

June 2, 2017

Re: Sienna Hills Phase II: Neighborhood Meeting Announcement

Dear Neighbor/Property Owner:

We are Landscape Architects and Land Planners initiating a formal process to amend the zoning on a site near your home/property. The site is comprised of approximately 8 acres, a portion of which was a former City of Scottsdale water reservoir and well site facility. The proposal is for a 16-lot single family residential community that will become the second phase of the Sienna Hills community that is currently under construction immediately to the east. Please reference the proposed site plan on the reverse side of this letter for a depiction of the proposal.

Within the coming weeks, we will be submitting an application to the City of Scottsdale requesting to amend the zoning on the property from the existing R1-43 ESL (Single Family Residential) to R1-10 ESL (Single Family Residential with Amended Development Standards).

The proposed residential density of the project is in conformance with the City's General Plan that identifies the land use on the property as Suburban Neighborhoods (1-8 dwelling units per acre), and with the pattern of existing zoning in the Desert Hills community to the north.

The Sienna Hills Phase II proposal will access through the Phase I portion of the community to the east through a private gate. Open space setbacks of at least 20 to 25 feet will be provided along the western and northern edges of the community, and these areas will be enhanced with natural desert vegetation. All homes within the community will be single story.

As part of our ongoing effort to provide information and address questions from neighbors and property owners, we cordially invite you to attend a neighborhood meeting to discuss our plans and to gather feedback.

DATE: Thursday, June 15, 2017
TIME: 6:00pm-7:00pm
LOCATION: McDowell Mountain Community Church
(10700 N. 124th St. Scottsdale, AZ 85259)

Thank you for your time and interest! If you are unable to attend the neighborhood meeting and wish to provide input, please contact myself or City of Scottsdale assigned planner Keith Niederer at 480-312-2953 or KNiederer@scottsdaleaz.gov. Please reference project case number 105-PA-2017. Comments will be made part of the public record for inclusion in the case file.

Sincerely,



LVA Urban Design Studio
Email: astedman@LVAdesign.com

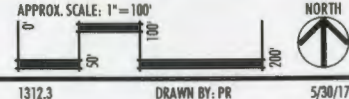


| LEGEND | |
|--------------------|---------------|
| | SITE BOUNDARY |
| SITE DATA | |
| SITE AREA (GROSS): | 8.2 AC (+/-) |
| SITE AREA (NET): | 7.7 AC (+/-) |
| EXISTING ZONING: | R1-43 E.S.L. |
| PROPOSED ZONING: | R1-10 E.S.L. |
| TOTAL LOTS: | 16 |
| GROSS DENSITY: | 1.95 DU/AC |

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SIENNA HILLS - PHASE 2

CONCEPTUAL SITE PLAN



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