

September 22, 2015

Citizen Review & Open House Report
Special Use Permit Application (SUP-15-1)

Report on September 17, 2015 Open House

On September 17, 2015 at 6:00 PM, the Applicant, Five Star Development hosted a neighborhood open house to discuss the Special Use Permit for the Ritz-Carlton Paradise Valley ("Ritz") proposed for approximately 105 acres at the northeast corner of Mockingbird Lane and Lincoln Drive (the "Property"). Notification letters explaining the proposal and inviting citizens to attend the open house were mailed out to all property owners within 1000 feet of the Property as well as citizens on a list provided by Town staff on September 1, 2015. Approximately 25 Paradise Valley residents attended the open house. The open house sign-in sheets and comment cards submitted by residents are attached to this report.

The following is a summary of the comments received during the September 17, 2015 meeting:

- Density was discussed, and while one participant requested that density be reduced to 2.0 dwelling units per acre, other attendees understood the Statement of Direction was flexible and the 2.37 dwelling units per acre resulted in a master planned development that was better overall
- Multiple residents along Mockingbird Lane, adjacent to site, attended and were pleased with the increase to a 50 foot landscape setback for a total of 67 feet from curb to wall
- Multiple attendees were excited about the mix of uses including resort related retail
- A resident who lives across the street from the project on Mockingbird Lane attended and did not express support or opposition, but had questions about traffic and construction access. His questions were addressed and he was sent a site plan by our team as a follow-up.
- A Scottsdale resident across Scottsdale Road from the project attended and was generally supportive but had questions about views and drainage. Our team sent him a site plan as a follow-up.
- A Scottsdale resident across Scottsdale Road from the project in Sands North attended and was supportive of the project but did have questions on how it might impact views and traffic. This attendee is involved with the community's HOA and requested we speak at their October meeting. Our team is making arrangements to attend.
- Several attendees were supportive of the project and requested that the project be approved and completed as soon as possible.

- There were several attendees that were neutral and generally had questions about traffic and views.
- Several attendees requested information on purchasing residences within the plan and were anxious to see the process expedited.

The Applicant will continue to meet with adjacent neighbors, interested residents, and other parties in order to be responsive to the community's questions regarding the proposed development on the Property.

SIGN-IN

RITZ CARLTON

SUP-15-01

CITIZEN REVIEW MEETING

9/17/15, SCOTTSDALE PLAZA RESORT 7200 N SCOTTSDALE RD, 6:00PM

NAME (Please Print)	ADDRESS	PHONE NO.	E-MAIL ADDRESS	Homeowner Assoc Name
1. BERNARD KIRK	7030 E. FOOTHILL DR PV	480 348 9899	kirkint@aol.com	
2. Richard Vedra	6821 N 72 PLACE	(602) 761 5009		
3. KALE PONSER	6855 E MEADOWBROOK	480-991-8885		
4. Riek Mahre	6869 E. Perneil Dr	602 256-4433		
5. JANET P. SIMON	6631 E HORSESHOELN	—		
6. Paulina Vazquez				
7. Harry + Gmy Strachan	7230 E JOHNS TOWN SCOTTSDALE	480-946. 3369		
8. Phil West	6701 N. Scottsdale Paradise Valley	914-419-8472		
9. Geoff Falmann	7075 FOOTHILL DR	480-362-9800		
10. CHARLES HALL		602,963,3009		

SIGN-IN

RITZ CARLTON

SUP-15-01

CITIZEN REVIEW MEETING

9/17/15, SCOTTSDALE PLAZA RESORT 7200 N SCOTTSDALE RD, 6:00PM

NAME (Please Print)	ADDRESS	PHONE NO.	E-MAIL ADDRESS	Homeowner Assoc Name
68. Dorothy Smith ROBERT KEIWEEN PAT SMUSSEN	4801 E TOMAHAWK	—	—	—
69. L Leonard Trubisky	6102 N. DUAL RUNS	—	—	—
70. Leonard Trubisky	6725 E. Horseshoe Ln			
71. Rose Ann Trubisky	6725 E. Horseshoe Ln			
72. Raphael Simon	6631 E. Horseshoe LA	607-938-4010	—	
73. PATTY BADENOCH	5027 AOTI PLACE	180.949.9549	Grandbadenoch@aol.com	
74. Ken Mann	6822 N 77 Plca	480-789-1025	Ken & Sandra veasorn@lemann.com	Sandra North
75. Sandra L. Price	7250 E. Joshua Tree		Sandra@nicembae.com	Sandra North
76. Katarina Voss	7018 W. 69th Pl	—	KV05534@gmail.com	

SIGN-IN

RITZ CARLTON

SUP-15-01

CITIZEN REVIEW MEETING

9/17/15, SCOTTSDALE PLAZA RESORT 7200 N SCOTTSDALE RD, 6:00PM

NAME (Please Print)	ADDRESS	PHONE NO.	E-MAIL ADDRESS	Homeowner Assoc Name
11. Valerie Coosby	7117 N. Tatum Blvd	480-357-1112	VALEE18@CROSSY- CORP.COM	
12. Lindsay Simon	6631 E. Horseshoe	480-951-2932		
13. NATE NATHAN	5102 E. DEER STREET	602-390-3800		
14.				
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SIGN-IN

RITZ CARLTON
SUP-15-01

CITIZEN REVIEW MEETING

9/17/15, SCOTTSDALE PLAZA RESORT 7200 N SCOTTSDALE RD, 6:00PM

NAME (Please Print)	ADDRESS	PHONE NO.	E-MAIL ADDRESS	Homeowner Assoc Name
20. David Simon	Hesslow Lane	8095/2932		
21. Bruce Spigner	Hesslow Lane	602-687-6678		
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