PLANNING COMMISSION REPORT

Meeting Date: May 11, 2016
General Plan Element: *Land Use*
General Plan Goal: *Create a sense of community through land uses*

ACTION

Enterprise
23-ZN-2015

Request to consider the following:

1. A recommendation to City Council regarding a request by owner for a Zoning District Map Amendment from Industrial Park (I-1) zoning to Highway Commercial (C-3) zoning on an approximate 1 +/- acre site located at 16275 N. Greenway-Hayden Loop.

Key Items for Consideration

- Conformance with the General Plan.
- Conformance with the Greater Airpark Character Area Plan.
- No known opposition.

OWNER

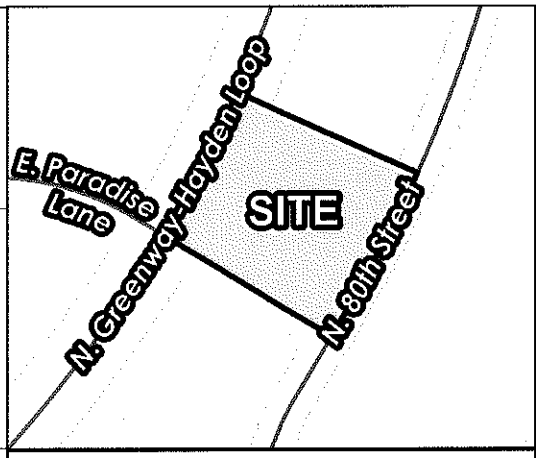
First Fidelity Bank
480-801-8080

APPLICANT CONTACT

Michele Hammond
John Berry / Michele Hammond
480-385-2727

LOCATION

16275 North Greenway-Hayden Loop



General Location Map

Action Taken _____

BACKGROUND

General Plan

The General Plan Land Use Element designates the property as Employment. This category permits a range of employment uses from light manufacturing to light industrial and office uses. Employment areas have access to adequate mobility systems and provide opportunities for business enterprises. Employment areas are generally located where impacts on residential neighborhoods are limited and access is available to labor pools and transportation facilities.

Character Area Plan

This site is located within the Greater Airpark Character Area Plan (GACAP), which designates the property as Employment (EMP) with a Type B development type. EMP areas include a wide array of office, commercial, warehousing, and light industrial land uses that provide opportunities for business enterprises, as well as regional and local jobs. Type B development denotes areas appropriate for continuous building forms at a medium to higher scale. Type B development is generally located near the airport and taxilanes and is associated with aircraft hangars and warehousing/industrial buildings.

Zoning

This site is currently zoned Industrial Park (I-1) district, which is intended to allow light manufacturing, aeronautical, light industrial, office, and supportive uses to sustain and enhance major employment opportunities.

Context

The subject property is located at the northeast corner of N. Greenway-Hayden Loop and E. Paradise Lane, and also has frontage on N. 80th Street. The surrounding context contains a mix of uses including vehicle sales and service, office, bank, warehousing, and aviation related uses. Please refer to context graphics attached.

Adjacent Uses and Zoning

- North: Bank, zoned Industrial Park (I-1) district
- South: Office, zoned Industrial Park (I-1) district
- East: Warehousing/Hangar, zoned Industrial Park (I-1) district
- West: Vehicle sales/service, zoned General Commercial (C-4) district

APPLICANTS PROPOSAL

Goal/Purpose of Request

The applicant is requesting approval of a Zoning District Map Amendment, changing the zoning from Industrial Park (I-1) district to Highway Commercial (C-3) district, to accommodate development of the existing vacant site as a vehicle rental facility. Site development will include a small building centrally located on the site, with parking around all sides of the building and wash bays on the north end of the building. The requested C-3 zoning district allows vehicle rental as a permitted use,

which is not currently permitted in the I-1 district.

Development Information

• Existing Use:	Vacant	
• Proposed Use:	Vehicle rental facility	
• Buildings/Description:	3,520 square feet (single-story)	
• Parcel Size:	+/- 1 acre	
• Building Height Allowed:	36 Feet (C-3)	
• Building Height Proposed:	20 Feet	
• Parking Required:	Employee:	18 spaces
	Patron:	1 space
	Storage:	18 spaces
	Total Required:	37 spaces
• Parking Provided:	38 spaces	
• Open Space Required:	5,496 square feet	
• Open Space Provided:	11,622 square feet	
• Floor Area Ratio Allowed:	0.8	
• Floor Area Ratio Provided:	0.085	

IMPACT ANALYSIS

Land Use

The proposed C-3 zoning designation is consistent with the Scottsdale General Plan and the Airpark Character Area Plan, which both designate the property as Employment. Many of the permitted land uses in the C-3 district are comparable to those allowed in the I-1 district, but differ in the additional vehicle related uses, and retail/service related uses that are permitted in the C-3 district. In addition, the C-3 district does not permit the aviation related uses that are permitted in the I-1 zoning district, however, the multiple street frontages and lack of taxilane access on the subject site reduce the feasibility of developing an aviation related use.

Airport Vicinity

The subject site is within close proximity to the Scottsdale Airport, and lies within the AC-2 Airport Influence and Noise Overlay Zone. Development within the AC-2 zone is subject to the provision of a fair disclosure statement, Avigation Easement, and height analysis. These items have been stipulated with the approval of this case, and will be handled during the Development Review Board and permit review processes as the project moves forward.

Traffic/Trails

The City's Transportation Department has reviewed and approved the applicant's proposal, which includes a Transportation Impact Mitigation Analysis (TIMA) addressing the potential traffic impacts

of the additional uses that are permitted in the requested C-3 zoning district. Access to the site is restricted to one (1) site driveway located off E. Paradise Lane. It is not anticipated that the proposed zoning district map amendment will have any impact on traffic or circulation.

Water/Sewer

The City's Water Resources Department has reviewed the applications and finds that there are adequate water and wastewater services for the proposed use.

Public Safety

The City's public safety departments have reviewed the applications and find that there is adequate ability to provide fire and police services. No negative impacts are anticipated as a result of the rezoning request.

Open Space

The open space requirements of the I-1 district and C-3 district are identical. Based on the proposed development, the minimum required open space on the subject site is 5,496 square feet, or 13.2% of the site area. The submitted site plan provides 11,622 square feet or 28% of the site area. Due to the triple frontage on the subject site, almost all of the proposed open space is provided adjacent to the surrounding right-of-ways, within a twenty (20) foot wide landscape setback.

Community Involvement

The applicant has sent notices to all property owners within 750 feet of the site and held an open house meeting on October 29, 2015 to seek input regarding the proposed project. The City also sent notices to property owners within 750 feet of the site, and the site was posted. As of the date of this report staff has not received any comment on the project, other than general inquiries.

Community Impact

The proposed zoning district map amendment is not anticipated to impact the character or existing businesses in the area. The use of the site is consistent with the existing vehicle sales and service uses located directly west and along Frank Lloyd Wright Boulevard, and will likely complement those existing uses.

OPTIONS & STAFF RECOMMENDATION

Recommended Approach:

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

RESPONSIBLE DEPARTMENT

Planning and Development Services
Current Planning Services

STAFF CONTACT

Bryan Cluff
Senior Planner
480-312-2258
E-mail: bcluff@ScottsdaleAZ.gov

APPROVED BY

Bryan Cluff, Report Author — Date: 4/30/16

Tim Curtis, AICP, Current Planning Director — Date: 5/3/2016
480-312-4210, tcurtis@scottsdaleaz.gov

Randy Grant, Director — Date: 5/4/16
Planning and Development Services
480-312-2664, rgrant@scottsdaleaz.gov

ATTACHMENTS

1. Stipulations
   Exhibit A to Attachment 1: Site Plan
1A. Additional Information
2. Applicant's Narrative
3. Context Aerial
4A. Aerial Close-Up
4. General Plan Land Use Map
5A. Current Zoning
5. Proposed Zoning
6. Traffic Impact Summary
7. Citizen Involvement
8. City Notification Map

Stipulations for the Zoning Application:
Enterprise
Case Number: 23-ZN-2015

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

AIRPORT

1. FAA DETERMINATION. With the Development Review Board Application, the owner shall submit a copy of the FAA Determination letter on the FAA FORM 7460-1 for any proposed structures and/or appurtenances that penetrate the 100:1 slope. The elevation of the highest point of those structures, including the appurtenances, must be detailed in the FAA form 7460-1 submittal.

INFRASTRUCTURE AND DEDICATIONS

2. 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. VEHICLE NON-ACCESS EASEMENT. Dedicate a one foot wide vehicular non-access easement on E. Paradise Lane except at the approved street entrance, and along the entire frontage of N. 80th Street and N. Greenway-Hayden Loop, unless otherwise approved by the Transportation Director or designee.

3. ACCESS RESTRICTIONS. There shall be a maximum of one site driveway to the site. The driveway shall be from E. Paradise Lane as shown on the site plan attached as Exhibit A to Attachment 1. The driveway shall be constructed in general conformance with City of Scottsdale's Supplement to the MAG Standard details, Detail# 2256, Type CL-1.

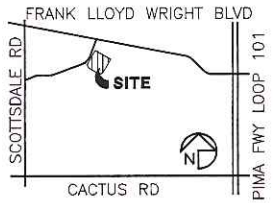
4. EASEMENTS.

    a. Before any building permit is issued for the site, the owner shall dedicate a sight distance easement over sight distance triangle(s) in conformance with figures 5.3-26 and 5.3-27 of Section 5.3 of the DSPM.

KEYNOTES

1. EXISTING CONCRETE CURB AND GUTTER.
2. EXISTING CONCRETE SIDEWALK.
10. LANDSCAPE AREA.
11. 3'-4" MASONRY SCREEN WALL/RETAINING WALL - PAINTED TO MATCH BUILDING.REFER TO A4/AS120
12. 6'-0" MASONRY SCREEN WALL - PAINTED TO MATCH BUILDING. REFER TO A3/AS-120
13. TRASH ENCLOSURE- REFER TO C4/AS120.
14. 6" CONCRETE CURB.
15. PAVEMENT PER CIVIL AND GEOTECH REPORT.
16. RAISED CONCRETE SIDEWALK.
17. ADA ACCESS RAMP.
18. SES LOCATION.
19. BIKE RACK/PARKING - REFER TO B1/AS-120
20. FIRE RISER LOCATION.
21. SAND/OIL SEPARATOR PRELIMINARY LOCATION.
22. ENCLOSED WASH BAY.
23. PRELIMINARY LOCATION OF UTILITY TRANSFORMER.
24. PRELIMINARY LOCATION OF FDC.
25. RETENTION PER CIVIL.
26. WROUGHT IRON SWING GATES.
27. WROUGHT IRON SLIDER GATES WITH CONCRETE PAD.
28. PEDESTRIAN ACCESSIBLE ACCESS TO SITE.
29. PRELIMINARY FDC LOCATION.

VICINITY MAP



PROJECT CODE DATA

PROJECT:
ENTERPRISE SCOTTSDALE

ADDRESS:
16275 N. GREENWAY-HAYDEN LP.
SCOTTSDALE, AZ 85260

APN:
215-48-077

GOVERNING MUNICIPALITY:
CITY OF SCOTTSDALE

APPLICABLE CODES:
2012 INTERNATIONAL BUILDING CODES
2012 INTERNATIONAL MECHANICAL CODE
2012 INTERNATIONAL PLUMBING CODE
2011 NATIONAL ELECTRICAL CODE
2012 INTERNATIONAL FIRE CODE
2012 INTERNATIONAL ENERGY CONSERVATION CODE
2010 ADA GUIDELINES

PROJECT DESCRIPTION:
NEW 3,520 SF BUILDING TO BE USED AS AN ENTERPRISE CAR RENTAL FACILITY.

OCCUPANCY(IES):
NEW BUILDING #1 OFFICE = 3,520SF - B

CONSTRUCTION TYPE(S):
TYPE - NO FIRE SPRINKLERS

BUILDING HEIGHT:
ALLOWED: 36'-0" PROVIDED 20'-0"

CURRENT ZONING: I-1
REQUIRED ZONING: C-3

SITE AREA:
GROSS SITE = - (-ACRES)
NET SITE = 41,646 (.956 ACRES)

MAXIMUM LOT COVERAGE:
FIRST 12' OF HEIGHT:
10% X NET LOT AREA =.10 X 41,646 = 4,164 SF
NEXT 10' OF HEIGHT:
8' X .004 X 41,646 = 1,332 SF

TOTAL = 5,496 SF

OPEN SPACE DISTRIBUTION:

OPEN SPACE	FACTOR	REQUIRED	PROVIDED
FRONTAGE	0.5 X 5,496	2,748 SF MIN.	10,743 SF
OPEN SPACE	5,496-2,748	2,748 SF	879 SF
PARKING O.S.	20,597 X .15	3,089 SF	4,597 SF

PARKING CALCULATIONS: PER SCOTTSDALE ZONING SEC 9.103

USE	SF	FACTOR	SPACES REQ'D
B	3,520 SF	1 SP/200 SF	18

TOTAL NUMBER OF SPACES	REQ'D	PROVIDED
EMPLOYEE PARKING SPACES	18	18
PATRON PARKING SPACES	1	1
ACCESSIBLE PARKING REQUIRED	1	1
STORAGE PARKING		18
TOTAL SPACES PROVIDED		38
BICYCLE PARKING	2	2

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DEUTSCH ARCHITECTURE GROUP
4600
EAST INDIAN SCHOOL RD
PHOENIX, ARIZONA 85018
602-840-2929 P
602-840-6646 F

Expires 09/30/18

enterprise rent-a-car
SCOTTSDALE
16275 NORTH GREENWAY-HAYDEN LP. SCOTTSDALE, AZ 85260

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Revisions	
CITY COMMENTS AND DR	3-1-16
ZONING COMMENTS	3-29-16

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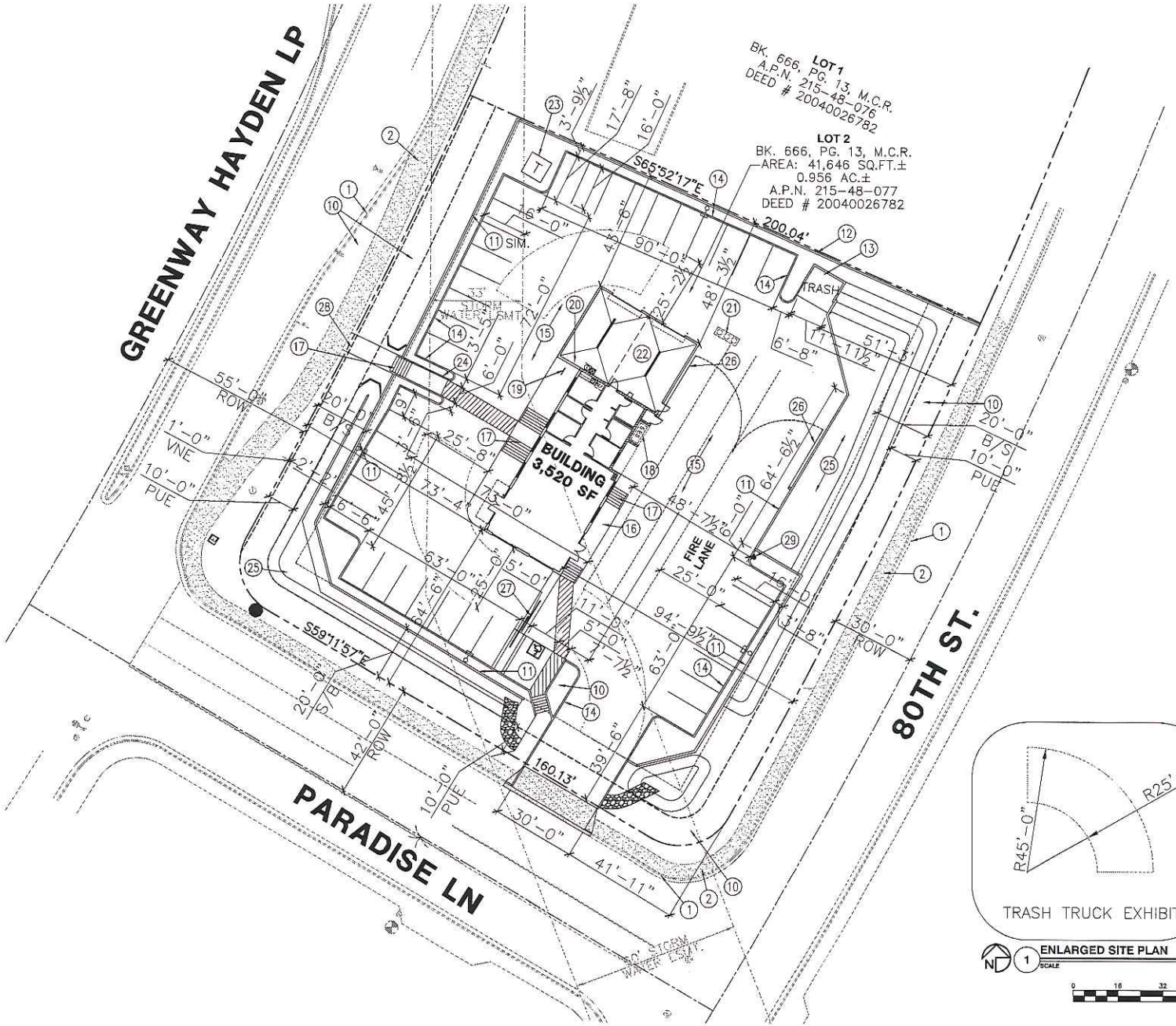
ENLARGED SITE PLAN

AS-110

Exhibit A to Attachment 1

23-ZN-2015
3/30/16



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enterprise rent-a-car

SCOTTSDALE

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Revisions	
CITY COMMENTS AND DR	3-1-16
ZONING COMMENTS	3-29-16

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ENLARGED SITE PLAN

AS-111

23-ZN-2015
3/30/16

Additional Information for:

Enterprise

Case: 23-ZN-2015

PLANNING/DEVELOPMENT

1. DEVELOPMENT REVIEW BOARD. The City Council directs the Development Review Board's attention to:

   A. SITE WALLS. With the Development Review Board application, demonstrate that perimeter and site walls are constructed with 6 or 8 inch wide concrete masonry blocks, 8 inches wide brick, stone, concrete, or a similar solid and durable material to match the building. Stucco and paint shall be applied the surface of concrete block walls to match the on-site buildings, unless they are split-faced, grid or similar decorative types of block.

2. 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.

3. 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.

Enterprise Holdings

Project Narrative

Rezoning Application

Location: 16275 N. Greenway-Hayden Loop

886-PA-2015

Prepared by:
Berry Riddell, LLC

John V. Berry, Esq.
Michele Hammond, Principal Planner

6750 E. Camelback Road, Suite 100
Scottsdale, AZ 85251

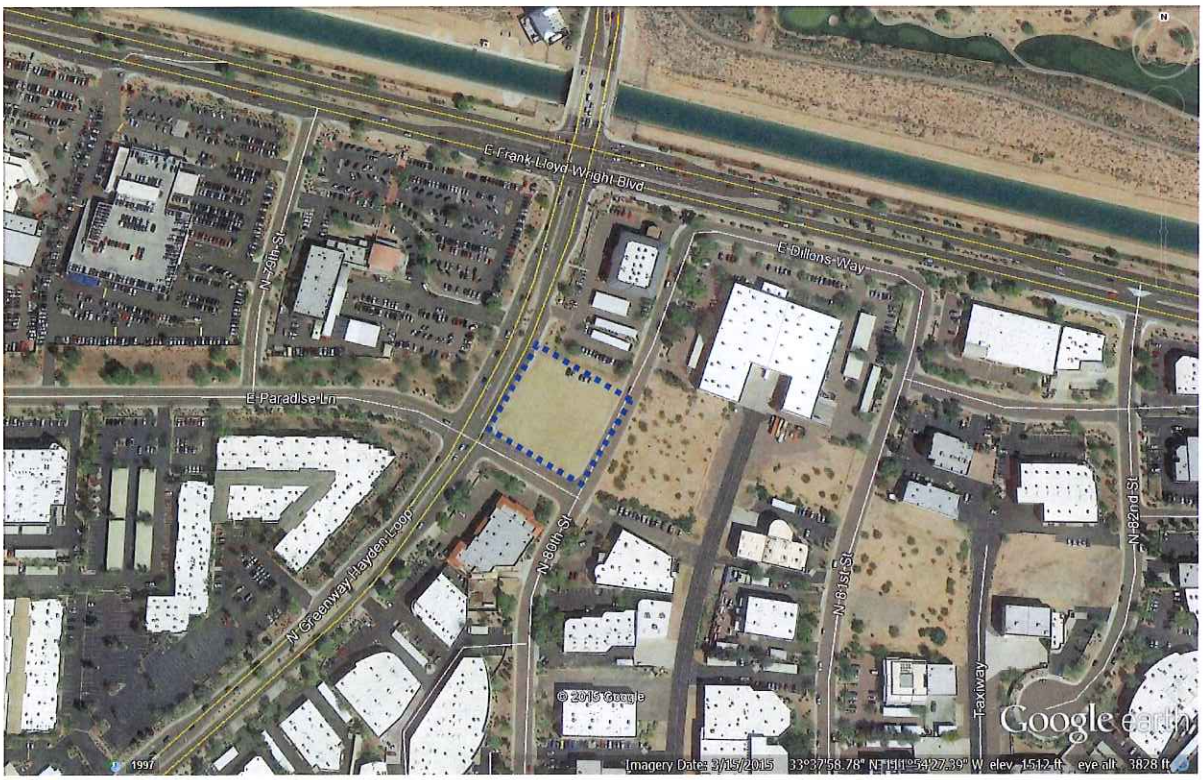
ATTACHMENT #2

23-ZN-2015
12/14/15

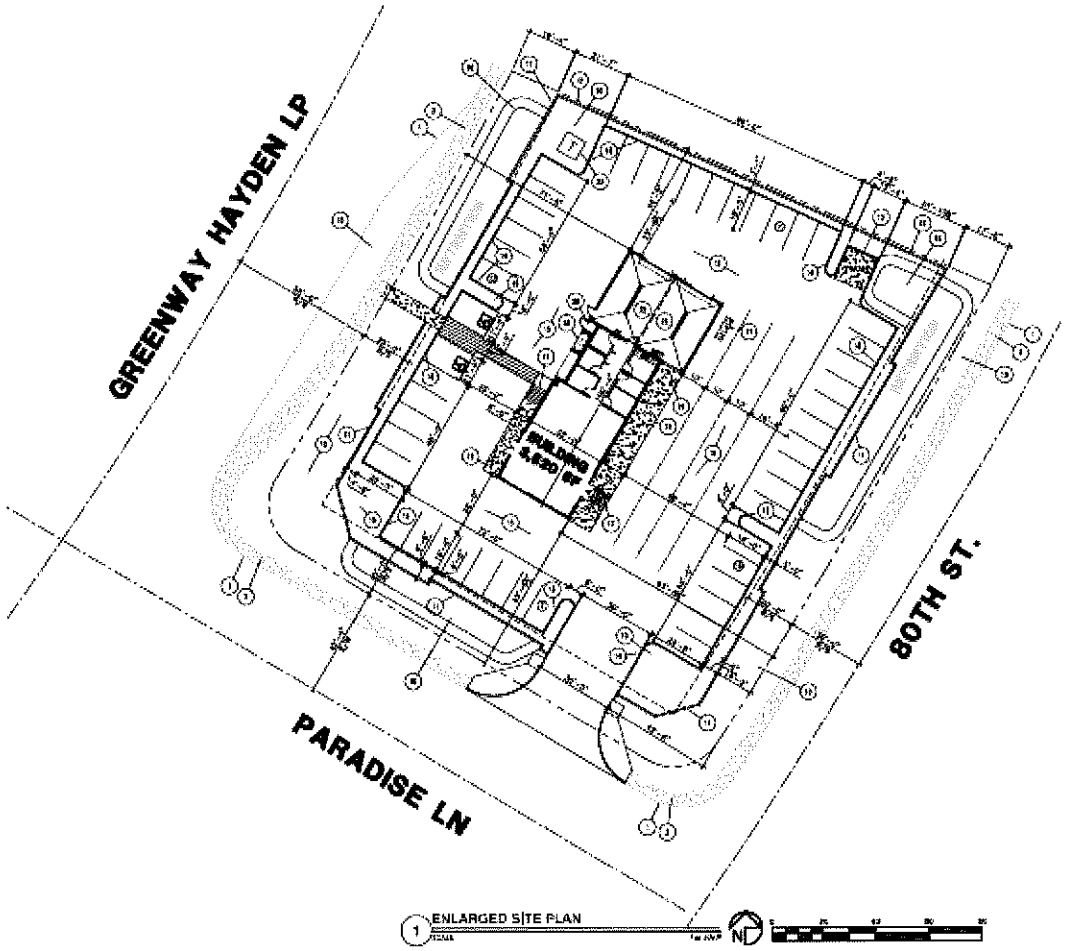
I. Purpose of Request

The request if for rezoning from I-1(Industrial Park) to C-3 (Highway Commercial) on a property located at 16275 N. Greenway-Hayden Loop, at the northeast corner of Greenway-Hayden and Paradise Lane, just south of Frank Lloyd Wright Boulevard in the Scottsdale Airpark (the "Property"). The currently vacant, undeveloped site is approximately 1-acre in size and has frontage on 3 streets, Greenway-Hayden Loop, Paradise Lane and 80th Street. The site is located in the Greater Airpark Character Area Plan ("GACAP") and is designated as Employment land use. No amendment to the character area plan is required with this rezoning request. The proposed facility would accommodate auto rentals for Enterprise in a small centrally located building with parking on all 4 sides, a car return area on the east side of the building, and fully enclosed wash bays on the north side of the building. The C-3 zoning category allows for vehicle rentals as a permitted use.

Context Aerial



Proposed Site Plan



II. Context & Background

The Property constitutes 1+/- gross acre and is bordered by Greenway-Hayden Loop on the west, Paradise Lane on the south and 80th Street on the east. The surrounding context includes First Fidelity Bank and Plexus Worldwide, Inc. to the north (I-1), vacant land to the east (I-1), Dillion Precision to the northeast (I-1), Earnhardt Cadillac to the west (C-4) and Hacienda Home Interiors to the south (I-1). Along Frank Lloyd Wright Boulevard further to the west there are several dealerships including not only the Earnhardt Cadillac dealership, but also Right Honda, Right Toyota, Pinnacle Nissan and Airpark Dodge, Chrysler and Jeep. East of the Airport runway along Frank Lloyd Wright Boulevard are additional area dealerships including Earnhardt Hyundai, AutoNation Ford, Van Buick GMC and Van Chevrolet. It is the intent that this new Enterprise facility will primarily serve the Airpark dealerships.

About Enterprise

- Enterprise was established in 1957 in St. Louis, MO by owner Jack Taylor
- One of the founding corporate principles is Complete Customer Satisfaction
- Enterprise's "Home City" branches specialize in the vehicle replacement market
- Home City branches are closer to their consumer base and timely service helps to achieve their goal of completely satisfied customers
- Many of the Home City branches compliment dealerships and service centers in the area
- The high utilization and turnover of vehicles means only a small percentage of the fleet is ever on the ground at the customer service branches

III. Greater Airpark Character Area Plan / General Plan

The Greater Airpark Character Area Plan was adopted in October 2010 by Scottsdale's City Council. The purpose of the GACAP is to establish "the vision for the Greater Scottsdale Airpark and provide the basis for Greater Airpark decision-making over a twenty-year timeframe." To achieve this, the City established a series of goals and polices to provide a framework for future development. The GACAP is divided into eight chapters each with its own focus and vision: Land Use, Neighborhood & Housing, Aviation, Community Mobility, Economic Vitality, Environmental Planning, Character & Design, and Public Service & Facilities. The following paragraphs ("responses") will highlight how this application meets the goals and policies of the GACAP and is consistent with the Employment designation.

GACAP Definition:

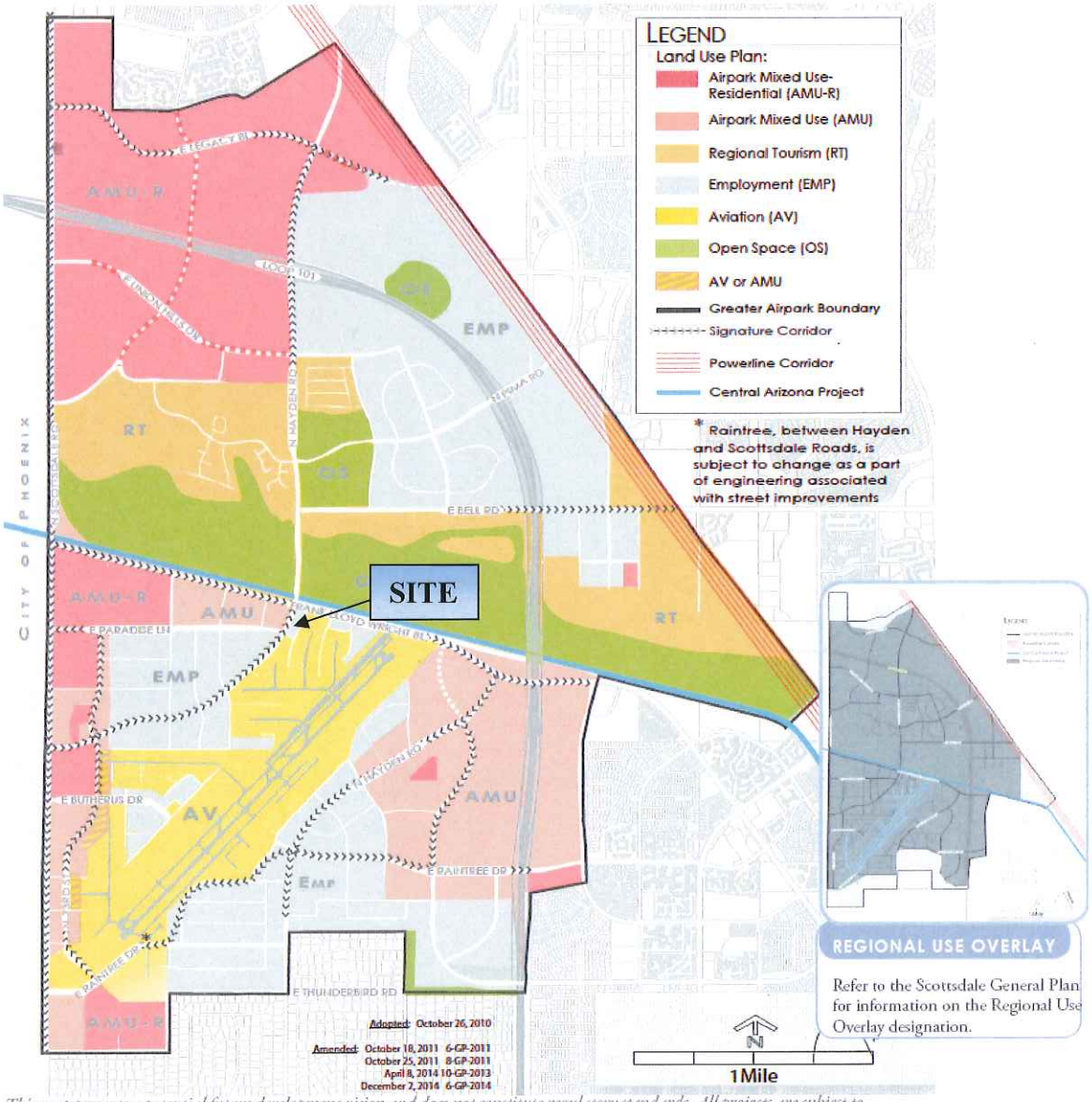
> ***Employment*** *includes an array of office, commercial, warehousing, and light industrial land uses that provide opportunities for business enterprises, as well as regional and local jobs. These areas should have access to regional multi-modal transportation systems, including access for truck traffic and transit facilities. Residential is not appropriate in employment areas. Employment is appropriate adjacent to the Aviation Land Use are and within the Airport's 55 DNL areas or higher.*

The Conceptual Development Type Map designates the Property as "Type B – Medium to Higher Scale" which is defined in the GACAP as follows:

> ***Type B*** *development denotes areas appropriate for continuous building forms, medium- to higher-scales, and fewer open spaces between buildings. These areas are typically associated with aircraft hangers and warehousing/industrial buildings, and larger event centers and are encouraged in and around the Aviation Land Use designation, where large convention and event facilities are appropriate (ie: WestWorld), and in areas with access to multiple modes of transportation.*

The request is consistent with the existing GACAP land use designation of Employment in a number of ways that are outlined below. The Property is located adjacent to Greenway-Hayden Loop (minor arterial) and just south of Frank Lloyd Wright Boulevard (major arterial), which are both classified as Signature Corridors in the GACAP. Additionally, the site is located within the Airport's 55 DNL area, which is appropriate for employment land uses such as the proposed car rental facility.

Greater Airpark Future Land Use Map (GACAP Page 11)



This map presents a potential future development vision and does not constitute regulatory standards. All projects are subject to development review. Signature Corridors are also illustrated on page 58 of the Character and Design Chapter.

Land Use

> ***Policy LU 1.1*** *Maintain and expand the diversity of land uses in the Greater Airpark*

Response: The proposed car rental facility on the 1+/- acre vacant site fulfills this goal by providing a much needed service to the existing dealerships along Frank Lloyd Wright Boulevard. The current Enterprise branch located at 15075 N. Hayden Road (Hayden & Raintree) is a high volume facility and the proposed site is anticipated to reduce waiting times and divide the customer service base to better service the area, specifically the Airpark dealerships. Characteristics of successful employment cores include a range of land uses as mentioned in the GACAP definition above, which states these areas should include an "array of office, commercial, warehousing, and light industrial land uses that provide opportunities for business enterprises, as well as regional and local jobs." This service based use will complement the surrounding context of dealerships, light industrial, warehouse, retail and office development.

> ***Policy LU 4.6*** *Transitions between development types should incorporate a blending in context of each development type, and integrate the characteristics between them through appropriate site and building design.*

Response: The new Enterprise rental car facility is a single story 3,500 s.f. structure centered on the Property with parking and access around the entire building. This is a unique site due to the 3 street frontages, which makes it challenging for a traditional office or warehouse development. The proposed use is a logical fit given the site constraints.

The surrounding built environment consists of predominately 2-story buildings and single story dealership structures with heights ranging between 20-36 feet. The proposed single story building (approximately 20 feet in height) will be in character with the surrounding context. From a day-to-day operation standpoint, the proposed business will generate even fewer daily trips than a typical dealership due to the unique business model (see traffic study).

> ***Policy LU 6.1*** *Prioritize employment uses over residential uses in the Greater Airpark.*

Response: The proposed auto rental use is consistent with the GACAP's Employment land use designation and provides service to the Airpark's employment core including area businesses and the surrounding dealerships.

> ***Policy LU 7.2*** *Promote a greater mix of uses along identified Signature Corridors, which complement and are compatible with each respective land use designation.*

Response: Signature Corridors are designated on the Greater Airpark Future Land Use Plan and include Frank Lloyd Wright Boulevard (to the north) and Greenway-Hayden Loop (to the west). Integrating an auto rental facility in this location broadens the current range of land uses in the area and supports Airpark dealerships and area businesses.

Community Mobility

Policy CM 1.1 *Enhance Greater Airpark connections to local and regional public transportation systems.*

Response: Frank Lloyd Wright Boulevard is an existing transit route providing access through Scottsdale and into Phoenix. There is an existing eastbound bus stop on the south side of Frank Lloyd Wright Boulevard in front of the First Fidelity Bank building (approximately 500' from the Property) and an existing bus stop on the north side of Frank Lloyd Wright for westbound route 170.

Goal CM 3 *Improve vehicular traffic circulation in the Greater Airpark*

Response: Enterprise selected this Property because of its close proximity to numerous auto dealerships along Frank Lloyd Wright Boulevard, which are currently serviced from the Hayden & Raintree location. It is anticipated that service satisfaction will improve due to the closer proximity to Enterprise's customer base. Dealership business is typically a combination of short term and long term rentals, anywhere from 1 day to multiple weeks. Enterprise's business model is one that allows them to pick up customers, which typically yields lower traffic levels than the average retail operation. There is only one access driveway proposed for this facility, which will be located via Paradise Lane.

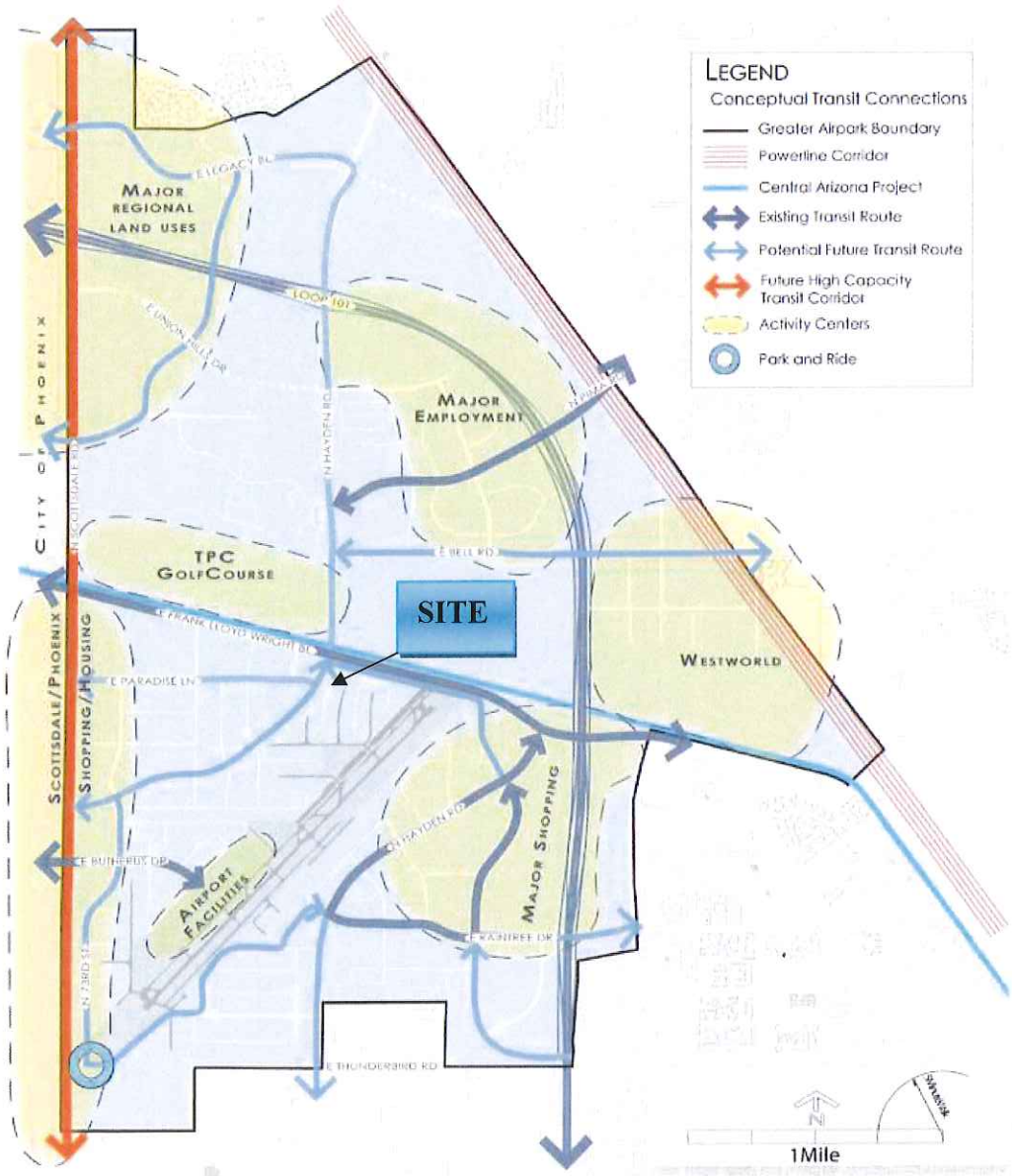
Because this Enterprise location will be primarily servicing the retail public and car dealerships on Frank Lloyd Wright Boulevard, we anticipate minimal left turn movements onto Greenway-Hayden Loop Road. Enterprise has a location on-site at the Scottsdale Airport to service airport customers and has an additional site (under their national brand) located at the Signature FBO to service private charter flights. In addition, Landmark Aviation, the other FBO servicing the terminal, has GO car rental on-site and they service any customers for that FBO from the Scottsdale Airport location. Thus, no traffic should be going to the terminal from the Greenway-Hayden Loop Road location.

Policy CM 6.2 *Support an attractive, safe and engaging pedestrian and bicyclist environment for all users.*

Response: The existing sidewalks along all 3 street frontages will be maintained with the development of site. A new sidewalk connection point will be constructed at the midpoint of the site from Greenway-Hayden Loop, connecting to the main rental car building allowing pedestrians to access the site on foot. The adjacent and nearby street network provides a framework for pedestrian and bicycle connections in the

immediate area. Bike racks will be provided along the east side of the building in accordance with the City's requirements for employees and customers.

Greater Airpark Transit Connections (GACAP Page 34)



Economic Vitality

> ***Policy EV 1.1*** *Develop and implement long-term economic development strategies that maintain and enhance city revenue streams in order to balance the area's revenue generation with the cost of services and ensure financial stability now in the future.*

Response: This proposed Enterprise branch will predominately service the Airpark dealerships. Providing support services for dealerships strengthens their longevity and offers more convenient facilities (such as rental cars) for their customer base. The dealership core is an important sales tax revenue generating asset for the City.

Environmental Planning

> ***Policy EP 1.3*** *Promote landscape design and irrigation methods that contribute to water and energy conservation.*

Response: The landscaping for the proposed development will be in accordance with the existing City approved landscape palette found in nearby developments including low water-use indigenous plants and trees. Additionally, low voltage landscape lighting will be used throughout the site as an efficient way to light the sidewalks and landscape areas while still meeting the dark-sky ordinance.

Character & Design

> ***Policy CD 1.1*** *Promote innovative, high quality design using specific design criteria associated with each Future Land Use Area in the Greater Airpark:*
>
> ***"Employment" land use designation:***
> *These areas consist of multi-functional buildings with form following function, contemporary architecture, technological and corporate/executive character, campuses and unique expressions of corporate identity. Multi-modal connections between developments are encouraged. Building materials that are utilized in the area should reflect emerging technologies and sustainable practices. Landscape materials should provide vibrant colors that are contextually-sensitive to adjacent developments.*

Response: The proposed development achieves this policy in the following ways:

- Provides rental car service to existing Airpark dealerships
- Includes context appropriate massing, architecture and building materials
- Maintains pedestrian linkages around the perimeter of the site and provides a new sidewalk from Greenway-Hayden Loop
- Site and building design focuses on arid-climate conditions through the use of solar shading, material/texture selection, earth-tone paint colors,

recessed windows, insulated glazing and metal shade canopy over store front glass and entries

- Open space maximized; development provides 11,600 s.f of open space (double the requirement) providing a richly landscaped setting for the building and surrounding parking area.

Policy CD 1.2 *Lighting should be designed to minimize glare, conserve energy, and accent the respective Future Land Use Area character.*

Response: The on-site lighting will be designed in a manner to minimize glare and conserve energy while respecting, and remaining consistent with, the neighboring land uses. The lighting will be integrated with the desert landscaping proposed for this new Enterprise branch.

Policy CD 2.1 *Establish a unified streetscape for identified Signature Corridors with unique imagery for each corridor.*

Policy CD 2.1.3 Greenway-Hayden Signature Corridor

The Greenway-Hayden Signature Corridor should serve as the "Main Street" of the Greater Airpark, north of the runway, and should reference multi-modal connections from other cities to major area destinations, such as the Tournament Players Club Golf Course and Scottsdale Sports Complex. The public realm should animate the street during all seasons. Design elements could include large window displays, banners, integrated signage, passive cooling elements, covered patios, shade, public art, bicycle/pedestrian connections and gathering areas.

Response: The proposed development will highlight Greenway-Hayden Loop as a Signature Corridor and provide design elements that cater to the pedestrian and provide an urban character through the use of building design, signage, connectivity, landscaping, hardscape and lighting. As mentioned in CD1.1, the site will be richly landscaped along all 3 street frontages. Vehicles will be screen with a low perimeter wall and the car wash bays will be fully enclosed with the bay doors facing north.

Policy CD 2.2 *Signature Corridor streetscapes should provide continuity among adjacent uses through a comprehensive landscape design, including decorative paving, street furniture, public art, and integrated infrastructure improvements.*

Response: The streetscape along Greenway-Hayden Loop is well established and any new streetscape design will match the existing landscape theme along this frontage. All existing sidewalk connections will be maintained. The design for the project complements the surrounding commercial, office and industrial developments.

IV. Conclusion

In summary, Enterprise is seeking a rezoning from I-1 to C-3 on a Property located at the northeast corner of Greenway-Hayden Loop and Paradise Lane, just south of Frank Lloyd Wright Boulevard in the Scottsdale Airpark. The Property is located in the GACAP and the proposed auto rental use is consistent with the currently designated Employment land use.

Enterprise selected this site because of its close proximity to numerous auto dealerships along Frank Lloyd Wright Boulevard, which are currently serviced from the Hayden & Raintree location. It is anticipated that service satisfaction will improve due to the closer proximity to Enterprise's customer base. The proposed building massing, site design and desert landscaping are compliable with the surrounding context of retail, office and industrial/warehouse development. Providing a rental car facility in this location will bring development to a vacant underutilized site providing much needed services to nearby Airpark car dealerships.

Enterprise

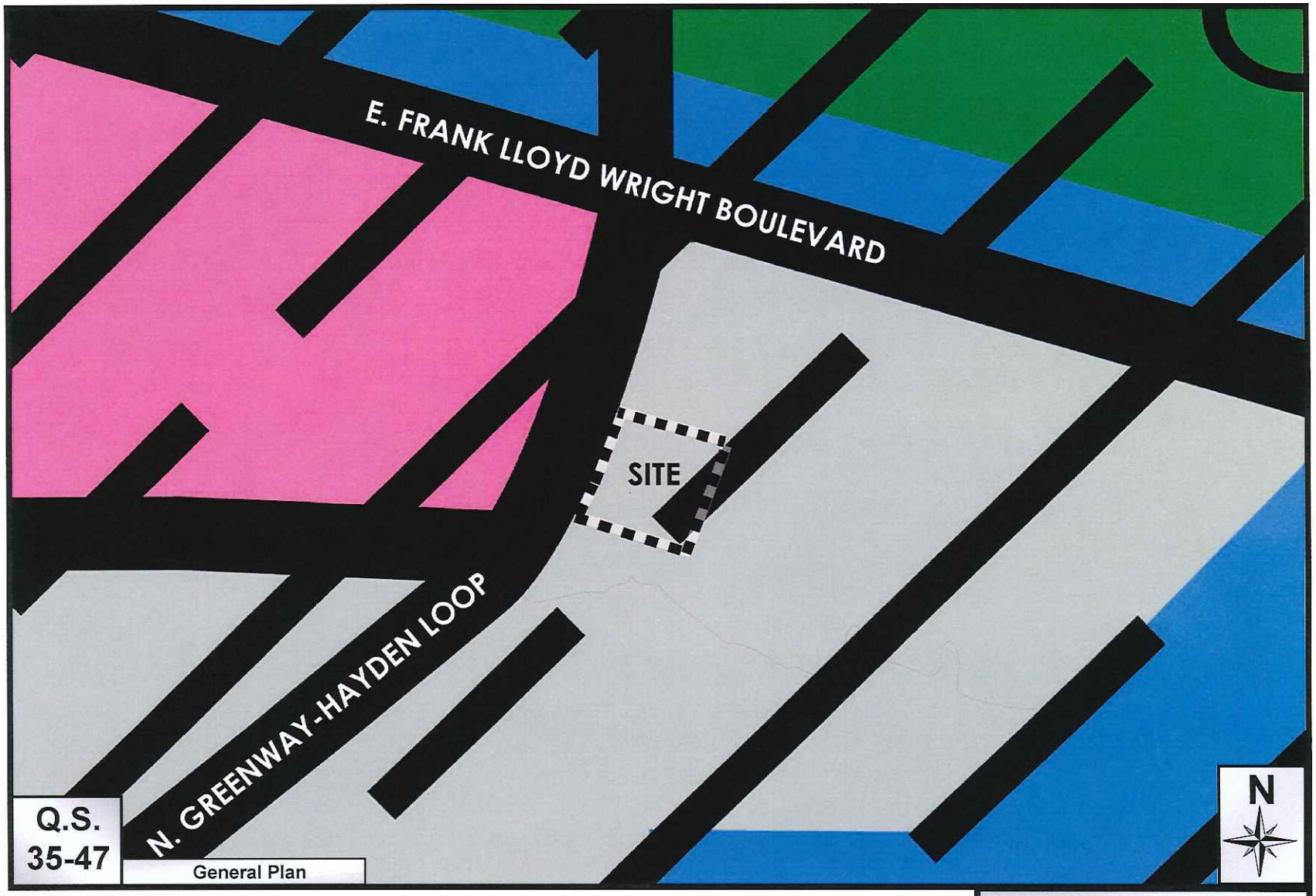
23-ZN-2015

ATTACHMENT #3

Enterprise

23-ZN-2015

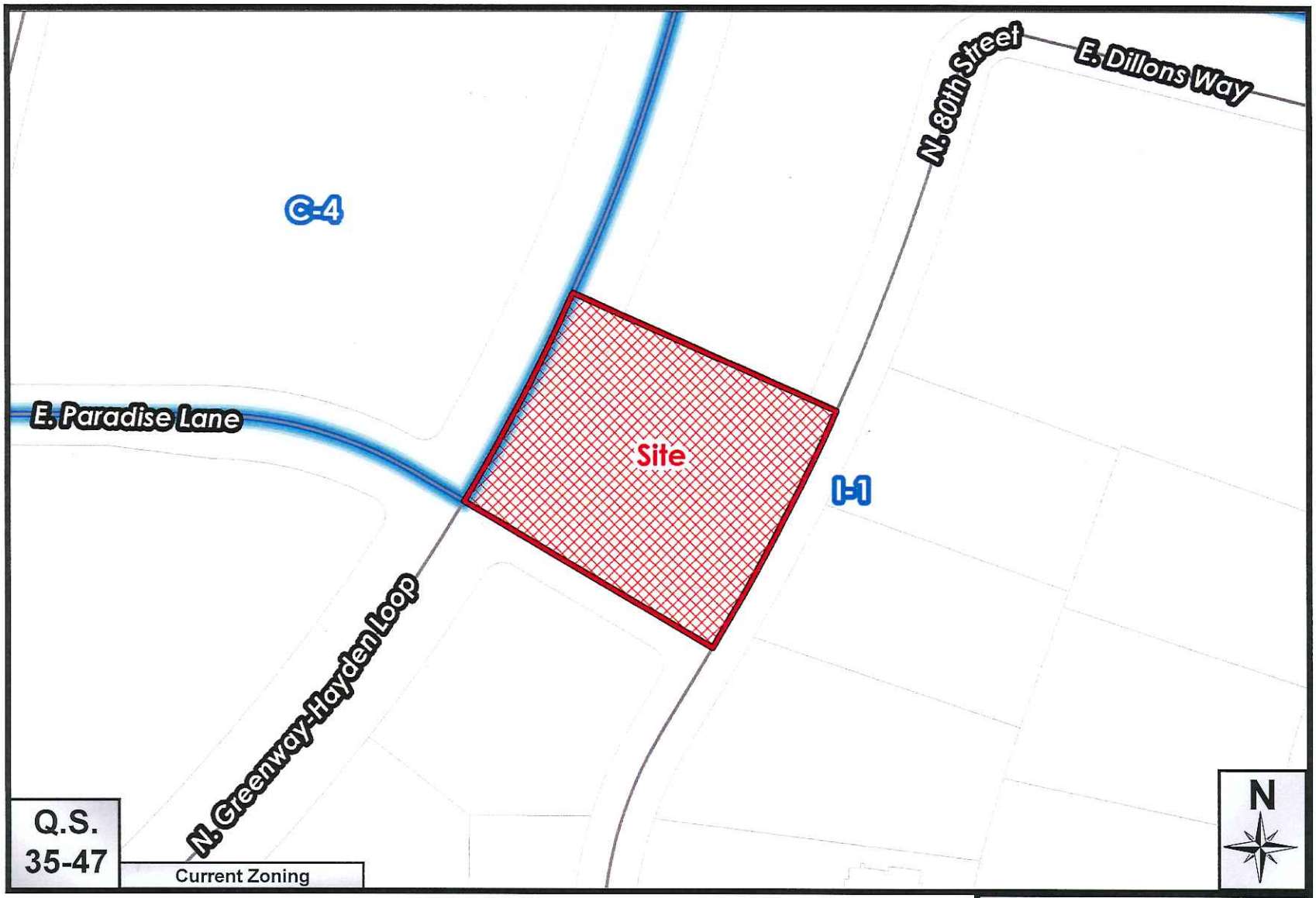
ATTACHMENT #4



Enterprise

23-ZN-2015

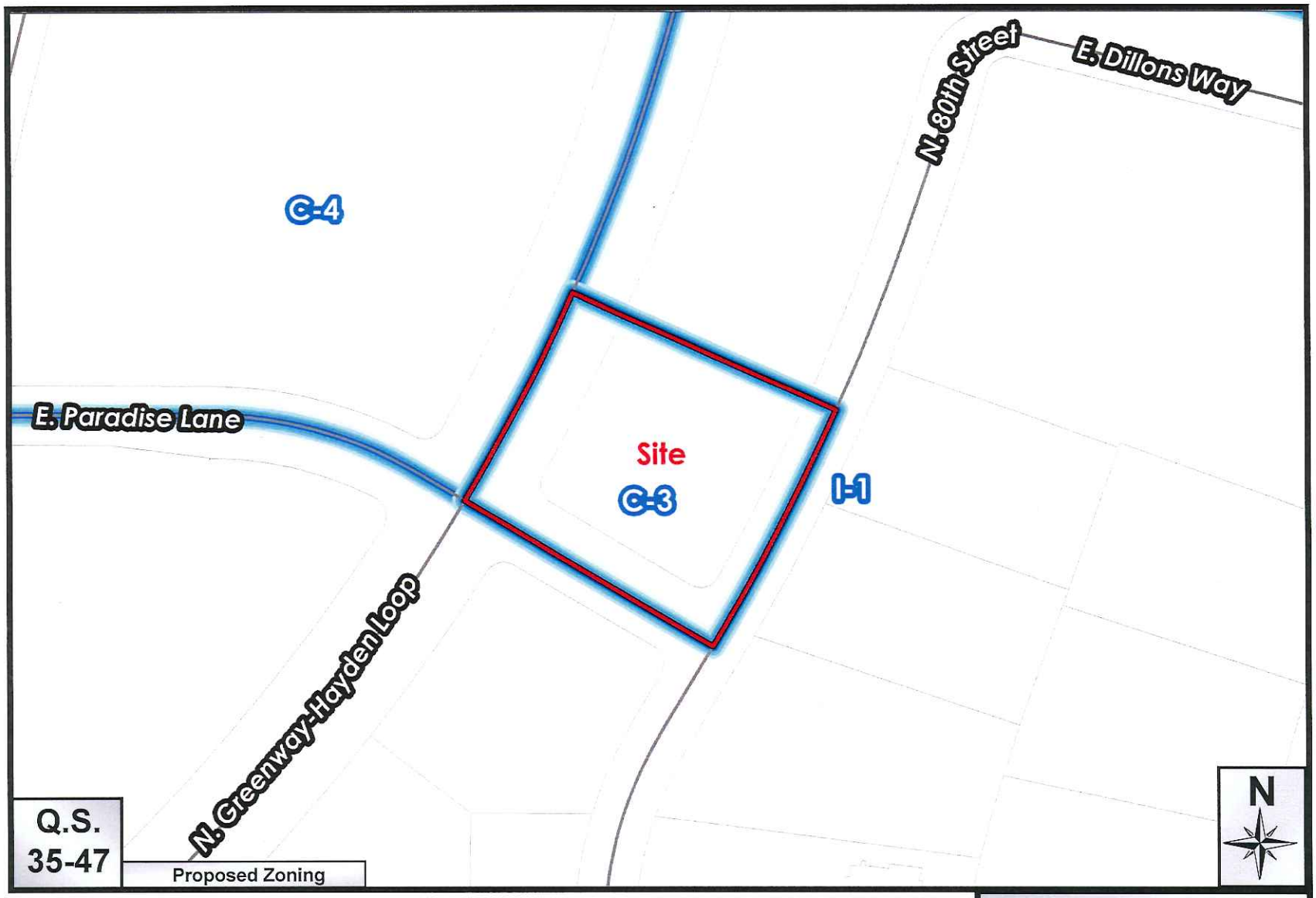
ATTACHMENT #4A



Enterprise

23-ZN-2015

ATTACHMENT #5A



Enterprise

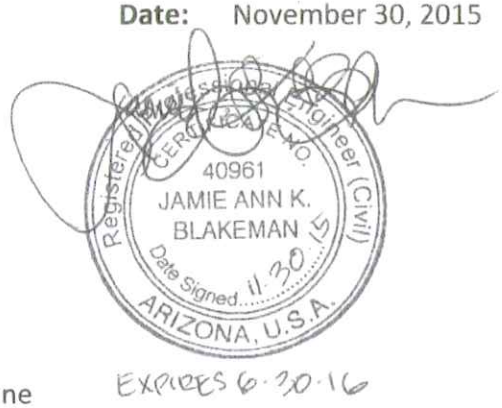
23-ZN-2015

ATTACHMENT #5

J2 Engineering and Environmental Design, LLC
4649 E. Cotton Gin Loop
Suite B2
Phoenix, Arizona 85040
Phone: 602.438.2221
Fax: 602.438.2225

To:	Timothy Fascetta Enterprise Holdings
From:	Jamie Blakeman, PE, PTOE
Job Number:	150858
RE:	Enterprise Rent-A-Car Transportation Impact and Mitigation Analysis
Location:	NEC of Greenway Hayden Loop and Paradise Lane

Date: November 30, 2015



EXPIRES 6-30-16

INTRODUCTION

J2 Engineering and Environmental Design (J2) has prepared a Transportation Impact and Mitigation Analysis (TI&MA) for the proposed Enterprise Rent-A-Car retail development located on the northeast corner (NEC) of Greenway Hayden Loop and Paradise Lane in Scottsdale, Arizona. See **Figure 1**.

The objective of this Traffic Impact and Mitigation Analysis is to analyze the traffic related impacts to the adjacent roadway network.

Figure 1 - Vicinity Map

EXISTING CONDITIONS

Currently, the site for the proposed facility is undeveloped land.

The parcel is bordered by Greenway Hayden Loop to the west, Paradise Lane to the south, and 80th Street to the east. Greenway Hayden Loop is an urban minor arterial as classified in the 2008 City of Scottsdale Classification Map and provides two through lanes for each direction of travel, along with exclusive left and right turn lanes. There is a raised median and a posted speed limit of 40 mph. According to the City of Scottsdale 2014 Average Daily Traffic (ADT) Volume map, there is an ADT of 15,200 vehicles/day along the Greenway Hayden Loop between Scottsdale Road and Frank Lloyd Wright Boulevard.

Paradise Lane is classified as a suburban minor collector and provides one lane for each direction of travel. There is a posted speed limit of 35 mph to the west of Greenway Hayden Loop. To the east, Paradise Lane terminates at 80th Street.

80th Street is a north-south roadway that borders the east side of the proposed Enterprise Rent-A-Car development. It provides one through lane for each direction of travel and has an unposted speed limit of 25 mph.

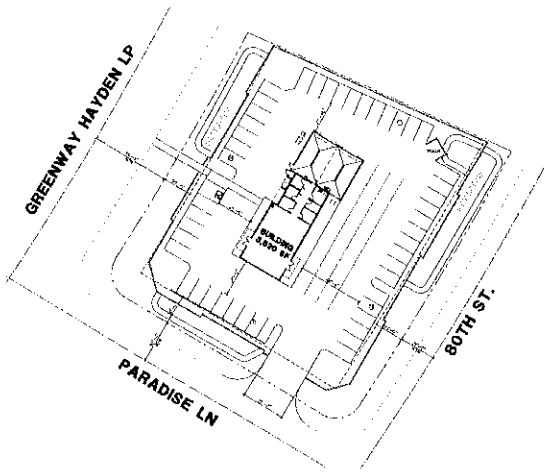


Figure 2 - Proposed Enterprise Rent-A-Car

PROPOSED DEVELOPMENT

The proposed Enterprise Rent-A-Car development consists of a 3,520 square foot building surrounded by parking stalls. See **Figure 2** and **Attachment A**.

There is one full access driveway off of Paradise Lane located approximately 180 feet east of Greenway Hayden Loop.

PROPOSED TRIP GENERATION

Typically the traffic volumes generated by a proposed development would be calculated utilizing the Institute of Transportation Engineers (ITE) publication entitled *Trip Generation, 9th Edition*. The ITE rates are based on studies that measured the trip generation characteristics for various types of land uses. The rates are expressed in terms of trips per unit of land use type. This publication is considered to be the standard for the transportation engineering profession.

Unfortunately, this publication does not include data for Rent-A-Car facilities. Therefore, the following information was gathered from Enterprise Holdings based on traffic and sales at other similar Enterprise Rent-A-Car facilities:

- Site traffic includes about 50 to 100 transactions on average per day
- Typically 8 to 10 transactions per hour
- Peak hours are 8:00 am – 9:30 am and 4:00 pm to 6:00 pm
- Open 365 days per year
- Operating Hours:

Monday through Friday	8:00 am – 6:00 pm (10 hours)
Saturday	8:00 am – 2:00 pm (6 hours)
Sunday	9:00 am – 3:00 pm (6 hours)

- Staff at site at any time, approximately 5 to 6 employees
- Each transaction will result in one (1) arrival and two (2) departures
  - Arrival: customer arrives in a taxi/shuttle – 1 trip
  - Departure: customer and taxi/shuttle leave separately – 2 trips
- Each return will result in two (2) arrivals and one (1) departure
  - Arrival: customer and taxi/shuttle arrives separately – 2 trips
  - Departure: customer leaves in a taxi/shuttle – 1 trips

Therefore, assuming the same number of car rentals and returns every hour (10 rentals and 10 returns), over the course of a 10 hour day (Monday through Friday), and assuming an additional 10 percent to account for employee trips, the trip generation for the proposed Enterprise Rent-A Car facility is shown in **Table 1**.

Table 1 - Trip Generation for Proposed Enterprise Rent-A-Car

Land Use	Weekday	AM Peak Hour			PM Peak Hour		
	Total	Total	In	Out	Total	In	Out
Rental Car Facility	660	66	33	33	66	33	33
TOTAL	660	66	33	33	66	33	33

TRIP GENERATION COMPARISON

Three (3) different trip generation comparisons were completed for the proposed Enterprise Rent-A-Car facility:

- Proposed Enterprise Rent-A-Car vs. 13,000 s.f. Office
- Proposed vs. 3,520 s.f. Retail
- Proposed vs. 3,520 s.f. Restaurant

Table 2 - Trip Generation Comparison (Proposed Enterprise Rent-A-Car vs. 13,000 s.f. Office)

Land Use	ITE Code	Qty	Unit	Weekday	AM Peak Hour			PM Peak Hour		
				Total	Total	In	Out	Total	In	Out
General Office Building	710	13	1,000 Sq Ft GFA	278	37	33	4	93	16	77
Rental Car Facility	N/A	N/A	N/A	660	66	33	33	66	33	33
			TOTAL	382	29	0	29	-27	17	-44

Table 3 - Trip Generation Comparison (Proposed Enterprise Rent-A-Car vs. 3,520 s.f. Retail)

Land Use	ITE Code	Qty	Unit	Weekday	AM Peak Hour			PM Peak Hour		
				Total	Total	In	Out	Total	In	Out
Shopping Center	820	3.52	1,000 Sq Ft GFA	771	20	13	7	64	31	33
Rental Car Facility	N/A	N/A	N/A	660	66	36	30	66	33	33
			TOTAL	-111	46	23	22	2	2	0

Table 4 - Trip Generation Comparison (Proposed Enterprise Rent-A-Car vs. 3,520 s.f. Restaurant)

Land Use	ITE Code	Qty	Unit	Weekday	AM Peak Hour			PM Peak Hour		
				Total	Total	In	Out	Total	In	Out
High-Turnover (Sit-Down) Restaurant	932	3.52	1,000 Sq Ft GFA	448	38	21	17	35	21	14
Rental Car Facility	N/A	N/A	N/A	660	66	36	30	66	33	33
			TOTAL	212	28	15	13	31	12	19

See **Attachment B** for detailed trip generation calculations.

SUMMARY

The proposed Enterprise Rent-A-Car retail development located on the northeast corner of Greenway Hayden Loop and Paradise Lane, is anticipated to generate 660 weekday daily trips with 66 occurring during the AM and PM peak hours.

Proposed Enterprise Rent-A-Car vs. 13,000 s.f. Office

The proposed development is anticipated to generate 382 more weekday daily trips than a 13,000 sq. ft. office building. The AM peak hour will generate 29 additional trips. However, the PM peak hour will have 27 fewer trips, which is a decrease of 29%.

Proposed Enterprise Rent-A-Car vs. 3,520 s.f. Retail

The development is anticipated to generate 111 less weekday daily trips than a retail development, which is an approximate decrease of 14.4%. However, the AM and PM peak hours increase by 46 and 2 trips, respectively.

Proposed Enterprise Rent-A-Car vs. 3,520 s.f. Restaurant

The development is anticipated to generate 212 more weekday daily trips than a high-turnover sit-down restaurant. Additionally the AM and PM peak hours increase by 28 and 31 trips, respectively.

With a single access on to Paradise Lane, and Paradise Lane terminating to the east at 80th Street, it is anticipated that the majority of the site generated traffic would travel to and from utilizing Greenway Hayden Loop. Therefore, since the parcel is currently vacant, the 2014 ADT along Greenway Hayden Loop of 15,200 vehicles per day does not include any trips from this parcel. With the build out of the proposed Enterprise Rent-A-Car development, it is anticipated the ADT along Greenway Hayden Loop will increase by 660 vehicles per day.

In conclusion, based on the three trip generation comparisons, the weekday and PM peak hour trips fluctuate between more and less trips for the proposed Enterprise Rent-A-Car development. The 660 weekday trips generated by the proposed development results in only a 4.3% increase in traffic volumes along Greenway Hayden Loop. Because this parcel is vacant land, any development will increase the ADT on Greenway Hayden Loop. Therefore, this 4.3% increase is reasonable and will have minimal impacts to the traffic operations along the adjacent roadway network.

Attachment A
Site Plan

1 ENLARGED SITE PLAN
SCALE 1" = 20'-0"

KEYNOTES

GENERAL NOTES

2929.COM
DEUTSCH ARCHITECTURE GROUP
PROGRESS PRINT NOT FOR CONSTRUCTION OR RECORDING

4600
EAST INDIAN SCHOOL RD
PHOENIX, ARIZONA 85018
602-840-2929 P
602-840-6646 F

enterprise rent-a-car
SCOTTSDALE
SOUTH WEST CORNER OF GREENWAY AND PARADISE.

Revisions

PROJECT NO:
DRAWN BY:
CHK'D BY:
COPYRIGHT: DEUTSCH ARCHITECTURE GROUP

ENLARGED
SITE
PLAN

AS-111

Attachment B
Trip Generation Calculations

Enterprise Rent-A-Car - NEC of Greenway Hayden Loop and Paradise Lane
Enterprise Holdings

Completed MOR ########
Checked JRD ########

Trip Generation Calculations

Proposed Enterprise Rent-A-Car Trip Generation

Land Use	Weekday			AM Peak Hour			PM Peak Hour			Weekday			AM Peak Hour			PM Peak Hour		
	Rate	% In	% Out	Rate	% In	% Out	Rate	% In	% Out	Total	In	Out	Total	In	Out	Total	In	Out
Rental Car Facility	N/A	50%	50%	N/A	50%	50%	N/A	50%	50%	660	330	330	66	33	33	66	33	33
									TOTAL	660	330	330	66	33	33	66	33	33

Office (13,000 sq ft)

Land Use	ITE Code	Qty	Unit	Weekday			AM Peak Hour			PM Peak Hour			Weekday			AM Peak Hour			PM Peak Hour		
				Fitted Curve	% In	% Out	Fitted Curve	% In	% Out	Fitted Curve	% In	% Out	Total	In	Out	Total	In	Out	Total	In	Out
General Office Building	710	13	1,000 Sq Ft GFA	Ln(T)=0.76Ln(X)+3.68	50%	50%	Ln(T)=0.80Ln(X)+1.57	88%	12%	T=1.12(X)+78.45	17%	83%	278	139	139	37	33	4	93	16	77
												TOTAL	278	139	139	37	33	4	93	16	77

Retail (3,520 sq ft)

Land Use	ITE Code	Qty	Unit	Weekday			AM Peak Hour			PM Peak Hour			Weekday			AM Peak Hour			PM Peak Hour		
				Fitted Curve	% In	% Out	Fitted Curve	% In	% Out	Fitted Curve	% In	% Out	Total	In	Out	Total	In	Out	Total	In	Out
Shopping Center	820	3.52	1,000 Sq Ft GFA	Ln(T)=0.65Ln(X)+5.83	50%	50%	Ln(T)=0.61Ln(X)+2.24	62%	38%	Ln(T)=0.67Ln(X)+3.31	48%	52%	771	386	385	20	13	7	64	31	33
												TOTAL	771	386	385	20	13	7	64	31	33

Restaurant (3,520 sq ft)

Land Use	ITE Code	Qty	Unit	Weekday			AM Peak Hour			PM Peak Hour			Weekday			AM Peak Hour			PM Peak Hour		
				Rate	% In	% Out	Rate	% In	% Out	Rate	% In	% Out	Total	In	Out	Total	In	Out	Total	In	Out
High-Turnover (Sit-Down) Restaurant	932	3.52	1,000 Sq Ft GFA	127.15	50%	50%	10.81	55%	45%	9.85	60%	40%	448	224	224	38	21	17	35	21	14
												TOTAL	448	224	224	38	21	17	35	21	14

CITIZEN REVIEW REPORT
Enterprise Holdings
16275 N. Greenway-Hayden Loop
886-PA-2015
November 2015

Overview

This Citizen Review Report has been prepared in association with a rezoning request for the property located at 16275 N. Greenway-Hayden Loop for Enterprise Holdings. As part of the request, this report has been drafted and will be updated throughout the public process as needed.

The entire project team is sensitive to the importance of neighborhood involvement and creating a relationship with property owners, residents, business owners, neighborhood associations, and other interested parties. Communication with these parties will be ongoing throughout the process. Communication with impacted and interested parties will take place with verbal, written, electronic, and one-on-one contact.

Community Involvement/Response

Surrounding property owners within 750' were notified via first class mail regarding the project on **October 19th.** This notification contained information about the rezoning request, contact information to receive additional information, the opportunity to give feedback and information regarding the required neighborhood open house meeting which was held on **October 29th** at the Arabian Library, meeting room #2. A white "Project Under Consideration" sign was also posted on the property on **October 19th** and included the open house location, date and time.

No one attended the neighborhood open house meeting. The development team has subsequently received one email from a nearby business owner regarding concerns about traffic and potential left turn movements onto Greenway-Hayden Loop.

Attachments

Notification Letter
750' Mailing List
Affidavit of Posting & Photo

ATTACHMENT #7

23-ZN-2015
12/14/15

October 19, 2015

Subject: Enterprise / 16275 N. Greenway Hayden Loop

Dear Property Owner:

We are representing Enterprise Holdings on a rezoning request for a property located at 16275 N. Greenway-Hayden Loop, which is south of the intersection of Frank Lloyd Wright and Greenway Hayden Loop. We are working with the City of Scottsdale to rezone the site from the current I-1 (Industrial Park) zoning designation to C-3 (Highway Commercial) to allow for new construction of rental car facility on a currently vacant 1+/- acre site. Enterprise is excited to bring forward a new rental car location in the Scottsdale Airpark.

I am writing this letter to you to make you aware of this rezoning application and give you an opportunity to contact us regarding the request. We are also hosting a neighborhood open house meeting on **Thursday, October 29th from 5:00pm-6:00pm at the Arabian Library, 10215 E. McDowell Mountain Ranch Road, Meeting Room #2** and we will have additional drawings to show the neighbors and afford you an opportunity to ask questions in person or simply review the proposal. Please feel free to contact me (information below) or our City Planner Bryan Cluff, 480-312-2258 or bcluff@scottsdaleaz.gov with any questions. For reference, our case number with the City is **886-PA-2015.**

Sincerely,

Michele Hammond (applicant representative)
mh@berryriddell.com
602-463-4081

Enterprise 750' mailing list

Owner,MAIL_ADDR1,MAIL_ADDR2,MAIL_CITY,MAIL_STATE,MAIL_ZIP,MAIL_COUNTRY,APN
SCHELLINGS PROPERTIES,7995 E PARADISE LN,,SCOTTSDALE,AZ,85260,USA,21548024
MKJJ LLC,13401 N 31ST PL,,PHOENIX,AZ,85032,USA,21548025
BCO L L C,8711 E PINNACLE PK RD STE 282,,SCOTTSDALE,AZ,85255,USA,21548027A
HILL VALLEY REAL ESTATE HOLDINGS L L C,7460 N 58TH PL,,PARADISE VALLEY,AZ,85253,USA,21548034
GRAYSTAR CORPORATION,14605 N AIRPORT DR #210,,SCOTTSDALE,AZ,85260,USA,21548037
EAST EVANS ROAD LLC,7745 E EVANS RD,,SCOTTSDALE,AZ,85260,USA,21548038
NORTH 80TH ST LLC,10019 E FOOTHILLS DR,,SCOTTSDALE,AZ,85255,USA,21548040
NORTH 80TH ST LLC,10019 E FOOTHILLS DR,,SCOTTSDALE,AZ,85255,USA,21548041
NORTH 80TH ST LLC,10019 E FOOTHILLS DR,,SCOTTSDALE,AZ,85255,USA,21548042
DILLON PRECISION PRODUCTS INC,10019 E FOOTHILLS DR,,SCOTTSDALE,AZ,85255,USA,21548044A
NORTH 80TH ST LLC,10019 E FOOTHILLS DR,,SCOTTSDALE,AZ,85255,USA,21548047
HANGAR 5 LLC,16114 N 81ST ST STE 1,,SCOTTSDALE,AZ,85260,USA,21548048
FALLONS BUILDING SOLUTIONS INC,16060 N 81ST ST,,SCOTTSDALE,AZ,85260,USA,21548049
UNIVERSAL LASER SYSTEMS INC,16008 N 81ST ST,,SCOTTSDALE,AZ,85260,USA,21548050
UNIVERSAL LASER SYSTEMS INC,16008 N 81ST ST,,SCOTTSDALE,AZ,85260,USA,21548051
USA-BOR,23636 N 7TH ST,,PHOENIX,AZ,85024,USA,21546001F
EARNHARDT ARIZONA PROPERTIES LLC,7300 W ORCHID LN,,CHANDLER,AZ,85226,USA,21546002
KACHINA INVESTMENTS LLC,20875 N PIMA RD STE C4,PMB 109,SCOTTSDALE,AZ,85255,USA,21548053
UNIVERSAL LASER SYSTEMS INC,16008 N 81ST ST,,SCOTTSDALE,AZ,85260,USA,21548054
D AND L SCOTTSDALE AIRPORT PROPERTIES LLC,15455 N GREENWAY HAYDEN LOOP STE C12,,SCOTTSDALE,AZ,85260,USA,21548055
MAKES CENTS L L C,16167N 81ST ST,,SCOTTSDALE,AZ,85260,USA,21548056A
MAKES CENTS L L C,16167N 81ST ST,,SCOTTSDALE,AZ,85260,USA,21548056B
SHURGARD STORAGE CENTERS INC,PO BOX 25025,,GLENDALE,CA,912015025,USA,21548057A
DAVID W WILSON TRUST,7875 E FRANK LLOYD WRIGHT BLVD,,SCOTTSDALE,AZ,85260,USA,21546003B
SCOTTSDALE CITY OF,7447 E INDIAN SCHOOL RD STE 205,,SCOTTSDALE,AZ,85251,USA,21547004F
PERRY INVESTMENT TRUST NO 1 LLC,14301 N 87TH ST STE 315,,SCOTTSDALE,AZ,85260,USA,21547004M
WESTERN SECURITY BANK,7401 E CAMELBACK RD,,SCOTTSDALE,AZ,85251,USA,21548076
WESTERN SECURITY BANK,7401 E CAMELBACK RD,,SCOTTSDALE,AZ,85251,USA,21548077
KELLY ROBERT J/JOANNE F,6635 E SUNNNVALE,,PARADISE VALLEY,AZ,85253,USA,21548078
REAL ESTATE HOLDINGS ONE LLC,24654 N LAKE PLEASANT PKWY NO 103-555,,PEORIA,AZ,85383,USA,21548079
MN DESIGNS INCORPORATED,8715 N 68TH ST,,PARADISE VALLEY,AZ,85253,USA,21548080
TRENZ GROUP LLC,16035 N 80TH ST SUITE D,,SCOTTSDALE,AZ,85260,USA,21548081
SDS ARIZONA COMMERCIAL LLC,PO BOX 113313,,ANCHORAGE,AK,99511,USA,21548082

CROSSWIRE EXHIBITS LLC,21373 E CALLE DE FLORES,,QUEEN CREEK,AZ,85142,USA,21548083
MN DESIGNS INCORPORATED,8715 N 68TH ST,,PARADISE VALLEY,AZ,85253,USA,21548084
AIRPARK PARTNERS LLC,26120 N 108TH PL,,SCOTTSDALE,AZ,85255,USA,21548085
ASTOR AIRPARK HOLDINGS LLC,15881 N 80TH ST STE 100,,SCOTTSDALE,AZ,85260,USA,21548094
80TH ST HANGARS OWNERS ASSOCIATION,15881 N 80TH ST STE 100,,SCOTTSDALE,AZ,85260,USA,21548095
USA-BOR,23636 N 7TH ST,,PHOENIX,AZ,85024,USA,21549005A
USA-BOR,23636 N 7TH ST,,PHOENIX,AZ,85024,USA,21549005B
PEOPLES PROPERTIES LLC,PO BOX 2871,,APTOS,CA,95001,USA,21548106
DM SORRENTO I LLC,1400 MAIDEN LN,,DEL MAR,CA,92014,USA,21548105
DM SORRENTO I LLC,1400 MAIDEN LN,,DEL MAR,CA,92014,USA,21548107

Affidavit of Sign Posting

☑ **Project Under Consideration Sign (White)** ☐ **Public Hearing Notice Sign (Red)**

Case Number: Pre-App Number: 886-PA-2015

Project Name: Enterprise

Location: 16275 N Greenway Hayden Loop, Scottsdale

Site Posting Date: 10/19/2015

Applicant Name: John Berry 480-385-2727 jb@berryriddell.com

Sign Company Name: SuperSigns

Phone Number: 480-968-2200

I confirm that the site has been posted as indicated by the Project Manager for the case as listed above.

Applicant Signature

10/19/2015
Date

Return completed original signed and notarized affidavit AND pictures to the Current Planning Office no later than 14 days after your application submittal. E-mail copy to your project coordinator.

Acknowledged before me this the 19th day of October 2015

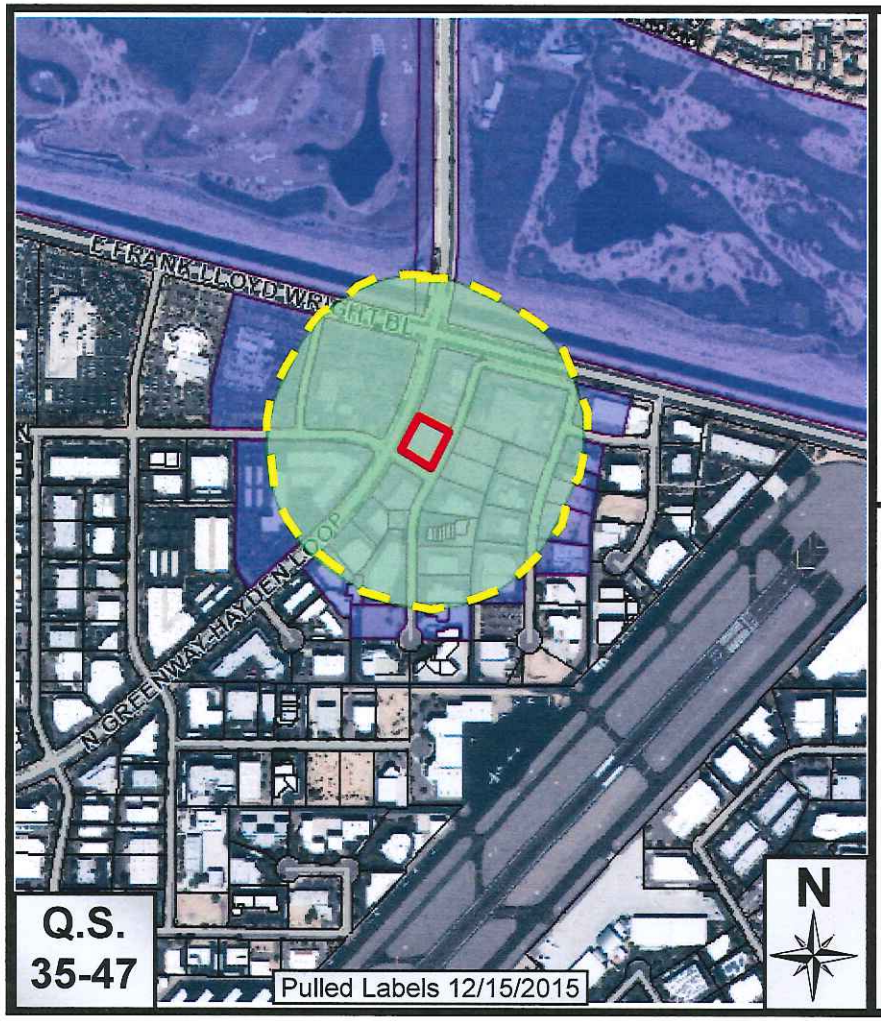
Jennifer Trejo
Notary Public
Maricopa County, Arizona
My Comm. Expires 04-17-18

Notary Public

My commission expires: April 17, 2018

Planning, Neighborhood & Transportation Division
7447 E Indian School Road, Suite 105, Scottsdale, AZ 85251 • Phone: 480-312-7000 • Fax: 480-312-7088

City Notifications – Mailing List Selection Map



Map Legend:

Site Boundary

Properties within 750-feet

70 Postcards

Additional Notifications:

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

Enterprise

23-ZN-2015

ATTACHMENT # 8