

CITY COUNCIL REPORT



Meeting Date: December 1, 2014
 General Plan Element: *Land Use*
 General Plan Goal: *Create a sense of community through land uses*

ACTION

CAVALLIERE FLATS

4-GP-2014

Request to consider the following:

1. Adopt Resolution No. 9944 approving a major General Plan amendment to the City of Scottsdale 2001 General Plan to change the land use designation from Commercial and Rural Neighborhoods to Rural Neighborhoods and Suburban Neighborhoods on a 46.9 +/- acre site located at southeast corner of Alma School Parkway and Pinnacle Vista Drive. More specifically, changing,
 - 19 +/- acres of Commercial to Suburban Neighborhoods,
 - 3.8 +/- acres of Rural Neighborhoods to Suburban Neighborhoods,
 - 3.7 +/- acres of Commercial to Rural Neighborhoods, and,
 - Maintain 20.4 acres of Rural Neighborhoods.

Key Items for Consideration

- General Plan Goals and Policies
- The proposed zoning 12-ZN-2014 is consistent with the requested General Plan land use designation of Rural and Suburban Neighborhoods.
- Single-family development plan
- Amount of General Plan designated Commercial land uses both citywide, and within the northern portion of the Scottsdale
 - Case 4-GP-2014 includes the elimination of the existing Greasewood Flats and Reatta Pass establishments. This case is not contingent on any other General Plan amendment cases and is reviewed and analyzed as an individual case.
- Planning Commission heard this case on October 22, 2014 and recommended approval with a vote of 6-0.

OWNER

George Cavalliere Family Trust

APPLICANT CONTACT

John Berry
 Berry Riddell & Rosensteel
 480-385-2727

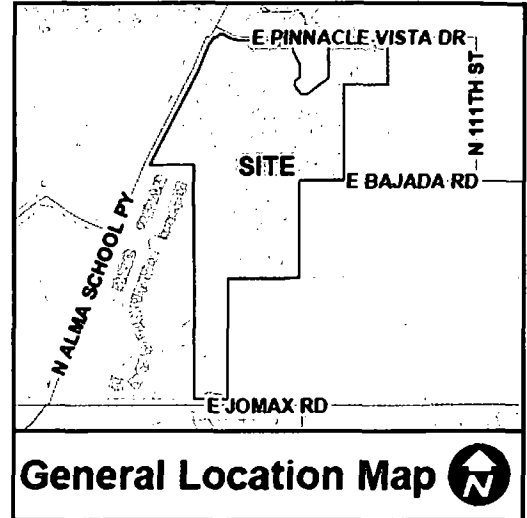
LOCATION

Southeast corner of North Alma School Parkway and East Pinnacle Vista Drive

BACKGROUND

Context

The subject property is composed of commercial and single family structures. Most notably, the facilities of Greasewood Flats and Reatta Pass are located at the southeast corner of North Alma School Parkway and East Pinnacle Vista Drive. Some portions of the subject property are currently vacant. The subject property is immediately east of the Four Seasons Resort and is further surrounded, to the north, south, and west, by single family neighborhoods.



In the larger context, the subject property is located among the master-planned communities of Desert Highlands, Estancia, and Troon Village (Attachment 3).

General Plan

The General Plan Land Use Element designates the property as Commercial and Rural Neighborhoods.

Within the Commercial category, designated commercial land uses often include commercial centers which provide goods and services to the surrounding residential population, retail businesses, major single users, and shopping centers which serve both community, and regional needs. The Rural Neighborhoods category includes areas of relatively large lot single-family neighborhoods or subdivisions. Densities in Rural Neighborhoods are usually one house per one acre (or more) of land.

Adjacent General Plan Land Uses

North	Office (Quisana, a residential development, zoned S-R ESL approved at 2.23 dwelling units per acre through cases 10-GP-2011/16-ZN-2011) and Developed Open Space (City of Scottsdale "Doc" Cavalliere Park)
South	Commercial (Eagle Pass, a residential and non-residential development, zoned PCC ESL HD, this project was approved at 5.2 dwelling units per acre in 2004 through cases 105-ZN-1984#2 and 51-DR-2005).
East	Commercial (The Four Seasons Resort)
West	Rural Neighborhoods (Generally, Metes and bounds properties.)

Character Area Plan

There is currently no adopted Character Area Plan for the subject property. The subject property is

however, adjacent to the Dynamite Foothills Character Area Plan.

Other Related Policies, References:

- 2001 City of Scottsdale General Plan
- 12-ZN-2014, Cavalliere Flats, associated rezoning request for this property

APPLICANTS PROPOSAL

Goal/Purpose of Request

The applicant's request is for a major amendment to the City of Scottsdale General Plan 2001 from Commercial and Rural Neighborhoods to Rural Neighborhoods and Suburban Neighborhoods on a 46.9 +/- acre site located at the southeast corner of North Alma School Parkway and East Pinnacle Vista Drive. The specifics of these changes, outlined below, include:

- 19 +/- acres of Commercial to Suburban Neighborhoods,
- 3.8 +/- acres of Rural Neighborhoods to Suburban Neighborhoods,
- 3.7 +/- acres of Commercial to Rural Neighborhoods, and,
- Maintain 20.4 acres of Rural Neighborhoods.

The applicant's request is recognized as a major General Plan amendment based upon criteria outlined in the City of Scottsdale General Plan 2001, specifically the Change in land use Category, Criterion #1, as well as the Area of Change, Criterion #2, within the Land Use Element. The Change in Land Use Category (Criteria #1) table identifies that a change from Commercial (Category E) to Suburban Neighborhoods (Category B) and Rural Neighborhoods (Category A) to Suburban Neighborhoods (Category B) constitutes a major amendment. The proposed changes in Land Use coupled with the Area of Change (Criteria #2) of twenty-five (26.5 +/-) acres, also qualifies this request as a major amendment.

The proposal conforms to the General Plan description of Rural and Suburban Neighborhoods. Suburban Neighborhoods play a role in establishing land use transitions between Rural Neighborhoods and more intense land uses such as Commercial, Office and Resorts/Tourism. Accordingly, the applicant proposes a single family residential project that will include approximately 1.7 dwelling units per acre, resulting in 80 single family lots. The proposed amendment creates a transition from lower-density residential land uses to the east and the more intense commercial and resort uses found across North Alma School Parkway. The applicant proposes the dedication of approximately 15 acres of Natural Area Open Space. This open space includes a Scenic Corridor along North Alma School Parkway, perimeter open space, setbacks around the site, as well as the major washes running through the site.

The General Plan Land Use Element describes the Rural Neighborhoods Land Use Designation as areas within the community that include large lot single-family neighborhoods or subdivisions. Densities in Rural Neighborhoods are usually one house per one acre (or more) of land. The Suburban Neighborhoods Land Use designations are areas within the community that include medium to small-lot single-family neighborhoods or subdivisions; densities in Suburban Neighborhoods are usually more than one house per acre, but less than eight houses per acre. These

uses may be used as a transition between less intense residential areas and non-residential areas, such as offices or retail centers. Preservation of environmental features is a key consideration and in the past has often been accommodated through master-planned communities or clustering.

Element and Policy Implications

One of the Six Guiding Principles, established through the CityShape 2020 and incorporated into the City of Scottsdale general Plan 2001, is “Enhance Neighborhoods”. This guiding principle acknowledges that Scottsdale’s residential and commercial neighborhoods are a major defining element of this community. It also acknowledges that Scottsdale is committed to maintaining and enhancing existing and future neighborhoods, and states that development, revitalization, and redevelopment decisions, including rezoning, must meet the needs of the neighborhoods in the context of broader community goals. Finally the 2001 General Plan recognizes the need for maintaining a citywide balance of land uses that support changes in the community vision and dynamics over time.

As such, the proposal is consistent with the 2001 General Plan and implements the following applicable elements:

Character and Design Element

The Character and Design Element acknowledges that there are various components of a community that can assist in creating and defining place, identify and character. Development patterns, landmarks, drainage, travel pattern, edges, nodes and other physical characteristics help to create distinctions and a sense of uniqueness for different areas within the community. To this end, goals in this element seek to determine the appropriateness of all development in terms of community goals, surrounding character and specific neighborhood context.

The Character Type for the area surrounding the subject property is Resort Villages and Rural/Rural Desert Character. The proposed Suburban Neighborhoods General Plan land use category will transition land use intensity from the Resort Village Character Type to the Rural/Rural Desert Character Type east of the subject property. The proposed conversion of some Commercial land use to Rural Neighborhoods and proposed retention of existing Rural Neighborhoods supports the Rural/Rural Desert Character Type.

Land Use Element

The Land Use Element is intended to ensure a variety of living, working and leisure opportunities through different land uses, vital neighborhoods, thriving business, resort communities, and open spaces for people to recreate, reflect and enjoy. Goals in the element recognize Scottsdale as a regional economic and cultural center; encourage appropriate transitions in land uses; and employ land use patterns that would be compatible with, as well as support, a variety of mobility opportunities /choices and service provisions.

The proposed change in land use from Commercial and Rural Neighborhoods to Rural Neighborhoods and Suburban Neighborhoods accomplishes the following General Plan Land Use Element approaches: promoting land uses that accommodate a resort-like lifestyle (Rural and

Suburban Neighborhoods); encouraging transitions between different land uses (Suburban Neighborhoods); sensitively integrating land uses into the surrounding physical and natural environment, the neighborhood setting, and the neighborhood itself (Rural and Suburban Neighborhoods).

Housing Element

The Housing Element encourages a diversity of housing options that blend with the character of the surrounding community. The proposed change in General Plan land use designation from Commercial and Rural Neighborhoods to Rural Neighborhoods and Suburban Neighborhoods supports this element's approaches, through the provision of rural and suburban housing proposed at a density (1.7 du/ac) in keeping with the surrounding neighborhoods and creating a transition in land use between the lower density housing to the east with the higher density development west of North Alma School Parkway.

Neighborhoods Element

A goal of the Neighborhoods Element is to enhance and protect diverse neighborhoods so they are safe and well maintained. The proposed change in General Plan land use designation supports this element's approaches, utilizing development to positively impact the visual and aesthetic value of an area, as well as by repurposing existing areas of the community through infill development that is compatible with the surrounding context.

Open Space and Recreation Element

The Open Space and Recreation Element encourages a balanced, comprehensive, conservation of natural and recreational resources that will enhance the social, psychological and physical well-being of Scottsdale citizens and community members. The first goal of this element is to seek to improve the quality of the natural and urban environments as defined in the quality of open spaces in Scottsdale.

The proposed change in General Plan land use designation supports this element's approaches, preserving and integrating visual and functional connections between major city open spaces and the proposed development and, in this case, views of Troon Mountain and Pinnacle Peak. Furthermore, the development proposes to protect and use existing native plants, utilize design themes similar in character to the surrounding area, and be consistent with the surrounding established open space patterns.

In the area of the subject property, North Alma School Parkway, East Pinnacle Vista Road and East Jomax Road are considered Desert Scenic Roadways. Desert Scenic Roadways are the one-mile and half mile roads within the Environmentally Sensitive Land Overlay district that are not already designated as a Scenic Corridor or Buffered Roadway. As such, the proposed development will provide a streetscape design that further maintains and enhances open space along these roadways as well as mitigates the impacts of a major street (North Alma School Parkway, East Jomax Road, and East Pinnacle Vista Drive) on the adjacent subject property and surrounding parcels; acting primarily as an aesthetic buffer.

Preservation and Environmental Planning Element

The Preservation and Environmental Planning Element recognizes the high priority that Scottsdale's citizenry places in preserving and protecting the natural environment. Scottsdale's distinctive natural resources and environment contribute to the quality of life and community's economic vitality. Environmental stewardship to Scottsdale means, that everyone has a responsibility to manage local resources, now and in the future, to assure a healthy and productive environment.

To this end, the proposed change in General Plan land use designations supports this element's approaches, in large part through the provisions of the Environmentally Sensitive Lands Ordinance. Through sensitive site planning considerations, the proposed development will protect natural desert washes that bisect the property and preserve boulder outcroppings, trees and other desert vegetation which will be incorporated into the site as a thematic feature for the proposed new housing community.

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 geographic areas—south, central and north. The North Sub- Area is generally all Scottsdale lands north of Deer Valley Road.

According to the study, the North Sub-Area is projected to absorb approximately +/-3,577 acres of residential land area by 2030, and about 98% (an equivalent of approximately 6,330 units) will be either rural or suburban residential development. Consequently, the proposed change in General Plan land use category to Rural Neighborhoods and Suburban Neighborhoods is keeping with the types of and projected increases in residential development anticipated for this area of the community.

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)

Land Use Impact Model

Long Range Planning Services uses a land use impact model to generally assess the impacts of potential changes in General Plan land use designations.

Per the model, a change from Commercial and Rural Neighborhoods to Rural Neighborhoods and Suburban Neighborhoods on the site would result in an approximate increase in resident population of 194 people and 35 school-aged students across grades K-12. The modeling results associated with the elimination of the Commercial land use designation on the site indicates a decrease of approximately 900 commercial jobs. Potential labor force as a result of the proposed new residential dwelling units is projected at 85 workers. With the proposed land use change, water usage will increase by approximately 8.3 million gallons per year and wastewater generation by a projected 9.2 million gallons per year. Traffic, according to the model, will decrease a negligible amount in vehicle trips per day as compared to the commercial uses currently established on site.

Because the existing land use designation allows for considerable range of use types, the actual

increases/decrease in the modeled categories are at best, an estimate, and should not be considered conclusive.

Policy Implications

Economic Development

Commercial Land Use

The City of Scottsdale through the 2001 General Plan goals and approaches, generally seeks to maintain and enhance the existing commercial land use designations in the city in order to maintain economic drivers. In this case, however, the conversion from Commercial and Rural Neighborhoods to Rural Neighborhoods and Suburban Neighborhoods may be appropriate considering the property's context—just east of a major, long standing resort, The Four Seasons, and further surrounded by similar or higher intensity land use designations (Commercial and Office land use designations) than the requested land use designations of Rural and Suburban Neighborhoods. Within the north area of the City, (north of Deer Valley Road to the City's northern boundary) the Commercial General Plan land use designations that exist account for 365+/- acres (roughly 33% of the City's total General Plan Commercial land use designations). The requested change totals an approximate 6% reduction in the commercially designated land within the north area of the City.

The applicant has submitted current market information highlighting commercial properties surrounding the subject property. This market information demonstrates a weak demand for commercial occupancy in the general area. The resulting vacancy in retail/office uses within a three and five mile radius of the subject property is 23.30% and 17.60 % respectively (Attachment 6).

Arizona State Statute allows for General Plans to be legally amendable; thus, Scottsdale's General Plan 2001 was created as a "broad, flexible document that changes as the community needs, conditions, and direction change." Consequently, amendment requests do vary over time typically with the change in the market trends. Thus, the 4-GP-2014 requested change from Commercial and Rural Neighborhoods to Suburban and Rural Neighborhoods as well as the two other requests for major General Plan amendments to change the Commercial General Plan category (Cases 2-GP-2014 and 3-GP-2014) to residential designations are a reflection of the current underperforming commercial market trend in northern Scottsdale.

Community Involvement

The applicant held an open house on May 28, 2014 at the Four Seasons Resort (10600 East Crescent Moon Drive from 5:00 to 6:00 p.m. Per the applicant, "There were 46 interested neighbors that attended the open house. Attendees were generally supportive of the project with one concern being raised about the protection of the drainage corridors." (Attachment 7).

A city-sponsored open house was held on September 3, 2014 at Copper Ridge School from 5:00 to 8:00 p.m. A total of 84 people attended, dispersed among the 4 major General Plan amendment cases (2-GP-2014, 3-GP-2014, 4-GP-2014, and 5-GP-2014). Major comments received from the Open House specific to this case included:

- Concerns regarding the proposed density of the applicant's associated zoning case: 12-ZN-

2014 (1.7 dwelling units per acre)

Per State Statute requirements for major General Plan amendments, the Planning Commission held a remote public hearing for this application on Wednesday, September 10, 2014 at Copper Ridge School. Residents in attendance submitted written comments and spoke in regard to the application. Major comments received from the hearing included:

- General support for the General Plan change from commercial to residential;
- Concerns regarding the requested height and density of the proposed development per the applicant's associated zoning: Case 12-ZN-2014; and
- Traffic and infrastructure concerns as a result of the proposed development density

Case 4-GP-2014 was originally scheduled for consideration by Planning Commission on October 8, 2014. By request of the applicant, a continuance was granted by Planning Commission to allow the major General Plan amendment and its associated zoning case (12-ZN-2014) to be heard on the same night.

Staff has received calls and e-mails regarding this application. Public comment cards and e-mails received as of the drafting of this report are attached (Attachment 9).

OTHER BOARDS & COMMISSIONS

Planning Commission

Planning Commission heard this case on October 22, 2014 and recommended approval with a unanimous vote of 6-0.

Staff Recommendation to Planning Commission:

- Recommend to City Council, the approval of 4-GP-2014, a major General Plan amendment to the City of Scottsdale General Plan 2001 to change the land use designation from Commercial and Rural Neighborhoods to Rural Neighborhoods and Suburban Neighborhoods on a 46.9 +/- acre site located at southeast corner of Alma School Parkway and Pinnacle Vista Drive.

OPTIONS & STAFF RECOMMENDATION

Staff Recommended Approach:

1. Adopt Resolution No. 9944 approving a major General Plan amendment to the City of Scottsdale 2001 General Plan to change the land use designation from Commercial and Rural Neighborhoods to Rural Neighborhoods and Suburban Neighborhoods on a 46.9 +/- acre site located at southeast corner of Alma School Parkway and Pinnacle Vista Drive. More specifically, changing,
 - 19 +/- acres of Commercial to Suburban Neighborhoods,
 - 3.8 +/- acres of Rural Neighborhoods to Suburban Neighborhoods,
 - 3.7 +/- acres of Commercial to Rural Neighborhoods, and,
 - Maintain 20.4 acres of Rural Neighborhoods.

RESPONSIBLE DEPARTMENT(S)

Planning and Development Services Department

Long Range Planning Services

STAFF CONTACT

GENERAL PLAN

Adam Yaron

Planner

480-312-2761

ayaron@scottsdaleaz.gov

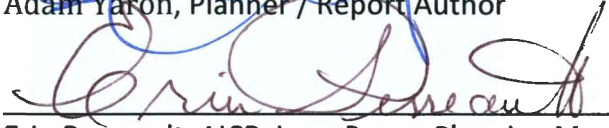
APPROVED BY



Adam Yaron, Planner / Report Author

11.5.2014

Date



Erin Perreault, AICP, Long Range Planning Manager

11-05-2014

Date

480-312-7093, eperreault@scottsdaleaz.gov



Randy Grant, Director

Planning & Development Services

480-312-2664, rgrant@scottsdaleaz.gov

11/7/14

Date

ATTACHMENTS

1. Resolution No. 9944
- Exhibit 1. Existing/Proposed General Plan Conceptual Land Use Map
2. Applicant's Narrative
3. Context Aerial
4. Aerial Close-Up
5. Zoning Map
6. Applicant's Commercial Market Information
7. Applicant's Citizen Involvement Report
8. City Notification Map
9. Public Correspondence Received
 - Exhibit A. General Correspondence Received Prior to Open House
 - Exhibit B. Open House Comments Received – September 5th Memo to Planning Commission
 - Exhibit C. Remote Planning Commission Hearing Comment Cards and September 10th Planning Commission Memo
 - Exhibit D. Planning Commission Recommendation Hearing Comment Cards
10. October 22, 2014 Planning Commission minutes

RESOLUTION NO. 9944

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SCOTTSDALE, MARICOPA COUNTY, ARIZONA, ADOPTING AN AMENDMENT TO THE CITY OF SCOTTSDALE 2001 GENERAL PLAN CONCEPTUAL LAND USE MAP FROM COMMERCIAL AND RURAL NEIGHBORHOODS TO RURAL NEIGHBORHOODS AND SUBURBAN NEIGHBORHOODS ON A 46.9 +/- ACRE SITE LOCATED AT THE SOUTHEAST CORNER OF N. ALMA SCHOOL PARKWAY AND E PINNACLE VISTA DRIVE.

WHEREAS, the City Council, through its members and staff, has solicited and encouraged public participation in the consideration of the General Plan amendment, consulted and advised with public officials and agencies as required by Arizona Revised Statutes Section 9-461.06, transmitted to the City Council and submitted a review copy of the general plan amendment proposal to each agency required by ARS Section 9-461.06 and all persons or entities who made a written request to receive a review copy of the proposal, and considered comments concerning the proposed amendment and alternatives; and

WHEREAS, the Planning Commission held a remote public hearing at Copper Ridge School on September 10, 2014 and a recommendation hearing on October 22, 2014 concerning the General Plan Amendment; and

WHEREAS, the City Council, held a public hearing on December 1, 2014, and has incorporated, whenever possible, the concerns expressed by all interested persons.

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

Section 1. That the City Council hereby amends the General Plan Conceptual Land Use Map for the City of Scottsdale, for the property located at the southeast corner of N. Alma School Parkway and E Pinnacle Vista Drive for 46.9 +/- acres from a Commercial and a Rural Neighborhoods to a Rural Neighborhoods and a Suburban Neighborhoods Land Use Designation.

Section 2. That the above amendment is described in Case No. 4-GP-2014 (relating to zoning case 12-ZN-2014), and on Exhibit 1, attached hereto and incorporated by this reference.

Section 3. That copies of this General Plan amendment shall be on file in the Office of the City Clerk, located at 3939 North Drinkwater Boulevard, Scottsdale, Arizona.

PASSED AND ADOPTED by the Council of the City of Scottsdale, Maricopa County, Arizona this 1st day of December, 2014.

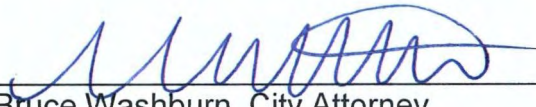
ATTEST:

CITY OF SCOTTSDALE, an Arizona
municipal corporation

By: _____
Carolyn Jagger
City Clerk

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

APPROVED AS TO FORM:

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

Case: 4-GP-2014

Cavalliere Flats

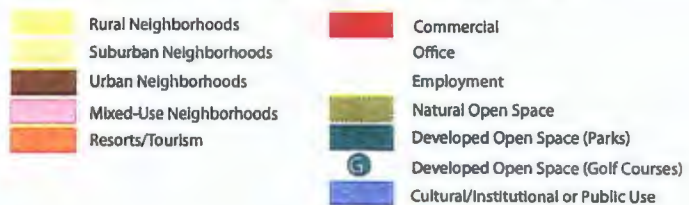
From Land Use Designation:
Commercial and Rural Neighborhoods



To Land Use Designation:
Suburban Neighborhoods and Rural Neighborhoods



Conceptual Land Use Map Legend



ATTACHMENT #2

**Applicant's Narrative
4-GP-2014: Cavalliere Flat**

CAVALLIERE FLATS



NARRATIVE Major General Plan Amendment

Case Number 456-PA-2014
Submitted May 23, 2014
Re-Submitted September 2, 2014

TaylorMorrison.

4-GP-2014
9/2/2014

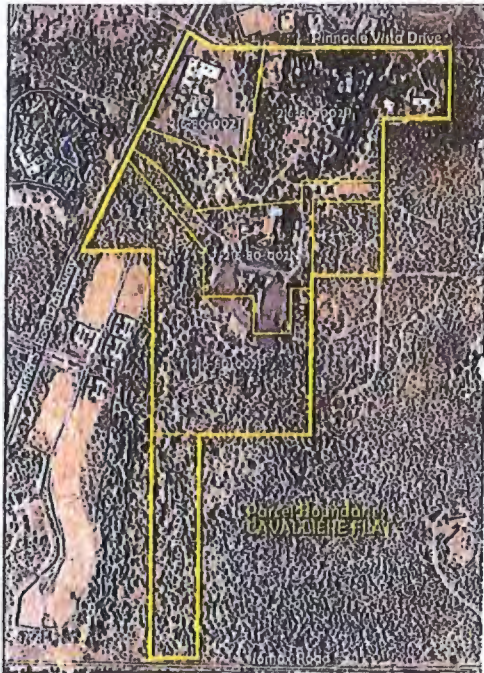
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I. INTRODUCTION

In 2011, the Cavalliere family announced it would be selling the 46.9+/-acre mixed-use property on which family homes, Reata Pass restaurant and Greasewood Flat are located. This General Plan Amendment request is an effort by the family to work with the property's new owners to ensure that its place in Scottsdale's heart and history is protected.

The requested General Plan Amendment will enable preservation of existing family properties, a new residential community, preservation of Natural Area Open Space and desert washes. Greasewood Flat will be relocated, along with its quirks, ambience and the best chili cheeseburgers on the planet.



A. Project Location

The 46.9+/- property is located on the southeast corner of Pinnacle Vista Drive and Alma School Parkway and includes parcels numbered APN#s 216-80-002T, 216-80-002P, 216-80-002N and 216-80-007G). (See Figure 1, left and Figure 2, below.)

Development of the Reata Pass/Greasewood property predates its annexation into Scottsdale in 1982 and includes commercial, restaurant and residential uses. The Cavalliere family built their homes, Greasewood Flat and the Reata Pass cowboy steakhouse on this scenic desert mountain pass between Troon Mountain and Pinnacle Peak.

Figure 1

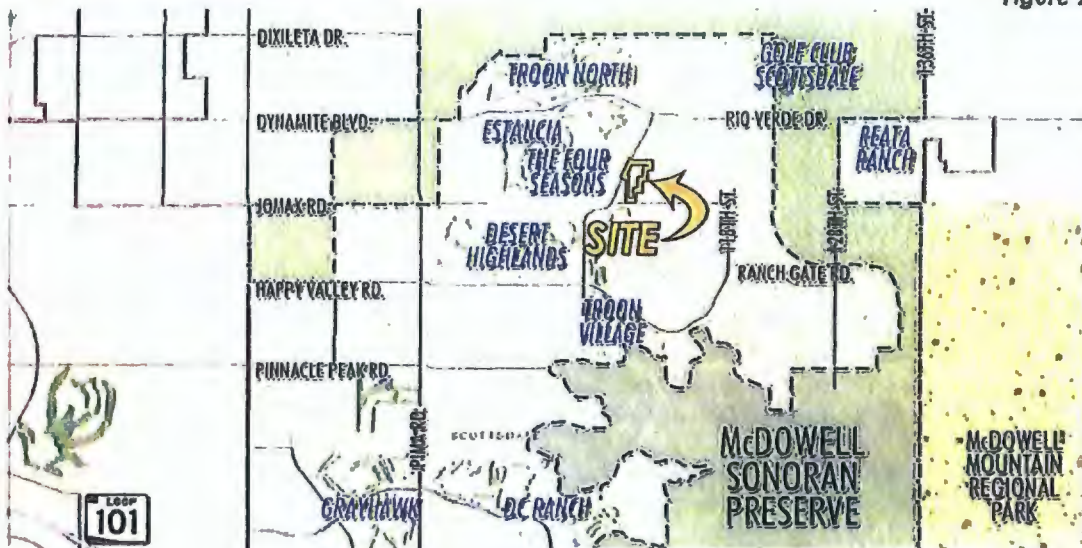


Figure 2

B. Description of the Request

The requested major General Plan Amendment ("GPA") for the 46.9-acre site includes the following:

- Change the land use designation on 19+/- acres from Commercial to Suburban Neighborhoods.
- Change the land use designation on 3.8+/- acres from Rural Neighborhoods to Suburban Neighborhoods.
- Change the land use designation on 3.7+/- acres from Commercial to Rural Neighborhoods.

The land use designation of the eastern 20.4 acres of the property will remain unchanged as Rural Neighborhoods.

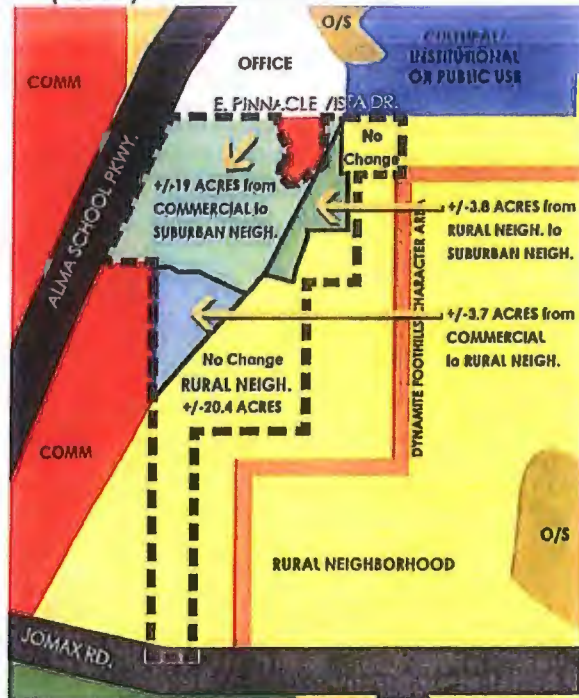
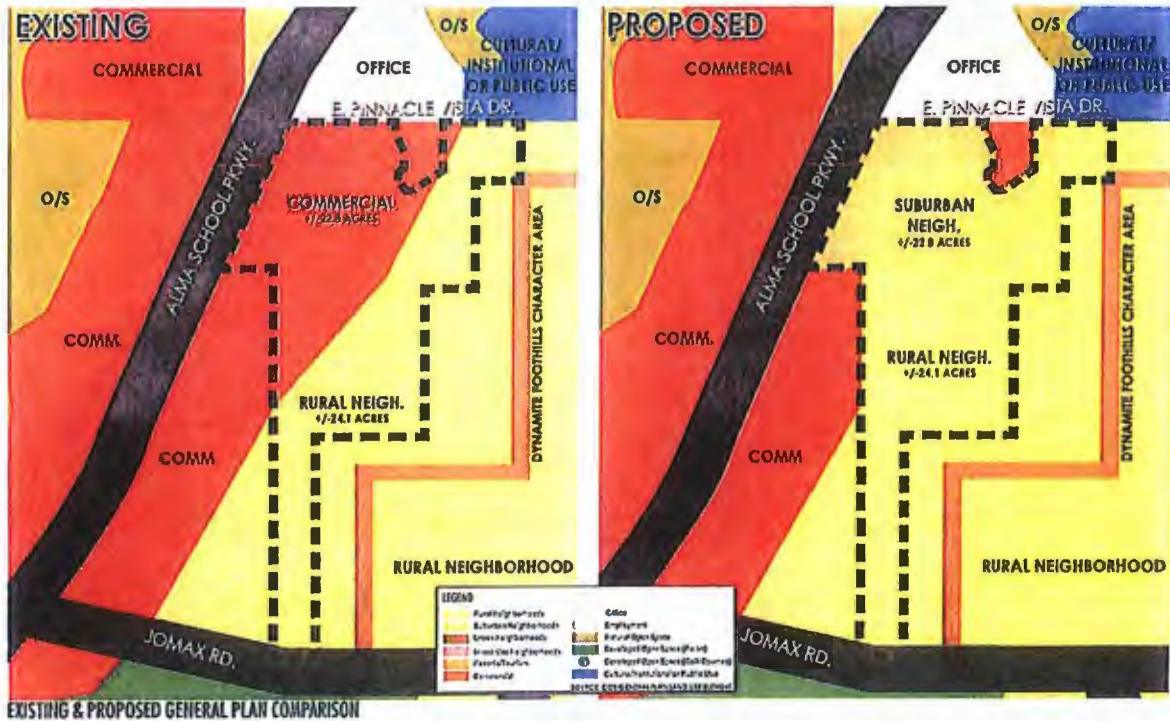


FIGURE 3. GENERAL PLAN AMENDMENT CHANGES PROPOSED

The figure below shows Existing Scottsdale General Plan Land Use Map categories and the Proposed Land Use Map categories incorporating the changes requested.



The *Suburban Neighborhoods* land use category supports a broad range of residential uses with densities between one unit per acre and eight units per acre. This category plays a role in establishing land use transitions between land within the *Rural Neighborhoods* category and more intense categories such as *Commercial*, *Employment*, *Office* and *Resorts/Tourism*.

The proposed General Plan Amendment for Cavalliere Flats creates a transition from lower-density residential land uses to the east and the more intense commercial and resort uses along Alma School Parkway. Approval of the Amendment means that uses categorized as *Commercial* will no longer abut *Rural Neighborhoods*. Instead, land use intensity will transition from *Commercial* along Alma School to *Suburban Neighborhoods* (1-8 dwelling units per acre) to *Rural Neighborhood* (0-1 dwelling units per acre) within the property, creating a buffer for existing residential uses to the east.

As shown in Figure 2, Project Context, the *Suburban Neighborhoods* designation is appropriate in the context of existing land uses in the area. Single-family residential uses and the 34-acre George "Doc" Cavalliere Park are located to the north. Across ALMA SCHOOL PARKWAY, to the west are the Four Seasons Resort with its "The Rocks" luxury residential club, offices, retail, a mini-storage facility and restaurants. To the south, along the east side of Alma School are condominium properties and vacant land. Land to the east of the property has been developed with low-density residential uses, with some vacant parcels remaining.

The Cavalliere Flats property has been graded over the years to create parking areas and drives for access to and within the site; however, substantial areas of natural desert areas remain. The site drains from the north and east to the southwest. A significant wash runs through the property and will be preserved as natural area open space. Much of the historic drainage flows have been managed upstream by previous developments and by construction of the City's regional detention basin. Utility improvements have been made to the property.

C. Analysis of Major General Plan Amendment Criteria

The Cavalliere Flats General Plan Amendment application qualifies as a Major Amendment based on analysis of the four criteria specified in the Administration Section of the 2001 General Plan.

An amendment to Scottsdale's General Plan is defined as a major amendment if it meets any one of the four specified criteria related to:

- Change in land use category
- Area/acreage of change
- Character area
- Water/wastewater infrastructure

1. Change in Land Use Category

A change in the land use category on the land use plan that changes the land use character from one type to another as described in the table found on page 20 of the 2001 Scottsdale General Plan.

This application requests the following land use category changes.

Rural Neighborhoods to Suburban Neighborhoods

Group A to Group B -Yes, meets criterion for major GPA

Commercial to Rural Neighborhoods

Group E to Group A -Yes, meets criterion for major GPA

Commercial to Suburban Neighborhoods

Group E to Group B - Yes, meets criterion for major GPA

A MAJOR GENERAL PLAN AMENDMENT IS REQUIRED BASED ON CRITERIA WITHIN THIS CATEGORY.

	TO:	Group A	Group B	Group C	Group D	Group E
FROM:	Land Use Plan Category					
Group A	Rural Neighborhoods		Yes	Yes	Yes	Yes
	Natural Open Space					
Group B	Suburban Neighborhoods			Yes	Yes	Yes
	Developed Open Space					
	Cultural/Institutional or Public Use					
Group E	Commercial	Yes	Yes			
	Office					
	Employment					
	Mixed Use					
	Regional Use Overlay					

2a. Area of Change Criteria

A change in the land use designation that includes the following gross acreage:

* Planning Zone C1, C2, D and E 15 acres or more

Cavalliere Flats is located in Planning Zone E. The areas of change are as follow:

Rural Neighborhoods to Suburban Neighborhoods 3.8 acres +/-

Commercial to Rural Neighborhoods 3.7 acres +/-

Commercial to Suburban Neighborhoods 19.0 acres +/-

Total acres to be changed: 26.5 acres +/-

Acres to remain unchanged as Rural Neighborhoods: 20.4

A MAJOR GENERAL PLAN AMENDMENT IS REQUIRED BASED ON CRITERIA WITHIN THIS CATEGORY

2b. Acreage Criteria Overriding Incentives

Exceptions to criteria contained in 2a are considered to be in the interest of the general public and in keeping with the mission and values of the community. A proposal that includes any of the following conditions will not be considered a major amendment:

- A property owner initiated decrease in the residential land use category of units planned by the land use element, or
- A proposal for a change in the land use designation that results in no increase in the planned number of dwelling units and includes at least 30% more Natural Area Open Space than is required by the Environmentally Sensitive Lands Ordinance for the property and that is:
 - of substantial size, that being at least seven or more contiguous acres,
 - protected in such a manner so as to be designated with the land use category of Natural Area Open Space,
 - where such open space protects sensitive natural features and is visually and/or physically accessible to the general public and does not include lands contained within scenic corridors or vista corridors.

The Cavalliere Flats Development Plan will increase the Natural Area Open Space acreage provided from the required 14.65 acres to 19.05 acres, an increase of 30% over Natural Area Open Space required.

A MAJOR GENERAL PLAN AMENDMENT IS NOT REQUIRED BASED ON THE ACREAGE CRITERIA OVERRIDING INCENTIVES CRITERIA.

3. Character Area Criteria

If a proposal to change the land use category has not been clearly demonstrated by the applicant to comply with the guidelines and standards embodied within an approved character area plan it will be considered a major amendment.

CHARACTER AREA CRITERIA DO NOT APPLY - CAVALLIERE FLATS IS LOCATED ADJACENT TO, BUT NOT WITHIN, THE DYNAMITE FOOTHILLS CHARACTER AREA.

4. Water/Wastewater Infrastructure Criteria

If a proposal to change the planned land use category results in the premature increase in the size of a master planned water transmission or sewer collection facility, it will qualify as a major amendment.

Sewer: The site is within the City of Scottsdale wastewater service area. There is currently an existing 8-inch sewer main located approximately 14-feet west of the Alma School Parkway alignment. The flow is to the south and generally follows the slope of Alma School Parkway. It is anticipated that the project site will tie into this sewer main.

Water: The site is within the City of Scottsdale water service area. There is currently an existing 14-inch ACP water main located approximately 25-feet east of Alma School center line roadway alignment. There is also an existing 12-inch DIP located approximately 12-feet east of Alma School Parkway centerline and continues west along Crescent Moon Drive. Additionally, there is an existing 8-inch water line that lies north of the Pinnacle Vista Drive centerline.

Proposed land uses are less intense than those existing on the site today. Increases in the size of water and sewer infrastructure is not required.

A MAJOR GENERAL PLAN AMENDMENT IS NOT REQUIRED BASED ON WATER/WASTEWATER CRITERIA.

II. Conformance with Scottsdale General Plan Guiding Principles

The Scottsdale General Plan includes six "Guiding Principles" that establish the aspirational framework for General Plan elements, goals and approaches.

The six Guiding Principles are:

1. Value Scottsdale's Unique Lifestyle & Character
2. Support Economic Vitality
3. Enhance Neighborhoods
4. Preserve Meaningful Open Space
5. Seek Sustainability
6. Advance Transportation

The requested General Plan Amendment for Cavalliere Flats supports the Guiding Principles:

1. Value Scottsdale's Unique Lifestyle and Character

Scottsdale offers a superior and desirable Sonoran Desert lifestyle to its residents and visitors.

Response: The site planning, architectural design and landscaping of Cavalliere Flats will embrace the history and character of this part of Scottsdale. The iconic Greasewood Flat will be relocated to a site owned by the family, where it can be enjoyed far into the future.

2. Support Economic Vitality

Scottsdale is committed to supporting its existing businesses and targeting new opportunities for economic growth and sustainability.

Response: Cavalliere Flats will draw new residents to the area and will contribute to the long-term viability of Greasewood Flat, an iconic destination for residents and tourists alike.

3. Enhance Neighborhoods

Scottsdale's neighborhoods vary widely from traditional mid-century residential areas in the south, to urban neighborhoods Downtown, central Scottsdale's master-planned communities and, in the north, neighborhoods that embrace the openness and uniqueness of their desert environment.

Response: Cavalliere Flats will create a sense of community for its residents and also reach out to surrounding neighborhoods so its residents become part of the larger community.

4. Preserve Meaningful Open Space

The City of Scottsdale has demonstrated its long-term commitment to the McDowell Sonoran Preserve and also to preservation of the smaller-scale natural areas people enjoy as part of their daily lives in this part of Scottsdale.

Response: The Cavalliere Flats development will meet all City requirements for open space preservation, understanding that views of and access to desert open space are keys part of North Scottsdale's character, value and appeal.

5. Seek Sustainability

Scottsdale is committed to the effective management of its finite and renewable environmental, economic, social, and technological resources to assure long-term sustainability.

Response: Cavalliere Flats developers support Green Building principles. The project will add to housing choices in North Scottsdale and bring new workers and customers to support the area's restaurants, shopping and business centers.

6. Advance Transportation:

The General Plan balances the needs of all modes of transportation and mobility needs. Every resident and visitor to Scottsdale should be able to get around safely, comfortably and efficiently and to be able to do so choosing from among a range of transportation modes.

Response: Cavalliere Flats will be served primarily by private motor vehicles. To encourage people to choose active mobility modes, the development is planned to encourage walking and bicycling through provision of paths and sidewalks that access to the City's trail system and other bicycle and pedestrian facilities.

III. Conformance with General Plan Goals and Approaches

The General Plan includes twelve Plan elements related to the Guiding Principles.

Guiding Principle 1. Value Scottsdale's Unique Lifestyle & Character

Character & Design Element
Land Use Element

Guiding Principle 2. Support Economic Vitality

Economic Vitality Element

Guiding Principle 3. Enhance Neighborhoods

Community Involvement Element
Housing Element
Neighborhoods Element

Guiding Principle 4. Preserve Meaningful Open Space

Open Space & Recreation Element
Preservation & Environmental Planning Element

Guiding Principle 5. Seek Sustainability

Cost of Development Element
Growth Areas Element
Public Services and Facilities Element

Guiding Principle 6. Advance Transportation

Community Mobility Element

Each of the General Plan Elements includes specific goals, values and approaches. The requested General Plan Amendment is in conformance with the goals, values and approaches adopted for each of the City of Scottsdale's General Plan elements.

A. GUIDING PRINCIPLE #1: VALUE SCOTTSDALE'S UNIQUE LIFESTYLE AND CHARACTER

General Plan elements associated with this guiding principle include the Character and Design Element and the Land Use Element.

1. Character and Design Element

Character and Design Element Goals and Approaches

GOAL 1. Determine the appropriateness of all development in terms of community goals, surrounding area character, and the specific context of the surrounding neighborhood.

RESPONSE SUMMARY: LAND USES PROPOSED AT CAVALLIERE FLATS ARE COMPATIBLE WITH THE USES, DENSITY AND CHARACTER OF OTHER DEVELOPMENT IN THE IMMEDIATE AREA. THE BASIC PREMISE GUIDING LAND USE-PLANNING GIVES PRIORITY TO LOCATING HOMES AND STREETS FOR MINIMUM IMPACT ON THE SITE'S WASHES, BOULDERS, VEGETATION AND TERRAIN. OPEN SPACE TRACTS WILL BE SET ASIDE THROUGHOUT CAVALLIERE FLATS AS IMPORTANT CONTRIBUTORS TO QUALITY, CHARACTER AND AMENITY FOR RESIDENTS

THE AREA SURROUNDING CAVALLIERE FLATS IS AN AREA IN TRANSITION. ESPECIALLY NEAR MAJOR ROADWAYS, LIKE ALMA SCHOOL PARKWAY, OLDER COMMERCIAL ESTABLISHMENTS ARE BEING REPLACED BY RESIDENTIAL USES, BRINGING NEW CUSTOMERS FOR NEARBY RESTAURANTS, RESORTS, SHOPS AND OFFICES. VACANT PROPERTY HAS BEEN OR IS BEING DEVELOPED WITH A WIDE RANGE OF HOUSING TYPES, AS WELL AS RESORTS AND OTHER USES.

IMMEDIATELY SOUTHWEST OF CAVALLIERE FLATS, PINNACLE POINT CONDOMINIUMS ARE UNDER CONSTRUCTION; TO THE NORTH IS QUISANA, A SINGLE-FAMILY SUBDIVISION; ON THE SOUTHEAST, THE PROPOSED DIAMOND

MOUNTAIN, A SINGLE-FAMILY RESIDENTIAL DEVELOPMENT WITH AN APPROVED DENSITY OF 0.6 UNITS PER GROSS ACRE, HAS FILED FOR REZONING TO R1-35 ESL, R1-43 ESL AND R1-70 ESL, AS WELL AS PLAT APPROVAL; AND ACROSS ALMA SCHOOL PARKWAY TO THE WEST ARE THE FOUR SEASONS RESORT AND RESIDENCES.

APPROVAL OF THIS MAJOR GENERAL PLAN AMENDMENT WILL ALLOW DEVELOPMENT OF CAVALLIERE FLATS AT LAND USE INTENSITIES WELL BELOW THOSE OF ITS NEIGHBORS ALONG ALMA SCHOOL PARKWAY. IT WILL PRESERVE SOME OF THE EXISTING CAVALLIERE FAMILY HOMES, SET ASIDE OVER 40% OF THE PROPERTY AS NATURAL AREA OPEN SPACE AND RESULT IN A SITE PLAN THAT PRESERVES A MAJOR WASH AS A CENTRAL AMENITY, ALONG WITH BOULDERS AND MATURE VEGETATION. HOMES WILL BE CLUSTERED, SEPARATED BY OPEN SPACE AND TRAILS THROUGHOUT THE COMMUNITY.

APPROACHES

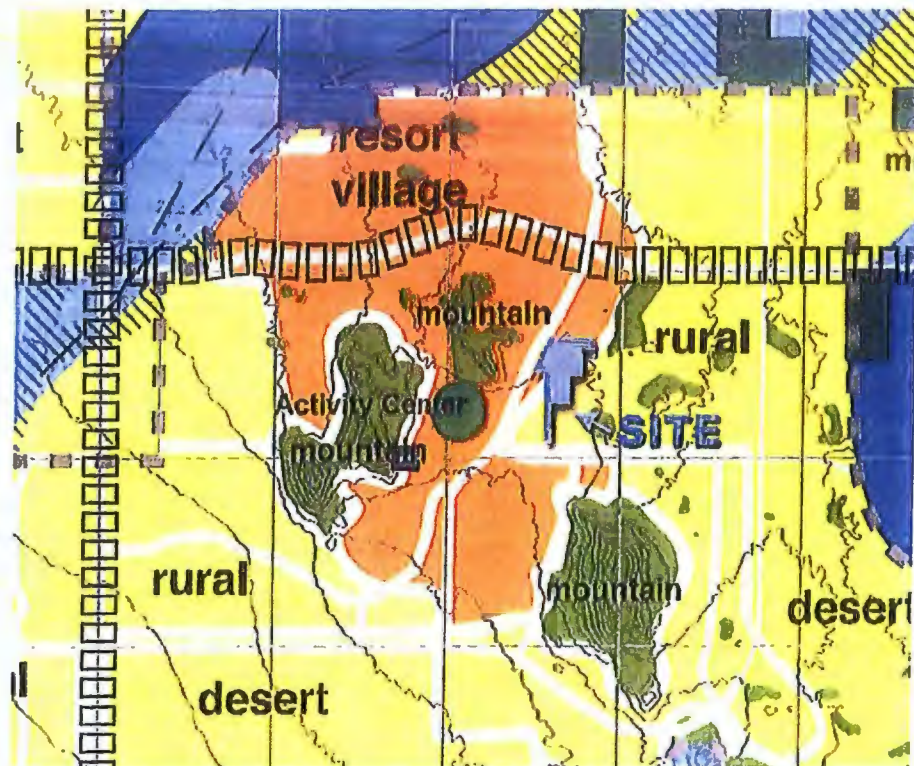
- Respond to regional and citywide contexts with new and revitalized development in terms of:
 - ▶ Scottsdale as a southwestern desert community
CAVALLIERE FLATS IS PLANNED IN RESPONSE TO ITS IMMEDIATE CONTEXT AND TO SCOTTSDALE'S UNIQUE SONORAN DESERT ENVIRONMENT.
 - ▶ Scottsdale as a part of a large metropolitan area with a unique reputation, image, character and identity within its regional setting.
CAVALLIERE FLATS WILL CONTINUE TO ENHANCE SCOTTSDALE'S REPUTATION AS A COMMUNITY THAT IS KNOWN NATIONALLY FOR ITS HIGH-QUALITY LIFESTYLE IN THE SONORAN DESERT
 - ▶ Relationships to surrounding land forms, land uses and transportation corridors.
CAVALLIERE FLATS IS LOCATED ON ALMA SCHOOL PARKWAY, A MAJOR NORTH-SOUTH ROADWAY. AN OPEN SPACE BUFFER WILL BE LOCATED ALONG ALMA SCHOOL AND ALONG THE EAST SIDE OF THE PROPERTY. THE SITE IS SURROUNDED BY DRAMATIC DESERT MOUNTAIN LAND FORMS, AFFORDING SCENIC VIEWS AND TRAIL ACCESS. WITHIN CAVALLIERE FLATS, RESIDENTIAL USES TRANSITION FROM SMALLER LOTS-AT ALMA SCHOOL TO LARGER LOTS-ON THE EAST, CREATING A BUFFER BETWEEN EXISTING CONDOS/ROADWAY/RESORT AND LOWER-INTENSITY LAND USES TO THE EAST.
 - ▶ Contributions to city wide linkages of open space and activity zones.
RESIDENTS WILL BE ABLE TO HIKE OR BIKE TO CAVALLIERE PARK, MCDOWELL SONORAN PRESERVE TRAILS, CITYWIDE TRAILS AND THE BICYCLE SYSTEM THROUGH LINKAGES WITHIN THE RESIDENTIAL COMMUNITY.
 - ▶ Consistently high community quality expectations.
CAVALLIERE FLATS WILL RAISE THE BAR FOR DESIGN AND ENVIRONMENTAL SENSITIVITY IN RESIDENTIAL DEVELOPMENTS ALONG ALMA SCHOOL PARKWAY.
 - ▶ Physical scale relating to the human perception at different points of experience.
THE SCALE OF CAVALLIERE FLATS IS APPROPRIATE TO ITS SURROUNDINGS, SIMILAR TO OTHER RESIDENTIAL DEVELOPMENT

IN THE IMMEDIATE AREA.

- ▶ Visual impacts (views, lighting, etc.) upon public settings and neighboring properties.
CAVALLIERE FLATS WILL NOT OBSTRUCT VIEWS OR INCLUDE LIGHTING THAT WILL IMPACT NEIGHBORING PROPERTIES. LIGHTING WILL BE CONSISTENT WITH CITY STANDARDS FOR RESIDENTIAL DEVELOPMENTS IN THE ENVIRONMENTALLY SENSITIVE LANDS ORDINANCE OVERLAY AREA.
- ▶ Visual and accessibility connections and separations.
HOMES WILL BE CLUSTERED, SEPARATED BY NATURAL AREA OPEN SPACE, PROVIDING VISUAL ACCESS TO OPEN SPACE AND CONNECTIONS TO TRAILS, BICYCLE FACILITIES.
- ▶ Public buildings and facilities that demonstrate these concepts and "lead" by example.
NOT APPLICABLE, NO PUBLIC BUILDINGS PROPOSED.
- Enrich the lives of all Scottsdale Citizens by promoting safe, attractive, and context compatible development.
THE PLAN FOR CAVALLIERE FLATS IS A DIRECT RESPONSE TO ITS CONTEXT IN TERMS OF ADJOINING LAND USES AND NATURAL ENVIRONMENTAL FEATURES. AS STATED PREVIOUSLY, LAND USE INTENSITY WITHIN THE SITE DECREASES FROM WEST TO EAST, RECOGNIZING LOWER-INTENSITY USES TO THE EAST AND IS LESS INTENSE THAN THAT OF PROPERTIES TO THE NORTH AND SOUTH. A SIGNIFICANT NATURAL AREA OPEN SPACE CORRIDOR WITHIN THE PROPERTY HAS BEEN SET ASIDE ALONG A DESERT WASH, WITH OPEN SPACE LINKAGES CONNECTING IT TO THE EAST AND SOUTH.
- Encourage projects that are responsive to the natural environment, site conditions, and unique character of each area, while being responsive to people's needs.
CAVALLIERE FLATS WILL BE A COMMUNITY DESIGNED TO MEET THE NEEDS OF ITS RESIDENTS AND THE EXPECTATION OF PROPERTY OWNERS IN THE SURROUNDING AREAS.

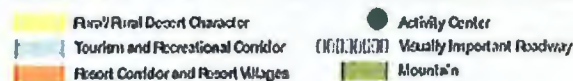
OVER THE YEARS, MUCH OF THE SITE HAS BEEN DEGRADED BY CONSTRUCTION OF INFORMAL PARKING AREAS, DRIVEWAYS AND MOTOR VEHICLE TRAILS. THE CAVALLIERE FLATS PROJECT INCLUDES RESTORATION OF DEGRADED AREAS AND PROTECTION OF NATURAL FEATURES THAT HELP GIVE IT A UNIQUE CHARACTER.
- Ensure that all development 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 Cavalliere Flats property in is designated as being "Resort Villages" and "Rural/Rural Desert" character types, as shown on Figure 5. Only these two types are discussed below. The others, including all the "Urban Character Types" do not apply.



CHARACTER AND DESIGN ELEMENT

Figure 5. Character Types Map



Resort Villages are concentrations of major resort facilities. 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.

THE EXISTING COMMERCIAL ZONED AREAS OF THE SITE ALONG ALMA SCHOOL PARKWAY ARE WITHIN THE "RESORT VILLAGE" CHARACTER TYPE. CAVALLIERE FLATS IS NEAR A DESIGNATED "ACTIVITY CENTER" ACROSS ALMA SCHOOL PARKWAY TO THE WEST, IN THE VICINITY OF THE FOUR SEASONS RESORT. THE SUBURBAN NEIGHBORHOODS GENERAL PLAN LAND USE CATEGORY WILL TRANSITION LAND USE INTENSITY FROM THE RESORT VILLAGE CHARACTER TYPE AND ACTIVITY CENTER TO RURAL/RURAL DESERT CHARACTER AREAS ON AND BEYOND THE EAST SIDE OF CAVALLIERE FLATS. CAVALLIERE FLATS WILL SUPPORT THE EXISTING RETAIL, RESORT AND RESTAURANTS IN THE AREA..

Rural/Rural Desert Character Types contain relatively low-density and large lot development, including horse privilege neighborhoods and low-density resorts as well as areas with particularly sensitive and unique natural environments. These districts provide a rural lifestyle that includes preservation of the desert character. The identity and natural desert character of this district should be strengthened and maintained by preventing encroachment of nonconforming uses and architectural styles, protecting open spaces and

vistas, encouraging conservation of desert vegetation, building low profile structures, discouraging walls, and limiting road access. Special care should be taken to preserve the natural character of the land and natural drainage corridors. Desert vegetation is maintained in either in common open-space areas or on individual lots. The impacts of development on desert preservation should be minimized through clustering, preserving washes, and the use of natural buffers on the perimeter of developments. Site plans for developments on larger vacant tracts should be sensitive to topography, vegetation and natural drainage area.

MUCH OF THE PROPERTY IS DESIGNATED AS "RURAL/RURAL DESERT" CHARACTER TYPE (CHARACTER TYPES MAP, PAGE 53 OF THE 2001 GENERAL PLAN). IT WILL BE CONSISTENT WITH THE EXISTING DESERT CHARACTER AND SENSITIVE TO THE NEED FOR PROTECTION OF NATURAL OPEN SPACES AND DESERT VEGETATION. THE MAIN NORTH/SOUTH WASH RUNNING THROUGH THE PROPERTY AND THE BOULDER FIELDS THAT DOMINATE ITS EASTERN BOUNDARY WILL BE PRESERVED AND INTEGRATED AS FEATURES WITHIN THE COMMUNITY. NATURAL OPEN SPACE BUFFERS WILL BE SET ASIDE ON THE PERIMETER OF THE PROPERTY AS TRANSITIONS FROM SUBURBAN NEIGHBORHOODS USES TO ADJOINING LOWER-DENSITY RURAL NEIGHBORHOODS TO THE EAST.

Environmentally Sensitive Lands and Native Desert Character Types

These districts include areas defined by the Environmentally Sensitive Lands Ordinance (ESLO) overlay-zoning district. Most of these rugged areas should ultimately be preserved as natural open space, and all areas will follow the regulations of ESLO. The McDowell Sonoran Preserve is located in these areas.

- Desert Districts include areas of all character districts with the identifying title "Desert." They include areas with significant environmental amenities or hazards. Special care should be taken to minimize the impacts of development in these districts. Any development in these districts will follow the ESLO guidelines.

PORTIONS OF THE CAVALIERE FLATS PROPERTY ARE DESIGNATED AS BEING OF THE "RURAL/RURAL DESERT" CHARACTER TYPE ON THE CHARACTER TYPES MAP, PAGE 53 OF THE 2001 GENERAL PLAN (SEE PRECEDING DISCUSSION). THE PROPERTY IS WITHIN THE ENVIRONMENTALLY SENSITIVE LANDS OVERLAY DISTRICT AND ALL ESLO GUIDELINES WILL BE FOLLOWED.

- GOAL 2.** Review the design of all development proposals to foster quality design that enhances Scottsdale as a unique southwestern desert community. (The City Charter excludes review of detached single family residential)
- RESPONSE SUMMARY: THIS GOAL SPECIFICALLY ADDRESSES THE CITY'S DEVELOPMENT REVIEW PROCESS, POLICIES AND PROGRAMS. IT IS NOT DIRECTLY APPLICABLE TO A MAJOR GENERAL PLAN AMENDMENT APPLICATION ON PRIVATE PROPERTY. APPROACHES THAT MAY BE RELEVANT ARE ADDRESSED BELOW.

APPROACHES

- Recognize that Scottsdale's economic and environmental well-being 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.

THE CAVALLIERE FLATS MAJOR GENERAL PLAN AMENDMENT APPLICATION RECOGNIZES THE IMPORTANCE OF AESTHETICS, GOOD SITE PLANNING AND DISTINCTIVE CHARACTER AS CONTRIBUTORS TO SCOTTSDALE'S WELL-BEING. AS DISCUSSED PREVIOUSLY, DESIGN AND SITE PLAN ELEMENTS AT CAVALLIERE FLATS ARE DIRECTLY DRAWN FROM THE PROPERTY'S DISTINCTIVE HISTORY, CONTEXT AND NATURAL FEATURES, AND EXPRESSED IN HIGH-QUALITY ARCHITECTURE, SITE PLANNING AND DESIGN OF SITE FEATURES.

- 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.

CAVALLIERE FLATS RESPECTS, PROTECTS AND ENHANCES ITS NATURAL AND HISTORIC CONTEXT TO CREATE A DISTINCTIVE ENVIRONMENT FOR DESERT LIVING. HOMES AND STREETS ARE SITED TO MINIMIZE IMPACTS ON NATURAL FEATURES. OVER 40% OF THE PROPERTY WILL BE DEDICATED NATURAL AREA OPEN SPACE. REFERENCES TO SITE HISTORY CAN BE INCORPORATED INTO DESIGN ELEMENTS AND COMMUNITY AREAS. THE DESERT WILL BE RESTORED WHERE IMPACTED PREVIOUSLY BY GRADED ROADS, PARKING AREAS AND OTHER ACTIVITIES.

- Promote, evaluate and maintain the Scottsdale Sensitive Design Principles that when followed will help improve and reinforce the quality of design in our community.

SCOTTSDALE SENSITIVE DESIGN PRINCIPLES, APPLIED TO CONSTRUCTION IN THE DESERT, MAKE SENSE, ADD-VALUE, SAVE ENERGY AND HELP CREATE A UNIQUE, CONTEXT-APPROPRIATE CHARACTER. DESIGN OF HOMES, LANDSCAPING AND SITE FEATURES AT CAVALLIERE FLATS WILL INCORPORATE THESE DESIGN PRINCIPLES WHERE FEASIBLE.

GOAL 3. Identify Scottsdale's historic, archaeological and cultural resources, promote an awareness of them for future generations, and support their preservation and conservation.

RESPONSE SUMMARY: CAVALLIERE FLATS SUPPORTS THIS GOAL BY CONDUCTING AN ARCHAEOLOGICAL SURVEY OF THE PROPERTY, AS DESCRIBED BELOW.

APPROACHES

- Continue the process of identifying Scottsdale's historic, archaeological, and cultural resources.

AN ARCHAEOLOGICAL SURVEY OF THE PROJECT AREA RESULTED IN THE IDENTIFICATION OF THREE HISTORIC ISOLATES AND A HISTORIC ROAD. THE ISOLATES AND THE ROAD DO NOT MEET THE CRITERIA FOR LISTING ON THE NATIONAL REGISTER OF HISTORIC PLACES (NRHP), AND NO FURTHER INFORMATION CAN BE LEARNED FROM THEM BEYOND THEIR INITIAL RECORDATION. NO ARCHAEOLOGICAL SITES WERE RECORDED.

GOAL 4. Encourage "streetscapes" for major roadways that promote the city's visual quality and character, and blend into the character of the surrounding area.

Response Summary: ALMA SCHOOL ROAD IS A DESIGNATED "DESERT SCENIC

ROADWAY". ONE OF THE THREE APPROVED DESERT SCENIC ROADWAY CRITERION IS THAT ESLO PRIORITIES (E.G. WASH PRESERVATION AND CONTIGUOUS OPEN SPACE) FOR NAOS BE MET PRIOR TO THE LOCATION OF THE OPEN SPACE ALONG THE ROAD. WITH THIS PROPOSAL THE PRIORITY HAS BEEN GIVEN TO THE MAJOR WASH, WHICH BISECTS THE SITE. IN ORDER TO BE SENSITIVE TO THE NATURAL TERRAIN ASSOCIATED WITH THIS WASH, IN CONJUNCTION WITH THE SLOPES UP TO THE EXISTING IMPROVEMENTS OF ALMA SCHOOL ROAD, A MINIMUM 30' TO 50' DESERT SCENIC CORRIDOR IS BEING PROPOSED. THIS IS CONSISTENT WITH THE APPROVED RESIDENTIAL PROJECT TO THE NORTH (QUISANA) ALONG WITH CASE 1-GP-2004 WHICH STATES THAT "THE DESERT SCENIC ROADWAY WILL BE ACCOMPLISHED PRIMARILY THROUGH NAOS LOCATION AND ZONING SETBACK APPLICATION. THE SETBACK WILL VARY BASED ON SITE CONDITIONS, PREVIOUS DEVELOPMENT, AND TOPOGRAPHY OF THE PARCEL."

APPROACHES

- Ensure compatibility with the natural desert in Natural streetscape areas. Plant selection should be those that are native to the desert and densities of planting areas should be similar to natural conditions.
LANDSCAPING ALONG THE ALMA SCHOOL PARKWAY FRONTAGE WILL BE COMPATIBLE WITH THIS APPROACH.
- Apply streetscape guidelines to all landscaped areas within the public right-of-way. Encourage the use of streetscape guidelines in areas between the right-of-way and building setback lines or perimeter walls.
LANDSCAPING ALONG THE ALMA SCHOOL PARKWAY FRONTAGE WILL BE COMPATIBLE WITH THIS APPROACH.
- Place streetlights at intervals and locations to enhance safety.
STREET LIGHTING WILL CONFORM TO CITY STANDARDS..
- Keep street lighting to a minimum in low-density areas, rural areas, and areas near the McDowell Sonoran Preserve, and shield the light fixtures to maintain a dark sky.
STREET LIGHTING WILL CONFORM TO CITY STANDARDS.

GOAL 5. Build upon the significant role the arts have played in shaping our community's image and lifestyle by maximizing the potential of public art to enrich the daily lives of people that live in or visit Scottsdale.
RESPONSE SUMMARY: THIS GOAL AND ITS RELATED APPROACHES ARE NOT APPLICABLE TO THE CAVALLIERE FLATS MAJOR GENERAL PLAN AMENDMENT. PUBLIC ART IS NOT REQUIRED FOR RESIDENTIAL DEVELOPMENT. THE GOAL AND APPROACHES ADDRESS CITYWIDE ISSUES.

GOAL 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.
RESPONSE SUMMARY: PRESERVATION AND RESTORATION OF NATIVE DESERT LANDSCAPE MATERIALS AND ENVIRONMENTAL FEATURES IS FUNDAMENTAL TO THE CAVALLIERE FLATS PLANNING APPROACH. NATIVE, ARID-REGION AND ARID-ADAPTED PLANT MATERIALS ARE PROPOSED, CONSISTENT WITH THE DESERT CHARACTER OF THE AREA.

APPROACHES

- Require substantial landscaping be provided as part of new development or redevelopment.

SUBSTANTIAL LANDSCAPING WILL BE PROVIDED AS APPROPRIATE TO THE SONORAN DESERT CHARACTER OF CAVALLIERE FLATS. THE SITE INCLUDES AREAS OF MATURE DESERT VEGETATION, WHICH WILL BE PRESERVED AS SIGNATURE SITE AMENITIES.

- Maintain the landscaping materials and pattern within a character area. SUBSTANTIAL LANDSCAPING WILL BE PROVIDED AS APPROPRIATE TO THE SONORAN DESERT CHARACTER OF CAVALLIERE FLATS, USING A PALETTE OF INDIGENOUS AND ARID-REGION PLANT MATERIALS. PLANTING BY INDIVIDUAL HOMEOWNERS WILL BE REVIEWED BY THE HOMEOWNERS ASSOCIATION, PER AN "APPROVED LANDSCAPE MATERIALS" LIST ADOPTED BY THE ASSOCIATION AND IN CONFORMANCE WITH CITY GUIDELINES.
- 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. LANDSCAPING PLANS WILL FOCUS ON PROVIDING SHADE IN PEDESTRIAN AREAS AND REDUCING GLARE AND HEAT GAIN ON BUILDINGS AND A "HEAT ISLAND" EFFECT.
- Discourage plant materials that contribute substantial air-borne pollen. LANDSCAPING MATERIALS WILL BE SELECTED CONSISTENT WITH CITY GUIDELINES.
- Encourage landscape designs that promote water conservation, safe public settings, erosion protection, and reduce the "urban heat island" effect. LANDSCAPING PLANS WILL FOCUS ON USE OF WATER CONSERVATIVE PLANT MATERIALS AND IRRIGATION SYSTEMS, ON PROTECTION FROM EROSION ALONG NATURAL WASHES, ON HEAT GAIN ON BUILDINGS AND MITIGATING THE "HEAT ISLAND" EFFECT.
- Encourage the retention of mature landscape plant materials. LANDSCAPE PLANS WILL GIVE PRIORITY TO RETENTION OF MATURE LANDSCAPE MATERIALS WHERE FEASIBLE.

GOAL 7. Encourage sensitive outdoor lighting that reflects the needs and character of different parts of the city.

RESPONSE SUMMARY: OUTDOOR LIGHTING WILL MEET ALL CITY OF SCOTTSDALE REQUIREMENTS AS WELL AS GUIDELINES FOR SAFETY AND PEDESTRIAN ACTIVITY AREAS. LOW-VOLTAGE FIXTURES, SHIELDED AND DIRECTED DOWNWARD WILL BE USED AS APPROPRIATE TO PRESERVE A DARK SKY ENVIRONMENT. THE CHARACTER OF THE FIXTURES CAN REFLECT THE COLORS, MATERIALS, FORMS AND HISTORIC CONTEXT OF CAVALLIERE FLATS. DESIGN GUIDELINES WILL ADDRESS PUBLIC SPACES (ROADWAYS, ENTRY AREAS) AND EXTERIOR FIXTURES LOCATED ON PRIVATE PROPERTY THAT MAY IMPACT PUBLIC SPACES.

B. Land Use Element

Land Use Element Goals and Approaches

REGIONAL CONTEXT:

GOAL 1. Recognize Scottsdale's role as a major regional economic and cultural center, featuring business, tourism, and cultural activities.

RESPONSE SUMMARY: CAVALLIERE FLATS WILL ATTRACT NEW RESIDENTS TO

NORTH SCOTTSDALE, BRINGING ALONG THEIR FAMILIES, FRIENDS AND OUT-OF-STATE VISITORS TO HELP SUPPORT AREA BUSINESSES AND SCOTTSDALE'S REGIONAL ROLE AS A TOURIST DESTINATION.

APPROACHES

- Strengthen the identity of Scottsdale by encouraging land uses that contribute to the character of the community and sustain a viable economic base.
CAVALLIERE FLATS SUPPORTS THIS APPROACH BY PROVIDING ADDITIONAL ROOFTOPS TO SUPPORT BUSINESS AND TOURISM USES IN NORTH SCOTTSDALE.

GOAL 2. Coordinate land uses affecting regional networks (mobility, economic, and open space) with adjacent jurisdictions to maintain the integrity and efficiency of each network.

RESPONSE SUMMARY: : THIS GOAL ADDRESSES INTER-JURISDICTIONAL COORDINATION AND IS NOT DIRECTLY APPLICABLE TO AN APPLICATION OF MAJOR GENERAL PLAN AMENDMENT ON PRIVATE PROPERTY.

CITYWIDE LAND USE POLICIES:

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

RESPONSE SUMMARY: THIS GOAL ADDRESSES CITYWIDE LAND USE POLICIES AT A "MACRO" SCALE. IT DOES NOT APPLY TO AN INDIVIDUAL MAJOR GENERAL PLAN AMENDMENT APPLICATION. ONE PROPERTY OF THIS SIZE, ALONE, CANNOT CREATE A TRANSITION BETWEEN REGIONAL AND CITYWIDE USES AND LOCAL NEIGHBORHOODS. CAVALLIERE FLATS WILL ESTABLISH A TRANSITION BETWEEN MORE- AND LESS-INTENSE LAND USES ALONG ITS BOUNDARIES, BUT THIS IS MORE OF A "MICRO" SCALE TRANSITION.

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.

RESPONSE SUMMARY: THIS GOAL ADDRESSES CITYWIDE LAND USE POLICIES AT A "MACRO" SCALE. IT DOES NOT APPLY TO AN INDIVIDUAL MAJOR GENERAL PLAN AMENDMENT APPLICATION. MARKETING STUDIES FOR NORTH SCOTTSDALE SHOW A TREND TOWARD INCREASING RATES OF VACANT COMMERCIAL AND OFFICE SPACE. THE ADDITIONAL RESIDENTS GAINED AT CAVALLIERE FLATS WILL SUPPORT RESTAURANTS, SHOPS, OFFICES AND SERVICE BUSINESS IN NORTH SCOTTSDALE, HELPING SUPPORT COMMUNITY WELL-BEING.

GOAL 5. Develop land use patterns that are compatible with and support a variety of mobility opportunities/choices and service provisions.

RESPONSE SUMMARY: THIS GOAL ADDRESSES CITYWIDE LAND USE POLICIES AT A "MACRO" SCALE. IT DOES NOT APPLY TO AN INDIVIDUAL MAJOR GENERAL PLAN AMENDMENT APPLICATION. MOBILITY CHOICES IN NORTH SCOTTSDALE ARE RELATIVELY LIMITED. THE AREA IS NOT SERVED BY PUBLIC TRANSIT OR OTHER PUBLIC TRAVEL MODES. DAILY TRIPS ARE OVERWHELMINGLY MADE BY PRIVATE MOTOR VEHICLE. GIVEN THIS CONTEXT, CAVALLIERE FLATS RESIDENTS WILL REMAIN DEPENDENT ON PRIVATE MOTOR VEHICLES FOR TRANSPORTATION. THE DEVELOPMENT, HOWEVER, IS PLANNED TO ENCOURAGE PEOPLE TO WALK AND

BICYCLE AS PART OF A HEALTHY LIFESTYLE. RESIDENTS WILL BE ABLE TO CONNECT WITH THE CITY'S TRAIL AND BICYCLE FACILITIES SYSTEMS

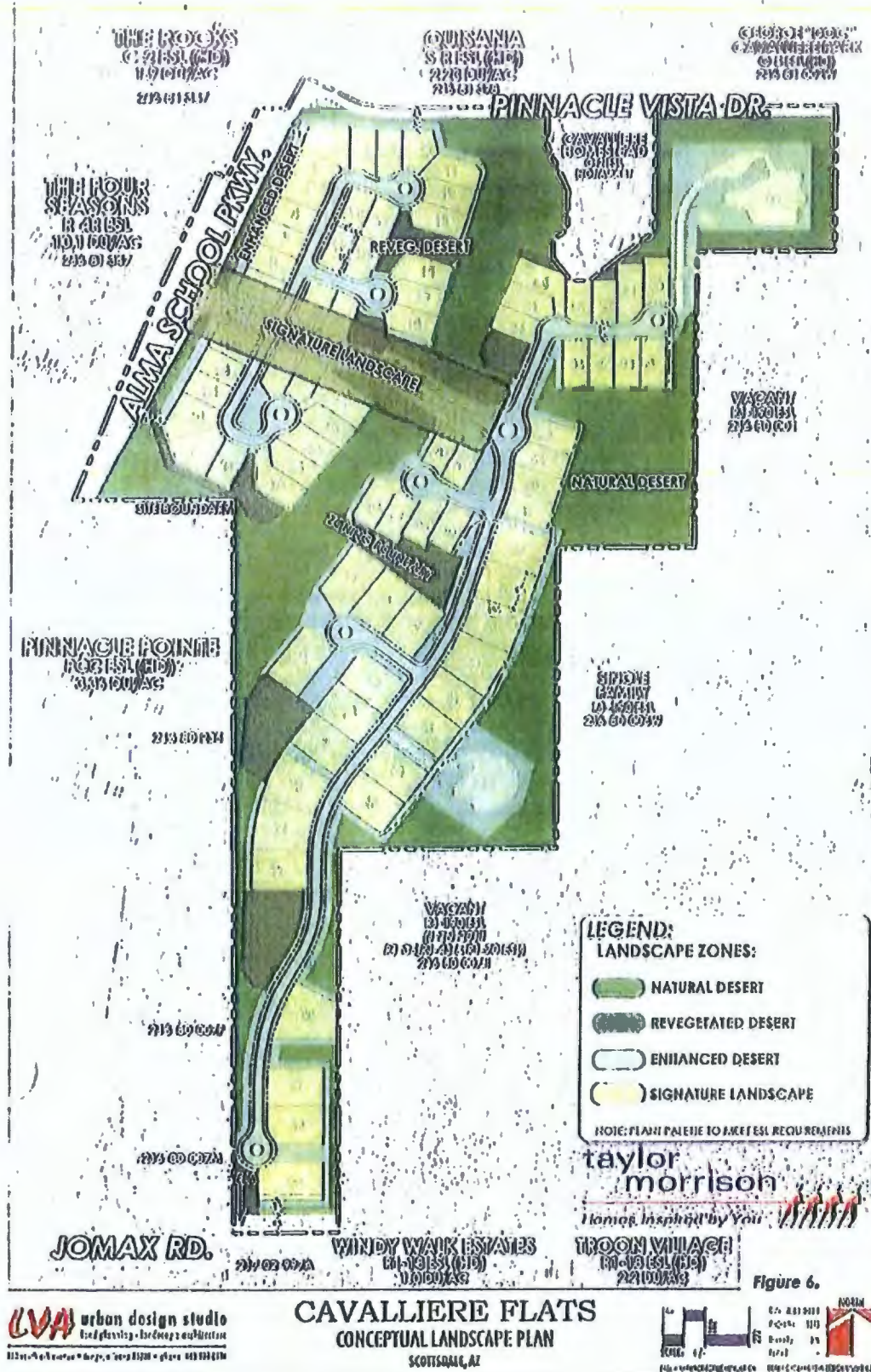
GOAL 6. **Promote land use patterns that conserve resources, such as land, clean air, water, and energy, and serve all people, within the community.**
RESPONSE SUMMARY: THIS GOAL ADDRESSES CITYWIDE LAND USE POLICIES AT A "MACRO" SCALE. IT DOES NOT APPLY TO AN INDIVIDUAL MAJOR GENERAL PLAN AMENDMENT APPLICATION. CAVALLIERE FLATS IS A NORTH SCOTTSDALE INFILL PROJECT. ALTHOUGH THIS GOAL DEALS WITH LARGER-SCALE CITYWIDE ISSUES, IT CAN BE SAID THAT CAVALLIERE FLATS PLAYS A ROLE IN DISCOURAGING SPRAWL. ALTHOUGH IT IS NOT IN A "GROWTH AREA" IT IS ACROSS THE ROAD FROM AN "ACTIVITY CENTER" AND CAN CONTRIBUTE TO THE CHARACTER AND VIABILITY OF THE AREA.

GOAL 7. **Sensitively integrate land uses into the surrounding physical and natural environments, the neighborhood setting, and the neighborhood itself.**
RESPONSE SUMMARY: THE PLAN MAINTAINS 19.05 ACRES OF NATURAL AREA OPEN SPACE (40.6%). THE OPEN SPACE AREAS INCLUDE A SCENIC ROADWAY A NATURAL OPEN SPACE SETBACK ALONG ALMA SCHOOL PARKWAY (A "DESERT SCENIC ROADWAY"), PERIMETER OPEN SPACE, SETBACKS AROUND THE SITE AND MAJOR WASHES. THE WASHES ARE BORDERED BY MESQUITE BOSQUES THAT WILL PROVIDE PRIVACY AND SCREENING FOR ADJACENT HOMES AS WELL AS A HAVEN FOR WILDLIFE. OVERALL, THE DEVELOPMENT PLAN WILL INCORPORATE SENSITIVE DESIGN PRINCIPLES THAT ARE IN TUNE WITH THE CITY'S ENVIRONMENTALLY SENSITIVE LAND ORDINANCE.

THE LANDSCAPE ZONES GRAPHIC (FIGURE 6, FOLLOWING) SHOWS DISTRIBUTION AND AMOUNT OF LANDSCAPING AT CAVALLIERE FLATS.

IN CONFORMANCE WITH THE REQUIREMENTS OF THE ENVIRONMENTALLY SENSITIVE LANDS ORDINANCE, THE MINIMUM OPEN SPACE REQUIREMENT FOR THE SITE WAS DETERMINED THROUGH A SLOPE ANALYSIS OF THE EXISTING ON-SITE TOPOGRAPHIC DATA. THE FINDINGS FROM THE ANALYSIS REQUIRE A MINIMUM NATURAL AREA OPEN SPACE ALLOCATION OF 14.65 ACRES ON THE 46.9 (GROSS) ACRE SITE. SEE SUMMARY OF THIS ANALYSIS, BELOW.

NATURAL AREA OPEN SPACE (NAOS) REQUIRED CALCULATION			
SLOPE %	AREA (Net Ac.)	NAOS REQ. (%)	NAOS AREA (ACRE)
0- 2	4.43	25	1.11
2- 5	20.36	25	5.09
5- 10	11.10	35	3.88
10 15	4.89	45	2.20
15-25	3.06	45	1.38
25- VERT	2.23	45	1.00
TOTAL	46.05		14.65
GROSS AC.	46.9	PERCENT NAOS REQ.	31.2



APPROACHES

- Protect sensitive natural features from incompatible development, and maintain the integrity of natural systems.
CAVALLIERE FLATS HAS BEEN PLANNED TO PROTECT AND/OR RESTORE NATURAL FEATURES AND SYSTEMS.
- Incorporate appropriate land use transitions to help integrate into surrounding neighborhoods.
- CAVALLIERE FLATS CREATES A LAND USE TRANSITION BETWEEN MORE INTENSE RESORT, RESIDENTIAL AND RETAIL/RESTAURANT USES TO THE WEST AND RURAL RESIDENTIAL USES TO THE EAST.
- 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.
CAVALLIERE FLATS IS A LESS INTENSE RESIDENTIAL LAND USE REPLACING A MORE INTENSE COMMERCIAL USE ON 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.
NOT APPLICABLE
- Incorporate open space, mobility, and drainage networks while protecting the area's character and natural systems.
CAVALLIERE FLATS WILL PROTECT NATURAL DRAINAGE NETWORKS, INCORPORATE NATURAL DESERT OPEN SPACE AND ENVIRONMENTAL FEATURES FOUND ON THE PROPERTY.

GOAL 8. Encourage land uses that create a sense of community among those who work, live, and play within local neighborhoods

RESPONSE SUMMARY: CAVALLIERE FLATS RESIDENTS WILL BE ABLE TO TAKE ADVANTAGE OF THE CITY'S TRAIL AND BIKE LANE SYSTEM TO GET TO THE MCDOWELL SONORAN PRESERVE, "DOC" CAVALLIERE PARK AND OTHER DESTINATIONS. THE CHARACTER AND LAND USE OF CAVALLIERE FLATS ARE CONSISTENT WITH THE SURROUNDING AREA.

APPROACHES

- Promote public land uses, such as parks, schools and other civic uses that act as the nucleus of neighborhoods and promote community interaction.
NOT APPLICABLE.
- Develop and reinforce links (i.e. trails, paths, open space, transit, and streets) within and between residential, retail, employment, recreational and other public land uses.
BICYCLE LANES AND A SECONDARY TRAIL ARE PLANNED ALONG ALMA SCHOOL PARKWAY, PROVIDING LINKS TO THE CITYWIDE BICYCLING AND TRAIL NETWORK. FROM WITHIN CAVALLIERE FLATS, RESIDENTS WILL BE ABLE TO WALK OR BIKE NORTH ALONG AN INTERNAL PATH TO CAVALLIERE PARK, ON PINNACLE VISTA ROAD. A TRAIL CONNECTION ALONG JOMAX ROAD PROVIDES DIRECT ACCESS TO THE MCDOWELL SONORAN PRESERVE.
- Promote development patterns and standards that are consistent with the surrounding uses and reinforce an area's character.
AT PRESENT THE SITE IS USED FOR PARKING, RESTAURANTS, STORAGE AND

HOMES. IT IS BORDERED BY THE FOUR SEASONS RESORT AND CONDOMINIUMS TO THE WEST, "DOC" CAVALLIERE PARK AND SINGLE-FAMILY RESIDENTIAL TO THE NORTH, LARGE-LOT SINGLE-FAMILY HOMES AND VACANT LAND (IN THE ZONING PROCESS FOR A MIX OF RESIDENTIAL USES) TO THE EAST, CONDOMINIUMS AND SINGLE-FAMILY RESIDENTIAL TO THE SOUTH. CAVALLIERE FLATS IS COMPATIBLE WITH ITS NEIGHBORS IN TERMS OF TYPE OF LAND USE, INTENSITY AND CHARACTER-AND CONSERVATION-ORIENTED SITE PLAN REINFORCE THE AREA'S CHARACTER.

GOAL 9. Provide a broad variety of land uses that create a high level of synergy within mixed-use neighborhoods.

RESPONSE SUMMARY: CAVALLIERE FLATS IS NOT A MIXED-USE NEIGHBORHOOD. THIS GOAL AND ITS APPROACHES ARE NOT APPLICABLE.

B. GUIDING PRINCIPLE #2: SUPPORT ECONOMIC VITALITY

The General Plan element associated with this Guiding Principle is the Economic Vitality Element

1. Economic Vitality Element

General Comment: Applies to all, but most specifically to Goals 1, 2, 3, 4 and 5. Concerns have been raised about the replacement of commercial with residential uses in this area. A marketing study, by Volt Real Estate Services, Spring, 2014, was commissioned and made the following findings:

- A survey of properties within five miles showed that approximately 132,000 s.f. are available for lease, average months on the market is 17.2 and the average asking lease rate has declined by 20.73% since the first quarter of 2013.
- Thirty-nine land parcels within a five-mile radius are zoned for commercial, a total of 345.9 acres.
- Within a five-mile radius there are no commercial properties under construction
- There are 10 proposed properties for construction, with a total square footage of 90,505. With 24,944 SF going to a supermarket, the rest are un-leased.
- Vacancy rates are well above Metro Phoenix averages. The average vacancy for retail/office properties within a three-mile radius (579,568 square feet) is 23.3%. In the immediate area, Villages at Pinnacle Peak, Alma School and Jomax Road, has a vacancy of 25.8%, the shopping center at Alma School and Dynamite Boulevard has a vacancy of 18.6%.

Commercial uses must depend on having a population base nearby to provide customers and employees. North Scottsdale's distinctive character is one of low residential densities and a Sonoran Desert landscape that offers sweeping views and large expanses of protected Natural Area Open Space. This character plays a large part in Scottsdale's appeal as a tourist destination and as a place to live. Because population is sparse and scattered, however, many commercial uses have a tough time. There aren't enough customers and employees living in close proximity to support them. Eventually, many pack up and move to populated areas, or close altogether.

Addition of residential communities like Cavalliere Flats will help mitigate this situation. Designed sensitively, consistent with established character, new residents will move in to enjoy desert living and to support commercial uses, creating an environment where existing and new businesses can operate profitably and take advantage of the demographics and economic resources of North Scottsdale's residents and visitors.

Economic Vitality Element Goals and Approaches

- GOAL 1.** **Sustain and strengthen Scottsdale's position as a premier international and national tourism destination and resort community.**
RESPONSE SUMMARY: THIS GOAL ADDRESSES TOURISM AND IS NOT APPLICABLE TO AN INDIVIDUAL RESIDENTIAL USE APPLICATION.
- GOAL 2.** **Encourage and maintain a high level of diverse, quality retail and entertainment activity in Scottsdale that supports the needs of Scottsdale's residents and visitors.**
RESPONSE SUMMARY: THIS GOAL IS NOT APPLICABLE. CAVALLIERE FLATS IS A RESIDENTIAL PROJECT AND THIS GOAL ADDRESSES CITYWIDE RETAIL AND ENTERTAINMENT USES.
- GOAL 3.** **Encourage and support a diversity of businesses that contribute to Scottsdale's sales and property tax base so that needed infrastructure, physical amenities, services, and the expansion of such services are provided.**
RESPONSE SUMMARY: THIS GOAL IS NOT APPLICABLE. CAVALLIERE FLATS IS A RESIDENTIAL PROJECT AND THIS GOAL ADDRESSES BUSINESS DIVERSITY AND SALES TAX GENERATION.
- GOAL 4.** **Foster new and existing economic activities and employment opportunities that are compatible with Scottsdale's lifestyle.**
RESPONSE SUMMARY: THIS GOAL IS NOT APPLICABLE. CAVALLIERE FLATS IS A RESIDENTIAL PROJECT AND THIS GOAL ADDRESSES EMPLOYMENT OPPORTUNITIES.
- GOAL 5.** **Locate and integrate non-residential development to improve access and visibility and to protect the integrity of neighborhoods.**
RESPONSE SUMMARY: THIS GOAL IS NOT APPLICABLE. CAVALLIERE FLATS IS A RESIDENTIAL PROJECT AND THIS GOAL ADDRESSES LOCATION OF NON-RESIDENTIAL DEVELOPMENT.
- GOAL 6.** **Maintain and develop partnerships that will support and promote quality employment and business opportunities.**
RESPONSE SUMMARY: THIS GOAL IS NOT APPLICABLE. CAVALLIERE FLATS IS A RESIDENTIAL PROJECT AND THIS GOAL ADDRESSES ECONOMIC DEVELOPMENT PARTNERSHIPS.
- GOAL 7.** **Sustain the long-term economic well being of the city and its citizens through redevelopment and revitalization efforts.**
RESPONSE SUMMARY: THIS GOAL IS NOT APPLICABLE. CAVALLIERE FLATS IS A RESIDENTIAL PROJECT THAT IS NOT WITHIN A REDEVELOPMENT AREA. THIS GOAL ADDRESSES REDEVELOPMENT AND REVITALIZATION.

C. **GUIDING PRINCIPLE #4: ENHANCE NEIGHBORHOODS**

General Plan elements associated with this guiding principle include the Community Involvement Element, the Housing Element and the Neighborhoods Element.

1. Community Involvement Element

Community Involvement Element Goals and Approaches

- GOAL 1.** **Seek early and ongoing involvement in project/policy-making discussions.**
RESPONSE SUMMARY: THIS GOAL IS NOT APPLICABLE. CAVALLIERE FLATS IS A RESIDENTIAL PROJECT AND THIS GOAL ADDRESSES GENERAL POLICY RELATED TO THE CITY PUBLIC INVOLVEMENT PROCESS.
- GOAL 2.** **Proactively seek community-wide representation on issues through vigorous outreach programs that engage citizens who are not typically involved.**
RESPONSE SUMMARY: THIS GOAL IS NOT APPLICABLE. THIS GOAL ADDRESSES GENERAL POLICY RELATED TO THE CITY'S PUBLIC OUTREACH PROGRAMS.
- GOAL 3.** **Publish and process city issues in a manner that is relevant to citizens' daily lives and personal and professional interests.**
RESPONSE SUMMARY: THIS GOAL IS NOT APPLICABLE. THIS GOAL ADDRESSES GENERAL POLICY RELATED TO THE PUBLICATION AND PROCESSING OF CITY ISSUES.
- GOAL 4.** **Accept and respond to new ways of communicating and new technologies.**
RESPONSE SUMMARY: THIS GOAL IS NOT APPLICABLE. THIS GOAL ADDRESSES GENERAL POLICY RELATED TO USE OF NEW TECHNOLOGY AND MEANS OF COMMUNICATION BY THE CITY.
- GOAL 5.** **Make available facts and information about community issues to increase understanding and insight into the complexity of challenges that affect the community.**
RESPONSE SUMMARY: THIS GOAL IS NOT APPLICABLE. THIS GOAL ADDRESSES GENERAL POLICY RELATED TO PRESENTATION OF COMMUNITY ISSUES TO THE PUBLIC BY THE CITY.
- GOAL 6.** **Foster community partnerships, community catalysts, and community networks as a means of sharing information and responsibilities and working on collaborative solutions.**
RESPONSE SUMMARY: THIS GOAL IS NOT APPLICABLE. THIS GOAL ADDRESSES GENERAL POLICY RELATED TO THE SHARING OF INFORMATION BY THE CITY.

2. Housing Element

Housing Element Goals and Approaches

- GOAL 1. Preserve the quality of existing dwellings and neighborhoods so that people will find our community a healthy, safe and attractive place to call home today and into the future.**

RESPONSE SUMMARY: THIS GOAL IS NOT APPLICABLE. THIS GOAL ADDRESSES POLICY RELATED TO AFFORDABLE HOUSING, REHABILITATION, CODE ENFORCEMENT IN EXISTING DWELLINGS AND NEIGHBORHOODS.

- GOAL 2. Seek a variety of housing options that blend with the character of the surrounding community.**

RESPONSE SUMMARY: APPROACHES DISCUSSED FOR THIS GOAL ADDRESS REVIEW STANDARDS, GREEN BUILDING PROGRAMS, COMMUNITY DIALOGUE, MIXED-USE PROJECTS AND DEVELOPMENT INCENTIVES AND ARE NOT DIRECTLY APPLICABLE EXCEPT FOR THE SECOND APPROACH WHICH TALKS ABOUT RELATING NEW AND EXISTING DEVELOPMENTS.

CAVALLIERE FLATS ADDS TO THE MIX OF HOUSING OPTIONS. CAVALLIERE FLATS WILL OFFER CHOICES IN HOUSING SCALE, DESIGN AND SITE PLAN CONCEPT COMPATIBLE WITH THE CHARACTER OF THE AREA. ARCHITECTURAL STYLES IN SURROUNDING NEIGHBORHOODS ARE MIXED. ADJACENT TO THE SOUTHWEST ARE CONTEMPORARY SOUTHWESTERN-STYLE CONDOMINIUMS, RESORT RESIDENTIAL UNITS ARE FOUND AT THE FOUR SEASONS AND TO THE EAST AND NORTH ARE HOMES WITH A CONTEMPORARY TUSCAN/SOUTHWESTERN DESIGN THEME.

A "RUSTIC SOUTHWEST RANCH MEETS MODERN ARCHITECTURAL" THEME IS PROPOSED AT CAVALLIERE FLATS, APPROPRIATE TO A RELAXED SOUTHWESTERN LIFESTYLE. THE RICH WESTERN HISTORY OF THE SITE WILL BE REFLECTED IN OVERALL ARCHITECTURAL STYLE, SCALE, MASSING, AND MATERIALS TO CREATE COMFORTABLE HUMAN SPACES. MATERIALS WILL BE OF THE LAND, USING TRADITIONAL STUCCO WITH LOCAL STONE AND CAVALLIERE-INSPIRED METALWORK ACCENTS AND WOOD TRIM, HEADERS, SILLS AND COLUMNS. BUILDING HEIGHTS WILL BE CONSISTENT WITH THOSE OF NEIGHBORING PROPERTIES.

THE LANDSCAPING THEME OF CAVALLIERE FLATS IS FOCUSED ON THE RICHLY VARIED NATURAL DESERT VEGETATION TO BE PRESERVED AS NATURAL AREA OPEN SPACE WITHIN THE SITE. AS DISCUSSED PREVIOUSLY, THE LANDSCAPING IS PREDOMINANTLY IN UNDISTURBED NATURAL OPEN SPACE. THROUGHOUT THE SITE, INDIGENOUS, ARID-REGION AND ARID-ADAPTED PLANT MATERIALS WILL BE USED.

- GOAL 3. Seek a variety of housing options that meet the socioeconomic needs of people who live and work here.**

RESPONSE SUMMARY: THIS GOAL IS NOT APPLICABLE. THIS GOAL ADDRESSES AFFORDABLE HOUSING PROGRAMS, INCENTIVES AND POLICY.

- GOAL 4.** 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.
RESPONSE SUMMARY: THIS GOAL IS NOT APPLICABLE. THIS GOAL ADDRESSES GENERAL POLICY RELATED TO GENERAL DIVERSITY OF HOUSING, WORKFORCE HOUSING, TECHNOLOGICAL INNOVATION AND MAKING HOUSING AVAILABLE AND AFFORDABLE FOR PEOPLE WORKING IN SCOTTSDALE.
- GOAL 5.** Encourage the investment of resources and use of existing and future tools to promote the revitalization of Scottsdale's older neighborhoods and adaptation of dated housing stock.
RESPONSE SUMMARY: THIS GOAL IS NOT APPLICABLE. THIS GOAL ADDRESSES GENERAL POLICY RELATED TO OLDER RESIDENTIAL NEIGHBORHOODS.
- GOAL 6.** Encourage the increased availability and integration of a variety of housing that supports flexibility, mobility, independent living, and services for all age groups and those with special needs.
RESPONSE SUMMARY: THIS GOAL IS NOT APPLICABLE. THIS GOAL ADDRESSES GENERAL POLICY RELATED TO SENIOR HOUSING, HOUSING FOR YOUNG FAMILIES, PEOPLE WITH DISABILITIES AND OTHER SPECIAL POPULATIONS.
-

3. Neighborhoods Element

Neighborhoods Element Goals and Approaches

- GOAL 1.** Enhance and protect diverse neighborhoods so they are safe and well maintained.
RESPONSE SUMMARY: CAVALIERE FLATS WILL OFFER A NEW HOUSING CHOICE IN THE PINNACLE PEAK AREA, CONTRIBUTING TO NEIGHBORHOOD DIVERSITY AND HELPING BUFFER ADJOINING RURAL NEIGHBORHOODS FROM THE MORE INTENSE USES ALONG ALMA SCHOOL PARKWAY. IT WILL PROVIDE VISUALLY APPEALING LANDSCAPE BUFFERS ALONG ITS EDGES AND DISTINCTIVE DESIGN FEATURES THAT REFERENCE HISTORIC SITE USES. A HOMEOWNERS ASSOCIATION WILL BE ESTABLISHED AND BE RESPONSIBLE FOR MAINTENANCE AND UPKEEP OF THE COMMUNITY. THE APPROACHES ADDRESS SOCIAL SERVICE NEEDS, NEIGHBORHOOD RECREATION AND SIMILAR CONSIDERATIONS.
- GOAL 2.** Use redevelopment and revitalization efforts to provide for the long term stability of Scottsdale's mature residential and commercial neighborhoods.
RESPONSE SUMMARY: THIS GOAL IS NOT APPLICABLE. IT ADDRESSES POLICY RELATED TO REDEVELOPMENT AND REVITALIZATION.
- GOAL 3.** Sustain the long-term economic well being of the city and its citizens through redevelopment and neighborhood preservation and revitalization efforts.
RESPONSE SUMMARY: THIS GOAL IS NOT APPLICABLE. IT ADDRESSES POLICY RELATED TO REDEVELOPMENT, NEIGHBORHOOD PRESERVATION AND REVITALIZATION.

GOAL 4. **Preserve and enhance the unique sense of neighborhood found in diverse areas of Scottsdale through neighborhood conservation.**
RESPONSE SUMMARY: THIS GOAL IS NOT APPLICABLE. THIS GOAL ADDRESSES GENERAL CITY OF SCOTTSDALE PROGRAMS, FACILITIES AND POLICY.

GOAL 5. **Promote and encourage context-appropriate new development in established areas of the community.**
RESPONSE SUMMARY: THE CAVALLIERE FLATS PROPERTY IS LOCATED IN CLOSE PROXIMITY TO MATURE NEIGHBORHOODS AT TROON NORTH, ESTANCIA AND TROON VILLAGE. THE REQUESTED GENERAL PLAN AMENDMENT WILL ALLOW DEVELOPMENT OF A NEW RESIDENTIAL COMMUNITY DESIGNED TO BE CONSISTENT WITH ITS NEIGHBORS AND APPROPRIATE TO ITS DESERT SETTING.

AS WAS STATED PREVIOUSLY, THIS IS AN AREA IN TRANSITION. REATA PASS STEAKHOUSE HAS CLOSED. GREASEWOOD FLAT WILL ALSO BE CLOSING AT THIS LOCATION.

GREASEWOOD FLATS USED TO BE SURROUNDED BY OTHER RUSTIC USES. THERE WAS A RIDING STABLE ACROSS ALMA SCHOOL PARKWAY WHERE YOU COULD RENT A HORSE AND RIDE ON THE PROPERTY THAT IS NOW ESTANCIA AND THE FOUR SEASONS. THERE WAS A BUILDING NEXT DOOR, WESTERN BOARD-AND-BATTEN STYLE, A SHOP THAT MORPHED INTO OTHER USES OVER TIME. REATA PASS STEAKHOUSE WAS THRIVING AND OTHER UNIQUE USES WERE LOCATED JUST DOWN THE ROAD. IN ITS DAY, THE REATA PASS AREA WAS A UNIQUE DESTINATION - WAY OUT OF TOWN, SURROUNDED BY OPEN DESERT.

STARTING IN THE LATE 1990S, RESORT AND RESIDENTIAL-NORTH. THE HISTORIC COMMERCIAL USES WERE SURROUNDED. THE LAND USES REQUESTED BY THIS APPLICATION WILL REPLACE MORE INTENSE COMMERCIAL USES WITH RESIDENTIAL USES MORE CONSISTENT WITH THE AREA'S PRESENT-DAY CHARACTER.

D. GUIDING PRINCIPLE #4. PRESERVE MEANINGFUL OPEN SPACE

General Plan elements associated with this guiding principle include the Open Space and Recreation Element and the Preservation and Environmental Planning Element.

1. Open Space and Recreation Element

Open Space and Recreation Element Goals and Approaches

GOAL 1. **Protect and improve the quality of Scottsdale's natural and urban environments as defined in the quality and quantity of its open spaces.**
RESPONSE SUMMARY: DESIGN AND PLANNING OF CAVALLIERE FLATS WILL TAKE FULL ADVANTAGE OF THE SITE'S UNIQUE NATURAL FEATURES AND VIEWS. SITE PLANNING WILL PROTECT VIEWS OF TROON MOUNTAIN AND PINNACLE PEAK. SIGNIFICANT ON-SITE BOULDER FORMATIONS AND NATURAL WASHES WILL BE PRESERVED AND ENHANCED THROUGH REVEGETATION OF DISTURBED AREAS. NATURAL AREA OPEN SPACE AND OTHER FEATURES WILL BE PROVIDED TO HELP RESIDENTS GET OUT AND ENJOY THE DESERT ENVIRONMENT. NATIVE

PLANT SPECIES AND OTHER LANDSCAPE FEATURES WILL EMPHASIZE THE NATURAL DESERT CHARACTER OF CAVALLIERE FLATS.

OF PARTICULAR NOTE IS THE TREATMENT OF THE PERIMETER OF THE PROPERTY NEXT TO ROADWAYS AND EXISTING LAND USES. ALMA SCHOOL PARKWAY IS A "DESERT SCENIC ROADWAY". A NATURAL OPEN SPACE BUFFER IS REQUIRED ALONG SUCH ROADWAYS, ALTHOUGH NO SPECIFIC DESIGN GUIDELINES WERE IDENTIFIED. ALONG ALMA SCHOOL, A NATURAL DESERT OPEN SPACE BUFFER OF IS PROVIDED CONSISTENT WITH DESERT SCENIC ROADWAY GUIDELINES. IN ADDITION AN "ENHANCED DESERT" BUFFER IS PROVIDED WITHIN THE PROPERTY ALONG THE STREET FRONTAGE. A NATURAL DESERT BUFFER IS ALSO PROVIDED ALONG THE SOUTH SIDE OF PINNACLE VISTA DRIVE.

WHERE CAVALLIERE FLATS IS ADJACENT TO OTHER, EXISTING RESIDENTIAL USES, NATURAL AREA OPEN SPACE BUFFERS ARE ALSO PROVIDED. THE "LANDSCAPE ZONES" GRAPHIC SHOWS THE EXTENT AND LOCATION OF PERIMETER LANDSCAPING.

LANDSCAPED SETBACKS AND BUFFERS ALONG ROADWAYS WILL BE WITHIN AND BORDERING THE PUBLIC RIGHT-OF-WAY AND PUBLICALLY ACCESSIBLE. CITY PLANS CALL FOR CONSTRUCTION OF A TRAIL ALONG ALMA SCHOOL IN THE FUTURE. LANDSCAPE BUFFERS ADJOINING EXISTING USES WILL BE VISUALLY ACCESSIBLE BUT CAVALLIERE FLATS WILL BE A GATED COMMUNITY AND ACCESS WILL BE RESTRICTED.

APPROACHES

- Provide ample opportunity for people to experience and enjoy the magnificent Sonoran Desert and mountains, balancing access with preservation.
CAVALLIERE FLATS IS PLANNED TO ENCOURAGE HIKING, BICYCLING, VIEWING AND OTHERWISE ENJOYING THE DESERT AND MOUNTAINS. INTERNAL PATHWAYS AND TRAILS WILL LINK WITH CITY TRAILS TO PROVIDE ACCESS THROUGHOUT THE AREA.
- Provide a variety of opportunities for passive and active outdoor recreational activities, such as hiking, horseback riding, mountain biking, rock climbing and wildlife observation.
CAVALLIERE FLATS IS PLANNED TO ENCOURAGE HIKING, BICYCLING, VIEWING AND OTHERWISE ENJOYING THE DESERT AND MOUNTAINS. INTERNAL PATHWAYS AND TRAILS WILL LINK WITH CITY TRAILS TO PROVIDE ACCESS THROUGHOUT THE AREA.
- Preserve scenic views and vistas of mountains, natural features, and rural landmarks.
CAVALLIERE FLATS IS PLANNED TO PRESERVE SCENIC VIEWS, NATIVE VEGETATION, BOULDER OUTCROPS, DESERT WASHES AND OTHER ENVIRONMENTAL SITE FEATURES.
- Protect and use existing native plants, the design themes of character areas within which they are sited, and response to local conditions in landscape designs.
CAVALLIERE FLATS IS PLANNED TO PRESERVE SCENIC VIEWS, NATIVE VEGETATION, BOULDER OUTCROPS, DESERT WASHES AND OTHER ENVIRONMENTAL SITE FEATURES.

- GOAL 2.** Manage a comprehensive open space program that is responsive to public need, delivers high quality customer service, and exemplifies the city's commitment to leadership in environmental affairs.
RESPONSE SUMMARY: THIS GOAL ADDRESSES MANAGEMENT OF THE CITY'S OPEN SPACE SYSTEM AND IS NOT APPLICABLE TO THIS APPLICATION.
- GOAL 3.** Acquire and develop open space identified (by the City Council) as high priority through land dedication or purchase.
RESPONSE SUMMARY: NOT APPLICABLE. THIS GOAL ADDRESSES ACQUISITION AND DEVELOPMENT OF OPEN SPACE BY THE CITY/
- GOAL 4.** Encourage and cooperate with other governmental agencies to preserve and protect regional open space and to acquire, develop, maintain and operate regional facilities that are available to people who live, work or visit the city of Scottsdale.
RESPONSE SUMMARY: NOT APPLICABLE. THIS GOAL ADDRESSES INTERGOVERNMENTAL COOPERATION AND REGIONAL FACILITIES.
- GOAL 5.** Improve the quality of life for all Scottsdale residents by ensuring a wide range of recreational facilities and services.
RESPONSE SUMMARY: NOT APPLICABLE. THIS GOAL ADDRESSES CITYWIDE PROVISION OF PARK AND RECREATION FACILITIES.
- GOAL 6.** Cooperate with and support the school districts that serve Scottsdale to be able to continue access to school sites and facilities for suitable, safe, and consistent recreational use and enjoyment.
RESPONSE SUMMARY: NOT APPLICABLE. THIS GOAL ADDRESSES CITY SUPPORT FOR SCHOOL DISTRICTS AND SCHOOL SITE ACCESS FOR RECREATION.
- GOAL 7.** Provide attractive, well-maintained community recreational and park facilities that serve the entire community.
RESPONSE SUMMARY: NOT APPLICABLE. THIS GOAL ADDRESSES PROVISION OF COMMUNITY PARKS AND RECREATIONAL FACILITIES.
- GOAL 8.** Provide access to educational, recreational, and cultural services for all residents.
RESPONSE SUMMARY: NOT APPLICABLE. THIS GOAL ADDRESSES PROVISION OF SERVICES AND FACILITIES BY THE CITY.

2. Preservation and Environmental Planning Element

Preservation and Planning Element Goals and Approaches

- GOAL 1.** Acquire the land within the Recommended Study Boundary of the McDowell Sonoran Preserve to create an integrated desert open space system linking open spaces in Scottsdale with open spaces adjacent to Scottsdale.
RESPONSE SUMMARY: NOT APPLICABLE. THIS GOAL ADDRESSES ACQUISITION OF THE MCDOWELL SONORAN PRESERVE AND DESERT OPEN SPACE.

- GOAL 2. Enhance the quality of life in Scottsdale by safeguarding the natural environment.**
RESPONSE SUMMARY: THIS GOAL RELATES PRIMARILY TO THE CITY'S ROLE IN SAFEGUARDING THE NATURAL ENVIRONMENT AND IS NOT DIRECTLY APPLICABLE. CAVALLIERE FLATS IS SUBJECT TO THE PROVISIONS OF THE ENVIRONMENTALLY SENSITIVE LANDS ORDINANCE. THE ORDINANCE ESTABLISHES GUIDELINES FOR DEVELOPMENT, PROTECTION OF NATURAL AREAS AND FOR PRESERVATION OF NATIVE PLANTS, WILDLIFE, AND OTHER NATURAL RESOURCES TO MAINTAIN BIODIVERSITY AND LONG-TERM ECOLOGICAL SUSTAINABILITY. DEVELOPMENT AT CAVALLIERE FLATS WILL BE IN CONFORMANCE WITH ALL ESLO REQUIREMENTS, RECOGNIZING THE IMPORTANCE OF PROTECTING THE ENVIRONMENT THAT MAKES THIS PART OF SCOTTSDALE SO DESIRABLE.
- GOAL 3. Achieve a sustainable balance between the conservation, use and development of Scottsdale's natural resources.**
RESPONSE SUMMARY: THIS GOAL RELATES PRIMARILY TO THE CITY OF SCOTTSDALE'S PROGRAMS AND ACTIVITIES AND THE LISTED APPROACHES ARE NOT DIRECTLY APPLICABLE TO THE GENERAL PLAN AMENDMENT APPLICATION. THE PLANNING CONCEPT BEHIND CAVALLIERE FLATS, HOWEVER, STRONGLY SUPPORTS THE INTENT OF THIS GOAL. THE PROPERTY IS BEING PLANNED TO DEDICATE DESERT WASHES LINED WITH LUSH DESERT VEGETATION AS NAOS, CREATING A FOCUS FOR THE DEVELOPMENT. BOULDER OUTCROPS AND STANDS OF SIGNIFICANT DESERT TREES, CACTUS AND OTHER VEGETATION WILL BE INCORPORATED INTO SITE DESIGN AS THEMATIC FEATURES FOR THE COMMUNITY. PROTECTION OF THESE SCENIC NATURAL RESOURCES WILL HELP INSTILL IN RESIDENTS A DEEPER APPRECIATION FOR THE SONORAN DESERT ENVIRONMENT.
- GOAL 4. Reduce energy consumption and promote energy conservation. Energy includes electricity and fuels for transportation heating and cooling. In Scottsdale, the most viable renewable energy resource is solar energy. Other sources of renewable energy sources are water- and wind-generated, however, Scottsdale has no significant sources of water- or wind-generated energy production. Natural Gas is a non-renewable source of fuel that is used widely as a fossil fuel alternative.**
RESPONSE SUMMARY: NOT APPLICABLE. THIS GOAL ADDRESSES CITYWIDE PROGRAMS PROMOTING ENERGY.
- GOAL 5. Conserve water and encourage the reuse of wastewater.**
RESPONSE SUMMARY: NOT APPLICABLE THIS GOAL ADDRESSES CITY OF SCOTTSDALE CITYWIDE PROGRAMS, FACILITY DEVELOPMENT AND POLICY.
- GOAL 6. Ensure the quality of our groundwater and surface water supplies.**
RESPONSE SUMMARY: NOT APPLICABLE. THIS GOAL ADDRESSES CITY OF SCOTTSDALE CITYWIDE PROGRAMS, FACILITY DEVELOPMENT AND POLICY.
- GOAL 7. Promote local and regional efforts to improve air quality.**
RESPONSE SUMMARY: NOT APPLICABLE. THIS GOAL ADDRESSES CITY OF SCOTTSDALE CITYWIDE AIR QUALITY IMPROVEMENT STRATEGY AND POLICY.

GOAL 8. **Maximize resource recovery and reuse, and promote recycling and promote the use of recycled, recyclable, and renewable materials.**
RESPONSE SUMMARY: NOT APPLICABLE. THIS GOAL ADDRESSES CITY OF SCOTTSDALE CITYWIDE PROGRAMS, FACILITY DEVELOPMENT AND POLICY.

GOAL 9. **Protect and conserve native plants as a significant natural and visual resource.**
RESPONSE SUMMARY: THE REQUESTED GENERAL PLAN AMENDMENT FOR CAVALLIERE FLATS WILL LEAD TO A HEALTHY BALANCE OF RESIDENTIAL USES AND PRESERVATION OF NATIVE VEGETATION TO ENHANCE THE PROPERTY'S SONORAN DESERT CHARACTER. RETENTION AND PROTECTION OF NATIVE PLANTS WILL REDUCE WATER CONSUMPTION, STABILIZE THE SOIL AND PROVIDE DESERT WILDLIFE HABITAT. LANDSCAPE DESIGN AND DESIGN GUIDELINES WILL PROMOTE USE OF NATIVE PLANTS AND CREATION OF A NATURAL DESERT CHARACTER WITHIN THE COMMUNITY.

APPROACHES

- Enhance, restore, and sustain the health, productivity and biodiversity of our Sonoran Desert ecosystem through native plant retention.
THIS APPROACH IS RELEVANT TO LATER DESIGN PHASES OF THE PROJECT. NATIVE PLANT RETENTION, PRESERVATION AND USE OF INDIGENOUS PLANT MATERIALS WILL BE A PRIORITY IN ESTABLISHING COMMUNITY CHARACTER APPROPRIATE TO THIS PART OF SCOTTSDALE.
- Retain and preserve native plants to retain a Sonoran desert character.
THIS APPROACH IS RELEVANT TO LATER DESIGN PHASES OF THE PROJECT. NATIVE PLANT RETENTION, PRESERVATION AND USE OF INDIGENOUS PLANT MATERIALS WILL BE A PRIORITY IN ESTABLISHING COMMUNITY CHARACTER APPROPRIATE TO THIS PART OF SCOTTSDALE.
- Encourage the retention of mature trees because trees recycle air pollutants through photosynthesis.
THIS APPROACH IS RELEVANT TO LATER DESIGN PHASES OF THE PROJECT. NATIVE PLANT RETENTION, PRESERVATION AND USE OF INDIGENOUS PLANT MATERIALS WILL BE A PRIORITY IN ESTABLISHING COMMUNITY CHARACTER APPROPRIATE TO THIS PART OF SCOTTSDALE.
- Retain and protect indigenous native vegetation to reduce water consumption, stabilize the soil, and provide desert wildlife habitat.
THIS APPROACH IS RELEVANT TO LATER DESIGN PHASES OF THE PROJECT. NATIVE PLANT RETENTION, PRESERVATION AND USE OF INDIGENOUS PLANT MATERIALS WILL BE A PRIORITY IN ESTABLISHING COMMUNITY CHARACTER APPROPRIATE TO THIS PART OF SCOTTSDALE.
- Encourage landscape improvements that limit the amount of turf area and make optimal use of indigenous desert plants.
THIS APPROACH IS RELEVANT TO LATER DESIGN PHASES OF THE PROJECT. NATIVE PLANT RETENTION, PRESERVATION AND USE OF INDIGENOUS PLANT MATERIALS WILL BE A PRIORITY IN ESTABLISHING COMMUNITY CHARACTER APPROPRIATE TO THIS PART OF SCOTTSDALE.
- Discourage non-indigenous plants (e.g. olives) that produce pollen in landscape design.
THIS APPROACH IS RELEVANT TO LATER DESIGN PHASES OF THE PROJECT. NATIVE PLANT RETENTION, PRESERVATION AND USE OF INDIGENOUS PLANT MATERIALS WILL BE A PRIORITY IN ESTABLISHING COMMUNITY CHARACTER APPROPRIATE TO THIS PART OF SCOTTSDALE.

GOAL 10. Encourage environmentally sound "green building" alternatives that support sustainable desert living.

RESPONSE SUMMARY: NOT APPLICABLE. THIS GOAL ADDRESSES CITY OF SCOTTSDALE CITYWIDE PROGRAMS, FACILITY DEVELOPMENT AND POLICY. THE APPROACHES LISTED FOR GOAL 10 ADDRESS DESIGN AND CONSTRUCTION PROJECT PHASES AND ARE NOT DIRECTLY RELEVANT TO A GENERAL PLAN AMENDMENT APPLICATION.

E. GUIDING PRINCIPLE #5. SEEK SUSTAINABILITY

Guiding Principle #5 relates to three General Plan elements: Cost of Development, Growth Areas and Public Services and Facilities.

1. Cost of Development Element

GENERAL COMMENT: THE REQUESTED GENERAL PLAN AMENDMENT DOES NOT MAKE SIGNIFICANT DEMANDS ON THE CAPACITY OF UTILITIES OR PUBLIC SERVICES. THE PROPOSED DEVELOPMENT WILL SUPPORT CONSERVATION. IT REPRESENTS A LESS INTENSE NON-COMMERCIAL USE THAT IS LIKELY TO REDUCE DEMAND FOR POLICE, FIRE AND OTHER CITY SERVICES.

Cost of Development Element Goals and Approaches

- GOAL 1: Present quick tabular and graphic analyses and reviews to city elective and appointive bodies and the general public by using fiscal impact modeling.**
RESPONSE SUMMARY: NOT APPLICABLE. THIS GOAL ADDRESSES CITY OF SCOTTSDALE INTERNAL STRATEGIES, RESPONSIBILITIES, PROGRAMS AND POLICY.
- GOAL 2 Assign a staff liaison from each city department to participate, on an as-needed basis, with the primary management team of a fiscal impact model.**
RESPONSE SUMMARY: NOT APPLICABLE. THIS GOAL ADDRESSES CITY OF SCOTTSDALE INTERNAL STRATEGIES, RESPONSIBILITIES, PROGRAMS AND POLICY.
- GOAL 3 Conduct city department evaluation, planning, and budgeting for existing and future levels of public service operations and the development of infrastructure and capital facilities by the use of fiscal impact modeling.**
RESPONSE SUMMARY: NOT APPLICABLE. THIS GOAL ADDRESSES CITY OF SCOTTSDALE INTERNAL STRATEGIES, RESPONSIBILITIES, PROGRAMS AND POLICY.

2. Growth Areas Element

Growth Area Element Goals and Approaches

- GOAL 1. Direct and sustain growth and expansion in areas of the city that can support a concentration of a variety of uses and are particularly suitable for multimodal transportation and infrastructure expansion and**

improvements.

RESPONSE SUMMARY: NOT APPLICABLE. CAVALLIERE FLATS IS NOT IN A DESIGNATED GROWTH AREA.

GOAL 2. Make automobile, transit, and other multimodal circulation more efficient.

RESPONSE SUMMARY: NOT APPLICABLE. THIS GOAL ADDRESSES CITYWIDE PROGRAMS, POLICY AND STRATEGIES.

GOAL 3. Conserve significant natural resources and open space areas in the growth areas and coordinate their locations to similar areas outside the growth areas.

RESPONSE SUMMARY: NOT APPLICABLE. CAVALLIERE FLATS IS NOT IN A DESIGNATED GROWTH AREA.

GOAL 4. Promote the public and private construction of timely and financially sound infrastructure expansion through the use of infrastructure funding and fiscal planning that is coordinated with development activity.

RESPONSE SUMMARY: NOT APPLICABLE. CAVALLIERE FLATS IS NOT IN A DESIGNATED GROWTH AREA.

GOAL 5. Identify legal mandates and policies concerning future growth, development, revitalization, redevelopment, and expansion of public infrastructure and facilities, services and crime prevention within the municipal boundaries.

RESPONSE SUMMARY: NOT APPLICABLE. CAVALLIERE FLATS IS NOT IN A DESIGNATED GROWTH AREA.

GOAL 6. Integrate public (civic) art into the visual character of designated growth areas.

RESPONSE SUMMARY: NOT APPLICABLE. CAVALLIERE FLATS IS NOT IN A DESIGNATED GROWTH AREA..

GOAL 7. Promote development timing that is guided by the adequacy of existing and/or expandable infrastructure, services, and facilities.

RESPONSE SUMMARY: NOT APPLICABLE. CAVALLIERE FLATS IS NOT IN A DESIGNATED GROWTH AREA.

3. Public Services and Facilities Element

Public Services and Facilities Element Goals and Approaches

PUBLIC SERVICES

GOAL 1. Establish and maintain an innovative, sustainable solid waste collection, recycling, and disposal delivery system for present and future generations.

RESPONSE SUMMARY: NOT APPLICABLE. THIS GOAL ADDRESSES CITY OF SCOTTSDALE CITYWIDE PROGRAMS, FACILITY DEVELOPMENT AND POLICY.

GOAL 2. Protect the health, safety, and welfare of the public from the impacts of

flooding.

RESPONSE SUMMARY: NOT APPLICABLE. THIS GOAL ADDRESSES CITY OF SCOTTSDALE CITYWIDE PROGRAMS, FACILITY DEVELOPMENT AND POLICY. DRAINAGE MASTER PLANS WILL BE APPROVED AT THE TIME OF ZONING WILL CONFORM TO CITY REQUIREMENTS. THE NORTH-SOUTH WASH RUNNING THROUGH THE PROPERTY WILL BE KEPT AS NATURAL AREA OPEN SPACE , IN ITS NATURAL CONDITION AND PROTECTED FROM EROSION.

GOAL 3. Encourage provision of power and communication systems that match the character of Scottsdale and provide reliable, efficient service for Scottsdale Citizens, visitors, and businesses.

RESPONSE SUMMARY: NOT APPLICABLE. THIS GOAL ADDRESSES CITY OF SCOTTSDALE CITYWIDE PROGRAMS, FACILITY DEVELOPMENT AND POLICY.

GOAL 4. Develop strategies to place the library in a position to respond to future challenges brought on by the information age, social and economic forces and people's lifestyles.

RESPONSE SUMMARY: NOT APPLICABLE. THIS GOAL ADDRESSES CITY OF SCOTTSDALE CITYWIDE LIBRARY PROGRAMS, FACILITY DEVELOPMENT AND POLICY.

GOAL 5. Partner with other jurisdictions and agencies to achieve maximum efficiency in city service delivery.

RESPONSE SUMMARY: NOT APPLICABLE. THIS GOAL ADDRESSES CITY OF SCOTTSDALE CITYWIDE PROGRAMS, INTER-JURISDICTIONAL COOPERATION, FACILITY DEVELOPMENT AND POLICY.

GOAL 6. Provide an integrated system of services, resources, and opportunities to help Scottsdale residents of all ages improve their lives, the lives of others, neighborhoods, and the total community.

RESPONSE SUMMARY: NOT APPLICABLE. THIS GOAL ADDRESSES CITY OF SCOTTSDALE CITYWIDE PROGRAMS, FACILITY DEVELOPMENT AND POLICY.

GOAL 7. Provide a safe environment for all Scottsdale Citizens, visitors, and private interests by alleviating physical risks that may be encountered in the normal operation and development of the community.

RESPONSE SUMMARY: NOT APPLICABLE. THIS GOAL ADDRESSES CITY OF SCOTTSDALE CITYWIDE PROGRAMS, FACILITY DEVELOPMENT AND POLICY.

GOAL 8. Provide city service facilities to meet the governmental, administrative, public safety, emergency, social, human, cultural, informational, and maintenance needs of the community.

RESPONSE SUMMARY: NOT APPLICABLE. THIS GOAL ADDRESSES CITY OF SCOTTSDALE CITYWIDE PROGRAMS, FACILITY DEVELOPMENT AND POLICY.

GOAL 9. Design public buildings and improve aesthetics of public buildings and facilities to increase appeal as community gathering spaces.

RESPONSE SUMMARY: NOT APPLICABLE. THIS GOAL ADDRESSES DESIGN OF PUBLIC BUILDINGS AND FACILITIES.

GOAL 10. Provide recreational opportunities to meet the needs of all areas of the community through public facilities.

RESPONSE SUMMARY: NOT APPLICABLE. THIS GOAL ADDRESSES CITY OF SCOTTSDALE RECREATIONAL FACILITY DEVELOPMENT AND POLICY.

GOAL 11. Coordinate with the School Districts that serve Scottsdale to plan for and secure school sites and facilities for the delivery of the best elementary and secondary educational programs achievable for the school-age children of the community.

RESPONSE SUMMARY: NOT APPLICABLE. THIS GOAL ADDRESSES CITY OF SCOTTSDALE COORDINATION WITH SCHOOL DISTRICTS.

WATER RESOURCES

GOAL 12. Ensure renewable, long-term water supplies for the community.

RESPONSE SUMMARY: NOT APPLICABLE. THIS GOAL ADDRESSES CITY OF SCOTTSDALE PROGRAMS, FACILITY DEVELOPMENT AND POLICY.

GOAL 13. Encourage the conservation of water and the reuse of wastewater.

RESPONSE SUMMARY: NOT APPLICABLE. THIS GOAL ADDRESSES CITY OF SCOTTSDALE CITYWIDE PROGRAMS, FACILITY DEVELOPMENT AND POLICY.

GOAL 14. Meet or surpass all applicable water quality standards for domestic, commercial, and industrial uses.

RESPONSE SUMMARY: NOT APPLICABLE. THIS GOAL ADDRESSES CITY OF SCOTTSDALE CITYWIDE PROGRAMS, FACILITY DEVELOPMENT AND POLICY.

F. GUIDING PRINCIPLE #6. ADVANCE TRANSPORTATION

The general plan element associated with this guiding principle is the community mobility element.

1. Community Mobility Element

GENERAL RESPONSE: THE COMMUNITY MOBILITY ELEMENT EMPHASIZES PLANNING FOR MOBILITY CHOICES THAT "PROVIDE ALTERNATIVES TO THE AUTOMOBILE, INCREASE ACCESSIBILITY, IMPROVE AIR QUALITY, ENRICH THE COMMUNITY AND ITS NEIGHBORHOODS, AND CONTRIBUTE TO THE COMMUNITY'S QUALITY OF LIFE." CAVALLIERE FLATS IS PLANNED TO ENCOURAGE WALKING AND BICYCLING FOR RECREATION AS PART OF A HEALTHY LIFESTYLE AND DAILY TRANSPORTATION ALTERNATIVES. RESIDENTS WILL BE ABLE TO WALK OR BIKE TO THE PARK OR TO NEARBY COMMERCIAL, RESORT AND RECREATION AREAS.

ACCESS TO THE CITY OF SCOTTSDALE'S BICYCLE LANE AND TRAIL SYSTEM WILL BE PROVIDED. BIKE LANES AND A SECONDARY TRAIL ARE PLANNED ALONG ALMA SCHOOL PARKWAY.

PRESERVE TRAILS CAN BE ACCESSED VIA JOMAX ROAD, AT THE SOUTH BOUNDARY OF THE PROPERTY. BY USING PRESERVE AND CITY TRAILS AND BIKE LANES, PEOPLE CAN TRAVEL NORTH INTO THE TONTO NATIONAL FOREST OR SOUTH TO TEMPE TOWN LAKE AND BEYOND. THE TRAIL AND BIKE LANE SYSTEM PROVIDES ACCESS TO CITYWIDE DESTINATIONS AS WELL AS OFFERING RECREATIONAL OPPORTUNITIES, EXPANDING THE MOBILITY OPTIONS AVAILABLE TO SCOTTSDALE RESIDENTS AND VISITORS.

THE PROPERTY INCLUDES 24 ACRES OF EXISTING C-2 ZONING. IF DEVELOPED, AS ALLOWED, WITH COMMERCIAL RETAIL USES, SIGNIFICANTLY MORE TRAFFIC WOULD BE GENERATED THAN BY THE PROPOSED RESIDENTIAL USE.

THE CURRENT LAND USE ON THE CAVALLIERE FLATS PROPERTY CONSISTS OF A RESTAURANT WITH A RELATIVELY SMALL BUILDING FOR FOOD AND BEVERAGE SERVICE AND A SIGNIFICANT AMOUNT OF ADJACENT OUTDOOR SEATING. FOR THE PURPOSE OF ESTIMATING THE TRIP GENERATION A TOTAL EQUIVALENT BUILDING SIZE OF 6,000 SQUARE FEET WAS ASSUMED TO REPRESENT THE EXISTING TRIP GENERATION OF BOTH THE BUILDING AND THE OUTDOOR SEATING AREA.

DUE TO THE UNIQUE CHARACTERISTICS OF THE EXISTING FACILITY, IT IS RECOGNIZED THAT THE AM PEAK HOUR VOLUMES PREDICTED BY THE ITE RATES ARE MAY NOT BE REPRESENTATIVE OF THE PEAK HOUR OF THE ADJACENT STREET BUT WOULD LIKELY BE MORE COMPARABLE TO THE PEAK HOUR OF THE GENERATOR. THE EXISTING RESTAURANT IS PROPOSED TO BE REPLACED BY 80 SINGLE FAMILY DWELLING UNITS.

TRIP GENERATION RATES PUBLISHED BY THE INSTITUTE OF TRANSPORTATION ENGINEERS' (ITE) *TRIP GENERATION MANUAL, 9TH EDITION* WERE USED TO COMPARE TRIP GENERATION CHARACTERISTICS OF EXISTING AND PROPOSED LAND USES. TRIP GENERATION CALCULATIONS FOR THE EXISTING USE WAS BASED ON THE ITE CODE 932 FOR HIGH TURNOVER (SIT-DOWN) RESTAURANT. TRIPS FOR THE PROPOSED USE WERE DETERMINED USING ITE CODE 210 FOR SINGLE FAMILY DETACHED HOUSING.

THE TRIP GENERATION CALCULATIONS INDICATE THAT ON AN AVERAGE WEEKDAY THE PROPOSED RESIDENTIAL UNITS WOULD BE EXPECTED TO GENERATE A SIMILAR NUMBER OF DAILY TRIPS AS A 6,000 RESTAURANT. PEAK HOUR AND WEEKEND TRIPS FOR THE RESTAURANT USE WOULD LIKELY BE HIGHER THAN THE RESIDENTIAL USE.

Community Mobility Element Goals and Approaches

REGIONAL SYSTEMS

- GOAL 1.** **Protect the function and form of regional air and land corridors.**
RESPONSE SUMMARY: NOT APPLICABLE. THIS GOAL ADDRESSES REGIONAL PROGRAMS, STANDARDS, FACILITY DEVELOPMENT AND POLICY.
- GOAL 2** **Protect the physical integrity of regional networks to help reduce the number, length, and frequency of automobile trips, to improve air quality, reduce traffic congestion, and enhance quality of life and the environment.**
RESPONSE SUMMARY: NOT APPLICABLE. THIS GOAL ADDRESSES REGIONAL PROGRAMS, STANDARDS, FACILITY DEVELOPMENT AND POLICY.
- GOAL 3.** **Promote regional diversity and connectivity of mobility choices.**
RESPONSE SUMMARY: NOT APPLICABLE. THIS GOAL ADDRESSES REGIONAL PROGRAMS, STANDARDS, FACILITY DEVELOPMENT AND POLICY. .
- GOAL 4.** **Prioritize regional connections to safely, effectively and efficiently move people, goods, and information beyond the city boundaries.**
RESPONSE SUMMARY: NOT APPLICABLE. THIS GOAL ADDRESSES REGIONAL PROGRAMS, STANDARDS, FACILITY DEVELOPMENT AND POLICY.

- GOAL 5.** **Relieve traffic congestion.**
RESPONSE SUMMARY: NOT APPLICABLE. THIS GOAL ADDRESSES REGIONAL AND CITYWIDE PROGRAMS, STANDARDS, FACILITY DEVELOPMENT AND POLICY.
- GOAL 6** **Optimize the mobility of people, goods, and information for the expected buildout of the city.**
RESPONSE SUMMARY: NOT APPLICABLE. THIS GOAL ADDRESSES CITYWIDE PROGRAMS, STANDARDS, FACILITY DEVELOPMENT AND POLICY.
- GOAL 7** **Maintain Scottsdale's high aesthetic values and environmental standards in the city's transportation system.**
RESPONSE SUMMARY: NOT APPLICABLE. THIS GOAL ADDRESSES CITYWIDE PROGRAMS, STANDARDS, FACILITY DEVELOPMENT AND POLICY.
NOT APPLICABLE
- GOAL 8** **Emphasize live, work, and play land use relationships to optimize the use of citywide systems and reduce the strain on regional and local/neighborhood systems.**
RESPONSE SUMMARY: NOT APPLICABLE. THIS GOAL ADDRESSES CITYWIDE PROGRAMS, STANDARDS, FACILITY DEVELOPMENT AND POLICY

LOCAL/NEIGHBORHOOD SYSTEMS

- GOAL 9** **Protect neighborhoods from negative impacts of regional and citywide networks.**
RESPONSE SUMMARY: NOT APPLICABLE. THERE ARE NO REGIONAL TRANSPORTATION FACILITIES NEARBY. NO NEGATIVE IMPACTS ARE ANTICIPATED FROM ALMA SCHOOL PARKWAY, PART OF THE CITYWIDE NETWORK. NATURAL AREA OPEN SPACE AND "ENHANCED AREA OPEN SPACE" BUFFERS ALONG THE PARKWAY FRONTAGE WILL PROTECT THE CAVALLIERE FLATS NEIGHBORHOOD.
- GOAL 10.** **Encourage a diversity of links between neighborhood systems and with citywide and regional systems.**
RESPONSE SUMMARY: NOT APPLICABLE. THIS GOAL ADDRESSES REGIONAL AND CITYWIDE LINKAGE, STANDARDS, FACILITY DEVELOPMENT AND POLICY
- GOAL 11.** **Provide opportunities for building "community" through neighborhood mobility.**
RESPONSE SUMMARY: NOT APPLICABLE. THIS GOAL ADDRESSES CITYWIDE PROGRAMS AND POLICY
- GOAL 12.** **Recognize the diversity of neighborhoods throughout the city and their different mobility needs.**
RESPONSE SUMMARY: NOT APPLICABLE. THIS GOAL ADDRESSES CITYWIDE PROGRAMS, STANDARDS AND POLICY.

IV. CONCLUSION

The requested General Plan Amendment will offer additional residential options in this part of Scottsdale. Importantly, it will bring new rooftops, new residents and new vitality to sustain North Scottsdale businesses and economic development. Cavalliere Flats will do its part to stimulate development and leasing of vacant commercial space and undeveloped commercial land. Commercial property abounds and the market will respond to demand from a growing employee and customer base in the area.

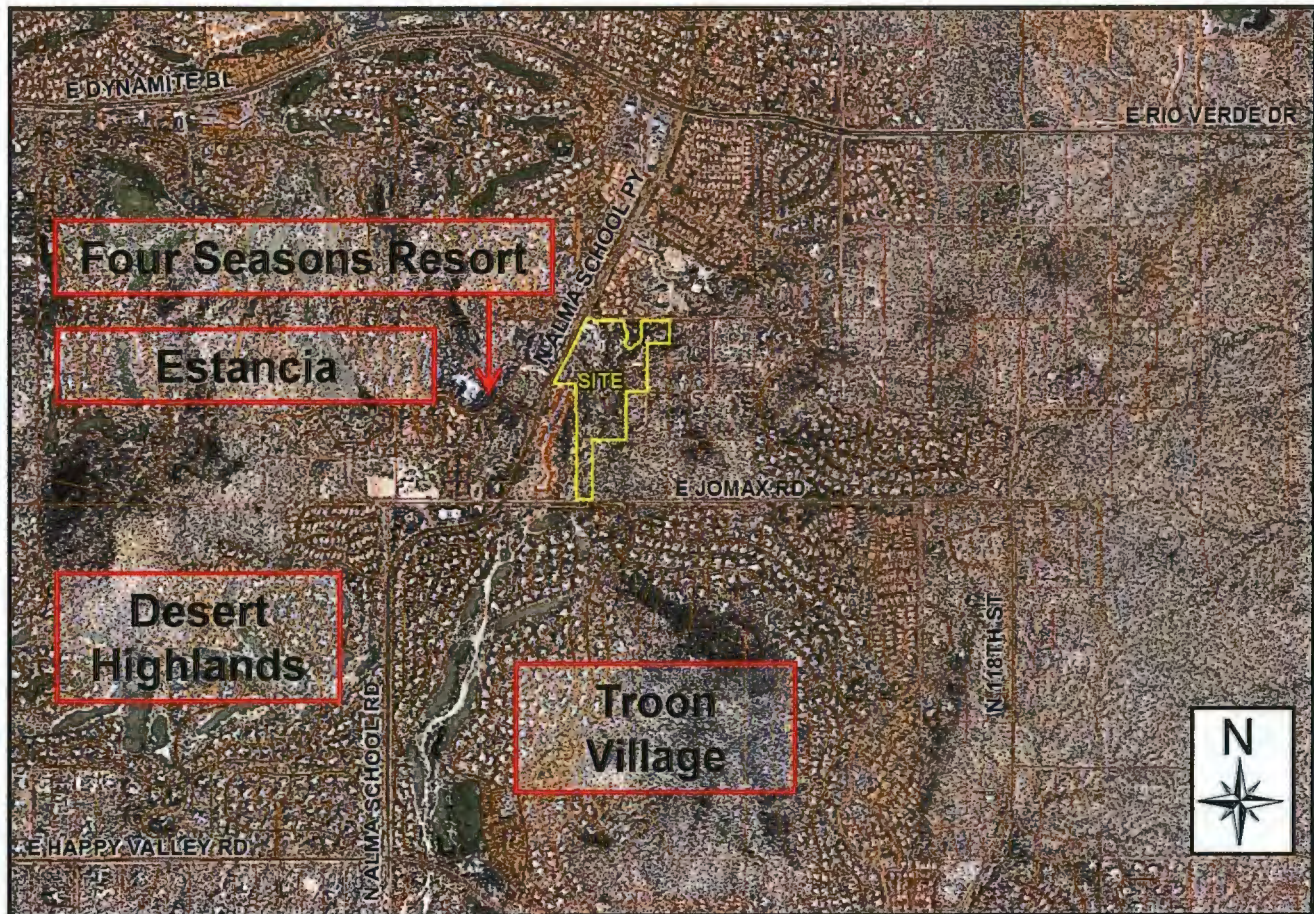
The overall intensity of uses and the traffic they generate will be reduced, comparing the proposed residential community with existing commercial uses. The proposed residential community will create a transition in land use intensity between the Activity Center designated west of Alma School Parkway in the General Plan and *Rural Neighborhoods* land use designation adjoining the property.

Planning and design of Cavalliere Flats supports the General Plan's goals for preservation of natural features, desert character, protection of washes and wildlife corridors within the property. Access to trails, bicycle facilities and recreational opportunities are provided both within the site and through connections to parks, the Preserve and the City's trail and bicycle facilities system. Architectural and landscape design will be consistent with the scale and character of existing neighborhoods, and will include reference to historic site character.

ATTACHMENT #3

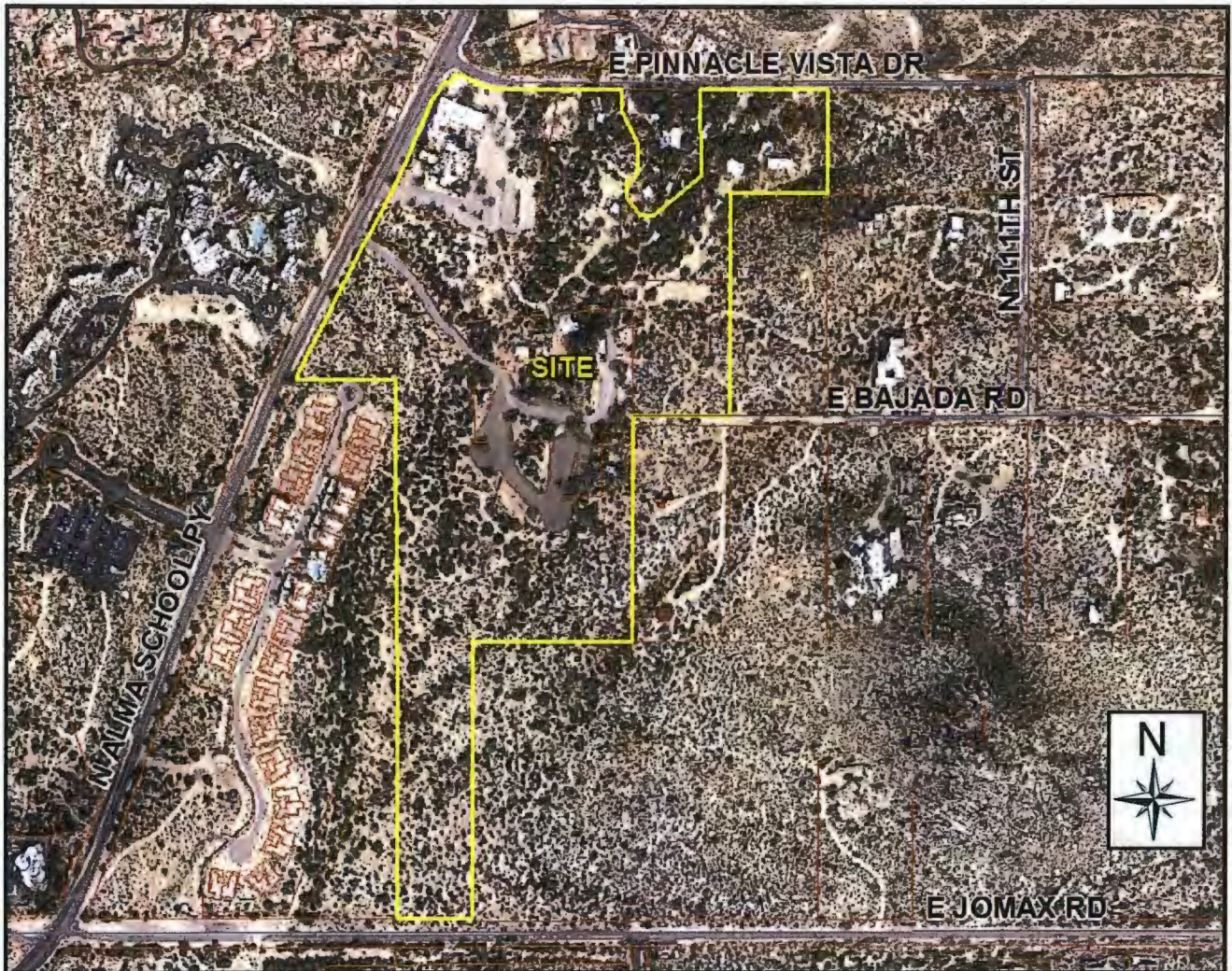
Context Aerial

4-GP-2014: Cavalliere Flat



ATTACHMENT #4

**Aerial Close-Up
4-GP-2014: Cavalliere Flat**

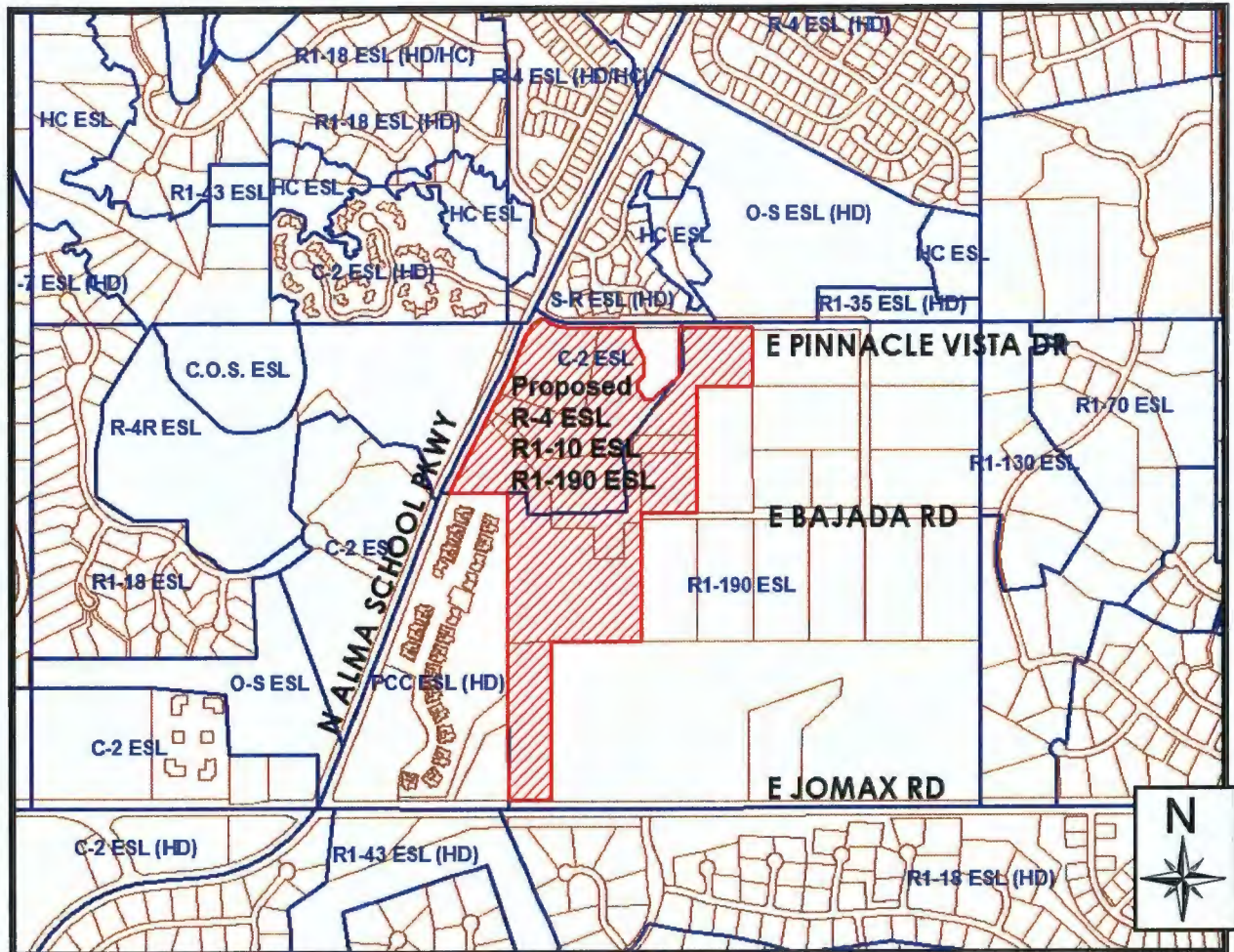


ATTACHMENT #5

Zoning Map

4-GP-2014: Cavalliere Flat

Site proposed as R-4 ESL, R1-10 ESL, and R1-190 ESL



ATTACHMENT #6

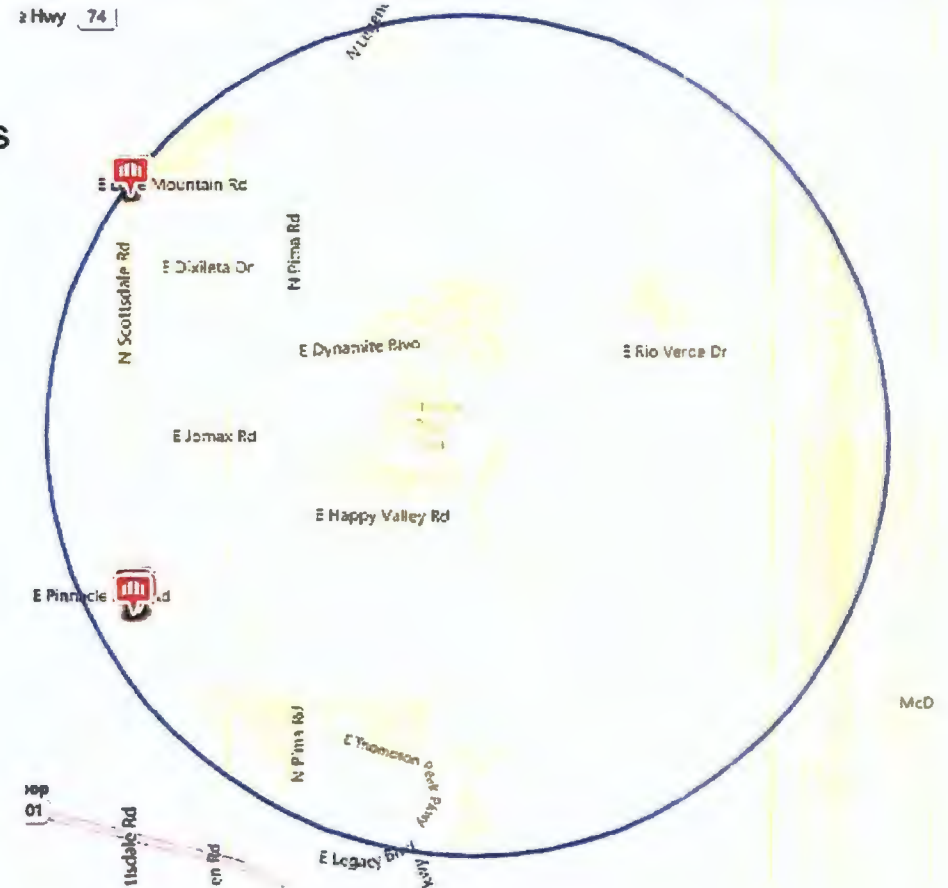
**Applicant's Commercial Vacancy Report
4-GP-2014: Cavalliere Flat**

Taylor Morrison
Cavalliere Flat
Market Information



Retail Proposed & Under Construction:

- Within a 5 mile radius there are no properties under construction.
- There are 10 proposed properties for construction, with a total additional RBA of 90,505. With 24,944 SF going to a supermarket the rest are un-leased.



Source: ESRI



Raw Land:

- 39 land parcels are zoned for commercial use within a 5 mile radius. Totaling 15,067,944 SF or 345.9 acres.



Source: CoStar

Voit

REAL ESTATE SERVICES



Commercial Developments/ Commercial Zoned Land

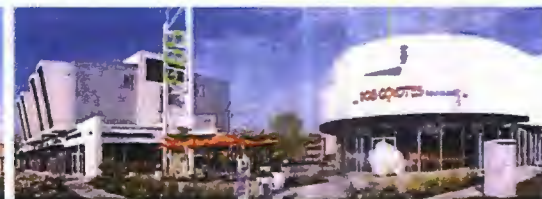


Alma School & Dynamite

Land @ the center of Troon North (2 land pieces)

- Land- 8.6AC / 374,616 SF
 - PAD zoning (city of Scottsdale)
- PAD Site- 1.6 AC / 69,696 SF
 - Zoned allowing drive-thru
 - PCC zoning (city of Scottsdale)
- Parcel # 216-81-380
 & 216-81-381
- Currently for Sale
 On market for 1,684 days_(as of 4/14/2014)
- Property has sale condition/
 ground lease





10661 E Crescent Moon Dr.

- Land (2 parcels)
 - Land Totaling 6.34AC / 276,148 SF
 - C-2 zoning (city of Scottsdale)
 - Parcel # 216-80-013B & 216-80-013D





NEC Alma School & Jomax Rd.

- Commercial Land (Vacant/ Raw Land)
- Land: 6.32AC / 275,299 SF
 - PCC zoning (city of Scottsdale)
 - Parcel # 216-80-002R
- Ownership:
 - John & Karren Green



Voit

REAL ESTATE SERVICES



Vacancy Rates

Voit

REAL ESTATE SERVICES



Villages at Pinnacle Peak
(Jomax & Alma School Pkwy)
RBA- 40,016 SF
10434-10458 E Jomax Rd
Scottsdale, AZ 85262

Vacancy- 25.80%



Source: CoStar

Voit

REAL ESTATE SERVICES



The Center at Troon North
(SWC Alma School pkwy & Dynamite Blvd)
RBA- 40,016 SF
10434-10458 E Jomax Rd
Scottsdale, AZ 85262

Vacancy: 18.59%

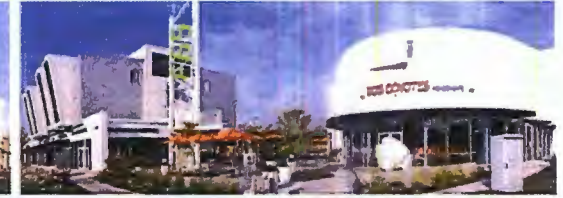


La Mirada (NEC Pinnacle Peak Rd & Pima Rd)
Total RBA: 98,707 SF
8852-8936 E Pinnacle Peak Pky.
Scottsdale, AZ 85255

Vacancy: 31.91%



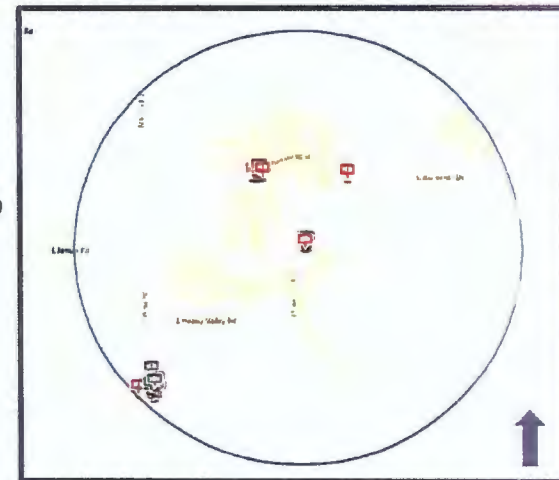
Source: CoStar



3 mile radius vacancy retail/office properties

Total RBA- 579,568 SF

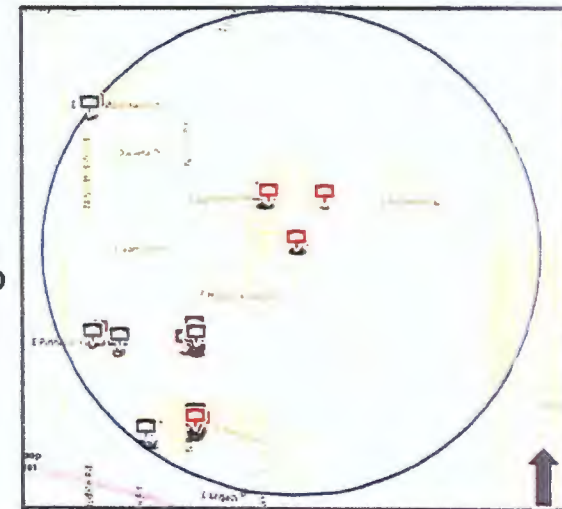
Vacancy – 23.30%



5 mile radius retail/office properties

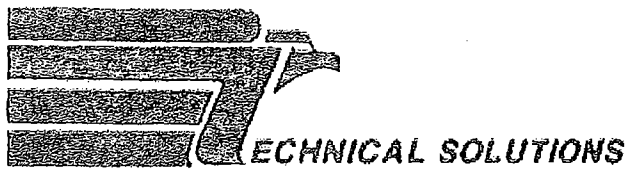
Total RBA- 1,210,691 SF

Vacancy- 17.60%



ATTACHMENT #7

**Applicant's Citizen Involvement Report
4-GP-2014: Cavalliere Flat**



CITIZEN REVIEW & NEIGHBORHOOD INVOLVEMENT REPORT
SEC of Alma School and Pinnacle Vista
Cavalliere Flat
August 28, 2014

Overview

This citizen outreach and neighborhood involvement report is being performed in association with a Major General Plan Amendment and rezoning request for the development of approximately 48.8+/- gross acres located on the southeast corner of Alma School and Pinnacle Vista. The request is for a Major General Plan Amendment from the Commercial land use category to a combination of Suburban Neighborhoods and Rural Neighborhoods land use categories and a rezoning from C-2 ESL and R1-190 ESL to a combination of R-4 ESL, R1-10 ESL, and R1-190 ESL for the purpose of creating a single-family residential community. 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 began in November of 2013 with outreach into the community focusing on the surrounding property owners and area HOAs, larger neighborhood advocacy groups such as COGS, Preserve interest groups such as the McDowell Sonoran Preserve Commission, and other interested stakeholders in Scottsdale. The phone calls, emails, and meetings with property owners and community leaders that have already begun, will continue throughout the process. Members of the outreach team will continue to be available to meet with any neighbors who wish to discuss the request. Additionally, they will be contactable via telephone and email to answer any questions relating to the request.

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 Wednesday, May 28th, 2014 for anyone who wanted to learn more about the request. This Open House was held at the Four Seasons Resort (10600 E. Crescent Moon Drive) from 5:00 p.m. to 6:00 p.m. 46 interested neighbors attended the Open House. Attendees were generally supportive of the project with one concern being raised about the protection of the drainage corridors. The outreach team has continued to stay in touch with the Quisana neighborhood to make sure that they are aware of upcoming meetings.

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:

Neighborhood Letter
Neighborhood List
Affidavit of Posting
Sign-In Sheets
Comment Cards

TaylorMorrison

May 16, 2014

Dear Neighbor:

As you may know, Taylor Morrison, a Scottsdale based publically traded homebuilder, has purchased the property that includes Greasewood Flat. We are submitting a proposal to the City for approval of a new upscale single-family neighborhood on the site.

Our proposal is to replace the existing Greasewood Flat and its current commercial zoning and build a luxury, residential community, consisting of 90 lots, on the 48.8+/- acre parcel located at southeast corner of Alma School Road and Pinnacle Vista Drive. The proposed development has applied for a change in zoning from its current Residential (R1-190 ESL) and Commercial (C-2 ESL) districts to a combination of residential zoning districts (R-4 ESL, R1-10 ESL, and R1-190 ESL). This request also includes a Major General Plan Amendment that will result in 24.7+/- acres designated on the City's General Plan as Suburban Neighborhoods, instead of the existing Commercial designation, and the remaining 24.1+/- acres of the site designated as Rural Neighborhoods.

We are pleased to invite you to attend an open house to discuss our proposal. The open house will be held at The Four Seasons Resort in the Camelback Room located at 10600 E. Crescent Moon Drive, from 5:00 p.m. to 6:00 p.m. on Wednesday, May 28th, 2014.

If you have any questions, please contact our neighborhood outreach team, Technical Solutions, at 602-957-3434 or info@technicalsolutionsaz.com. The City of Scottsdale Project Coordinator for this project is Jesus Murillo, who can be reached at 480-312-7849. Thank you.

Sincerely,



Jeff Deason
Planning & Development Manager

Owner	MAIL_ADDR1	MAIL_CITY	MAIL_STATE	MAIL_ZIP	MAIL_COUNTRY	APN
11025 E BAJADA DRIVE LLC	11025 E BAJADA DR	SCOTTSDALE	AZ	85262	USA	21680009
1646201 ONTARIO INC	27699 N 108TH WY	SCOTTSDALE	AZ	85262	USA	21681218
ADOLETA E JACKSON/DIANNE B (SUBLEASE)	27440 N ALMA SCHOOL PKWY	SCOTTSDALE	AZ	85262	USA	21681341
ANDERSON KENNETH J TR	27222 N 111TH ST	SCOTTSDALE	AZ	85255	USA	21680006R
ANDERSON MICHAEL BRIAN/JILL SUZANNE TR	10841 E BAJADA RD	SCOTTSDALE	AZ	85262	USA	21680006W
ARDANTZ SURVIVORS TR/ARDANTZ TAX EXCLUSION TR	2222 ARROWHEAD DR	SANTA MONICA	CA	93455	USA	21680206
ARRIGONI DANIEL A TR	2110 PORTICO GREEN	WAYZATA	MN	55391	USA	21682086
BAYLESS PAOLO	26550 N 108TH WAY	SCOTTSDALE	AZ	85255	USA	21702290
BELL GORDON	23 CHELTENHAM AVE	TORONTO	ON	M4N1P6	CANADA	21702299
BISHOP LEE/EUZABETH	11053 E BENT TREE DR	SCOTTSDALE	AZ	85262	USA	21681351
BLAND DONALD C/YVONNE N	26565 N 108TH WY	SCOTTSDALE	AZ	85255	USA	21702288
BLIVAS LINDA P SELF DECL OF TR (SUBLEASE)	27440 N ALMA SCHOOL PKWY	SCOTTSDALE	AZ	85262	USA	21681310
BLOOSOM DENNIS/NANCY TR	2115 S ROCKWOOD BLVD	SPOKANE	WA	99203	USA	21680006T
BRICK HOPE B/SCOT C	11064 E BENT TREE DR	SCOTTSDALE	AZ	85262	USA	21681357
BRONSON STEPHEN R	P O BOX 653	WHEELING	IL	60090	USA	21681355
BRZOZOWSKI EUGENE/IRENE TR	8301 E SAN SIMON DR	SCOTTSDALE	AZ	85258	USA	21680006V
CARLSON EDWIN L	27645 N 108TH WY	SCOTTSDALE	AZ	85262	USA	21681215
CAVALIERE GEORGE TR	27500 N ALMA SCHOOL PKWY	SCOTTSDALE	AZ	85262	USA	21680002P
CIELO QUISANA LLC	5111 E BUTLER DR	PARADISE VALLEY	AZ	85253	USA	21681378
CLEMENS GARY C/BAIBA M	436 FISHING CREEK VALLEY RD	HARRISBURG	PA	17112	USA	21682088
CONSIDINE WILLIAM P III	10796 E QUARTZ ROCK RD	SCOTTSDALE	AZ	85255	USA	21702296
CORBUS FREDERICK G III/JAN P	11101 E BAJADA RD	SCOTTSDALE	AZ	85255	USA	21680006S
CRAIG DANA C/SUSAN J	240 GLEN ABBEY CT	PRESTO	PA	15142	USA	21702293
CRESCENDO SCOTTSDALE 1 LLC (SUBLEASE)	27440 N ALMA SCHOOL PKWY	SCOTTSDALE	AZ	85262	USA	21681334
CRESCENT MOON RANCH COMMUNITY ASSOCIATION	PO BOX 39262	PHOENIX	AZ	85069	USA	21680018
CRYSTAL OF NEW YORK INC	729 7TH AVE	NEW YORK	NY	10019	USA	21702286
DACOSTA DOUGLAS/GREVEN MICHAEL	6336 E DOUBLETREE RANCH RD	PARADISE VALLEY	AZ	85253	USA	21680007G
DAVID C TURCOTT AND MARY HELEN TURCOTT REVOC	26425 N 106TH WAY	SCOTTSDALE	AZ	85255	USA	21702306
DAVIS JAMES REED/TAYLOR RENEE	27709 N 110TH PL	SCOTTSDALE	AZ	85262	USA	21681364
DESERT TROON HOLDINGS LLC	17207 N PERIMETER DR NO 200	SCOTTSDALE	AZ	85255	USA	21755128
DEVANEY MICHAEL R/SUZANNE M TR	10936 DESERT TROON LN	SCOTTSDALE	AZ	85255	USA	21757255
DEVELOPMENT SOLUTIONS P2 LLC	73-081 FRED WARING DR	PALM DESERT	CA	92260	USA	21680268
DIAMOND CREEK FAMILY LTD	2202 E BETHANY HOME RD	PHOENIX	AZ	85016	USA	21680007H
DISNER CHARLES/ROSALIE JOY	27720 N 110TH PL	SCOTTSDALE	AZ	85262	USA	21681368
EGGEN JANET/MARK	27640 N 108TH WAY	SCOTTSDALE	AZ	85262	USA	21681211
EJ HOLDINGS LLC/GRUBER TOM/NINA	717 E BETHANY HOME RD NO A106	PHOENIX	AZ	85014	USA	21702307
ERB DUSTIN	27768 N 110TH PL	SCOTTSDALE	AZ	85262	USA	21681372
ERICKSEN MARK A/MARILYN R TR	26585 N 108TH WAY	SCOTTSDALE	AZ	85255	USA	21702289
EXCLUSIVE RESORTS SCD10 LLC (SUBLEASE)	27440 N ALMA SCHOOL PKWY	SCOTTSDALE	AZ	85262	USA	21681316
EXCLUSIVE RESORTS SCD14 LLC (SUBLEASE)	27440 N ALMA SCHOOL PKWY	SCOTTSDALE	AZ	85262	USA	21681330
EXCLUSIVE RESORTS SCD15 LLC (SUBLEASE)	27440 N ALMA SCHOOL PKWY	SCOTTSDALE	AZ	85262	USA	21681331
EXCLUSIVE RESORTS SCD16 LLC (SUBLEASE)	27440 N ALMA SCHOOL PKWY	SCOTTSDALE	AZ	85262	USA	21681332
EXCLUSIVE RESORTS SCD2 LLC (SUBLEASE)	27440 N ALMA SCHOOL PKWY	SCOTTSDALE	AZ	85262	USA	21681308
EXCLUSIVE RESORTS SCD22 LLC (SUBLEASE)	27440 N ALMA SCHOOL PKWY	SCOTTSDALE	AZ	85262	USA	21681328
EXCLUSIVE RESORTS SCD23 LLC (SUBLEASE)	27440 N ALMA SCHOOL PKWY	SCOTTSDALE	AZ	85262	USA	21681329
EXCLUSIVE RESORTS SCD5 LLC (SUBLEASE)	27440 N ALMA SCHOOL PKWY	SCOTTSDALE	AZ	85262	USA	21681311
EXCLUSIVE RESORTS SCD6 LLC (SUBLEASE)	27440 N ALMA SCHOOL PKWY	SCOTTSDALE	AZ	85262	USA	21681315
EXCLUSIVE RESORTS SCD7 LLC (SUBLEASE)	27440 N ALMA SCHOOL PKWY	SCOTTSDALE	AZ	85262	USA	21681313
EXCLUSIVE RESORTS SCD8 LLC (SUBLEASE)	27440 N ALMA SCHOOL PKWY	SCOTTSDALE	AZ	85262	USA	21681314
EXCLUSIVE RESORTS SCD9 LLC (SUBLEASE)	27440 N ALMA SCHOOL PKWY	SCOTTSDALE	AZ	85262	USA	21681312
FIRST AMERICAN TITLE INSURANCE COMPANY	6710 N SCOTTSDALE RD STE 150	SCOTTSDALE	AZ	85253	USA	21681371
FISKE RICHARD W/PATRICIA OWENS TR	26350 N 107TH WAY	SCOTTSDALE	AZ	85255	USA	21702302
FLANAGAN FAMILY TRUST	27774 N 110TH PL	SCOTTSDALE	AZ	85262	USA	21681373
FOEDISH EDGAR L/KELLY A	11085 E BAJADA DR	SCOTTSDALE	AZ	85262	USA	21680008
FRIEDMAN AMY J	4806 S 154TH PLZ	OMAHA	NE	68137	USA	21680164
G R C REATA PASS PROPERTY L L L P	14850 N SCOTTSDALE RD 300	SCOTTSDALE	AZ	85254	USA	21680002S
G R C REATA PASS PROPERTY L L L P	PO BOX 2980	MILWAUKEE	WI	53201	USA	21680002T
GLASS GEORGE MATTHEW/DENISE MORIARTY TR	4957 LAKEMONT BLVD S E	BELLEVUE	WA	98006	USA	21702295
GREEN JOHN WH/KARREN/FRONTAIN RICHARD J/KELLY	319 FORSYTH CRESCENT	SASKATOON	SK	S7N 4H2	CANADA	21680002R
GREYCLIFFE INVESTMENTS LLC	5780 E HEDGEHOG PL	SCOTTSDALE	AZ	85266	USA	21682087
GRIFFIN FAMILY REVOCABLE TRUST	11059 E BENT TREE DR	SCOTTSDALE	AZ	85262	USA	21681352
HALL DAVID B TR/HALL DIANA L TR	26450 N 108TH WY	SCOTTSDALE	AZ	85255	USA	21702292
HARRIS SETH B TR	20820 CHAGEN BLVD NO 20	SHAKER HEIGHTS	OH	44122	USA	21757257
HARRIST INVESTORS I LLC	11725 N B3RD PL	SCOTTSDALE	AZ	85260	USA	21682085
HEALY WILLIAM A III/JOAN ET AL (SUBLEASE)	27440 N ALMA SCHOOL PKWY	SCOTTSDALE	AZ	85262	USA	21681343
HILDEBRANDT SHARON SABA TR	27211 N 111TH ST	SCOTTSDALE	AZ	85262	USA	21680006Y
HINCHCLIFFE PETER/DEBORAH	THE SPINEY LITTLE LONDON	EAST SUSSEX	UK	TN210NU	USA	21681377
HOUSTON ROBERT L/ANTHI K	26500 N 108TH WAY	SCOTTSDALE	AZ	85255	USA	21702291
HUNDMAN FAMILY TRUST	27000 N ALMA SCHOOL PKWY UNIT 1001	SCOTTSDALE	AZ	85262	USA	21680151
HUNT WILLIAM DSUSAN E	6 ECHO LN	SIMSBURY	CT	6070	USA	21680152
HUSER STEVEN J/MARY SUE TR	26545 N 108TH WAY	SCOTTSDALE	AZ	85255	USA	21702287
IAFRATE ELIO/CHERYL	3841 ABERDEEN RD	BEAMSVILLE ON LOR 1B6			CANADA	21680163
INTERSTATE PROPERTIES LLC	6501 E GREENWAY PKWY STE 103	SCOTTSDALE	AZ	852542067	USA	21702305
JOTA REATA PASS LLC	482 N ROSEMEAD BLVD STE 103	PASADENA	CA	91107	USA	21680267
JAY AND DEBRA SEASHORE FAMILY TRUST	27673 N 110TH PL	SCOTTSDALE	AZ	852627567	USA	21681362
JENKINS ANTHONY J/JENNIFER	11070 E BENT TREE DR	SCOTTSDALE	AZ	85262	USA	21681356
JOHNSON ANTHONY P/CHARON M TR	26450 N 107TH WY	SCOTTSDALE	AZ	85255	USA	21702300
JOHNSON B D/M C ET AL (SUBLEASE)	27440 N ALMA SCHOOL PKWY	SCOTTSDALE	AZ	85262	USA	21681345
KILPATRICK WILLIAM DEXTER/YVONNE	11127 E BAJADA DR	SCOTTSDALE	AZ	85262	USA	21680007E
KUSH JOSEPH A/MARY LOUISE/CAMPO JOHN J III	11020 E JONAX RD	SCOTTSDALE	AZ	85262	USA	21680007I
L FULLER HOLDINGS LIMITED PARTNERSHIP	1088 949 W 3RD ST	NORTH VANCOUVER	BC	V7P3P7	CANADA	21702309
LEE SEUNG H/YOUNG RA H	12351 MONTANO WY	CASTLE ROCK	CO	80108	USA	21680209

Owner	MAIL_ADDR1	MAIL_CITY	MAIL_STATE	MAIL_ZIP	MAIL_COUNTRY	APN
LIEBLONG OLA M	27681 N 108TH WY	SCOTTSDALE	AZ	85262	USA	21681217
LINGLEY R/MCDONALD SHARON ET AL (SUBLEASE)	27440 N ALMA SCHOOL PKWY	SCOTTSDALE	AZ	85262	USA	21681340
LITTLETON STEPHEN G/JOY H ET AL (SUBLEASE)	27440 N ALMA SCHOOL PKWY	SCOTTSDALE	AZ	85262	USA	21681346
LONERGAN RICHARD S/MICHELLE D TR	26400 N 107TH WY	SCOTTSDALE	AZ	85255	USA	21702301
LOO MELINDA A	27733 N 110TH PL	SCOTTSDALE	AZ	85262	USA	21681376
LOVERINE MICHAEL D/ERIKA V	27757 N 110TH PL	SCOTTSDALE	AZ	85262	USA	21681374
LUCKY MAURICE CHARLES/MADELOW GAIL TR	10916 E TROON MOUNTAIN DR	SCOTTSDALE	AZ	85255	USA	21755129
LUSCOMBE KAREN C TR	7946 E SANDALWOOD DR	SCOTTSDALE	AZ	85250	USA	21680006F
LUXUS INVESTMENT GROUP LTD (SUBLEASE)	27440 N ALMA SCHOOL PKWY	SCOTTSDALE	AZ	85262	USA	21681309
LYMAN FAMILY TRUST	27 BUHMAN CT	NAPA	CA	94558	USA	21681212
LYNDE MICHAEL/HOLLE LYNDE CHERYL K	47137 272ND ST	SIOUX FALLS	SD	57108	USA	21702644
MCGOFFIN ROBERT L/DEBORAH J	27708 N 110TH PL	SCOTTSDALE	AZ	85262	USA	21681367
MERRILL FAMILY TRUST	27625 N 110TH PL	SCOTTSDALE	AZ	85262	USA	21681361
MOREY ENTERPRISES LIMITED PARTNERSHIP	3525 S CASS CT 618	OAK BROOK	IL	605233725	USA	21702285
MOREY RICHARD R/GENE E	3525 S CASS CT 618	OAK BROOK	IL	605233725	USA	21702284
MORIARTY KEVIN/PATRICIA A TR (SUBLEASE)	27440 N ALMA SCHOOL PKWY	SCOTTSDALE	AZ	85262	USA	21681333
MORRIS FAMILY REVOCABLE TRUST	10945 E DESERT TROON LN	SCOTTSDALE	AZ	85255	USA	21757322
MTB FOODS INC ET AL (SUBLEASE)	27440 N ALMA SCHOOL PKWY	SCOTTSDALE	AZ	85262	USA	21681342
MUELLER ANNE	27609 N 108TH WAY	SCOTTSDALE	AZ	85255	USA	21681213
NELSON DENNIS/TERRY	21630 ACANTHUS CIR	WALNUT	CA	91789	USA	21681359
ONEAL SEAN/JENNIFER	350 ABIES RD	RENO	NV	89511	USA	21757256
OROFINO JEFFREY/GRANT MATTHEW	27697 N 110TH PL	SCOTTSDALE	AZ	85262	USA	21681363
PICTURE PERFECT INC	3232 W THOMAS RD	PHOENIX	AZ	85017	USA	21680001
PINNACLE CANYON LAS VENTANAS @TROON NORTH HOA	9000 E PIMA CTR PKWY 300	SCOTTSDALE	AZ	85258	USA	21681306
POLONICH DENNIS/ANGELA	27000 N ALMA SCHOOL RD UNIT A2002	SCOTTSDALE	AZ	85262	USA	21680194
PR 4A LLC	10600 E CRESCENT MOON DR	SCOTTSDALE	AZ	85262	USA	21680013C
PR 4B LLC	10600 E CRESCENT MOON DR	SCOTTSDALE	AZ	85262	USA	21680013D
PR RESORT CLUB LLC	10650 E CRESCENT MOON DR	SCOTTSDALE	AZ	85255	USA	21680015A
PNC PROPERTIES LLC (SUBLEASE)	27440 N ALMA SCHOOL PKWY	SCOTTSDALE	AZ	85262	USA	21681347
PRISTO LARRY J/DEBRA ANN	28150 N ALMA SCHOOL RD NO 103 500	SCOTTSDALE	AZ	85262	USA	21703572
PRIVADA COMMUNITY ASSOCIATION LLC	PO BOX 39242	PHOENIX	AZ	85069	USA	21680098
RATTNER BARBARA ET AL (SUBLEASE)	27440 N ALMA SCHOOL PKWY	SCOTTSDALE	AZ	85262	USA	21681344
ROBERT A AND JUDITH L FROST FAMILY TRUST	11058 E BENT TREE DR	SCOTTSDALE	AZ	85262	USA	21681358
ROBERT H KRASS TRUST	27000 N ALMA SCHOOL PKWY UNIT 2018	SCOTTSDALE	AZ	85262	USA	21680210
ROBERTS DARRYL J/ANN K ROBERTS QUALIFIED R TR	10844 E QUARTZ ROCK RD	SCOTTSDALE	AZ	852558130	USA	21702294
ROSEN GILBERT/HARRIET H TR	26425 N 107TH WY	SCOTTSDALE	AZ	85255	USA	21702298
RYBICKI BERTEN B/SUSAN L	9826 E DESERT TRL	SCOTTSDALE	AZ	85260	USA	21681360
SANTIAGO TERRY	11065 E BENT TREE DR	SCOTTSDALE	AZ	85262	USA	21681353
SATAG WINDY WALK LOT 25 LLC	5202 N CLIFFSIDE DR	PHOENIX	AZ	85018	USA	21702308
SCOTT STEFANIK LLC	1415 W 22ND ST TOWER LEVEL	OAK BROOK	IL	60532	USA	21680165
SCOTTSDALE CITY OF	7447 E INDIAN SCHOOL STE 100	SCOTTSDALE	AZ	85251	USA	21681002W
SHANKLE RANDY/GERRI ET AL (SUBLEASE)	27440 N ALMA SCHOOL PKWY	SCOTTSDALE	AZ	85262	USA	21681339
SHARPE JOHN L	26375 N 107TH WAY	SCOTTSDALE	AZ	85255	USA	21702297
SHIPPEE THOMAS/KATHLEEN	171 PICKPOCKET RD	BRENTWOOD	NH	3833	USA	21680205
SILLS MICHAEL G/ENG SOD WAI	7417 E MONTERRA WAY	SCOTTSDALE	AZ	85266	USA	21680193
SPENCER LEE E/JANE E	11071 E BENT TREE DR	SCOTTSDALE	AZ	85262	USA	21681354
SPENSA ARIZONA XII LLC	10446 N 74TH ST NO 150	SCOTTSDALE	AZ	85258	USA	21680007M
STERN STEVEN J	25148 N 114TH ST	SCOTTSDALE	AZ	85255	USA	21680006Z
STOLLAR JOHN ANDREW JR/JUDITH LOVE	27622 N 108TH WAY	SCOTTSDALE	AZ	85255	USA	21681210
STRANAGHAN LARRY DOUGLAS/DEBORAH JANET	1928 WALBURN RD	KELOWNA	BC	V1P1C9	CANADA	21681214
STREUBER/DERRICK/VDV LLC (LEASE)	27440 N ALMA SCHOOL PKWY	SCOTTSDALE	AZ	85262	USA	21681335
SULLIVAN MICHAEL D/JEAN M	8518 HUNTSpring DR	LUTHERVILLE	MD	21093	USA	21757323
TOOKER DAVID P/OLSON RON	27663 N 108TH WAY	SCOTTSDALE	AZ	85255	USA	21681216
TROON COUNTRY CLUB INC	6720 N SCOTTSDALE RD STE 261	SCOTTSDALE	AZ	85253	USA	21702997B
TROON GOLF AND COUNTRY CLUB INC ETAL	25000 N WINDY WALK DR	SCOTTSDALE	AZ	852550000	USA	21755693
TROON INVESTMENTS LLC	222 DEEP FORK CIR	ARCADIA	OK	73007	USA	21680167
TROON MOUNTAIN COMMUNITY ASSOCIATION	26546 N ALMA SCHOOL RD #100	SCOTTSDALE	AZ	85255	USA	21755182
TROON MOUNTAIN COMMUNITY ASSOCIATION	PO BOX 62073	PHOENIX	AZ	85082	USA	21757331
TRUHAN ANDREW P	4609 SEAGRAPE DR APT UNIT B	FORT LAUDERDALE	FL	33308	USA	21680208
TWY OIL AND GAS EXPLORATION LLC	1731 E 71ST ST	TULSA	OK	74136	USA	21680166
UGLEM JONAL H/BRUCE A	13919 17TH ST NORTH EAST	HATTON	ND	58240	USA	21690207
WALTON PR HOTEL III LLC	10600 E CRESCENT MOON DR	SCOTTSDALE	AZ	85262	USA	21680080A
WANG LUYANG/YAN ZHIYANG	27745 N 110TH PL	SCOTTSDALE	AZ	85262	USA	21681375
WIECZOREK JOHN/CATHERINE	27000 N ALMA SCHOOL PKWY UNIT 1018	SCOTTSDALE	AZ	85262	USA	21680168
WINDY WALK HOMEOWNERS ASSN	PO BOX 62073	PHOENIX	AZ	85082	USA	21702012U
WINDY WALK HOMEOWNERS ASSOCIATION	6720 N SCOTTSDALE RD STE 261	SCOTTSDALE	AZ	85253	USA	21702997A



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: 456-PA-2014

Project Name: Cavalliere Flat

Location: SEC Alma School & Pinnacle Vista Road

Site Posting Date: 5/16/2014

Applicant Name: John Berry

Sign Company Name: Scottsdale Sign A Rama

Phone Number: 480-994-4000

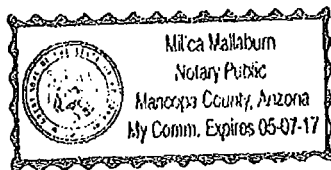
I confirm that the site has been posted as indicated by the Project Manager for the case as listed above.

Stephanie Pedraza
Applicant Signature

5-16-14
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 16th day of May 2014



Milca Mallaburn
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

Neighborhood Open House Meeting

二、(10分) 求由下列三式所确定的函数

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* Interpretation of the graph: For a 30-year woman, the amount of time spent in a 100-mile race will be in the composite of a single-linguistic community, the population in the composite from 1.5 to 2.5, and 10 to 12.5, 15 to 20, 20 to 25, and a positive correlation to 10, 15, 20, 25, 30, 35, 40, 45, 50, 55, 60, 65, 70, 75, 80, 85, 90, 95, 100, 105, 110, 115, 120, 125, 130, 135, 140, 145, 150, 155, 160, 165, 170, 175, 180, 185, 190, 195, 200, 205, 210, 215, 220, 225, 230, 235, 240, 245, 250, 255, 260, 265, 270, 275, 280, 285, 290, 295, 300, 305, 310, 315, 320, 325, 330, 335, 340, 345, 350, 355, 360, 365, 370, 375, 380, 385, 390, 395, 400, 405, 410, 415, 420, 425, 430, 435, 440, 445, 450, 455, 460, 465, 470, 475, 480, 485, 490, 495, 500, 505, 510, 515, 520, 525, 530, 535, 540, 545, 550, 555, 560, 565, 570, 575, 580, 585, 590, 595, 600, 605, 610, 615, 620, 625, 630, 635, 640, 645, 650, 655, 660, 665, 670, 675, 680, 685, 690, 695, 700, 705, 710, 715, 720, 725, 730, 735, 740, 745, 750, 755, 760, 765, 770, 775, 780, 785, 790, 795, 800, 805, 810, 815, 820, 825, 830, 835, 840, 845, 850, 855, 860, 865, 870, 875, 880, 885, 890, 895, 900, 905, 910, 915, 920, 925, 930, 935, 940, 945, 950, 955, 960, 965, 970, 975, 980, 985, 990, 995, 1000, 1005, 1010, 1015, 1020, 1025, 1030, 1035, 1040, 1045, 1050, 1055, 1060, 1065, 1070, 1075, 1080, 1085, 1090, 1095, 1100, 1105, 1110, 1115, 1120, 1125, 1130, 1135, 1140, 1145, 1150, 1155, 1160, 1165, 1170, 1175, 1180, 1185, 1190, 1195, 1200, 1205, 1210, 1215, 1220, 1225, 1230, 1235, 1240, 1245, 1250, 1255, 1260, 1265, 1270, 1275, 1280, 1285, 1290, 1295, 1300, 1305, 1310, 1315, 1320, 1325, 1330, 1335, 1340, 1345, 1350, 1355, 1360, 1365, 1370, 1375, 1380, 1385, 1390, 1395, 1400, 1405, 1410, 1415, 1420, 1425, 1430, 1435, 1440, 1445, 1450, 1455, 1460, 1465, 1470, 1475, 1480, 1485, 1490, 1495, 1500, 1505, 1510, 1515, 1520, 1525, 1530, 1535, 1540, 1545, 1550, 1555, 1560, 1565, 1570, 1575, 1580, 1585, 1590, 1595, 1600, 1605, 1610, 1615, 1620, 1625, 1630, 1635, 1640, 1645, 1650, 1655, 1660, 1665, 1670, 1675, 1680, 1685, 1690, 1695, 1700, 1705, 1710, 1715, 1720, 1725, 1730, 1735, 1740, 1745, 1750, 1755, 1760, 1765, 1770, 1775, 1780, 1785, 1790, 1795, 1800, 1805, 1810, 1815, 1820, 1825, 1830, 1835, 1840, 1845, 1850, 1855, 1860, 1865, 1870, 1875, 1880, 1885, 1890, 1895, 1900, 1905, 1910, 1915, 1920, 1925, 1930, 1935, 1940, 1945, 1950, 1955, 1960, 1965, 1970, 1975, 1980, 1985, 1990, 1995, 2000, 2005, 2010, 2015, 2020, 2025, 2030, 2035, 2040, 2045, 2050, 2055, 2060, 2065, 2070, 2075, 2080, 2085, 2090, 2095, 2100, 2105, 2110, 2115, 2120, 2125, 2130, 2135, 2140, 2145, 2150, 2155, 2160, 2165, 2170, 2175, 2180, 2185, 2190, 2195, 2200, 2205, 2210, 2215, 2220, 2225, 2230, 2235, 2240, 2245, 2250, 2255, 2260, 2265, 2270, 2275, 2280, 2285, 2290, 2295, 2300, 2305, 2310, 2315, 2320, 2325, 2330, 2335, 2340, 2345, 2350, 2355, 2360, 2365, 2370, 2375, 2380, 2385, 2390, 2395, 2400, 2405, 2410, 2415, 2420, 2425, 2430, 2435, 2440, 2445, 2450, 2455, 2460, 2465, 2470, 2475, 2480, 2485, 2490, 2495, 2500, 2505, 2510, 2515, 2520, 2525, 2530, 2535, 2540, 2545, 2550, 2555, 2560, 2565, 2570, 2575, 2580, 2585, 2590, 2595, 2600, 2605, 2610, 2615, 2620, 2625, 2630, 2635, 2640, 2645, 2650, 2655, 2660, 2665, 2670, 2675, 2680, 2685, 2690, 2695, 2700, 2705, 2710, 2715, 2720, 2725, 2730, 2735, 2740, 2745, 2750, 2755, 2760, 2765, 2770, 2775, 2780, 2785, 2790, 2795, 2800, 2805, 2810, 2815, 2820, 2825, 2830, 2835, 2840, 2845, 2850, 2855, 2860, 2865, 2870, 2875, 2880, 2885, 2890, 2895, 2900, 2905, 2910, 2915, 2920, 2925, 2930, 2935, 2940, 2945, 2950, 2955, 2960, 2965, 2970, 2975, 2980, 2985, 2990, 2995, 3000, 3005, 3010, 3015, 3020, 3025, 3030, 3035, 3040, 3045, 3050, 3055, 3060, 3065, 3070, 3075, 3080, 3085, 3090, 3095, 3100, 3105, 3110, 3115, 3120, 3125, 3130, 3135, 3140, 3145, 3150, 3155, 3160, 3165, 3170, 3175, 3180, 3185, 3190, 3195, 3200, 3205, 3210, 3215, 3220, 3225, 3230, 3235, 3240, 3245, 3250, 3255, 3260, 3265, 3270, 3275, 3280, 3285, 3290, 3295, 3300, 3305, 3310, 3315, 3320, 3325, 3330, 3335, 3340, 3345, 3350, 3355, 3360, 3365, 3370, 3375, 3380, 3385, 3390, 3395, 3400, 3405, 3410, 3415, 3420, 3425, 3430, 3435, 3440, 3445, 3450, 3455, 3460, 3465, 3470, 3475, 3480, 3485, 3490, 3495, 3500, 3505, 3510, 3515, 3520, 35

- Site down pp. 483-484
- Site Zoning 47-110 E32, and C-2 E33.

Applicants Contact: JOHN BERRY City Contact: JEAN MARILLON

Phone number: 435-235-2127 Phone number: 435-312-7885

© 2006 Blackwell Publishing Ltd *Journal of Internal Medicine* 260: 105–112

Experiments conducted by the author in 1971, 1972, and 1973, are discussed in detail in a separate paper by the author.¹

© 2014



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: 4-GP-2014

Project Name: Cavalliere Flat

Location: SEC Alma School Parkway & Pinnacle Vista Drive

Site Posting Date: 8/22/2014

Applicant Name: John Berry

Sign Company Name: Scottsdale Sign A Rama

Phone Number: 480-994-4000

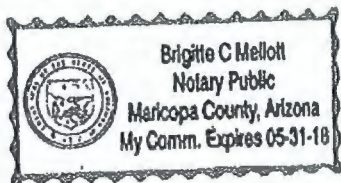
I confirm that the site has been posted as indicated by the Project Manager for the case as listed above.

Shane N. Dole
Applicant Signature

8-22-14
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 22nd day of August 2014



Brigitte C. Mellott
Notary Public
My commission expires: 05/31/18

City of Scottsdale -- Current Planning Division

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



CITY OF SCOTTSDALE
PUBLIC NOTICE

ZONING/PUBLIC HEARINGS

Copper Ridge School - Cafeteria
10101 E. Thompson Peak Parkway, Scottsdale, AZ 85255
[www.ScottsdaleAZ.gov/projects/Projects in Process](http://www.ScottsdaleAZ.gov/projects/Projects%20in%20Process)

REMOTE PLANNING COMMISSION: 5:00 PM., 09/10/2014

REQUEST: for a Minor General Plan amendment to change the City of Scottsdale 2001 General Plan land use designation from Commercial and Rural Neighborhoods to Rural Neighborhoods and Suburban Neighborhoods on a 46.3 +/- acre site.

LOCATION: Southeast Corner of Alma School Parkway and Portside Vista Drive

Case Number: 4-GP-2014

Applicants Contact: John Berry

Phone number: 480-385-2727

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

Posting Date: 8/21/2014

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

08/22/2014 10:21

Cavalliere Flat
Neighborhood Meeting Sign-In Sheet
Wednesday, May 28, 2014

[illegible]

Cavalliere Flat

Neighborhood Meeting Sign-In Sheet

Wednesday, May 28, 2014

[illegible]

Cavalliere Flat
Neighborhood Meeting Sign-In Sheet
Wednesday, May 28, 2014

[illegible]

Cavalliere Flat
Neighborhood Meeting Sign-In Sheet
Wednesday, May 28, 2014

First Name	Last Name	Street Address	City, State & Zip
JAMES	HAUSWIRTH	25875 N 115th WAY	Scottsdale 85255
Roy	Bliss	10585 E Crescent Moon Dr	Scottsdale 85262
Susan	Fletcher	28977 N 111th Place	Scottsdale 85255
CLAWFORD	LOVE	30600 N Pima RD #126	SCOTTSDALE 85255
Phong	M. M. + B. B.	27774 N. 110th Pl.	S. Fork 85255
FRED CORREY	CORREY	11101 E. BAJADA DR	SCOTTSDALE, 85262
DAVID	SMITH	10801 E. HARRY VALLEY RD #82	SCOTTSDALE, 85255
Loyd JOHNSON	JOHNSON	27800 N. ALMA SCHOOL PKY	SCOTTSDALE 85255
LINDA	Whitehead	9681 E. Chuckwagon LN	Scottsdale 85262
Victoria	KULSZAN	FAMILY DEVELOPMENT	Pinnacle Pointe
Elizabeth	CAVALLIERE	10933 E. Pinnacle Vista Dr	Scottsdale AZ 85262
LEAH	Pristo	11050 E. BAJADA DR	SCOTTSDALE AZ 85262
STEVEN	SPECTON	28160 N. 110th PL	SCOTTSDALE 85262

Cavalliere Flat
Neighborhood Input Card

PRINT NAME Judy Frost
ADDRESS 11058 E. Bent Inequality CITY Scottsdale ZIP 85262
PHONE 602-550-5288 EMAIL judyfrost@cox.net

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

We don't want to lose Greasewood, but
it's going to happen so this is a
very good plan. My main question/
concern is regarding drainage - water
exiting the development and will it
increase the flow onto Troon CC property

Technical Solutions • 4350 E. Camelback Rd., Suite G-200 Phoenix, AZ 85018 • Phone: (602) 957-3434 • Fax: (602) 955-4505

Cavalliere Flat
Neighborhood Input Card

PRINT NAME Ivonne Kilpatrick
ADDRESS 11127 E. Basala CITY Scottsdale ZIP 85262
PHONE 602-460-3983 EMAIL RealBilly@aol.com

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

would like less density and
would like internet brought
in!

Thanks for being so nice!

**Cavalliere Ranch
Neighborhood Input Card**

PRINT NAME LAWRENCE + LINDA TUCKER
ADDRESS 10596 E YEARLING CITY SCOTTSDALE ZIP AZ
PHONE 480585-6816 EMAIL TUCKITA@COX.NET

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

ABSOLUTELY NOT! HAPPY VALLEY ROAD
CANNOT HANDLE ANY MORE TRAFFIC +
PEOPLE WILL TAKE IT AS A SHORTCUT TO
JOMAX. THEY WILL NOT DRIVE OUT OF THEIR WAY
TO GO TO GF ANY MORE THAN THEY DO TO GO TO
THE 4 SEASONS HOTEL AS PROMISED EARLIER!

Technical Solutions • 4350 E Camelback Rd, Suite G-200 Phoenix, AZ 85018 • Phone: (602) 957-3434 • Fax: (602) 955-4505

NO

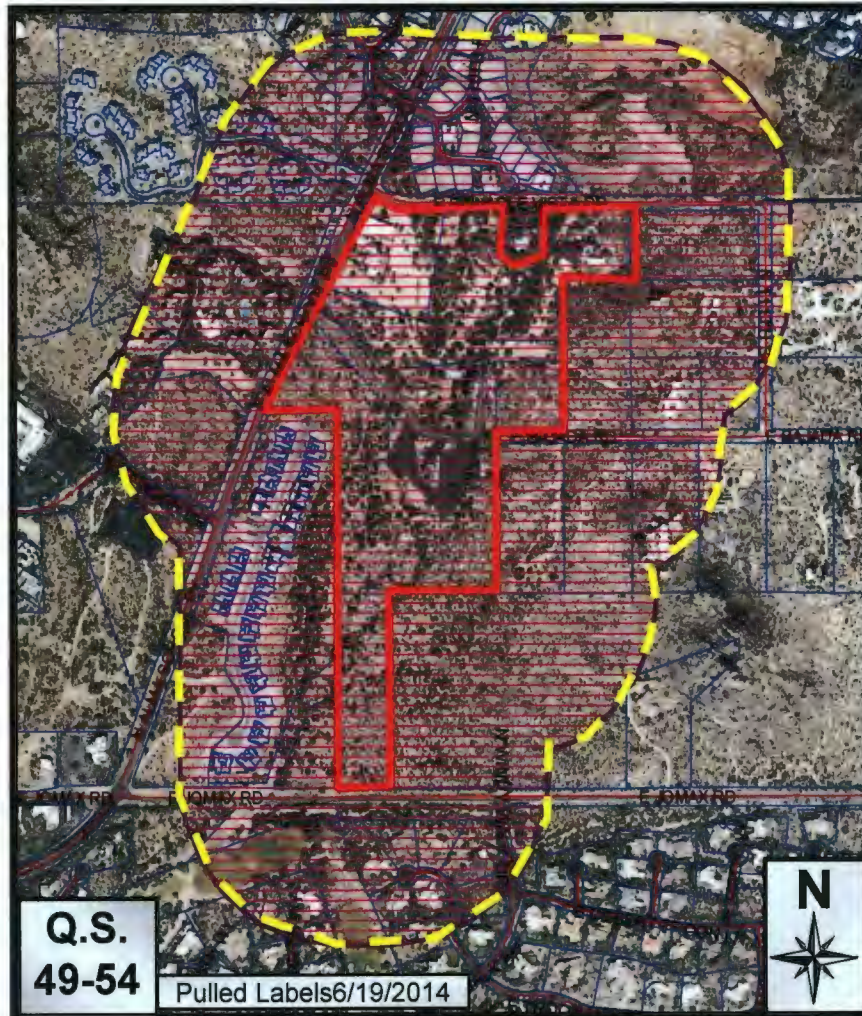
NO

NO

NO

NO

City Notifications – Mailing List Selection Map



Map Legend:



Site Boundary



Properties within 750-feet

97 – HUP Postcards

97 – PC Postcards

97 – CC Postcards

Additional Notifications:

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

Cavalliere Flat

4-GP-2014

ATTACHMENT #8

Attachment 9
Public Correspondence Received
4-GP-2014: Cavalliere Flat

- **Exhibit A. General Correspondence Received Prior to Open House**
- **Exhibit B. Open House Comments Received- September 5th Memo to Planning Commission**
- **Exhibit C. Remote Planning Commission Hearing Comment Cards**
- **Exhibit D. Planning Commission Recommendation Hearing Comment Cards**

ATTACHMENT #9 – Exhibit A
General Correspondence Received Prior to Open House
4-GP-2014: Cavalliere Flat



City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

July 1, 2014

Taylor Reynolds
City of Scottsdale
Long Range Planning Department
7447 East Indian School Road, Suite #105
Scottsdale, Arizona 85251

RE: MAJOR GENERAL PLAN AMENDMENT (4-GP-2014)

Dear Mr. Reynolds:

Thank you for the opportunity to comment on a request for a Major General Plan Amendment (4-GP-2014) to change the land use designations from Commercial and Rural Neighborhoods to Rural Neighborhoods and Suburban Neighborhoods on a 48-acre site located at the southeast corner of Alma School Parkway and Pinnacle Vista Drive. The city of Phoenix does not have any comments at this time.

Please contact Tricia Gomes at 602-262-4870 or tricia.gomes@phoenix.gov if you require any additional information.

Sincerely,

Alan Stephenson
Acting Planning and Development Director

c: Tricia Gomes, Planner III

Yaron, Adam

From: Garthright, Phillip (CONTR) <Garthright@WAPA.GOV>
Sent: Monday, July 07, 2014 12:55 PM
To: Yaron, Adam; Reynolds, Taylor
Subject: RE: 2014 Proposed Major General Plan Amendments for the City of Scottsdale, AZ (DSW NI 2014-005, FLG-PPK 1&2, 345kV, PPK-RGS 1&2, 230kV, City of Scottsdale, 2014 Major Amendments)
Attachments: dopdfmap11x17.pdf

Attention Adam Yaron & Taylor Reynolds:

Thank you for providing the Western Area Power Administration (Department of Energy), "Western" the opportunity to receive and comment on those proposed City of Scottsdale, 2014 Major General Plan Amendments. After reviewing your package of information which was received on June 24, 2014 and the accompanying "four" proposed, Major General Plan Amendments, generally in the northerly areas of Scottsdale proper; Western has concluded that the proposals as they currently exist, do not impact any Western facilities or right-of-ways.

The nearest corresponding transmission lines in these areas of North Scottsdale are the Flagstaff-Pinnacle Peak Transmission Lines (FLG-PPK 1&2, 345kV) and the Pinnacle Peak-Rogers (PPK-RGS 1&2, 230kV) Transmission Lines (please see the attached for general reference). All of these Transmission Lines are generally located about one to several miles to the north, northwest, south and southwest of these proposed Major General Plan Amendments, and once again do not have any impact on Western facilities or right-of-ways.

We thank you again for the opportunity to comment and will retain scanned copies of these proposals for future reference.

Phil Garthright, AICP, MRED
Realty Specialist
NorthStar Technology, Contractor
U.S. Dept of Energy / WAPA
615 S. 43rd Ave.
Phoenix, AZ. 85009
garthright@wapa.gov
Work...(602) 605-2580
Mobile..(480) 225-5135



Desert Southwest Region
Western Area Power Administration
An agency of the U.S. Department of Energy

This map and data are the property of WAPADCO and are intended for planning and analysis only. No reproduction or copying of this product is allowed without the sole consent of WAPADCO. To contact WAPA about this map, please call 1-800-338-7288.

Scale 1:140,243
 7/7/2014 12:50 P.M.

- Proposed or Re-route T-Line
- Complete T-Line
- Complete T-Line DC
- Incomplete T-Line
- Distribution Line
- Underground T-Line
- Facility / Substation / Switchyard
- Proposed Facilities
- States
- Counties
- Google Aerials and Labels
- Satellite Background

Yaron, Adam

From: Murillo, Jesus
Sent: Friday, August 08, 2014 4:53 PM
To: 'Clancy, Mike'; Curtis, Tim
Cc: Corsette, Kelly; Yaron, Adam
Subject: RE: Cavalliere
Attachments: 20140724170713815.pdf; 20140724170750253.pdf; 20140724170833487.pdf

Hello Mr. Clancy,

I have attached to this email the 1st Review Comment Letters that were provided to the applicants/owners of the Major General Plan amendment and rezoning case requests that pertain to the Cavalliere properties. These letters are staff's comments in regards to the proposed projects after our analysis and review.

I hope these help answer your question below.

Sincerely,

Jesus

From: Clancy, Mike [<mailto:mike.clancy@arizonarepublic.com>]
Sent: Thursday, August 07, 2014 5:57 PM
To: Curtis, Tim
Cc: Corsette, Kelly; Murillo, Jesus; Yaron, Adam
Subject: Re: Cavalliere

Anything in the comments my readers should know about? Any significant changes requested by staff?

Sent from my iPhone

On Aug 7, 2014, at 5:39 PM, "Curtis, Tim" <tcurtis@scottsdaleaz.gov> wrote:

Mike,
Most likely; we are awaiting responses from the applicant to some of our comments. And remember that the remote PC hearing (non-action) will only pertain to the Major GP cases, and not their companion zoning cases.
Tim Curtis

From: Clancy, Mike [<mailto:mike.clancy@arizonarepublic.com>]
Sent: Thursday, August 07, 2014 3:18 PM
To: Curtis, Tim
Subject:

Refresh my memory, please: Will all the "Cavalliere" cases be heard as part of the general plan amendment process? That includes the property on Alma School and the property east of 128th Street, which has two separate cases.
Thanks.

Mike Clancy
Arizona Republic
602-316-7663

ATTACHMENT #9 – Exhibit B
Open House Comments Received – September 5th
Memo to Planning Commission
4-GP-2014: Cavalliere Flat



**Planning and Development Services
Long Range Planning Services**

7447 East Indian School Road, Suite 105
Scottsdale, Arizona 85251

To: Chair Grant and Members of the Planning Commission
From: Adam Yaron, Planner & Taylor Reynolds, Planner
Through: Erin Perreault, AICP, Long Range Planning Manager
Date: September 5, 2014
Re: 2014 Major General Plan Amendment Cases
9/3/14 City Sponsored Open House Citizen Comments:
2-GP-2014, 3-GP-2014, 4-GP-2014, 5-GP-2014

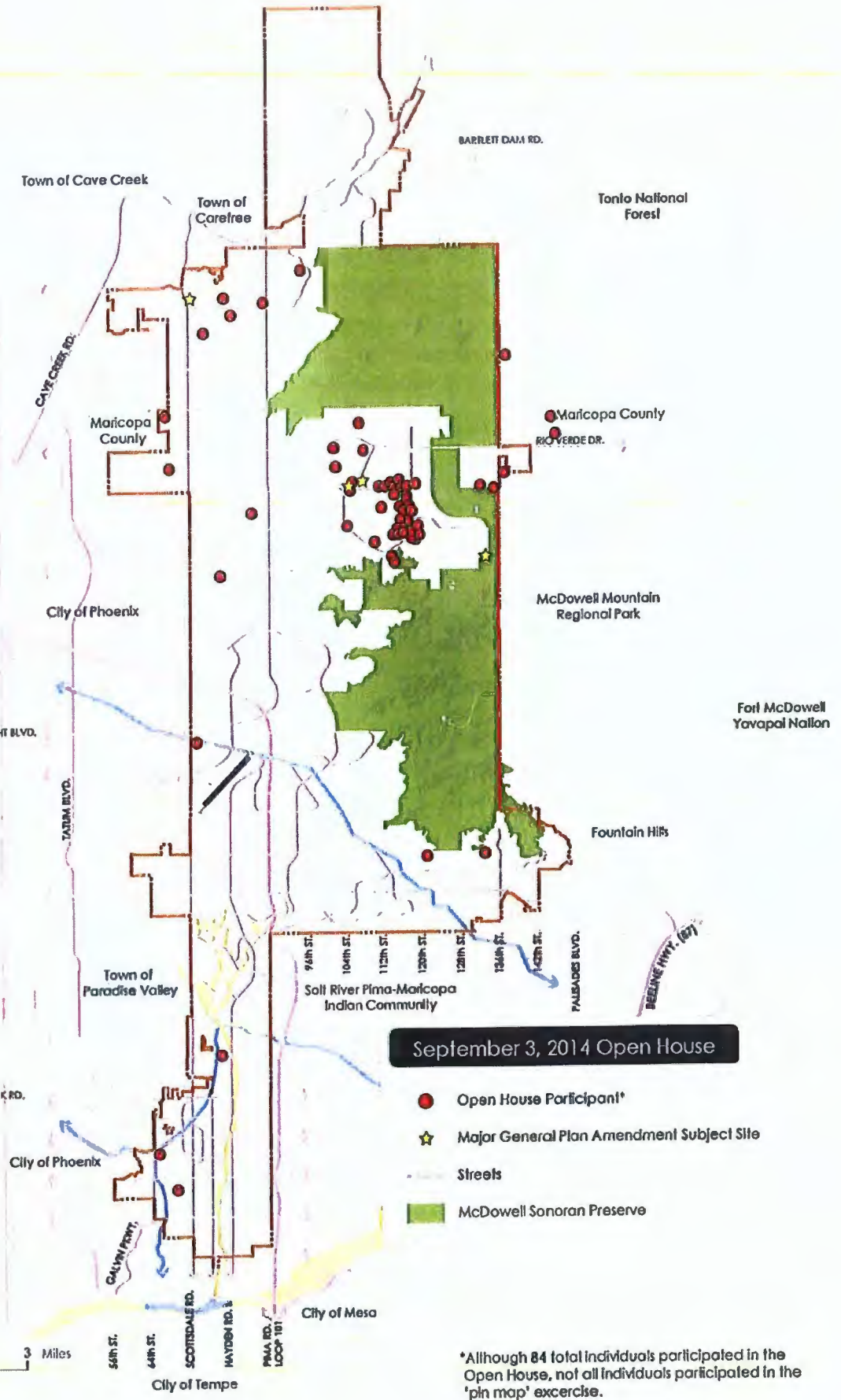
This memo is to provide the Planning Commission with the citizen comments received at the Wednesday September 3, 2014 City Sponsored Open House relating to this year's major General Plan amendment cases:

- 2-GP-2014, The Reserve at Pinnacle Peak Patio
- 3-GP-2014, El Regalo
- 4-GP-2014, Cavalliere Flat
- 5-GP-2014, Greasewood Flat

At the September 3, 2014 City sponsored Open House, the public was invited to review and comment on the four proposed 2014 major General Plan amendment cases. The open house took place from 5 to 8 p.m. at Copper Ridge School, located at 10101 E. Thompson Peak Parkway. There were 84 community members that signed in as participants at the open house.

Open House Participation Map
September 3, 2014 City Sponsored Open House

JEFFERY LRI RD.
 CIRCLE MOUNTAIN RD.
 HONDA BOW RD.
 ROCKAWAY HILLS RD.
 DESERT HILLS DR.
 JOY RANCH RD.
 STAGECOACH PASS
 CAREFREE HWY.
 DOVE VALLEY RD.
 LOYIE MOUNTAIN RD.
 DOLETA DR.
 DYNAMITE BLVD.
 JOMAX RD.
 HAPPY VALLEY RD.
 PINACLE PEAK RD.
 DEER VALLEY RD.
 LOOP 101
 UNION HILLS DR.
 BELL RD./FRANK LLOYD WRIGHT BLVD.
 GREENWAY PKWY.
 THUNDER RD RD.
 CACTUS RD.
 SHEA BLVD.
 DOUBLETREE RANCH RD.
 MCCORMICK PKWY.
 INDIAN BEHND RD.
 LYNCOURT DR.
 McDONALD DR.
 CHAPARRAL RD./CAMELBACK RD.
 CAMELBACK RD.
 INDIAN SCHOOL RD.
 THOMAS RD.
 McDOWELL RD.
 LOOP 202
 McFELLIPS RD.



*Although 84 total individuals participated in the Open House, not all individuals participated in the 'pin map' exercise.

Open House Participant Sign-In Sheets
September 3, 2014 City Sponsored Open House



2014 Major General Plan Amendment

Open House

September 3, 2014

Copper Ridge School Cafeteria, 5:00 - 8:00pm

Name	JOHN ROBINSON		Business Name	
Address & Zip	11806 E. PARKVIEW LN 85255	Phone	480-473-9032	E-mail jdr11806@cox.net
Name	RICHARD BOURKE		Business Name	N/A
Address & Zip	9455 E. WHITEWING DR 85252	Phone	480-994-3859	E-mail RBOURKE@GK.NET
Name	WALTER KORN		Business Name	
Address & Zip	11766 E. MANIPAL GRANDE DR	Phone	480-473-3780	E-mail WKORN@COX.NET
Name	BRAD L ZIKER		Business Name	
Address & Zip	24764 N 117th ST, 85255	Phone	614-460-0921	E-mail BZIKER@AOL.COM
Name	Carol Shuler		Business Name	
Address & Zip	66226 26814 N. 162 ST 85262	Phone	602.332.3809	E-mail carol@riverdohnaturals.com
Name	LES CONKLIN		Business Name	
Address & Zip	27225 N 71st Pl	Phone	480 585 0630	E-mail lesconklin@gmail.com
Name	Kathy Littlefield		Business Name	
Address & Zip	8926 E. Sheena DR.	Phone	480 - 951-2549	E-mail kathy@kathylittlefield.com

Please note that the city of Scottsdale receives requests from citizens to review comment cards and sign-in sheets and the city is obligated to release any information on the cards/sheets that is considered a public record.



2014 Major General Plan Amendment

Open House

September 3, 2014

Copper Ridge School Cafeteria, 5:00 - 8:00pm

Name	JANE PABINEALX	Business Name	
Address & Zip	27820 N. 108th Way	Phone	480 710 1401
E-mail	JANE@PINNACLEPEAKLOCAL.COM		
Name	Keith Colombik	Business Name	
Address & Zip	15713 E. Mariposa Grande	Phone	480-517-7668
E-mail	tskc69@hotmail.com		
Name	Susan Bitter Smith	Business Name	Tech Solution
Address & Zip	4310 E - Camelback	Phone	602-957-3434
E-mail	sb5smith@technicalsolution.com		
Name	Chase Emerson	Business Name	
Address & Zip	3755 E Fairmont Ave 85018	Phone	602-315-9988
E-mail	chase@finalplat.com		
Name	NORM COCANOUR	Business Name	
Address & Zip	7501 E Thompson Peak Pkwy	Phone	480-596-6305
E-mail	Twitchend@cox.net		
Name	Joe Manelli	Business Name	
Address & Zip	11540 E. Whispering Will	Phone	480-502-9320
E-mail	tmanelli@cox.net		
Name	Tom Dusek	Business Name	
Address & Zip	2500 E Boulders #30	Phone	831-238-302
E-mail	tom.dusek@sbcsghal.net		

Please note that the city of Scottsdale receives requests from citizens to review comment cards and sign-in sheets and the city is obligated to release any information on the cards/sheets that is considered a public record.



2014 Major General Plan Amendment

Open House

September 3, 2014

Copper Ridge School Cafeteria, 5:00 - 8:00pm

Name RICH COCHRAN		Business Name	
Address & Zip 12042 N. 134th PL	Phone 480-244-7545	E-mail rcochran@cox.net	
Name CAROLYN/MURRAY NELSON		Business Name	
Address & Zip 11298 E Desert Vista Dr	Phone 480-563-5217	E-mail nelsonmb-cn@cox.net	
Name MARVIN RICHMAN		Business Name	
Address & Zip 8132 E VIA DE LUCA DR	Phone 480 664-6961	E-mail marvinrichman@yahoo.com	
Name CHARLES & SANDY JONKOSKY		Business Name	
Address & Zip 11447 E. Buckskin Trail	Phone 480 299 4006	E-mail SANDY.JONKOSKY@COX.NET	
Name Norbert/Teresa Kleiner		Business Name	
Address & Zip 24867 N. 119th Pl.	Phone 480 991-9004	E-mail nkleiner@cox.net	
Name Charles Kelley		Business Name	
Address & Zip 11722 E Whispering Will Dr	Phone 480-585-9737	E-mail CEK99999@Cox.net	
Name ROBERT S. WALKER		Business Name	
Address & Zip 11609 E QUARTZ ROCK RD	Phone 480-585-7587	E-mail WBPLAZA1@WESTOFFICE.NET	

Please note that the city of Scottsdale receives requests from citizens to review comment cards and sign-in sheets and the city is obligated to release any information on the cards/sheets that is considered a public record.



2014 Major General Plan Amendment

Open House

September 3, 2014

Copper Ridge School Cafeteria, 5:00 - 8:00pm

Name <i>Paul Stayer</i>		Business Name	
Address & Zip <i>20262 N 102nd Pl, 85255</i>		Phone <i>312-813-1260</i>	E-mail <i>pstayer@sbglobal.net</i>
Name <i>Keith McLendon</i>		Business Name	
Address & Zip <i>24767 N. 117th St. 85255</i>		Phone <i>480-513-2817</i>	E-mail <i>CKMCLEN@COK.NET</i>
Name <i>Karen Adamczyk</i>		Business Name	
Address & Zip <i>11618 E. Cavevale Dr 85262</i>		Phone <i>480 734-5670</i>	E-mail <i>czyk4@aol.com</i>
Name <i>Vin Davis</i>		Business Name	
Address & Zip <i>27488 N 103RD WAY 85262</i>		Phone <i>480-299-1815</i>	E-mail <i>jdavis@mba1965-hbs.edu</i>
Name <i>BELLYNDA BLUMENTHAL</i>		Business Name	
Address & Zip <i>11044 E. DESERT TROON LN</i>		Phone <i>480 361 5678</i>	E-mail <i>bwb6100@aol.com</i>
Name <i>SCOTT BLUMENTHAL</i>		Business Name	
Address & Zip <i>11752 DIAMOND CATALPA DR</i>		Phone <i>480-361-5678</i>	E-mail <i>SCOTMBLUMENTHAL@GMAIL.COM</i>
Name <i>Ann Martin</i>		Business Name	
Address & Zip		Phone	E-mail

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2014 Major General Plan Amendment

Open House

September 3, 2014

Copper Ridge School Cafeteria, 5:00 – 8:00pm

Name IAN PERCY		Business Name	
Address & Zip 1558 E BUCKSKIN TR.		Phone 480 502 3828	E-mail
Name NEIL DEMPSTER		Business Name	
Address & Zip 24573 N 119TH PL 85255		Phone 602-697-9435	E-mail NEIL@CVPTeam.com
Name DAVE FLEMING		Business Name	
Address & Zip 1550 E COMINO SOLIDA DEL SOL		Phone 480-459-6366	E-mail DW_FLEMING@COX.NET
Name ALICE COLSTON KELLEY		Business Name	
Address & Zip 11722 E WHISPERING WIND DR		Phone 480-585-9737	E-mail COLSTON1@COX.NET
Name ABTIN & CHERYL ZARRAB		Business Name	
Address & Zip 11759 E. DIAMOND CHOLLA DR		Phone 480-710-6092	E-mail AZARRAB1@COX.NET
Name Eissa Karn		Business Name	
Address & Zip 11766 E. Mariposa Grande Dr.		Phone 480-473-3780	E-mail ekarn04@cox.net
Name Mr & Mrs Robert J. Karn		Business Name	
Address & Zip 10040 E. HAPPY VALLEY RD. SCOTTSDALE, AZ		Phone 480-596-4455	E-mail SONNAMP@COX.NET

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2014 Major General Plan Amendment

Open House

September 3, 2014

Copper Ridge School Cafeteria, 5:00 - 8:00pm

Name	Al + Sonia Leavy		Business Name	
Address & Zip	11513 E JUAN TABORA	Phone	480 585 9263	E-mail
				al.leavy@cox.net
Name	PATRICK FLYNN		Business Name	
Address & Zip	28803 N 115 th PL 85255	Phone	480-818-3765	E-mail
				patrick@cox.net
Name	James Hauswirth		Business Name	
Address & Zip	25875 N 115 th WAY 85255	Phone	480-473-8736	E-mail
Name	Nanci Arvizu		Business Name	
Address & Zip	1322 Cascolote	Phone		E-mail
				nanci.arvizu@gmail.com
Name	Rocco & Wanda Christofano		Business Name	
Address & Zip	8627 E. Cactus Wren Circle	Phone	480 268 7433	E-mail
				ROCNWAN@COX.NET
Name	CON ENGLEHORN		Business Name	
Address & Zip	25229 N ROPING RD	Phone	480-563-4609	E-mail
Name	Bonnie Hall		Business Name	
Address & Zip		Phone		E-mail
				bonnie-hall@msn.com

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2014 Major General Plan Amendment

Open House

September 3, 2014

Copper Ridge School Cafeteria, 5:00 - 8:00pm

Name	Robert Cappel	Business Name	Winfield HOA; Greater Pinnacle Peak Assn.
Address & Zip	33600 N. 79th Way, 85266	Phone	480-595-1805
E-mail	R-CAPPEL1@msn.com		
Name	Douglas Reich	Business Name	
Address & Zip	11818 E. Parkview Lane	Phone	480-585-5833
E-mail	DRCH@cox.net		
Name	CLEBE BEST	Business Name	
Address & Zip	24720 N 117th ST	Phone	480 585 1944
E-mail	cbest1@cox.net		
Name	SANDY LAMBERT	Business Name	
Address & Zip	26073 N. 115th Way	Phone	480 342-9225
E-mail	SJLAMBERT@COX.NET		
Name	MARK R. KUNKEL	Business Name	ESTANCIA COMMUNITY ASSOC.
Address & Zip	7801 E. DYNAMITE BLVD	Phone	480-342-9174
E-mail	MKUNKEL@ESTANCIANOA.COM		
Name	Marna McLendon	Business Name	
Address & Zip	24767 N. 117th St. Scottsdale	Phone	480-513-2817
E-mail	marnamc@cox.net		
Name	Inda + Dennis Desirey	Business Name	
Address & Zip	11506 E. CAVEDALE DR	Phone	480-584-6651
E-mail	ldstacey@yahoo.com		

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2014 Major General Plan Amendment

Open House

September 3, 2014

Copper Ridge School Cafeteria, 5:00 - 8:00pm

Name Mr + Mrs W.J. Tabinske	Business Name	
Address & Zip 11383 E Desert Vista Rd	Phone 480 419 8004	E-mail JAZWIT@cox.net
Name Keith Miller	Business Name	
Address & Zip 11437 N. 1st Way	Phone 480-390-2324	E-mail
Name Theresa Thraen	Business Name	
Address & Zip 30734 N 156th St	Phone 480-528-9148	E-mail T2Thraen@aol.com
Name Mike Nolan	Business Name	
Address & Zip 16935 N. Scottsdale Rd. 85254	Phone 480-998-7971	E-mail
Name Shari Cotroneo	Business Name	
Address & Zip 11773 E. Mariposa Blvd	Phone 480-330-9500	E-mail shereinaz@hotmail.com
Name MARK STRATMAN	Business Name	
Address & Zip 10693 E SKINNER DR	Phone 480-275-5491	E-mail MXSTRATMAN@COX.NET
Name Dee Ann Greter	Business Name	
Address & Zip 11334 E. White Feather Ln	Phone -	E-mail -

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2014 Major General Plan Amendment

Open House

September 3, 2014

Copper Ridge School Cafeteria, 5:00 - 8:00pm

Name Colleen Sanger - Dave DeBusk		Business Name	
Address & Zip 11465 E. CAJONAB Dr.		Phone 480 209 8006	E-mail ColleenSanger@gmail.com
Name DAVE DeBUSK		Business Name	
Address & Zip 11465 E. CAJONAB Dr.		Phone 480 502 7714	E-mail djdlin@cox.net
Name Steven Ravnitzky		Business Name	
Address & Zip 12050 E. Chama Rd		Phone 602 549-5647	E-mail Steve.Raven@Cox.net
Name Scottsdale, AZ 85255		Business Name	
Address & Zip		Phone	E-mail
Name Howard Myers		Business Name	
Address & Zip 6631 E. Horned Owl Tr.		Phone 980-473-0109	E-mail howard.myers@cox.net
Name Maha Kapageridis		Business Name	
Address & Zip 11743 N. 125th Place, Scottsdale		Phone 480 529 0938	E-mail mahadeanondbackreality.com
Name Nancy Cantor		Business Name Cindy Hill Election Campaign	
Address & Zip		Phone 480-516-4666	E-mail

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2014 Major General Plan Amendment

Open House

September 3, 2014

Copper Ridge School Cafeteria, 5:00 - 8:00pm

Name <i>JOHN MCENROE</i>		Business Name	
Address & Zip <i>7705 E. VISTA BONITA DRIVE, SCOTTSDALE, AZ 85255</i>		Phone <i>480-515-2171</i>	E-mail <i>johnmceenroe@earthlink.net</i>
Name <i>JESSICA TURVEY</i>		Business Name	
Address & Zip <i>24573 N 119th PL</i>		Phone <i>480-460-0927</i>	E-mail <i>Jessica CVPTeam.com</i>
Name <i>TIM WICHTERMAN</i>		Business Name	
Address & Zip <i>11565 E. CAVERNER DR</i>		Phone <i>480-656-0499</i>	E-mail <i>Tim Bullc@cox.net</i>
Name <i>Jim Christensen</i>		Business Name	
Address & Zip <i>11583 East Candler BL</i>		Phone <i>480-621-5449</i>	E-mail <i>Jim Christensen 32@gmail.com</i>
Name		Business Name	
Address & Zip		Phone	E-mail
Name		Business Name	
Address & Zip		Phone	E-mail
Name		Business Name	
Address & Zip		Phone	E-mail

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2014 Major General Plan Amendment

Open House

September 3, 2014

Copper Ridge School Cafeteria, 5:00 - 8:00pm

Name <i>Jim Heather</i>		Business Name <i>Scottsdale Coalition</i>	
Address & Zip <i>6732 E. Sheridan</i>		Phone	E-mail
Name <i>Harry Walters</i>		Business Name	
Address & Zip <i>13502 E Somax 85262</i>		Phone <i>480 575 9605</i>	E-mail <i>hwaltpg4@desertnet.com</i>
Name <i>Brad Larsen</i>		Business Name	
Address & Zip <i>P.O. Box 13863 85267</i>		Phone	E-mail <i>brad.larsen@aps.com</i>
Name		Business Name	
Address & Zip		Phone	E-mail
Name		Business Name	
Address & Zip		Phone	E-mail
Name		Business Name	
Address & Zip		Phone	E-mail
Name		Business Name	
Address & Zip		Phone	E-mail

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2014 Major General Plan Amendment

Open House

September 3, 2014

Copper Ridge School Cafeteria, 5:00 – 8:00pm

Name <i>LONA RESNICK</i>		Business Name	
Address & Zip <i>11358 E PINNEY DR</i>	Phone <i>480-419-4311</i>	E-mail <i>LRP13@AOL.COM</i>	
Name <i>NORMAN RESNICK</i>		Business Name	
Address & Zip <i>SAME</i>	Phone <i>SAME</i>	E-mail <i>SAME</i>	
Name <i>Sally Bell-Sarlitto</i>		Business Name	
Address & Zip <i>11598 E Juan Tabo, Scottsdale</i>	Phone <i>480-296-8309</i>	E-mail <i>sallybellsarlitto@me.com</i>	
Name <i>George Williams</i>		Business Name	
Address & Zip <i>63405 E Rio Verde Dr.</i>	Phone <i>480-535-3598</i>	E-mail	
Name		Business Name	
Address & Zip	Phone	E-mail	
Name		Business Name	
Address & Zip	Phone	E-mail	
Name		Business Name	
Address & Zip	Phone	E-mail	

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2014 Major General Plan Amendment

Open House

September 3, 2014

Copper Ridge School Cafeteria, 5:00 – 8:00pm

Name <i>DAVID HAY</i>		Business Name	
Address & Zip <i>7209 E. McDONALD DRIVE #46, SC 85250</i>		Phone <i>602-229-8423</i>	E-mail <i>david@haylandgroup.com</i>
Name		Business Name	
Address & Zip		Phone	E-mail
Name		Business Name	
Address & Zip		Phone	E-mail
Name		Business Name	
Address & Zip		Phone	E-mail
Name		Business Name	
Address & Zip		Phone	E-mail
Name		Business Name	
Address & Zip		Phone	E-mail
Name		Business Name	
Address & Zip		Phone	E-mail

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2014 Major General Plan Amendment

Open House

September 3, 2014

Copper Ridge School Cafeteria, 5:00 – 8:00pm

Name <i>Don</i>		Business Name	
Address & Zip		Phone	E-mail
Name		Business Name	
Address & Zip		Phone	E-mail
Name <i>ALL</i>		Business Name <i>Projects</i>	
Address & Zip		Phone	E-mail
Name		Business Name	
Address & Zip		Phone	E-mail
Name <i>GLE</i>		Business Name <i>CRAP</i>	
Address & Zip		Phone	E-mail
Name		Business Name	
Address & Zip		Phone	E-mail
Name		Business Name	
Address & Zip		Phone	E-mail

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2-GP-2014 Comments Received
September 3, 2014 City Sponsored Open House

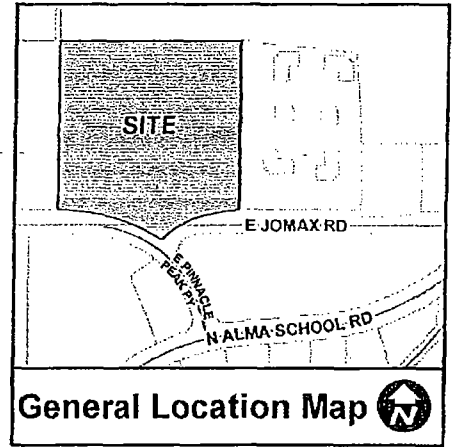


2-GP-2014

The Reserve at Pinnacle Peak
Major General Plan Amendment

Open House

COMMENT FORM



Please return comments to Taylor Reynolds no later than **September 12, 2014** at

treyolds@scottsdaleaz.gov, by faxing to 480-312-7088 or mailing to

7447 E. Indian School Road Ste. 105, Scottsdale, AZ 85251

PLEASE PRINT NAME

JIM WICHTERMAN

ADDRESS

11565 E. CAVERDALE DRIVE

DAYTIME PHONE

480-656-0449

E-MAIL

JIM-BWLLC@COX.NET

COMMENTS

I AM OPPOSED TO 50 UNITS BEING
BUILT HERE. 1/2 THAT NUMBER WOULD
BE THE MAX I COULD SUPPORT

THANKS,

Jim Wichter

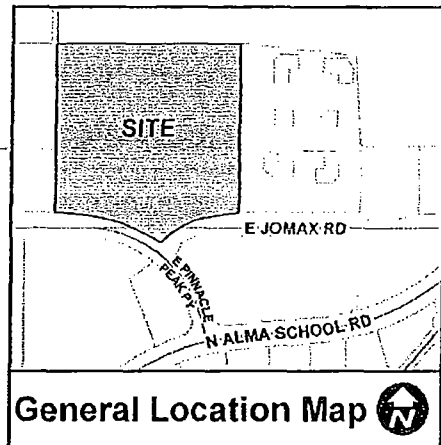


2-GP-2014

The Reserve at Pinnacle Peak Major General Plan Amendment

Open House

COMMENT FORM



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treyolds@scottsdaleaz.gov, by faxing to 480-312-7088 or mailing to

7447 E. Indian School Road Ste. 105, Scottsdale, AZ 85251

PLEASE PRINT NAME NORMAN AND JESSA RESICK

ADDRESS 11358 E. PIONEER DR., SCOTTSDALE, AZ 85262

DAYTIME PHONE (480) 419 4311 E-MAIL NRES104045@AOL.COM

COMMENTS 50 TOWN HOMES ON 10 ACRES
MEANS THEY WILL BE TIGHTLY SHAVED & FITTED
AGAINST EACH OTHER. THIS IS AN OVERSATURATION
AND POOR PLAN. IF THE IDEA IS TO CHANGE
FROM COMMERCIAL ZONING, GET A PLAN THAT
IS FAIR AND REASONABLE. THE ONE IS
DEEPLY FLAWED & SHOULD BE REJECTED.
THERE IS A NEED TO HAVE A MASTER OR
GENERAL PLAN - FOLLOW IT!

THANK YOU -

[Signature]

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See Letter ATTACHED!

To the Planning Commission, City of Scottsdale:

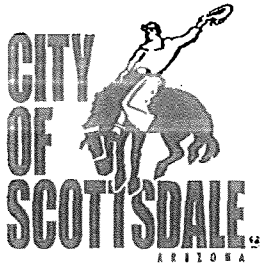
We live in the Desert Summit Community at Jomax Road and 115th Street.

Our entire community is very concerned about the proposal to move Greasewood Flats and the concurrent proposal to permit high density zoning next to the McDowell Mountain Preserve and Tom Thumb Trailhead. This threatens the unique balance of our urban and desert environment here in North Scottsdale.

1. Bar traffic does not belong in this unique and peaceful environment. It will cause day and night motorcycle traffic on quiet neighborhood streets and create traffic safety issues due to impaired drivers. This will require additional police presence and patrols as well as increase ambulance and DUI court costs which will more than offset any additional taxes from the bar.
2. If it is suggested that moving Greasewood Flats will preserve a unique part of our heritage. There is no way the buildings can be moved and pass modern building code requirements. All we will get is a new bar with the original sign.
3. The high density zoning proposal will disrupt what is a quiet, lovely desert area and will lower the property values which in turn will impact the city tax base. Even if moving the bar was a good idea, there is no reason whatsoever to increase the zoning density.
 - The requested zoning, R-18 would permit one housing unit per 1/7 acre as opposed to what has been one per 3 acres. Those proposing the project claim they will build fewer but they don't even own all the land being rezoned. The result could be well over 1000 homes versus 154.
 - Sereno Canyon, the large property adjacent to the proposed new Greasewood location, has already been rezoned for higher density.
 - Atalon on 118th Street was similarly rezoned in 2011 which increased density by more than two to one.
 - All of this will significantly impact our limited water resources in the future.
4. Construction traffic has greatly increased on Jomax Road in the past few months. All the construction traffic for the Greasewood relocation will come up that road since Happy Valley Road has been declared off limits for through trucks.
5. The impact of this rezoning over the long run will likely be to depress home values in this area. What the city gains in extra tax revenue from the new development will be offset by the significant additional safety costs cited above and the decline or lack of growth in the property values of the existing neighborhoods.

Jim and Deborah Wichterman

11565 E. Cavedale Drive, Scottsdale AZ, 85262

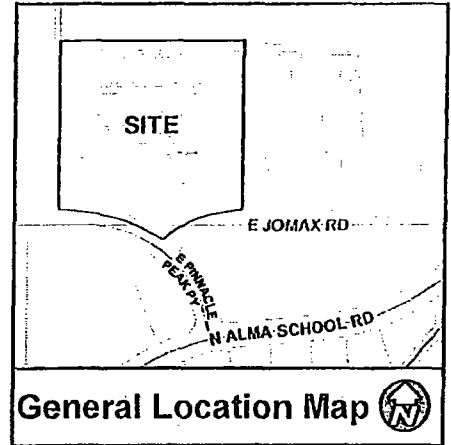


2-GP-2014

**The Reserve at Pinnacle Peak
Major General Plan Amendment**

Open House

COMMENT FORM



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treyolds@scottsdaleaz.gov, by faxing to 480-312-7088 or mailing to

7447 E. Indian School Road Ste. 105, Scottsdale, AZ 85251

PLEASE PRINT NAME

Jim Davis

ADDRESS

27483 N 103RD WAY 85262

DAYTIME PHONE

480-299-1815

E-MAIL

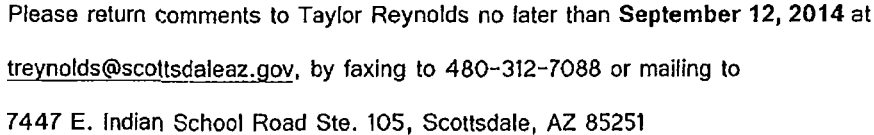
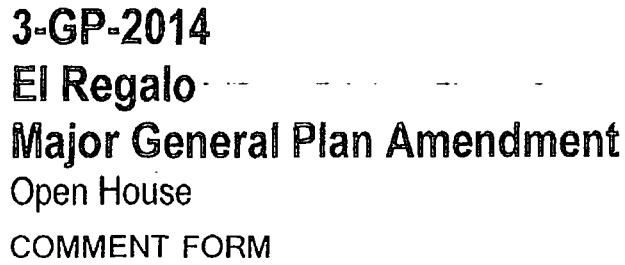
jdavis@mba1965.hbs.edu

COMMENTS

APPROVAL OF THIS MAP AMENDMENT
NEEDS TO PROVIDE RESTRICTIONS, PARKING,
AND ADDRESS OTHER IMPACTS THE AMENDMENT
MIGHT HAVE ON THE 18 AC OF STATE LAND
IMMEDIATELY WEST OF THIS PROPERTY -

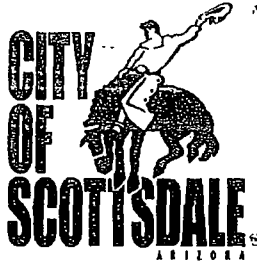
AS WAS DONE WHEN THE CAPILLA
RESORT CHANGES WERE APPROVED

3-GP-2014 Comments Received
September 3, 2014 City Sponsored Open House



COMMENTS Very close to the road - Scottsdale Rd.
I hope there is enough set back?
doesn't ruin the look. Concerned about
the density in the whole development.

4-GP-2014 Comments Received
September 3, 2014 City Sponsored Open House

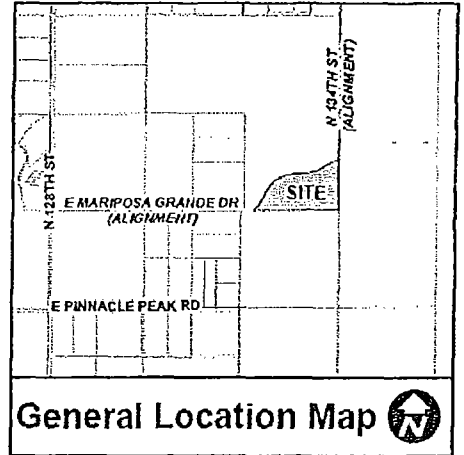


46P 2014

~~5-GP-2014~~

Cavalier
Greasewood Flats
Major General Plan Amendment

Open House
COMMENT FORM



Please return comments to Adam Yaron no later than September 12, 2014 at

ayaron@scottsdaleaz.gov, by faxing to 480-312-7088 or mailing to

7447 E. Indian School Road Ste. 105, Scottsdale, AZ 85251

PLEASE PRINT NAME

NORMAN & ILONA RESNICK

ADDRESS

11358 E. Pinon Dr. Scottsdale, AZ 85262

DAYTIME PHONE

(480) 419 4311

E-MAIL

NRes104045@AOL.Com

COMMENTS

THIS PLAN IS SEVERELY FLAWED!

ALMA SCHOOL ROAD IS GOING TO BE FLOODED WITH TRAFFIC; PUTTING 1/4 LOTS NEXT TO 1 ACRE LOTS IS RIDICULOUS. GOING FROM COMMERCIAL TO RESIDENTIAL MAY SOUND GOOD; BUT THIS PLAN IS A DISASTER WAITING TO HAPPEN! NOISE, TRAFFIC, OVER BUILDING, DESTROYING MORE DESERT, ETC. BACK TO THE DRAWING BOARD!

AND THE ~~BEAR~~ IS UNACCEPTABLE WHERE IT IS

PROPOSED

JP

[Signature]

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See Attached Letter!

To the Planning Commission, City of Scottsdale:

We live in the Desert Summit Community at Jomax Road and 115th Street.

Our entire community is very concerned about the proposal to move Greasewood Flats and the concurrent proposal to permit high density zoning next to the McDowell Mountain Preserve and Tom Thumb Trailhead. This threatens the unique balance of our urban and desert environment here in North Scottsdale.

1. Bar traffic does not belong in this unique and peaceful environment. It will cause day and night motorcycle traffic on quiet neighborhood streets and create traffic safety issues due to impaired drivers. This will require additional police presence and patrols as well as increase ambulance and DUI court costs which will more than offset any additional taxes from the bar.

2. It is suggested that moving Greasewood Flats will preserve a unique part of our heritage. There is no way the buildings can be moved and pass modern building code requirements. All we will get is a new bar with the original sign.

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- The requested zoning, R-18 would permit one housing unit per 1/7 acre as opposed to what has been one per 3 acres. Those proposing the project claim they will build fewer but they don't even own all the land being rezoned. The result could be well over 1000 homes versus 154.
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- Atalon on 118th Street was similarly rezoned in 2011 which increased density by more than two to one.
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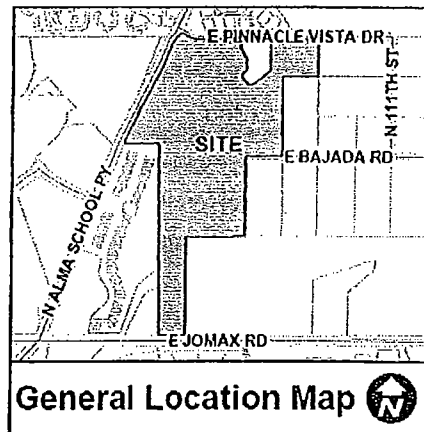
5. The impact of this rezoning over the long run will likely be to depress home values in this area. What the city gains in extra tax revenue from the new development will be offset by the significant additional safety costs cited above and the decline or lack of growth in the property values of the existing neighborhoods.

Jim and Deborah Wichterman

11565 E. Cavedale Drive, Scottsdale AS, 85262



4-GP-2014
Cavalliere Flat
Major General Plan Amendment
Open House
COMMENT FORM



Please return comments to Adam Yaron no later than **September 12, 2014** at

ayaron@scottsdaleaz.gov, by faxing to 480-312-7088 or mailing to

7447 E. Indian School Road Ste. 105, Scottsdale, AZ 85251

PLEASE PRINT NAME

ROBERT VAIKO

ADDRESS

10070 E Harry Vauk Rd, Scottsdale, AZ 85255

DAYTIME PHONE

508-4463

E-MAIL

RON@VAIKO.COM

COMMENTS

THE WRONG PLACE FOR A DEVELOPMENT (COMMERCIAL).

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4-GP-2014
Cavalliere Flat
Major General Plan Amendment
Open House
COMMENT FORM



Please return comments to Adam Yaron no later than September 12, 2014 at

ayaron@scottsdaleaz.gov, by faxing to 480-312-7088 or mailing to

7447 E. Indian School Road Ste. 105, Scottsdale, AZ 85251

PLEASE PRINT NAME

PATRICK R FLYNN

ADDRESS

25803 NO 115th PLACE

DAYTIME PHONE

480-818-3765

E-MAIL

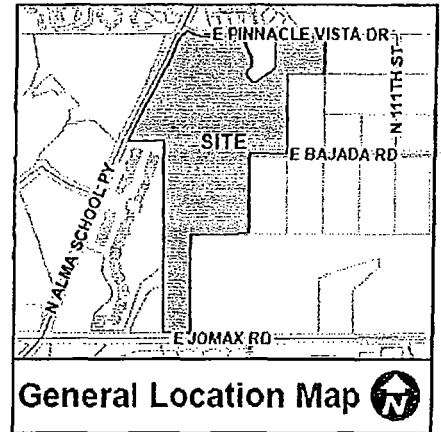
peflynn@cox.net

COMMENTS

INCREASED traffic on Alma School Rd.
We must know the # (number of homes)
ratio - condo etc that is proposed -
All 2 to 4 people per unit all additional
vehicles.



4-GP-2014
Cavalliere Flat
Major General Plan Amendment
Open House
COMMENT FORM



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ayaron@scottsdaleaz.gov, by faxing to 480-312-7088 or mailing to

7447 E. Indian School Road Ste. 105, Scottsdale, AZ 85251

PLEASE PRINT NAME JIM WICKERMAN

ADDRESS 11565 E. CAURANA DRIVE

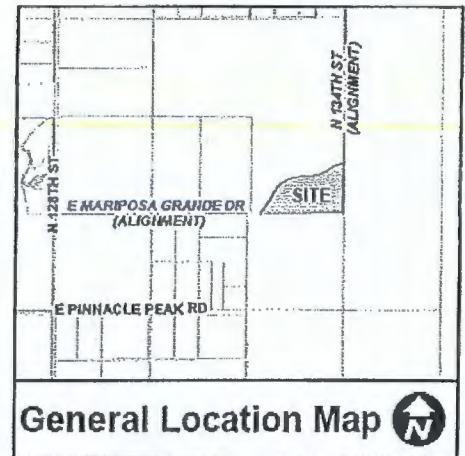
DAYTIME PHONE 480 656-0499 E-MAIL JIM-BWLLC@COX.NET

COMMENTS I STRONGLY OPPOSE THE HIGH
DENSITY PORTION OF THIS PROJECT
1 ACRE LOTS IS THE MINIMUM
I COULD SUPPORT.

5-GP-2014 Comments Received
September 3, 2014 City Sponsored Open House



5-GP-2014
Greasewood Flats
Major General Plan Amendment
Open House
COMMENT FORM



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ayaron@scottsdaleaz.gov, by faxing to 480-312-7088 or mailing to

7447 E. Indian School Road Ste. 105, Scottsdale, AZ 85251

PLEASE PRINT NAME

James Vairo

ADDRESS

10040 E Happy Valley Rd.

DAYTIME PHONE

E-MAIL

COMMENTS

It is not a good move to put Greasewood Flats so near to the Preserve. It was supposed to be large lots, no commercial.

Cavaliere Ranch rezoning will increase density 3 times noise, traffic

Pinnacle Peak patio changes too dense, 3 stories high on north boundary.

All 3 projects not a good idea

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5-GP-2014
Greasewood Flats
Major General Plan Amendment
Open House
COMMENT FORM



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ayaron@scottsdaleaz.gov, by faxing to 480-312-7088 or mailing to
7447 E. Indian School Road Ste. 105, Scottsdale, AZ 85251

PLEASE PRINT NAME

Jim Davis

ADDRESS

27483 N 103RD AVE 85262

DAYTIME PHONE

480-299

E-MAIL

jdavis@mba1965.hbs.edu

1813

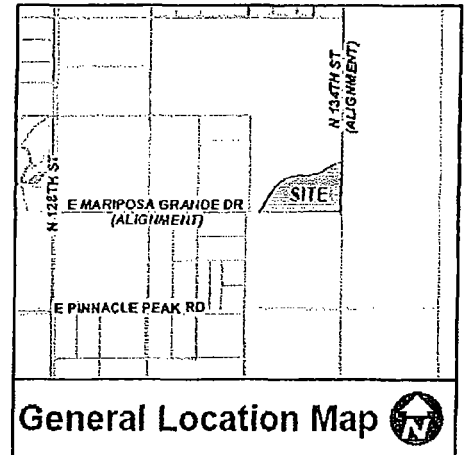
COMMENTS

Greasewood Flats does not belong
in the middle of a residential com-
munity and next to "The Preserve".

The noise, lights & traffic are not
appropriate for these existing
uses.



5-GP-2014
Greasewood Flats
Major General Plan Amendment
Open House
COMMENT FORM



Please return comments to Adam Yaron no later than September 12, 2014 at

ayaron@scottsdaleaz.gov, by faxing to 480-312-7088 or mailing to

7447 E. Indian School Road Ste. 105, Scottsdale, AZ 85251

PLEASE PRINT NAME ROBERT S WALKER

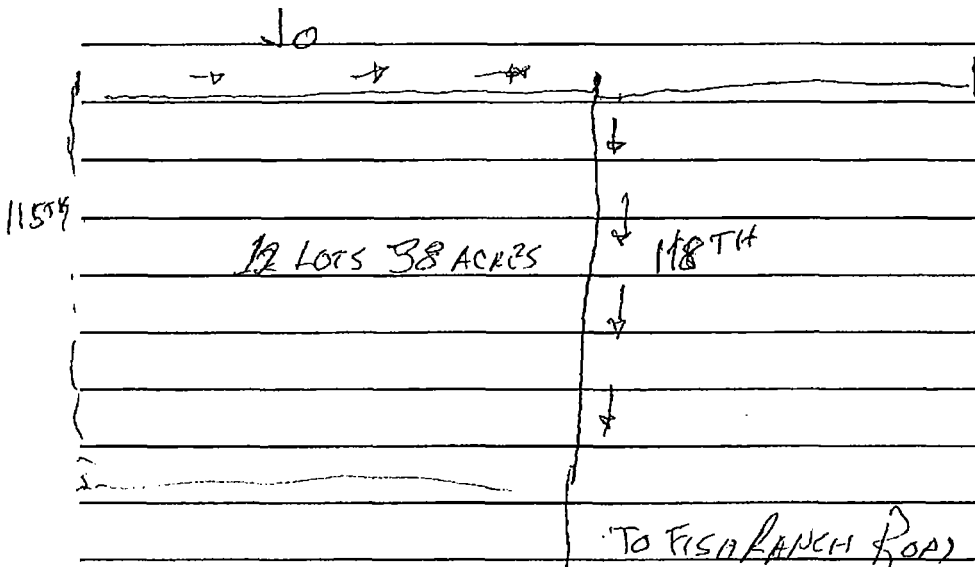
ADDRESS 11609 E QUARTZ ROCK RD

DAYTIME PHONE 480-585-7587 E-MAIL WB PLAZA 1 @ QWESTOFFICE.NET

FROM THE NORTH

COMMENTS TRAFFIC WILL CONVEY UP JOMAY ST @ 115 TO 118TH STOR

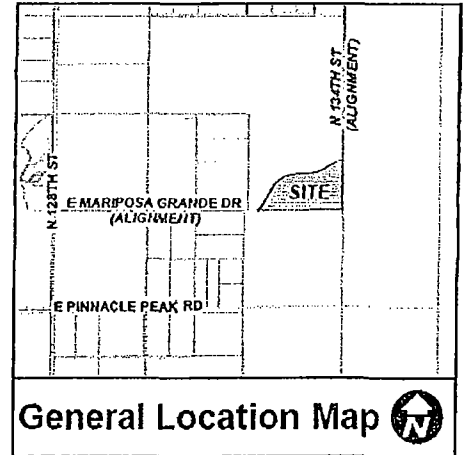
TURN RIGHT ON 118TH AHEAD SOUTH NOISE FROM MOTOR CYCLES ALL
HOURS OF THE DAY AND NIGHT DEVALUES MY PROPERTY



Please note that the city of Scottsdale receives requests from citizens to review comment cards and the city is obligated to release any information on the cards that is considered a public record.



5-GP-2014
Greasewood Flats
Major General Plan Amendment
Open House
COMMENT FORM



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ayaron@scottsdaleaz.gov, by faxing to 480-312-7088 or mailing to

7447 E. Indian School Road Ste. 105, Scottsdale, AZ 85251

PLEASE PRINT NAME DAVID HAY

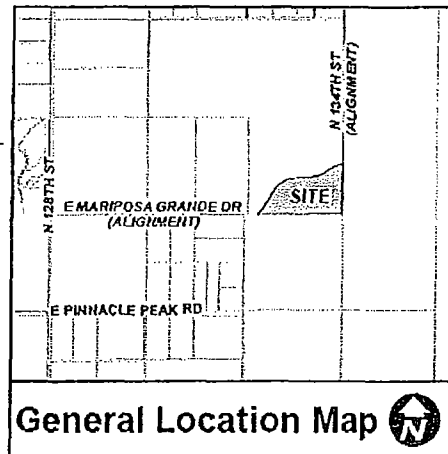
ADDRESS 7209 E. MC DONALD DRIVE #46, SCOTTSDALE 85250

DAYTIME PHONE 480-229-8423 E-MAIL David @ haylandgoya.com

COMMENTS I AM ABSOLUTELY 100% AGAINST THIS UNCONCEIVED
RELOCATION OF AN ICONIC SCOTTSDALE INSTITUTION, WHICH I SUPPORT, BUT
NOT IN THIS LOCATION, A STONE'S THROW AWAY FROM THE TOWN'S
THUMB TRAILHEAD AND TRAILS IN THE NARROW GOOSENECK PORTION OF
THE RESERVE. THE PROPOSED ACTIVITIES AT GREASEWOOD FLAT AND
THE SUBSTANTIAL FLOW OF TRAFFIC TO IT ARE AT ODDS WITH THE
SERENITY VISITORS TO THE TRAILHEAD AND USERS OF THE TRAILS
WOULD REASONABLY EXPECT.



5-GP-2014
Greasewood Flats
Major General Plan Amendment
Open House
COMMENT FORM



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ayaron@scottsdaleaz.gov, by faxing to 480-312-7088 or mailing to

7447 E. Indian School Road Ste. 105, Scottsdale, AZ 85251

PLEASE PRINT NAME

CAROLYN/MURRAY NELSON

ADDRESS

11298 E DESERT VISTA DR.

DAYTIME PHONE

480-563-5217

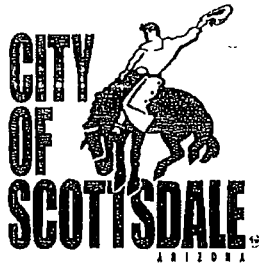
E-MAIL

nelsonmb-n@cox.net

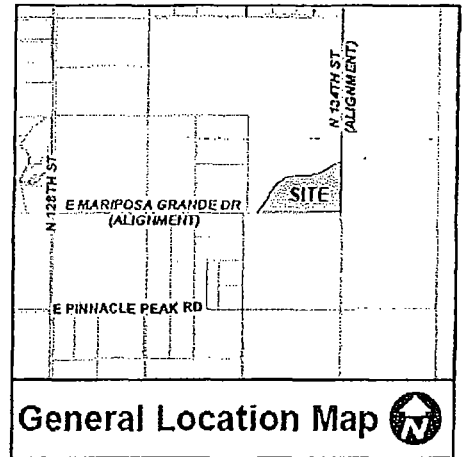
COMMENTS

Absolutely oppose this amendment
due to increase traffic
in area

Please note that the city of Scottsdale receives requests from citizens to review comment cards and the city is obligated to release any information on the cards that is considered a public record.



5-GP-2014
Greasewood Flats
Major General Plan Amendment
Open House
COMMENT FORM



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ayaron@scottsdaleaz.gov, by faxing to 480-312-7088 or mailing to

7447 E. Indian School Road Ste. 105, Scottsdale, AZ 85251

PLEASE PRINT NAME

Jim Christensen

ADDRESS

11583 East Cavedale Drive

DAYTIME PHONE

480-621-5449

E-MAIL

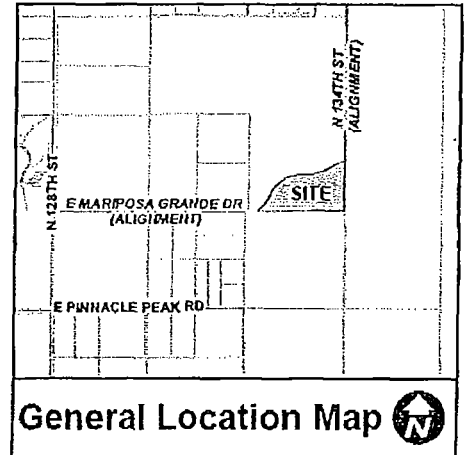
JimChristensen32@gmail.com

COMMENTS

I strongly disagree to expand the ~~res~~ movement of both the Greasewood Flats business + the addition of heavy density housing. The added traffic on I-10 + noise will greatly reduce the living quality that currently exists.



5-GP-2014
Greasewood Flats
Major General Plan Amendment
Open House
COMMENT FORM



Please return comments to Adam Yaron no later than **September 12, 2014** at

ayaron@scottsdaleaz.gov, by faxing to 480-312-7088 or mailing to

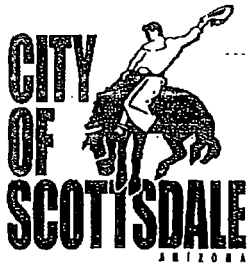
7447 E. Indian School Road Ste. 105, Scottsdale, AZ 85251

PLEASE PRINT NAME Keith McLendon

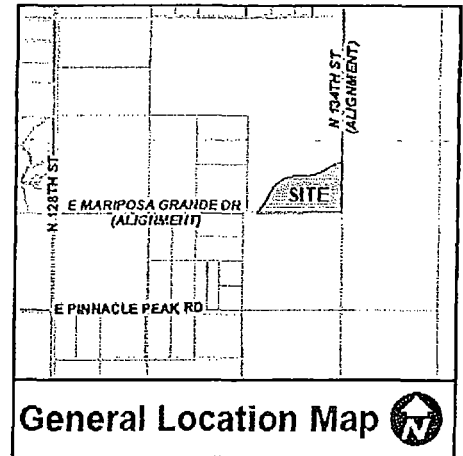
ADDRESS 24767 N. 117th St. 85255

DAYTIME PHONE 480-513-2817 E-MAIL CKMCLENDON@COM.NET

COMMENTS Noise pollution, light pollution and excessive increase in
traffic are unacceptable. This will become a
private nuisance that can be enjoined by
legal action. Tell your council to review
the law of nuisance. Our property values
will be greatly diminished as well as our
enjoyment of our private property



5-GP-2014
Greasewood Flats
Major General Plan Amendment
Open House
COMMENT FORM



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ayaron@scottsdaleaz.gov, by faxing to 480-312-7088 or mailing to

7447 E. Indian School Road Ste. 105, Scottsdale, AZ 85251

PLEASE PRINT NAME

Charles Kelley

ADDRESS

11722 E Whispering Wind Dr.

DAYTIME PHONE

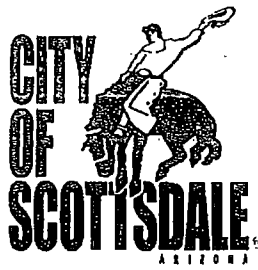
480-585-9731

E-MAIL

cek99999@cox.net

COMMENTS

Terrible idea. Putting a bar in a quiet neighborhood. Increased traffic, noise not being next to a preserve in the Sonoran Desert. It isn't even the real Greasewood. It may use the old sign name but building codes dictate that the old one is gone. The tax paying citizens will suffer for the benefit of a few. If this goes through, a few will get rich but the people will lose with lower property values and dealing with a nuisance.



560

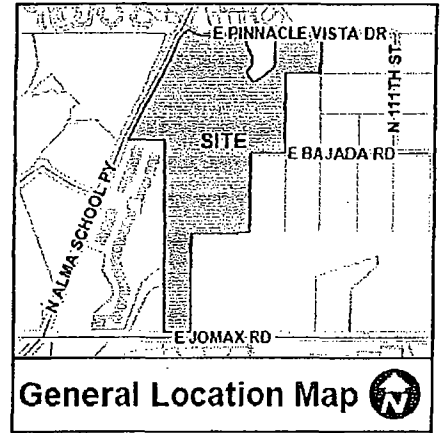
GP-2014

Cavalliere Flat

Major General Plan Amendment

Open House

COMMENT FORM



Please return comments to Adam Yaron no later than **September 12, 2014** at

ayaron@scottsdaleaz.gov, by faxing to 480-312-7088 or mailing to

7447 E. Indian School Road Ste. 105, Scottsdale, AZ 85251

PLEASE PRINT NAME

JANE BABINEUX

ADDRESS

27820 N. 108th Way

DAYTIME PHONE

480 710-1401

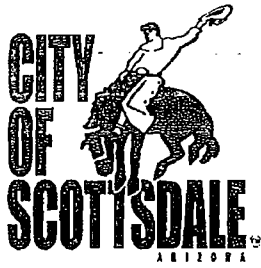
E-MAIL

JANE@PINNACLEPEAKLOCAL.COM

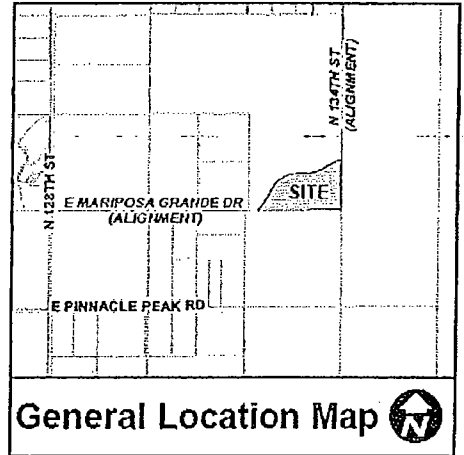
RE: PRESERVING GREASEWOOD FLAT

COMMENTS

We've lived across the street from GREASEWOOD FLAT FOR 14 YEARS. There is NOT A PROBLEM WITH TRAFFIC OR MOTORCYCLE NOISE. PER GOOGLE EARTH, WE ARE 138 YARDS FROM ALMA SCHOOL & there just isn't an issue. ALSO, GREASEWOOD IS NOT THE "BUILDINGS", IT'S A PLACE where the community CAN GATHER. Once this history of the Cavalliere family is gone, it's gone. ALL WE WILL HAVE IS A ~~new~~ gated generic locale. Also, I hike & bike in the preserve. A SCARED DOWN GREASEWOOD IS NOT A THREAT to the 30,000+ ACRES of the Preserve. SAVE GREASEWOOD FLAT!!!



5-GP-2014
Greasewood Flats
Major General Plan Amendment
Open House
COMMENT FORM



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ayaron@scottsdaleaz.gov, by faxing to 480-312-7088 or mailing to

7447 E. Indian School Road Ste. 105, Scottsdale, AZ 85251

PLEASE PRINT NAME

JIM + DR DONALD WICHTERMAN

ADDRESS

11565 E. CAVE DACK DRIVE

DAYTIME PHONE

480-654-0499

E-MAIL

JIM-BWLLC@COX.NET

COMMENTS

SEE ATTACHED

Please note that the city of Scottsdale receives requests from citizens to review comment cards and the city is obligated to release any information on the cards that is considered a public record.

To the Planning Commission, City of Scottsdale:

We live in the Desert Summit Community at Jomax Road and 115th Street.

Our entire community is very concerned about the proposal to move Greasewood Flats and the concurrent proposal to permit high density zoning next to the McDowell Mountain Preserve and Tom Thumb Trailhead. This threatens the unique balance of our urban and desert environment here in North Scottsdale.

1. Bar traffic does not belong in this unique and peaceful environment. It will cause day and night motorcycle traffic on quiet neighborhood streets and create traffic safety issues due to impaired drivers. This will require additional police presence and patrols as well as increase ambulance and DUI court costs which will more than offset any additional taxes from the bar.

2. It is suggested that moving Greasewood Flats will preserve a unique part of our heritage. There is no way the buildings can be moved and pass modern building code requirements. All we will get is a new bar with the original sign.

3. The high density zoning proposal will disrupt what is a quiet, lovely desert area and will lower the property values which in turn will impact the city tax base. Even if moving the bar was a good idea, there is no reason whatsoever to increase the zoning density.

- The requested zoning, R-18 would permit one housing unit per 1/7 acre as opposed to what has been one per 3 acres. Those proposing the project claim they will build fewer but they don't even own all the land being rezoned. The result could be well over 1000 homes versus 154.
- Sereno Canyon, the large property adjacent to the proposed new Greasewood location, has already been rezoned for higher density.
- Atalon on 118th Street was similarly rezoned in 2011 which increased density by more than two to one.
- All of this will significantly impact our limited water resources in the future.

4. Construction traffic has greatly increased on Jomax Road in the past few months. All the construction traffic for the Greasewood relocation will come up that road since Happy Valley Road has been declared off limits for through trucks.

5. The impact of this rezoning over the long run will likely be to depress home values in this area. What the city gains in extra tax revenue from the new development will be offset by the significant additional safety costs cited above and the decline or lack of growth in the property values of the existing neighborhoods.

Jim and Deborah Wichterman

11565 E. Cavedale Drive, Scottsdale AZ, 85262

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Colleen Sanger

Desert Summit Resident / 480-209-8006

To the Planning Commission, City of Scottsdale:

We live in Desert Summit - a Community located at Jomax Road and 115th Street.

Our entire community is very concerned about the following re-zoning proposals being evaluated by the city council. Greasewood Flats and the concurrent proposal to permit high density zoning next to the McDowell Mountain Preserve and Tom Thumb Trailhead, BOTH pose to greatly threaten the unique balance of our urban and desert environment in North Scottsdale.

As a direct result of the re-zoning approvals already awarded by the city to the new Toll Brothers Atalon project and Sereno Canyon; construction traffic has already greatly increased on Jomax tenfold. The TROON "No Trucks" ordinance (adopted in 2016) with city signage posted at Happy Valley and Alma School - prohibits ALL construction vehicles from entering TROON, thus forcing ALL construction trucks, supply vehicles and heavy equipment to be routed 100% east and west bound on Jomax.

This quiet, predominately two lane – dead end street should NOT be forced to bear the burden of "progress" traffic all on its own. As stated above; the already approved new home construction sites have immensely added to the noise, speeding, and increased traffic flow, on what was a quiet local street; while TROON remains unaffected. We are respectfully requesting that the burden of progress be shared equally between Happy Valley, Jomax and even 118th. With the opening of Atalon (Toll Brothers Project) whose entrance is on 118th – It is also my opinion that 118th should be paved over to Rio Verde, allowing for one more traffic flow option through these north end communities.

Although we may not be able to convince you, (the council planners) that it is in the best interest of both the City of Scottsdale and it's north end residents to oppose the projects referenced above; (Greasewood Flats and McDowell Mountain Preserve Project) – we do hope that at the very least you WILL support allowing ALL construction traffic to flow eastbound and westbound on BOTH Happy Valley and Jomax.....all in the name of progress and change that is impacting both neighborhoods!

Thank You for taking this request under consideration.

Colleen Sanger

Desert Summit Resident / 480-209-8006

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Thank You for taking this request under consideration.

Dave DeBusk - 480-502-7714

11465 East Cavedale Drive Scottsdale, Arizona 85262

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Dave DeBusk / 480-502-7714

11465 East Cavedale Drive Scottsdale AZ 85262

ATTACHMENT #9 – Exhibit C
Remote Planning Commission Hearing Comment Cards
4-GP-2014: Cavalliere Flat



REQUEST TO SPEAK

3

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) LAURA FIEMANN MEETING DATE 9.10.14

NAME OF GROUP/ORGANIZATION (if applicable) _____

ADDRESS 28045 N. 112TH PLACE ZIP 85262

HOME PHONE 303 332 5097 WORK PHONE 480-270-8594

E-MAIL ADDRESS (optional) _____

☒ I WISH TO SPEAK ON AGENDA ITEM # 3 ☐ 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.



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3

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

NAME (print) Robert Cappel MEETING DATE Sept 10, 2014

NAME OF GROUP/ORGANIZATION (if applicable) GPPA + Winfield HOA

ADDRESS 33600 N. 79th Way ZIP 85266

HOME PHONE 480-595-1805 WORK PHONE _____

E-MAIL ADDRESS (optional) R-CAPPEL1@msn.com

☒ I WISH TO SPEAK ON AGENDA ITEM # 3 ☐ 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

Cavalliere Flat

3

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

NAME (print) Gary Kalian MEETING DATE 9/10/14

NAME OF GROUP/ORGANIZATION (if applicable) _____

ADDRESS 24742 N 117th St ZIP 85255

HOME PHONE 480 419 6228 WORK PHONE _____

E-MAIL ADDRESS (optional) cgk@lathropconstruction.com

☒ I WISH TO SPEAK ON AGENDA ITEM # 3 ☐ 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

3/4

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

NAME (print) DAVID DALE DEBARK MEETING DATE 9/19/2014

NAME OF GROUP/ORGANIZATION (if applicable) _____

ADDRESS 11465 E. CAVERDALE DR ZIP 85262

HOME PHONE 480 502 7714 WORK PHONE —

E-MAIL ADDRESS (optional) _____

☐ I WISH TO SPEAK ON AGENDA ITEM # 4 ☒ I WISH TO DONATE MY TIME TO Jim Wickertman

☐ 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

344

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) Deanne Bank MEETING DATE 9/10/14

NAME OF GROUP/ORGANIZATION (if applicable) Desert Summit

ADDRESS 26702 N. 114th Way ZIP 85262

HOME PHONE 4809981489 WORK PHONE _____

E-MAIL ADDRESS (optional) _____

☐ I WISH TO SPEAK ON AGENDA ITEM # 344 ☒ I WISH TO DONATE MY TIME TO Jim Wichterman

☐ 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

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.



3/4

NAME (print) Colleen SANGER MEETING DATE 9/10/2014

NAME OF GROUP/ORGANIZATION (if applicable) Desert Summit HOA

ADDRESS 11465 E. CAVENALE Dr. ZIP 85262

HOME PHONE 480 502 7714 WORK PHONE _____

E-MAIL ADDRESS (optional) colleensanger@gmail.com

☐ I WISH TO SPEAK ON AGENDA ITEM # ~~1~~ ☐ I WISH TO DONATE MY TIME TO _____

☒ I WISH TO SPEAK DURING "PUBLIC COMMENT"* CONCERNING TRAFFIC Flow/Speed/
ON SOMA+ ROAD.

*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

1-4

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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) Kerry Kilbride MEETING DATE 9-10-14

NAME OF GROUP/ORGANIZATION (if applicable) _____

ADDRESS 11454 E. TRUON VISTA DR ZIP 85255

HOME PHONE 818-421-1685 WORK PHONE same

E-MAIL ADDRESS (optional) KerryKILBRIDE@GMAIL.COM

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

☐ 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

1-4

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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) LINDA AMBROSE MEETING DATE 9/10/14

NAME OF GROUP/ORGANIZATION (if applicable) _____

ADDRESS 28700 N. Hayden Rd. ZIP 85266

HOME PHONE 480-502-9858 WORK PHONE —

E-MAIL ADDRESS (optional) _____

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

☐ 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

1-4

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) KAREN Bishop MEETING DATE 9/10/2014

NAME OF GROUP/ORGANIZATION (if applicable) Self

ADDRESS 11780 E. SAND Hills Rd ZIP 60195

HOME PHONE _____ WORK PHONE 641-7538 (847)

E-MAIL ADDRESS (optional) KmBishop88@gmail.com

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

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

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REQUEST TO SPEAK

1-4

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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) Jerome Allan LANGAN MEETING DATE 9-10-14

NAME OF GROUP/ORGANIZATION (if applicable) _____

ADDRESS 28700 N. Hayden Road ZIP 85263

HOME PHONE 480.203.9903 WORK PHONE 480.203-9903

E-MAIL ADDRESS (optional) _____

☐ I WISH TO SPEAK ON AGENDA ITEM # _____ ☒ I WISH TO DONATE MY TIME TO Howard Myers or

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

*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

1-4

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

NAME (print) Bonnie Hall MEETING DATE 9/10/14

NAME OF GROUP/ORGANIZATION (if applicable) N/A

ADDRESS 24000 N. 112th way ZIP 85255

HOME PHONE 602-524-8475 WORK PHONE _____

E-MAIL ADDRESS (optional) _____

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

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

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REQUEST TO SPEAK

1-4

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

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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) LINDA H. NEMAN MEETING DATE 9/10/14

NAME OF GROUP/ORGANIZATION (if applicable) _____

ADDRESS 20801 E Happy Valley Rd #139 ZIP 85255

Cell HOME PHONE 48-304-7981 WORK PHONE _____

E-MAIL ADDRESS (optional) _____

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

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

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REQUEST TO SPEAK



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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) Danna Wool MEETING DATE 9-10-14

NAME OF GROUP/ORGANIZATION (if applicable) N/A

ADDRESS 10799 E. LA JUNTA RD. ZIP 85255

HOME PHONE WORK PHONE

E-MAIL ADDRESS (optional)

☐ I WISH TO SPEAK ON AGENDA ITEM # ☐ I WISH TO DONATE MY TIME TO Howard Meyer

☐ 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

1-4

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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) DENNA SANFILIPPO MEETING DATE 9/10/2014

NAME OF GROUP/ORGANIZATION (if applicable) _____

ADDRESS 11475 E. La Jesta ZIP 85255

HOME PHONE 630-606-4196 WORK PHONE _____

E-MAIL ADDRESS (optional) _____

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

☐ 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



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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) Howard Myers MEETING DATE 9/10/2014

NAME OF GROUP/ORGANIZATION (if applicable) Desert Property owners' Assoc

ADDRESS 6631 E. Horned owl Tr. ZIP 85266

HOME PHONE 480-473-0109 WORK PHONE _____

E-MAIL ADDRESS (optional) howard.myers@cox.net

☒ I WISH TO SPEAK ON AGENDA ITEM # _____ ☒ 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.

9 czvdis



REQUEST TO SPEAK

1-4

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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) Howard Myers MEETING DATE 9/10/2014

NAME OF GROUP/ORGANIZATION (if applicable) Desert Property Owners' Assoc

ADDRESS 6631 E. Horned Owl Tr. ZIP 85266

HOME PHONE 480-473-0109 WORK PHONE _____

E-MAIL ADDRESS (optional) howard.myers@cox.net

☒ I WISH TO SPEAK ON AGENDA ITEM # 4 ☐ 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

1-4

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

NAME (print) Howard Myers MEETING DATE 9/10/2014

NAME OF GROUP/ORGANIZATION (if applicable) Desert Property Owners' Assoc

ADDRESS 6631 E. Horned Owl Tr. ZIP 85266

HOME PHONE 480-473-0109 WORK PHONE _____

E-MAIL ADDRESS (optional) howard.myers@cox.net

☒ I WISH TO SPEAK ON AGENDA ITEM # 3 ☐ I WISH TO DONATE MY TIME TO _____

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

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WRITTEN COMMENTS

3.4

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) THOMAS WEINHOLD MEETING DATE 2014-09-10

NAME OF GROUP/ORGANIZATION (if applicable) SELF

ADDRESS 26738 N 114TH WAY ZIP 85262

HOME PHONE 480 419 5744 WORK PHONE 602 469 1775

E-MAIL ADDRESS (optional) tw@weinhold@outlook.com

AGENDA ITEM # 46P2at & 562014 ☐ SUPPORT ☒ OPPOSE

COMMENTS (additional space is provided on the back) As to 46P2at, the concept of density transition to existing density is not respected by allowing the proposed density, it is inevitable that the next application for the contiguous property to the west will be much higher than good planning would recommend.

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.

Regarding 5 GP 2014 the concept of creating a destination entertainment facilities in an otherwise low density environment (residential) on the edge of The McDowell Mtn Preserve seems completely unwarranted. Plus, with the restriction on construction traffic through Troom, traffic ~~on~~ ^{on} ~~for~~ ^{on} ~~way~~ ^{on} will increase dramatically. The two lane nature of ~~for~~ ^{on} ~~way~~ ^{on}, and 118th, would create significant congestion and noise, in an area that until now has been entirely residential and very remote. (Consider how many Harley Davidson's will be driving through Troom every weekend from now until forever) there must be a better site for the

REQUEST TO SPEAK: Citizens wishing to address the Board or Commission in person may obtain a Request to Speak card from staff located at the Staff table in the Kiva. *new groundwork (let entertainment pass)*

new grade work flat entertainment project.



WRITTEN COMMENTS

3/4

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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) Colleen SANGER MEETING DATE 9/10

NAME OF GROUP/ORGANIZATION (if applicable) DESERT SUMMIT HOA

ADDRESS 11465 EAST CAVEDALE DR. ZIP 85262

HOME PHONE 480 502 1114 WORK PHONE _____

E-MAIL ADDRESS (optional) ColleenSanger@gmail.com

AGENDA ITEM # #3/14 ☐ SUPPORT ☒ OPPOSE

COMMENTS (additional space is provided on the back) CONCERNS OVER ALL CONSTRUCTION
TRAFFIC GOING UP JOMAX (ONLY) DUE TO ORDINANCE IN
TECON PREVENTING CONSTRUCTION VEHICLES.
REQUESTING CITY TO ALLOW TRAFFIC ON ALL ROADS
JOMAX, HAPPY VALLEY, 118TH & 128TH.

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.

This image shows a single sheet of aged, yellowed paper with horizontal ruling lines. The paper has a slightly textured appearance and some minor discoloration or foxing, particularly towards the edges. There are approximately 20 evenly spaced horizontal lines running across the width of the page. The lighting is even, highlighting the texture of the paper and the dark ink of the lines.

REQUEST TO SPEAK: Citizens wishing to address the Board or Commission in person may obtain a Request to Speak card from staff located at the Staff table in the Kiva.



WRITTEN COMMENTS

1-4

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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) LINDA TUCKER MEETING DATE 9-10-14

NAME OF GROUP/ORGANIZATION (if applicable) _____

ADDRESS 10596 E HEARLING DR ZIP 85255

HOME PHONE 480 585 6816 WORK PHONE _____

E-MAIL ADDRESS (optional) _____

AGENDA ITEM # _____ ☐ SUPPORT ☒ OPPOSE

COMMENTS (additional space is provided on the back) _____

RELOCATION OF GREASE WOOD FLATS BAR IN
A RURAL RESIDENTIAL NEIGHBORHOOD

OPPOSED TO BAR TRAFFIC IN RESIDENTIAL
NEIGHBORHOODS NO INCREASED DENSITY!

This card constitutes a public record under Arizona law.

[illegible]

REQUEST TO SPEAK: Citizens wishing to address the Board or Commission in person may obtain a Request to Speak card from staff located at the Staff table in the Kiva.



WRITTEN COMMENTS

1-4

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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) LINDA AMBROSE MEETING DATE 9/10/14

NAME OF GROUP/ORGANIZATION (if applicable) _____

ADDRESS 28700 N. Hayden Rd. ZIP 85266

HOME PHONE 480-502-9858 WORK PHONE _____

E-MAIL ADDRESS (optional) _____

AGENDA ITEM # 1, 2, 3, 4 ☐ SUPPORT ☒ OPPOSE

COMMENTS (additional space is provided on the back)

What is the point of having our General Plan
~~Amendment~~ if we continue to let developers desecrate
& amend our Plan!? John Berry makes the argument
these 4 areas designated as "Commercial" would not
be sustainable because there aren't enough rooftops.
So his answer is to allow more building of excess

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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.

rooftops!?! Ridiculous argument he also gives is we'd get more tax revenue from residential vs. commercial, but he fails to mention the increased & costly infrastructure needed from such increased density!!

Finally, what about such density in these areas? How can all these density increments be taken care of, even w/ new added infrastructure? The ratio of square miles to population increments is not balanced, & in fact, very skewed, to the detriment of the neighborhoods already in place. How is this fair to all the Scottsdale residents in this neighborhood who have followed the rules & paid their taxes???

REQUEST TO SPEAK: Citizens wishing to address the Board or Commission in person may obtain a Request to Speak card from staff located at the Staff table in the Kiva.

* Please reconsider & be steadfast in finding better plans w/ less density - Negotiate!! Thank You!



WRITTEN COMMENTS

1-4

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NAME (print) Jerome Allan LANDAU MEETING DATE 9/10/14

NAME OF GROUP/ORGANIZATION (if applicable) _____

ADDRESS 28700 N. HAYDEN ROAD ZIP 85266

HOME PHONE 480-203-9903 WORK PHONE _____

E-MAIL ADDRESS(optional) _____

2-6P-2014, 3-6P-2014, 4-6P-2014, 5-6P-2014
AGENDA ITEM # _____ ☐ SUPPORT ☒ OPPOSE All

COMMENTS (additional space is provided on the back) This is Scottsdale - we do not need to

bring any more residential dwellings than set forth in the existing

General Plan - which took a very, very LONG time to create.

Another John Berry series of clients who always seem to get their way.

Do not need more rooftop - Consultants can be hired/bought to

find in favor of whatever position is retaining them.

This card constitutes a public record under Arizona law.

We knew what we were doing when original G.P. established.

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Whoever bought the commercial zoned property are business persons who knew what they were doing - Please - do NOT help these business investors make more money by changing the General Plan. - If G.P. permitted residential it was commensurate with that designated for commercial - has all the residential been built-out? If not - no additional residential is needed. If built-out, give commercial time to be developed - otherwise ultimately will be lack of commercial after existing approved residential gets built-out.

Once again we are faced with request from Investor to make them "more money" - NOT the City's Job

REQUEST TO SPEAK: Citizens wishing to address the Board or Commission in person may obtain a Request to Speak card from staff located at the Staff table in the Kiva. ~~DON'T SIGN~~ ~~the citizens who voted for~~ the General Plan.



WRITTEN COMMENTS

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1-4

NAME (print) ROBERT WENZ MEETING DATE 09-10-14

NAME OF GROUP/ORGANIZATION (if applicable) _____

ADDRESS 11415 E PEAKS ROAD ZIP 85262

HOME PHONE 602-606-8827 WORK PHONE _____

E-MAIL ADDRESS (optional) _____

AGENDA ITEM # PUBLIC COMMENT ☐ SUPPORT ☐ OPPOSE

COMMENTS (additional space is provided on the back) AFTER A THOUGHTFUL REVIEW
OF THE POSSIBLE ACCESS ROUTES AND ENTRANCES TO THE TOLL
BROTHER DEVELOPMENT (BETWEEN JOMAX & DYNAMITE AT 118TH ST),
IT IS QUITE OBVIOUS TO ME (AND SHOULD BE OBVIOUS TO ANYONE
WHO UNDERSTANDS TRAFFIC FLOW & CONTROL) THAT THE ONLY SAFE

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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.

AND RESPONSIBLE ACCESS EAST OF PIMA ROAD IS ALONG
DYNAMITE/RIO VENDE TO 118TH STREET) - THESE ROADS ARE
FOUR LANES WITH A CENTER DIVIDER, WIDE SHOULDERS
(FOR DISABLED CARS + TRUCKS) AND A SIDEWALK (FOR SAFE
PASSAGE BY PEDESTRIANS). THE ALTERNATIVE ACCESS ALONG
HAPPY VALLEY (TWO LANES ONLY) + ALMA SCHOOL (DANGEROUS CURVE)
+ JOYMAX (TWO NARROW LANES ONLY) IS A DANGER TO ALL
RESIDENTS IN THE AREA FROM CONSTRUCTION VEHICLES
(FOR THE NEXT 9-10 YEARS) AND THE INCREASED PASSENGER
VEHICLE TRAFFIC AS A RESULT OF HIGH ~~DEVELOPMENT~~ DENSITY
DEVELOPMENT BY TOLL BROTHERS.

DRIVE THESE ROADS AND THE ABOVE WILL BE ABUNDANTLY
CLEAR TO YOU - MANY THANKS, RZ Wong

REQUEST TO SPEAK: Citizens wishing to address the Board or Commission in person may obtain a Request to Speak card from staff located at the Staff table in the Kiva.



WRITTEN COMMENTS

1-4

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

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NAME (print) Norma Resnick MEETING DATE 10 Sept 2014

NAME OF GROUP/ORGANIZATION (if applicable) _____

ADDRESS 11358 E. Linda Dr. Scottsdale ZIP 85262

HOME PHONE ~~8~~ 480 620 0622 WORK PHONE _____

E-MAIL ADDRESS(optional) _____

AGENDA ITEM # All ☐ SUPPORT ☒ OPPOSE

COMMENTS (additional space is provided on the back) _____

I WANT THE PLANNERS TO LOOK AT THE TOTAL
IMPACT ALL OF THESE PROPOSED AMENDMENTS TO THE
GENERAL PLAN - IN TOTAL THEY WILL OVERWRITE THE
QUADRANT OF SCOTTSDALE THAT IS BEING AFFECTED.

This card constitutes a public record under Arizona law.

Over →

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.

There will be over Building (10,000 sq. ft lots),
UNBEARABLE TRAFFIC, POLLUTION, noise, lower
Property Values for those who live here already, etc.
BACK to the Planning Board. These proposals
are going to destroy the General Plan.
Thank all the residents & taxpayers you will
hurt for ever. Vote No!

Thank you.

A. Rosen

REQUEST TO SPEAK: Citizens wishing to address the Board or Commission in person may obtain a Request to Speak card from staff located at the Staff table in the Kiva.



WRITTEN COMMENTS

113

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NAME (print) Dennis DeSirey MEETING DATE 9/10

NAME OF GROUP/ORGANIZATION (if applicable) _____

ADDRESS 11506 E. Cavedale Drive ZIP 85262

HOME PHONE 480-584-6651 WORK PHONE _____

E-MAIL ADDRESS(optional) _____

AGENDA ITEM # Pinnacle Pato
Cavaliere ☐ SUPPORT ☐ OPPOSE

COMMENTS (additional space is provided on the back) (1) How is the requirements that a percentage of
NIAOS being handled? Isn't 30-50% of acreage in N. Scottsdale supposed to be
dedicated to NIAOS.

(2) If you lived on James near Alma Street would you want this next to you?

This card constitutes a public record under Arizona law.

This image shows a single sheet of aged, yellowed paper with horizontal ruling lines. The paper has a slightly textured appearance with some minor discoloration and faint vertical creases, suggesting it might be from an old notebook or ledger. There are no markings, text, or illustrations on the page.

REQUEST TO SPEAK: Citizens wishing to address the Board or Commission in person may obtain a Request to Speak card from staff located at the Staff table in the Kiva.



WRITTEN COMMENTS

3

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

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NAME (print) Debra Prieto MEETING DATE 9-10-14

NAME OF GROUP/ORGANIZATION (if applicable) _____

ADDRESS 11050 E. Bayada ZIP 85262

HOME PHONE 480-596-1523 WORK PHONE _____

E-MAIL ADDRESS (optional) debraap1

AGENDA ITEM # 4-6P-2014 ☐ SUPPORT ☒ OPPOSE

COMMENTS (additional space is provided on the back) I strongly oppose this high density development. The impact of the huge increase in light pollution, noise, & traffic is detrimental to our established way of life. More rooftops will not enhance Scottsdale. The argument

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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.

that there are other high density nearby does NOT justify making it worse.

While I don't envision a Walmart or grocery going into replace Greasewood, I do believe there are appropriate commercial uses for the property.

My neighbors & I have invested millions in our properties ^{based on the current} ~~general plan~~

Currently, there are many housing developments sitting empty. The time it will take to sell & build out this development will leave us in a construction zone for at least another decade of disturbance in this pristine area of Scottsdale. No more here.

REQUEST TO SPEAK: Citizens wishing to address the Board or Commission in person may obtain a Request to Speak card from staff located at the Staff table in the Kiva.



WRITTEN COMMENTS

3

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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) Jim Davis MEETING DATE 9/10/14

NAME OF GROUP/ORGANIZATION (if applicable) _____

ADDRESS _____ ZIP 85262

HOME PHONE 480-299-1813 WORK PHONE 480-299-1813

E-MAIL ADDRESS(optional) jdavis@mba1965-hhs.edu

AGENDA ITEM # 3 ☐ SUPPORT ☒ OPPOSE

COMMENTS (additional space is provided on the back) THIS PROPOSAL IS TOO DENSE
& NEEDS TO HAVE MORE RURAL eg 1 House/acre

This card constitutes a public record under Arizona law.

[illegible]

REQUEST TO SPEAK: Citizens wishing to address the Board or Commission in person may obtain a Request to Speak card from staff located at the Staff table in the Kiva.

Exhibit D

Planning Commission Recommendation Hearing Comment Cards

4-GP-2014: Cavalliere Flat



WRITTEN COMMENTS

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12

NAME (print) Jim CHRISTENSEN MEETING DATE 10-22-14

NAME OF GROUP/ORGANIZATION (if applicable) _____

ADDRESS 11583 EAST CAVEDALE DRIVE ZIP 85262

HOME PHONE 480-621-5449 WORK PHONE _____

E-MAIL ADDRESS(optional) _____

AGENDA ITEM # 12 ☐ SUPPORT ☒ OPPOSE

COMMENTS (additional space is provided on the back) _____

Prime desert area -

Keeps lots size + houses to a minimum

Keeps lots large + minimal houses

This card constitutes a public record under Arizona law.



WRITTEN COMMENTS

12

This card is used to submit written comments to the Board or Commission.
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NAME (print) JAMES WICHTERMAN MEETING DATE 10/22
NAME OF GROUP/ORGANIZATION (if applicable) Desert Summit Hout
ADDRESS 11565 E. CAVEDALE DRIVE ZIP 85262
HOME PHONE 480-656-0499 WORK PHONE _____
E-MAIL ADDRESS(optional) _____

AGENDA ITEM # 12 ☐ SUPPORT ☒ OPPOSE

COMMENTS (additional space is provided on the back) TWO MANY UNITS
PROPOSED FOR THE ALLOTTED SPACE

This card constitutes a public record under Arizona law.



WRITTEN COMMENTS

12

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) Anne Christensen MEETING DATE 10-22-14
NAME OF GROUP/ORGANIZATION (if applicable) _____
ADDRESS 11583 E. Cavedale Dr ZIP 85262
HOME PHONE 480-621-5449 WORK PHONE _____
E-MAIL ADDRESS(optional) _____

AGENDA ITEM # 12 ☐ SUPPORT ☒ OPPOSE

COMMENTS (additional space is provided on the back) _____

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REQUEST TO SPEAK



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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.

12

NAME (print) SONIA LEAVY MEETING DATE 10/22/14

NAME OF GROUP/ORGANIZATION (if applicable) _____

ADDRESS 11818 E. TUNA TACO ROAD ZIP 85255

HOME PHONE 480-595-2203 WORK PHONE _____

E-MAIL ADDRESS (optional) _____

☒ I WISH TO SPEAK ON AGENDA ITEM # 12 ☐ I WISH TO DONATE MY TIME TO _____

☒ I WISH TO SPEAK DURING "PUBLIC COMMENT"* CONCERNING CAVALLIERE FLAT

*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



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.

12

NAME (print) Robert Cappel MEETING DATE Oct. 22, 2014

NAME OF GROUP/ORGANIZATION (if applicable) Winfield HOA + Greater Pinnacle Peak Assn.

ADDRESS 33600 N. 79th Way, Scottsdale ZIP 85266

HOME PHONE 480-595-1805 WORK PHONE _____

E-MAIL ADDRESS (optional) R-CAPPEL1@msn.com

☒ I WISH TO SPEAK ON AGENDA ITEM # 12 + 13 ☐ 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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12

Cavalier

NAME (print) DEBRAH WICHTERMAN MEETING DATE 10/22/14

NAME OF GROUP/ORGANIZATION (if applicable) DESERT SUMMIT

ADDRESS 11565 E. Cavendish SCF ZIP 85262

HOME PHONE 480.656.0499 WORK PHONE _____

E-MAIL ADDRESS (optional) _____

☐ I WISH TO SPEAK ON AGENDA ITEM # 12 ☒ I WISH TO DONATE MY TIME TO HOWARD MYERS

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

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

12

NAME (print) JIM CHRISTENSEN MEETING DATE 10-22-14

NAME OF GROUP/ORGANIZATION (if applicable) _____

ADDRESS 11583 EAST CAVE DALE DR ZIP 85262

HOME PHONE 480-621-5849 WORK PHONE _____

E-MAIL ADDRESS (optional) _____

☐ I WISH TO SPEAK ON AGENDA ITEM # 12 ☒ I WISH TO DONATE MY TIME TO JIM WICHTERMAN
Howard Meyers

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

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NAME (print) Howard Myers MEETING DATE 10/22/2014
NAME OF GROUP/ORGANIZATION (if applicable) Desert Property Owners' Assoc
ADDRESS 6631 E. Horned owl Tr. ZIP 85266
HOME PHONE 480-473-0109 WORK PHONE _____
E-MAIL ADDRESS (optional) Howard.Myers@cox.net

☒ I WISH TO SPEAK ON AGENDA ITEM # 12413 ☐ I WISH TO DONATE MY TIME TO _____

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

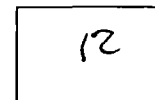
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NAME (print) James Wichtenman MEETING DATE 10/22/14
NAME OF GROUP/ORGANIZATION (if applicable) Desert Summit Hoot
ADDRESS 11565 E. CAURDAER DRIVE ZIP 85262
HOME PHONE 480-656-0449 WORK PHONE _____
E-MAIL ADDRESS (optional) _____

☐ I WISH TO SPEAK ON AGENDA ITEM # 12 ☒ I WISH TO DONATE MY TIME TO Howard Myers

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

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COMMENTS RE: CAVALLIER FLAT (4-GP 2014)

My wife and I live at 27483 N 103rd Way, 85262, in Estancia between Happy Valley and Dynamite and just west of Alma School Pkwy.

We are opposed to all future high-density residential housing in northeast Scottsdale.

We purchased our property expecting that the City of Scottsdale would honor the Scottsdale General Plan which designates most of northeast Scottsdale as low density residential housing, resorts and strategically placed commercial.

There was no expectation that we would have high density residential housing in our area.

The high-density residential housing is a net negative economic impact on Scottsdale, putting additional demands on the infrastructure, adding to traffic and its related safety impacts.



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

WEDNESDAY, OCTOBER 22, 2014

DRAFT SUMMARIZED MEETING MINUTES

PRESENT: Ed Grant, Chair
Michael Edwards, Vice Chair
Matt Cody, Commissioner
David Brantner, Commissioner
Ali Fakh, Commissioner
Larry S. Kush, Commissioner
Michael J. Minnaugh, Commissioner

STAFF:	Tim Curtis	Taylor Reynolds
	Sherry Scott	Ross Cromarty
	Bryan Cluff	Jesus Murillo
	Keith Niederer	Doris McClay
	Kira Wauwie	Meredith Tessier
	Adam Yaron	Brandon Lebovitz

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 October 8, 2014 Regular Meeting Minutes including Study Session.

COMMISSIONER BRANTNER MOVED TO APPROVE THE OCTOBER 8, 2014 REGULAR MEETING MINUTES, INCLUDING THE STUDY SESSION, SECONDED BY COMMISSIONER CODY, THE MOTION CARRIED UNANIMOUSLY WITH A VOTE OF SEVEN (7) TO ZERO (0).

WITHDRAWN

2. 5-GP-2014 Greasewood Flat
3. 11-ZN-2014 Greasewood Flat

EXPEDITED

4. 3-TA-2014 Service Residential (S-R) Text Amendment
5. 5-AB-2014 Cochise Estates
6. 12-GP-2013 Graythorn
7. 21-ZN-2004#2 Graythorn

ITEM NO'S. 4 - 7; RECOMMENDED CITY COUNCIL APPROVE CASES 3-TA-2014, 5-AB-2014, 12-GP-2013 & 21-ZN-2004#2, MOTION BY COMMISSIONER BRANTNER, PER THE STAFF RECOMMENDED STIPULATIONS FINDING THAT THE PLANNED COMMUNITY (P-C) DISTRICT CRITERIA HAVE BEEN MET, AFTER DETERMINING THAT THE PROPOSED ABANDONMENT, TEXT AND ZONING MAP AMENDMENTS ARE CONSISTENT AND CONFORM WITH THE ADOPTED GENERAL PLAN, SECONDED BY COMMISSIONER CODY. THE MOTION CARRIED UNANIMOUSLY WITH A VOTE OF SEVEN (7) TO ZERO (0).

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REGULAR

8. 2-GP-2014 The Reserve at Pinnacle Peak Patio

9. 9-ZN-2014 The Reserve at Pinnacle Peak Patio

ITEM NO'S 8 & 9; RECOMMENDED CITY COUNCIL APPROVE CASES 2-GP-2014 AND 9-ZN-2014, MOTION BY COMMISSIONER KUSH, PER THE STAFF RECOMMENDED STIPULATIONS, AND AFTER DETERMINING THAT THE PROPOSED ZONING MAP AMENDMENTS IS CONSISTENT AND CONFORM WITH THE ADOPTED GENERAL PLAN, SECONDED BY BY COMMISSIONER CODY. THE MOTION CARRIED UNANIMOUSLY WITH A VOTE OF SEVEN (7) TO ZERO (0).

Jim Davis, Anne Christensen, Debra Wichterlan, James Wichterlan and Jim Christensen had written comments regarding these items.

Jim Davis, Robert Cappel, James, Wichterlan, Jim Christensen, Howard Myers and Ewin Billingsley spoke regarding these items.

10. 3-GP-2014 El Regalo

11. 10-ZN-2014 El Regalo

ITEM NO'S 10 & 11; RECOMMENDED CITY COUNCIL APPROVE CASES 3-GP-2014 AND 10-ZN-2014, MOTION BY COMMISSIONER BRANTNER, PER THE STAFF RECOMMENDED STIPULATIONS, FINDING THAT THE PLANNED COMMUNITY (PC) DISTRICT CRITERIA HAVE BEEN MET AND AFTER DETERMINING THAT THE PROPOSED ZONING MAP AMENDMENTS AND DEVELOPMENT PLAN ARE CONSISTENT AND CONFORM WITH THE ADOPTED GENERAL PLAN, SECONDED BY COMMISSIONER CODY. THE MOTION PASSED WITH A VOTE OF SIX (6) TO ZERO (0). COMMISSIONER FAKIH RECUSED HIMSELF.

Robert Cappel spoke regarding these items.

* 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

- 12. 4-GP-2014 Cavalliere Flat
- 13. 12-ZN-2014 Cavalliere Flat

ITEM NO'S 12 & 13; RECOMMENDED CITY COUNCIL APPROVE CASES 4-GP-2014 AND 12-ZN-2014, MOTION BY COMMISSIONER BRANTNER, PER THE STAFF RECOMMENDED STIPULATIONS, AND AFTER DETERMINING THAT THE PROPOSED ZONING MAP AMENDMENTS IS CONSISTENT AND CONFORM WITH THE ADOPTED GENERAL PLAN, SECONDED BY COMMISSIONER MINNAUGH. THE MOTION PASSED WITH A VOTE OF SIX (6) TO ZERO (0). COMMISSIONER FAKIH RECUSED HIMSELF.

Jim Christensen, Anne Christensen, James Wichterman and Fares Alzubidi Had written comments.

Robert Cappel, Jim Christensen, James Wichterman, Deborah Wichterman and Howard Myers spoke regarding these items.

ADJOURNMENT

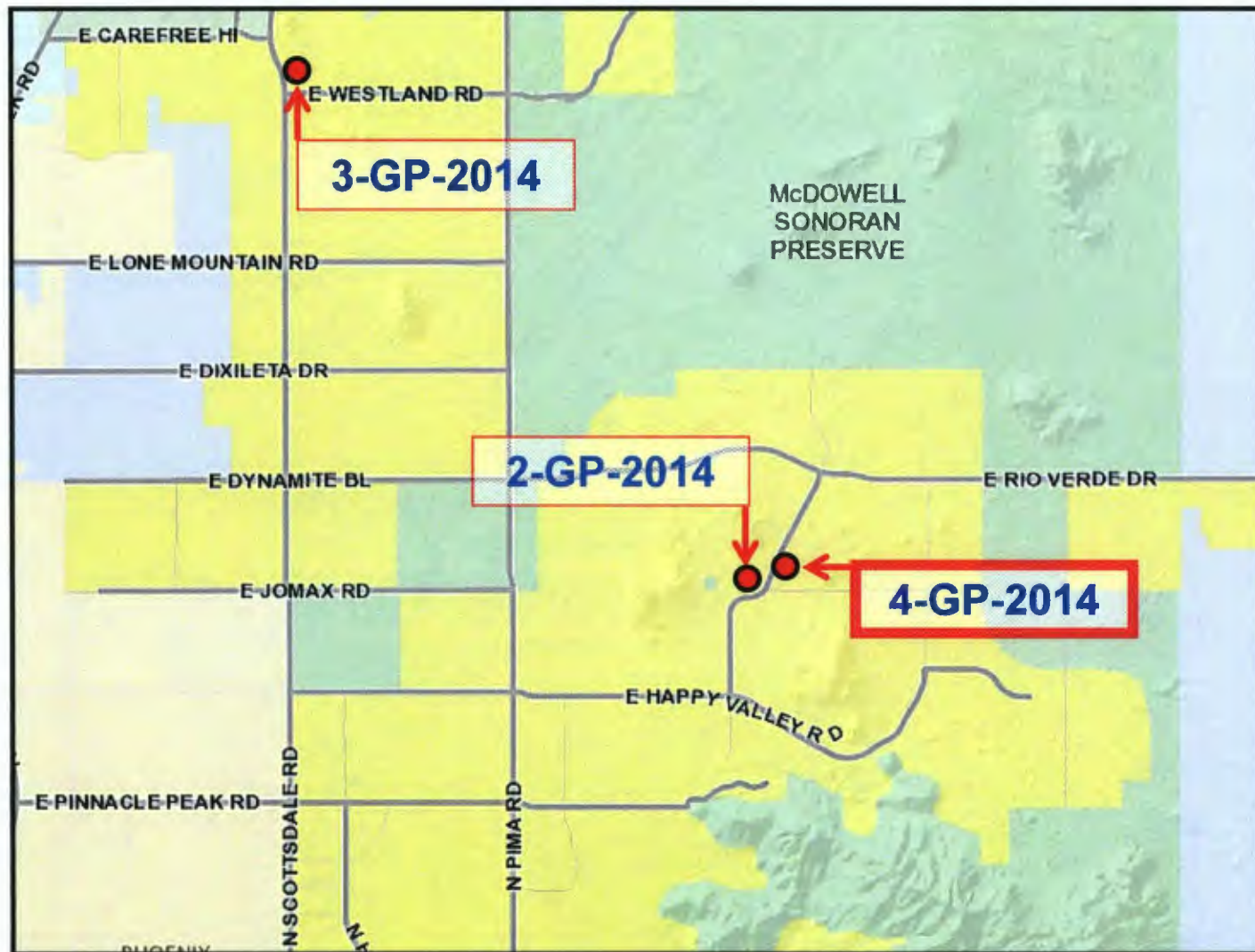
With no further business to discuss, the regular session of the Planning Commission adjourned at 7:02 p.m.

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4-GP-2014 & 12-ZN-2014 Cavalliere Flat

City Council
Adoption Hearing
December 1, 2014

2014 Major General Plan Amendments - 3 Private Requests



4-GP-2014

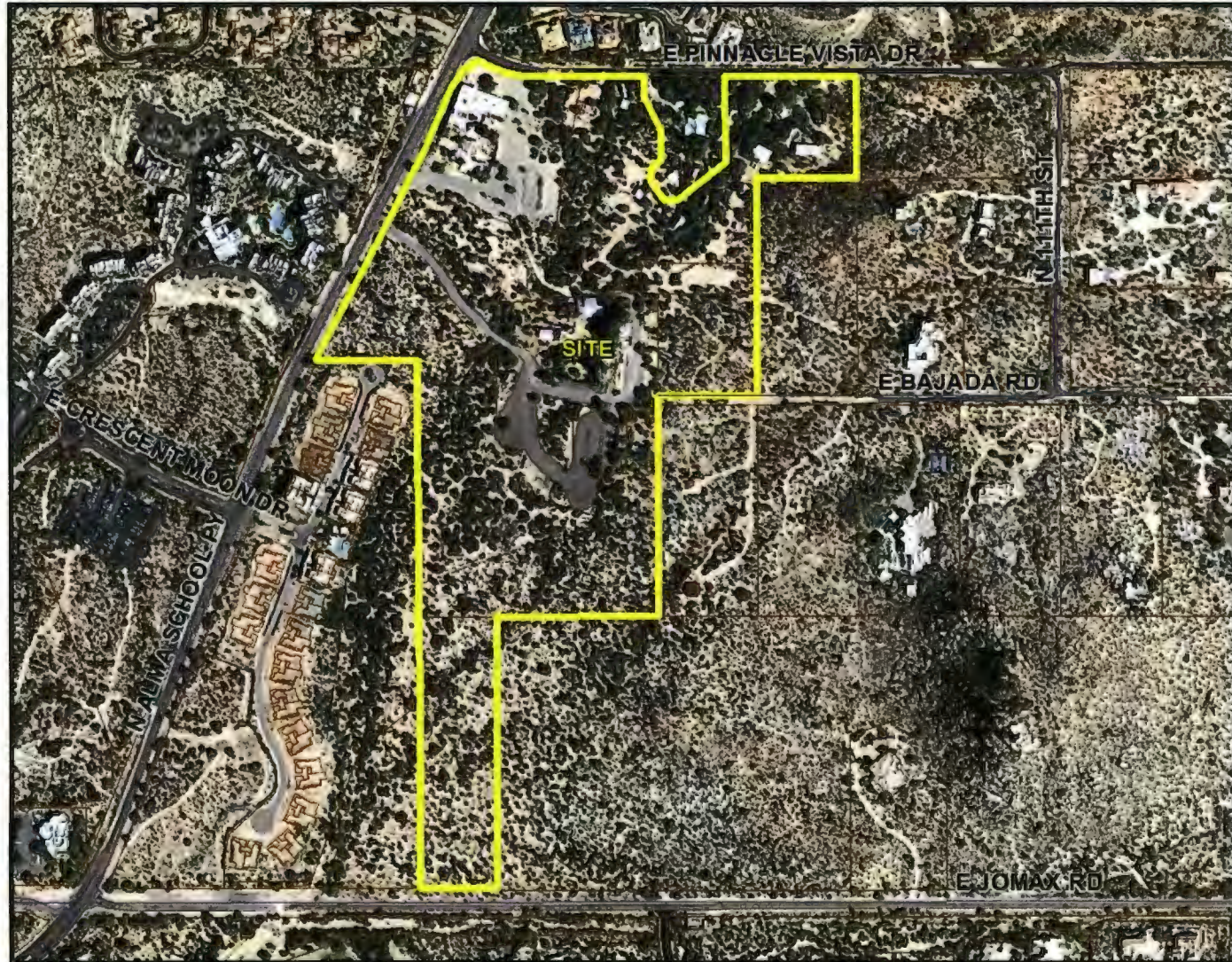
4-GP-2014: Cavalliere Flat



CONTEXT AERIAL

4-GP-2014

4-GP-2014: Cavalliere Flat



CLOSE AERIAL

4-GP-2014

	To:	Group A	Group B	Group C	Group D	Group E
From:	Land Use Plan Category					
Group A	Rural Neighborhoods		Yes	Yes	Yes	Yes
	Natural Open Space					
Group B	Suburban Neighborhoods			Yes	Yes	Yes
	Developed Open Space					
	Cultural/ Institutional or Public Use					
Group C	Urban Neighborhoods	Yes				Yes
	Resorts/Tourism					
Group D	Neighborhood Commercial	Yes	Yes			Yes
	Minor Office					
	Minor Employment					
Group E	Commercial	Yes	Yes			
	Office					
	Employment					
	Mixed Use					
	Regional Use Overlay					

1. Change in Land Use Category

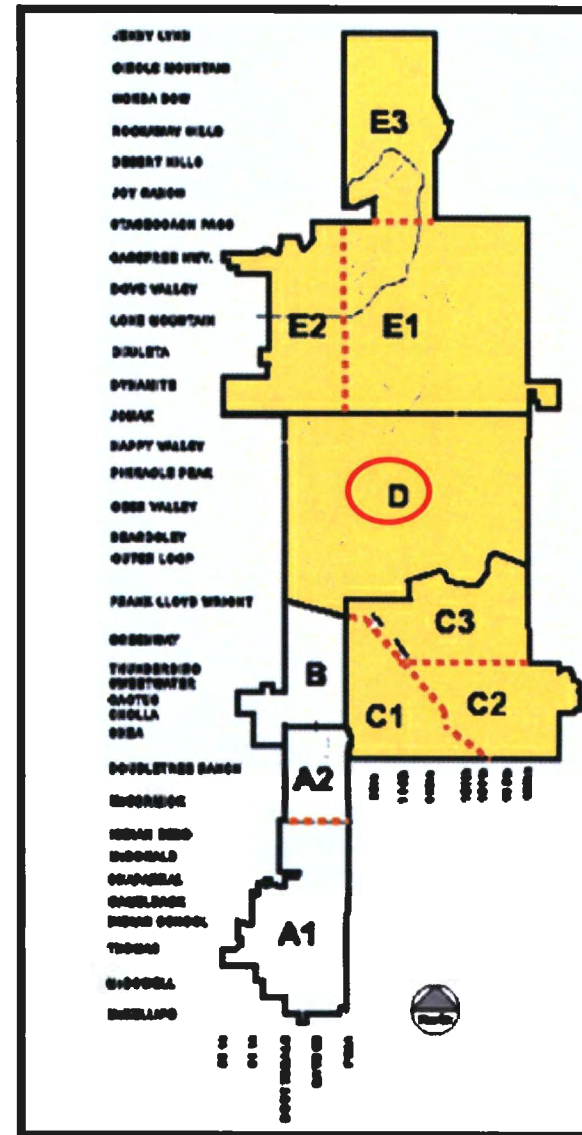
Applicants Proposal:
Amend the General Plan
Conceptual Land Use
Map from Rural
Neighborhoods and
Commercial to Rural
and Suburban
Neighborhoods.

2. Area of Change Criteria - Acreage

- A change in the land use designation that includes the following gross acreages:

Planning Zones A and B: 10 or more acres.
Planning Zones C, D and E: 15 or more acres.

- Applicants Proposal is +/- 26.5 acres of change.



Applicants Request: 4-GP-2014

- Request for a major General Plan amendment for the site located at the southeast corner of Alma School Parkway and Pinnacle Vista Drive to change the land use designations of:
 - 19 +/- acres of Commercial to Suburban Neighborhoods ,
 - 3.8 +/-acres of Rural Neighborhoods to Suburban Neighborhoods,
 - 3.7 +/- acres of Commercial to Rural Neighborhoods, and
 - Maintain 20.4+/- acres of Rural Neighborhoods .
- Companion Cases:
 - Rezoning: 12-ZN-2014

Applicants Request: 4-GP-2014

Existing Land Use Designation:
Commercial and Rural Neighborhoods



Proposed Land Use Designation:
Suburban Neighborhoods and Rural Neighborhoods



Land Use Map Legend



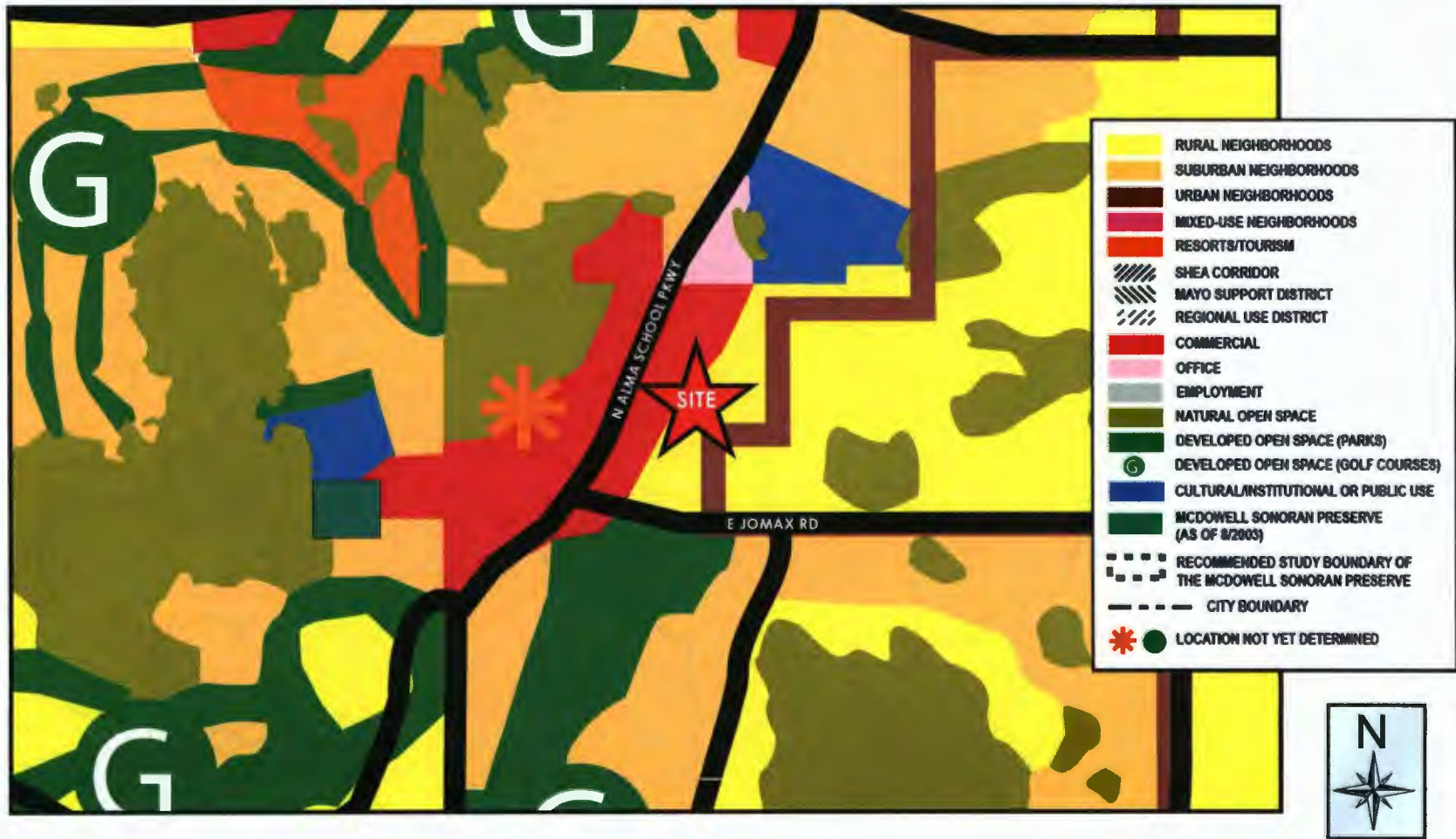
Applicant's Request:

A proposal for a major General Plan amendment to the City of Scottsdale 2001 General Plan to change the land use designation from Commercial and Rural Neighborhoods to Rural Neighborhoods and Suburban Neighborhoods on a 46.9 +/- acre site. More specifically, changing: 19 +/- acres of Commercial to Suburban Neighborhoods; 3.8 +/- acres of Rural Neighborhoods to Suburban Neighborhoods; 3.7 +/- acres of Commercial to Rural Neighborhoods; and, maintain 20.4 acres of Rural Neighborhoods.

Key Considerations

- Compatibility with the surrounding land uses (Rural Neighborhoods, Office, and Commercial).
 - Densities of surrounding residential
- The conversion of approximately twenty-three (22.7 +/-) acres of Commercial designated land to Rural and Suburban Neighborhoods will alter the amount of Commercial land uses designated both citywide, and within the northern portion of the Scottsdale.
 - Applicant's market analysis

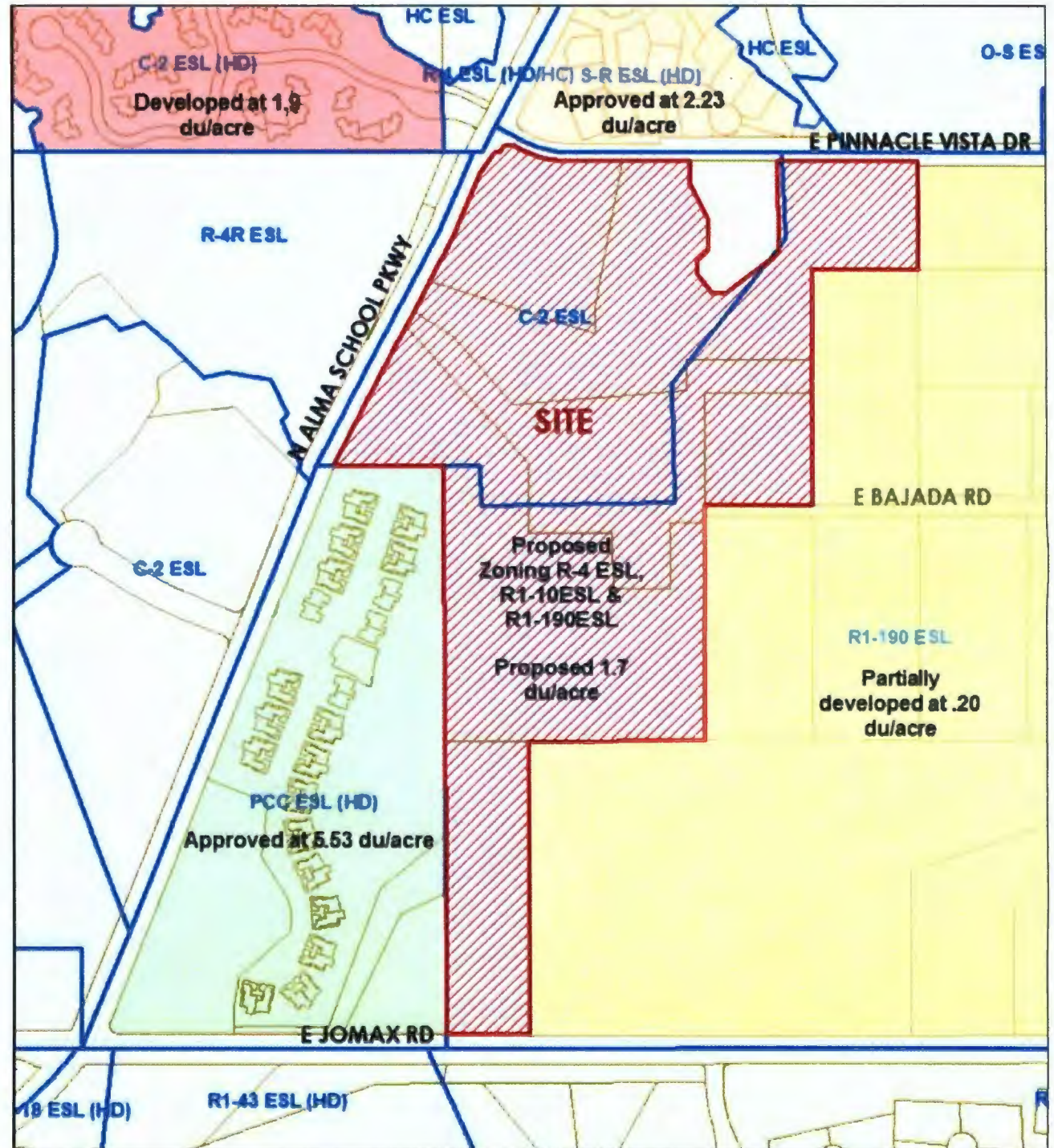
2001 General Plan Conceptual Land Use Map - CONTEXT



EXISTING LAND USE

4-GP-2014

Surrounding Residential Densities



Commercial Land Use

JENNY LYNN

CIRCLE MOUNTAIN

HONDA BOW

ROCKAWAY HILLS

DESERT HILLS

JOY RANCH

STAGECOACH PASS

CAREFREE HWY.

DOVE VALLEY

LONE MOUNTAIN

DIXILETA

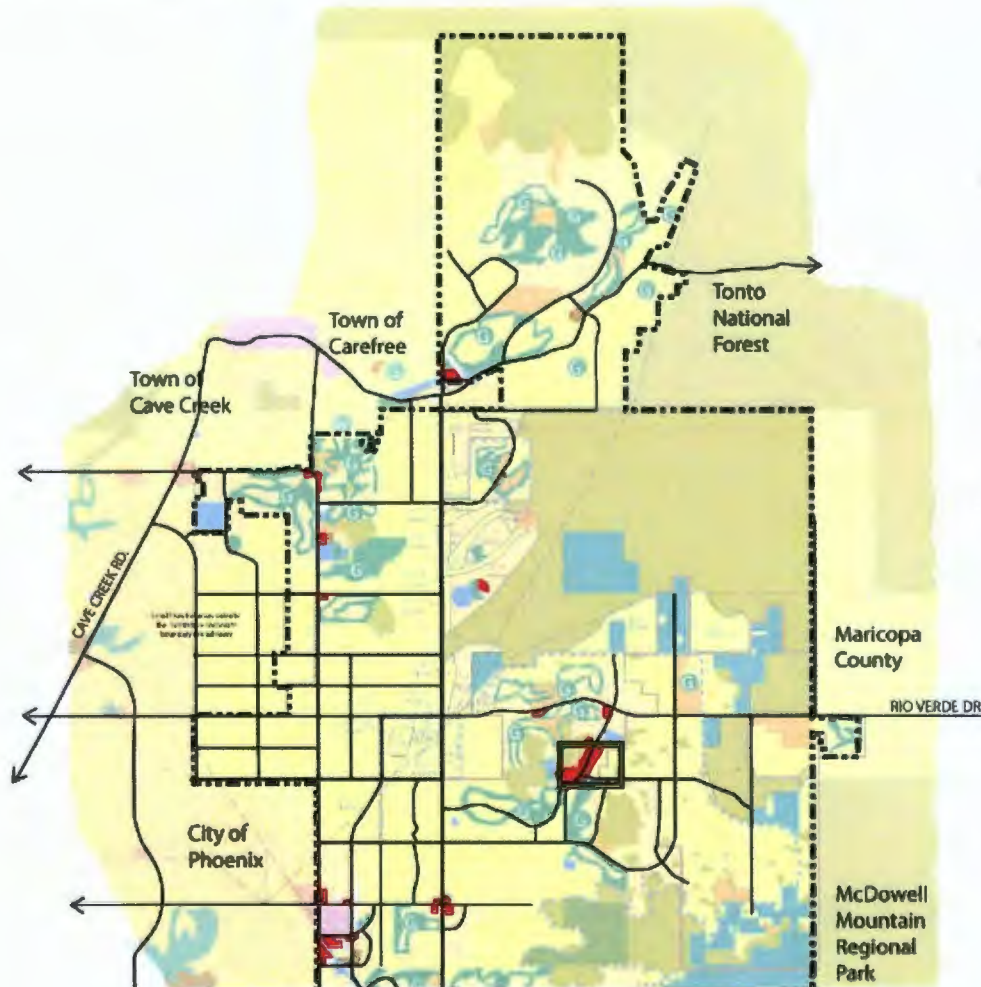
DYNAMITE

JOMAX

HAPPY VALLEY

PINNACLE PEAK

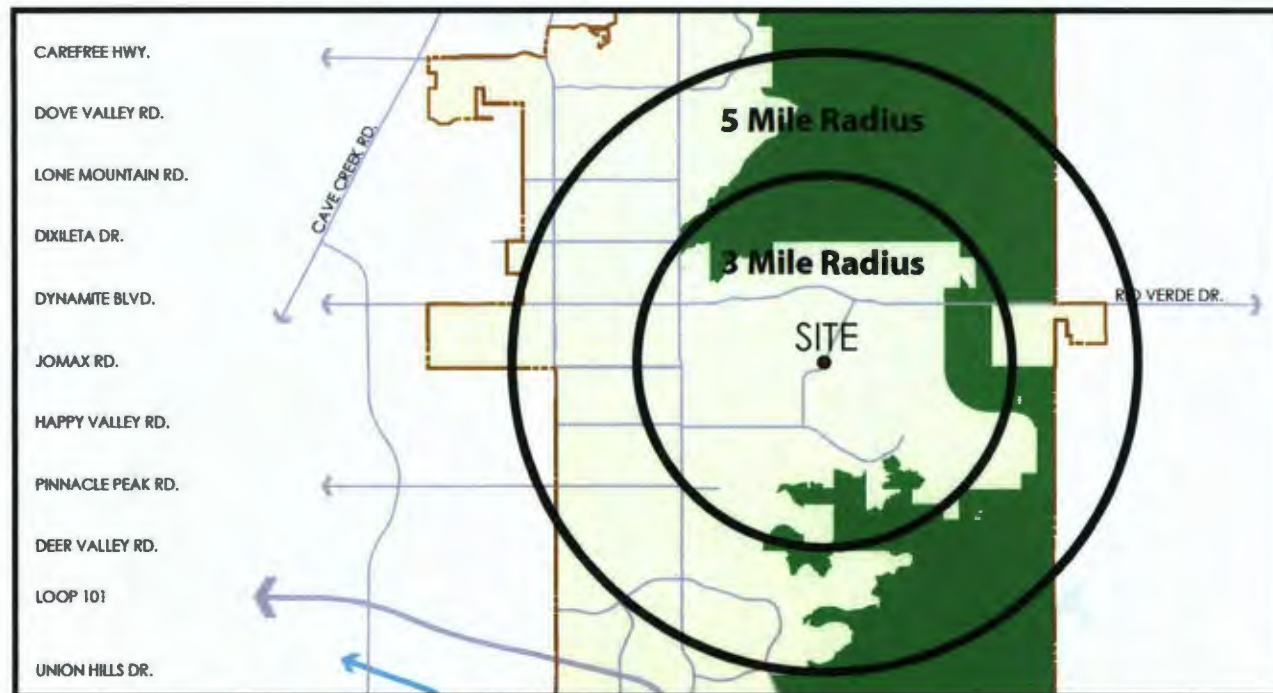
DEER VALLEY



- North Area Commercial:
365+/- acres (33% of Citywide Commercial)
- Proposed Commercial to Suburban Neighborhood:
22.7+/- acres
- Percent Change in North Area Commercial: 6%

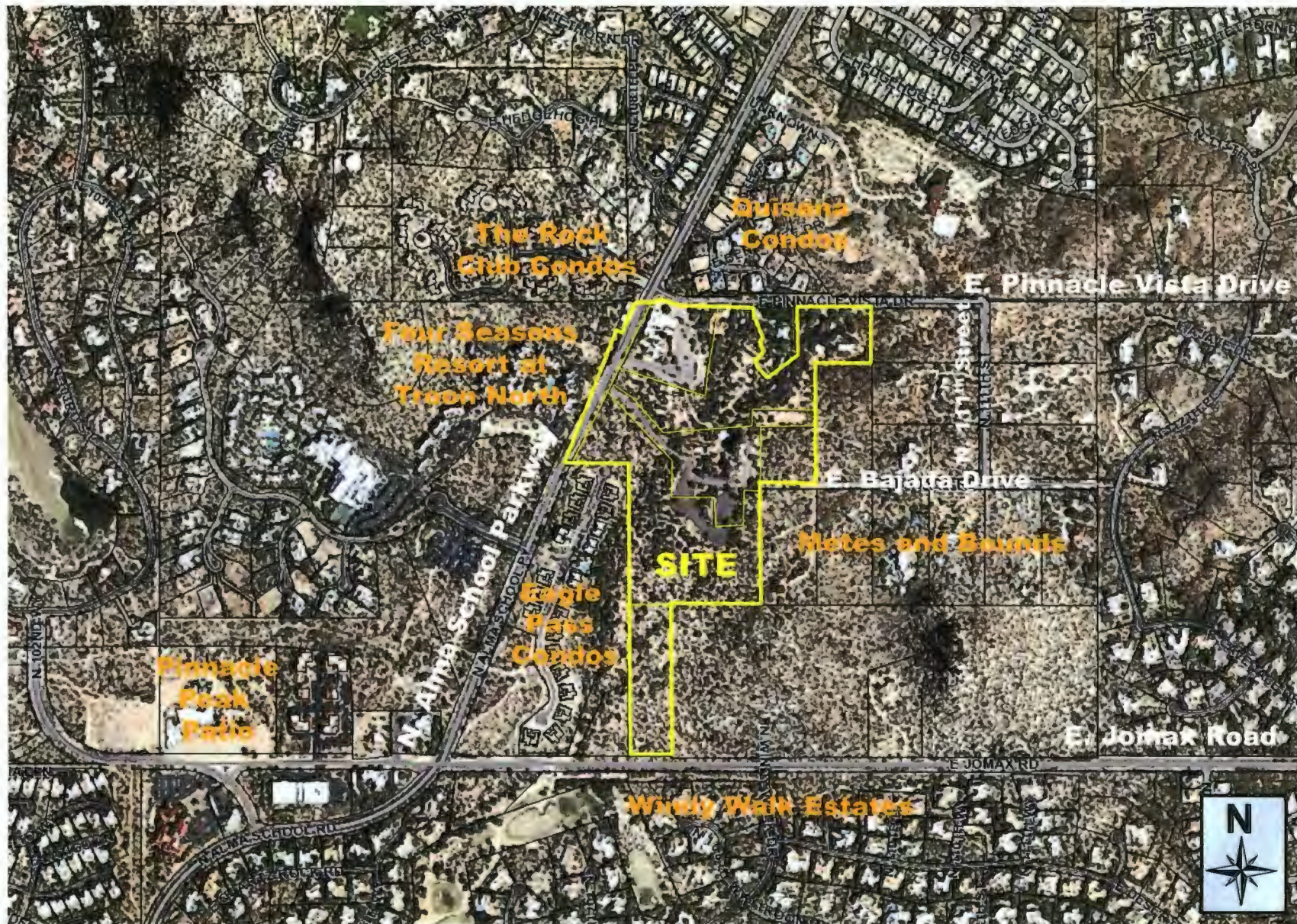
Designated Commercial Lands - Land Use & Market Study

- 2013 Citywide Land Use Assumptions Report
 - North Sub-Area projected to absorb 3,577+/- acres of residential land by 2030
 - 4% (162+/- acres) projected as Suburban Neighborhoods
- Cavalliere Flats Market Study
 - Vacancy of retail/office:
 - Within 3 miles, 23.2% vacant
 - Within 5 miles, 17.6% vacant



Community Involvement

- Applicant Open House – May 28, 2014
 - 46 Participants
 - Major Community Comments:
 - The applicant remarked that participants at the Open House were generally supportive of the project with one concern being raised about the protection of the drainage corridors.
-
- City Sponsored Open House – September 3, 2014
 - 84 Participants* *Accounts for all four Major General Plan Amendments.
 - Planning Commission Remote Hearing – September 10, 2014
 - Planning Commission Recommendation for Approval 6:0 – October 22, 2014
 - Major Community Comments:
 - Concerns regarding the requested density with the applicants associated zoning case: 12-ZN-2014. The proposed density is 1.7 dwelling units per acre.
 - Residents from the area wanted to ensure that the proposal is consistent with other residential product types in the surrounding area - specifically single family residential.
 - Concerns regarding additional traffic along North Alma School Parkway.



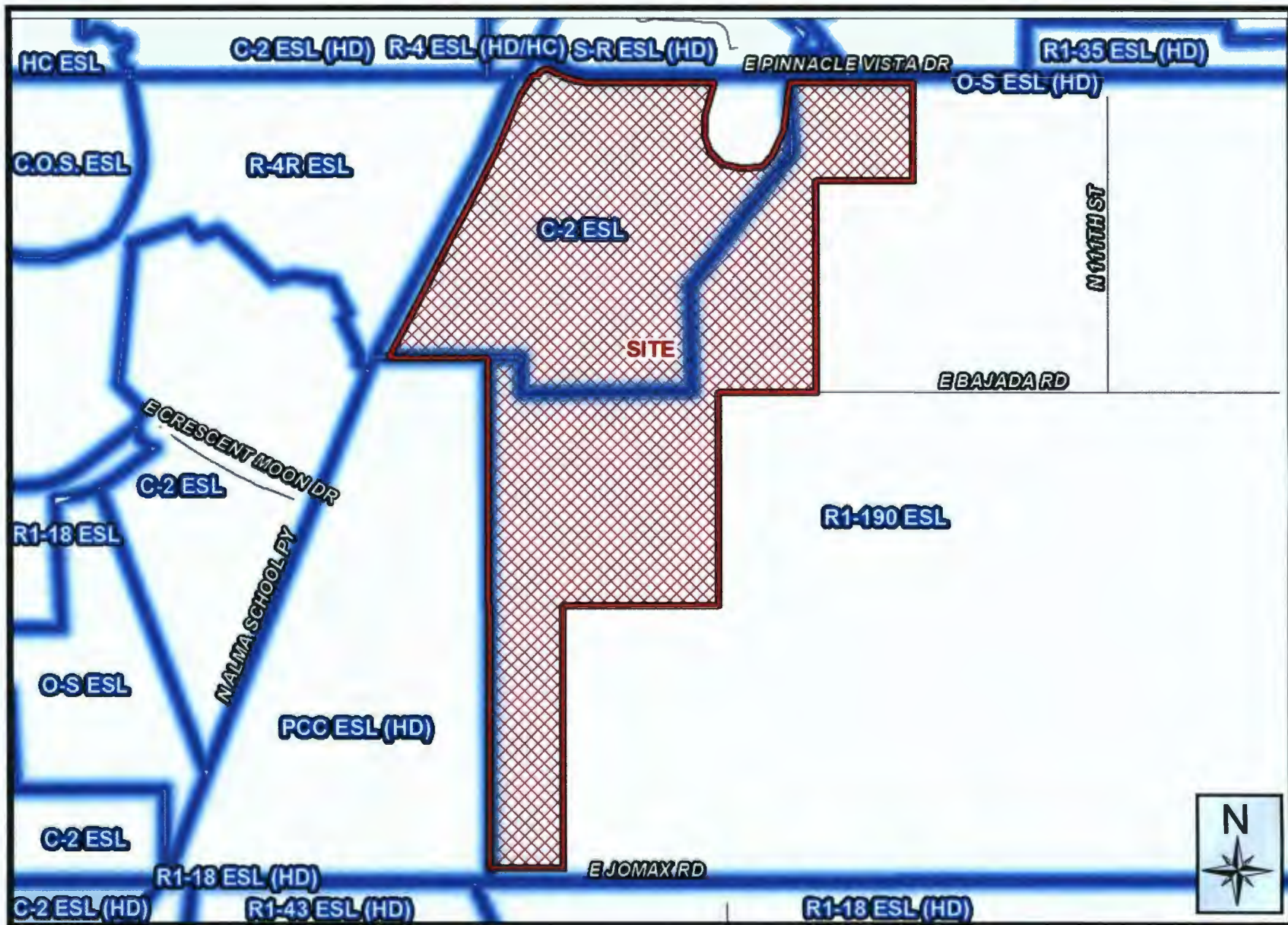
CONTEXT AERIAL

12-ZN-2014



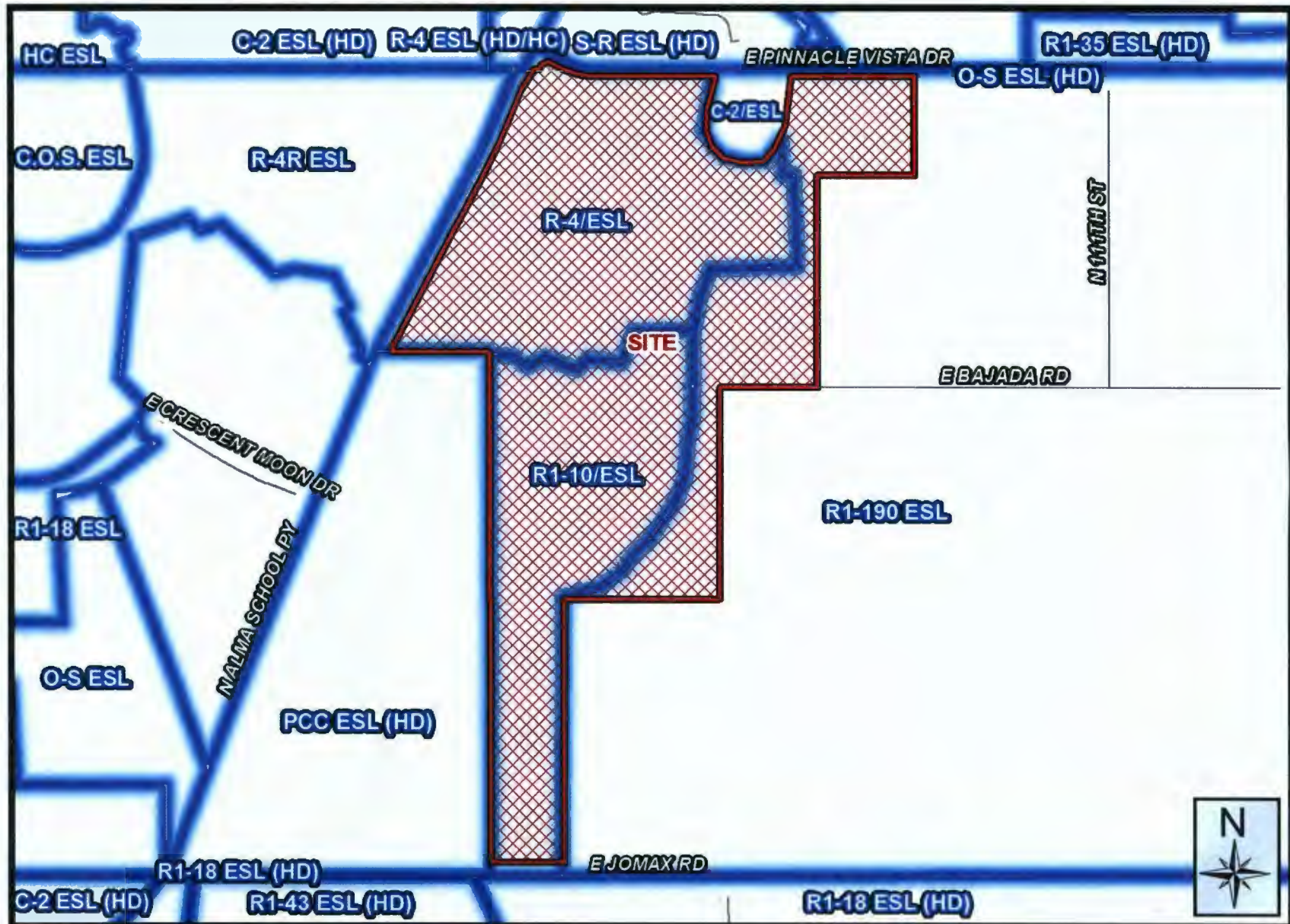
CONTEXT AERIAL

12-ZN-2014



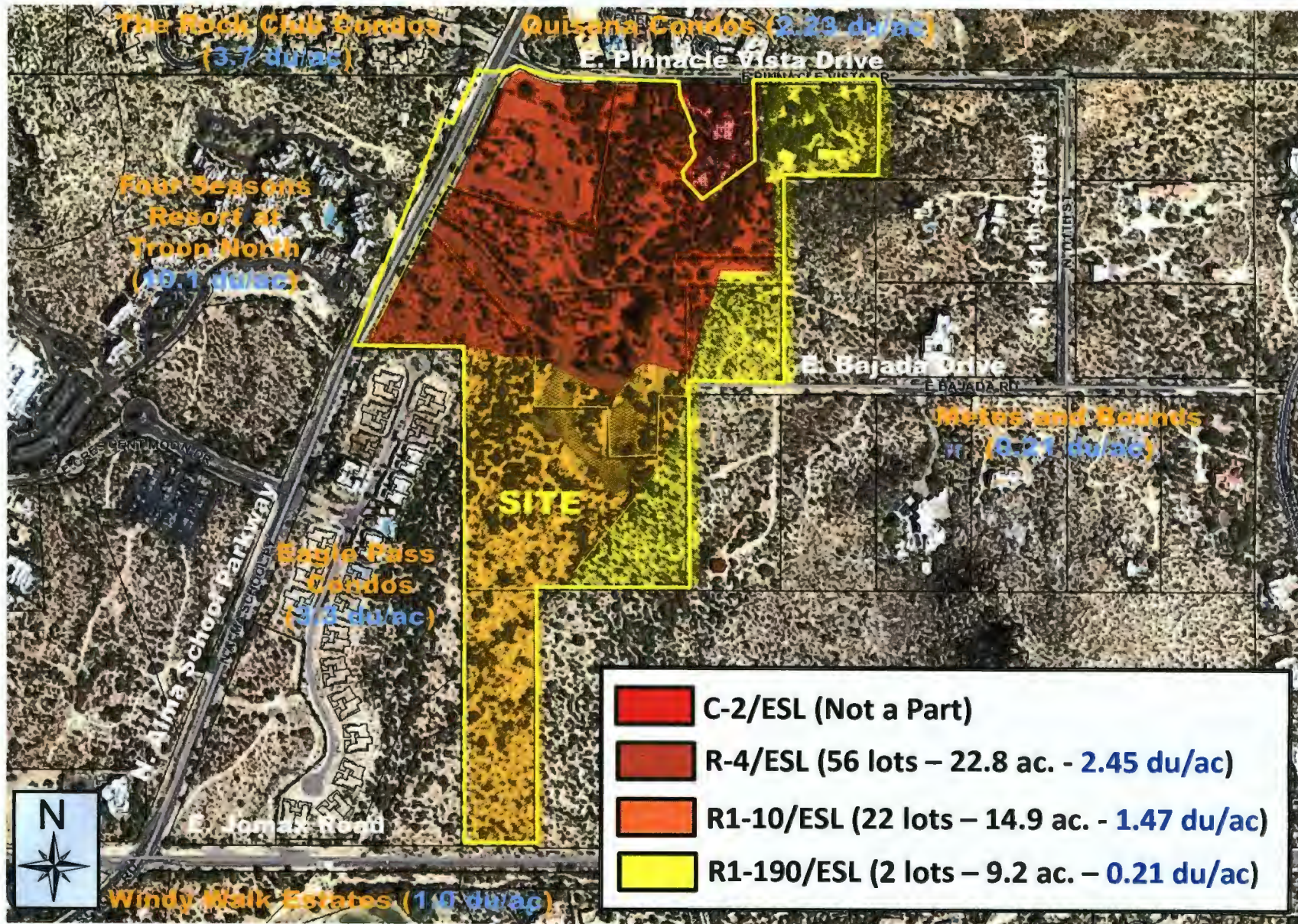
EXISTING ZONING MAP

12-ZN-2014



PROPOSED ZONING

12-ZN-2014



CONTEXT AERIAL

12-ZN-2014



SITE DATA

EXISTING ZONING: R1-190 ESL
& C-2 ESL
PROPOSED ZONING: R-4 ESL,
R1-10 ESL & R1-190 ESL
NET ACREAGE: 46.05
OVERALL GROSS ACREAGE: 46.9

REQUIRED N.A.O.S. (PER SLOPE ANALYSIS): 14.65 (31.9%)
PROPOSED N.A.O.S.: 19.05 AC. (41.3%)
EXISTING ALMA SCHOOL S/B: QUISANA - 30'
PINNACLE POINTE - 50'
PROPOSED ALMA SCHOOL S/B: 30'-50'
REQ./ PROP. MAX BLDG HEIGHT: PER ESL - 24' (R1-10/190)
& 30' (R-4)
(FROM NATURAL GRADE)

TOTAL LOTS: 80

R-4 ESL - 22.8 AC., SINGLE FAMILY (60'X100')
R1-10 ESL - 14.9 AC., SINGLE FAMILY (90'X130')
R1-190 ESL - 9.2 AC., SINGLE FAMILY (190,000 + S.F.)

LOTS
56 (2.45 DU/AC)
22 (1.47 DU/AC)
2 (0.2 DU/AC)

OVERALL GROSS DENSITY: 1.7 DU/AC

SITE PLAN NOTES:

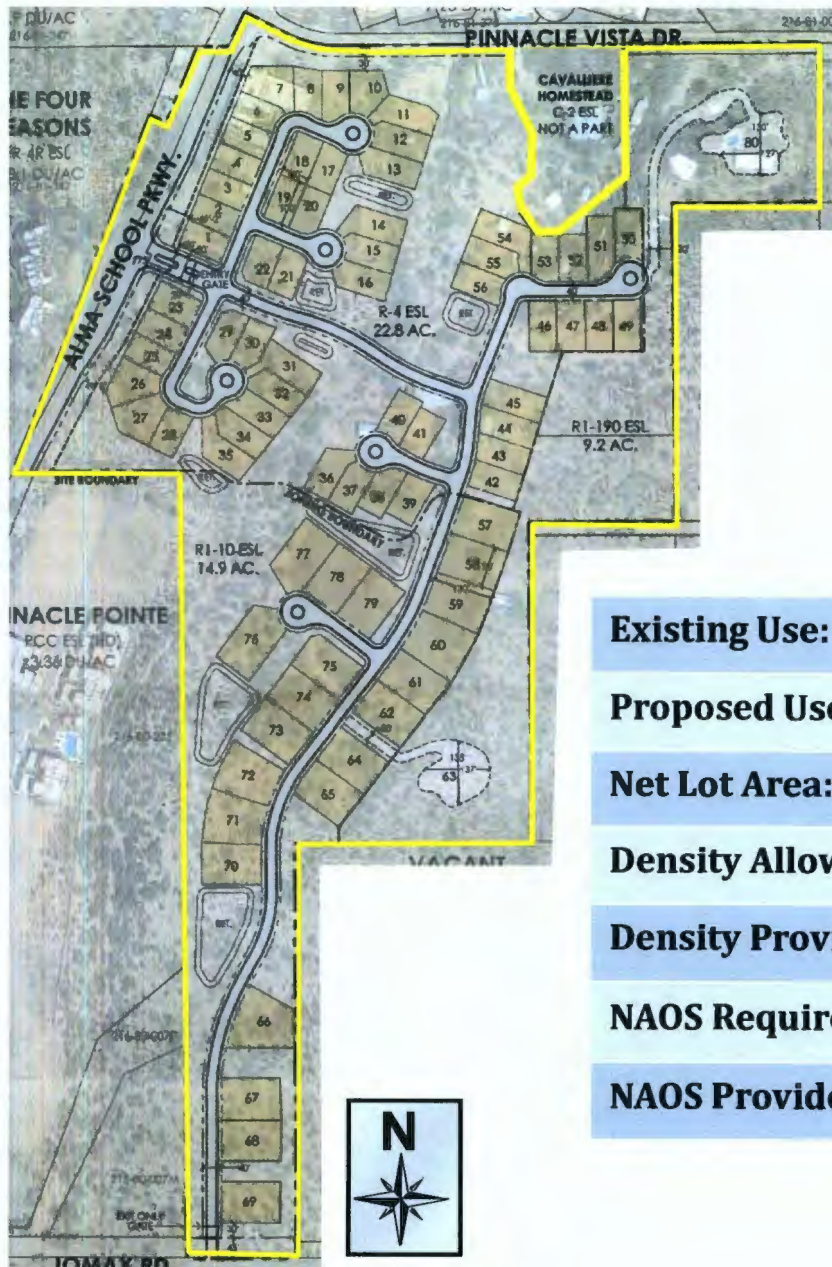
- HYDRANTS WILL BE PROVIDED AT MAX. SPACING OF 1,200' PER DS&PM 6-1.502
- RESIDENTIAL TURNING RADI OF 40.5' IS PROVIDED PER DS&PM 2-1.801
- FIRE LANES WILL SUPPORT 83,000LB LOAD PER DS&PM 2-1.802
- 20' MIN. DRIVE THROUGH LANES AND DIVIDED ENTRANCES ARE PROVIDED
- KEY SWITCH/PRE-EMPTION SENSOR WILL BE PROVIDED FOR ENTRY GATE.

**taylor
morrison**

NAOS PLAN



12-ZN-2014



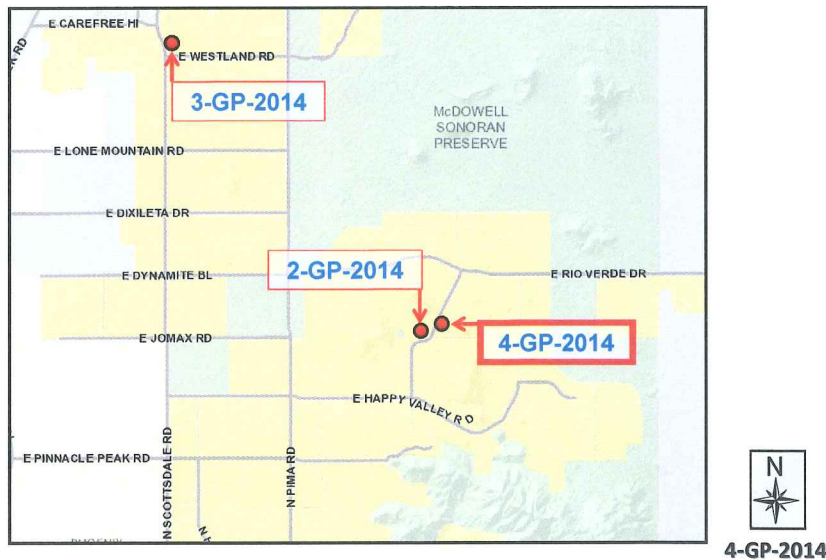
Existing Use:	Commercial/Single Family Residential
Proposed Use:	Multi/Single Family Residential
Net Lot Area:	49.6 acres
Density Allowed:	0.21 du/ac
Density Provided:	1.7 du/ac
NAOS Required:	14.65 acres
NAOS Provided:	15 acres

Items 6 & 7

4-GP-2014 & 12-ZN-2014 Cavalliere Flat

City Council
Adoption Hearing
December 1, 2014

2014 Major General Plan Amendments - 3 Private Requests



4-GP-2014: Cavalliere Flat



CONTEXT AERIAL



4-GP-2014: Cavalliere Flat



CLOSE AERIAL



1. Change in Land Use Category

Applicants Proposal:
Amend the General Plan
Conceptual Land Use
Map from Rural
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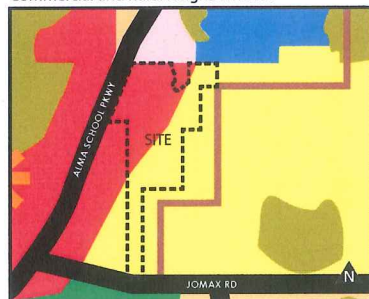


Applicants Request: 4-GP-2014

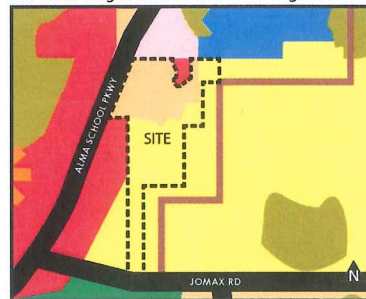
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 - Rezoning: 12-ZN-2014

Applicants Request: 4-GP-2014

Existing Land Use Designation:
Commercial and Rural Neighborhoods



Proposed Land Use Designation:
Suburban Neighborhoods and Rural Neighborhoods



Land Use Map Legend



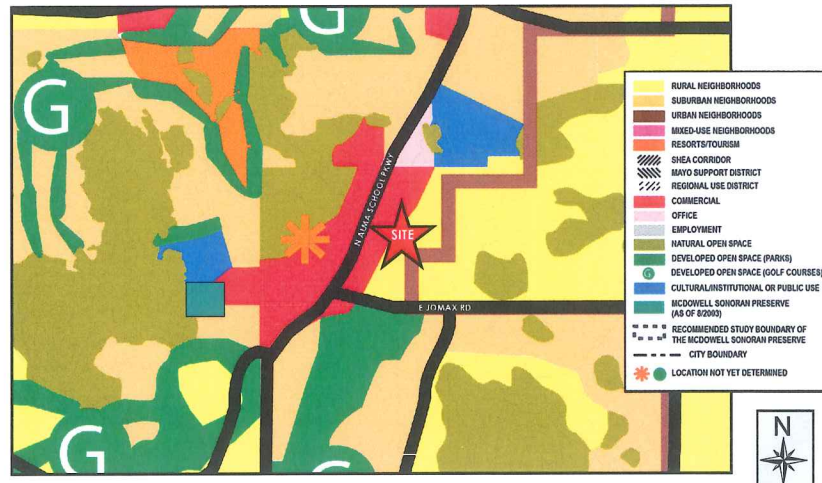
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Key Considerations

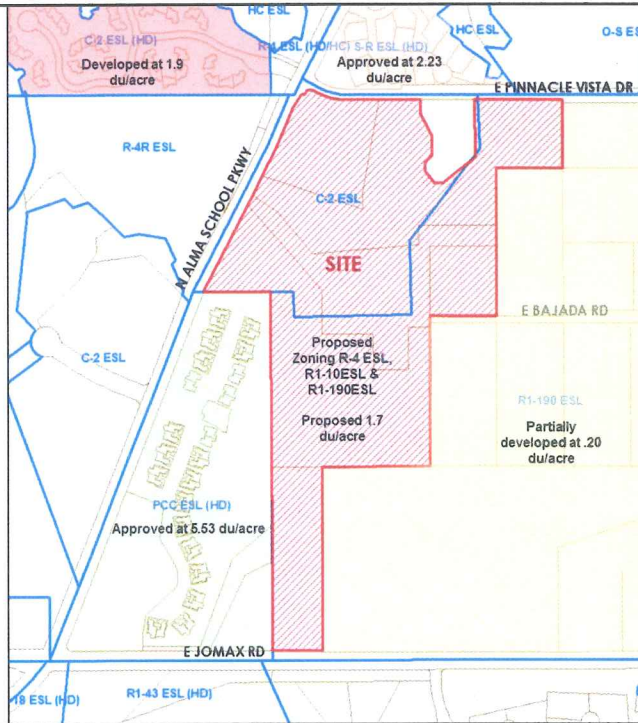
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 - Applicant's market analysis

2001 General Plan Conceptual Land Use Map - CONTEXT



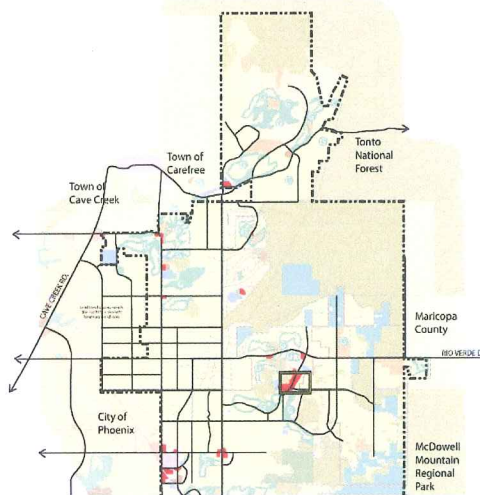
4-GP-2014

Surrounding Residential Densities



Commercial Land Use

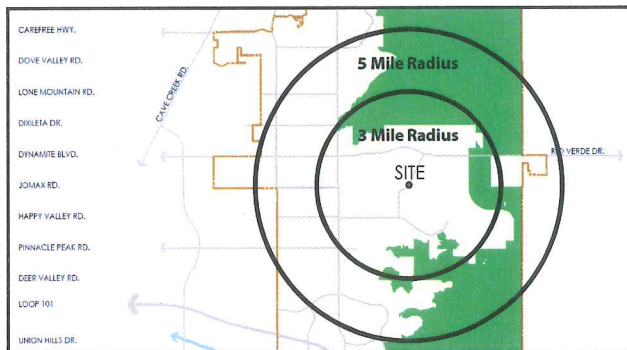
HARRY LANE
 CIRCLE MOUNTAIN
 HENDON BLVD
 ROCKAWAY HILLS
 DESERT HILLS
 JOY RANCH
 SINGLECROSS PASS
 CARRIETTE HWY
 DEER VALLEY
 LONE MOUNTAIN
 DIXLETA
 UTRAMITE
 JOMAX
 HAPPY VALLEY
 PINNACLE PEAK
 DEER VALLEY



- **North Area Commercial:** 365+/- acres (33% of Citywide Commercial)
- **Proposed Commercial to Suburban Neighborhood:** 22.7+/- acres
- **Percent Change in North Area Commercial:** 6%

Designated Commercial Lands - Land Use & Market Study

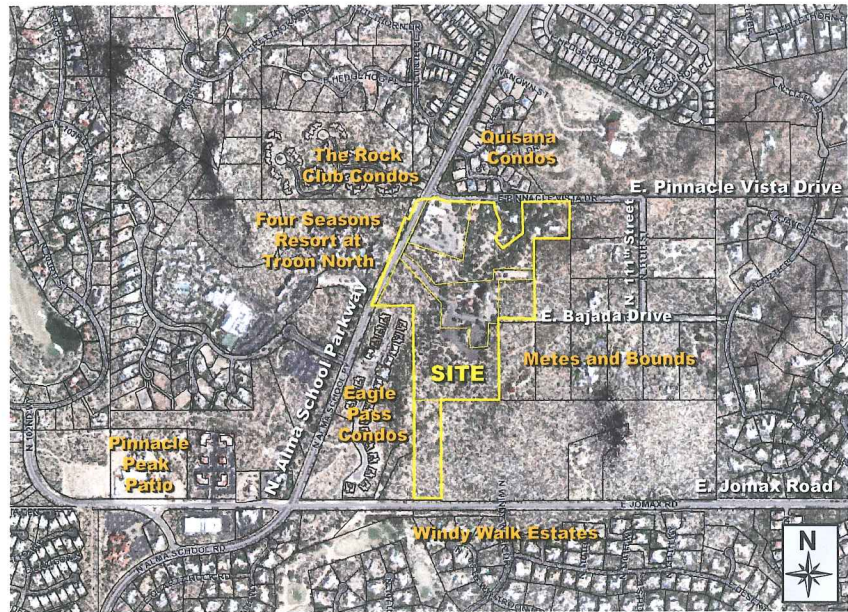
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 - Within 5 miles, 17.6% vacant



13

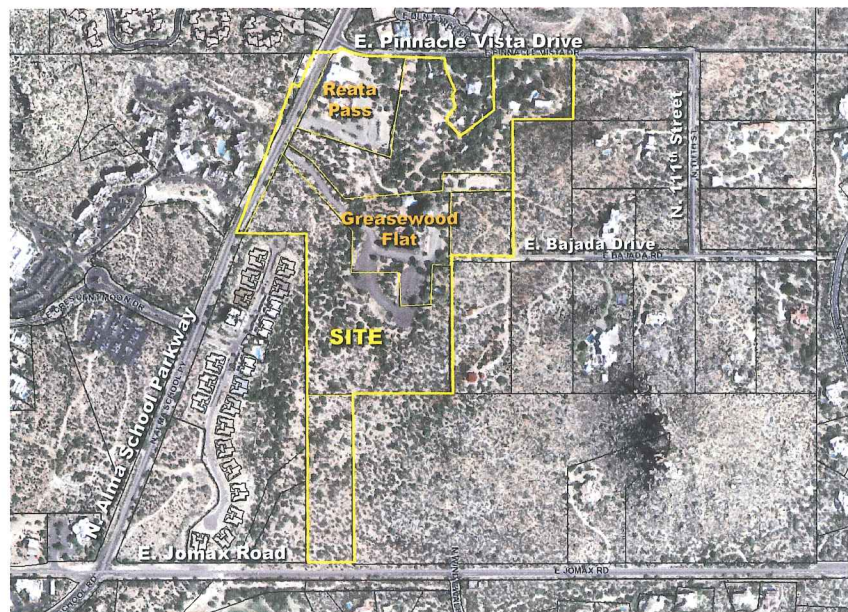
Community Involvement

- Applicant Open House – May 28, 2014
 - 46 Participants
 - Major Community Comments:
 - The applicant remarked that participants at the Open House were generally supportive of the project with one concern being raised about the protection of the drainage corridors.
-
- City Sponsored Open House – September 3, 2014
 - 84 Participants* *Accounts for all four Major General Plan Amendments.
 - Planning Commission Remote Hearing – September 10, 2014
 - Planning Commission Recommendation for Approval 6:0 – October 22, 2014
 - Major Community Comments:
 - Concerns regarding the requested density with the applicants associated zoning case: 12-ZN-2014. The proposed density is 1.7 dwelling units per acre.
 - Residents from the area wanted to ensure that the proposal is consistent with other residential product types in the surrounding area - specifically single family residential.
 - Concerns regarding additional traffic along North Alma School Parkway.



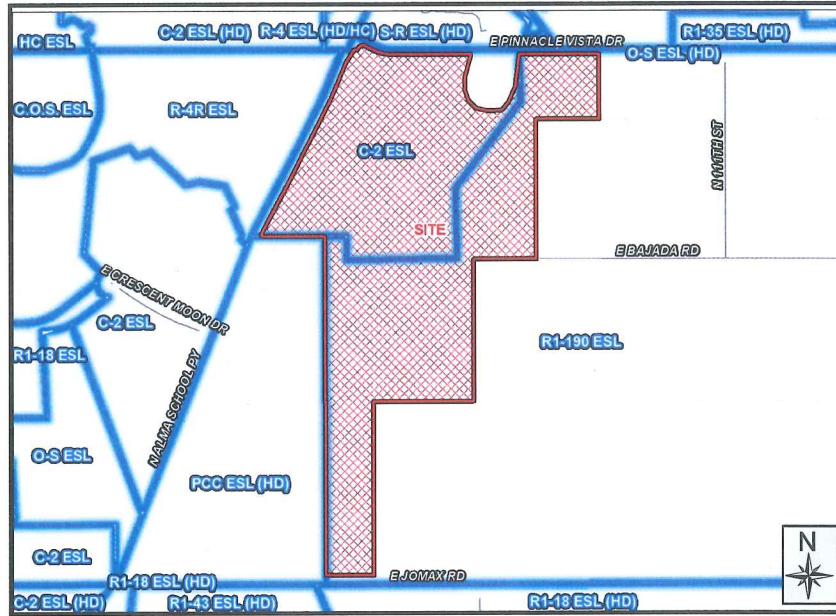
CONTEXT AERIAL

12-ZN-2014



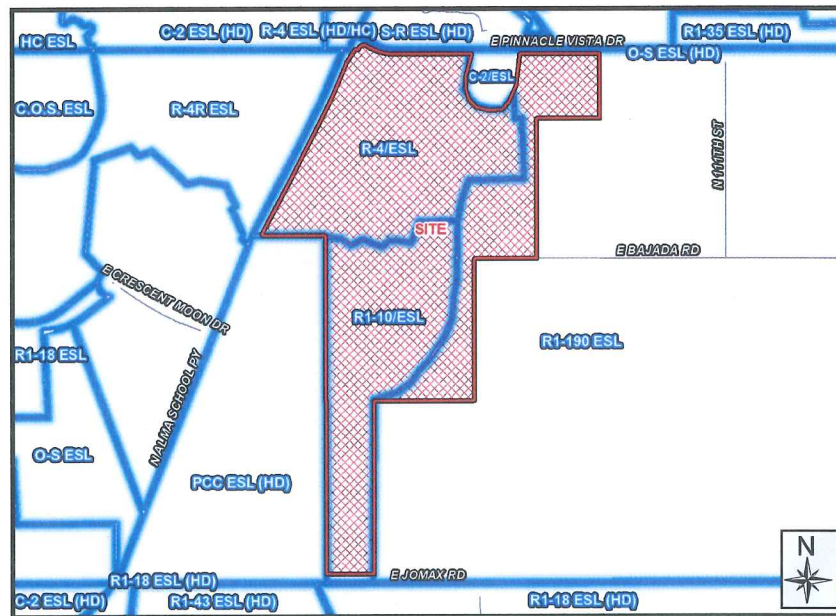
CONTEXT AERIAL

12-ZN-2014



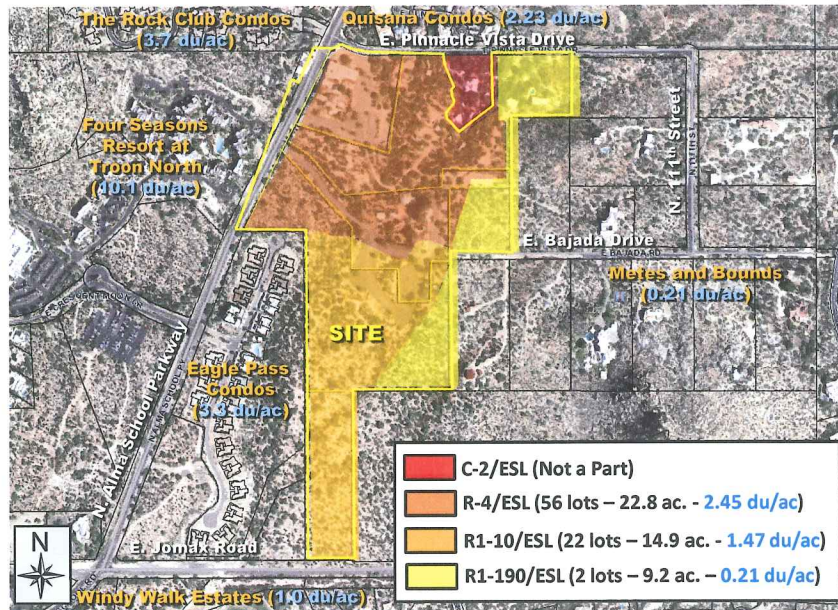
EXISTING ZONING MAP

12-ZN-2014



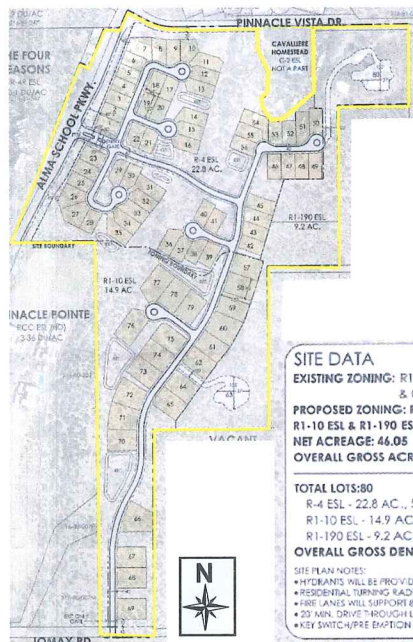
PROPOSED ZONING

12-ZN-2014



CONTEXT AERIAL

12-ZN-2014



SITE DATA

EXISTING ZONING: R1-190 ESL & C-2 ESL

PROPOSED ZONING: R-4 ESL

R1-10 ESL & R1-190 ESL

NET ACREAGE: 46.05

OVERALL GROSS ACREAGE: 46.9

REQUIRED N.A.O.S. (PER SLOPE ANALYSIS): 14.65 (31.9%)

PROPOSED N.A.O.S.: 19.05 AC. (41.3%)

EXISTING ALMA SCHOOL S/B: QUISANA - 30'

PINNACLE POINTE - 50'

PROPOSED ALMA SCHOOL S/B: 30'-50'

REQ. / PROP. MAX BLDG HEIGHT: PER ESL - 24' (R1-10/190) & 30' (R-4)

TOTAL LOTS: 80

R-4 ESL - 22.8 AC., SINGLE FAMILY (60'X100')

R1-10 ESL - 14.9 AC., SINGLE FAMILY (90'X130')

R1-190 ESL - 9.2 AC., SINGLE FAMILY (190,000 + S.F.)

OVERALL GROSS DENSITY: 1.7 DU/AC

LOTS

56 (2.45 DU/AC)

22 (1.47 DU/AC)

2 (0.2 DU/AC)

SITE PLAN NOTES:

• HYDRANTS WILL BE PROVIDED AT MAX. SPACING OF 1,200' PER DESPM 6-1.502

• RESIDENTIAL TURNING RADI OF 40' IS PROVIDED PER DESPM 2-1.801

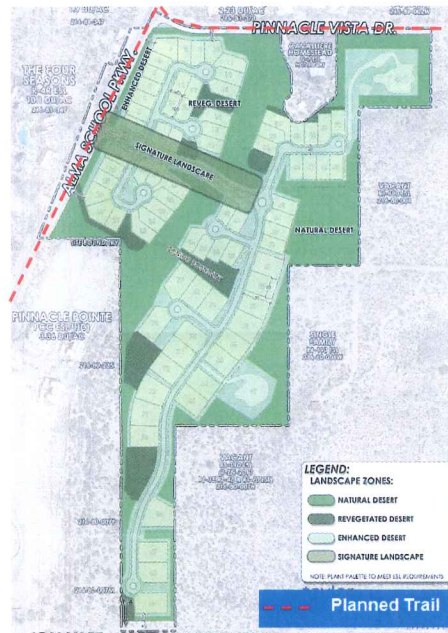
• FIRE LANES WILL SUPPORT 80,000 LB LOAD PER DESPM 2-1.802

• 23 MIN. DRIVE THROUGH LANES AND DIVIDED ENTRANCES ARE PROVIDED

• KEY SWITCH/PIRE DETECTION SENSOR WILL BE PROVIDED FOR ENTRY GATE.

taylor morrison

NAOS PLAN



12-ZN-2014

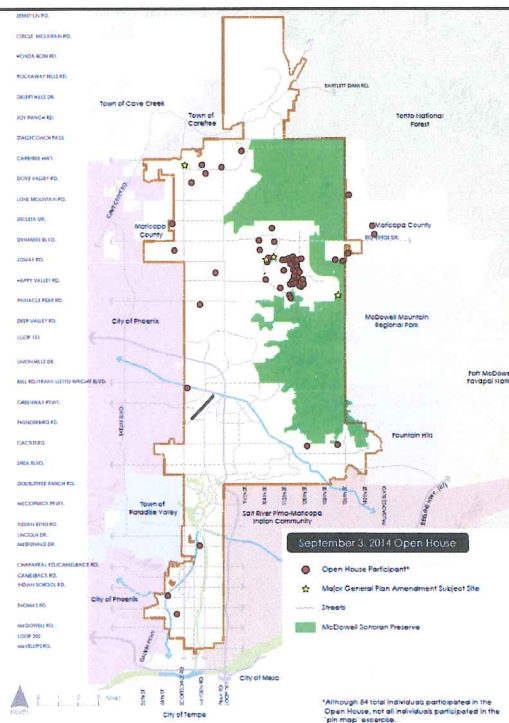


Existing Use:	Commercial/Single Family Residential
Proposed Use:	Multi/Single Family Residential
Net Lot Area:	49.6 acres
Density Allowed:	0.21 du/ac
Density Provided:	1.7 du/ac
NAOS Required:	14.65 acres
NAOS Provided:	15 acres

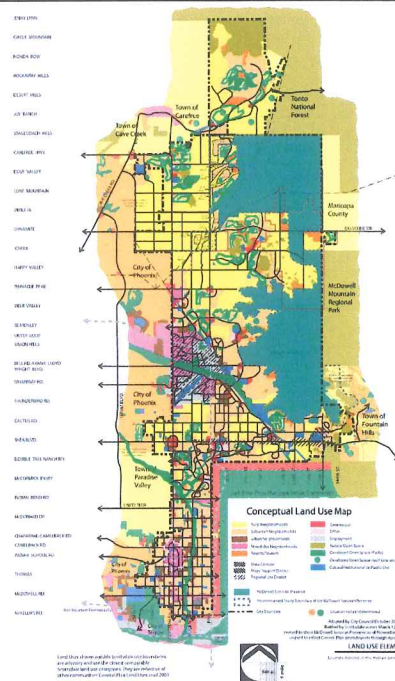
SUPPLEMENTAL SLIDES

September 3, 2014
City Sponsored
Open House

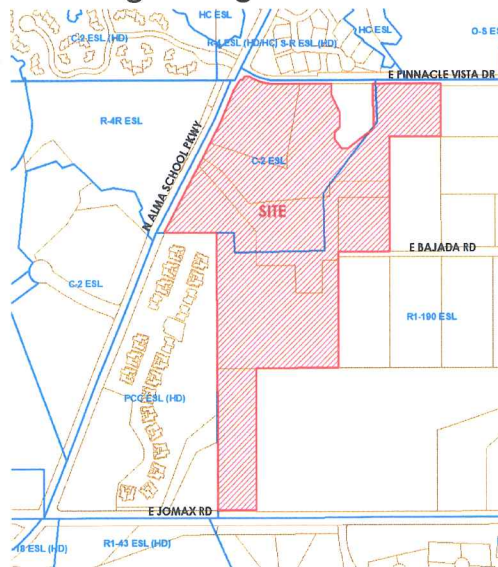
84 Total Participants



2001 Land Use Map



Existing Zoning

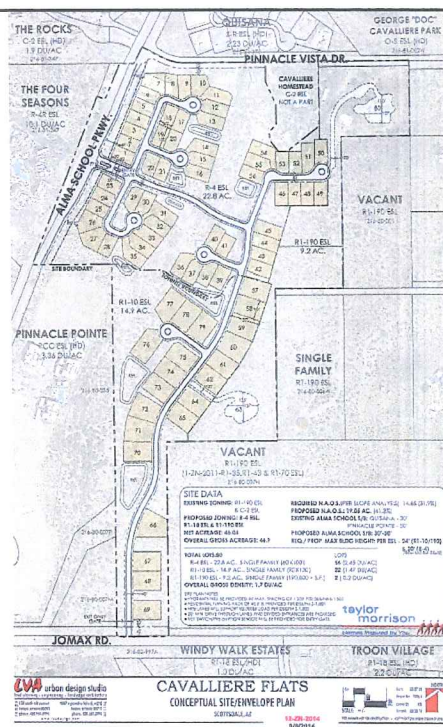


Applicants Proposal:
Zoning Map
Amendment from
C-2 and R1-190 to
R-4, R1-10,
and R1-190

Conceptual Site Plan

12-ZN-2014

**Applicants Proposal:
Zoning Map
Amendment from
C-2 and R1-190 to
R-4, R1-10,
and R1-190**



Commercial Land Use Definition

COMMERCIAL: These uses provide a variety of goods and services to the people who live in, work in or visit Scottsdale and have been designated throughout the community at an appropriate scale and location. This category includes areas designated for commercial centers providing goods and services frequently needed by the surrounding residential community, and retail business, major single uses and shopping centers. Other uses include, but are not limited to, offices, professional offices, health care facilities, day care, housing and office uses, to attain environmental and mobility goals. Neighborhood retail should be located at frequent intervals in relationship to the density of nearby residential areas to reduce travel time and distance. The size and scale of neighborhood commercial uses should be proportional to the surrounding residential density. Commercial uses should be located to avoid undesirable impacts on surrounding areas. Neighborhood commercial uses are best located on collector or arterial streets. Community or regional commercial uses should usually be located on arterial streets for large visibility and traffic volumes. Community or regional commercial uses function best when they are situated along regional-scale roads.



OFFICE: The office designation includes a variety of office uses. Minor offices have a residential scale and character, often in a campus setting. Minor office uses generate low to moderate traffic volumes, and can be located along collector streets as arterial streets. They are generally one-story buildings with a mix of uses. Major offices are located in high-density, walkable, in-grade parking (Zoning categories determine building heights and setbacks). Street development and landscaping requirements will protect adjacent residential uses. Major offices include offices and related uses that have more than one story and may have underground parking. Typically, this use is in and around the central business district, other major commercial cores, or freeway interchanges. Arterial roadway access is desirable. Landscaping and development standards for major offices vary, depending upon the location of the use.

EMPLOYMENT: The employment category permits a range of employment uses from light manufacturing to light industrial and office uses. Employment areas should have access to adequate mobility systems and provide opportunities for business enterprises. Locations have been identified for employment areas where impacts on residential neighborhoods are limited and access is available to labor pools and transportation facilities. Landscaping requirements may help create a park-like setting for employment. Strict development standards will protect adjacent residential areas. Major streets serving employment areas should accommodate truck traffic. Transit facilities are also needed at significant employment centers to accommodate

The following land uses include passive and active recreational areas, permanent open space, government and educational facilities, public or quasi-public uses, and areas with significant environmental constraints which

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Rural Neighborhoods Land Use Definition

and services essential to balanced residential areas. Special care should be taken to provide adequate transitions between uses that have different intensities of development.

In the past, many master-planned developments were approved and built in Scottsdale. Master-planned developments include a variety of residential densities or dwelling types, but the overall density is comparable on a gross acreage basis to the densities shown on the Land Use map. Individual lot sizes may vary in master-planned developments due to clustering of dwellings and the preservation of sensitive environmental features. In the future, development in newer parts of the city will tend to become less focused on master-planned communities, since most larger parcels will already be committed. Assembling of smaller properties to accommodate a larger master-planned community is still possible, however, until development will become more significant, and redevelopment will become a major focus of activity in the community in the future.

RURAL NEIGHBORHOODS: This category includes areas of relatively large lot single-family neighborhoods. Densities in Rural Neighborhoods are usually one house per one acre (or more) of land. Native desert vegetation predominates many areas and special care is required to preserve the area's open desert character and environmental features. Much of the terrain includes gentle to moderate slopes and rolling ground, intersected by several washes. Grading often requires extra care in areas with moderate slopes. Clustering is encouraged to preserve desert vegetation, washes, and natural features. Some of these areas were developed with one-acre lots under Maricopa County standards prior to annexation by Scottsdale. Equestrian uses and privileges may exist in the flatter areas as many lots are large enough for horses and several existing developments permit horse corrals. South of the C.A.P. Canal, these neighborhoods take on a rural, equestrian character when compared to surrounding areas that have smaller, suburban lots.



SUBURBAN NEIGHBORHOODS: This category includes medium to small lot single-family neighborhoods or subdivisions. Densities in Suburban Neighborhoods are usually more than one house per acre, but less than eight houses per acre. This category also includes some townhouses and can also be used for small lot single-family homes, such as patio homes. It can be incorporated into neighborhoods near the Downtown area and is adjacent to other non-residential activity centers. These uses may be used as a transition between less intense residential areas and non-residential areas, such as offices or retail centers. The terrain should be relatively flat, or gently sloping, to accommodate this density. Preservation of environmental features (particularly

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Scottsdale 2007 General Plan

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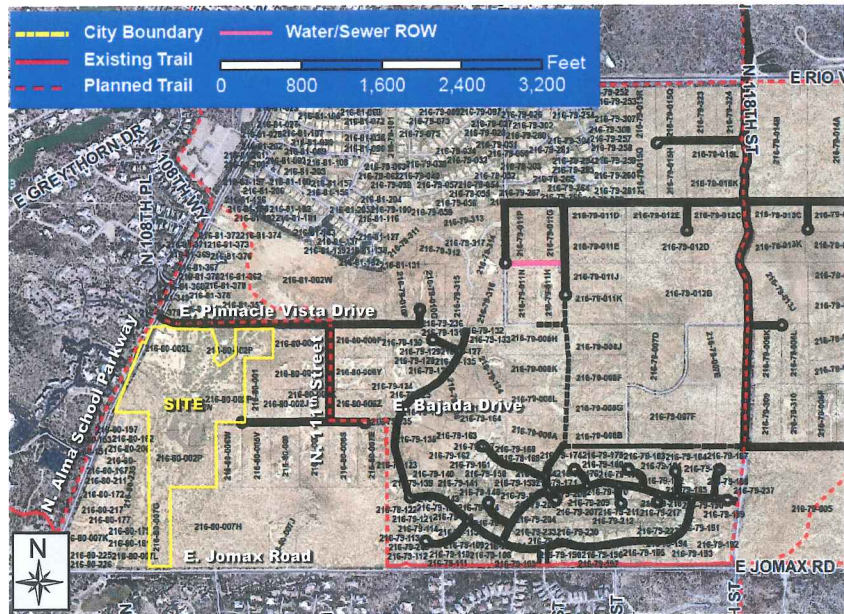


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Scottsdale 2007 General Plan



LAIPs PLAN

12-ZN-2014