

CITY COUNCIL REPORT



Meeting Date: March 3, 2015
 General Plan Element: *Land Use*
 General Plan Goal: *Create a sense of community through land uses*

ACTION

Artesia
2-ZN-2005#2

Request to consider the following:

1. Adopt Ordinance No. 4187 approving a zoning district map amendment to, 1) amend a previously-approved development plan, including site plan, development standards, and stipulations for a 17+/- acre portion of the Multiple-family Residential, Planned Community (R-5, P-C) zoned site to allow for reallocation in building height and increased density and 2) amend the site plan for the Neighborhood Commercial, Planned Community (C-1, P-C) portion of the site along N. Scottsdale Road to improve access to the property, finding that the Planned Community (P-C) zoning district criteria have been met, and determine that the proposed zoning district map amendment is consistent and conforms with the adopted General Plan, located at 7245 N. Scottsdale Road.
2. Adopt Resolution No. 9989 declaring "Artesia Development Plan," as a public record.

Key Items for Consideration

- Conformance with the Scottsdale General Plan Goals and Policies
- Compatibility with surrounding neighborhood and development densities
- Potential impacts on existing and future traffic in the surrounding area
- Staff has received public input in opposition and support to the proposed map and site plan amendment
- This case was continued once by the Planning Commission after citizen concerns regarding proposed height and density. The applicant met with the Traviata neighbors, resulting in a height reduction in the south wing of Building one (1) from 4-stories (58') to 3-stories (45') inclusive of mechanical equipment. The change to the proposal resulted in a reduction of eleven (11) units
- Planning Commission heard this case on January 28, 2015 and recommended approval with a vote of 4-0

OWNER

iStar Financial, Inc.
 972-581-1117

APPLICANT CONTACT

JOHN BERRY
BERRY RIDDELL & ROSENSTEEL LLC
480-385-2727

LOCATION

7245 N. Scottsdale Road

BACKGROUND

General Plan

The City of Scottsdale General Plan 2001 Land Use Map designates the subject property as both Urban Neighborhoods and Commercial. The Urban Neighborhoods land use designation includes areas of multi-family dwellings/apartments with densities generally greater than eight units per acre that are located near retail centers, offices, or other compatible non-residential uses. The Commercial land use designation includes areas designated for commercial centers providing goods and services frequently needed by the surrounding residential population.

Zoning

The site is zoned Neighborhood Commercial, Planned Community (C-1 P-C) District and Multiple-family Residential, Planned Community (R-5 P-C) District. The C-1 zoning district is intended for convenience shopping and services for nearby neighborhoods and provides for small business retail and service establishments which supply commodities and services to meet the daily needs of the community. The R-5 zoning district is intended to provide for development of multiple-family residential and allows high density of population with a proportional increase in amenities as the density rises.

Context

The subject property is located along the east side of N. Scottsdale Road approximately 1,000 feet north of the intersection of E. Indian Bend Road and N. Scottsdale Road. Surrounding uses include multi-family residential, single-family residential, resort, commercial, office and open space uses. Please refer to context graphics attached.

Other Related Policies, References:

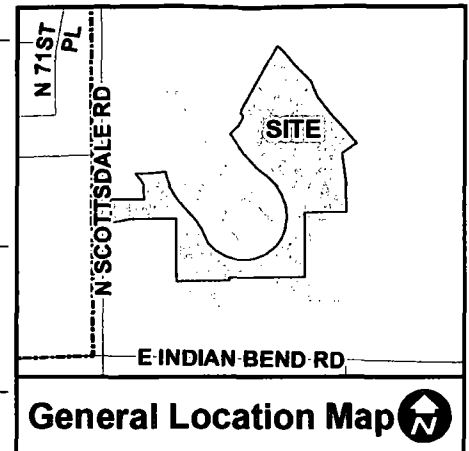
Scottsdale General Plan 2001, as amended

1-GP-2005 – amended the General Plan Land Use designation for the site from Resort/Tourism to Neighborhood Commercial (along N. Scottsdale Road) and Urban Neighborhoods (interior of site)

2-ZN-2005 – rezone from Resort/Townhouse Residential (R-4R), Central Business (C-2), and Open Space (O-S) zoning to Neighborhood Commercial, Planned Community District (C-1 PCD) and Multiple-family Residential, Planned Community District (R-5 PCD) with amended development standards

2013 Citywide Land Use Assumptions Report

Zoning Ordinance



APPLICANTS PROPOSAL

Goal/Purpose of Request

The applicant’s request is for a zoning district map amendment to allow an amendment to the existing development plan for the site. Modifications to the development plan include revised stipulations, including density and height restrictions, and a revised site plan for the Multiple-family Residential, Planned Community (R-5 P-C) portion of the site. Additionally, modifications to the Neighborhood Commercial, Planned Community (C-1 P-C) zoned portion of the site include additional parking and a revised secondary entry to the commercial area and residential area of the site. The proposed changes to the development will also modify the zoning district boundary line between the two zoning classifications of the site.

Development Information

- Existing Uses: Multi-family residential and commercial
- Proposed Uses: Multi-family residential and commercial
- Buildings/Description: Seven, multi-unit residential buildings (this application)
- Parcel Size: Residential area: 17.02 gross acres (this application)
39 acres gross (entire project)
Commercial area: 2.48 gross acres (this application)
5 acres gross (entire project)
- Building Height Allowed: Residential area: 50 feet, plus 18 feet for rooftop appurtenances (existing approval)
Commercial area: 36 feet, plus rooftop appurtenances
- Building Height Proposed: Residential area: 58 feet, inclusive of rooftop appurtenances
Commercial area: 36 feet, plus rooftop appurtenances
- Parking Required: Residential area: 508 parking spaces (this application)
1,094 parking spaces (entire project)
Commercial area: 169 parking spaces (entire project)
- Parking Provided: Residential area: 560 parking spaces (this application)
1,328 parking spaces (entire project)
Commercial area: 254 parking spaces (entire project)
- Open Space Required: Residential area : 4.3 acres (this application)
9.2 acres (entire project)
Commercial area: 1.3 acres (entire project)
- Open Space Provided: Residential area: 8.3 acres (this application)
19.5 acres (entire project)
Commercial area : 1.3 acres (entire project)
- Floor Area: 27,571 square feet (existing commercial)
- Density Allowed: 12.3 du/acre or 480 units (per previous approval 2-ZN-2005)

- Density Proposed: 18.3 du/acre or 312 units (this application)
17.25 du/acre or 673 units (entire project)

GENERAL PLAN ANALYSIS

General Plan

The City of Scottsdale General Plan 2001 Land Use Map designates the subject property as both Urban Neighborhoods and Commercial land use categories.

The General Plan Land Use Element describes the Urban Neighborhoods land use designation as areas of multifamily dwellings/apartments that include densities of usually more than eight dwellings per acre. *These high-density uses are generally located near retail centers, offices, or other compatible non-residential uses. Care must be taken to minimize impacts on other residential areas and to provide adequate circulation to accommodate the traffic volumes.*

The General Plan Land Use Element describes the Commercial land use designation as *areas designated for commercial centers providing goods and service frequently needed by the surrounding residential population, and retail businesses, major single uses, and shopping centers, which serve community and regional needs. This category may also include other uses, like housing and office uses, to attain environmental and mobility goals.*

The proposed rezoning is supported by the General Plan description of both the Urban Neighborhoods and Commercial land use categories. The applicant is proposing to amend the currently approved development plan to allow for a 673 unit, multi-family project with an overall site density of 17.25 dwelling units/acre on the Urban Neighborhoods portion of the property. The applicant contends that this request for increased density meets the definition of Urban Neighborhoods and is compatible with this location as it is “nestled between commercial uses on the west, multifamily on the south and developed open space on the north and northwest”. The request for rezoning on the Commercially-designated portion of the site relates only to an amendment to the approved site plan to improve access to the property and provide parking, circulation, and landscape improvements.

Policy Implications and Analysis

The following are a sampling of goals and policies from the City of Scottsdale General Plan 2001 that are supportive of the rezoning proposal.

- Land Use Goal 4 - Maintain a balance of land uses that support a high quality of life, a diverse mixture of housing and leisure opportunities and the economic base needed to secure resources to support the community.
- Economic Vitality Goal 7 - Sustain the long-term economic well-being of the city and its citizens through redevelopment and revitalization efforts.
- Economic Vitality Goal 7, Bullet 2 - Encourage and support the renovation and reuse of underutilized or vacant parcels/buildings/shopping centers.
- Neighborhoods Goal 5, Bullet 3 - Promote existing developed areas of the community as opportune economic development infill sites.

The applicant proposes to finish the redevelopment effort that began in 2008 on the subject site,

but halted due to the economic downturn. The previous approval (2-ZN-2005) allowed for 480 dwelling units, this proposal would add another 193 units, bringing the total to 673 on the partially-constructed site. Furthermore, the previous approval allowed for a maximum building height of 68 feet, this proposal is seeking a maximum building height of 58 feet (both inclusive of mechanical).

The following goals and policies from the City of Scottsdale General Plan 2001 discuss the importance of sensitively integrating land uses that are context-appropriate to existing neighborhoods and development.

- Character and Design Goal 1, Bullet 4 - Ensure that all development is a part of and contributes to the established or planned character of the area of the proposed location.
- Land Use Goal 3, Bullet 1 - Ensure that neighborhood edges transition to one another by considering appropriate land uses, development patterns, character elements and access to various mobility networks.
- Land Use Goal 7 - Sensitively integrate land uses into the surrounding physical and natural environments, the neighborhood setting, and the neighborhood itself.
- Land Use Goal 8, Bullet 3 - Promote development patterns and standards that are consistent with the surrounding uses and reinforce an area's character.
- Housing Goal 2 - Seek a variety of housing options that blend with the character of the surrounding community.
- Neighborhoods Goal 4, Bullet 3 - Guide revitalization, redevelopment, and infill (new development in established areas) development to ensure that such development efforts are context-appropriate to the surrounding neighborhoods.
- Neighborhoods Goal 5 - Promote and encourage context-appropriate new development in established areas of the community.

The applicant proposes a density of 17.25 dwelling units per acre for the multi-family portion of the project – a proposed density higher than other multi-family developments within the immediate area. For example, the Traviata condominiums directly south of the subject site are developed at approximately 8.21 dwelling units per acre. As stated above, this request for increased density intends to meet the definition of Urban Neighborhoods and is compatible with this location as it is “nestled between commercial uses on the west, multifamily on the south and developed open space on the north and northwest”.

Although the proposal includes a request for an increase in the overall density associated with the subject site, it does not include a request for increased height. Subsequent to the December 10, 2015 Planning Commission hearing, the applicant met with the Traviata neighbors resulting in a height reduction in the south wing of Building one (1) from 4-stories (58') to 3-stories (45') inclusive of mechanical equipment. The change resulted in a reduction of eleven (11) units. The proposal is requesting a maximum building height of 45 feet and 58 feet inclusive of mechanical (three and four story) for the units along the golf course and 45 feet inclusive of mechanical for units along the southern boundary of the property, which is 10 feet less than that of the prior approval (2-ZN-2005). The applicant proposes that those buildings associated with maximum allowed building heights will be located adjacent to the existing McCormick Ranch Golf Club golf course east of the site and further away from the existing Traviata Condominium residences south of the subject site. Consequently, although the proposed rezoning increases the on-site density, it intends to minimize

development impacts on adjacent properties by maintaining approved building heights for the larger portion of the site.

2013 Citywide Land Use Assumptions Report

In 2013, the City of Scottsdale completed, and City Council adopted, a Land Use Assumptions Report that illustrates “projections of changes in land uses, densities, intensities and population over a period of at least ten years and pursuant to the General Plan of the municipality”. The study examined Scottsdale in three general geographic areas—south, central and north. The Central Sub-Area is generally bounded by Deer Valley Road to the north, Indian Bend Road to the south, and the City’s boundary to the east and west.

According to the study, the Central Sub-Area is projected to absorb approximately 576 acres of urban residential and approximately 404 acres of retail land area by 2030. As such, the utilization of currently-designated Urban Neighborhoods and Commercial land use on this site is in keeping with these projections. The full Development Forecast text can be found at:

[http://www.scottsdaleaz.gov/Assets/Public+Website/water/Rates+\\$!26+Fees/LUAR2013.pdf](http://www.scottsdaleaz.gov/Assets/Public+Website/water/Rates+$!26+Fees/LUAR2013.pdf)

IMPACT ANALYSIS

Land Use

The applicant’s proposed amendment to the development plan for the site would allow for an additional 193 units beyond the previous approval. This results in an increase in density from 12.3 dwelling units per acre to 17.25 dwelling units per acre, an effective increase in density for the overall 39-acre, R-5 portion of the site of 4.65 dwelling units per acre. The majority of these increased units will be located in two buildings located adjacent to the McCormick Ranch golf course at the eastern portion of the site. While the applicant’s request for amendment to the development plan proposes an increase in density and a density that is greater than the adjacent development, the proposed density of 17.25 dwelling units per acre for the entirety of the residential portion of the project is well within the densities (17-23 dwelling units per acre) permitted and contemplated within the R-5 zoning district. The table below provides a summary comparison between the previous approval for the site and proposed amendment.

The applicant’s proposed amendment also includes modifications to the allowable building height on the residential (R-5 PCD) portion of the site as well as more-accurately defining the locations of proposed building height. The previous approval for the site (2-ZN-2005) limited overall building height for the residential portion of the site to 50 feet, *exclusive* rooftop appurtenances. The resulting building heights for the project ranged from 40 feet of maximum height for residential units at the southern portion of the site to 44 feet of maximum height for residential units along the McCormick Ranch golf course to nearly 59 feet of maximum height for the condominium buildings located at the center of the site.

This case was heard by the Planning Commission on December 10, 2014 and was motioned for a continuance due to density issues and neighborhood concerns. Subsequent to the Planning Commission hearing, the applicant met with the Traviata neighbors resulting in a height reduction in the south wing of Building one (1) from 4-stories (58’) to 3-stories (45’) inclusive of mechanical equipment. The change resulted in a reduction of eleven (11) units. The applicant revised the

proposal for building height to limit maximum building height for residential buildings #1 (south wing units)#2-#7 on the portion of the site for this application to 45 feet, *inclusive* of rooftop appurtenances. While the applicant's proposal does provide for additional building height than what was previously proposed, the majority of the increase in height will be constructed in the two buildings adjacent to the golf course that have minimal exposure to adjacent developments. The applicant has submitted a plan as part of the revised development plan that demonstrates proposed buffering from the new, taller buildings to adjacent development.

As part of the larger McCormick Ranch Planned Community district, the development with the proposed amended development plan provides increased residential options for the McCormick Ranch area and surrounding neighborhoods. By limiting overall building height and requiring building to be inclusive of rooftop appurtenances, the applicant's proposal will provide certainty to the development and surrounding areas as to final constructed building height.

	2005 Approval	This Application	Entire R-5 area (includes new application area)
Residential site area	39 gross acres	17.02 gross acres	39 gross acres
Residential du/acre	12.3 du/acre	18.33 du/acre	17.25 du/acre
Residential height	50 feet, <i>exclusive</i> of rooftop appurtenances	Varies – No more than 58 feet, <i>inclusive</i> of rooftop appurtenances	Varies between 45 feet and 58 feet, <i>inclusive</i> of rooftop appurtenances. See Development Plan-Building Height Site Plan.
Commercial site area	6.3 gross acres	5 gross acres	--

Planned Community (P-C) District Findings

Before approval or modified approval of an application for a proposed P-C District, the Planning Commission and the City Council must find:

- A. That the development proposed is in substantial harmony with the General Plan, and can be coordinated with existing and planned development of surrounding areas.
 - The proposed zoning district map amendment (development plan amendment) conforms to the existing General Plan designations for the site of Urban Neighborhoods and Commercial. The Urban Neighborhoods land use designation is utilized for areas where residential density exceeds 8 dwelling units per acre. With approval of the proposed development plan amendment, the proposed density for the entire R-5 portion of the site will be approximately 17.25 dwelling units per acre. The proposed density is consistent with the density regulations of the R-5 district, which contemplates a range from 17 to 23 dwelling units per acre. Additional density for the project site would allow for further economic development and neighborhood stability in the surrounding areas by

complementing existing or future retail, restaurant, commercial and office uses.

- B. That the streets and thoroughfares proposed are suitable and adequate to serve the proposed uses and the anticipated traffic which will be generated thereby.
- **Existing roadways adjacent or near the site include N. Scottsdale Road, a major arterial, and E. Indian Bend Road, a minor arterial. Both roadways are built to the typical standard, with 6 traffic lanes and a median on Scottsdale Road and 4 traffic lanes on Indian Bend. These roadways maintain more than sufficient capacity to accommodate proposed vehicle trips for the additional residential units proposed. A complete traffic analysis was submitted by the applicant and reviewed by Transportation staff. A summary of the traffic analysis can be found below.**
- C. The Planning Commission and City Council shall further find that the facts submitted with the application and presented at the hearing establish beyond reasonable doubt that:
1. In the case of proposed residential development, that such development will constitute a residential environment of sustained desirability and stability; that it will be in harmony with the character of the surrounding area; and that the sites proposed for public facilities, such as schools, playgrounds and parks, are adequate to serve the anticipated population. The Planning Commission and City Council shall be presented written acknowledgement of this from the appropriate school district, the Scottsdale Parks and Recreation Commission and any other responsible agency.
 - **The proposed amendment to the development plan will contribute to sustained desirability and stability of the area by allowing additional units to be located in the area, which will be constructed to complement the existing uses in the area including the adjacent McCormick Ranch Golf Course. The Scottsdale Unified School District has been notified of the proposed amendment.**
 2. In the case of proposed industrial or research use, that such development will be appropriate in area, location and overall planning to the purpose intended; and that the design and development standards are such as to create an industrial environment of sustained desirability and stability.
 - **Not applicable to this application.**
 3. In the case of proposed commercial, institutional, recreational and other non-residential uses, that such development will be appropriate in area, location and overall planning to the purpose intended; and that such development will be in harmony with the character of the surrounding area.
 - **The proposed modifications to the commercial component of the site are restricted to on-site vehicular enhancements and do not affect the appropriateness or overall planning of the existing commercial uses on the site.**

Traffic

The approval of the zoning district change for the proposed Artesia Residential will result in an estimated 3,975 trips generated per day to and from the project site. The development is estimated to generate 383 a.m. peak hour trips, and 376 p.m. peak hour trips. This represents an increase of

1,185 daily trips over the approved Artesia development.

With the addition of the proposed site generated traffic, operations at the intersections in the vicinity of the site will operate at acceptable level of service (LOS) levels (LOS D or better) overall, with specific movements experiencing poor levels of service during the peak hours. If the development is approved, the increase in the number of dwelling units from 480 to 673 will likely result in requests for a traffic signal at the intersection of Scottsdale Road and Hummingbird Lane.

The City of Scottsdale Transportation Department performed a traffic signal warrant analysis for the existing development dwelling unit count and the proposed dwelling unit count to determine if either would meet the traffic signal warrants at the intersection of Scottsdale Road and Hummingbird Lane. Under the existing approved unit count (480 units) it is likely that only one warrant, the Peak Hour Warrant would be met at this location. Under the proposed unit count, it is likely that multiple warrants, including the Peak Hour, Four Hour, and Eight Hour Warrants, will be met.

Left-turn movements at uncontrolled intersections along arterial streets such as this one are difficult during certain times of the day when traffic is heavy on the major street. The Transportation Department has expressed concern regarding the installation of a traffic signal at Hummingbird Lane (main site driveway) due to the close proximity to the 7025 N. Scottsdale Road (Scottsdale Seville and Scottsdale Plaza Resort) traffic signal located approximately 725 feet to the south, and the impacts to the operation and progression of traffic on Scottsdale Road. The Transportation Department will monitor the traffic at the site and surrounding areas through build-out of the development and determine if a traffic signal is warranted.

Water/Sewer

The City's Water Resources Department has reviewed the applications and finds that there are adequate water and wastewater services for the proposed uses at the site.

Public Safety

The City's public safety departments have reviewed the applications and find that there is adequate ability to provide fire and police services for the proposed uses at the site, including the proposed density increase in density. Overall, the City's emergency and non-emergency activities are continually monitored and tracked to evaluate the effectiveness of our service delivery and also to identify any potential for future public safety resource needs for the community.

School District Comments/Review

The applicant has notified the Scottsdale Unified School District of the proposed requests. The School District has confirmed that there are adequate facilities to accommodate the proposed residential density at the site.

Open Space

The proposed development is required to provide a minimum of 25% of the residential portion of the site to be open space and nearly 20% of the commercial portion of the site to be open space. The project is providing over 70% of the entire site as open space in areas along N. Scottsdale Road, with a minimum 20-foot landscaped setback, as well as areas within large courtyards throughout the residential portion of the project. A large open space area exists on the eastern side of the

project adjacent to an existing golf course. Finally, the proposed residential development will be providing private outdoor living space adjoining units.

Community Involvement

The applicant notified all property owners within 750 feet of the site and held an open house to present the request on May 8, 2014. A copy of the applicant's Citizen Review Report is attached to this report. The city also notified all property owners within 750 feet of the site. City staff has received multiple e-mails in opposition to the proposed request.

Community Impact

An increase in residential density and building height, as proposed, is projected to have minimal infrastructure, public safety, or quality of life impacts on the surrounding area, but potentially larger traffic impacts. As noted above, traffic circulation will be monitored throughout build-out of the proposed development. A traffic signal, should it be warranted, may have an impact on traffic in the area. However, the traffic considerations have been reviewed as part of the overall analysis of the proposed amendments and level of service for the area is projected to be maintained at acceptable levels. The applicant's request includes additional building height at the southern portion of the site, but the increase in building height is anticipated to be negligible. Subsequent to the Planning Commission hearing, the applicant met with the Traviata neighbors, resulting in a height reduction in the south wing of Building one (1) from 4-stories (58') to 3-stories (45') inclusive of mechanical equipment. The change to the proposal resulted in a reduction of eleven (11) units.

Policy Implications

The proposed amendments to the development plan for the site would allow an increase in density for the overall project to approximately 17.25 dwelling units per acre, with a specific density of 18.33 on the application site. The proposed density is within the allowable density of the R-5 zoning district, which permits a maximum density of 23 dwelling units per acre. The building heights for a portion of the application site will also be increased to accommodate the revised product type as being proposed. As with any development proposal, the proposed increase in density and building height should be carefully weighed against existing, established development character of the surrounding area, while also considering the long-term viability and economic sustainability that may be potentially enhanced with an increase in residential units in the area. Finally, the potential addition of a traffic signal in the area may be warranted as a result of this proposal.

OTHER BOARDS AND COMMISSIONS

Planning Commission

- Planning Commission heard this case on December 10, 2014 and made a motion to continue to January 28, 2015 with a vote of 4-0.
- Planning Commission heard this case on January 28, 2015 and recommended approval with a vote of 4-0.

Staff Recommendation to Planning Commission:

- Staff recommended that the Planning Commission find that the Planned Community (P-C) zoning district criteria have been met, and determine that the proposed zoning district map amendment is consistent and conforms with the adopted General Plan, and make a recommendation to City Council for approval per the attached stipulations.

OPTIONS & STAFF RECOMMENDATION

Recommended Approach:

1. Adopt Ordinance No. 4187 approving a zoning district map amendment to, 1) amend a previously-approved development plan, including site plan, development standards, and stipulations for a 17+/- acre portion of the Multiple-family Residential, Planned Community (R-5, P-C) zoned site to allow for reallocation in building height and increased density and 2) amend the site plan for the Neighborhood Commercial, Planned Community (C-1, P-C) portion of the site along N. Scottsdale Road to improve access to the property, finding that the Planned Community (P-C) zoning district criteria have been met, and determine that the proposed zoning district map amendment is consistent and conforms with the adopted General Plan, located at 7245 N. Scottsdale Road.
2. Adopt Resolution No. 9989 declaring "Artesia Development Plan," as a public record.

RESPONSIBLE DEPARTMENTS

Planning and Development Services

Current Planning Services and Long Range Planning Services


STAFF CONTACTS

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APPROVED BY



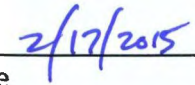
Brad Carr, AICP, Report Author



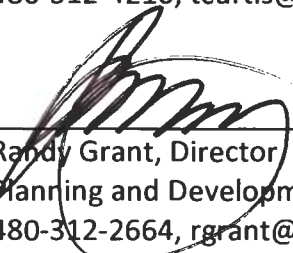
Date




Tim Curtis, AICP, Current Planning Director
480-312-4210, tcurtis@scottsdaleaz.gov



Date



Randy Grant, Director
Planning and Development Services
480-312-2664, rgrant@scottsdaleaz.gov



Date

ATTACHMENTS

1. Ordinance No. 4187
Exhibit 1. Stipulations
Exhibit 2. Zoning Map
2. Resolution No. 9989
Exhibit A. Artesia Development Plan
3. Additional Information
4. Context Aerial
- 4A. Aerial Close-Up
5. General Plan Conceptual Land Use Map
6. Traffic Impact Analysis Summary
7. Citizen Input and Citizen Review Report
8. City Notification Map
9. December 10, 2014 Planning Commission minutes
10. January 28, 2015 Planning Commission minutes

ORDINANCE NO. 4187

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SCOTTSDALE, MARICOPA COUNTY, ARIZONA, AMENDING ORDINANCE NO. 455, THE ZONING ORDINANCE OF THE CITY OF SCOTTSDALE, BY AND FOR THE PURPOSE OF CHANGING THE ZONING ON THE "DISTRICT MAP" TO ZONING APPROVED IN CASE NO. 2-ZN-2005#2 TO: 1) AMEND THE PREVIOUSLY-APPROVED DEVELOPMENT PLAN, INCLUDING SITE PLAN AND STIPULATIONS, FOR A 17 +/- ACRE PORTION OF THE MULTIPLE-FAMILY RESIDENTIAL, PLANNED COMMUNITY (R-5 PCD) ZONED SITE TO ALLOW FOR REALLOCATION IN BUILDING HEIGHT AND ADDITIONAL DENSITY AND, 2) A SITE PLAN MODIFICATION TO RELOCATE A DRIVEWAY, ON THE NEIGHBORHOOD COMMERCIAL, PLANNED COMMUNITY (C-1 PCD) PORTION OF THE SITE ALONG N. SCOTTSDALE ROAD TO IMPROVE ACCESS TO THE PROPERTY LOCATED AT 7245 N. SCOTTSDALE.

WHEREAS, the Planning Commission held a public hearing on December 12, 2014, and made the required recommendations; and

WHEREAS, the City Council held a hearing on March 3, 2015; and

WHEREAS, the City Council finds that the proposed development is in substantial harmony with the General Plan of the City of Scottsdale and will be coordinated with existing and planned development; and

WHEREAS, it is now necessary that the comprehensive zoning map of the City of Scottsdale ("District Map") be amended to conform with the decision of the Scottsdale City Council in Case No. 2-ZN-2005#2.

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Scottsdale, as follows:

Section 1. The Planning Commission has made findings in conformance with the requirements of the P-C district and the Council also finds:

- A. That the development proposed is in substantial harmony with the General Plan, and can be coordinated with existing and planned development of surrounding areas.
- B. That the streets and thoroughfares proposed are suitable and adequate to serve the proposed uses and the anticipated traffic which will be generated thereby.
- C. The City Council further finds that the facts submitted with the application and presented at the hearing establish beyond reasonable doubt that:
 - 1. In the case of this residential development, that such development will constitute a residential environment of sustained desirability and stability; that it will be in harmony with the character of the surrounding area; and that the sites proposed for public facilities, such as schools, playgrounds and parks, are adequate to serve the anticipated population. The City Council has further been presented written acknowledgment of this from the appropriate school district,

the Scottsdale Parks and Recreation Commission and any other responsible agency.

2. In the case of proposed commercial, institutional, recreational and other non-residential uses, that such development is appropriate in area, location and overall planning to the purpose intended; and that such development will be in harmony with the character of the surrounding areas.

Section 2. That the "District Map" adopted as a part of the Zoning Ordinance of the City of Scottsdale, showing the zoning district boundaries, is amended on a 17 +/- acre parcel located at 7245 N. Scottsdale Road, marked as "Site" (the Property) on the map attached as Exhibit 2, for a Zoning District Map Amendment to: 1) amend the previously-approved development plan, including site plan and stipulations, for a 17 +/- acre portion of the Multiple-family Residential, Planned Community (R-5 PCD) zoned site to allow for reallocation in building height and additional density and, 2) a site plan modification to relocate a driveway, on the Neighborhood Commercial, Planned Community (C-1 PCD) portion of the site along N. Scottsdale Road to improve access to the property located at 7245 N. Scottsdale Road and by incorporating that certain document entitled "Artesia Development Plan," declared a public record by Resolution No. 9989, into this ordinance by reference as if fully set forth herein.

Section 3. That the above approval is conditioned upon compliance with all stipulations attached hereto as Exhibit 1 and incorporated herein by reference.

PASSED AND ADOPTED by the Council of the City of Scottsdale this 3rd day of March, 2015.


ATTEST:

CITY OF SCOTTSDALE, an Arizona
Municipal Corporation

By: _____
Carolyn Jagger
City Clerk

By: _____
W.J. "Jim" Lane
Mayor

APPROVED AS TO FORM:
OFFICE OF THE CITY ATTORNEY

By:  _____
Bruce Washburn, City Attorney
By: Sherry R. Scott, Deputy City Attorney

Stipulations for the Zoning Application:

Artesia

Case Number: 2-ZN-2005#2

These stipulations are in order to protect the public health, safety, welfare, and the City of Scottsdale.

GOVERNANCE

1. **APPLICABILITY.** All stipulations of this case, 2-ZN-2005#2, supersede all of the stipulations of case 2-ZN-2005 for that portion of the site defined in the Development Plan.

SITE DESIGN

2. **CONFORMANCE TO DEVELOPMENT PLAN.** Development shall conform with the Development Plan, entitled "Artesia Development Plan," which is on file with the City Clerk and made a public record by Resolution No. 9989 and incorporated into these stipulations and ordinance by reference as if fully set forth herein. Any proposed significant change to the Development Plan, as determined by the Zoning Administrator, prior to any Development Review Board approval shall be subject to additional public hearings before the Planning Commission and City Council.
3. **CONFORMANCE TO AMENDED DEVELOPMENT STANDARDS.** Development shall conform with the amended development standards that are included as part of the Development Plan. Any change to the development standards shall be subject to additional public hearings before the Planning Commission and City Council.
4. **MAXIMUM DWELLING UNITS/MAXIMUM DENSITY.** Maximum dwelling units and maximum density shall be as indicated on the Land Use Budget Table below.

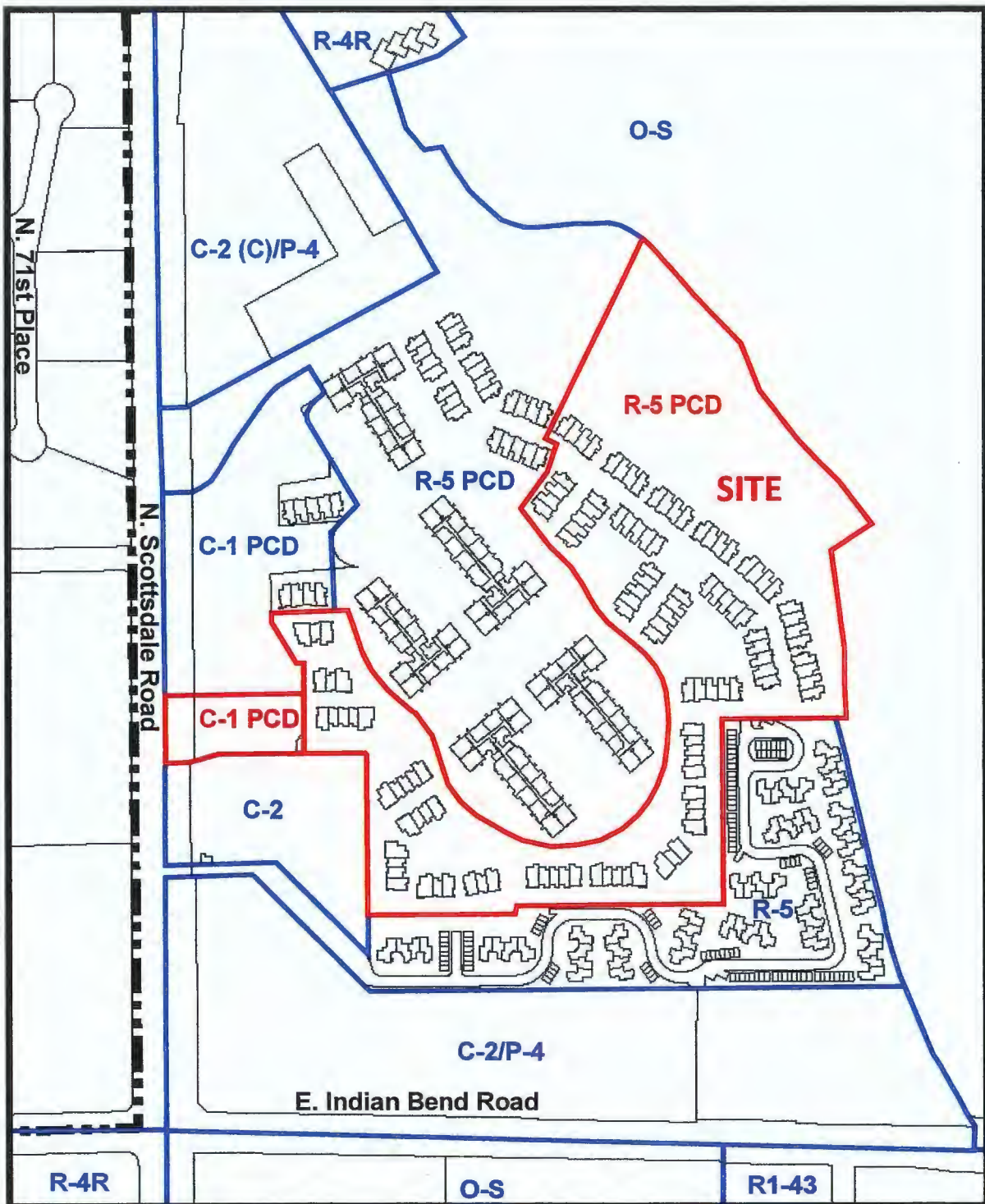
Gross Acres (39 acres)	Zoning	Proposed DU/AC	Maximum DU/AC	Proposed # of Units	Maximum # of Units
17.02	R-5 PCD	17.25 DU/AC	17.25 DU/AC	673	673

Redistribution of dwelling units is subject to the maximum density in the Land Use Budget Table and subject to city staff approval.

5. **CONFORMANCE TO DEVELOPMENT AGREEMENT.** Development shall conform with the development agreement #980132-A2, recorded with the Maricopa County Recorder under document #2005-1716871. Any change to the development agreement shall be subject to City Council approval.
6. **BUILDING HEIGHT LIMITATIONS.** Building height maximums shall be regulated as defined in the table below. Building height shall be measured as provided in the applicable section of the Zoning Ordinance. Building numbers relate to those indicated in the Development Plan.

Buildings 1* (north wing only) and 2*	Building 3	Buildings 1* (south wing only) 4, 5, 6 and 7
58 feet, inclusive of mechanical	24 feet, inclusive of mechanical	45 feet, inclusive of mechanical

ZONING MAP



2-ZN-2005#2

Exhibit 2
Ordinance No. 4187

RESOLUTION NO. 9989

A RESOLUTION OF THE CITY OF SCOTTSDALE,
MARICOPA COUNTY, ARIZONA, DECLARING AS A
PUBLIC RECORD THAT CERTAIN DOCUMENT FILED
WITH THE CITY CLERK OF THE CITY OF SCOTTSDALE
AND ENTITLED "ARTESIA DEVELOPMENT PLAN."

WHEREAS, State Law permits cities to declare documents a public record
for the purpose of incorporation into city ordinances; and

WHEREAS, the City of Scottsdale wishes to incorporate by reference
amendments to the Zoning Ordinance, Ordinance No. 455, by first declaring said
amendments to be a public record.

NOW, THEREFORE BE IT RESOLVED, by the Council of the City of
Scottsdale, Maricopa County, Arizona, as follows:

Section 1. That certain document entitled "Artesia Development Plan,"
attached hereto as Exhibit "A", three copies of which are on file in the office of the
City Clerk, is hereby declared to be a public record. Said copies are ordered to
remain on file with the City Clerk for public use and inspection.

PASSED AND ADOPTED by the Council of the City of Scottsdale,
Maricopa County, Arizona this 3rd day of March, 2015.

ATTEST:

CITY OF SCOTTSDALE, an
Arizona municipal corporation

By: _____
Carolyn Jagger, City Clerk

By: _____
W. J. "Jim" Lane, Mayor

APPROVED AS TO FORM:
OFFICE OF THE CITY ATTORNEY



Bruce Washburn, City Attorney

By: Sherry R. Scott, Deputy City Attorney

Artesia Development Plan

2-ZN-2005#2

Artesia

Project Narrative / Development Plan Amendment

Current Zoning:

R-5 PCD & C-1 PCD

Location:

7171 N. Scottsdale Road

Prepared for:

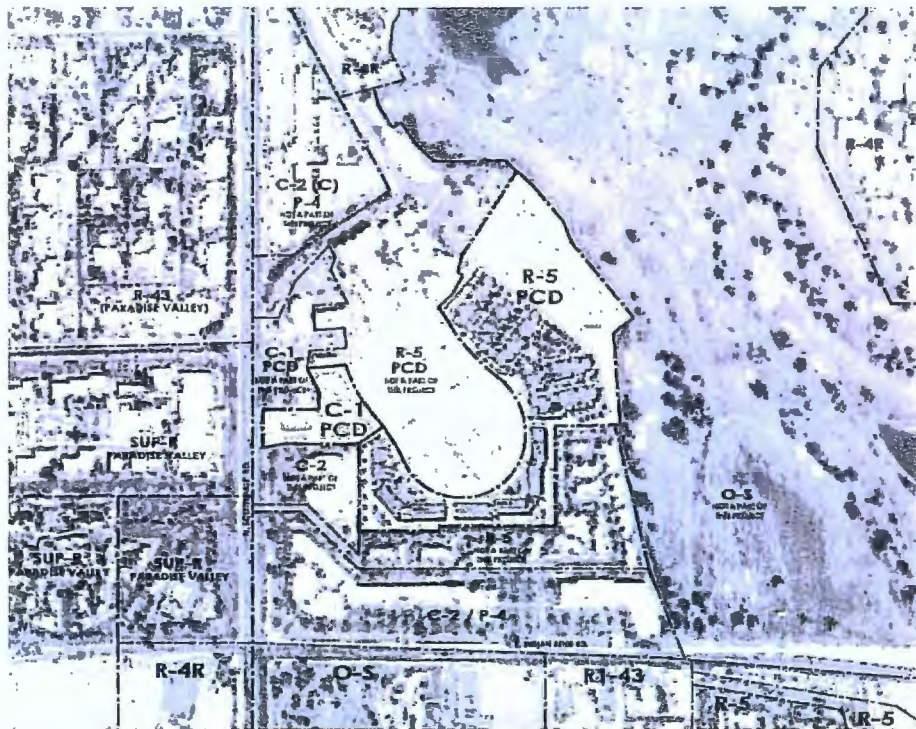
iStar Financial/ SFI Artesia, LLC

Prepared by:

John Berry, Esq.
Wendy Riddell, Esq.
Michele Hammond, Principal Planner
Berry Riddell & Rosensteel
6750 E. Camelback, Suite 100
Scottsdale, AZ 85251
480-385-2727

I. Summary of Request

The request is for a development plan amendment to the approved site plan and stipulations pursuant to case 2-ZN-2005 for a property located at 7171 N. Scottsdale Road, north of the northeast corner of Scottsdale and Indian Bend Roads (the "Property"). Case 2-ZN-2005 approved R-5 PCD zoning on 39+/- acres and C-1 PCD on 5+/- acres. This request is to amend the development plan for a 17+/- acre portion of the R-5 PCD site to allow for reallocation in building height and additional density for the units planned along the golf course and southern portion of the Property. The developer is also proposing a site plan modification to the C-1 PCD portion of the Property along Scottsdale Road only to improve access to the Property. No changes are being proposed to the residentially developed portions of the site.



Case 2-ZN-2005 approved 480 units with a density of 12.3 dwelling units/acre and a maximum building height of 50' plus 18' for mechanical (total of 68') on the R-5 PCD Property. The living units that were approved with the 2005 case were generally larger and consisted of two and three-story floor plans and since that time market demand has shifted to smaller, single-level units, hence the request for increased density. The proposed development plan is a request for 673 units with a density of 17.25 dwelling units/acre and a maximum building height of 45' and 58' inclusive of mechanical (three- and four-story respectively) for the units along the golf course and 45' inclusive of mechanical for the units along the southern boundary of the Property. The proposed development plan provides a redesigned hierarchy of building massing designed in a manner that is respectful of the existing adjacent development (Traviata) with greater setbacks than the previous approval.

II. Context

The Property is located north of Downtown and just north of the Southern Scottsdale Character Area. The Property, bounded by the McCormick Ranch Golf Course (O-S) to the east, Traviata Condominiums (R-5) and Scottsdale Seville shopping center (C-2) to the south, Scottsdale Plaza Resort (SUP-R) to the west and the Scottsdale Office Center (C-2) to the north. The City-owned McCormick-Stillman Railroad Park is located to the south of Indian Bend Road.

III. Zoning Background

The Property was zoned R-4R in case 11-ZN-1971 as part of the McCormick Ranch master planned community. The minutes of the March 1971 case discuss that the site was part of the larger Community Unit Planned Development (CUPD), a supplementary district created as part of the original Zoning Ordinance (Ordinance No. 455). CUPDs were applied to land of not less than 40 acres that provided a mix of land uses (residential, commercial, resort, open space, etc.) in a cohesive development plan. McCormick Ranch was the first master planned community in Scottsdale, if not in the state, and established a new threshold for creating communities and establishing comprehensive development criteria for larger tracts of land. Subsequently, in July 1971, the City adopted the Planned Community District (PCD) zoning district, which replaced the CUPD district and has since been applied to several master plan communities in Scottsdale similar to McCormick Ranch. The current zoning is C-1 PCD and R-5 PCD, which was approved in 2005 (2-ZN-2005) allowing for neighborhood commercial development along Scottsdale Road and 480 residential units east of the C-1 and west of the existing golf course.

IV. General Plan

The land use designation on the Property is Urban Neighborhoods and Neighborhood Commercial (per the approval of case 1-GP-2005). The request is consistent with the General Plan's land use map, goals and policies. An analysis of the General Plan's goals and policies is provided below:

Character & Design

The Property is described as being part of the "Resort Corridor" on the Character Type Map in the General Plan. The General Plan specifically identifies the Resort Corridor as consisting of concentrations of a variety of high-amenity residential, specialty retail, tourist accommodations, quality office and recreational uses. The proposed development plan amendment is consistent with the specified uses within the Resort Corridor. The Property is not located within a specific Character Area of the General Plan, but is within close proximity to both the Southern Scottsdale Character Area and Downtown Plan.

1. ***Determine the appropriateness of all development in terms of community goals, surrounding area character, and the specific context of the surrounding neighborhood.***
 - *Ensure that all development is a part of and contributes to the established or planned character of the area of the proposed location. Character can cross land uses and zoning to include community regions containing a mixture of housing, employment, cultural, educational, commercial, and recreational uses. The overall type of character type that these uses are a part of describes the pattern and intensity of how these uses fit together. The following general character types are found in our community: **The Resort Corridor** consists of concentrations of major resort facilities along Scottsdale Road near Downtown. A variety of tourist accommodations, quality office, specialty retail, recreation uses including golf courses and tennis courts, employment, and compatible high amenity residential neighborhoods are all components.*

Response: The site was zoned R-4R as part of the McCormick Ranch master plan in 1971. The Radisson Resort was developed in the mid-1970s and consisted of 300+ rooms with amenities including a large tennis component, swimming pool and a 20,000-sf. spa. After over 30 years, the Resort became functionally obsolete and the Property was contemplated for redevelopment. As established in the 2005 case, which rezoned this property to C-1 PCD and R-5 PCD, the Artesia development provides a high-end multifamily residential living component and mixed-use development to a centrally located site in Scottsdale, just north of Downtown. The development provides a residential amenity in the heart of a mixed-use collection of land uses in the immediate area including hotel/resort, office, residential, golf/recreation, commercial retail, and support services. The height and massing of the Artesia development are not being changed with this application and remain compatible with the surround scale of development. Further, the proposed density of 17.25 du/ac is at the low end of what is allowed in the R-5 district (17-23 du/ac) and will have no significant impact on the traffic patterns. In fact, locating more residential near commercial uses and support services will increase walkability and decrease vehicle trips.

2. ***Review the design of all development proposals to foster quality design that enhances Scottsdale as a unique southwestern desert community.***
 - *Continue the development review process. The Development Review Board currently reviews all proposed new and revitalized development, other than single-family residential, in terms of appropriate contextual character, quality of design, and site planning.*
 - *Recognize that Scottsdale's economic and environmental wellbeing depends a great deal upon the distinctive character and natural attractiveness of the community, which are based in part on good site planning and aesthetics in the design and development review process. These characteristics contribute substantially to the community's potential as a recreational resort area and regional trade center.*
 - *Use the design and development review process to enrich the lives of all Scottsdale residents and visitors by promoting safe, attractive, and context compatible development.*
 - *Promote, develop, and adopt comprehensive policies and guidelines for use in the design and development review process, which establish principles and standards for public and*

private development and recognize the diverse scope of development projects in the community.

- *These should include, but are not limited to, design guidelines for Character Districts, Character Areas, special districts, visually important roadways, open spaces, public and private infrastructure, specific building types, and interaction with our Sonoran Desert.*
- *Promote development that respects and enhances the unique climate, topography, vegetation and historical context of Scottsdale's Sonoran Desert environment, all of which are considered amenities that help sustain our community and its quality of life.*
- *Promote, evaluate and maintain the Scottsdale Sensitive Design Principles that when followed will help improve and reinforce the quality of design in our community.*

Response: The building configuration, architectural character, site circulation, pedestrian connectivity, quality and amount of open space, landscaping, and collection of amenities all factor into providing a design that enhances the unique southwestern character of Scottsdale. In keeping with the approved architectural style (and existing buildings on site), the new buildings will share the same architectural theming, materials, and details for contextual appropriateness. The Artesia development was approved by the Development Review Board in 2006 and upon City Council approval of the proposed development plan modification, another hearing before the DRB will be required for the current proposal to ensure that the proposed character and design are consistent with the context of the surrounding buildings and Sonoran Desert environment.

4. *Encourage “streetscapes” for major roadways that promote the city’s visual quality and character, and blend into the character of the surrounding area.*

Streetscape is a term used to describe the combination of individual design elements that give character to the street frontages of the city. Some examples of these elements are landscaping, street furniture, lighting, and sidewalk design. Streetscape design plays a major role in setting a standard of quality and innovation for other design issues.

- *Achieve compatibility between pedestrians and transportation routes in the **Suburban** areas of the city. Use of trees that are native and/or desert adapted and achieve a dense, broad canopy is encouraged for the main theme of this streetscape type. Separation of pedestrians from traffic flow can be realized through the use of landscape areas and consideration of sidewalk alignment.*

Response: The site falls within the Suburban Streetscape per the Streetscape Map in the General Plan. The proposed development does not have a significant portion that touches Scottsdale Road but any modifications and new elements will be designed in a manner that is consistent with the Suburban Streetscape and Scottsdale Road plant palette. Additionally, pedestrian connectivity will be provided in a consistent manner to the existing sidewalk alignment along Scottsdale Road.

6. Recognize the value and visual significance that landscaping has upon the character of the community and maintain standards that result in substantial, mature landscaping that reinforces the character of the city.

- *Require substantial landscaping be provided as part of new development or redevelopment.*
- *Maintain the landscaping materials and pattern within a character area.*
- *Encourage the use of landscaping to reduce the effects of heat and glare on buildings and pedestrian areas as well as contribute toward better air quality.*
- *Discourage plant materials that contribute substantial air-borne pollen.*
- *Encourage landscape designs that promote water conservation, safe public settings, erosion protection, and reduce the "urban heat island" effect.*
- *Encourage the retention of mature landscape plant materials.*

Response: The landscape plan design will be further developed with the DRB submittal. However, it is the full intent of this developer to provide a desert-rich vegetated environment consist with the already improved portions of the site. The developer recognizes the importance of creating a visually pleasing environment and utilizing low-water use desert appropriate plant materials throughout the development. Landscaping is an important part of the Artesia "resort-like" environment and will be designed in a manner that enhances the pedestrian realm and emphasizes shaded walkways and shaded amenity areas.

Land Use

As mentioned above, the proposed development plan amendment is consistent with the current General Plan land use designation of Urban Neighborhoods and Neighborhood Commercial.

URBAN NEIGHBORHOODS: This category includes areas of multifamily dwellings/apartments. Densities in Urban Neighborhoods are usually more than eight dwellings per acre. These high-density uses are generally located near retail centers, offices, or other compatible non-residential uses. Care must be taken to minimize impacts on other residential areas and to provide adequate circulation to accommodate the traffic volumes. Access to transportation choices (e.g. pedestrian, bicycle, transit, etc.) is a key consideration for urban neighborhoods. Areas containing high-density residential development should have minimal environmental constraints.

Response: The Artesia development is consistent with the existing Urban Neighborhoods land use category. The Property is zoned R-5 PCD and this request is for a development plan modification only; no change to the existing zoning district. The R-5 residential category allows for 17-23 du/ac and this request is for 17.25 du/ac. Understanding the shift in the market trends and buyer's demands, the current developer is seeking an amendment to the approved development plan to allow for a reallocation in building height (however, there is no proposed increase in the overall approved height) and an increase in density to provide units that are more in line with the types of units buyers are seeking in today's market.

3. *Encourage the transition of land uses from more intense regional and citywide activity areas to less intense activity areas within local neighborhoods.*

- *Ensure that neighborhood edges transition to one another by considering appropriate land uses, development patterns, character elements and access to various mobility networks.*
- *Encourage the location of more intense mixed-use centers and regional employment cores along regional networks while incorporating appropriate transitions to adjoining land uses.*
- *Encourage transitions between different land uses and intensities through the use of gradual land use changes, particularly where natural or manmade buffers are not available.*

Response: The Artesia site is located along Scottsdale Road, a major arterial and just north of Indian Bend Road, a minor arterial. The Scottsdale Road corridor is flanked with commercial and resort development, which provide both a local and regional draw. This Property is nestled between commercial uses on the west, multifamily on the south and developed open space (golf) on the north and northwest. The existing Urban Neighborhoods land use designation provides as an excellent transitional land use in this location. The Urban Neighborhoods designation permits residential development of densities above 8 dwelling units per acre and this proposal for 17.25 du/ac is not only consistent with the General plan, but also the current R-5 zoning district, which allows for a density range of 17-23 du/ac. Further, the development plan is compatible with the surrounding densities established in the area. Developing a long-vacant infill site with a viable residential community will bring rooftops to further strengthen the economic stability of the established commercial services in the area.

4. *Maintain a balance of land uses that support a high quality of life, a diverse mixture of housing and leisure opportunities and the economic base needed to secure resources to support the community.*

- *Allow for a diversity of residential uses and supporting services that provide for the needs of the community.*
- *Ensure the highest level of services and public amenities are provided to the citizens of Scottsdale at the lowest costs in terms of property taxes and travel distances.*
- *Support jobs/housing balance by integrating housing, employment, and supporting infrastructure in mixed-use centers located at appropriate locations.*
- *Provide a variety of housing types and densities and innovative development patterns and building methods that will result in greater housing affordability.*
- *Maintain a citywide balance of land uses that support changes in community vision/dynamics (established by future community visioning processes) over time.*

Response: The development plan modification to increase the number of residential units on a currently vacant site at this infill location will bolster the surrounding commercial and support services further strengthening the economic stability of Scottsdale area businesses. Artesia is a luxury residential community that will provide additional housing opportunities for the residents of Scottsdale helping to maintain a balance of land uses and promoting the “live-play-work” philosophy highlighted in the General Plan. Artesia currently includes 22,000 sf. of retail space

consisting of 5 locally-owned businesses which will be greatly enhanced by additional residents added to this mixed-use community. The site is perfectly situated in the McCormick Ranch master plan with close proximity to numerous amenities including but not limited to the McCormick Ranch Golf Course, The Seville retail center, McCormick-Stillman Railroad Park, Indian Bend Wash, Downtown Scottsdale, Scottsdale Healthcare and a wide array of restaurants, retail and office development.

7. Sensitively integrate land uses into the surrounding physical and natural environments, the neighborhood setting, and the neighborhood itself.

- *Protect sensitive natural features from incompatible development, and maintain the integrity of natural systems.*
- *Incorporate appropriate land use transitions to help integrate into surrounding neighborhoods.*
- *Focus intense land uses along major transportation networks (such as the Pima Freeway and major arterial streets) and in urban centers (such as Downtown and the Airpark). Less intense land uses should be located within more environmentally sensitive lands.*
- *Sensitively integrate neighborhood services, schools, parks, and other civic amenities into the local physical and natural environments by establishing reasonable buffers and preserving the integrity of the natural terrain and open space networks.*

Response: The Artesia community protects and enhances the site's most noted locational features, situated along Scottsdale's Resort Corridor, adjacent to the McCormick Ranch Golf Course and numerous commercial/retail services. Adjacent Scottsdale Road is a regional transportation corridor. The development plan amendment is a reallocation of height (no increase) and remains compatible with the surrounding development patterns which consist of residential, office and commercial retail.

Economic Vitality

1. Sustain the long-term economic well-being of the city and its citizens through redevelopment and revitalization efforts.

Response: The C-1 PCD portion of the site is fully developed. Currently, there are 93 units constructed on R-5 PCD portion of the site and the remainder of the site sits vacant (with the exception of the centrally located underground parking structure). Redevelopment of this site came to a halt in the 2008 due to the economic downturn in the Phoenix Metropolitan area. The recovering market has stimulated growth in Scottsdale and the current developer is excited to move forward and complete the Artesia community. Understanding the shift in the market trends and buyer's demands, the current developer is seeking an amendment to the approved development plan to allow for a reallocation in building height (however, there is no proposed increase in the overall approved height) and an increase in density to provide units that are more in line with the types of units buyers are seeking in today's market.

This redevelopment request will result in a multimillion dollar investment, bringing long-awaited residential development to a currently vacant site fulfilling a demand for residential units in the area and bringing economic benefit to nearby Scottsdale businesses.

In 2010 the City of Scottsdale entered into contract with Applied Economics as a consultant to perform a citywide economic study. The City was broken in to three sub-districts (south, central and north) for the purposes of analyzing economic development, land use and fiscal impacts. The study demonstrates the lack of available vacant land in the central sub-district (area north of Indian Bend Road to the Deer Valley Road alignment) and the potential for redevelopment to stabilize the economic future of Scottsdale.

The central subarea also faces significant supply constraints, although some vacant land still exists. Much of the rural residential development potential is scattered in very low density areas, implying a longer timeline for development, and the supply of suburban residential land is small. Ample, though not excessive, amounts of land have been designated for urban residential development in the central subarea, which will be important to providing workforce housing and bolstering retail demand. Absorption of nearly 600 acres of urban residential land by 2030 could generate up to 9,300 new units and provide housing for some 19,000 people in the City of Scottsdale (emphasis added).

Housing

- 1. Seek a variety of housing options that blend with the character of the surrounding community.**
 - *Seek appropriate resources to revitalize and preserve at-risk single- and multi-family developments.*
- 2. Encourage housing development that provides for “live, work, and play” relationships as a way to reduce traffic congestion, encourage economic expansion and increase overall quality of life for our residents.**
 - *Encourage physical design, building structure, and lot layout relationships between existing and new construction to help the new developments complement the surrounding neighborhoods.*
 - *Encourage the creation of mixed-use projects as a means to increase housing supply while promoting diversity and neighborhood vitality.*
 - *Consider incentives that encourage the development of diverse housing types, including smaller, more affordable units.*

Response: This development plan amendment will not only bring development to the vacant portions of this infill site, but will integrate development that closely aligns the goals set forth by the City with providing quality residential development along the Scottsdale Road Corridor. The development plan was designed in a sensitive manner respecting the built environment along Scottsdale Road and complementing the exiting architecture within and surrounding the Artesia development. Integrating additional residential will increase the range of housing options for the residents of Scottsdale and strengthen the live-work-play land use philosophy.

Case 2-ZN-2005 approved 480 units with a density of 12.3 dwelling units/acre. The living units that were approved with the 2005 case were generally larger and consisted of two and three-story floor plans and since that time market demand has shifted to smaller, single-level units, hence the request for increased density. The proposed development plan is a request for 673 units with a density of 17.25 dwelling units/acre with a redesigned hierarchy of building massing designed in

a manner that is respectful of the existing adjacent development (Traviata) with greater setbacks than the previous approval.

Neighborhoods

5. Promote and encourage context-appropriate new development in established areas of the community.

- *Encourage new development efforts toward existing developed areas in Scottsdale.*
- *Promote the use of existing infrastructure as an incentive to encourage more infill development within the community.*
- *Promote existing developed areas of the community as opportune economic development infill sites.*

Response: The development plan is compatible with the surrounding densities established in the area at 17.25 du/ac (R-5 allows 17-23 du/ac). Developing a long-vacant infill site (due to the economic downturn) with a viable residential community will bring rooftops to further strengthen the economic stability of the established commercial development in the area and benefits the community by integrating a mix of land uses near a regional transportation corridor utilizing existing infrastructure.

V. PCD Findings

Before approval or modified approval of an application for a proposed P-C District, the Planning Commission and the City Council must find:

- A. That the development proposed is in substantial harmony with the General Plan, and can be coordinated with existing and planned development of surrounding areas.*

Response: This zoning application (development plan amendment) conforms to the existing General Plan land use designation of Urban Neighborhoods and Neighborhood Commercial, as outlined in the General Plan section above. The Urban Neighborhoods designation permits residential development of densities above 8 dwelling units per acre and this proposal for 17.25 du/ac is not only consistent with the General plan, but also the current R-5 zoning district, which allows for a density range of 17-23 du/ac. Further, the development plan is compatible with the surrounding densities established in the area. Developing a long-vacant infill site with a viable residential community will bring rooftops to further bolster the economic stability of the established commercial services in the area.

- B. That the streets and thoroughfares proposed are suitable and adequate to serve the proposed uses and the anticipated traffic which will be generated thereby.*

Response: External roadways adjacent (or near) to the property include Scottsdale Road, a major arterial and Indian Bend Road, a minor arterial. Both roadways are built to the typical standard with 6 traffic lanes and a median on Scottsdale Road and 4 traffic lanes on Indian Bend. These

roads maintain more than sufficient capacity to accommodate proposed vehicle trips for the additional residential units. A complete traffic analysis is provided with the application.

C. The Planning Commission and City Council shall further find that the facts submitted with the application and presented at the hearing establish beyond reasonable doubt that:

- 1. In the case of proposed residential development, that such development will constitute a residential environment of sustained desirability and stability; that it will be in harmony with the character of the surrounding area; and that the sites proposed for public facilities, such as schools, playgrounds and parks, are adequate to serve the anticipated population. The Planning Commission and City Council shall be presented written acknowledgment of this from the appropriate school district, the Scottsdale Parks and Recreation Commission and any other responsible agency.*

Response: The Artesia community complements these sensitive design principles through protection of the site's most noted locational features, situated along Scottsdale's Resort Corridor, adjacent to the McCormick Ranch Golf Course and numerous commercial/retail services. The site is also located within close proximity to schools, parks and playgrounds. The Scottsdale Unified District has been notified of the request.

- 2. In the case of proposed industrial or research uses, that such development will be appropriate in area, location and overall planning to the purpose intended; and that the design and development standards are such as to create an industrial environment of sustained desirability and stability.*

Response: Not applicable to this application.

- 3. In the case of proposed commercial, institutional, recreational and other non-residential uses, that such development will be appropriate in area, location and overall planning to the purpose intended; and that such development will be in harmony with the character of the surrounding areas.*

Response: Not applicable to this application.

Artesia – Amended Development Standards

Changes are shown in **BOLD CAPS** and ~~strikethrough~~.

Sec. 5.1004. - Property development standards.

The following property development standards shall apply to all land and buildings in the R-5 District.

A. *Minimum property size.*

1. Each parcel or lot within a development shall be a minimum net lot size of thirty-five thousand (35,000) square feet.
2. If an R-5 zoned parcel of land or a lot of record in separate ownership has an area of less than thirty-five thousand (35,000) square feet and has been lawfully established and recorded prior to the adoption of this requirement on October 2, 1979, such lot may be used for any purpose permitted in this section, subject to all other requirements of this ordinance.

B. *Required open space.*

1. Density based uses.
 - a. Minimum open space per Section 5.1004.D., distributed as follows:
 - i. Frontage open space minimum: 0.50 multiplied by the minimum open space per Section 5.1004.D., except as follows:
 - (1) Minimum: Twenty (20) square feet per one (1) linear foot of public street frontage.
 - (2) Not required to exceed more than fifty (50) square feet per one (1) linear foot of public street frontage.
 - ii. The remainder of the density based uses minimum open space per Section 5.1004.D., less the frontage open space, shall be common open space.
 - b. Private outdoor living space.
 - i. First story dwelling units, minimum: 0.10 multiplied by the gross floor area of the unit.
 - ii. Dwelling units above the first story, minimum: 0.05 multiplied by the gross floor area of the unit.
 - iii. The private outdoor living space shall be located beside the dwelling unit which it serves and shall be for the exclusive use of the unit occupant(s), but is not part of the unit's gross floor area.
2. Non-density based uses.
 - a. Minimum open space: 0.24 multiplied by the net lot area distributed as follows.
 - i. Frontage open space minimum: 0.50 multiplied by the minimum open space.
 - ii. The remainder of the non-density based uses minimum open space, less the frontage open space, shall be provided as common open space.
 3. Parking areas and parking lot landscaping are not included in the required open space.

C. *Building height.*

1. No building shall exceed ~~fifty (50)~~ **FIFTY-EIGHT (58)** feet in height **FOR THE NORTH WING OF BUILDING 1, FIFTY-EIGHT (58) FEET FOR BUILDING 2, FORTY-FIVE (45) FEET FOR THE SOUTH WING OF BUILDING 1, FORTY-FIVE (45) FEET FOR BUILDINGS 4, 5, 6, 7 AND TWENTY-FOUR (24) FEET FOR BUILDING 3** ~~except as otherwise provided in article VII.~~ **BUILDING HEIGHT SHALL BE INCLUSIVE OF MECHANICAL EQUIPMENT, ROOFTOP APPURTENANCES AND SCREENING.** See Building Height Site Plan Exhibit of the Development Plan for details and exceptions.
2. Building height shall not exceed one (1) story within fifty (50) feet of any R-1, R-2, R-3, R-4, R-4R or M-H district boundary line.

- D. *Density requirements.* Compliance with the standards under columns 3 and 4 determine allowable density for dwelling and guest units.

ALLOWABLE DENSITY		STANDARDS	
1	2	3	4
Dwelling Units Per Acre (and corresponding gross land area per unit requirement)	Timeshare or Guest Units Per Acre (and corresponding gross land area per unit requirement)	Minimum Percentage of Net Lot Area to be maintained in Open Space	Minimum Percentage of the Tree Requirement to be provided in Mature Trees
17 (2562) or less	24 (1816) or less	22	40
18 (2422)	25.5 (1708)	25	50
19 (2292)	27 (1613)	28	60
20 (2180)	28.5 (1528)	31	70
21 (2074)	30 (1452)	34	80
22 (1980)	31.5 (1382)	37	90
23 (1890)	33 (1320)	40	100

E. *Building setback.*

1. Wherever an R-5 development abuts an R-1, R-2, R-3, R-4, R-4R or M-H district or an alley abutting any of those districts, a yard of not less than fifteen (15) feet shall be maintained.
2. Wherever an R-5 development abuts any district other than R-1, R-2, R-3, R-4, R-4R or M-H, or abuts an alley adjacent to such other district, a building may be constructed on the property line. However, if any yard is to be maintained, it shall be not less than ten (10) feet in depth. Larger yards may be required by the Development Review Board or City

Council if the existing or future development of the area around the site warrants such larger yards.

F. *Distance between buildings.*

1. There shall not be less than ten (10) feet between an accessory building and a main building or between two (2) main buildings, except that an accessory building with two (2) or more open sides, one (1) of which is adjacent to the main building, may be built to within six (6) feet of the main building.

G. *Walls, fences and required screening.*

1. Walls, fences and hedges not to exceed eight (8) feet in height shall be permitted on the property line or within the required yard areas, except within the required frontage open spaces, within which they may not exceed three (3) feet in height, or except as otherwise provided in article VII.
2. All parking areas adjacent to a public street shall be screened with a wall to a height of three (3) feet above the parking surface.
3. All mechanical structures and appurtenances shall be screened as approved by the Development Review Board.
4. All storage and refuse areas shall be screened as determined by Development Review [Board].

H. *Access.* All lots shall have frontage on and have vehicular access from a dedicated street, unless a secondary means of permanent vehicle access has been approved by the Development Review Board.

(Ord. No. 1840, § 1(5.1004), 10-15-85; Ord. No. 1922, § 1, 11-4-86; Ord. No. 2430, 1-21-92; Ord. No. 2509, § 1, 6-1-93; Ord. No. 2818, § 1, 10-17-95; Ord. No. 3225, § 1, 5-4-99; Ord. No. 4005, § 1(Res. No. 8947, Exh. A, §§ 57, 58), 4-3-12)

Sec. 5.1005. - Off-street parking.

The provisions of article IX shall apply.

Sec. 5.1006. - Signs.

The provisions of article VIII shall apply.

Sec. 5.1007. - Landscaping.

Unless otherwise provided, the provisions of Article X. apply.
(Ord. No. 4005, § 1(Res. No. 8947, Exh. A, § 59), 4-3-12)



ARTIST RENDERING

ARTESIA RESIDENTIAL

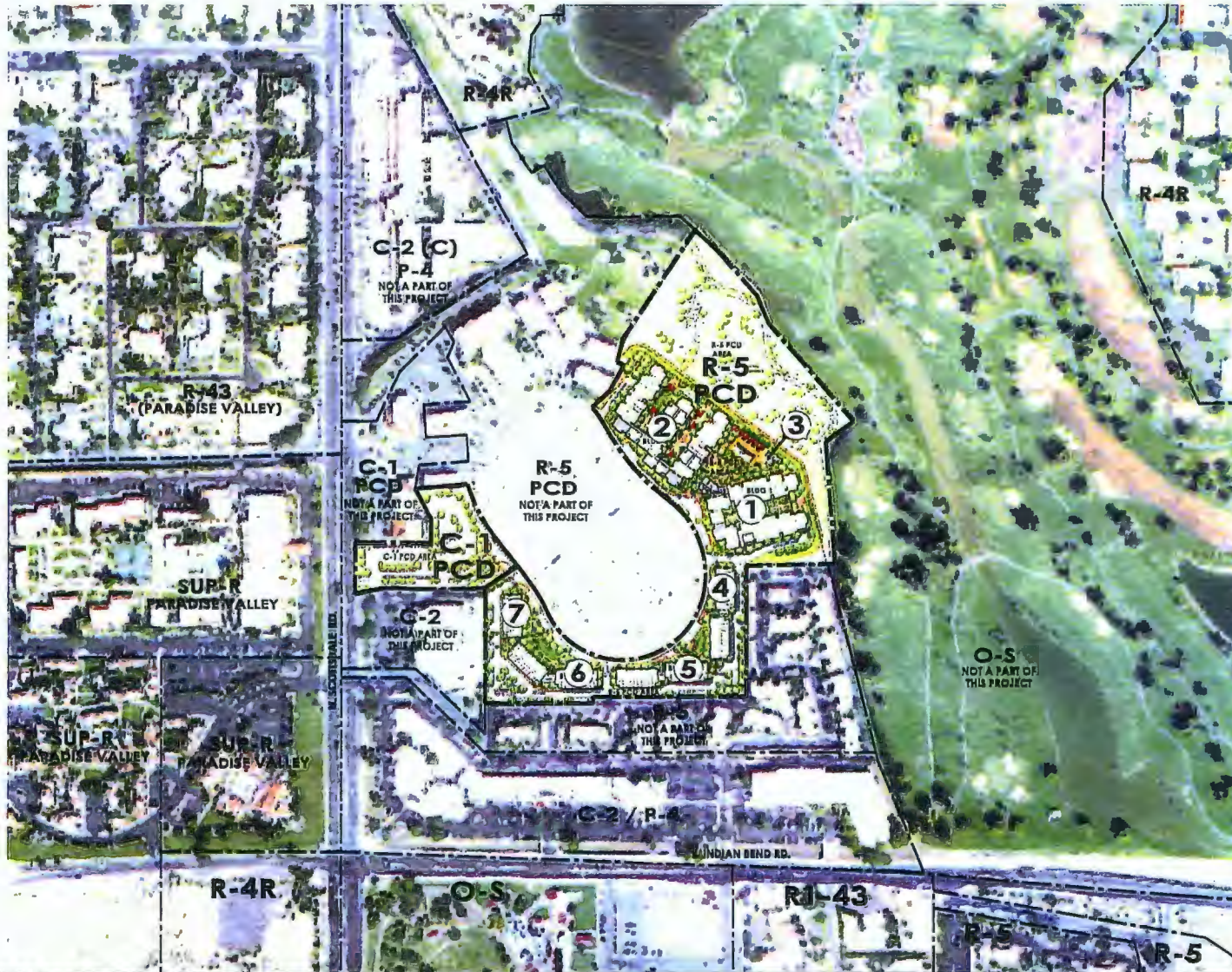
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↑ SITE PLAN - CONTEXT AERIAL

SCALE: 1" = 60'-0"
0 30 60 120

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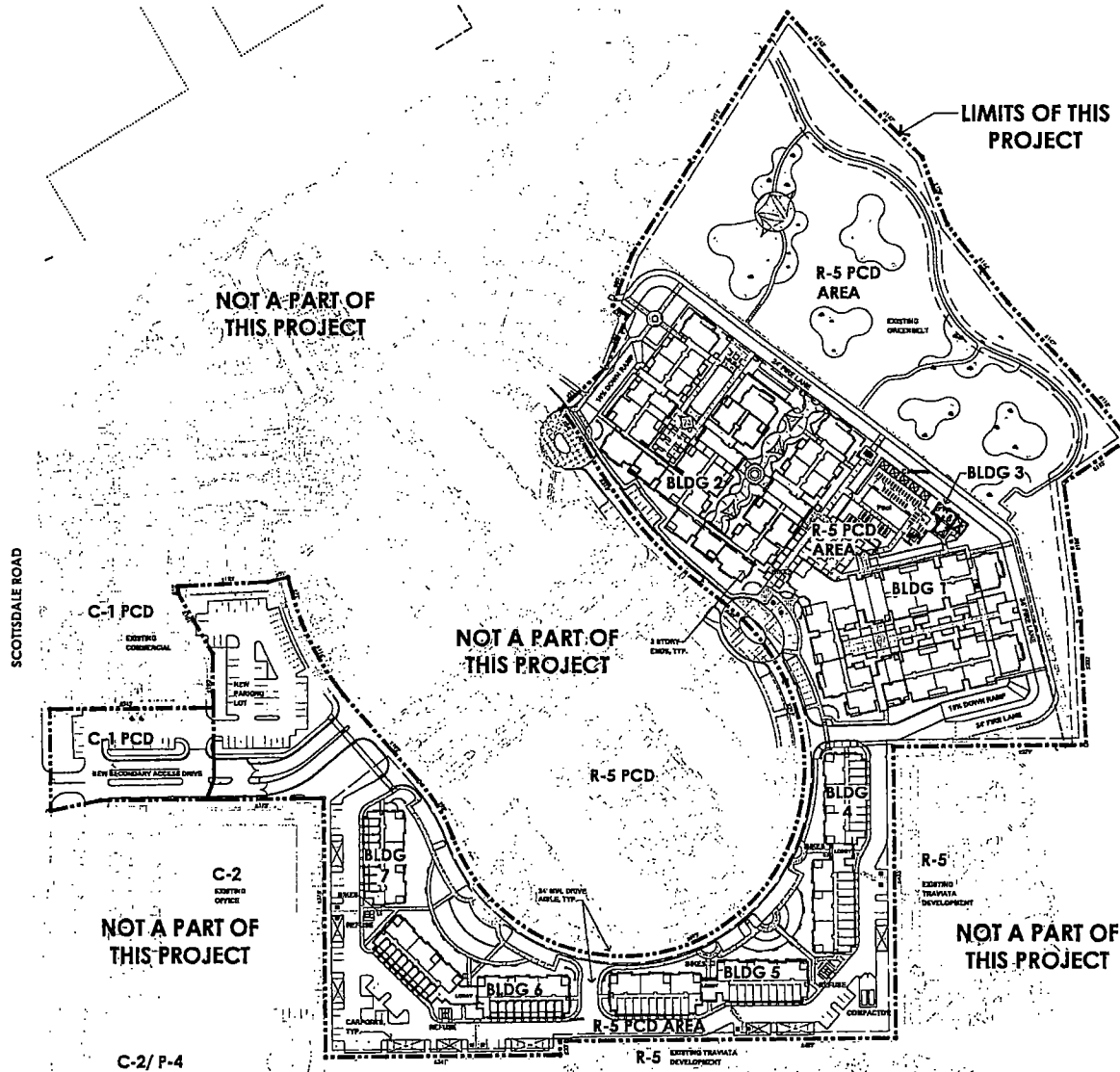
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SHEET
3



OVERALL SITE DATA

SITE AREA:

ZONING DISTRICT	CURRENT APPLICATION	OVERALL SITE
R-5 PCD	NET ACRES 17.02 ACRES (171,358 sq ft)	GROSS ACRES 17.02 ACRES (171,358 sq ft)
C-1 PCD	12.24 ACRES (127,884 sq ft)	12.24 ACRES (127,884 sq ft)
TOTAL	29.26 ACRES (299,242 sq ft)	29.26 ACRES (299,242 sq ft)

ZONING:

EXISTING: R-5 PCD/C-1 PCD
PROPOSED: R-5 PCD/C-1 PCD with AMENDMENTS:
1. R-5 PCD - re-allocation of the building height & additional density
2. C-1 PCD - site plan modification to improve access to property

BUILDING HEIGHT:

R-5 PCD (Residential):
EXISTING: 68' including mechanical
PROVIDED: 3 & 4 STORIES/ 58' including rooftop appurtenances

C-1 PCD (Commercial):

EXISTING: 36'
PROVIDED: NO CHANGE (consists of parking, circulation & landscape).
*Measured from a point of reference elevation established 12 inches above the average elevation at the top of the curb of the street adjacent to the property to the highest point of the coping of the flat roof or to the highest of a mansard roof or to the highest gable of a pitched or hip roof.

DENSITY:

R-5 PCD (Residential):
EXISTING (Overall): 480 UNITS/ 12.8 D.U./GROSS ACRE
PROPOSED (Overall): 673 TOTAL UNITS/17.5 D.U./ACRE
PROVIDED (Current Application): 323 UNITS PER THIS APPLICATION

C-1 PCD (Commercial):

EXISTING: N/A
PROVIDED: Proposing a site plan modification (parking, circulation and landscaping) to improve access to the property

RESIDENTIAL UNIT MIX:

RESIDENTIAL BUILDING #1
1 BEDROOM 18 D.U.(22%)
2 BEDROOM 52 D.U.(64%)
3 BEDROOM 11 D.U.(14%)
TOTAL 81 D.U.(100%)

RESIDENTIAL BUILDING #2
1 BEDROOM 58 D.U.(46%)
2 BEDROOM 46 D.U.(36%)
3 BEDROOM 28 D.U.(22%)
TOTAL 132 D.U.(100%)

POOL BUILDING #3 NO UNITS

RESIDENTIAL BUILDINGS (#4, #5, #6 & #7)
1 BEDROOM 42 D.U.(42%)
2 BEDROOM 63 D.U.(63%)
TOTAL 105 D.U.(100%)

TOTAL RESIDENTIAL UNITS:
1 BEDROOM 118 D.U.(38%)
2 BEDROOM 163 D.U.(52%)
3 BEDROOM 31 D.U.(10%)
TOTAL 312 D.U.(100%)

REQUIRED PARKING:
1 BEDROOM (1.3 P.S. x 118 D.U.) = 154 P.S.
2 BEDROOM (1.7 P.S. x 163 D.U.) = 278 P.S.
3 BEDROOM (1.9 P.S. x 31 D.U.) = 59 P.S.
TOTAL REQUIRED PARKING 491 P.S. (1.57 P.S./D.U.)

THE PUBLIC SAFETY RADIO AMPLIFICATION SYSTEM WAS RECENTLY UPGRADED TO THE 700MHz FREQUENCIES. NEW UNDERGROUND PARKING AREAS SHALL COMPLY WITH THE NEW PUBLIC SAFETY AMPLIFICATION REQUIREMENTS.

PROVIDED PARKING:

R-5 PCD (Residential):
SURFACE 1110 P.S.
PARKING STRUCTURE 3345 P.S.
CARPORTS 42 P.S.
ATTACHED GARAGE 532 P.S.
TOTAL 2569 P.S. (1.73 P.S./D.U.)

C-1 PCD (Commercial):

SURFACE 588 P.S.

GENERAL PARKING STANDARDS:
PARKING SPACE 8' x 18'
AISLE WIDTH 24'

REQUIRED BICYCLE PARKING:
1 BIKE PARKING SPACE PER 10 REQUIRED VEHICULAR SPACES

BUILDING #1 & #2:
348 REQUIRED VEHICULAR SPACES + 10 SPACES = 358 P.S.

BUILDING #4-7:
162 REQUIRED VEHICULAR SPACES + 10 SPACES = 172 P.S.
TOTAL REQUIRED BICYCLE PARKING 51 P.S.

PROVIDED BICYCLE PARKING

GARAGE (BUILDING #1 & #2) 30 P.S.
SURFACE (BUILDING #1 & #2) 6 P.S.
SURFACE (BUILDING #4 - #7) 15 P.S.
TOTAL 51 P.S.

OVERALL SITE PLAN

ARTESIA RESIDENTIAL

Scottsdale, Arizona

REZONING RESUBMITTAL

Project No. 13-2017-01 Date 1-14-15

SCALE: 1" = 60'-0"
0 40 80 160



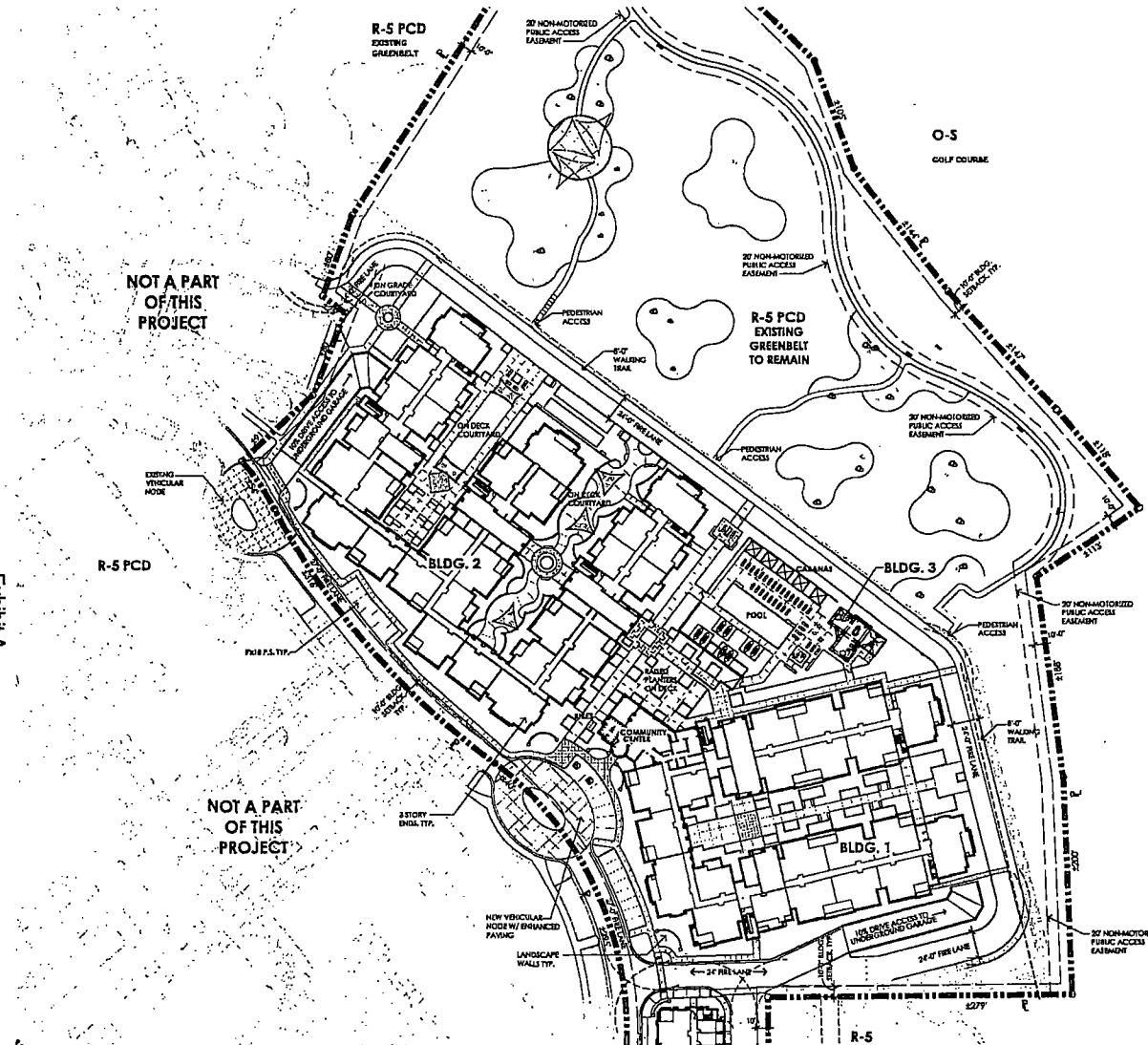
SHEET
4

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SANTA MONICA, CA 90404





SITE DATA

SITE AREA:

ZONING	NET ACRES	GROSS ACRES	OVERALL SITE GROSS ACRES
R-5 PCD	17.00 ACRES (1741,356 sf)	17.00 ACRES (1741,356 sf)	17.00 ACRES
C-1 PCD	2.24 ACRES (107,884 sf)	2.48 ACRES (107,878 sf)	2.48 ACRES
TOTAL	19.24 ACRES (1839,240 sf)	19.48 ACRES (1839,234 sf)	19.48 ACRES

ZONING:

- EXISTING: R-5 PCD/C-1 PCD
PROPOSED: R-5 PCD/C-1 PCD with AMENDMENTS:
1. R-5 PCD - re-allocation of the building height & additional density
2. C-1 PCD - site plan modification to improve access to property

BUILDING HEIGHT:

- R-5 PCD (Residential):
EXISTING: 68' including mechanical *
PROPOSED: 3 & 4 STORIES/ 58' including rooftop appearances

*Measured from a point of reference elevation established 12 inches above the average elevation at the top of the curb of the street adjacent to the property to the highest point of the coping of the flat roof or to the highest of a mansard roof or to the highest gable of a pitched or hip roof.

DENSITY:

- R-5 PCD (Residential):
EXISTING (Overall): 480 UNITS/ 12.8 D.U./GROSS ACRE
PROPOSED (Overall): 673 TOTAL UNITS/17.5 D.U./ACRE
PROVIDED (Current Application): 312 UNITS PER THIS APPLICATION

RESIDENTIAL UNIT MIX:

- RESIDENTIAL BUILDING #1
1 BEDROOM 18 D.U.(22%)
2 BEDROOM 52 D.U.(64%)
3 BEDROOM 11 D.U.(14%)
TOTAL 81 D.U.(100%)

- RESIDENTIAL BUILDING #2
1 BEDROOM 58 D.U.(46%)
2 BEDROOM 48 D.U.(38%)
3 BEDROOM 20 D.U.(16%)
TOTAL 126 D.U.(100%)

POOL BUILDING #3 NO UNITS

- RESIDENTIAL BUILDINGS (#4, #5, #6 & #7)
1 BEDROOM 42 D.U.(42%)
2 BEDROOM 63 D.U.(63%)
TOTAL 105 D.U.(105%)

TOTAL RESIDENTIAL UNITS:

- 1 BEDROOM 118 D.U.(38%)
2 BEDROOM 183 D.U.(52%)
3 BEDROOM 31 D.U.(10%)
TOTAL 312 D.U.(100%)

REQUIRED PARKING:

- 1 BEDROOM (1.3 P.S. x 118 D.U.) = 154 P.S.
2 BEDROOM (1.7 P.S. x 183 D.U.) = 278 P.S.
3 BEDROOM (1.6 P.S. x 31 D.U.) = 50 P.S.
TOTAL REQUIRED PARKING 491 P.S. (1.67 P.S./D.U.)

PROVIDED PARKING:

- R-5 PCD (Residential):
SURFACE 152 P.S.
PARKING STRUCTURE 345 P.S.
ATTACHED GARAGE 53 P.S.
TOTAL 550 P.S. (x1.73 P.S./D.U.)

GENERAL PARKING STANDARDS:

- PARKING SPACE 8' x 18'
AISLE WIDTH 24'

REQUIRED BICYCLE PARKING:

- 1 BIKE PARKING SPACE PER 10 REQUIRED VEHICULAR SPACES

BUILDING #1 & #2:

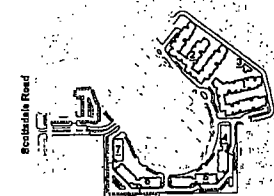
- 348 REQUIRED VEHICULAR SPACES + 10 SPACES = 358 P.S.

BUILDING #4-7:

- 182 REQUIRED VEHICULAR SPACES + 10 SPACES = 192 P.S.
TOTAL REQUIRED BICYCLE PARKING 51 P.S.

PROVIDED BICYCLE PARKING

- GARAGE (BUILDING #1 & #2) 30 P.S.
SURFACE (BUILDING #1 & #2) 8 P.S.
SURFACE (BUILDING #4 - #7) 18 P.S.
TOTAL 56 P.S.



KEY PLAN

N.23

ENLARGED SITE PLAN - BUILDINGS 1, 2, & 3

SCALE: 1" = 50'-0"
0 25 50 100



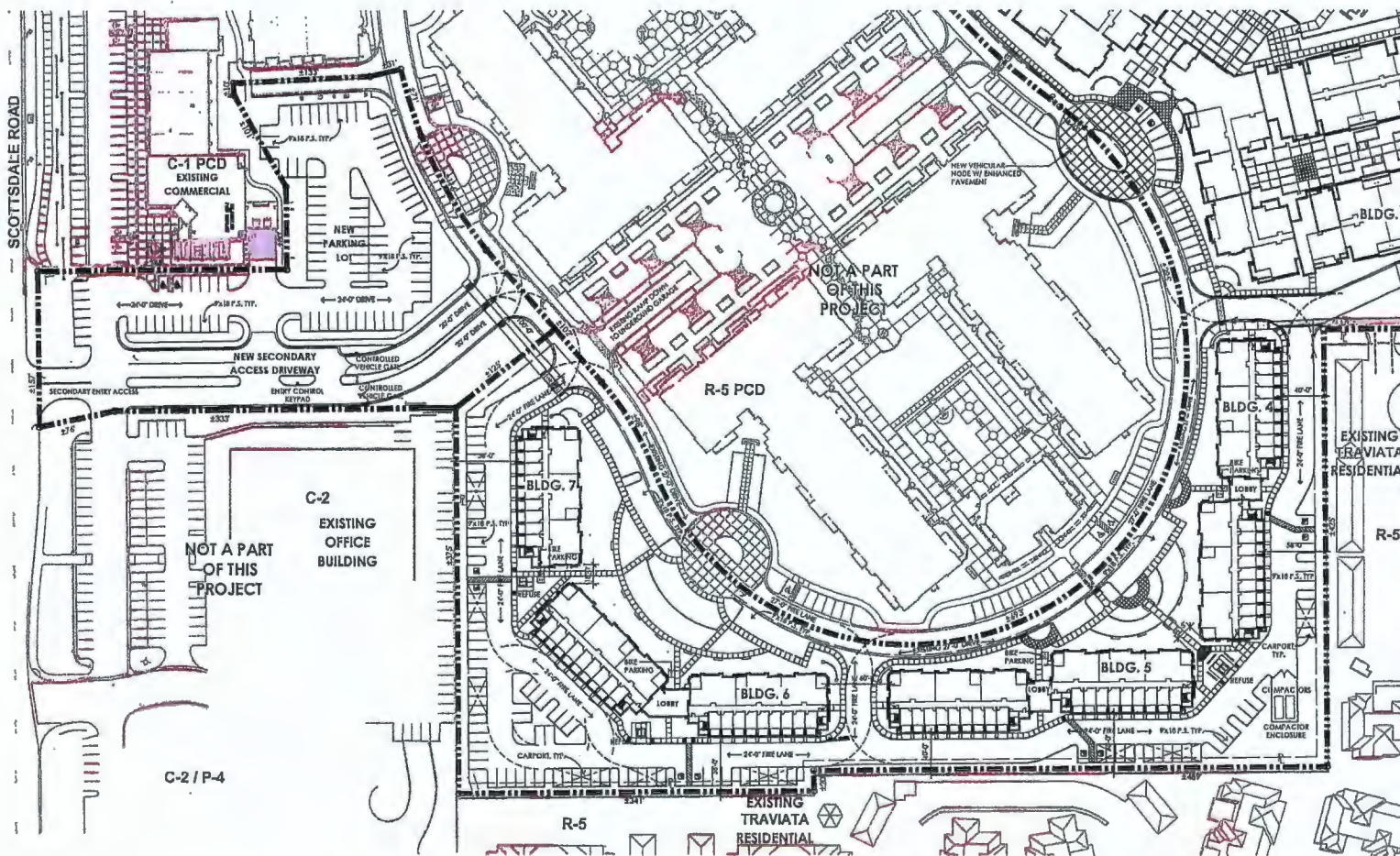
SHEET 5

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ARTESIA RESIDENTIAL

Scottsdale, Arizona
REZONING RESUBMITTAL
Project No. 13-2017-01 Date 1-14-15

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SANTA MONICA, CA 90404



Site Data (C-1 Zoning Area)

SITE AREA:

ZONING DISTRICT	NET ACRES	GROSS ACRES	OVERALL SITE
R-5 PCD	17.02 ACRES (4741,256 sf)	17.02 ACRES (4741,256 sf)	239 ACRES
C-1 PCD	22.34 ACRES (977,884 sf)	22.49 ACRES (977,878 sf)	25 ACRES
TOTAL	219.28 ACRES (4830,042)	219.50 ACRES (4849,234 sf)	244 ACRES

ZONING:

- EXISTING: R-5 PCD/C-1 PCD
 PROPOSED: R-5 PCD/C-1 PCD with AMENDMENTS:
 1. R-5 PCD - re-allocation of the building height & additional density
 2. C-1 PCD - site plan modification to improve access to property

C-1 PCD BUILDING HEIGHT:

- EXISTING: 36' ±
 PROVIDED: NO CHANGE (consists of parking, circulation & landscape).

C-1 PCD PARKING:

- EXISTING SURFACE: 288 P.S.
 PROPOSED SURFACE: 198 P.S.

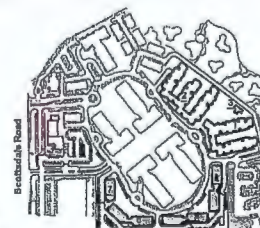
GENERAL PARKING STANDARDS:

- PARKING SPACE: 10' x 18'
 AISLE WIDTH: 24'

- REQUIRED OPEN SPACE: 10% of the Net Lot Area
 PROPOSED OPEN SPACE: 297,884 sf ± 0.10 = 9,785 sf (10.22 Acres)
 PROVIDED OPEN SPACE: 10.1% (9,949 sf)



FIRE TRUCK TURNING RADIUS
 34' MINIMUM FIRE LANE TYPICAL



KEY PLAN

ENLARGED SITE PLAN - BUILDINGS 4 THRU 7

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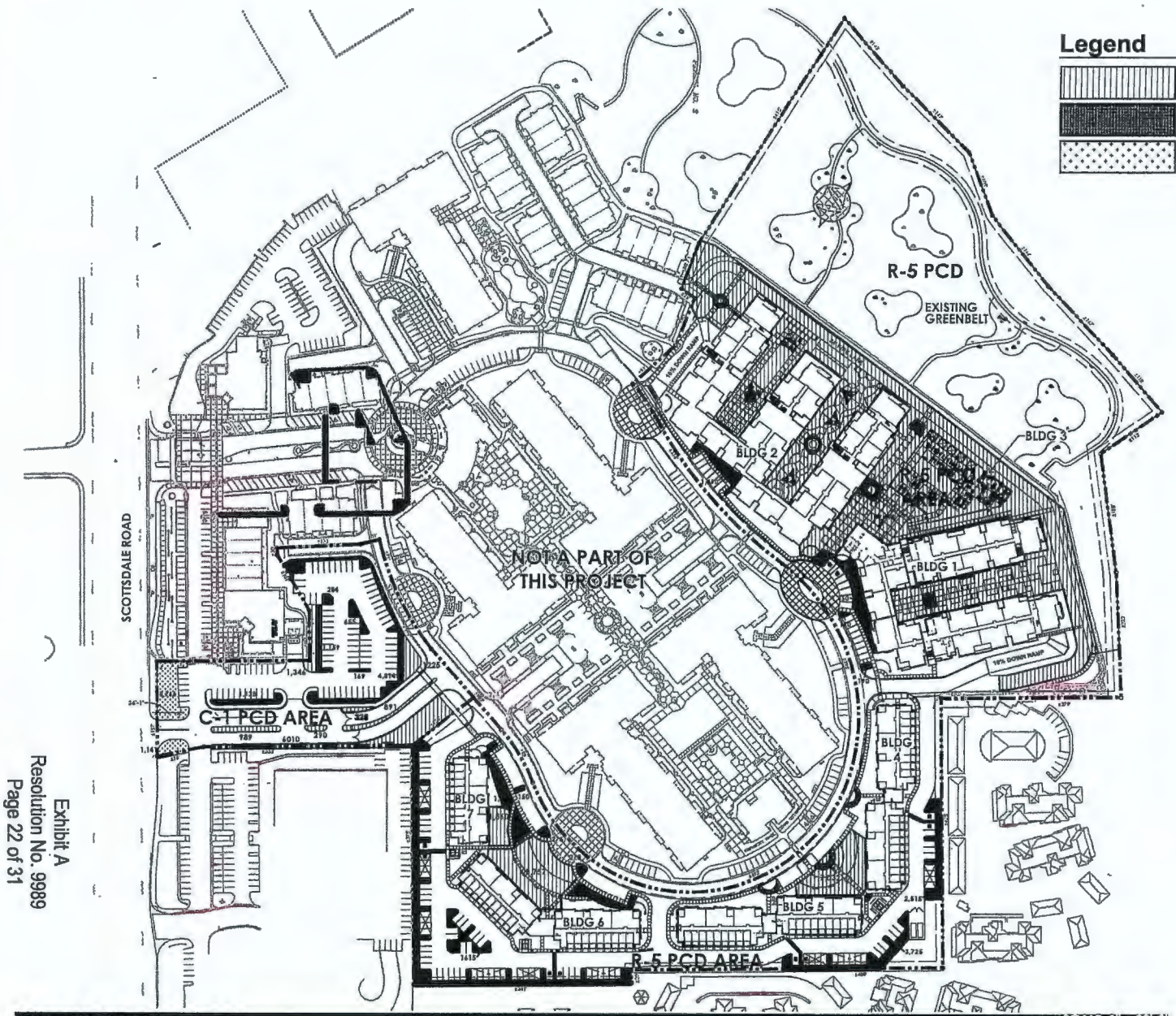
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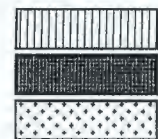
KEY PLAN

SHEET
 6

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Legend



- OPEN SPACE OTHER THAN FRONT OPEN SPACE (R-5 & C-1 ZONING AREAS)
- PARKING LOT LANDSCAPE (BOTH ZONING AREAS)
- FRONTAGE OPEN SPACE (C-1 PCD ZONING AREA ONLY)

Prior Case No. 8-DR-2006 Data

PARCEL SIZE:	
R-5	36 AC.
C-1	4.5 AC.
OPEN SPACE REQ'D:	
R-5	358,000 SF.
C-1	35,745 SF.
OPEN SPACE PROV'D:	
R-5	438,105 SF.
C-1	30,895 SF.

New R-5 PCD Area Data

ZONING:	
EXISTING	R-5 PCD
PROPOSED	R-5 PCD W/ AMENDMENTS
NET LOT AREA:	
497,223 SF. (11.4 AC.)	
(EXCLUDING 244,135 SF. GREENBELT AREA)	
OPEN SPACE CALCULATIONS	
OPEN SPACE REQUIRED: 497,223 SF. x 25% = 124,305 SF.	
(NOT INCLUDING PARKING LOT LANDSCAPE)	
OPEN SPACE PROVIDED: 127,093 SF. (25.5%)	

PARKING LOT LANDSCAPE CALCULATIONS

PARKING LOT LANDSCAPE REQUIRED:	
PARKING LOT AREA x 10%	
50,942 SF. x 10% = 5,094 SF.	
PARKING LOT LANDSCAPE PROVIDED: 25,855 SF. (50%)	

New C-1 PCD Area Data

ZONING:	
EXISTING	C-1 PCD
PROPOSED	C-1 PCD W/ AMENDMENTS
NET LOT AREA:	
97,864 SF. (2.24 AC.)	

OPEN SPACE CALCULATIONS

OPEN SPACE REQUIRED: 97,864 SF. x 10% = 9,786 SF.	
(NOT INCLUDING PARKING LOT LANDSCAPE)	
OPEN SPACE PROVIDED: 9,948 SF. (10%)	

PARKING LOT LANDSCAPE CALCULATIONS

PARKING LOT LANDSCAPE REQUIRED:	
PARKING LOT AREA x 10%	
30,895 SF. x 10% = 3,089 SF.	
PARKING LOT LANDSCAPE PROVIDED: 3,571 SF. (27%)	

FRONTAGE OPEN SPACE CALCULATIONS

FRONT OPEN SPACE REQUIRED:	
REQUIRED OPEN SPACE x 60%	
9,786 SF. x 60% = 5,871 SF.	
FRONT OPEN SPACE PROVIDED: 4,907 SF. (83.2%)	

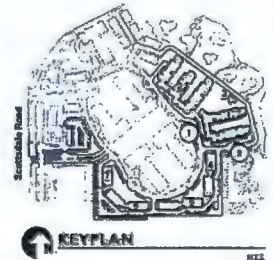
OPEN SPACE PLAN

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Exhibit A
 Resolution No. 9989
 Page 22 of 31





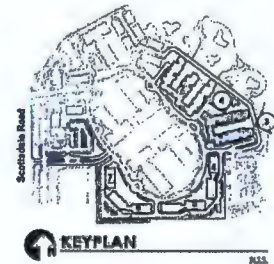
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SHEET
16



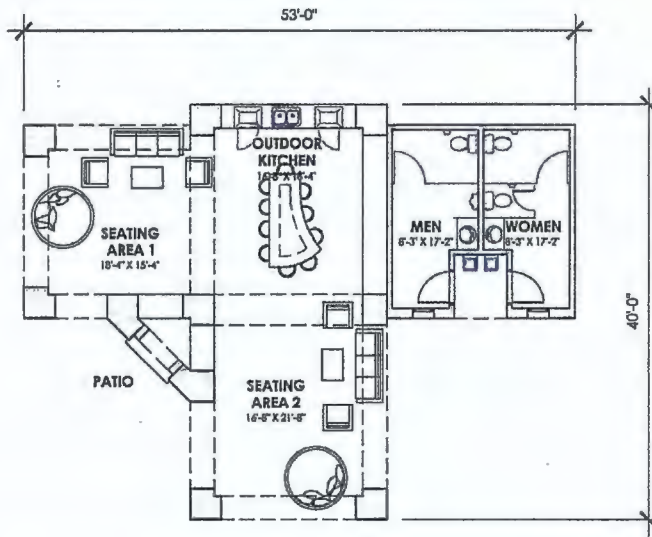
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Project No. 13-2017-01 Date 6-30-14



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BUILDING 3 (POOL HOUSE)- FLOOR PLAN

SCALE: 3/16" = 1'-0"
0 5 10 20



BUILDING 3 (POOL HOUSE)- FRONT ELEVATION

SCALE: 3/16" = 1'-0"
0 5 10 20



KEYPLAN

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SHEET
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SCOTTSDALE, AZ 85251
www.toddassociates.com



KEY PLAN

SHEET
21

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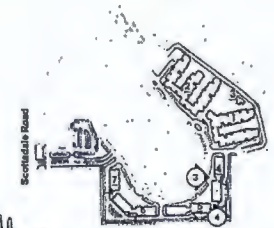
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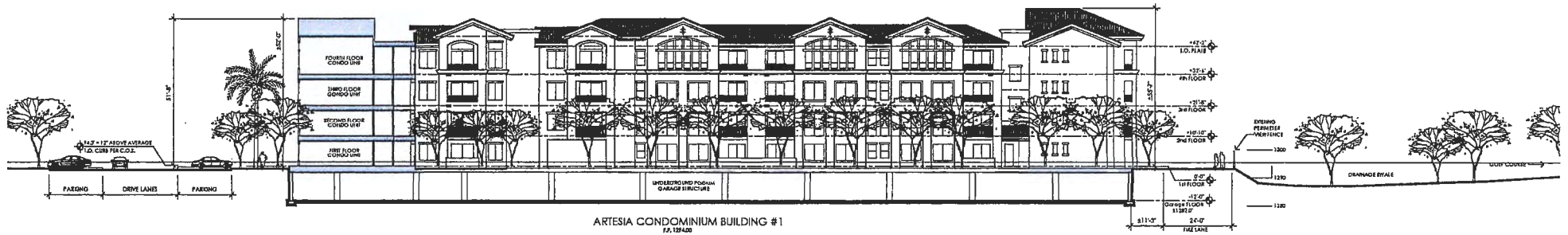


KEYPLAN



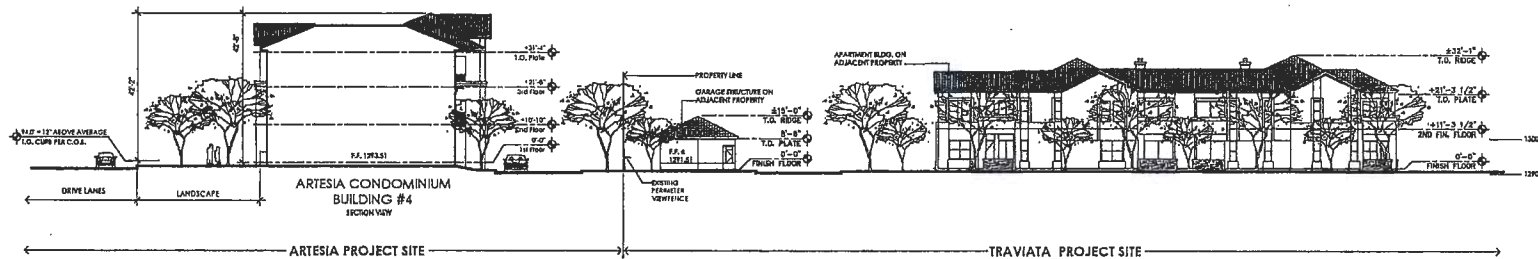
SHEET 22

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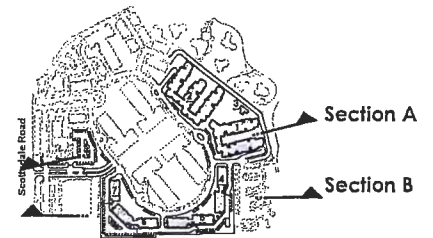
SITE CROSS SECTION A

SCALE: 1/16" = 1'-0"
0 8 16 32



SITE CROSS SECTION B

SCALE: 1/16" = 1'-0"
0 8 16 32



KEYPLAN

M.S.

SHEET
23

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Scottsdale, Arizona
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Botolph Claydon Road

Section C

KEYPLAN

1:15

SHEET
23.1

Scottsdale, Arizona

REZONING RESUBMITTAL

Project No. 13-2017-01 Date 1-14-15

STAR|FINANCIAL
2425 OLYMPIC BLVD., #520E
SANTA MONICA, CA 90404

Additional Information for:

Artesia

Case: 2-ZN-2005#2

PLANNING/DEVELOPMENT

1. **DEVELOPMENT CONTINGENCIES.** Each element of this zoning case—including density/intensity, lot/unit placement, access and other development contingencies—may be changed as more information becomes available to address public health, safety and welfare issues related to drainage, open space, infrastructure and other requirements.
2. **DEVELOPMENT REVIEW BOARD.** City Council directs the Development Review Board's attention to:
 - a. the type, height, design, and intensity of proposed lighting on the site, to ensure that it is compatible with the adjacent use,
 - b. quantity and location of open space, and
 - c. improvement plans for common open space, common buildings and/or walls, and amenities such as ramadas, landscape buffers on public and/or private property (back-of-curb to right-of-way or access easement line included).
3. **OUTDOOR LIGHTING.** The maximum height of any outdoor lighting source, except any light sources for patios and/or balconies, shall be 20 feet above the adjacent finished grade.
4. **OUTDOOR LIGHTING FOR PATIOS AND BALCONIES.** Light sources that are utilized to illuminate patios and/or balconies that are above 20 feet shall be subject to the approval of the Development Review Board.
5. **RESPONSIBILITY FOR CONSTRUCTION OF INFRASTRUCTURE.** The developer shall be responsible for all improvements associated with the development or phase of the development and/or required for access or service to the development or phase of the development. Improvements shall include, but not be limited to washes, storm drains, drainage structures, water systems, sanitary sewer systems, curbs and gutters, paving, sidewalks, streetlights, street signs, and landscaping. The granting of zoning/use permit does not and shall not commit the city to provide any of these improvements.
6. **CONSTRUCTION COMPLETED.** Before any Certificate of Occupancy is issued for the site, the owner shall complete all the infrastructure and improvements required by the Scottsdale Revised Code and these stipulations, in conformance with the Design Standards and Policies Manual and other applicable standards.
7. **EASEMENTS CONVEYED BY SEPARATE INSTRUMENT.** Before any building permit is issued for the site, each easement conveyed to the city separate from a final plat shall be conveyed by an instrument or map of dedication subject to city staff approval, and accompanied by a title policy in favor of the city, in conformance with the Design Standards and Policies Manual.
8. **FEES.** The construction of water and sewer facilities necessary to serve the site shall not be in-lieu of those fees that are applicable at the time building permits are granted. Fees shall include, but not be limited to the water development fee, water resources development fee, water recharge fee, sewer development fee or development tax, water replenishment district charge, pump tax, or any other water, sewer, or effluent fee.





Q.S.
23-45

G.I.S. ORTHOPHOTO 2013

Artesia

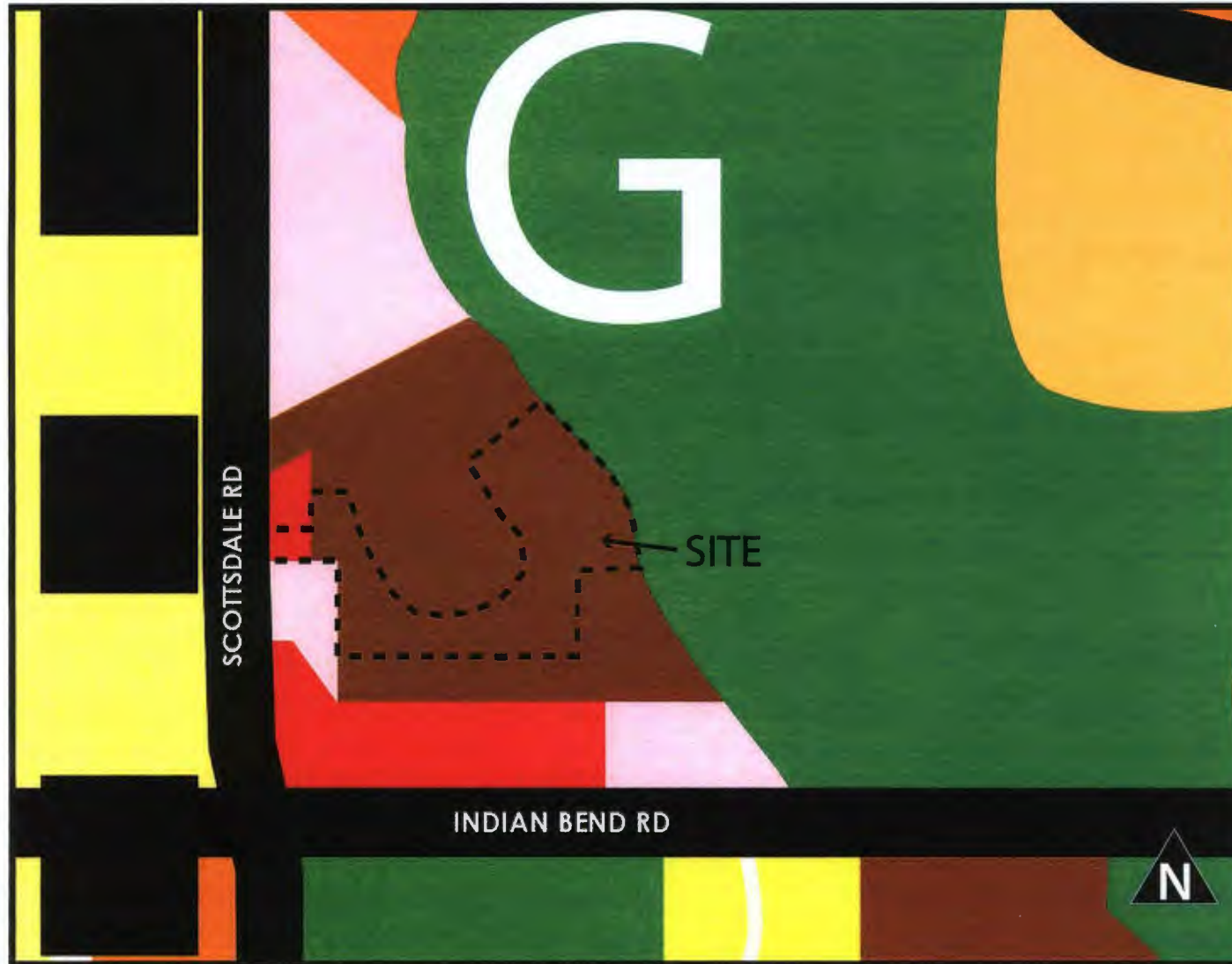
2-ZN-2005#2

ATTACHMENT #4A

Case: 2-ZN-2005#2 - City of Scottsdale General Plan 2001 Land Use Map

Artesia

Existing Land Use Designation:
Urban Neighborhoods and Commercial



Land Use Map Legend

- Rural Neighborhoods
- Suburban Neighborhoods
- Urban Neighborhoods
- Mixed-Use Neighborhoods
- Resorts/Tourism
- Commercial
- Office
- Employment
- Natural Open Space
- Developed Open Space (Parks)
- Developed Open Space (Golf Courses)
- Cultural/Institutional or Public Use

TRAFFIC IMPACT ANALYSIS SUMMARY
Artesia Residential
Scottsdale Road and Hummingbird Lane
2-ZN-2005#2

Summary Prepared by Andrew Merkley, COS Traffic Engineering
Traffic Impact Study Prepared by Charles R. Wright, Kimley-Horn and Associates, Inc.

Existing Conditions:

Site Location – Southeast corner of Scottsdale Road and Hummingbird Lane

Existing Development –The approved Artesia project (2-ZN-2005) allows the development of 480 residential condominiums. A portion of the residential portion of the site has been completed; approximately 93 units are currently occupied. The retail portion of the approved Artesia project has been completed.

Street Classifications –

- Scottsdale Road is classified as a Suburban Major Arterial
- Indian Bend Road is classified as a Suburban Minor Arterial
- Hummingbird Lane is classified as a Local Collector.

Existing Street Conditions –

- Scottsdale Road provides three travel lanes in each direction with a raised center median.
- Indian Bend Road provides two travel lanes in each direction east of Scottsdale Road, and one travel lane in each direction west of Scottsdale Road.
- Hummingbird Lane provides one travel lane in each direction with no pavement markings.

Existing Intersection Conditions –

- The intersection of Scottsdale Road and Indian Bend Road is signalized. There are exclusive dual left-turn lanes on the westbound approach, exclusive left-turn lanes on the northbound, southbound and eastbound approaches, and exclusive right-turn lanes on the northbound, eastbound and westbound approaches.
- The intersection of Scottsdale Road and 7025 North Scottsdale Road (Scottsdale Seville Shopping Center and Scottsdale Plaza Resort private driveways) is signalized. This intersection is located approximately 570 feet north of Indian Bend Road. There are exclusive left-turn lanes on the northbound and southbound approaches, and an exclusive northbound right-turn lane. There are no lane markings on the eastbound and westbound approaches.
- The intersection of Scottsdale Road and Hummingbird Lane is stop controlled on the eastbound and westbound approaches.
- The intersection of Scottsdale Road and the secondary site driveway located approximately 360 feet south of Hummingbird Lane is stop controlled on the westbound approach.

Existing Volumes –

- There are 33,939 daily vehicles on Scottsdale Road south of Hummingbird Lane

Existing Speed Limits –

- Scottsdale Road has a posted speed limit of 45 miles per hour.
- Indian Bend Road has a posted speed limit of 40 miles per hour.
- Hummingbird Lane has a posted speed limit of 25 miles per hour.

Collision Information –

The intersection of Scottsdale Road and Indian Bend Road experienced 57 collisions from 2011-2013. The majority of collisions are angled collisions.

The intersection of Scottsdale Road and Hummingbird experienced five (5) collisions from 2011-2013. Four of the five collisions were angled collisions.

Proposed Development:

Description – Approval of the proposed site plan and stipulation amendments would allow an increase of 204 dwelling units, for a total number of 684 units. The condominiums units and associated amenities are spread among seven buildings located on 44-acre site.

Note: The traffic analysis was based upon the initial proposal of 684 total units. This has been updated to a proposed 673 units; however, the traffic analysis has not been revised to reflect this reduction in unit count.

Site Access – The applicant is proposing to have main site access from the existing intersection of Scottsdale Road and Hummingbird Lane. Secondary access is proposed to be the right-in/right-out driveway currently located approximately 360 feet south of the intersection of Scottsdale Road and Hummingbird Lane. It is proposed that the secondary driveway be relocated approximately 70 feet south of its current location.

TRIP GENERATION COMPARISON TABLE:

	Daily Total	AM Peak Hour			PM Peak Hour		
		In	Out	Total	In	Out	Total
Proposed - Luxury Condo/Townhouse 684 DU	3,975	88	295	383	237	139	376
Previously Approved - Luxury Condo/Townhouse 480 DU	2,790	62	207	269	166	98	264
Increase/Decrease	+1,185	+26	+88	+114	+71	+41	+112

*There are 387 remaining units to be built; approximately 93 units are occupied.

Traffic Analysis:

Intersection Level of Service – Using a 2016 and 2021 horizon year with traffic generated by the build out of the proposed development, the anticipated intersection levels of service are shown below.

2016 with Development:

- Scottsdale Road and Indian Bend:
 - o LOS D or better for all movements during peak hours.
 - o AM Peak LOS – LOS D
 - o PM Peak LOS – LOS D
- Scottsdale Road and 7025 North (Seville):
 - o LOS E for westbound left turn during AM peak hour.
 - o Overall LOS AM Peak – LOS A

- Overall LOS PM Peak – LOS A
- Scottsdale Road and Hummingbird (Main Site Driveway):
 - LOS F for eastbound and westbound approaches during peak hours.
 - LOS F for southbound left turn during PM peak hour.
- Scottsdale Road and Secondary Site Driveway
 - LOS D or better during peak hours.

2021 with Development:

- Scottsdale Road and Indian Bend:
 - LOS E for eastbound through during PM peak hour.
 - AM Peak LOS – LOS D
 - PM Peak LOS – LOS D
- Scottsdale Road and 7025 North (Seville):
 - LOS F for westbound left turn during AM peak hour.
 - LOS F for westbound left turn during PM Peak hour.
 - Overall LOS AM Peak – LOS A
 - Overall LOS PM Peak – LOS A
- Scottsdale Road and Hummingbird (Main Site Driveway):
 - LOS F for eastbound and westbound approaches during peak hours.
 - LOS F for southbound left turn during PM peak hour.
 - LOS E for northbound left turn during the PM Peak hour.
- Scottsdale Road and Secondary Site Driveway:
 - LOS D or better during peak hours.

The intersection of Scottsdale Road and Hummingbird Lane was also analyzed as a signalized intersection, and found to operate at LOS C or better during the peak hours under signalized control. The signalized intersection of Scottsdale Road and 7025 (Seville) is anticipated to operate at an LOS A under this scenario.

Additional Traffic Volumes – With the additional site generated traffic and the proposed site access, development of the site is estimated to increase daily traffic volumes along Scottsdale Road by 2,576 vehicles and along Indian bend Road by 1,374 vehicles. Both streets have adequate capacity to handle this additional traffic.

Additional Information:

The City of Scottsdale Transportation department performed analysis of the existing unit count and the proposed unit count and how it impacted the potential for the intersection of Scottsdale Road and Hummingbird Lane to meet traffic signal warrants. Under the existing approved unit count (480 units) it is likely that only one warrant, the peak hour warrant would be met at this location. Under the proposed 680 unit count, it is likely that multiple warrants; the Peak Hour, 4-hour, and 8-hour warrants, will be met.

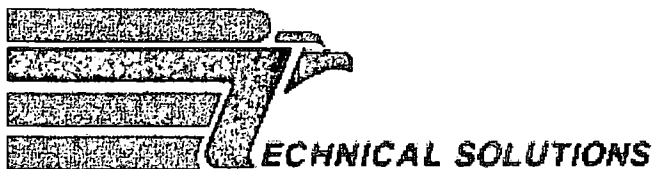
Summary:

The approval of the zoning district change for the proposed Artesia Residential will result in an estimated 3,975 trips generated per day to and from the project site. The development is estimated to generate 383 a.m. peak hour trips, and 376 p.m. peak hour trips. This represents an increase of 1,185 daily trips over the approved Artesia development.

With the addition of the proposed site generated traffic, operations at the intersections in the vicinity of the site will operate at acceptable LOS levels (LOS D or better) overall, with specific movements experiencing poor levels of service during the peak hours.

Comments/Concerns:

- If the development is approved, the increase in the number of dwelling units from 480 to 684 will likely result in requests for a traffic signal at the intersection of Scottsdale Road and Hummingbird Lane. Left-turn movements at uncontrolled intersections along arterial streets such as this one are difficult during certain times of the day when traffic is heavy on the major street.
- The Transportation Department is concerned with the potential of a traffic signal at Hummingbird Lane (main site driveway) due to the close proximity to the 7025 North Scottsdale Road (Scottsdale Seville and Scottsdale Plaza Resort) traffic signal located approximately 725 feet to the south and the impacts to operation and progression of traffic on Scottsdale Road.
- Currently, residents of the Artesia residents can access the traffic signal 7025 North Scottsdale Road by crossing through the adjacent property to the south. This connection acts as an alternative route to access southbound Scottsdale Road. The City does not have any public access rights over this connection, and therefore cannot ensure that this alternative access will remain in place over time.
- The previous case stipulations required the applicant to pay an in-lieu fee of \$80,000 for future traffic signal construction at Hummingbird Lane (main site entrance). Transportation staff is recommending that this money be refunded to the applicant as a traffic signal at this location is not supported. The need for the traffic will be evaluated in the future as the development nears completion and full occupancy.
- Note: The traffic analysis was based upon the initial proposal of 684 total units. This has been updated to a proposed 673 units; however, the traffic analysis has not been revised to reflect this reduction in unit count.



CITIZEN REVIEW & NEIGHBORHOOD INVOLVEMENT REPORT
7171 N. Scottsdale Road
Artesia
January 21, 2015

Overview

This citizen outreach and neighborhood involvement report is being performed in association with a development plan amendment to the existing approved site plan of approximately 17+/- gross acres located at 7171 N. Scottsdale Road. The request is for a development plan amendment of a portion of the R-5 PCD site to allow for a reallocation of building height and additional density for the units planned along the golf course. The developer is also proposing a site modification to the C-1 PCD portion of the property along Scottsdale Road to improve access to the property. As part of the request, this citizen review and neighborhood involvement report has been prepared and will be updated throughout the process.

The entire project team is sensitive to the importance of neighborhood involvement and creating a relationship with property owners, residents, business owners, homeowners associations, and other interested parties. Communication with these parties will be ongoing throughout the process. Work on compiling stakeholders and preparing for the neighborhood outreach began prior to the application filing and will continue throughout the process.

Community Involvement

The project team has been in contact with the current Artesia property owners for over 18 months. In addition, an informational flyer was sent to the property owners in Traviata in January and project information was provided to the Traviata HOA leadership. Outreach into the community via phone calls, emails, and personal meetings have been ongoing since that time and will continue throughout the process. Members of the outreach team continued to be available to meet with any neighbors who wished to discuss the request and were contactable via telephone and email to answer any questions.

Surrounding property owners and other interested parties were noticed via first class mail regarding the zoning request. This notification contained information about the

request, contact information to receive additional information, and the opportunity to give feedback. The notification also contained information regarding a Neighborhood Open House that took place on Thursday, May 8th, 2014 for anyone who wished to learn more about the request. This Open House was held at the Scottsdale Plaza Resort (7200 N. Scottsdale Road) from 5:00 p.m. to 6:00 p.m. 43 interested neighbors attended the Open House, most of which were current Artesia residents. Attendees were generally supportive of the project with most comments revolving around the building design and the timing of construction for the clubhouse.

Since the Open House, the outreach team has followed up several times with the Traviata neighborhood leadership. A meeting held on Friday, January 9th at 3 pm with Wendy Riddell, Susan Bitter Smith and Sharon Ives at the Starbucks located at Indian Bend and Scottsdale Road resulted in an agreement to lower the height of the southeast building adjacent to Traviata and a correlating reduction of density via the removal of several units. We have also provided additional material from the traffic engineer and information regarding construction practices to address other concerns. In addition, the outreach team has answered other questions from several Artesia neighbors who were unable to attend the Open House.

A vital part of the outreach process is to allow people to express their concerns and understand issues and attempt to address them in a professional and timely matter. As previously stated the entire team realizes the importance of the neighborhood involvement process and is committed to communication and outreach for the request.

Attachments:

Notification letter
Notification list
Sign-in sheets
Comment Cards
Affidavit of posting
Traviata Flyer

Carr, Brad

From: kerrie.olson <kerrie.olson@att.net>
Sent: Thursday, August 14, 2014 7:25 PM
To: Carr, Brad
Subject: Please help!

Dear Mr. Carr,

I am writing to you concerning the new development at 7245 N. Scottsdale Rd. I am a current homeowner in the adjacent Traviata community. We were concerned with proposed 480 unit complex that was originally approved for construction. It is my understanding that now the owner is petitioning for an increase to 684 units! We are strictly opposed to this change. Our privacy is at risk, our peace and quiet would certainly be distributed by this magnitude of occupancy a stone's throw away and the increase in traffic and automobile fumes would violate our right to breathe clean air. With that quantity of units and residents basically living on top of one another in such a condensed area our community would be changed forever. Please communicate our concerns to the city council and help us allow for a more reasonable development and maintain our comfortable living situation that we have worked hard to create.

Thank you for your time.

Kerrie Olson
7027 N. Scottsdale Rd. #140
Paradise Valley, AZ 85253

Sent from my Verizon Wireless 4G LTE Smartphone

Item
JAMES TAYLOR
9627 W. SUNDRIE RD #276
'TANITA CHROMIUMS'
SUNDRIE, IL 65253
June 13/2014

ATTN: MR. RAND CARR

RE: "HOLERS" CASE # 2-EN-0007 #2 and the "request for approval to amend the development plan, to allow for re-allocation in building height & density..."

I am an original homeowner of TANITA CHROMIUMS, having lived here year round for 10 years. I purchased on this site to make full time home for retirement.

I chose this location for several reasons that I feel would be nullified if the above mentioned development plan gets approved.

1) Being a property owner in McCaskey, I am appalled to me, with the planning structure included walking/parking-use ^{trails}, golf courses & other features & beautifully designed landscaping. The placement of any large commercial areas/hospitals were placed so as not to distract from this ambience or detract from residential areas.

2) TANITA; being tucked up to ag's center & with its SPACIOUS TERRAINED AREAS LOOKING ATTRACTIVE WE HOMEOWNERS WHO FEEL SAFE WALKING DOGS, BIKING & JOGGING

3) CRIME & TRAFFIC ACCIDENTS ARE RELATIVELY LOW IN OUR NEIGHBORHOOD

I SAY LEAVE THE "CEMENT JUNGLES" FOR NEW YORK CITY
& KEEP OUR BEAUTIFUL SUNDRIE "THE BEST LIFELINE CITY"

THANKS,

JAMES TAYLOR

Carr, Brad

From: Connie Johnson <cljfoxy@q.com>
Sent: Wednesday, August 13, 2014 7:13 PM
To: Carr, Brad
Subject: I am a Traviata homeowner

Dear Mr. Carr,

I am an original homeowner at Traviata since it opened about 10 years ago. I am very concerned about Artesia's plans to build a 4 story building just north of me and am against their increasing the condo units from the approved 480 units to 684 units.

The 4 story building will take away our privacy and our views, cause heavy traffic problems. Please take my concerns to the City Council and do whatever you can to keep their plans to the ones originally approved. It is frustrating to have invested in property, been pleased with the purchase only to find that what you thought was approved and planned next door is possibly being changed.

Thank you for your help

Sincerely

Connie Johnson
Unit #139 Traviata

Carr, Brad

From: Lou Azza <lazza@cox.net>
Sent: Wednesday, August 13, 2014 7:27 AM
To: Carr, Brad
Subject: Proposed Changes to Artesia

Site location: 7245 N Scottsdale Rd

Case Name: Artesia

Case Number: 2-ZN-2005 #2

As a property owner in the neighboring Traviata community I would like to express my concerns regarding the proposed changes to the development plans for the Artesia multiple-family, residential planned community (R-5 PCD). The original site plan, which was approved by the city council when Starpointe was the developer, called for 480 residences on this 17 acre site and a height restriction of two stories for those buildings that abutted the neighboring property of Traviata. Taller residences could be built in the center of the development or closer to the commercial portion of Artesia. Increasing the density to allow for almost 700 residences would have adverse effects on both the neighboring residential communities and the city of Scottsdale as a whole.

First of all, the addition of almost 200 residences has the potential of increasing the traffic flow from this property by as much as 400 or more cars, allowing for two car families and the fact that residents might be exiting or entering the property several times per day. That estimate may actually be on the low side. In any event, that much additional traffic on N Scottsdale Rd, which is already stressed during the rush hours, would have a detrimental effect on traffic flow along this much used north-south corridor. Add to this the fact that this additional traffic, when wishing to head east from N Scottsdale Rd, would probably be using McCormick Parkway and Indian Bend Rd then the impact is greater than just the immediate area. Traffic on these two roads feeds into the McCormick Stillman Railroad Park, McCormick Ranch Golf Course, Hayden Rd, and the Salt River baseball complex among other popular destinations.

Secondly, the request to increase site density translates into increasing the heights of those building that Starpointe had proposed to be two stories to compliment the design of the neighboring Traviata community. Traviata residents would have neighboring buildings that did not totally obstruct their views of the surrounding landscape. The city council recognized the wisdom of preserving harmony between neighbors by approving this original development proposal. Hopefully, this sense of fairness is still alive and well in keeping with the "Most Livable City" accolade that the city proudly displays on its welcome signs.

I urge the city council to stand firm on the original Starpointe approved development plan (480 residences) and reject the request to increase the site density and the height of the buildings that abut Traviata.

Carr, Brad

From: Beverly Stamp <pighuckleberryfarm@yahoo.com>
Sent: Sunday, August 10, 2014 12:51 PM
To: Carr, Brad; dnddeal@q.com Sharon Ives
Subject: Artesia changes

My name is Beverly Stamp and I am a homeowner at Traviata Condominiums. My husband and I attended the information meeting for Artesia changes at the Scottsdale Plaza Resort and left with an impression of total confusion and empty promises. We met several owners of Artesia and all were disgusted with the direction for the future plans...they said they had broken many promises and plans! We would hope you would consider the negative impact of the proposed plans and would hold on to the quality and integrity of the area...it is a unique area which warrants NOT compromising the plan! I served on a planning commission in Michigan and know how important it is to stay with the plan and not make variances....the entire area is effected! We would hope you would present our concerns for the higher density of population and keep the area an elite area that can be enjoyed! John and Beverly Stamp

Sent from my iPad

8-8-14

To: Brad Carr and the Scottsdale City Council
Concerns: Regarding the Artesia Development Plan

From: Mike and Ginny Blake
619 Mighty Acres Drive
Grand Forks, ND 58201

Also: Property owners of a condo in Traviata
7027 North Scottsdale Road, Unit # 136
Scottsdale AZ 85253

First of all, thank you for sending us a post card on the “request for approval to amend the development plan” by the Artesia group. Since we live out of state we pay close attention to any mail that comes from Arizona. We are writing to you because we have concerns about the proposed changes to the Artesia community next to our property.

We live in North Dakota and have vacationed in Scottsdale for many years. In 2012 we decided to buy property in Scottsdale. We settled on purchasing a second home in Scottsdale because of its breathtaking views, clean and spacious atmosphere, easy commutes and relatively little traffic for a city, and lots of greens and resorts.

In hearing about Artesia’s development plans next to our community, we have many concerns.

- Building Height: Artesia is proposing to build a 4-story building right next to our 2 story residential buildings in Traviata. If this happens ... we will no longer have any views of scenic Scottsdale. Right now we see both Camelback and McDowell Mountains from our condo.
- Increased Density: The owner of Artesia is wanting the approval for 700 residences on their property. When the former owner of Artesia (Starpointe) was going to build on this land, they received the approval from the Scottsdale City Council to build 480 residences. Starpointe’s approved plan was to build a two-story townhome/patio home community next to Traviata.
- Increased Traffic: With 700 residences ... comes vehicles. Most families/residences now days have more than one vehicle. There could be anywhere from 700 to 1400 vehicles coming out of that community. We are concerned about the traffic that it’s going to bring to Scottsdale Road ... especially since it’s near the intersection of Scottsdale Road and Indian Bend.
- Decreased Water Pressure: With 700 residences next door, what will that do to our water pressure? Right now our water pressure is average. We have concerns this will deteriorate.

Thank you for considering all of the facts in this case ...before voting to approve Artesia’s plans. Please keep the “flavor” of what Scottsdale is known for: breathtaking views, clean and spacious living, easy and timely commutes, and a great quality of life.

Thank you for considering this very important matter.
Sincerely,

Mike and Ginny Blake

Carr, Brad

From: Ruenger, Jeffrey
Sent: Tuesday, August 05, 2014 11:27 AM
To: Carr, Brad; Castro, Lorraine
Subject: FW: Proposed changes to the Artesia community, Case Number 2-ZN-2005#2
Attachments: Concerns regarding the proposed changes to the Artesia community.docx

From: CenturyLink Customer [<mailto:dndeal@q.com>]
Sent: Tuesday, August 05, 2014 10:31 AM
To: Projectinput
Subject: Proposed changes to the Artesia community, Case Number 2-ZN-2005#2

Mr. Brad Carr and other Scottsdale City Planning members,

I am a property owner in Traviata, a residential community which is located right next to Artesia. Myself, and other home owners in Traviata are very concerned about the proposed changes that the new owner of the Artesia property is asking for. I have attached a summation of those concerns. I am very familiar with the Artesia site and what was approved for it in the past when Starpointe owned the property. I actually worked for Starpointe Development for several years and saw first hand the approved site plans. So the information that I have attached, is from a very knowledgeable and informed neighbor and former employee.

I look forward to our meeting tomorrow, Wednesday, August 6th at 2:00.

**Sincerely,
Sharon Ives**

--
Sharon Ives
Associate Broker
(480) 262-1292

Carr, Brad

From: Ruenger, Jeffrey
Sent: Wednesday, July 30, 2014 1:52 PM
To: Castro, Lorraine; Cookson, Frances; Carr, Brad
Subject: FW: Case Name: Artesia, Case Number:2-ZN-2005#2
Attachments: Notice.pdf

From: Harlan Fleece [<mailto:hfleece@gmail.com>]
Sent: Tuesday, July 29, 2014 5:33 PM
To: Projectinput
Subject: Case Name: Artesia, Case Number:2-ZN-2005#2

I reside in the Artesia development at 7291 N Scottsdale Road. I recently received the above postcard referencing the above proposed developer changes. After reading the proposed changes I am very much opposed to the developer's huge increase in density request. The reasons are:

- 1) The proposed increase in density and number of units is not in line with the surrounding developments. The existing development within Artesia and the surrounding developments have a much lower overall density. The increased density will almost certainly have negative impacts on property values within the existing Artesia development.
- 2) The total increase in requested units from 480 to 684 represents an increase in density from 12.3 units per acre to 17.8 units per acre or an increase in units of 42.5% and a density increase of 44.7%. These are ENORMOUS increases in the original approved plan for Artesia and will negatively impact the following:
 - a. Greater traffic in an already congested area of the Scottsdale Road/Indian Bend corridor.
 - b. Amount of land allocated to resident parking does not appear to be sufficient with the increase in units (there is not a 50% increase in parking spaces). This could lead to a severe shortage of available above ground and guest parking facilities.
 - c. Increases in air pollution in an already congested area.
- 3) Less open space per resident potentially causing increased tensions and anxiety among residents and a lower overall quality of life (A recent study from the area of environmental psychology is that of Annie Moch, Florence Bordas and Daniele Hermand (1996) that studies density subjectively perceived by the residents of collective housing estates from dense areas of Paris, respectively the 13th arrondissement. The researchers note that the need for privacy in the home is a basic need in relation to housing, with decisive influences on social life, while the lack of satisfying this need can have extremely negative influence on social life. Also, the feeling of congestion can be attributed to a number of different reasons, such as physical, social or individual factors).

In short, the increase requested by iStar is way out of line with the original plan. I could probably be in favor of a small increase in density but certainly NOT a close to 50% increase.

Sincerely,

Harlan S. Fleece

Carr, Brad

From: Ruenger, Jeffrey
Sent: Monday, July 21, 2014 12:20 PM
To: Carr, Brad
Subject: FW: Artesia - Case Number 2-ZN-2005#2

-----Original Message-----

From: eric babins [<mailto:ericbabins@me.com>]
Sent: Sunday, July 20, 2014 10:00 PM
To: Projectinput
Subject: Artesia - Case Number 2-ZN-2005#2

I currently live at this complex, seasonally. I wonder if the plan includes a fitness centre. A fitness centre was part of the original plan for phase 2, which was never developed. While I do see that building 3 has no units as it is a pool building I do not see a fitness centre as part of that building in the plans presented.

Do you know if there is a plan to incorporate a fitness centre as part of this new development?

Thank you,

Eric Babins
Unit 1007

Sent from my iPad

Sent from my iPad

Carr, Brad

From: Ruenger, Jeffrey
Sent: Thursday, July 17, 2014 9:15 AM
To: Carr, Brad; Castro, Lorraine; Cookson, Frances
Subject: FW: Case Number 2-zn-2005#2, Artesia

-----Original Message-----

From: etzelb1@aol.com [<mailto:etzelb1@aol.com>]
Sent: Thursday, July 17, 2014 8:22 AM
To: Projectinput
Subject: Case Number 2-zn-2005#2, Artesia

Dear Sir/Madam,

Please reject the additional height and density additions to this planned community. This was approved several years ago, and should remain as previously approved.

I reside at Traviata Community just south of this property and this would greatly impact traffic, building height, and unnecessary density.

I strongly recommend rejection of Artesia's request to change their plans.

Barney Etzel
510-541-2564



Angela Dalessandro
6107 N. Scottsdale Road
Scottsdale, AZ 85250
(480) 664-9238

September 23, 2014

Mayor and City Council Members
City of Scottsdale
3939 N Drinkwater
Scottsdale, AZ 85251

Dear Mayor and City Council Members:

I'm writing this letter to urge you to support the proposed amendment to the existing approved site plan for Artesia in Scottsdale. This area could certainly benefit from this project finally being completed. As the community grows, it is important for our surroundings to grow with it. This newly proposed plan will result in increased open space and an overall reduction in height. Please vote in approval of this wonderful project amendment.

Sincerely,



angela Dalessandro

Lynn Lutzker
Owner
(480) 998-9069



6107 N. Scottsdale Rd.
Scottsdale, AZ 85250

September 23, 2014

Mayor and City Council Members
City of Scottsdale
3939 N Drinkwater
Scottsdale, AZ 85251

Dear Mayor and City Council Members:

I want to express my support for the proposed amendment to the Artesia site plan at Indian Bend & Scottsdale Road. I believe that completion of this project will bring more residents to Scottsdale and be a big benefit to the local business owners. In addition the new plan will increase setbacks, increase open space, and decrease height in many places.

I hope you vote in favor of this exciting, new proposal.

Sincerely,

A handwritten signature in black ink, appearing to read "Lynn Lutzker", written in a fluid, cursive style.

Mikki Fretz
6107 N. Scottsdale Rd., #108
Scottsdale, AZ 85250
(480) 998-8600



September 24, 2014

**Mayor and City Council Members
City of Scottsdale
3939 N Drinkwater
Scottsdale, AZ 85251**

Dear Mayor and City Council Members:

I'm writing this letter to urge you to support the proposed amendment to the existing approved site plan for Artesia in Scottsdale. This area could certainly benefit from this project finally being completed. As the community grows, it is important for our surroundings to grow with it. This newly proposed plan will result in increased open space and an overall reduction in height. Please vote in approval of this wonderful project amendment.

Sincerely,

A handwritten signature in black ink, appearing to be 'Mikki Fretz', written over a horizontal line.

Ryan Boehime
(480) 968-0268



6107 N. Scottsdale Rd., #107
Scottsdale, AZ 85250

September 24, 2014

Mayor and City Council Members
City of Scottsdale
3939 N Drinkwater
Scottsdale, AZ 85251

Dear Mayor and City Council Members:

As an employee of a nearby business, I feel that it is my duty to express my support as well as to encourage you to approve the proposed amendment to the previously approved Artesia site plan. This project will certainly enhance the area with anticipated residents that are seeking a home within this delightful location. With nearby attractions and close proximity to Downtown Scottsdale, Kierland, and Scottsdale Quarter these condominiums will be a great benefit to this area and Scottsdale as a whole.

I am looking forward to the continuation of this project and hope that you vote in favor of this exciting development.

Sincerely,



Rochelle Gutierrez
6107 N. Scottsdale Rd., #103
Scottsdale, AZ 85250
(480) 788-2360

September 24, 2014

*Mayor and City Council Members
City of Scottsdale
3939 N Drinkwater
Scottsdale, AZ 85251*

Dear Mayor and City Council Members:

As an employee of a nearby business, I feel that it is my duty to express my support as well as to encourage you to approve the proposed amendment to the previously approved Artesia site plan. This project will certainly enhance the area with anticipated residents that are seeking a home within this delightful location. With nearby attractions and close proximity to Downtown Scottsdale, Kierland, and Scottsdale Quarter these condominiums will be a great benefit to this area and Scottsdale as a whole.

I am looking forward to the continuation of this project and hope that you vote in favor of this exciting development.

Sincerely,

A large, stylized handwritten signature in black ink, consisting of several loops and a long horizontal stroke extending to the right.

THE JOINT

DYOR ZAMORANO

6107 N. SCOTTSDALE RD. #102

SCOTTSDALE, AZ 85250

(480) 426-8405

September 24, 2014

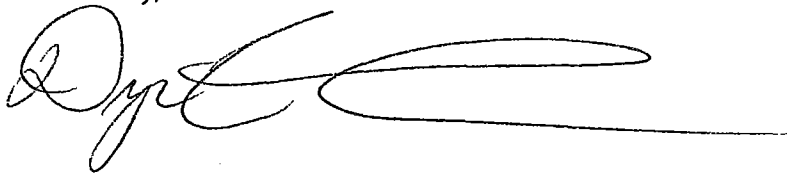
Mayor and City Council Members
City of Scottsdale
3939 N Drinkwater
Scottsdale, AZ 85251

Dear Mayor and City Council Members:

I want to express my support for the proposed amendment to the Artesia site plan at Indian Bend & Scottsdale Road. I believe that completion of this project will bring more residents to Scottsdale and be a big benefit to the local business owners. In addition the new plan will increase setbacks, increase open space, and decrease height in many places.

I hope you vote in favor of this exciting, new proposal.

Sincerely,

A handwritten signature in black ink, appearing to read 'Dyor Zamorano', followed by a long horizontal line extending to the right.

Roberto Rossinove
Owner
(480) 948-9928



6107 N. Scottsdale Rd., #115
Scottsdale, AZ 85250

September 24, 2014

Mayor and City Council Members
City of Scottsdale
3939 N Drinkwater
Scottsdale, AZ 85251

Dear Mayor and City Council Members:

I'm writing this letter to urge you to support the proposed amendment to the existing approved site plan for Artesia in Scottsdale. This area could certainly benefit from this project finally being completed. As the community grows, it is important for our surroundings to grow with it. This newly proposed plan will result in increased open space and an overall reduction in height. Please vote in approval of this wonderful project amendment.

Sincerely,

Roberto Rossinove
A large, stylized handwritten signature of Roberto Rossinove, written in dark ink.

Gotta Have It!

Cathy Turchan

6137 N. Scottsdale Rd., #101
Scottsdale, AZ 85250

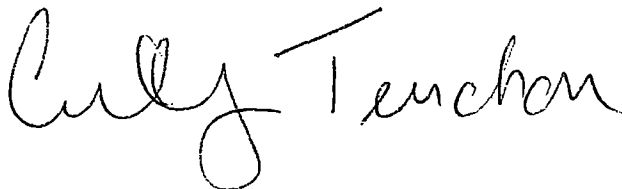
September 24, 2014

Mayor and City Council Members
City of Scottsdale
3939 N Drinkwater
Scottsdale, AZ 85251

Dear Mayor and City Council Members:

I'm writing this letter to urge you to support the proposed amendment to the existing approved site plan for Artesia in Scottsdale. This area could certainly benefit from this project finally being completed. As the community grows, it is important for our surroundings to grow with it. This newly proposed plan will result in increased open space and an overall reduction in height. Please vote in approval of this wonderful project amendment.

Sincerely,

A handwritten signature in black ink that reads "Cathy Turchan". The signature is written in a cursive style with a large, looped "C" and a long, sweeping underline.

Hall of Frames

John Marshall

6149 N. Scottsdale Rd., Suite 104

Scottsdale, AZ 85250

(480) 991-6622

September 24, 2014

Mayor and City Council Members

City of Scottsdale

3939 N Drinkwater

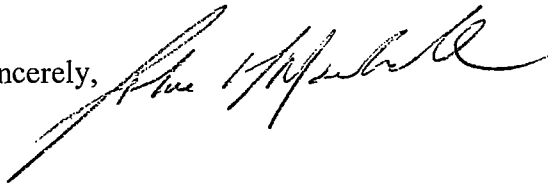
Scottsdale, AZ 85251

Dear Mayor and City Council Members:

As an employee of a nearby business, I feel that it is my duty to express my support as well as to encourage you to approve the proposed amendment to the previously approved Artesia site plan. This project will certainly enhance the area with anticipated residents that are seeking a home within this delightful location. With nearby attractions and close proximity to Downtown Scottsdale, Kierland, and Scottsdale Quarter these condominiums will be a great benefit to this area and Scottsdale as a whole.

I am looking forward to the continuation of this project and hope that you vote in favor of this exciting development.

Sincerely,

A handwritten signature in black ink, appearing to read "John Marshall", written over a horizontal line.

Allure Nail

Tin Le, Owner

6149 N. Scottsdale Rd., #103

Scottsdale, AZ 85250

(480) 948-8072

September 24, 2014

Mayor and City Council Members

City of Scottsdale

3939 N Drinkwater

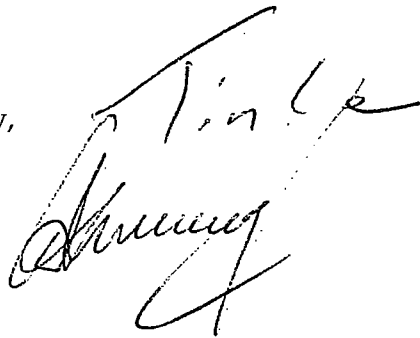
Scottsdale, AZ 85251

Dear Mayor and City Council Members:

I want to express my support for the proposed amendment to the Artesia site plan at Indian Bend & Scottsdale Road. I believe that completion of this project will bring more residents to Scottsdale and be a big benefit to the local business owners. In addition the new plan will increase setbacks, increase open space, and decrease height in many places.

I hope you vote in favor of this exciting, new proposal.

Sincerely,

A handwritten signature in black ink, appearing to read "Tin Le", written over a dotted line. The signature is stylized with a large, sweeping "T" and a long, horizontal stroke at the end.



Erno Kartnik
8777 N. Scottsdale Rd.
Scottsdale, AZ 85253
480.947.3214

September 25, 2014

Mayor and City Council Members
City of Scottsdale
3939 N Drinkwater
Scottsdale, AZ 85251

Dear Mayor and City Council Members:

I'm writing this letter to urge you to support the proposed amendment to the existing approved site plan for Artesia in Scottsdale. This area could certainly benefit from this project finally being completed. As the community grows, it is important for our surroundings to grow with it. This newly proposed plan will result in increased open space and an overall reduction in height. Please vote in approval of this wonderful project amendment.

Sincerely,

A handwritten signature in black ink, appearing to read "Erno Kartnik". The signature is fluid and stylized, with a large, sweeping "E" and "K".

Deborah Hillerd
(480) 951-2500



8777 N. Scottsdale Rd., #302
Scottsdale, AZ 85253

September 24, 2014

Mayor and City Council Members
City of Scottsdale
3939 N Drinkwater
Scottsdale, AZ 85251

Dear Mayor and City Council Members:

I'm writing this letter to urge you to support the proposed amendment to the existing approved site plan for Artesia in Scottsdale. This area could certainly benefit from this project finally being completed. As the community grows, it is important for our surroundings to grow with it. This newly proposed plan will result in increased open space and an overall reduction in height. Please vote in approval of this wonderful project amendment.

Sincerely,

Deborah Hillerd



Rayne Erwin
8787 N. Scottsdale Rd., #234
Scottsdale, AZ 85253
(480) 951-6445

September 24, 2014

Mayor and City Council Members
City of Scottsdale
3939 N Drinkwater
Scottsdale, AZ 85251

Dear Mayor and City Council Members:

As an employee of a nearby business, I feel that it is my duty to express my support as well as to encourage you to approve the proposed amendment to the previously approved Artesia site plan. This project will certainly enhance the area with anticipated residents that are seeking a home within this delightful location. With nearby attractions and close proximity to Downtown Scottsdale, Kierland, and Scottsdale Quarter these condominiums will be a great benefit to this area and Scottsdale as a whole.

I am looking forward to the continuation of this project and hope that you vote in favor of this exciting development.

Sincerely,

A handwritten signature in black ink, appearing to read "Rayne Erwin", followed by a long, horizontal flourish.

D S The Studio

Linda Harris

8787 N. Scottsdale Rd., Suite 230 • Scottsdale, AZ 85253 • (480) 348-1776

September 25, 2014

Mayor and City Council Members
City of Scottsdale
3939 N Drinkwater
Scottsdale, AZ 85251

Dear Mayor and City Council Members:

I'm writing this letter to urge you to support the proposed amendment to the existing approved site plan for Artesia in Scottsdale. This area could certainly benefit from this project finally being completed. As the community grows, it is important for our surroundings to grow with it. This newly proposed plan will result in increased open space and an overall reduction in height. Please vote in approval of this wonderful project amendment.

Sincerely,

A handwritten signature in black ink that reads "Linda Harris". The signature is written in a cursive, flowing style with a large loop at the beginning of the first name.

RITZY RAGS & SHOES

CHERISE BARTER
8787 N. SCOTTSDALE RD
SCOTTSDALE, AZ 85253
(480) 596-0533

September 24, 2014

Mayor and City Council Members
City of Scottsdale
3939 N Drinkwater
Scottsdale, AZ 85251

Dear Mayor and City Council Members:

As an employee of a nearby business, I feel that it is my duty to express my support as well as to encourage you to approve the proposed amendment to the previously approved Artesia site plan. This project will certainly enhance the area with anticipated residents that are seeking a home within this delightful location. With nearby attractions and close proximity to Downtown Scottsdale, Kierland, and Scottsdale Quarter these condominiums will be a great benefit to this area and Scottsdale as a whole.

I am looking forward to the continuation of this project and hope that you vote in favor of this exciting development.

Sincerely,

A handwritten signature in cursive script, reading "Cherise Barter". The signature is written in dark ink and is positioned below the word "Sincerely,".

RITZY RAGS & SHOES

MARIA ZEMLOCK
8787 N. SCOTTSDALE RD
SCOTTSDALE, AZ 85253
(480) 596-0533

September 24, 2014

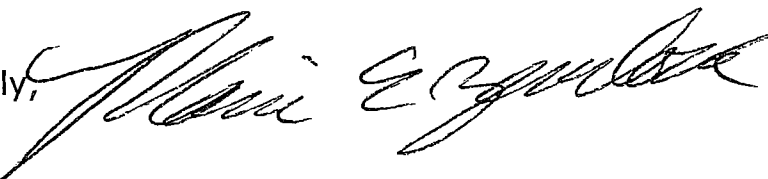
Mayor and City Council Members
City of Scottsdale
3939 N Drinkwater
Scottsdale, AZ 85251

Dear Mayor and City Council Members:

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I am looking forward to the continuation of this project and hope that you vote in favor of this exciting development.

Sincerely,



Designer Studio

Denise Rigi (Owner)

8787 N. Scottsdale Rd., #218

Scottsdale, AZ 85255

(480)

September 25, 2014

Mayor and City Council Members
City of Scottsdale
3939 N Drinkwater
Scottsdale, AZ 85251

Dear Mayor and City Council Members:

I'm writing this letter to urge you to support the proposed amendment to the existing approved site plan for Artesia in Scottsdale. This area could certainly benefit from this project finally being completed. As the community grows, it is important for our surroundings to grow with it. This newly proposed plan will result in increased open space and an overall reduction in height. Please vote in approval of this wonderful project amendment.

Sincerely,





Amy Castillo

8787 N. Scottsdale Rd., Suite 210 ♦ Scottsdale, AZ 85253 ♦ (480) 483-3888

September 25, 2014

Mayor and City Council Members
City of Scottsdale
3939 N Drinkwater
Scottsdale, AZ 85251

Dear Mayor and City Council Members:

I'm writing this letter to urge you to support the proposed amendment to the existing approved site plan for Artesia in Scottsdale. This area could certainly benefit from this project finally being completed. As the community grows, it is important for our surroundings to grow with it. This newly proposed plan will result in increased open space and an overall reduction in height. Please vote in approval of this wonderful project amendment.

Sincerely,



Carnie Wang

Owner

8787 N. Scottsdale Rd., Suite 214 ♦ Scottsdale, AZ 85253 ♦ (480) 483-3888

September 25, 2014

Mayor and City Council Members
City of Scottsdale
3939 N Drinkwater
Scottsdale, AZ 85251

Dear Mayor and City Council Members:

I' m writing this letter to urge you to support the proposed amendment to the existing approved site plan for Artesia in Scottsdale. This area could certainly benefit from this project finally being completed. As the community grows, it is important for our surroundings to grow with it. This newly proposed plan will result in increased open space and an overall reduction in height. Please vote in approval of this wonderful project amendment.

Sincerely,

del Adora

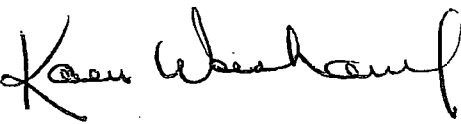
Karen Worsham
8787 N. Scottsdale Rd.
Scottsdale, AZ 85253
(480) 998-0011

September 25, 2014

Mayor and City Council Members
City of Scottsdale
3939 N Drinkwater
Scottsdale, AZ 85251

Dear Mayor and City Council Members:

I'm writing this letter to urge you to support the proposed amendment to the existing approved site plan for Artesia in Scottsdale. This area could certainly benefit from this project finally being completed. As the community grows, it is important for our surroundings to grow with it. This newly proposed plan will result in increased open space and an overall reduction in height. Please vote in approval of this wonderful project amendment.

Sincerely, 

Michaels Creative Jewelry

Julie Bartley

8787 N. Scottsdale Rd, Suite 204

Scottsdale, AZ 85253

(480) 607-2828

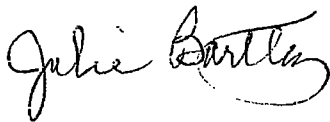
September 25, 2014

Mayor and City Council Members
City of Scottsdale
3939 N Drinkwater
Scottsdale, AZ 85251

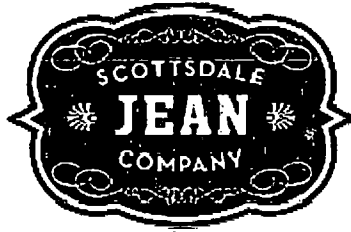
Dear Mayor and City Council Members:

I'm writing this letter to urge you to support the proposed amendment to the existing approved site plan for Artesia in Scottsdale. This area could certainly benefit from this project finally being completed. As the community grows, it is important for our surroundings to grow with it. This newly proposed plan will result in increased open space and an overall reduction in height. Please vote in approval of this wonderful project amendment.

Sincerely,

A handwritten signature in cursive script that reads "Julie Bartley". The signature is written in black ink and is positioned below the word "Sincerely,".

Cary Keenan
(480) 905-9300



8787 N. Scottsdale Rd., #124
Scottsdale, AZ 85253

September 25, 2014

Mayor and City Council Members
City of Scottsdale
3939 N Drinkwater
Scottsdale, AZ 85251

Dear Mayor and City Council Members:

As an employee of a nearby business, I feel that it is my duty to express my support as well as to encourage you to approve the proposed amendment to the previously approved Artesia site plan. This project will certainly enhance the area with anticipated residents that are seeking a home within this delightful location. With nearby attractions and close proximity to Downtown Scottsdale, Kierland, and Scottsdale Quarter these condominiums will be a great benefit to this area and Scottsdale as a whole.

I am looking forward to the continuation of this project and hope that you vote in favor of this exciting development.

Sincerely,

Robyn Djos
(480) 905-9300



8787 N. Scottsdale Rd., #124
Scottsdale, AZ 85253

September 25, 2014

Mayor and City Council Members
City of Scottsdale
3939 N Drinkwater
Scottsdale, AZ 85251

Dear Mayor and City Council Members:

As an employee of a nearby business, I feel that it is my duty to express my support as well as to encourage you to approve the proposed amendment to the previously approved Artesia site plan. This project will certainly enhance the area with anticipated residents that are seeking a home within this delightful location. With nearby attractions and close proximity to Downtown Scottsdale, Kierland, and Scottsdale Quarter these condominiums will be a great benefit to this area and Scottsdale as a whole.

I am looking forward to the continuation of this project and hope that you vote in favor of this exciting development.

Sincerely,

A Cool Breeze

Judy Adams (Owner)
8787 N. Scottsdale Rd., #113
Scottsdale, AZ 85253
(480) 663-3182

September 24, 2014

Mayor and City Council Members
City of Scottsdale
3939 N Drinkwater
Scottsdale, AZ 85251

Dear Mayor and City Council Members:

I want to express my support for the proposed amendment to the Artesia site plan at Indian Bend & Scottsdale Road. I believe that completion of this project will bring more residents to Scottsdale and be a big benefit to the local business owners. In addition the new plan will increase setbacks, increase open space, and decrease height in many places.

I hope you vote in favor of this exciting, new proposal.

Sincerely,





Two Hearts Nails

Ginny Le

8787 N. Scottsdale Rd., #112

Scottsdale, AZ 85253

480.998.1100

September 24, 2014

Mayor and City Council Members
City of Scottsdale
3939 N Drinkwater
Scottsdale, AZ 85251

Dear Mayor and City Council Members:

I want to express my support for the proposed amendment to the Artesia site plan at Indian Bend & Scottsdale Road. I believe that completion of this project will bring more residents to Scottsdale and be a big benefit to the local business owners. In addition the new plan will increase setbacks, increase open space, and decrease height in many places.

I hope you vote in favor of this exciting, new proposal.

Sincerely,

Tony Bolling (Owner)
(480) 991-7600



8787 N. Scottsdale Rd., #114
Scottsdale, AZ 85253

September 24, 2014

Mayor and City Council Members
City of Scottsdale
3939 N Drinkwater
Scottsdale, AZ 85251

Dear Mayor and City Council Members:

I want to express my support for the proposed amendment to the Artesia site plan at Indian Bend & Scottsdale Road. I believe that completion of this project will bring more residents to Scottsdale and be a big benefit to the local business owners. In addition the new plan will increase setbacks, increase open space, and decrease height in many places.

I hope you vote in favor of this exciting, new proposal.

Sincerely,

A handwritten signature in black ink, appearing to be "Tony Bolling", is written below the word "Sincerely,". The signature is stylized with a long, sweeping horizontal line extending to the right.

Gainey Village Cleaners

Kathryn Kindle

8989 N. Scottsdale Rd., #602 ♦ Paradise Valley, AZ 85253 ♦ (480) 368-7300

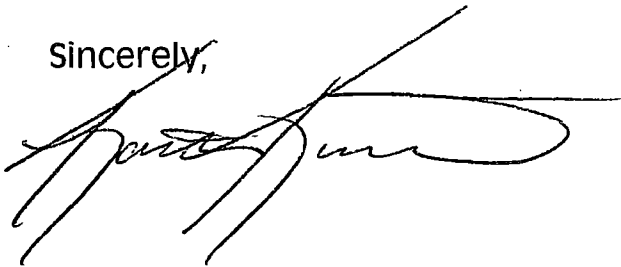
September 25, 2014

Mayor and City Council Members
City of Scottsdale
3939 N Drinkwater
Scottsdale, AZ 85251

Dear Mayor and City Council Members:

I'm writing this letter to urge you to support the proposed amendment to the existing approved site plan for Artesia in Scottsdale. This area could certainly benefit from this project finally being completed. As the community grows, it is important for our surroundings to grow with it. This newly proposed plan will result in increased open space and an overall reduction in height. Please vote in approval of this wonderful project amendment.

Sincerely,

A handwritten signature in black ink, appearing to read 'Kathryn Kindle', with a long, sweeping horizontal line extending to the right.



Leila Tsubahara
8877 N. Scottsdale Rd., #502
Scottsdale, AZ 85253
(480) 315-9335

September 25, 2014

Mayor and City Council Members
City of Scottsdale
3939 N Drinkwater
Scottsdale, AZ 85251

Dear Mayor and City Council Members:

As an employee of a nearby business, I feel that it is my duty to express my support as well as to encourage you to approve the proposed amendment to the previously approved Artesia site plan. This project will certainly enhance the area with anticipated residents that are seeking a home within this delightful location. With nearby attractions and close proximity to Downtown Scottsdale, Kierland, and Scottsdale Quarter these condominiums will be a great benefit to this area and Scottsdale as a whole.

I am looking forward to the continuation of this project and hope that you vote in favor of this exciting development.

Sincerely,



Sierra Bowman
8977 N. Scottsdale Rd., Suite 500
Scottsdale, AZ 85253
(480) 621-6074

September 25, 2014

Mayor and City Council Members
City of Scottsdale
3939 N Drinkwater
Scottsdale, AZ 85251

Dear Mayor and City Council Members:

As an employee of a nearby business, I feel that it is my duty to express my support as well as to encourage you to approve the proposed amendment to the previously approved Artesia site plan. This project will certainly enhance the area with anticipated residents that are seeking a home within this delightful location. With nearby attractions and close proximity to Downtown Scottsdale, Kierland, and Scottsdale Quarter these condominiums will be a great benefit to this area and Scottsdale as a whole.

I am looking forward to the continuation of this project and hope that you vote in favor of this exciting development.

Sincerely,

A handwritten signature in cursive script, appearing to read 'Sierra Bowman', is located below the 'Sincerely,' text.

two plates full

Tracy Ingle

8877 N. Scottsdale Rd., #404

Scottsdale, AZ 85253

480.443.3241

September 24, 2014

Mayor and City Council Members
City of Scottsdale
3939 N Drinkwater
Scottsdale, AZ 85251

Dear Mayor and City Council Members:

I want to express my support for the proposed amendment to the Artesia site plan at Indian Bend & Scottsdale Road. I believe that completion of this project will bring more residents to Scottsdale and be a big benefit to the local business owners. In addition the new plan will increase setbacks, increase open space, and decrease height in many places.

I hope you vote in favor of this exciting, new proposal.

Sincerely,

A handwritten signature in black ink, appearing to read "Tracy Ingle". The signature is fluid and cursive, with the first name "Tracy" and the last name "Ingle" clearly distinguishable.



Danielle Dorica

8877 N. Scottsdale Rd., #402 • Scottsdale, AZ 85253 • (480) 355-6600

September 25, 2014

Mayor and City Council Members
City of Scottsdale
3939 N Drinkwater
Scottsdale, AZ 85251

Dear Mayor and City Council Members:

I want to express my support for the proposed amendment to the Artesia site plan at Indian Bend & Scottsdale Road. I believe that completion of this project will bring more residents to Scottsdale and be a big benefit to the local business owners. In addition the new plan will increase setbacks, increase open space, and decrease height in many places.

I hope you vote in favor of this exciting, new proposal.

Sincerely,

A handwritten signature in black ink, appearing to read "Dani M. Dorica", with a long, sweeping horizontal line extending to the right.



Linda Sherf
6200 N. Scottsdale Rd.
Scottsdale, AZ 85253
(480) 822-6197

September 25, 2014

Mayor and City Council Members
City of Scottsdale
3939 N Drinkwater
Scottsdale, AZ 85251

Dear Mayor and City Council Members:

As an employee of a nearby business, I feel that it is my duty to express my support as well as to encourage you to approve the proposed amendment to the previously approved Artesia site plan. This project will certainly enhance the area with anticipated residents that are seeking a home within this delightful location. With nearby attractions and close proximity to Downtown Scottsdale, Kierland, and Scottsdale Quarter these condominiums will be a great benefit to this area and Scottsdale as a whole.

I am looking forward to the continuation of this project and hope that you vote in favor of this exciting development.

Sincerely,

A handwritten signature in black ink, appearing to read 'L Sherf', with a long horizontal line extending to the right.



Jenna Nickey
6200 N. Scottsdale Rd.
Scottsdale, AZ 85253
(480) 822-6197

September 26, 2014

Mayor and City Council Members
City of Scottsdale
3939 N Drinkwater
Scottsdale, AZ 85251

Dear Mayor and City Council Members:

As an employee of a nearby business, I feel that it is my duty to express my support as well as to encourage you to approve the proposed amendment to the previously approved Artesia site plan. This project will certainly enhance the area with anticipated residents that are seeking a home within this delightful location. With nearby attractions and close proximity to Downtown Scottsdale, Kierland, and Scottsdale Quarter these condominiums will be a great benefit to this area and Scottsdale as a whole.

I am looking forward to the continuation of this project and hope that you vote in favor of this exciting development.

Sincerely,

Jenna Nickey



Rob Benson
6202 N. Scottsdale Road
Scottsdale, AZ 85253
480.948.9886

September 25, 2014

Mayor and City Council Members
City of Scottsdale
3939 N Drinkwater
Scottsdale, AZ 85251

Dear Mayor and City Council Members:

I want to express my support for the proposed amendment to the Artesia site plan at Indian Bend & Scottsdale Road. I believe that completion of this project will bring more residents to Scottsdale and be a big benefit to the local business owners. In addition the new plan will increase setbacks, increase open space, and decrease height in many places.

I hope you vote in favor of this exciting, new proposal.

Sincerely,

A handwritten signature in black ink, appearing to read "Rob Benson", written over a horizontal line.

Michael Williams
(480) 951-0078



6204 N. Scottsdale Road, #101
Scottsdale, AZ 85253

September 25, 2014

Mayor and City Council Members
City of Scottsdale
3939 N Drinkwater
Scottsdale, AZ 85251

Dear Mayor and City Council Members:

I want to express my support for the proposed amendment to the Artesia site plan at Indian Bend & Scottsdale Road. I believe that completion of this project will bring more residents to Scottsdale and be a big benefit to the local business owners. In addition the new plan will increase setbacks, increase open space, and decrease height in many places.

I hope you vote in favor of this exciting, new proposal.

Sincerely,



Conor Powell
6204 N. Scottsdale Rd., #103
Scottsdale, AZ 85253
(480) 607-7100

September 25, 2014

Mayor and City Council Members
City of Scottsdale
3939 N Drinkwater
Scottsdale, AZ 85251

Dear Mayor and City Council Members:

As an employee of a nearby business, I feel that it is my duty to express my support as well as to encourage you to approve the proposed amendment to the previously approved Artesia site plan. This project will certainly enhance the area with anticipated residents that are seeking a home within this delightful location. With nearby attractions and close proximity to Downtown Scottsdale, Kierland, and Scottsdale Quarter these condominiums will be a great benefit to this area and Scottsdale as a whole.

I am looking forward to the continuation of this project and hope that you vote in favor of this exciting development.

Sincerely,

A handwritten signature in black ink, appearing to read 'C Powell', written in a cursive style.

Moriah Nail Spa

Joseph Bo

6204 N. Scottsdale Rd., #103A

Paradise Valley, AZ 85253

(480) 922-5512

September 25, 2014

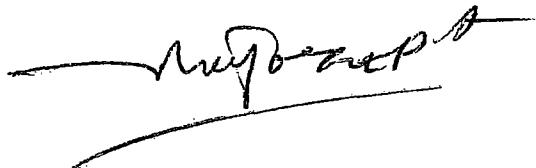
Mayor and City Council Members
City of Scottsdale
3939 N Drinkwater
Scottsdale, AZ 85251

Dear Mayor and City Council Members:

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I hope you vote in favor of this exciting, new proposal.

Sincerely,

A handwritten signature in black ink, appearing to read "Joseph Bo", with a long horizontal line extending from the end of the signature.



Ries Chuba
6204 N. Scottsdale Rd., #106
Scottsdale, AZ 85253
(480) 998-8220

September 26, 2014

Mayor and City Council Members
City of Scottsdale
3939 N Drinkwater
Scottsdale, AZ 85251

Dear Mayor and City Council Members:

As an employee of a nearby business, I feel that it is my duty to express my support as well as to encourage you to approve the proposed amendment to the previously approved Artesia site plan. This project will certainly enhance the area with anticipated residents that are seeking a home within this delightful location. With nearby attractions and close proximity to Downtown Scottsdale, Kierland, and Scottsdale Quarter these condominiums will be a great benefit to this area and Scottsdale as a whole.

I am looking forward to the continuation of this project and hope that you vote in favor of this exciting development.

Sincerely,

Ries Chuba



Ilissa Bernard
6204 N. Scottsdale Rd
Paradise Valley, AZ 85253
(480) 443-4575

September 25, 2014

Mayor and City Council Members
City of Scottsdale
3939 N Drinkwater
Scottsdale, AZ 85251

Dear Mayor and City Council Members:

I want to express my support for the proposed amendment to the Artesia site plan at Indian Bend & Scottsdale Road. I believe that completion of this project will bring more residents to Scottsdale and be a big benefit to the local business owners. In addition the new plan will increase setbacks, increase open space, and decrease height in many places.

I hope you vote in favor of this exciting, new proposal.

Sincerely,

A handwritten signature in black ink, appearing to be "Ilissa Bernard", written in a cursive style.



Irena Borchich

6208 N. Scottsdale Rd., #104

Paradise Valley, AZ 85253

(480) 998-9775

September 25, 2014

Mayor and City Council Members
City of Scottsdale
3939 N Drinkwater
Scottsdale, AZ 85251

Dear Mayor and City Council Members:

I'm writing this letter to urge you to support the proposed amendment to the existing approved site plan for Artesia in Scottsdale. This area could certainly benefit from this project finally being completed. As the community grows, it is important for our surroundings to grow with it. This newly proposed plan will result in increased open space and an overall reduction in height. Please vote in approval of this wonderful project amendment.

Sincerely,



UNITED CUSTOM TAILOR

Chiu Mok

6208 N. Scottsdale Rd., Suite 106

Paradise Valley, AZ 85253

(480) 994-9493

September 25, 2014

Mayor and City Council Members
City of Scottsdale
3939 N Drinkwater
Scottsdale, AZ 85251

Dear Mayor and City Council Members:

I want to express my support for the proposed amendment to the Artesia site plan at Indian Bend & Scottsdale Road. I believe that completion of this project will bring more residents to Scottsdale and be a big benefit to the local business owners. In addition the new plan will increase setbacks, increase open space, and decrease height in many places.

I hope you vote in favor of this exciting, new proposal.

Sincerely, 

Organic Cleaners

Dianna Orozco-Ramos

6350 N. Scottsdale Rd ♦ Scottsdale, AZ 85253 ♦ (480) 951-2206

September 26, 2014

Mayor and City Council Members
City of Scottsdale
3939 N Drinkwater
Scottsdale, AZ 85251

Dear Mayor and City Council Members:

As an employee of a nearby business, I feel that it is my duty to express my support as well as to encourage you to approve the proposed amendment to the previously approved Artesia site plan. This project will certainly enhance the area with anticipated residents that are seeking a home within this delightful location. With nearby attractions and close proximity to Downtown Scottsdale, Kierland, and Scottsdale Quarter these condominiums will be a great benefit to this area and Scottsdale as a whole.

I am looking forward to the continuation of this project and hope that you vote in favor of this exciting development.

Sincerely,

A handwritten signature in black ink, appearing to read "Dianna Orozco-Ramos", written over a horizontal line.



Joao Zanrossa
6300 N. Scottsdale Rd.
Scottsdale, AZ 85253
(480) 609-8866

September 25, 2014

Mayor and City Council Members
City of Scottsdale
3939 N Drinkwater
Scottsdale, AZ 85251

Dear Mayor and City Council Members:

I want to express my support for the proposed amendment to the Artesia site plan at Indian Bend & Scottsdale Road. I believe that completion of this project will bring more residents to Scottsdale and be a big benefit to the local business owners. In addition the new plan will increase setbacks, increase open space, and decrease height in many places.

I hope you vote in favor of this exciting, new proposal.

Sincerely,



Clyde McKenzie

6186 N. Scottsdale Rd. ▪ Scottsdale, AZ 85253 ▪ (480) 991-9342

September 26, 2014

Mayor and City Council Members
City of Scottsdale
3939 N Drinkwater
Scottsdale, AZ 85251

Dear Mayor and City Council Members:

I want to express my support for the proposed amendment to the Artesia site plan at Indian Bend & Scottsdale Road. I believe that completion of this project will bring more residents to Scottsdale and be a big benefit to the local business owners. In addition the new plan will increase setbacks, increase open space, and decrease height in many places.

I hope you vote in favor of this exciting, new proposal.

Sincerely,

A handwritten signature in black ink, appearing to read "C. McKenzie". The signature is fluid and cursive, with a long horizontal stroke at the end.

Will Lemmon
6166 N. Scottsdale Rd.
Scottsdale, AZ 85253
480.289.5701



September 26, 2014

*Mayor and City Council Members
City of Scottsdale
3939 N Drinkwater
Scottsdale, AZ 85251*

Dear Mayor and City Council Members:

I'm writing this letter to urge you to support the proposed amendment to the existing approved site plan for Artesia in Scottsdale. This area could certainly benefit from this project finally being completed. As the community grows, it is important for our surroundings to grow with it. This newly proposed plan will result in increased open space and an overall reduction in height. Please vote in approval of this wonderful project amendment.

Sincerely,

A handwritten signature in black ink, appearing to read "Will Lemmon". The signature is fluid and cursive, with a long horizontal stroke at the end.

STEVE DiDOMENICO
(480) 699-9081



6560 N. SCOTTSDALE RD.
SCOTTSDALE, AZ 85253

September 26, 2014

Mayor and City Council Members
City of Scottsdale
3939 N Drinkwater
Scottsdale, AZ 85251

Dear Mayor and City Council Members:

I want to express my support for the proposed amendment to the Artesia site plan at Indian Bend & Scottsdale Road. I believe that completion of this project will bring more residents to Scottsdale and be a big benefit to the local business owners. In addition the new plan will increase setbacks, increase open space, and decrease height in many places.

I hope you vote in favor of this exciting, new proposal.

Sincerely,

A handwritten signature in black ink, appearing to read "Steve DiDomenico", is written over a horizontal line.



September 23, 2014

Daryl Monica
Owner
7001 N. Scottsdale Rd., #184
Scottsdale, AZ 85253
(480) 951-8273

Mayor and City Council Members
City of Scottsdale
3939 N Drinkwater
Scottsdale, AZ 85251

Dear Mayor and City Council Members:

I want to express my support for the proposed amendment to the Artesia site plan at Indian Bend & Scottsdale Road. I believe that completion of this project will bring more residents to Scottsdale and be a big benefit to the local business owners. In addition the new plan will increase setbacks, increase open space, and decrease height in many places.

I hope you vote in favor of this exciting, new proposal.

Sincerely,

Owner

Encore Cleaners

Chloe Cho

7001 N Scottsdale Rd., #182

Scottsdale, AZ 85253

(480) 991-2267

September 23, 2014

Mayor and City Council Members
City of Scottsdale
3939 N Drinkwater
Scottsdale, AZ 85251

Dear Mayor and City Council Members:

I want to express my support for the proposed amendment to the Artesia site plan at Indian Bend & Scottsdale Road. I believe that completion of this project will bring more residents to Scottsdale and be a big benefit to the local business owners. In addition the new plan will increase setbacks, increase open space, and decrease height in many places.

I hope you vote in favor of this exciting, new proposal.

Sincerely,

A handwritten signature in black ink, appearing to be 'Chloe Cho', written in a cursive style.

Encore Cleaners

Sean Kang

7001 N Scottsdale Rd., #182

Scottsdale, AZ 85253

(480) 991-2267

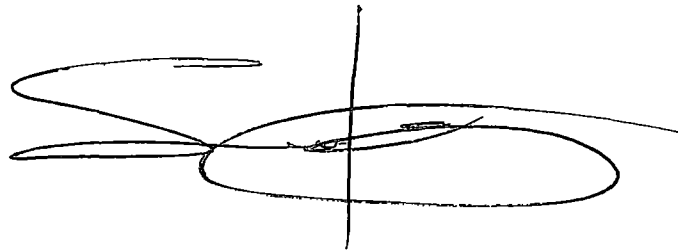
September 23, 2014

Mayor and City Council Members
City of Scottsdale
3939 N Drinkwater
Scottsdale, AZ 85251

Dear Mayor and City Council Members:

I' m writing this letter to urge you to support the proposed amendment to the existing approved site plan for Artesia in Scottsdale. This area could certainly benefit from this project finally being completed. As the community grows, it is important for our surroundings to grow with it. This newly proposed plan will result in increased open space and an overall reduction in height. Please vote in approval of this wonderful project amendment.

Sincerely,

A handwritten signature in black ink, appearing to be 'SK', with a vertical line extending upwards from the center of the signature.



John Hayes
7001 N. Scottsdale Rd., #177 • Scottsdale, AZ 85253 • (480) 292-8334

September 23, 2014

Mayor and City Council Members
City of Scottsdale
3939 N Drinkwater
Scottsdale, AZ 85251

Dear Mayor and City Council Members:

I'm writing this letter to urge you to support the proposed amendment to the existing approved site plan for Artesia in Scottsdale. This area could certainly benefit from this project finally being completed. As the community grows, it is important for our surroundings to grow with it. This newly proposed plan will result in increased open space and an overall reduction in height. Please vote in approval of this wonderful project amendment.

Sincerely,

John Hayes
Member

DA VINCI LUXE

WILLIAM MICHAEL

OWNER

7001 N. SCOTTSDALE RD., #176

SCOTTSDALE, AZ 85253

(480) 474-4973

September 23, 2014

Mayor and City Council Members
City of Scottsdale
3939 N Drinkwater
Scottsdale, AZ 85251

Dear Mayor and City Council Members:

I want to express my support for the proposed amendment to the Artesia site plan at Indian Bend & Scottsdale Road. I believe that completion of this project will bring more residents to Scottsdale and be a big benefit to the local business owners. In addition the new plan will increase setbacks, increase open space, and decrease height in many places.

I hope you vote in favor of this exciting, new proposal.

Sincerely,





Kelsey Enger
7001 N. Scottsdale Rd., #175
Scottsdale, AZ 85253
480.699.6220

September 25, 2014

Mayor and City Council Members
City of Scottsdale
3939 N Drinkwater
Scottsdale, AZ 85251

Dear Mayor and City Council Members:

As an employee of a nearby business, I feel that it is my duty to express my support as well as to encourage you to approve the proposed amendment to the previously approved Artesia site plan. This project will certainly enhance the area with anticipated residents that are seeking a home within this delightful location. With nearby attractions and close proximity to Downtown Scottsdale, Kierland, and Scottsdale Quarter these condominiums will be a great benefit to this area and Scottsdale as a whole.

I am looking forward to the continuation of this project and hope that you vote in favor of this exciting development.

Sincerely,

A handwritten signature in black ink, appearing to read 'K. Enger', written in a cursive style.



Mari Stansel

7001 N. Scottsdale Rd., 172
Scottsdale, AZ 85253
(480) 607-0421

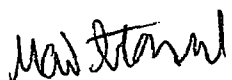
September 25, 2014

Mayor and City Council Members
City of Scottsdale
3939 N Drinkwater
Scottsdale, AZ 85251

Dear Mayor and City Council Members:

As an employee of a nearby business, I feel that it is my duty to express my support as well as to encourage you to approve the proposed amendment to the previously approved Artesia site plan. This project will certainly enhance the area with anticipated residents that are seeking a home within this delightful location. With nearby attractions and close proximity to Downtown Scottsdale, Kierland, and Scottsdale Quarter these condominiums will be a great benefit to this area and Scottsdale as a whole.

I am looking forward to the continuation of this project and hope that you vote in favor of this exciting development.

Sincerely, 



September 25, 2014

Angel Ocano
7001 N. Scottsdale Rd., 172
Scottsdale, AZ 85253
(480) 607-0421

Mayor and City Council Members
City of Scottsdale
3939 N Drinkwater
Scottsdale, AZ 85251

Dear Mayor and City Council Members:

As an employee of a nearby business, I feel that it is my duty to express my support as well as to encourage you to approve the proposed amendment to the previously approved Artesia site plan. This project will certainly enhance the area with anticipated residents that are seeking a home within this delightful location. With nearby attractions and close proximity to Downtown Scottsdale, Kierland, and Scottsdale Quarter these condominiums will be a great benefit to this area and Scottsdale as a whole.

I am looking forward to the continuation of this project and hope that you vote in favor of this exciting development.

Sincerely,

A handwritten signature in black ink, reading "Angel Ocano". The signature is written in a cursive, flowing style.



Karen Seymore
Owner
7001 N. Scottsdale Rd., #170
Scottsdale, AZ 85253
(480) 991-2475

September 24, 2014

Mayor and City Council Members
City of Scottsdale
3939 N Drinkwater
Scottsdale, AZ 85251

Dear Mayor and City Council Members:

I'm writing this letter to urge you to support the proposed amendment to the existing approved site plan for Artesia in Scottsdale. This area could certainly benefit from this project finally being completed. As the community grows, it is important for our surroundings to grow with it. This newly proposed plan will result in increased open space and an overall reduction in height. Please vote in approval of this wonderful project amendment.

Sincerely,

Debbie Cunningham
Scottsdale, AZ 85253



7001 N Scottsdale Rd., #166
(480) 699-8900

September 23, 2014

Mayor and City Council Members
City of Scottsdale
3939 N Drinkwater
Scottsdale, AZ 85251

Dear Mayor and City Council Members:

As an employee of a nearby business, I feel that it is my duty to express my support as well as to encourage you to approve the proposed amendment to the previously approved Artesia site plan. This project will certainly enhance the area with anticipated residents that are seeking a home within this delightful location. With nearby attractions and close proximity to Downtown Scottsdale, Kierland, and Scottsdale Quarter these condominiums will be a great benefit to this area and Scottsdale as a whole.

I am looking forward to the continuation of this project and hope that you vote in favor of this exciting development.

Sincerely,

A handwritten signature in cursive script that reads 'Debbie Cunningham'.

Tessa Ardestany
Scottsdale, AZ 85253



7001 N Scottsdale Rd., #166
(480) 699-8900

September 23, 2014

Mayor and City Council Members
City of Scottsdale
3939 N Drinkwater
Scottsdale, AZ 85251

Dear Mayor and City Council Members:

As an employee of a nearby business, I feel that it is my duty to express my support as well as to encourage you to approve the proposed amendment to the previously approved Artesia site plan. This project will certainly enhance the area with anticipated residents that are seeking a home within this delightful location. With nearby attractions and close proximity to Downtown Scottsdale, Kierland, and Scottsdale Quarter these condominiums will be a great benefit to this area and Scottsdale as a whole.

I am looking forward to the continuation of this project and hope that you vote in favor of this exciting development.

Sincerely,

A handwritten signature in cursive script that reads 'Tessa Ardestany'.



BEVERLY HILLS
Rejuvenation Center

B H R C S C O T T S D A L E

Kelsey Hancock
7001 N. Scottsdale Rd., #164
Scottsdale, AZ 85253
(480) 306-7766

September 25, 2014

Mayor and City Council Members
City of Scottsdale
3939 N Drinkwater
Scottsdale, AZ 85251

Dear Mayor and City Council Members:

I'm writing this letter to urge you to support the proposed amendment to the existing approved site plan for Artesia in Scottsdale. This area could certainly benefit from this project finally being completed. As the community grows, it is important for our surroundings to grow with it. This newly proposed plan will result in increased open space and an overall reduction in height. Please vote in approval of this wonderful project amendment.

Sincerely,

The Leopards Spot

Lisa Swank

Owner

7001 N. Scottsdale Rd., Suite 162

Scottsdale, AZ 85253

(480) 718-9719

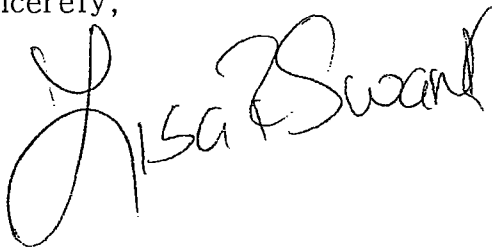
September 23, 2014

Mayor and City Council Members
City of Scottsdale
3939 N Drinkwater
Scottsdale, AZ 85251

Dear Mayor and City Council Members:

I' m writing this letter to urge you to support the proposed amendment to the existing approved site plan for Artesia in Scottsdale. This area could certainly benefit from this project finally being completed. As the community grows, it is important for our surroundings to grow with it. This newly proposed plan will result in increased open space and an overall reduction in height. Please vote in approval of this wonderful project amendment.

Sincerely,

A handwritten signature in black ink that reads "Lisa Swank". The signature is written in a cursive, flowing style with a large initial "L".

Emeila Lopez
(480) 443-3689



7001 N Scottsdale Rd., 158
Scottsdale, AZ 85253

September 23, 2014

Mayor and City Council Members
City of Scottsdale
3939 N Drinkwater
Scottsdale, AZ 85251

Dear Mayor and City Council Members:

As an employee of a nearby business, I feel that it is my duty to express my support as well as to encourage you to approve the proposed amendment to the previously approved Artesia site plan. This project will certainly enhance the area with anticipated residents that are seeking a home within this delightful location. With nearby attractions and close proximity to Downtown Scottsdale, Kierland, and Scottsdale Quarter these condominiums will be a great benefit to this area and Scottsdale as a whole.

I am looking forward to the continuation of this project and hope that you vote in favor of this exciting development.

Sincerely,

Louise Miller
(480) 443-3689



7001 N Scottsdale Rd., 158
Scottsdale, AZ 85253

September 25, 2014

Mayor and City Council Members
City of Scottsdale
3939 N Drinkwater
Scottsdale, AZ 85251

Dear Mayor and City Council Members:

As an employee of a nearby business, I feel that it is my duty to express my support as well as to encourage you to approve the proposed amendment to the previously approved Artesia site plan. This project will certainly enhance the area with anticipated residents that are seeking a home within this delightful location. With nearby attractions and close proximity to Downtown Scottsdale, Kierland, and Scottsdale Quarter these condominiums will be a great benefit to this area and Scottsdale as a whole.

I am looking forward to the continuation of this project and hope that you vote in favor of this exciting development.

Sincerely,

Chelsee Winchester
(480) 443-3689



7001 N Scottsdale Rd., 158
Scottsdale, AZ 85253

September 23, 2014

Mayor and City Council Members
City of Scottsdale
3939 N Drinkwater
Scottsdale, AZ 85251

Dear Mayor and City Council Members:

I'm writing this letter to urge you to support the proposed amendment to the existing approved site plan for Artesia in Scottsdale. This area could certainly benefit from this project finally being completed. As the community grows, it is important for our surroundings to grow with it. This newly proposed plan will result in increased open space and an overall reduction in height. Please vote in approval of this wonderful project amendment.

Sincerely,

Chelsee Winchester 9/24/14

Terroir Wine Pub

Brian Mahoney

7001 N. Scottsdale Rd., Suite 157

Scottsdale, AZ 85253

480.922.3470

September 24, 2014

*Mayor and City Council Members
City of Scottsdale
3939 N Drinkwater
Scottsdale, AZ 85251*

Dear Mayor and City Council Members:

I'm writing this letter to urge you to support the proposed amendment to the existing approved site plan for Artesia in Scottsdale. This area could certainly benefit from this project finally being completed. As the community grows, it is important for our surroundings to grow with it. This newly proposed plan will result in increased open space and an overall reduction in height. Please vote in approval of this wonderful project amendment.

Sincerely,

A handwritten signature in black ink, appearing to read "B. Mahoney", with a stylized flourish at the end.



DAVE LOPEZ
7001 N. SCOTTSDALE RD., #124
SCOTTSDALE, AZ 85253
480.483.4600

September 23, 2014

Mayor and City Council Members
City of Scottsdale
3939 N Drinkwater
Scottsdale, AZ 85251

Dear Mayor and City Council Members:

As an employee of a nearby business, I feel that it is my duty to express my support as well as to encourage you to approve the proposed amendment to the previously approved Artesia site plan. This project will certainly enhance the area with anticipated residents that are seeking a home within this delightful location. With nearby attractions and close proximity to Downtown Scottsdale, Kierland, and Scottsdale Quarter these condominiums will be a great benefit to this area and Scottsdale as a whole.

I am looking forward to the continuation of this project and hope that you vote in favor of this exciting development.

Sincerely,

Dave Lopez



Malita Attakai
7001 N. Scottsdale Rd., #100
Scottsdale, AZ 85253
(480) 609-8250

September 23, 2014

Mayor and City Council Members
City of Scottsdale
3939 N Drinkwater
Scottsdale, AZ 85251

Dear Mayor and City Council Members:

As an employee of a nearby business, I feel that it is my duty to express my support as well as to encourage you to approve the proposed amendment to the previously approved Artesia site plan. This project will certainly enhance the area with anticipated residents that are seeking a home within this delightful location. With nearby attractions and close proximity to Downtown Scottsdale, Kierland, and Scottsdale Quarter these condominiums will be a great benefit to this area and Scottsdale as a whole.

I am looking forward to the continuation of this project and hope that you vote in favor of this exciting development.

Sincerely,

novē.shop.

Evon Fig

Owner

7001 N. Scottsdale Rd., #120

Scottsdale, AZ 85253

(480) 292-9215


September 25, 2014

Mayor and City Council Members
City of Scottsdale
3939 N Drinkwater
Scottsdale, AZ 85251

Dear Mayor and City Council Members:

I'm writing this letter to urge you to support the proposed amendment to the existing approved site plan for Artesia in Scottsdale. This area could certainly benefit from this project finally being completed. As the community grows, it is important for our surroundings to grow with it. This newly proposed plan will result in increased open space and an overall reduction in height. Please vote in approval of this wonderful project amendment.

Sincerely,


novē boutique

{RS} RUMORS SALON

Julie Schumaker

Owner

7001 N. Scottsdale Rd., #105

Scottsdale, AZ 85253

(480) 998-1888

September 23, 2014

Mayor and City Council Members

City of Scottsdale

3939 N Drinkwater

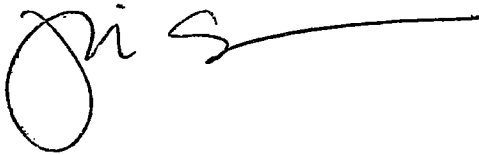
Scottsdale, AZ 85251

Dear Mayor and City Council Members:

I want to express my support for the proposed amendment to the Artesia site plan at Indian Bend & Scottsdale Road. I believe that completion of this project will bring more residents to Scottsdale and be a big benefit to the local business owners. In addition the new plan will increase setbacks, increase open space, and decrease height in many places.

I hope you vote in favor of this exciting, new proposal.

Sincerely,

A handwritten signature in black ink, appearing to be 'Julie Schumaker', with a long horizontal line extending to the right.

Alterations Boutique by Tina

Tina Delle Cave

Owner

7001 N Scottsdale Rd., 145 ♦ Scottsdale, AZ 85253 ♦ (602) 358-7525

September 23, 2014

Mayor and City Council Members
City of Scottsdale
3939 N Drinkwater
Scottsdale, AZ 85251

Dear Mayor and City Council Members:

I want to express my support for the proposed amendment to the Artesia site plan at Indian Bend & Scottsdale Road. I believe that completion of this project will bring more residents to Scottsdale and be a big benefit to the local business owners. In addition the new plan will increase setbacks, increase open space, and decrease height in many places.

I hope you vote in favor of this exciting, new proposal.

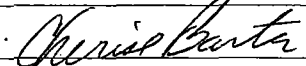
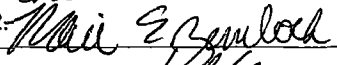
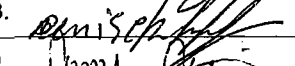
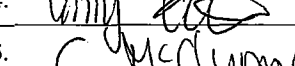
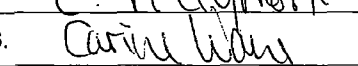
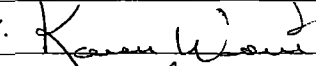
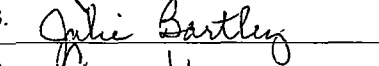
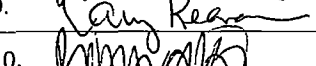


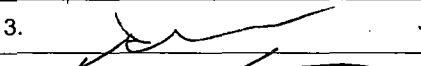
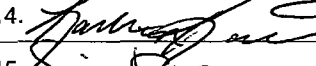


Sincerely,

A handwritten signature in black ink, reading "Tina Delle Cave". The signature is written in a cursive, flowing style with a long horizontal line extending from the end.

PETITION IN SUPPORT OF ARTESIA

To the Mayor, City Council and City Clerk:

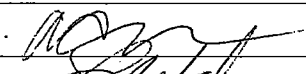
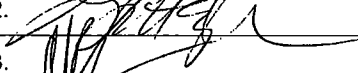
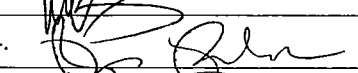

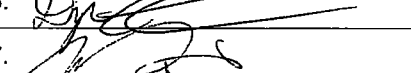
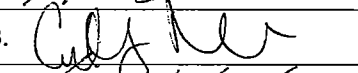
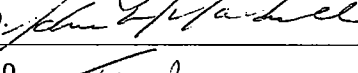
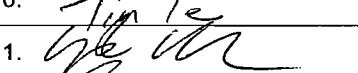
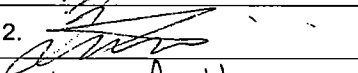
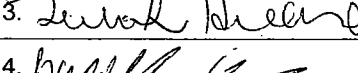
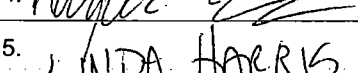
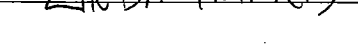

We, the undersigned, support the proposed amendment to the existing approved site plan for Artesia located at 7171 N. Scottsdale Road. This project will result in a reallocation (and overall reduction) of height, additional density along the golf course and an increase in overall open space, while completing an anticipated residential development in Central Scottsdale that will greatly benefit the surrounding community.

Signature	Printed Name	Address	Date of Signing
1. 	Cherise Barter	8787 N. Scottsdale Rd. Scottsdale, AZ 85253	9-25-14
2. 	Maria Zemlock	8787 N Scottsdale R Scottsdale AZ 85253	9.25.14
3. 	Denise Rigi	8787 N Scottsdale Rd Scottsdale AZ 85253	9/25/14
4. 	Amy Castillo	8787 N. Scottsdale Rd. Scottsdale, AZ 85253	9/25/14
5. 	C. McClymont	8787 N. Scottsdale Rd. Scottsdale 85253	9/25/14
6. 	Carina Wang	8787 8787 N Scottsdale Rd #210 Scottsdale 85253	9/25/14
7. 	Karen W. Sham	8787 N Scottsdale Rd #210 Scottsdale	9/25/14
8. 	Julie Bartley	8787 N. Scottsdale Rd #204 Scott 85253	9/25/14
9. 	Cary Keenan	8787 N Scottsdale Rd #210 Scottsdale 85253	9/25/14
10. 	Wynne Djs	8787 N Scottsdale Rd #210 Scottsdale 85253	9/25/14
11. 	Vicki Adams	8787 N Scottsdale Rd Scottsdale 85253	9/25/14
12. 	Ginny Le	8787 N Scottsdale Rd #112 Scottsdale 85253	9/25/14
13. 	Bolly	8787 N Scottsdale Rd #112 Scottsdale 85253	9.25.14
14. 	Rachael Prindle	8787 N Scottsdale Rd #202 Scottsdale AZ 85253	9/25/14
15.	Sierra Bowman	8977 N. Scottsdale Rd 500 Scottsdale-AZ	9/25/14

PETITION IN SUPPORT OF ARTESIA

To the Mayor, City Council and City Clerk:

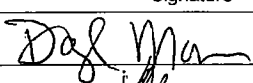

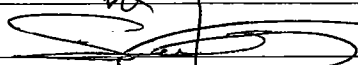
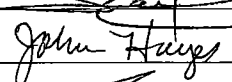

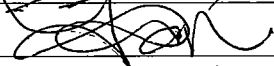
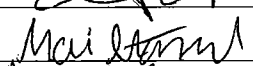
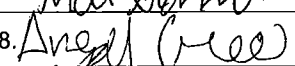
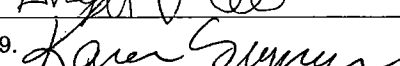
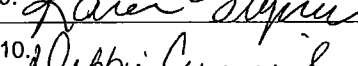
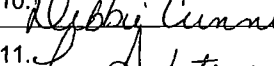
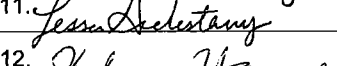
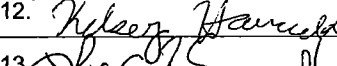
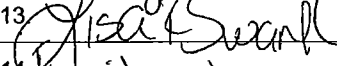
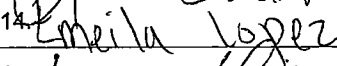
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Signature	Printed Name	Address	Date of Signing
1. 	angela Dalessandro	6107 N. Scottsdale Rd 85250	9/25/14
2. 	Lynn Lutzker	107 N. Scottsdale Rd 85250	9/25/14
3. 	Mikki Fratz	107 N Scottsdale Rd 85250 #108	9/25/14
4. 	Ryan Boehme	6107 N Scottsdale Rd 85250 #107	9/25/14
5. 	Rochelle Gutierrez	6107 N. Scottsdale Rd 85250 #103	9/25/14
6. 	Dyer Zamorano	6107 N Scottsdale Rd 85250 #102	9/25/14
7. 	ROBERTO Rasmussen	9388 N. 118 PL. Scott. 85259	9/25/14
8. 	Cathy Turchan	6137 N. Scottsdale Rd Scott 85250 #101	9/25/14
9. 	Joan D. Walsh	6149 N Scottsdale Rd #104 85250	9/25/14
10. 	Tina Lee	6149 N Scottsdale 103 85250	9/25/14
11. 	ERNO KARTNIK	8777 N. Scottsdale 85250	9/25/14
12. 	MARCO Biondi	8777 N. Scottsdale 85250	9/25/14
13. 	Deborah Hilliard	8777 N. Scottsdale Rd 85250 302	9/25/14
14.	Rayne Ennis	8887 N Scottsdale RD 85253 #234	9/25/14
15. LINDA HARRIS	Jonda Harris	8787 N. Scottsdale Rd 85253 #	9/25/14

PETITION IN SUPPORT OF ARTESIA

To the Mayor, City Council and City Clerk:

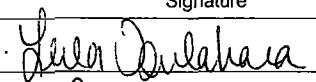
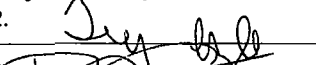

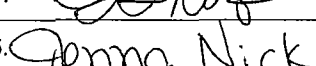
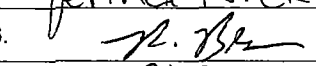


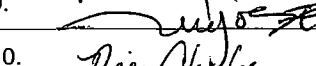
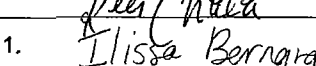
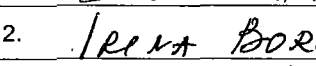
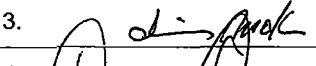
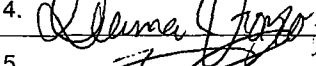


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Signature	Printed Name	Address	Date of Signing
1. 	Daryl Monica	7001 N. Scottsdale Rd #181	9/24/14
2. 	Chloe Cho	18001 N. Scottsdale Rd #182	"
3. 	Seom Kang	17001 N. Scottsdale Rd #182	"
4. 	John Hayes	2001 N. Scottsdale #177 Scottsdale AZ 85259	9/23/14
5. 	William Michael	7001 N. Scottsdale #176	9/24/14
6. 	Wasey Engler	7001 N. Scottsdale Rd #175	9/24/14
7. 	Mari Stansell	7001 N. Scottsdale Rd #172	9-24-14
8. 	Angel Ocano	7001 N. Scottsdale Rd #72	9-24-14
9. 	Karen Symon	7001 N. Scottsdale Rd #170	9/24/20
10. 	Debbie Cunningham	7001 N. Scottsdale Rd #166	9/24/20
11. 	Tessa Andestany	7001 N. Scottsdale Rd #166	9/24/20
12. 	Kelsey Hancock	7001 N. Scottsdale Rd #164	9/24/14
13. 	Lisa Swank	7001 N. Scottsdale Rd #162	9/24/14
14. 	Emelia Lopez	7001 N. Scottsdale #158	9/24/14
15. 	Louisa Miller	7001 N. Scottsdale #158	9/24/14

PETITION IN SUPPORT OF ARTESIA

To the Mayor, City Council and City Clerk:

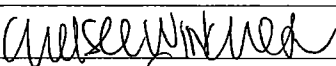
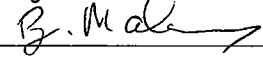
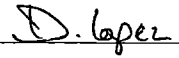
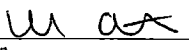
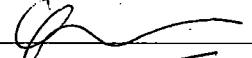
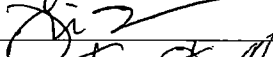
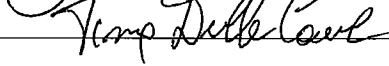
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Signature	Printed Name	Address	Date of Signing
1. 	Lila Tsubahara	8877 N. Scottsdale AZ 85253 #408	9/25/14
2. 	Tracy Ingle	8877 N. Scottsdale Rd # 404	9/25/14
3. 	Danielle M. Drica	8877 N. Scottsdale Road 402	9/25/2014
4. 	Linda Shier	6200 N Scottsdale Rd	9/26/14
5. 	Jenna Nickey	6200 N. Scottsdale Rd	9/26/14
6. 	Rob Benson	6202 N Scottsdale RD	9/26/14
7. 	Michael J. Williams	6204 N. Scottsdale Road #101	09/26/2014
8. 	Conor Powell	6204 N. Scottsdale Rd. #103	9/26/2014
9. 	Joseph	6204 N Scottsdale Rd # 103	9/26/2014
10. 	Alex Chuba	6204 N. Scottsdale Rd #103	9/26/2014
11. 	Elissa Bernard	6204 N. Scottsdale Rd	9/26/2014
12. 	Irena Borshch	6208 N Scottsdale Rd # 104	9/26/14
13. 	Dianna Overo	6208 N Scottsdale Rd 106	9/26/14
14. 	Dianna Overo	6350 N. Scottsdale Rd	9/26/14
15.	Zaira Zaira	6300 N Scottsdale Rd	9-26-14

PETITION IN SUPPORT OF ARTESIA

To the Mayor, City Council and City Clerk:

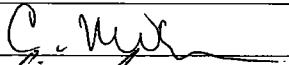
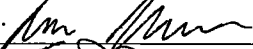

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Signature	Printed Name	Address	Date of Signing
1. 	Chelsea Winchester	701 N Scottsdale road # 158	9/24/14
2. 	Brian Mahoney	7001 N Scottsdale Rd # 157	9/24/14
3. 	DAVE LOPEZ	7001 N. Scottsdale Rd # 124	9.24.14
4. 	malita Attakai	7001 N. Scottsdale #100	9/25/14
5. 	Evon Fig	7001 N. Scottsdale Rd # 120	9/25/14
6. 	Julie Schumacher	7001 N. Scottsdale Rd # 105	9/28/14
7. 	Tina Belle Cave	7001 N. Scottsdale Road Suite 145	9/25/14
8.			
9.			
10.			
11.			
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15.			

PETITION IN SUPPORT OF ARTESIA

To the Mayor, City Council and City Clerk:

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Signature	Printed Name	Address	Date of Signing
1. 	Clyde McKenzie	6186 N. Scottsdale	9/26
2. 	Will Lemmon	2625 E Camelback	9/26
3. 	Steve DiDomenico	6590 N. Scottsdale Rd. Ste 105	9/26/14
4.			
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CITIZEN REVIEW & NEIGHBORHOOD INVOLVEMENT REPORT

7171 N. Scottsdale Road

Artesia

October 8th, 2014

Overview

This citizen outreach and neighborhood involvement report is being performed in association with a development plan amendment to the existing approved site plan of approximately 17+/- gross acres located at 7171 N. Scottsdale Road. The request is for a development plan amendment of a portion of the R-5 PCD site to allow for a reallocation of building height and additional density for the units planned along the golf course. The developer is also proposing a site modification to the C-1 PCD portion of the property along Scottsdale Road to improve access to the property. As part of the request, this citizen review and neighborhood involvement report has been prepared and will be updated throughout the process.

The entire project team is sensitive to the importance of neighborhood involvement and creating a relationship with property owners, residents, business owners, homeowners associations, and other interested parties. Communication with these parties will be ongoing throughout the process. Work on compiling stakeholders and preparing for the neighborhood outreach began prior to the application filing and will continue throughout the process.

Community Involvement

The project team has been in contact with the current Artesia property owners for over 18 months. In addition, an informational flyer was sent to the property owners in Traviata in January and project information was provided to the Traviata HOA leadership. Outreach into the community via phone calls, emails, and personal meetings has been ongoing since that time and has continued throughout the process. Members of the outreach team continued to be available to meet with any neighbors who wished to discuss the request and were contactable via telephone and email to answer any questions.

Surrounding property owners and other interested parties were noticed via first class mail regarding the zoning request. This notification contained information about the

request, contact information to receive additional information, and the opportunity to give feedback. The notification also contained information regarding a Neighborhood Open House that took place on Thursday, May 8th, 2014 for anyone who wished to learn more about the request. This Open House was held at the Scottsdale Plaza Resort (7200 N. Scottsdale Road) from 5:00 p.m. to 6:00 p.m. 43 interested neighbors attended the Open House, most of which were current Artesia residents. Attendees were generally supportive of the project with most comments revolving around the building design and the timing of construction for the clubhouse.

Since the Open House, the outreach team has followed up again with the Traviata neighborhood leadership and confirmed correct proposed building heights. In addition, the outreach team has answered questions from several Artesia neighbors who were unable to attend the Open House.

A vital part of the outreach process is to allow people to express their concerns and understand issues and attempt to address them in a professional and timely matter. As previously stated the entire team realizes the importance of the neighborhood involvement process and is committed to communication and outreach for the request.

Attachments:

Notification letter

Notification list

Sign-in sheets

Comment Cards

Affidavit of posting

Traviata Flyer

SFI Artesia LLC
c/o 4350 E. Camelback Rd., Suite G-200
Phoenix, Arizona 85018

April 28th, 2014

Dear Neighbor:

We are pleased to inform you that the Artesia residential community will be moving forward to complete the construction of its remaining residential units and amenities. As you know, Artesia is located at 7171 N. Scottsdale Road, just north of the northeast corner of Scottsdale and Indian Bend Road. In order for us to proceed with the rest of our development, we will be requesting some changes to our existing development plan that will allow for reallocated building height, some additional density for the units proposed along the golf course and southern portion of the property, and improved access along Scottsdale Road. No changes are being made to the existing residential developed portions of the site. With these amendments, Artesia will finally be able to become a fully completed community and will include additional amenities for its residents to enjoy.

We are pleased to invite you to attend an open house to discuss our proposed revisions to our development. The open house will be held at the Scottsdale Plaza Resort in the Las Palmas room, located at 7200 N. Scottsdale Road, from 5:00 p.m. to 6:00 p.m. on Thursday, May 8th, 2014.

In the meantime, if you have any questions, please contact our neighborhood outreach team, Technical Solutions, at 602-957-3434. The City of Scottsdale Project Coordinator for this project is Brad Carr, who can be reached at 480-312-7713.

Sincerely,



David Sotolov
Senior Vice President



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: TBD

Project Name: Artesia

Location: 7171 North Scottsdale Road

Site Posting Date: 4/28/2014

Applicant Name: John Berry

Sign Company Name: Scottsdale Sign A Rama

Phone Number: 480-994-4000

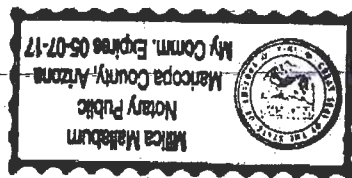
I confirm that the site has been posted as indicated by the Project Manager for the case as listed above.

Stephanie Fisher
Applicant Signature

4-28-14
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 April, 2014



[Signature]
Notary Public

My commission expires: 05/07/2017

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: 05/08/2014

Time: 5:00 – 6:00 PM

Location: Scottsdale Plaza Resort (7200 N. Scottsdale Rd.)

Site Address: 7171 N. Scottsdale Rd

Project Overview:

- Description of Request: Application for a development plan amendment to existing approved site plan to allow for a reallocation of building height, additional density for units planned along the golf course and southern portion of the property, and improved access along Scottsdale Road.
- Site Acreage: 22 +/-
- Site Zoning: R-5 PCD & C-1 PCD

Applicants Contact: John Berry
Phone number: 480-385-2727

City Contacts: Brad Carr
Phone number: 480-312-7713

Case Number #: TBD

Available at The City of Scottsdale: 480-312-7000

After submittal, project information is available at: www.scottsdaleaz.gov/projects/ProjectsInProgress

Posting Date: 04/28/2014 – Penalty for removing or defacing sign prior to date of last hearing
– Applicant Responsible for Sign Removal

28-04-2014

* HOA?

Artesia
Neighborhood Input Card

PRINT NAME Karen Hampshire
ADDRESS 7275 N. Scottsdale Rd CITY Scottsdale ZIP 85253
PHONE 487 251-0454 EMAIL Khampsh620@aol.com

PLEASE TELL US YOUR THOUGHTS & SUGGESTIONS REGARDING THE PROPOSED PROJECT:

Traditional style architecture is more
appealing.
Club House
Exercise (Fitness Center)

**Artesia
Neighborhood Input Card**

PRINT NAME WILLIAM F MARTIN
ADDRESS 7275 N. SCOTTSDALE RD #1021 CITY SCOTTSDALE ZIP 85253
PHONE 941-780-0558 EMAIL WFMARTIN@AOL.COM

PLEASE TELL US YOUR THOUGHTS & SUGGESTIONS REGARDING THE PROPOSED PROJECT:

We would like to see much better dust control when
excavating for underground garage NOT
the way it was managed recently

**Artesia
Neighborhood Input Card**

PRINT NAME MICHAEL MEINERZ
ADDRESS 7297 N. SCOTTSMILE RD. #1043 CITY SCOTTSDALE ZIP 85253
PHONE 602-882-0575 EMAIL MICHAEL@PEGGYRALXH.COM

PLEASE TELL US YOUR THOUGHTS & SUGGESTIONS REGARDING THE PROPOSED PROJECT:

- I LIKE THE CONCEPT AND SUPPORT IT AS THE MOST SALEABLE PROJECT.
- NEED STEAM ROOM IN CLUBHOUSE

**Artesia
Neighborhood Input Card**

PRINT NAME Harry & Sandy Barclay
ADDRESS 7275 Scottsdale (#1009) CITY Scottsdale ZIP 85253
PHONE 480-588-7746 EMAIL sbarclay@cox.net

PLEASE TELL US YOUR THOUGHTS & SUGGESTIONS REGARDING THE PROPOSED PROJECT:

Wet steam in club house (u)
Petting Green
Elevation A
Clubhouse: lounge area, meeting room, BEAUTIFULLY FINISHED!
Thanks

**Artesia
Neighborhood Input Card**

PRINT NAME PATRICIA & Stephen Burke
ADDRESS 7291 N. Scottsdale Rd #4006 CITY Scottsdale ZIP 85253
PHONE 480-292-7394 EMAIL patriciamontano@yahoo.com

PLEASE TELL US YOUR THOUGHTS & SUGGESTIONS REGARDING THE PROPOSED PROJECT:

We would love to see the ~~new~~ fitness center & club
house constructed as soon as possible. The lazy river
pool (all in the original Artesia plans) would make
this community very desirable to potential
home buyers.

**Artesia
Neighborhood Input Card**

PRINT NAME KATHY Young
ADDRESS 10589 JESTATE Dr. CITY Eden Prairie ZIP 55347
PHONE 612-963-3052 EMAIL K.young@BdHYoung.com

PLEASE TELL US YOUR THOUGHTS & SUGGESTIONS REGARDING THE PROPOSED PROJECT:

> Thrilled That the project will proceed
as planned when built.
at first sight - Do like the idea of
keeping the same look as what's
existing.

**Artesia
Neighborhood Input Card**

PRINT NAME ALISON HOFFMAN
ADDRESS 7291 N. SCOTTSDALERD CITY Scottsdale ZIP AZ
PHONE 480 991 0647 EMAIL ALISON.HOFFMAN@HOTMAIL.COM

PLEASE TELL US YOUR THOUGHTS & SUGGESTIONS REGARDING THE PROPOSED PROJECT:

2 Fitness Centers
DOG PARK
SOCIAL Room/Cubhouse

Artesia
Neighborhood Input Card

PRINT NAME JIM & DORIS GRENIER
ADDRESS 7291 N. SCOTTSDALE RD #4009 CITY SCOTTSDALE ZIP 85253
PHONE 602-616-3377 EMAIL jgrene@GMAIL.COM

PLEASE TELL US YOUR THOUGHTS & SUGGESTIONS REGARDING THE PROPOSED PROJECT:

WE LIKE STYLE "A" AS IT IS MORE IN KEEPING WITH
EXISTING STRUCTURES. WHAT CAN WE DO TO
HELP THE CITY TO ADDRESS THE RE-ZONING
PROCESS

Artesia
Neighborhood Input Card

PRINT NAME HOWARD CARNEY

ADDRESS 1010 W. 101ST CITY _____ ZIP _____

PHONE 480 699 7578 EMAIL HCARNEY303@AOL.COM

PLEASE TELL US YOUR THOUGHTS & SUGGESTIONS REGARDING THE PROPOSED PROJECT:

MAKE A WET STEAM IN THE CLUB HOUSE

**Artesia
Neighborhood Input Card**

PRINT NAME _____

ADDRESS _____ CITY _____ ZIP _____

PHONE _____ EMAIL _____

PLEASE TELL US YOUR THOUGHTS & SUGGESTIONS REGARDING THE PROPOSED PROJECT:

Fire pit & conference room in clubhouse

Artesia
Neighborhood Meeting Sign-In Sheet
Thursday, May 08, 2014

First Name	Last Name	Street Address	City, State & Zip	Phone	Email
WILLIAM + KATHINE	MARTIN	7275 N SCOTTSDALE RD 1021	SCOTTSDALE, AZ 85253	480-664-4288	WFMARTIN@AZL.COM
Larry + Sandy Barclay	BARCLAY	2275 N Scottsdale Rd #1009	" "	480-588-7946	sbarclay@com.net
James	Granola	4909 N Woodmere Fwy 1009	Scottsdale	480-809-5640	jim@knigging.com
Karen	Hampshire	7275 N Scottsdale Rd	Scottsdale 85253	847-751-0454	Khampsh620@aol.com
Beverly	Stamp	7027 N Scottsdale Rd	Scottsdale AZ 85253	480-445-565	pighuck@bar.com
John	Stamp	"	"	"	JE.young.com
Bert + Alison	Hoffman	2291 N Scottsdale Rd 2004	Scottsdale 85253	480-991-0647	ALISON.hoffman@com.net
Robert A	Hoffman				
Pat	Algarosa	7295 N Scottsdale Rd #1001	Scottsdale AZ 85253	480-440-1775	Patricia@com.net
Ron	Starkman	7275 N Scottsdale Rd		480-570-3139	ronstarkman@com.net
Scott	Laten	9694 E Friess Dr.	Scottsdale 85253		
GREG	HOGAN	8426 E Shea Bl.	SCOTTSDALE	480-945-5060	G.HOGAN@TWC.COM
Tim + Nancy	Cassidy	7275 N Scottsdale 1002	Scottsdale	979-595-8694	ncassidy5@com.net

Thursday, May 08, 2014

[illegible]

Artesia
Neighborhood Meeting Sign-In Sheet
Thursday, May 08, 2014

[illegible]

Artesia
Neighborhood Meeting Sign-In Sheet
Thursday, May 08, 2014

[illegible]

Artesia
Neighborhood Meeting Sign-In Sheet
Thursday, May 08, 2014

[illegible]



McCormick Ranch Property Owners' Association

September 26, 2014

John Berry, Esq.
6750 E Camelback, STE 100
Scottsdale, AZ 85251

Re: 2-ZN-2005#2 ARTESIA

Dear Mr. Berry,

Recently, it has come to my attention that you are requesting to amend the development plan for the 17+/- acre undeveloped portion of the property located at 7171 N Scottsdale Rd. This property is within the McCormick Ranch Property Owners Association, Inc., and is governed by the recorded CC&R's of the Association. Article X of the recorded CC&R's requires that the change you are requesting from the City of Scottsdale be approved by the McCormick Ranch Architectural Control Committee (ACC).

The ACC meets twice a month, the first and third Wednesdays at 1:00 PM, at the MRPOA office, which is located at 9248 N 94th St, Scottsdale, AZ 85258. Any submittals will need to be logged in by noon the Friday before the meeting, in order to be placed on the agenda.

Application forms and requirements can be found under the documents tab on our website at www.mrpoa.com. You do not have to have City of Scottsdale approval before submitting to the ACC; however, approval documents will have to be submitted once approved for Association files.

If you have any questions, please call the Executive Director, Jaime Uhrich. She can be reached at 480.860.1122, ext. 206, or by email at jaimeuhrich@mrpoa.com.

I look forward to receiving your submittal.

Best Regards,

William Thompson
Compliance Supervisor
wthompson@mrpoa.com

Tessier, Meredith

From: J Uhrich <jaimeuhrich@mrpoa.com>
Sent: Thursday, February 05, 2015 3:52 PM
To: jb@brrlawaz.com
Cc: Tessier, Meredith; board@mrpoa.com; vvenable@mrpoa.com
Subject: MCCORMICK RANCH PROPERTY OWNERS' ASSOCIATION, INC.
Attachments: Artesia.John Berry.Zoning Changes .pdf

Mr. Berry,

I believe you received the letter sent to you by McCormick Ranch Property Owners' Association (MRPOA) in September of last year regarding Artesia, as Ms. Bitter Smith called and let me know she would be submitting iStar's request to amend the development plan that was previously approved by the McCormick Ranch Board of Directors several years ago. Additionally, Ms. Bitter Smith stated that iStar would be requesting a zoning change to allow for additional building heights and density.

To date, MRPOA has not received an application to approve changes to 2-ZN-2005#2. However, the MRPOA has received calls from homeowners asking questions about the project. Since neither the MRPOA Board nor the Architectural Control Committee has received an application, we are unable to appropriately respond to these homeowners regarding the project.

On a related note, without approval from the MRPOA, iStar will be moving forward at their own risk. Article X of the MRPOA CC&R's covers the requirement that iStar must submit their plans and intentions, and ultimately receive written approval from MRPOA, before moving forward with the purposed project at 7245 N Scottsdale Rd.

I have informed Ms. Bitter Smith of the process for approval from MRPOA; however, I am happy to go over the process with you as well. Please call me at your earliest convenience so that we may discuss MRPOA's requirements as they relate to any Re-subdivisions, Change in Intended Uses or Architectural Changes. I will copy the City of Scottsdale on this email so they are aware that iStar has not received MRPOA approval for this project to date.

I look forward to speaking with you or alternatively, receiving iStar's formal application to MRPOA for approval of the changes currently being presented to the City of Scottsdale regarding 2-ZN-2005#2.

Best Regards,

Jaime Uhrich | Executive Director
9248 N 94th Scottsdale, AZ 85258
O (480) 860-1122 ext. 206 F (480)860-1530
E jaimeuhrich@mrpoa.com W mrpoa.com

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REQUEST TO SPEAK

Artesia

9

Request to Speak cards must be submitted to City Staff **BEFORE** public testimony begins.

Public testimony is limited to three (3) minutes per speaker.

Additional time MAY be granted to speakers representing two or more persons.

Cards for designated speakers and the person(s) they represent must be submitted together.

NAME (print) DARLA TAYLOR MEETING DATE 01/28-2K15

NAME OF GROUP/ORGANIZATION (if applicable) _____

ADDRESS 7027 N. SCOTTSDALE RD #236 ZIP 85253

HOME PHONE (480) 250-7293 WORK PHONE SAME

E-MAIL ADDRESS (optional) N/A

☒ I WISH TO SPEAK ON AGENDA ITEM # 9 ☐ I WISH TO DONATE MY TIME TO _____

☐ I WISH TO SPEAK DURING "PUBLIC COMMENT"* CONCERNING _____

*Citizens may complete one Request to Speak "Public Comment" card per meeting and submit it to City Staff. "Public Comment" time is reserved for citizen comments regarding non-agendized items. The Board and Commission may hear "Public Comment" testimony, but is prohibited by state law from discussing items which are not listed on the agenda.

This card constitutes a public record under Arizona law.



REQUEST TO SPEAK

Artesia

#9

Request to Speak cards must be submitted to City Staff **BEFORE** public testimony begins.

Public testimony is limited to three (3) minutes per speaker.

Additional time MAY be granted to speakers representing two or more persons.

Cards for designated speakers and the person(s) they represent must be submitted together.

NAME (print) Sharon Ives MEETING DATE 1-28-15

NAME OF GROUP/ORGANIZATION (if applicable) _____

ADDRESS 7027 N. Scottsdale Rd #240 ZIP 85253

HOME PHONE cell 480-262-1292 WORK PHONE _____

E-MAIL ADDRESS (optional) dndeal@g.com

☒ I WISH TO SPEAK ON AGENDA ITEM # 9 ☐ I WISH TO DONATE MY TIME TO _____

☐ I WISH TO SPEAK DURING "PUBLIC COMMENT"* CONCERNING _____

*Citizens may complete one Request to Speak "Public Comment" card per meeting and submit it to City Staff. "Public Comment" time is reserved for citizen comments regarding non-agendized items. The Board and Commission may hear "Public Comment" testimony, but is prohibited by state law from discussing items which are not listed on the agenda.

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REQUEST TO SPEAK

Artesia

9

Request to Speak cards must be submitted to City Staff **BEFORE** public testimony begins.

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Cards for designated speakers and the person(s) they represent must be submitted together.

NAME (print) JAN JONES MEETING DATE 1/28/15

NAME OF GROUP/ORGANIZATION (if applicable) _____

ADDRESS 7027 N Scottsdale Rd 127 ZIP 85253

HOME PHONE 480-949-7737 WORK PHONE _____

E-MAIL ADDRESS (optional) _____

☒ I WISH TO SPEAK ON AGENDA ITEM # 9 ☐ I WISH TO DONATE MY TIME TO _____

☐ I WISH TO SPEAK DURING "PUBLIC COMMENT"* CONCERNING _____

*Citizens may complete one Request to Speak "Public Comment" card per meeting and submit it to City Staff. "Public Comment" time is reserved for citizen comments regarding non-agendized items. The Board and Commission may hear "Public Comment" testimony, but is prohibited by state law from discussing items which are not listed on the agenda.

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REQUEST TO SPEAK

Artesia

9

Request to Speak cards must be submitted to City Staff **BEFORE** public testimony begins.

Public testimony is limited to three (3) minutes per speaker.

Additional time MAY be granted to speakers representing two or more persons.

Cards for designated speakers and the person(s) they represent must be submitted together.

NAME (print) BARNEY ETZEL MEETING DATE 1/28/15

NAME OF GROUP/ORGANIZATION (if applicable) _____

ADDRESS 7027 N Scottsdale Rd 117 ZIP 85253

HOME PHONE 480-453-4794 WORK PHONE 510-541-2564

E-MAIL ADDRESS (optional) ETZELB1@AOL.COM

☒ I WISH TO SPEAK ON AGENDA ITEM # 9 ☐ I WISH TO DONATE MY TIME TO _____

☐ I WISH TO SPEAK DURING "PUBLIC COMMENT"* CONCERNING _____

*Citizens may complete one Request to Speak "Public Comment" card per meeting and submit it to City Staff. "Public Comment" time is reserved for citizen comments regarding non-agendized items. The Board and Commission may hear "Public Comment" testimony, but is prohibited by state law from discussing items which are not listed on the agenda.

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REQUEST TO SPEAK Artesia



Request to Speak cards must be submitted to City Staff **BEFORE** public testimony begins.

Public testimony is limited to three (3) minutes per speaker.

Additional time MAY be granted to speakers representing two or more persons.

Cards for designated speakers and the person(s) they represent must be submitted together.

NAME (print) Connie Johnson MEETING DATE 1/28/15

NAME OF GROUP/ORGANIZATION (if applicable) Traviata owner

ADDRESS 7027 N. Scottsdale Rd #103 ZIP 85253

HOME PHONE 480-483-8976 WORK PHONE _____

E-MAIL ADDRESS (optional) _____

☒ I WISH TO SPEAK ON AGENDA ITEM # 89 ☐ I WISH TO DONATE MY TIME TO _____

☐ I WISH TO SPEAK DURING "PUBLIC COMMENT"* CONCERNING ARTESIA

*Citizens may complete one Request to Speak "Public Comment" card per meeting and submit it to City Staff. "Public Comment" time is reserved for citizen comments regarding non-agendized items. The Board and Commission may hear "Public Comment" testimony, but is prohibited by state law from discussing items which are not listed on the agenda.

This card constitutes a public record under Arizona law.

REQUEST TO SPEAK Artesia



Request to Speak cards must be submitted to City Staff **BEFORE** public testimony begins.

Public testimony is limited to three (3) minutes per speaker.

Additional time MAY be granted to speakers representing two or more persons.

Cards for designated speakers and the person(s) they represent must be submitted together.

NAME (print) Timothy Schick MEETING DATE _____

NAME OF GROUP/ORGANIZATION (if applicable) Traviata

ADDRESS 7027 N. Scottsdale Rd #103 + #247 ZIP 85253

HOME PHONE (312) 720 5050 WORK PHONE (312) 876 3365

E-MAIL ADDRESS (optional) timothy.j.schick@city.com

☒ I WISH TO SPEAK ON AGENDA ITEM # 89 ☐ I WISH TO DONATE MY TIME TO _____

☒ I WISH TO SPEAK DURING "PUBLIC COMMENT"* CONCERNING Artesia

*Citizens may complete one Request to Speak "Public Comment" card per meeting and submit it to City Staff. "Public Comment" time is reserved for citizen comments regarding non-agendized items. The Board and Commission may hear "Public Comment" testimony, but is prohibited by state law from discussing items which are not listed on the agenda.

This card constitutes a public record under Arizona law.



To Speak *have card*

WRITTEN COMMENTS

Artesia

9

This card is used to submit written comments to the Board or Commission.

Written comment cards may be submitted to the Staff at any time. Cards submitted after public testimony has begun will be provided to the Board or Commission at the conclusion of the testimony for that item.

NAME (print) JAN JONES MEETING DATE January 28

NAME OF GROUP/ORGANIZATION (if applicable) _____

ADDRESS PO 4296 ZIP 85261

HOME PHONE 480-906-2646 WORK PHONE _____

E-MAIL ADDRESS(optional) _____

AGENDA ITEM # 9 ☐ SUPPORT ☒ OPPOSE

COMMENTS (additional space is provided on the back) THE Building at Artesia
is not being built as originally intended. 4 stories
totally will block complex next door

This card constitutes a public record under Arizona law.



WRITTEN COMMENTS

Artesia

9

This card is used to submit written comments to the Board or Commission.
Written comment cards may be submitted to the Staff at any time. Cards submitted after public testimony has begun will be provided to the Board or Commission at the conclusion of the testimony for that item.

NAME (print) Louis & Cynthia Azza MEETING DATE 1- -15
NAME OF GROUP/ORGANIZATION (if applicable) Tranata vs Artesia
ADDRESS 10211 N Scottsdale Rd #137 ZIP 85253
HOME PHONE 401 465 5499 WORK PHONE —
E-MAIL ADDRESS (optional) lazza@cox.net
AGENDA ITEM # 79 ☐ SUPPORT ☒ OPPOSE

COMMENTS (additional space is provided on the back)

The volume of traffic will be astronomical
The height of the buildings will not be
in favor of the Tranata neighbors - as
intended in the initial design plans

This card constitutes a public record under Arizona law.

Written Comment cards may be submitted to the Staff at any time. Cards submitted after public testimony has begun will be provided to the Board or Commission at the conclusion of the testimony for that item.

should be followed. Thank you.



McCormick Ranch Property Owners' Association

September 26, 2014

John Berry, Esq.
6750 E Camelback, STE 100
Scottsdale, AZ 85251

Re: 2-ZN-2005#2 ARTESIA

Dear Mr. Berry,

Recently, it has come to my attention that you are requesting to amend the development plan for the 17+/- acre undeveloped portion of the property located at 7171 N Scottsdale Rd. This property is within the McCormick Ranch Property Owners Association, Inc., and is governed by the recorded CC&R's of the Association. Article X of the recorded CC&R's requires that the change you are requesting from the City of Scottsdale be approved by the McCormick Ranch Architectural Control Committee (ACC).

The ACC meets twice a month, the first and third Wednesdays at 1:00 PM, at the MRPOA office, which is located at 9248 N 94th St, Scottsdale, AZ 85258. Any submittals will need to be logged in by noon the Friday before the meeting, in order to be placed on the agenda.

Application forms and requirements can be found under the documents tab on our website at www.mrpoa.com. You do not have to have City of Scottsdale approval before submitting to the ACC; however, approval documents will have to be submitted once approved for Association files.

If you have any questions, please call the Executive Director, Jaime Uhrich. She can be reached at 480.860.1122, ext. 206, or by email at jaimeuhrich@mrpoa.com.

I look forward to receiving your submittal.

Best Regards,

William Thompson
Compliance Supervisor
wthompson@mrpoa.com

Cookson, Frances

From: Tessier, Meredith
Sent: Tuesday, February 10, 2015 11:33 AM
To: Cookson, Frances
Cc: Curtis, Tim
Subject: Artesia FW: MCCORMICK RANCH PROPERTY OWNERS' ASSOCIATION, INC.
Attachments: Artesia.John Berry.Zoning Changes .pdf

For the Artesia CDS folder and Council report

Thank you,
Meredith Tessier, Planner
Planning & Development Services
P: 480/312-4211



From: J Uhrich [<mailto:jaimeuhrich@mrpoa.com>]
Sent: Thursday, February 05, 2015 3:52 PM
To: jb@brrlawaz.com
Cc: Tessier, Meredith; board@mrpoa.com; vvenable@mrpoa.com
Subject: MCCORMICK RANCH PROPERTY OWNERS' ASSOCIATION, INC.

Mr. Berry,

I believe you received the letter sent to you by McCormick Ranch Property Owners' Association (MRPOA) in September of last year regarding Artesia, as Ms. Bitter Smith called and let me know she would be submitting iStar's request to amend the development plan that was previously approved by the McCormick Ranch Board of Directors several years ago. Additionally, Ms. Bitter Smith stated that iStar would be requesting a zoning change to allow for additional building heights and density.

To date, MRPOA has not received an application to approve changes to 2-ZN-2005#2. However, the MRPOA has received calls from homeowners asking questions about the project. Since neither the MRPOA Board nor the Architectural Control Committee has received an application, we are unable to appropriately respond to these homeowners regarding the project.

On a related note, without approval from the MRPOA, iStar will be moving forward at their own risk. Article X of the MRPOA CC&R's covers the requirement that iStar must submit their plans and intentions, and ultimately receive written approval from MRPOA, before moving forward with the purposed project at 7245 N Scottsdale Rd.

I have informed Ms. Bitter Smith of the process for approval from MRPOA; however, I am happy to go over the process with you as well. Please call me at your earliest convenience so that we may discuss MRPOA's requirements as they relate to any Re-subdivisions, Change in Intended Uses or Architectural Changes. I will copy the City of Scottsdale on this email so they are aware that iStar has not received MRPOA approval for this project to date.

I look forward to speaking with you or alternatively, receiving iStar's formal application to MRPOA for approval of the changes currently being presented to the City of Scottsdale regarding 2-ZN-2005#2.

Best Regards,

Jaime Uhrich | Executive Director
9248 N 94th Scottsdale, AZ 85258
O (480) 860-1122 ext. 206 F (480)860-1530
E jaimeuhrich@mrpoa.com W mrpoa.com

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McCormick Ranch
Property Owners' Association

McCormick Ranch Disclaimer

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**SCOTTSDALE PLANNING COMMISSION
KIVA-CITY HALL
3939 DRINKWATER BOULEVARD
SCOTTSDALE, ARIZONA**

WEDNESDAY, DECEMBER 10, 2014

SUMMARIZED MEETING MINUTES

PRESENT: Ed Grant, Chairman
Larry S. Kush, Commissioner
Ali Fakhri, Commissioner
Michael J. Minnaugh, Commissioner
David Brantner, Commissioner - Arrived at 5:12 p.m.

ABSENT: Michael Edwards, Vice Chair
Mathew Cody, Commissioner

STAFF: Tim Curtis
Joe Padilla
Karen Fitzpatrick
Steve Perone
Brad Carr
Keith Niederer

CALL TO ORDER

Chair Grant called the regular session of the Scottsdale Planning Commission to order at 5:05 p.m.

ROLL CALL

A formal roll call was conducted confirming members present as stated above.

* Note: These are summary action minutes only. A complete copy of the meeting audio is available on the Planning Commission website at:
www.scottsdaleaz.gov/boards/PC.asp

MINUTES REVIEW AND APPROVAL

1. Approval of November 12, 2014 Regular Meeting Minutes.
COMMISSIONER KUSH MOVED TO APPROVE THE NOVEMBER 12, 2014 REGULAR MEETING MINUTES; SECONDED BY COMMISSIONER MINNAUGH. THE MOTION CARRIED WITH A VOTE OF FOUR (4) TO ZERO (0).

EXPEDITED AGENDA

2. 8-AB-2014 (Sienna Hills)
3. Approval of the Planning Commission 2015 Calendar
COMMISSIONER KUSH MOVED TO MAKE A RECOMMENDATION TO CITY COUNCIL FOR APPROVAL OF 8-AB-2014 PER THE STAFF RECOMMENDED STIPULATIONS AFTER DETERMINING THAT THE PROPOSED ABANDONMENT IS CONSISTENT AND CONFORMS WITH THE ADOPTED GENERAL PLAN AND MOVED FOR APPROVAL OF THE PLANNING COMMISSION 2015 CALENDAR; 2ND BY COMMISSIONER FAKIH. APPROVED WITH A VOTE OF FOUR (4) TO ZERO (0).

PLANNING COMMISSION TOOK A BRIEF RECESS AT 5:07 PM TO WAIT FOR THE ARRIVAL OF COMMISSIONER BRANTNER. COMMISSIONER BRANTNER ARRIVED AT 5:12 PM AND THE COMMISSION RECONVENED THE MEETING.

REGULAR AGENDA

4. 2-ZN-2005#2 (Artesia)
COMMISSIONER KUSH MADE A MOTION TO DENY A RECOMMENDATION TO CITY COUNCIL FOR APPROVAL OF 2-ZN-2005#2; 2ND BY COMMISSIONER BRANTNER. MOTION DENIED WITH A VOTE OF TWO (2) TO TWO (2) WITH COMMISSIONER FAKIH RECUSED.
AT 5:46 PM THE COMMISSION RECONVENED THE MEETING DUE TO THE TIE VOTE TO MAKE ANOTHER MOTION. AFTER RECONVENING, COMMISSIONER KUSH MOTIONED THAT ITEM 4 BE CONTINUED TO THE JANUARY 28, 2015 MEETING; 2ND BY COMMISSIONER MINNAUGH. MOTION TO CONTINUE CARRIED WITH A VOTE OF FOUR (4) TO ZERO (0) WITH COMMISSIONER FAKIH RECUSED.

Sharaon Ives, Beverly Staup, Carrie Johnson, Darla Taylor

ADJOURNMENT

Planning Commission
December 10, 2014
Page 3 of 3

With no further business to discuss, the regular session of the Planning Commission adjourned at 5:50 p.m.



**SCOTTSDALE PLANNING COMMISSION
KIVA-CITY HALL
3939 DRINKWATER BOULEVARD
SCOTTSDALE, ARIZONA**

WEDNESDAY, JANUARY 28, 2015

DRAFT SUMMARIZED MEETING MINUTES

PRESENT: Ed Grant, Chair
Michael Edwards, Vice Chair excused himself @ 5:45 p.m.
Matt Cody, Commissioner
David Brantner, Commissioner
Ali Fakh, Commissioner
Larry S. Kush, Commissioner
Michael J. Minnaugh, Commissioner

STAFF:

Tim Curtis	Kim Chafin
Sherry Scott	Meredith Tessier
Kira Wauwie	Greg Bloemberg
Adam Yaron	Keith Niederer
Jeff Barnes	Phil Kercher

CALL TO ORDER

Chair Grant called the regular session of the Scottsdale Planning Commission to order at 5:02 p.m.

ROLL CALL

A formal roll call was conducted confirming members present as stated above.

* Note: These are summary action minutes only. A complete copy of the meeting audio is available on the Planning Commission website at:

www.scottsdaleaz.gov/boards/PC.asp

MINUTES REVIEW AND APPROVAL

1. Approval of December 10, 2014 Regular Meeting Minutes.

COMMISSIONER KUSH MOVED TO APPROVE THE DECEMBER 10, 2014 REGULAR MEETING MINUTES, SECONDED BY COMMISSIONER MINNAUGH, THE MOTION CARRIED UNANIMOUSLY WITH A VOTE OF SEVEN (7) TO ZERO (0).

EXPEDITED

2. 1-TA-2014 C-4 Text Amendment
3. 9-AB-2014 Shalakhti Residence GLO Abandonment
4. 8-UP-2014 Verizon PHO Dynamic
5. 10-UP-2014 Verizon PHO Macjack
6. 12-UP-2014 Pho Cao Restaurant

RECOMMENDED CITY COUNCIL APPROVE CASES 1-TA-2014, 9-AB-2014, 8-UP-2014, 10-UP-2014 AND 12-UP-2014, PER THE STAFF RECOMMENDED STIPULATIONS; AFTER DETERMINING THAT THE PROPOSED TEXT AMENDMENT IS CONSISTENT AND CONFORMS WITH THE ADOPTED GENERAL PLAN, BASED UPON THE FINDING THAT THE CONDITIONAL USE PERMIT CRITERIA HAVE BEEN MET, SECONDED BY COMMISSIONER KUSH. THE MOTION WAS APPROVED UNANIMOUSLY BY A VOTE OF SEVEN (7) TO ZERO (0).

REGULAR

7. 2-ZN-2005#2 Artesia

RECOMMENDED CITY COUNCIL APPROVE CASE 2-ZN-2005#2, MOTION BY COMMISSIONER BRANTNER, PER THE STAFF RECOMMENDED STIPULATIONS, AND AFTER DETERMINING THAT THE PCD FINDINGS HAVE BEEN MET, AND THE PROPOSED ZONING MAP AMENDMENT AND DEVELOPMENT PLAN ARE CONSISTENT AND CONFORM WITH THE ADOPTED GENERAL PLAN, SECONDED BY COMMISSIONER KUSH. COMMISSIONER CODY AND COMMISSIONER FAKIH RECUSED THEMSELVES. THE MOTION WAS APPROVED BY A VOTE OF FOUR (4) TO ZERO (0).

Jan Jones, Barney Etzel, Sharon Ives, Darla Taylor, Timothy Schick, Aaron Wittig, Connie Johnson spoke regarding this item.

Louis & Cynthia Azza had written comments on this item.

* Note: These are summary action minutes only. A complete copy of the meeting audio is available on the Planning Commission website at:

www.scottsdaleaz.gov/boards/PC.asp

- 8. 2-AB-2014 Agave Residential
- 9. 1-ZN-2014 Agave Residential

RECOMMENDED CITY COUNCIL APPROVE CASES 1-AB-2014 AND 1-ZN-2014, MOTION BY COMMISSIONER KUSH PER THE STAFF RECOMMENDED STIPULATIONS, AND AFTER DETERMINING THAT THE PROPOSED ABANDONMENT AND ZONING DISTRICT MAP AMENDMENT INCLUDING APPROVAL OF THE AMENDED DEVELOPMENT STANDARDS AND DEVELOPMENT PLAN ARE CONSISTENT AND CONFORM WITH THE ADOPTED GENERAL PLAN, SECONDED BY COMMISSIONER BRANTNER. THE MOTION WAS APPROVED BY A VOTE OF SIX (6) TO ZERO (0).

- 10. REVIEW, DISCUSSION AND POSSIBLE ACTION ON THE 2014 PLANNING COMMISSION YEAR IN REVIEW.

RECOMMENDED CITY COUNCIL APPROVE THE 2014 PLANNING COMMISSION YEAR IN REVIEW, MOTION BY COMMISSIONER CODY, SECONDED BY VICE CHAIR EDWARDS. THE MOTION WAS APPROVED BY SEVEN (7) TO ZERO (0).

- 11. ELECTION OF OFFICERS

VICE CHAIR EDWARDS NOMINATED CHAIR GRANT FOR CHAIR, SECONDED BY COMMISSIONER FAKIH. THE MOTION WAS APPROVED SIX (6) TO ZERO (0). WITH CHAIR GRANT ABSTAINING.

COMMISSIONER BRANTNER NOMINATED VICE CHAIR EDWARDS FOR VICE CHAIR, SECONDED BY COMMISSIONER FAKIH. THE MOTION WAS APPROVED SEVEN (7) TO ZERO (0).

ADJOURNMENT

With no further business to discuss, the regular session of the Planning Commission adjourned at 6:22 p.m.

* Note: These are summary action minutes only. A complete copy of the meeting audio is available on the Planning Commission website at:

www.scottsdaleaz.gov/boards/PC.asp

ARTESIA RESIDENTIAL

2-ZN-2005#2

City Council

March 3, 2015

Coordinator: Brad Carr

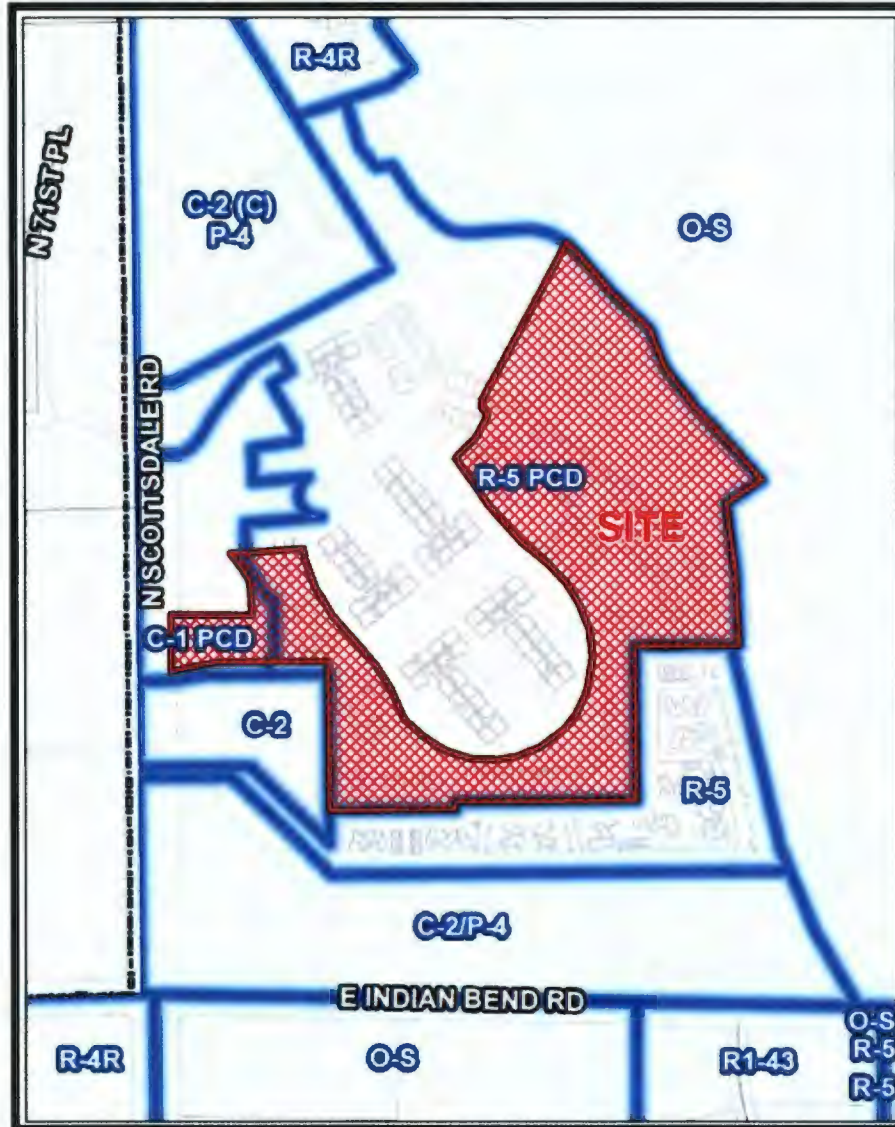
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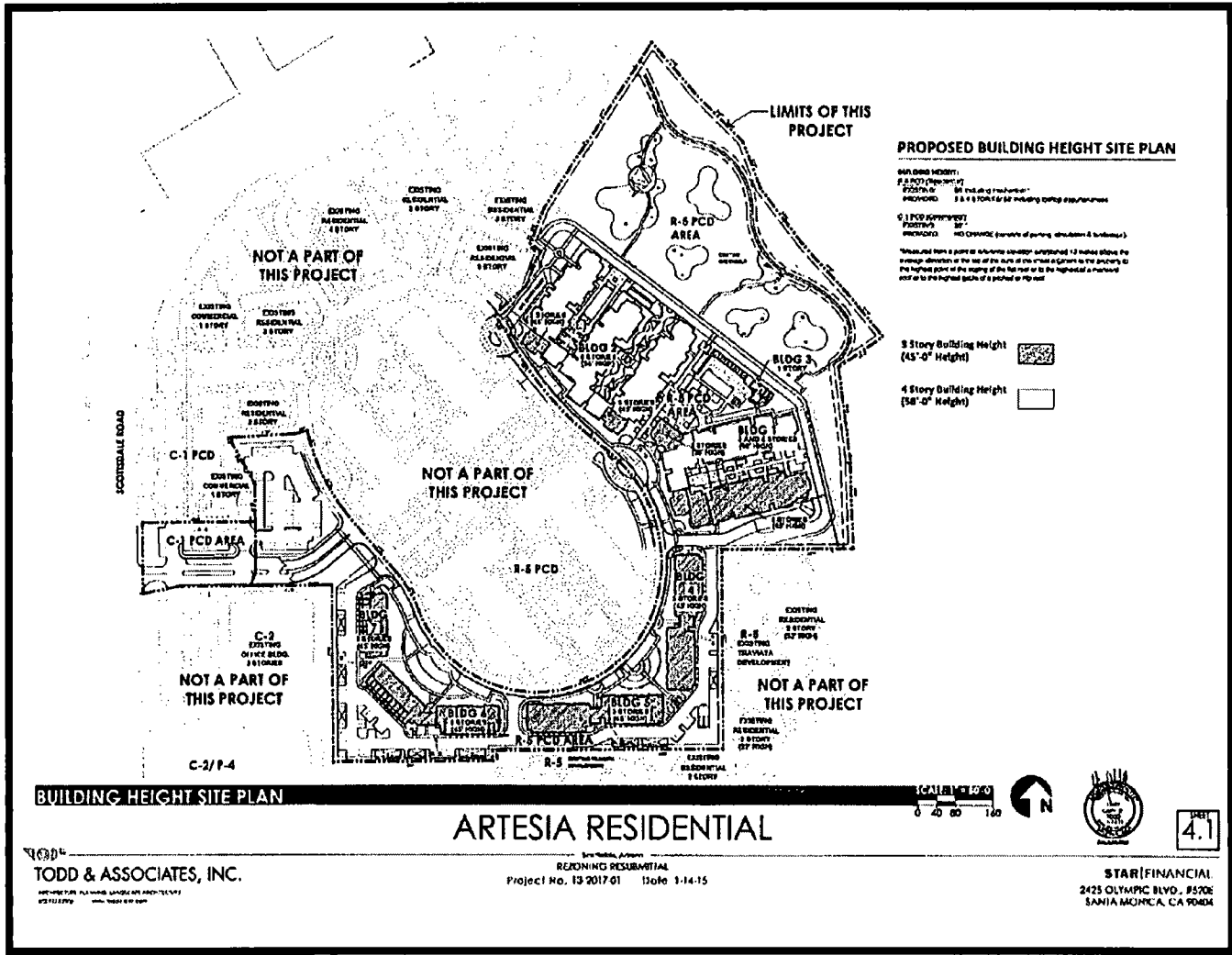


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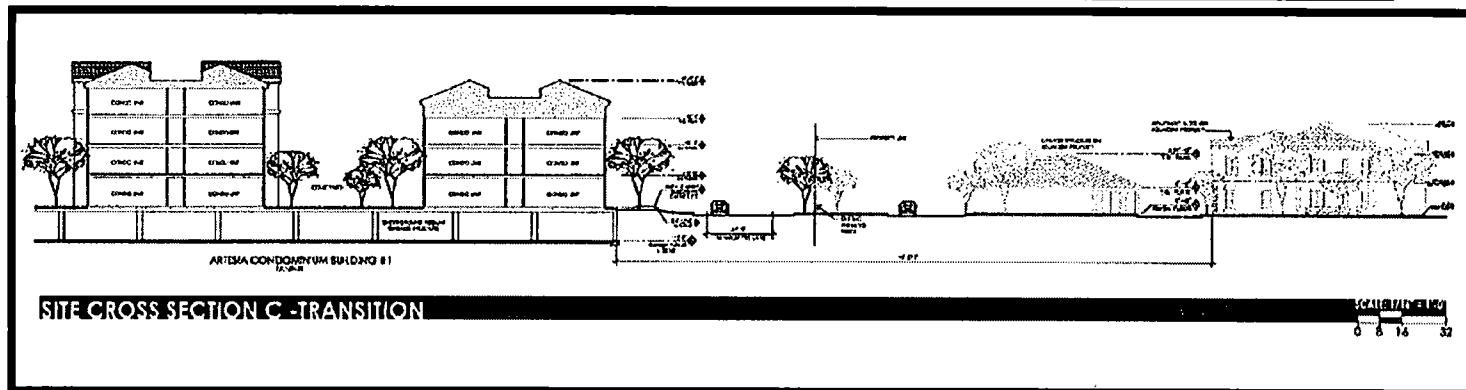
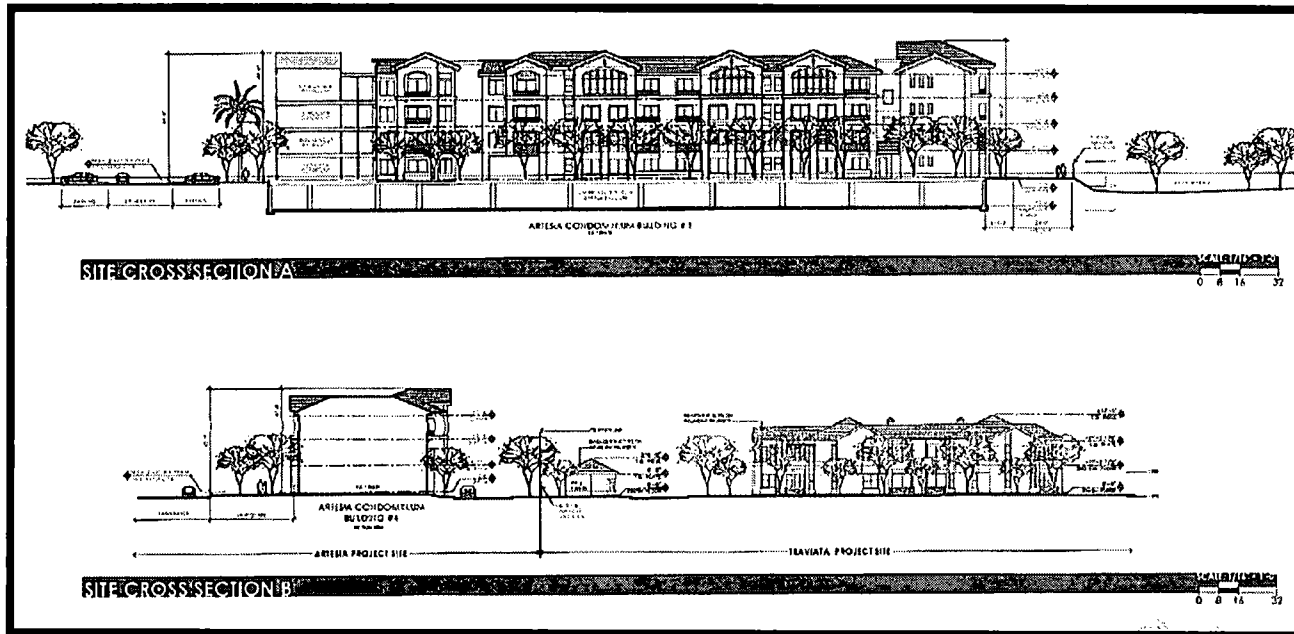
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TRANSITION PLANS

2-ZN-2005#2

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2-ZN-2005#2

City Council

March 3, 2015

Coordinator: Brad Carr

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BUILDING ELEVATIONS: BUILDING 1

2-ZN-2005#2

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BUILDING ELEVATIONS: BUILDING 1

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BUILDING ELEVATIONS: BUILDING 4

2-ZN-2005#2

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PERSPECTIVE

2-ZN-2005#2

Item 23

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2-ZN-2005#2

City Council

March 3, 2015

Coordinator: Brad Carr

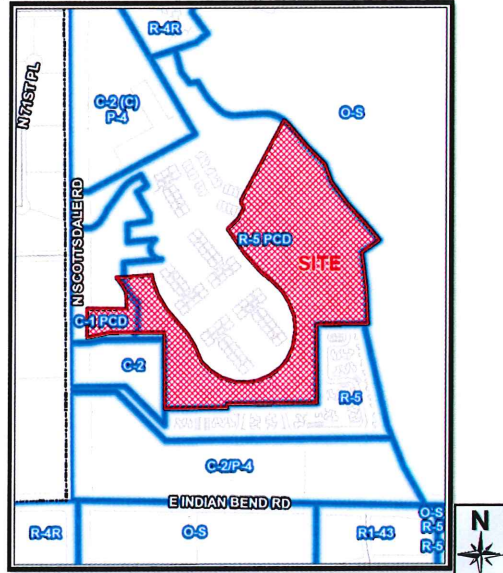
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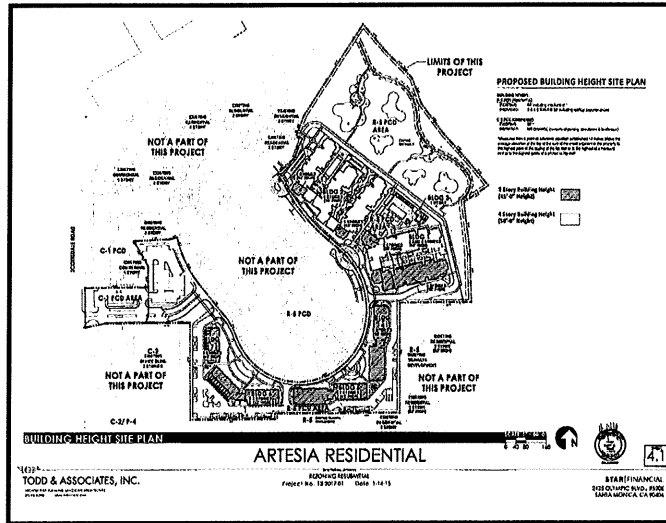
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SITE PLAN

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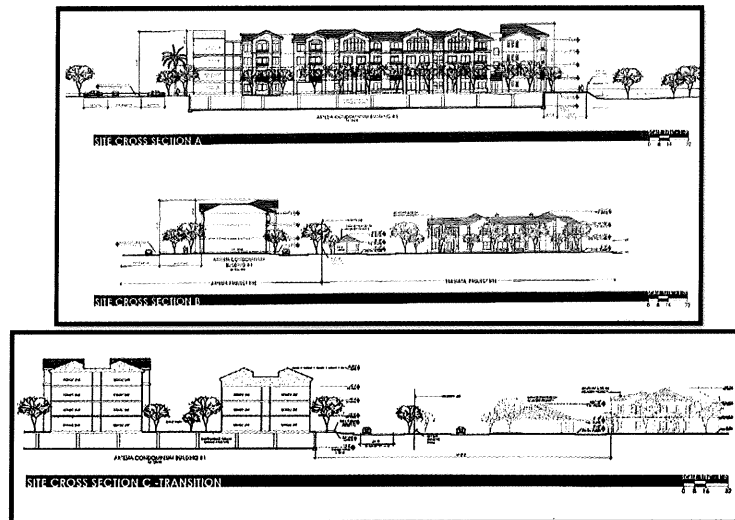
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BUILDING HEIGHTS PLAN

2-ZN-2005#2

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TRANSITION PLANS

2-ZN-2005#2

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BUILDING ELEVATIONS: BUILDING 1

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BUILDING ELEVATIONS: BUILDING 1

2-ZN-2005#2

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BUILDING ELEVATIONS: BUILDING 4

2-ZN-2005#2

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PERSPECTIVE

2-ZN-2005#2