

July 7, 2017

Re: Stagecreek Planned Community

Dear Neighbor/Property Owner:

We are Landscape Architects and Land Planners seeking approval for a 118-lot community near your home/property. The site is comprised of 40 acres and is currently vacant with surrounding residential homes.

We are inviting you to an upcoming neighborhood meeting to provide information about our design and the application process.

Within the coming weeks, we will be submitting an application to the Town of Carefree requesting a minor General Plan amendment from the current Low Density Residential (LDR – 1 DU/AC) land use designation to Moderate Density Residential (MDR – 7 DU/AC). This request will accompany a corresponding rezoning proposal from the existing Rural-43 (1 DU/AC) to Residential Unit Plan of Development (RUPD). Our proposal intends to provide 118 single family homes at a density of 2.95 dwelling units per acre. The applicant believes the proposed changes are appropriate given surrounding densities and recent development in the area.

The requested amendments will allow for a variety of lot sizes, natural desert open space with preserved washes, buffered landscape setbacks, and gated access from Cave Creek Road and Stagecoach Road.

As part of our ongoing effort to provide information and address questions from neighbors and property owners, we will be hosting a neighborhood meeting to discuss our plans and to gather feedback.

DATE: Tuesday, July 18, 2017

TIME: 6:00pm-7:00pm

**LOCATION: FCF-Holland Community Center, Quail Room
(34250 N 60th St, Scottsdale, AZ 85266)**

Thank you for your time and interest! If you are unable to attend the neighborhood meeting and

