Item 15

CITY COUNCIL REPORT

Meeting Date: June 7, 2011
General Plan Element: *Character and Design*
General Plan Goal: *Identify, promote and protect historic, cultural and archaeological resources*

ACTION

Villa Monterey Units 1-7 HP Overlay Zoning, 13-ZN-2010/4-HP-2010

Request to consider the following:

1. Adopt Ordinance No. 3944 approving a zoning map amendment to rezone Villa Monterey Units 1-7 from Townhouse Residential District (R-4) to Townhouse Residential District, Historic Property (R-4 HP) and from Multiple-Family Residential District (R-5) to Multiple-Family Residential District, Historic Property (R-5 HP) on 115± acres in the vicinity of Miller and Chaparral Roads, from Meadowbrook to Medlock and from 74th Place to 79th Place, containing 758 homes and 13 common tracts, by adding Historic Property overlay to this townhouse development and placing Villa Monterey Units 1-7 on the Scottsdale Historic Register as a historic district, and finding that the proposed overlay zoning map amendment is consistent and conforms to the adopted General Plan, and find that Villa Monterey Units 1-7 townhouse development meets the eligibility criteria for HP designation and is historically and architecturally significant.

OWNERS

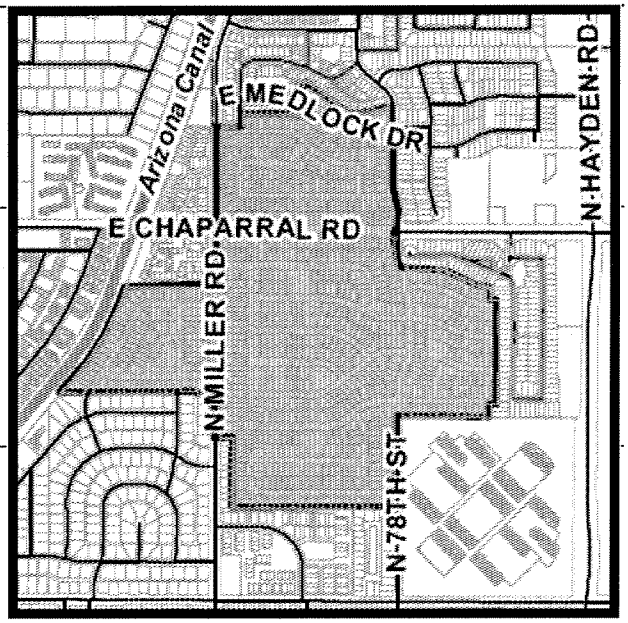
758 homeowners, Villa Monterey Units 1-7
13 common tracts of 7 Homeowners Associations

APPLICANT CONTACT

DON MESERVE
CITY OF SCOTTSDALE - HISTORIC PRESERVATION OFFICE
480-312-2523

LOCATION

13 plats on 115± acres in the vicinity of Miller and Chaparral Roads, from Meadowbrook to Medlock and from 74th Place to 79th Place, containing 758 homes and 13 common tracts.



Action Taken _____

BACKGROUND

Overview of Study Process and Citizen Involvement before Initiation by HPC

Early Historic Preservation Program Activities: The Historic Preservation Commission (HPC) was appointed in June 1997 and was charged by City Council with identifying significant historic resources in the city and with establishing and maintaining the Scottsdale Historic Register. City Council approved two ordinances on preservation in July 1999 including the Historic Property Supplementary District overlay zoning. Nineteen properties or complexes and two neighborhood historic districts have been placed on the official Scottsdale Historic Register since 1999.

Early Contacts with Residents of Villa Monterey Regarding Historic Preservation: The Villa Monterey HOA presidents selected Kathy Feld in February 2007 to be the spokesperson for Villa Monterey for historic preservation. In March 2007 Kathy Feld presented their request to the HPC to be considered for historic district designation. Ms. Feld distributed handouts to the Commission with background information on Villa Monterey. In response the Commission advised staff that they wanted the city to complete a city-wide survey of townhouse developments, recognizing that they could not consider any specific development for designation until a historic context was written and the entire range of candidates in the city were first identified in a survey.

HPC Consideration of All Attached/Townhouse Developments and Selection of Best Examples: A historic context on city-wide attached/townhouse developments was researched and initial results were presented to the Commission. The research, field survey and selection process followed nationally recognized standards for evaluating historic significance and included the following:

- Preparation of townhouse historic context – must know the larger patterns, themes, events of a property type before evaluating the significance of a resource within its historic context; cannot make isolated selections without understanding big picture first
- Selection of boundary, property type and time period – selected city as boundary and postwar attached/townhouse developments in Scottsdale from 1960-1974 for study
- Conducting city-wide field survey of all townhouse developments for the study period – review plats, site layouts, elevations, materials, advertisements, architects/builders, photos, etc to understand local variations in layouts, construction methods and styles
- Identification of significant features/characteristics of townhouse developments – define features a potential district most possess to tell the story of postwar townhouses in Scottsdale
- Selection of best Scottsdale examples of postwar townhouse development – examine the 52 projects and identify the top candidates for potential historic district designation

The HPC discussed the city-wide survey results in September 2009 and toured 16 of the 52 projects surveyed in October 2009. In March 2010 the Commission discussed the best candidates and agreed upon the top five townhouse projects that best represented the historic context for ongoing consideration; Villa Monterey was one of the top five selected.

Ongoing Interest from Villa Monterey Homeowners: While the Commission and staff were completing the city-wide research and survey, residents in Villa Monterey were continuing to pursue the idea of being designated during 2008 and 2009. Members of each of the HOA boards and other volunteers began circulating petitions to gauge the level of support in each Unit for historic district designation. The Commission received updates on how the Villa Monterey petition drive was progressing at their regular monthly meetings.

Commission Process on Villa Monterey Units 1-7: The HPC had townhouses or Villa Monterey on their agenda in over thirty different meetings over three years. Debbie Abele, historic preservation consultant, completed a house-by-house analysis of integrity in Villa Monterey over the summer of 2010. She reported to the Commission that 99% of the homes were contributing since only a few homes had major exterior alterations. This is a very high level of integrity for a neighborhood.

After hearing results of the integrity assessment and petition results, in October 2010 the Commission directed staff to hold a neighborhood meeting with the owners of Units 1-7, judged to be the best architecturally and with high levels of both support and integrity. A map of the draft HP boundary for Villa Monterey Units 1-7 was presented by staff to over sixty people who attended the November 13, 2010 informational neighborhood meeting. The Commission initiated this case on December 9, 2010 and staff submitted an HP overlay zoning application on behalf of the HPC.

General Plan

The General Plan Land Use Element designates the development as Suburban Neighborhoods. This category includes medium to small lot neighborhoods including some townhouses, and can be incorporated into neighborhoods near the downtown area. These areas may be a transition between less intense residential areas and non-residential areas. Densities are usually more than one house per acre but less than eight houses per acre. The General Plan Character and Design Element also states; "Identify Scottsdale's historic, archaeological and cultural resources, promote an awareness of them for future generations, and support their preservation and conservation."

Character Area Plans

The Character and Design section of the Downtown Plan states in Policy CD 1.6; "Protect prominent historic resources..." and in Policy CD 2.1; "The scale of existing development surrounding the Downtown Plan boundary should be acknowledged and respected through a sensitive edge transition buffer...." The Villa Monterey townhouse development is on the east side of the Arizona Canal, the boundary of the Downtown Plan.

The Southern Scottsdale Character Area Plan has several policies on protecting and enhancing existing neighborhoods and it has similar policies as the Downtown Plan on transition buffers. Character and Design Policy CD 7.3 states; "Respect, protect and enhance established suburban neighborhoods as assets..." Several policies in Neighborhood Revitalization pertain to existing developments including Policy NR 1.5 as follows; "Continue to support the designation of residential and neighborhood historic properties and districts, which protect and enhance property values through appropriate restoration, preservation, and promotion of significant historic districts."

Zoning

The existing 115± acre townhouse development is currently zoned Townhouse Residential District (R-4) and Multiple-Family Residential District (R-5) with about half the area zoned R-4 and half zoned R-5. Specifically, the 59.6± acres in Units 2, 3 and 4 are zoned Townhouse Residential District (R-4) and the 55.4± acres in Units 1, 5, 6 and 7 are zoned Multiple-Family Residential District (R-5). The R-4 townhouse zoning district is intended to provide for relatively low density development having individual ownership of single-family dwellings and built-in privacy. The R-5 multi-family zoning district provides for multi-family residential with increases in amenities as density rises, and promotes high quality residential environment through development standards.

Related Policies, References:

- Ordinance No. 3242, adopted July 13, 1999, established Section 6.100 (HP) Historic Property Supplementary District and the Scottsdale Historic Register
- Ordinance No. 3242 authorizes the Historic Preservation Commission to initiate HP overlay zoning cases and requires the Historic Preservation Commission to make a recommendation to the PC and CC on all HP overlay zoning cases
- 2001 General Plan, 2009 Downtown Plan, 2010 Southern Scottsdale Character Area Plan and 2008 Transportation Master Plan
- Results of the city-wide survey of 52 townhouse and attached housing developments built from 1960-1974, the approved Historic Context for Scottsdale's Postwar Townhouses and other survey documents posted at http://www.scottsdaleaz.gov/historiczoning/historicresources
- Two single family detached historic districts were approved by City Council in June 2005: Town and Country Scottsdale Historic District at 74th and Oak, and Village Grove 1-6 Historic District at 68th and Oak – both are now listed on the National Register of Historic Places

Context

The existing development is located in the vicinity of the Miller and Chaparral Roads intersection. Villa Monterey was developed on the edge of the downtown beginning with Unit 1 on the east side of the Arizona Canal and on the west side of Miller Road, south of Chaparral Road. Units 2, 3, 4 and 5 were built in succession to the east of Miller Road, from Meadowbrook Road to Chaparral Road, and extending east to 79th Street. Units 6 and 7 are northeast of the Miller and Chaparral Roads intersection, extending east to 78th Street and north to Medlock Drive. The largest entry monuments are located by the Coolidge Street entry off of Miller Road but other Units also have entry signs or monuments. All seven units have common tracts used for their clubhouses, swimming pools and other amenities that are shared and maintained by the residents of each unit. Indian Bend Wash and Hayden Road are a block or two east of this townhouse development. Please refer to the attached context graphics, Attachment 4 and 4A.

Adjacent Uses and Zoning

A number of existing condominiums, townhouses, apartments or single family homes developments are adjacent to Villa Monterey Units 1-7.

- North: El Chaparral Villas zoned R-5, Scottsdale in Towne Villas zoned R-5, Villa Monterey Unit 9 zoned R-5, La Villita zoned R-3 (c); farther north above Vista Drive – Sunrise Villas zoned R-4 (c)
- East: Scottsdale Shadows zoned R-4, R-5 and O.S., La Villita zoned R-4, Scottsdale Monterey zoned R-4 (c); farther east – Hayden Road and Indian Bend Wash
- South: Scottsdale Terrace Unit II zoned R1-7, Monte Vivienda zoned R-5, Villa Bianco zoned R-5, Scottsdale Shadows zoned R-4, R-5 and O.S.; farther south – Camelback Road
- West: Scottsdale Terrace Unit II zoned R1-7, Arizona Canal, Miller Road, The Sage Condominiums zoned R-5 across Arizona Canal, Casita el Puente zoned R-5

Key Items for Consideration

- Consistency with General Plan, Downtown Plan, Southern Scottsdale Character Area Plan and Transportation Master Plan goals and policies
- Eligibility criteria in Section 6.113 of the (HP) Historic Property Supplementary District
- The Historic Preservation Commission's initiation of the case in December 2010 and unanimous vote on March 17, 2011 to recommend to the PC and CC that Villa Monterey Units 1-7 meets the ordinance eligibility criteria, has a high level of integrity and is historically and architecturally significant and be approved as a historic district
- The Planning Commission unanimous recommendation in support of the historic district on April 27, 2011 finding that it is consistent with the General Plan and eligible for designation
- Verified signatures of 86% owner support for historic preservation from petitions circulated by volunteers to their neighbors in the seven HOA Units in Villa Monterey
- Support of all seven HOA boards for the historic district for the common tracts in their HOAs
- No changes in current land uses are proposed, and HP overlay zoning and historic district designation does not change the underlying zoning; there is no project or project impacts
- Planning Commission heard this case on April 27, 2011, and recommended approval with a unanimous vote of 6-0

APPLICANTS PROPOSAL

Goal/Purpose of Request

As authorized by the zoning ordinance, the Historic Preservation Commission (HPC) initiated this case at their regular meeting on December 9, 2010 consistent with their charge from City Council to identify and protect significant historic resources. The previous text under Background called **Overview of Study Process and Citizen Involvement Before Initiation by HPC** beginning on page 2 described the city-wide research and survey documentation on townhouses, and the events leading up to the HPC's initiation of this case.

The Commission's request is to officially recognize the historic significance of this 1960s townhouse development, Villa Monterey Units 1-7 by City Council adopting HP overlay zoning and placing the neighborhood on the Scottsdale Historic Register as a historic district.

Development Information

No changes are proposed in underlying zoning, land use, traffic, or development are proposed in this city-initiated HP overlay zoning case.

- Existing Uses: Townhouse development on 13 plats including; 758 existing homes of which 757 are attached and 1 is detached; 13 common tracts maintained by the HOAs including clubhouses, swimming pools and other amenities for each Unit; entry features and some open space tracts by the main entries; and mid-block pedestrian walkways in this age-restricted 1960s development
- Parcel Size: 115± acres in Villa Monterey Units 1-7
- Development Standards: No change; R-4 and R-5 underlying zoning standards apply

IMPACT ANALYSIS

General Plan: Land Use and Character and Design Elements

The current Villa Monterey townhouse development, with an average density of less than 7 units per acre, is consistent with the General Plan Land Use Element designation of Suburban Neighborhoods and no changes to the existing development are proposed. The designation of a historic district is also clearly consistent with the General Plan Character and Design Element approach; "Identify Scottsdale's historic, archaeological and cultural resources, promote an awareness of them for future generations, and support their preservation and conservation."

Character Area Plans: Downtown Plan and Southern Scottsdale Character Area Plan

The one- and two-story scale of the existing Villa Monterey development meets the intent in the Downtown Plan for a transition buffer surrounding the Downtown Plan boundary as described in Policy CD 2.1. Transition buffers are also described in the Southern Scottsdale Character Area Plan which also has several policies on protecting and enhancing existing neighborhoods. The proposed HP overlay zoning is consistent with several policy statements in the Southern Scottsdale Character Area Plan including Policy CD 7.3, "Respect, protect and enhance established suburban neighborhoods as assets..." and Policy NR 1.5, "Continue to support the designation of residential and neighborhood historic properties and districts, which protect and enhance property values through appropriate restoration, preservation, and promotion of significant historic districts."

Transportation Master Plan and Traffic

The proposed Villa Monterey Units 1-7 HP overlay zoning has no impact on traffic and no changes in land use or development are proposed given that the historic district designation is aimed at preserving the existing housing in this neighborhood. Therefore staff reports to the Historic Preservation Commission and Planning Commission did not discuss transportation or traffic concerns since preserving an existing neighborhood does not impact traffic. However, this report

includes text on transportation based upon the questions and comments at the Planning Commission hearing and because some residents have asked about Chaparral Road.

Chaparral and Miller Roads are classified as Minor Collector – Suburban in the Streets Element of the 2008 Transportation Master Plan. The existing condition of both roads is consistent with this functional classification. Prior to the plan being adopted, City Council responded to a March 2007 petition from residents to consider alternatives to widening Chaparral Road. City Council held a special meeting and public hearing on May 29, 2007. They considered the Transportation staff's report, "May 2007 Chaparral Road, Miller Road to Hayden Road Roadway Evaluation", public testimony, and the Transportation staff's presentation on alternatives to widening the road. City Council then voted to remove the option of condemning houses and widening Chaparral Road from consideration and to include the option of not increasing traffic capacity on Chaparral Road. The May 2007 City Council action and the goals and policies in the 2008 Transportation Master Plan have been described to residents and the Planning Commission as the current city policy. Staff has also said that City Council has the discretion to reconsider and change policies.

The Planning Commission had a concern that designating a historic district would bind future transportation planning and prohibit the widening of Chaparral Road. Staff responded to their questions and concerns that, while the impacts of any proposed future road improvements on neighborhoods should be considered, a historic district designation does not bind or restrict future transportation planning. City Council could remove HP overlay zoning in the future just as they can apply HP overlay zoning through a public hearing process.

To quickly sum up the transportation impacts/concerns; 1) the existing Chaparral and Miller Roads are consistent with existing transportation policies, 2) City Council and/or the Transportation Commission may revisit those policies in the future, 3) a historic district does not restrict future transportation planning, but neighborhood impacts of street improvements should be considered for context-sensitive design, and 4) City Council, if desired, could remove the HP designation in the future along Chaparral Road or the entire district in order to enhance mobility. Please see also Attachment 11. Summary of Transportation Policies and Concerns Related to Villa Monterey.

Eligibility Criteria

There are five criteria contained in Section 6.113 of the HP zoning district in the zoning ordinance that were used by staff and the HPC to determine the eligibility of Villa Monterey Units 1-7 for historic district designation. Historic significance is present in districts that possess integrity and;

1. That are associated with events that have made a significant contribution to the broad patterns of our history; or
2. That are associated with the lives of persons significant in our past; or
3. That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinctions; or
4. That have yielded, or may be likely to yield, information important in prehistory; and

5. That in addition to having retained their integrity of location, design, setting, materials, workmanship, feeling, and association, possesses physical features necessary to convey that significance and are significant within the historic context....

The city's Historic Preservation Officer and our historic preservation consultant presented a staff report and designation report to the Historic Preservation Commission at their March 17, 2011 public hearing on the Villa Monterey Units 1-7 HP overlay zoning application describing how Villa Monterey Units 1-7 meet ordinance eligibility criteria #1, 3 and 5. The historic and architectural significance of the townhouse development is clearly described in Attachment 2. and in the following summary statement:

Historic Significance Summary

The Villa Monterey Historic District is considered historically and architecturally significant as a collection of homes that illustrate a particular type of building and a development pattern that was influential on the physical form of Scottsdale in the postwar era and remains discernible and distinctive today. Further it is associated with an individual, David Friedman, who pioneered successful practices that influenced how townhomes subsequently developed in Arizona. Architecturally it has a high degree of integrity. The historic district provides excellent examples, individually and collectively, of Southwestern-influenced forms, materials and detailing that has distinguished local and regional home building. The intact ornamentation and customized architectural features of the homes sets it apart as a product of a by-gone era and gives it a unique sense of time and place which should be preserved.

The Historic Preservation Commission considered the staff report on eligibility, and unanimously approved the staff recommendation that Villa Monterey Units 1-7 met the eligibility criteria. The complete text of their approved motion is in the **Other Boards/Commissions** section.

Community Involvement

Residents in Villa Monterey Units 1-7 have indicated their overwhelming support for becoming an official historic district by having 86% of the owners sign a petition in support and all seven HOAs agreeing to have their common areas included in the district. A flyer describing potential impacts has been distributed to all of the homeowners in the neighborhood. Some residents have spoken against the proposed historic district in neighborhood meetings or in contacts with their neighbors or staff. A list of some of the larger or more critical meetings on Villa Monterey and townhouses follows. For a complete description please refer to Attachment 8. Citizen Involvement Report.

- In March 2007 Villa Monterey residents presented their request to the HPC to be considered for historic district designation
- The HPC had townhouses or Villa Monterey on their agenda for over thirty open public meetings over a three year period from 2007-2010
- In March 2010 the Commission discussed the best candidates and agreed upon the top five townhouse projects for ongoing consideration; Villa Monterey was one of those top five
- In September 2010 Debbie Abele reported the results of her house-by-house integrity assessment for Villa Monterey; she reported that a very high percentage, 99% of the homes were contributing

- In September 2010 staff provided an update to the HPC on the petition drive showing 83% of the homeowners in support of a historic district (this total has since increased to 86%)
- On November 13, 2010 owners in Units 1-7 were invited to attend an informational meeting on a proposed district boundary map and the possible initiation of an HP overlay zoning application by the HPC; 60+ participants attended the neighborhood meeting
- On December 10, 2010 the HPC initiated Villa Monterey Units 1-7 HP Overlay Zoning case
- In February 2011 two open houses were held on the zoning case; about 150 people participated in the two open houses
- On March 17, 2011 The HPC conducted a public hearing on Cases 13-ZN-2010 and 4-HP-2010 Villa Monterey Units 1-7 HP Overlay Zoning, with over 50 citizens in attendance, and voted unanimously to support the historic district

Community Impact

No changes are proposed in underlying zoning, land use, traffic, or development. None of the typical zoning issues associated with rezoning cases for new construction or redevelopment projects apply to this HP overlay zoning and the underlying zoning remains.

The impacts of placing a neighborhood on the Scottsdale Historic Register include; 1) official honorary recognition by City Council as a historically significant neighborhood in the community, 2) establishing a partnership between the city and residents to actively work to maintain and celebrate the character and architectural features of the existing townhouse development, 3) publicizing the historic district through various approaches that can include historic district signs on top of street signs, information on the city's internet pages, brochures on Villa Monterey, or special events in the neighborhood, 4) developing preservation guidelines for exterior changes to guide the planning by owners for repairs, additions or exterior alterations and that will guide the city in reviewing exterior changes requiring building permits, and 5) the opportunity for owners to participate in incentive programs offered by the city including the existing Historic Residential Exterior Rehabilitation (HRER) Program that provides matching city funds for rehab projects in historic districts. Since the townhouse development already has architectural review procedures administered by the HOAs in their CC + Rs, the city's review procedures for exterior changes requiring a building permit in Villa Monterey has less impact than it would in a neighborhood that does not already have architecture reviews by neighboring property owners.

Policy Implications

The General Plan supports the city establishing historic districts for identified historically significant neighborhoods, plus enhancing pride in neighborhoods is a policy in the Southern Scottsdale Character Area Plan. Having City Council officially recognize the neighborhood as historically significant just reinforces the strong local identify and sense of pride already evident among Villa Monterey homeowners. According to numerous economic studies, property values in historic districts tend to increase due to increased interest and demand for the housing within officially recognized residential historic districts. If City Council adopts this historic district proposal, initiated by the HPC with strong owner support, the HPC will be encouraged to consider the recognition of other historically significant neighborhoods where there is also strong support from residents.

OTHER BOARDS & COMMISSIONS

Historic Preservation Commission

The HPC conducted a public hearing on cases 13-ZN-2010 and 4-HP-2010 on March 17, 2011 at a special meeting. The HPC had townhouses or Villa Monterey on their agenda in over thirty different meetings prior to the public hearing over three years. The HPC unanimously passed the following motion on March 17, 2011 on their findings, six to zero:

Motion by Vice-Chair Marcisz, 2nd by Commissioner Burns, that the Scottsdale Historic Preservation Commission recommend to the Scottsdale Planning Commission and the City Council the rezoning of Villa Monterey Units 1 – 7 from Townhouse Residential District (R-4) to Townhouse Residential District, Historic Property (R-4 HP) and from Multiple-Family Residential District (R-5) to Multiple-Family Residential District, Historic Property (R-5 HP) on 115+ acres. Vice-Chair Marcisz moved this recommendation for the following reasons:

> The properties are historically and architecturally significant as a collection of homes that illustrate a particular type of building and a development pattern that influenced the physical form of Scottsdale in the postwar era and remains discernable and distinctive. There are three supportive reasons for this nomination;
>
> 1. The influence on how townhomes subsequently developed in Arizona,
> 2. The current high degree of integrity as witnessed by the 99% integrity rating given by Debbie Abele, and
> 3. The intact ornamentation and customized building features of the homes that set them apart as a product of a historic period and give it a unique sense of time and place which should be preserved.

Planning Commission

The Planning Commission reviewed the HPC application at a hearing on the April 27, 2011.
The Commission recommended City Council approve cases 13-ZN-2010 and 4-HP-2010, by a vote of seven to zero after determining that the proposed zoning map amendment is consistent and conforms with the adopted General Plan, and after finding that Villa Monterey Units 1-7 townhouse development meets the eligibility criteria for Historic Preservation designation, and with the added recommendation that the Historic Preservation designation not restrict the City of Scottsdale from future transportation and traffic planning in the area.

The last part of their motion addresses concerns from Commissioners about whether a historic district designation would potentially bind or limit future transportation planning, such as consideration of the need to widen streets to enhance city-wide mobility. The city attorney present, Joe Padilla and Historic Preservation Officer, Don Meserve answered questions of staff and responded to their future transportation planning concerns. While the Planning Commission concurred with the HPC recommendation that Villa Monterey Units 1-7 met the ordinance criteria for historic district designation and voted unanimously in support of the proposed HP overlay zoning, they decided to add language to their motion on transportation. Section **Transportation Master Plan and Traffic** above and Attachment 11. also address transportation concerns.

STAFF RECOMMENDATION

Recommended Approach:

1. Adopt Ordinance No. 3944 approving a zoning map amendment to rezone Villa Monterey Units 1-7 from Townhouse Residential District (R-4) to Townhouse Residential District, Historic Property (R-4 HP) and from Multiple-Family Residential District (R-5) to Multiple-Family Residential District, Historic Property (R-5 HP) on 115± acres in the vicinity of Miller and Chaparral Roads, from Meadowbrook to Medlock and from 74th Place to 79th Place, containing 758 homes and 13 common tracts, by adding Historic Property overlay to this townhouse development and placing Villa Monterey Units 1-7 on the Scottsdale Historic Register as a historic district, and finding that the proposed overlay zoning map amendment is consistent and conforms to the adopted General Plan, and find that Villa Monterey Units 1-7 townhouse development meets the eligibility criteria for HP designation and is historically and architecturally significant.

RESPONSIBLE DEPARTMENT(S)

Planning, Neighborhood and Transportation

Neighborhood Services and Current Planning Services

STAFF CONTACT(S)

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APPROVED BY

5/12/11

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Date

Raun Keagy, Neighborhood Services Director
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Date

5/20/2011

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

Date

5/23/11

Connie Padian, Administrator
Planning, Neighborhood and Transportation
480-312-2664, cpadian@scottsdaleaz.gov

Date

ATTACHMENTS

1. Ordinance No. 3944
2. Historic Significance and Integrity Assessment Report
3. Applicant's Narrative
4. Context Aerial

4A. Aerial Close-Up

5. General Plan Land Use Map
6. Zoning Map
7. Photos of Architectural Styles in Units 1-7
8. Citizen Involvement Report
9. Summary of Verified Owner Signatures from Petitions
10. List of HPC Meetings on Townhouses and Villa Monterey
11. Summary of Transportation Policies and Concerns Related to Villa Monterey
12. City Notification Map
13. March 17, 2011 Historic Preservation Commission Minutes
14. April 27, 2011 Planning Commission Minutes

ORDINANCE NO. 3944

AN ORDINANCE OF THE COUNCIL OF THE CITY OF SCOTTSDALE MARICOPA COUNTY, ARIZONA, AMENDING ORDINANCE NO. 455, THE ZONING ORDINANCE OF THE CITY OF SCOTTSDALE, BY AND FOR THE PURPOSE OF CHANGING THE ZONING ON THE "DISTRICT MAP" TO ZONING APPROVED IN CASE NO. 13-ZN-2010 and 4-HP-2010 VILLA MONTEREY UNITS 1-7 FROM TOWNHOUSE RESIDENTIAL DISTRICT (R-4) TO TOWNHOUSE RESIDENTIAL DISTRICT, HISTORIC PROPERTY (R-4 HP) AND FROM MULTIPLE-FAMILY RESIDENTIAL DISTRICT (R-5) TO MULTIPLE-FAMILY RESIDENTIAL DISTRICT, HISTORIC PROPERTY (R-5 HP) ON 115± ACRES LOCATED IN THE AREA OF MILLER AND CHAPARRAL ROADS, FROM MEADOWBROOK TO MEDLOCK AND FROM 74TH PLACE TO 79TH PLACE, CONTAINING 758 HOMES AND 13 COMMON TRACTS.

WHEREAS, the Historic Preservation Commission held a hearing on March 17, 2011; and

WHEREAS, the Planning Commission held a hearing on April 27, 2011; and

WHEREAS, the City Council held a hearing on June 7, 2011; and

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

WHEREAS, it is now necessary that the comprehensive zoning map of the City of Scottsdale ("District Map") be amended to conform with the decision of the Scottsdale City Council in Case No. 13-ZN-2010 and 4-HP-2010.

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

Section 1. That the "District Map" adopted as a part of the Zoning Ordinance of the City of Scottsdale, showing the zoning district boundaries, is amended by rezoning a 115 +/- acre parcel located in the area of Miller and Chaparral Roads, from Meadowbrook to Medlock and from 74th Place to 79th Place and marked as "Site" (the Property) on the map attached as Exhibit 2, incorporated herein by reference, from Townhouse Residential District (R-4) to Townhouse Residential District, Historic Property (R-4 HP) and from Multiple-Family Residential District (R-5) to Multiple-Family Residential District, Historic Property (R-5 HP).

Section 2. That the Legal Description attached hereto as Exhibit 1 and incorporated herein by reference is hereby added to define the boundaries of the Historic Preservation District.

PASSED AND ADOPTED by the Council of the City of Scottsdale this 7th day of June, 2011.

ATTEST:

CITY OF SCOTTSDALE, an Arizona Municipal Corporation

By:_____
Carolyn Jagger
City Clerk

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

APPROVED AS TO FORM:
OFFICE OF THE CITY ATTORNEY

By:_____
Bruce Washburn, City Attorney
By Joe Padilla, Sr. Asst. City Attorney

ATTACHMENT #1

LEGAL DESCRIPTION

A portion of the Southeast Quarter of Section 14, and the North Half of Section 23, of Township 2 North, Range 4 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as follows:

Beginning at the South Quarter Corner of said Section 14, said point being the True Point of Beginning;

Thence N00°25'09"E, 726.86 feet;

Thence S89°42'59"E, 170.57 feet;

Thence N00°20'59"E, 91.95 feet;

Thence S89°21'58"E, 359.90 feet;

Thence S76°32'06"E, 85.05 feet;

Thence N28°51'57"E, 121.93 feet to the beginning of a non-tangent curve, concave to the Southwest, having a radial bearing of S34°00'47"W and a radius of 425.00 feet;

Thence along said curve 85.64 feet, through a central angle of 11°32'43" to the beginning of a non-tangent line;

Thence N22°28'09"E, 25.00 feet;

Thence N24°21'26"E, 92.75 feet;

Thence S63°00'20"E, 107.49 feet;

Thence S47°43'57"E, 157.19 feet;

Thence S54°24'20"E, 131.12 feet;

Thence S86°57'34"E, 86.74 feet;

Thence N78°20'09"E, 187.51 feet;

Thence S89°40'22"E, 35.01 feet;

Thence S00°17'02"W, 516.24 feet to the beginning of a tangent curve, concave to the East and having a radius of 300.00 feet;

Thence along said curve 69.84 feet, through a central angle of 13°20'20" to a point of tangency;

Thence S13°03'16"E, 124.89 feet to the beginning of a tangent curve, concave to the West and having a radius of 300.00 feet;

Thence along said curve 69.84 feet, through a central angle of 13°20'20" to a point of tangency;

Thence S00°17'05"W, 90.00 feet;

Thence S00°36'14"W, 99.82 feet to the beginning of a tangent curve, concave to the East and having a radius of 600.00 feet;

Thence along said curve 140.24 feet, through a central angle of 13°23'30" to a point of tangency;

Thence S12°47'18"E, 39.99 feet;

Thence S89°51'18"E, 306.63 feet;

Thence S64°25'12"E, 223.99 feet;

Thence S74°27'13"E, 130.60 feet;

Thence S00°15'30"W, 113.12 feet;

Thence S89°53'16"E, 25.02 feet;

Thence S00°14'20"W, 690.56 feet;

Thence N89°23'52"W, 25.02 feet;

Thence S00°11'23"W, 114.98 feet;

Thence N89°24'32"W, 656.78 feet;

Thence S00°05'30"W, 661.51 feet;

Thence N89°29'06"W, 1183.10 feet;

Thence N00°03'31"E, 496.25 feet;

Thence N89°26'31"W, 129.90 feet;

Thence N00°04'13"E, 311.83 feet;

Thence N89°30'54"W, 1105.09 feet;

Thence N40°48'17"E, 225.91 feet;

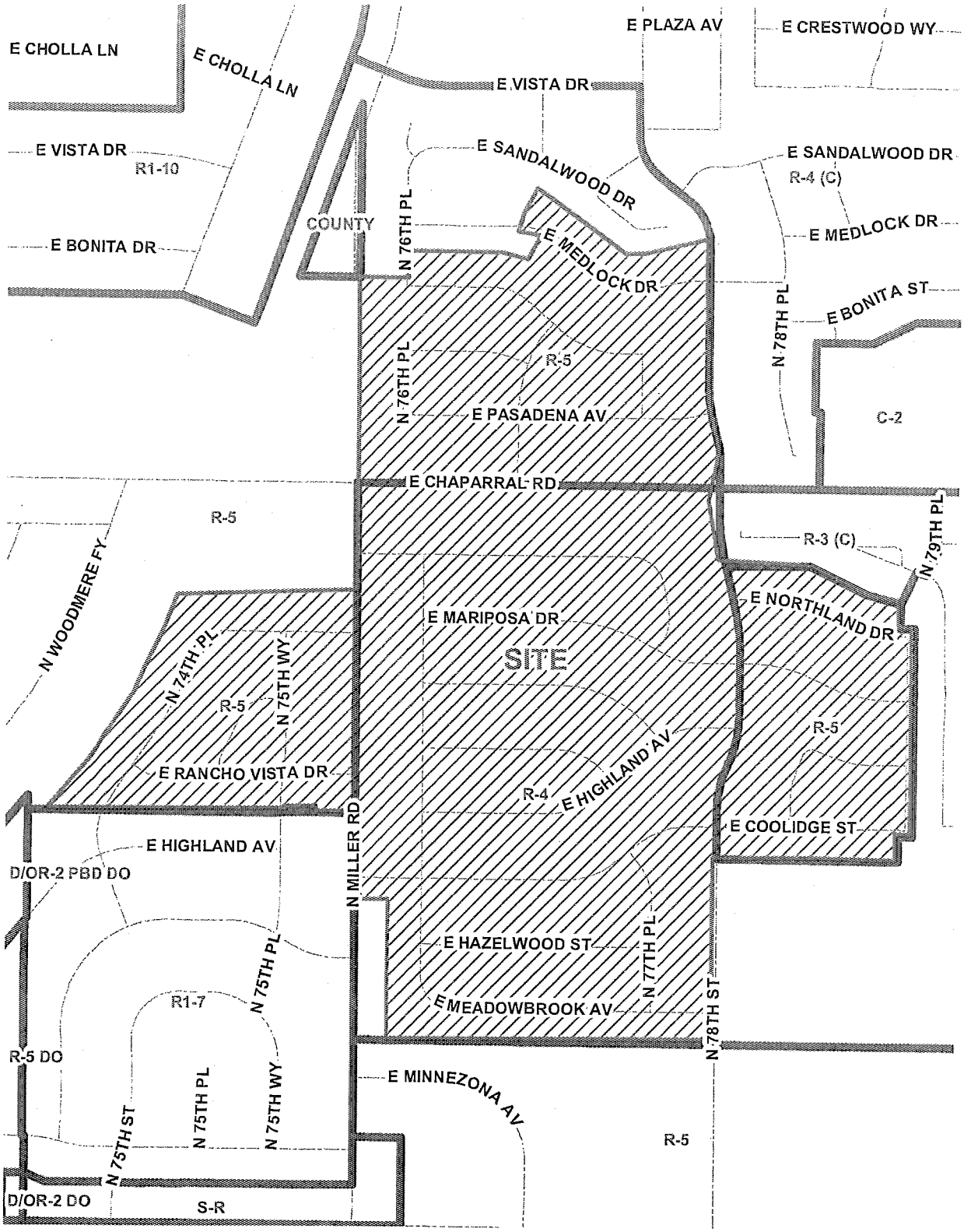
Thence N33°58'13"E, 298.19 feet;

Thence N25°51'09"E, 247.71 feet;

Thence N20°07'59"E, 128.15 feet;

Thence S89°19'48"E, 639.67 feet;

Thence N00°04'14"E, 415.25 feet to the True Point of Beginning.



13-ZN-2010 & 4-HP-2010

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EXHIBIT 2
ORDINANCE NO. 3944

Villa Monterey Townhouse Historic District

Historic Significance and Integrity Assessment Report

Background

In March of 2007, representatives of the Villa Monterey 1-9 Homeowners Associations initially contacted the Historic Preservation Commission (HPC) about designating their townhome neighborhood as a historic district. The residents were advised that no research and analysis had been undertaken on townhouses and their historic development in Scottsdale to date. Consequently, there was no basis for making judgments about the relative significance, integrity and, consequently, eligibility for designation of the Villa Monterey neighborhood on the Scottsdale Historic Register. The homeowners shared information they had gathered about the history and importance of their townhouse neighborhood, offered support in further research work and urged the HPC's consideration of their request. The HPC decided to include efforts to evaluate this historic residential population as part of their annual work program and directed staff to begin work on a context study related to the historic influences its development. An historic context report was completed by Linnea Caproni, an ASU public history graduate student, in 2009. As the work on the historic context report was being finalized, a city-wide survey was initiated of the existing townhouse developments, which were built during the period 1950 - 1974, to identify the best representative examples of the historic influences and architecture that distinguishes this property type. The survey field work was conducted by Historic Preservation (HP) staff, program interns and the HPC. Some 5871 townhouses were studied as part of this work. These townhomes were located in fifty-six separate development complexes that were made up of eighty-one recorded subdivision plats. In the course of the survey work, the townhouse developments were divided into various subsets based on their size, physical arrangement, architecture and community amenities so that comparative analysis could be done. Out of the total surveyed, six townhome complexes were selected as the best illustrations of the relevant historic context themes. The Villa Monterey Townhouse neighborhood was determined to be one of the top-ranked areas that warranted further work to document its importance and how it met the HP ordinance criteria for listing on the Scottsdale Historic Register.

Historic Contexts

National Post WWII Residential Development

In the twenty years after World War II, America experienced an unprecedented housing boom. This boom added more than twenty-five million new residential structures to our cities and towns by the year 1965. Demographic factors, socioeconomic conditions and trends, the availability of land, and government policies all influenced the spiraling demand for housing. In the postwar era, housing starts by month and year grew to be an important economic indicator for the first time and housing for Americans became both a national priority and big business.

During the first decade after WW II, housing demand favored single family home construction. Between 1945 and 1955, most of the residential growth was of free-standing, or detached, homes with multifamily units accounting for less than fifteen percent of new housing construction. The preference for single family detached housing had been established in the

early days of the nation's settlement. It symbolized independence and personal identity and many of the egalitarian qualities underlying the establishment of American democracy. Historical studies indicate that the typical postwar American household would have chosen ownership of a freestanding, single family home, if given the opportunity. This notwithstanding, by the late 1960s housing development included a growing volume of postwar multifamily housing products. Some of this change related to shifting family structures during this time. In the 1960s wives were increasingly becoming wage-earners while single parents and self-supporting unmarried persons moved up as heads of households. These changes affected the financial practicability of single family home ownership.

In the early 1960s, along with the growth of planned "New Towns," many developers began building master-planned residential developments, particularly in the West. Many of these developments offered both single and multifamily housing along with recreational amenities. Single family attached (SFA) homes were constructed by attaching walls of their housing units and situating them in high-density complexes with shared common spaces. The single family attached house or "Townhome" offered benefits for both developers and buyers. The SFA home design of shared walls, roofs, parking areas and infrastructure cost less per unit than detached homes and the space which would have been used for private yards accommodated additional units instead. This cost-effectiveness spurred their production. The fact that they "felt" like single family homes also contributed to their popularity. Consequently, in their advertisements, SFA developers touted the similarities of townhouses to private detached homes. The units came complete with appliances, such as new refrigerators, stoves, dishwashers, and garbage disposals; had private, often fenced, backyards and "park-like" settings for their common outdoor spaces. These new, less costly, developments quickly attracted the buyers who were unable to afford single family detached housing but who desired home ownership and community amenities. When townhouse developments began to offer FHA and VA financing in the late 1960s/early 1970s this expanded their potential markets. To appeal to the lifestyles of newly-married couples and retirees, townhouse promotions began to emphasize the maintenance-free aspect of townhome living which did not require the time or physical effort needed for traditional home upkeep. When choosing site locations, SAF developers sought townhouse locations situated near existing residences and service and retail centers. In the West this resulted in the placement of most early townhouse complexes near or in the newly built single family housing developments and on, or just off, major arterial roads. Thus situated, townhouses were imbued with a sense of place that fused the neighborhood appeal of a single family residential area environment with the comfort of easy access to city conveniences, similar to high density urban apartment living. It is a testament to the allure and profitability of SFA complexes that townhouses and condominiums composed nearly one-third of new construction in the United States by 1970.

Regional and Local Townhouse Development

In the 1960s and 1970s, California moved to the forefront in the development and design of townhouse communities. Although considered by some to be a descendant of the Eastern "row house," the townhomes of the West developed in response to the markedly different lifestyles of the region. The Western Townhome was not a continuation of the building practices of earlier periods nor a local

expression of the planning principles of cluster housing and new town developments which guided 1960s housing development in the East. Instead they embodied the lifestyle change embraced by America in the years after WWII. Notably, the Western townhouse usually included courtyards, atriums patios and resort-like landscaping and other features important to recreating and outdoor living and entertaining. According to numerous planning and real estate studies which sought to analyze the rise in popularity of this housing form, townhouses of the West emphasized more light and color in the kitchen and bathroom areas. Western complexes also were given names that implied glamour or the exotic rather than labels suggesting pastoral environments, such as "village, orchard, oaks or farms," used for Eastern developments.

Just like in the first half of the twentieth century, Arizona builders and developers closely watched and borrowed freely from the California housing development trends and practices during the postwar years. An excellent example of the influences of the California Townhouse concept can be seen in the planning and development of the Villa Monterey Townhomes in Scottsdale, Arizona. Dave Friedman was successful builder in Philadelphia who moved to Arizona almost an invalid to retire. However, his health improved and he became involved in local housing construction. He established Butler Homes, Inc. and built several small-scale, traditional housing developments that were financially successful. In 1959-1960 Friedman acquired approximately 100 acres north of Camelback Road and the Arizona Canal. A huge wash cut through the acreage which would have a major impact on any development which might occur. While mulling over his options, Friedman and his wife travelled to Carmel and the Monterey peninsula in California. According to a 1966 article in Scottsdale's newspaper, the *Arizonian,* Friedman described how he became fascinated by the many houses in California that were being built close together but in such a way that they retained charm and practicality. He decided to try a similar development for his Scottsdale property. Drawing upon the West's Spanish territorial past, he planned a "casita colony" which Friedman defined as "small houses built together." This concept also suggested a type of neighborhood living that would be as intimate and friendly as the romantic Spanish colonial living traditions. Importantly, Friedman understood the segmented buyer market which was emerging within America's increasingly-mobile society. Friedman saw the townhouse concept as ideal for buyers in the earlier interim or transient stages of life as well as for those in the latter stages of life who preferred low-maintenance property in order to "'jet around the world without having to worry about what happens to the old homestead'." In this market families no longer remained together "'as they did in years gone by'," and people retained a 'spirit of living regardless of age' in contrast to 'the Pullman-car days, [when] the old folks just sat on the front porch and rocked'."

The first unit of the Villa Monterey Colony was constructed in 1961 and in six months 180 houses were sold. Purported to be the first successful townhome project in Arizona, similar developments soon followed Villa Monterey in the metropolitan Phoenix area and Tucson. By 1969 there were nearly 50 townhouse developments in Scottsdale. Although many builders were active, Dell Trailor and John C. Hall of Hallcraft Homes led the construction of both large and small townhouse complexes throughout the 1970s. The national and regional boom in townhouse construction in the 1960s prompted an increased number of zoning requests for townhouses in Scottsdale in the 1970s. The advent of large mixed-use developments also contributed to this phenomenon as it was often easier to obtain approvals

for high-density residential developments if they are part of a larger mixed-use development plan than a stand-alone project. Thus during the period 1970-1980, with the sanction of approximately 20,000 dwelling units as part of major, mixed-use development projects of 80+ acres, land available for townhouse projects became more plentiful in Scottsdale. With the growing demand for this housing type, many properties originally zoned for apartments also were used to construct a townhouse project instead.

In Scottsdale another important influence on townhouse development was the crusade to improve central Scottsdale's Indian Bend Wash. In the early 20th century Indian Bend Wash was considered an eyesore that divided the community when it periodically flooded. In 1961 the Corps of Engineers developed a plan for a concrete channel, 23' deep and 170' wide, to line Indian Bend Wash to control flooding. Most Scottsdale citizens opposed the concrete channel and recommended that the town pursue a greenbelt solution instead whereby lands within the floodplain would be donated to the City for the greenbelt in exchange for "zoning or other means to raise the value of their remaining [adjacent] land." In 1965 the City hired an engineer to analyze Maricopa County Flood Control District and the Corps of Engineers plans for the concrete channel. The "Erikson Plan" (named for the engineer who headed up the study) also recommended a greenbelt alternative. There followed a decade of disputes among the parties involved over the design and funding for the needed improvements. However, in 1974, after a major 1972 flood had destroyed numerous homes along the 7-1/2-mile wash and curtailed plans for any future home building within the Wash's floodplains, the Corps finally approved the greenbelt alternative. With the adoption of the 1974 greenbelt plan, the City of Scottsdale agreed to grant landowners higher density zoning in exchange for their investment in improvements to Indian Bend Wash and their provision of the needed floodplain easements to the City. As a result, numerous multi-family and townhouse developments were approved for 736 acres of private land along the length of the 1200-acre wash.

Another important impetus to townhome development, nationally and locally, was the concerted and, ultimately successful, marketing approaches that sought to promote several key aspects of townhouse development. First, it was stressed that townhouses were not condominiums or cooperatives. Purchasers actually owned their homes and the land under it. The property was conveyed by an individually-recorded deed protected by title insurance. Consequently, for real estate and legal purposes, a townhome was not that different from a detached single family home. The specialized residential environment provided was also extolled. Many developments were age-restricted to adults of 55+ years with recreational amenities and social activities established accordingly. While the individuals were assured privacy, the sense and benefits of belonging to a community were also available to residents. Well-planned, these development sought to provide resort living at home, balancing suburban tranquility with urban conveniences.

<u>The Form and Physical Characteristics of Townhomes</u>

Townhouses are defined and categorized by the Maricopa County Recorder and Assessor's office as a specific building type, the single family attached (SFA) dwelling. Like the traditional home the, single family detached (SFD) dwelling, the SFA house is designed for occupancy by one family or living unit and it sits on its own platted lot within a subdivision. The townhome is constructed, however, to have one

or two party walls shared by an adjacent home or homes. While attached to each other, each townhouse is a single residence vertically. That is, there is no other home above or below it. This is the primary factor that distinguishes it from a condominium which is not a physical property type but a form of ownership.

The size of townhomes which were built during the post WWII era was typically smaller than single family detached homes but larger than most apartments. In Scottsdale they ranged in size from under 1000 square feet to larger units of 2200 to 3000 square feet. The majority, however, were 1300 to 1800 square feet in size. One and two-story heights were found in most developments, many offering a choice of one or another. There were also variations in how parking was provided for the homes in terms of its type, size and location. Carports were most common and found in approximately seventy-five percent of the town home developments. These one- or two-car carports were located next to the houses, at the rear or in covered parking areas separate from the dwelling unit. Enclosing a carport to become a garage was an option frequently offered by builders and garages became increasingly prevalent as time progressed. Most homes had outdoor living areas including front porches and patios. Backyard spaces, when provided, were often fenced.

There were distinct differences in the design and physical layout of the complexes among the Scottsdale townhouse developments. Some of this related to the number of units in a row that were attached to one another. Generally three or more units constitute a row. Some, however, were constructed in pairs. These 'twins" or semi-detached" homes were attached by a single party wall to only one adjacent home. How the rows or collections of dwelling units were arranged within a complex provided another variation in their appearances. The traditional row arrangement with the home's primary façade fronting the street was most common and is found on eighty-five percent of Scottsdale's post-WWII townhomes developments. Another seven per cent of the complexes have curvilinear streets and/or houses staggered in a non-linear fashion along winding roadways. Another distinct type is the "clustered" townhouse complex. These are developments with three or more townhomes grouped together and arranged on the site in a manner that is not necessary related to the road ways. They may be oriented or arranged around a community facility such as a pool or green space. Within the groups the houses have one or more shared walls with one another. Parking maybe adjacent to homes or grouped themselves in defined parking areas. Common driveways and open spaces between the groupings are also found.

Like single family subdivisions, the size of townhome developments ranged in size to those quite small with less than twenty-five houses to those with hundreds of dwelling units. Forty-five percent of the townhomes built in Scottsdale in the post WWII years, are located in large developments with 200+ units.

There is no dominant architectural style that characterizes the design of post WWII townhouse or a style that relates to specific time subset within that period. Instead historic townhouse architecture was usually a simplified version of the popular styles found on single family homes that were built during the same time period. Simple geometric forms are employed in the massing and proportions of the construction. Materials types; the inclusion of selected architectural features, such as arched opening;

or a minimal level detailing was employed as a means of giving a townhouse an architectural character. For the housing constructed in Scottsdale during the two decades following World War II, the predominant identifiable influences were those typical of the "Ranch House," " Modern" and "Postwar Period Revivals" styles.

Villa Monterey Historic District Summary

Description

The proposed Villa Monterey Historic District is a residential neighborhood generally located just to the north of the commercial core of Scottsdale's downtown. The proposed historic district boundaries include plats 1 through 7, which were subdivided and built up during the period 1961-1969. It is comprised of 758 individually-owned houses and thirteen areas, owned in common by the various home-owner associations, which are dispersed throughout the area. With its multiple plats, Villa Monterey is the largest historic townhome complex in Scottsdale. The district is distinguished from its surroundings in a variety of ways. Features such as entry signage, low walls and picturesque structures and elements define the entrances to the neighborhood. Tree-lined medians, undeveloped landscaped lots at corner locations, plantings and other vegetation also create distinctive streetscapes within the complexes. This setting combines with the consistent scale, massing, form and materials of the buildings to give the proposed historic district a visual cohesiveness and set it apart from other residential developments

The streets in the proposed Villa Monterey Historic District are, for the most part, laid out in a traditional grid fashion with some curvature related to topography of the Arizona Canal on the west and to allow the incorporation of common areas for the subdivision's amenities. The houses are primarily situated in traditional rows with the home's main entrance fronting the street and its parking adjacent to the house. Yards are small but nicely landscaped with traditional grass lawns, shrubbery and mature trees. Others have desert landscaping with cactus, desert trees and plantings. The outside areas have seating and lawn furniture, art elements, fountains and flowering plants in pots – all which convey a sense that there is extensive use of the outdoor spaces, as well as a notable pride in the appearance of their properties and the neighborhood by its residents. The common areas are typically gated and fenced. Their appurtenances include clubhouses, pools, patios, ramadas, fountains, barbeque grills, picnic area with umbrella tables and chairs. All of these amenities contribute to the resort-like setting of the area which was promoted from its beginnings.

Homes are both one and two story in height. While Unit 1 had only three two-story houses, the percentage of the total homes constructed with second stories continued to climb as additional plats were added to the development. The house walls are constructed of concrete painted block. Some have a light application of stucco on the exterior, although the block pattern underneath the stucco coating is often discernible. Most roofs are flat but there are also some low-pitched gabled roofs and hipped roofs over second story areas. The flat roofs are covered with built-up roofing materials. The pitched roofs have historically been sheathed with red clay barrel tiles. Over the years, the tile roofing has been replaced with asphalt shingles or concrete and synthetic material tiles, both rounded and flat. Almost all roofs have some sort of decorative treatment or moldings at the cornice. Many houses have short

parapet walls that extend above the main body of the house along the length of its primary façade or in stepped segments. These parapets are also created by the addition of ornamental block or tile along the roof cornice. Roof eaves that extend out over the house can be bracketed or have exposed rafters. In addition to the roof cornice, a myriad of ornamental detailing has been applied to the exterior wall surfaces and surrounding the door, window and porch openings. These include decorative block patterning, raised reliefs, medallions, inset tiles, applied vigas and canales and ornamental ironwork. This detailing serves to customize each house, giving it an individualized appearance and reinforces the Southwestern styling of the architecture.

Typical of housing in the postwar era, windows are metal sliding units with horizontal proportions. They are in simple rectangular or square shapes. Large picture windows, single units or in pairs, are the dominant elements of most of the home's front elevation. Entry doors are often not noticeable as they lead from the carport or garage or are adjacent to the large window units. Windows are set off by simple sills, shutters, awnings of varying shapes and sizes and, as noted, decorative surrounds. Many windows have metal or wooden bars over the openings. While probably installed for security purposes, the decorative design of most systems makes it a contributing element of the housing's design. Second story porches with ornamental railings and columns are a distinctive feature of a number of the larger homes. Porches at ground level are primarily created through the extension of the main roof over the front façade. In many homes, the carport functions like a front porch providing shading and locations for seating.

The Villa Monterey Historic District exhibits a high degree of integrity. In the field survey of the area only 7 houses, or less 1% of the population, were found to have alterations such that they no longer contributed the historic and architectural character of the district. This level of integrity is rare in neighborhoods dating from the mid-Twentieth century and increases its significance as an intact representation of early development and building practices.

Significance

Villa Monterey was one of many housing developments that sprang up in Scottsdale in the two decades of growth following World War II. While it shared similarities to much of the residential construction occurring at the time, it also differed in a number of ways. As noted, it was the product of Dave Freidman. Typical of many transplants before him, Freidman came to Arizona from the East in ill health, suffering from asthma. However, after only a year, his health improved and he came out of retirement to return to work as a home builder. With the high demand for housing, he quickly enjoyed success with several small-scale developments similar to what he had constructed in Pennsylvania. However, according to newspaper accounts from the period and interviews with those who knew him, Friedman wanted to do something more challenging than what he had done before. The purchase of 100 acres of land in an undeveloped area north of Scottsdale's small downtown, that was adjacent to a canal and scarred by a desert large wash with intermittent water flow presented both problems, and in Friedman's mind, interesting possibilities for a new design and approach that would be more unique that what was found in Scottsdale and Arizona at the time. Through travel and research, Friedman developed a

concept for the "Villa Monterey Colony Casitas." He drew his inspiration from other areas of the country with warm weather and those known for their 'gracious living.' Harkening to the early Spanish traditions of Arizona, he settled on the idea of building casitas, that is, small houses that were clustered together in a country-club setting. Although cautioned when he first began that trees would not grow well the desert, he planned for parkways with trees, fragrant citrus groves and tall pecan trees. All which flourished. He was also advised that "Spanish" styles had not been used anywhere except in south Phoenix for years. Nonetheless, he designed the attractive models in his first development with Spanish Colonial accents. Front yards were reduced to make room for a larger backyard which could serve as an outdoor living room. The concept proved to be so popular that it sold out before all the houses planned for the Unit 1 could be constructed. Friedman continued to rapidly expand and moved northward. A golf course was built on the wash spillway. Utilities were put underground. Each Spring he brought out new models with changes and improvements to previous house plans that were responsive to the desires and concerns expressed by the residents who had moved to his first units. Each new subdivision plat was built with a central recreation area with a landscaped park, pool, sauna and other recreational facilities.

The Villa Monterey townhomes sold out as quickly at Friedman could construct them. They offered residents proximity to the shops, dining, entertainment and cultural venues of the nearby downtown yet no commercial intrusions within the residential neighborhood. Located within the City limits, they had the metropolitan services of police, fire protection, water and sewer. "Within steps of their doorsteps" they could enjoy riding stables, an 18 hole golf course and club house and a range of other recreational options. Homeowner Associations (HOA) were organized to manage the complex in accordance with their By-laws and the deed restrictions on the individual properties. Overseeing alterations and improvements made to by owners to their homes, maintenance of the common facilities, landscaping and, often, sponsoring social activities, the HOA have responsibility for ensuring that the quality of the development of the original construction is maintained. Due to the diligence of the HOAs, Friedman's legacy and his vision for attractive, comfortable and convenient living have endured.

Summary Statement:

The Villa Monterey Historic District is considered historically and architecturally significant as a collection of homes that illustrate a particular type of building and a development pattern that influenced the physical form of Scottsdale in the postwar era and remains discernible and distinctive today. The work of a successful local builder who pioneered different approaches to development and marketing of homes in the post WWII era, it is significant because of it influenced how townhomes subsequently developed in Arizona. Further it is significant because of its high degree of integrity. The historic district provides excellent architectural examples, individually and collectively, of Southwestern-influenced forms, materials and detailing that has distinguished local and regional home building. The intact ornamentation and customized building features of the homes sets it apart as a product of a by-gone era and gives it a unique sense of time and place which should be preserved.

Project Narrative

Villa Monterey Units 1-7 Townhouse Historic District
HP Overlay Zoning Case

The Villa Monterey Units 1-7 Townhouse Historic District is proposed to be initiated for HP overlay zoning consideration by the City's Historic Preservation Commission (HPC) on December 9, 2010. No development or change in use is proposed by the City or homeowner's associations with this City-initiated case. The 757 homeowners in this age-restricted townhouse development repeatedly requested that the HPC and the City consider this recognition. Strong owner support for the proposed HP designation from homeowners in Villa Monterey Units 1-7 is documented by signed petitions from the majority of the owners in these seven HOAs.

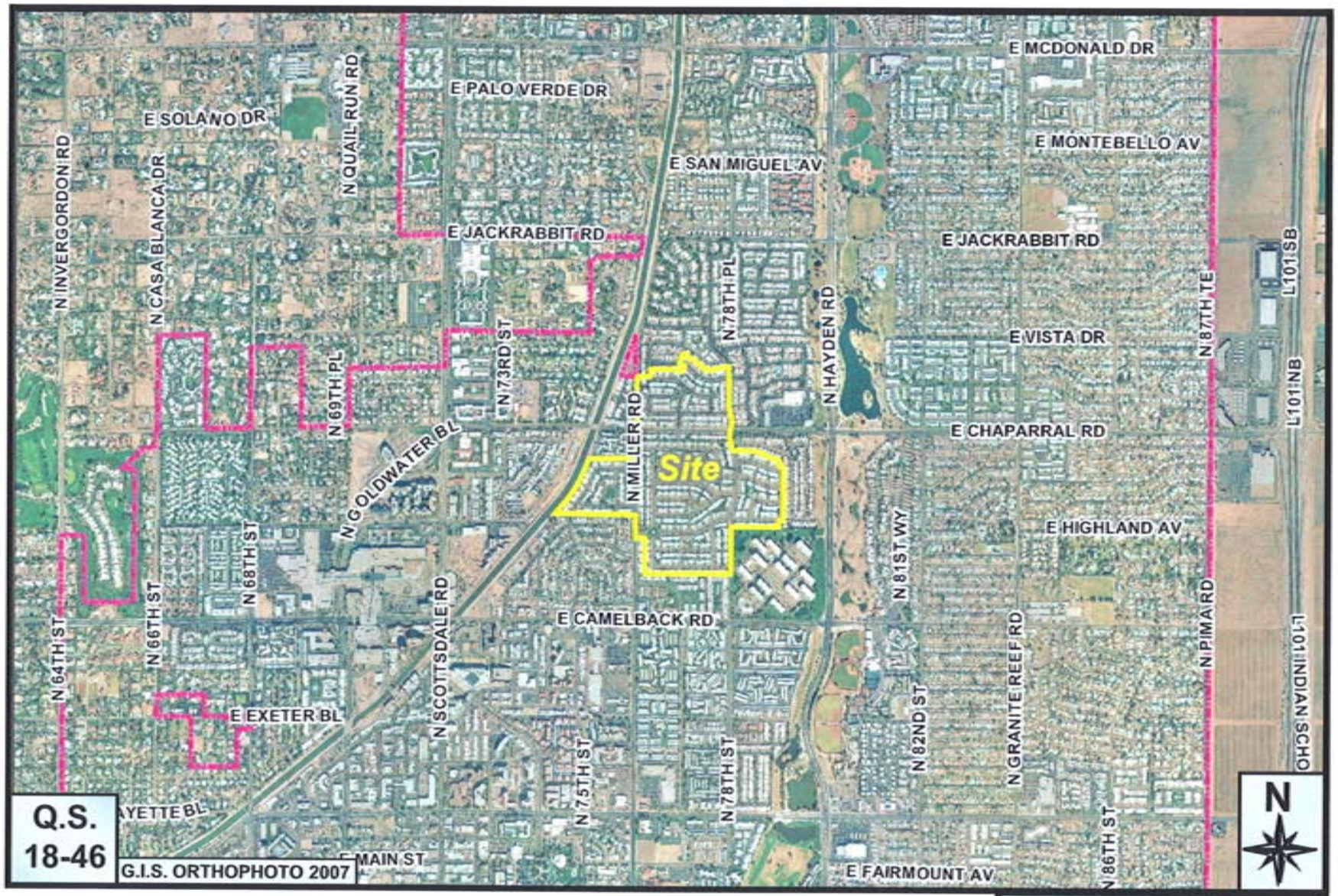
Owner's representatives approached the Historic Register Committee and the HPC in 2007 asking that Villa Monterey be considered for HP designation as a significant historic townhouse development adjacent to the downtown on Miller and Chaparral Roads. The HPC and staff advised the residents that the City needed to undertake a city-wide survey of townhouses and attached housing developments before it could determine which developments merited considered for local register designation. A city-wide townhouse/attached housing survey of 56 projects containing almost 7000 homes was completed and presented to the HPC in 2009. The Commission identified five projects as meriting further consideration and research, including Villa Monterey. While the survey was being completed the neighbors circulated a petition to gauge support for HP designation. They were able to contact 620 owners in Units 1-7 and the vast majority, 605 of these (97.6%) supported Villa Monterey becoming a historic district.

An integrity assessment on a house-by-house basis was completed in the summer of 2010. The result was that about 99% of the homes in Units 1-7 are viewed as contributing – a very high integrity rating. Based upon the city-wide survey, the initial HPC interest in pursuing five developments, the strong local support indicated by the petition from Villa Monterey residents, and the very high integrity rating of the townhomes, the HPC has but the initiation of an HP overlay zoning case on their December 9, 2010 for potential action.

A "Historic Significance and Integrity Assessment Report" will be completed and presented as part of the staff report when this case goes to hearing. The city-wide historic context and survey on townhouses will be included in the case folders as background information.

Prepared by Don Meserve, AICP, Historic Preservation Officer, November 2010
Staff liaison for the Historic Preservation Commission

ATTACHMENT #3



Villa Monterey Units 1-7 HP Overlay Zoning

13-ZN-2010 &
4-HP-2010

ATTACHMENT #4

Villa Monterey Units 1-7 HP Overlay Zoning

13-ZN-2010 &
4-HP-2010

ATTACHMENT #4A

RURAL NEIGHBORHOODS	EMPLOYMENT
SUBURBAN NEIGHBORHOODS	NATURAL OPEN SPACE
URBAN NEIGHBORHOODS	DEVELOPED OPEN SPACE (PARKS)
MIXED-USE NEIGHBORHOODS	DEVELOPED OPEN SPACE (GOLF COURSES)
RESORTS/TOURISM	CULTURAL/INSTITUTIONAL OR PUBLIC USE
SHEA CORRIDOR	MCDOWELL SONORAN PRESERVE (AS OF 8/2003)
MAYO SUPPORT DISTRICT	RECOMMENDED STUDY BOUNDARY OF THE MCDOWELL SONORAN PRESERVE
REGIONAL USE DISTRICT	CITY BOUNDARY
COMMERCIAL	LOCATION NOT YET DETERMINED
OFFICE	

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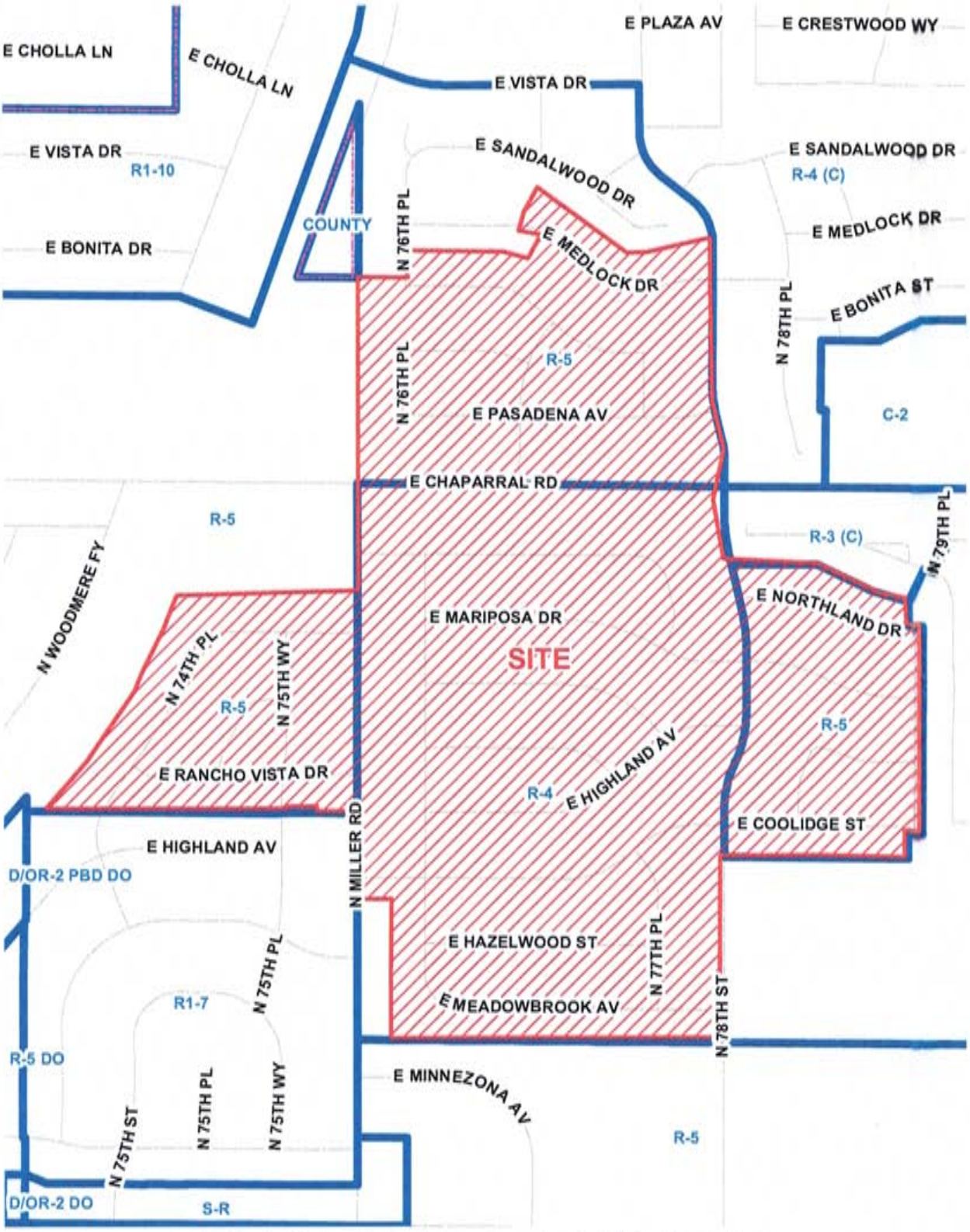
13-ZN-2010 &
4-HP-2010

ATTACHMENT #5



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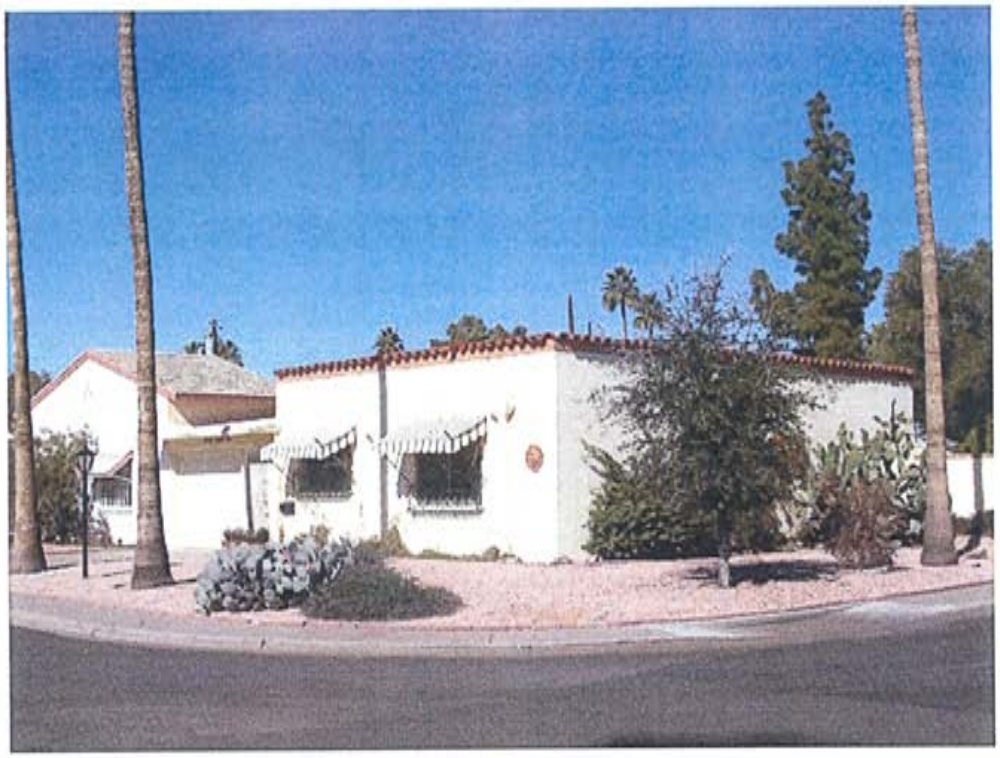
ATTACHMENT #6

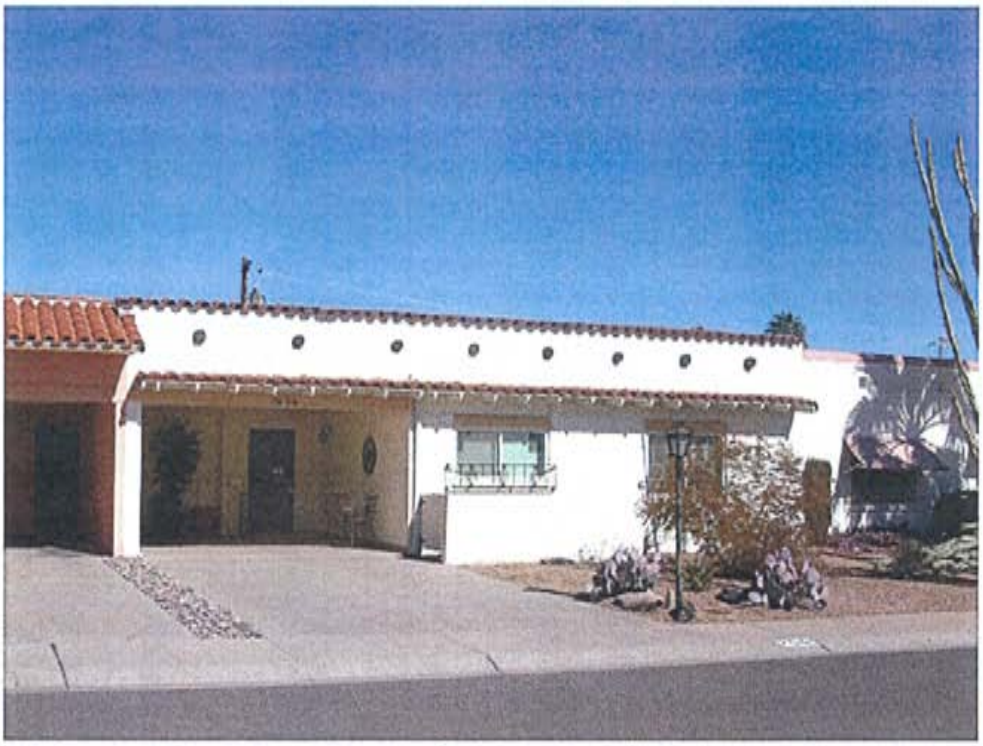
PHOTOS OF THE ARCHITECTURAL STYLES IN VILLA MONTEREY UNITS 1-7



Example of a one-story townhouse in Unit 1

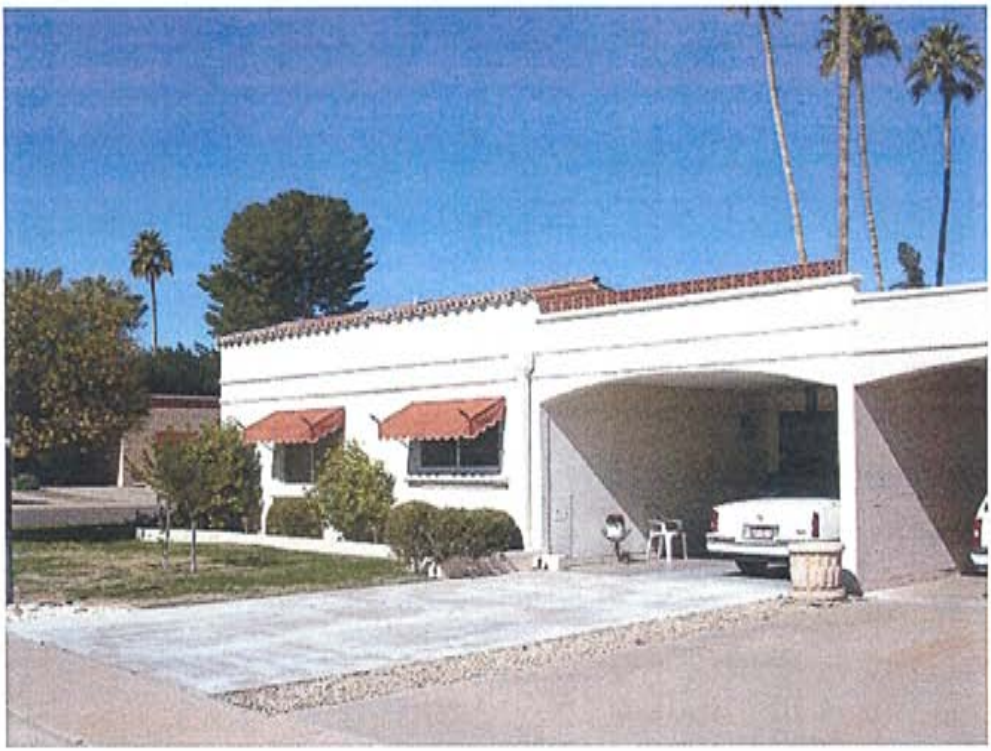
Example of a two-story townhouse in Unit 1

ATTACHMENT #7



Example of a one-story townhouse in Unit 2

Example of a two-story townhouse in Unit 2

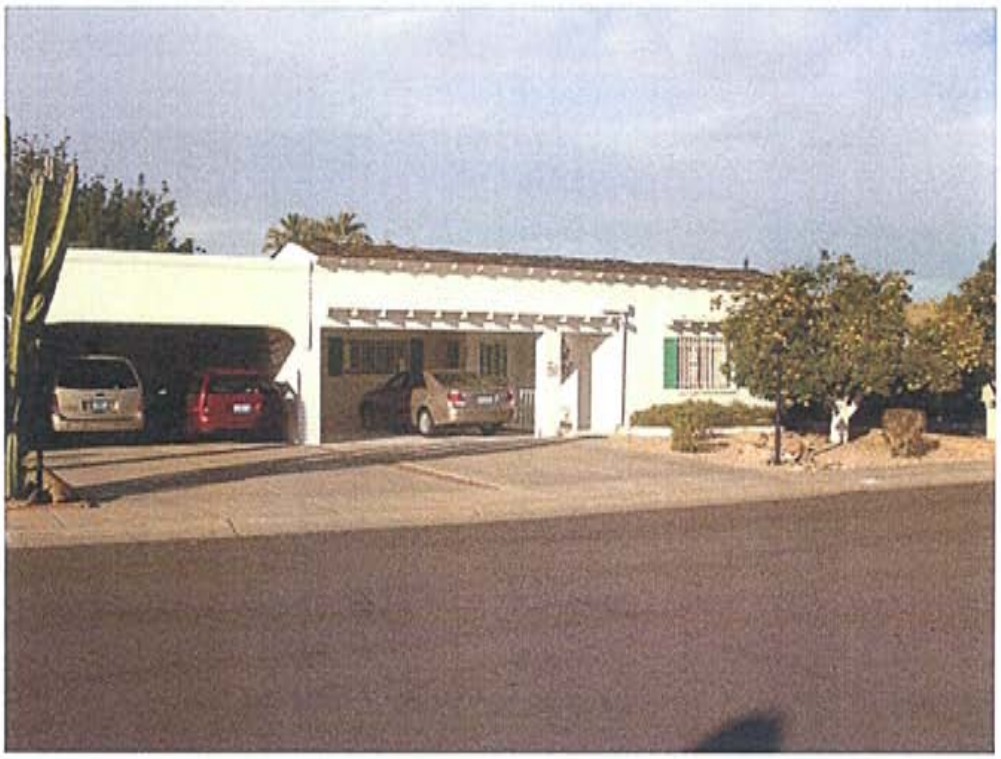


Example of a one-story townhouse in Unit 3

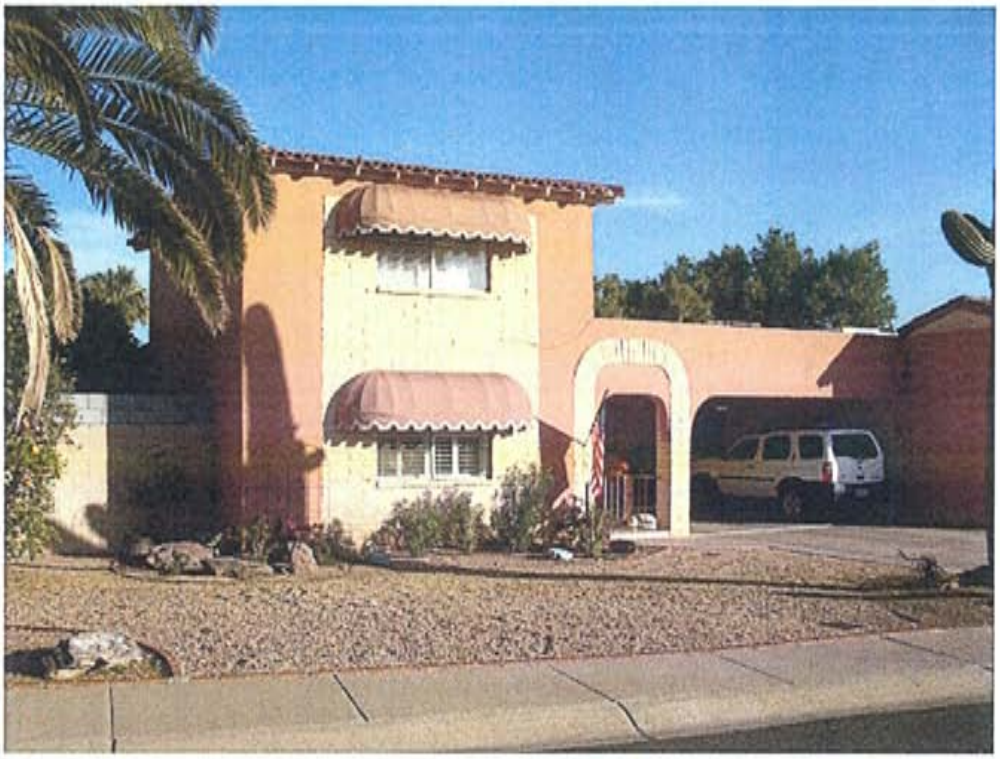
Example of a two-story townhouse in Unit 3

Example of a one-story townhouse in Unit 4

Example of a two-story townhouse in Unit 4



Example of a one-story townhouse in Unit 5



Example of a two-story townhouse in Unit 5

Example of a one-story townhouse in Unit 6

Example of a two-story townhouse in Unit 6

Example of a one-story townhouse in Unit 7

Example of a two-story townhouse in Unit 7

Photo of the entry sign and curving wall at the Coolidge entry

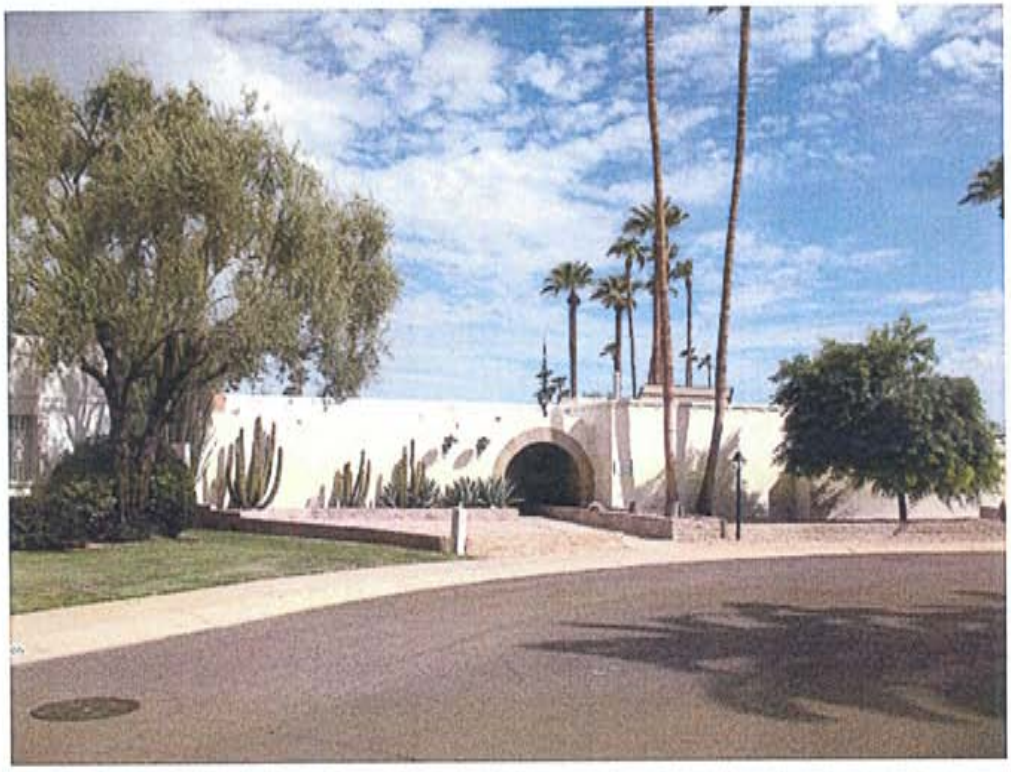


Photo of one of the seven clubhouses that are for the use of the residents in each HOA

CITIZEN INVOLVEMENT REPORT

Cases #13-ZN-2010/4-HP-2010, Villa Monterey Units 1-7 HP Overlay Zoning

Historic Property (HP) Overlay Zoning Map Amendment

Numerous efforts have been undertaken to ensure that interested citizens, surrounding property owners and others understand the proposed HP zoning map amendment and have adequate opportunities to comment on the case. Many efforts have been undertaken by the Historic Preservation Commission (HPC), Villa Monterey residents, their HOAs and representatives, and city staff. This report describes the citizen involvement efforts undertaken to comply with the city requirements and the 12/2010 Citizen Review Plan. Since this report covers a few years of activities it is divided into different phases.

Early Contacts with Residents of Villa Monterey Regarding Historic Preservation

Representatives from Villa Monterey townhouse development first contacted the city's Historic Preservation Office in late 2006. Debbie Abele, Historic Preservation Officer at the time attended a meeting of Home Owners Associations (HOAs) in Villa Monterey to answer their questions about historic districts. The HOA presidents selected Kathy Feld to be the spokesperson for Villa Monterey for historic preservation. In March 2007 Kathy Feld and other residents attended an HPC regular meeting and expressed their interest in being considered for historic district designation. Ms. Feld distributed handouts to the Commission with background information on Villa Monterey. In May and June 2007 the HPC toured some properties and neighborhoods they may consider for potential designation, including Villa Monterey. The Commission advised staff that they wanted the city to complete a city-wide survey of townhouse developments, recognizing that they cannot consider any specific development for designation until the entire range of candidates in the city are identified in a survey. A historic context on attached/townhouse developments was researched in 2008 and some of the research results, including advertisements for townhouse developments, were presented to the Commission in late 2008.

HPC Consideration of All Attached/Townhouse Developments and Selection of Best Examples

The results of the city-wide research and survey were presented to the HPC in October 2008 and the final text of the historic context was completed a few months later. The 2009 Work Program approved by the Commission included considering Villa Monterey designation in the list of tasks. The HPC continued discussing the city-wide survey results in September 2009 and toured 16 representative projects in October 2009, out of a total of 52 projects. The approved 2010 Work Program included the tasks of completing all the research on townhouses and identifying the projects eligible for designation. The Commission discussed their individual lists of the best candidates and agreed upon a list of the top five townhouse projects for ongoing consideration, including Villa Monterey as one of the top five.

Activities of Villa Monterey Residents During the Survey Efforts

Residents in Villa Monterey were continuing to pursue the idea of being designated during 2008 and 2009 while the Commission and staff were completing the city-wide research and survey. Residents wanted to circulate petitions to all the homeowners in each of the nine HOAs to see if owners supported the city considering a historic district for their neighborhood. The Historic Preservation Office developed the language to be used on the petitions with city attorneys and provided the format for petitions to Villa Monterey representatives. Members of each of the HOA boards and other volunteers began circulating petition to gauge the level of support in each Unit for historic district designation. Since this is an age restricted community with many homeowners away for part of the year it took a lot of effort for the volunteers to contact the majority of the owner in their Units. The HOA board for Unit 8 decided not to participate in the petition drive. Interested citizens knew that their chances for being approved as a historic district would be greatly improved if they could document a strong showing of owner support. In the spring of 2010 the Commission was advising Villa Monterey that they were considering Villa Monterey for designation along with four other townhouse developments. The HPC received updates from staff on how the petition drive was going in Villa Monterey and residents were kept informed about the survey.

South Scottsdale Community Area Plan and Villa Monterey Input
Residents from Villa Monterey made sure that the city planners working on the South Scottsdale Community Area Plan in 2010 knew that they were interested in becoming a historic district. Ross Cromarty told the HPC that several residents from Villa Monterey had contacted him expressing their interest in becoming a historic district.

Integrity Assessment, Results of Petition Drive and Moving Forward with Villa Monterey
A combination of factors resulted in the Commission deciding to consider Villa Monterey as their first potential townhouse development; 1) its prominent location on the edge of downtown, 2) the ongoing interest of a majority of the homeowners in being considered, 3) the variety of architectural styles and the evolution of styles as later plats were developed and 4) the high level of integrity for the area. Debbie Abele completed a house-by-house analysis of integrity in Villa Monterey over the summer in 2010 to determine how many houses had been altered to the degree that they would not contribute to the character of the area. Only a few homes had major exterior alterations so she reported to the Commission that 99% of the homes were contributing, which is a very high level of integrity. When the Commission heard the results of the petition drive in April and September 2010 they concluded that Units 1-7 had the strongest support, Unit 9 had fewer signatures and Unit 8 elected not to participate.

Neighborhood Meeting and Initiation by HPC
After hearing results of the integrity assessment and the latest petition results in September showing 83% of the homeowners in support of a historic district, the Commission directed staff in October 2010 to hold a neighborhood meeting with the owners of Units 1-7, judged to be the best architecturally and with high levels of both support and integrity. Residents were invited to attend a meeting at the Unit 4 Clubhouse on Northland Drive on Saturday, November 13, 2010. A map of the draft HP boundary for Villa Monterey Units 1-7 was presented at the neighborhood meeting. The HOAs used their email distribution lists to let homeowners know about this neighborhood meeting. Over sixty people from each of the seven Units attended this informational meeting advising residents that the initiation of an HP case would be on the next HPC agenda. The attendees seemed to be overwhelmingly in favor of becoming a historic district.

The HPC had townhouses or Villa Monterey on their agenda in thirty different meetings over three years so there have been ample opportunities for interested citizens to be aware of Commission discussions on Villa Monterey. On December 9, 2010 the HPC voted unanimously to initiate an HP overlay zoning case for Villa Monterey Units 1-7 on approximately 115 acres including 758 homes and 13 common tracts. The Commission asked staff to file an application on their behalf and to proceed with scheduling and notices for two open houses for their zoning case. The application was filed on December 14, 2010 by Don Meserve. Open houses were scheduled with the required notification for February 12th and 19th.

Communication with Management and City Council
After the Commission formally initiated a historic district case for Villa Monterey it was decided that a meeting with the City Manager and other managers was in order since the last two historic districts in Scottsdale were adopted in June 2005. A meeting was held on the Villa Monterey Units 1-7 HP overlay zoning case in January before the open houses were scheduled. The Historic Preservation Office received direction at this meeting on three things: 1) to prepare a memo to the Mayor and City Council describing the case, 2) to proceed with open houses after the memo is distributed, and 3) to verify the signatures on the petitions to see if they match the owner(s) of record with the understanding that having more than 75% owner signatures is highly desirable.

Signature verification is not a legal requirement for a city-initiated case but the Zoning Administrator, Tim Curtis preferred confirmation of the signatures in case opponents show up at hearings questioning the

validity of the petitions. Don Meserve verified the signatures and found that some owners have changed since the petitions were circulated and a few homes were bank owned. Neighborhood volunteers were asked to contact the new owners or other homeowners that were missed previously in order to bring the total over 80% in support. The updated signature verification has resulted in 652 owners or 86% signing petitions in support. HOAs boards were also asked to indicate their support for the historic district for the common areas they are responsible for. All seven HOAs have now indicated their support for HP for their common HOA tracts.

The briefing memo on the proposed district was emailed to the Mayor and City Council on February 2, 2011. A follow-up question from one Councilman was answered. The meeting with the City Manager in January and the memo to the Mayor and City Council in early February were the significant recent communications with management or Council on this case since initiation and prior to open houses or public hearings being scheduled.

February 12th and 19th Open Houses for Villa Monterey Units 1-7 HP Overlay Zoning
The application was assigned numbers 13-ZN-2010 and 4-HP-2010 with one file kept in the Historic Preservation Office for greater accessibility for interested citizens. After the white signs were posted and the postcards were mailed to residents and owners within 750' of the proposed boundary, Don Meserve logged fifteen calls or emails about the proposal and the open houses. Some contacts were seeking additional information on the proposal and the boundary, others were seeking work on a project, and still others were from adjacent developments asking questions. The first open house on Saturday afternoon, February 12th was very well attended with 115 people signing in and more present. The attendees were overwhelmingly from homeowners from Villa Monterey Units 1-7. Debbie Abele and Don Meserve described the case and answered a variety of questions. Owners from two households in Unit 1 said they were opposed to the historic district and one indicated an interest in selling his home for redevelopment. Others owners present from Unit 1 indicated their support for the proposed HP designation. The questions and answers covered many subjects including; potential impacts on property values or taxes, the approval process for exterior changes, when guidelines would be written on additions and alterations, when public hearings would be set, policies set for Chaparral and whether these could change, integrity of the neighborhood and non-contributing homes, and the decision making process for certificates.

The second open house was on Saturday morning February 19th under cloudy skies with increasing winds as the meeting progressed. Thirty people signed in for the second open house. Jim Murphy, President of Unit 1 HOA noted that he had spoken to all the residents he could and that 87% supported historic preservation and four owners did not. He wants the Commission and city to keep Unit 1 in the proposed HP boundary. Other questions and answers were similar to the first open house with many people expressing their support for the historic district.

Proceeding with Public Hearings
Given the large number of residents in support of the historic district designation for Villa Monterey Units 1-7 and based upon the case being complete (with this report and the signature verification), staff is proceeding with the legal notice requirements for the first public hearing by the HPC on March 17, 2011. The public hearing dates for the Planning Commission and City Council have yet to be determined. Information on cases 13-ZN-2010 and 4-HP-2010 is on the internet and case folders are located in Current Planning and in the Historic Preservation Office in Neighborhood Resources.

Report Prepared by,
Don Meserve, AICP, Historic Preservation Officer and City Archaeologist

Exhibits

1. List of HPC Meetings, 3 pages
2. Handouts for public meetings, 3 sheets
3. Petition form, 1 page
4. Summary of Verified Owner Signatures from Petitions with maps attached of Units 1-7 showing the verified signatures of owners and HOAs, 8 pages
5. Notice of November 13, 2010 neighborhood meeting, 1 page
6. November 13, 2010 Sign-in Sheets, 5 pages
7. February 2, 2011 Memo to Mayor and City Council on Villa Monterey Units 1-7 HP, 2 pages
8. February 12th and 19th Open Houses Postcard, 1 page
9. February 12, 2011 Open House Sign-in Sheets and Comment Cards, 11 pages
10. February 19, 2011 Open House Sign-in Sheets and Comment Cards, 5 pages
11. Log of Emails and Phone calls to Don Meserve, 2 pages
12. HPC Public Hearing Postcard
13. March 17, 2011 HPC Public Hearing Sign-in Sheets and Speaker cards,

Other Information Related to Villa Monterey Not Attached to Report

1. Petitions for Units 1-7 and working maps to verified signatures: on file by Unit in Historic Preservation Office
2. March 8, 2007 handouts to HPC on Villa Monterey history: on file in Historic Preservation Office
3. Agendas and Minutes for HPC meetings when Villa Monterey or townhouses were discussed: on city internet pages under HPC by meeting date and on file in Historic Preservation Office
4. Historic Context for Townhouses/Attached Housing – posted on internet with other local historic preservation documents at http://www.scottsdaleaz.gov/historiczoning/historicresources

CITIZEN INVOLVEMENT REPORT ATTACHMENT: LIST OF HISTORIC PRESERVATION COMMISSION OR COMMITTEE MEETINGS AND DISCUSSIONS ON VILLA MONTEREY AND/OR ON TOWNHOUSES THAT INCLUDED VILLA MONTEREY

2007 HPC MEETINGS

Meeting Date	Agenda Topic	Summary of Comments
3/8/07	Public comment	Kathy Feld, spokesperson chosen for HOAs in Villa Monterey, did a presentation requesting that the HPC begin studying designation for Villa Monterey. She provided handouts.
5/12/07	Tour of potential designations	Driving tour included a variety of potential future designations including the Villa Monterey townhouse development.
6/14/07	Future HP designations	Villa Monterey was included in the discussion.

2008 HISTORIC REGISTER COMMITTEE MEETINGS

Meeting Date	Agenda Topic	Summary of Comments
2/14/08	Staff report on townhouse survey	Report noted that city-wide survey is underway and that Villa Monterey was a good candidate.
5/8/08	Report/discussion on townhouse research	Progress report on ongoing research and survey on townhouses.
10/16/08	Presentation/discussion on townhouse survey	Linnea Caproni, intern provided presentation on 1960s ads on townhouses and described historic context. Don Meserve summarized city-wide data and field survey results.

2008 HPC MEETINGS

Meeting Date	Agenda Topic	Summary of Comments
1/19/08	Annual retreat; 2008 work program	HPC discussed accomplishments for 2007 and their work program for 2008. Retreat was held at Villa Monterey clubhouse. Villa Monterey's interest in becoming a historic district was discussed.
4/10/08	Staff report	Staff noted that Villa Monterey was considered a good candidate for designation based upon the research.
5/8/08	Staff report	Reported that representatives in each of the nine HOAs in Villa Monterey will circulate petitions to owners to identify support.
6/12/08	Staff report	The wording for the petition to be circulated was finalized with input from City Attorney's office on wording. An intern will work on the historic context for townhouses.
9/25/08	Staff report	Petition is being circulated for signatures in Villa Monterey HOAs.

EXHIBIT #1

10/16/08	Presentation on city-wide townhouse/attached survey	Staff presentation included several components of the research and survey including; 1) intern work on historic context research, 2) Don Meserve's field work, mapping and photographs of projects, 3) PowerPoint showing 1960s ads for Villa Monterey, and 4) descriptions of the architectural styles and different types of layouts for projects.
12/11/08	Staff report	Text for townhouse historic context is being finalized for review by the HPC.

2009 HPC MEETINGS

Meeting Date	Agenda Topic	Summary of Comments
1/8/09	Townhouse research	Petition signing in Villa Monterey progressing. Reported that 51 townhouse or attached projects with 86 plats for period studied.
1/31/09	Annual retreat; 2009 work program	City will be on forefront of HP programs nationally with any mid-century townhouse designations. Strong support from owners required for any districts. Prop 207 waivers discussed and % needed. HPC interest in proceeding with Villa Monterey if strong owner support.
2/12/09	2009 Work program	Approved including task to consider Villa Monterey designation in 2009.
3/12/09	Staff report	Staff noted that 100% support not feasible for establishing a historic district. A determination on which of the 9 HOAs in Villa Monterey are eligible for designation is needed.
4/16/09	Staff report	HPC will schedule a presentation on the final text for the townhouse historic context.
5/14/09	Staff report	Staff discussed waivers and % required with attorney; considered a policy decision on what % needed for designation – not a legal requirement. Discussed possible study session with Council on Prop 207.
9/24/09	Presentation of city-wide townhouse survey and context	Reviewed the final text for the context report and discussed the variations in style and layout.
10/31/09	Townhouse tour	Staff conducted a driving tour of 16 townhouse projects representative of 51 projects; Villa Monterey was included on the tour.
11/12/09	Comments on tour	Discussion of the tour and what the best examples of townhouses are for the period. Discussed selection process and what distinguishes a project.

2010 HPC MEETINGS

Meeting Date	Agenda Topic	Summary of Comments
1/23/10	Annual retreat; 2010 work program	Task approved to complete the research on townhouses and for the HPC to identify eligible projects for designation.
3/11/10	Commission preferences on townhouses	HPC members each prepared a list of their best candidates for designation. Discussion resulted in Commission selecting their five top projects for further research and consideration including Villa Monterey.
4/8/10	Villa Monterey responses	The results of the petition drive for the 9 HOAs in Villa Monterey were presented. Several neighborhood residents attended the meeting and voiced support for designation. Signature gathers noted that getting 100% to sign was virtually impossible. Commission told residents they were considering Villa Monterey for designation along with 4 other townhouses. Support is strong in HOAs 1-7, it is lower in HOA 9 and HOA 8 elected to not participate in the petitioning.
6/24/10	South Scottsdale CAP report; Staff report	Ross Cromarty presented the proposed community area plan and highlighted historic preservation related text. He noted that several residents from Villa Monterey had contacted him expressing their interest in historic district designation. Staff reported that a house-by-house integrity assessment will be completed over the summer for Villa Monterey.
9/9/10	Report on integrity survey of Villa Monterey	Debbie Abele reported that 99% of the homes had been determined to be contributing which is a very high level of integrity for a district. Photos of the architectural styles and details of homes were presented along with pictures of altered facades. HOAs 8 and 9 are not recommended for inclusion in a potential district.
10/14/10	Staff report	HPC directed staff to proceed with neighborhood meetings and contacts with residents in HOAs 1-7 to advise them of possible initiation of an HP overlay zoning case.
11/11/10	Staff report	Commissioners advised of November 13th Villa Monterey neighborhood meeting on HP designation and invited to attend. A map was presented showing the potential HP boundary that would be used by staff for the neighborhood meeting in Villa Monterey.
12/9/10	Initiation	The HPC voted unanimously, 5-0 to initiate an HP case for Villa Monterey Units 1-7

Villa Monterey Units 1-7 HP Overlay Zoning

13-ZN-2010 &
4-HP-2010

ATTACHMENT #2A

EXHIBIT #2

Frequently Asked Questions About the Impact of Historic Designation

Q. If my neighborhood becomes a historic district will this affect my ability to sell or rent my property?

No, designation has no effect on the use or ownership of historic properties.

Q. If my neighborhood becomes a historic district, does this mean I cannot make any changes to my house?

No, designation does not prohibit changes. It is not the intention of an HP overlay to freeze a building in time. To the contrary, it is recognized that to stay in productive use work must be done to maintain, repair, upgrade and even expand historic buildings. Once a neighborhood is designated, the City Historic Preservation Office will provide guidance and assistance so that when changes are made the alterations do not destroy or diminish the historic or architectural significance of the property or district in which it is located.

Q. Will I be required to do special maintenance or restore my house to a particular appearance?

No, there are no requirements for you to initiate work. The City HP office would only become involved when you decide to undertake work on the exterior of your house that requires a building permit.

Q. How is the City Historic Preservation Office involved?

When you or your architect or contractor apply for a building permit for your project, your plans will be referred by the City's "One-Stop-Shop" staff to the Historic Preservation (HP) staff for review. The HP staff will review the materials and information you submit to obtain a building permit and will issue either a "Certificate of No Effect" or a "Certificate of Appropriateness."

For more information call Don Meserve at 480-312-2523, in Scottsdale's Historic Preservation office.

(Over)

Last revised October 2010

Steps to Zone Property HP and Place on Register

Preliminaries: Approx. 3-5 Mos.

Step 1. Research on context theme and property.

Step 2. Register Comm. and HPC review preliminary findings.

Step 3. HPC Initiates HP Zoning Case in hearing

* owner/public comment

Step 4. Pre-Appl. Meeting on HP Case

Step 5. Staff completes application forms, maps, photos, etc.

Submittal,Initial Review and Comment: Approx. 2-3 Mos.

Step 6. Application submitted - Case assigned pre-app. number

Step 7. Post site with "white" zoning sign - Mail notices

Step 8. Conduct two open houses minimum on HP zoning

* owner/public comment

Step 9. Determination Mtg. & Prepare report on public comments

Step 10. Post site with "red" hearing sign - Mail notices

Public Hearings: Approx. 2 Mos. Hearings + HP Plan

Step 11. HPC conducts hearing on HP - significance report reviewed

* owner/public comment

Step 12. PC conducts hearing with HPC rec.

* owner/public comment

Step 13. Council conducts hearing with HPC & PC rec. - Adopt ordinance

* owner/public comment

Step 14. Prepare Historic Preservation Plan

Step 15. HPC reviews HP plan

* owner/public comment

zoningchart

We, the undersigned, are supportive of the efforts of the residents of Villa Monterey Homeowner Association Unit #___ and the City of Scottsdale Historic Preservation staff to designate the Villa Monterey Town Homes on the Scottsdale Historic Register. We have received information on the advantages and the results of being designated a historic district. We are aware that designation occurs through the establishment of an HP overlay zone on our properties. Further we understand that requesting HP overlay zoning will require us to conform with the City's policies related to Proposition 207.

Date	Name (printed)	Address	Signature

EXHIBIT #3

SUMMARY OF VERIFIED OWNER SIGNATURES FROM PETITIONS
VILLA MONTEREY UNITS 1-7 TOWNHOUSE HISTORIC DISTRICT

Prepared by Don Meserve, HPO, 3/11/11

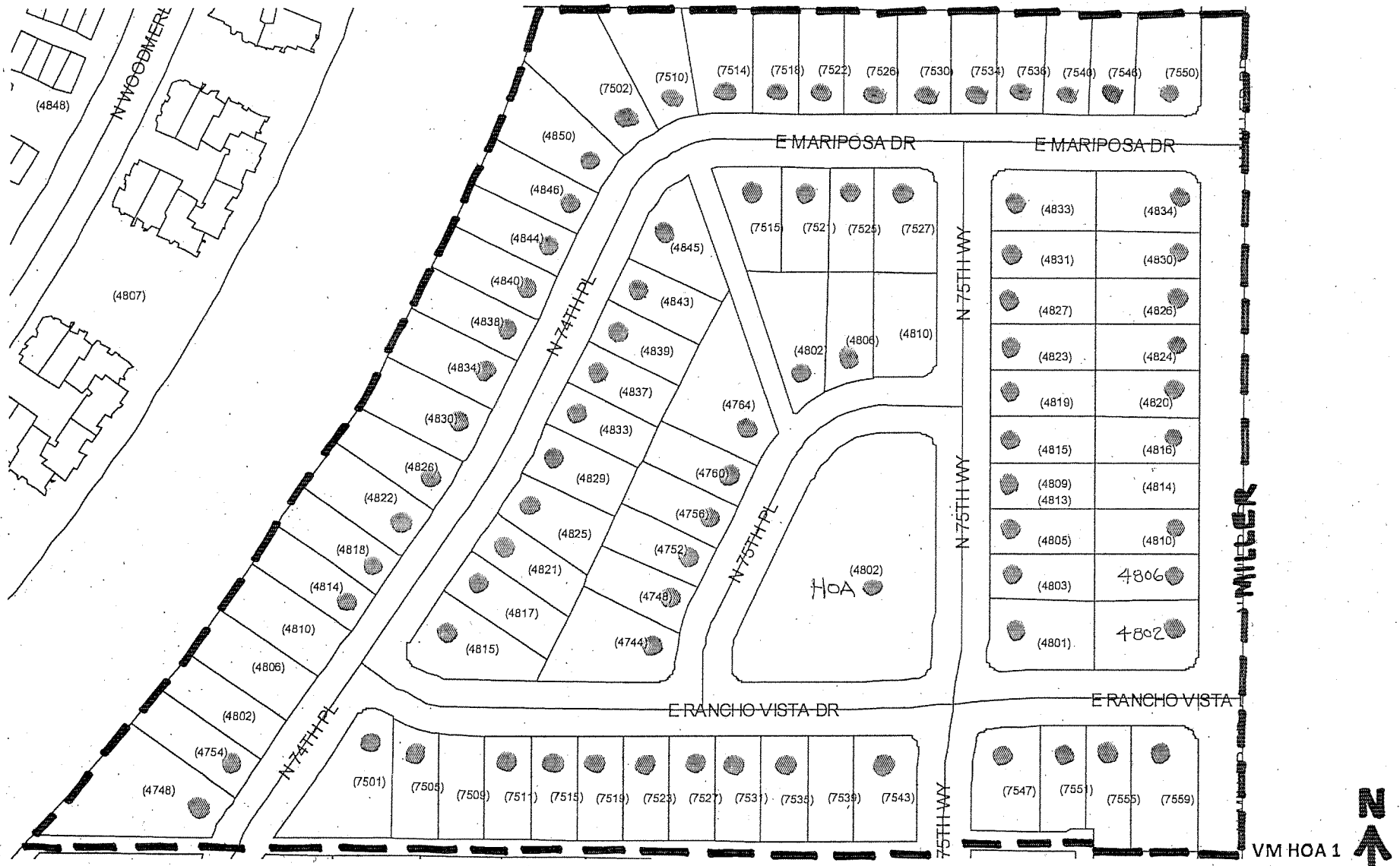
Unit/ HOA #	Number of Homes	Owner Support	% of Homes	Number Common Tracts	HOA Support HP	Support of Owners and HOAs
1	87	80	92%	1	Yes	81
2	136	95	70%	7	Yes	102
3	124	109	88%	1	Yes	110
4	145	124	86%	1	Yes	125
5	99	91	92%	1	Yes	92
6	94	82	73%	1	Yes	83
7	73	71	97%	1	Yes	72
Totals 7	**758**	**652**	**86%**	**13**	**All support**	**665 of 771 86%**

Signatures were verified by comparing the owner's names on Maricopa County Assessment data with the signatures and addresses on petitions and emails. It is always important to know the level of property owner support prior to action by City Council on a zoning map amendment, such as the proposed overlay zoning required to place a neighborhood on the Scottsdale Historic Register as a historic district. The verification of signatures on petitions documents the high level of owner support (86%) from the homeowners in Villa Monterey Units 1-7 and from their Homeowners Associations (HOAs) for the common tracts. According to the volunteer homeowners who circulated the petitions to their neighbors, they were unable to get signatures from some owners in their unit/HOA for a variety of reasons including:

1) home is vacant,
2) home is vacant for sale,
3) home is bank owned (foreclosure),
4) owner is out of state and unable to contact,
5) home is a rental and unable to contact owner,
6) some owners wanted to think about it or simply did not want to sign a petition,
7) owner is opposed to becoming a historic district, or
8) owner is deceased.

It should also be noted that it is not a legal requirement or an ordinance requirement that the signatures be verified on petitions for an area to become a historic district when the designation is a city-initiated case by the Historic Preservation Commission. If the property owners had initiated this zoning map amendment, rather than the case being city-initiated by the Historic Preservation Commission, support from 75% of the property owners representing 75% of the land area would have been required. Based upon the verification of the petition signatures and the support of all seven HOAs, Villa Monterey Units 1-7 exceeds the 75% standard (Section 1.304) for an owner-initiated zoning application; in fact the level of support from the neighborhood is 86% in favor.

EXHIBIT #4

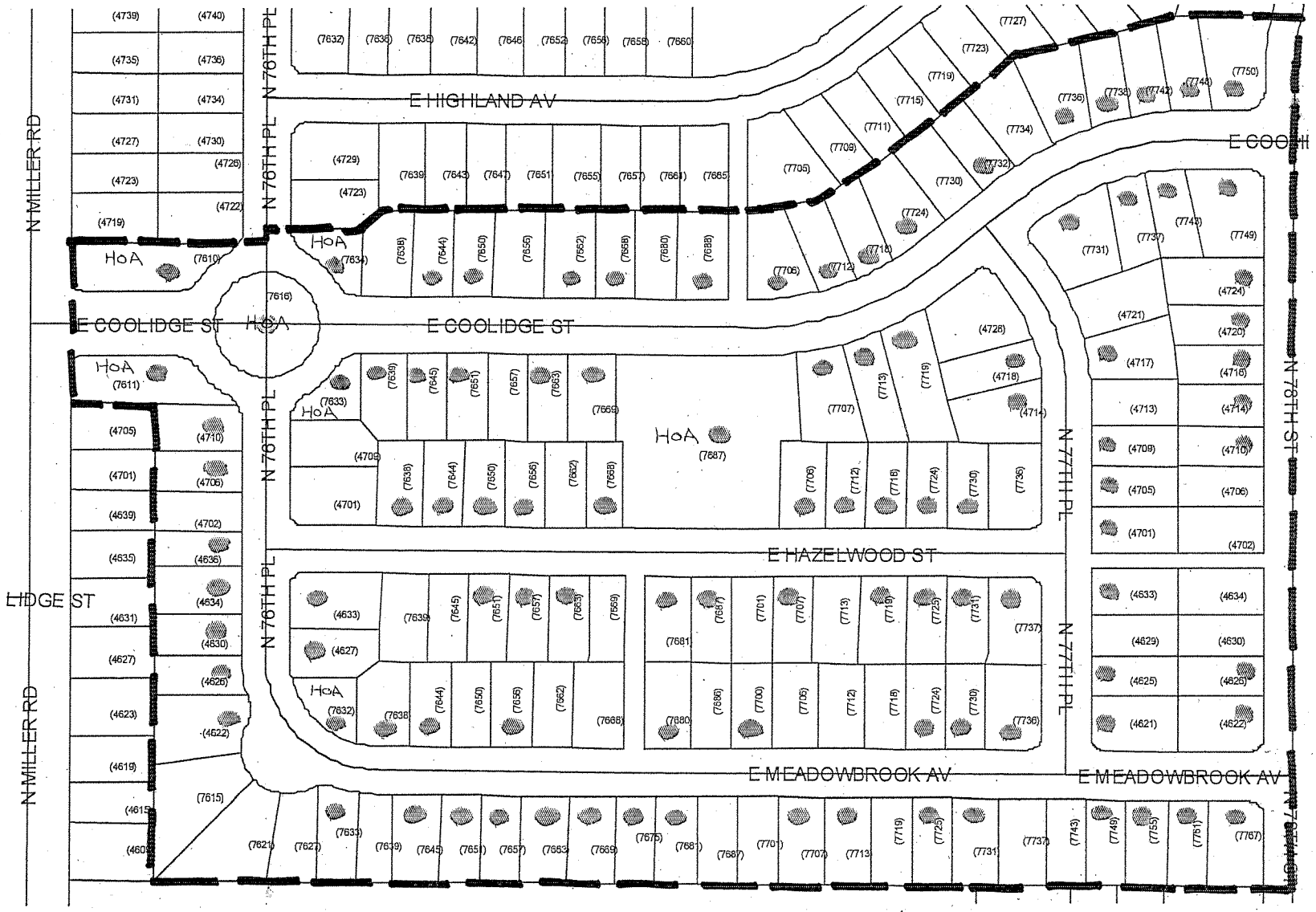


VM HOA 1

87 Units

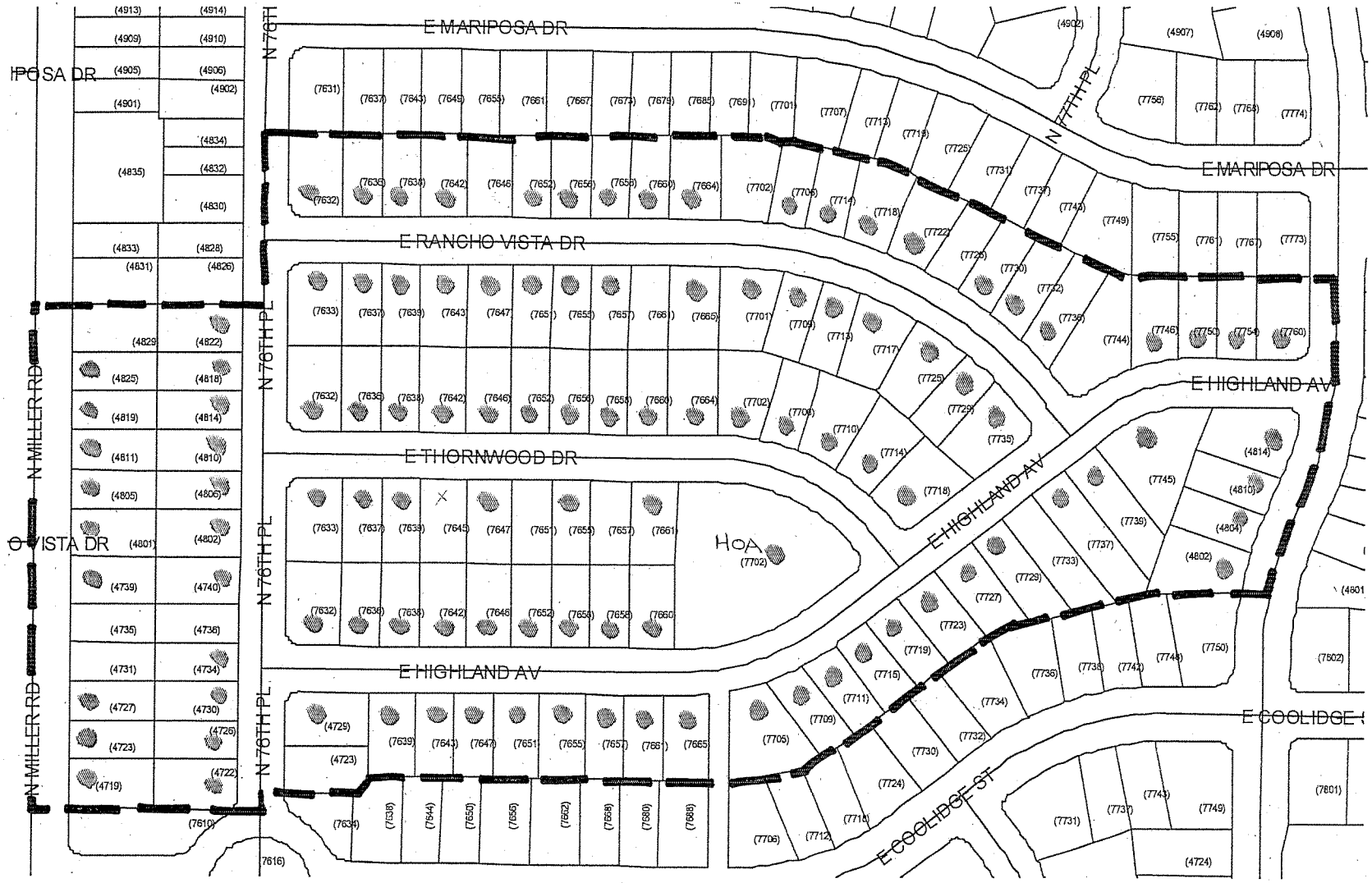
N

80 verified signatures on petitions in support – 92%



VM HOA 2
136 Units

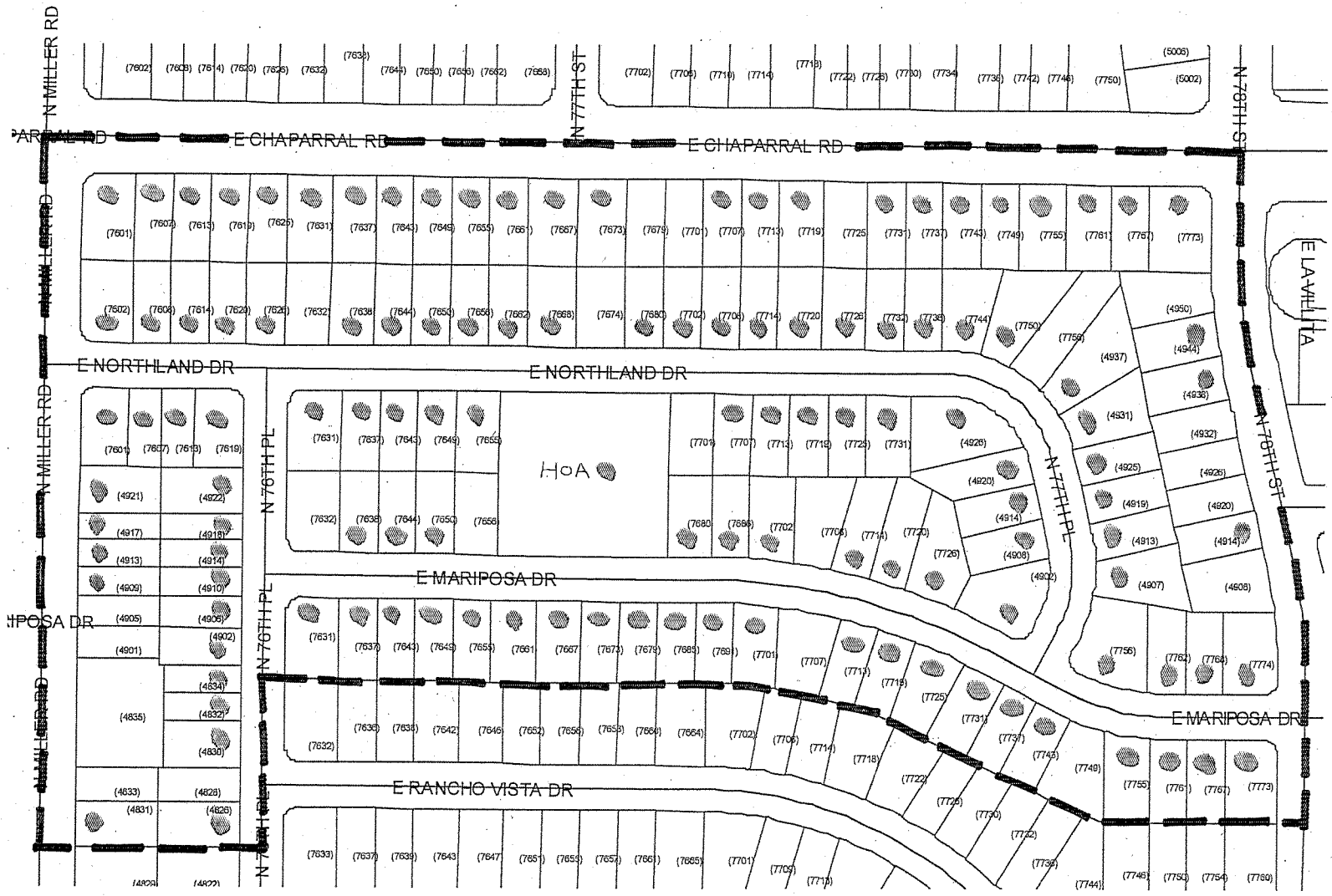
95 verified signatures on petitions in support – 70%



VM HOA 3

124 Units

109 verified signatures on petitions in support – 88%



VM HOA 4

145 Units

124 verified signatures on petitions in support – 86%

VM HOA 5

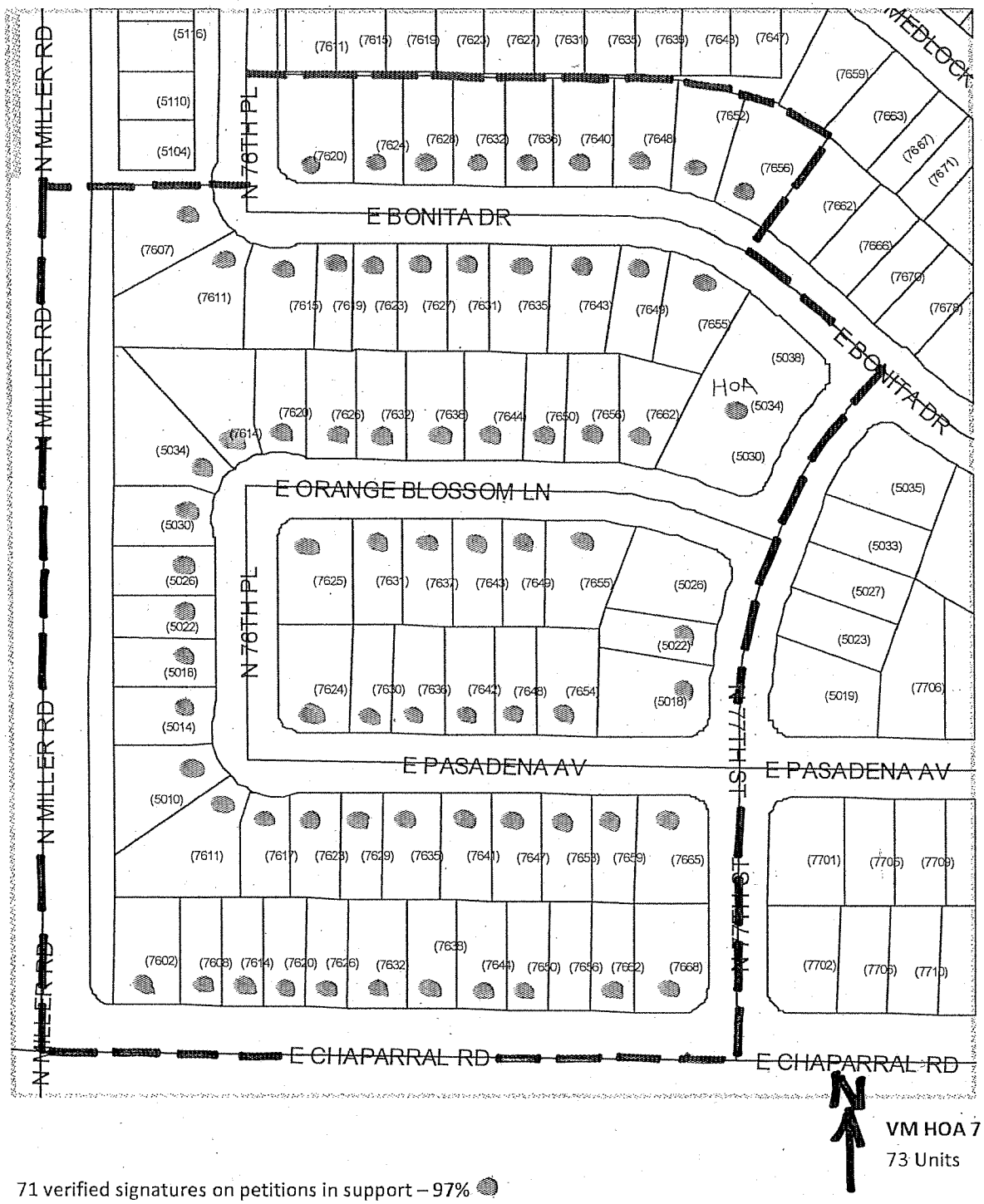
99 Units

91 verified signatures on petitions in support - 92%

VM HOA 6

94 Units

82 verified signatures on petition in support – 87%



71 verified signatures on petitions in support – 97%

Meserve, Don

From: KATHLEEN FELD [kfeld60@msn.com]
Sent: Wednesday, November 10, 2010 9:07 AM
To: KATHLEEN FELD
Subject: Fw: VM HISTORIC PRESERVATION

Importance: High

BCC: ALL VM RESIDENTS WITH EMAIL ADDRESSES

REMINDER.....

RESERVE THE DATE!

WHAT: Historic Preservation General Meeting of VM Units 1,2,3,4,5,6,7
WHEN: Saturday, November 13, 2010
TIME: 10 AM
WHERE:
Villa Monterey 4 Ramada
7667 E. Northland Dr. (additional entrance on Mariposa)
Please bring a lawn chair if you can.....limited seating at tables in the Ramada

Villa Monterey Units 1,2,3,4,5,6 & 7* are currently in the final phase of Historic Designation as a Townhouse community under the City of Scottsdale Historic Preservation Commission (HPC). This meeting will include a presentation from Debbie Abele, HPC on where we are in the process, and she will be available for questions and answers from our owners. Other HPC staff will also be in attendance.

To date our residents have invested nearly three years in the process of historic designation. We have distributed educational material, have had various meetings in the community, and each of our units have individually canvassed their respective residents for initial approval of this designation, with an average approval rating in the high 80's.

We are in the final phase of this designation and the study has been completed. I am glad to tell you that the report reflects that we are an excellent example of a historic townhouse neighborhood, thanks to our individual unit CC&R's, which has helped us to maintain the original and beautiful architecture of this community. The architectural details of our homes is unique and pristine.

Having a historic preservation designation has proven to raise property values, by evidence of other historic designation properties/neighborhoods in Scottsdale, Tempe and Phoenix. In our case, I believe a historic designation would also make us a destination neighborhood in the real estate market of downtown Scottsdale due to our location, and it will help to protect Chaparral Road as Units 4, 6 and 7 face Chaparral Road.

There are additional benefits to historic designation that will be discussed at this meeting by Debbie Abele.

Many thanks to all of you for your continued work and support of this designation! We are almost there!!

EXHIBIT #5

SIGN-IN SHEET

MEETING: VILLA MONTEREY UNITS 1-7 HISTORIC PRESERVATION NEIGHBORHOOD MEETING

DATE: SATURDAY, NOVEMBER 13, 2010 10:00AM YM#4 RAMADA

NAME (PLEASE PRINT)	ADDRESS	PHONE	Please print your Email address below	HOA #
JEFF & JENNY CARTER	4714 N. 77th PL	602-430-5990	jeffdcarter1@cox.net	2
PATRICIA M. JONES	5018 N 76th Pl	480 945 3222	PMQJ-webTV	7
GEORGE BYERHOFF	5022 N. 76th PL	480 699-8653		7
Dee Sanders	7667 E Mariposa	480-990-1311		4
JAIM BULYCH	4726 N 76 Place	480-946-2108		3
Colleen Klapac (Kelly)	4810 N. 78th St	4802193227	das3fre@cox.net	3
John WIFLER	5031 N 77th PL	480-949-7333	JWiffler@COX	6
Gloria Wiffler	"	"	.Net	11
JOAN CUZZORA	4919 N. 77th PL	480-949-5416	DNA	4
CAROLYN LACEY	7638 E NORTHLAND	480 483-6544	—	4
MILDRED PALMER	"	"	—	4
BETTY SLATER	4830 N 72nd PL	480 941-4911		3
BARBARA WOELZLEIN	7683 E. MARIPOSA	480 284-8309		4

EXHIBIT #6

SIGN-IN SHEET

MEETING: VILLA MONTEREY UNITS 1-7 HISTORIC PRESERVATION NEIGHBORHOOD MEETING

DATE: SATURDAY, NOVEMBER 13, 2010 10:00AM VM#4 RAMADA

NAME (PLEASE PRINT)	ADDRESS	PHONE	Please print your Email address below	HOA #
JOANNA WEEKS	7659 E. Medlock Dr.		JHWEEKS@COX.NET	#6
BARBARA HATHAWAY	4720 N 78th ST	480-390 1404		#6
Cathy Besson	6321 E Catalina Dr	480-874-4232	clydebesson@cox.net	Golden Keys
John & Doris Wilson	7707 E. Meadowbrook	480-994-8656		#2
Myrna Walker	4801 N. 75th Way	480-947-5837	myrnaw924@cox.net	
ARDYTH BERNSTEIN	7652 E. Bonita Dr.	480-948-6399	mickandartie@cox.net	#7
Eric Malne	7712 E. Hayelwood	946 1101		#2
Barbara McBain	7613 E. Northland Dr.	602-697-7258		#4
Bob Lindberg Vinda Roane	7832 E Highland	480-947-2520		5x5
BARBARA SIPPLE	7665 HIGHLAND AVE	945-7534		#3
Dennis & Gaynelle Stamm	7710 E. Thornwood Dr.	623-505-0569		#3

SIGN-IN SHEET

MEETING: VILLA MONTEREY UNITS 1-7 HISTORIC PRESERVATION NEIGHBORHOOD MEETING

DATE: SATURDAY, NOVEMBER 13, 2010 10:00AM VM #4 RAMADA

NAME (PLEASE PRINT)	ADDRESS	PHONE	Please print your Email address below	HOA #
Jim Bennett	4802 N. 78th Place	429 8049	bennett.safety@att.net	5
Margaret Bogan	7649 E Chaparral	945-8522	—	4
BARBARA BAKER	7613 E CHAPARRAL RD	480-990-8584	bsBAKER305@YAHOO.com	4
Gene Drake	7632 E. Rancho Vista Dr	480-947-3750	you have it	3
MARY CATHERINE CONKLIN	7637 E RANCHO VISTA DR	480-994-3402	mcconklin@cox.net	3
Karl Warner	3018 N. 62nd St.	480-946-6892	ginkygoy@hotmail.com	
Dan Svoboda	6330 E. Catalina	4809465055	ds789@cox.net	
Candee Kjeldgaard	4922 N. 76th Pl.	818-515-4526	candee@obannon.com	4
CAROL COCO	7643 E NORTHLAND DR	480-209-8633	carolcoco@cox.net	4
Huguette Mashah	7742 Chaparral	480-		
DAVID METCALF	7813 E. Coolidge	480-429-1931	You have it	#5
JOAN SANDERS	7650 E. Highland	480-490-0834		#3
MARY ANGELA	7700 E MEADOWBROOK	480-423-9754	mangela@cox.net	#2
LYNNE WRIGHT	4621 N. 77th Pl.	4809472641	lynnegwright@gmail.com	#2

SIGN-IN SHEET

MEETING: VILLA MONTEREY UNITS 1-7 HISTORIC PRESERVATION NEIGHBORHOOD MEETING

DATE: SATURDAY, NOVEMBER 13, 2010 10:00AM VM#4 RAMADA

NAME (PLEASE PRINT)	ADDRESS	PHONE	Please print your Email address below	HOA #
PENELOPE MEYERS	7705 E HIGHLAND AVE	480-947-5357	pt.meyers@cox.net	3
Nancy Kemp	7713 E. Coolidge	480 421-0607	—	2
PAT LINDBERG	7669 E MEADOW BROOK	480 949-7072		2
Susan Winkel	4822 N 74th Pl	949.8774		1
Ed Gulli	4931 N. 77th PL	480-945-7585		4
NORM OLSON	7633 E. MEADOW BROOK	424-7197		2
JEANNETTE OLSON	7633 E Meadowbrook	4247137		2
LYNN MEHEN	7831 E. HIGHLAND	945-4697		2 & 5
Pearl Hayes	7732 E Coolidge	970-1442		2
VAL J. OBERST	7846 E. NORTHLOM	945-302		5
FRAN OBERST	" "	" "		5
HOMI VARAHRAMYAN	4734 N. 76TH PLACE	480-664-6069		
RUHI " " "	" " "	480-664-6069		

SIGN-IN SHEET

MEETING: VILLA MONTEREY UNITS 1-7 HISTORIC PRESERVATION NEIGHBORHOOD MEETING

DATE: SATURDAY, NOVEMBER 13, 2010 10:00AM VM#4 RAMADA

NAME (PLEASE PRINT)	ADDRESS	PHONE	Please print your Email address below	HOA #
LORREE SIEBARE	7628 E. BONITA DR.	480-947-2512		7
Sharon Gourley	4724 N. 78th	480-990-1624	sgourley1@q.com	3
Caron Octigan	7644 E. Coolidge	4)656-3380	caronoct@gmail.com	2
Julie Blackstock	4722 N. 76TH Place	480-245-7464	jblackstock@cox.net	3
Tim Blackstock	"	"	mtblackstock@cox.net	3
PAUL RITTMANIC	7724 E. HAZELWOOD	480-357-9192	PARCJR@q.com	2
Ellen Bond	7730 E. Meadowbrook	480)268-7188	watermellenbond@gmail	2
SANDRA EDWARDS	4902 N. 77th Pl	480-247-0114	sje0002001@yahoo.com	4

MEMORANDUM

TO:	Honorable Mayor and Members of Council
CC:	David Richert, City Manager
	Bruce Washburn, City Attorney
	Paul Katsenes, Executive Director, Community & Economic Development
	Connie Padian, Administrator, Planning, Neighborhood & Transportation
THROUGH:	Raun Keagy, Director, Neighborhood Services
PREPARED BY:	Don Meserve, Historic Preservation Officer

RE: THE PROPOSED VILLA MONTEREY UNITS 1-7 TOWNHOUSE HISTORIC DISTRICT AND SCOTTSDALE'S REVIEW PROCEDURES FOR HISTORIC DISTRICTS

Background

On December 9, 2010 the Historic Preservation Commission (HPC) initiated an HP overlay zoning case for Villa Monterey Units 1-7 containing 757 homes, cases 13-ZN-2010 and 3-HP-2010. The HPC is undertaking this effort as part of its Council-mandated charge to identify and protect the significant historic buildings and areas in the community. Since the HP ordinance was adopted in 1999, the HPC has initiated all HP overlay zoning cases which have been adopted by Council, in accordance with the public hearing procedures for zoning amendments set forth in state statutes and city regulations. In practice, strong owner support is sought for HP zoning and Scottsdale Historic Register designations, but it is not a City Code requirement.

During 2008-10 the Commission and staff completed a historic context study and a city-wide survey of historic townhouses and identified the top five significant complexes to be considered for designation on the Scottsdale Historic Register. The HPC selected Villa Monterey to be considered first because the homeowners had requested designation in 2007 and had demonstrated strong support from the residents for historic designation through a petition signed by 83% of the homeowners. The HPC also decided at their January 15, 2011 annual retreat that local register designations would be the top priority for their 2011 work program.

While townhouses were being surveyed city-wide, the city staff provided numerous informational handouts to owners in Villa Monterey to answer their questions about designation and also met repeatedly with the HOA boards. Most owners are eager to have the approval process completed and are looking forward to the official recognition of their neighborhood's historic and architectural significance. As noted, petitions supporting a historic district were signed by 629 of the 757 owners in Villa Monterey Units 1-7 and the seven HOA boards have also expressed their support.

The underlying townhouse zoning is unchanged by adding an HP overlay zone to an existing townhouse development. Historic designation of neighborhood residential areas also increases property values. There is ample evidence of the positive impact of historic designation of neighborhoods that has been documented in local, regional and national studies. Petitions signed by a majority of the owners in support of historic designation (83%) should be sufficient documentation of the support that exists. Staff is also verifying the signatures on the petitions against the property owners of record as further documentation of owner support.

EXHIBIT #7

Review Procedures and Anticipated Schedule for Villa Monterey Units 1-7 Historic District
The HPC-initiated HP overlay zoning case for the Villa Monterey Units 1-7 is the first historic district brought forward in Scottsdale since 2005. Staff is proposing to move this city-initiated case forward through the public hearing process on the strength of the petitions signed by the majority of the homeowners, with the normal public notice and public hearing requirements being followed.

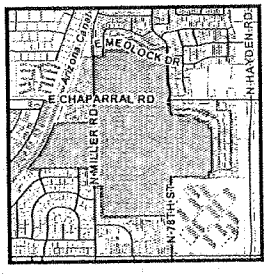
On February 12th and 19th, the HPC and city staff will be conducting open houses on the case at a clubhouse in Villa Monterey at 7667 E. Northland Drive. Notices of the open houses have been mailed to residents and surrounding property owners. Since this is an HP case, three public hearings are required. The HPC holds the first public hearing, tentatively scheduled for their regular meeting on March 10, 2011. A Planning Commission (PC) hearing is anticipated for April 2011 with the case expected to reach City Council (CC) by May or June 2011. Hearing dates for PC and CC are to be determined.

Staff would be happy to meet with the Mayor and Council members to discuss this memorandum further if desired.

OPEN HOUSE INVITATION FOR VILLA MONTEREY UNITS 1-7 HP OVERLAY ZONING

Dear Property Owners and Interested Citizens: You are invited to attend an open house with city staff and Historic Preservation Commission members to learn about Villa Monterey Units 1-7's historic and architectural significance, the timeline and process for listing the area on the Scottsdale Historic Register, what this recognition means, and how you can participate in the process.

Case Name/Numbers:
Villa Monterey Units 1-7
HP Overlay Zoning
13-ZN-2010/4-HP-2010



Meeting Dates, Times & Place:
Saturday, February 12,
2:00 - 4:00 PM and Saturday,
February 19, 10:00 AM – 2:00 Noon

Villa Monterey Unit 4 Clubhouse
7667 E. Northland Drive

For more information contact Don Meserve, Ph. 480-312-2523, dmeserve@scottsdaleaz.gov, or click on 'Projects in the Public Hearing Process' at:
http://www.scottsdaleaz.gov/projects.asp

The Historic Preservation office is located at 7506 E Indian School Road

EXHIBIT #8

SIGN-IN SHEET

MEETING: OPEN HOUSE - VILLA MONTEREY UNITS 1-7 HP OVERLAY ZONING

DATE: SATURDAY, FEBRUARY 12, 2011

13-ZN-2010/4-HP-2010

NAME (PLEASE PRINT)	ADDRESS	PHONE	Please print your Email address below	HOA #
Jim Bennett	4802 N. 78th Place	429 8049	bennett.safety@cox.net	5
Val Bennett	" " "	" "	" " "	5
Sharon Simmons	7601 E. Northland Dr	947-0922	simmons.sg@hotmail.com	4
Barbara McBain	7613 E. Northland Dr.	602 697 7258	barbara.mcbain@russlyon.com	4
CHRISTINA KREUTZER	7638 E HIGHLAND AV.	785-249-4410		3
BERTIE BRYANT	5150 N. MILLER	803 796 9288	BERTIEBRYANT@AOL.COM	12
Sharon Gourley	4724 N. 78th	480-990-1624	sgourley1@q.com	2
Opal Paden	4824 N. Miller Rd.	480-990-1330	opalpaden@cox.net	1
Joseph FALDUTO	4834 N 74th PL	480 481 9940	patjoe732@hotmail.com	1
Pat Falduto	" "	"	"	1
VAL OBERST	7846 E N. LANO DR	480-945-3802	VALOBERST@GMAIL.COM	5A
FRANK OBERST	" "	" " "	" " "	5A
Glady Green	7655 E. MARIPOSA Scottsdale, AZ 85262	480.307.3272	glady@gladygreen.com	4
[illegible]	7652 E. Brita Dr	480 948 6339		7

EXHIBIT #9

SIGN-IN SHEET

MEETING: OPEN HOUSE - VILLA MONTEREY UNITS 1-7 HP OVERLAY ZONING

DATE: SATURDAY, FEBRUARY 12, 2011

13-ZN-2010/4-HP-2010

NAME (PLEASE PRINT)	ADDRESS	PHONE	Please print your Email address below	HOA #
Betty Quinn	7518 E Mariposa	402-677-5863	betty.f.quinn@cox.net	#1
Elaine & Don Couture	7834 E. Mariposa Dr.	480.946.0265	elaine.h.couture@gmail.com	#5A
Carol Jordan	4937 N. 77th Pl	602 840 4224	JCJORDAN1@COX.NET	
Georganna Tait	7838 E Mariposa Dr	480-688-2319	dodyt@juno.com	
Joe Ginzer	4921 N. Miller Rd	480-629-5646	jginzer@cox.net	4
Alex & Lisa Karuzin	4837 N. 74th Place	480-970-5630	akaruzin@cox.net	1
Roc Rogers	4607 NORTHLAND	760-904-8112	RocqueRR@MSN.com	4
Jack & Sue O'Connor	7650 E. MARIPOSA	970-232-6399	JAYONSEE@SBCGLOBAL.NET	
Lonnie Dunbier	7810 E. Coolidge	480-423-8131	ldunbier@mac.com	5
Joanne Baron	7673 E. Mariposa	480-840-1757		4
Dolores Rosenfield	7662 E. Northland Dr.	480.423.8397	rosenfield2526@msn.com	4
Barbara Woelzlein	7686 E Mariposa Dr	480 284 8309	bwoelzlein1@cox.net	4
Judy Lynch	7809 E Mariposa	946-[illegible]		5-5A
Rosalie Bennett	7731 E Northland Dr.		bennetthmaz@cox.net	4

SIGN-IN SHEET

MEETING: OPEN HOUSE - VILLA MONTEREY UNITS 1-7 HP OVERLAY ZONING

DATE: SATURDAY, FEBRUARY 12, 2011
13-ZN-2010/4-HP-2010

NAME (PLEASE PRINT)	ADDRESS	PHONE	Please print your Email address below	HOA #
Ralph & Velda BROWN	7840 E Highland Ave	480 990 1270	—o—	3
Mike Highland	#6 5027	480-393-3000	—o—	
Dominic Briguglio	7620 E Bonita DR	480-990-7460	—o—	7
MARY BRIGUGLIO	" "	" " "	—o—	7
JOAN SANDERS	7656 E. Highland	480-970-0834		3
H. & J MABE	7711 E Bonita Drive	480 970-4589	—	6
DOROTHY J. DeFIR	7708 E. NORTHLAND	480-949-8054	—	4
Kathy Feld	7631 E. Mariposa Dr	480.945.4886	—	4
John & Glennys McDhelimy	7743 E. Coolidge	480 947-8218		2
Judith Rosenthal	7801 E. Northland	480 970-1213		5
Georgia Garrett-Norris	7658 E. Thornwood	480 970-1213		3
John & Marilyn Porstman	7750 E. Northland	480-219-4016	jporst@hotmail.com	3
[illegible]	7419 76 —	408 535 [illegible]		

SIGN-IN SHEET

MEETING: OPEN HOUSE - VILLA MONTEREY UNITS 1-7 HP OVERLAY ZONING

DATE: SATURDAY, FEBRUARY 12, 2011

13-ZN-2010/4-HP-2010

NAME (PLEASE PRINT)	ADDRESS	PHONE	Please print your Email address below	HOA #
Myrna Walker	Scottsdale 4801 N. 75th Way	480 947-5837	Myrnaw924@cox.net	I
Chuck Lacy	4802 N 74th PL	480 874 1664		1
MARTIN COPPE	5202 N 78TH PL	480/421-9179		8-B
CONSTANCE DUMAS	7713 E. NORTHLAND	480-946-3961		
LYNNE WRIGHT	4621 N. 77th Pl.	480 947 2641		2
JEWELL HORRELL	7665 E PASADENA	480 947 8515		7
NORM OLSON	7633 E MEADOWBROOK	480 424 7137		2
ROBIN DAY	4920 N. 78th ST.	602-692-1889		6
Lynn Mehen	7831 E. Highland Ave	480-945-4697		5
MARIE ABATE	7644 E ORange Blossom	480-874-3212		7
BOB WYATT	5022 NO. 77th	480-425-1399		7
OLa Royalty	7643 Bonita	946-5183		7
Pamela Sheridan	7555 Rancho Vista Dr	990-5578		1

SIGN-IN SHEET

MEETING: OPEN HOUSE - VILLA MONTEREY UNITS 1-7 HP OVERLAY ZONING

DATE: SATURDAY, FEBRUARY 12, 2011

13-ZN-2010/4-HP-2010

NAME (PLEASE PRINT)	ADDRESS	PHONE	Please print your Email address below	HOA #
Jeff Carter Jenny Carter	4714 N. 77th Place	4808401260	JeffreydCarter@msn.com	II
John & Judy Preston	7814 E Mariposa	947-4904	7814 E. MARIPOSA	V
Bob & Norma Palmer	7639 E. Thornwood	947 9005	Palmersplace@q.com	III
Tony & Bev Vitt	4838 N. 74th Pl.	847 226-6258	race1615@att.net	I
PENELOPE MEYERS	7705 E HIGHLAND	480 947-5357	Penelope Meyers	3
Paulette Wattm	7739 E. Highland Ave	480-874-3027	wattm100@comcast.net	3
Barbara Sipple	7665 E Highland Ave			3
Jack & Gloria Wifler	5031 No 77th Pl	480-949-733	JWIFLER@cox.Net	6
Danette Sotlak	4834 N 76th Pl	480 423-0621		4
Bob & Maureen Donatelli	7631 E. Chaparral	708 804-9620	BOBMOR@comcast.net	
Homi/RUHI VARAHRAMIAN	4734 N. 76th Pl	(480) 6646069		
Suzann Wood	7652 E. Highland Ave	480 945-0629	Swood171@cox.net	3
Heather McMullen	7575 E Mariposa	480 941 1038		1

SIGN-IN SHEET

MEETING: OPEN HOUSE - VILLA MONTEREY UNITS 1-7 HP OVERLAY ZONING

DATE: SATURDAY, FEBRUARY 12, 2011
13-ZN-2010/4-HP-2010

NAME (PLEASE PRINT)	ADDRESS	PHONE	Please print your Email address below	HOA #
SHARON LANGER	4735 N MILLER RD	480 994-0506	Castorbtlanger@cox.net	3
JANINE GRUBE	4814 N. 76th Pl.	480 990-1459	N/A	3
PAT LINDBERG	7669 E MEADOW BROOK			2
Roland Eckert	7664 E Thornwood	480-307-9229		3
ED CURTIS	5022 N 78 PL	9498300	ELCURTIS@COX.NET	—
Susan Bonfiglio	7713 E. Mariposa	480-735-8668	sbonfiglio1@msn.com	4
Rick Morina	7527 E. Mariposa Dr			1
Rob + Lynda McBride	7638 E. Mariposa	480-699-2551		4
John + SUE O'Connor	7650 E MARIPOSA	970-215-9794	—	4

SIGN-IN SHEET

MEETING: OPEN HOUSE - VILLA MONTEREY UNITS 1-7 HP OVERLAY ZONING

DATE: SATURDAY, FEBRUARY 12, 2011

13-ZN-2010/4-HP-2010

NAME (PLEASE PRINT)	ADDRESS	PHONE	Please print your Email address below	HOA #
RICK KELDGAARD	4922 N. 76TH PL	818-205-7425	cove@blueyes@cox.net	4
PATRICIA WILKINS	7680 E. Meadowbrook	480-994-0806		2
S. MORRIS	7726 E. CHAPARRAL ROAD	480-659-2793		
ANNIE SMITH	7661 E CHAPARRAL RD	480-425-1205		
JIM & DONNA Murphy	4805 N. 75th Way	480-990-1836	murphfamily2@msn.com	1
Bob & Margaret Chaney	7510 E. MARIPOSA DR	(480) 941-0548		
Sharon Klausner	7725 E. Mariposa	480-718-9717	sharonklausner@yahoo.com	
Boyd + FRAN BAKER	7726 MARIPOSA	623-326-4548		4
JOE + JANET PRADO	7635 E. BONITA DR	480 840-0474		7

SIGN-IN SHEET

MEETING: OPEN HOUSE - VILLA MONTEREY UNITS 1-7 HP OVERLAY ZONING

DATE: SATURDAY, FEBRUARY 12, 2011

13-ZN-2010/4-HP-2010

NAME (PLEASE PRINT)	ADDRESS	PHONE	Please print your Email address below	HOA #
Ed Gullig	4931 N. 77th PL	480-945-7585		4
Barbara Phillips	7744 E. Northland	480 945 0452	SSTRAVELCLUB52@YAHOO.COM	4
NANCY TESTA	4906 N. 76th PLACE	480-219-3395	JTESTA@AOL.COM	4
DON DAMASO	7955 E. CHARRAL LAVILLITA RD #1	480 518-2918	DDAMASO@COX.NET	
Maureen & Tom Prombo	4764 75th Way	630 802 1090	TPROMBO@PRINT-DIGI.COM	1
Janet Johnson	7649 E. Northland Dr	480-946-7347	—	4
[illegible]	4926 N. 77th Place	484/732-7401		
Lisa Knudson	4817 N 78th Place	(480) 659-2646	lisalotusflower@aol.com	
Wayne Knudson	" " " "	" "		5

SIGN-IN SHEET

MEETING: OPEN HOUSE - VILLA MONTEREY UNITS 1-7 HP OVERLAY ZONING

DATE: SATURDAY, FEBRUARY 12, 2011

13-ZN-2010/4-HP-2010

NAME (PLEASE PRINT)	ADDRESS	PHONE	Please print your Email address below	HOA #
SYLVESTER BELLO	7755 E. CHAPARRAL	480 941 9797	SRB49IT@COX.NET.	
Jean Cuzzort	4919 N. 77th Pl	480-949-5416	DNA	4

CITY OF SCOTTSDALE ARIZONA

NEIGHBORHOOD SERVICES

What do you think?

Name: Linda Lacy Unit #1

Date: 02/12/11

Address: 4802 N. 74th PL Scottsdale

Zip Code: 85251

Phone: 480-874-1664

Best time to call: Early Morning

e-mail address:

Comment

Questions about government interference: unit One has Five garages which is a change from when it was built. Also a house completely was changed and doesn't match any other house in neighborhood

Please note that the City sometimes 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.

CITY OF SCOTTSDALE ARIZONA

NEIGHBORHOOD SERVICES

What do you think?

Name: Chuck Lacy

Date: 02/12/11

Address: 4802 N 74th PL VM-1

Zip Code:

Phone: Scottsdale AZ

Best time to call:

e-mail address:

Comment

Keep VM-1 out of this district!!!!

Please note that the City sometimes 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.

CITY OF SCOTTSDALE ARIZONA

NEIGHBORHOOD SERVICES

What do you think?

ROBERT CHANON
Name

2/12/2011
Date

7510 E. MARIPOSA DR
Address

85251
Zip Code

480-941-0548
Phone

AFTER NOON
Best time to call

e-mail address

Comment

THERE SHOULD BE A VOTE OF HOMEOWNERS
THE "INTEREST QUESTIONAIRE" WAS MISREPRESENTED
WE DID NOT "VOTE" FOR IT, IT WAS PRESENTED
AS A QUESTIONAIRE

Please note that the City sometimes 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.

SIGN-IN SHEET

MEETING: OPEN HOUSE - VILLA MONTEREY UNITS 1-7 HP OVERLAY ZONING

DATE: SATURDAY FEBRUARY 19, 2011

13-ZN-2010/4-HP-2010

NAME (PLEASE PRINT)	ADDRESS	PHONE	Please print your Email address below	HOA#
RICK KJELDGAARD	4922 N. 76TH PL	818-515-4526		
CANDEE KJELDGAARD	4922 N. 76TH PL	818-515-4526	COBZMGMT@COX.NET	4
JOSEPH R FALDUTO	4833 N 74 PL	480-4819990		4
MARILYN POPE	7644 E NORTHWOOD DR	480.994 3606	MPOPE87417@AOL.COM	4
Myrna Walker	4801 N. 75th Way	480 947-5837	MyrnaW924@COX.Net	1
Helen Depenbrock	7746 E Highland	480-940-5062	Dep4enbr@yahoo.com	3
BEV GASSON	7833 E. MARIPOSA	941-8316	bevie.gasson@me.com	5
BEVERLY PETTIT	4835 N. 78th St.	480-306-6695	Billp@Azpob.com	5A
Jim murphy	4805 N. 75 way	480-990-1836	murphfamily@msn.com	1
Kathy Feld.	7631 E Mariposa Dr	480.945.4886	Kfeld60@MSN.com	4

EXHIBIT #10

SIGN-IN SHEET

MEETING: OPEN HOUSE - VILLA MONTEREY UNITS 1-7 HP OVERLAY ZONING

DATE: SATURDAY FEBRUARY 19, 2011

13-ZN-2010/4-HP-2010

NAME (PLEASE PRINT)	ADDRESS	PHONE	Please print your Email address below	HOA#
LYNN MEHEN	7831 E. HIGHLAND	480 945-4697	lynnmeh@earthlink.net	5:2
Tony + Bev Vitt	4838 N. 74th Pl.	847-226-6289	race1615@ATT.Net	#1
Lois Kirchoff	4914 N. 78 St.	945-3223	—	
LYNDA PAULSON	7748 E Coolidge	480 945-8990	lyndacpa.com	#2
DAVID METCALF	7813 E. COOLIDGE	429-1931		#5
Don + MARGE HARPER	7718 E Claremont	480 990 7827	—	3
DON LANGDON	7737 E Claremont RD 85251	480 991-1893		

SIGN-IN SHEET

MEETING: OPEN HOUSE - VILLA MONTEREY UNITS 1-7 HP OVERLAY ZONING

DATE: SATURDAY FEBRUARY 19, 2011

13-ZN-2010/4-HP-2010

NAME (PLEASE PRINT)	ADDRESS	PHONE	Please print your Email address below	HOA#
SANDRA EDWARDS	4902 N. 77th Pl	480-247-0114	sje0002001@yahoo.com	4
Barbara Rathan	4619 N 75th W	480 9462505	LoveBAR@web.tv	
Jim Bennett	4802 N 78th Place	480 429 8049	bennett.safety@att.net	5
Sheri Baker	7613 E. Chaparral Rd.	480-990-8584	sherib2@iwon.com	4
Page Watson	7810 E Mariposa Dr	949-5998	pagenona@msn.com	5
Susan Wanbel	4822 N. 74th Pl	949.8774	—	1

SIGN-IN SHEET

MEETING: OPEN HOUSE - VILLA MONTEREY UNITS 1-7 HP OVERLAY ZONING

DATE: SATURDAY FEBRUARY 19, 2011

13-ZN-2010/4-HP-2010

NAME (PLEASE PRINT)	ADDRESS	PHONE	Please print your Email address below	HOA #
Barbara Walcott	7636 E. Rancho Vista	480695-1022		3
Pat Lind	4833 N. 78th st	946-1447	plind34@hotmail.com	
Richard Bayerlein	7646 E. Thornwood	946-8100	reb@filtersys.com	3
BARBARA BAKER	7613 E CHAPARRAL RD	990-8584	bsbaker3us@yahoo.com	4
Nona Watson	7810 E Mariposa	949-5998		5

CITY OF SCOTTSDALE ARIZONA

NEIGHBORHOOD SERVICES

What do you think?

Name: Beverly & Robert Gasson

Date: 2-19-11

Address: 7833 E. Mariposa

Zip Code: 85251

Phone: 480-941-8316

Best time to call: evening

e-mail address: bevie.gasson@me.com

Comment

100% supportive - Great!

Please note that the City sometimes 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.

CITY OF SCOTTSDALE ARIZONA

NEIGHBORHOOD SERVICES

What do you think?

Name: Beverly & John Pettit

Date: 2-19-11

Address: 4835 N. 78th st.

Zip Code: 85251

Phone: 480-306-6695

Best time to call:

e-mail address: Billp@azpb.com

Comment

We are very excited & support this designation 100%

Please note that the City sometimes 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.

EMAIL/PHONE LOG FOR V.M. 13-2N-2010

— POST OPEN HOUSE SIGNS ON 1/28/11

DATE	
1/31	EMAIL FROM KAYLA WEINGARTEN + LONNIE DUNBIER, V.M. — SIGNS NOT READABLE FROM CARS DRIVING BY
2/1	REPLIED TO KAYLA + LONNIE BY EMAIL (COPY IN FILE)
1/31	EMAIL FROM FRANCINE MAIKA ABOUT BOUNDARY
2/1	REPLIED TO FRANCINE — HOMES ON MILLER NOT IN HP BOUNDARY (COPY IN FILE)
2/2	MEMO SENT TO COUNCIL TO PROVIDE BACKGROUND ON CASE
2/3	REPLY FROM LINDA MILHAVEN THANKING ME.
2/7	REPLY FROM DENNIS ROBBINS ASKING ABOUT CHAPARRAL ROAD.
2/7	CALL FROM CONSTRUCTION COMPANY LOOKING FOR WORK — DESCRIBED OVERLAY OF EXISTING DEVELOPMENT) NO WORK!
2/9	EL CHAPARRAL VILLAS OWNER GOT POSTCARD & CALLED.
2/12	SUSAN WRUBEL, 949-8774, NEEDS COPY OF UNIT 1 PETITIONS
2/15	MINNAZONA, RALPH HERNADEZ, 4600 BLOCK 74TH WAS HIS HOME IN BOUNDARY? — NO LIVES IN S.F.D.
2/16	JIM MURPHY, V.M. 1 503-442-0365 76 YES, 4 NO → 87% SUPPORT FROM RESIDENTS AND UNANIMOUS VOTE OF HOA BOARD IN FAVOR
2/16	ARTIS BERNSTEIN, V.M. 7, ASKED ABOUT OPEN HOUSE 2/19 AND WHETHER IT WOULD BE THE SAME AS 2/12.
2/18	SANDRA EDWARDS, UNIT 3 — OPEN HOUSE Q.
2/24	PENELOPE MYERS, HAS MOVE SIGNATURES FOR HER UNIT.
2/28	VIRGINIA SMITH 947-8123, VILLA BIANCO RESIDENT
2/28	994-1922 LIVES IN VILLA MONTEREY, DISTRUSTFUL
2/28	BETTY B. BRYAN GOT POSTCARD FOR HEARING, 945-6195 COMMENT 7827 E. HIGHLAND AVE.

EXHIBIT #11

MARCH 17 HPC HEARING POSTED 2/25/11

2/28 RITA BELL, 941-4158 (MSG) → DOES NOT LIKE DATE.

2/28 ROZANNA ORGAN, 947-2002, NO 5026 N. 76TH PL.

2/28 990-1836, JIM MURPHY, UNIT 1 HOA PRES.

2/28 947- LAURI SADARE, CORNED BEEF + CABBAGE

3/4/11 616-581-9080 JBENVER444@AOL.COM > IMPACT

3/4 SCOTTSDALE TERRACE RECEIVED POSTCARD, ROBERT DELORY
BILL CONNOLLY OWNED S.F.D HOME ON MILLER

3/7 483-8206, NORMA PAINE, SCOTTSDALE 2000 RESIDENT
CONSIDERING PURCHASING HOME IN VILLA MONTEREY

3/7 MISSOURI POSTCARD, [redacted] BERNADETTE JORGENSEN
→ 7650 E. CHAPARRAL RD, 417-667-2276 → RUPPLE
→ 1224 W. LEE ST, NEVADA, MO 64772

3/8 874-1072 NOTED POSTCARD SAYS 2010

3/9 JEFF CARTER, VILLA MONTEREY - REQUESTED ADDRESS

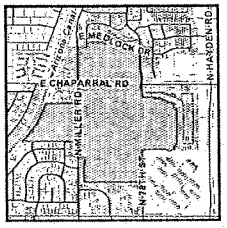
3/9 JIM MURPHY 990-1836, UNIT 1 503-442-0365

3/14 JOHN JACKMART → JOE WONG, ARCHITECT DIED SATURDAY

3/14 SUSAN RUPPLE, 949-8774 DO NOT NEED TO ATTEND HOA UNIT 1

PROJECT UNDER CONSIDERATION

CITY OF SCOTTSDALE



Site Location:
Vicinity of Chaparral and Miller Roads

Name:
Villa Monterey Units 1-7 HP Overlay Zoning

Case Numbers:
13-ZN-2010/4-HP-2010

Dear Property Owner:
This is to inform you of a request by City's Historic Preservation Commission to rezone Villa Monterey Units 1-7 from Townhouse Residential District (R-4) to Townhouse Residential District, Historic Property (R-4 HP) and from Multiple-Family Residential (R-5) to Multiple-Family Residential, Historic Property (R-5 HP), and place the neighborhood on the Scottsdale Historic Register as a historic district on 115± acres.

Applicant/City contact: Don Meserve, 480-312-2523

For more information, e-mail projectinput@scottsdaleaz.gov, call 480-312-7000, or enter the case number at:

http://eservices.scottsdaleaz.gov/cases/

Public comment regarding this request will be heard at the Historic Preservation Commission hearing listed below. Please call 480-312-7000 to confirm the date and time of the hearing.

Hearing Date: March 17, 2010 @ 5:30 P.M.
Location: Granite Reef Senior Center
1700 N Granite Reef Rd., Room 7, Scottsdale, AZ

The case file may be viewed at Current Planning, 7447 E Indian School Road, Suite 105

EXHIBIT #12

VISITORS SIGN-IN SHEET

MEETING: HISTORIC PRESERVATION COMMISSION
DATE: 3/17/11 VILLA MONTEREY UNIT 1-7 PUBLIC HEARING

1. Karen Lehman
2. J. Robert Wyatt
3. Peter & Louise Freehette
4. SHERLYN Baker
5. JEWELL HORRELY
6. Lomina Bazylie #7
7. Roc Rogers # 4
8. Margaret Bogan #4
9. Vanette Satlak #4
10. Sharon Gourley #2
11. Lynne Wright #2
12. Jole Willey unit 6
13. Gloria Willey unit 6
14. J Murphy UM 1
15. [illegible] " 4
16. Dorothy J. DeFiro
17. Lonnie Gladstone
18. Millie Winters #3
19. Joseph Faldut #1
20. Lorene Lawrence 5
21. Rein M. Kjeldgaard #4B
22. SYLVESTER BELLO #4
23. CARLOS A TURAK #1
24. BARBARA PHILLIPS #4
25. Joan Cuzzort #4

T:\AP-SHARE\WPDOCS\MCDMTNS\FORMS

EXHIBIT #13

VISITORS SIGN-IN SHEET

MEETING: HISTORIC PRESERVATION COMMISSION
DATE: 3/17/11 VILLA MONTEREY UNIT 1-7 PUBLIC HEARING

1. TOM MEHEN VM-5
2. LAUREL HIRSCH VM-5
3. CAROL LYNN MEHEN VM-5
4. BARBARA BAKER UNIT 4
5. Patricia M. Jones Unit 7
6. Sandra Jean Edwards Unit 4
7. Susan Wrubel #1
8. Janet L. Johnson #4
9. Jim Bennett #5
10. Val Bennett #5
11. Tom PROMBO #1
12. Jeff Carter #2
13. Jenny Carter #2
14. Marilyn Cope #4
15. LAREEN CERELLI
16. MAN MEDLER
17. Matt Peterson #1
18. Janet Peterson #1
19. Bev Gasson #5
20. Beverly Petht #5
21. Candee Geldgaard #4B
22. Audyth Bernstein #7
23. Diane Frank Unit 7
24. M. T. Walsh #1
25. Christine Iguellaro #6

VISITORS SIGN-IN SHEET

MEETING: HISTORIC PRESERVATION COMMISSION
DATE: 3/17/11 VILLA MONTEREY UNIT 1-7 PUBLIC HEARING

1. MARILYN Porstman #4
2. John Porstman #4
3. Verum Paige #6
4. TOBIAS NAMENSON VM3
5. Myrna Walker
6. Letta Kelly
7. Martha [illegible]
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SPEAKER/CITIZEN COMMENT CARD

This card is for providing comments when attending City Council and other public meetings, whether or not you wish to speak.

Cards must be submitted BEFORE public testimony has begun on the item. Testimony is limited to 3 minutes per speaker. Additional time MAY be granted to speakers representing two or more persons. Cards for designated speakers and the persons they represent must be submitted together.

PLEASE PRINT NAME Jim Murphy MEETING DATE Mon. 17, 11

IF APPLICABLE, NAME THE GROUP OR ORGANIZATION YOU REPRESENT VMI

ADDRESS 4805 N. 75th Way ZIP 85251

HOME PHONE 480-990-1836 WORK PHONE Cell 503-442-0365

☐ YES, I WISH TO SPEAK REGARDING ITEM #

☐ NO, I DO NOT WISH TO SPEAK, BUT WISH TO COMMENT ON BACK OF THIS CARD.

☐ I AM IN FAVOR OF AGENDA ITEM # ☐ I AM OPPOSED TO AGENDA ITEM #

☐ I WISH TO SPEAK DURING "PUBLIC COMMENTS" CONCERNING

Public comments are limited to items not otherwise listed on the agenda. Citizens may complete one speaker/citizen comment card per night and submit it to the City Clerk before or during the meeting. Council will listen to your remarks, but is prohibited by state law from discussing items which are not specifically listed on the agenda and posted at least 24-hours before the meeting begins.

This card constitutes a public record under Arizona law.

GG2003-411SCC (11/03)
(2,000 - 1/06)

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PLEASE PRINT NAME DIANE FRANK MEETING DATE 3-17-11

IF APPLICABLE, NAME THE GROUP OR ORGANIZATION YOU REPRESENT UNIT 7

ADDRESS 7649 E. BONITA DR. ZIP 85250

HOME PHONE 480-946-1024 WORK PHONE

☐ YES, I WISH TO SPEAK REGARDING ITEM #

☐ NO, I DO NOT WISH TO SPEAK, BUT WISH TO COMMENT ON BACK OF THIS CARD.

☐ I AM IN FAVOR OF AGENDA ITEM # ☐ I AM OPPOSED TO AGENDA ITEM #

☒ I WISH TO SPEAK DURING "PUBLIC COMMENTS" CONCERNING APPROVAL OF HSP

Public comments are limited to items not otherwise listed on the agenda. Citizens may complete one speaker/citizen comment card per night and submit it to the City Clerk before or during the meeting. Council will listen to your remarks, but is prohibited by state law from discussing items which are not specifically listed on the agenda and posted at least 24-hours before the meeting begins.

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GG2003-411SCC (11/03)

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PLEASE PRINT NAME Peter Frechette MEETING DATE

IF APPLICABLE, NAME THE GROUP OR ORGANIZATION YOU REPRESENT VM 1

ADDRESS 7551 Rancho Vista ZIP ?

HOME PHONE 505 870-8344 WORK PHONE 505 722-1000

☑ YES, I WISH TO SPEAK REGARDING ITEM # why VM should be assigned HR desi

☐ NO, I DO NOT WISH TO SPEAK, BUT WISH TO COMMENT ON BACK OF THIS CARD.

☐ I AM IN FAVOR OF AGENDA ITEM # ☐ I AM OPPOSED TO AGENDA ITEM #

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GG2003-411SCC (11/03)
(2,000 - 6/05)

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PLEASE PRINT NAME Marilyn Pope MEETING DATE

IF APPLICABLE, NAME THE GROUP OR ORGANIZATION YOU REPRESENT VM IV

ADDRESS 7644 E Northland ZIP

HOME PHONE 480 994 3606 WORK PHONE

☐ YES, I WISH TO SPEAK REGARDING ITEM #

☐ NO, I DO NOT WISH TO SPEAK, BUT WISH TO COMMENT ON BACK OF THIS CARD.

☐ I AM IN FAVOR OF AGENDA ITEM # ☐ I AM OPPOSED TO AGENDA ITEM #

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GG2003-411SCC (11/03)
(2,000 - 1/06)

Oek #6814

SPEAKER/CITIZEN COMMENT CARD

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PLEASE PRINT NAME JACK WITHER MEETING DATE 3/17/10

IF APPLICABLE, NAME THE GROUP OR ORGANIZATION YOU REPRESENT Ex Pres of Unit 6

ADDRESS 5031 N 77th PL ZIP

HOME PHONE 480-949-7333 WORK PHONE 602-885-9533

☒ YES, I WISH TO SPEAK REGARDING ITEM #

☐ NO, I DO NOT WISH TO SPEAK, BUT WISH TO COMMENT ON BACK OF THIS CARD.

☐ I AM IN FAVOR OF AGENDA ITEM # ☐ I AM OPPOSED TO AGENDA ITEM #

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GG2003-411SCC (11/03)
(2,000 - 1/06)

SPEAKER/CITIZEN COMMENT CARD

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PLEASE PRINT NAME JOHN PORSTMAN MEETING DATE 3/17/11

IF APPLICABLE, NAME THE GROUP OR ORGANIZATION YOU REPRESENT UNIT 4, NORTHLAND

ADDRESS ZIP

HOME PHONE WORK PHONE

☐ YES, I WISH TO SPEAK REGARDING ITEM #

☐ NO, I DO NOT WISH TO SPEAK, BUT WISH TO COMMENT ON BACK OF THIS CARD.

☐ I AM IN FAVOR OF AGENDA ITEM # ☐ I AM OPPOSED TO AGENDA ITEM #

☐ I WISH TO SPEAK DURING "PUBLIC COMMENTS" CONCERNING

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GG2003-411SCC (11/03)

WRITTEN COMMENTS

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) Jim Bennett MEETING DATE 4/27/11

NAME OF GROUP/ORGANIZATION (if applicable) Villa Monterey #5

ADDRESS 4802 No. 78th Place ZIP 85251

HOME PHONE 480 429 8049 WORK PHONE

E-MAIL ADDRESS(optional)

AGENDA ITEM # 4 & 5 ☒ SUPPORT ☐ OPPOSE

COMMENTS (additional space is provided on the back)

This card constitutes a public record under Arizona law.

WRITTEN COMMENTS

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) Valerie Bennett MEETING DATE 4/27/11

NAME OF GROUP/ORGANIZATION (if applicable)

ADDRESS 4802 N. 78th Pl, Scottsdale ZIP 85251

HOME PHONE 480 429 8049 WORK PHONE

E-MAIL ADDRESS(optional) kaz-enterprises@att.net

AGENDA ITEM # 4, 5 ☒ SUPPORT ☐ OPPOSE

COMMENTS (additional space is provided on the back) I hope you approve the Historic Preservation Designation for Villa Monterey Units 1-7.

This card constitutes a public record under Arizona law.

SUMMARY OF VERIFIED OWNER SIGNATURES FROM PETITIONS
VILLA MONTEREY UNITS 1-7 TOWNHOUSE HISTORIC DISTRICT

Prepared by Don Meserve, HPO, 3/11/11

Unit/ HOA #	Number of Homes	Owner Support	% of Homes	Number Common Tracts	HOA Support HP	Support of Owners and HOAs
1	87	80	92%	1	Yes	81
2	136	95	70%	7	Yes	102
3	124	109	88%	1	Yes	110
4	145	124	86%	1	Yes	125
5	99	91	92%	1	Yes	92
6	94	82	73%	1	Yes	83
7	73	71	97%	1	Yes	72
Totals 7	**758**	**652**	**86%**	**13**	**All support**	**665 of 771 86%**

Signatures were verified by comparing the owner's names on Maricopa County Assessment data with the signatures and addresses on petitions and emails. It is always important to know the level of property owner support prior to action by City Council on a zoning map amendment, such as the proposed overlay zoning required to place a neighborhood on the Scottsdale Historic Register as a historic district. The verification of signatures on petitions documents the high level of owner support (86%) from the homeowners in Villa Monterey Units 1-7 and from their Homeowners Associations (HOAs) for the common tracts. According to the volunteer homeowners who circulated the petitions to their neighbors, they were unable to get signatures from some owners in their unit/HOA for a variety of reasons including:

1) home is vacant,
2) home is vacant for sale,
3) home is bank owned (foreclosure),
4) owner is out of state and unable to contact,
5) home is a rental and unable to contact owner,
6) some owners wanted to think about it or simply did not want to sign a petition,
7) owner is opposed to becoming a historic district, or
8) owner is deceased.

It should also be noted that it is not a legal requirement or an ordinance requirement that the signatures be verified on petitions for an area to become a historic district when the designation is a city-initiated case by the Historic Preservation Commission. If the property owners had initiated this zoning map amendment, rather than the case being city-initiated by the Historic Preservation Commission, support from 75% of the property owners representing 75% of the land area would have been required. Based upon the verification of the petition signatures and the support of all seven HOAs, Villa Monterey Units 1-7 exceeds the 75% standard (Section 1.304) for an owner-initiated zoning application; in fact the level of support from the neighborhood is 86% in favor.

CITIZEN INVOLVEMENT REPORT EXHIBIT: LIST OF HISTORIC PRESERVATION COMMISSION OR COMMITTEE MEETINGS AND DISCUSSIONS ON VILLA MONTEREY AND/OR ON TOWNHOUSES THAT INCLUDED VILLA MONTEREY

2007 HPC MEETINGS

Meeting Date	Agenda Topic	Summary of Comments
3/8/07	Public comment	Kathy Feld, spokesperson chosen for HOAs in Villa Monterey, did a presentation requesting that the HPC begin studying designation for Villa Monterey. She provided handouts.
5/12/07	Tour of potential designations	Driving tour included a variety of potential future designations including the Villa Monterey townhouse development.
6/14/07	Future HP designations	Villa Monterey was included in the discussion.

2008 HISTORIC REGISTER COMMITTEE MEETINGS

Meeting Date	Agenda Topic	Summary of Comments
2/14/08	Staff report on townhouse survey	Report noted that city-wide survey is underway and that Villa Monterey was a good candidate.
5/8/08	Report/discussion on townhouse research	Progress report on ongoing research and survey on townhouses.
10/16/08	Presentation/discussion on townhouse survey	Linnea Caproni, intern provided presentation on 1960s ads on townhouses and described historic context. Don Meserve summarized city-wide data and field survey results.

2008 HPC MEETINGS

Meeting Date	Agenda Topic	Summary of Comments
1/19/08	Annual retreat; 2008 work program	HPC discussed accomplishments for 2007 and their work program for 2008. Retreat was held at Villa Monterey clubhouse. Villa Monterey's interest in becoming a historic district was discussed.
4/10/08	Staff report	Staff noted that Villa Monterey was considered a good candidate for designation based upon the research.
5/8/08	Staff report	Reported that representatives in each of the nine HOAs in Villa Monterey will circulate petitions to owners to identify support.
6/12/08	Staff report	The wording for the petition to be circulated was finalized with input from City Attorney's office on wording. An intern will work on the historic context for townhouses.
9/25/08	Staff report	Petition is being circulated for signatures in Villa Monterey HOAs.

ATTACHMENT #10

10/16/08	Presentation on city-wide townhouse/attached survey	Staff presentation included several components of the research and survey including; 1) intern work on historic context research, 2) Don Meserve's field work, mapping and photographs of projects, 3) PowerPoint showing 1960s ads for Villa Monterey, and 4) descriptions of the architectural styles and different types of layouts for projects.
12/11/08	Staff report	Text for townhouse historic context is being finalized for review by the HPC.

2009 HPC MEETINGS

Meeting Date	Agenda Topic	Summary of Comments
1/8/09	Townhouse research	Petition signing in Villa Monterey progressing. Reported that 51 townhouse or attached projects with 86 plats for period studied.
1/31/09	Annual retreat; 2009 work program	City will be on forefront of HP programs nationally with any mid-century townhouse designations. Strong support from owners required for any districts. Prop 207 waivers discussed and % needed. HPC interest in proceeding with Villa Monterey if strong owner support.
2/12/09	2009 Work program	Approved including task to consider Villa Monterey designation in 2009.
3/12/09	Staff report	Staff noted that 100% support not feasible for establishing a historic district. A determination on which of the 9 HOAs in Villa Monterey are eligible for designation is needed.
4/16/09	Staff report	HPC will schedule a presentation on the final text for the townhouse historic context.
5/14/09	Staff report	Staff discussed waivers and % required with attorney; considered a policy decision on what % needed for designation – not a legal requirement. Discussed possible study session with Council on Prop 207.
9/24/09	Presentation of city-wide townhouse survey and context	Reviewed the final text for the context report and discussed the variations in style and layout.
10/31/09	Townhouse tour	Staff conducted a driving tour of 16 townhouse projects representative of 51 projects; Villa Monterey was included on the tour.
11/12/09	Comments on tour	Discussion of the tour and what the best examples of townhouses are for the period. Discussed selection process and what distinguishes a project.

2010 HPC MEETINGS

Meeting Date	Agenda Topic	Summary of Comments
1/23/10	Annual retreat; 2010 work program	Task approved to complete the research on townhouses and for the HPC to identify eligible projects for designation.
3/11/10	Commission preferences on townhouses	HPC members each prepared a list of their best candidates for designation. Discussion resulted in Commission selecting their five top projects for further research and consideration including Villa Monterey.
4/8/10	Villa Monterey responses	The results of the petition drive for the 9 HOAs in Villa Monterey were presented. Several neighborhood residents attended the meeting and voiced support for designation. Signature gathers noted that getting 100% to sign was virtually impossible. Commission told residents they were considering Villa Monterey for designation along with 4 other townhouses. Support is strong in HOAs 1-7, it is lower in HOA 9 and HOA 8 elected to not participate in the petitioning.
6/24/10	South Scottsdale CAP report; Staff report	Ross Cromarty presented the proposed community area plan and highlighted historic preservation related text. He noted that several residents from Villa Monterey had contacted him expressing their interest in historic district designation. Staff reported that a house-by-house integrity assessment will be completed over the summer for Villa Monterey.
9/9/10	Report on integrity survey of Villa Monterey	Debbie Abele reported that 99% of the homes had been determined to be contributing which is a very high level of integrity for a district. Photos of the architectural styles and details of homes were presented along with pictures of altered facades. HOAs 8 and 9 are not recommended for inclusion in a potential district.
10/14/10	Staff report	HPC directed staff to proceed with neighborhood meetings and contacts with residents in HOAs 1-7 to advise them of possible initiation of an HP overlay zoning case.
11/11/10	Staff report	Commissioners advised of November 13th Villa Monterey neighborhood meeting on HP designation and invited to attend. A map was presented showing the potential HP boundary that would be used by staff for the neighborhood meeting in Villa Monterey.
12/9/10	Initiation	The HPC voted unanimously, 5-0 to initiate an HP case for Villa Monterey Units 1-7

SUMMARY OF TRANSPORTATION POLICIES AND CONCERNS RELATED TO VILLA MONTEREY

Prepared by Don Meserve, AICP, Historic Preservation Officer, May 2011

This analysis includes comments on adopted transportation policies and a discussion of transportation concerns related to Villa Monterey and specifically to Chaparral Road including; 1) 2008 Transportation Master Plan Streets Element, 2) May 2007 City Council Consideration of alternatives to widening Chaparral Road, 3) Southern Scottsdale Character Area Plan, and 4) Planning Commission comments and recommendation from April 27, 2011 public hearing. Several documents were reviewed in the preparation of this summary including adopted or approved policies and plans, marked agendas and minutes from public hearings, and staff reports. The attachment includes three aerials of Chaparral Road between Miller Road and 78th Street.

2008 Transportation Master Plan

The goals and policies of the adopted Transportation Master Plan prescribe a standard for planning road improvements that aims to balance citywide mobility needs with the impact of the transportation system on neighborhoods and existing land uses. Two goals related to this need for balance are in the Streets Element 2.0 Goals on page 52 which states: "Maintain and improve citywide traffic circulation by widening roadways where appropriate and in concert with citywide goals of neighborhood protection...." and "Protect neighborhoods from negative impacts of traffic." In addition, the 3.1 Context-sensitive Design text on page 53 states: "Design, operate, and maintain the transportation network to improve travel conditions for bicyclists, pedestrians, transit, vehicles, equestrians, and freight, in a manner consistent with and supportive of the General Plan and Transportation Master Plan goals, and adapted to the **localized context** (emphasis added) within the different areas of the City...." Page 70, 6.5 Roadway Modification Guidelines regarding addressing traffic congestion includes the same philosophy of context-sensitive design: "In order to address congestion issues, communities are often faced with the need to add additional travel lane capacity to the transportation network. This need must also be weighed against neighborhood impacts and community character or context issues."

Based upon this approach to transportation planning, if City Council decides to recognize and designate a neighborhood as historically significant to the community, then this historic designation would be considered in any future analysis that compares mobility goals and objectives to the localized neighborhood context and adopted neighborhood protection policies. Historic preservation does not bind future decision making on transportation needs but a designated historic district becomes an important consideration for the "context-sensitive design" prescribed in the Transportation Master Plan. The goals and policies in the adopted plan support the consideration of neighborhood impacts and community character in transportation planning; mobility needs must be weighed relative to neighborhood impacts, not in a vacuum.

The Streets Element also includes street classifications and cross sections for minor collector and higher classification streets. Figure 4-5: Recommended Street Functional Classification shows both Miller Road and Chaparral Road adjacent to and through the Villa Monterey Units 1-7 townhouse development as Minor Collector – Suburban. The cross sections show a standard right-of-way for a Minor Collector – Suburban as 70 feet. The existing two lanes for traffic and bike lanes on both roads would be consistent with Minor Collector standards. The existing rights-of way for both Miller and Chaparral Roads of 80 feet in Villa Monterey exceed the standard. However the cross section also shows sidewalks with a width of 6 to 8 feet separated from the curb. The existing sidewalk widths on Miller and Chaparral Roads of less than 6 feet width are substandard. A HAWK pedestrian crossing was installed on Chaparral Road to the east of Villa Monterey to provide enhanced pedestrian and bicycle access in response to resident's concerns about traffic. There have been discussions on

the potential need to address traffic issues in the area. The Hayden/Chaparral Roads intersection improvements to the east of Villa Monterey neighborhood are included in the 5-year Capital Improvement Program.

In addition to the adopted 2008 Transportation Master Plan, the Transportation Commission approved the 'Neighborhood Traffic Management Program' in 2007 with revisions to the plan recently approved by the Commission in 2010. The goals of the program are included in the Policy Element of the Transportation Master Plan under 8.0, Neighborhood Traffic Management. The program includes qualifying criteria for traffic calming projects. The Transportation Department and the Transportation Commission can work with neighborhoods on their traffic concerns through this program. Since this program was approved, the Transportation Department has been working with neighborhoods throughout the city to address traffics concerns on a case-by-case basis.

May 2007 City Council Consideration of alternatives to widening Chaparral Road and Impacts of alternatives

On March 20, 2007, City Council received a petition from about 1300 residents to remove the concept of widening Chaparral Road from consideration in the Transportation Master Plan. On April 10, 2007, Council approved a motion to have staff prepare a presentation on alternatives to widening Chaparral Road and to conduct a public hearing by the end of May 2007. The item was discussed at a public hearing on May 29, 2007.

The Transportation staff report and presentation to City Council included the results from the 'May 2007 Chaparral Road, Miller Road to Hayden Road Roadway Evaluation'. Two main alternatives to widening Chaparral Road were presented to Council: 1) Maintain existing/do not reduce traffic volumes, and 2) Restrict traffic volumes to 1992-1996 levels. The city staff's traffic analysis included the impacts of widening Chaparral Road from Miller Road to 78th Street to four travel lanes. The Summary Assessment on page 12 of the staff report contained the following statement: "The option of widening Chaparral Road could be eliminated without major transportation system impacts or impacts on Downtown growth and revitalization; however, there would be moderate increases in traffic on adjacent and parallel roads if the existing configuration is retained." The staff report noted that if Council pursued the second alternative of redesigning the roadway segment to reduce the traffic on Chaparral Road, larger increases in traffic on adjacent or parallel streets would result from traffic restrictions. City Council agreed with the Transportation staff report and presentation that it could eliminate the option of widening Chaparral Road. They did not vote on alternative 1) or 2) in their motion.

At the conclusion of the hearing, City Council voted 6-1 in favor of an amended motion to remove the option of condemning houses and widening Chaparral Road from consideration and to include the option of not increasing traffic capacity on Chaparral Road. This Council decision does not pose any problems for the proposed designation of Villa Monterey as a historic district. The present classification of Chaparral Road in the Transportation Master Plan as a Minor Collector is consistent with this May 29, 2007 City Council vote; the concept of widening the roadway to increase capacity was removed from consideration in the plan. The existing street design also conforms to the May 2007 City Council vote. The Transportation Commission and/or City Council could reconsider the classification of Chaparral Road in the future.

Southern Scottsdale Character Area Plan

Villa Monterey Units 1-7 is within the Southern Scottsdale Character Area Plan boundary. The goals and policies in this adopted October 2010 plan would be used for any future transportation planning using a context-sensitive design approach and adopted policies, but the plan says little about transportation. Many of the goals and policies in this plan are aimed at protecting, maintaining and/or revitalizing neighborhoods. Goal NR 1 is to "Enhance current residential neighborhoods within southern Scottsdale." Included in the policies to implement

this goal is Policy NR 1.5 to continue "the designation of residential and neighborhood historic properties and districts, which protect and enhance property values through appropriate restoration, preservation, and promotion of significant historic resources." Goal NR 3 in the Neighborhood Revitalization section is to: "Strengthen neighborhood identity, unity, and health within Southern Scottsdale." The goals in the Southern Scottsdale Character Area Plan support the designation of significant historic neighborhoods as historic districts.

Planning Commission recommendation from April 27, 2011 public hearing

Members of the Planning Commission had questions for historic preservation staff and the city attorney present, Joe Padilla, on the potential impacts of the designation of a Villa Monterey Units 1-7 historic district on transportation planning. They voiced some concerns about a historic district binding or restricting future transportation planning. The Commission included in their unanimous motion to City Council in support of the district "that the Historic Preservation designation not restrict the City of Scottsdale from future transportation and traffic planning in the area." This analysis will describe the staff responses to their concerns. Residents or interested citizens also asked questions about Chaparral Road in neighborhood meetings and received similar responses from staff as those provided at the Planning Commission hearing.

Regarding questions or concerns about whether City Council can decide to widen Chaparral Road from Miller Road to 78th Street through Villa Monterey, the answer is yes the city could change the classification of the street and widen it to four lanes. Council could also remove the HP zoning from one side of Chaparral Road in the future in order to acquire the homes for road widening. Council has the prerogative to change previous policies and revisit the Transportation Master Plan.

Would the designation of a historic district prevent any future widening of Chaparral Road? No. Staff advised the Planning Commission that residents have been told in neighborhood meetings that if the historic district is approved, there is no guarantee that City Council or the Transportation Commission would not decide to reconsider the reclassification of Chaparral Road or the widening of the road in the future. Existing policies were described to residents but they were also told that policies can be changed by a vote of City Council.

Do residents want the impacts of street improvements on their neighborhood considered in transportation planning? Yes, the fact that a neighborhood is designated a historic district and is a stable well-maintained residential land use should be considered when evaluating the impacts of traffic improvements. Since the Transportation Master Plan contains policies for 'context-sensitive design' and adapting the transportation system to the 'localized context', existing residential neighborhoods and other land uses should be part of weighing local impacts versus citywide mobility needs.

Balancing local or neighborhood concerns with citywide traffic concerns does not make HP zoning or existing land uses 'binding' on transportation planning, to use the term from Planning Commissioners. The City Attorney's Office can address Council questions on street improvements in their public hearing, but Joe Padilla's response to the Planning Commissioner's questions was that an HP district would not prohibit transportation planning, that Council can decide what it wants to do to improve and manage a public right-of-way to promote public safety and move traffic efficiently, and Council could decide to remove the HP overlay zoning. The city could also purchase property through eminent domain for a public purpose like road widening.

Attachment: Existing Rights-of-way on Chaparral Roads

EXISTING RIGHTS-OF-WAY ON CHAPARRAL ROAD, 5/2011

Figure 1. Chaparral Road at Miller Road Intersection

Proposed HP: Villa Monterey is on the northeast and southeast corners of this intersection

Recommended Street Functional Classification:

East of Miller = Minor Collector – Suburban

West of Miller = Major Collector – Suburban

Existing Cross Sections for Street Classifications/Typical Cross Sections:

Minor Collector Suburban Character = 70' ROW; Existing = 80' ROW (Exceeds standard)

Major Collector Suburban Character = 100' ROW; Existing = 80' ROW (Substandard)

Figure 2. Chaparral Road at 77th Street Intersection

Proposed HP: Villa Monterey is on both the north and south sides of Chaparral Road

Recommended Street Functional Classification:

East of Miller to 78th = Minor Collector – Suburban

Existing Cross Sections for Street Classifications/Typical Cross Sections:

Minor Collector Suburban Character = 70' ROW; Existing = 80' ROW (Exceeds standard)

Figure 3. Chaparral Road at 78th Street Intersection

Proposed HP: Villa Monterey is on the northwest and southwest corners of this intersection

Recommended Street Functional Classification:

West of 78th = Minor Collector – Suburban

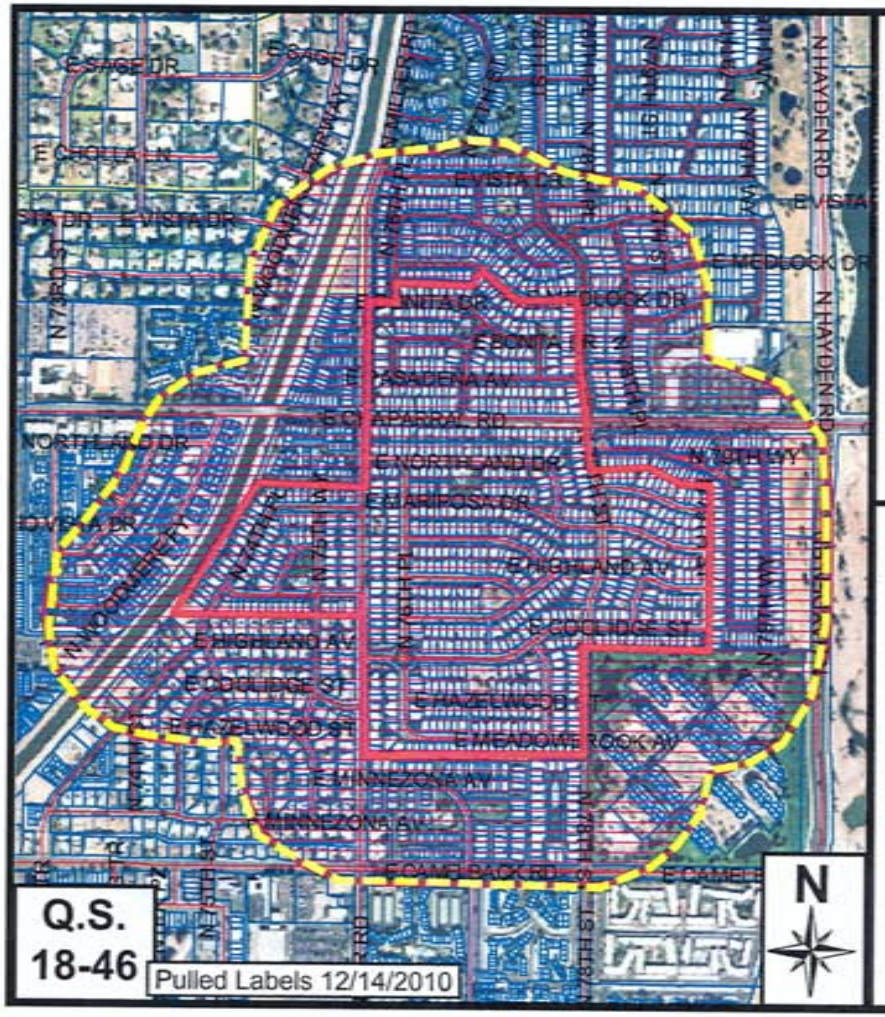
East of 78th = Major Collector – Suburban

Existing Cross Sections for Street Classifications/Typical Cross Sections:

Minor Collector Suburban Character = 70' ROW; Existing = 80' ROW (Exceeds standard)

Major Collector Suburban Character = 100' ROW; Existing = 110' (Exceeds standard)

City Notifications – Mailing List Selection Map



Map Legend:

Site Boundary

Properties within 750-feet

Additional Notifications:

- ***Interested Parties List***
- ***Adjacent HOA's***

Villa Monterey Units 1-7
HP Overlay Zoning

13-ZN-2010 / 4-HP-2010

ATTACHMENT #12

DRAFT

CITY OF SCOTTSDALE
HISTORIC PRESERVATION COMMISSION
SPECIAL MEETING MINUTES

THURSDAY, MARCH 17, 2011
ROOM 7, GRANITE REEF SENIOR CENTER
1700 N GRANITE REEF ROAD, SCOTTSDALE, AZ

PRESENT: David Schmidt, Chair
Len Marcisz, Vice-Chair
Bob Cook, Commissioner
Timothy P. Burns, Commissioner
DeeJaye Lockwood, Commissioner
Jennifer Smithey, Commissioner

ABSENT: Earl Eisenhower, Commissioner

STAFF: Don Meserve, Historic Preservation Officer/City Archaeologist
Debbie Abele, Historic Preservation Consultant

VISITORS: Karen Lehman, J. Robert Wyatt, Peter & Louise Frechette, Sherlyn Baker, Jewell Horrell, Dominic Bujurlic, Roc Rogen, Margaret Bogan, Variette Satlak, Sharon Gurley, Lynne Wright, Jack Wifler, Gloria Wifler, Jim Murphy, Cindy Ott, Dorothy J. DeFir, Darin Johnson, Millie Winters, Joseph Faldut, Collene Lawrence, Rim M. Kyelbgool, Sylvester Bello, Carlos Turak, Barbara Phillips, Joan Dizzart, Tom Mehen, Laurel Hirsch, Carol Lynn Mehen, Barbara Baker, Patricia M. Jones, Sandra Jean Edwards, Susan Winbel, Janet Johnson, Jim Bennett, Tom Prombo, Jeff Carter, Jenney Carter, Marilyn Pope, Lareen Cerelli, May Medler, Matt Peterson, Janet Peterson, Bev Gasson, Beverly Petit, Candee Kjeldgaard, Audyth Bernstein, Diane Frank, M. J. Walsh, Christine Sqwellaro, Marilyn Porstman, John Porstman, Vernon Paige, Tobias Namenson, Myrna Walker, Ketta Kelly, Martha Frunell

CALL TO ORDER

Chair Schmidt called the Historic Preservation Commission special meeting to order at 5:32 p.m.

Roll Call

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

Public Comment

None.

ATTACHMENT #13

Public Hearing Item

1. **Report/Discussion/Possible Action: <u>Villa Monterey Units 1-7 HP Overlay Zoning, Cases 13-ZN-2010 and 4-HP-2010</u>**
Consider a request by City of Scottsdale/Historic Preservation Commission, applicant, to rezone Villa Monterey Units 1-7 from Townhouse Residential District (R-4) to Townhouse Residential District, Historic Property (R-4 HP) and from Multiple-Family Residential District (R-5) to Multiple-Family Residential District, Historic Property (R-5 HP) on 115± acres in the vicinity of Miller and Chaparral Roads, from Meadowbrook to Medlock and from 74th Place to 79th Place, containing 758 homes and 13 common tracts, by adding Historic Property overlay to this townhouse development and placing Villa Monterey Units 1-7 on the Scottsdale Historic Register as a historic district.

Mr. Meserve presented information on the Villa Monterey Units 1-7 HP overlay zoning case with a PowerPoint presentation on the location, architectural styles, features, public involvement and staff recommendation in support of the historic district. The HPC has discussed townhouses and Villa Monterey in about thirty meetings over the last three years. Ms. Abele provided a detailed description of the designation report including; the ordinance criteria for designation, the high degree of integrity, the influential approaches used by the local builder for the development and marketing of townhouses, the excellent examples of architecture and customized features and details from the era, and why the Commission should vote in favor of its eligibility and integrity.

The Commission asked staff questions on the staff report concerning integrity and changes to roofing materials before the Chair asked for public comment on the case. Reroofing a house is a common and necessary change to homes in the area; new roofs did not make homes non-contributing. Fifty-seven people signed in for the public hearing and some completed cards to speak at the hearing.

Jim Murphy, President of Villa Monterey Unit 1 spoke about the unanimous support of the board and how he contacted all the homeowners in his HOA and that 91+ percent were in support. The evidence that the neighborhood is significant is there and the Commission should vote in favor.

Diane Frank, Unit 7 spoke as a licensed realtor and said, in her experience with selling homes in historic districts, the home values and taxes will increase. The sale prices may be $50 thousand more than homes that are not in historic districts.

John Porstman, Unit 4 asked which homes were altered to the point they were determined to be non-contributing. Ms. Abele replied that a few homes had additions that used materials not found in the construction of other homes in the neighborhood or the addition of elements like large pop-ups of stucco around the windows.

Peter Frechette, Unit 1 spoke in support of the historic district and recalled how he had selected Villa Monterey as the neighborhood where he wanted to live. Considered moving to Santa Barbara, Monterey or Santa Fe and decided that the homes in Villa Monterey in Scottsdale had the style and weather they liked, and it was the best community they could find.

Marilyn Pope, Unit 5 credited Kathy Feld for their neighborhood being considered for designation and wanted to publically thank her for all her hard work over the years.

Jack Wifler, Unit 6 described how he liked the solid block construction and 12" joists in the roof in the Villa Monterey townhouse construction. He also owns a property in the Village Grove 1-6 historic district and said the neighborhood has improved since it was designated in 2005.

Chair Schmidt closed the public testimony and asked Commissioners for comments.

Commissioner Burns said it was nice to have the community come out in support; it makes the Commission's job easier. Vice-Chair Marcisz seconded Commissioner Burns' comments thanking visitors for coming in support of their neighborhood being considered for historic district designation and thanked both Mr. Meserve and Ms. Abele for recognizing what citizens want. He noted that this case is a model of how cities can work in partnership with residents and that the Commission is very familiar with Villa Monterey based upon many prior meetings.

MOTION ON CASES 13-ZN-2010 AND 4-HP-2010 BY VICE-CHAIR MARCISZ, 2ND BY COMMISSIONER BURNS, THAT THE SCOTTSDALE HISTORIC PRESERVATION COMMISSION RECOMMEND TO THE SCOTTSDALE PLANNING COMMISSION AND THE CITY COUNCIL THE REZONING OF VILLA MONTEREY UNITS 1 – 7 FROM TOWNHOUSE RESIDENTIAL DISTRICT (R-4) TO TOWNHOUSE RESIDENTIAL DISTRICT, HISTORIC PROPERTY (R-4 HP) AND FROM MULTIPLE-FAMILY RESIDENTIAL DISTRICT (R-5) TO MULTIPLE-FAMILY RESIDENTIAL DISTRICT, HISTORIC PROPERTY (R-5 HP) ON 115+ ACRES. VICE-CHAIR MARCISZ MOVED THIS RECOMMENDATION FOR THE FOLLOWING REASONS:

THE PROPERTIES ARE HISTORICALLY AND ARCHITECTURALLY SIGNIFICANT AS A COLLECTION OF HOMES THAT ILLUSTRATE A PARTICULAR TYPE OF BUILDING AND A DEVELOPMENT PATTERN THAT INFLUENCED THE PHYSICAL FORM OF SCOTTSDALE IN THE POSTWAR ERA AND REMAINS DISCERNABLE AND DISTINCTIVE. THERE ARE THREE SUPPORTIVE REASONS FOR THIS NOMINATION;

1. **THE INFLUENCE ON HOW TOWNHOMES SUBSEQUENTLY DEVELOPED IN ARIZONA,**
2. **THE CURRENT HIGH DEGREE OF INTEGRITY AS WITNESSED BY THE 99% INTEGRITY RATING GIVEN BY DEBBIE ABELE, AND**
3. **THE INTACT ORNAMENTATION AND CUSTOMIZED BUILDING FEATURES OF THE HOMES THAT SET THEM APART AS A PRODUCT OF A HISTORIC PERIOD AND GIVE IT A UNIQUE SENSE OF TIME AND PLACE WHICH SHOULD BE PRESERVED.**

MOTION PASSED UNANIMOUSLY SIX (6) TO ZERO (0).

Mr. Meserve noted that the tentative hearing date for the Planning Commission was April 27, 2011 and the tentative date for a City Council hearing was June 7, 2011.

Chair Schmidt advised visitors that the Commission had some further business and that they were welcome to leave now or stay. There was a short break while Villa Monterey residents left.

Regular Agenda Items

2. Report/Discussion/Possible Direction: <u>HPO Report on Upcoming Events, Activities and Projects</u>

Mr. Meserve reported on the ongoing planning for 60th Anniversary events for the incorporation of the city including historic tours being planned. There is a website listing the events. Mr. Meserve listed agenda items for the next meeting including the Commission selecting places of worship, a discussion of the Taliesin West HP boundary and their response to the Commission's letter, and a discussion of Browns Ranch area. He noted that a representative from the Preserve staff will attend the meeting for the Browns Ranch item. The Chair suggested placing Browns Ranch first on the agenda as a higher priority than the selection of places of worship.

Mr. Meserve also reported on the re-roofing project for Loloma School that was brought to the staff's attention by Commissioner Burns at the last meeting. Mr. Meserve signed a Certificate of No Effect based upon a review of the plans and hopes for better and earlier communication in the future on exterior projects on city-owned historic buildings. The Chair expressed his interest in avoiding problems like this in the future and that the Historic Preservation Office should be included in exterior projects.

3. Commissioner Comments and Announcements

Vice-Chair Marcisz noted that they are proceeding with the production of the vignette with Channel 11 for the Pullman car in the McCormick-Stillman Railroad Park and that Commissioner Eisenhower will be interviewed in the sound studio on his Uncle's use of the car.

4. Future Meeting Dates and Agenda Items

The next meeting will be on April 14, 2011 in the One Civic Center.

Adjournment: 6:46 p.m.

Summary Minutes Prepared by Don Meserve

Rick Strusiner provided comments and concerns regarding architectural elements of the project.

VICE-CHAIR GRANT MOVED TO CONTINUE 1-ZN-2004#2 TO A DATE TO BE DETERMINED. SECONDED BY COMMISSIONER EDWARDS, THE MOTION CARRIED UNANIMOUSLY WITH A VOTE OF SEVEN (7) TO ZERO (0).

EXPEDITED AGENDA

3. 6-AB-2011 (Quails Nest Lot 1)

COMMISSIONER PETKUNAS MOVED TO RECOMMEND THAT CITY COUNCIL APPROVE CASE 6-AB-2011, PER THE STAFF RECOMMENDED STIPULATIONS. SECONDED BY COMMISSIONER FILSINGER, THE MOTION CARRIED UNANIMOUSLY WITH A VOTE OF SEVEN (7) TO ZERO (0).

REGULAR AGENDA

4. 13-ZN-2010 (Villa Monterey Units 1-7 HP Overlay Zoning)
5. 4-HP-2010 (Villa Monterey Units 1-7 HP Overlay Zoning)

Jim Bennett and Valerie Bennett provided written comments in support of the request.

COMMISSIONER FILSINGER MOVED TO RECOMMEND THAT CITY COUNCIL APPROVE CASES 13-ZN-2010 AND 4-HP-2010, AFTER DETERMINING THAT THE PROPOSED ZONING MAP AMENDMENT IS CONSISTENT AND CONFORMS WITH THE ADOPTED GENERAL PLAN, AND AFTER FINDING THAT VILLA MONTEREY UNITS 1-7 TOWNHOUSE DEVELOPMENT MEETS THE ELIGIBILITY CRITERIA FOR HISTORIC PRESERVATION DESIGNATION, AND WITH THE ADDED RECOMMENDATION THAT THE HISTORIC PRESERVATION DESIGNATION NOT RESTRICT THE CITY OF SCOTTSDALE FROM FUTURE TRANSPORTATION AND TRAFFIC PLANNING IN THE AREA. SECONDED BY COMMISSIONER EDWARDS, THE MOTION CARRIED UNANIMOUSLY WITH A VOTE OF SEVEN (7) TO ZERO (0).

6. Shea Area General Plan Amendment Initiation

COMMISSIONER PETKUNAS MOVED TO INITIATE CASE 256-PA-2011. SECONDED BY VICE-CHAIR GRANT, THE MOTION CARRIED UNANIMOUSLY WITH A VOTE OF SEVEN (7) TO ZERO (0).

7. 9-UP-2011 (Kush Clinic LLC- Medical Marijuana Dispensary)

Court Rich and Wendy Riddell provided comments on the request.

COMMISSIONER CODY MOVED TO RECOMMEND THAT CITY COUNCIL APPROVE CASE 9-UP-2011, PER THE STAFF RECOMMENDED STIPULATIONS, AND WITH THE ADDED RECOMMENDATION THAT THE CONDITIONAL USE PERMIT RESOLUTION CONDITIONS BE SATISFIED WITHIN SIX MONTHS OF THE DATE OF THE RESOLUTION, BASED UPON THE FINDING THAT THE CONDITIONAL USE PERMIT CRITERIA HAVE BEEN MET. SECONDED BY COMMISSIONER PETKUNAS, THE MOTION CARRIED UNANIMOUSLY WITH A VOTE OF SEVEN (7) TO ZERO (0).

* 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

Jagger, Carolyn

From: Stephen Rigert [srigi1@yahoo.com]
Sent: Sunday, June 05, 2011 7:50 PM
To: City Council
Cc: Staff to Mayor/Council; Porell, Paul; Huish, Teresa; Meinhart, Dave
Subject: SHAME or PRAISE ... YOUR DECISION.

APPROVE Villa Monterey HP Designation on June 7th. REJECT Scottsdale Republic's Proposal. REJECT Questionable Influences.

The **Scottsdale Republic's** article on June 2nd should be categorically rejected due to the **bad advice** it gives the City Council. The Scottsdale Republic asks the City Council to exclude Chaparral Road from the Historic District. This would immediately decrease the value of homes on Chaparral Road without any real benefit to the City. The City would be condemning the homes without a plan or budget to purchase them. This is how urban blight is created **and** we already have enough in South Scottsdale. This kind of **prejudice** against the residents of Chaparral Road combined with their accompanying financial losses could even be the basis of litigation. The Scottsdale Republic's proposal **is morally and economically indefensible.**

The **Scottsdale Republic's disingenuous** and last minute **attempt** to manipulate legislation **is distasteful and shows** their limited expertise in this matter or perhaps their **less than admirable motives.** From an outside observer's perspective, it appears that the Scottsdale Republic is flexing its muscles to show the Mayor and City Council who is boss. Perhaps this is being done for the benefit of an advertiser or sponsor. Whatever the motive, the Scottsdale Republic is wrong. Based on the City Council's vote, we will know **"Who is Boss"**.

Villa Monterey should be designated a historic district without reservation. Traffic studies can always be done in the future and presented to the City Council in a democracy. I am hopeful that everyone in the **Traffic Department** will stand up and **reject** the **Scottsdale Republic**'s proposals.

I am hopeful for a UNANIMOUS VOTE in favor of a Villa Monterey HP Designation without qualifications or reservations. The community deserves a positive vote simply because it IS THE RIGHT THING TO DO.

If the City Government cannot approve Villa Monterey Historic District after **years of discussion**, what can we expect but the continued waste of the time and money of Scottsdale voters? The only recourse for the residents of Villa Monterey is contained in the famous American saying **"Vote the bums out"**. Maybe **"anti-incumbency"** will become the new preoccupation of Villa Monterey residents. This might be the only way to **"get it done"**. If City departments are not effective, why should taxpayers support them? They should be downsized or eliminated if they cannot properly function for the benefit of the voters of Scottsdale.

If I sound angry, you should talk to my neighbor or a property owner on Chaparral.

PLEASE ... DO YOUR JOB FOR THE RESIDENTS OF SCOTTSDALE AND VILLA MONTEREY. VOTE YES FOR VILLA MONTEREY. **DO THE RIGHT THING.**

SHAME or PRAISE ... YOUR DECISION.

Stephen Rigert

VM2

Jagger, Carolyn

From: Stephen Rigert [srigi1@yahoo.com]
Sent: Sunday, June 05, 2011 7:49 PM
To: City Council
Cc: Staff to Mayor/Council; Porell, Paul; Huish, Teresa; Meinhart, Dave
Subject: APPROVE Villa Monterey HP Designation on June 7th. REJECT Scottsdale Republic's Proposal. REJECT Questionable Influences.

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PLEASE … DO YOUR JOB FOR THE RESIDENTS OF SCOTTSDALE AND VILLA MONTEREY. VOTE YES FOR VILLA MONTEREY. **DO THE RIGHT THING.**

SHAME or PRAISE … YOUR DECISION.

Stephen Rigert

VM2

ITEM 15

Jagger, Carolyn

From: cogsaz.net
Sent: Friday, June 03, 2011 4:57 PM
To: Jagger, Carolyn; Butteweg, Cathleen
Subject: Agenda Item Comment for 06/07/11 - Item 15 Consent Agenda

Meeting Date: 06/07/11
Item Number: 15 Consent Agenda

Contact Information (if blank, user did not provide):
Name: COGS Board of Directors Sonnie Kirtley
Address: 3370 North Hayden Rd Ste 123-766
C/S/Z: Scottsdale, AZ 85251
Phone:

Comment for 06/07/11 Item 15 Consent Agenda:

The Coalition of Greater Scottsdale (COGS) STRONGLY supports the Villa Monterey Historic Designation and STRONGLY rejects removing the VM homeowners facing Chaparral Road from the designation approval. These homeowners have invested in our city with the inferred predictability that they were wise in doing so to be in a quality and unique neighborhood near the Downtown. Thank you.

ITEM 15

Jagger, Carolyn

From: Padian, Connie
Sent: Friday, June 03, 2011 4:34 PM
To: Lane, Jim; Littlefield, Robert; McCullagh, Ron; Borowsky, Lisa; Robbins, Dennis E; Milhaven, Linda; Klapp, Suzanne
Cc: Katsenes, Paul; Keagy, Raun; Meserve, Don; Richert, David; Twist, J.P.; Jagger, Carolyn; Padilla, Joe; Washburn, Bruce
Subject: Continuance for Villa Monterey request

Honorable Mayor and City Council members:

Staff is recommending that the proposed Historic Preservation Overlay application for Villa Monterey (Item #15) be continued from the June 7, 2011 City Council agenda.

As reflected in the Planning Commission minutes, there remains a question on the implication of the overlay on the neighborhood street, specifically Chaparral Road. As the application is currently structured, the overlay extends to the center of all streets, including Chaparral and Miller Roads. The Planning Commission's recommendation, while in support of the overlay 7-0, included an additional recommendation that the Historic Preservation designation not restrict the city of Scottsdale from future transportation and traffic planning in the area.

Staff needs additional time to analyze options regarding the boundaries of overlay which may result in an amended application. It is uncertain when this application will be brought back for Council consideration and as such, staff is recommending a continuance to a date uncertain. We will notify the neighborhood of this proposed continuance on Monday; however it is likely neighborhood representatives will still attend the Council meeting and speak to the continuance.

If you have any questions please call me at 480-312-2664

Connie Padian
City of Scottsdale
Planning, Neighborhood and Transportation Administrator
7447 E. Indian School Road
Scottsdale, AZ 85251
480-312-2664

Jagger, Carolyn

From: Meserve, Don
Sent: Monday, June 06, 2011 10:14 AM
To: Keagy, Raun; Padian, Connie
Cc: Jagger, Carolyn; Weiss, Kit
Subject: FW: Villa Monterey HP Continuance

Importance: High

FYI, Kathy Feld received the email on Friday evening that was sent to the Mayor and Council and she sent the email response below on Saturday morning explaining why Council should not approve the request for a continuance. She distributed the email to neighborhood residents and to Scottsdale Coalition representatives. There could be many emails on this topic between now and the Council meeting tomorrow.

From: KATHLEEN FELD [mailto:kfeld60@msn.com]
Sent: Monday, June 06, 2011 9:59 AM
To: Meserve, Don
Subject: Fw: Villa Monterey HP Continuance
Importance: High

Hi Don.....FYI....this was sent to council on Saturday. I have also copied Debbie.....many emails in support of VM HP have gone to council based on this email.....I have been copied as well from my neighbors, surrounding communities and community leaders. Many calls are going into council as well. Give me a call.....K
480-945-4886 or cell 602-882-0962
----- Original Message -----
From: KATHLEEN FELD
To: citycouncil@scottsdaleaz.gov
Sent: Saturday, June 04, 2011 10:07 AM
Subject: Villa Monterey HP Continuance

TO: Honorable Mayor Lane and members of the Scottsdale City Council
FROM: Kathy Feld, Spokesperson for Villa Monterey
RE: Request for continuance of Villa Monterey HP designation from Planning and Development staff
BCC: All Villa Monterey residents, residents in surrounding communities, citizen community leaders

Dear Mayor Lane and Members of the Scottsdale City Council:

I have received notice of the requested continuance to a date uncertain, for the Villa Monterey Historic Preservation Overlay application (Item #15) on the June 7, 2011 City Council agenda. The request was sent Friday June 3, 2011 at 4:34 PM by Connie Padian, Planning, Neighborhood and Transportation Administrator.

I urge you **not** to approve the requested continuance.

Historic Preservation for Villa Monterey has not been a secret for the last 4 years. We have done OUR job - educated ourselves on HP rules, met deadlines, attended meetings, held public meetings, gathered signatures, supported this designation with a verified 86% approval of our residents. In short - no small feat for a community of this size. We are proud of our community organization, civic involvement, and voting record - we are a pro-active community

of friends and neighbors that stand in support for our entire community and surrounding neighborhoods - without exception.

Villa Monterey has been accountable. Now we are asking the city to be accountable for their actions, or lack thereof.

As this continuance was requested, specifically noting Chaparral Road, within a day of the printing of the Arizona Republic editorial entitled "Leave 'historic' label off Chaparral Road", Thursday, June 2, 2011, it begs the following question:

Is the unelected Arizona Republic 4 person editorial staff now directing our elected city officials and city staff, with your citizens held as pawns, as to how we should run our city with regard to our General Plan values for neighborhoods, transportation studies, Council decisions? The city seems to be unfortunately responding to this article. Your constituents are watching and responding as well. It is not a positive response.

In essence, the Arizona Republic is placing their editorial opinion to withhold HP designation from the residences on Chaparral Road, and placing this road again in limbo, **ABOVE THE DOCUMENTED AND INFORMED DECISIONS OF THE CITY OF SCOTTSDALE and THE WILL OF SCOTTSDALE CITIZENS.** This suggestion is unacceptable to us, and discriminatory to the residents on Chaparral. All studies including the Master Transportation Plan, Chaparral Traffic Study, opinions of professional city staff, our General Plan to protect neighborhoods and the Scottsdale City Council say **it is not necessary to widen Chaparral.** Where is the Arizona Republic's facts to support their editorial? There are none given. They are not the experts in this field. There were many documented facts of **CITY AND CITIZEN ACTION** left out of the editorial. How much power do they hold over our city servants and citizens as an unelected group of four people? The Arizona Republic is not your constituent. Under the current circumstances and timing, I believe this is a reasonable question.

The Planning Commission passed our Villa Monterey Historic Preservation application 7-0, *finding it consistent with the General Plan and eligible for designation* after receiving appropriate staff recommendations and council from our city attorney, Joe Padillo at the Planning Commission meeting of April 27, 2011. Mr. Padillo answered the question from the Commission regarding widening Chaparral Road and if this HP designation would interfere with any future questions regarding widening. His answer was "no", HP overlay would not preclude any discussion or decision by Council. Adding normal due process - citizen input and staff input - this would add to the decision making process of Council. We in Villa Monterey always knew that the Council could revisit this Chaparral discussion. We also know that future councils' hands are not tied. Process is available - always has been, always will be.

The appointed Planning Commission and staff have had ample time to study the issue and should be **responsible and resolute** in their professional decision of 7-0 to approve this HP designation of April 27, 2011. This is their job. What happened in these last hours? They are now changing their minds, suddenly need more time to study the issue, and ask for a continuance to a date uncertain within a day after this editorial? The 4 years of work by Villa Monterey and the city has been **transparent** to the Planning Commission and staff. I do not believe Chaparral Road has been off their radar with all the downtown development they are reviewing. And now the "Planning, Neighborhood and Transportation" staff want a continuance? The title seems a bit ironic, conflicting and counterproductive. The citizens - their employer - are not being adequately and professionally served with the staff's sudden change of mind according to their letter of request for continuance. Likewise, neither is the Council being adequately or professionally served.

It appears that there may be an on-going problem within our city when it comes to your Scottsdale citizens and established Scottsdale neighborhoods vs. development. Where are the General Plan values being practiced as it relates to established neighborhoods and future development? I would suggest that future development has taken priority over our citizens and the General Plan, voted in by the citizens for the protection of citizens. The Council and city staff hold a fiduciary trust and promise to protect it's citizens through the practice of the General Plan provisions. This ongoing problem is causing many citizens near the downtown area to loose trust in the city's decision making process.

This Villa Monterey Historic Preservation Overlay application to City Council is just what it says, nothing more, nothing less- it is a Historic Preservation request.
"Request: Adopt Ordinance No. 399 approving a zoning map amendment to rezone Villa Monterey Units 1-7 from Town house Residential District (R-4) to Townhouse Residential District, Historic Property (R-4HP).....finding that the proposed overlay zoning map amendment is consistent and conforms to the adopted ***GENERAL PLAN****; and finding that the Villa Monterey Units 1-7 Townhouse development* ***meets the eligibility criteria for historic preservation designation and is historically and architecturally significant."*** *(Quoted from the Consent Agenda, June 7, 2011.*

Villa Monterey meets all of the above criteria and more. This request should be passed on June 7th on the Consent Agenda without further delay. Villa Monterey should be recognized for fulfilling the following city requirements, and for our pro-active citizen action in this matter.

IN ADDITION TO THE VOTE OF COUNCIL NOT TO WIDEN CHAPARRAL ROAD AND LIMIT TRAFFIC ON CHAPARRAL ROAD during the Council meeting of May 29, 2007,
ALL OF Villa Monterey has fulfilled all the following requirements for a Historic Preservation Designation:

The General Plan
Consistent with the General Plan Land Use element designation of Suburban Neighborhoods
Consistent with the General Plan Character and Design Element

The Character Area Plans
Consistent with the Downtown Plan for a transition buffer surrounding the Downtown Plan boundary as described in Policy CD 2.1
Consistent with the Southern Scottsdale Character Area Plan
including Policy CD 7.3 "Respect, protect and enhance established suburban neighborhoods and assets...
and Policy NR 1.5 "Continue to support the designation of residential and neighborhood historic properties and districts,
which protect and enhance property values through appropriate restoration, preservation, and promotion of significant historic districts."

The Transportation Master Plan together with the special Chaparral Traffic Study to support not widening Chaparral Road.

Eligibility criteria in Section 6.113 of the (HP) Historic Property Supplementary District

Historic Preservation Commission's unanimous recommendation in support of historic preservation

Planning Commission's unanimous recommendation in support of the historic district,
finding it consistent with the General Plan and eligible for designation.

"Overwhelming support" (Source: HP Report) of verified signatures of 86% owner support for historic preservation

Support of all 7 VM HOA Boards for the historic district for the common tracts in their HOA's

No changes in current land uses are proposed, and HP overlay zoning,

and historic district designation does not change the underlying zoning; there is no project or project impacts.

Villa Monterey residents have done the work required by the city. The HPC Commission has done it's work and passed the resolution unanimously. The P&D Commission has done it's work and passed the resolution unanimously. We look to the City Council to finish the job encompassing the last 4 years invested by all of us by voting to approve this application for HP on June 7th and **not approve** this continuance request.

Mayor Lane, when you were on the Council you voted in favor not to widen Chaparral Road and to not increase the traffic on May 29, 2007. Some of your reasoning came from the fact that you stated these Scottsdale senior citizens who own property and live on Chaparral Road have been in limbo with their properties for far too long with the non-action of past Councils when these citizens continuously petitioned the city to make a decision about Chaparral Road. The decision was finally made on May 29, 2007 based on the General Plan, the Master Transportation Plan findings and the special Chaparral Traffic Study. It was agreed that enough information had been received to make this decision with the Council voting 6-1 to **not** widen Chaparral Road- to take it off the table. You and the Council gave Villa Monterey a chance to survive; you corrected past injustices to the Villa Monterey community.

At the same May 29, 2007 meeting, transportation staff said that **NOT** widening Chaparral Road would **NOT** hinder future traffic planning, which was based on the Chaparral Study of the Master Transportation Plan. Staff would have more focus to plan without considering the widening of Chaparral Road. This study modeled traffic into the future of 20 + years of transportation planning. It was agreed that there are numerous creative options with our improved street system to route this traffic downtown now and in the future, without destroying a historic residential community.

During our Villa Monterey debates for Mayor and Council, you and others running for council and consequently elected, were asked if you would support our HP designation - **IF Villa Monterey did the work and qualified**. You and others elected to council said **"Yes, you would support us". Villa Monterey has done the work and qualified.**

With this request for continuance to a date uncertain, the City of Scottsdale is once again putting these residents on Chaparral Road in personal and financial limbo with their property values decreasing. It directly effects the homes on Chaparral, our immediate community, and neighborhoods surrounding us. I hope this does not become a broken promise by you and elected council members to your constituents.

Up to this point, all commissions and studies in the city have been in agreement and unanimously on the record for the Villa Monterey HP designation. I suggest they all stand behind their informed and professional decisions.

We urge you and the City Council to approve the Villa Monterey HP designation on the June 7th Consent Agenda for all VM homes and WITHOUT any exception of the homes on Chaparral Road. Give ALL of Villa Monterey a chance to flourish as an important and protected historic residential community which complements the downtown development. Do not let us disappear, or go into decline because of it.

As your constituents, we welcome each of your responses.

Respectfully Submitted,

Kathy Feld, Villa Monterey Spokesperson for HP designation
President/Villa Monterey Unit 4
602-882-0962