ITEM 17

Jagger, Carolyn

From: Niederer, Keith
Sent: Thursday, November 14, 2013 2:48 PM
To: City Council
Cc: Behring, Fritz; Jagger, Carolyn; Curtis, Tim; Grant, Randy; Katsenes, Paul
Subject: 3-ZN-2013 Scottsdale Mountain Villas Legal Protest

Mayor and Council Members,

As you know, since June of this year there has been a valid legal protest against case 3-ZN-2013, the Scottsdale Mountain Villas rezoning request from R1-43 ESL to R1-5 ESL.

Over the past couple of weeks, many of the adjacent property owners have rescinded their Legal Protest Petitions.

After evaluating the revised number of Legal Protest petitions for properties within 150 feet of the rezoning area, it has been determined that the Legal Protest is no longer valid under Zoning Ordinance Section 1.706.

This application is scheduled to be heard by the City Council on November 19, 2013.

Please let me know if you have any questions.

Thank you,

Keith Niederer
Senior Planner
City of Scottsdale, AZ
480-312-2953
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Current Planning Services

One Civic Center
7447 E Indian School Road, Suite 105
Scottsdale, AZ 85251

MEMORANDUM

TO: Honorable Mayor and City Council Members

FROM: Keith Niederer, Senior Planner

THROUGH Tim Curtis, AICP, Current Planning Director

DATE: 11/12/2013

SUBJECT: **Scottsdale Mountain Villas 3-ZN-2013 Stipulation Modification**

At the request of the applicant and the Vista Collina Home Owners Association, staff is modifying Stipulation number 4 to clearly identify the setback buffers as shown on the Conceptual Site Plan dated August 29, 2013, attached as Exhibit A to Exhibit 1 of Ordinance 4097.

Item 17

CITY COUNCIL REPORT

Meeting Date: November 19, 2013
General Plan Element: *Land Use*
General Plan Goal: *Create a sense of community through land uses*

ACTION

Scottsdale Mountain Villas
3-ZN-2013

Request to consider the following:

1. Adopt Ordinance No. 4097 approving a zoning district map amendment from R1-43 ESL (Single-family Residential - Environmentally Sensitive Lands) to R1-5 ESL (Single-family Residential – Environmentally Sensitive Lands) zoning, finding that the proposed zoning district map amendment is consistent and conforms with the adopted General Plan on approximately 5 +/- acres located on the south side of E. Coyote Road, west of N. 135th Place.

Key Items for Consideration

- General Plan Land Use Designation
- Opposition from neighboring property owners regarding the proposed density.
- Proposal contains less density that the adjacent communities to the west, east and south.
- Applicant is proposing all single story homes.
- Planning Commission heard this case on May 22, 2013 and recommended approval per the amended stipulations with a vote of 5-1.
- At the July 1, 2013 City Council meeting, the applicant requested, and was granted a continuance of this application to the August 20, 2013 City Council meeting.
- At the August 20, 2013 City Council meeting, the applicant requested, and was granted a continuance of this application to September 24, 2013.
- At the September 24, 2013 City Council meeting, the applicant requested, and was granted a continuance of this application to October 22, 2013.
- At the October 22, 2013 City Council meeting, the applicant requested, and was granted a continuance of this application to November 19, 2013.

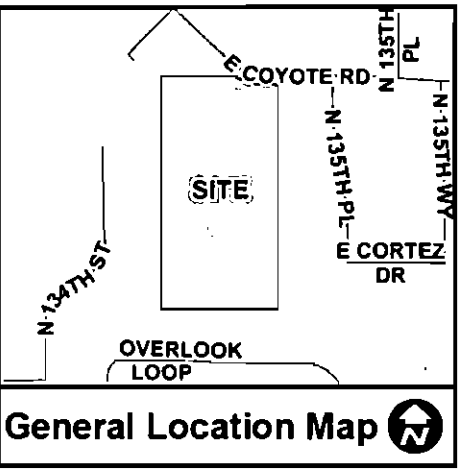
OWNER

Raymond & Gail Frank

Action Taken _____

APPLICANT CONTACT

Stephen C. Earl
Earl, Curley & Lagarde
602-265-0094



LOCATION

South side of E. Coyote Road, west of N. 135th Place.

BACKGROUND

General Plan

The City of Scottsdale General Plan 2001 Land Use Element designates the property as Suburban Neighborhoods. According to the General Plan Lane Use Element, this category includes medium to small lot single-family neighborhoods or subdivisions. Densities in the Suburban Neighborhoods category are usually more than one house per acre, but less than eight (8) houses per acre.

Character Area Plan

The site is located within the boundaries of the Shea Area Plan, which was adopted on June 15, 1993. One of the overarching goals of the plan is to encourage site planning which is more sensitive to environmental features, while enhancing and protecting existing neighborhoods. The site is also located within the Mayo Support District, which encourages development that enhances support service near the Mayo Clinic. The intent is to encourage supportive land uses for the Mayo Clinic that would be clustered, so that a pedestrian environment can be achieved, minimizing the necessity of travel on Shea Boulevard for clinic employees and patrons.

Zoning

The site is zoned Single-family Residential, Environmentally Sensitive Lands (R1-43 ESL), which allows for single-family dwelling units, places of worship, school and wireless communication facilities, among other uses.

Zoning History

The subject property was annexed from Maricopa County into the City of Scottsdale in 1975 (Ordinance #891), and subsequently rezoned to Single-family residential (R1-43) with case 31-Z-75. On February 19, 1991, the Environmentally Sensitive Lands zoning overlay was applied to this property.

In 1997, there was an attempt to rezone this property to Medium Density Residential to allow the construction of a sixty (60) unit gated townhome community (case 47-ZN-1997). This application was met with community opposition and was withdrawn on May 1, 1998.

Context

The subject undeveloped property is located on the south side of E. Coyote Road, west of N. 135th Place. To the north is the 18 lot Coyote Canyon single-family residential subdivision zoned R1-18

ESL and R1-43 ESL, which was approved in 1997. To the east is the 60 lot Summit View townhome development zoned R-4 ESL, which was approved in 1996. To the west is the 20 lot Vista Collina single-family residential subdivision zoned R-5 ESL, which was approved in 2004. To the south is the Mirage Mountain Phase II condominiums zoned R-4 ESL, which was approved in 2004.

Please refer to context graphics attached.

Other Related Policies, References:

2001 city of Scottsdale General Plan

Environmentally Sensitive Lands Ordinance

Shea Area Plan & Mayo Clinic Support District (adopted in 1993)

APPLICANTS PROPOSAL

Goal/Purpose of Request

The applicant's request is for a zoning map amendment from Single-family Residential, Environmentally Sensitive Lands (R1-43 ESL) to Single-family Residential, Environmentally Sensitive Lands (R1-5 ESL) on approximately 4.95 +/- acres located on the south side of E. Coyote Road, west of N. 135th Place.

Development Information

- Existing Use: Undeveloped
- Proposed Use: 10 lot single-family subdivision
- Net Parcel Size: 4.95 +/- acres
- Building Height Allowed: 24-feet
- Building Height Proposed: 24-feet (single story)
- NAOS Required: 62,123 s.f. (1.426 acres)
- NAOS Provided: 67,484 s.f. (1.549 acres)

Zoning Comparison

Development Standard	Existing R1-43 ESL Zoning	Standard R1-5 ESL Zoning	Proposed Project
Density	.83 du/ac	5.00 du/ac (24 lots)	2.00 du/ac (10 lots)
Min. Lot Size	43,000 s.f.	4,700 s.f.	10,800 s.f.
Min. Lot Width	150 feet	45 feet	90 feet
Min. Lot Depth	N/R	85 feet	110 feet
Building Height	24 feet above natural grade	24 feet above natural grade	24 feet above natural grade, 1 story maximum

Setbacks	Front – 40 feet Side – 20 feet Rear- 35 feet	Front – 15 feet, 20 feet to face of garage Side – 0 feet or 5 feet, with an aggregate of 10 feet Rear – 15 feet	Front – 12 feet * 20 feet to face of garage Side – 10 feet Rear – 20 feet lots 1-4 Rear – 15 feet lots 5-6 Rear – 20 feet lots 7-10
NAOS	1.426 acres	1.426 acres	1.54 acres
Traffic	38 daily trips	228 daily trips	95 daily trips

*** Requires amended development standards subject to approval by the Development Review Board at time of Preliminary Plat.**

IMPACT ANALYSIS

Land Use

The requested zoning map amendment conforms to the land use map and guiding principles of the 2001 Scottsdale General Plan. The Land Use Map designates this property as Suburban Neighborhoods, which allows for residential densities of more than one house per area and less than eight (8) homes per acre. The proposed density of this project is 2.00 dwelling units per acre.

Traffic

The Transportation Department has reviewed the proposed development and the submitted Trip Generation Comparison report, which compares the traffic of the current zoning entitlements with that of the proposed development. Per the Trip Generation Comparison, the existing entitlement of 4 residential lots would yield an estimated 38 daily trips. The proposed 10 lot subdivision yields an estimated 95 daily trips, an increase of 57 daily trips.

The proposed subdivision's only access can and will be via E. Coyote Road. The subdivision will be gated and have a 28-foot wide street, with a 6-foot sidewalk along one side of the street. A vehicle turn-around will be provided before the entrance gate.

When the Coyote Canyon subdivision to the north was approved in 1997, an entry monument island with entry gate key pad/call box was approved and subsequently constructed within the Coyote Road public right-of-way. The Coyote Canyon home owners association's preference is to not move the island, and have requested that the applicant push the access point further east where there is no conflict with the island.

Water/Sewer

The City's Water Resources Department has said there is adequate water and sewer capacity to serve the proposed 10 single family residential lots.

Public Safety

The proposed site plan provides adequate room for the circulation of emergency vehicles. The

nearest Fire Station is located at 11160 N. 130th Street, which is approximately a one mile drive from the proposed subdivision. The proposed subdivision is located within Police Patrol District 3, serviced by Beat Patrol 14. The proposed development should not have an impact of public safety services.

School District Comments/Review

The applicant has notified the Scottsdale Unified School District of the proposal. The school district has confirmed that there are adequate school facilities to accommodate the projected number of additional students that would be generated by the proposal.

Open Space

The subject property is located within the Upper Desert Landform delineated on the ESLO Landforms map. 1.426 acres of Natural Area Open Space (NAOS) is required for the project, and 1.549 acres of NAOS is proposed. NAOS corridors, which will not be fenced or walled-in are proposed on all sides of the project, will help preserve wildlife corridors.

Community Involvement

In May of 2012, the applicant mailed 224 notification letters to surrounding property owners within 750-feet of the project. The letter included information about the project, information about an upcoming open house meeting, a question and answer sheet, and a copy of the proposed site plan (which was 21 lots at that time).

May 24, 28 & 31, 2012: The applicant held open house meetings from 6-8 PM at the Palomino Library, 12575 E. Via Linda. A total of 43 residents attended the open house meetings, many in opposition to the project. More information on the applicant's citizen outreach can be found in the Citizen Review Report, which is attached to this Planning Commission report. The applicant has also met with residents and community associations since these open houses.

February 4, 2013: Staff mailed project notification postcards to property owners within 750-feet of the proposed project, as well as to interested parties letting the public know that a Zoning Map Amendment application had been filed with the City's Planning Department.

May 4, 2013: Staff mailed postcards to property owners within 750-feet of the proposed project, as well as to interested parties letting the public know that this application has scheduled for the May 22, 2013 Planning Commission hearing.

Staff has received numerous calls and e-mails in opposition to this application. Most of the concerns were regarding the proposed density of the project. E-mails and letters received as of the drafting of this report are attached in the Correspondence section.

On June 5, 2013, June 14, 2013 and June 27, 2013, the City Clerk received Legal Protest petitions signed by several property owners surrounding the proposed development. After careful consideration and evaluation of the property owners within 150 feet of the rezoning area of 3-ZN-2012, City staff determined that the Legal Protest is valid under Zoning Ordinance Section 1.706, as of the drafting of this report.

Since receiving a continuance at the July 1, 2013 City Council meeting, the applicant has worked

with the adjacent neighborhoods on a revised site plan. Since that time, the lot count has been reduced from 17 lots to 10 lots. More details regarding the discussions with the neighbors can be found in the attached Citizen Involvement Report.

Community Impact

The change to allow 10 lots instead of 4 lots will increase the density allowed on the site. Although traffic will increase on E. Coyote Road from what exists today, the rezoning will not have significant adverse impacts on existing roadway and utility infrastructure.

Policy Implications

The existing zoning and the proposed Zoning Map Amendment will both conform to the Suburban Neighborhoods land use designation from the 2001 Scottsdale General Plan.

OTHER BOARDS & COMMISSIONS

Planning Commission

Planning Commission heard this on May 22, 2013 and recommended approval per the amended stipulations with a vote of 5-1. Several residents spoke in opposition to the request at the hearing. The majority of the concerns were regarding the proposed density of the subdivision.

Recommended Approach

Staff recommended that the Planning Commission find that the proposed zoning district map amendment is consistent and conforms to the adopted General Plan, and make a recommendation to City Council for approval per the attached stipulations.

OPTIONS & STAFF RECOMMENDATION

Recommended Approach:

1. Adopt Ordinance No. 4097 approving a zoning district map amendment from R1-43 ESL (Single-family Residential - Environmentally Sensitive Lands) to R1-5 ESL (Single-family Residential – Environmentally Sensitive Lands) zoning, finding that the proposed zoning district map amendment is consistent and conforms with the adopted General Plan on approximately 5 +/- acres located on the south side of E. Coyote Road, west of N. 135th Place.

RESPONSIBLE DEPARTMENT

Planning, Neighborhood and Transportation

Current Planning Services

STAFF CONTACT

Keith Niederer
Senior Planner
480-312-2953
E-mail: kniederer@ScottsdaleAZ.gov

APPROVED BY

Keith Niederer, Report Author — Date: 10-31-2013

Tim Curtis, AICP, Current Planning Director — Date: 11/1/2013
480-312-4210, tcurtis@scottsdaleaz.gov

Randy Grant, Administrator — Date: 11/4/13
Planning, Neighborhood and Transportation
480-312-2664, rgrant@scottsdaleaz.gov

ATTACHMENTS

1. Ordinance No. 4097
   Exhibit 1. Stipulations
   Exhibit A to Exhibit 1. Site Plan
   Exhibit 2. Zoning Map
2. Additional Information
3. Applicant's Narrative
4. Context Aerial

4A. Aerial Close-Up

5. General Plan Map
6. Traffic Generation Comparison
7. Citizen Involvement
8. City Notification Map
9. Correspondence
10. May 22, 2013 Planning Commission minutes

ORDINANCE NO. 4097

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. 3-ZN-2013 FROM SINGLE-FAMILY RESIDENTIAL, ENVIRONMENTALLY SENSITIVE LANDS (R1-43 ESL) TO SINGLE-FAMILY RESIDENTIAL, ENVIRONMENTALLY SENSITIVE LANDS (R1-5 ESL) ON AN APPROXIMATE 5 +/- ACRE PROPERTY LOCATED ON THE SOUTH SIDE OF E. COYOTE ROAD WEST OF N. 135TH PLACE.

WHEREAS, the Planning Commission held a hearing on May 22, 2013;

WHEREAS, the City Council held a hearing on July 1, 2013, August 20, 2013, September 24, 2013 and October 22, 2013; 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. 3-ZN-2013.

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 5 +/- acre located on the south side of E. Coyote Road west of N. 135th Place and marked as "Site" (the Property) on the map attached as Exhibit 2, incorporated herein by reference, from Single-family Residential, Environmentally Sensitive Lands (R1-43 ESL) to Single-family Residential, Environmentally Sensitive Lands (R1-5 ESL) zoning.

Section 2. That the above rezoning approval is conditioned upon compliance with all stipulations attached hereto as Exhibit 1 and incorporated herein by reference.

PASSED AND ADOPTED by the Council of the City of Scottsdale this 19th day of November, 2013.

ATTEST:

By:_____
Carolyn Jagger
City Clerk

CITY OF SCOTTSDALE, an Arizona Municipal Corporation

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

APPROVED AS TO FORM:
OFFICE OF THE CITY ATTORNEY

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

ATTACHMENT #1

Stipulations for the Zoning Application:

Scottsdale Mountain Villas

Case Number: 3-ZN-2013

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

CHANGES MADE SINCE THE 5/22/2013 PLANNING COMMISSION HEARING ARE IDENTIFIED IN BOLD AND CAPS AND STRIKETHROUGH.

SITE DESIGN

1. **CONFORMANCE TO CONCEPTUAL SITE PLAN. DEVELOPMENT SHALL GENERALLY CONFORM WITH THE CONCEPTUAL SITE PLAN WITH A DATE OF AUGUST 29, 2013, ATTACHED AS EXHIBIT A TO EXHIBIT 1. ANY PROPOSED SIGNIFICANT CHANGE TO THE CONCEPTUAL SITE PLAN AS DETERMINED BY THE ZONING ADMINISTRATOR, SHALL BE SUBJECT TO ADDITIONAL ACTION AND PUBLIC HEARINGS BEFORE THE PLANNING COMMISSION AND CITY COUNCIL.**
2. **CONFORMANCE TO LANDSCAPE ENHANCEMENT PLANS. WITH THE DEVELOPMENT REVIEW BOARD SUBMITTAL AND THE FINAL PLANS SUBMITTAL, THE DEVELOPER SHALL PROVIDE LANDSCAPING AND YARD ENCLOSURE WALLS THAT ARE CONSISTENT WITH THE LANDSCAPE ENHANCEMENT PLANS WITH A DATE OF OCTOBER 15, 2013, ATTACHED AS EXHIBIT B TO EXHIBIT 1.**
3. **SETBACKS. THE REQURIED FRONT YARD SHALL BE TWELVE (12) FEET ON ALL LOTS, EXCEPT FOR GARAGES, WHICH SHALL BE SETBACK TWENTY (20) FEET FROM THE BACK EDGE OF STREET IMPROVEMENTS. THE REQUIRED SIDE YARDS SHALL BE TEN (10) FEET, THE REQUIRED REAR YARD SHALL BE TWENTY (20) FEET, WITH THE EXCEPTION OF LOTS FIVE (5) AND SIX (6), WHICH SHALL BE FIFTEEN (15) FEET.**
4. **PERIMETER** BUFFERS. There shall be a minimum twenty-five (25) foot wide open space buffer along the western and eastern sides of the property, a minimum thirty (30) foot wide open space buffer along the southern side of the property, and a minimum **sixty one (61)** foot wide open space buffer along the north side of the property, all measured from the perimeter property line. **IN ADDITION, A SETBACK BUFFER OF SIXTY-ONE (61) FEET SHALL BE PROVIDED AT THE SOUTHWEST CORNER, A SETBACK BUFFER OF SEVENTY-FOUR (74) FEET SHALL BE PROVDED NEAR THE MIDPOINT OF THE BUFFER AREA (TRACT C) WEST OF LOT 6, AND AN EIGHTY-ONE (81) FOOT SETBACK BUFFER SHALL BE PROVIDED AT THE NORTHERN POINT OF THIS SAME BUFFER AREA (TRACT C) WEST OF LOT 6., ALL AS SET FORTH ON THE CONCEPTUAL SITE PLAN WITH A DATE OF AUGUST 29, 2013, ATTACHED AS EXHIBIT A TO EXHIBIT 1.**
5. BUILDING HEIGHT LIMITATIONS. No building on the site shall exceed one-story and 24 feet in height, measured as provided in the applicable section of the Zoning Ordinance, **AND NOT EXCEED 21.5 FEET ABOVE THE FINISED FLOOR ELEVATION.**

6. MAXIMUM NUMBER OF LOTS. The maximum number of lots shall not exceed **TEN (10)** without additional public zoning hearings to amend the zoning before the Planning Commission and City Council.

7. MINIMUM AMOUNT OF NATURAL AREA OPEN SPACE (NAOS). The amount of NAOS shall not be reduced below 63,000 square feet without additional public hearings to amend the zoning before the Planning Commission and City Council.

INFRASTRUCTURE AND DEDICATIONS

8. CIRCULATION IMPROVEMENTS. Before any certificate of occupancy is issued for the site, the owner shall make the required dedications and provide the following improvements in conformance with the Design Standards and Policies Manual and all other applicable city codes and policies.

a. STREETS. Dedicate the following right-of-way and construct the following street improvements:

Street Name	Street Type	Dedications	Improvements	Notes
Internal Street	Local Residential (Rural/ESL Character – Private Road)	A 40-foot full width private street tract and a ~~50-foot~~ 46-foot radius tract for the cul-de-sac. 8' Public Utility Easement	Construct a full street improvement per DS&PM Fig. S.3-19 and 5.3-50	a.1., a.2., a.3.
Coyote Road	Residential	50' Right-of-Way (Existing)	~~Modify/relocate existing median island at entrance to the site~~	~~a.4.~~

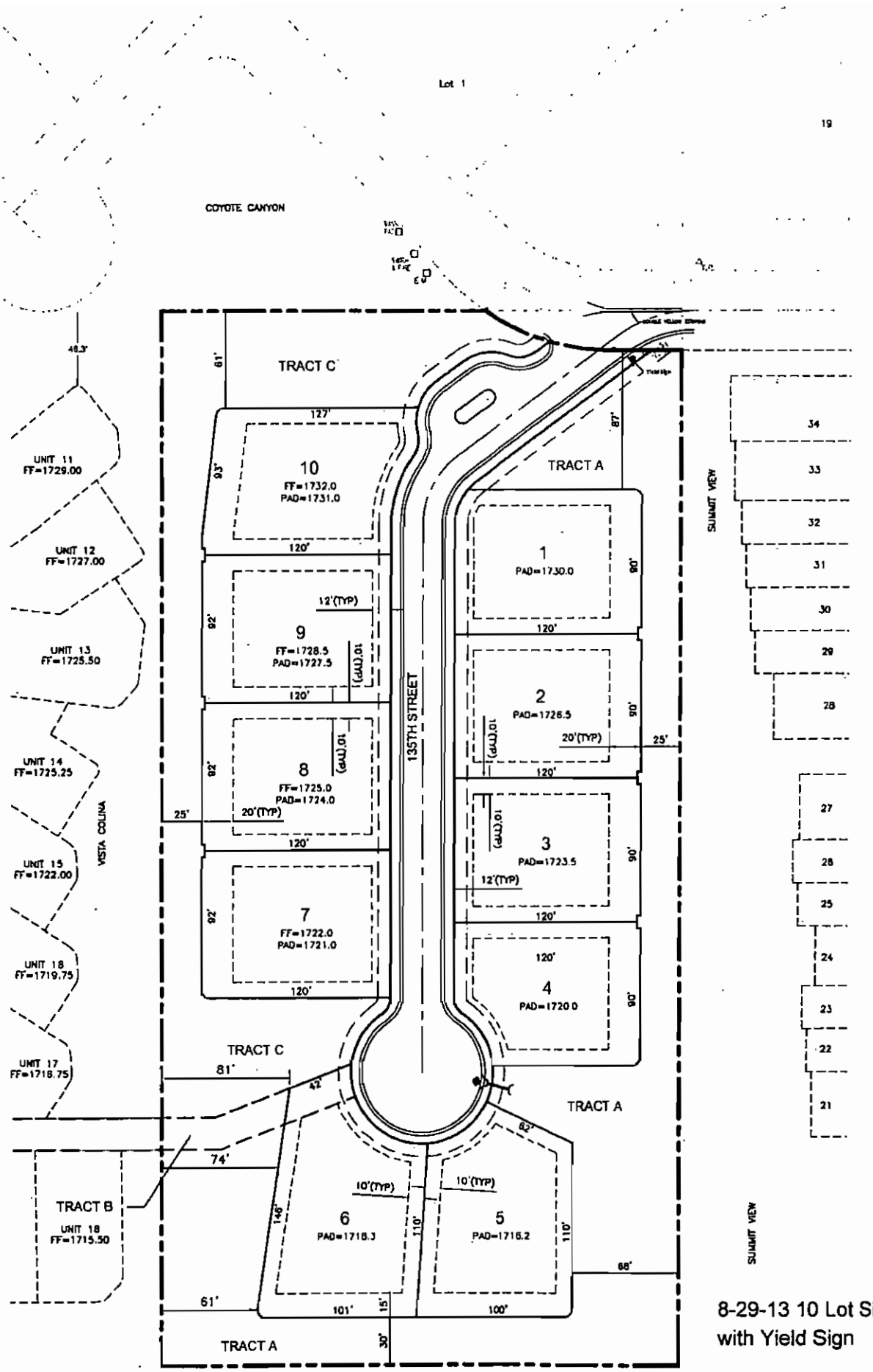
a.1. The owner shall construct internal street to conform to City of Scottsdale DS&PM Sec. 5-3.107B "Local Residential – Rural/ESL Character" (Figure 5.3-19). Internal street shall be minimum 24 feet wide with roll curb and has minimum 6-foot sidewalk along at least one side of the street. The street shall be contained within a minimum 40-foot wide private street tract. The owner shall dedicate an 8-foot wide Public Utility Easement to the City of Scottsdale along both sides of internal street.

a.2. The owner shall construct internal street sidewalk to connect to existing sidewalk on Coyote Road.

a.3. The owner shall construct the subdivision entry road in compliance with City of Scottsdale Design Standards & Policies Manual (DS&PM), with minimum 20 foot wide drivable lanes, median, roll curb and a 6-foot sidewalk along one side. Gated entrance shall conform to DS&PM requirements in Sec. 2-1.806 and

Figure 2.1-3. The owner shall dedicate to the City of Scottsdale, a public access easement over the turnaround areas.

~~a.4. The owner shall coordinate the effort with Coyote Canyon Homeowner's Association to relocate and modify existing median island on Coyote Road at entrance to the site, if necessary. Any modification to the island shall provide accessibility to the emergency and service vehicles.~~



8-29-13 10 Lot Site Plan with Yield Sign

Scottsdale Mountain Villas

Preliminary Subdivision Plan

Legend

- View Fence
- Undisturbed Open Space
- Revegetated Open Space
- Existing Trees
- Trees in NAOS area to be hand planted or installed from edge of lot. Mix of box & salvage trees.
- Salvaged shrubs and cacti to be replanted in NAOS area
- Existing shrubs and cacti
- Sideyard walls to have 5' view wall return in place of columns

N

0' 30' 60'

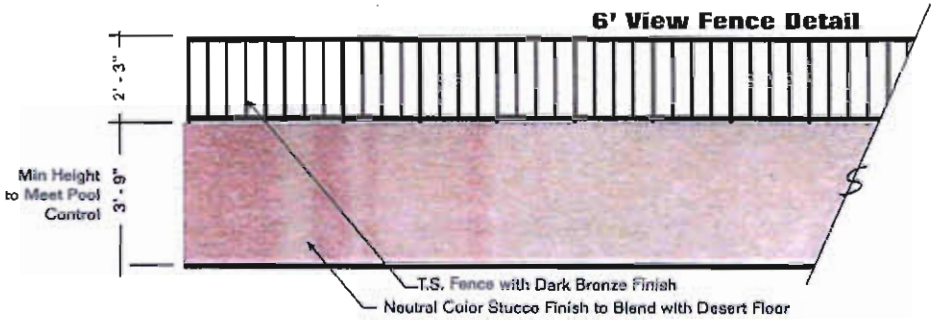
15 October 2013

CVL

Scottsdale Mountain Villas

Landscape Enhancement Plan Along Summit View

6' View Fence Detail



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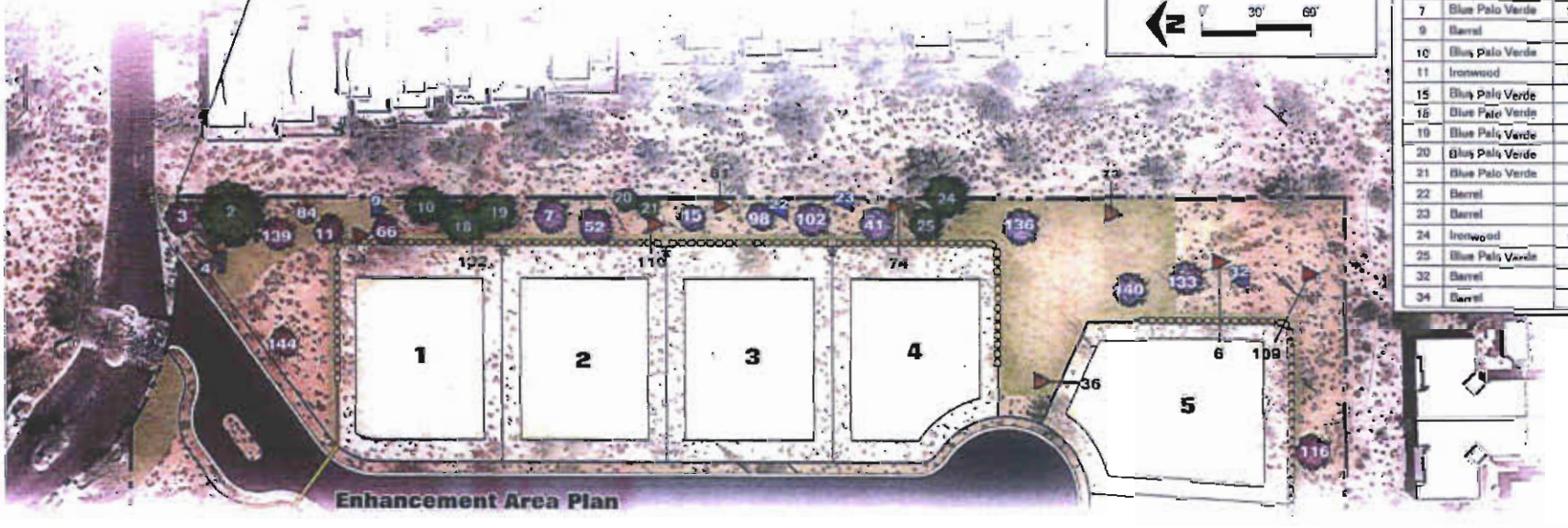
- Existing shrubs and cacti
  - Barrel
  - Saguaro
- Sideyard walls to have 5' view wall return in place of columns

N 0' 30' 60'

This line denotes the property line only.
No perimeter wall will be built at this location.



Plant Schedule

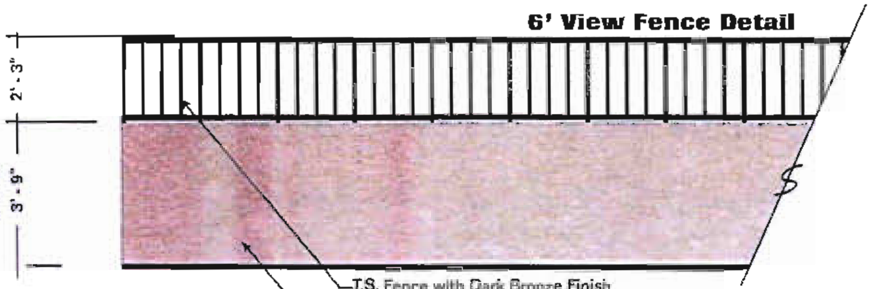
#	Name	Height Caliper	#	Name	Height Caliper
2	Ironwood	36"	36	Barrel	4'
3	Ironwood	37"	41	Blue Palo Verde	21"
4	Saguaro - 8 arms	122'	52	Ironwood	24"
6	Barrel	4'	66	Ironwood	35"
7	Blue Palo Verde	21"	73	Barrel	4'
9	Barrel	5'	74	Barrel	9'
10	Blue Palo Verde	13"	81	Barrel	5'
11	Ironwood	33"	84	Blue Palo Verde	3'
15	Blue Palo Verde	10"	98	Ironwood	20"
16	Blue Palo Verde	7"	102	Ironwood	24"
19	Blue Palo Verde	12"	109	Barrel	7'
20	Blue Palo Verde	4"	110	Barrel	4'
21	Blue Palo Verde	5"	116	Ironwood	22"
22	Barrel	3'	132	Barrel	6'
23	Barrel	3'	133	Ironwood	22"
24	Ironwood	24"	136	Ironwood	19"
25	Blue Palo Verde	13"	139	Ironwood	15"
32	Barrel	5'	140	Ironwood	32"
34	Barrel	4'	144	Ironwood	26"

16 October 2003

Scottsdale Mountain Villas

Landscape Enhancement Plan Along Vista Collina

6' View Fence Detail



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  - Barrel
  - Saguaro
  - Ocotillo
- Existing shrubs and cacti
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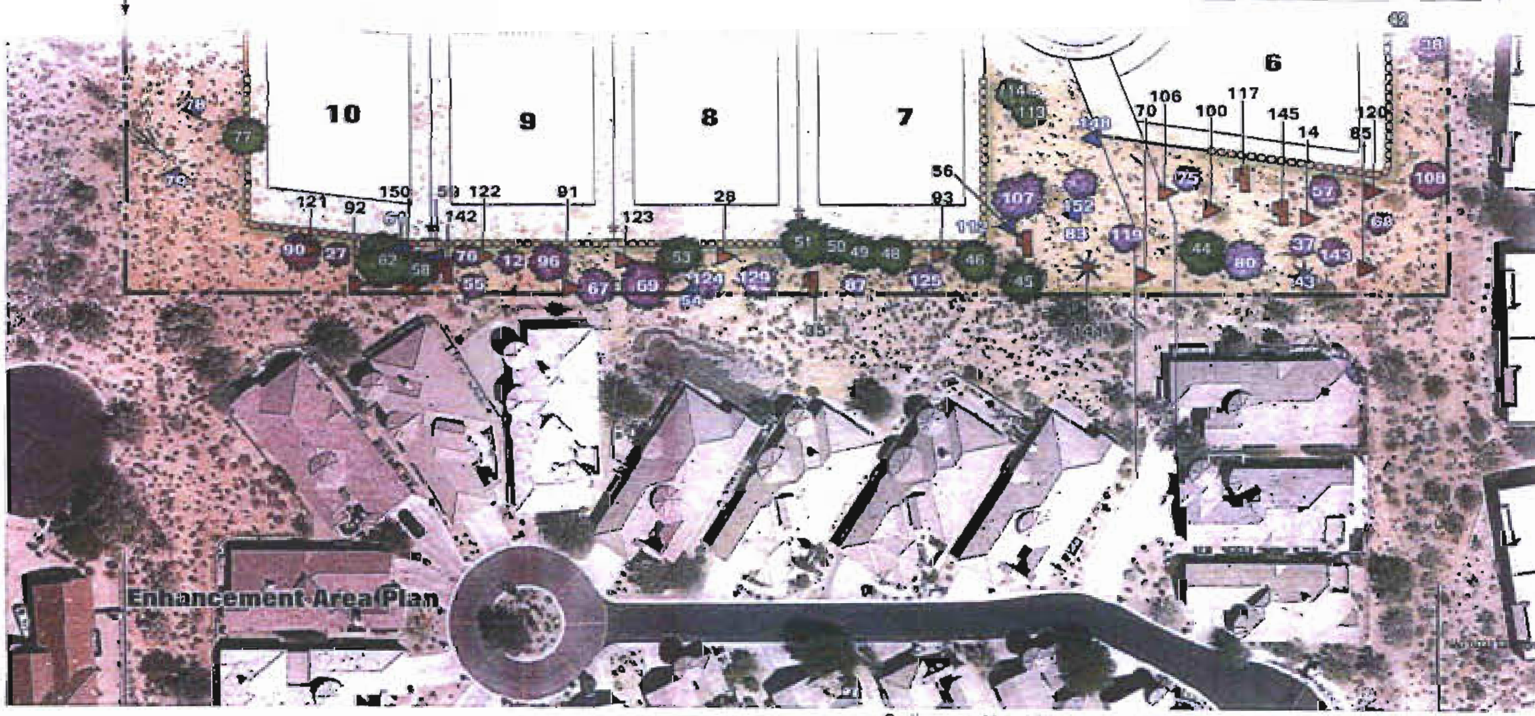


Plant Schedule

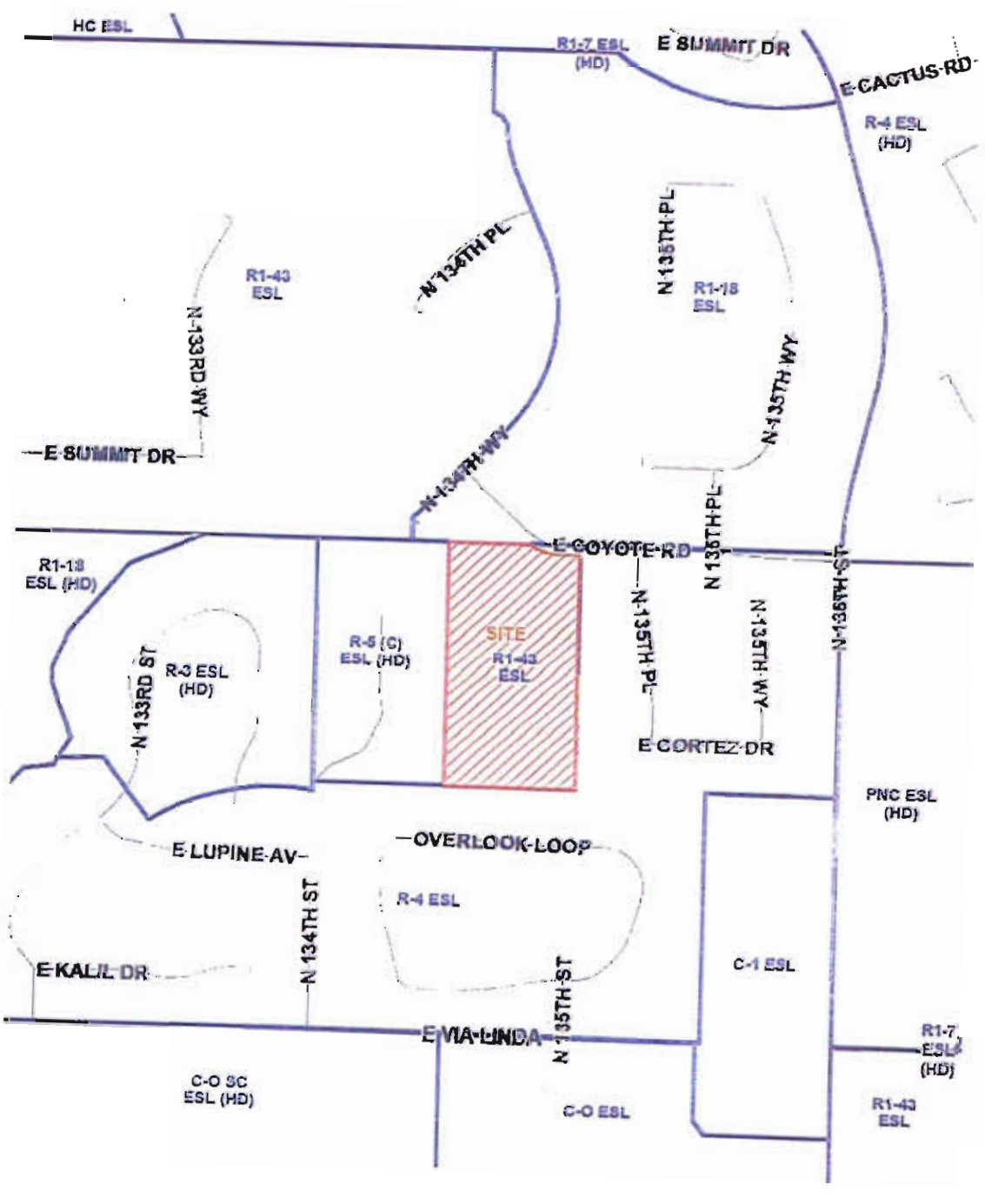
#	Name	Height Caliper	#	Name	Height Caliper
12	Blue Palo Verde	10"	79	Barrel	4'
14	Barrel	3'	80	Ironwood	23"
27	Blue Palo Verde	5"	83	Ironwood	20"
28	Barrel	3'	85	Barrel	5'
35	Saguaro	15'	87	Blue Palo Verde	5"
37	Ironwood	11"	90	Ironwood	21"
38	Ironwood	20"	91	Barrel	3'
42	Blue Palo Verde	11"	92	Barrel	3'
43	Ocotillo	13'	93	Barrel	4'
44	Blue Palo Verde	40"	96	Ironwood	24"
45	Blue Palo Verde	17"	100	Barrel	4'
46	Blue Palo Verde	14"	106	Barrel	6'
48	Ironwood	24"	107	Ironwood	22"
49	Ironwood	28"	108	Ironwood	24"
50	Blue Palo Verde	13"	112	Barrel	5'
51	Blue Palo Verde	18"	113	Ironwood	11"
53	Blue Palo Verde	19"	114	Blue Palo Verde	15"
54	Barrel	3'	117	Saguaro	15'
55	Blue Palo Verde	4"	119	Ironwood	24"
56	Saguaro	7'	120	Barrel	3'
57	Blue Palo Verde	9"	121	Barrel	3'
58	Ironwood	14"	122	Saguaro	3'
59	Barrel	4'	123	Barrel	3'
61	Barrel	4'	124	Blue Palo Verde	10"
62	Blue Palo Verde	21"	125	Ironwood	13"
67	Ironwood	30"	129	Ironwood	13"
68	Blue Palo Verde	4"	141	Ocotillo	12'
69	Ironwood	16"	142	Barrel	4'
70	Barrel	3'	143	Ironwood	21"
75	Ironwood	16"	145	Saguaro	14'
76	Ironwood	18"	148	Barrel	6'
77	Ironwood	34"	150	Barrel	3'
78	Barrel	3'	152	Barrel	4'

11 October 2013

Scottsdale Mountain Villas - LS @ Vista Collina.indd

CVL

Zoning Map



3-ZN-2013
Exhibit 2
Ordinance No. 4097

Additional Information for:

Scottsdale Mountain Villas

Case: 3-ZN-2013

PLANNING/DEVELOPMENT

CHANGES MADE SINCE THE 5/22/2013 PLANNING COMMISSION HEARING ARE IDENTIFIED IN BOLD AND CAPS.

1. DEVELOPMENT REVIEW BOARD. The City Council directs the Development Review Board's attention to:
    a. a plan indicating the treatment of washes and wash crossings,
    b. wall design,
    c. the type, height, design, and intensity of proposed lighting on the site, to ensure that it is compatible with the adjacent use,
    d. improvement plans for common open space, common buildings and/or walls, and amenities such as ramadas, landscape buffers on public and/or private property (back-of-curb to right-of-way or access easement line included).
    e. major stormwater management systems,
    f. Vista Corridor watercourses (all watercourses with a 100 year flow of 750 cfs or greater),
    g. alterations to natural watercourses (all watercourses with a 100 year flow of 250 cfs to 749 cfs),
    h. walls adjacent to Vista Corridors and NAOS tracts and corridors,
    i. signage, and
    j. any washes over 50 CFS that will be altered require a Wash Modification application.

3. **WITH THE DEVELOPMENT REVIEW BOARD SUBMITTAL, THE APPLICANT SHALL SUBMIT AN NAOS ENHANCEMENT PLAN DEMONSTRATING HOW ADDITIONAL VEGETATION WILL BE ADDED TO THE NAOS AREAS, IN REPONSE TO RESIDENT REQUESTS FOR ADDITIONAL VEGETATION.**

4. RESPONSIBILITY FOR CONSTRUCTION OF INFRASTRUCTURE. The developer shall be responsible for all improvements associated with the development or phase of the development and/or required for access or service to the development or phase of the development. Improvements shall include, but not be limited to washes, storm drains, drainage structures, water systems, sanitary sewer systems, curbs and gutters, paving, sidewalks, streetlights, street signs, and landscaping. The granting of zoning/use permit does not and shall not commit the city to provide any of these improvements.

5. FEES. The construction of water and sewer facilities necessary to serve the site shall not be in-lieu of those fees that are applicable at the time building permits are granted. Fees shall include, but not be limited to the water development fee, water resources development fee, water recharge fee,

sewer development fee or development tax, water replenishment district charge, pump tax, or any other water, sewer, or effluent fee.

6. DRAINAGE REPORT. The applicant shall provide an update to the approved case drainage report in conjunction with the preliminary plat case submission. The update shall provide a 90% level of design and analysis for the proposed development including a preliminary grading and drainage plan and include a hydrologic and hydraulic analysis for the off site flow entering the project site just east of the proposed entry at Coyote Road.

7. STORMWATER WAIVER FEE. Prior to pulling permits for any portion of the development, the applicant shall pay to the City of Scottsdale a stormwater waiver fee in the amount of $2,879.51 as determined by the APPROVED case drainage report. This requirement shall be a stipulation for the preliminary plat case for the development.

8. Before submitting final improvement plans for review, the owner shall submit Basis of Design Reports (Water and Wastewater) for review and acceptance by City of Scottsdale Water Resources Department staff.

9. EASEMENTS.

    a. EASEMENTS DEDICATED BY PLAT. The owner shall dedicate to the city on the final plat, all easements necessary to serve the site, in conformance with the Scottsdale Revised Code and the Design Standards and Policies Manual.

    b. EASEMENTS CONVEYED BY SEPARATE INSTRUMENT. Before any building permit is issued for the site, each easement conveyed to the city separate from a final plat shall be conveyed by an instrument or map of dedication subject to city staff approval, and accompanied by a title policy in favor of the city, in conformance with the Design Standards and Policies Manual.

    c. EASEMENTS. The developer shall provide a 20 foot wide water and sewer easement across the flag portion of Lot 10. Driveway shall be standard concrete or asphalt with no decorative paving.

10. CONSTRUCTION COMPLETED. Before any Building Permit is issued for the site, the owner shall complete all the infrastructure and improvements required by the Scottsdale Revised Code and these stipulations, in conformance with the Design Standards and Policies Manual and other applicable standards.

Revised Project Narrative

SCOTTSDALE MOUNTAIN VILLAS

135th Street South of Coyote Road

September 10, 2013

The owners of the five (5) acre property located at the intersection of 135th Street and Coyote Road, north of Via Linda are requesting rezoning from R1-43/ESL to R1-5/ESL to allow the development of single-family homes compatible with adjacent developments, all but the subdivision to the north are developed at higher densities than what is proposed for the site. A minor amendment of the front yard building setback is also being requested to afford a greater setback in the rear to neighboring homes, and 35% of the subdivision will be open space. The proposed rezoning is consistent with the Suburban Neighborhoods designation of the General Plan and with the General Plan's goals and policies.

History of the Property and Context of Surrounding Area: Aerial Photo Dates to 1985

The East Shea/McDowell Mountain area was essentially pristine, undeveloped desert when the Franks bought their future home site in 1985 before the Mayo Clinic came to Scottsdale. This undated aerial shows the subsequent start of Mayo's development.

ATTACHMENT #3

Ray and Gail Frank purchased the property in 1985 before the development of the Mayo Clinic and its surrounding campus. When the Franks bought the property there was nothing in the area, the views were beautiful and the desert undisturbed. The Franks planned to build their home under the R1-43 zoning, move their horses there and live on the property. The way the area immediately around their land has been rezoned and developed since then has made the existing zoning obsolete and unusable to anyone who had hoped to live in a rural desert area. Mr. Frank has always acted fairly and with integrity relative to his property. He has not sold and re-sold his property but rather held it in a family trust for over 25 years. The Franks are relying on the City of Scottsdale to act with equal fairness and integrity in allowing this property to be developed in a manner compatible with the surrounding area and as a reasonable compromise with the property's neighbors.

In 1997 when the surrounding area was developing with Mayo-related and higher density residential uses, and after the Summit View property immediately to the east was rezoned to R-4 for townhomes with 5.9 units per acre, Mr. Frank also applied to rezone his property. He spent a great deal of money on the rezoning effort, was strongly opposed by neighbors in the area and chose not to pursue the request at that time. He withdrew his rezoning application and simply held onto the property. It is noteworthy that the Franks did not oppose the rezoning or development of any of the surrounding properties, but rather tried to be a good neighbor to those property owners. For example, when Coyote Canyon to the north needed additional right-of-way to create access to their development, he willingly dedicated the necessary strip of his property without compensation.

The Franks property is now surrounded by higher density suburban and urban development and is unsuitable for use under the existing R1-43 zoning.

In the 25 years that the Franks have owned their property, the context of the area has changed dramatically and the five acre site has been gradually surrounded by higher density residential developments. Vista Collina, a single-family detached condominium development to the immediate west was actually rezoned from R1-43 to R-5 in 1990, and designated for hotel/casitas. It was assigned a density of 32 units per acre and allowed 160 hotel rooms, according to the subsequent DRB submittal for the site in 2003. The property, which is the same size as the Frank property, is now developed with 20 single-family detached homes on 5 acres under the R-5/ESL zoning at a density of 4 units per acre. Summit View to the east is an R-4 community developed with 60 townhomes on 10 acres at 6 units per acre. To the south, Outlook II (formerly Mirage Mountain) is an attached townhome community zoned R-4 developed with 78 townhomes at a density of 5 units per acre. To the north Coyote Canyon is a single family home community of 18 homes on approximately 20 acres zoned R1-18 and R1-43 at .90 units per acre.

General Plan Conformance

The proposed R1-5/ESL zoning for 10 single family homes at a density of 2.0 units per acre is in conformance with the General Plan category of Suburban Neighborhoods, which is described as including townhouses and small lot single-family homes up to 8 units per acre. The proposed plan and zoning are far less dense and as earlier noted are also compatible with all three residential communities to the immediate east, south and west. Additionally, the community plan has been designed with a generous landscape buffer on the north side, so there will be no homes immediately adjacent to the Coyote Canyon residences. These residences in the R1-18 portion of Coyote Canyon immediately adjacent on the north are also separated from this property by their streets and significant open space in the southern end of their own gated project. While early proposals for this property called for up to 21 home sites, that number has now been reduced to only 10 lots to address neighborhood concerns.

	Land Use Description	Density	Existing Zoning
North	Single-Family Detached	.90/acre	R1-18/R1-43
South	Townhome Attached Condominium	5/acre	R-4
East	Townhome Attached Condominium	6/acre	R-4
West	Single-Family Detached Condominium	4/acre	R-5

This proposed single family home community is consistent with not only the Land Use designation but also with the goals and policies of the General Plan. Land Use Element goals include respecting the natural and manmade environment and assuring development that reflects the quality of life offered by Scottsdale. Proposed land uses are expected to fit in with the character, scale and quality of existing uses. Another land use goal is to assure a diverse

mixture of housing opportunities within the community. A new land use should integrate into the physical and natural environment and its neighborhood setting.

The proposed development plan is responsive to both its natural setting, by stepping down the slope and providing excess Natural Area Open Space, and with its neighborhood setting, by being consistent with the scale and quality of the surrounding single-family homes and townhomes. Indeed, by limiting all of the homes in this project to one story in height (and agreeing to a maximum building height of 21.5 feet from finished floor to top of roof), the homes will be lower than many of the existing homes and townhomes in the area. The project has been designed to offer a residential community that provides the same quality of life to its residents as the homes in the adjoining neighborhoods. There are both single-family homes and townhomes of varying sizes in the neighborhood, and the addition of these small lot single-family detached homes, which the Suburban Neighborhood designation specifically lists as appropriate, contributes to the diverse mixture of housing in the area.

The Community Involvement Element of the General Plan has been implemented with early and ongoing meetings and follow-up with the surrounding neighbors in a very vigorous neighborhood outreach effort documented in the Citizen Review Report. That neighborhood outreach has continued since the Planning Commission hearing and has resulted in lowering the proposed density from the 17 lot plan recommended by the Planning Commission to the current proposal for 10 lots at only 2.0 du/ac. The Housing Element goals of preserving the quality of the existing neighborhoods, offering a variety of housing options that blend in with the character of the surrounding community, and meeting socioeconomic needs of residents are also implemented by the proposed small, low-scale single-family home community that reflects the neighborhood's character. New investment and new home products in the area add value and help sustain the quality of the neighborhood and its desirability as a place to live. Again, given the density of the surrounding properties, development under the existing R1-43 zoning is not feasible or even an appropriate alternative considering that the size of custom homes on one acre lots could end up being less compatible with the surrounding homes than what is now proposed given the far higher density housing built on three sides of the property. The General Plan category for the subject property of Suburban Neighborhoods is the same land use category on all of these surrounding properties.

The proposal represents the type of context-appropriate new development that the Neighborhoods Element of the General Plan encourages in existing areas of the community. It also respects the context of the surrounding neighborhood and the southwest desert community design approach encouraged by the Character and Design Element of the General Plan.

An updated Shea/East Shea Character Area Plan is pending, but until approved, the current Shea Area Plan, including the Mayo Support District Goals, Policies and Guidelines, adopted in 1993 applies.

On both the 2001 General Plan Land Use Map, and the Shea Area Plan Land Use Map the area in which this property is included is designated as Mayo Support District. The Mayo Support District is described on the General Plan Land Use Element as warranting "a flexible approach to locating support uses." Support uses include housing and actual locations that support uses are to be reviewed using the following criteria:

A. The use is appropriate for the site in terms of intensity and environmental sensitivity.

The proposed subdivision of 10 homes is less dense than the residential uses on 3 sides south of Coyote and has been designed to meet all ESLO criteria.

B. There should be a compatible relationship to the existing developed land.

The proposed 10 lot subdivision is compatible with the patio home and townhomes on all 3 of its sides and well buffered from the less dense development of Coyote Canyon to the north.

C. The use fulfills a demand for one of the support uses listed.

The proposed subdivision fills a demand for a variety of housing supporting the employee needs of the Mayo Clinic, thus minimizing travel on Shea for Mayo employees who choose to live in this area.

D. There should be strong pedestrian linkages between the clinic and surrounding support uses.

Pedestrian connections from the subdivision would use the same sidewalk and pedestrian path connections as surrounding subdivisions.

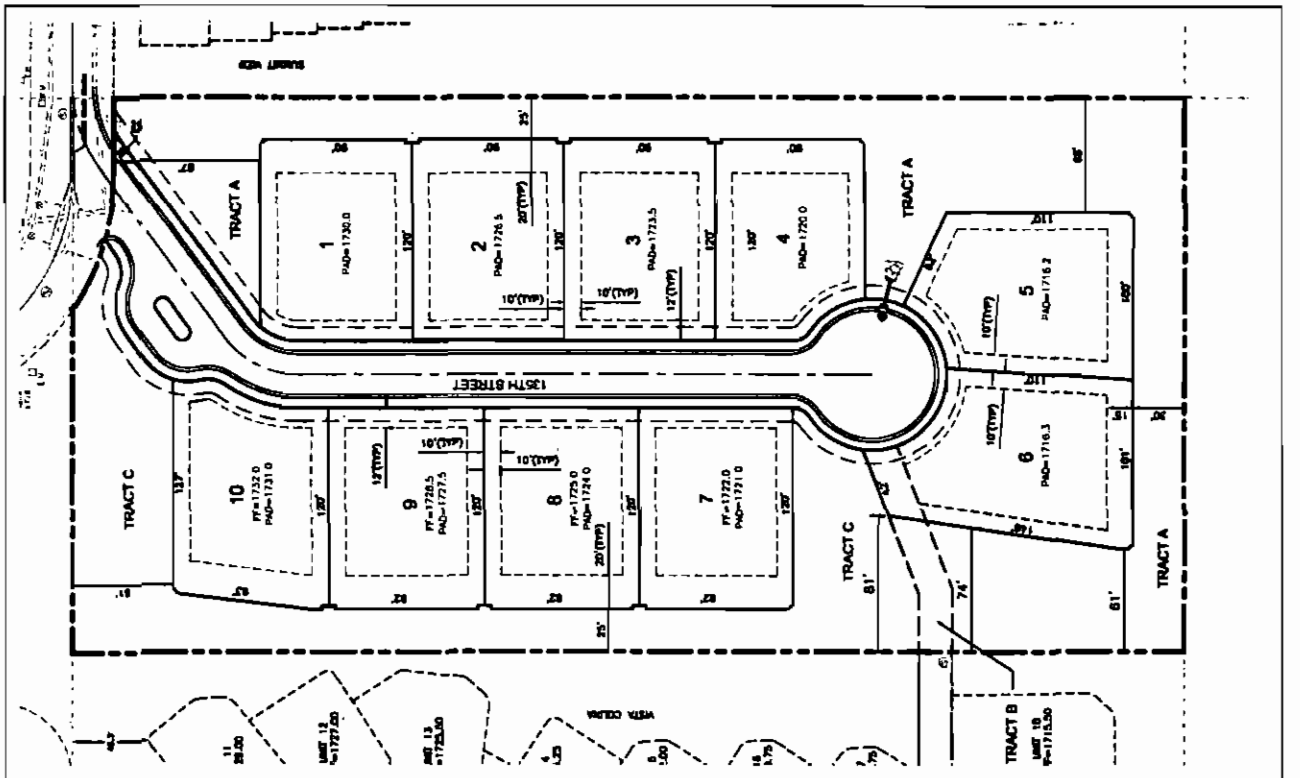
The Umbrella Goals, Policies, and Guidelines of the Shea Area Plan are also implemented by the proposed subdivision. This single-family development of only 10 single-level homes blends into the existing land use pattern and creates no negative impacts; and, therefore as explained above, is compatible with the existing development and provides appropriate buffers and transitions to adjacent residential uses. Building heights are less than some existing in the neighborhood and setbacks are equivalent to or greater than those of adjoining developments. Landscaping and open space is used to buffer adjacent residential uses and the proposal has been reviewed with adjacent neighbors. Site planning has been sensitive to environmental features and complies with all ESLO requirements.

Proposed Single-Family Residential Community Plan

Scottsdale Mountain Villas is proposed as a gated community with only 10 single-story homes on the five (5) acre site. Although two-story homes are allowed in R-5 and there are two-story homes in some of the adjacent communities, this project will be voluntarily restricted to only single-story homes well within the 24 foot height allowance.

The property is located within the Upper Desert Landform and according to the slope analysis is required to provide 28.8% of the total site area, or 1.4262 acres, as open space. Under the Environmentally Sensitive Lands Ordinance (ESLO) 70% (.99834 acres) of that required total

open space is required to be undisturbed Natural Area Open Space (NAOS). With the generous landscape buffers and transition areas proposed, particularly on the north side adjacent to Coyote Canyon and at the south end of the property, the actual undisturbed NAOS is at least 1.1102 acres. The total amount of NAOS (undisturbed and re-vegetated) is at least 1.5493 acres or 31.3% of the 5 acre site. The NAOS combined with other open space areas totals approximately 76,158.03 or 35.3% of the 5 acre site.



The proposed 10-home single-family community is compatible with surrounding development, well buffered from existing homes and provides excess NAOS.

An amendment of the development standards to allow a 12 foot front yard setback rather than 15 feet has been requested to provide deeper rear yard setbacks and greater separation from neighboring homes and townhomes. The proposed building setbacks are as follows:

For lots 1 through 4: 12' front to building, 20' to the garage, 10'/10' side yards, 20' to the rear lot line plus 25' of open space for a total of 45' to home from the property lines of adjacent communities, a significant increase from the minimum Ordinance requirement.

For lots 5 & 6: 12' front to building, 20' to the garage, 10' /10' side yards, 15' to the rear lot line plus 30' of open space for a total of 45' to home from the property lines of adjacent communities, also a significant increase from the minimum requirement. Lot 8 will have one 30'-40' deep side yard setback plus 5' to building for a total of 35' - 45' to the building.

For lots 7 through 10: 12' front to building, 20' to the garage, 10'/10' side yards, 20' to the rear lot line plus 25' of open space for a total of 45' to home from the property lines of adjacent communities, a significant increase from the minimum Ordinance requirement.

Because this site borders the R1-18 portion of Coyote Canyon to the north, we are providing a 61' setback to the lot line plus 5' to the building for a total of 66' setback to the building, a significant increase from the 25' setback as originally proposed.

Additionally, to address view impact concerns, the pads are being placed at the lowest side of each lot to reduce the appearance of height. Because the homes will be stepped down on the site, which slopes at about 4% from north to south, they will offer views to the south and southwest. The conceptual architectural elevations that will be proposed reflect a soft desert, contemporary theme-with smooth stucco and varied fascia details. Coordinated rich stucco and roof tile colors are designed to create unique facades and comply with ESLO color and intensity requirements.

The quality, size and architectural detailing of the proposed homes will be consistent with, and indeed, exceed, the quality of surrounding development. The participation of Bill Cleverly as a development partner speaks to the quality intended for Scottsdale Mountain Villas. As co-founder and former CEO of Monterey Homes, Bill has developed more than 40 housing communities in Scottsdale over the past 25 years, representing approximately 3,500 homes, many of which were upscale, private guard-gated enclaves. Some of the notable high-quality developments with which Bill has been associated include Pavoreal at Camelback Road and 68th Street, Lincoln Place and 7600 Lincoln on Lincoln just east of Scottsdale Road, developments in Gainey Ranch and Monterey at Mountain View just north of Gainey Ranch, Skytop at Troon, and two communities within Scottsdale Mountain. Bill's experience, attention to details of architectural design, landscaping and entry treatments that have characterized these communities will be evident in the homes designed for Scottsdale Mountain Villas.

The most recent trip generation comparison by Task Engineering submitted with the application compared the traffic generated by the last proposal of 12 homes with the number of homes that could be developed under the existing Suburban Neighborhoods General Plan Land Use Designation. With this 10 lot proposal, generated traffic is even less. There is a reduction of approximately 75% in the traffic with 10 homes less than what would be generated with 40 units. The existing zoning of R1-43 would allow approximately 4 units with less traffic obviously than 10 units, but the trips anticipated to be generated by the proposed community are comparable to those generated by the surrounding developments. The street system in the area has been designed with a capacity sufficient to accommodate the General Plan Land Use Designations, and therefore the proposed project's traffic is well within the street capacity of the area. Therefore, the streets and intersections in the surrounding area will not be negatively impacted. Additionally, the street within the subdivision has been widened to 28 feet to allow on-street parking in order to avoid problems with off-site parking experienced as a result of the only 23 foot wide street within Vista Collina.

When compared with the density allowed by the General Plan, the proposed development results in a decrease of 285 trips per day; when compared with the existing zoning there is an increase of 57 trips per day over the 38 trips that would be generated by 4 homes. The trip generation letter prepared by Task Engineering for 12 lots concluded that the addition of the approximately 114 trips per day will not measurably increase the amount of delay on Coyote Road. The 10 lot proposal is even less at 95 trips per day.

Citizen Review Report

The Citizen Review Report reflects the extensive neighborhood outreach that has been undertaken over an 8 month period by the applicant. After 3 initial neighborhood open house meetings in May, the applicant has continued to work with the adjacent communities of Summit View, Villa Montavo, Outlook II (Mirage Mountain), Vista Collina and Coyote Canyon neighborhoods to adjust and modify the proposed plan to address their concerns. Modifications in response to neighborhood concerns have included a reduction in number of units/density from 21 to 10, height reduction from 2-story to 1-story, and setback increases from the minimum required by the R1-5 District to significantly larger setbacks on the north, greater setbacks on the east, south and west as well, and 28 foot rather than 24 foot street width. As a result of the modifications to the plan, it has received an improved reception, and even support, from some of the neighbors although some strong, individual opposition remains. Neighborhood outreach by the developer is ongoing. In fact, additional meetings have been held with representatives of Coyote Canyon and Vista Collina to review with them the 10 lot plan and the associated list of stipulations. We continue to work on the design of the access road and on the height of the house pads.

Conclusion

The requested rezoning from R1-43/ESL to R1-5/ESL, with only 10 homes and 2.0 units per acre proposed, conforms with the General Plan designation of Suburban Neighborhoods which allows up to 8 units per acre. The plan has been designed in a manner that is responsive to neighborhood concerns, includes greater NAOS and setbacks than required and is compatible with surrounding development, and as such, merits approval.

Scottsdale Mountain Villas

3-ZN-2013

ATTACHMENT #4

Scottsdale Mountain Villas

3-ZN-2013

ATTACHMENT #4A

Existing General Plan Land Use Map

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

N

3-ZN-2013

ATTACHMENT #5

TASK ENGINEERING
1904 East Medlock Drive • Phoenix • AZ • 85016
Phone: 602 • 277 • 4224 Fax: 602 • 277 • 4228 e-mail: task@taskeng.net

August 2, 2013

Brian Hensley
Coe & Van Loo Consultants
4550 N. 12th Street
Phoenix, AZ 85014

Email: Bhensley@cvlci.com

Registered Professional Engineer (Civil) CERTIFICATE NO. 21691 KENNETH M. HOWELL Date Signed 8/2/2013 ARIZONA, U.S.A. Expires 03/31/15

RE: Trip Generation Comparison for Scottsdale Mountain Villas in Scottsdale, Arizona

INTRODUCTION

This traffic statement compares trip generation for prior approved and proposed land use changes for the proposed Scottsdale Mountain Villas located on Coyote Road at 135th Street in Scottsdale, Arizona. The comparison is made to the General Plan category, and to the Existing Zoning for the site.

DESCRIPTION OF SITE

Exhibit 1 is the new proposed site plan. The site is ±4.94 acres with 12 single family detached dwelling units in a gated community on a cul-de-sac.

The existing zoning for the site is R1-43, allowing one lot per acre. The expected number of units that can be developed under the existing zoning is 4 units.

The 2001 Scottsdale General Plan describes this site as a "suburban neighborhood," which calls for single family dwelling units at a density of one to eight dwelling units per acre. Based on the high density, the allowable use for this site is up to 40 dwelling units.

TRIP GENERATION

The total estimated vehicle trips to and from the site on an average weekday after it has been completely built out are called trip generation. Vehicle trips are estimated for a total average weekday and for AM and PM peak hours. *Trip Generation, Ninth Edition,* published by the Institute of Transportation Engineers (ITE) in 2012 was the source for the trip rates used in this study.

ATTACHMENT #6

Using the General Plan category, the allowable land use for this site is 40 single-family residential dwelling units. Trip generation for the general plan land use is shown on Exhibit 2. The General Plan land use resulted in 381 average daily trips total, with 31 morning peak hour trips total and 40 evening peak hour trips total.

The existing zoning for the site will allow up to 4 single-family dwelling units. The trip generation for the existing zoning is also shown on Exhibit 2. The existing zoning results in 38 daily trips, with 3 in the morning and 4 in the evening.

The proposed land use for Scottsdale Mountain Villas is 12 dwelling units. Trip generation for the proposed land use, referenced above, is also shown on Exhibit 2. The proposed land use results in approximately 114 average daily trips total, with 9 morning peak hour trips total and 12 evening peak hour trips total.

When compared to the General Plan, the proposed development plan for Scottsdale Mountain Villas results in a decrease of 267 trips per day, 22 in the morning peak hour and 28 in the afternoon peak hour.

When compared to the existing zoning, the proposed development plan for Scottsdale Mountain Villas results in an increase of 76 trips per day, with 6 in the morning peak hour and 8 in the afternoon peak hour.

The various rows in Exhibit 2 are explained below.

Parcel # defines groups of land uses on the site plan.

Parcel Type describes the parcel zoning.

Units names the independent variable used to calculate trips. It varies according to the parcel. DU is number of dwelling units.

Amount is the amount of the units in the parcel.

LUC is the ITE Land Use Code. It refers to the section of the ITE manual from which the trip rates were obtained.

Trip Rate presents the number of daily, AM peak hour, and PM peak hour vehicle trips to and from the subject land use per unit. ITE average trip rates were used.

AM % In and PM % In are the percentages of AM and PM vehicle trips arriving inbound at the land use. The remaining percent of trips are leaving outbound. For instance, 61 percent of AM peak hour trips are arriving at a shopping center, and the remaining 39 percent are leaving the shopping center. For daily trips, it is assumed that 50 percent are inbound trips and 50 percent are outbound trips.

Trips are the calculated number of trips. They are calculated as the amount times the rate times percent inbound or outbound.

DESIGN ISSUES

The Scottsdale Mountain Villas are a gated cul-dc-sac, which connects to Coyotc Road, another gated cul-de-sac. The capacity of Coyote Road is sufficient to carry traffic from both developments. A Stop sign for the Scottsdale Mountain Villas at the intersection of Coyote Road will be suffieient.

CONCLUSION

The proposed land use and density presented for Scottsdale Mountain Villas results in approximately 114 total average daily trips, with 9 morning peak hour trips total and 12 evening peak hour trips. This is an increase from the existing zoning of 381 trips per day, and it is a decrease of 267 trips from the number of trips that could be generated by the allowable land use for this site as depicted in the General Plan. The addition of 114 trips per day will not measurably increase the amount of delay on Coyote Road.

I hope this addresses the traffic issues related to this proposed land use change. If you have any questions, or if I can be of any further help, please contact me at (602) 277-4224, or khowell@taskeng.net. Thank you.

Sincerely,

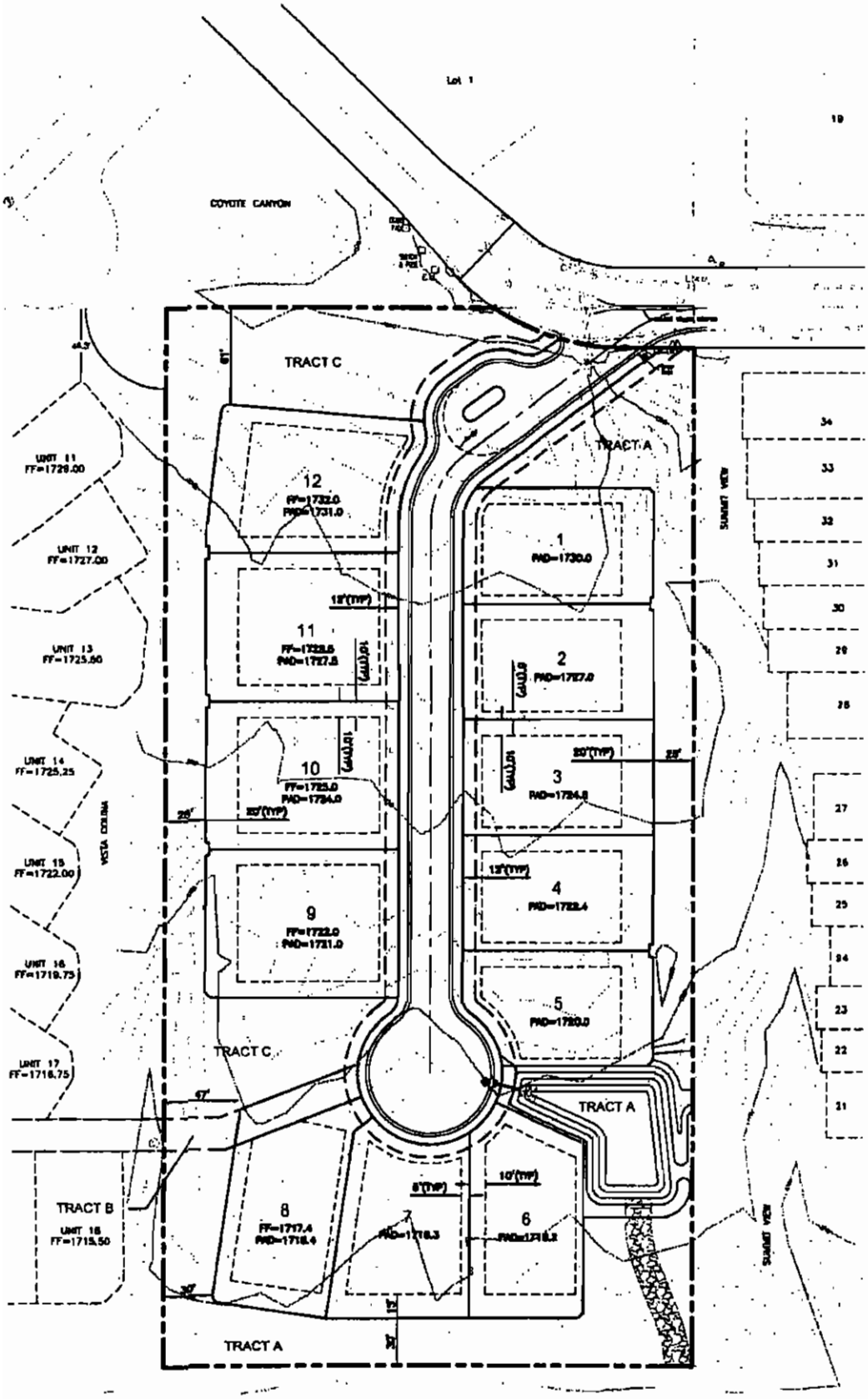
Ken Howell

Ken Howell, PE
Principal

Exhibit 1: Site Plan
Exhibit 2: Comparison of Trip Generation to General Plan and Existing Development

Cc: Gary Jones, gjones@petersgroupinc.com

X:\JobFiles\2010.142\2010.142C\Final 2010.142C Trip Generation Comparison.doc


Lot 1
COYOTE CANYON
TRACT C
TRACT A
TRACT B
TRACT C
TRACT A
TRACT A
SUMMIT VIEW
SUMMIT VIEW
VISTA CORONA
UNIT 11
FF=1728.00
UNIT 12
FF=1727.00
UNIT 13
FF=1725.50
UNIT 14
FF=1725.25
UNIT 15
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67'
30'
15'
30'

SCOTTSDALE MOUNTAIN VILLAS

135th Street South of Coyote Road

Citizen Review Report

168-PA-2012

February 1, 2013

Overview and Plan

This Citizen Review Report accompanies the application for the rezoning of +-5 acres from R1-43 to R1-5 at 135th Street and Coyote Rd, approximately 1/2 mile north of Shea Blvd and 136th Street. The proposed community consists of seventeen (17) single family detached homes on approximately 5 acres.

Notifications were sent to a total of 224 persons on the contact list which consisted of all property owners within 750' of the request and other contacts provided by the City staff. Five letters were returned The notifications included a site plan consisting of twenty (21) homes on 5 acres with site details of the request.

We held three (3) initial neighborhood meetings at the Scottsdale Palomino Public Library located at 12575 E. Via Linda in (room 102) where citizens were able to review and discuss the proposal. The meetings were scheduled from 6pm to 8pm on May 24, 2012, May 28, 2012, and May 31, 2012. A total of 43 neighbors attended the three initial meetings with some attending multiple meetings. The invitation letters, mailing lists, sign-in logs, comments sheets, and the notes of each meeting are included with this report.

The applicant team presented the plan to the neighbors and discussed all the concerns that the neighbors expressed. The applicant assembled the comments and concerns and has taken neighborhood input into consideration during the planning and engineering of the project for submittal. A major component of the applicant's participation plan has been the continuous communication with the neighborhood through emails, phone calls, and meetings. Communication with neighbors individually and as groups is ongoing and this Report will be updated as necessary to reflect ongoing discussions.

Although, the initial reaction of the neighbors was not receptive, with general opposition to any development of the 5 acres other than low density, as the meetings and dialogue with neighbors continued and the plan was modified, support has been expressed by many individuals. The Outlook II HOA Board email included with this report also states their position as "The Board feels that the rezoning would have a more positive affect on our property and also the properties on both the east and west."

Although there are many opinions from numerous individual neighbors addressing their personal concerns and opinions, we believe that the main concerns expressed by the neighbors at the initial public meetings were the following.

ATTACHMENT #7

a) density
b) two story homes
c) traffic and parking
d) setbacks
e) views
f) quality

Community Involvement

Since the early meetings with the neighbors and over the next seven months we have met with individuals and groups to address the concerns that were expressed at the initial open house meetings. The form of contact and follow up through the next many months were a combination of hundreds of emails, phone calls, letters, and in person meetings. A list of these follow-up contacts is also included. Again, as a result of this ongoing neighborhood outreach, the a new plan was adopted to address concerns and the plan began to receive support.

Concern: a) Density

The pre-app site plan presented to staff showed 23 homes. A plan for 21 home was included in the initial notification and was presented at the first neighborhood meetings. Because the site plan was similar in density and layout to Vista Collina and less dense than the properties to the east and south, we thought the plan would be well-received. Since many of the neighbors present at the meeting objected to the increase in density we went to work on additional plans. After numerous renditions of the site plan were reviewed and modified during this time, we finalized a plan with seventeen home-sites and presented the final site plan to the neighbors.

The final site plan was generally well received by the Outlook II to the south and Summit View to the east. Summit View and the Outlook II appear to have taken a position of no formal opposition as a group. We believe that the final 17 home single family detached site plan is a fair compromise to what we originally proposed, it is less dense than three out of the four contiguous communities and fits well with the character of the surrounding neighborhoods. At the last meeting with the Coyote Canyon homeowners association board, they indicated that they will not approve any plan that is more than 10 home sites, and there are some neighbors in Vista Collina and Villa Montavo that indicated to us that they think it is still too much density. Meetings with the neighbors in these communities to discuss this as well as other details are ongoing.

Concern: b) Two Story Homes

Since R1-5 allows two story homes and there are some two story homes and townhouses in the surrounding communities, two story homes were considered at the time of the initial public meetings. During the follow-up with the neighbors in all of the surrounding communities since May, including those with two story homes, it became evident that the construction of two story homes was an important issue for the

neighbors. As a result, the homes are now limited to single story as described in this application.

Concern: c) Traffic and Parking

At the initial public meeting, concern was expressed that there would be an increase in traffic and that the new community would cause visitors to park on the Coyote Road public street, thus causing a situation that Vista Collina to the west experiences.

Although this community will increase traffic, from 5 homes to 17 homes, we believe that the impact is minor, and certainly much lower than that allowed by the General Plan density, which at 8 units per acre could allow 40 homes. We have conducted a traffic study, which is submitted with this application that detail the number of trips generated. The traffic is comparable to that generated in the area and can be accommodated with existing street capacity, which was designed based on General Plan Land Use designations.

For many of the neighbors parking was a concern, and they cited the off-site parking in the public street outside the gate at Vista Collina as an issue. The neighbors were concerned about the same situation potentially at Scottsdale Mountain Villas. Since the Vista Collina community to the west was such a success, we modeled some of the site plan's layout and detail in our initial plan that was presented at the public meeting with a pavement width of 24', potentially causing the same situation. As a result, we have modified our paving design from a 24' paving width to a 28' paving width to allow on-street parking on our streets.

The Coyote Canyon residents raised a concern about the entrance monument they use in the right of way of Coyote Road. We have asked them to work with us to develop a better situation to the potential conflict; however, they have indicated to us that unless we lower our density to 10 home sites, they would not be cooperative.

Concern: d) Setbacks

As originally proposed at the public meeting, the site plan was designed with the setbacks required for an R1-5/ESL community. Where bordering the R-5 and R-4 zoned communities to the east, west, and south, we proposed 15' front to building, 20' to the garage, 5' side to building, 5' rear to building when NAOS is adjoining, and 15' rear to building where NAOS is not adjoining. Where bordering the R1-43 to the north, we proposed a 25' setback as required.

After many discussions with the communities to the east, west, and south and many individuals that are immediately adjacent to Scottsdale Mountain Villas we changed the layout to address these distances. The original layout of angled home sites meant to maximize views was modified to home sites that were perpendicular to the private street. The singular purpose of this modification was to help increase, to the greatest degree possible the open space distances to the adjoining communities. Although these changes compromised views for the Scottsdale Mountain Villas homes, it was a major component to increasing the open space. Our site plan as modified and submitted increases the required setbacks as described in the Project Narrative.

Concern: e) Views

Neighbors whose views could be impacted expressed their concern regarding how our homes would affect their views. We indicated that any development on our 5 acres will affect any views they currently have overlooking vacant property. There are 30 single and two story homes and townhomes on three sides of our property and single family homes to the north across Coyote Road that overlook our site.

Sensitive to these concerns, we have modified the site plan to increase the distance from the north property line to 66.5' to the nearest building from 25'.

Even though it will compromise the views of Scottsdale Mountain Villas homeowners we have directed our engineer to be sensitive to the heights of the building pads and design the pad elevations to the low side of the home site to the extent that it will not affect the engineering of the drainage improvements. We have also recently directed our architect to be sensitive to the building design heights and to limit the building height to 21.5' from the finished floor as an additional measure to mitigate any affect our community may have on views. There are some ongoing discussions regarding these elevations with neighbors from Vista Collina to the west.

Concern: f) Quality

There was some concern at the initial public meeting regarding the quality of the community and homes. Although we do not have the homes designed we expressed our intentions that the Scottsdale Mountain Villas would be developed with the high quality commensurate with the high quality of the existing homes and communities in the surrounding area. The high quality of the homes at Vista Collina was recited as an example of the level of quality we propose. Neighbors also wanted to know what the sizes and price range of the homes would be. Although it is difficult to determine what the sales prices will ultimately be, we anticipate that (other than homes with views and extraordinary lots) we would have the highest selling price on a per square foot basis in the area.

Summary

Although density seems to remain a concern for some of the neighbors, we think the final plan showing only 17 home sites is a well thought out compromise considering the density of the adjoining communities. Two story homes will not be considered and we agreed to stipulate to detached single story homes. Our decision to increase the roadway width so that visitor parking would not be prohibited on the street should help ease that concern and we have agreed to stipulate a pavement width of 28'. According to our traffic engineer, the capacity of Coyote Road was designed and constructed for the density in the General Plan of 40 units, well below our proposed 17 homes.

We have met with the neighbors of Villa Montavo and Vista Collina and have endeavored to address their concerns about traffic, density, and views. We are continuing a dialog with the neighbors of Vista Collina in regard to elevations and the relationship between the locations of our buildings and their fences and homes. While our revisions to the plan were appreciated and generally well-received there are some who are still not satisfied. We are disappointed that the Coyote Canyon neighbors have decided not to work with us on a better situation for this part of Coyote Road but we still hope they will change their minds.

Our final plan has been well-received with the neighborhood group at The Outlook II (on the south), and as expressed in their email the Homeowners Association Board has agreed that Scottsdale Mountain Villas would have a more positive affect on their community.

The neighborhood group we've been working with at Summit View (on the east) has agreed to develop a working relationship with us. While we cannot say yet that they support the rezoning, we have agreed to work together, specifically on planning the landscape between the two communities and providing input to architectural details such as colors and fencing.

Attached:
- Map showing the number of and where notified neighbors are located
- A list of names, phone numbers/addresses of contacted parties
- Copy of Letter
- The dates contacted, how they were contacted, and the number of times contacted
- The completed affidavits of mailing and sign posting
- List of dates and locations of all meetings
- Open house sign-in sheets, a list of people that participated in the process, and comment sheets.

---------- Forwarded message ----------
From: **Tracy Schofield** <tracy@metropropertyserviccsaz.com>
Date: Mon, Dec 3, 2012 at 9:19 AM
Subject: Overlook II
To: Tracy Schofield <tracy@metropropertyservicesaz.com>

Subject: North property adjacent to duplexes

The Homeowner's Association Board met with Gary Jones of Metropolitan Communities regarding the possible rezoning of the property north of us and what it being proposed.

At present the 5- acre parcel is zoned for 1- acre home sites. Metropolitan Communities want to have it rezoned to build 17- 1 story homes with a 30 foot setback from their south property line.

The entrance would be on the north end of the property and would not affect Overlook 2.

If the present zoning stays in effect, we could have 5 large, multilevel homes plus walls that would block the views of approximately 7 to 10 duplex units.

In discussing all the alternatives with Mr. Jones, the Board feels that the rezoning would have a more positive affect on our property and also the properties on both the east and west.

Overlook II Board of Directors.

In observance of Christmas and New Year's our office will be closed December 24 & 25, December 31, and January 1, 2013. Have a Merry Christmas and a Happy New Year.

Tracy Schofield
Community Manager
(480) 967- 7182 ext. 104

Metro Property Services
150 E. Alamo Dr. #3
Chandler, AZ 85225
Fax (480) 921- 9031
www.metropropertyservicesaz.com

Vista Collina H.O.A.

January 8, 2013

Mr. Gary K. Jones
Metropolitan Communities
7377 E. Doubletree Ranch Rd, Suite 190
Scottsdale, AZ 85258 *via e-mail*

Dear Gary:

The communities of Vista Collina, Coyote Canyon, and Villa Montavo met to discuss your proposed development of Scottsdale Mountain Villas. We have all expressed a willingness to work with you to develop a community that fits into the surrounding area, but are concerned that you have taken our willingness to work with you as an implied consent to your project. The aforementioned communities all concur that the drawing you have provided us lacks sufficient detail for us to fairly understand and review the proposed development. You have also stated that you intend to go forth to the city council with this development plan.

The communities are in agreement that until we see a final proposal we cannot opine on whether the density of the project would be acceptable. We all still have severe reservations to the project. Some of our concerns include the fact that the drawing provided does not show the driveways (with the 24 foot length and ample street parking that you told us they would have), the elevation of the buildings, the setbacks/distances from lot lines, width of streets, and percent of land dedicated to Natural Open Space and compliance with other Scottsdale ordinances such as drainage. Additionally the drawing does not address how you intend to allow the ingress and egress based upon the current Monument that exists or what you would do if the Monument is not moved. We are very concerned that the drawing, as provided, does not state the things you have verbally assured us, and are not sure that the assurances you gave us can be adhered to. We are not engineers, and therefore would like reasonable assurances. The three communities are willing to meet with you to discuss our concerns. We would appreciate it if you would provide us a more detailed rendition of the project prior to meeting.

Best wishes,
Vista Collina
Coyote Canyon
Villa Montavo

Communication Record
Case No. 168-PA-2012

05/14/2012	Phone conversation with president of the Coyote Canyon HOA William Wong
05/20/2012	Email from Mr. Pipella with letter
05/21/2012	Phone discussion with Joan Lindbert at Summit View
05/21/2012	Email from Richard and Karen Alice of Vista Collina
05/21/2012	Follow up email to Richard and Karen Alice of Vista Collina
05/23/2012	Email from Rob King Vista Collina resident with construction requests
05/23/2012	Follow up email to Rob King Vista Collina
05/23/2012	Email from Denise Favara Summit View
05/24/2012	Follow up Email to Denise Favara Summit View
05/24/2012	Public Meeting
05/29/2012	Public Meeting
05/31/2012	Public Meeting
05/25/2012	Email and phone conversation from Mr Grader from Overlook II with misc. questions.
05/25/2012	Meeting with Mr. Grader from Overlook II in regard to setbacks and fence locations.
05/30/2012	Phone discussion with the HOA President for The Overlook II Peggy Demgen.
05/30/2012	Follow up email to all those who provided email address at the public meeting
05/31/2012	Email to Mr. Wong, HOA president of Coyote Canyon requesting phone call on the entrance monument subject.

Communication Record
Case No. 168-PA-2012

06/04/2012	Phone call from Dick Grader, Outlook II expressing interest to meet and talk. Follow up email to Dick 05/25/2012.
06/05/2012	Email from Dan Hurle, Outlook II to keep informed. Follow up email to Dan 06/05/2012.
06/08/2012	Email to Mr. Wong, HOA president of Coyote Canyon on issues regarding the entrance monument
06/11/2012	Phone discussion with Steve Kistler from, HOA president from Rancho Trinidad
06/11/2012	Follow up email to Steve Kistler from, HOA president from Rancho Trinidad
06/12/2012	Follow up phone discussion with Peggy Demgen, president of the Outlook II HOA
06/13/2012	Email to Dan Hurle, Outlook II sending him all of the sign in sheets and comment sheets as requested.
06/20/2012	Phone discussions with Erv Galecki from Summit View and follow ups through June.
07/06/2012	Follow up phone discussion with Erv Galecki a from Summit View
07/22/2012	Email from Erv Galecki, Summit View on various subjects
07/22/2012	Email from Erv Galecki, Summit View on contact information requested by us
07/30/2012	Email from Erv Galecki, Summit View introducing new HOA President Fred Massarelli.
08/02/2012	Conference call meeting with the Vista Collina Board of Directors as well as the property manager for the community, Pride Property Management.
08/10/2012	Email from Vista Collina HOA property manager representing the neighbors on meeting
08/30/2012	Email to Mr. Wong, HOA president of Coyote Canyon requesting meeting to discuss the site plan and the entrance monument location issue
08/30/2012	Email to Bruce Meyer and Kris Pathuis Villa Montavo HOA President requesting meeting.

Communication Record
Case No. 168-PA-2012

08/30/2012	Email from Martin Lieberman Vista Collina HOA President on setting a date and time for follow up meeting in October
08/31/2012	Email from Mr. Wong, HOA president of Coyote Canyon in response to the entrance monument concerns.
09/03/2012	Follow up phone discussion with Peggy Demgen, President of the Overlook II HOA.
09/04/2012	Meeting and presentation with Bruce Meyer and Kris Pathuis Villa Montavo HOA President to review new plan.
09/06/2012	Follow up email to Erv Galecki, Summit View requesting meeting with the Summit View neighbors on a revised plan with density reduction. Many follow up emails
09/07/2012	Email from Mr. Wong, HOA president of Coyote Canyon on meeting with us, follow up emails in Sep on meeting times and dates
09/08/2012	Email from property manager representing Vista Collina updating us on neighbors direction.
09/10/2012	Email to property manager representing Vista Collina asking for a meeting in person with the neighbors.
09/10/2012	Follow up message to William Wong, President of the HOA for Coyote Canyon to talk about our concerns with the monument location.
09/10/2012	Email to Bruce Meyer and Kris Pathuis Villa Montavo HOA President on elevation questions and answers.
09/10/2010	Email to Vista Collina neighbors with conceptual site plan attached to use to work together with the neighbors
09/13/2012	Meeting and presentation with the Coyote Canyon HOA Board and neighbors to discuss new plan with reduced density and the entrance monument location concerns
09/13/2012	Follow up email to property manager representing Vista Collina on the neighbors direction.

Communication Record
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09/13/2012	Email from property manager representing Vista Collina indicating that the neighbors are drafting a response
09/14/2010	Email to property manager representing Vista Collina on the approach of the working site plan
09/14/2012	Email to Fred Masserelli and Erv Galecki, Summit View HOA to request a meeting to update them on the planning
09/14/2012	Email to Mr. Wong, HOA president of Coyote Canyon thanking the group for meeting
09/16/2012	Email from Mr. Wong, HOA president of Coyote Canyon on density and monument.
09/18/2012	Email from property manager representing Vista Collina responding the working site plan
09/19/2010	Email to property manager representing Vista Collina on the approach of the working site plan again and requesting a meeting with the neighbors in person to review the details of the site plan
09/20/2012	Meeting and presentation with the Summit View HOA Board at Palomino Library.
09/21/2012	Email to Fred Masserelli, Summit View HOA as follow up to our meeting and an update of progress on the project
09/21/2012	Email from property manager representing Vista Collina indicated that they are available for a meeting in October
09/22/2012	Email from Fred Masserelli, Summit View HOA on thoughts and opinions
10/22/2012	Email to Fred Masserelli, Summit View HOA as on status of project and progress with the other neighborhood's concerns
10/22/2012	Meeting and presentation with the Vista Collina HOA Board to discuss density reduction and other details

Communication Record
Case No. 168-PA-2012

10/24/2012	Follow up email to the neighbors of Vista Collina in regard to the meeting
10/24/2012	Email from property manager representing Vista Collina indicating that materials should be emailed to them for distribution
10/24/2012	Follow up email to Vista Collina containing the ALTA and site topography
10/29/2012	Email to Fred Masserelli HOA President Summit View updated Fred on the meeting with the Vista Collina neighbors
10/29/2012	Follow up email to Vista Collina on status of a final site plan
10/30/2012	Follow up email from Vista Collina on material and property line survey
11/04/2012	Email from Peggy Demgen, President of the HOA for Outlook II on outline of meeting
11/04/2012	Follow up email to Vista Collina on status of a final site plan and building envelopes
11/09/2012	Email from Stacey Levin from Vista Collina on expressing her position
11/09/2012	Email to Fred Masserelli HOA President Summit View informing him on final number of lots
11/09/2012	Follow up email to Stacey Levin from Vista Collina addressing her concerns
11/13/2012	Meeting and presentation to the Outlook II Home Owners Association Board of Directors
11/14/2012	Email to Fred Masserelli HOA President Summit View updating Fred on the meeting with the Outlook II neighbors
11/20/2012	Follow up email to Vista Collina on status of a final site plan and building envelopes expressing challenges

Communication Record
Case No. 168-PA-2012

11/20/2012	Email to Bruce Meyer and Kris Pathuis Villa Montavo HOA President requesting follow up meeting.
11/30/2012	Follow up email to Vista Collina on status of the final site plan timing
11/30/2012	Meeting and presentation with Bruce Meyer and Kris Pathuis Villa Montavo HOA President
12/03/2012	Follow up email to Vista Collina with the progress of the site plan attached with explanation on changes
12/03/2012	Email to Bruce Meyer and Kris Pathuis Villa Montavo HOA President on meeting notes follow up
12/04/2012	Follow up email to Vista Collina with the finalized site plan attached with explanation with discussion on the detail
12/04/2012	Email to Bruce Meyer and Kris Pathuis Villa Montavo answering street width question
12/04/2013	Email to Fred Masserelli HOA President Summit View updating Fred on project and new site plan with reduced density
12/05/2012	Email from Fred Masserelli HOA President Summit View indicating site plan looks good and introducing Bick Smith
12/05/2012	Email from property manager representing Vista Collina acknowledging having received the final site plan and discussion of future action
12/07/2012	Email from Tracy Schofield, Property Manager indicating support for the approval by the Outlook II HOA.
12/07/2012	Phone call from Fred Masserelli HOA President for Summit View in regard to lot layout and introducing Bick Smith who will be in charge of working with us on the project.

Communication Record
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12/11/2012	Email from Bick Smith who will be representing Summit View and requesting site plan information
12/14/2012	Email Request from Keith Niederer on setback data for neighbor at Outlook II
12/27/2012	Email from Kathy Werzynksi from Vista Collina regarding future on site meeting
12/31/2012	Meeting with the Vista Collina neighbors Kathy Werzynksi, Frank Schnepp, Stacey Levin, and Martin Lieberman on the property to review the new site plan and how it relates to the Vista Collina property.
12/31/2012	Two Follow up emails to Stacey Levin at Vista Collina on topography
01/02/2013	Email from Stacey Levin from Vista Collina on follow up questions generated by the on site meeting
01/02/2013	Email from Stacey Levin from Vista Collina on surveying our site and layout of each lot on the Vista Collina side lots lines and pads
01/03/2013	Follow up email to Stacey Levin from Vista Collina on the survey
01/07/2013	Follow up email to Stacey Levin from Vista Collina on the survey as well as the profile and discussion on stipulations to the plan
01/09/2013	Email from Mr. Lieberman Vista Collina with letter attached asking to address various items
01/09/2013	Follow up email to Mr. Lieberman Vista Collina on meeting date and time.
01/09/2013	Follow up email to Stacey Levin from Vista Collina on the status of the profile that CVL is preparing
01/10/2013	Email from Kris Pathuis Villa Montavo HOA President joint letter attachment and request for meeting with neighbors from Vista Collina, Villa Montavo and Coyote Canyon

Communication Record
Case No. 168-PA-2012

01/11/2013	Email to Kris Pathuis Villa Montavo answering questions and requesting meeting time and date.
01/12/2013	Email from Fred Masserelli HOA President Summit View indicating satisfaction with the lot line and building pad staking to the east and asking info for timing of construction
01/13/2013	Follow up email to Mr. Lieberman Vista Collina regarding missing survey items
01/13/2013	Email from Kris Pathuis Villa Montavo HOA President discussing outline for meeting
01/13/2013	Email from Mr. Wong, HOA president of Coyote Canyon with attachment joint letter attachment and request for meeting same letter sent 01/10/2012
01/13/2013	Email from Kris Pathuis Villa Montavo HOA President working on a meeting date and a list of requested information.
01/14/2013	Email from Stacey Levin from Vista Collina listing specific questions
01/15/2013	Email to Kris Pathuis Villa Montavo follow up to earlier mail on upcoming meeting
01/15/2013	Email from Fred Masserelli HOA President for Summit View indicating that the final plan was well received at their HOA annual meeting.
01/17/2013	Follow up emails to Stacey Levin from Vista Collina addressing more specific questions
01/17/2013	Email from Stacey Levin from Vista Collina indicating Mr. Lieberman's review of the survey results
01/21/2013	Email to Kris Pathuis Email to Kris Pathuis Villa Montavo answering questions and requesting meeting time and date.
01/21/2013	Follow up emails to Stacey Levin from Vista Collina involving survey results

Communication Record
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01/21/2013	Email from Stacey Levin from Vista Collina inquiring when the home sites closest to their homes will be surveyed
01/21/2013	Email to Bruce Meyer Villa Montavo and group with Vista Collina and Coyote Canyon with the outline we prepared
01/21/2013	Email to Stacey Levin at Vista Collina with the same outline we prepared
01/23/2013	Email to Stacey Levin at Vista Collina with the CVL survey crew schedule for the lot staking
01/28/2013	Email to Bick Smith Summit View agreeing to work together with the neighbors at Summit View.
01/29/2013	Email to Bruce Meyer Villa Montavo accepting meeting date and time and answering questions from previous mails.
01/29/2013	Email to Stacey Levin at Vista Collina confirming the date on the CVL survey crew schedule for the lot staking and profile status
01/30/2013	Phone call with Bick Smith representing the neighbors at Summit View to the east asking to start a plan to work together on the details for the project on the east.
01/30/2012	Staked out lot 1 per Bick Smith at Summit View request
01/30/2012	Staked lot lines and building pads for lots 10,11,12,14,15,16,17 for review by Vista Collina neighbors
01/30/2013	Email to Bick Smith Summit View on NAOS and open space
01/30/2013	Email to Bruce Meyer Villa Montavo on meeting invitation for Bill Cleverly
01/30/2013	Email from Bick Smith representing Summit View neighbors on details of home colors, wall design, re vegetation, site lines etc.

Communication Record
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01/30/2013	Email from Stacey Levin from Vista Collina indicating Mr. Lieberman's will review the survey results
01/30/2013	Phone call to Frank Schnepp from Vista Collina to discuss his home as it relates to the survey results
01/31/2013	Email to Bick Smith and Fred Masserelli I HOA President for Summit View on landscaping meetings with the architect.
01/31/2013	Email from Bruce Meyer on meeting location and dates/time to review and answer questions in joint letter from Vista Collina, Villa Montavo and Coyote Canyon

Scottsdale Mountain Villas

134th Way & E Coyote Road
Scotsdale, AZ

Current Zoning	R1-43 ESL
General Plan	S.F. Residential 4-12 Units per Acre
Proposed Zoning	R1-5
Case #	168-2012

Site Boundary

750' Notification Line

1-204 Ownership Identification Number

26 April 2012
G:\PROJECTS\Scottsdale Mountain Villas\Zoning.indd

CVL CONSULTANTS

Dear Neighbors:

Re: Planning of 5 +/- acres at approximately 135TH Street and Coyote Road, Scottsdale, AZ.

Metropolitan Communities is excited to announce the planning of a new community consisting of single family detached homes south of the intersection of 135th St and Coyote Rd. The new neighborhood will be a gated community with private streets and 21 home sites. We are requesting rezoning from R1-43 ESL to R1-5 ESL, (single family residential) for the new community. We welcome you to preview the enclosed site plan and attend the open house at the date and time below. The application will involve an action from the Scottsdale planning commission and approval from the City Council.

Open House

Meeting Date and Time: May 24, 2012 6pm-7pm

Meeting Location:
Palomino Library Meeting Room
12575 E. Via Linda Suite 102
Scottsdale, AZ 8525

Contact Information

Metropolitan Communities:
Gary K. Jones
Principal
7377 E. Doubletree Ranch Rd., Suite 190
Scottsdale, AZ 85258
Phone: 480-947-5900x16
Email: gjones@petersgroupinc.com

City of Scottsdale:
Keith Niederer
Senior Planner
Planning and Development Services
7447 E. Indian School Rd., Suite 105
Scottsdale, AZ 85251

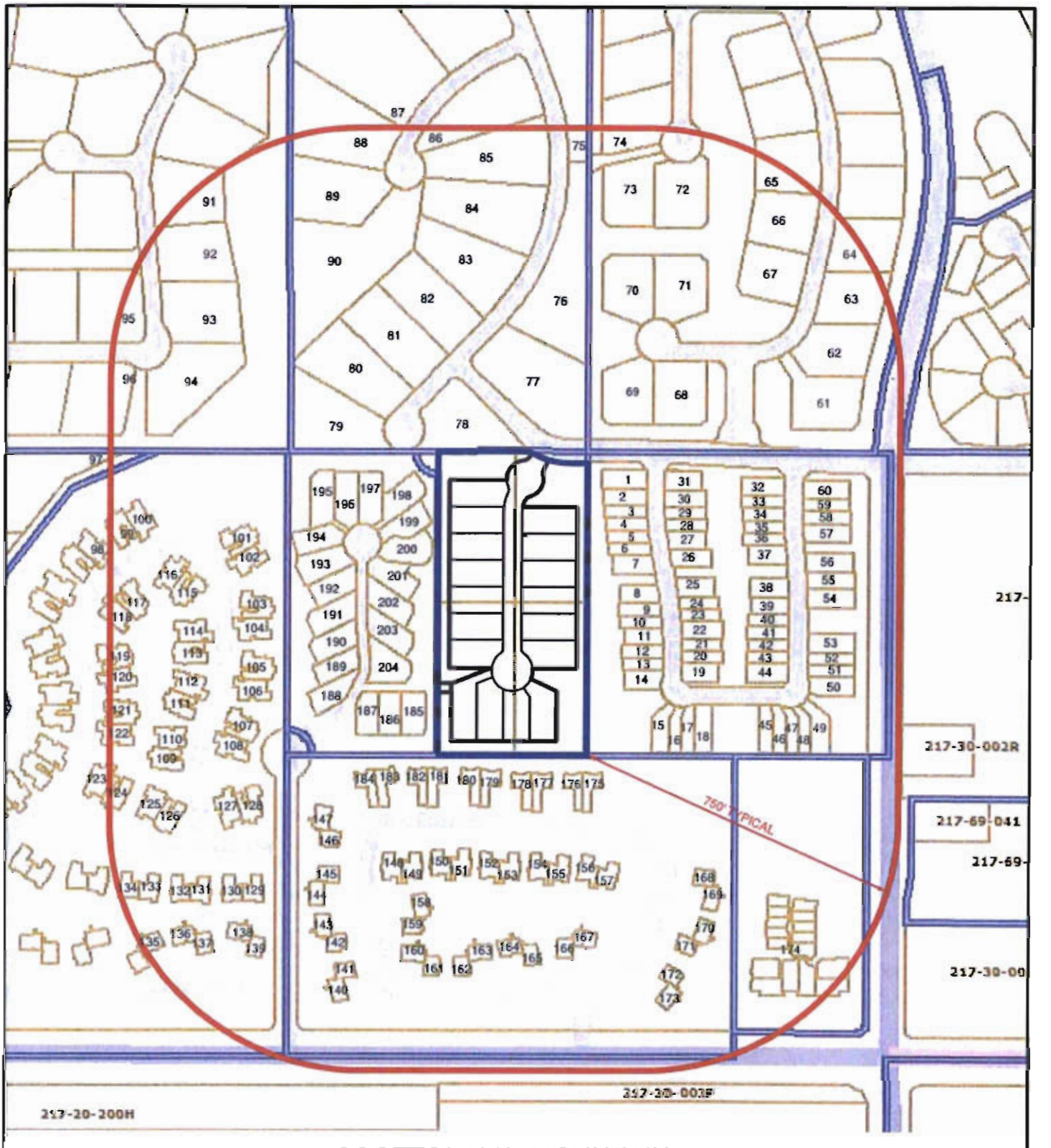
Phone: 480-312-2953
Email: kniederer@ScottsdaleAZ.gov

City Case File No. 168-PA-2012
City web site address: www.scottsdaleaz.gov

We are very interested in your comments and/or questions. If you cannot attend the open house and have comments and/or questions, please contact Gary Jones by mail, email, or telephone along with your contact information. We will respond to all questions and comments. Thank you.

Sincerely,

Gary K. Jones



SCOTTSDALE MOUNTAIN

750' ADJACENT OWNERSHIP MAP
NOTIFICATION EXHIBIT

PROJECT BOUNDARY

750' NOTIFICATION LINE

1 - 204 OWNERSHIP IDENTIFICATION NUMBER

CVL

DATE: 01/23/2013

SCOTTSDALE MOUNTAIN VILLAS
ADJACENT OWNERSHIP IDENTIFICATION
23-Jan-12

	OWNER	MAIL_ADDR1	MAIL_CITY	MAIL STATE	MAIL ZIP	MAIL COUNTRY	APN
1	LINDBERT JOAN C	11776 N 135TH PL	SCOTTSDALE	AZ	85259	USA	21720487
2	LANE WALT	15360 VAN BUREN BLVD	RIVERSIDE	CA	92504	USA	21720486
3	CURL JAMES H/GAGAN EILEEN M	11760 N 135TH PL	SCOTTSDALE	AZ	85259	USA	21720485
4	BOYD DONNA L	11752 N 135TH PL	SCOTTSDALE	AZ	85259	USA	21720484
5	PIPELLA STEVEN P/GAIL	11744 N 135TH PL	SCOTTSDALE	AZ	85259	USA	21720483
6	KENWAY IAN B W/ERIA J	189 SPRINGWOOD DR SW	CALGARY	AB	T2W0L2	CANADA	21720482
7	KERSTEN ANNEMARIE	11728 N 135TH PL	SCOTTSDALE	AZ	85259	USA	21720481
8	SAKAGUCHI RANDALL L/KAREN	7168 AMBERWOOD LN	HIGHLAND	CA	92346	USA	21720480
9	CALCAGNO JOSEPH/HELEN/TRIVELLI DENISE S	11688 N 135TH PL	SCOTTSDALE	AZ	85259	USA	21720459
10	MICHULSKY BARBARA A/MARY A	11680 N 135TH PL	SCOTTSDALE	AZ	85259	USA	21720458
11	MICHULSKY BARBARA A/MARY A	11680 N 135TH PL	SCOTTSDALE	AZ	85259	USA	21720457
12	FREEMAN DOUGLAS C/DIANE L	11664 N 135TH PL	SCOTTSDALE	AZ	85259	USA	21720456
13	BURNS LUCIA L	11656 N 135TH PL	SCOTTSDALE	AZ	85259	USA	21720455
14	GIBBONS JOHN/MARY ANN	42 ARROWHEAD CIR	ASHLAND	MA	1721	USA	21720454
15	SEE INVESTMENTS LLC	508 E PORTLAND	PHOENIX	AZ	85004	USA	21720453
16	KARP TERESA J	11439 N 124TH WAY	SCOTTSDALE	AZ	85259	USA	21720452
17	JAWORSKI RICHARD A/CECILIA	13523 E CORTEZ DR	SCOTTSDALE	AZ	85259	USA	21720451
18	BADAL CARY L	13531 E CORTEZ DR	SCOTTSDALE	AZ	85259	USA	21720450
19	ETTELSON EVELYN TR	21117 N 73RD PL	SCOTTSDALE	AZ	85255	USA	21720480
20	RE 101 LLC/HOME HOLDINGS LLC	9139 E PERSHING AVE	SCOTTSDALE	AZ	85260	USA	21720476
21	GILMOUR STEPHANIE/MYERS TYSON	11667 N 135TH PL	SCOTTSDALE	AZ	85259	USA	21720478
22	WILSON NANCY A/MARK A	11675 N 135TH PL	SCOTTSDALE	AZ	85259	USA	21720477
23	KENWAY BRUCE JOSEPH/MAURIZIA	220 333 11TH AVE SW	CALGARY	AB	T2R1L9	CANADA	21720476
24	LANKFORD SUZANE TR	21474 CARLTON AVE	CASSOPOLIS	MI	49031	USA	21720475
25	VAN DUYN JOHN R	11707 N 135TH PL	SCOTTSDALE	AZ	85259	USA	21720474
26	NELSON FAMILY TRUST	1046 LAUREL TREE DR	CONCORD	CA	94521	USA	21720473
27	FRANCIS JOHN W/PATTI R	11739 N 135TH PL	SCOTTSDALE	AZ	85259	USA	21720472
28	DA COSTA NUNES RALPH/JADVIGA	142 ASPINWALL ST	STATEN ISLAND	NY	10307	USA	21720471
29	MCGINN DAVID C/ELAINE E	11755 N 135TH PL	SCOTTSDALE	AZ	85258	USA	21720470
30	MILLER LYNN C	2693 E WILLOW BEND DR	SANDY	UT	84093	USA	21720469
31	NORWOOD ELIZABETH P	11771 N 135TH PL	SCOTTSDALE	AZ	85259	USA	21720468
32	HYDE EDD H/ALLEN JAMIE TR	8180 E SHEA BLVD UNIT 1047	SCOTTSDALE	AZ	85260	USA	21720493
33	CLEMMONS ROBERT D	11764 N 135TH WAY	SCOTTSDALE	AZ	85259	USA	21720492
34	ANDERSON DONALD/KAREN	11756 N 135TH WY	SCOTTSDALE	AZ	85259	USA	21720491
35	SHALOM EITAN	11748 N 135TH WY	SCOTTSDALE	AZ	85259	USA	21720490
36	ANKENY NANCY M	11740 N 135TH WAY	SCOTTSDALE	AZ	85259	USA	21720489
37	ZICCARELLI ANTONIO/MIRELLA	12375 E POINSETTIA DR	SCOTTSDALE	AZ	85259	USA	21720488
38	MASSARELLI ALFRED G/CAROLYN	539 HAMILTON AVE	WESTMONT	IL	60559	USA	21720487
39	LANOUE DONALD L JR	11692 N 135TH WAY	SCOTTSDALE	AZ	85259	USA	21720486
40	MYERS ROBERT	11684 N 135TH WAY	SCOTTSDALE	AZ	85258	USA	21720485
41	VOELKER FAMILY REVOCABLE TRUST OF 2002	1884 SHADY LN	GRAFTON	WI	53024	USA	21720484
42	WALTON JAMES J/DONNA V	7345 E JACKRABBIT RD	PARADISE VALLEY	AZ	85250	USA	21720483
43	HOLLER RONALD F/LOIS A G TR	11660 N 135TH WAY	SCOTTSDALE	AZ	85259	USA	21720482
44	BARKER PATRICK A/PATRICIA A	11652 N 135TH WAY	SCOTTSDALE	AZ	85259	USA	21720481
45	NOLDE DONALD A JR/TONI M	2945 JUNIPER CT	AURORA	IL	60504	USA	21720449
46	GALECKI ERVIN A/BARBARA A	13563 E CORTEZ DR	SCOTTSDALE	AZ	85259	USA	21720448
47	NEUMANN MATTHEW KARL	13571 E CORTEZ DR	SCOTTSDALE	AZ	85259	USA	21720447
48	LAVEGLIA JASON J	13579 E CORTEZ DR	SCOTTSDALE	AZ	85259	USA	21720446
49	SMITH DONALD R/BARBARA JA TR	13587 E CORTEZ DR	SCOTTSDALE	AZ	85259	USA	21720445
50	BECK JOSHUA/LESLEY	11845 N 135TH WY	SCOTTSDALE	AZ	85259	USA	21720444
51	MEDDAUGH ROBERT/SHARON	N24 W225 87 MEADOWOOD LN	WAUKESHA	WI	53186	USA	21720443
52	STUBBINS PAUL T	P O BOX 116	BIGFORK	MT	59911	USA	21720442
53	SIMONS RONNIE TR	11869 N 135TH WY	SCOTTSDALE	AZ	85259	USA	21720441
54	NARMMAC LLC	12964 N 136TH ST	SCOTTSDALE	AZ	85259	USA	21720440
55	CURET ROBERT A/PIETRA F TR	11709 N 135TH WAY	SCOTTSDALE	AZ	85259	USA	21720439
56	MCD ENTERPRISES LLC	13635 E CORRINE DR	SCOTTSDALE	AZ	85259	USA	21720438
57	TUMMINELLO MARY TR	11741 N 135TH WY	SCOTTSDALE	AZ	85259	USA	21720437
58	JOTE PROPERTIES LLC	35599 SPRINGVALE	FARMINGTON HILLS	MI	48331	USA	21720436
59	LOVE HUGH/VICTORIA	11757 N 135TH WY	SCOTTSDALE	AZ	85259	USA	21720435
60	ROESCH LILLY MARIE/GLENWOOD CARL	11795 N 135TH WAY	SCOTTSDALE	AZ	85259	USA	21720434
61	SEVERO RONALD	11815 N 135TH WAY	SCOTTSDALE	AZ	85259	USA	21720661
62	BACHAND WILLIAM F/JOAN A	11857 N 135TH WY	SCOTTSDALE	AZ	85259	USA	21720662
63	SCHMITZ SHIRLEY G/YOUNG ROBERTA E	11899 N 135TH WY	SCOTTSDALE	AZ	85259	USA	21720663
64	BURGER GREGORY/KRISTIN	11941 N 135TH WY	SCOTTSDALE	AZ	85259	USA	21720664
65	GLEEN GREGORY Q/MICHELLE C	12006 N 135TH WAY	SCOTTSDALE	AZ	85258	USA	21720654
66	KLINE MARK E	11964 N 135TH WY	SCOTTSDALE	AZ	85259	USA	21720655
67	LORDI PATRICK A/SUSAN A TR	11922 N 135TH WY	SCOTTSDALE	AZ	85259	USA	21720656
68	MEYER BRUCE A/PAMELA G	13567 E JENAN DR	SCOTTSDALE	AZ	85259	USA	21720660
69	PATTERSON JAMES L SR/MARY S	2815 PARKWOOD LN	AURORA	IL	60504	USA	21720659
70	LEVINE ELLIOT M/BARBARA B	13520 E JENAN DR	SCOTTSDALE	AZ	85259	USA	21720658
71	MCKENZIE MICHAEL D/STACIE	11827 N 133RD WAY	SCOTTSDALE	AZ	85259	USA	21720657
72	JANSSEN MARK S/MARIBETH TR	11930 N 135TH PL	SCOTTSDALE	AZ	85259	USA	21720651
73	HAWKE DAVID R/CAROL J	10719 GAZEBO HILL PKWY	THIENSVILLE	WI	53092	USA	21720650
74	RACZKOWSKI ALLEN/MARIA	12002 N 135TH PL	SCOTTSDALE	AZ	85259	USA	21720649
75	NAECKEL ARNO T/DONNA JOAN	7010 E COCHISE	SCOTTSDALE	AZ	85253	USA	21720557
76	ROSENTHAL JAY P/JOYCE A TR	11915 N 134TH WY	SCOTTSDALE	AZ	85259	USA	21720556
77	WONG WILLIAM W/FELICIA C TR	11889 N 134TH WAY	SCOTTSDALE	AZ	85259	USA	21720555
78	COYOTE CANYON HOMEOWNERS ASSOCIATION	11889 N 134TH WY	SCOTTSDALE	AZ	85259	USA	21720574
79	SPELSON PHILIP/KING BREHAN	11810 N 134TH WY	SCOTTSDALE	AZ	85259	USA	21720572
80	KARADY GEORGE/FELDMAN IRIS B	11836 N 134TH WAY	SCOTTSDALE	AZ	85259	USA	21720571
81	ROBINSON RICHARD A II/TERESA F	11862 N 134TH WY	SCOTTSDALE	AZ	85259	USA	21720570
82	MOORE STEVEN E	9937 E BELL RD STE 110	SCOTTSDALE	AZ	85260	USA	21720569
83	STROOTMAN BRYAN W/SHAWN R	11914 N 134TH WY	SCOTTSDALE	AZ	85259	USA	21720568
84	LIEBERMAN STEPHEN E/SHEILA R	19 MERILANE	EDINA	MN	55436	USA	21720567
85	PENNEY JAY/DIXIE	11966 N 134TH WAY	SCOTTSDALE	AZ	85259	USA	21720566
86	PENSABENE DANIEL J/PIETRINA	12018 N 134TH WAY	SCOTTSDALE	AZ	85259	USA	21720565
87	RKC AND GMC TRUST	12042 N 134TH PL	SCOTTSDALE	AZ	85259	USA	21720561
88	ENGLISH JOEL D/CHERYL A TR	12014 N 134TH PL	SCOTTSDALE	AZ	85259	USA	21720562
89	SAFIS CONSTANTINE D/KIRIAKAKOS STAVROULA V	11988 N 134TH PL	SCOTTSDALE	AZ	85259	USA	21720563
90	BOYLE THOMAS C/JUDITH A	11958 N 134TH PL	SCOTTSDALE	AZ	85259	USA	21720564
91	HOOTS FAY S TR	11953 N 133RD WY	SCOTTSDALE	AZ	85259	USA	21720612
92	LANIER TIMOTHY L/SANDRA L	11911 N 133RD WY	SCOTTSDALE	AZ	85254	USA	21720611
93	HINES SCOTT D/DEBRA S	11869 N 133RD WY	SCOTTSDALE	AZ	85259	USA	21720610
94	REESE GARY N/DONNA PETERSON	11827 N 133RD WY	SCOTTSDALE	AZ	85259	USA	21720609
95	JOHNSON CHARLES DANIEL/THERESE A TR	13344 E SUMMIT DR	SCOTTSDALE	AZ	85259	USA	21720623
96	TOWNSEND JAMES H/NESS LU ANNE	13345 E SUMMIT DR	SCOTTSDALE	AZ	85259	USA	21720608
97	MK COMPANY SOUTHWEST LLC	15010 N 78TH WY STE 109	SCOTTSDALE	AZ	85260	USA	21720911
98	HILL TRUST	8687 E VIA DE VENTURA STE 211	SCOTTSDALE	AZ	85258	USA	21720719

99	KENNEY TERENCE J/JULIE A	13300 E VIA LINDA RD UNIT 1021	SCOTTSDALE	AZ	85259	USA	21720720
100	BAXTER CLIFTON R/JANET G	2104 AUGUSTA DR	SPRINGFIELD	IL	62704	USA	21720721
101	BARTELDES WILLIAM C TR	1021 LANGSTON CT	LAWRENCE	KS	66049	USA	21720722
102	SWEENEY THOMAS W/JEANNINE A	13300 E VIA LINDA 1024	SCOTTSDALE	AZ	85259	USA	21720723
103	WIELGUS WAYNE/MAUREEN	701 BRICKELL KEY BLVD PH 7	MIAMI	FL	33131	USA	21720724
104	VERDISCO ANNETTE MARY	13300 E VIA LIND 1026	SCOTTSDALE	AZ	85259	USA	21720725
105	MORROW NEIL/AVA	13300 E VIA LINDA NO 1027	SCOTTSDALE	AZ	85259	USA	21720726
106	POCHARDT CAROL ANNE	1300 E VIA LINDA NO 1028	SCOTTSDALE	AZ	85259	USA	21720727
107	ZITON DAVID ELIAS	13300 E VIA LINDA UNIT 1029	SCOTTSDALE	AZ	85259	USA	21720728
108	FAMOUS DOUGLAS	13300 E VIA LINDA UNIT 1030	SCOTTSDALE	AZ	85259	USA	21720729
109	VAN DER WERF JAMES A TR	9833 E KEMPER WAY	SCOTTSDALE	AZ	85255	USA	21720734
110	RYAN ROBERT/KATHLEEN B TR	7383 E ADOBE DR STE 115	SCOTTSDALE	AZ	852554048	USA	21720735
111	BRODT AARON	13300 E VIA LINDA NO 1037 BLD 19	SCOTTSDALE	AZ	85259	USA	21720736
112	COMFORTE WILLIAM A/FISSINGER KIMBERLY A	2522 S MONTICELLO PL	WESTCHESTER	IL	60154	USA	21720737
113	MAHONEY ROBERT C/CHERYL L TR/MAHONEY DON L	12475 N 134TH WY	SCOTTSDALE	AZ	85259	USA	21720738
114	DIGIANDOMENICO DOMENICO F/DIGIAN JANE	10 LOCKHAVEN CT	BEDMINSTER	NJ	7921	USA	21720739
115	MARLER RONALD J/VERNA M TR	13300 E VIA LINDA DR NO 1041	SCOTTSDALE	AZ	85259	USA	21720740
116	LYNCH SAMUEL A/GLORIA F TR	13300 E VIA LINDA UNIT 1042	SCOTTSDALE	AZ	85259	USA	21720741
117	BARRETT DOUGLAS V/JANET H	1300 E VIA LINDA DR UNIT 1043	SCOTTSDALE	AZ	85259	USA	21720742
118	CUEVAS JUVENTINO/DELIA	13300 E VIA LINDA 1044	SCOTTSDALE	AZ	85259	USA	21720743
119	KINNEY WAYNE A TR	3600 TIMBERLINE DR NE	CEDAR RAPIDS	IA	52402	USA	21720744
120	CANNON PATRICK J/LINDA M	10 WHITE TAIL LN	OCONOMOWOC	WI	53066	USA	21720745
121	PRAMUK TERRY L	13300 E VIA LINDA ST NO 1047	SCOTTSDALE	AZ	85259	USA	21720746
122	DREW SARA/KEVIN J	1330 E VIA LINDA NO 1048	SCOTTSDALE	AZ	85259	USA	21720747
123	RODAKIS JOHN P/IRENE	13300 E VIA LINDA BLVD UNIT 1050	SCOTTSDALE	AZ	85259	USA	21720749
124	DEVORKIN MYRON/GREGORY I	12435 N RIVER BLVD	MEQUON	WI	53092	USA	21720748
125	SIMMONS ROBERT A/MARSHA M	2515 FOURTH AVE APT 2506	SEATTLE	WA	98121	USA	21720733
126	KATZ MILES E	13300 E VIA LINDA UNIT 1033	SCOTTSDALE	AZ	85259	USA	21720732
127	SCHEUERMAN JEFFREY C/DEBORAH TR	13300 E VIA LINDA UNIT 1032	SCOTTSDALE	AZ	85259	USA	21720731
128	SHEDDEN TERRANCE/TERESA	13300 E VIA LINDA UNIT 1031	SCOTTSDALE	AZ	85259	USA	21720730
129	PEARCE SCOTT	13300 E VIA LINDA NO 1059	SCOTTSDALE	AZ	85259	USA	21720758
	BRODEY RONALD B/PENNI L	13300 E VIA LINDA 2059	SCOTTSDALE	AZ	85259	USA	21720778
130	ROLSHOUSE JAMES E/OBRIEN MAUREEN A	11648 RED FOX DR	MAPLE GROVE	MN	55369	USA	21720759
	DOLPHIN MIKE R/JEANNE C	11330 E VIA LINDA UNIT 2060	SCOTTSDALE	AZ	85259	USA	21720779
131	METROS MARY T	13300 E VIA LINDA NO 2057	SCOTTSDALE	AZ	85259	USA	21720776
	XI WILLIAM/DAI MEI	10737 E GREYTHORN DR	SCOTTSDALE	AZ	85262	USA	21720758
132	MCCOMBS JANICE	14 SPRING VALLEY PLACE SW	CALGARY	AB	T3H 4V1	CANADA	21720757
	ANTON RONALD P/CLAIRE M	13300 E VIA LINDA 2058	SCOTTSDALE	AZ	85259	USA	21720777
133	STENSLER JOHN Z TR	13300 E VIA LINDA DR NO 1055	SCOTTSDALE	AZ	85259	USA	21720754
	BAKER GEMMIE/BLANCHE/KIM	13300 E VIA LINDA UNIT 2055	SCOTTSDALE	AZ	85259	USA	21720774
134	MYERS ROBERT G	13300 E VIA LINDA	SCOTTSDALE	AZ	85259	USA	21720775
	BOYD BRADFORD H/JOANNE	80 PLEASANT HILL CT	FRANKFORT	IL	60423	USA	21720755
135	CATALANO GEORGE J/NORMA G TR	13777 E LUPINE AVE	SCOTTSDALE	AZ	85259	USA	21720765
	FIFIELD JACQUELINE ANNE	13300 E VIA LINDA 2066	SCOTTSDALE	AZ	85259	USA	21720765
136	BRILLMAN CAROL	13300 E VIA LINDA UNIT 1064	SCOTTSDALE	AZ	85259	USA	21720763
	ALP UMAR REVOCABLE TRUST	15029 N THOMPSON PEAK NO B111-480	SCOTTSDALE	AZ	85260	USA	21720783
137	GUENGERICH EVAN/KALSBEEK MARTIN	813 ROGERS WY	VICTORIA	BC	V8X 5L1	USA	21720762
	PULLMAN LORIN TR	10790 WILSHIRE BLVD UNIT 804	LOS ANGELES	CA	90024	USA	21720782
138	MARLER RONALD J/VERNA M TR	13300 E VIA LINDA DR NO 1041	SCOTTSDALE	AZ	85259	USA	21720761
	DEFACENDIS RICHARD/RU-QUAN	1084 MEIGHEN WY	MILTON	ON	L9T6X4	CANADA	21720781
139	ROGERS WILLIAM G/PEGGY ANN TR	11330 E VIA LINDA NO 2061	SCOTTSDALE	AZ	85259	USA	21720760
	CROSS DOROTHY L	13300 E VIA LINDA NO 1061	SCOTTSDALE	AZ	85259	USA	21720780
140	FURBER SUZANNE BADEN/LYLE	13450 E VIA LINDA NO 1009 BLG E	SCOTTSDALE	AZ	85259	USA	21720820
	VOLK PHILIP TR	13450 E VIA LINDA UNIT 2009	SCOTTSDALE	AZ	85259	USA	21720864
141	FALKSON MICHAEL HAROLD	13450 E VIA LINDA UNIT 2010	SCOTTSDALE	AZ	85259	USA	21720865
	JOHNSON JOAN R	13450 E VIA LINDA NO 1010	SCOTTSDALE	AZ	85259	USA	21720821
142	NAVARRO STEVE/DEBORAH	4820 GREENHAVEN DR	WHITE BEAR TWP	MN	55127	USA	21720822
	ASCENT PROPERTY HOLDINGS LLC	1180 BARROWET DR	HILLSBOROUGH	CA	94010	USA	21720868
143	SCHWARTZ FAMILY LIMITED PARTNERSHIP LLLP	1931 N NEVADA AVE	COLORADO SPRINGS	CO	80907	USA	21720823
	MORELLI STEPHEN/CAROLINE	13450 E VIA LINDA NO 2012	SCOTTSDALE	AZ	85259	USA	21720867
144	RANGEL ADRIAN D/DELORES B	12636 E CORTEZ DR	SCOTTSDALE	AZ	85259	USA	21720870
	DIGIOVANNI RICHARD S/ELLEN M	13450 E VIA LINDA 1015	SCOTTSDALE	AZ	85259	USA	21720826
145	LUDWIG FAMILY TRUST	13450 E VIA LINDA NO 1016	SCOTTSDALE	AZ	85259	USA	21720827
	RIVERS DEBORAH	13450 E VIA LINDA DR 2016	SCOTTSDALE	AZ	85259	USA	21720871
146	YOUNGER MARK/SUE	26537 MACMILLAN RANCH	SANTA CLARITA	CA	91387	USA	21720828
	LEVIN STACEY W	8 POPLAR CRT	OWINGS MILLS	MD	21117	USA	21720872
147	CLANCY KEITH/LAURA	13158 E LUPINE AVE	SCOTTSDALE	AZ	85259	USA	21720829
	YOZIPOVIC ANTHONY K/DIANE E SPICER	1214 1272 LEILA AVE	WINNIPEG	MB	R2P 1J6	CANADA	21720873
148	MYERS ISRAEL/MARY BETH	1908 YORK RIDGE CT	CHESTERVILLE	MO	63017	USA	21720874
	LUCARELLI PAMELA A	13450 E VIA LINDA NO 1021	SCOTTSDALE	AZ	85259	USA	21720832
149	DEMGEN MARGRET A TR	13450 E VIA LINDA NO 1022	SCOTTSDALE	AZ	85259	USA	21720833
	DABELS JERRY M/MARLENE M	1338 WELLINGTON VIEW PL	WILDWOOD	MO	63005	USA	21720875
150	STROZEWSKI GERALD E/FLORENCE	13450 E VIA LINDA UNIT 1025	SCOTTSDALE	AZ	85259	USA	21720836
	SAROCKA MICHAEL J	13450 E VIA LINDA UNIT 2025	SCOTTSDALE	AZ	85259	USA	21720876
151	JASPER GENE F/SHIRLEY M	13450 E VIA LINDA NO 1026	SCOTTSDALE	AZ	85259	USA	21720837
	LABER ALICE	13804 E BELLEWOOD DR	AURORA	CO	80015	USA	21720877
152	BRITTON KENT/CANNING MELONIE ELIZABETH	9 RAFFLES PL NO 35 01 02	REPUBLIC PLAZA 1		48619	SINGAPORE	21720840
	LOWER DEAN/MABEL LORRAINE	187 ASPEN MEADOWS PL SW	CALGARY	AB	T3H4T2	CANADA	21720878
153	DEEGAN TONY/LISA	20 YPRES WAY SW	CALGARY	AB	T2T6M6	CANADA	21720841
	LAFFIN MICHAEL J/KAREN J/MCGRATH J D/KATHRYN	2 VARCREST PL	CALGARY	AB	T3A0B9	CANADA	21720879
154	TURNBULL GRAYSON/DIANE	29 CHRISTIE BRIAR GREEN SW	CALGARY	AB	T3H 2G5	CANADA	21720844
	GREMMELS WILLIAM F JR TR	13450 E VIA LINDA ST NO 2033	SCOTTSDALE	AZ	85029	USA	21720880
155	COATES LESLIE	13450 EAST VIA LINDA STE 2034	SCOTTSDALE	AZ	85259	USA	21720881
	GOLDSTIN BARRY/ADELE	13450 E VIA LINDA DR NO 1034	SCOTTSDALE	AZ	85259	USA	21720845
156	KELLEY ROBERT P/CHERYL M	10971 E PARADISE DR	SCOTTSDALE	AZ	85259	USA	21720848
	ENGLERT THOMAS P SR/CYNTHIA/THOMAS P JR	5902 E SAPPHIRE LN	PARADISE VALLEY	AZ	85253	USA	21720882
157	MILLER DELORES	RR 1 BOX 200	STRASBURG	ND	58573	USA	21720883
	MALKASIAN JOHN/EUNICE	7450 MCFALL DR NE	AUBURN	CA	95603	USA	21720849
158	OLSON JOHN/SUZANNE	14549 E WETHERSFIELD RD	SCOTTSDALE	AZ	85259	USA	21720825
	BURNS ROBERT W III/ROBERTA L TR	343 ALTA VISTA AVE	SOUTH PASADENA	CA	91030	USA	21720869
159	NIZIOL STANISLAW/BARBARA	2640 GREENSCREEK CIR	ANCHORAGE	AK	99516	USA	21720868
	DARDON PROPERTIES LLC	11259 E VIA LINDA STE 100	SCOTTSDALE	AZ	85259	USA	21720824
160	HORTON JUNKO U	13450 E VIA LINDA ST UNIT 2008	SCOTTSDALE	AZ	85259	USA	21720863
	MARKIEWICZ SLAWOMIR/KRYSTNA A	13450 E VIA LINDA UNIT 1008	SCOTTSDALE	AZ	85258	USA	21720819
161	YOST BEATRICE E TR	13450 E VIA LINDA 1007	SCOTTSDALE	AZ	85259	USA	21720818
	CARDOSO CARLOS M TR/CHRISTINA A TR	1561 PARKVIEW BLVD	PITTSBURG	PA	15217	USA	21720862
162	KERN AARON R/LESLIE S	4417 IRONWOOD AVE	SEAL BEACH	CA	90740	USA	21720861
	BIGGS CRAIG/JUDY	4078 RIDGE CT	WEST LINN	OR	97068	USA	21720817
163	CONGDON ELIZABETH B ETAL	11 DENNISON DR	EAST WINDSOR	NJ	85205307	USA	21720816

	SAVANT FAMILY TRUST	13450 E VIA LINDA NO 2005	SCOTTSDALE	AZ	85259	USA	21720860
164	ZHAO RUBY	13450 E VIA LINDA DR UNIT 1004	SCOTTSDALE	AZ	85259	USA	21720815
	RANON INVESTMENTS III LLC	8332 E SAN ROSENDO DR	SCOTTSDALE	AZ	85258	USA	21720859
165	THOMAS ALAN BARTZ TRUST	13450 E VIA LINDA UNIT 1003	SCOTTSDALE	AZ	85259	USA	21720814
	CHRONIS KEITH L	19373 GOLD RIVER DR	MACOMB	MI	48044	USA	21720858
166	LAWLUS PATRICIA L	13450 E VIA LINDA DR NO 1002	SCOTTSDALE	AZ	85259	USA	21720813
	LITTLE JOHN C JR/AHRENS JOAN E	13952 E GERONIMO	SCOTTSDALE	AZ	85259	USA	21720857
167	PETRONE PHILIP M/JOAN A	5394 S PEACHWOOD DR	GILBERT	AZ	85297	USA	21720856
	PAUL JANE A	22629 N 52ND PL	PHOENIX	AZ	85024	USA	21720812
168	KOGAN ALIX	725 E COLLEGE DR UNIT A	DURANGO	CO	81301	USA	21720850
	YOON SOONCHANG/INSANG LEE	13450 E VIA LINDA NO 2039	SCOTTSDALE	AZ	85259	USA	21720884
169	OSTROWSKI ALLAN T/MORALES YVETTE	5331 N NEW ENGLAND AVE	CHICAGO	IL	60656	USA	21720851
	MIMIC INVESTMENTS LLC	12952 E WETHERSFIELD RD	SCOTTSDALE	AZ	85259	USA	21720885
170	DONMAR HOLDINGS LTD	13450 E VIA LINDA NO 1041	SCOTTSDALE	AZ	85259	USA	21720852
	PHAN CLUB LLC	10609 N FRANK LLOYD WRIGHT BLVD NO 120	SCOTTSDALE	AZ	85259	USA	21720886
171	BARNES MATTHEW A/JENNIFER M	2090 HAVENS CT EAST	BLACKLICK	OH	43004	USA	21720887
	NEUDORF DARRELL/BOLSENG KEVIN/CECILE	161 VALLEY GLEN HTS NW	CALGARY	AB	T3B5S8	CANADA	21720853
172	LEINBACH GERALD/DORIS	1131 TINTERN DR	AMBLER	PA	19002	USA	21720854
	REDINGER SUSAN HAWKINS	13450 E VIA LINDA 2043V	SCOTTSDALE	AZ	85259	USA	21720888
173	SCARDINO PAUL/DIANE	PO BOX 1172	PARK RIDGE	IL	60068	USA	21720889
	VAN PELT ROBERT H TR	13450 E VIA LINDA NO 1044	SCOTTSDALE	AZ	85259	USA	21720855
174	BASIS SCHOOL INC	11440 N 136TH ST NO 109	SCOTTSDALE	AZ	85259	USA	21720933
	BASIS SCHOOL INC	11440 N 136TH ST NO 109	SCOTTSDALE	AZ	85259	USA	21720930
	BASIS SCHOOL INC	11440 N 136TH ST NO 109	SCOTTSDALE	AZ	85259	USA	21720941
	BASIS SCHOOL INC	11440 N 136TH ST NO 109	SCOTTSDALE	AZ	85259	USA	21720940
	BASIS SCHOOL INC	11440 N 136TH ST NO 109	SCOTTSDALE	AZ	85259	USA	21720935
	BASIS SCHOOL INC	11440 N 136TH ST NO 109	SCOTTSDALE	AZ	85259	USA	21720939
	BASIS SCHOOL INC	11440 N 136TH ST NO 109	SCOTTSDALE	AZ	85259	USA	21720938
	BASIS SCHOOL INC	11440 N 136TH ST NO 109	SCOTTSDALE	AZ	85259	USA	21720937
	BASIS SCHOOL INC	11440 N 136TH ST NO 109	SCOTTSDALE	AZ	85259	USA	21720936
	BASIS SCHOOL INC	11440 N 136TH ST NO 109	SCOTTSDALE	AZ	85259	USA	21720934
	BASIS SCHOOL INC	11440 N 136TH ST NO 109	SCOTTSDALE	AZ	85259	USA	21720932
	BASIS SCHOOL INC	11440 N 136TH ST NO 109	SCOTTSDALE	AZ	85259	USA	21720931
	BASIS SCHOOL INC	11440 N 136TH ST NO 109	SCOTTSDALE	AZ	85259	USA	21720929
	BASIS SCHOOL INC	11440 N 136TH ST NO 109	SCOTTSDALE	AZ	85259	USA	21720925
	BASIS SCHOOL INC	11440 N 136TH ST NO 109	SCOTTSDALE	AZ	85259	USA	21720928
	BASIS SCHOOL INC	11440 N 136TH ST NO 109	SCOTTSDALE	AZ	85259	USA	21720927
	BASIS SCHOOL INC	11440 N 136TH ST NO 109	SCOTTSDALE	AZ	85259	USA	21720926
175	3M RANCH LLC	2208 S 38TH ST	MILWAUKEE	WI	53215	USA	21720847
176	ROSE LEONARD E/LAURIE ANN	19508 NORTHWEST 143RD ST	WOODINVILLE	WA	98077	USA	21720846
177	BOCHINSKI MARK/RICHARD/DARIUSZ/TANIA	10051 117TH ST	EDMONTON	AL	T5K 1W7	CANADA	21720843
178	MERCER GARY/DIANA	5262 GALLATIN PL	BOULDER	CO	80303	USA	21720842
179	13450 E VIA ASSOCIATES LLC	33 STILES LN	NORTH HAVEN	CT	6473	USA	21720839
180	GRADER RICHARD	23320 SE 47TH WY	SAMMAMISH	WA	98075	USA	21720838
181	DEMPSEY JOHN R TR	13450 E VIA LINDA UNIT 1024	SCOTTSDALE	AZ	85259	USA	21720835
182	YOUNGER MARK/SUE	26537 MACMILLAN RANCH RD	SANTA CLARITA	CA	91387	USA	21720834
183	BOKORNEY PATRICK J/SUSAN L	51 S CRISP MORNING CIR	WOODLANDS	TX	77382	USA	21720831
184	YOZIPOVIC MARK/SANDRA	11505 E COCHISE DR	SCOTTSDALE	AZ	85259	USA	21720830
185	LIEBERMAN MARTIN L/MARGERY K	11639 N 134TH ST	SCOTTSDALE	AZ	85259	USA	21720808
186	KING ROBERT C/CHERI A	11621 N 134TH ST	SCOTTSDALE	AZ	85259	USA	21720809
187	ZUENA FIORAVANTE/FARAONE DIANE	11603 N 134TH 20	SCOTTSDALE	AZ	85259	USA	21720810
188	HOLMES JOHANNE M	11604 N 134TH ST	SCOTTSDALE	AZ	85259	USA	21720791
189	POPP STEPHEN/M RUTH TR	11626 N 134TH ST	SCOTTSDALE	AZ	85259	USA	21720792
190	WALL GABRIEL P/CHRISTINA N	4742 116TH AVE SOUTHEAST	BELLEVUE	WA	98006	USA	21720793
191	CARLSON ROBERT J/JILL A TR	11670 N 134TH ST	SCOTTSDALE	AZ	85259	USA	21720794
192	PINK 56 TRUST	11692 N 134TH ST	SCOTTSDALE	AZ	85259	USA	21720795
193	DALE RAYMOND F/SHIRLEY T TR	14505 E KERN CT	FOUNTAIN HILLS	AZ	85268	USA	21720796
194	ALICE RICHARD J	11736 N 134TH ST	SCOTTSDALE	AZ	85259	USA	21720797
195	BERGMANN KATHLEEN L/WERZYNSKI JOHN	1221 HARBOR AVE SW NO 404	SEATTLE	WA	98116	USA	21720798
196	NOVAK CAROL TR/MCCUTCHEON N TERRY TR	P O BOX 13164	SCOTTSDALE	AZ	85267	USA	21720799
197	WALL GABRIEL P/CHRISTINA N	11783 N 134TH ST	SCOTTSDALE	AZ	85259	USA	21720800
198	SCHNEPP FRANK A/ELIZABETH E	11765 N 134TH ST	SCOTTSDALE	AZ	85259	USA	21720801
199	COBEN LANCE M/LISA J	1512 LEXINGTON DR	DRESHER	PA	19021	USA	21720802
200	SIMONE PAT MICHAEL TR	6402 E CHENEY DR	PARADISE VALLEY	AZ	85253	USA	21720803
201	ZINDELL RICHARD/BARBARA	11711 N 134TH ST	SCOTTSDALE	AZ	85259	USA	21720804
202	PTAK JEFFREY J/ANITA R	11693 N 134TH ST	SCOTTSDALE	AZ	85259	USA	21720805
203	DELONG WILLIAM C/JANICE K	11675 N 134TH ST	SCOTTSDALE	AZ	85259	USA	21720806
204	LEVIN BARRY F/STACEY W	8 POPLAR CT	OWINGS MILLS	MD	21117	USA	21720807

SUMMIT VIEW HOMEOWNERS ASSOCIATION INC	2345 S ALMA SCHOOL RD STE 210	MESA	AZ	85210	USA	21720495
RANCHO TRINADAD OWNERS ASSOC	PO BOX 31178	PHOENIX	AZ	85046	USA	21720639
RANCHO TRINADAD OWNERS ASSOC	PO BOX 31178	PHOENIX	AZ	85046	USA	21720638
SUMMIT VIEW HOMEOWNERS ASSOCIATION INC	2345 S ALMA SCHOOL RD STE 210	MESA	AZ	85210	USA	21720494
MIRAGE MOUNTAIN LLC	13450 E VIA LINDA UNIT 2009	SCOTTSDALE	AZ	85259	USA	21720700
RANCHO TERRASINA HOMEOWNERS ASSOCIATION	PO BOX 2257	SCOTTSDALE	AZ	85252	USA	21720919
COYOTE CANYON HOMEOWNERS ASSOCIATION	11689 N 134TH WY	SCOTTSDALE	AZ	85259	USA	21720573
CIELO VISTA COLLINA LLC	P O BOX 13062	SCOTTSDALE	AZ	85267	USA	21720811
VILLA MONTAVO COMMUNITY ASSOCIATION INC	11445 E VIA LINDA STE 2 PMB 501	SCOTTSDALE	AZ	85259	USA	21720670
VILLA MONTAVO COMMUNITY ASSOCIATION INC	11445 E VIA LINDA STE 2 PMB 501	SCOTTSDALE	AZ	85259	USA	21720669
SCOTTSDALE MOUNTAIN COMMUNITY ASSOC	2400 E ARIZONA BILTMORE CIRCLE	PHOENIX	AZ	85016	USA	21719708
VILLA MONTAVO COMMUNITY ASSOCIATION INC	11445 E VIA LINDA STE 2 PMB 501	SCOTTSDALE	AZ	85259	USA	21720668
MIRAGE MOUNTAIN LLC	13450 E VIA LINDA UNIT 2009	SCOTTSDALE	AZ	85259	USA	21720902

Most Common Questions and Answers Already Being Considered

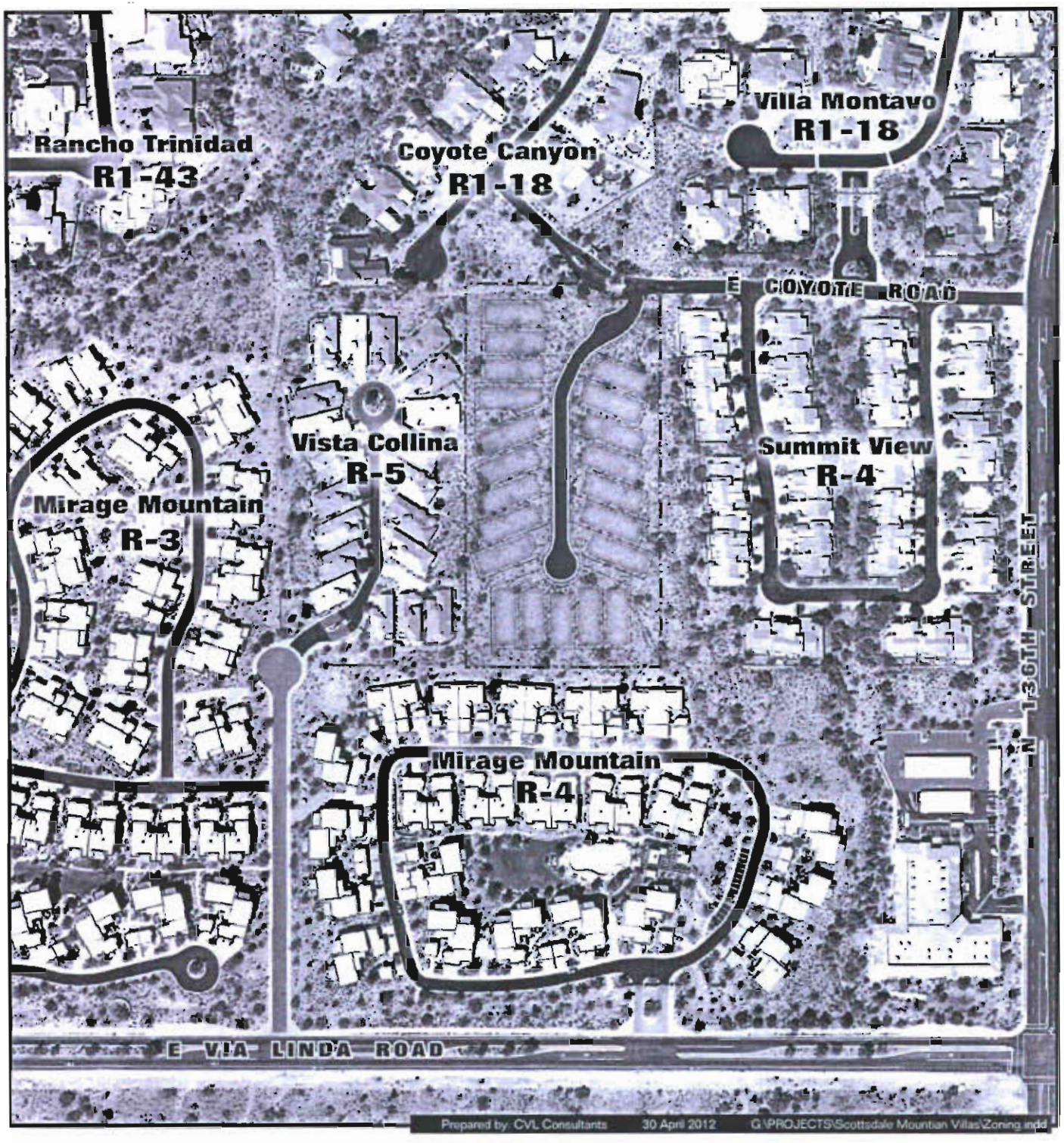
Q. Why the developer chose "single family detached" zoning for the property?
A. The vision for the property is a private, secluded enclave with consideration to compatibility with surrounding land uses and zoning.

Q. What does the City of Scottsdale General Plan show as uses for the land?
A. The City of Scottsdale General Plan "Land Use Element" for this parcel is "Suburban Neighborhood" as defined as small-lot single-family neighborhoods with a density up to 8 units per acre, and specifically notes the inclusion of "townhomes" and "patio homes".

Q. What about compatibility with neighboring developments?
A. The entire area was once zoned for single family residential but over the years the property has been surrounded by developments that were rezoned for higher density. Currently, the property is buffeted on three (3) sides by attached and detached townhomes and condominiums. The use of the land for 21 single family "detached" residences, is compatible.

Q. What will be done to protect the natural desert and habitat? A. The property is protected by the Environmentally Sensitive Land Ordinance (ESLO) and the developer will dedicate a minimum of 25% of the property as Natural Area Open Space (NAOS). The NAOS and additional natural landscaping will protect the natural desert land and preserve a habitat for the existing desert life.

Q. Will the new homes impact views? A. The zoning requirements of R1-5 ESL single-family residential district are designed to provide an urban residential feel. The building setbacks, detached residences, and restricted building heights maximum 24' in place will provide minimal impact on views. In addition, the subdued colors, indigenous landscaping and the homes nestled into the gently sloping grade are all designed to harmonize with the land.



Project Name:	Scottsdale Mountain Villas
City of Scottsdale Project Case No.:	168-2012
Community Address:	135th St and Coyote Road Scottsdale, AZ 85259
Site Area:	5+- Acres
NAOS Area:	25.9% 1.25 Acres 55,832 SF
No. Homesites:	21
Typical Lot Width:	48 ft
Typical Lot Depth:	Varies
Scottsdale General Plan:	Up to 8 Units per Acre
Zoning	
Existing:	R1-43ESL
Proposed:	R1-5ESL
Applicant:	Metropolitan Communities Gary K. Jones 7377 E. Doubletree Ranch Rd Suite 190 Scottsdale, AZ 85258
Consultant:	CVL Consultants 4550 N 12th Street Phoenix, AZ 85014
Property Boundary Line:	
Property Lot Lines:	

Scottsdale Mountain Villas
Neighborhood Open House Meeting
Thursday, May 24, 2012
6:00 pm to 7:00 pm

Palomino Library Meeting Room
12575 E. Via Linda Suite 201
Scottsdale, Arizona 85259

Sign In Sheet

	Name	Address	Phone number	e-mail
1.	ERV GALECKI	13563 E. CORTEZ DR		GAGALEK AT AOL.COM
2.	[illegible] Bedel	13551 E Cortez Dr.		[illegible]bedel@[illegible]
3.	Bruce Meyer	13567 E. Jenan Dr.		MEYERbruce@Yahoo.Com
4.	DAN PENSABENE	12018 N. 134th WAY		COYOTE CANYON
5.	Pietrina PENSABENE	12018 N. 134th WAY		COYOTE CANYON
6.	JOHN M. BARNEY	13675 E. CORTEZ R.		
7.	Rich Cochran	12042 N 134th PL		
8.	JIM CURL	11760 N 135TH PL		gagancurl@q.com
9.	Eileen Gagan	11760 N. 135th Pl		"
10.	DON SMITH	13587 E CORTEZ		
11.	WILLIAM WONG	11889 N 134th WAY		COYOTE CANYON
12.	KRIS + Tisha PATHAK	13558 E. Paradise Dr.		Villa Montana
13.	Tim Shelly			prideproperty@cox.net
14.	Denise Favara	11688 N. 135th Place		denise.favara.hotmail
15.	RICHARD + KAROL KRUG	12149 N 134TH WAY 85259		
16.	Kathy Werzynski	11758 N. 134th St 85259		

Scottsdale Mountain Villas
Neighborhood Open House Meeting
Thursday, May 24, 2012
6:00 pm to 7:00 pm

Palomino Library Meeting Room
12575 E. Via Linda Suite 201
Scottsdale, Arizona 85259

Sign In Sheet

	Name	Address	Phone number	e-mail
17.	JOHN FAVARA	11685 N 135TH PL	480 322 3722	FAVARA_JS @HOTMAIL.COM
18.	MARTIN LIEBERMAN	11639 N 134 ST	480-614-1308	martin.lieberman @cox.net
19.				
20.				
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26.				
27.				
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32.				

Scottsdale Mountain Villas
Neighborhood Open House Meeting
Thursday, May 24, 2012
6:00 pm to 7:00 pm

Palomino Library Meeting Room
12575 E. Via Linda Suite 201
Scottsdale, Arizona 85259

Comments Sheet

Name	Address	Phone number	e-mail
RICHARD & KARYL KRUG	12149 N 134TH WAY SCOTTSDALE, AZ 85259	480 275 7654	RICHIEKRUG@COX.NET

Comments:

1. WE ARE COYOTE CANYON RESIDENTS. OUR CONCERN IS AT THE TRAFFIC ENTERING COYOTE ROAD JUST AFTER OUR COMMUNITY EXIT/ENTRANCE. THIS IS A SAFETY CONCERN.

2.

3.

4.

5.

Scottsdale Mountain Villas
Neighborhood Open House Meeting
Thursday, May 24, 2012
6:00 pm to 7:00 pm

Palomino Library Meeting Room
12575 E. Via Linda Suite 201
Scottsdale, Arizona 85259

Comments Sheet

Name	Address	Phone number	e-mail
WILLIAM LEUNG	11859 N 134TH WAY SCTTSD	(480) 2358111	[illegible]

Comments:

1. Traffic pattern on Coyote Road — safety issue for cars going in/out Coyote Canyon will have accident with cars in front of your entry way. Reduced density of homes will decrease traffic and chance of accident. Need design of your entry way to improve traffic safety.

2. Maintenance of portion of Coyote Road at your entry way — currently is by Coyote Canyon HOA, but by city.

3.

4.

5.

Scottsdale Mountain Villas
Neighborhood Open House Meeting
Thursday, May 24, 2012
6:00 pm to 7:00 pm

Palomino Library Meeting Room
12575 E. Via Linda Suite 201
Scottsdale, Arizona 85259

Comments Sheet

Name: PIETRINA + DAN LUNSFORD Address: ~~HOME~~ 12215 N 134th WAY Phone number: 602-334-4338 e-mail: PIETRINA21@MSN.COM

COYOTE CANYON

Comments:

1. POPULATION Density
TRAFFIC Density SAFETY Issues
Obstruction of VIEWS / Hight Issues
2. Noise Pollution / LIGHT Pollution
OVER USE of Resources Power / WATER
ROADWAYS
3. NATURAL AREA OPEN SPACE
Single FAMILY - ARE OK Just Starter?
4.
5.

Scottsdale Mountain Villas
Neighborhood Open House Meeting
Thursday, May 24, 2012
6:00 pm to 7:00 pm

Palomino Library Meeting Room
12575 E. Via Linda Suite 201
Scottsdale, Arizona 85259

Comments Sheet

Name	Address	Phone number	e-mail
John & Kathy Werzynski	11758 N. 134th St	206-852-3796	kathysan@aol.net

Comments:

1. How can 21 homes on 5 acres be zoned single family, when Vista Colina is 20 homes on 5 acres and we were told by city of Scottsdale we could only be condo's what is the difference?

2.

3.

4.

5.

Scottsdale Mountain Villas
Neighborhood Open House Meeting
Thursday, May 24, 2012
6:00 pm to 7:00 pm

Palomino Library Meeting Room
12575 E. Via Linda Suite 201
Scottsdale, Arizona 85259

Comments Sheet

Name	Address	Phone number	e-mail
Bruce Meyer	13567 E. Jenan Dr	480-314-4888	MEYERbruce@Yahoo.com

Comments:

1. I thought the date of the meeting was inappropriate as many people were unable to attend do to Memorial Day Holiday

2. I believe that the proposed development would substantially increase the density of the neighborhood AND would adversely affect the value of our neighborhood.

3. The proposed redevelopment would create a reduction where we would lose views, cause light pollution, and aesthetically and adversely affect the Communities.

4. It is unfair to Continuously ~~beat~~ beat straw Arguments to say need for Further Zoning Changes because of past Zoning Changes. Developer also misstated past zoning changes AV were to increase density.

5. When looking to develope City Says for Overlook that it wanted different types of Communities R1-43 would add to cities MASTER plan, and Give the different types of Communities, and Keep the Area diverse.

Scottsdale Mountain Villas
Neighborhood Open House Meeting Minutes
Thursday, May 24, 2012
6:00 pm to 7:00 pm

Palomino Library Meeting Room
12575 E. Via Linda Suite 102
Scottsdale, Arizona 85259

Meeting Minutes

Item 1
Gary Jones of Metropolitan Communities welcomes the group and asks them to please sign in and grab a comment sheet.

Item 2
Curt Johnson of CVL Consultants, Inc. greets visitors at the door and reminds them to sign in and hands out comment sheets.

Item 3
Jim Smith of Realty Executives provided a brief history of the project and the zoning. Ray Frank bought the property in 1986 and things began to change in the area when the Mayo Clinic came in. The Mayo Clinic rezoned the property from R1-43 to allow housing options for clinic staff. Bruce Meyer said that Summit View was the first property to develop after the Mayo Clinic rezoning.

Item 4
Erv Galecki would like to know the advantage of going from R1-43 to R1-5.

Item 5
Bruce Meyer questions the timing of this meeting and the next meeting which is just before and just after the Memorial Day Weekend. He also said that you can't keep "nibbling away at the zoning and get away with it". Mr. Meyer is familiar with the owner and who he is; he tried to lobby the adjacent homeowners in the area to allow him to put a hotel on the property.

Item 6
Gary Jones said that he was not aware of any past discussions with the adjacent homeowners and the current property owner and that he could only work with what was on public record with the City of Scottsdale. Bruce Meyer interrupted Gary Jones and said that he has a photographic memory and asks why you can't build on the R1-43? Mr. Meyer says that the clear implication is that you jump from R1-43 to R1-5 which is a higher density than the properties to the north. This will impact views and neighborhood values in a negative way. Mr. Meyer says that the proposed project is "surrounded by R1-43".

Item 7
Jim Smith states that this project is not surrounded by R1-43 but rather by comparable zoning and density on three out of four sides.

Item 8
William Wong asks why the entrance is shown where it is; he thinks it will be a problem. He believes that there will be a conflict with the Coyote Canyon gated entry and that this project would be utilizing private streets currently maintained by the Coyote Canyon Homeowners Association and which they just resurfaced a couple of months ago. Gary Jones said that a boundary survey is currently being prepared and he will clarify that issue when the survey is complete.

Item 9
A woman who did not provide her name said that kids and cars back up at the Coyote Canyon gates waiting for the School Bus.

Item 10
Another couple asks about the wash alignment between this project and Summit View to the east. Curt Johnson states that they are maintaining the existing wash and they ask which property the wash falls on. Curt Johnson says that it falls on both properties since it clips the proposed project at the northeast corner and then continues south on the Summit View side. The boundary survey previously mentioned will clarify this question as well.

Item 11
Bruce Meyer asks if the product will be one or two story. Gary Jones replies that he does not know as he has not yet started on the architectural plans. Bruce Meyer asks how you can ask for their support if you do not know what the product will look like or how tall it will be? Mr. Meyer says you would get a lot less push back if you substantially reduced the density and did the project in conformity to Villa Montavo, Coyote Canyon and Rancho Trinidad.

Item 12
Another gentleman in the audience who did not provide his name said that he wants 1 u/a and no more than that. He said that you are reversing the trend of positive zoning in the area.

Item 13
Bruce Meyer wants a diversity of housing and says that the City of Scottsdale wants that too.

Item 14
Curt Johnson states that this project provides an appropriate density and land use based on the surrounding projects. This project is less dense than the existing three projects to the east, south and west and fits the guidelines of the Scottsdale General Plan which calls for smaller lot single family homes that may be used for a transition between less intense residential areas and higher density residential or commercial uses. Coyote Road could be considered a cut off line with 1 u/a and 2 u/a development to the north and the existing 4 u/a and 5 u/a development to the south. It would also be somewhat unrealistic to assume that this "peninsula" surrounded by higher density 4 u/a and 5 u//a would develop at 1 u/a, it is not compatible. If this project were to develop at 1 u/a there are also several different scenarios in which that project could have the same negative impacts you discussed this evening. The first option would be where the 1 u/a product would be larger and if sited to maximize their views to the south, could jeopardize your views as much if not more than what is being proposed for this project. Also, and Curt said he would have to verify this, but the 1 u/a development may not have to go through the same public process as this project which means that your level of input would be less.

Item 15
Bruce Meyer asked why there were three different meetings scheduled to discuss this. Gary Jones responded that the room is only so big and that it would be difficult to have a meaningful discussion one on one like we had tonight. Gary Jones also stated that the attendees here were welcome to come to the other meetings as well.

Item 16
A man from the audience who did not give his name (It may have been Tim Sherry of Pride Properties which may represent HOA's in the area) asked how they find out what the next step is in the process. He was told that there would be a formal application and subsequent hearing process where they would all be informed as to the submittal, their ability to comment, and the next steps.

Item 17
Bruce Meyer states that you would not get push back if you substantially decrease the density, limit the product to a single story and preserve the views. It looks like you used every potential square inch of land and we think that is an over reach.

Item 18
The same man who did not give his name and wanted a maximum of 1 u/a told Gary Jones that he should not be doing this and that he should follow the General Plan of 1 u/a.

Item 19
William Wong stated that the previous developers worked with the neighbors and asked Gary Jones if he would do the same and Mr. Jones said yes.

Item 20
Bruce Meyer said the only fair thing to do is R1-43 because of the surrounding area.

Item 21
One unidentified person asked if a demographic survey was being done to know how many kids will be walking and driving in the area.

Item 22
Another person asked to make the sign in sheets available to the attendees here this evening so they could coordinate with one another.

End of meeting

It is our opinion that the above statements are an accurate summation of the items discussed during this meeting. Upon receipt of these minutes, individuals copied are advised to review the context for discrepancies, additions, or deletions and respond to Curt Johnson, within three (3) days of receipt.
Prepared by: Curt Johnson
Dated Prepared: May 25, 2012 and May 29, 2012

May 17, 2012

Dear Neighbors:

Re: Planning of 5 +/- acres at approximately 135TH Street and Coyote Road, Scottsdale, AZ.

Metropolitan Communities is excited to announce the planning of a new community consisting of single family detached homes south of the intersection of 135th St and Coyote Rd. The new neighborhood will be a gated community with private streets and 21 home sites. We are requesting rezoning from R1-43 ESL to R1-5 ESL, (single family residential) for the new community. We welcome you to preview the enclosed site plan and attend the open house at the date and time below. The application will involve an action from the Scottsdale planning commission and approval from the City Council.

Open House

Meeting Date and Time: May 29, 2012 6pm-7pm

Meeting Location:
Palomino Library Meeting Room
12575 E. Via Linda Suite 102
Scottsdale, AZ 85259

Contact Information

Metropolitan Communities:
Gary K. Jones
Principal
7377 E. Doubletree Ranch Rd., Suite 190
Scottsdale, AZ 85258
Phone: 480-947-5900x16
Email: gjones@petersgroupinc.com

City of Scottsdale:
Keith Niederer
Senior Planner
Planning and Development Services
7447 E. Indian School Rd., Suite 105
Scottsdale, AZ 85251

Phone: 480-312-2953
Email: kniederer@ScottsdaleAZ.gov

City Case File No. 168-PA-2012
City web site address: www.scottsdaleaz.gov

We are very interested in your comments and/or questions. If you cannot attend the open house and have comments and/or questions, please contact Gary Jones by mail, email, or telephone along with your contact information. We will respond to all questions and comments. Thank you.

Sincerely,

Gary K. Jones

Most Common Questions and Answers Already Being Considered

Q. Why the developer chose "single family detached" zoning for the property?
A. The vision for the property is a private, secluded enclave with consideration given to compatibility with surrounding land uses and zoning.

Q. What does the City of Scottsdale General Plan show as uses for the land?
A. The City of Scottsdale General Plan "Land Use Element" for this parcel is "Suburban Neighborhood" as defined as small-lot single-family neighborhoods with a density up to 8 units per acre, and specifically notes the inclusion of "townhomes" and "patio homes".

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Q. Will the new homes impact views?
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Scottsdale Mountain Villas
Neighborhood Open House Meeting
Tuesday, May 29, 2012
6:00 pm to 7:00 pm

Palomino Library Meeting Room
12575 E. Via Linda Suite 102
Scottsdale, Arizona 85259

Sign In Sheet

	Name	Address	Phone number	e-mail
1.	Elizabeth Schnepp	11765 N. 134th	480-661-5823	bethschnepp @gmail com
2.	Steven Pipella	11244 N 135th	480-720-2695	L.PIPELLA @HOTMAIL. com
3.	Tim Sherry		480-251-9391	
4.	LUCIA RAMAZETTI	11656 N. 135TH WAY	480-614-8602	justlikelucia@hotmail.com
5.	Pam Thompson	11664 N. 134th Pl.	602-908-7199	drpamthompson @ hotmail.com
6.	Janice Delong	11675 N 134th Pl	602-315-0159	jdelong@roiproperties.com
7.	Denise Favara	11688 N 135 Pl	480-200-2119	denise.favara@hotmail.com
8.	PATRICK LORD	11922 N 135 WAY	480-581-1175	PLORD1@COX.NET
9.	Bruce Meyer	13567 E. [illegible] Dr.	480-3[illegible]-4888	meyerbruce@Yahoo.Com
10.	Rich Cochran	12042 N. 134th pl.		RKcochran@cox.net
11.	Kathy & John Werzynski	11758 N. 134th Pl		Kathysea@cox.net
12.	KRIS Pathakis	13558 E. [illegible] Dr		KPATHAKIS@AOL.com
13.	[illegible]	13576 E [illegible]		[illegible]@yahoo.com
14.	Tony & Dana Carreras	11693 N. 134th St		Toncar57@Gmail.com
15.	PIETRINA & DAN Pensabene	12018 N 134 WAY		PIETRINA21@ MSN.com
16.				

Scottsdale Mountain Villas
Neighborhood Open House Meeting
Tuesday, May 29, 2012
6:00 pm to 7:00 pm

Palomino Library Meeting Room
12575 E. Via Linda Suite 102
Scottsdale, Arizona 85259

Sign In Sheet

	Name	Address	Phone number	e-mail
17.	Margery Lieberman	11639 N. 134 St	480 614	
18.	Ray & Sherry Dale	14505 E Karen Ct	480-837-4225 [1308]	
19.	Fiore Zuena	11603 N 134th St		
20.				
21.				
22.				
23.				
24.				
25.				
26.				
27.				
28.				
29.				
30.				
31.				
32.				

Scottsdale Mountain Villas
Neighborhood Open House Meeting
Tuesday, May 29, 2012
6:00 pm to 7:00 pm

Palomino Library Meeting Room
12575 E. Via Linda Suite 102
Scottsdale, Arizona 85259

Sign In Sheet

	Name	Address	Phone number	e-mail
33.	Marty Lieberman	11635 N. 134ST	480 614-1308	martinlieberman@cox.net
34.				
35.				
36.				
37.				
38.				
39.				
40.				
41.				
42.				
43.				
44.				
45.				
46.				
47.				
48.				

Scottsdale Mountain Villas
Neighborhood Open House Meeting
Tuesday, May 29, 2012
6:00 pm to 7:00 pm

Palomino Library Meeting Room
12575 E. Via Linda Suite 102
Scottsdale, Arizona 85259

Comments Sheet

Name	Address	Phone number	e-mail
Janice Delong	11675 N 134th		jdelong@roiproperties.com

Comments:

1. Will you consider less homes and no 2 stories. I feel there was not enough info presented to comment fairly.

2.

3.

4.

5.

Scottsdale Mountain Villas
Neighborhood Open House Meeting
Tuesday, May 29, 2012
6:00 pm to 7:00 pm

Palomino Library Meeting Room
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Scottsdale, Arizona 85259

Comments Sheet

Name	Address	Phone number	e-mail

Comments:

1.

2.

3.

4.

5.

Scottsdale Mountain Villas
Neighborhood Open House Meeting
Tuesday, May 29, 2012
6:00 pm to 7:00 pm

Palomino Library Meeting Room
12575 E. Via Linda Suite 102
Scottsdale, Arizona 85259

Comments Sheet

Name	Address	Phone number	e-mail
Margery Kirkman			Hichai@cox.net

Comments:

1. Safe egress — direct parking driveways large enough to not impinge on street.
2. ~~N~~ Frontage usable back Mere NAOS allotment
3. Height total must be kept @ 20 ft or less
4.
5.

Scottsdale Mountain Villas
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Tuesday, May 29, 2012
6:00 pm to 7:00 pm

Palomino Library Meeting Room
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Comments Sheet

Name	Address	Phone number	e-mail
Steven PIPELLA	11744 N 135th PL	480 [illegible]-2675	[illegible] @ HOTMAIL.com

Comments:

1. Hydrology Report (available online)

2. CAD model accurate to elevation and line representation

3. I need an accurate representation of access to the development and [illegible]

4.

5.

Scottsdale Mountain Villas
Neighborhood Open House Meeting
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6:00 pm to 7:00 pm

Palomino Library Meeting Room
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Scottsdale, Arizona 85259

Comments Sheet

Name	Address	Phone number	e-mail
LUCIA RAMAGLI	11656 N. 155TH WAY	480-614-9602	justlikelucia@hotmail.com

Comments:

1. I BACK UP TO THE LOT FROM SUMMIT VIEW. I WOULD BE OPPOSED TO A TWO STORY OF COURSE. BUT AM LOOKING FORWARD TO INTELLIGENT AND OPEN DIALOG AS PLANS DEVELOP.

2.

3.

4.

5.

Scottsdale Mountain Villas
Neighborhood Open House Meeting
Tuesday, May 29, 2012
6:00 pm to 7:00 pm

Palomino Library Meeting Room
12575 E. Via Linda Suite 102
Scottsdale, Arizona 85259

Comments Sheet

Name	Address	Phone number	e-mail
Pam Thompson	11664 N. 135th Pl.	(602) 908-7799.	dpamthompson@hotmail.com

Comments:

1. I won't support this proposed plan for 21 houses as this is too dense for the size of land. Also, too much density of traffic into the neighborhood.
2. I won't support a 2-story design
3. I feel the planners were poorly prepared for the meeting. They were unable to answer many questions and were evasive with information. I would suggest a greater level of preparation before continuing with further meetings.
4.
5.

Scottsdale Mountain Villas
Neighborhood Open House Meeting
Tuesday, May 29, 2012
6:00 pm to 7:00 pm

Palomino Library Meeting Room
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Scottsdale, Arizona 85259

Comments Sheet

Name	Address	Phone number	e-mail
Mary Tammarielle	11741 [illegible] 135th Way		

Comments:

1. Too many homes
Too much traffic

2.

3.

4.

5.

Scottsdale Mountain Villas
Neighborhood Open House Meeting
Tuesday, May 29, 2012
6:00 pm to 7:00 pm

Palomino Library Meeting Room
12575 E. Via Linda Suite 102
Scottsdale, Arizona 85259

Comments Sheet

Name	Address	Phone number	e-mail
Kathy Wierzynski	Vista Colina		kathysez@cox.net

Comments:

1. Current design is too dense. No 2 story homes! Make a better Vista Colina, less dense, larger yards, bigger garages, wider streets.

2.

3.

4.

5.

Scottsdale Mountain Villas
Neighborhood Open House Meeting Minutes
Tuesday, May 29, 2012
6:00 pm to 7:00 pm

Palomino Library Meeting Room
12575 E. Via Linda Suite 102
Scottsdale, Arizona 85259

Meeting Minutes

Item 1
Gary Jones of Metropolitan Communities welcomes the group and asks them to please sign in and grab a comment sheet. He gives a brief summary of his experience saying that he has been a home builder in the valley for over 25 years. Mr. Jones introduces Jim Smith as the land owners representative and Curt Johnson of CVL Consultants, Inc. as the planner and engineer for the project.

Item 2
Bruce Meyer interrupted Mr. Jones at this point to ask if there was a representative from the City of Scottsdale at this meeting which Mr. Jones replied that there was not.

Item 3
Jim Smith gives a project history which includes the purchase of this land by Ray Frank 25 years ago when the property was zoned R1-43 and mentioned Mr. Franks involvement in some of the infrastructure in the area including the water tank in Scottsdale Mountain. Mr. Frank dedicated right-of-way to Coyote Canyon for a portion of their gated entry. The Mayo Clinic came in and did a lot of rezoning in the area which included some commercial and R-5. There was discussion approximately 15 years ago about providing more housing for clinic staff but that was abandoned due to lack of support. The Mayo Clinic has sold off several properties since then and Mr. Frank has waited a long time and would now like to plan this property.

Item 4
Gary Jones says that one of the purposes of the meeting is to get your input and work together on the plan. Everything is preliminary at this point so we do not know the exact lot sizes but expect them to be approximately 48 feet wide. The odd configuration at the entry is due to the constrained access point to this site based on the right-of-way dedication that Mr. Frank gave to Coyote Canyon. The product proposed will be high end homes similar to Vista Collina in terms of exterior and interior finishes.

Item 5
One woman asks if the homes will be one story or two story. Mr. Jones says that he does not know the answer to that question yet. The woman says her home was zoned condo which is much less restrictive than single family in terms of drainage, streets and setbacks. Jim Smith clarifies that the applicant has reviewed the previous drainage report and that the height limitation is 24 feet above natural grade which would allow for two story. Mr. Jones acknowledges that the condo project west of the proposed project is less restrictive in terms of the setbacks and narrower streets and that the street proposed for this project will meet City of Scottsdale standards for a private street which will permit parking on the street within the gates.

Item 6
A woman questions how the product would work if it would be like Vista Collina but with more restrictive setbacks. Mr. Jones states that amended development standards would be utilized to move the house forward to have an approximate 11' front setback for the house and 20' setback for the driveway. The woman questions how the 11' setback and the parking of a car on the driveway would work and what do you do about all the parking problems? Curt Johnson sketches a typical lot layout as proposed on the site plan which shows the angle of the lot to the street and the appropriate right hand or left hand garage would allow for both the 11' building setback and 20' garage setback which would allow for a car to park on the driveway. Mr. Jones also states that the Vista Collina streets are approximately 23' wide which is narrower than the 28' wide street proposed for this project which would allow for parking on one side of the street.

Item 7
Bruce Meyer wants to know how the neighbors are expected to respond when so many of the details are missing in terms of product and setbacks and why is the applicant, who is trying to up-zone, want to increase the intensity of the R1-5 with amended development standards. Mr. Meyer states that Jim Smith also represented the land owner when he wanted to build a hotel on this site years ago and Mr. Smith corrects Mr. Meyer by saying that he did not represent Mr. Frank years ago and only met him five months ago.

Item 8
Bruce Meyer would like to know what the net buildable area will be.

Item 9
One woman asks what the proposed building square footage will be and Gary Jones states that minimum of 1,900 square feet is the goal. The woman states that the maximum that you can build on those lots is 1,400 square feet so the builder would have to build two story. She would like to see the product and Jim Smith states that detailed product is not a requirement for R1-5 zoning.

Item 10
Tim Sherry says that if they rezone to R1-5 that they could show 40 homes could be built on the site. Curt Johnson responds that we have a minimum lot size of 4,700 square feet under R1-5 which would not support 40 homes on the site and that the applicant could not show 40 homes in the rezoning application without first bringing it back to the neighbors because that would be materially different than the project being discussed this evening. Jim Smith says that the applicant went to the planner with a specific project in mind which was an R1-5 single family detached product and not an attached product or condominium. They wanted the best plan for the site which included the consideration of 23 different layouts.

Item 11
Marty Lieberman wants to know why do you need to rezone? Everyone else developed under the current zoning. Jim Smith states that most of the properties purchased in this area were R1-43 and were rezoned. Mr. Lieberman responds that you engaged us in a R1-5 density discussion which was a clever distraction from the main point of why rezone. Mr. Smith states that this property is surrounded by higher density and that this is not Central Park in New York City. With all the higher density properties focused on this site it would be very difficult to build a large lot custom community here under R1-43.

Item 12
A woman says that Jim Smith is wrong and you cannot build higher density on this site because it does not have the access directly to Via Linda that Vista Collina has.

Item 13
Marty Lieberman says that everyone has built per the existing zoning or down zoned and references Vista Collina and the Overlook. He says that everyone has built in compliance with the existing zoning. One site went from a hotel to 20 houses to commercial to Summit View.

Item 14
One man was concerned about the drainage and how the water flow is managed. Gary Jones said it will be addressed and we will have a better understanding of the specific drainage requirements when we have a preliminary drainage report in approximately 45 days.

Item 15
Marty Lieberman says that the applicant is cheating on the setbacks with the amended development standards and is not providing any information on the net building area, topography, lot sizes and setbacks.

Item 16
A woman says that the bare minimum is being done to satisfy city requirements and says" it is cheaper to build two story houses, trust me".
Gary Jones asks everyone to write down the information that they need, put it in the comment sheets provided, and he will get answers to as much of it as he can.

Item 17
One woman wants to know how much Mr. Jones is willing to compromise and how much flexibility there is with the design. Can you do something closer to R1-43? Gary Jones says that the value of the land as it is zoned now, R1-43, has been impaired by the surrounding development of high density condominiums.

Item 18
A man stands up, storms out of the meeting and says he will take this fight to council. This may have been the Villa Montavo HOA representative. Gary Jones believes his name may be Chris Vanhheis?

Item 19
Gary Jones was asked what his current interest in the property is and Mr. Jones says that he has an equitable right in the property.

Item 20
One woman comments that there WILL be two story homes in this project otherwise they would not have a view because of the Overlook, this is all about making money she says.

Item 21
A man asks about the elevation difference on the site and Curt Johnson said there was approximately a 3% slope from north to south. The man asked if a 3D model could be done for the site so they could see the visual impacts.

Item 22
One woman says that there are "too many we don't knows" We need specific information to provide specific feedback. Jim Smith says that they know the type of home that they want to build which is similar to Vista Collina and that they have not ruled out a two story but do not want to do a two story because it is more difficult to market. The R1-5 gives us the opportunity to do this type of product.

Item 23
Bruce Meyer said that the R1-43 would be a better choice, it was his HOA manager that walked out in a storm. There should be wide open areas, people developed one acre home sites in this area. Jim Smith said that the crux of this site is the approximately 31 higher density units surrounding this site.

Item 24
Bruce Meyer asks if they would consider 10 houses and Jim Smith says that they won't negotiate density at the meeting.

Item 25
One woman wants to restate for this meeting that the traffic is an issue. There is the possibility of an accident due to the Coyote Canyon turn around and the school bus stop.

Item 26
Will these homes be similar to what Mr. Jones has built in the past? Mr. Jones responds that his partner, Mr. Bill Cleverly, founder of Monterey Homes and past president of Meritage Homes and he have built thousands of quality homes in their careers. Mr. Jones and Mr. Cleverly have some discussed some ideas on the concept of the product and it could look like the homes you would find in McCormick Ranch or Scottsdale Ranch

Item 27
The question is asked again about building heights and Curt Johnson responds that the maximum building height is 24' above natural grade and if the site was filled by two feet that the building height would then be 22'. A woman asks if you cut into the site by two feet would your building height be 26? And Mr. Johnson replied yes as long as you do not exceed the 24' above natural grade.

Item 28
Concern is expressed that Vista Collina is unsafe due to the narrow streets and crowded parking and that it is a safety issue.

Item 29
Another woman asks if a secondary access is required like on the East Coast and the answer was no under the current conditions.

End of meeting
It is our opinion that the above statements are an accurate summation of the items discussed during this meeting. Upon receipt of these minutes, individuals copied are advised to review the context for discrepancies, additions, or deletions and respond to Curt Johnson, within three (3) days of receipt.
Prepared by: Curt Johnson
Dated Prepared: May 30, 2012

CVL Consultants, Inc.
4550 North 12th Street
Phoenix, Arizona 85014
Phone: 602-264-6831 Fax: 602-264-0928

Dear Neighbors:

Re: Planning of 5 +/- acres at approximately 135TH Street and Coyote Road, Scottsdale, AZ.

Metropolitan Communities is excited to announce the planning of a new community consisting of single family detached homes south of the intersection of 135th St and Coyote Rd. The new neighborhood will be a gated community with private streets and 21 home sites. We are requesting rezoning from R1-43 ESL to R1-5 ESL, (single family residential) for the new community. We welcome you to preview the enclosed site plan and attend the open house at the date and time below. The application will involve an action from the Scottsdale planning commission and approval from the City Council.

Open House

Meeting Date and Time: May 31, 2012 6pm-7pm

Meeting Location:
Palomino Library Meeting Room
12575 E. Via Linda Suite 102
Scottsdale, AZ 8525

Contact Information

Metropolitan Communities:
Gary K. Jones
Principal
7377 E. Doubletree Ranch Rd., Suite 190
Scottsdale, AZ 85258
Phone: 480-947-5900x16
Email: gjones@petersgroupinc.com

City of Scottsdale:
Keith Niederer
Senior Planner
Planning and Development Services
7447 E. Indian School Rd., Suite 105
Scottsdale, AZ 85251

Phone: 480-312-2953
Email: kniederer@ScottsdaleAZ.gov

City Case File No. 168-PA-2012
City web site address: www.scottsdaleaz.gov

We are very interested in your comments and/or questions. If you cannot attend the open house and have comments and/or questions, please contact Gary Jones by mail, email, or telephone along with your contact information. We will respond to all questions and comments. Thank you.

Sincerely,

Gary K. Jones

Most Common Questions and Answers Already Being Considered

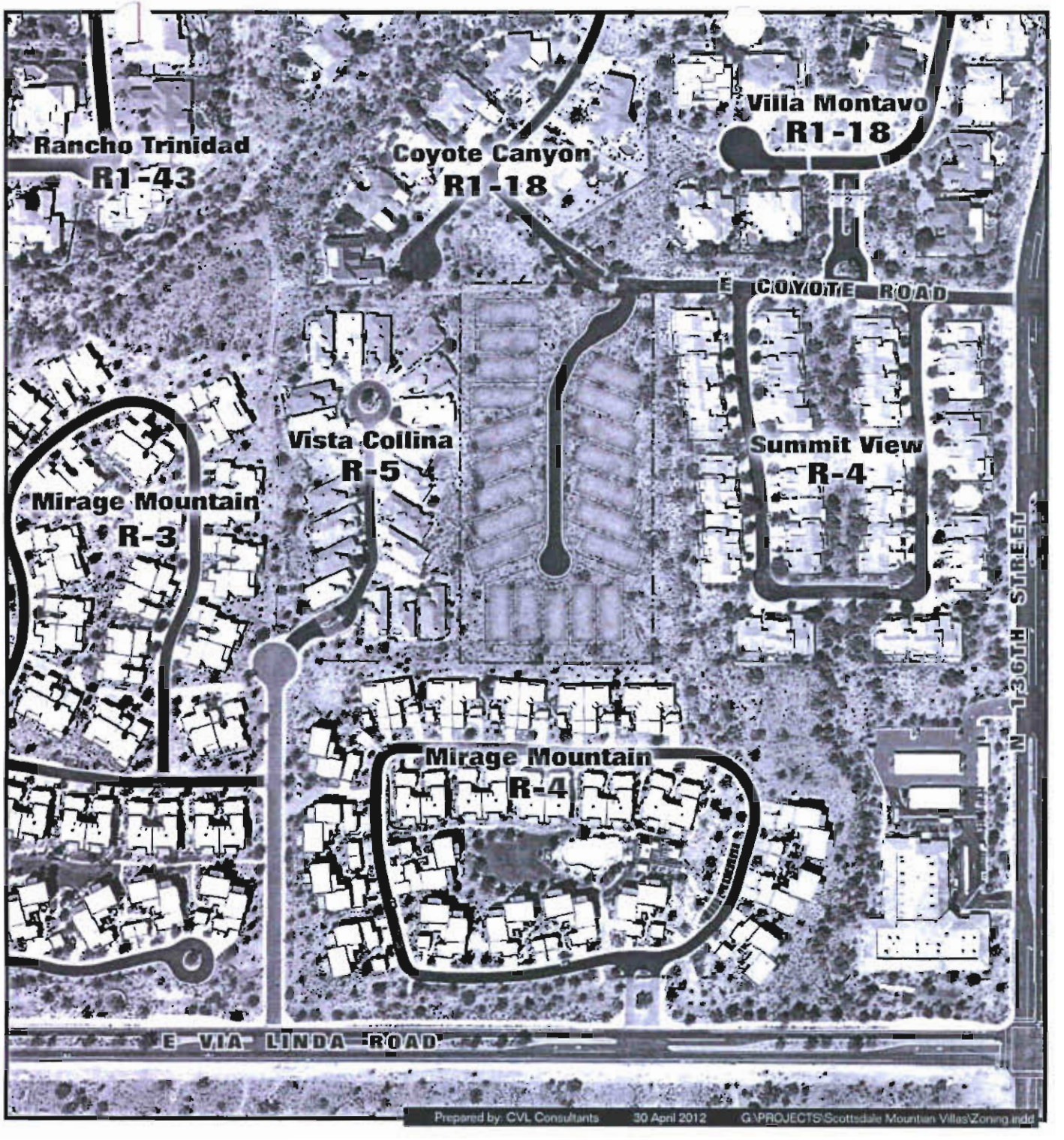
Q. Why the developer chose "single family detached" zoning for the property?
A. The vision for the property is a private, secluded enclave with consideration to compatibility with surrounding land uses and zoning.

Q. What does the City of Scottsdale General Plan show as uses for the land?
A. The City of Scottsdale General Plan "Land Use Element" for this parcel is "Suburban Neighborhood" as defined as small-lot single-family neighborhoods with a density up to 8 units per acre, and specifically notes the inclusion of "townhomes" and "patio homes".

Q. What about compatibility with neighboring developments?
A. The entire area was once zoned for single family residential but over the years the property has been surrounded by developments that were rezoned for higher density. Currently, the property is buffeted on three (3) sides by attached and detached townhomes and condominiums. The use of the land for 21 single family "detached" residences, is compatible.

Q. What will be done to protect the natural desert and habitat? A. The property is protected by the Environmentally Sensitive Land Ordinance (ESLO) and the developer will dedicate a minimum of 25% of the property as Natural Area Open Space (NAOS). The NAOS and additional natural landscaping will protect the natural desert land and preserve a habitat for the existing desert life.

Q. Will the new homes impact views? A. The zoning requirements of R1-5 ESL single-family residential district are designed to provide an urban residential feel. The building setbacks, detached residences, and restricted building heights maximum 24' in place will provide minimal impact on views. In addition, the subdued colors, indigenous landscaping and the homes nestled into the gently sloping grade are all designed to harmonize with the land.



Project Name:	Scottsdale Mountain Villas
City of Scottsdale Project Case No.:	168-2012
Community Address:	135th St and Coyote Road Scottsdale, AZ 85259
Site Area:	5+- Acres
NAOS Area:	25.9% 1.25 Acres 55,832 SF
No. Homesites:	21
Typical Lot Width:	48 ft
Typical Lot Depth:	Varies
Scottsdale General Plan:	Up to 8 Units per Acre
Zoning	
Existing:	R1-43ESL
Proposed:	R1-5ESL
Applicant:	Metropolitan Communities Gary K. Jones 7377 E. Doubletree Ranch Rd Suite 190 Scottsdale, AZ 85258
Consultant:	CVL Consultants 4550 N 12th Street Phoenix, AZ 85014
Property Boundary Line:	
Property Lot Lines:	

Scottsdale Mountain Villas
Neighborhood Open House Meeting
Thursday, May 31, 2012
6:00 pm to 7:00 pm

Palomino Library Meeting Room
12575 E. Via Linda Suite 102
Scottsdale, Arizona 85259

Sign In Sheet

	Name	Address	Phone number	e-mail
1.	DAVE LINIGER	725 W. ELLIOT RD Gilbert, AZ 85233	480-313-4366	DWLINIGER@AOL.COM
2.	Rep - 3M RANCH DL II.			
3.				
4.	FRANK SCHNEPP	11765 N. 134th St Scottsdale AZ 85259	(Vc) 480-661 5823	FRANK.A.SCHNEPP@RRD.COM
5.				
6.	JEFF & MARY ANN NASH	11711 N. 134th St.	(815) 757-6274	jmash2932@gmail.com
7.	Mark Wilson	11675 N 135th Pl Scottsdale	602-663-1745	wilso--m-m@yahoo.com
8.	JOHN FAVAR	11605 N 135TH PL SCOTTSD		FAVARJA.NJB@HOTMAIL
9.	Eileen Coogan	11760 N 135th Pl.		
10.				
11.				
12.				
13.				
14.				
15.				
16.				

Scottsdale Mountain Villas
Neighborhood Open House Meeting
Thursday, May 31, 2012
6:00 pm to 7:00 pm

Palomino Library Meeting Room
12575 E. Via Linda Suite 102
Scottsdale, Arizona 85259

Comments Sheet

Name	Address	Phone number	e-mail
DAVID LINIGER REPRESENTING 3M RANCH REMAX	13450 E. VIA LINDA #1036		DWLINIGER@AOL.COM

Comments:

1. LOSS OF VALUE + VIEWS

2. 24' + 5' ELEVATION DIFFERENCES EXTERIOR BLOCK WALL WILL RESTRICT VIEW.

3. TIMING OF THE MEETING. MOST RESIDENTS ARE HERE FOR THE WINTER ONLY

4. BOUGHT KNOWING R-1 UNRESTRICTED VIEWS

5.

Scottsdale Mountain Villas
Neighborhood Open House Meeting
Thursday, May 31, 2012
6:00 pm to 7:00 pm

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Scottsdale, Arizona 85259

Comments Sheet

Vista Colina Lot 11

Name: Frank Schnepp Address: 11765 N. 134th st Phone number: 480 661 5823 e-mail: frank.c.a.schnepp@rrd.com AND Frankis53@aol.com

Comments:

1. Concerned with NAOS between Vista Colina and new community. I live on lot 11, paid highest premium for lot in entire community. (moved in 11 years ago, original owner)

2. Elevation concerns – 24 feet NAOS – will greatly much eliminate views

3. I would like to be a member of Vista Colina Community in meetings with mgmt of Scottsdale MT Villas.

4.

5.

Scottsdale Mountain Villas
Neighborhood Open House Meeting
Thursday, May 31, 2012
6:00 pm to 7:00 pm

Palomino Library Meeting Room
12575 E. Via Linda Suite 102
Scottsdale, Arizona 85259

Comments Sheet

Name	Address	Phone number	e-mail
JEFF & MARY ANN NASH	11711 N. 134th St. Scottsdale, AZ 85259	(815) 757-6274	jnash2932@gmail.com
[redacted]			nash.maryann@gmail.com

~~Comments:~~ CONCERNS:

1. HIGH DENSITY ... 4 LOTS TO 21 HOMESITES IS A HUGE INCREASE IN DENSITY

2. OBSTRUCTION OF VIEWS ... ESPECIALLY IF TWO STORY HOMES ARE BUILT

3. REAR SETBACKS (HOMES ON WESTERN PERIMETER) TO LOT LINE/PROPERTY BORDER HOW MUCH IS NAOS? HOW MANY FEET (LOT LINE TO NAOS & NAOS TO BORDER OF PROPERTY)?

4. Out of town for the month of June

5.

Scottsdale Mountain Villas
Neighborhood Open House Meeting Minutes
Thursday, May 31, 2012
6:00 pm to 7:00 pm

Palomino Library Meeting Room
12575 E. Via Linda Suite 102
Scottsdale, Arizona 85259

Meeting Minutes

Item 1
Gary Jones of Metropolitan Communities welcomes the group. He gives a brief summary of his experience saying that he has been a home builder in the valley for over 25 years. Mr. Jones introduces Jim Smith as the land owners representative and Curt Johnson of CVL Consultants, Inc. as the planner and engineer for the project. Mr. Jones then asks Jim Smith to provide a history of the parcel and some updates to some questions posed at the last two meetings.

Item 2
Jim Smith mentions that this is the third meeting and that an e-mail was sent out to previous attendees inviting them to join the meeting this evening and Mr. Smith mentions that he wished they had joined this meeting because it is a small group and he expected more people to attend.

Mr Smith said that the zoning process can be complicated and we will take you through the process. We intend to develop this project and to have a dialogue with the neighbors through the process and we will address your comments, questions and comment cards.

The zoning history for this site goes back to the Mayo Clinic. Mr. Smith then gives a brief history of the rezoning activity in the area based on the initial needs of the Mayo Clinic.

Mr. Smith recognizes that the adjacent homeowner rights are important and that the owner, Mr. Frank, has property rights as well. There were a lot of assumptions that Mr. Frank was going to raise his kids on this site when he bought it 25 years ago. The other issue is density which can mean different things to different people.

Item 3
Denise Favara interjected at this point and asked Mr. Smith where her e-mail was which would address the building height questions, she said she did not get that e-mail and that it was promised in a previous meeting. Mr. Smith asks Ms. Favara to let him finish his introduction and then he will address the building heights.

Item 4
Mr. Smith said that this project could be a ranch which would create other issues such as noise, odor and insects but that is not a threat, we want to work together. The Summit View issue is views, the Overlook issue could be building massing and Vista Collina issues could be about adjacent homes What we want to do is focus on the details and section of the plan and how it affects the adjacent home owners.

Item 5
Mr. Smith said that one of the questions most frequently asked is why are there 21 homes proposed? Mr. Smith said that the Scottsdale General Plan shows a density of up to 8 u/a and we looked at the adjacent zoning and product and decided that "Like kind" developement of single family detached homes with the same density as the surrounding communities was the best use for this site. One of the comments was to do Vista Collina but to do it better which we think we did. We wanted to improve on Vista Collina so we went with single family zoning instead of condominium zoning and met with city staff to discuss this option.

Item 6
Mr. Smith discussed the zoning process and said that we will complete the necessary reports required for zoning and submit to the city for review. Studies need to be done to address traffic, drainage, and civil engineering. These are preliminary studies and there could be some surprises as a result of those studies that we will need to work through. We do not have the exact details yet and expect the A.L.T.A Survey to be completed today.

Item 7
There was a question about the site characteristics and Mr. Smith responded that there was approximately 3% of slope across the site from north to south with approximately 20' of drop.

Item 8
There was another question about development standards and setbacks. Mr. Smith stated that the building heights would be 24', that there were perimeter setbacks of approximately 15' to the condominium projects, NAOS requirements of a minimum of 25% and front setbacks proposed at 11.25' The building area within the lot can be adjusted based on the elements of the ESL ordinance.

Item 9
The two story question was asked and Mr. Smith said that it was not their intention to build two story and will try to have a better answer for that as soon as possible and it could depend on the setbacks. Summit View has 60 units with some of them being two story units and Vista Collina has their own impacts. We want to address parity with the adjacent owners, we may adjust lot lines, NAOS, the number of lots and the number of stories in an effort to reach a compromise.

Item 10
Mr. Smith addresses Vista Collina and said that it is a great project and shows a photo overlay image of the Vista Collina project on the proposed Scottsdale Mountain Villas site.

(Curt Johnson was asked a question off line while Mr. Smith was making his presentation and missed a portion of the Vista Collina comparison)

Item 11
Mr. Smith said the homes proposed at Scottsdale Mountain Villas will be approximately 2,400 square feet and be priced at approximately $225 per square foot, but that could change as the market changes. The plan shown on this presentation board would not look so dense if we placed the product there instead of the building pads which consume the entire buildable area of the lot. Architectural elevations would be Tuscan or Southwest and will meet ESL standards. There will be no conventional street lights proposed.

Item 12
Mr. Smith closed by saying that over the next few weeks that they will focus on the details that they have heard, meet with individuals and compromise. We want to address what is critical to each neighbor. If you want to be involved or have a representative involved, please send an e-mail to Gary Jones. That's it, we would be pleased to address any questions and please fill out the comment sheets. We would like to meet with the individual representatives over the next two or three weeks.

Item 13
Gary Liniger is an HOA representative for the Overlook and asks if this is the third meeting? This is the first that his client has heard of this. Mr Smith said that they sent out letters to individuals a minimum of ten days prior to the meetings. Mr. Liniger said the biggest concern was the timing of the meetings since 80% of the residents are gone now. Timing is a problem for us and there is no one here from the Overlook. Mr. Smith said that they are following the City of Scottsdale procedures for neighborhood participation before any formal submittals are made and broke the list down into three separate groups so that the interaction would be more manageable and personable. Mr. Liniger responded that the minimum 10 days notice was not enough time for some of their out of state home owners. Mr. Smith said that they would like to communicate by e-mail so that they can send out updates and reports when they become available. Mr. Liniger said that there are 2 neighbors on the north side of the Overlook that were concerned about a block wall being built around the perimeter of the Scottsdale Mountain Villas project and Mr. Smith said that there was not a perimeter block wall proposed. There would most likely be no walls or perhaps some type of courtyard wall.

Item 14
Denise Favara said that people will want this property, it is very pristine and that 21 homes is a lot of traffic and pollution. You also said patio homes in a previous meeting and a Vista Collina product is not patio homes, you still don't have all the facts or reports. I would be surprised if the City rezoned this, a fire would be a disaster. The Overlook has access to Via Linda, Summit View has access too but this project is in the desert. Five houses yes, 10 houses maybe, but not 21.

Item 15
Gary Liniger said another big concern is the views since the Overlook is lower. Mr. Smith said that he understands this issue and wants to focus on that. Two story in this area is something that we want to avoid.

Item 16
Jeff and Mary Ann Nash, a Vista Collina couple, said that they had an HOA meeting last week. They said they have condo zoning because of setbacks which Scottsdale Mountain Villas does not have so the only way you can go is up. Mr. Smith said that we lose approximately 6' on each side of the street due to not developing under condo zoning and we are working on those setback issues.

Item 17
Mary Ann Nash asked about the wash on the west side of Scottsdale Mountain Villas. Mr. Smith explained that the retention basin from Coyote Canyon leads water to the east end of Scottsdale Mountain Villas and we are maintaining the necessary drainage corridors along the property lines.

Item 18
Jeff Nash said that the NAOS corridor is only 12' for a portion of Vista Collina. Mr. Smith said that the Scottsdale Mountain Villas NAOS requirement starts at 25% and that there are ordinances which dictate how NAOS is calculated and measured.

Gary Jones added that the minimum building setback will be 15'. Mr. Smith said that those areas of specific concern are the areas where we want to meet face to face to work on how to address those issues.

Item 19
Another person asked if there was a projection when the reports would be available. Mr. Smith said that within a couple of weeks to as much as eight weeks depending on the report. Any adjustments made to the site plan will be e-mailed to you. We should have refinements to the preliminary plan in 30 to 45 days. Please let us know if you have neighbors that would like to be on the e-mail list for updates.

Item 20
Gary Liniger asks when will you know what the product will look like? Mr. Smith responds that we do not need to show product for R1-5 zoning but it will be similar to Vista Collina.

Gary Jones supplemented that remark in that the product will be different than Vista Collina but intend to use a similar specification level.

Item 21
Denise Favara asks if she will be notified by e-mail on future public hearings and Mr. Smith says yes.

Item 22
One neighbor asks about the property dimensions and Mr. Smith says they are 330' by 660'

Item 23
One man says that the proposed project is too dense, you lost out on the previous trend. Mr. Smith says that Ray Frank has a right too and he was run off a long time ago. The takeaway is frightening sometimes not knowing what could be developed there.

Item 24
Denise Favara said that if he waited that long then that is his problem. If he was that smart, he should have sold it. That's life, that's business. He's boxed in now. Mr. Smith asks Ms. Favara "Are you saying that he's boxed in and tough luck?" and she responds yes. Mr. Smith said that he understands her perspective. Ms. Favara says that Mr. Frank is surrounded and is going from 5 houses to 21 houses which is too much.

Item 25
A man asks if there is a Traffic Study and Mr. Smith replied that it is being worked on now. The man asks about the street widths and Mr. Smith said that they will be 28' wide in a 40' tract.

End of meeting

It is our opinion that the above statements are an accurate summation of the items discussed during this meeting. Upon receipt of these minutes, individuals copied are advised to review the context for discrepancies, additions, or deletions and respond to Curt Johnson, within three (3) days of receipt.
Prepared by: Curt Johnson
Dated Prepared: June 1, 2012

CVL Consultants, Inc.
4550 North 12th Street
Phoenix, Arizona 85014
Phone: 602-264-6831 Fax: 602-264-0928

MAILING NOTIFICATION INFORMATION

DATE: February 1, 2013

CASE NO: 168-PA-2012

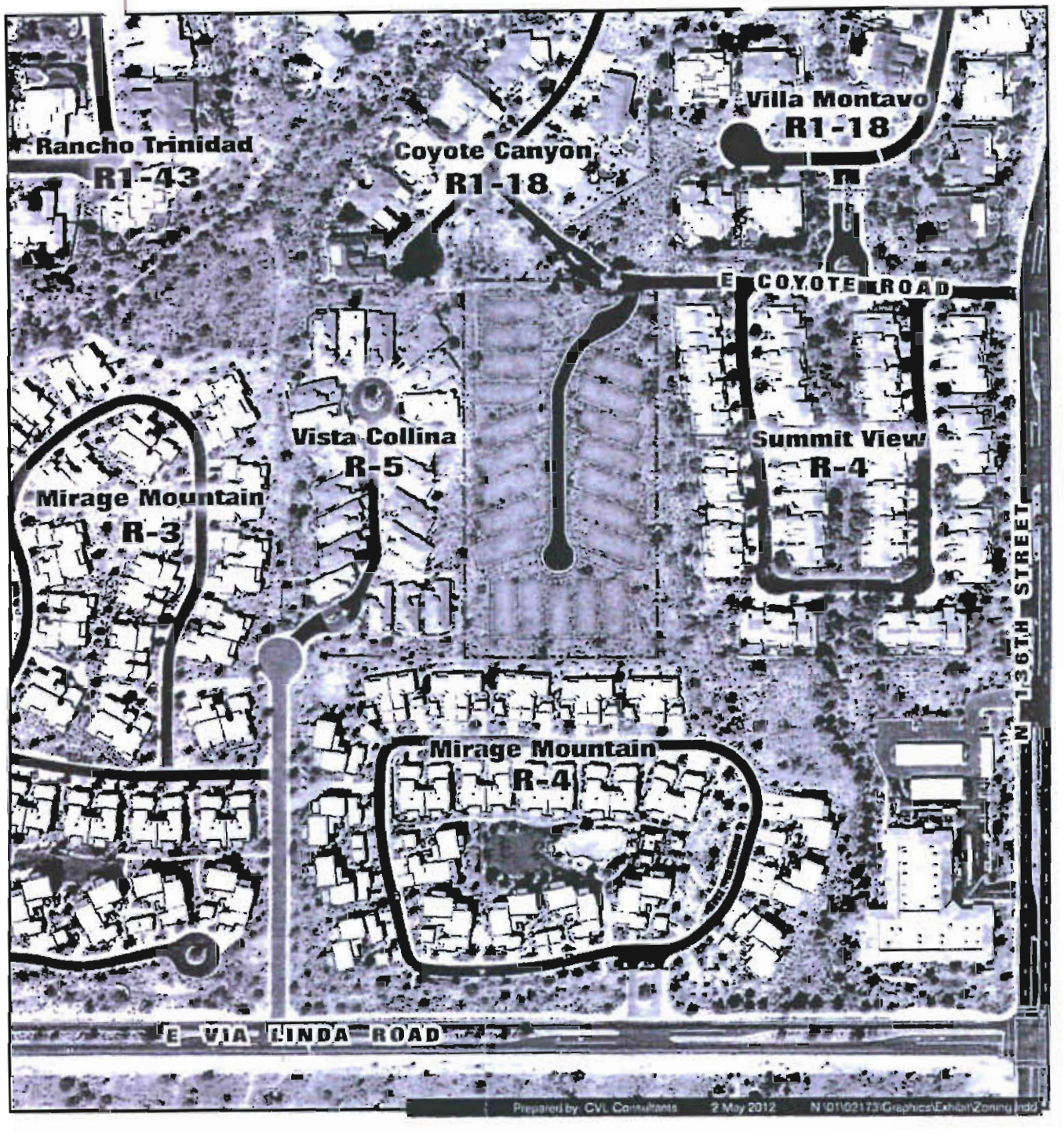
CLIENT: Metropolitan Communities

RE: 135th and Coyote

On MAY 10, MAY 12 AND MAY 16, 2012, 277 notification letters were mailed out.

By: _____

Attached:
A copy of the notification letter;
A copy of the notification map;
A copy of the notification mailing labels (including HOA/interested parties/additional notification).



Project Name:	Scottsdale Mountain Villas
City of Scottsdale Project Case No.:	168-PA-2012
Community Address:	135th St and Coyote Road Scottsdale, AZ 85259
Site Area:	5+- Acres
NAOS Area:	25.9% 1.25 Acres 55,832 SF
No. Homesites:	21
Typical Lot Width:	48 ft
Typical Lot Depth:	Varies
Scottsdale General Plan:	Suburban Neighborhood Up to 8 Units per Acre
Zoning	
Existing:	R1-43 ESL
Proposed:	R1-5 ESL
Applicant:	Metropolitan Communities Gary K. Jones 7377 E. Doubletree Ranch Rd Suite 190 Scottsdale, AZ 85258
Consultant:	CVL Consultants 4550 N 12th Street Phoenix, AZ 85014
Property Boundary Line:	_____
Property Lot Lines:	_____

Scottsdale Mountain Villas (3-ZN-2013)

NEIGHBORHOOD REPORT UPDATE
July 30, 2013

Following the continuance of the City Council hearing of July 1st, we have continued to maintain a dialogue with representatives of the Coyote Canyon HOA and the Vista Collina HOA to address additional questions they have regarding the design of the entryway access road, parking of construction traffic, pad heights vs. natural grade and other related matters. The following updated set of zoning stipulations listed has been given to representatives of both communities.

- The following development stipulations are proposed:

  - ❖ The number of home sites reduced from 21 to 12.

  - ❖ All homes to be single family detached. No attached duplexes, townhomes or condominium-style development permitted.

  - ❖ The building height restricted to single story homes only.

  - ❖ The single story homes restricted to a maximum height of 21.5 feet from finished floor.

  - ❖ The building pads for homes shall be lowered from existing grade as much as the washes on the east and west sides of the property will allow (and with no disturbance to NAOS).

  - ❖ The existing native vegetation to be supplemented in the perimeter buffer areas with more mature trees and bushes to maximum natural screening between projects.

  - ❖ The setback to Coyote Canyon increased to a minimum of 61 feet to provide greater separation and to maintain views from the northeast.

  - ❖ The homes shall be shifted forward on lots to maximize rear setbacks to maintain a minimum of 25 feet of open space and an additional building setback of 20 feet for a total setback of 45 feet on all sides of project.

  - ❖ Locate entrance road east of Coyote Canyon call box and in conformance with City standards.

  - ❖ Work with residents through Design Review process on home and wall colors to be consistent with natural environment.

Scottsdale Mountain Villas (3-ZN-2013)

NEIGHBORHOOD REPORT UPDATE
September 18, 2013

- The following development stipulations are proposed:
  - The number of home sites shall be a maximum of 10.
  - All homes shall be single family detached. No attached duplexes, townhomes or condominium-style development are permitted.
  - The building height shall be restricted to single story homes only.
  - The single story homes are restricted to a maximum height of 21.5 feet from finished floor.
  - The building pads for homes shall be lowered from existing grade as much as the washes on the east and west sides of the property will allow pursuant to the master drainage plan for the site as approved by the City of Scottsdale.
  - The existing native vegetation shall be supplemented in the perimeter buffer areas with additional mature trees and bushes to maximize the natural screening between these homes and adjacent projects as permitted and approved by Scottsdale City Staff.
  - The development of this project shall conform to <u>all</u> minimum setbacks shown on the attached 10 lot development plan. These setbacks include, but are not limited to, 61 feet at northwest corner, 87 feet at northeast corner, 68 feet at southeast corner and 61 feet at southwest corner all as shown on the plan. The setbacks in the southeast and southwest corners may require minor adjustments as a result of the review and approval of the master drainage/retention plan by the City of Scottsdale.
  - The homes shall be shifted forward on all lots (except lots 5-6) to maximize rear yard setbacks to maintain a minimum of 25 feet of open space and an additional building setback of 20 feet on-lot for a total setback of 45 feet from the property line on the east and west sides of project. On lots 5-6, a minimum of 30 feet of open space shall be provided with an additional building setback of 15 feet on-lot for a total setback of 45 feet from the south property line to the house.
  - The entrance road for the project shall be located east of the Coyote Canyon call box as shown on the attached plan and as approved by the City of Scottsdale based upon the final engineered plan.
  - Owner shall work with residents through Design Review process on home and wall colors to be consistent with natural environment.

Scottsdale Mountain Villas/135th & Coyote Road
Case No. Z-ZN-2013

Summit View Stipulations

1. At the project exit onto Coyote Road, the property owner and Summit View prefer a yield sign rather than a stop sign. The owners will request a Yield Sign at this location on the paving plan submitted to the City of Scottsdale Transportation Department. The City will make the final determination.

2. The color palette for any walls and fences in Scottsdale Mountain Villas will be taken from darker natural desert tones. The owner agrees to collaborate with representatives from Summit View regarding this color palette during the City's Design Review process for the site plan.

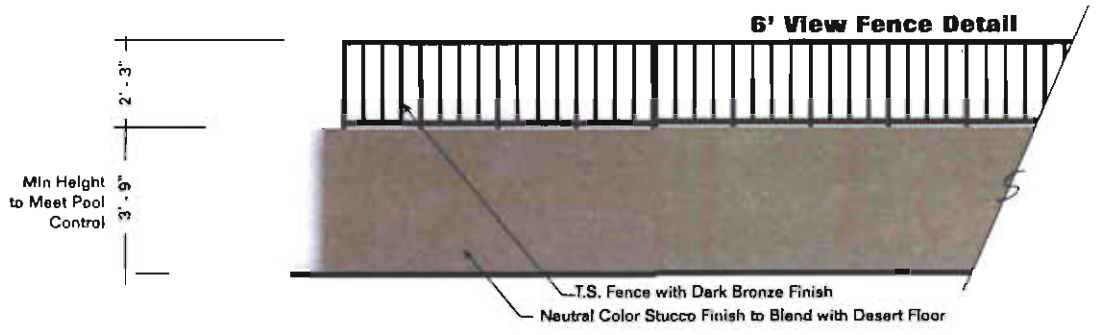
3. Owners agree to submit to the City an enhanced native landscape plan that will add a minimum of 12 bushes or trees of substance into the setback area on the east side of the Property to enhance the natural buffer between this Property and Summit View as shown of the Site Plan These plants can be transplanted from the on-site areas that will be graded for lots and roadway. Given the location of the access road on the east side of the Property, any existing plants and trees that must be removed for roadway construction shall be replaced with equivalent sized native vegetation between the roadway and the east property line. This enhanced landscape plan shall be subject to the approval of the City of Scottsdale.

4. Exterior lights shall be shielded so that exposed bulbs are not visible offsite.

5. The perimeter wall (that encloses the rear yards of the lots) along the east side of the Property shall be set back a minimum of 25 feet from the property line as reflected on the attached Site Plan. This perimeter wall will have approximately 2 feet of wrought iron/metal on top with the balance being block with a textured finish on both sides. The ends of this wall (at the north and south ends of the Property) shall be rounded.

Scottsdale Mountain Villas

Landscape Enhancement Plan Along Vista Collina



Legend

- View Fence
- Undisturbed Open Space
- Existing Trees
- Trees in NAOS area to be hand planted or installed from edge of lot. Mix of box & salvage trees.
- Salvaged shrubs and cacti to be replanted in NAOS area
- Existing shrubs and cacti
- Sideyard walls to have 5' view wall return in place of columns

0' 30' 60'

This line denotes the property line only.
No perimeter wall will be built at this location.

Enhancement Area Plan

Plant Schedule

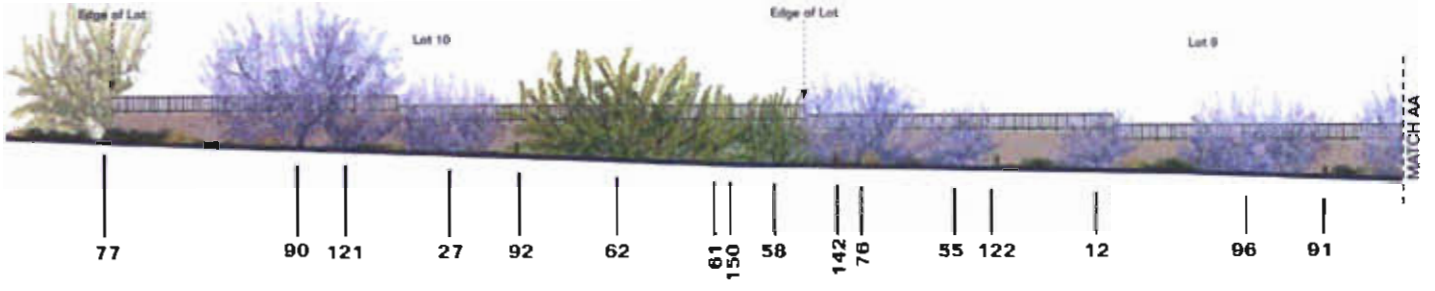
#	Name	Height Caliper	#	Name	Height Caliper
12	Blue Palo Verde	10"	80	Ironwood	23"
27	Blue Palo Verde	5"	83	Ironwood	20"
35	Saguaro	15'	87	Blue Palo Verde	5"
37	Ironwood	11"	90	Ironwood	21"
38	Ironwood	20"	91	Barrel	3'
42	Blue Palo Verde	11"	92	Barrel	3'
43	Ocotillo	13'	93	Barrel	4'
44	Blue Palo Verde	40"	96	Ironwood	24"
45	Blue Palo Verde	17"	100	Barrel	4'
46	Blue Palo Verde	14"	107	Ironwood	22"
48	Ironwood	24"	108	Ironwood	24"
49	Ironwood	28"	112	Barrel	5'
50	Blue Palo Verde	13"	113	Ironwood	11"
51	Blue Palo Verde	18"	114	Blue Palo Verde	15"
53	Blue Palo Verde	19"	117	Saguaro	15'
54	Barrel	3'	119	Ironwood	24"
55	Blue Palo Verde	4"	120	Barrel	3'
56	Saguaro	7'	121	Barrel	3'
57	Blue Palo Verde	9"	122	Saguaro	3'
58	Ironwood	14"	123	Barrel	3'
61	Barrel	4'	124	Blue Palo Verde	10"
62	Blue Palo Verde	21"	125	Ironwood	13"
67	Ironwood	30"	129	Ironwood	13"
68	Blue Palo Verde	4"	141	Ocotillo	12'
69	Ironwood	18"	142	Barrel	4'
70	Barrel	3'	143	Ironwood	21"
75	Ironwood	16"	145	Saguaro	14'
76	Ironwood	18"	148	Barrel	6'
77	Ironwood	34"	150	Barrel	3'
78	Barrel	3'	152	Barrel	4'
79	Barrel	4'			

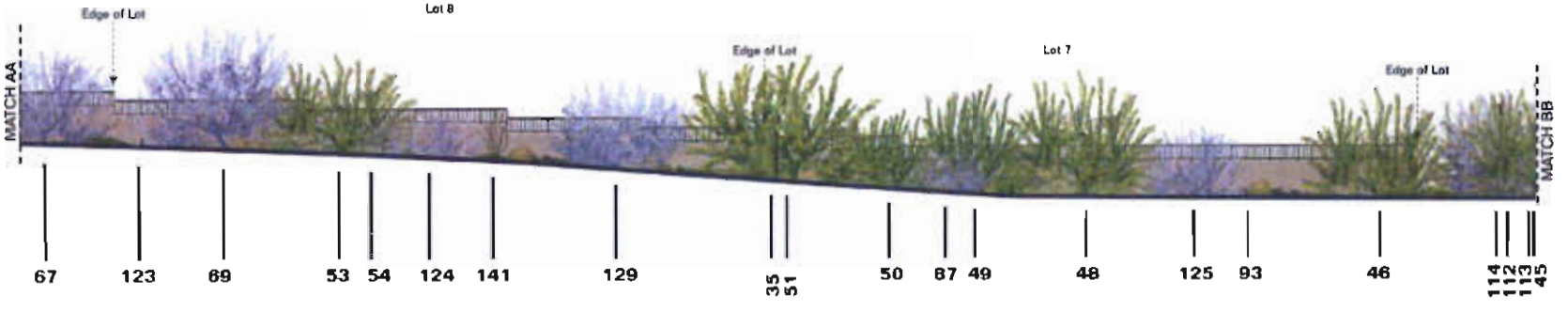
4 October 2013

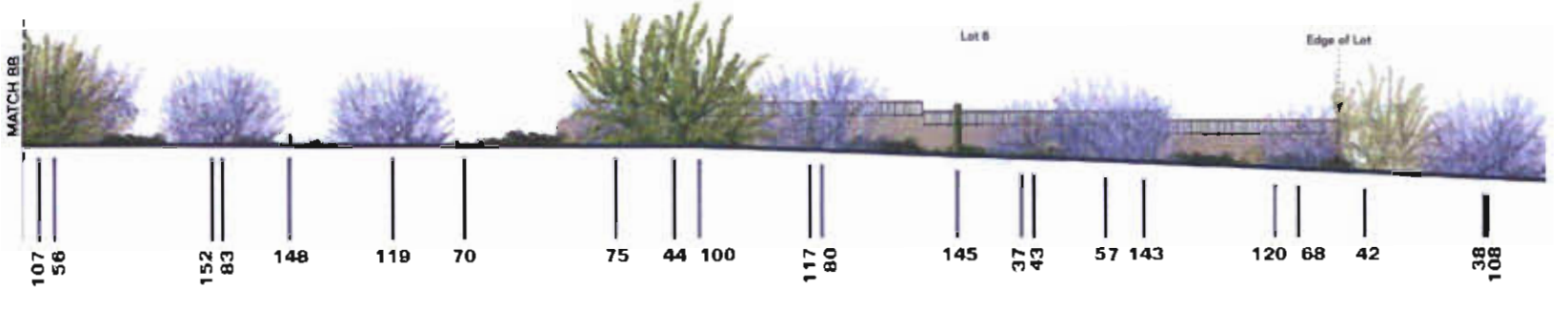
CVL CONSULTANTS

Scottsdale Mountain Villas

Landscape Enhancement
Elevation Along Vista Collina





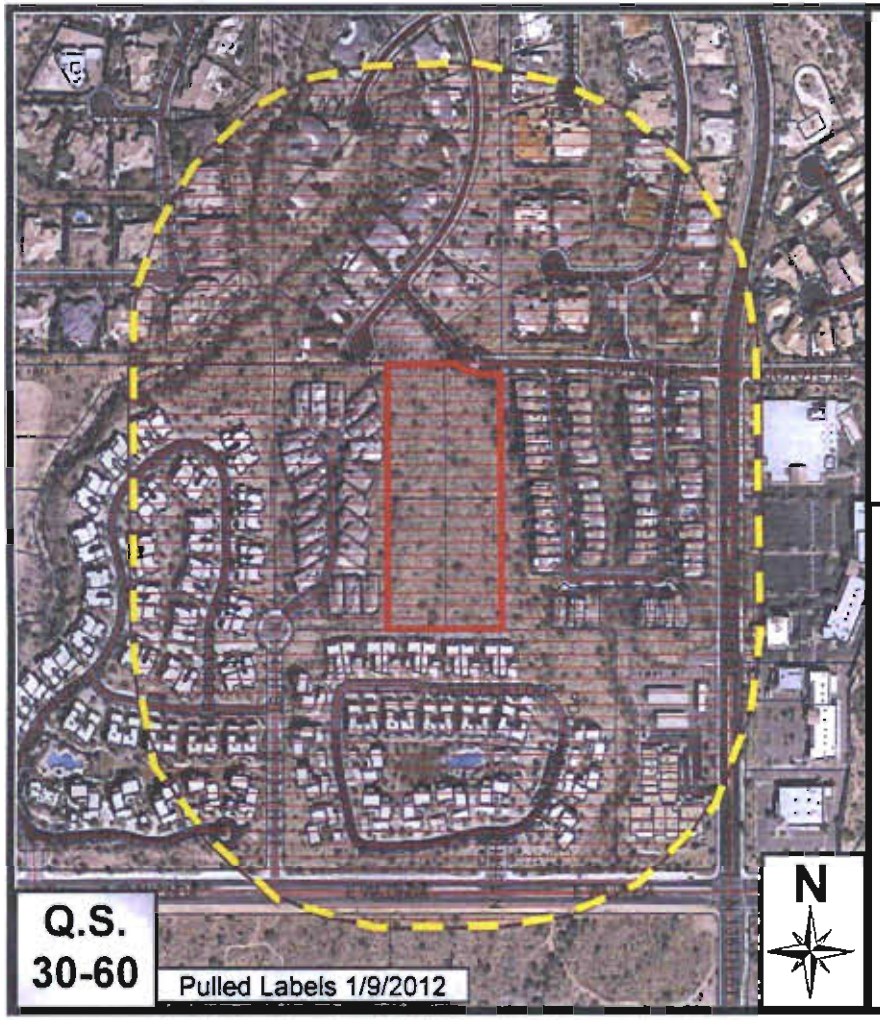


Note: Elevation only shows trees and cacti on Scottsdale Mountain Villa Property.

4 October 2013

CVL CONSULTANTS

City Notifications – Mailing List Selection Map



Map Legend:

Site Boundary

Properties within 750-feet

Additional Notifications:

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

Scottsdale Mountain Villas

3-ZN-2013

ATTACHMENT #8

May 20, 2012

To: Gary K. Jones/Principal
7377 Doubletree Ranch Road, Suite 190
Scottsdale, Arizona 85258

And Keith Niederer
Senior Planner and Development Services
7447 E. Indian School Rd., Suite 105
Scottsdale, Arizona 85251

Subject: City Case File No. 168-PA-2012

I am against the rezoning of this land to R1-5 ESL from R1-43 ESL. My property faces this development and the destruction of this land for single family detached. The impact on the local environmental wildlife; quail, coyotes, rabbits, bird population, deer, javelina, bob cats and an antelope. There are hundreds of animals living here and depending on this eco system.

I didn't buy this property to look down in someone's backyard.

Steven Pipella
480-720-2695
Email-l.pipella@hotmail.com

ATTACHMENT #9

Niederer, Keith

From: Rob King <rccmigold@gmail.com>
Sent: Wednesday, May 23, 2012 7:56 AM
To: gjones@petersgroupinc.com
Cc: martinlieberman@cox.net; jerrywrightinsurance@cox.net; threejacks3@msn.com; Safekeys1@aol.com; jnash2932@gmail.com; toncar57@gmail.com; frank.a.schnepp@rrd.com; kathysea@cox.net; cathystizza@gmail.com; gcwall@comcast.net; rccmigold@gmail.com; spwolfer@verizon.net; 'Pride Property'; Niederer, Keith
Subject: FW: Notice of proposed development to the east of Vista Collina Case Number 168-PA-2012

Gary Jones,

I am a resident of Vista Collina, west of your proposed development on Scottsdale Mountain.

I ask that you include the comments below into the minutes of your meeting on May 29th in the Palomino Library with the City of Scottsdale.

I cannot attend the meeting , but ask, (demand) that the construction of this development does not disturb our existing neighborhood.
- Provisions for control of construction elements, during wind events, and screen fencing should be installed, so we are not looking at the mess!
- The wildlife must continue to have a clear unfenced access to migrate thru your property.
- Consideration should be given to plant view screening trees, and plants, between property lines, to keep our privacy.
- Noise should be limited to construction work hours, and late starts on weekends, if at all!
- You need to be responsible for any dust damage to our property, and to enable and pay for the clean up of pools, and finished landscaping if it is affected. We need to have a direct contact for this provision, with city authority to enforce. - Exterior finishes, should be in concert with the surroundings. The level of construction quality must enhance or improve the property values at surrounding developments. No Low End finishes.

- Design review of neighborhood street, turn around, access, gates, and landscaping should be reviewed and allow public comment, with proper notice!

Please change my email address on your records. New address is; rccmigold@gmail.com Thanks for asking us to get involved.

Rob King Vista Collina, Lot 19, 11621 N 134th St, Scottsdale, AZ 85259
206-419-0853
RC Construction & Management Inc.
20503 88th Av W.
Edmonds, WA. 98026

Niederer, Keith

From: dgmercer@comcast.net
Sent: Wednesday, May 23, 2012 9:04 AM
To: Niederer, Keith
Subject: Against Rezoning of 135th and Coyote Rd Project Case # 168-2012

To Keith Niederer,

We are vehemently opposed to the change of zoning to allow "21" homes to built in our back yard. The reasons are many. We purchased our home with the understanding that only 4 homes would be built on the 5 acres behind our property, which sits at the back of Overlook II. Our property and all of our neighbors on the north were built 4 to 5 feet below the grade of land behind us. Where these new homes will be built. We are concerned about flash flooding from the full development of 21 homes and a total loss of our view of McDowell Mountain range. We also have wild life that inhabits the land behind us. A week never goes by that we do not view 3 different bobcats, a band of coyotes, a small herd of javelina, hawks, a covey of quail, rabbits and many other species of birds. This development would displace them. Also the height limit of 24 feet for these new homes would tower over our ranch level home by 30 feet! We are extremely concerned about the wild life and the depreciation of our property value if this rezoning is allowed.

Thank you for considering our deep concerns,

Gary and Diana Mercer
13450 E Via Linda #1031
Scottsdale AZ 85259

Niederer, Keith

From: Denise Favara <denise.favara@hotmail.com>
Sent: Wednesday, May 23, 2012 9:07 PM
To: Niederer, Keith
Subject: FW: 135th St and Coyote

From: denise.favara@hotmail.com
To: gjones@petersgroupinc.com; kniederer@scottsdale.gov
Subject: 135th St and Coyote
Date: Wed, 23 May 2012 21:02:08 -0700

Dear Mr. Gary Jones,

For a plethora of reasons I am opposed to the rezoning and building of 21 new homes. There already has been increased traffic on 136th St. with the BASIS school and putting more homes would further increase the volume of traffic on Coyote and 136th st. This is not only a nuisance but could be dangerous for the children at the school. Not to mention the disturbances from bulldozers and other construction that would be loud. Most importantly the new homes would destroy the beautiful desert landscape that our neighborhood finds aesthetically pleasing. Part of the joy of living on Coyote Road is the view of the beautiful desert in the backdrop that is viewable from many of the balconies. Building these homes would ruin the view and thus devalue our homes and also hurt the ecosystem of the animals and wildlife that already have little room to roam around.
We oppose the changing of the re zoning of this property.

Sincerely,

Mr & Mrs John Favara

Niederer, Keith

From: Dick Grader <dgrader@nffc.com>
Sent: Friday, May 25, 2012 6:44 AM
To: gjones@petersgroupinc.com; Niederer, Keith
Subject: 135th and Coyote Road, Scottsdale

Gary & Keith,

My name is Dick Grader and I own a unit in The Overlook II (unit 1027). I received your notice of the meeting regarding the subject property this past Wednesday, May 23, 2012, postmarked May 18, 2012. I was wondering if there was a notification requirement (time wise) on this type of meeting as it seems rather short especially for someone from out of town. The cost for me to fly in for this meeting is rather prohibitive without enough time to plan. The airlines have no mercy.

What kind of information will be available at the meeting i.e. more in depth and is it worth my time to attend?

Any additional info you can provide would be helpful.

Thank you,

Dick Grader

Sent from Mars

Niederer, Keith

From: Smetana, Rachel
Sent: Friday, May 25, 2012 1:38 PM
To: Niederer, Keith
Subject: FW: re-zoning of property on Scottsdale Mountain, (135th and Coyote) Application 168-PA-2012

For your files....

From: Rob King [mailto:rccmigold@gmail.com]
Sent: Friday, May 25, 2012 12:51 PM
To: City Council
Subject: re-zoning of property on Scottsdale Mountain, (135th and Coyote) Application 168-PA-2012

I am a resident of Vista Collina, 11621 N 134th St. Scottsdale. Our neighborhood is directly west of the proposed zoning change identified as Case file Number 168-PA-2012.

The applicant is attempting to up zone this property to a much more dense type.
As a 6 year resident of the neighborhood, I am against such an attempt, and believe the R1-43 Zoning should be maintained for this parcel.

The reasoning is that the area already has the type of lots designated in the R1-5, and any additional zoning of this type will degrade the area. The Condos on Via Linda have caused view blockage for our property, and we are a small lot single family development, that is borderline wrong for the area. Any more such developments will no doubt reduce our (already reduced) property values, and create additional traffic and such, that we moved here to get away from.

If the developer has the right to build single family homes in accord with the existing zoning, I would ask they do so with restrictions on noise, construction times, and protections of the adjoining properties. Further, if dust damage is done to our properties, any cleanup must be the financial responsibility of the builder / developer. The City should make that a requirement of the development!

Please see that my opposing of the zoning change is registered in the record!

Rob King
206-419-0853
RC Construction & Management Inc.
20503 88th Av W.
Edmonds, WA. 98026

rccmigold@gmail.com
11621 N 134th St, Scottsdale, AZ. 85258

May 29, 2012

RE: Scottsdale Mountain Villas 135 Property Rezoning Request

Dear Representative:

After spending four months searching for our new home, we recently purchased a property in Vista Collina (Unit 14) this last April. The main attractions relating to the purchase of our new home of our new home were the beautiful mountain views and the desert terrain outside our back door. The issue of development for the adjoining property directly to the East of us was a concern. We performed our due diligence regarding this issue by collecting information from the Scottsdale Planning Commission, a title company, and several of our future neighbors. We were satisfied to find that the adjoining property was zoned R1-43 and that there were plans for only four large lots (presumably for the use of the owner's children). This low density outlook seemed to be a tolerable, worst case scenario and we went forth with our purchase.

Having been a commercial banker for 35 years and having served on my city's Planning Commission for six years (back in Illinois), I fully realize that zoning classifications can be subject to change, but I also know that planning commissions take into account and give serious consideration to the effects of proposed changes on the constituents and their economic investment in a particular area. Although I can't speak for all my neighbors and the neighbors in adjoining subdivisions, I'm certain that the large majority of us oppose this sudden request **to change from a very low density to a very high density future development.**

This may sound hypocritical coming from a resident of a high density subdivision, but there are significant issues beyond the obstruction of mountain views and the disruption of a natural habitat in which we invested. Very narrow streets, abbreviated driveways and setbacks, and the lack of parking are a few issues that immediately come to mind. These remain a detriment to both city and governmental services. I liken trash day in our neighborhood to a rodeo barrel race trying not to knock anything over.

In any event, we've made our investment with significant forethought and hope that the many representatives contributing to this rezoning decision will concur with our reasoning.

Sincerely,

Jeff Nash
11711 N 134th St
Scottsdale AZ 85254

Niederer, Keith

From: spwolfer@verizon.net
Sent: Thursday, May 31, 2012 5:51 AM
To: Niederer, Keith
Subject: Proposed development east of Vista Collina

Stacey W. Levin

11657 N 134th Street
Scottsdale, AZ 85259
May 31, 2012

Mr. Keith Niederer
Senior Planner

Re: Proposed development to the east of Vista Collina/Case Number 168-PA-2012

Dear Mr. Niederer:

I am writing this letter in response to Metropolitan Communities' application to change the zoning of the property located at approximately 135th Street and Coyote Road. I am a resident of Vista Collina, located at 134th Street and Via Linda and I strongly oppose the rezoning requested by Metropolitan Communities. When I bought my home in Vista Collina, I researched the undeveloped property in my backyard and made my decision to purchase based upon the current zoning of R1-43 ESL. In other words, I knew that one day there could be a maximum of four homes built behind my house. We have been told there will be a request to rezone this property to R1-5 ESL. It is the developer's intention to build 21 homes in this small space. This is unacceptable to me and I ask you as a member of the Scottsdale Planning Commission, to take any and all steps necessary to prevent up-zoning of this property. As you know, the entire area is already over developed with condominiums and a large volume of single-family homes built on very small lots. Based on the current economic state of residential real estate in our community there is no reason why the developer cannot find many other properties to develop within the current zoning.

Please let me know what steps I can take to effectively protest the developer's request to further over crowd my neighborhood. I look forward to hearing your response at your earliest convenience. The best way to contact me is by email (spwolfer@verizon.net) or call me at 410-458-3442.

Sincerely,

Stacey W. Levin

Niederer, Keith

From: Bdelong55@aol.com
Sent: Tuesday, June 05, 2012 9:08 AM
To: Niederer, Keith; City Council
Cc: jdelong@roiproperties.com
Subject: proposed re-zoning

Hi Keith,

I am one of the original homeowners here at Vista Colina, 134th St & Via Linda. I'm writing in opposition of the proposed re-zoning for the property to the East of my home located approximately at 135th St & Coyote Rd.

When we purchased and built our home we were told the property behind us to the east was zoned for no more than 4 homes R1-43 ESL zoning. Needless to say this was a big factor in our decision to purchase at Vista Colina. Now this developer is proposing cramping 21 homes in on this property in a area that is already congested. This is wrong and unacceptable to everyone living in Vista Colina and our surrounding communities as voiced at these Public outreach meetings. On that note these Public outreach meetings have been a waste of time. Metropolitan Communities the developer came to these meeting totally unprepared to answer any of our important questions. Many residents attending were disgusted and got up and left for the lack of information. I understand other meetings held had the same results. As residents and neighbors to this property we have the right to know what is exactly being planned to be built on this land, all details!

I ask that you, the Planning Commission and City Council to take the necessary steps to stop the re-zoning of this property. I would appreciate you letting me know when the City Council meeting on this matter will be held.

Sincerely,
William C DeLong

Niederer, Keith

From: Alice, Richard J <Richard_Alice@apl.com>
Sent: Tuesday, June 05, 2012 3:08 PM
To: Niederer, Keith; Lane, Jim; Borowsky, Lisa; Klapp, Suzanne; Littlefield, Robert; McCullagh, Ron; Milhaven, Linda; Robbins, Dennis E
Subject: Zoning and development of empty parcel near Vista Collina

My wife and I wish to express our opinion that we are in favor of any development near our home at Vista Collina.

Richard and Karen Alice
11736 N. 134th St.
Scottsdale AZ 85259

Niederer, Keith

From: Al Leighton <aleighton@marianinc.com>
Sent: Thursday, June 07, 2012 11:44 AM
To: Niederer, Keith
Cc: Dan Hurrle
Subject: Overlook II rezoning

Mr. Niederer, I am part owner of the property at 13450 E. Via Linda #1036. I understand that you are the contact person for the re-zoning that is being attempted on the adjoining 5 acres. We were unable to attend the last meeting that took place on June 1st, but had a representative there on our behalf. We have found it very difficult to contact the other residents since it is now summer time and most are not in residence now. We believe most of the residents are very opposed to this re-zoning since views would be obstructed and run-off issues and density would change the character of the neighborhood.

Most (and I know we did) bought their property on the premise that the current zoning would remain consistent until the entire area was fully developed, so this attempt by the developer flies in the face of existing conditions. We are in the process of trying to contact all of the homeowners in Overlook II, but are having a difficult time of it. We believe that all should be allowed to express their opinions and. if necessary obtain legal representation to make our case. I am concerned that the meetings have been scheduled at this time of year so that most owners would not be able to attend and express themselves; I hope that is not the case!

We are requesting information on the timing of the next meeting(s) and the general timeline for presentation to the Scottsdale Planning Commission or similarly named entity. I hope that there will be time to get the proper amount of input from the owners before this moves forward.

Thanks for your help,

Al Leighton
Member manager
3M Ranch LLC
1-317-638-6525

BARRY F. LEVIN
11657 North 134th Street
Scottsdale, Arizona 85259
410-332-8935

June 11, 2012

Mr. Keith Niederer

RE: Proposed Development to the East of Vista Callina
Case Number 168-TA-2012

Dear Mr. Niederer:

I am writing this letter to protest the intended application to change the zoning of the property located at 135th Street and Coyote Road. I am a homeowner in Vista Callina, which is located at 134th Street and Via Linda.

Because my home backs up to the proposed development, I was aware that the current zoning of R1-43ESL limited further development to four homes when I purchased my home. Now, a developer wants to change the zoning to allow for twenty-one homes in this small space (literally in my backyard). I relied on the current zoning when I purchased my home and would be severely damaged if you allow an upzoning to this property.

Please let me know what I can do to make sure the current zoning of this property does not change. I look forward to hearing your response at your earliest convenience. The best way to contact me is either by e-mail (harlecllc@verizon.net or 410-458-3442).

Very truly yours,

Barry F. Levin

Niederer, Keith

From: Fioravante Zuena <fzuena64@gmail.com>
Sent: Monday, June 11, 2012 7:32 PM
To: Niederer, Keith
Subject: Fwd: Scottsdale Mountain Villas - New Development

Mr. Niederer,

Just wanted to re-iterate the concerns for the new development communicated below to the city council and by my community and neighbors. The number of homes the builder is planning for the area is extremely congested. Went the meeting and the builder was very coy on the plans or he was not prepared. He did not provide enough details for the community to comment on the development.

Regards,

Fiore
---------- Forwarded message ----------
From: **Robbins, Dennis E** <DRobbins@scottsdaleaz.gov>
Date: Mon, Jun 4, 2012 at 2:49 PM
Subject: RE: Scottsdale Mountain Villas - New Development
To: Fioravante Zuena <fzuena64@gmail.com>

Thank you for your comments.

Councilman Dennis Robbins

From: Fioravante Zuena [mailto:fzuena64@gmail.com]
Sent: Sunday, May 27, 2012 8:59 PM
To: Lane, Jim; Borowsky, Lisa; Klapp, Suzanne; Littlefield, Robert; McCullagh, Ron; Milhaven, Linda; Robbins, Dennis E; City Council
Subject: Scottsdale Mountain Villas - New Development

Hello,

I am a resident of Vista Collina at 134th Street and I am opposed to the zoning change and proposed development of the Scottsdale Mountain Villas at 135th Street and Coyote Rd. by Metropolitan Communities. I along with many of my neighbors and other communities nearby feel this is not the best time to add newer homes in this area is it has a strong potential of holding the property values down due to the increase in inventory. Our homes have already been hit hard as a result of the housing crisis and have just begun to see some small recovery in the prices. I believe it is the responsibility of the city to manage new developments in way that does not have significant impact to the area. Besides the impact on home values, the construction would also impact the homeowners who live nearby who might want to sell their homes during the construction period. I hope the city council will seriously consider rejecting the approval of the zoning chnage and new development.

Sincerely,

Fiore Zuena

Vista Collina

Margery and Martin Lieberman
11639 North 134th Street
Scottsdale, AZ 85259-3665
martinlieberman@cox.net

June 15, 2012

Mr. Keith Niederer, Senior Planner
Planning and Development Services
7447 E. Indian School Rd, Suite 105
Scottsdale, AZ 85251 *(via e-mail and regular mail)*
Re: Planning of 5+/- acres at approximately 135th Street and Coyote Rd.

Dear Mr. Niederer:

We recently received notice a requested rezoning from R1-43 ESL to R1-5 ESL of a parcel immediately adjacent to our home in Scottsdale. To further compound this request, the developer seeks permission to contort 21 homes, together with roads and NAOS obligations, on to a 5 acre parcel with one point of limited accessibility. There is nothing positive about this application for rezoning, which the negative impact tips decidedly toward the affected communities.

The timing of the notice was significant, as it arrived prior to the Memorial Day holiday and announced informational open houses surrounding the holiday weekend, making it difficult for many property owners to attend at the onset of summer in Arizona. We altered our plans and did attend two of the information meetings and what we heard was disturbing. Many of our community members' questions went unanswered and the only clear point was that the proposed developer of the project was intent on rezoning to create high density housing inconsistent with the use of the surrounding communities and in conflict with a decade of down-zoning in the area. That is, the most recent residential communities were established on parcels that were originally zoned as R-5 hotel (Vista Collina) and commercial (Overlook I & II). Both developments provided a respite from then permissible high density, intense commercial uses. Indeed, the more established communities adjacent to the parcel at issue that is, Coyote Canyon (R 1-18), Rancho Trinidad (R 1-43), Villas Montavo (R 1-18) and Summit View (R-5), are situated on land zoned for "low density" or "relatively low density" properties as well. Similarly, corner parcels on Via Linda were originally zoned C-2 for a small shopping centers and subsequently down-zoned. The requested rezoning seeks to reverse a positive trend in the area that is a gateway to the City of Scottsdale and the home of the world renowned Mayo Clinic and the nationally recognized Basis charter school. The attempted rezoning is antagonistic to the nature of the area and will negatively impact all other affected communities in a particularly stable corner of the City.

As senior citizens and retirees, when we first discussed the building of our home in Scottsdale, we were informed that the property adjacent to ours was long time zoned R1-43 and that the owner intended to build four homes on the parcel. Indeed, in subsequent years, a sign was posted on the property soliciting purchasers of the parcel zoned one acre residential. We looked forward to welcoming our eventual new neighbors who would share our view of the McDowell mountain range to the north and the sighting of bobcats, quail, and coyotes and, yes, even javelinas. We anticipated that these neighbors' homes would be consistent with zoning standards established over 25 years ago and that the open vistas would continue. Now, the parcel's owner and its proposed developer, with full knowledge of the low intensity, one acre zoning, seeks to shoehorn 21 homes, together with roads and other infrastructure, into a five acre parcel. This will indelibly downgrade the lives and enjoyment of more 100 surrounding homeowners who built or purchased their homes with the justifiable expectation of enjoying the views and the nature around us. The developer could not even tell us if he planned to build one or two story homes. Whatever the case, the neighborhood's views of the McDowell Mountains and the other significant landmarks will be forever destroyed given the high density building and elimination of 1 acre zoning. This proposal is inconsistent with the measured growth that Scottsdale has experienced and the reputation that the city has earned. And for what-- to satisfy a developer who knew full well that the parcel was burdened with one acre zoning in a mountain setting? This is just plain wrong.

We do not profess to be experts on engineering and traffic matters; however, we share with you our experience and additional concerns about certain other factors that weigh heavy with us. We live on 134th Street in Vista Collina (the formerly hotel-zoned 5 acre property). The street is extremely narrow and we have been reminded that emergency vehicles have, in two instances, encountered difficulties accessing the homes in our development. Sanitation trucks have avoided our neighborhood if a car is parked curbside; overnight couriers have complained to our households that they have problems with delivery. Now, the announced developer proposes to create a similar problem on a 5 acre plot with 21 houses, with virtually no driveway setbacks, side yards or backyards, burdened by NAOS and necessary infrastructure. This is a real problem. Additionally, after neighbors in the area brought it to the meeting's attention that the access to the proposed development was in a restricted and particularly dangerous area, we visited the area. It follows that another 21 homeowners with easily twice that many cars will exacerbate that situation. Finally, we are advised that a sewer line was located in the parcel during earlier adjacent construction. As the parcel was established and planned as 1 acre zoning, how can you consider burdening the sewer line and other services with 21 addition homes?

There are so many other reasons why this ill-advised rezoning and project should be rejected, and we leave other neighbors to voice their sentiments as well. This is the wrong project for the community and we trust that you will agree. Certainly there are sufficient alternatives in the city for similar projects that will enhance rather than detract from an established community. At the conclusion of the second open house information meeting, the proposed developer prophetically stated: "I don't think anyone is happy with this [project]."

Thank you for considering our comments and others voiced by the impacted communities.

Sincerely,

Margery and Martin Liebeman

cc: Councilwoman Lisa M. Borowsky
Councilwoman Suzanne Klapp
Councilman Robert Littlefield
Councilman Ron McCullagh
Councilman Dennis Robbins

Scottsdale City Planning Commission

Mr. Steven Pipella
11744 N 135th Place
Scottsdale, AZ 85259

June 16, 2012

Mr. Keith Niederer
Planning Commission

RE: Proposed Development to the East of Vista Callina
Case Number 168-TA-2012

Dear Mr. Niederer:

I am writing this letter to protest the intended application to change the zoning of the property located at 135th Street and Coyote Road. I am a homeowner in Summit View, which is located at 11744 N. 135th Place.

Because my home backs up to the proposed development, I was aware that the current zoning of R1-43ESL limited further development to four homes when I purchased my home. Now, a developer wants to change the zoning to allow for twenty-one homes in this small space (literally in my backyard). I relied on the current zoning when I purchased my home and would be severely damaged if you allow an upzoning to this property.

Please let me know what I can do to make sure the current zoning of this property does not change. I look forward to hearing your response at your earliest convenience. The best way to contact me is either by e-mail or telephone at l.pipella@hotmail.com, 480-720-2695.

Sincerely,

Steven Pipellla

June 18, 2012

Mr. Keith Niederer
Planning Commission

RE: Proposed Development to the East of Vista Collina
Case Number 168-TA-2012

Dear Mr. Niederer:

I am writing this letter to protest the intended application to change the zoning of the property located at 135th Street and Coyote Road. I am a homeowner in the Vista Collina neighborhood, which is located at 134th Street and Via Linda. My home is on lot # 11, which backs up to the proposed development.

I am one of the remaining original homeowners in Vista Collina; my family moved in approximately 8 years ago. I paid a fairly significant premium for the lot, fully aware that zoning of R1-43ESL limited further development to only four homes; thereby insuring privacy and unobstructed views. It is my understanding that a developer now wants to change the zoning to allow for twenty-one homes in this small space (literally in my backyard).

Please let me know what I can do to insure that the current zoning of this property does not change. I look forward to hearing your response at your earliest convenience.

The best way to contact me is either by e-mail or telephone: frank.a.schnepp@rrd.com or 480-661-5823.

Sincerely,

Frank Schnepp

Niederer, Keith

From: J Linddbert <jlinddbert@yahoo.com>
Sent: Thursday, June 21, 2012 10:12 AM
To: Niederer, Keith
Cc: citycouncil@scottsdale.gov
Subject: 135th Street and Coyote proposed development

Joan Lindbert
11776 N 135th Place
Scottsdale AZ 85259

June 21, 2012

Mr. Keith Niederer, Senior Planner
Planning and Development Services
7447 E. Indian School Rd, Suite 105
Scottsdale, AZ 85251

RE: Proposed Development to the East of Vista Callina
Case Number 168-TA-2012

Dear Mr. Niederer:

I am writing this letter to protest the intended application to change the zoning of the property located at 135th Street and Coyote Road. I am a homeowner in Summit View at 11776 N 135th Place.

Because my home backs up to the proposed development, I was aware that the current zoning of R1-43ESL limited further development to four homes when I purchased my home. Now, a developer wants to change the zoning to allow for twenty-one homes in this small space (literally in my backyard). I am opposed to this rezoning effort and I am especially worried about the increased traffic and parking issues on Coyote Road. There will not be enough parking areas for the residents of this new community due to the limited space for 21 homes. They will be forced to use Coyote Road for overflow parking for residents and their guests.

Please let me know what I can do to make sure the current zoning of this property does not change. I look forward to hearing your response at your earliest convenience. The best way to contact me is by email (jlinddbert@yahoo.com).

Sincerely,

Joan Lindbert

Niederer, Keith

From: Lebovitz, Brandon
Sent: Thursday, June 21, 2012 4:37 PM
Cc: Curtis, Tim; Scott, Sherry; Padilla, Joe; Niederer, Keith
Subject: FW: Re-zong 168-PA-2012

From: william wong [mailto:ndefw89@cox.net]
Sent: Thursday, June 21, 2012 3:59 PM
To: Planning Commission
Subject: Re-zong 168-PA-2012

11889 N. 134th Way
Scottsdale, AZ 85259
ndefw89@cox.net
480-860-8696
June 21, 2012

RE: Proposed Development of the Scottsdale Mountain Villas,
Case Number 168-PA-2012

Dear Mr. Brantner, Mr. Cody, Mr. D'Andrea, Mr. Edwards, Mr. Filsinger, Mr. Grant and Mr. Petkunas,

This letter is in protest of the intended application to change the zoning of the property located at 135th Street and Coyote Road.

I am a homeowner at Coyote Canyon located at 134th Way and Coyote Road. When I purchased my home in 1998 I was informed that the property in question was zoned R1-43ESL and was limited to the construction of one home per acre. Now the developer wants to change the zoning to allow for 21 homes in a 5-acre lot. Changing the zoning will increase the home density of the parcel and will have a significant negative impact on the value of my home. The proposed development is not compatible with the neighboring developments, including Coyote Canyon and Villa Montavo to the north. It also obstructs the view from my home. The traffic pattern at the proposed entry way to the development is unsafe for the automobiles coming in and out of Coyote Canyon.

Please advise on what steps I need to do in order to maintain the current zoning (low density). Your prompt response is greatly appreciated.

Sincerely,

William Wong

Niederer, Keith

From: Lance Coben <lmcnaz@gmail.com>
Sent: Friday, June 22, 2012 5:15 PM
To: Niederer, Keith; govjlane@scottsdaleaz.gov; Borowsky, Lisa; Klapp, Suzanne; Littlefield, Robert; McCullagh, Ron; Milhaven, Linda; Robbins, Dennis E; City Council
Cc: 'Pride Property'
Subject: Vista Collina Proposed Rezoning

Dear Mayor Lane, Councilman Littlefield and McCullagh, Councilwoman Klapp and Borowsky, Vice Mayor Milhaven, and Senior Planner Kneiderer and the entire City Council,

My husband and I are new residents of Vista Collina and we were very happy with our selection of this community after having searched for a home in the Scottsdale area for almost 5 years. It is with much sadness that we have to compose this letter to all of you to ask you to give long and serious thought to rezoning our neighborhood.

We and all of the other residents I am sure, selected this area because of its beauty, it's semi remoteness and the fabulous views that surround us. If we had wanted to live in a dense, highly populated area, we would have chosen to buy our home elsewhere.

Scottsdale prides itself on its dedication to keeping the environment in tact....to preserving the unique and beautiful Arizona landscape. We do not understand why you would intentionally chose to rezone our neighborhood to add more homes when so many existing homes in Arizona have remained on the market for years. This does not seem like a sound decision on your part at all to allow this rezoning to occur.

Please take the opinion of the residents seriously as we are all voters in the state of Arizona.

Thank you for your consideration.

Lance and Lisa Coben

Niederer, Keith

From: Sbgalasso@aol.com
Sent: Saturday, June 23, 2012 4:45 PM
To: Lane, Jim; iborowsky@scottsdaleaz.gov; Klapp, Suzanne; Littlefield, Robert; McCullagh, Ron; Milhaven, Linda; Robbins, Dennis E; City Council; Niederer, Keith
Subject: Proposed development to the east of Vista Callina Case # 168-TA-2012

Dear Elected Official
I am writing to protest the developer's application to change the zoning at 135th and Coyote RD in zip code 85259. I am a homeowner at Villa Montavo in the adjoining neighborhood. I am looking for your help.
The original zoning for the proposed development (R1-43ESL) was limited to four homes. Now a developer wants to change that to 21 homes on the same size property....a 500% increase.
I would appreciate it if you can look into this and hopefully you will agree that we should leave the zoning as it was originally set up. The logic used to zone our neighborhood originally continues to make sense now.
Please do not let this drastic change occur.
Thank you,
Stephen B. Galasso

Niederer, Keith

From:	Mark Kline <markekline@gmail.com>
Sent:	Sunday, June 24, 2012 9:20 AM
To:	Niederer, Keith; Lane, Jim; Milhaven, Linda; City Council
Cc:	spwolfer@verizon.net
Subject:	proposed rezoning of our scottsdale neighborhood (case # 168-TA-2012)

Dear government officials,

I am a homeowner in the Villa Montavo development on 135th Way in Scottsdale. I am sending this E-mail to protest the proposed rezoning of an adjacent 5 acre property from 4 homes to 40 homes (case # 168-TA-2012). If allowed, this will cause significant traffic congestion in our neighborhood, increase the danger to children in the neighborhood who ride bikes and walk to school, and drive down local property values even further. My home has already lost about 40% of its value, and in this terrible economy, the last thing we need is further depreciation of our properties. Please do not allow this rezoning to occur. Feel free to contact me for any questions- my E-mail is markekline@gmail.com.

Sincerely,
Mark Kline

Scottsdale City Council June 24, 2012

RE: Proposed Development South of Villa Montavo

Case # 168-PA- 2012

Dear Council,

I am writing this letter to protest the intended application to change the zoning of the property located at 135th Street and Coyote Road. I am a home owner in Villa Montavo and current President of the HOA.

Current Zoning is R1-43 ESL and Metropolitan Communities wishes to rezone to R1 5 ESL. I attended the public meetings held to inform neighboring communities. The rough proposal presented at that time was for 21 homes. I understand this rezoning would allow up to 40 homes as opposed to the 4 homes of the current zoning. There was a great amount of protest from representatives of the 160 homes in the surrounding communities to the developer's proposal.

We residents who currently live here chose this area because Scottsdale has been known as a community that protects property values and quality of life for its residents. I recognize that this parcel may need rezoning to attract development but as a council responsible for protecting property values the rezoning should not allow development that would negatively impact the surrounding neighborhoods. It appears the developer wants to squeeze as many homes as possible on this parcel to enhance his return on investment at the expense of property values of those homes currently established in the area.

Please protect the current residents of Scottsdale as only you can. Do not allow this development to go forward in its current proposed form.

Thank you.

Kris Pathuis
President
Villa Montavo Home Owners Association
13558 E. Paradise Dr.
Scottsdale, AZ 85259
602 421 9219
kpathuis@aol.com

Niederer, Keith

From: Shirley <shirl602@aol.com>
Sent: Monday, June 25, 2012 11:17 PM
To: CityCounsel@scottsdaleaz.gov
Cc: Twist, J.P.; Niederer, Keith
Subject: Re-zoning 135th coyote

Dear members of the Counsel,
I am writing you to oppose the re-zoning of 135th and Coyote. The property north of Vista Collina (11714 N 134th st)
I purchased the property there Nov. 2005. The community at Vista Collina has had it's issues regarding very narrow streets, requiring a no parking order on streets. It would be impossible for emergency vehicles to get thru. Scottsdale approved our Community with a Condo zoning and allowed Single Family homes to be built. The major problem is with condo zoning the set backs are very limited allowing drive ways that are too short for a car to fit in, therefore visiting cars will park on the street, making the situation very dangerous if there is an emergency. PLEASE DO NOT MAKE THIS MISTAKE AGAIN. This property at 135 & Coyote is zoned 1 home per acre please ad-hear to the existing zoning.

Thank You
A Concerned Voting Tax payer of Scottsdale
Shirley Dale

Margery and Martin Lieberman
11639 North 134th Street
Scottsdale, AZ 85259-3665
marlinlieberman@cox.net

June 15, 2012

Mr. Kelth Niederer, Senior Planner
Planning and Development Services
7447 E. Indian School Rd, Suite 105
Scottsdale, AZ 85251 *(via e-mail and regular mail)*
Re: Planning of 5+/- acres at approximately 135th Street and Coyote Rd.

Dear Mr. Niederer:

We recently received notice a requested rezoning from R1-43 ESL to R1-5 ESL of a parcel immediately adjacent to our home in Scottsdale. To further compound this request, the developer seeks permission to contort 21 homes, together with roads and NAOS obligations, on to a 5 acre parcel with one point of limited accessibility. There is nothing positive about this application for rezoning, which the negative impact tips decidedly toward the affected communities.

The timing of the notice was significant, as it arrived prior to the Memorial Day holiday and announced informational open houses surrounding the holiday weekend, making it difficult for many property owners to attend at the onset of summer in Arizona. We altered our plans and did attend two of the information meetings and what we heard was disturbing. Many of our community members' questions went unanswered and the only clear point was that the proposed developer of the project was intent on rezoning to create high density housing inconsistent with the use of the surrounding communities and in conflict with a decade of down-zoning in the area. That is, the most recent residential communities were established on parcels that were originally zoned as R-5 hotel (Vista Collina) and commercial (Overlook I & II). Both developments provided a respite from then permissible high density, intense commercial uses. Indeed, the more established communities adjacent to the parcel at issue that is, Coyote Canyon (R 1-18), Rancho Trinidad (R 1-43), Villas Montavo (R 1-18) and Summit View (R-5), are situated on land zoned for "low density" or "relatively low density" properties as well. Similarly, corner parcels on Via Linda were originally zoned C-2 for a small shopping centers and subsequently down-zoned. The requested rezoning seeks to reverse a positive trend in the area that is a gateway to the City of Scottsdale and the home of the world renowned Mayo Clinic and the nationally recognized Basis charter school. The attempted rezoning is antagonistic to the nature of the area and will negatively impact all other affected communities in a particularly stable corner of the City.

As senior citizens and retirees, when we first discussed the building of our home in Scottsdale, we were informed that the property adjacent to ours was long time zoned R1-43 and that the owner intended to build four homes on the parcel. Indeed, in subsequent years, a sign was posted on the property soliciting purchasers of the parcel zoned one acre residential. We looked forward to welcoming our eventual new neighbors who would share our view of the McDowell mountain range to the north and the sighting of bobcats, quail, and coyotes and, yes, even javelinas. We anticipated that these neighbors' homes would be consistent with zoning standards established over 25 years ago and that the open vistas would continue. Now, the parcel's owner and its proposed developer, with full knowledge of the low intensity, one acre zoning, seeks to shoehorn 21 homes, together with roads and other infrastructure, into a five acre parcel. This will indelibly downgrade the lives and enjoyment of more 100 surrounding homeowners who built or purchased their homes with the justifiable expectation of enjoying the views and the nature around us. The developer could not even tell us if he planned to build one or two story homes. Whatever the case, the neighborhood's views of the McDowell Mountains and the other significant landmarks will be forever destroyed given the high density building and elimination of 1 acre zoning. This proposal is inconsistent with the measured growth that Scottsdale has experienced and the reputation that the city has earned. And for what-- to satisfy a developer who knew full well that the parcel was burdened with one acre zoning in a mountain setting? This is just plain wrong.

We do not profess to be experts on engineering and traffic matters; however, we share with you our experience and additional concerns about certain other factors that weigh heavy with us. We live on 134th Street in Vista Collina (the formerly hotel-zoned 5 acre property). The street is extremely narrow and we have been reminded that emergency vehicles have, in two instances, encountered difficulties accessing the homes in our development. Sanitation trucks have avoided our neighborhood if a car is parked curbside; overnight couriers have complained to our households that they have problems with delivery. Now, the announced developer proposes to create a similar problem on a 5 acre plot with 21 houses, with virtually no driveway setbacks, side yards or backyards, burdened by NAOS and necessary infrastructure. This is a real problem. Additionally, after neighbors in the area brought it to the meeting's attention that the access to the proposed development was in a restricted and particularly dangerous area, we visited the area. It follows that another 21 homeowners with easily twice that many cars will exacerbate that situation. Finally, we are advised that a sewer line was located in the parcel during earlier adjacent construction. As the parcel was established and planned as 1 acre zoning, how can you consider burdening the sewer line and other services with 21 addition homes?

There are so many other reasons why this ill-advised rezoning and project should be rejected, and we leave other neighbors to voice their sentiments as well. This is the wrong project for the community and we trust that you will agree. Certainly there are sufficient alternatives in the city for similar projects that will enhance rather than detract from an established community. At the conclusion of the second open house information meeting, the proposed developer prophetically stated: "I don't think anyone is happy with this [project]."

Thank you for considering our comments and others voiced by the impacted communities.

Sincerely,

Margery and Martin Lieberman

cc: Councilwoman Lisa M. Borowsky
Councilwoman Suzanne Klapp
Councilman Robert Littlefield
Councilman Ron McCullagh
Councilman Dennis Robbins

Scottsdale City Planning Commission ✓

Niederer, Keith

From: Lucia Burns <justlikelucia@hotmail.com>
Sent: Tuesday, June 26, 2012 11:12 AM
To: Niederer, Keith
Subject: 168-TA-2012 Re-Zoning Application Coyote/135 st.

Dear Mr. Neiderer,

Please accept this notice of my objection to the potential re-zoning application for the development east of Summit View at 136th St./Coyote

I have a two story home in Summit View and I look directly over the acres in questions. I am opposed to any increase in density particularly where the builder believes he may put in two story homes. I will be active in voicing my concerns as/if the case progresses.

Lucia Ramazetti
11656 N. 135th Place
Scottsdale, AZ 85259
480-614-8602

Niederer, Keith

From: Jerry Wright <jerrywrightinsurance@cox.net>
Sent: Tuesday, June 26, 2012 9:09 PM
To: Niederer, Keith
Cc: City Council
Subject: City Case File No. 168-PA-2012

Mr Keith Niederer, Senior Planner

Planning and Development Services

7447 E Indian School Rd, Suite 105

Scottsdale, AZ 85251

RE: Proposed Development to the East of Vista Collina Case # 168-PA-2012

Dear Mr Niederer:

I am against the intended application to change the zoning of the property located at 135th St and Coyote Road. I own a home at Vista Collina, which is at 134th St north of Via Linda.

We have heard how there is an attempt to rezone this property to a more dense housing configuration. It is the developers intention to build 21 homes in an area that was zoned for 5 homes. This is unacceptable. This will adversely affect our home values, our views of the mountains and the sky. There are already too many condominiums and homes crowded into this area. We bought our home with the understanding that the land beside us was to build with 5 homes.

I need your help as a member of the scottsale Planning Commission to prevent up-zoning of this property.

Please let me know what I need to do to help make sure the current zoning does not change.

I look forward to your reply at your earliest convenience.

Sincerely Yours,

Jerry Wright

11780 N 134th St

Scottsdale, AZ 85259

Bruce Meyer
13567 E. Jenan Dr.
Scottsdale, AZ 85259

July 3, 2012

Mr. Keith Niederer, Senior Planner
Planning and Development Services
7447 E. Indian School Rd, Suite 105
Scottsdale, AZ 85251

RE: Proposed Development to the East of Vista Callina
Case Number 168-PA-2012

Dear Mr. Niederer:

I am writing this letter to protest the intended application to change the zoning of the property located at 135th Street and Coyote Road. I am a homeowner in Villa Montavo, and live at 13567 E. Jenan Drive. I am the original homeowner and have lived in the neighborhood since July 2001.

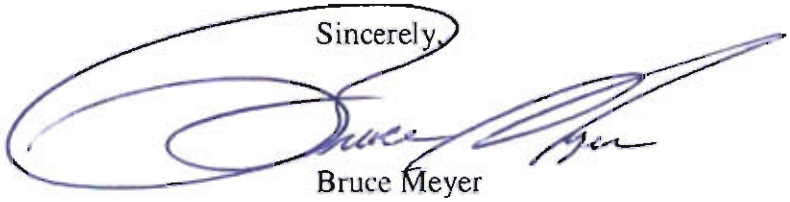
My home backs up to the proposed development, and overlooks said acreage. I was acutely aware that the current zoning of R1-43ESL limited further development to four homes when I purchased my home in 2001, and understood that a prior rezoning attempt by the property owner was denied by the city. I relied upon the zoning and the natural open spaces in my decision to purchase the property. When other parcels in the area sought zoning changes we were assured that Scottsdale wanted different types of zoning, and property uses, but would maintain the character of the neighborhood. If my memory serves me correctly the developers of some of the surrounding subdivisions would have included this parcel in the development of the area and as part of a master plan but the owner of this parcel choose not to be part of their developments, and actually contested their development plans. The other developers choose to down grade their development, and worked diligently with neighborhoods on height and light pollution issues. I use this in contrast to the proposed developer who wants to seek a rezoning requesting the maximum density of houses permissible for single family zoning, along with special zoning variances to allow even smaller setbacks. In my opinion the developer wants to maximize and squeeze every inch of development possible without regards to the surrounding neighborhoods. This is the exact type of development that should be prohibited, and the rezoning request should be denied once again.

The proposed developer held the required public meetings but scheduled them directly around the Memorial Day Holiday weekend, and at a time it was reasonable to conclude that numerous people in the community would not be available to attend. The developer in my opinion was less than candid in the meeting when he sought public comment. The proposed developer would not even tell us whether they were going to build one or two story houses if approval was granted. The developer was unapologetic as he acknowledged that he knew the surrounding communities would not like this development.

This would create excess density, and change the character of the neighborhood. When multiple family housing was being put in we were told that the city wants diversity of the neighborhoods. I believe the one acre parcels preserves this diversity. I am especially worried about the increased traffic and parking issues on Coyote Road. I am also worried about how the traffic will flow onto Coyote Road from the inlet. I think it will be inherently dangerous. I am also afraid that there will not be enough parking areas for the residents of this new community, and they will be forced to use Coyote Road for overflow parking for residents and their guests. This too will create a traffic hazard right by a school pick up zone.

Please let me know what I can do to make sure the current zoning of this property does not change. I look forward to hearing your response at your earliest convenience.

Sincerely,



Bruce Meyer

June 21, 2012

Mr. Keith Niederer, Senior Planner
Planning and Development Services
7447 E. Indian School Rd, Suite 105
Scottsdale, AZ 85251

RE: Proposed Development to the East of Vista Callina
Case Number 168-TA-2012

Dear Mr. Niederer:

I am writing this letter to protest the intended application to change the zoning of the property located at 135th Street and Coyote Road. I am a homeowner in Vista Collina, which is located at 134th Street and Via Linda.

We have been told there will be a request to rezone this property to R1-5 ESL. It is the developer's intention to build 21 homes in this small space. This is unacceptable to me and I ask you as a member of the Scottsdale Planning Commission, to take any and all steps necessary to prevent up-zoning of this property. As you know, the entire area is already over developed with condominiums and a large volume of single-family homes built on very small lots. Based on the current economic state of residential real estate in our community there is no reason why the developer cannot find many other properties to develop within the current zoning.

Please let me know what I can do to make sure the current zoning of this property does not change. I look forward to hearing your response at your earliest convenience. Please see my email address below for my contact information. Thank you.

Sincerely,

CATHY STIZZA
LOT # 5

Evelyn Ettelson
21117 N 73rd Place
Scottsdale, AZ 85255

June 24, 2012

Mr. Keith Niederer
Planning and Development Services
7447 E. Indian School Rd, Suite 105

RE: Proposed Development to the East of Vista Callina
Case Number 168-PA-2012

Dear Mr. Niederer

I am writing this letter to protest the intended application to change the zoning of the property located at 135th Street and Coyote Road. I am a homeowner in Summit View at 11651 N 135th Place.

Because my home backs up to the proposed development, I was aware that the current zoning of R1-43ESL limited further development to four homes when I purchased my home. Now, a developer wants to change the zoning to allow for twenty-one homes in this small space (literally in my backyard). I am opposed to this rezoning effort and I am especially worried about the increased traffic and parking issues on Coyote Road. There will not be enough parking areas for the residents of this new community due to the limited space for 21 homes. They will be forced to use Coyote Road for overflow parking for residents and their guests.

Please let me know what I can do to make sure the current zoning of this property does not change. I look forward to hearing your response at your earliest convenience. The best way to contact me is by email (ece21117@cox.net).

Sincerely,

Evelyn Ettelson

35599 Springvale
Farmington Hills, MI 48331
June 26, 2012

Keith Niederer
Senior Planner Planning and Development Services
7447 E. Indian School Rd. Suite 105
Scottsdale, AZ 85251

Re: Proposed Development to the East of Vista Collina
City Case File No. 168-PA-2012

Dear Mr. Niederer:

My husband and I are opposed to the zoning change of the property located at 135th Street and Coyote Road. We have a condo in the Summit View Complex adjacent to the proposed change and believe this will negatively impact our area.

The developer, Metropolitan Communities, would like the zoning to be changed so they can build 21 homes on this five-acre parcel. Currently, the zoning states only four homes can be built.

Please let us know what we can do to ensure the current zoning of this property does not change. You may contact us at the above address or by email tklenczar@yahoo.com

Sincerely,

John and Terry Klenczar

Niederer, Keith

From: Stacy Lankford <slankf@comcast.net>
Sent: Friday, June 29, 2012 6:41 PM
To: Niederer, Keith
Subject: Case 168-TA-2012

Dear Mr. Niederer,
I am a resident in Summit View and am writing to voice my opposition to the planned development at 135th and Coyote Rd. Please, do not change the zoning as this will negatively impact the value and enjoyment of my current home in this community

Thank you
SuZane and Neill Stacy Lankford
574-536-8020 cell ph

Stacy Lankford
slankf@comcast.net

www.sundogimage.com

Niederer, Keith

From: kathysea@cox.net
Sent: Friday, June 29, 2012 9:02 PM
To: Niederer, Keith

Mr. Keith Niederer
Senior Planner

Re: Proposed development to the east of Vista Collina/Case Number 168-PA-2012

Dear Mr. Niederer:
I am writing this letter in response to Metropolitan Communities' application to change the zoning of the property located at approximately 135th Street and Coyote Road. I am a resident of Vista Collina, located at 134th Street and Via Linda and I strongly oppose the rezoning requested by Metropolitan Communities. When I bought my home in Vista Collina, I researched the undeveloped property in my backyard and made my decision to purchase based upon the current zoning of R1-43 ESL. In other words, I knew that one day there could be a maximum of four homes built behind my house. We have been told there will be a request to rezone this property to R1-5 ESL. It is the developer's intention to build 21 homes in this small space. This is unacceptable to me and I ask you as a member of the Scottsdale Planning Commission, to take any and all steps necessary to prevent up-zoning of this property. As you know, the entire area is already over developed with condominiums and a large volume of single-family homes built on very small lots. Based on the current economic state of residential real estate in our community there is no reason why the developer cannot find many other properties to develop within the current zoning.

In addition, the access to this proposed community of 21 homes will create a safety hazard for children catching busses to school. This small street cannot accommodate an increase of traffic from 21 homes.

Please let me know what steps I can take to effectively protest the developer's request to further over crowd my neighborhood. I look forward to hearing your response at your earliest convenience. The best way to contact me is by email (kathysea@cox.net)

Sincerely,
Kathleen Werzynski

42 Arrowhead Circle, Ashland, MA 01721

June 29, 2011

Mr. Keith Niederer
Planning Commission

RE: Proposed Development to the property between Summit View and Vista Callina
Case Number 168-TA-2012

Dear Mr. Niederer,

We are contacting you to protest the intended application to change the zoning of the property located between 135th Place, 134th Street and Coyote Road. My wife and I are homeowners at Summit View, located at 135th Place and Coyote Road, adjoining the proposed development. When we purchased our home, we were aware of the current zoning of R1-43ESL, limiting development to four homes on the adjoining property. We bought our house based on that zoning. However, the proposed zoning change by a developer to R1-5ESL would result in 21 homes on the same footprint originally zoned for four properties. A zoning change of this magnitude will result in houses built on top of our own, affecting the value of our property, causing unnecessary overcrowding, and negatively impacting the quality of life in the neighborhood. The development of Scottsdale Mountain has clearly been carefully planned to this point, and we would like to see the same diligence applied here.

Please advise us on what we may do to ensure the zoning does not change. We look forward to your response at your earliest convenience. You may contact us either by email (jfxg@yahoo.com) or telephone (508-667-3787).

Thank you considering our concerns.

Sincerely,

John F. Gibbons
Mary Ann S. Gibbons
11648 N. 135th Place
Scottsdale, AZ 85259

Niederer, Keith

From: Bill Nordlie <azgolfer@me.com>
Sent: Tuesday, July 03, 2012 10:10 AM
To: Niederer, Keith
Cc: Lane, Jim; Borowsky, Lisa; Littlefield, Robert; McCullagh, Ron; milhaven@scottsdaleaz.gov; Robbins, Dennis E
Subject: Case Number 168-PA-2012

Bill Nordlie
12067 N 135th Way
Scottsdale, AZ 85259

June 27, 2012

Mr. Keith Niederer, Senior Planner
Planning and Development Services
7447 E. Indian School Rd, Suite 105
Scottsdale, AZ 85251

RE: Proposed Development to the East of Vista Callina
Case Number 168-PA-2012

Dear Mr. Niederer:

I am writing this letter to protest the intended application to change the zoning of the property located at 135th Street and Coyote Road. I am a homeowner in Villa Montavo at 12067 N 135th Way.

Because my development backs up to the proposed development, I was aware that the current zoning of R1-43ESL limited further development to four homes when I purchased my home. Now, a developer wants to change the zoning to allow for twenty-one homes in this small space . I am opposed to this rezoning effort and I am especially worried about the increased traffic and parking issues on Coyote Road. There will not be enough parking areas for the residents of this new community due to the limited space for 21 homes. They will be forced to use Coyote Road for overflow parking for residents and their guests.

Please let me know what I can do to make sure the current zoning of this property does not change. I look forward to hearing your response at your earliest convenience.

Sincerely,
Bill Nordlie

Niederer, Keith

From: Smetana, Rachel
Sent: Wednesday, July 11, 2012 3:08 PM
To: 'kjkrug@cox.net'
Cc: City Council; Twist, J.P.; Niederer, Keith
Subject: FW: 168-PA-2012 Re-zoning

Dear Ms. Krug,

The Mayor asked that I reply and thank you for your e-mail. The applicant hasn't submitted a formal application for review and there is no vote scheduled for the Planning Commission or the City Council. I will forward your e-mail to the planner assigned to this case so your objections are made part of the public record.

Staff is not certain when this will be submitted for review and respectfully suggest you contact the applicant for that information.

Regards,

Rachel Smetana
Management Assistant to the Mayor
City of Scottsdale
480-312-7977
rsmetana@scottsdaleaz.gov

-----Original Message-----
From: Karyl Krug [mailto:kjkrug@cox.net]
Sent: Tuesday, July 10, 2012 7:25 PM
To: Lane, Jim; Robbins, Dennis E; Borowsky, Lisa; Klapp, Suzanne; McCullagh, Ron; Milhaven, Linda; Littlefield, Robert; Planning Commission
Cc: richiekrug@cox.net; ndefw89@cox.net
Subject: 168-PA-2012 Re-zoning

12149 N. 134th Way
Scottsdale, AZ 85259
kjkrug@cox.net
480-275-7054

July 10, 2012

RE: Proposed Development of the Scottsdale Mountain Villas,

Case Number 168-PA-2012

To the Honorable Mayor, Deputy Mayor, City Council and Planning Commission of Scottsdale, AZ:

This letter is in protest of the intended application to change the zoning of the property located at 135th Street and Coyote Road.

My husband Richard and I are homeowners at Coyote Canyon located at 134th Way and Coyote Road. When we purchased our retirement home on August 26, 2011, we were informed that the property in question was zoned R1-43ESL and was limited to the construction of one home per acre. This was an important factor in our recent purchase; we value quiet and privacy and limited our search of homes in Scottsdale to those on an acre of land or more. We had our realtor look into what could be built near our home before we agreed to purchase it. This was supposed to be our last home in life.

As our esteemed neighbor Dr. William Wong has already stated: "Now the developer wants to change the zoning to allow for 21 homes in a 5-acre lot.
Changing the zoning will increase the home density of the parcel and will have a significant negative impact on the value of my home. The proposed development is not compatible with the neighboring developments, including Coyote Canyon and Villa Montavo to the north. The traffic pattern at the proposed entry way to the development is unsafe for the automobiles coming in and out of Coyote Canyon."

We, too, would like to be advised as to what steps we need to take in order to maintain the current zoning (low density).

Respectfully,

Karyl Krug, M.A., J.D., Attorney at Law (AZ, TX)
12149 N. 134th Way
Scottsdale, Arizona 85259
Home 480-275-7054
Cell 512-520-7070

Niederer, Keith

From: martin lieberman <martinlieberman@cox.net>
Sent: Sunday, November 18, 2012 1:13 PM
To: Niederer, Keith
Subject: Planning of 5+/- acres at approximately 135th Street and Coyote Rd.

Mr. Martin L. Lieberman
11639 North 134th Street
Scottsdale, AZ 85259-3665
martinlieberman@cox.net

November 18, 2012

Mr. Keith Niederer, Senior Planner
Planning and Development Services
7447 E. Indian School Rd, Suite 105
Scottsdale, AZ 85251 *(via e-mail and regular mail)*
Re: Planning of 5+/- acres at approximately 135th Street and Coyote Rd.

Dear Mr. Niederer:

My wife and I wrote to you on June 15, 2012 to express our concerns and opposition to the above-referenced matter. I am the president of Vista Collina HOA, and this past week received a copy of an e-mail or letter that was originally sent to you by Gary Jones, the proposed developer. In part, the letter purports to describe a meeting that took place between the Vista Collina Board of Directors and Mr. Jones. For whatever reason, he has prepared a distorted view of the meeting. I recognize the fact that your position is not of arbitrator between the parties, and this letter is not intended to present my or Vista Collina's continuing opposition to Mr. Jones' proposed rezoning and development but, rather to set the record straight and correct certain inaccuracies within Mr. Jones' rendition of his meeting with the Vista Collina Board.

The Vista Collina Board of Directors initially met with Mr. Jones, at his request, on August 2, 2012, via conference telephone call. He earlier advised our Community Manager that he had no new proposals to discuss with the Vista Collina community, but was exploring his options, including proceeding with the zoning commission, or selling his option to buy the land. When he requested the meeting, he was told that the Vista Collina community was united and opposed to his proposal to rezone the property but would consider specific new proposals. Regrettably, at the August 2, 2012 meeting, he presented nothing new of substance and we again urged him to provide specific proposals regarding the rezoning and proposed development. Nothing was forthcoming, but for a free-hand sketch of a modified version of his initial proposal in Mid-September. Nevertheless, the Vista Collina Board again met with Jones on October 22, 2012. It is here where Mr. Jones letter deviates from recollection and contemporaneous minutes.

During the October 22, 2012 meeting, Mr. Jones referred to his earlier sketch and without further detail and sought Vista Collina's acquiescence to his rezoning of the property. No support for his continually vague amended proposal was expressed at the meeting with the Board of Directors and his claim that I expressed "tentative support" is just plain wrong. Instead, we said that we were still opposed to his proposed rezoning,

viewed the density, closeness to our homes, and safety concerns as problematic. In response, he essentially said that the community would not be pleased if he developed the property in accordance with current 1 acre zoning. At the meeting's conclusion, we asked him to address our concerns in specific ways, and suggested that he provide actual examples of the elevation and proximity of individual home sites on the property for our inspection. He welcomed the idea and agreed to simulate building plots and building heights on the parcel. One month of silence has followed, except for Jones's misstated report of the meeting to you.

Moreover, Mr. Jones' representations concerning support from neighboring communities is contrary to the information I have received. I have met with the two communities immediately north of the property, and was told that the Jones' proposals are unacceptable for several reasons and that these communities will oppose efforts to rezone. I have been advised that homeowners in two other adjacent communities are also opposed to the rezoning and proposed redevelopment. Thus, there is near-universal rejection of this developer's plan. Without significant changes to satisfy proximity, density, safety and access and egress issues, among other issues, it is difficult to imagine that the developer will gain the endorsement of the impacted communities, which have relied on the present zoning for many years and enjoyed all that Scottsdale has to offer.

As I first stated in this now overlong letter, there is no intention to be argumentative, as this is not the proper forum. However, the incorrect recitation of my and Vista Collina's reaction to Mr. Jones' recent letter requires comment.

Thank you for listening.

Sincerely,

Martin L Lieberman

Niederer, Keith

From: Debby Sieradzki <dsieradzki@sbcglobal.net>
Sent: Friday, December 07, 2012 5:22 PM
To: Niederer, Keith
Subject: Building Envelope for parcels 217-20-003 with suffixes Q, R, U, & T

Mr. Neiderer,

I am a new resident in Overlook II in Scottsdale. There has been a lot of discussion recently of potential development behind my home on Scottsdale Mountain; specifically parcels relating to

I would like to understand the current zoning for these lots, which is R1-43 ESL. I understand there is a formula for the net buildable area on ESL parcels that considers setbacks, washes, easements, and natural area open space (NAOS). Could someone tell me what the Building Envelope is for these lots? Since my condo backs up to these lots, I am curious as to how close someone can build to me. I am also concerned about overcrowding the mountain. I've watched the growth in Fountain Hills these last 20 years as the desert landscaping slowly disappears.

Sincerely,

Deborah A Sieradzki, PhD

Niederer, Keith

From: Ruenger, Jeffrey
Sent: Monday, February 11, 2013 3:12 PM
To: Castro, Lorraine; Niederer, Keith
Subject: FW: Case 3-ZN-2013

From: Robert King [mailto:rccmigold@gmail.com]
Sent: Monday, February 11, 2013 2:52 PM
To: Projectinput
Cc: gjones@petersgroupinc.com; martinlieberman@cox.net; jerrywrightinsurance@cox.net; threejacks3@msn.com; Safekeys1@aol.com; jnash2932@gmail.com; toncar57@gmail.com; frank.a.schnepp@rrd.com; kathysea@cox.net; cathystizza@gmail.com; gcwall@comcast.net; Robert King; spwolfer@verizon.net
Subject: Case 3-ZN-2013

This letter is to comment on the proposed re-zone of the 5 acre parcel to the East of Vista Collina. I have read the appicant's summary (provided by Planning) and wish to state my opposition to the 17 single family unit plan submitted.

The neighboring neighborhoods have, in fact, re-zoned to allow a higher density than the current 1 acre zone in the applicant's request. However, hind sight shows that the results of the current surrounding homes and their small lots or condo clasification has created too much density for the area. A transition from high density to less density, (or from R1-43 to say R1-20) would be a much better soution.

Higher density means lower home values. We have suffered enough with the real estate downturn, and want to keep the Scottsdale Mountain neighborhood at it's current population.

I am opposed to the 17 lot re-zone, and want the current zoning kept!

If the city council is considering a more dense zoning ,I urge them to limit the number of lots to 10 or less, within this 5 acre tract. That number still provides the seller with a lot value that is competitive with 1/2 acre lots in the area. After road and infrastructure development, these lots could sell for $200,000 or more, each. Housing built on a 1/2 acre lot in this neighborhood, would bring $250 to $300, or more per SF. Less dense means more value! Less traffic, on Via Linda, and other arterials.

Rob King
Resident in Vista Collina
11621 N 134th St.
Scottsdale, AZ. 85259
206-419-0853
rccmigold@gmail.com RC Construction & Management Inc. Edmonds, WA. 98026

Niederer, Keith

From: Lawrence Pipella <l.pipella@hotmail.com>
Sent: Monday, February 18, 2013 5:23 PM
To: spwolfer@verizon.net; Niederer, Keith; Lawrence Pipella
Subject: RE: Update on rezoning request

I live at 11744 N. 135th Place and I object to this development, it is far too great a planned density for what was promised in the beginning,only three homes long ago.
With this type of development you are crowding us into a ghetto development.

Steven Pipella, Citizen

From: spwolfer@verizon.net
Date: Mon, 18 Feb 2013 17:05:59 -0500
Subject: Update on rezoning request
To: justlikelucia@hotmail.com; safekeys1@aol.com; alexmark@telusplanet.net; ian_kenway@yahoo.com; dgmercer@comcast.net; l.pipella@hotmail.com; ndefw89@cox.net; eagale123@me.com; tnaeckel@iflaw.com; nancyankeny@cox.net; aleighton@marianinc.com; markekline@gmail.com; k49sak@gmail.com; dsieradzki@sbcglobal.net; t@robertmorrow.com; toycruiser@hotmail.com; rholler@cox.net; jlinddbert@yahoo.com; drs.sr@cox.net; ece21117@cox.net; hurrle@marianmilwaukee.com; denise.favara@hotmail.com; hagstrand@comcast.net; j_b_feldman@ml.com; elblay8@yahoo.com; lenny4rose@gmail.com; tklenczar@yahoo.com; bestmomintheworld61@yahoo.com; azgolfer@mac.com; lenny4rose@gmail.com; clydedonnaboyd@hotmail.com

Update on proposed development of Scottsdale Mountain Villas:

By now most of you should have received notice in the mail of the formal rezoning request for Scottsdale Mountain Villas to be built on the 5 acre parcel off of Coyote Road. I have attached a copy of the notice for anyone who did not receive it. I have been advised that the Vista Collin HOA and other neighboring HOAs to the north have been meeting with the developer for over 6 months now, and virtually none of their questions have been answered and none of their objections satisfied.

Now is the time for all of us to make our objections known concerning this rezoning request. I have been in contact with Keith Niederer of the Planning Commission and he said you can send your emails to him at kniederer@scottsdaleaz.gov or to the email address on the notice. He will collect all our emails and attach them to the Planning Commission report.

This has been a long process that started before the summer of 2012 and it will continue to be a long process. Some of you have already written emails voicing your objection to the rezoning. However, this is the critical time to write again. We have a good chance of having this rezoning request denied but only if we stay committed and make our objections known. I would be happy to email you a copy of the letter I am sending to Keith if this would make life easier for you, just let me know.

As always, if you have any questions or concerns, please let me know.

Stacey Levin

Niederer, Keith

From: evelyn <ece21117@cox.net>
Sent: Monday, February 18, 2013 6:21 PM
To: Niederer, Keith
Subject: Parcel off of Coyote Road

Dear Mr. Niefderer,

I am writing this you to express my concerns regarding the 5 acre parcel off of Coyote Road.
I own a property in Summit View and specifically bought in the community because of the location and spaciousness of the surrounding area. I wanted open land and lots of room for the desert vistas. We were all promised that the area would provide just what we wanted! Obviously, we were informed WRONG!.
I would really appreciate it, if you and the other members would keep the wishes and concerns of the neighborhood in mind when the final vote come up.
Again, we didn't buy in downtown Phoenix, and would like to keep the open spaces available.
I am anxiously awaiting the results of the decisions made.
Thanking you in advance,
Evelyn Ettelson of Summit View.

Niederer, Keith

From: Ruenger, Jeffrey
Sent: Friday, March 01, 2013 9:28 AM
To: Niederer, Keith; Castro, Lorraine
Subject: FW: Scottsdale Mountain Villas and Case Number 3-ZN-2013

From: Fioravante Zuena [mailto:fzuena64@gmail.com]
Sent: Wednesday, February 27, 2013 7:41 PM
To: Projectinput
Cc: Vista Collina HOA
Subject: Scottsdale Mountain Villas and Case Number 3-ZN-2013

Hello,

I am a resident of Vista Collina at 134th Street and I am opposed to the zoning change and proposed development of the Scottsdale Mountain Villas at 135th Street and Coyote Rd. by Metropolitan Communities. I along with many of my neighbors and other communities nearby feel the number of homes the builder is planning for the area is extremely congested. Our homes have already been hit hard as a result of the housing crisis and have just begun to see some small recovery in the prices.

I believe it is the responsibility of the city to manage new developments in way that does not have significant impact to the area. As a result, I hope the city council will seriously consider rejecting the approval of the zoning change and new development.

Thanks,

Fiore Zuena

Niederer, Keith

From: Ruenger, Jeffrey
Sent: Friday, March 01, 2013 9:31 AM
To: Niederer, Keith; Castro, Lorraine
Subject: FW: Case Number 3-ZN-2013 Scottsdale Villas- Comments

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From: martin lieberman [mailto:martinlieberman@cox.net]
Sent: Thursday, February 28, 2013 3:11 PM
To: Projectinput
Subject: Case Number 3-ZN-2013 Scottsdale Villas- Comments

We are residents of Arizona and homeowners living at 11639 North 134th Street, Scottsdale. We live adjacent to the proposed rezoning and development and wish to voice our objection to this ill-conceived and unjustified project. Our home in the Vista Collina community is a single family dwelling, held in fee simple, and not a "single-family detached condominium" as inaccurately described in the developer's project narrative. It is situated in a community of single family residences that were essentially a positive down zoning from the 160 hotel rooms and ancillary facilities that were permitted on the parcel. Thus, the environmentally sensitive land in a hillside district was preserved in harmony with the neighboring communities and the natural surroundings which reflect Scottsdale at its best. We are proud to live here in Scottsdale, particularly after we read this month's *Report of the Visioning Scattsdale Town Hall (Februory 6,7,11, 2013).* It stated that Scottsdale is a community that "actively embraces community involvement, and makes citizens true partners in the decisions that affect their neighborhood and the city as a whole" and that Scottsdale "will preserve, protect and enhance neighborhoods, and historically significant structures and site, while protecting property rights." (p.4). The developer has crammed 17 homes, lined up in 2 connected rows on a 5 acre parcel zoned for 1 acre homes and containing 4 lots. This serves no purpose, to the five bordering communities, the 1 acre homes just beyond to the west, the neighborhood or the city. Certainly, Scottsdale did not envision an abandonment of its longstanding zoning for such a project.

We, and the other homeowners in our community, purchased our homes with the knowledge that the parcel at issue was zoned R1-43, and contained 4 lots for development. We had a reasonable expectation that the owner of the parcel, or his successor would comply with that zoning and respect the environmentally sensitive land with vistas of the McDowell Mountain range and the city lights, together with the abundant wildlife that are present. We are now told that a developer is attempting to upset the balance of the neighboring communities by crowding 17 homes onto this longstanding 1 acre- zoned 4 lot property, thus reversing the recent pattern in this area at the eastern gateway to Scottsdale. As we described, the 20 Vista Collina homes were built on land designed for 160 hotel rooms, while Overlook II was built below grade, and much of Overlook was developed on land earlier zoned neighborhood and highway commercial and subsequently down zoned. Contrary to the efforts of all segments of the community, this developer wants to reverse the trend and rezone to "the most intense single-family district."

Our objections are several and we have consistently explained this to the developer for the past 9 months . First, the proposed homes are too close proximity to our homes. The developer has placed 8 homes at the edge of his property with the home opposite ours only 5 feet from his fence line, 25 feet from the property line and barely 55 feet from our home, including the requisite NAOS. Other Vista Collina homes are even closer to the developer's buildings, with some separated by approximately 45 feet including the NAOS. All of our views will be destroyed because of the developer's hurry to rezone. The quality of life that we enjoy in Scottsdale will be destroyed as will our property values if this rezoning is permitted. The density of the project creates a potentially dangerous situation for both his development as well as our home and the surrounding homes. We have discovered, to our dismay, that ingress and egress to our community is hindered by the narrow street, shallow driveways and an inadequate turning circle, which have proved an obstacle to fire and other emergency vehicles, garbage collection trucks, and regular deliveries. This is particularly the case when other vehicles are parked on the street, making emergency access impossible. There is no reason why this shortsightedness should be repeated here. The developer's proposed entry from Coyote Road will create a dangerous situation for both regular traffic and emergencies.

The developer has ignored our concerns, failed to provide information that he agreed to supply, and otherwise turned away our requests. For several months he insisted that his plan will go forward, to the consternation of our community. His claim that he has engaged in a "very vigorous neighborhood outreach effort" is inaccurate. His claimed modifications have not helped to ameliorate any of our and Vista Collina's concerns, nor the concerns of other surrounding communities. Rather, the developer has avoided, delayed and generally disregarded our concerns, requests and objections. The communities have urged the developer to significantly reduce the scope of his project to satisfy both his needs and our concerns, but these requests remain unanswered. When we asked to explain how his proposal would be more beneficial to the community than maintaining the existing zoning, the developer failed to answer other than to imply that we would not like the alternatives.

There is nothing to recommend this proposed rezoning or development. It will change the character of our neighborhood. The proximity and density will expose our neighborhood to unnecessary risks and destroy our enjoyment of the McDowell Mountains and the natural habitat. The

existing zoning enhances the entire community and should not be disturbed to satisfy this developer, who has provided no justification for the rezoning other than his desire to build more homes .

Thank you for permitting us to explain our opposition to this application.

Margery and Martin Lieberman

Niederer, Keith

From: spwolfer@verizon.net
Sent: Sunday, March 03, 2013 3:34 PM
To: Projectinput
Cc: Niederer, Keith
Subject: Case # 3-ZN-2013 Scottsdale Mountain Villas

Case # 3-ZN-2013 Scottsdale Mountain Villas

I reside in Vista Collina at 11657 N 134th Street and my home is adjacent to the 5 acre parcel known as 3-ZN-2013 Scottsdale Mountain Villas, which is proposed to be rezoned. I strongly object to this rezoning request. I have communicated with the developer, Gary Jones numerous times both by email and in person. While he has made some ministerial effort to respond to my inquiries, the substance of his responses is completely and totally unsatisfactory.

The basis for my objection is when I bought my house I researched the zoning for the parcel behind my home and purchased my home based on the existing zoning. To date, Mr. Jones has not responded to my inquiry as to how as an adjacent landowner I would be in a better position having 17 homes shoehorned into my backyard as opposed to the 4 homes the current zoning and plat provides. The only response Mr. Jones has consistently given to me and my neighbors both orally and in writing is that if his request for a zoning change is denied he will build 4 or 5 large 2 story homes with substandard materials and workmanship with high surrounding walls and noisy kids.

Mr. Jones' "threat" besides being disingenuous does not address the fact that his current proposal provides for the maximum height allowed by law for 17 homes as opposed to 4-5 homes. In short, Mr. Jones has done nothing more than pretend to go through the motions to try to accommodate the adjacent homeowners. His statement in his rezoning application that his modified plan "...received an improved reception, and even support, from some of the neighbors..." is an exaggeration at best. While there may be a few people who approve of his revised community, the vast majority of the residents whose homes surround the perimeter of the 5 acre parcel (including me) are vehemently against the request to change the zoning to R1-5 ESL.

Some of the reasons I object to Mr. Jones' rezoning request are:

1) Shoehorning 17 homes onto a 5 acre parcel that is surrounded by existing communities would block views and open space much more than if the zoning was kept at 4 or 5 homes. Scottsdale Mountain Villas would be in close proximity to the homes in Vista Collina. Having a home in my backyard would lower my property value, not "add value" as Mr. Jones states in his application. Mr. Jones makes reference to "generous landscape buffers" on his plan, yet the only one he shows is at the north end of the property next to Coyote Canyon. There are no buffers on the Vista Collina side and in fact, some of his homes are the minimum distance away from Vista Collina homes.

2) Destroying the vegetation and wildlife habitat by building 17 homes on the 5 acre parcel will not "offer a residential community that provides the same quality of life to its residents as the homes in the adjoining neighborhoods". Every piece of open land does not have to be developed. There needs to be parcels that are left vacant to not only provide buffers to surrounding communities, but to protect the natural environment.

3) Mr. Jones states in his application that Mr. Frank "has not sold and re-sold his property but rather held it in a family trust..." and Jones suggests we should have some sympathy for the Franks who have been good

neighbors and not been able to rezone their land. Developers of some of the surrounding communities expressed interest in buying the Frank's land and Mr. Frank refused. Vista Collina and the other communities should not suffer the consequences because the Franks missed more than one opportunity to sell. This does not in and of itself make the Franks "good neighbors". Right now, they are lousy neighbors.

4) The proposed plan for Scottsdale Mountain Villas copies many of the bad designs of Vista Collina. Our community has narrow streets and short driveways which make parking difficult for visitors and access dangerous and sometimes impossible for emergency vehicles and city service vehicles. The proposed community will have a road 28'wide as opposed to the 24' road in Vista Collina. Four feet will not resolve the access and parking issues that we live with everyday in Vista Collina. We cannot allow another community to be built with these same dangerous designs.

5) Mr. Jones' application fails to address the issue of ingress and egress off of Coyote Road which is blocked by Coyote Canyon's monument. If this monument is not relocated, the entrance to Scottsdale Mountain Villas will have to be changed. This will affect road placement and change the location and setbacks of the 17 homes.

6) Mr. Jones' so called "promises" to work with me coupled with his idle threats have proven to be just as disingenuous as Mr. Jones himself. He has already proven he is not and cannot be trusted.

Please reject this application for rezoning and do not allow Mr. Jones to ruin this beautiful sanctuary in my backyard. I am not asking for you to do anything other than maintain the same zoning that has been attached to this property for over 28 years.

Thank you for your consideration.

Sincerely,

Stacey Levin

Niederer, Keith

From: Dan Hurrle <hurrle@marianmilwaukee.com>
Sent: Monday, March 04, 2013 8:13 AM
To: Niederer, Keith
Cc: Al Leighton; spwolfer ; Schofield, Tracy; Dave Hurrle; Beth Hurrle
Subject: Re: Rezoning
Attachments: IMG_0855.JPG

Dear Mr. Niederer:

We have written letters before expressing our views, but I wanted to send another to insure they are included in your decision. We are vehemently opposed to the change of zoning to allow 21 homes to be build in our back yard! The reasons are many, but we purchased our home with the understanding that only 4 homes would be built on the 5 acres behind our property, that sits at the back of Overlook II. All of us to the North paid a premium for our homes because of the views, and the zoning of the property behind us was one of the most important factors in justifying that premium. Moreover, our property and all of our neighbors on the north were built 4 to 5 feet below the grade of property behind us. There are obvious concerns about run off and flooding from the full development of 21 homes, as well as the total loss of our view of McDowell Mountain range. We also have wild life that inhabit the land behind us and this dramatic increase in density would displace most of them. We are also upset with the allowable height of these new structures, (especially since we are already 5 feet below said property) which could result in these new structures towering over our ranch level home. We are extremely concerned about our property, and its future value if this extreme rezoning effort are approved.

Thank you for considering our concerns.

Regards

Dan Hurrle
Managing Member
3m Ranch LLC
Overlook II unit 1036

Direct Phone/Fax: 1-262-432-8900

hurrle@marianmilwaukee.com

Niederer, Keith

From: Diana Mercer <dgmercer@comcast.net>
Sent: Tuesday, March 05, 2013 7:04 AM
To: Niederer, Keith
Subject: Against Rezoning of 135th and Coyote Rd Scottsdale

Case # 3-zn-2013

Against Rezoning of 135th and Coyote Rd Scottsdale

To Keith Niederer,

We are vehemently apposed to the change of zoning to allow 21 homes to be build in our back yard. The reasons are many. We purchased our home with the understanding that only 4 homes would be built on the 5 acres behind our property which sits at the back of Overlook II. Our property and all of our neighbors on the north were built 4 to 5 feet below the grade of property behind us. We are concerned about flash flooding from the full development of 21 homes and a total loss of our view of McDowell Mountain range. We also have wild life that inhabit the land behind us. A week never goes by that we do not view 3 different bobcats, a band of coyotes, a small herd of javelin, hawks, a covey of quail, rabbits and many other species of birds. This development would displace them. Also the height of 24 feet would mean the homes would tower over our ranch level home by 30 feet. We are extremely concerned about the wild life and the depreciation of our property value if this rezoning is allowed.

Thank you for considering our deep concerns,

Gary and Diana Mercer
13450 E Via Linda #1031
Scottsdale AZ 85259

Niederer, Keith

From: toncar57@gmail.com
Sent: Tuesday, March 05, 2013 5:11 PM
To: Niederer, Keith
Subject: Case Number 3-ZN-2013 Scottsdale Villas- Comments

March 5, 2013 Mr. Keith Niederer, Senior Planner Planning and Development Services 7447E. Indian School Rd, Suite 105 Scottsdale, AZ 85251 RE: Proposed Development Case Number 3-ZN-2013 Dear Mr. Niederer: I am writing this letter to protest the recent request to change the zoning of the property located at 135th Street and Coyote Road, north of Via Linda from R1-43 ESL to R1-5 ESL to allow a 17 lot single family residential subdivision. My wife and I currently reside at 11693 North 134th St. in the Vista Collina Subdivision. We purchased our home last year with the understanding that the property east of our home was zoned for no more than 4 homes R1-43 ESL zoning, this was a major factor in our decision to purchase our home in Vista Collina. The proposed Mountain Villas project, if approved, would be right up against the back of our home and several of our neighbors homes located on the east side of Vista Collina. At the developers public outreach meetings held in May of 2012 the developer was either unprepared or did not want to answer many of our important questions or concerns about his project. This was true of all the meetings he had with the neighboring communities as was later communicated to us as a result of their meetings with him. This developer seems only be concerned with his desire to build as many homes in a confined space for profit and has no concern for the neighboring communities and the environment surrounding his development. The entire area is already over developed with condominiums and a large volume of single-family homes built on very small lots. This will only add more congestion to the already higher density zoning in the surrounding areas. I am also concerned with water flow and drainage behind our property as this proposed project would impact the natural landscape currently in place. This was also never addressed in any of the public outreach meetings when asked about it. This is unacceptable to my wife and I, as is to the rest of Vista Collina residents, and we ask you as a member of the Scottsdale Planning Commission, to take any and all steps necessary to prevent the re-zoning of this adjacent property. Thank you for allowing us communicate our opposition to this re-zoning request. Antonio and Dana Carreras

March 7, 2013

Mr. Niederer:

We are residents of Overlook II residing in 1035R. Our backyard and patio area is against the desert washout area which is built into the property. We are writing this letter to you to voice our opposition to the proposed development of Scottsdale Mountain Villas. Our opposition is based on several points that will be outlined below but we would like to say primarily that Mr. Gary Jones of Metropolitan Communities has not fully disclosed nor did our community fully understand his development. We were not involved in the process and since we are directly impacted, we feel that we should have been better informed. He has gone as far to say that the rezoning would have a "positive effect on our property.

We purchased our home in this community with the knowledge that the parcel being rezoned was to contain possibly 4 – one acre lots for development. Our expectation was that the owner of the parcel would develop but would comply with zoning and have respect for the environmentally sensitive area. There is much wildlife that would be affected and views would be compromised if the current rezoning were to take effect. This balance of land and wildlife would be put at risk if 17 homes were crammed into this space.

The proximity of the new homes is too close causing an issue with run off that would effect us adversely. All of our views would be destroyed and the value of our homes that are beginning to see an increase, would be plummeting in another direction. The quality of life that we enjoy in Scottsdale would be destroyed as well as property values.

The developer has ignored our concerns and after meeting with the Overlook II HOA, the appearance of any agreement by our community is not true. We are in opposition to this rezoning effort.

Thank you for your time.

Lenny and Laurie Rose
13450 E Via Linda R-1035
Scottsdale, AZ 85259

Niederer, Keith

From: Ruenger, Jeffrey
Sent: Friday, March 08, 2013 1:27 PM
To: Niederer, Keith; Castro, Lorraine
Subject: FW: case number 3-ZN-2013

From: Robert King [mailto:rccmigold@gmail.com]
Sent: Friday, March 08, 2013 11:32 AM
To: Projectinput
Subject: RE: case number 3-ZN-2013

Once again, I am inclined to write my comments about the above case.
It seems that public opinion of the city council is becoming alarmingly negative. If (in fact) council members have made up their mind on re-zoning decisions before critical public meetings and testamony, the system is broken.
Rezoning specialists (Lawyers) should not get free reign on council members for special interests, when the future of Scottsdale neighborhoods are a stake. If our comments are not taken seriously, what other method can we use!
I thought zoning laws were in place to preserve the grand plan! To allow higher density, against all public opinion, because special interests are spending more time on convincing staff, and council, is against the law. The current zoning on the above case, needs to stay put, period.

--
Rob King
R C Construction & Management Inc.
Concerned citizen, and property owner in Vista Collina

11621 N. 134th St.
Scottsdale, AZ 85259

206-419-0853
rccmigold@gmail.com

Niederer, Keith

From: Frank Schnepp <frank.a.schnepp@rrd.com>
Sent: Sunday, March 10, 2013 7:15 AM
To: Niederer, Keith; Projectinput
Cc: Pride Property
Subject: Scottsdale Mountain Villas and Case Number 3-ZN-2013.

We are writing this letter to protest the recent request to change the zoning of the property located at 135th Street and Coyote Road, north of Via Linda from R1-43 ESL to R1-5 ESL to allow a 17 lot single family residential subdivision.

My wife, Elizabeth, and I reside within the Vista Collina community at 11765 North 134th Street. We are the original owners of the house, purchasing it back in 1995. In face, we were the second buyers in the new development, paying the highest premium for lot 11 because of the views. When we purchased the lot, we were told that the land behind our home was zoned for four homes; this was a major factor in our decision to purchase lot 11 and pay the largest lot premium.

The proposed Mountain Villas project would be directly behind our house, as well as several other homes in our community. Elizabeth and I strongly object to the rezoning request. Building 17 homes instead of the current zoning of 4 homes will completely block all existing views; with some of our community homes having the proposed Mountain Villas homes extremely close to our backyards. The developer, Gary Jones, has steadfast repeated that his proposed community would add value to our community; that is a complete misrepresentation of what it will have an impact on. The value of of homes will go down if Gary Jones is allowed to pack 17 homes behind our community.

At one of our meetings with Mr Jones, we asked him; " can you describe the positive benefits of building 17 homes instead of current zoning for 4 homes for our community". He had very little to say as a response to that question.

At another meeting with Mr Jones, he went into detail of how he would construct 4 large homes as close to our properties as possible, with maximum heights and cheap materials if he doesn't get the rezoning approved.

Elizabeth and I ask you to please reject the rezoning application and maintain the land parcel under its current zoning.

Thank you

Elizabeth Schnepp

Frank Schnepp

11765 North 134th Street, Scottsdale, Arizona. 85259

Frank Schnepp | RR Donnelley
1500 N Central Ave| Phoenix, Arizona 85004
Office: 602.255.6168 | Mobile: 602.803.0920

Niederer, Keith

From: mark folger <tucaz53@yahoo.com>
Sent: Sunday, March 10, 2013 10:13 AM
To: Niederer, Keith
Subject: Scottsdale Mountain Villas - Case Number 3-ZN-2013

Good Morning Mr. Neiderer:

My name is Mark Folger. I am resident of Vista Collina. Our property address is 11604 N. 134th Street Scottsdale 85259. I am sending this note in regard to the proposed development listed above.

I wish to add my objection to the many other voices that you have heard from regarding this proposed project. We just moved in to this wonderful neighborhood last September with the understanding that future developments would have minimal impact on the view and vegetation of the surrounding land. It is very disappointing to learn that Mr. Gary Jones intends to change that in a dramatic way with his rezoning request.

Expanding the potential number of residences from 4 to 5 up to 17 homes has a tremendous impact on the enviornment and value of our neighborhood. This section of Scottsdale is known for it's vistas and beauty and is enjoyed by many residents from all over the city.

I am asking, along with my neigbhors and those of adjacent communities, that the zoning remain unchanged.

I appreciate your consideration in this matter.

Sincerely,

Mark Folger

Niederer, Keith

From: Bdelong55@aol.com
Sent: Sunday, March 10, 2013 1:28 PM
To: Niederer, Keith
Cc: Projectinput
Subject: proposed development case # 3-zn-2013

Mr Niederer,

I am a resident in Vista Colina located at N. 134th St, Scottsdale 85259. I am writing once again to protest the recent request to re-zone the property to the East of our community. We were one of the first purchasers here and one of our big purchasing decision was based on the fact that the property to the east of us was zoned for 4 homes on one acre lots. This developer (Mr Jones) is now trying to cram in 17 homes on this property in an area that is already over developed. With the high density that already exists in this area and surrounding communities this can only be a traffic nightmare and even worse for Emergency vehicles making for a very unsafe situation.

We have asked Mr Jones on several occasions to show us distances, height of development, location of homes in regard to our backyards ect.... we are still left with unanswered questions. He is very good at avoiding our concerns! I have been in the Real Estate business for over 15 years working for new home builders as well as the resale market and can honestly say this developer is sly and unprofessional.

The values of our homes will certainly be effected and not in a good way if this is allowed. As we all want to see the value of homes go up in our rebounding market we don't need to see a re-zoning kill the hope in our community.

I ask that you please keep the beauty of the landscape here and the safety of ours and the surrounding communities. Please keep the zoning as it was. Four homes on 1 acre lots.

Thank you for your time.

Bill & Janice DeLong
11675 N 134th St.
Scottsdale, Az 85259

Niederer, Keith

From: harlecllc@verizon.net
Sent: Sunday, March 10, 2013 6:01 PM
To: Niederer, Keith
Subject: 3-ZN-2013 Scottsdale Mountain Villas

March 11, 2013

City of Scottsdale

ATTN: Keith Niederer

RE: 3-ZN-2013 Scottsdale Mountain Villas

Dear Mr. Niederer:

I live at 11657 North 134th Street, which is adjacent to the 5-acre property located at the intersection of 135th Street and Coyote Road, north of Via Linda. As you know, the owners, developers and lawyers have submitted an application requesting to rezone from Single-Family Residential, Environmentally Sensitive Lands ("R1-43 ESL") to Single-Family Residential, Environmentally Sensitive Lands ("R1-5-ESL"). I have reviewed the application and have the following points to which I want to make sure the Planning Commission and the City Council are aware:

1. Notwithstanding the statement that the owners are requesting a minor amendment to afford a greater setback, the homes shown on my home's side depict the minimum 25 foot setback. So, this assertion is misleading.

2. The fact that the zoning is now such that the owners believe it is no longer conducive to move their horses to the property and live on the property some 33 years later is not much of an argument. Also, why should the owners be given credit for not selling and re-selling their property, but holding it in a family trust for over 25 years? The Franks were in a position to participate in the rezoning process of all of the surrounding properties much like I am participating in that process now. To allow the development of 17 homes on a 5-acre parcel in my backyard when I purchased my home in reliance on current zoning would certainly not be fair to me. I frankly have no idea what the applicant's reference to the City of Scottsdale acting with integrity means, but I would like the City of Scottsdale to act with integrity, too. There has been no "real" effort to reach "a reasonable compromise with the property's neighbors." This is just factually misleading and untrue.

3. The applicant points out that the density is less than all three residential communities to the immediate east, south and west, and that the community plan has been designed with a generous landscape buffer on the north so there are no homes immediately adjacent to the Coyote Canyon residences. Well, presumably all of these other communities went through a development process that were properly approved, just like these owners are attempting to do at this time. However, at this point, there is too much density already in the surrounding community, and the last thing this community needs is denser developments with the only open space left eliminated. Furthermore, the applicant boasts that their community has been designed "with a generous landscape buffer on the north" but what about providing buffers on the east, west and south. Don't these communities deserve the same treatment as Coyote Canyon? Again, their assertions are misleading.

4. For these applicants to suggest that their proposed development respects "the natural and manmade environment" is beyond absurd. They further state that they are "assuring development that reflects the quality of life offered by Scottsdale." I couldn't disagree more. I like the quality of life offered by Scottsdale. If this community is approved, my quality of life in Scottsdale will be impacted dramatically in a negative way. Again, the applicant's statements of "fact" are misleading

5. Another lie proffered by these applicants is stating, "Indeed, limited to one-story height, the homes are lower than many existing homes and townhomes in the area." The fact is that their proposed construction is designed to construct the homes to the maximum height allowed by applicable regulations. For this applicant to state, "although 2-story homes are allowed..."and that they will build "only single-story homes relative to 24-foot height allowance..." is another misleading and bold-faced lie. The height restriction is 24 feet. They could build as many stories as they want as long as they do not build past the 24 foot height restriction. Therefore, what difference does it make how many stories they are building if they are building to the maximum height restriction? Again, these assertions are also misleading.

6. For these applicants to suggest that their neighborhood outreach effort has been genuine and designed to allow for "real" input from the neighbors, is an absolute and bold-faced lie. It has been difficult to get real answers from the developer on the specifics of the community. Therefore, this assertion is not only misleading, but a lie.

7. I know from being an observer of Washington politics, that you can find an economist to say almost anything, but I am appalled that these applicants would suggest that "New Investment and New Home Products in the area add value and help sustain the quality of neighborhood and its desirability as a place to live." Who are they kidding? This is so absurd that it is beyond ridiculous (and misleading).

8. For these applicants to suggest that they have truly "downsized" the size of their development request based on their meetings with surrounding communities is so transparent. Reducing the community from 21 homes to 17 homes is an insignificant reduction especially since eliminating 4 homes did not provide a bigger setback on the side of Vista Collina. The distance between the two communities is not enough even with 17 homes. Let's face it, they could have put a plan together for 100 homes and then "claim" they have reduced their plan to 17 homes based upon input from the surrounding communities. The fact is the surrounding communities do not want the zoning changed; period!

As you probably already know, this application has a common theme; it is misleading in its numerous assertions and simply untrue in others. This applicant has submitted a self-serving, one-sided, misleading and dishonest application. I ask that the City of Scottsdale not be swayed by such utter nonsense and votes to reject the rezoning request.

Sincerely,

Barry F. Levin

Niederer, Keith

From: Frank Schnepp <frank.a.schnepp@rrd.com>
Sent: Monday, March 11, 2013 6:58 AM
To: Niederer, Keith
Subject: Re: Scottsdale Mountain Villas and Case Number 3-ZN-2013.

Hi Keith

I had one error in my email, we moved into the community in 2005, not 1995. Correction, in bold, below.

Thanks

Frank Schnepp | RR Donnelley
1500 N Central Ave| Phoenix, Arizona 85004
Office: 602.255.6168 | Mobile: 602.803.0920
frank.a.schnepp@rrd.com
http://www.rrdonnelley.com

On Sun, Mar 10, 2013 at 3:54 PM, Niederer, Keith <KNiederer@scottsdaleaz.gov> wrote:

Mr. & Mrs. Schnepp,

Thank you for your letter. I will include it with the Planning Commission and City Council reports once the application moves forward. We do not yet have dates scheduled for Planning Commission and City Council, but will notify you when we do. The Planning Commission and City Council are public hearings where the public is welcome to attend and speak regarding the rezoning application.

Thanks, Keith

From: Frank Schnepp [mailto:frank.a.schnepp@rrd.com]
Sent: Sunday, March 10, 2013 7:15 AM
To: Niederer, Keith; Projectinput
Cc: Pride Property
Subject: Scottsdale Mountain Villas and Case Number 3-ZN-2013.

We are writing this letter to protest the recent request to change the zoning of the property located at 135th Street and Coyote Road, north of Via Linda from R1-43 ESL to R1-5 ESL to allow a 17 lot single family residential subdivision.

My wife, Elizabeth, and I reside within the Vista Collina community at 11765 North 134th Street. We are the original owners of the house, purchasing it back in **2005**. In fact, we were the second buyers in the new development, paying the highest premium for lot 11 because of the views. When we purchased the lot, we were told that the land behind our home was zoned for four homes; this was a major factor in our decision to purchase lot 11 and pay the largest lot premium.

The proposed Mountain Villas project would be directly behind our house, as well as several other homes in our community. Elizabeth and I strongly object to the rezoning request. Building 17 homes instead of the current zoning of 4 homes will completely block all existing views; with some of our community homes having the proposed Mountain Villas homes extremely close to our backyards. The developer, Gary Jones, has steadfast repeated that his proposed community would add value to our community; that is a complete misrepresentation of what it will have an impact on. The value of of homes will go down if Gary Jones is allowed to pack 17 homes behind our community.

At one of our meetings with Mr Jones, we asked him; " can you describe the positive benefits of building 17 homes instead of current zoning for 4 homes for our community". He had very little to say as a response to that question.

At another meeting with Mr Jones, he went into detail of how he would construct 4 large homes as close to our properties as possible, with maximum heights and cheap materials if he doesn't get the rezoning approved.

Elizabeth and I ask you to please reject the rezoning application and maintain the land parcel under its current zoning.

Thank you

Elizabeth Schnepp

Frank Schnepp

11765 North 134th Street, Scottsdale, Arizona. 85259

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1500 N Central Ave| Phoenix, Arizona 85004
Office: 602.255.6168 | Mobile: 602.803.0920
frank.a.schnepp@rrd.com
http://www.rrdonnelley.com

Niederer, Keith

From: Ruenger, Jeffrey
Sent: Monday, March 11, 2013 8:26 AM
To: Curtis, Tim; Niederer, Keith
Cc: Gleason, Teri
Subject: RE: Please forward to a staff member to answer

Hey Keith, This one is for you. Thanks

-----Original Message-----
From: Gleason, Teri On Behalf Of Curtis, Tim
Sent: Monday, March 11, 2013 7:14 AM
To: Ruenger, Jeffrey
Subject: FW: Please forward to a staff member to answer

Hey Jeff,
This was in Tim's e mail. Thought you could get it to the right person. Teri

-----Original Message-----
From: Clemann, Madeline
Sent: Monday, March 04, 2013 2:05 PM
To: Curtis, Tim
Subject: Please forward to a staff member to answer

FW: 11744 N. 135th Place, Scottsdale, Arizona 85259_Call Center Inbox

-----Original Message-----
From: Contreras, Catina On Behalf Of Call Center
Sent: Monday, March 04, 2013 1:58 PM
To: Planning & Development Svcs Staff
Subject: FW: 11744 N. 135th Place, Scottsdale, Arizona 85259_Call Center Inbox

Have a good day.

-----Original Message-----
From: . [mailto:willy.n@earthlink.net]
Sent: Sunday, March 03, 2013 5:08 AM
To: Call Center
Subject: 11744 N. 135th Place, Scottsdale, Arizona 85259

Hello:
We are in the 10 day inspection period on a townhouse located at 11744 N. 135th Place and have been lead to believe that there are development plans for the property directly to the west of 135th Place and south of Coyote. Other than that houses are to be built, we have been unble to ascertain information from the neighbors or our realtor. The assessor's map shows 4 undeveloped propertys in the area mentioned above, we tried using the zoning website to obtain some information but don't claim to be computer experts, so any help you can provide us would be greatly appreciated. We are trying to find out which of the parcels (1 or all 4)are going to be developed, the type of development, density, height of structures, etc. And if we purchase the townhouse, how do we get on the list for future notifications for this project and for other projects within the immediate area.

We would greatly appreciate any assistance you can provide and please feel free to contact us at 602.702.8652 or 602.550.1553.

Thank you,

Dianne Lash and Bill Norris

March 8, 2013

Keith Niederer, Senior Planner, et al
Planning and Development Services *(via email)*
projectinput@scottsdaleaz.gov

Re: Case Number 3-ZN-2013 (Scottsdale Mountain Villas)

Dear Representatives:

We are Arizona residents having purchased our home in the Vista Collina Subdivision (11711 N 134th St) this last April, 2012. As outlined in my letter dated May 29, 2012, we performed a thorough due diligence on the zoning classifications of our subdivision and the adjoining, undeveloped subdivision directly to the East. Satisfied with the low density prospect of the eastern boundary (R1-43) and being informed that the owner planned to develop only four one acre lots for his children, we consummated our purchase.

Although we love our new home, the quaint, cosmetically appealing virtues of our new neighborhood are not without fault. Building density within the subdivision has created problems. The streets are far too narrow, the radius of the cul-de-sac much too small, the setbacks on most homes too short to accommodate parked vehicles, and literally no parking for visitors. Garbage trucks, delivery trucks, moving vans, and even the mail carrier all have issues with our neighborhood. Access for emergency vehicles is a major concern, as passage is impeded if any vehicle is parked on the street. The prospective developer Gary Jones is proposing to replicate to our East not only the positives, but all of the negatives of Vista Collina.

We are concerned this new development will destroy our beautiful mountain views, take away the natural arroyo, and drive away the wildlife. The development further harms our market value and intensifies the density problems for not only our subdivision but all of the surrounding subdivisions.

Lest you think we are crying "wolf", we invite any and all members of the Planning Commission to visit us at our home to personally view our subdivision and visualize the effects of the proposed development to our East. Sometimes a picture is worth a thousand words.

Thank you for your attention and consideration.

Sincerely,
Jeff & Mary Ann Nash
11711 N. 134th Street
Scottsdale, AZ 85259
815-757-6274
jnash2932@gmail.com

Niederer, Keith

From: kathysea@cox.net
Sent: Thursday, March 14, 2013 6:48 AM
To: Niederer, Keith
Cc: prideproperty@cox.net; Marty; Frank.Schnepp@Bowne.com; spwolfer@verizon.net
Subject: Re-Zoning

Re: Scottsdale Mountain Villas and Case Number
3-ZN-2013

To: Keith Neiderer

Dear Keith,
We are homeowners in Vista Collina and strongly oppose the re-zoning of the property adjacent to our community. When we moved into our community it was with the understanding that the property behind us was zoned for 4 homes. At that time we understood that the developer of Vista Collina, Cielo Homes, tried to purchase that property and was told by the owner that he wanted to save it for his children and he could not change the zoning!

It is difficult to understand how the planning commission would even consider an increase to the zoning? Please know that we do not agree with any changes to the current zoning. I believe many of the surrounding communities are also opposed to this project. We will be happy to meet with you and explain our concerns in detail.

Thank you,
John and Kathleen Werzynski
11758 N. 134th St
Scottsdale, AZ

--
Kathy Werzynski

Mr. Keith Niederer, Senior City Planner

Case Number 3-ZN-2013 Scottsdale Villas-Comments

Dear Mr. Niederer:

I am a full time Scottsdale resident and owner of a home at 11639 North 134th Street. I was recently notified that the land bordering my property may be rezoned to a higher density and redeveloped to occupy some of the little remaining open land in our neighborhood.

I am opposed to the proposed rezoning and development for many reasons, including proximity to our home, greater neighborhood density and denial of our enjoyment of our home. The proposed rezoning and development will destroy our views of the McDowell Mountain range and erase the remaining native wildlife in this neighborhood.

On March 14, I read in the Arizona Republic of the City of Scottsdale's plans to acquire an additional 4000 acres of the land included in the McDowell Mountain range. This will permit residents and visitors alike to enjoy an incomparable city asset for this and future generations. Scottsdale is to be commended for its foresight in protecting the McDowell Mountain area.

I am extremely confused and do not understand why on the one hand the City would continue to purchase and acquire McDowell Mountain land to preserve it from development, while on the other hand it is would approve a rezoning and redevelopment application that would forever destroy my view of the very same McDowell Mountains as well the views of all of my neighbors..

The proposed rezoning and redevelopment is ill-conceived and contrary to Scottsdale's efforts to enable all persons to enjoy this great city. I urge you to reject this proposal.

Sincerely

Margery Lieberman

projectinput@scottsdaleaz.gov

Niederer, Keith

From: harleclic@gmail.com
Sent: Thursday, May 16, 2013 6:19 AM
To: Niederer, Keith
Subject: Scottsdale Mountain Villas objection

Keith,

Unfortunately, I am unable to attend the Planning Commission's meeting on May 22nd that will discuss case 3-ZN-2013, Scottsdale Mountain Villas. However, I would like it to go on record that I am opposed to this rezoning application. I reside in Vista Collina and our community would be negatively impacted by Scottsdale Mountain Villas. Not only is the proposed development too congested, but the development is too close to the homes in Vista Collina. We have asked Gary Jones on numerous occasions to increase his setbacks in order to get his homes further away from Vista Collina. To date, he has made no adjustments on the west side of his proposed development in order to accommodate our request. During these meetings, Mr. Jones' details have been vague as far as heights and road placement and his numbers just do not add up. For this reason, I believe that Mr. Jones plans to get the rezoning and then flip the property to make a quick profit. He is not vested in this development and that is why the details for Scottsdale Mountain Villas are vague and incomprehensible.

As has been our position all along, the residents of Vista Collina bought our homes knowing there would be 4-5 homes eventually built in our backyards. We are not trying to stop this parcel from being developed; we are trying to prevent a high density community from being built on top of our homes.

I would appreciate it if you would add this email to the record for the Planning Commission's meeting on May 22nd.

Thank you.

Barry Levin

Niederer, Keith

From: Dan Hurrle <hurrle@marianmilwaukee.com>
Sent: Thursday, May 16, 2013 7:19 AM
To: Niederer, Keith
Subject: 3-ZN-2013

Dear Mr. Niederer:

Since we spend our summers in Wisconsin, we are not able to attend the meeting, but I wanted to reiterate our views on the matter so that they can be conveyed in the meeting. Our home is right behind (or should I say below) the parcel of land in question, Unit 1036 in Overlook II. We are vehemently opposed to the change of zoning to allow the change from 4 homes to 17 homes in our back yard! The reasons are many, but we purchased our home with the understanding that only 4 homes would be built on the 5 acres behind our property at the back of Overlook II, and all of us to the North paid a premium for our homes because of the views. The zoning of the property behind us was one of the most important factors in justifying the premium that we paid. Moreover, our property and all of our neighbors on the north were built 4 to 5 feet below the grade of property behind us. There are obvious concerns about run off and flooding from the increase in development of 17 homes, as well as the total loss of our view of McDowell Mountain range. We also have wild life that inhabit the land behind us and this dramatic increase in density would displace most of them. We are also upset with the allowable height of these new structures, (especially since we are already 5 feet below said property) which could result in these new structures towering over our ranch level home. We are extremely concerned about our property, our quality of life, and its future value if this dramatic rezoning effort is approved.

Thank you for considering our concerns.

Regards

Dan Hurrle
Managing Member
3m Ranch LLC
Overlook II unit 1036

Direct Phone/Fax: 1-262-432-8900

hurrle@marianmilwaukee.com

August 12, 2012
Re: Case #168-PA-2012

Hi Keith –

My name is Teresa Morrow, & I have been a Scottsdale Resident, living in 5 Scottsdale communities, since 1996. Apparantly, there is a developer who is requesting that the 5+ acres (located @ approx. 135th St./Coyote Rd.) be rezoned from R1-43 to R1-5. I recently learned that this means he is requesting to rezone the planned 4 homes on this site to 21 homes (even up to 40 homes). I've pondered what to do to express my deep concerns with this development, & decided that I should reach out to you for support.

A letter from Mr. Gary K. Jones' had led me (& several others) to believe that the zoning was being changed from 43 homes to 5 "single story homes" (R1-43 to R1-5) & hence this delayed response. Being a GOOD NEIGHBOR, he's failed to be forthright & descriptive in his letter, & the true proposal (rezoning from 4 homes to 21 homes) is absolutely unacceptable by me, as well as other neighbors in the area. The rezoning would ruin the natural beauty of our desert views, interrupt many natural habitats of wildlife, as well as increase traffic by more than 5 times than what was intended.

When I bought my home in Summit View in 2003, I thoroughly examined the neighborhood – not just in my community – but also in the surrounding areas. My home-purchasing decision was in large part based on the natural beauty of the desert which bounds the southern and western sides of the Summit View sub÷. The 5 acres of land west of Summit View was supposed to be limited to 4 large homes being built – which would in essence, give the surrounding neighbors the perception of 85% NAOS. The proposal of 21 homes with only 25% NAOS is damaging to not only the desert views, but also the natural habitats of the many species of wildlife which are present.

We often see & hear coyote, & have even experienced seeing what we believe was a mating ritual. The grey jackrabbit thrives in this area along with other wildlife, & would be negatively impacted by such a drastic change.

Moreover, the traffic would increase by over 5 times than what was intended. The possibility of a fatality before & after school at 136th/Via Linda would significantly increase.

(continued)

(continued)

We're expecting only 4 homes to be built in the proposed area, and will adamantly argue for the zoning status to remain status quo. Will you please help me in pursuit of this position? Please contact me at (480)797-5393 to discuss your thoughts & any concerns you have in keeping this parcel zoned R1-43.

Thank you so much for your attention – I appreciate all that you have done & continue to do in Scottsdale to make it the "Most Livable City".

Sincerely,

Teresa M. Morrow

Teresa M. Morrow (previously, Teresa J. Karp)
13515 E. Cortez Drive
Scottsdale, AZ 85259

REQUEST TO SPEAK

*Request to Speak cards must be submitted to City Staff **BEFORE** public testimony begins.*
Public testimony is limited to three (3) minutes per speaker.
Additional time MAY be granted to speakers representing two or more persons.
Cards for designated speakers and the person(s) they represent must be submitted together.

NAME (*print*) MARY ANN NASH MEETING DATE 5/22/13

NAME OF GROUP/ORGANIZATION (*if applicable*) VISTA COLLINA

ADDRESS 11711 N 134th ST. ZIP 85259

HOME PHONE 815-757-6275 WORK PHONE

E-MAIL ADDRESS (*optional*)

☒ I WISH TO SPEAK ON AGENDA ITEM # 5 ☐ I WISH TO DONATE MY TIME TO

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

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

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NAME (*print*) Stephen C. Earl MEETING DATE 5/22/13

NAME OF GROUP/ORGANIZATION (*if applicable*) Earl, Curley & Lagarde

ADDRESS 3101 N. Central Ave #1000 ZIP 85012

HOME PHONE — WORK PHONE 602.265.0094

E-MAIL ADDRESS (*optional*) searl@ecllaw.com

☒ I WISH TO SPEAK ON AGENDA ITEM # 5 ☐ I WISH TO DONATE MY TIME TO

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

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NAME (*print*) Robert J. Carlson MEETING DATE 5-22-13

NAME OF GROUP/ORGANIZATION (*if applicable*) _____

ADDRESS 11670 N. 134th St, Scottsdale ZIP 85259

HOME PHONE 480-991-9061 WORK PHONE —

E-MAIL ADDRESS (*optional*) —

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

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

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NAME (*print*) Jill Carlson MEETING DATE May 22, 2013

NAME OF GROUP/ORGANIZATION (*if applicable*) _____

ADDRESS 11670 N. 134th St ZIP 85259

HOME PHONE 480 991 9061 WORK PHONE _____

E-MAIL ADDRESS (*optional*) _____

☐ I WISH TO SPEAK ON AGENDA ITEM # _____ ☐ I WISH TO DONATE MY TIME TO Marti Lieberman

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

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NAME (*print*) MARGERY LIEBERMAN MEETING DATE 5-22-13

NAME OF GROUP/ORGANIZATION (*if applicable*) VISTA COLINA

ADDRESS 11639 N. 134 ST SCOTTSDALE ZIP 85259

HOME PHONE 480 614 1308 WORK PHONE

E-MAIL ADDRESS (*optional*)

☒ I WISH TO SPEAK ON AGENDA ITEM # 5 - 3ZN-2013 ☐ I WISH TO DONATE MY TIME TO

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

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Cards for designated speakers and the person(s) they represent must be submitted together. +2 Cards

NAME (*print*) MARTIN LIEBERMAN MEETING DATE 5/22/13

NAME OF GROUP/ORGANIZATION (*if applicable*) VISTA COLINA

ADDRESS 11639 North 134 ST ZIP 85259

HOME PHONE (480) 614-1308 WORK PHONE (480) 614-1307

E-MAIL ADDRESS (*optional*) martinlieberman@cox.net

☑ I WISH TO SPEAK ON AGENDA ITEM # 5 ☐ I WISH TO DONATE MY TIME TO
3ZN 2013

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

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NAME (*print*) WILLIAM WONG MEETING DATE 5/22/13

NAME OF GROUP/ORGANIZATION (*if applicable*)

ADDRESS 11889 N 134th WAY SCOTTSDALE ZIP 85259

HOME PHONE (480) 860 8696 WORK PHONE

E-MAIL ADDRESS (*optional*)

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

☒ I WISH TO SPEAK DURING "PUBLIC COMMENT"* CONCERNING ZONING AMENDMENT 3ZN 2013

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NAME (*print*) Janice Janice DeLong MEETING DATE 5/22/2013

NAME OF GROUP/ORGANIZATION (*if applicable*) VISTA COLLINA

ADDRESS 11675 N 134th ST. , SCOTTSDALE ZIP 85259

HOME PHONE 602-315-0159 WORK PHONE

E-MAIL ADDRESS (*optional*) jdelong@roiproperties.com

-3ZN-2013

☒ I WISH TO SPEAK ON AGENDA ITEM # 5 ☐ I WISH TO DONATE MY TIME TO

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

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NAME (*print*) JIM PATTERSON MEETING DATE 5/22/13

NAME OF GROUP/ORGANIZATION (*if applicable*) VILLA MONTANO

ADDRESS 13525 E. JENAN DR, SCOTTSDALE ZIP 85259

HOME PHONE 480-657-3827 WORK PHONE ———

E-MAIL ADDRESS (*optional*) JIMPWESTSIDE@AOL.COM

☐ I WISH TO SPEAK ON AGENDA ITEM # _____ ☐ I WISH TO DONATE MY TIME TO Chicago City

☒ I WISH TO SPEAK DURING "PUBLIC COMMENT"* CONCERNING ZONING AMENDMENT SCOTTSDALE MOUNTAIN VILLAS 3ZN2013

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NAME (*print*) ROBERT KING MEETING DATE 5-22-

NAME OF GROUP/ORGANIZATION (*if applicable*) _____

ADDRESS 11621 N. 134TH ST. ZIP 85259

HOME PHONE _____ WORK PHONE 206-419-0853

E-MAIL ADDRESS (*optional*) _____

☐ I WISH TO SPEAK ON AGENDA ITEM # 5 ☐ I WISH TO DONATE MY TIME TO _____

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

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NAME (*print*) PAMELA THOMPSON MEETING DATE 5/22/13

NAME OF GROUP/ORGANIZATION (*if applicable*) _____

ADDRESS 11664 N. 135th Place Scottsdale AZ ZIP 85259

HOME PHONE (602) 908-7799 WORK PHONE _____

E-MAIL ADDRESS (*optional*) _____

☒ I WISH TO SPEAK ON AGENDA ITEM # 5 ☐ I WISH TO DONATE MY TIME TO _____

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

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NAME (*print*) Scott McCoy MEETING DATE 5/22/13

NAME OF GROUP/ORGANIZATION (*if applicable*) McCoy Ramella, PLLC

ADDRESS 3200 N. Central Ave ZIP 85012

HOME PHONE _____ WORK PHONE 602-350-4365

E-MAIL ADDRESS (*optional*) _____

☒ I WISH TO SPEAK ON AGENDA ITEM # 5 ☐ I WISH TO DONATE MY TIME TO _____

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NAME (*print*) h. St Coben MEETING DATE 5.22.2013

NAME OF GROUP/ORGANIZATION (*if applicable*) _____

ADDRESS 11747 N. 134th St. ZIP 85259

HOME PHONE 480. 907.7404 WORK PHONE _____

E-MAIL ADDRESS (*optional*) lcoben@earthlink.net

☑ I WISH TO SPEAK ON AGENDA ITEM # 5 ☐ I WISH TO DONATE MY TIME TO _____

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Jagger, Carolyn

From: Niederer, Keith
Sent: Friday, June 21, 2013 2:36 PM
To: City Council
Cc: Jagger, Carolyn; Washburn, Bruce; Walker, Sharron; Worth, Daniel; Smith, David; Curtis, Tim; Grant, Randy
Subject: 3-ZN-2013, Scottsdale Mountain Villas Zoning Map Amendment Application

Mayor and Council Members,

Legal Protest petitions were filed on June 5 and June 14 against case 3-ZN-2013, a zoning map amendment application from R1-43 ESL to R1-5 ESL for the proposed 17 lot Scottsdale Mountain Villas subdivision.

After careful evaluation and analysis of property within 150 feet of the zoning map amendment area, it has been determined that the Legal Protests are valid under Zoning Ordinance Section 1.706.

This application is scheduled to be heard by the City Council on Monday July 1, 2013.

Please let me know if you have any questions.

Thank you,

Keith Niederer
Senior Planner
City of Scottsdale, AZ
480-312-2953
Get informed!
Subscribe to Scottsdale P & Z Link newsletter
follow us on Facebook
twitter

ITEM 21

EARL, CURLEY & LAGARDE, P.C.
ATTORNEYS AT LAW

Telephone (602) 265-0094
Fax (602) 265-2195
www.ecllaw.com

3101 North Central Avenue
Suite 1000
Phoenix, Arizona 85012

September 18, 2013

VIA EMAIL
Mayor Jim Lane and
Members of the City Council
City of Scottsdale
3939 N. Drinkwater Blvd
Scottsdale, AZ 85251

Carolyn Jagger, Scottsdale City Clerk
City of Scottsdale
3939 N. Drinkwater Blvd
Scottsdale, AZ 85251

RE: Scottsdale Mountain Villas/135th Street and Coyote Road
Case No. 3-ZN-2013

Request for Continuance of City Council Hearing to Tuesday, October 22, 2013

Dear Mayor Lane, Councilmembers and City Clerk,

Please accept this letter as our request for an additional 1-month continuance of the City Council's consideration of this zoning case to the Council's public hearing on Tuesday, October 22, 2013. With interested neighbors on all four sides of this case, we have been engaged in multiple efforts over the past two months to address and resolve neighborhood compatibility issues associated with this request, such as density, perimeter setbacks, building heights, access and landscape buffers. While we believe we are close to finalizing these active settlement negotiations with the various interested groups surrounding the site, there are still details outstanding that will require additional time. We therefore do not believe it would be in everyone's best interest to push this case to hearing next Tuesday with these details still outstanding.

Copies of this letter are being emailed to representatives in the surrounding communities to be sure we get the word out of this continuance request as quickly as possible to all affected parties, so as to not inconvenience anyone next Tuesday. Again, we thank the City Council and staff for your consideration of this matter.

Very truly yours,

Stephen C. Earl

SCE:amc

cc: Keith Neiderer
Tim Curtis
Gary Jones
Bill Cleverly
Ray Frank
Barry Levin
Martin Lieberman
Scott McCoy
Bruce Meyer
Jim Patterson
Bic Smith
Peggy Demgen

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ITEM 22

EARL, CURLEY & LAGARDE, P.C.
ATTORNEYS AT LAW

Telephone (602) 265-0094
Fax (602) 265-2195
www.ecllaw.com

3101 North Central Avenue
Suite 1000
Phoenix, Arizona 85012

October 21, 2013

VIA EMAIL
Mayor Jim Lane and
Members of the City Council
City of Scottsdale
3939 N. Drinkwater Blvd
Scottsdale, AZ 85251

Carolyn Jagger, Scottsdale City Clerk
City of Scottsdale
3939 N. Drinkwater Blvd
Scottsdale, AZ 85251

RE: Scottsdale Mountain Villas/135th Street and Coyote Road
Case No. 3-ZN-2013

Request for Continuance of City Council Hearing to either
Tuesday, November 12, 2013 (if available) or Tuesday, November 19, 2013

Dear Mayor Lane, Councilmembers and City Clerk,

With this letter, I have been authorized by the property owners to request what we hope will be the final continuance of the City Council's hearing on this case. On behalf of Metropolitan Communities, we have worked carefully with residents in the surrounding neighborhoods, including Vista Collina, Coyote Canyon, Villa Montavo, Summit View and Outlook to address and respond to their concerns regarding the proposed rezoning to allow development of the above-referenced five acre property into ten single family lots. The concerns of these neighborhoods have some similarities but also unique elements. So, over the past several months, we have sought to address each of the various issues of each neighborhood specific to the circumstances.

While we believe we are now very close to a plan that is acceptable to the majority of residents in these surrounding neighborhoods, there remain a few outstanding issues and documentation that now appears cannot be completed by the hearing time tomorrow night.

We sincerely believe that these remaining issues and documentation can be resolved quickly, but we have been informed by City Staff that the next City Council hearing is Tuesday, November 12, 2013. We therefore request that this matter be continued to that date if it is still

available. If the hearing for November 12th is closed or otherwise not available, then we request the City Council hearing date of Tuesday, November 19, 2013.

Again, the Council has been very courteous in allowing this matter to be continued several times. While these delays have not necessarily been desired, given the complexity of the issues involved in this case, they have been necessary. And since we believe we are very close to resolving the remaining outstanding issues, again we would ask that the matter be continued to the next available City Council hearing date as noted above.

Thankfully,

Stephen C. Earl

SCE:amc

cc: Keith Neiderer
Tim Curtis
Gary Jones
Bill Cleverly
Ray Frank
Barry Levin
Martin Lieberman
Scott McCoy
Bruce Meyer
Jim Patterson
Bic Smith
Peggy Demgen

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Community & Economic Development Division
Planning, Neighborhood & Transportation

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

To: Mayor and City Council

From: Keith Niederer – Senior Planner

Through: Randy Grant – Planning, Neighborhoods and Transportation Administrator

Date: October 16, 2013

Re: 3-ZN-2013, Ordinance No. 4097 – Additional Stipulation and Attachment

In an effort to meet the requests of the residents from the Vista Collina and Summit View subdivisions, the applicant of the Scottsdale Mountain Villas project has agreed to transplant on-site native vegetation to the perimeter of the subject property to enhance the natural buffer between the subject property and the adjacent property owners.

To meet this request, City staff is adding 3-ZN-2013 stipulation 2, which requires that the developer provide landscaping and yard enclosure walls that are consistent with the Landscape Enhancement Plans, which are now attached as Exhibit B to Exhibit 1 of Ordinance No. 4097.

SCOTTSDALE PLANNING COMMISSION
VIA LINDA SENIOR CENTER
10440 E. VIA LINDA
SCOTTSDALE, ARIZONA

WEDNESDAY, MAY 22, 2013

DRAFT SUMMARIZED MEETING MINUTES

PRESENT:	Michael D'Andrea, Chairman Ed Grant, Vice-Chair Erik Filsinger, Commissioner Matt Cody, Commissioner David Brantner, Commissioner Michael Edwards, Commissioner
ABSENT:	Jay Petkunas, Commissioner
STAFF:	Tim Curtis Joe Padilla Keith Niederer Doris McClay Greg Bloemberg Karen Fitzpatrick Lorraine Castro

CALL TO ORDER

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

ROLL CALL

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

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

ATTACHMENT #10

MINUTES REVIEW AND APPROVAL

1. Approval of May 8, 2013 Regular Meeting Minutes including Study Session.

   COMMISSIONER BRANTNER MOVED TO APPROVE THE MAY 8, 2013 REGULAR MEETING MINUTES, INCLUDING STUDY SESSION. SECONDED BY VICE CHAIR GRANT, THE MOTION CARRIED UNANIMOUSLY WITH A VOTE OF SIX (6) TO ZERO (0).

EXPEDITED AGENDA

2. 5-UP-2013 (On-Track Academy)

   COMMISSIONER BRANTER MOVED TO MAKE A RECOMMENDATION TO CITY COUNCIL, FOR APPROVAL OF CASE 5-UP-2013, PER THE STAFF RECOMMENDED STIPULATIONS, AFTER FINDING THAT THE CONDITIONAL USE PERMIT CRITERIA HAVE BEEN MET; SECONDED BY COMMISSIONER EDWARDS. THE MOTION CARRIED UNANIMOUSLY WITH A VOTE OF SIX (6) TO ZERO (0).

3. 6-TA-2009#3 (Downtown Text Amendment pertaining to the Downtown and Citywide)

   COMMISSIONER BRANTNER MOVED TO MAKE A RECOMMENDATION TO CITY COUNCIL, FOR APPROVAL OF CASE 6-TA-2009#3, AFTER DETERMINING THAT THE PROPOSED TEXT AMENDMENT IS CONSISTENT AND CONFORMS WITH THE ADOPTED GENERAL PLAN; SECONDED BY COMMISSIONER EDWARDS. THE MOTION CARRIED UNANIMOUSLY WITH A VOTE OF SIX (6) TO ZERO (0).

REGULAR AGENDA

4. 19-ZN-2002#3 (Crossroads East)

COMMISSIONER FILSINGER MOVED TO MAKE A RECOMMENDATION TO CITY COUNCIL, FOR APPOVAL OF CASE 19-ZN-2002#3; PER THE STAFF RECOMMENDED STIPULATIONS AFTER FINDING THAT THE PROPOSED ZONING MAP AMENDMENT IS CONSISTENT AND CONFORMS WITH THE ADOPETED GENERAL PLAN; RECOMMENDATION WAS MADE TO INCLUDE FURTHER DISCUSSION ON INCORPORATING GREEN BUILDING PRINCIPLES INTO THE DEVELOPMENT, ELIMINATE BUILDING HEIGHT EXHIBIT OPTION 2, AND HAVE DESIGN REVIEW BOARD TO CONSIDER CONSISTENT DESIGN TREATMENT ON ALL SIDES OF THE ARCHITECTURE; SECONDED BY VICE CHAIR GRANT. THE MOTION CARRIED UNANIMOUSLY WITH A VOTE OF SIX (6) TO ZERO (0).

5. 3-ZN-2013 (Scottsdale Mountain Villas)

COMMISSIONER BRANTNER MOVED TO MAKE A RECOMMENDATION TO CITY COUNCIL, FOR APPOVAL OF CASE 3-ZN-2013; PER THE STAFF RECOMMENDED STIPULATIONS AFTER DETERMINING THAT THE PROPOSED ZONING MAP AMENDMENT IS CONSISTENT AND CONFORMS WITH THE ADOPTED GENERAL PLAN; SECONDED BY COMMISSIONER FILSINGER. THE MOTION CARRIED WITH A VOTE OF FIVE (5) TO ONE (1) WITH CHAIR D'ANDREA DISSENTING.

Pamela Thompson, Scott McCoy, Jim Patterson, Robert King, William Wong, Janice DeLong, Margery Lieberman, Martin Lieberman, Robert J. Carlson, Jill Carlson, MaryAnn Nash, Stephen C. Earl; L. Coben provided comments.

ADJOURNMENT

With no further business to discuss, the regular session of the Planning Commission adjourned at 7:36 p.m.

Scottsdale Mountain Villas

3-ZN-2013

City Council

November 19, 2013

Keith Niederer

Scottsdale Mountain Villas

CONTEXT AERIAL

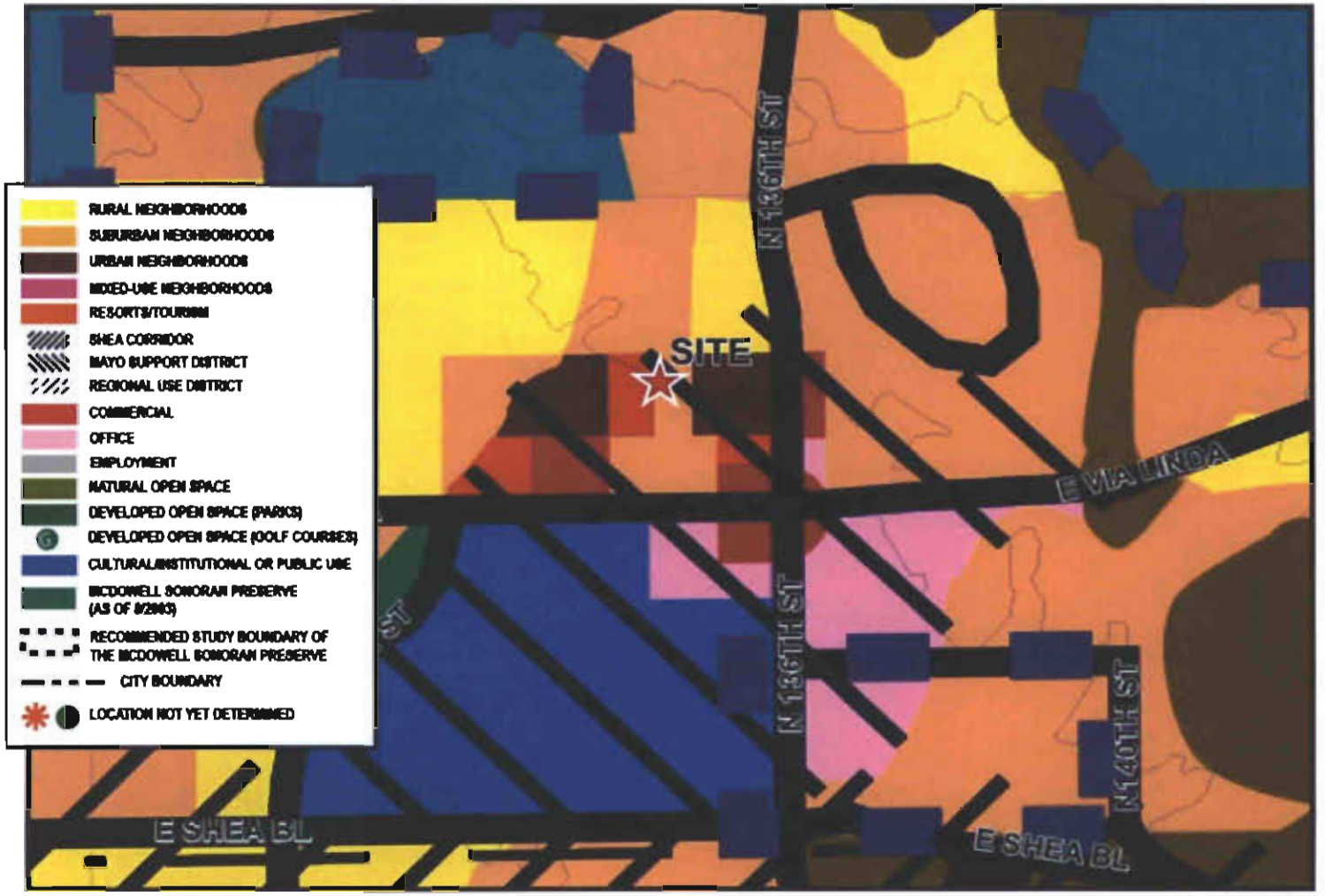
3-ZN-2013

Scottsdale Mountain Villas

CLOSE AERIAL

3-ZN-2013

Scottsdale Mountain Villas

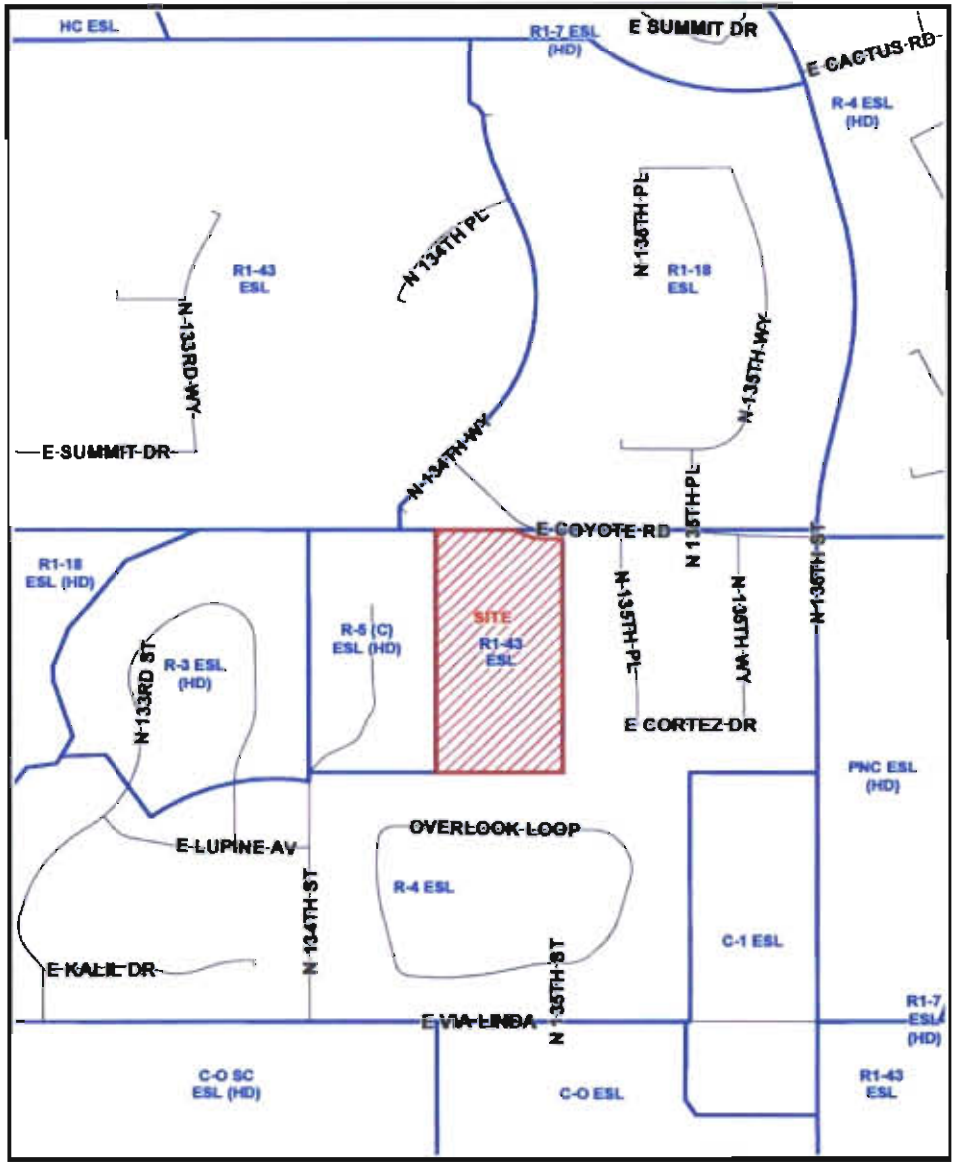


EXISTING LAND USE

3-ZN-2013

Scottsdale Mountain Villas

Request:
Rezone from
R1-43 ESL to
R1-5 ESL.



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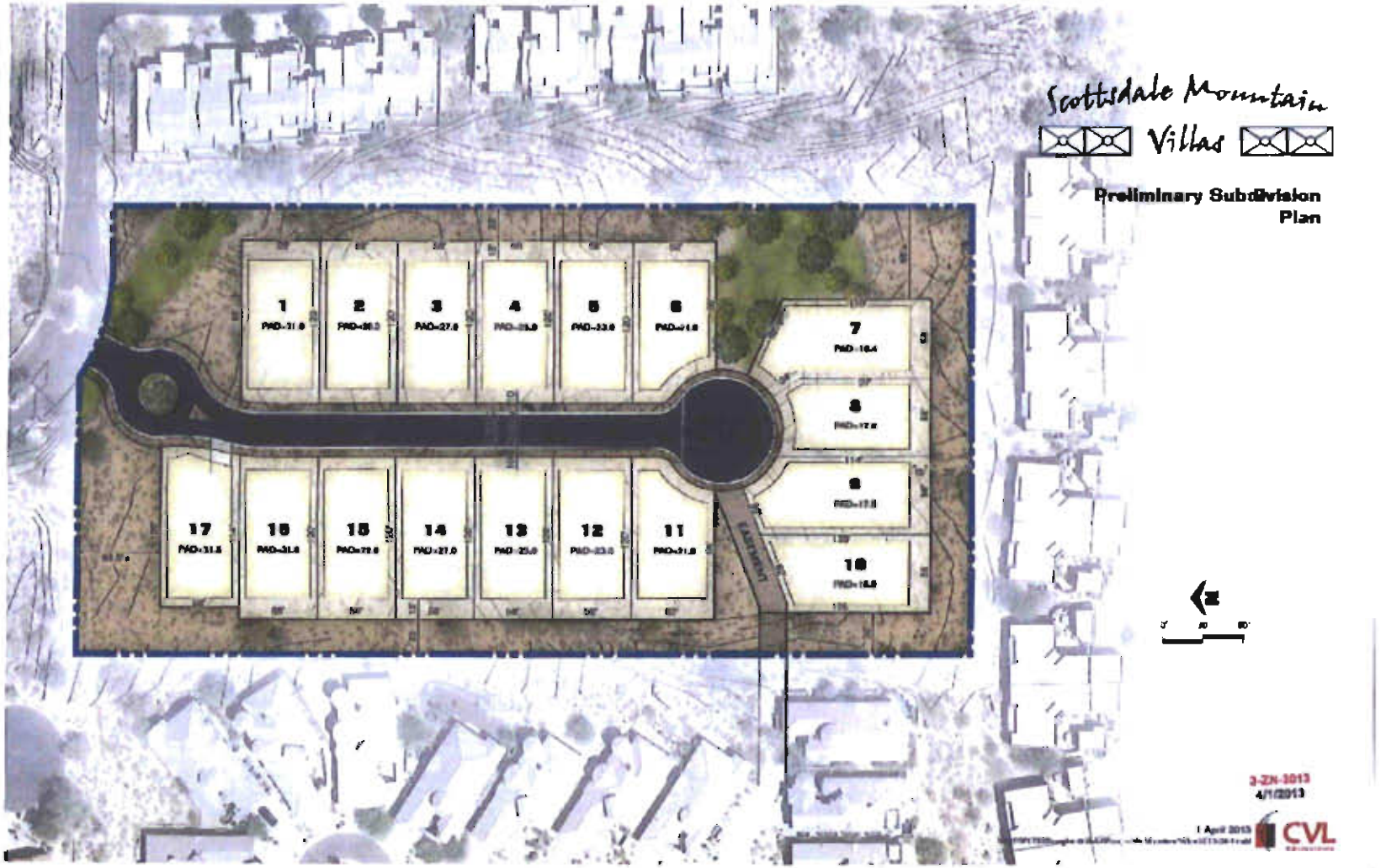
ZONING MAP

3-ZN-2013

Scottsdale Mountain Villas



SITE PLAN AS OF 7/1/2013

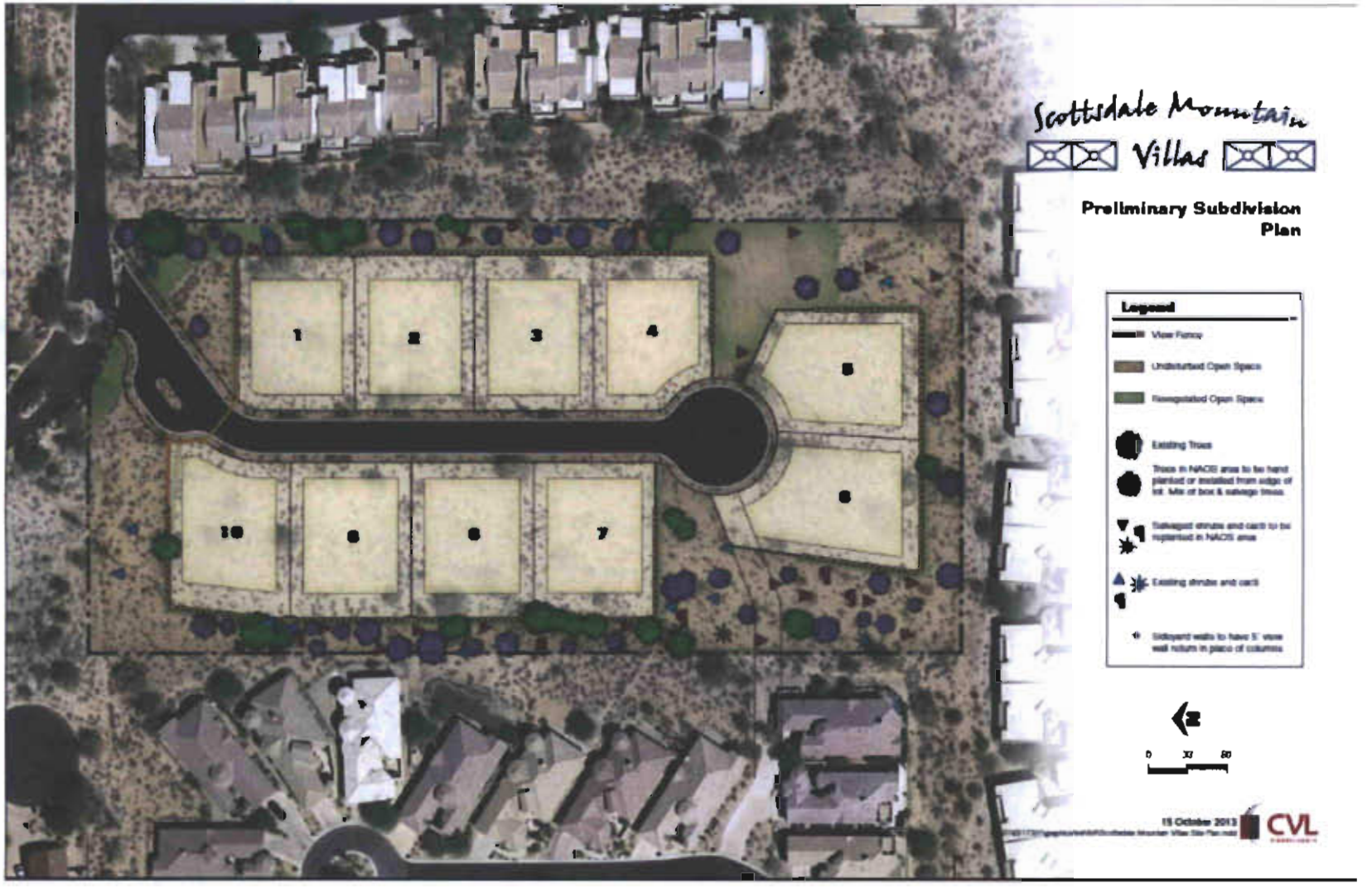
3-ZN-2013

Scottsdale Mountain Villas

CURRENT PROPOSED SITE PLAN

3-ZN-2013

Scottsdale Mountain Villas



LANDSCAPE ENHANCEMENTS

3-ZN-2013

Scottsdale Mountain Villas

Development Standards	Existing R1-43 ESL Zoning	Standard R1-5 ESL Zoning	Proposed R1-5 ESL Zoning
Density	.83 du/ac (4 lots max.)	5 du/ac, 24 lots	2.0 du/ac, 10 lots
Setbacks	Front: 40 feet Side: 20 feet Rear: 35 feet	Front: 15 feet Side: 0 feet or 5 feet, aggregate of 10 feet Rear: 15 feet	Front: 12 feet Side: 10 feet, Rear: 20 feet, except 15 on lots 5-6.
Building Height	24-feet above natural grade	24-feet above natural grade	24-feet above natural grade, 1-story maximum
NAOS	1.43 acres	1.43 acres	1.54 acres
Minimum Lot Size	43,000 s.f.	4,700 s.f.	Approx. 10,800 s.f.
Minimum Lot Width	150 feet	45 feet	90 feet
Traffic	38 daily trips estimated	228 daily trips estimated	95 daily trips estimated

Scottsdale Mountain Villas

In Summary:

- Proposed zoning will conform to the existing General Plan Suburban Neighborhoods Land Use Designation, as it is less than 8 dwelling units per acre.

- Public opposition to the application at first, applicant has worked with residents since Planning Commission.

- Legal Protests being rescinded.

Scottsdale Mountain Villas

Applicant's Presentation

3-ZN-2013

Item 17

Scottsdale Mountain Villas

3-ZN-2013
City Council
November 19, 2013
Keith Niederer

Scottsdale Mountain Villas

CONTEXT AERIAL

3-ZN-2013

Scottsdale Mountain Villas

CLOSE AERIAL

3-ZN-2013

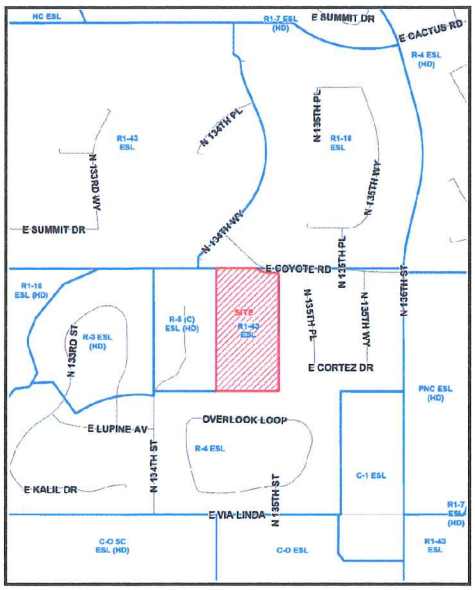
Scottsdale Mountain Villas

EXISTING LAND USE

3-ZN-2013

Scottsdale Mountain Villas

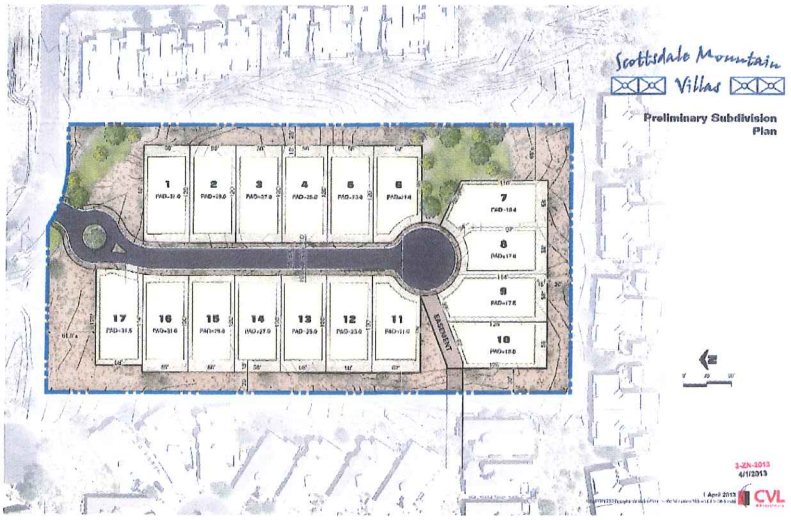
Request:
Rezone from
R1-43 ESL to
R1-5 ESL.



ZONING MAP

3-ZN-2013

Scottsdale Mountain Villas



SITE PLAN AS OF 7/1/2013

3-ZN-2013

Scottsdale Mountain Villas

CURRENT PROPOSED SITE PLAN 3-ZN-2013

Scottsdale Mountain Villas

LANDSCAPE ENHANCEMENTS 3-ZN-2013

Scottsdale Mountain Villas

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Minimum Lot Width	150 feet	45 feet	90 feet
Traffic	38 daily trips estimated	228 daily trips estimated	95 daily trips estimated

COMPARISON CHART **3-ZN-2013**

Scottsdale Mountain Villas

In Summary:

- Proposed zoning will conform to the existing General Plan Suburban Neighborhoods Land Use Designation, as it is less than 8 dwelling units per acre.
- Since the Planning Commission hearing, the applicant has worked with several of the adjacent concerned property owners.
- Many, but not all of the Legal Protests petitions have been rescinded, making the Legal Protest invalid.

3-ZN-2013

Scottsdale Mountain Villas

Applicant's Presentation

3-ZN-2013

Item #17, 3-ZN-2013

Niederer, Keith

From: bruce meyer <meyerbruce@yahoo.com>
Sent: Tuesday, November 19, 2013 2:40 PM
To: Stephen Earl; 'jimpwestside@aol.com'; Niederer, Keith
Cc: 'gjones@petersgroupinc.com'
Subject: Re: SMV re Addressing Outstanding Issues

Mr. Niederer,

On behalf of Mary Patterson and Bruce and Pam Meyer we will agree to withdraw our protest provided the following additional language is added to stipulation 5:

Additional Language to Stipulation 5

...except for Lot 1, which shall not exceed 20.5 feet above the finished floor.

It is our understanding that the developer has agreed to this additional language.

Mary Patteerson and I intend to be at the meeting, and hope that this language will be added at the council meeting.

Best wishes,

Bruce Meyer

From: Stephen Earl <searl@ecllaw.com>
To: "'jimpwestside@aol.com'" <jimpwestside@aol.com>
Cc: "'meyerbruce@yahoo.com'" <meyerbruce@yahoo.com>; "'gjones@petersgroupinc.com'" <gjones@petersgroupinc.com>
Sent: Tuesday, November 19, 2013 2:33 PM
Subject: RE: SMV re Addressing Outstanding Issues

The email for Keith Niederer is: KNiederer@Scottsdaleaz.gov.

Stephen C. Earl
EARL, CURLEY & LAGARDE, P.C.
3101 North Central Avenue, Suite 1000
Phoenix, AZ 85012
Phone: 602-265-0094 Fax: 602-265-2195

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-----Original Message-----
From: Stephen Earl
Sent: Tuesday, November 19, 2013 11:55 AM
To: 'jimpwestside@aol.com'
Cc: 'meyerbruce@yahoo.com'; gjones@petersgroupinc.com
Subject: SMV re Addressing Outstanding Issues

Good Morning, Jim. You will find attached the staff stipulations and exhibits that are part of the Staff Report the City Council has received on this zoning case for Scottsdale Mountain Villas. The Stipulation you wish to revise is #5. As I understand it, the language you would like added to this Stipulation would state: "... except for Lot 1, which shall not exceed 20.5 feet above the finished floor." You should submit this language to Keith Niederer at the City and present it tonight to the City Council.

We have also attached a draft letter from Gary Jones on the other issues you mentioned of lowering the pad height on Lot 1 and cooperation during the City's Design Review Process on landscaping in the northern NAOS area. Please understand that the owner's ability to address landscaping in this NAOS area will be limited by City regulations. The exhibits referenced in the letter are the ones attached to the Staff Stipulations.

When you have had the chance to review the attached material, please let us know your feelings. Steve

Stephen C. Earl
EARL, CURLEY & LAGARDE, P.C.
3101 North Central Avenue, Suite 1000
Phoenix, AZ 85012
Phone: 602-265-0094 Fax: 602-265-2195