

PLANNING COMMISSION REPORT



Meeting Date: October 28, 2015
General Plan Element: *Land Use*
General Plan Goal: *Create a sense of community through land uses*

ACTION

C-O Text Amendment 3-TA-2015

Request to consider the following:

1. A recommendation to City Council regarding a request by owner for approval of a text amendment to the City of Scottsdale Zoning Ordinance (Ordinance No. 455) for the purpose of amending Section 5.2203 (Use regulations) in the Commercial Office (C-O) zoning district to add Support Retail to the list of permitted uses, subject to certain criteria.

Key Items for Consideration

- Application for text amendment submitted by a property owner
- Proposal adds retail, service and restaurant uses to the C-O zoning district
- Proposed text amendment could distort the alignment between C-O zoning and General Plan Office land use designation
- More specificity needed to ensure compatibility
- General Plan Office land use and C-O zoning district used primarily as a buffer between more intensive zoning and residential
- Proposed support retail use not significantly different from retail uses in commercial districts
- Potential dilution of existing commercially-zoned properties
- Potential traffic and noise impacts on neighboring residential properties
- Significant community opposition and support
- Proposal continued from September 16th, 2015 Planning Commission hearing

APPLICANT CONTACT

Jason Morris
Withey Morris, PLC
602-230-0600

LOCATION

City-wide

Action Taken _____

APPLICANTS PROPOSAL

Applicant's Request

The applicant's request is to add a new Support Retail land use classification to the Commercial Office (C-O) zoning district. The proposal includes limitations and criteria to further qualify the use, including:

- The support retail use shall be a part of a commercial office development where the net area of the parcel(s) shall be a minimum of 15 contiguous acres, and a minimum of 300 single-tenant employees.
- The support retail use shall be located adjacent to and directly accessed from a major or minor arterial road.
- The support retail use shall be related to the business of the primary user, and may include other uses consistent with the nature and function of the commercial office development as determined by City Council.
- The support retail use shall be subject to the required parking and signage limitations.
- The support retail use shall not exceed 15,000 square feet of tenant leasable area per each commercial office development.
- The support retail use shall incorporate architectural designs, features, and elements represented in the commercial office development.

Goal/Purpose of Request

The applicant is seeking the proposed text amendment to allow the development of a CVS retail drug store at the southwest corner of E. Shea Boulevard and N. 96th Street at the existing CVS Health headquarters. The site is currently zoned Commercial Office (C-O). The proposed text amendment would also allow the development of support retail uses at several other qualifying C-O zoned sites throughout the city. The applicant is requesting a second continuance of the case to an unspecified hearing date to allow additional time to work with adjacent neighborhoods.

GENERAL PLAN AND CHARACTER AREA PLAN IMPACT ANALYSIS

General Plan 2001 The voter ratified 2001 General Plan represents the long-term vision, values, goals and policies of the community and is intended to guide the physical evolution of Scottsdale over a 20 year period. The elements in the General Plan have a series of goals and approaches which are implemented through codes, ordinances and other formal procedures of the city. The Zoning Ordinance is one such implementation tool. The intent of the General Plan is that through recommendations from City Boards and Commissions and decisions made by City Council regarding requests, such as this text amendment, the goals of the General Plan will be implemented. As a result, when requests to amend implementation tools of the General Plan are brought forward for consideration, the impacts of those changes are assessed in relation to the community's best interests as described in the General Plan. The proposed text amendment affects C-O properties city-wide. Although properties with C-O district zoning are located throughout the City, the text amendment, as proposed, would affect C-O zoned properties located in the Shea and Southern Scottsdale areas of the community, for which Character Area Plans have been adopted.

The C-O zoning district primarily corresponds to the General Plan Office land use category which permits a range of office uses from residential-scale minor offices to large office complexes with a single or multiple employers. The General Plan notes that the use of strict development and landscaping requirements are designed to protect adjacent residential uses.

Retail uses exist citywide in both the General Plan Mixed Use Neighborhoods and Commercial land use designations via appropriate zoning and, where applicable, by conditional use permit (which sets forth specific criteria for approval). With these General Plan land use designations, there is an expectation that there is a transition in size, scale, and land use activity to surrounding development; particularly residential. Consequently, the General Plan establishes locations for land uses specifically to transition from the greater density and intensity of commercial and mixed uses to that of less density and intensity – such as suburban and rural residential. As a result, the General Plan Office and Urban Neighborhoods land use designations are often located as a land use buffer between lower density residential land uses and commercial/mixed use areas of the community. The General Plan excludes retail or other ancillary commercial services as a part of the Office land use designation.

Goal #3 and Goal #7 of the Land Use Element remark on sensitively integrating land uses into the surrounding physical and natural environments, the neighborhood setting, and the neighborhood itself and encouraging the transition of land uses from intense citywide activity areas to less intense areas. Further, Approach 2 of Goal #7 discusses land use transitions to help integrate development into surrounding neighborhoods. The Office land use designation has traditionally been located and used to provide those appropriate transitions between more intensive commercial and mixed-use land uses and residential neighborhoods. Introducing support retail uses into the C-O district may reduce the ability of the C-O district and Office land use designation to appropriately transition land uses from more intensive commercial areas to residential neighborhoods.

Approach #2 or Goal #7 of the Economic Vitality Element of the General Plan notes that the city should “Encourage and support the renovation and reuse of underutilized or vacant parcels/buildings/shopping centers.” The General Plan encourages development in existing retail centers throughout the city by emphasizing the continued development of underutilized retail/commercial centers and parcels. Again, the goal of the Office land use designation and the C-O zoning district is to provide a transition from those existing retail/commercial centers to nearby residential neighborhoods. The proposal to amend the C-O zoning district could adversely affect other commercial zoning districts, specifically the C-1, C-2 and C-3 zoning districts, as the proposed amendment could erode the viability of surrounding commercial development via direct competition.

Goal #9 of the Community Mobility Element presumes that development protects neighborhoods from negative impacts of regional and citywide networks. In particular, Approaches 6 and 8 remark upon the balance in transitioning to established neighborhoods and is a theme to the purpose of the C-O zoning district. An increase in vehicular traffic to C-O sites could require additional access points into those sites. The General Plan speaks to reducing the impact of regional and citywide networks and protecting neighborhoods from those networks. Permitting support retail services in the C-O zoning district could reduce the ability of the district to appropriately transition more intensive development in the city to less intensive residential neighborhoods.

The General Plan's Growth Areas Element approaches growth management from a perspective of identifying those areas of the community that are most appropriate for development focus. As such, the document identifies several Growth and Activity Areas in which the city can focus on improvements that will support planned concentration of a variety of uses and discourage sprawl. Of the fourteen C-O zoned sites that meet minimum qualifications based on the applicant's proposal, none are located within designated Growth Areas and four are located within designated Activity Areas. Of those four, two sites meet the minimum employee qualification of the proposed text amendment. Those sites include the area of several large C-O zoned properties near E. Mountain View Road and N. 91st Street and the Mayo campus at E. Shea Boulevard and N. 136th Street (#9 and #7 on Attachment #3). The majority of the C-O zoned sites in the city are not located within a designated Growth Area or Activity Area.

Shea Area Plan The Shea Area Plan, adopted in 1993, is applicable to the area that is bounded by Hayden Road on the west, the city's jurisdictional boundaries on the south and east and the Thunderbird Road alignment on the north. The region of the Shea Area Plan is primarily comprised of residential communities with a major commercial and employment center located near the intersection of Shea Boulevard and 90th Street, and another, smaller commercial and employment hub near the intersection of Shea and Frank Lloyd Wright Boulevards. Other, smaller commercial centers are located at other intersections in the region, consistent with commercial development in the city. The Shea Area Plan seeks to guide development within these boundaries by promoting responsible, compatible development that acknowledges existing residential development and the natural environment in the area.

Goals, Policies and Guidelines outlined in the Shea Area Plan that relate to this text amendment include:

Umbrella Goals, Policies, and Guidelines

- Goal 1: Enhance and protect existing neighborhoods.
- Policy 1 of Goal 1: New development should be compatible to existing development through appropriate transitions.
- Guideline 2 of Policy 2 of Goal 1: New development which creates a destabilizing effect on a neighborhood should be discouraged. Destabilization is defined by one or more of the following if the development:
 - a. Alters normal flows of traffic near a neighborhood or creates an increase in traffic through a neighborhood.
 - b. Creates pressure for a change in land use nearby if the change is not desired.
 - c. Isolates small clusters of homes or existing neighborhoods.
 - d. Does not include transition and buffering near the existing neighborhood.

Shea Corridor Goals, Policies, and Guidelines

- Goal 2: Allow for new employment opportunities.
- Guideline 5 of Policy 1 of Goal 2: The following are examples of land uses that could be considered: Hotel accommodations and related support facilities such as: restaurants, recreation, and specialty retail. The specialty retail use should provide goods and services that cater primarily to visitors.

- Goal 3: Provide a full range of retail services.
- Policy 1 of Goal 3: Neighborhood level retail centers which provide everyday goods and services such as groceries, drug stores, dry cleaning, etc. should occur within the neighborhoods, on arterial streets, and outside of the Shea Corridor so that convenient vehicular and pedestrian access can occur and local traffic will not need to use Shea Boulevard.

The proposed text amendment would affect three major areas of existing C-O zoned properties within the boundaries of the Shea Area Plan. The Shea Area Plan only contemplates support retail uses in the study area as appropriate for hotel accommodations or as support for the Mayo Clinic. Further, while the plan does acknowledge the need to provide for new employment opportunities and a full range of retail services, it notes that neighborhood level retail services and goods, such as drug stores, should occur within neighborhoods and away from Shea Boulevard. Finally, the plan discourages new development that creates a destabilizing effect on a neighborhood, such as the lack of appropriate transitions and buffering near to an existing neighborhood. The Office land use designation and the C-O zoning district are intended to create the appropriate transitions and buffering as noted in the Shea Area Plan.

Southern Scottsdale Character Area Plan The Southern Scottsdale Character Area Plan is applicable to the area of the city south of Indian Bend Road, excluding the Downtown Area. This is the most mature area of the city and as such, revitalization and promotion of the area is a foremost consideration of the Plan. The Southern Scottsdale Character Area Plan guides development in the southern part of the city through incorporating mixed-use development, directing redevelopment and reinvestment along major corridors and emphasizing economic vitality by encouraging new commercial and residential investment choices. C-O zoning is located in several locations in southern Scottsdale.

Goals and Policies outlined in the Southern Scottsdale Character Area Plan that relate to this text amendment include:

Land Use

- Goal LU 3: Promote revitalization, reinvestment, and development along Southern Scottsdale's Corridors.
- Policy LU 3.1: Create and encourage the utilization of flexible land use regulations as incentives for reinvestment and new development along Corridors.
- Goal LU 4: Preserve, enhance, and expand the resort, hotel, retail, and tourism land uses along the Resort Corridor in Southern Scottsdale.
- Policy LU 4.1: Promote reinvestment and revitalization along the Resort Corridor to sustain a mix of land uses that complement the area's tourism and hospitality activities.

Economic Vitality

- Policy EV 1.4: Identify, evaluate, and implement economic revitalization and reinvestment tools to address commercial development in Southern Scottsdale.
- Policy EV 2.1: Encourage new business and real estate development that will expand the community's tax base and support the long-term economic sustainability of Southern Scottsdale.

- Policy EV 4.6: Maintain and enhance the Scottsdale Road Resort Corridor’s success by continuing to attract a variety of high-quality hospitality, restaurant, retail, office, and entertainment venues to the Corridor.

The proposed text amendment would affect one collection of existing C-O zoned properties, which are located along the Resort Corridor, within the boundaries of the Southern Scottsdale Character Area Plan. A significant focus of the Southern Scottsdale Character Area Plan is to encourage reinvestment and redevelopment within the boundaries of the plan. Further, the plan notes the Resort Corridor as a major asset to the city and promotes policies to enhance revitalization and reinvestment in the Corridor. The Plan contemplates support retail uses in the study area as appropriate for hotel accommodations or as support for the Resort Corridor. However, the plan also notes the need to maintain and enhance existing neighborhoods and identity.

ZONING ORDINANCE BACKGROUND AND IMPACT ANALYSIS

Zoning District Background

The Commercial Office (C-O) zoning district is an office district that is intended to provide an environment conducive to development of office and related uses adjacent to commercial areas. In addition, some specified uses are permitted with use limitations which promote their compatibility with office and residential uses. The C-O district’s development standards are intended to provide separation of office buildings from nearby residential areas, and provide a high quality setting for office use. This zoning district allows office, service, limited ancillary retail, and health care uses.

There are fifty-two (52) C-O zoned sites in the City of Scottsdale, of which nine (9) are wholly or partially unimproved properties. Most of these sites are adjacent to major and minor arterials and adjacent to areas of commercial development. Approximately, six (6) sites are located along lower capacity streets. The proposed text amendment, as currently written, would affect six (6) of the 52 C-O zoned sites. However, because the proposed text amendment includes criteria related to the number of employees at a site, the number of affected C-O sites could fluctuate based on the total number of employees located at each site.

Zoning District Impact Analysis

The Commercial Office (C-O) zoning designation is most often applied to properties with the General Plan land use designation of Office. Within the General Plan, the Office land use designation is defined as including “a variety of office uses.” Further it states that “Strict development and landscaping requirements will protect adjacent residential uses.” and “Typically, this use (major offices) is in and round the central business district, other major commercial cores, or freeway interchanges.” The purpose of the C-O zoning district is to provide an environment desirable for and conducive to development of office and related uses adjacent to commercial areas with development standards intended to provide separation of office buildings from nearby residential areas. Commercial Office zoned properties are often located adjacent to residential neighborhoods, particularly multi-family developments (Urban Neighborhoods at the General Plan level).

The proposal to amend the C-O zoning district could adversely affect other commercial zoning districts, specifically the C-1, C-2 and C-3 zoning districts, as the proposed amendment could dilute the viability of surrounding commercial development through competition. In addition, there is

potential to erode the existing character of large office developments through the introduction of retail and other commercial land uses by increasing the dependency on auto-oriented development. Office developments typically experience traffic and on-site vehicle circulation in a much different manner than retail and service-related commercial developments. By increasing the mix of retail uses on a C-O zoned site, pedestrian circulation and focus of a large-scale or campus-like C-O development may be compromised.

During review of the application, several issues were identified with the applicant's proposal as written. Specifically, the proposal utilizes a new definition of Support Retail Use and criteria to qualify certain C-O zoned properties for inclusion of support retail. The proposed definition of Support Retail Use includes "retail sales of consumer goods, dining, and services conducive to an existing, on-site Commercial Office development." The definition of these uses is not sufficiently specific enough to reduce potential impacts on adjacent residential neighborhoods from the introduction of less-compatible land uses, such as car washes, gas stations, gun shops, pawn shops, vehicle repair and live entertainment on C-O zoned sites. This is further underscored by the fact that the expanded list of potential uses being proposed with this text amendment are not necessarily required to be integrated, subservient, and/or ancillary uses when applied in other zoning districts found in the Zoning Ordinance.

Further, the criteria do not appropriately define the qualification of sites because of a lack of specificity, or a particular criterion may, in general, run afoul of the intent of the C-O zoning district and Office land use designation. The following issues have been identified related to the applicant's proposed language:

- In the first criterion, it is noted that the Support Retail Use shall be part of a "Commercial Office Development". The term "Commercial Office Development" is not currently defined within the Zoning Ordinance. By referencing a term that is not defined in the Zoning Ordinance, a certain amount of vagueness is imparted that may require additional interpretation by the Zoning Administrator or future text amendments.
- In the first criterion, it states that a commercial office development shall have a minimum of 300 single-tenant employees to qualify for the proposed support retail use. This is problematic due to the potential fluctuation in employees at a location over time. If a site has qualified for the support retail use and issued a Conditional Use Permit (CUP), a reduction in employees at that site would require the City Council to consider revocation of the issued CUP due to the site no longer meeting the minimum qualification. The revocation process would be especially difficult and cumbersome due to the potentially large investment that could be in place following the initial issuance of the CUP.
- In the second criterion, it states that "The Support Retail Use shall be located adjacent to and directly accessed from a major or minor arterial road." However, the criterion fails to identify if that access is to come from existing access points at the site or if additional access points may be permitted. As noted above in the General Plan analysis, a goal of the General Plan is to reduce the impacts of regional transportation networks on nearby residential neighborhoods. The language of the criterion, as written, does not sufficiently identify if the intent is to maintain existing access points on the established roadway network where development currently exists or if it is intended to provide separate (additional) access.

- In the fifth criterion, the proposed language notes that the “Support Retail Use shall not exceed 15,000 square feet of tenant leasable space per each Commercial Office Development.” The proposal to include a space of up to 15,000 square feet does not generally indicate a supportive and subservient use to the main use on the site and a use of 15,000 square feet is more typical to that of a primary use on a site. The Zoning Ordinance has used a maximum square footage of 2,000 or 10,000 square feet on some land uses in the past to provide a hierarchy of uses that support primary uses within a zoning district. However, the use of square footage maximums has been reduced recently. If the intent of this criterion is to permit supportive retail uses within the C-O zoning district in an integrated and subservient role, the maximum square footage of the support retail use may be reduced to a more generally-supportive size of 10,000 square feet or less. In addition, the criterion does not note if the 15,000 square feet is cumulative for an entire Commercial Office Development or separated for each building/major user within the C-O zoned site, again leading to additional vagueness and possibly more required interpretation. Finally, the term “tenant leasable space” is not defined in the Zoning Ordinance. The term should be altered to the Zoning Ordinance defined “gross floor area”.
- In the sixth criterion, it states that “The Support Retail Use shall incorporate architectural designs, features, and elements represented in the Commercial Office Development.” The proposed standard is vague in nature and does not provide any objective criteria to ensure compliance with the standards.
- The proposed criteria does not speak to the integration of pedestrian connections on-site or to nearby neighborhoods. To promote any future retail use on a C-O zoned site as supportive and subservient to the primary use on the site, the proposed language should be modified to provide additional criteria that addresses the need to integrate proposed support retail uses with other on-site uses at a pedestrian level and through pedestrian-oriented design.
- The proposed criteria does not speak directly to the primary intent of the C-O zoning district which is to buffer existing residential neighborhoods from more intensive commercial uses. Adding a separation requirement of at least 750 feet from any residential zoning district to the proposed criteria could reduce the potential impact of a support retail use located on a C-O zoned site to any adjacent residential neighborhoods.

The Office land use designation is used to buffer residential uses from nearby commercial uses with context-appropriate office-type development. Because the city’s commercial zoning designations (C-1, C-2, C-3, etc.) permit office as an allowed use within commercially designated areas, it only further strengthens the point that the office designation, and the zoning designations that implement it, are designed primarily as a buffer-type zoning classification with development standards that reflect the communities desire to ensure adequate separation from more intensive commercial development and uses.

Community Involvement

The applicant’s community outreach was completed with an advertisement in the newspaper, mailing to the Text Amendment Interested Parties List, and two open house meetings, held in separate location, on February 18, 2015. In addition, in accordance with Section 1.305.C. of the City of Scottsdale Zoning Ordinance, the applicant has provided a citizen review plan and report for the proposed Zoning Ordinance text amendment. A copy of the applicant’s citizen review report is

attached for review as Attachment #4. The result included both extensive community opposition and support. At the time this report was written, City staff has received public comment through written letter, e-mail and phone correspondence. The majority of opposition received was from residents within the Scottsdale Ranch neighborhood, which is located directly east of the large C-O zoned property of the CVS Health site. Other residents indicated support of the application, as well as support from CVS employees, and support from other property owners to where the CUP could be applied. Staff has received additional public input regarding the application since the initial hearing on September 16th, which is attached for review as Attachment #4.

Community Impact

The proposal has the potential to negatively affect the community by eroding the purpose of the Office land use designation and the C-O zoning district, which are used to buffer residential uses from nearby commercial uses with context-appropriate office-type development. Further, the purpose and viability of the city's commercial zoning designations (C-1, C-2, C-3, etc.) could also be diluted by permitting retail uses in a non-retail zoning district. Finally, the development standards that reflect the communities desire to ensure adequate separation from more intensive commercial development and uses are not appropriately reflected in the application's criteria, which are generally too vague and could leave future development open for significant interpretation.

Policy Implications

The proposed application provides a number of policy implications including the introduction of retail uses in traditionally non-retail locations and the potential reduction in appropriate buffering and transitions due to non-specific development criteria. In addition, the proposal to use the text amendment process to change land uses for a site which foregoes the rezoning and general plan processes. To maintain transparency, it may be more appropriate for the adjacent neighborhoods and community to have this discussion in the context of a General Plan amendment and rezoning process.

In addition, because the proposed text amendment language requires that each proposal to add support retail uses to a C-O zoned site obtain a Conditional Use Permit, the city could receive significantly more Conditional Use Permit applications as a result of an approval of this text amendment. This would require additional time for review by the Planning Commission and City Council of the lengthy criteria.

OPTIONS & STAFF RECOMMENDATION

The Planning Commission has several options of action to pursue regarding the proposed text amendment, those include:

1. A recommendation to City Council of denial of the proposed C-O text amendment.
2. A recommendation to City Council of denial of the proposed C-O text amendment with direction to applicant to pursue a rezoning to accomplish the additional retail desired for the site.
3. A recommendation to City Council of denial of the proposed C-O text amendment with direction to the applicant to integrate a limited support retail use attached to the existing CVS Health office development having appropriate pedestrian connections to existing buildings on the site and without a vehicular drive-through.

4. A continuance of the proposed C-O text amendment allowing the applicant additional time to modify their proposal based on input from the Planning Commission and community.
5. A recommendation to City Council of approval of the proposed C-O text amendment with several modifications to the applicant's proposal, including:
 - a. Changing the term "dining" in the proposed definition for Support Retail to the more specific, Zoning Ordinance defined "restaurant" term and specify the type of restaurant(s) to be permitted.
 - b. Increasing the number of employees to qualify to 1,000 minimum
 - c. Changing the term "user" in criterion C to "employer"
 - d. Changing the term "tenant leasable" in criterion D to "gross floor"
 - e. Adding a separation requirement of 750 feet from a residential district.
6. A recommendation to City Council of approval of the proposed C-O text amendment with the language as presented by the applicant.

Staff Recommendation

The applicant contends that this application represents the only practical solution for CVS Health to locate a drug store on the campus of their headquarters, a major employer and corporate presence in the community. Staff had directed the applicant to pursue other options, including rezoning a portion of the property adjacent to the commercial development at the northwest corner of the property. The applicant indicated that rezoning was not feasible because the property was leased (and not owned) by CVS Health and the property owner was not agreeable to the rezoning.

Secondarily, staff suggested that the pharmacy be integrated with the main building, but the applicant indicated that a "hard corner" is needed for the CVS store and that the corporate requirements include a drive-through. A third option, of rezoning the corner of 96th St. and Shea Blvd. to commercial, was not feasible to the applicant and was discouraged by staff. Staff has worked diligently with the applicant to find a solution for CVS Health that does not have the likelihood of unintended consequences.

Staff recommends that the Planning Commission consider denial of the proposed text amendment with direction to the applicant to integrate a limited support retail use attached to the existing CVS Health office development having appropriate pedestrian connections to existing buildings on the site and without a vehicular drive-through.

RESPONSIBLE DEPARTMENTS

Planning and Development Services

Current Planning Services & Long Range Planning

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APPROVED BY



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10.21.2015

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10/22/2015

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10/22/15

Date

ATTACHMENTS

1. Applicant's Narrative
2. Proposed Text Amendment Language
3. C-O Zoning District Locations Affected by Text Amendment
4. Citizen Review Report
5. Citizen Input Received in Opposition of Proposal
6. Citizen Input Received in Favor of Proposal

PROJECT NARRATIVE
Commercial Office (C-O) Text Amendment
Original Submittal March 2015
Resubmittal June 8, 2015
Resubmittal August 7, 2015

Introduction

As the Scottsdale General Plan states, a healthy, vibrant economy is paramount to the long term success of the City of Scottsdale. Scottsdale relies on its strong economic vitality to generate financial resources to provide a high quality of life, to provide high quality services for citizens, and to provide employment for its citizens. The city has demonstrated its commitment to supporting and expanding its existing economic strength by targeting new opportunities that will diversify the economic base and provide for the future fiscal health of the city and long-term sustainability. This application includes a Commercial Office Text Amendment and presents a new opportunity to strengthen the existing economic base, revitalize sites, and provide uses that will benefit Scottsdale's major employment centers and overall vitality of the City.

The Commercial Office (C-O) district is intended to provide an environment desirable for and conducive to development of office and related uses adjacent to commercial areas. In addition, some specified uses are permitted with use limitations which promote their compatibility with office and residential uses. The purpose of this request is to propose potential changes to the C-O zoning district that will provide tremendous benefits to Scottsdale's major employment centers. This application proposes adding "Support Retail use" to the list of uses permitted in the C-O zoning district subject to certain use restrictions.

City Benefits

The Support Retail Use provides immediate benefits to Scottsdale's employment centers because it provides employees with on-site options related to the office tenants' business enterprise, and other similarly compatible uses without creating unnecessary vehicle trips. Whether during lunch time, mid-day, or after work, a Support Retail Use provides a necessary amenity to the City's major employment areas while serving as a complementary use to its surrounding environment.

Beyond the benefits it provides to employees and employers, the text amendment could be a useful tool for revitalization and redevelopment of the City's primary employment areas. As the city matures, revitalization and redevelopment become a critical part of the economic vitality of the community. Scottsdale is approaching build out and the traditional model by which new opportunities for economic growth and sustainability were defined must be rethought and redefined. New economic generating tools such as the proposed Commercial Office Text Amendment help maintain traditional economic models while finding new ways to create symbiotic relationships within existing employment areas. As a result, Scottsdale is nimble and responsive to economic opportunities while preserving the foundation it is built upon.

The City's zoning map (see **Tab 1**) indicates a number of Commercial Office Development Areas that stand to benefit from the proposed text amendment. There are at least five Commercial Office Development Areas in the City of Scottsdale with at least 15 contiguous acres and at least 300 single-tenant employees as shown on the exhibit at **Tab 2**. These areas include the City's major employment centers such as Scottsdale Healthcare, the Mayo Clinic, CVS Health, Scottsdale Insurance Company, and Discount Tire Corporate Center. .

Proposal

The proposal will add "Support Retail use" to the list of uses permitted in the C-O zoning district subject to a Conditional Use Permit. The proposal includes certain use restrictions such as minimum acreage of existing employment area, relationship with the business of the primary user, consistency of uses with the Commercial Office Development, maximum support retail area, compatible design and architecture, arterial access, types of uses, and more.

PROPOSED LANGUAGE:

Sec.3.100. Definitions

Support Retail Use shall mean retail sales of consumer goods, dining, and services conducive to an existing, on-site Commercial Office development.

Sec. 5.2203. Use regulations

22. Support Retail Use	CUP (5)
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(5) Support Retail Use, subject to the following additional standards:

- a. The Support Retail Use shall be a part of a Commercial Office Development where the net area of the parcel(s) shall be a minimum 15 contiguous acres, and a minimum 300 single-tenant employees.
- b. The Support Retail Use shall be located adjacent to and directly accessed from a major or minor arterial road.
- c. Support Retail Uses shall be related to the business of the primary user, and may include other uses consistent with the nature and function of the Commercial Office Development as determined by the City Council.
- d. Support Retail Uses shall be subject to the required parking and signage limitation
- e. The Support Retail Use shall not exceed 15,000 square feet of tenant leasable area per each Commercial Office Development.
- f. The Support Retail Use shall incorporate architectural designs, features, and elements represented in the Commercial Office Development.

Summary

The proposal is an economic shot in the arm for the City of Scottsdale and its existing major commercial office developments. It provides a direct and necessary amenity for employers and employees by co-locating compatible uses on site. It also serves as a useful tool for revitalization and redevelopment of existing office campuses. The criteria and restrictions proposed with the Support Retail Use ensure compatibility with the surrounding development and secure the economic vitality of existing office development.

COMPATABILITY WITH GENERAL PLAN:

The proposed text amendment application is supported by the following goals, policies, and objectives of the General Plan.

GENERAL PLAN	CONFORMANCE
Value Scottsdale's Unique Character and Lifestyle	
<p>Character and Design, GOAL 1 – Determine the appropriateness of all development in terms of community goals, surrounding area character, and the specific context of the surrounding neighborhood.</p>	<p>Support Retail Uses will be required to incorporate architectural designs, features, and elements represented in the Commercial Office Development within which they co-locate. As such, its development will be compatible with the design, scale, and function of its surrounding environment.</p>
<p>Land use, GOAL 1 - Strengthen the identity of Scottsdale by encouraging land uses that contribute to the character of the community and sustain a viable economic base.</p>	<p>The proposal is perfectly compatible with existing, larger Commercial Office Developments in the City of Scottsdale. The addition of a small Support Retail Use is an economic tool that will help sustain and strengthen the surrounding commercial office development and economic base.</p>
<p>Land use, GOAL 5 - Develop land use patterns that are compatible with and support a variety of mobility opportunities/choices and service provisions.</p>	<p>The proposal infuses existing commercial office with a small support retail component that greatly benefits on-site employees. The proposal encourages on-site pedestrian activity, and shorter and fewer automobile trips because it is co-located with the commercial office use. This helps meet the goals of the general plan by providing a balance of employment and commercial land uses and development intensities that enable convenient non-automotive trips (pedestrian and cycling and transit) where environmentally and physically feasible.</p>
<p>Land use, GOAL 9 – Encourage redevelopment that invigorates an area while also respecting the character of adjacent neighborhoods.</p> <p>Encourage compact mixed-use, pedestrian oriented development patterns, at urban densities, that limit the demand for parking and unnecessary automobile trips, and support alternative modes of mobility.</p>	<p>The proposal would add a support land use that is compatible and complementary to the existing commercial office uses. Because the support retail is proposed only with an existing 15 acre office site, and because it is relatively small by comparison (no more than 15,000 sf) it will help invigorate the area while respecting the character of any adjacent neighborhoods. By co-locating with other commercial office uses, it encourages mixed uses, pedestrian activity, and limits demand for parking and</p>

	automobile trips.
Support Economic Vitality	
Economic Vitality, GOAL 2 - Encourage and maintain a high level of diverse, quality retail and entertainment activity in Scottsdale that supports the needs of Scottsdale's residents and visitors.	The proposal helps improve existing office campuses by providing a complementary use on-site while encouraging redevelopment where practicable.
Economic Vitality, GOAL 3 - Diversify Scottsdale's business and retail community so it includes a variety of business types as well as a variety of business scales and sizes.	The proposed text amendment helps nurture and support established businesses and employment centers by providing an onsite amenity that directly benefits employers and employees. It helps ensure adequate opportunities for future and expanded commercial and business activity throughout the community. It diversifies Scottsdale's business and retail community to include a variety of business types as well as a variety of business scales and sizes. It can help redevelop existing employment area and attract new high value/low impact businesses as well.
Economic Vitality, GOAL 4 - Foster new and existing economic activities and employment opportunities that are compatible with Scottsdale's lifestyle.	The proposal will help existing economic activities and employment by expanding the economic base and potential of the applicable commercial office development areas. This proposal supports Scottsdale employers and is part of the economy. Because the proposal is part and integral to the existing office developments, it can provide a positive impact without any negative impacts. In short, this proposal will create new economic opportunities that enhance the quality of life of the community as well as have a positive economic impact.
Economic Vitality, GOAL 5 - Locate and integrate non-residential development to improve access and visibility and to protect the integrity of neighborhoods.	The proposal restricts Support Retail Uses to C-O sites with at least 15 acres with direct access from an arterial street. Thus, the use is located and integrated into the existing development, next to major streets, without any impact on the residential areas.
Economic Vitality, GOAL 6 - Encourage partnerships to work on the renovation or reuse of underutilized or vacant buildings/shopping centers	The proposal fulfills this objective by redeveloping, adapting, and utilizing vacant space for new economic uses.
Economic Vitality, GOAL 7 - Encourage quality redevelopment in employment areas to provide	The text amendment is a useful tool for revitalization and redevelopment of the City's

<p>new jobs, new retail, and new entertainment opportunities in the Scottsdale market.</p>	<p>primary employment areas. As the city matures, revitalization and redevelopment become a critical part of the economic vitality of the community. Scottsdale is approaching build out and the traditional model by which new opportunities for economic growth and sustainability were defined must be rethought and redefined. New economic generating tools such as the proposed Commercial Office Text Amendment help maintain traditional economic models while finding new ways to create symbiotic relationships within existing employment areas. As a result, Scottsdale is nimble and responsive to economic opportunities while preserving the foundation it's built upon.</p>
--	---

Open Space

<p>Preservation and Environmental Planning, GOAL 1 - Enhance the quality of life in Scottsdale by safeguarding the natural environment.</p>	<p>Through redevelopment within an existing office center, potential sites are able to preserve and safeguard other undeveloped areas of natural environment. By building within an existing built environment and building footprint, the applicant is responsibly planning and preserving the environment.</p>
--	--

Seek Sustainability

<p>Cost of Development, GOAL 3 - Conduct city department evaluation, planning, and budgeting for existing and future levels of public service operations and the development of infrastructure and capital facilities by the use of fiscal impact modeling.</p>	<p>Any proposed development would occur within an existing built environment where the required infrastructure is already in place. Thus, it is anticipated that there will be minimal, if any, increase in the cost of development and public service demand to the City of Scottsdale.</p>
--	--

<p>Growth Areas, GOAL 7 - Promote development timing that is guided by the adequacy of existing and/or expandable infrastructure, services, and facilities.</p>	<p>By redeveloping within an existing developed area, there is adequate infrastructure already in place to support the project.</p>
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Commercial Office (C-O) Sites

Scottsdale Rd & Deer Valley Rd



Scottsdale Rd & Thompson Peak



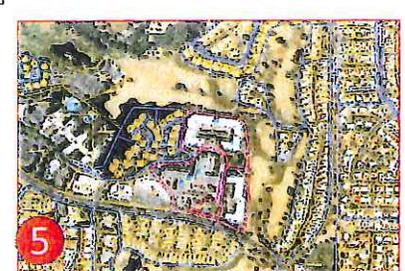
136 St & Shea Blvd



Shea Blvd & 96 St



Via de Ventura & Gainey Center Dr



Add the following definition to **Sec. 3.100. General.**

Support retail shall mean retail sales of consumer goods, dining, and services conducive to an existing, on-site Commercial Office development.

Sec. 5.2203. Use regulations.

The uses allowed in the C-O District are shown in Table 5.2203.A. with additional limitations on certain uses listed below.

Table 5.2203.A. Use Table	
Land Use	Permitted (P) or Conditional Use (CU)
1. Animal and veterinary hospital	P(1)
2. Courier and messenger	P
3. Cultural institution, civic and social organization	P
4. Day care center with drop off or outdoor play area farther than 100 feet from a residential district	P (2)
5. Day care center with drop off or outdoor play area within 100 feet of a residential district	CU (2)
6. Educational service, elementary and secondary school	P (2)(3)
7. Educational service, other than elementary and secondary school	P
8. Financial institution, including drive-through and drive-in service	P
9. Funeral home and funeral services	CU(2)
10. Health and fitness studio	P
11. Hospital	CU (2)
12. Medical and diagnostic laboratory	P
13. Medical marijuana use, excluding medical marijuana cultivation	CU
14. Multimedia production excluding communication tower	P
15. Municipal use	P
16. Office	P
17. Place of worship	P (2)
18. Residential health care facility	P (2) (4)
19. Scientific research and development	CU
20. Support retail	CU(5)

20-21	Wireless communications facility, Type 1, 2, and 3	P
21-22	Wireless communications facility, Type 4	CU

Use Limitations:

- (1) Animal and veterinary hospital.
 - i. Outdoor kennels are not allowed.
 - ii. An employee or pet owner shall accompany an animal at all times when the animal is outdoors.
 - iii. The property owner and operator shall maintain all outdoor areas in a clean and sanitary condition, including immediate and proper disposal of animal waste.
- (2) Uses are allowed except in the AC-3 area as described in the City's procedures for development near the Scottsdale Airport and Chapter 5 of the Scottsdale Revised Code, as amended.
- (3) Educational services, elementary and secondary school are subject to the following standards:
 - a. The facility shall be located a minimum of five hundred (500) feet from any adult use.
 - b. The net lot area for the facility shall be a minimum of forty-three thousand (43,000) square feet.
 - c. The facility shall not have outdoor speaker systems or bells.
 - d. All outdoor playgrounds and recreation areas shall be enclosed by a six-foot wall or fence and located a minimum of fifty (50) feet from any residential district shown on Table 4.100.A., or the residential portion of a Planned Community P-C or any portion of a Planned Residential Development PRD with an underlying zoning district comparable to the residential districts shown on Table 4.100.A.
 - e. A drop-off area accommodating a minimum of five (5) vehicles shall be located along a sidewalk or landing area connected to the main entrance to the facility. This area shall not include internal site traffic aisles, parking spaces, or fire lanes.
 - f. Public trails or pedestrian connections shall be incorporated into the site plan and subject to Development Review Board approval.
 - g. The circulation plan shall show minimal conflicts among the student drop-off area, any vehicle drop-off area, parking, access driveways, pedestrian and bicycle paths on site.
 - h. Facilities located in the AC-2 area, described in the City's procedures for development near the Scottsdale Airport and Chapter 5 of the Scottsdale Revised Code, as amended, shall be constructed with sound attenuation measures to reduce outdoor to indoor noise by twenty-five (25) decibels. Compliance with the noise attenuation measures set forth in Appendix F to FAA Part 150 Noise Compatibility Study Section 4.00 is deemed compliance with this requirement.
- (4) Residential health care facilities.
 - i. Specialized residential health care facilities.
 - a. The number of beds shall not exceed eighty (80) per acre of gross lot area.

- b. Required open space.
 - i. Minimum open space: 0.24 multiplied by the net lot area distributed as follows.
 - (1) Frontage open space minimum: 0.50 multiplied by the total open space, except as follows:
 - (A) Minimum: Twenty (20) square feet per one (1) linear foot of public street frontage.
 - (B) Not required to exceed fifty (50) square feet per one (1) linear foot of public street frontage.
 - (2) The remainder of the minimum open space, less the frontage open space, shall be provided as common open space.
 - c. The site shall be designed to provide convenient pedestrian access for residents, guests, and visitors.
- ii. Minimal residential health care facilities.
 - a. The gross lot area shall not be less than one (1) acre.
 - b. The number of units shall not exceed forty (40) dwelling units per acre of gross lot area.
 - c. Required open space.
 - i. Minimum open space: 0.24 multiplied by the net lot area distributed as follows:
 - (1) Frontage open space minimum: 0.50 multiplied by the total open space, except as follows:
 - (A) Minimum: Twenty (20) square feet per one (1) linear foot of public street frontage.
 - (B) Not required to exceed fifty (50) square feet per one (1) linear foot of public street frontage.
 - (2) The remainder of the minimum open space, less the frontage open space, shall be provided as common open space.
 - d. The site shall be designed to provide convenient pedestrian access for residents, guests, and visitors.

(5) Support retail, subject to the following additional standards

- a. The support retail use shall be a part of a commercial office development where the net area of the parcel(s) shall be a minimum 15 contiguous acres, and a minimum of 300 single-tenant employees.
- b. The support retail use shall be located adjacent to and directly accessed from a major or minor arterial road.
- c. The support retail use shall be related to the business of the primary user, and may include other uses consistent with the nature and function of the commercial office development as determined by the City Council.
- d. The support retail use shall be subject to the required parking and signage limitations.

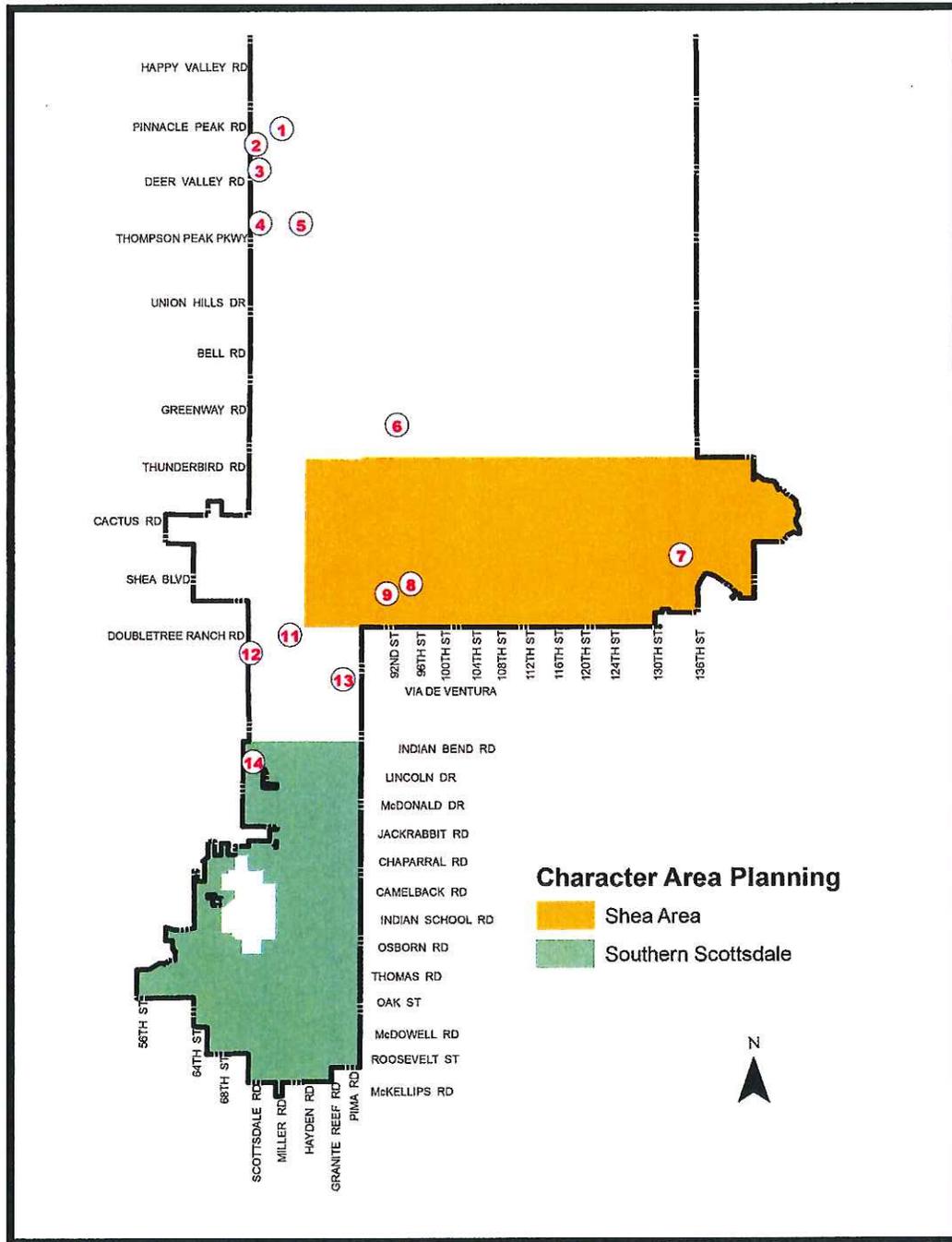
e. The support retail use shall not exceed 15,000 square feet of tenant leasable area per each commercial office development.

f. The support retail use shall incorporate architectural designs, features, and elements represented in the commercial office development.

(Ord. No. 4030, § 1(Exh. 1, § 2), 6-19-12, eff. 7-19-12; Ord. No. 4143, § 1(Res. No. 9678, Exh. A, § 97), 5-6-14)

3-TA-2015

**Qualifying Properties with 15 Contiguous Acres & 300 Single-Tenant Employees (Areas 4, 7, and 8 -11)*



Source: Scottsdale Long Range Planning Services / 2014 Maricopa Association of Governments Employer Database (Employers with 5 or More Employees)

Neighborhood Notification Report

C-O Text Amendment Application
Pre-Application No. 818-PA-2014

Per the City of Scottsdale Neighborhood Notification Checklist (attached at **TAB A**), enclosed and below is the required information to satisfy the Neighborhood Notification Report obligations.

Notification:

Neighborhood notification letters were mailed out on February 2, 2015 to property owners and registered Home Owners Associations as provided by the City. The letter detailed the request, provided information about two separate Neighborhood Open House meetings, and provided contact information for both the Applicant and the City. See notification letter and mailing list attached at **TAB B**.

Meeting Information:

The applicant hosted two separate neighborhood meetings, one in the north part of the city, and the other in the south. The first meeting was held February 18, 2015, from 6 to 7 pm at the **Civic Center Library, 3839 N. Drinkwater Boulevard, Scottsdale, Arizona 85251** on February 18, 2015, from 6 to 7 pm. The second meeting was hosted on February 18, 2015 from 7-8 pm at the **Appaloosa Branch Library, 7377 E. Silverstone Drive, Scottsdale, AZ 85255**.

The applicant was on hand to answer any questions. A sign in sheet was provided along with contact information for the Applicant. Aerial exhibits depicting the potential C-O sites were available for viewing. Copies of the proposed text amendment language was available for attendees. There were no attendees at either meeting. See Neighborhood Open House sign in sheet attached at **TAB C**.

Additional Information:

The applicant did not receive any calls or inquiries from the public about the proposal. To date, there have been no additional neighbor inquiries.



Citizen Review Checklist

(TA)

The Citizen Review Process required for Text Amendments.

The Zoning Ordinance and Checklist requires the applicant to prepare both a Citizen Review Plan and Report. Additional community notification is required for the public hearing process pursuant to Arizona State Statutes and the Zoning Ordinance of the City of Scottsdale.

The Citizen Review Process ensures notification and community involvement before the filing of a formal application. The Project Coordinator will be involved to provide direction and guidance throughout the Citizen Review Process.

Step 1: Citizen Review Plan

Provide a written statement to your Project Coordinator, two weeks prior to the first open house meeting, including:

- How many neighborhood meetings will be held
- Where and when they will be held
- How and when neighbors will be notified
- Who will be notified

Step 2: Notification

Publish a 1/8 page advertisement in the local newspaper *at least ten (10) calendar days* prior to the open house meeting. Coordinate with City staff to publish an internet information page and survey site for the project. Send a letter, by first class mail *at least ten (10) calendar days* prior to the open house meeting to the following parties:

1. All names/addresses on the City's Interested Parties List

The advertisement and notification must include the following information:

- Time, date and location of the open house meeting if one is to be held.
- Applicant and City staff contacts, telephone numbers and email addresses.
- City case file number.
- City web site address.
- A detailed description of the project and information concerning the applicant's request.

Step 3: Open House Meetings (Hold 2 – one in the north part and one in the south part of the city.)

Hold the Open House Neighborhood Meetings within *45 days prior* to your formal submittal. Provide the following:

- Sign-in sheets
- Comment sheets
- Written summary of meeting.

Sign-in and comment sheets, along with a written summary of the meetings, shall be included in the Citizen Review Report.

Additional Open House Meetings

In some cases, the City of Scottsdale Project Coordinator may require more than two applicant-held Open Houses.

Step 4: Complete a Citizen Review Report

All citizen outreach and input shall be documented in the Citizen Review Report and shall be submitted with the formal application. The Citizen Review Report should include:

A. Details of the methods used to involve the public including:

1. Dates and locations of all meetings and all other contacts where neighbors were invited to discuss the applicant's proposal.
2. Copies of letters or other means used to Interested Parties List and/or Property Owners. Provide the dates mailed, number of mailings, and the listing of addresses.
3. Map showing where notified property owners are located.
4. Open house sign-in sheets, list of people that participated in the process, comment sheets and written summary of the comments provided at the open house meeting.

B. A written summary of the comments, issues, concerns and problems expressed by citizens during the process including:

1. The substance of the comments, issues, concerns and problems.
2. The method by which the applicant has addressed or intends to address the issues, concerns and problems identified during the process.

Planning, Neighborhood & Transportation Division

7447 E Indian School Road, Suite 105, Scottsdale, AZ 85251 ♦ Phone: 480-312-7000 ♦ Fax: 480-312-7088

February 2, 2015

Re: Commercial Office Zoning Ordinance Text Amendment

Dear Interested Citizen:

Please be advised that a Zoning Ordinance Text Amendment pre-application was submitted to the City of Scottsdale on September 2, 2014 and the pre-application number is 818-PA-2014. Additional information will be posted on the City's case file search webpage when a formal text amendment application is submitted to the City. The future link to the city website is <https://eservices.scottsdaleaz.gov/eServices/cases/default.aspx>. The text amendment request is to add "Support Retail use" to the list of permitted uses in the Commercial Office (C-O) zoning district, Sec. 5.2203. - Use regulations.

The Commercial Office district is intended to provide an environment desirable for and conducive to development of office and related uses adjacent to commercial areas. In addition, some specified uses such as day care (with use limitations), banks, health and fitness studios, etc. are permitted which promote their compatibility with office and residential uses. The purpose of this request is to propose adding "Support Retail use" to the list of uses permitted in the C-O zoning district.

Please attend one of two Open Houses regarding the proposed text amendment. The meetings will be held on February 18, 2015. If located in South Scottsdale, the meeting will be held **from 5:30-6:30 pm** at the **Civic Center Library, 3839 N. Drinkwater Boulevard, Scottsdale, Arizona 85251**. A second meeting will be held the same night in North Scottsdale **from 7:00 – 8:00 pm** at the **Appaloosa Branch Library, 7377 E. Silverstone Drive, Scottsdale, AZ 85255**. You can attend either meeting to be held on February 18, 2015 depending on whichever is convenient for you.

For more information, contact:

PROJECT COORDINATOR LIASON:

Kira Wauwie
7447 E. Indian School Road, Suite 105
Scottsdale, AZ 85251
480-312-7000
kwauwie@ScottsdaleAZ.gov

APPLICANT CONTACT PERSON:

Adam Baugh
2525 E. Arizona Biltmore Cr., A-212
Phoenix, AZ 85016
602-230-0600
adam@withey Morris.com

3-TA-2015
3/18/2015

Gammage & Burnham, PLC
Two N Central Avenue, 18th Floor
Phoenix, AZ 85004

Coalition of Pinnacle Peak
8912 E Pinnacle Peak Road, Suite 275
Scottsdale, AZ 85255

Alan Kaufman
Kaufman & Associates PLLC
8711 E Pinnacle Peak Road #241
Scottsdale, AZ 85255

Andrea Bruns, Director
PCIA - The Wireless Infrastructure
Association
500 Montgomery Street, Ste 700
Alexandria, VA 22314

Andrea Forman
6521 E. 5th Street
Scottsdale, AZ 85251

Avanindra/Anuradha Chaturvedi
26885 Chaucer Place
Stevenson Ranch, CA 92381

Bob Vairo
Coalition of Pinnacle Peak
10040 E Happy Valley Road, #451
Scottsdale, AZ 85255

Brad Lundmark, Property Manager
La Vista at Pinnacle Peak
Homeowners
Association
7740 N 16th St # 300

Chris Schaffner
7346 E. Sunnyside Dr.
Scottsdale, AZ 85260

Clif Tait
GCA & RVA
8302 E Buto Dr
Scottsdale, AZ 85255

Dan Sommer
12005 N 84th Street
Scottsdale, AZ 85260

Darcy Clement
7500 E Deer Valley Lot 67
Scottsdale, AZ 85255

David Brantner
Scottsdale Planning Commission
10648 Arabian Park Drive
Scottsdale, AZ 85258

David G. Gulino
Land Development Services
7525 E. Camelback Road, Suite 104
Scottsdale, AZ 85251

David Ross
Ross Design Group
4000 N. Scottsdale Rd, Suite 201
Scottsdale, AZ 85251

Director of Urban Planning
State Lands Department
1616 West Adams
Phoenix, AZ 85007

Dr. Sonnie Kirtley
COGS
8507 East Highland Avenue
Scottsdale, AZ 85251

Ed Grant
Planning Commission Chair
16125 N. 99th Way
Scottsdale, AZ 85260

Ed Toschik, President
La Vista at Pinnacle Peak
Homeowners Association
7657 E Mariposa Grande Dr
Scottsdale, AZ 85255

Edwin Bull
Burch & Cracchiolo PA
P.O. Box 16882
Phoenix, AZ 85011

Emily Ryan
Capitol Consulting, LLC
PO Box 13116
Phoenix, AZ 85002

Erik Filsinger
113 S. Rockford Dr.
Tempe, AZ 85281

Fred Unger
7134 E. Stetson Drive; Suite 400
Scottsdale, AZ 85251

Hank Olsen, President
Sonoran Hills
7711 E. Pozos Dr.
Scottsdale, AZ 85255

Heidi Stine
34872 N 92nd Place
Scottsdale, AZ 85262

Howard Myers
6631 E. Horned Owl Trail
Scottsdale, AZ 85262

J. P. Lamer
6945 E Glenrosa Ave
Scottsdale, AZ 85251

Jack Robinson
11806 E. Parkview Lane
Scottsdale, AZ 85255

Jamie Cowgill
4634 N 44th Street
Phoenix, AZ 85018

Jan Turner
7474 E. Cambridge
Scottsdale, AZ 85257

Jay Petkunas
4747 N. Scottsdale Rd., Suite 200
Scottsdale, AZ 85251

Jill Aguirre
8605 E Via Dona Rd
Scottsdale, AZ 85266

Jim Haxby
7336 E. Sunnyside Dr.
Scottsdale, AZ 85250

Jim Heather
6732 E Sheridan Street
Scottsdale, AZ 85257

Joey Airdo
North Scottsdale Independent
23043 N. 16th Lane
Phoenix, AZ 85027

John Berry
Berry & Damore LLC
6750 E Camelback Rd Ste 103
Scottsdale, AZ 85251

John Coyne
Carino Canyon HOA
13331 E Del Timbre Dr
Scottsdale, AZ 85259

John Packham
Scottsdale Area Association of
Realtors
4221 N. Scottsdale Rd.
Scottsdale, AZ 85251

John Washington
3518 N Cambers Court
Scottsdale, AZ 85251

Sarah Farrara
Scottsdale Airpark
15000 N. Airport Drive
Scottsdale, AZ 85260

Kay Wilson
Internat'l School of Arizona
1401 N. 75th Street
Scottsdale, AZ 85257

Larry Jonas
6707 E. Culver St.
Scottsdale, AZ 85257

Laurie McCammon
11020 E Acoma Drive
Scottsdale, AZ 85255

Lee Calamaio, Resident
Sonoran Hills
21877 N. 79th Pl.
Scottsdale, AZ 85255

Leon Spiro
7814 E Oberlin Way
Scottsdale, AZ 85255

Lida A. Stewart
2627 N. 74th Place
Scottsdale, AZ 85257

Linda Whitehead
9681 E Chuckwagon Lane
Scottsdale, AZ 85262

Louis Jekel
Jekel & Howard, LLP
8283 N Hayden Road, Suite 100
Scottsdale, AZ 85258

Lyle Wertz
6510 E. Palm Lane
Scottsdale, AZ 85257

Earl, Curley & Lagarde, PC
3101 N Central Avenue, Suite 1000
Phoenix, AZ 85012

Michael D'Andrea
7391 E. Crimson Sky Trail
Scottsdale, AZ 85266

Michael Jacks, Secretary
La Vista at Pinnacle Peak
Homeowners Association
7725 E Camino Del Monte
Scottsdale, AZ 85255

Neil Dempster, MBA, CSP
24573 N. 119th Place
Scottsdale, AZ 85255

Mike Merrill
Citizens for Responsible
Development
8713 E Vernon Avenue
Scottsdale, AZ 85257

Nancy Cantor
Scottsdale Coalition
5850 N. 83rd Street
Scottsdale, AZ 85250

Patti Smith, Property Manager
Bella Vista HOA
7740 N 16th St # 300
Phoenix, AZ 85020

Patty Badenoch
5027 N 71st Place
Scottsdale, AZ 85251

Rebecca Allen
Scottsdale Independent
11000 N. Scottsdale Road, Suite 210
Scottsdale, AZ 85254

Rodney A. Knight
9414 E San Salvador #225
Scottsdale, AZ 85258

Shelly McTee
Gallagher & Kennedy, PA
2575 E Camelback Rd Ste 1100
Phoenix, AZ 85016

Stephanie Bradley
13330 E. Jomax Road
Scottsdale, AZ 85262

Steve Weiss
11146 E Beck Lane
Scottsdale, AZ 85259

Steven Voss
LVA, Urban Design Studio, LLC
120 S. Ash Avenue
Tempe, AZ 85281

Michael Edwards
Scottsdale Planning Commission
10340 E. Ranch Gate Rd.
Scottsdale, AZ 85255

Matthew Cody
Scottsdale Planning Commission
6105 E. Laurel Lane
Scottsdale, AZ 85254

Mike Leary
Michael P. Leary, LTD
10278 E. Hillery Dr.
Scottsdale, AZ 85255

Michele Hammond
Berry Riddell & Rosensteel, LLC
6750 E Camelback Rd Ste 100
Scottsdale, AZ 85251

Larry Kush
Scottsdale Planning Commission
4743 N. Scottsdale Rd. #F-1003
Scottsdale, AZ 85251

Michael Minnaugh
Scottsdale Planning Commission
23872 N. 74th Place
Scottsdale, az 85255

Ali Fakih
Scottsdale Planning Commission
8280 E. Gelding Dr., Suite 101
Scottsdale, AZ 85260

SIGN-IN

ARMSTRONG

SHEA BLVD. & 96TH STREET

NEIGHBORHOOD OPEN HOUSE MEETING – FEBRUARY 18, 2015 – 5:30 – 6:30 PM

CIVIC CENTER LIBRARY

GOLD ROOM - 3839 N. DRINKWATER BOULEVARD, SCOTTSDALE, AZ 85251

<i>NAME (Please Print)</i>	<i>ADDRESS</i>	<i>PHONE NO.</i>	<i>E-MAIL ADDRESS</i>	<i>Homeowner Assoc Name</i>
1.				
2.				
3.				
4.				
5.				
6.				
7.				
8.				
9.				

No Attendees

SIGN-IN

ARMSTRONG

SHEA BLVD. & 96TH STREET

NEIGHBORHOOD OPEN HOUSE MEETING – FEBRUARY 18, 2015 – 7:00 – 8:00 PM

APPALOOSA LIBRARY

ROOM 1 - 7377 E. SILVERSTONE DRIVE, SCOTTSDALE, AZ 85255

NAME (Please Print)	ADDRESS	PHONE NO.	E-MAIL ADDRESS	Homeowner Assoc Name
1.				
2.				
3.				
4.				
5.				
6.				
7.				
8.				
9.				
10.				

~~No Attendees~~

3-TA-2015
3/18/2015



PHONE: 602-230-0600

FAX: 602-212-1787

2525 E. Arizona Biltmore Circle, Suite A-212, Phoenix, AZ 85016

October 21, 2015

Brad Carr
City of Scottsdale
Planning & Development Services Department
7447 E Indian School Rd
Scottsdale, AZ 85251

Re: C-O Text Amendment / Request for Continuance

Dear Brad:

Please consider this continuance request for the Planning Commission hearing on October 28th, 2015. Thank you for your assistance with this request.

Sincerely,

WITHEY MORRIS P.L.C.

By  Jason Morris /JM
Jason Morris



pronounced
(Curt Lee)
Saw Knee

REQUEST TO SPEAK

4

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) Sonnie Kirtley MEETING DATE 16 Sept 2015
 NAME OF GROUP/ORGANIZATION (if applicable) COGS
 ADDRESS 7904 E Chaparral Rd #110-127 ZIP 85250
 HOME PHONE 602 717 3886 WORK PHONE _____
 E-MAIL ADDRESS (optional) Cogs@cogs.net
 I WISH TO SPEAK ON AGENDA ITEM # 4 I WISH TO DONATE MY TIME TO _____
 I WISH TO SPEAK DURING "PUBLIC COMMENT"* CONCERNING _____

*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.

This card constitutes a public record under Arizona law.



REQUEST TO SPEAK

4

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) MATT MELZ MEETING DATE 9/16/15
 NAME OF GROUP/ORGANIZATION (if applicable) SCOTTSDALE RANCHA COMMUNITY ASSOC'N
 ADDRESS 9978 E. BAYVIEW DR ZIP 85258
 HOME PHONE 480-948-1066 WORK PHONE _____
 E-MAIL ADDRESS (optional) _____
 I WISH TO SPEAK ON AGENDA ITEM # 4 I WISH TO DONATE MY TIME TO _____
 I WISH TO SPEAK DURING "PUBLIC COMMENT"* CONCERNING _____

*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.

This card constitutes a public record under Arizona law.



REQUEST TO SPEAK

4

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) Sharon Henderson MEETING DATE 9-16-2015

NAME OF GROUP/ORGANIZATION (if applicable) _____

ADDRESS 9620 E. Cinnabar Ave, Scottsdale ZIP 85258

HOME PHONE 480-717-6451 WORK PHONE 480-717-7427

E-MAIL ADDRESS (optional) _____

I WISH TO SPEAK ON AGENDA ITEM # 4 I WISH TO DONATE MY TIME TO _____

I WISH TO SPEAK DURING "PUBLIC COMMENT"* CONCERNING _____

*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) MARGARET GALLAGHER MEETING DATE 9-16-15

NAME OF GROUP/ORGANIZATION (if applicable) BOD HOMEOWNERS ASSOC Island at Scottsdale Dr

ADDRESS 10350 N 101 Pl, Scottsdale ZIP 85258

HOME PHONE 480 584 4836 WORK PHONE _____

E-MAIL ADDRESS (optional) _____

I WISH TO SPEAK ON AGENDA ITEM # 4 I WISH TO DONATE MY TIME TO _____

I WISH TO SPEAK DURING "PUBLIC COMMENT"* CONCERNING _____

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NAME (print) MIKE BRESLIN MEETING DATE 9/16/15
NAME OF GROUP/ORGANIZATION (if applicable) Las Brigas at Scotts Ranch - HOA
Scottsdale Ranch comm. assn - VP of HOA
ADDRESS 10126 ETOPAZ DR Scottsdale ZIP 85258
HOME PHONE 847-513-3578 WORK PHONE ✓
E-MAIL ADDRESS (optional) MBRES37@YAHOO.COM

I WISH TO SPEAK ON AGENDA ITEM # 4 I WISH TO DONATE MY TIME TO _____

I WISH TO SPEAK DURING "PUBLIC COMMENT"* CONCERNING _____

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NAME (print) LARRY SCHMALZ MEETING DATE 9-16-15
NAME OF GROUP/ORGANIZATION (if applicable) _____
ADDRESS 9639 E IRONWOOD DRIVE ZIP 85258
HOME PHONE 480-614-3983 WORK PHONE 480-350-8924
E-MAIL ADDRESS (optional) TEAMSCHMALZ@EMAIL.COM

I WISH TO SPEAK ON AGENDA ITEM # 4 I WISH TO DONATE MY TIME TO _____

I WISH TO SPEAK DURING "PUBLIC COMMENT"* CONCERNING _____

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NAME (print) THOMAS KNUDSEN MEETING DATE 2015.09.16

NAME OF GROUP/ORGANIZATION (if applicable) _____

ADDRESS 10516 E. BELLA VISTA DR. ZIP 85258

HOME PHONE 951 288 1477 WORK PHONE 602.366.7488

E-MAIL ADDRESS (optional) TKNUDSEN13@GMAIL.COM

I WISH TO SPEAK ON AGENDA ITEM # 4 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.

NAME (print) Leo Bauman MEETING DATE 9-16-15

NAME OF GROUP/ORGANIZATION (if applicable) N/A

ADDRESS 10110 E CARROW ST Scottsdale AZ ZIP _____

HOME PHONE 480-860-8949 WORK PHONE _____

E-MAIL ADDRESS (optional) _____

I WISH TO SPEAK ON AGENDA ITEM # 4 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.

NAME (print) MARILYN REPLITZ MEETING DATE 9/16/15

NAME OF GROUP/ORGANIZATION (if applicable) _____

ADDRESS 9625 E. CINNABAR AVE ZIP 85258

HOME PHONE 480-451-1124 WORK PHONE 480-221-5461

E-MAIL ADDRESS (optional) mrgteplitz@gmail.com

I WISH TO SPEAK ON AGENDA ITEM # 4 I WISH TO DONATE MY TIME TO _____

I WISH TO SPEAK DURING "PUBLIC COMMENT"* CONCERNING _____

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NAME (print) Katie Barnes MEETING DATE 9/16/15

NAME OF GROUP/ORGANIZATION (if applicable) Scottsdale Ranch Comm. Assoc.

ADDRESS 10585 N. 100th St., Scottsdale, AZ ZIP 85258

HOME PHONE (480) 860-1902 WORK PHONE (480) 860-2022

E-MAIL ADDRESS (optional) Kbarnes@scottsdaleranch.org

I WISH TO SPEAK ON AGENDA ITEM # 4 I WISH TO DONATE MY TIME TO _____

I WISH TO SPEAK DURING "PUBLIC COMMENT"* CONCERNING _____

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NAME (print) William Howard MEETING DATE 16 September 2015

NAME OF GROUP/ORGANIZATION (if applicable) _____

ADDRESS 10642 E San Salvador ZIP 85258

HOME PHONE 480-391-0039 WORK PHONE 602-524-0387

E-MAIL ADDRESS (optional) bhoward@nas.edu

I WISH TO SPEAK ON AGENDA ITEM # 4 I WISH TO DONATE MY TIME TO _____

I WISH TO SPEAK DURING "PUBLIC COMMENT"* CONCERNING _____

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NAME (print) Isabelle Wormley MEETING DATE 9/16/15

NAME OF GROUP/ORGANIZATION (if applicable) SRCA

ADDRESS 2992 N. Miller rd #107 ZIP 85251

HOME PHONE 480 577 4219 WORK PHONE _____

E-MAIL ADDRESS (optional) _____

I WISH TO SPEAK ON AGENDA ITEM # 4 I WISH TO DONATE MY TIME TO Bill Howard

I WISH TO SPEAK DURING "PUBLIC COMMENT"* CONCERNING _____

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NAME (print) Tina Drews MEETING DATE 9/16/15

NAME OF GROUP/ORGANIZATION (if applicable) Scottsdale Ranch Homeowner.

ADDRESS 10635 E. Gold Dust Ave ZIP 85258

HOME PHONE 480 699 6464 WORK PHONE _____

E-MAIL ADDRESS (optional) _____

I WISH TO SPEAK ON AGENDA ITEM # 4 I WISH TO DONATE MY TIME TO _____

I WISH TO SPEAK DURING "PUBLIC COMMENT"* CONCERNING _____

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NAME (print) TIM FOSTER MEETING DATE 9-16-15

NAME OF GROUP/ORGANIZATION (if applicable) _____

ADDRESS 9721 E. GOLD DUST AVE ZIP 85258

HOME PHONE 480-661-0295 WORK PHONE 602-214-5852

E-MAIL ADDRESS (optional) SHAWNEE1948@GMAIL.COM

I WISH TO SPEAK ON AGENDA ITEM # _____ I WISH TO DONATE MY TIME TO _____

I WISH TO SPEAK DURING "PUBLIC COMMENT"* CONCERNING CVS

*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) KAREN E. DODARO (SON MATTHEW AS HER D SPEAK BEHALF) MEETING DATE 9/16/15

NAME OF GROUP/ORGANIZATION (if applicable) _____

ADDRESS 9634 E. CINDABAR ZIP 85258

HOME PHONE 480-663-6698 WORK PHONE 480-226-9953

E-MAIL ADDRESS (optional) _____

I WISH TO SPEAK ON AGENDA ITEM # 4 I WISH TO DONATE MY TIME TO _____

I WISH TO SPEAK DURING "PUBLIC COMMENT"* CONCERNING _____

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NAME (print) Ray Teege (Teegee) MEETING DATE 9/16/15

NAME OF GROUP/ORGANIZATION (if applicable) Self

ADDRESS 10415 77 101 st ZIP 85258

HOME PHONE 602 549 9155 WORK PHONE 480 607 0735

E-MAIL ADDRESS (optional) ratteege@gmail

I WISH TO SPEAK ON AGENDA ITEM # 4 I WISH TO DONATE MY TIME TO _____

I WISH TO SPEAK DURING "PUBLIC COMMENT"* CONCERNING CVS 96/Shea

*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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WRITTEN COMMENTS

4

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NAME (print) FREDERICK SCHWARZ MEETING DATE SEPT 16

NAME OF GROUP/ORGANIZATION (if applicable) N/A RESIDENT

ADDRESS 9720 E. GOLD DUST AVE SCOTTSDALE ZIP 85258

HOME PHONE 480 206-9083 WORK PHONE _____

E-MAIL ADDRESS(optional) TEOSCHWARZ@COX.NET

AGENDA ITEM # 4 SUPPORT OPPOSE C-O TEXT AMENDMENT

COMMENTS (additional space is provided on the back) CASE 37A-2015

STRONGLY OPPOSE AMENDMENT TO ALLOW COMMERCIAL DEVELOPMENT (NON-OFFICE).

This card constitutes a public record under Arizona law.



WRITTEN COMMENTS

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NAME (print) MICHAEL AIELLO MEETING DATE 9/16/15

NAME OF GROUP/ORGANIZATION (if applicable) _____

ADDRESS 9601 E CINNABAR AVE ZIP 85258

HOME PHONE 480 6601 7667 WORK PHONE 602 385 2193

E-MAIL ADDRESS(optional) MIKEANDARI@COX.NET

AGENDA ITEM # 4 SUPPORT OPPOSE

COMMENTS (additional space is provided on the back) _____

This card constitutes a public record under Arizona law.



WRITTEN COMMENTS

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NAME (print) Karen Dodaro MEETING DATE 9/16/2015

NAME OF GROUP/ORGANIZATION (if applicable) Scottsdale Ranch Resident

ADDRESS 9634 E. Cinnabar Ave, Scottsdale ZIP 85258

HOME PHONE 480-226-9953 WORK PHONE 480-226-9953

E-MAIL ADDRESS (optional) dodaro@cox.net

AGENDA ITEM # #3-TA-2015-00 SUPPORT OPPOSE

COMMENTS (additional space is provided on the back) Text Amendment
our family and neighbors are adamantly
AGAINST this text amendment.

This card constitutes a public record under Arizona law.



WRITTEN COMMENTS

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NAME (print) BRIAN CORRÉIA MEETING DATE 9-16-2015

NAME OF GROUP/ORGANIZATION (if applicable) Scottsdale Ranch Homeowner

ADDRESS 10931 E. Bella Vista, Scottsdale, AZ ZIP 85259

HOME PHONE 480-661-0437 WORK PHONE 480-661-3153

E-MAIL ADDRESS (optional) BCORREIA97@aol.com

AGENDA ITEM # 4 SUPPORT OPPOSE

COMMENTS (additional space is provided on the back) Fully Support

This card constitutes a public record under Arizona law.



WRITTEN COMMENTS

4

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NAME (print) Bob Sierk MEETING DATE 9-16-15

NAME OF GROUP/ORGANIZATION (if applicable) Suntree East HOA

ADDRESS 9448 N. 106th Place ZIP 85258

HOME PHONE 480 657 8836 ^{cell} WORK PHONE 319 321 5129

E-MAIL ADDRESS(optional) rsierk44@gmail.com

AGENDA ITEM # 4 SUPPORT OPPOSE

COMMENTS (additional space is provided on the back)

This card constitutes a public record under Arizona law.



WRITTEN COMMENTS

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NAME (print) Barbara Swear MEETING DATE 09/16/15

NAME OF GROUP/ORGANIZATION (if applicable) Scottsdale Ranch HOA

ADDRESS 10441 E. Cinnabar Ave ZIP 85258

HOME PHONE 480 275 2010 WORK PHONE _____

E-MAIL ADDRESS(optional) bswear@cox.net

AGENDA ITEM # 4 SUPPORT OPPOSE

COMMENTS (additional space is provided on the back)
The current plan is the best for a transition from business to residential.

This card constitutes a public record under Arizona law.



WRITTEN COMMENTS

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NAME (print) ESTHER ZACK MEETING DATE 9/16/15

NAME OF GROUP/ORGANIZATION (if applicable) SCOTTSDALE RANCH Comm Ass.

ADDRESS 10570 E. TERRA DR. SC. AZ ZIP 85258

HOME PHONE 480 451 1194 WORK PHONE 480 371 5224

E-MAIL ADDRESS(optional) estherzack@gmail.com

AGENDA ITEM # 4 SUPPORT OPPOSE

COMMENTS (additional space is provided on the back) THIS IS NOT A NEEDED BUILDING TO SERVE OUR NEIGHBORHOOD.

This card constitutes a public record under Arizona law.



WRITTEN COMMENTS

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NAME (print) Gabrielle Nations MEETING DATE 09/16/15

NAME OF GROUP/ORGANIZATION (if applicable) Scotts Ranch

ADDRESS 10579 E. Terra Dr ZIP 85258

HOME PHONE 480 860 6015 WORK PHONE ---

E-MAIL ADDRESS(optional) _____

AGENDA ITEM # 4 SUPPORT OPPOSE

COMMENTS (additional space is provided on the back) _____

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NAME (print) Deborah O'Brien MEETING DATE 9/1/15

NAME OF GROUP/ORGANIZATION (if applicable) _____

ADDRESS 9786 E. TURBOVOISE AVE ZIP 85258

HOME PHONE 480-614-4414 WORK PHONE _____

E-MAIL ADDRESS(optional) 4obriems@cox.net

AGENDA ITEM # 4 SUPPORT OPPOSE

COMMENTS (additional space is provided on the back)
My home is in Scottsdale Ranch, close to 96th + Shea. This proposed CVS would bring too much traffic within our neighborhood. I am happy to go to the CVS @ Scottsdale + Shea.

This card constitutes a public record under Arizona law.



WRITTEN COMMENTS

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NAME (print) Croghan Wheelock MEETING DATE _____

NAME OF GROUP/ORGANIZATION (if applicable) _____

ADDRESS 9795 E. Ironwood Drive ZIP 85258

HOME PHONE 480.314.1799 WORK PHONE _____

E-MAIL ADDRESS(optional) _____

AGENDA ITEM # 21 SUPPORT OPPOSE

COMMENTS (additional space is provided on the back)
Opposed because the application is not an appropriate transitional use. It is also in direct opposition to the Shea Plan that directs that pharmacies should be incorporated into the neighborhood and not be built on Shea.

This card constitutes a public record under Arizona law.



WRITTEN COMMENTS

4

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NAME (print) John Wheelock MEETING DATE 9/16/15

NAME OF GROUP/ORGANIZATION (if applicable) N/A

ADDRESS 9795 E. MONROE DRIVE ZIP 85258

HOME PHONE 480-314-1799 WORK PHONE 480-414-0529

E-MAIL ADDRESS(optional) wheeloynw@cox.net

AGENDA ITEM # 4 SUPPORT OPPOSE

COMMENTS (additional space is provided on the back) Need to oppose changes to allow development not in accordance with the city's master planning.

This card constitutes a public record under Arizona law.



WRITTEN COMMENTS

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NAME (print) Dominic J. Mancini MEETING DATE 9/16/2015

NAME OF GROUP/ORGANIZATION (if applicable) _____

ADDRESS 10003 E. SADDLEHORN TRL SCOTTSDALE AZ ZIP 85258

HOME PHONE 480-451-7463 WORK PHONE _____

E-MAIL ADDRESS(optional) _____

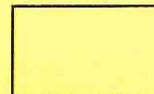
AGENDA ITEM # 4 SUPPORT OPPOSE

COMMENTS (additional space is provided on the back) APPOSED TO RVS PROPOSAL DO TO TRAFFIC + CONGESTION ISSUES ON 96TH STREET & THE 96TH & SHAE INTERSECTION. ALSO CONCERNED ABOUT FUTURE POTENTIAL OF WORDING CHANGE. CURRENT ZONING IS AS IT IS FOR GOOD REASON

This card constitutes a public record under Arizona law.



WRITTEN COMMENTS



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Written comment cards may be submitted to the Staff at any time. Cards submitted after public testimony has begun will be provided to the Board or Commission at the conclusion of the testimony for that item.

NAME (print) Tim Vickers MEETING DATE 9-16-15

NAME OF GROUP/ORGANIZATION (if applicable) _____

ADDRESS 9730 E Cochise Dr Scott. Az ZIP 85258

HOME PHONE 480-563-5656 WORK PHONE 480-945-9521

E-MAIL ADDRESS(optional) ~~3-TA-2015~~

AGENDA ITEM # 3-TA-2015 SUPPORT OPPOSE

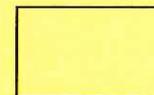
COMMENTS (additional space is provided on the back) _____

No CVS & R-JAY

This card constitutes a public record under Arizona law.



WRITTEN COMMENTS



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NAME (print) Terine Simult MEETING DATE Sept 16, 2015

NAME OF GROUP/ORGANIZATION (if applicable) SCOTTSDALE Ranch Homeowners Assoc

ADDRESS 16050 E Mountain View Lake Dr #1 ZIP 85258

HOME PHONE 480-390-8441 WORK PHONE SAME

E-MAIL ADDRESS(optional) Author.Shrink@gmail.com

AGENDA ITEM # 4 SUPPORT OPPOSE

COMMENTS (additional space is provided on the back) _____

Would destroy culture and ambience
of entire Scottsdale Ranch Area.
Currently is a needed buffer zone from all
other enormous commercial zoning on Shea Blvd

This card constitutes a public record under Arizona law.



WRITTEN COMMENTS

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NAME (print) John McCrory MEETING DATE 9/16/2015

NAME OF GROUP/ORGANIZATION (if applicable) _____

ADDRESS 10017 N 96th Way ZIP 85258

HOME PHONE 480-656-9334 WORK PHONE 480-659-3850

E-MAIL ADDRESS (optional) jmccrory@cox.net

AGENDA ITEM # 4 SUPPORT OPPOSE

COMMENTS (additional space is provided on the back) proposed changes will be detrimental to property values in residential neighborhoods by violating principal of buffer zones, increased traffic and noise especially later in the evening.

This card constitutes a public record under Arizona law.



WRITTEN COMMENTS

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NAME (print) Denise Prudhomme MEETING DATE 9/16/15

NAME OF GROUP/ORGANIZATION (if applicable) Scottsdale Ranch

ADDRESS 9705 E. Mountain View Rd ZIP 85258 Unit 1056 Scottsdale AZ

HOME PHONE 480-510-0665 WORK PHONE _____

E-MAIL ADDRESS (optional) daprudhomme3@gmail.com

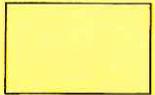
AGENDA ITEM # _____ SUPPORT OPPOSE

COMMENTS (additional space is provided on the back) _____

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NAME (print) Nancy Brandt MEETING DATE 9.16.15

NAME OF GROUP/ORGANIZATION (if applicable) Scottsdale Ranch

ADDRESS 9454 N. 105th St., Scottsdale, AZ ZIP 85258

HOME PHONE 480-266-2711 WORK PHONE 973-722-3597

E-MAIL ADDRESS(optional) nbrandt@gmail.com

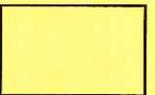
AGENDA ITEM # f SUPPORT OPPOSE

COMMENTS (additional space is provided on the back)

This card constitutes a public record under Arizona law.



WRITTEN COMMENTS



This card is used to submit written comments to the Board or Commission.
Written comment cards may be submitted to the Staff at any time. Cards submitted after public testimony has begun will be provided to the Board or Commission at the conclusion of the testimony for that item.

NAME (print) Sue Rutledge MEETING DATE 9.16.15

NAME OF GROUP/ORGANIZATION (if applicable) Scottsdale Ranch

ADDRESS 9977 F. Tapaz Dr ZIP _____

HOME PHONE 602 919 5473 WORK PHONE _____

E-MAIL ADDRESS(optional) _____

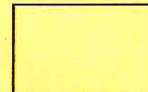
AGENDA ITEM # 4 SUPPORT OPPOSE

COMMENTS (additional space is provided on the back)

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WRITTEN COMMENTS



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NAME (print) Lucky MARTIN MEETING DATE 9-16-2013

NAME OF GROUP/ORGANIZATION (if applicable) _____

ADDRESS 9975 E. CANNABAL AVE ZIP 85258

HOME PHONE 480-868-5705 WORK PHONE _____

E-MAIL ADDRESS(optional) _____

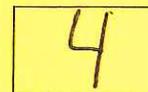
AGENDA ITEM # 4 SUPPORT OPPOSE

COMMENTS (additional space is provided on the back) _____

This card constitutes a public record under Arizona law.



WRITTEN COMMENTS



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Written comment cards may be submitted to the Staff at any time. Cards submitted after public testimony has begun will be provided to the Board or Commission at the conclusion of the testimony for that item.

NAME (print) John Latt MEETING DATE 9/16/2015

NAME OF GROUP/ORGANIZATION (if applicable) SCOTTSDALE RANCH/CUS

ADDRESS 9977 E. TOPAZ DR ZIP 85258

HOME PHONE 602-376-0383 WORK PHONE _____

E-MAIL ADDRESS(optional) _____

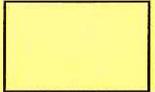
AGENDA ITEM # 4 SUPPORT OPPOSE

COMMENTS (additional space is provided on the back) _____

This card constitutes a public record under Arizona law.



WRITTEN COMMENTS



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Written comment cards may be submitted to the Staff at any time. Cards submitted after public testimony has begun will be provided to the Board or Commission at the conclusion of the testimony for that item.

NAME (print) RON LOUISE MEETING DATE 9-16-15

NAME OF GROUP/ORGANIZATION (if applicable) Scottsdale Ranch / CVS

ADDRESS 9915 E. Ironwood Dr ZIP 85258

HOME PHONE 480-275-0949 WORK PHONE _____

E-MAIL ADDRESS(optional) rtlouise@gmail.com

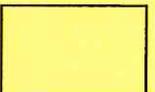
AGENDA ITEM # 4 SUPPORT OPPOSE

COMMENTS (additional space is provided on the back) _____

This card constitutes a public record under Arizona law.



WRITTEN COMMENTS



This card is used to submit written comments to the Board or Commission.
Written comment cards may be submitted to the Staff at any time. Cards submitted after public testimony has begun will be provided to the Board or Commission at the conclusion of the testimony for that item.

NAME (print) LINDY SWANER MEETING DATE 9-16-15

NAME OF GROUP/ORGANIZATION (if applicable) Scottsdale Ranch / CVS

ADDRESS 9947 E. TOPAZ DR ZIP 85258

HOME PHONE 402-763-6212 WORK PHONE _____

E-MAIL ADDRESS(optional) lswaner@krayden.com

AGENDA ITEM # 4 SUPPORT OPPOSE

COMMENTS (additional space is provided on the back) _____

This card constitutes a public record under Arizona law.



WRITTEN COMMENTS

4

This card is used to submit written comments to the Board or Commission. Written comment cards may be submitted to the Staff at any time. Cards submitted after public testimony has begun will be provided to the Board or Commission at the conclusion of the testimony for that item.

NAME (print) Oliver Smith MEETING DATE 9/16/15

NAME OF GROUP/ORGANIZATION (if applicable) _____

ADDRESS 9363 N. 95 Place ZIP 85258

HOME PHONE 480-860-8917 WORK PHONE _____

E-MAIL ADDRESS(optional) _____

AGENDA ITEM # 4 SUPPORT OPPOSE

COMMENTS (additional space is provided on the back) _____

This card constitutes a public record under Arizona law.



WRITTEN COMMENTS

4

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NAME (print) SUSAN WANAT MEETING DATE 9/16/2015

NAME OF GROUP/ORGANIZATION (if applicable) _____

ADDRESS 9350 N. 110TH ST ZIP 85259

HOME PHONE (480) 661-0106 WORK PHONE _____

E-MAIL ADDRESS(optional) SUSANWANAT1@YAHOO.COM

AGENDA ITEM # 4 SUPPORT OPPOSE

COMMENTS (additional space is provided on the back) Proposal would negatively impact the Scottsdale Ranch residential area, increase traffic and otherwise adversely affect the area.

This card constitutes a public record under Arizona law.



WRITTEN COMMENTS

4

This card is used to submit written comments to the Board or Commission. Written comment cards may be submitted to the Staff at any time. Cards submitted after public testimony has begun will be provided to the Board or Commission at the conclusion of the testimony for that item.

NAME (print) Madeline Smidt MEETING DATE 9/16/2015

NAME OF GROUP/ORGANIZATION (if applicable) _____

ADDRESS 9363 N. 96th Place ZIP 85258

HOME PHONE 480-860-8917 WORK PHONE —

E-MAIL ADDRESS(optional) _____

AGENDA ITEM # 4 SUPPORT OPPOSE

COMMENTS (additional space is provided on the back) Strongly oppose as stated in my email to the city

This card constitutes a public record under Arizona law.



WRITTEN COMMENTS

4

This card is used to submit written comments to the Board or Commission. Written comment cards may be submitted to the Staff at any time. Cards submitted after public testimony has begun will be provided to the Board or Commission at the conclusion of the testimony for that item.

NAME (print) JEFF WANA MEETING DATE 9/16/15

NAME OF GROUP/ORGANIZATION (if applicable) _____

ADDRESS 9350 N. 110th St ZIP 85259

HOME PHONE 480-661-9102 WORK PHONE 262-227-9531

E-MAIL ADDRESS(optional) john.wana@scottsdale.gov

AGENDA ITEM # 4 SUPPORT OPPOSE

COMMENTS (additional space is provided on the back) This proposal violates the intent of the zoning. It will increase traffic congestion and the risk of accidents.

This card constitutes a public record under Arizona law.



WRITTEN COMMENTS

4

This card is used to submit written comments to the Board or Commission. Written comment cards may be submitted to the Staff at any time. Cards submitted after public testimony has begun will be provided to the Board or Commission at the conclusion of the testimony for that item.

NAME (print) REBECCA CONSTOCK MEETING DATE 9/16/15

NAME OF GROUP/ORGANIZATION (if applicable) _____

ADDRESS 9928 E. CANNABAR AVE ZIP 85258

HOME PHONE 480-366-4911 WORK PHONE 602-366-8246

E-MAIL ADDRESS(optional) _____

AGENDA ITEM # 4 SUPPORT OPPOSE → STRONGLY

COMMENTS (additional space is provided on the back)
CVS text amendment will seriously adversely affect
all of Scottsdale and in particular, Scottsdale Ranch
PLEASE STOP THIS CVS EFFORT !!

This card constitutes a public record under Arizona law.



WRITTEN COMMENTS

This card is used to submit written comments to the Board or Commission. Written comment cards may be submitted to the Staff at any time. Cards submitted after public testimony has begun will be provided to the Board or Commission at the conclusion of the testimony for that item.

NAME (print) Richard & Eddie Trayler MEETING DATE 9/16/15

NAME OF GROUP/ORGANIZATION (if applicable) Homeowners Scottsdale Ranch

ADDRESS 9035 N. Cerrito Vista ZIP 85258

HOME PHONE 480-734-3735 WORK PHONE _____

E-MAIL ADDRESS(optional) etraylor@g.com

AGENDA ITEM # CVS Pharmacy SUPPORT OPPOSE 96th & Shea

COMMENTS (additional space is provided on the back)
Back door attempt to circumvent current
building codes. We do not want our
neighbor altered by big business stores.

This card constitutes a public record under Arizona law.



WRITTEN COMMENTS

4

This card is used to submit written comments to the Board or Commission.
Written comment cards may be submitted to the Staff at any time. Cards submitted after public testimony has begun will be provided to the Board or Commission at the conclusion of the testimony for that item.

NAME (print) VAUGHN E. HILL MEETING DATE 16 SEPT 2015

NAME OF GROUP/ORGANIZATION (if applicable) _____

ADDRESS 10864 E. PALOMINO RD SCOTTSDALE ZIP 85259

HOME PHONE 480-661-2191 WORK PHONE _____

E-MAIL ADDRESS (optional) _____

AGENDA ITEM # 4 SUPPORT OPPOSE

COMMENTS (additional space is provided on the back)
TOO MUCH TRAFFIC + TOO MANY SHOPPING AREAS

This card constitutes a public record under Arizona law.



WRITTEN COMMENTS

4

This card is used to submit written comments to the City Council.
Written comments cards may be submitted to the Clerk at any time. Cards submitted after public testimony has begun will be provided to the Council at the conclusion of the testimony for that item.

NAME (print) MARILYN WOLFE MEETING DATE 9-16-15

NAME OF GROUP/ORGANIZATION (if applicable) _____

ADDRESS 10864 E Palomino Rd Scottsdale ZIP 85259

HOME PHONE 480-661-2191 WORK PHONE _____

E-MAIL ADDRESS (optional) _____

AGENDA ITEM # 4 SUPPORT OPPOSE

COMMENTS (additional space is provided on the back)
Increase traffic too much in an area already heavily sh. centers also more than

This card constitutes a public record under Arizona law.



WRITTEN COMMENTS

4

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NAME (print) HARRY ZEMEL MEETING DATE 9/16/15

NAME OF GROUP/ORGANIZATION (if applicable) Island @ Scottsdale Ranch

ADDRESS 10332 N. 101st ST ZIP 85258

HOME PHONE 480-767-8844 WORK PHONE _____

E-MAIL ADDRESS(optional) hzemel@mac.com

AGENDA ITEM # 4 SUPPORT OPPOSE

COMMENTS (additional space is provided on the back) DD

This card constitutes a public record under Arizona law.



WRITTEN COMMENTS

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NAME (print) Heidi Twombly MEETING DATE 9/16/15

NAME OF GROUP/ORGANIZATION (if applicable) _____

ADDRESS 10167 N. 96th PL Scottsdale ZIP 85258

HOME PHONE _____ WORK PHONE 602-377-0192

E-MAIL ADDRESS(optional) _____

AGENDA ITEM # 3-TA-2015 C-0 SUPPORT OPPOSE

COMMENTS (additional space is provided on the back) I strongly oppose this amendment to build a CVS on Shea and 96th street. It would have a negative effect on our property values because of too much traffic and store hours, lighting and disruption of natural buffer/landscaping between the location and the nearby neighborhood.

This card constitutes a public record under Arizona law.



WRITTEN COMMENTS



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Written comment cards may be submitted to the Staff at any time. Cards submitted after public testimony has begun will be provided to the Board or Commission at the conclusion of the testimony for that item.

NAME (print) CRAIG Twombly MEETING DATE 9/16/15

NAME OF GROUP/ORGANIZATION (if applicable) _____

ADDRESS 10167 N 96th PLACE Scottsdale ZIP 85258

HOME PHONE 602-377-0191 WORK PHONE (602) 252-2200

E-MAIL ADDRESS(optional) craig@Twomblyphoto.com

AGENDA ITEM # B-TA-C-O SUPPORT OPPOSE

COMMENTS (additional space is provided on the back) The City of Scottsdale has done a wonderful job designing Landscape buffering and building setback for Residential to commercial areas. This proposed design will destroy our Neighborhood Entry with the Retail shop and Traffic directly at the corner of a main Entry.

This card constitutes a public record under Arizona law.



WRITTEN COMMENTS

4

This card is used to submit written comments to the Board or Commission.
Written comment cards may be submitted to the Staff at any time. Cards submitted after public testimony has begun will be provided to the Board or Commission at the conclusion of the testimony for that item.

NAME (print) Philip Abruzzo MEETING DATE 9/15

NAME OF GROUP/ORGANIZATION (if applicable) Heritage IV of Scottsdale Ranch

ADDRESS 10513 E Cinnabar Scottsdale ZIP 85258

HOME PHONE 480 239-1763 WORK PHONE 480 607-

E-MAIL ADDRESS (optional) phil.abruzzo@ml.com

AGENDA ITEM # 4 SUPPORT OPPOSE

COMMENTS (additional space is provided on the back)

Municipal County zoning Ordinance "CO would constitute a transition between commercial + residential" Art 802.1 opposes any use that would constitute the sale & exchange of goods & services. Why? To create "space" for Aesthetic (beautification) and practices to restrict excessive vehicular nuisance & noise control. That's what a buffer zone does & should be retained for the above reasons.

This card constitutes a public record under Arizona law.

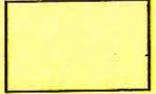
REQUEST TO SPEAK: Citizens wishing to address the Board or Commission in person may obtain a blue Request to Speak card from staff located at the Staff table in the Kiva.

CVS provide many benefits to employees and
Name for the adjacent community and the
common improvement to Scottsdale, in general

Written Comment cards may be submitted to Staff at any time. Cards submitted after public testimony has begun will be provided to the Board or Commission at the conclusion of the testimony for that item.



WRITTEN COMMENTS



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Written comment cards may be submitted to the Staff at any time. Cards submitted after public testimony has begun will be provided to the Board or Commission at the conclusion of the testimony for that item.

NAME (print) Nancy McCrony MEETING DATE Sept. 16, 2015

NAME OF GROUP/ORGANIZATION (if applicable) _____

ADDRESS 10017 N. 96th Way Scottsdale ZIP AZ 85258

HOME PHONE 480-656-9334 WORK PHONE _____

E-MAIL ADDRESS(optional) _____

AGENDA ITEM # 4 SUPPORT OPPOSE

COMMENTS (additional space is provided on the back) I have read the proposal from CVS and wish to express my opposition to a zoning variance to include retail in a commercial office zone. I am concerned about the negative impact this would have on the buffer requirements. Goal #6 of the General

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Plan states an effort to encourage renovation and reuse of existing vacant buildings. This is an opportunity to put that goal to work by using the vacant Foster's Restaurant building at 90th and Shea which is already zoned for retail, has ample parking, and multiple points of egress (a deficiency for the proposed location). In spite of claims that traffic would not increase it definitely will which adds to the potential for accidents due to proximity to a busy intersection, left turns, and a robust 45 mph speed limit on 96th.

REQUEST TO SPEAK: Citizens wishing to address the Board or Commission in person may obtain a blue Request to Speak card from staff located at the Staff table in the Kiva.



WRITTEN COMMENTS

4

This card is used to submit written comments to the Board or Commission.

Written comment cards may be submitted to the Staff at any time. Cards submitted after public testimony has begun will be provided to the Board or Commission at the conclusion of the testimony for that item.

NAME (print) SHAUN GRAMS + ELIZABETH GRAMS MEETING DATE 09-16-2015

NAME OF GROUP/ORGANIZATION (if applicable) _____

ADDRESS 9668 E CINNABAR AVE, SCOTTSDALE, AZ, 85258 ZIP 85258

HOME PHONE 480 628 3521 WORK PHONE 480 628 3521

E-MAIL ADDRESS(optional) _____

AGENDA ITEM # 4 SUPPORT OPPOSE

COMMENTS (additional space is provided on the back) 1. 96TH / SHEA INTERSECTION CANNOT HANDLE INCREASED TRAFFIC / ACCIDENTS OCCUR ALL THE TIME
2. INCREASED NOISE W/ INCREASED TRAFFIC DECREASES HOME VALUES OF SCOTTSDALE RANCH NEIGHBORHOOD
3. INCREASE IN HOMELESS + BEGGARS AT INTERSECTION WILL MAKE NEIGHBORHOOD LESS SAFE RESULTING IN INCREASED CRIME
4. SCENERY OF COMMUNITY / NEIGHBORHOOD SANCTUARY VIOLATED / SMOTHERED BY CORPORATE BUILDING

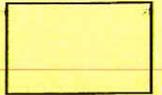
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Written Comment cards may be submitted to Staff at any time. Cards submitted after public testimony has begun will be provided to the Board or Commission at the conclusion of the testimony for that item.

- 5. MULTIPLE NEARBY LOCATIONS ARE MORE SUITABLE FOR A BUSINESS LIKE CVS - THE FRY'S STRIP MALL ON 101/SHEA OR THE EMPTY BUILDING ON FRANK LLOYD WRIGHT & SHEA (USED TO BE A FRESH AND EASY, NOW EMPTY / UNOCCUPIED)
- 6. CVS ONLY CARES ABOUT SUPPORTING THEIR ~2800 ON CAMPUS EMPLOYEES BUT NOT SERVING THE SURROUNDING 10,000 OCCUPANTS OF SCOTTSDALE RANCH?
- 7. TEST SUBJECT OF CVS CAMPUS W/ NO REGARD TO HOMEOWNERS WHO HAVE PUT LIFE AND SOUL INTO THEIR HOMES
- 8. TRAFFIC STUDY BY CVS - HOW OBJECTIVE !! (SARCASM) ADDITIONAL ACCIDENTS AT 96TH / SHEA ARE ON YOUR HANDS - HOPE YOU SLEEP WELL



WRITTEN COMMENTS



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Written comment cards may be submitted to the Staff at any time. Cards submitted after public testimony has begun will be provided to the Board or Commission at the conclusion of the testimony for that item.

NAME (print) Annette & Thom Niemiec MEETING DATE 9/16/15

NAME OF GROUP/ORGANIZATION (if applicable) _____

ADDRESS 9639 E. Caron St, ZIP 85258

HOME PHONE 480-860-2880 WORK PHONE _____

E-MAIL ADDRESS (optional) anieniec1@cox.net

AGENDA ITEM # _____ SUPPORT OPPOSE

COMMENTS (additional space is provided on the back) While CVS is a pharmacy I prefer vs all others I fail to see the need for yet an additional location. Please consider setting up a store in current empty retail locations. This would boost

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Written Comment cards may be submitted to Staff at any time. Cards submitted after public testimony has begun will be provided to the Board or Commission at the conclusion of the testimony for that item.

surrounding businesses and CVS would still garner the support of surrounding residents. Its a win win

CVS Center

CALL TO ACTION!



OPPOSE CASE #3-TA-2015 C-O TEXT AMENDMENT

CVS/Caremark is attempting to add and allow a new use for certain Commercial Office (C-O) properties in Scottsdale. The most concerning is the proposed location adjacent to Scottsdale Ranch at 96th Street and Shea Boulevard!

WHY IS THIS IMPORTANT?

Using the intentionally ambiguous 'Support Retail' language proposed by CVS, large C-O properties directly abutting residential neighborhoods could have 24-hour pharmacies, car washes, and other high impact, high traffic retail next to homes. Get all details, and view supporting documents, by clicking the News item about CVS on our home page, www.scottsdaleranch.org.

HOW TO TAKE ACTION

- **Mark your calendar to attend the Planning Commission Meeting,** 5:00 pm September 16, 2015 at City Hall Kiva Forum, 3939 N. Drinkwater Boulevard in Scottsdale (we suggest arriving 30 minutes early to sign in)
- **Write an email (or letter):** TO: planningcommission@scottsdaleaz.gov, and CC: citycouncil@scottsdaleaz.gov and kbarnes@scottsdaleranch.org
Letter address: ATTN Planning Commission, 3939 N. Drinkwater Blvd. Scottsdale, AZ 85251
- **Make a phone call to the Planning Commissioners** directly, by calling 480-312-7620

STAY INFORMED

Subscribe to SRCA emails at www.scottsdaleranch.org/contactus

6248

Location:
City-wide, most concerning is the SW corner of 96th and Shea
(in addition to the existing CVS/Caremark corporate campus)

Case Name:
C-O TEXT AMENDMENT

Case Number:
3-TA-2015

Applicant Contact:
Withey Morris, PLC
Jason Morris/Adam Baugh
602-230-0600

City Contact/ Staff Coordinator:
Brad Carr, AICP, 480-312-7713

www.scottsdaleranch.org
(480) 860-2022



COMMUNITY ASSOCIATION

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Scottsdale, AZ 85258

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Permit No. 3418



1633***** AUTO**SCH 5-DIGIT 85258
Maria Bean
9240 N 106th Way
Scottsdale AZ 85258-6110

Citizen Input Received in Opposition of Proposal

Castro, Lorraine

From: jeff gibbons <jgibb1952@gmail.com>
Sent: Saturday, October 10, 2015 2:53 PM
To: Planning Commission
Cc: citycouncil@scottsdale.gov; kbarnes@scottsdaleranch.org
Subject: Opposition to Case #3-TA-2015 C-O Text Amendment

Planning commission:

I am writing to formally protest and oppose the attempt by CVS/Caremark to add and allow a new use for the property at 96th Street and Shea Boulevard and adjacent to the Scottsdale Ranch housing community.

I believe there is enough pharmacies, and retail businesses of all kinds, in the immediate area already. There is no sensible need for yet another one especially a 24-hour pharmacy. This development will destroy one of the last remaining reasonably "quiet" intersections in our area and open it up to yet more traffic that will increase both day and night.

In addition, we already have many empty commercial properties in this area, e.g., The Mercado at Scottsdale Ranch, that already have adequate leasing space. As is, they are struggling to fill them due to the overage of commercial sites in this immediate area and especially as newer developments have opened up on a grand-scale in upper North Scottsdale.

Please do not grant the new use or exemption for this property for these developers as it is unnecessary and without value.

Thank you --

Jeff Gibbons
Margaret Conrad
Longtime homeowners in Scottsdale Ranch.

Carr, Brad

From: Brian Johnson <bjohnson53@cox.net>
Sent: Wednesday, October 07, 2015 8:11 PM
To: Carr, Brad
Cc: kbarnes@scottsdaleranch.org
Subject: CVS

Dear Mr. Carr,

I am writing to voice my concern at the proposal to build a CVS on the southwest corner of 96th Street and Shea Boulevard.

It appears to me that a safer location, with traffic ingress and egress is already present on the northwest corner.

Building the CVS on the SW corner cause a very dangerous increase in traffic and ruin the character of the neighborhood.

City staff appears to have the same concerns that we Scottsdale Ranch residents have so I hope the city and Scottsdale Ranch can convince CVS to do the "right and safe thing" and **not locate on the SW corner of 96th street and Shea.**

Kindest regards,

Brian Johnson

Castro, Lorraine

From: granpasidk@aol.com
Sent: Monday, October 05, 2015 2:11 PM
To: Planning Commission
Subject: CVS

A RETAIL ESTABLISHMENT SUCH AS BEING PROPOSED BY CVS IS NOT NEEDED IN THE RESIDENTIAL AREA
I AM SURE THEY CAN FIND A MORE** SUITABLE** AREA ELSEWHERE.

SIDNEY J. KLEIN
9708 E VIA LINDA **2341
SCOTTSDALE,AZ 85258
480-219-1190

Castro, Lorraine

From: Myra Orkin <myra.orkin@protravelinc.com>
Sent: Monday, October 05, 2015 10:44 AM
To: Planning Commission
Subject: Re:CVS

Importance: High

Please do not give permit or any revisions to CVS to enlarge this area.
What we don't need is another business on this corner to encourage more traffic and noise.
Unfortunately ,I will be unable to attend the meeting.

Regards
Myra Orkin
Suntree East

This email is for the use of the intended recipient(s) only and may contain information that may be confidential. If you have received this email in error, please notify the sender immediately and then delete it. If you are not the intended recipient, you must not keep, use, disclose, copy or distribute this email without the author's prior permission. If you are the intended recipient and you do not wish to receive similar electronic messages from us in future then please respond to the sender to this effect.

By reading this email you agree to our <http://www.protravelinc.com/common/getfile.aspx/471103> Terms of Service when booking Travel, Tours and/or Excursions through Protravel International, LLC.

Castro, Lorraine

From: Jennifer Victory <jennifer@jennifervictory.com>
Sent: Friday, October 02, 2015 8:38 AM
To: Planning Commission
Subject: CVS proposal

To whom it may concern,

I am writing you today regarding the CVS proposal, of which I am adamantly opposed. The CVS proposal is a back-door attempt to harm the City by eroding protections provided by simple zoning standards that will affect the quality of life in Scottsdale neighborhoods. I have been a resident at Scottsdale Ranch since 2012 and love the quiet sanctuary of life there, which CVS is working so hard to destroy. It is rare find a community so kind and united, and perhaps the silver lining in the deceptive practices of CVS is that it has reminded me of the power of individuals against a Goliath corporation like CVS to take a stand and protect our communities, our families, our way of life.

I truly hope you will consider the impact this building will have on an already congested and accident-prone intersection at Shea and 96th Street. I have personally witnessed the after-effects of at least five accidents at this intersection, which will surely increase with this proposed addition.

Thankfully, I have faith in the power of David over Goliath, and I have faith that they will and can move on elsewhere and leave us in peace. Thank you in advance for your understanding, and for taking the time to read this. I wish you a safe and happy weekend.

Jennifer Wintzer

Castro, Lorraine

From: diana.laulainen@gmail.com on behalf of Diana Laulainen-Schein <laul0005@cox.net>
Sent: Wednesday, September 23, 2015 3:36 PM
To: Planning Commission
Cc: City Council
Subject: Case #3-TA-2015 C-O Text Amendment

To whom it may concern:

I am writing in opposition to the proposal by CVS to build a CVS/Caremark store on the corner of 96th and Shea. Our house backs to 96th Street and this store would be within shouting distance of our home. That's exactly what concerns me. A CVS pharmacy in that location will dramatically impact the residential nature of our area, increasing both noise and traffic at all hours of the day.

There is no positive side of this request. The area is well-served by at least five other pharmacies within a mile radius and there is additionally a lot of empty business space available for rent in the area. CVS should consider that option rather than introducing new commercial space into an area where it is both inappropriate and detrimental to neighborhood property values.

Diana Laulainen-Schein
10348 N. 96th PL

Sept 22, 2015

As a resident

In 85258 Area
Zip

Code I am
opposing CVS

drive through at

Shea and 96th Street

My Bed Room faces

96th Street - It
will cause too much
traffic and noise

there are 4 CVS on
Scottsdale Rd. 2 of

-2-

which are off of
Shea and Scottsdale
Road Isn't that
enough.
one off Thompson Peak
Frank Lloyd Wright

Jolanne Fitzsimons
9705 E. Mt. View Rd.
Unit 1096
Scottsdale Az 85258

Castro, Lorraine

From: Michel Ducamp <mjducamp@gmail.com>
Sent: Sunday, September 20, 2015 9:33 AM
To: Planning Commission
Cc: City Council; kbarnes@scottsdaleranch.org
Subject: Case #3-TA-2015 C-O Text Amendment

As Scottsdale Ranch residents we oppose the expansion of the CVS site to allow for high impact and high traffic retail. Keep our community safe and quiet.

Michel & Stephanie Ducamp
1009 N. 104th Pl.
Scottsdale, AZ 85258

Castro, Lorraine

From: August West <acme_safes@yahoo.com>
Sent: Saturday, September 19, 2015 2:47 PM
To: Planning Commission
Cc: City Council
Subject: CVS 96th and Shea

Sirs:

This letter is to voice opposition to the proposed CVS to be located at 96th and Shea. I understand we have a very pro business city council, however, this proposed zoning request is not in the best interests of the surrounding neighborhoods. The proposed location borders quiet, upscale long-standing communities. Though currently commercial, in its current use as an office building it acts a buffer between quiet residential areas to the east and north and retail areas to the west. I urge you to leave the property as-is and protect the interests of the residents and neighbors.

Best Regards,

Peter Klausner

Castro, Lorraine

From: Marilyn Zeitlin <marilynzeitlin00@gmail.com>
Sent: Friday, September 18, 2015 10:11 AM
To: Planning Commission
Cc: City Council; kbarnes@scottsdaleranch.org
Subject: Opposition to case #3-TA-2015 C-O text amendment

I am writing to voice my concern that the proposed changes to add and allow new use of Commercial properties in Scottsdale. i am specifically concerned--- but not solely so--- regarding the CVS property on the southwest corner of 96th Street and Shea Boulevard. High-traffic, high-impact retail in close proximity to residences would have a strong adverse impact on the community. I oppose this change and my voting in Scottsdale elections will reflect this concern.

Protect the citizens who live here in the "most liveable city."

Marilyn A Zeitlin
Lawrence Van Egeren
10587 E Palomino Rd
Scottsdale AZ 85258

Castro, Lorraine

From: Reg Boynton-Lee <reg@thehappysnapper.com>
Sent: Wednesday, September 16, 2015 10:51 PM
To: Planning Commission
Cc: City Council; Kathe Barnes
Subject: opposition to Case # 3-TA-2015 C-O Text Amendment (number 2)

To whom it may concern

Please be advised that as residents of Scottsdale Ranch since 1997 we are in opposition to Case # 3-TA-2015 C-O Text Amendment which is aimed at building commercial buildings on Shea and 96th Streets.

As a point of interest we also would like to mention that there are possibly 11 pharmacies in a radius of 2 miles from that intersection and we certainly do not need any more. Our residential area is virtually saturated with homes and nothing warrants the need for more retail space. As it is, one of our most respected retailers A J s recently had to close because of lack of clients.

If we are permitted to an appeal opposition based on more than one property owned in Scottsdale Ranch , please treat this as our second notification of opposition.

Under the address of:
10546 E. Saddlehorn Drive, Scottsdale, AZ 85258

Thank you
Reginald and Eunice Boynton-Lee.
(480) 215.2446

Castro, Lorraine

From: Florin I. <florin@makehappen.com> on behalf of Florin <florin@nationalquotes.com>
Sent: Wednesday, September 16, 2015 10:32 PM
To: Planning Commission
Cc: City Council; kbarnes@scottsdaleranch.org
Subject: Opposition to the CVS Health office development

Hello,

My name is Florin Ilie, I am resident of Scottsdale Ranch, and I and my wife would like to express our **opposition** to the CVS Health office development at Shea and 96th Street.

Thank you for considering mine and my wife's stand on this issue,

Sincerely,

Florin and Jennifer Ilie,
10449 N. 99th Street
Scottsdale, AZ 85258
480.203.7745

Castro, Lorraine

From: Reg Boynton-Lee <reg@thehappysnapper.com>
Sent: Wednesday, September 16, 2015 6:34 PM
To: Planning Commission
Cc: City Council; Kathe Barnes
Subject: Opposition to Case # 3-TA-2015 C-O Text Amendment

To whom it may concern

Please be advised that as residents of Scottsdale Ranch since 1997 we are in opposition to Case # 3-TA-2015 C-O Text Amendment which is aimed at building commercial buildings on Shea and 96th Streets.

As a point of interest we also would like to mention that there are possibly 11 pharmacies in a radius of 2 miles from that intersection and we certainly do not need any more. Our residential area is virtually saturated with homes and nothing warrants the need for more retail space. As it is, one of our most respected retailers A J s recently had to close because of lack of buyers.

If we are permitted to submit 1 opposition per property in our name, please treat this as our first notification of opposition.

Under the address of:

10474 E Cochise Avenue, Scottsdale, AZ 85258 Thanks you Reginald and Eunice Boynton-Lee.
(480) 215.2446

Castro, Lorraine

From: cyndi bush <cbush0724@hotmail.com>
Sent: Wednesday, September 16, 2015 4:48 PM
To: Planning Commission; City Council; kbarnes@scottsdaleranch.org
Cc: tom.bush@cox.net
Subject: FW: Oppose CASE #3-TA-2015 C-O TEXT AMENDMENT

My apologies on the typo.... meant "**vehemently**" opposed (not violently opposed).

Cyndi Bush

From: cbush0724@hotmail.com
To: planningcommission@scottsdaleaz.gov; citycouncil@scottsdaleaz.gov; kbarnes@scottsdaleranch.org
CC: tom.bush@cox.net
Subject: Oppose CASE #3-TA-2015 C-O TEXT AMENDMENT
Date: Wed, 16 Sep 2015 15:40:11 -0700

To All Concerned,

Unfortunately neither my husband nor I are able to attend the important meeting this evening, but we wanted to make sure our voices were heard in our absence. As long-term residents of Scottsdale Ranch, we are **vehemently opposed** to CASE #3-TA-2015 C-O TEXT AMENDMENT and CVS/CareMark's back-door attempt to change the simple zoning standards and their proposed plan to build a 24-hour CVS Pharmacy at the corner of 96th Street/Shea. Not only would this add to the congestion already present at that intersection (and along Shea Blvd.), it would significantly erode our desirable neighborhood and significantly decrease all Scottsdale Ranch home values within that vicinity. The accumulation of traffic both by vehicle and on foot would increase during all hours of the night, which is bound to filter into the neighborhood as well.

Both my husband and I are happy CVS/Caremark customers, but NO WAY do we want a CVS/Caremark 24-hour Pharmacy location showing up in our backyard (or across the street from our neighborhood) and we're perfectly happy continuing to drive to the existing CVS/Caremark Pharmacy location at 14672 N. Frank Lloyd Wright, which is only 3.2 miles away!

Thank you!

Tom & Cyndi Bush

Castro, Lorraine

From: Myrna Horton <mh4098@hotmail.com>
Sent: Wednesday, September 16, 2015 2:54 PM
To: Planning Commission
Subject: No to CVS at 96th and Shea

When you look at the way they are going about obtaining approval, their methods show, and they should not be allowed to build a CVS store or any other at this location. It is not needed. There are enough retail stores available in the area offering the same things. Adding to traffic on Shea Blvd. at 96th would be terrible. With all the lights between 101 and 96th street, the 96th street intersection provides the first relief. Entrance and exit from such a location most certainly will add to traffic accidents.

Myrna Horton
10055 E. Mountain View Lake Dr.
Scottsdale, AZ 85258

Castro, Lorraine

From: Bonnie Engstrom <bengstrom@hotmail.com>
Sent: Wednesday, September 16, 2015 2:44 PM
To: Planning Commission
Cc: City Council; kbarnes@scottsdaleranch.org
Subject: CVS/Caremark

We oppose case #3-TA-2015 C-O
David and Bonnie Engstrom
10059 E. Cinnabar Ave
Scottsdale, AZ 85258

Bonnie Engstrom

Butterfly Dreams A Winning Recipe

"Think of ways to encourage one another to outbursts of love and good deeds." Hebrews 10:24
Stories to make you laugh a little, love a lot and believe!
2nd Place Winner ~ Writer's Digest 81st Annual Writing Competition Short Story Category

www.bonnieengstrom.com
[Bonnie's Author Page on Facebook](#)
[Follow Bonnie on Twitter](#)

Castro, Lorraine

From: Tom Pierre <shutterrescues@gmail.com>
Sent: Friday, September 11, 2015 8:07 AM
To: Planning Commission; City Council; kbarnes@scottsdaleranch.org
Subject: PLEASE SAY NO to Case 3-TA-2015 C-O Text Amendment

Dear Council,

I am writing as a Scottsdale resident who completely opposes the request for CVS Health to build a retail store on the CVS Health complex located at 96th and Shea. I moved to Scottsdale because it is a well-planned community and by allowing this development, it will erode what Scottsdale has worked so hard to accomplish.

I also work at CVS Health and was called to a meeting where the plans were discussed. It is sad to see that this company is only about profit that in this case is at the expense of the local residents who live around the complex. The new store would bring with it noise, light pollution and traffic. CVS has multiple stores around the Valley and in Scottsdale so please deny this and any other request from CVS to build more retail. Also CVS is known to bully their way and I understand they are attempting to request this through a back door route. Please encourage them to stick with the correct process and stop attempting to circumvent the process.

We, as residents of Scottsdale, appreciate your support.

Respectfully submitted,

Tom Pierre

CALL TO ACTION!



OPPOSE CASE #3-TA-2015 C-O TEXT AMENDMENT

CVS/Caremark is attempting to add and allow a new use for certain Commercial Office (C-O) properties in Scottsdale. The most concerning is the proposed location adjacent to Scottsdale Ranch at 96th Street and Shea Boulevard!

WHY IS THIS IMPORTANT?

Using the intentionally ambiguous 'Support Retail' language proposed by CVS, large C-O properties directly abutting residential neighborhoods could have 24-hour pharmacies, car washes, and other high impact, high traffic retail next to homes. Get all details, and view supporting documents, by clicking the News item about CVS on our home page, www.scottsdaleranch.org.

HOW TO TAKE ACTION

- **Mark your calendar to attend the Planning Commission Meeting,** 5:00 pm September 16, 2015 at City Hall Kiva Forum, 3939 N. Drinkwater Boulevard in Scottsdale (we suggest arriving 30 minutes early to sign in)
- **Write an email (or letter):** TO: planningcommission@scottsdaleaz.gov, and CC: citycouncil@scottsdaleaz.gov and kbarnes@scottsdaleranch.org
Letter address: ATTN Planning Commission, 3939 N. Drinkwater Blvd. Scottsdale, AZ 85251
- **Make a phone call to the Planning Commissioners directly,** by calling 480-312-7620

STAY INFORMED

Subscribe to SRCA emails at www.scottsdaleranch.org/contactus

Location:

City-wide, most concerning is the SW corner of 96th and Shea
(in addition to the existing CVS/Caremark corporate campus)

Case Name:

C-O TEXT AMENDMENT

Case Number:

3-TA-2015

Applicant Contact:

Withey Morris, PLC
Jason Morris/Adam Baugh
602-230-0600

City Contact/ Staff Coordinator:

Brad Carr, AICP, 480-312-7713



www.scottsdaleranch.org
(480) 860-2022

Castro, Lorraine

From: Paul Miachika <paulm@suncommercialre.com>
Sent: Thursday, September 10, 2015 3:08 PM
To: Planning Commission
Cc: City Council; kbarnes@scottsdaleranch.org
Subject: Case #3-TAQ-2015 C-O Text Amendment

I live in Scottsdale Ranch and do not want to see the zoning changed and/or relaxations given to allow retail along 96th Street when it is currently an office campus. A retail outlet would generate more traffic at this intersection, especially on 96th Street, which is designed and used mainly as an arterial road.

Paul Miachika
Executive Vice President/Designated Broker
Sun Commercial Real Estate, Inc.
8655 E Via De Ventura, Suite G-200
Scottsdale, AZ 85258

602-814-0661 (direct)
602-670-6576 (cell)
paulm@suncommercialre.com (email)
www.suncommercialre.com (web)

Castro, Lorraine

From: Kathryn Cummings <kjcummings18@gmail.com>
Sent: Thursday, September 10, 2015 10:52 AM
To: Planning Commission
Cc: Kathe Barnes; City Council
Subject: Case 3-TA-2015 C-O Text Amendment

To the Planning Commission and City Council Members:

I write to voice my opposition to the CVS/Caremark proposed amendment to the uses allowed for Commercial Office designation. In particular, their proposal would allow a 24-hour pharmacy adjacent to a well-established residential community, Scottsdale Ranch.

The proposal could also allow such uses as car washes and other high impact and high traffic retail next to homes.

The general area is already well-served by existing pharmacies.

These are not appropriate developments to allow next to a housing area, and I urge you to deny this change request.

--

Kathryn Cummings

Castro, Lorraine

From: Julie J <julie@k-video.com>
Sent: Thursday, September 10, 2015 10:23 AM
To: Planning Commission
Cc: City Council
Subject: C-O TEXT AMENDMENT

I am against allowing large C-O properties to directly abut residential neighborhoods. I live in the Scottsdale Ranch community and am particularly concerned about the CVS proposed for 96th Street and Shea Blvd. Why doesn't CVS build it on the west side of their property where there is already retail? The office traffic is bad enough! We do not need high volume retail on the road we use to access our community.

Julie Johansen

Castro, Lorraine

From: Mike Aiello <mikeandari@cox.net>
Sent: Thursday, September 10, 2015 6:38 AM
To: Planning Commission
Cc: City Council; kbarnes@scottsdaleranch.org
Subject: I Oppose Case #3-TA-2015, C-O Text Amendment

Good morning,

I have lived in Scottsdale Ranch for the past 11 years and believe that building a new CVS store on the corner of Shea and 96th street would do significant damage to my property value. My property backs to 96th Street and the current traffic is more than enough not withstanding the 45 mile per hour speed limit for a 1/2 mile stretch from Via Linda to Shea. A few years ago the City made an important decision to not allow 96th Street to be a truck route which was the right decision.

As a resident that travels this intersection daily I have seen an increasing amount of auto accidents and I believe the increased confusion at the intersection will only compound the situation. There is parking and egress closer to the shops at 94th and I do not understand why they would want to destroy the landscape buffer between retail and our neighborhood. I enjoy having shopping and restaurants close to my neighborhood but it is good city planning and green area buffers that make Scottsdale the beautiful city it is today and why we chose to live here. Please accept this e-mail as my formal vote AGAINST this proposal, I also plan to attend the public hearing scheduled for Sept 16, 2015.

Sincerely,
Michael Aiello
Scottsdale Ranch
9601 E Cinnabar Avenue
Scottsdale AZ 85258

Castro, Lorraine

From: Craig Twombly <craig@twomblyphoto.com>
Sent: Thursday, September 10, 2015 1:26 AM
To: Planning Commission
Cc: City Council; kbarnes@scottsdaleranch.org
Subject: I Oppose Case #3-TA-2015, C-O Text Amendment

I have enjoyed living in Scottsdale Ranch for the last 6 years and believe that building a new CVS store on the corner of Shea and 96th street would do significant damage to my property value. There is parking and egress closer to the shops at 94th and I do not see why they would want to destroy the landscape buffer between retail and our neighborhood. I enjoy having shopping and restaurants close to my neighborhood but it is good city planning and green area buffers that make Scottsdale such a beautiful city. Please accept this e-mail as my formal vote AGAINST this proposal I also plan to attend the public hearing scheduled for Sept 16, 2015.

Sincerely, Craig Twombly

Twombly Photography
10167 N. 96th Place
Scottsdale AZ 85258
<http://www.twomblyphoto.com/>
E-Mail craig@twomblyphoto.com
602-377-0191

Castro, Lorraine

From: Joel Broder <jbroder@vqholdings.com>
Sent: Wednesday, September 09, 2015 9:41 PM
To: Planning Commission
Cc: City Council; Kathe Barnes
Subject: Oppose Case #3-TA-2015 C-O Text Amendment

Planning Commission and City Council,

I respectfully oppose the text amendment for the following reasons:

- 1) The use is not appropriate for the proposed location. It should be located within a more defined retail commercial area, not offices and definitely not adjacent to a residential area.
- 2) 96th Street is a residential street and should be treated accordingly. The setbacks, for what little existing office there is, are very large, well buffered and the traffic generated to the street is modest. It needs to stay that way.
- 3) Redefining a big box retailer as an ancillary use to C-O opens up a can of worms and creates a precedent where none is needed nor should be allowed.
- 4) The Text Amendment route, in this instance, to achieving the goal is an end run around the legitimate process of a rezoning. It is unnecessary and inappropriate in this case.

CVS and its predecessor has been a good neighbor for decades. They have created good jobs and created minimal negative impacts. And I have nothing but respect for the Withey Morris. But in this case, the applicant has overreached and I am hopeful the Commission and Council will see it for what it is and vote to reject. CVS will not be harmed by this action. But the neighbors likely will be – both at 96th/Shea and in other similar neighborhoods around Scottsdale.

Sincerely,

Joel Broder
10185 E. Bella Vista Drive,
Scottsdale, Arizona 85258
"Scottsdale Ranch Resident"
602-524-8588 Cell

Castro, Lorraine

From: Diane Pitz <mdianep@cox.net>
Sent: Wednesday, September 09, 2015 9:32 PM
To: Planning Commission; City Council
Cc: kbarnes@scottsdaleranch.org
Subject: Opposition to Case #3-TA-2015-C-O Text Amendment

As residents of the surrounding neighborhood, we are deeply opposed to the CVS proposal to amend Scottsdale zoning laws and build a retail store on the southwest corner of 96th street and Shea Blvd. We have lived in this neighborhood for the past 17 years and believe that putting a store, or any other retail business at that location will have many negative impacts to our existing neighborhood, quality of life and property values. Changing existing zoning ordinance in response to the CVS request would directly lead to significant and onerous impact on the quality of life in Scottsdale in general. As well, the quality of life of the many residents who enjoy living in this neighborhood absolutely should not be compromised for the convenience of the CVS employees, most of whom do not live in this neighborhood.

There already are at least three to four retail pharmacies within one square mile. There are also at least three CVS pharmacies within less than five miles. We neither need nor want this store in our neighborhood.

Please support our position and decline the CVS request to allow construction and operation of retail businesses in our neighborhoods. We object to the negative impact this would have on our quality of life including, though not limited to:

- 1) increased traffic, noise, congestion, litter and air pollution throughout our neighborhood;
- 2) permanent destruction of valued plants and wildlife habitat;
- 3) the decline of our current quality of life with the conversion of a residential neighborhood to commercial use with more strip malls, gas stations, "pharmacies", convenience stores, etc.; and
- 4) encroachment on walking areas and bicycle paths by more cars with increased danger and risk for pedestrians, runners, bicycle riders.

CVS Health is a huge corporation with very deep pockets and more than 7,700 retail stores. They are the 12th largest corporation in the US with 2014 profits more than 126 billion dollars. They have a history of getting what they want even at the expense of smaller neighborhoods.

CVS and its employees will not be hurt in the least if their proposal is denied. However, the rest of us will be permanently and adversely impacted if our plea to maintain our quality of life goes unheeded. This is a critical issue and we adamantly request that our city council and planning commission stand behind our Scottsdale residents. Please deny and reject the CVS corporate proposal to amend existing zoning ordinance at the greater expense of our Scottsdale residential neighborhoods.

Diane Braun
9724 East San Salvador Drive
Scottsdale, AZ. 85258
480 614 8863

Sent from my iPad

Castro, Lorraine

From: Jim Baranowski <jim.baranowski@cox.net>
Sent: Wednesday, September 09, 2015 7:27 PM
To: Planning Commission
Cc: City Council; kbarnes@scottsdaleranch.org
Subject: Case #3-TA-2015 C-O Text Amendment

Dear Sir / Madam,

I am writing to you as a concerned and affected resident regarding the proposed zoning ordinance text amendment being presented by CVS / Caremark for the southwest corner of 96th Street & Shea Boulevard and along Mountainview Road from 92nd to 96th Streets. I am convinced that the proposed amendment allowing "Support Retail" on this parcel will be detrimental to the Scottsdale Ranch neighborhoods.

As a ranch resident, I take great pride in living in this area because of the quality of the real estate, lifestyle, and beautiful views. Approving the amendment will increase traffic, congestion, and noise as well as deteriorate the current park-like appearance at this location. To date, CVS / Caremark has been a responsible corporate neighbor for Scottsdale Ranch, but I am disappointed to hear about their intention to evolve their current location into yet another questionable "strip mall."

Of course, I support business growth but not at the expense of the qualities that make Scottsdale Ranch the unique and desirable area that we residents call home. I urge the Planning Commission and the City of Scottsdale to deny the proposed amendment. Thank you.

Regards,

Jim Baranowski

Castro, Lorraine

From: John Wursta <thewurstas@cox.net>
Sent: Wednesday, September 09, 2015 5:33 PM
To: Planning Commission
Subject: Fwd: Case#3-TA-2015 C-0 Text Amendment

Begin forwarded message:

From: John Wursta <thewurstas@cox.net>
Subject: Case#3-TA-2015 C-0 Text Amendment
Date: September 9, 2015 at 5:30:48 PM MST
To: planningcommission@scottsdaleaz.gov
Cc: "citycouncil@scottsdaleaz.gov; kbarnes@scottsdaleranch.org"
<citycouncil@scottsdaleaz.gov; kbarnes@scottsdaleranch.org>

I am opposed to the requested zoning change to accommodate CVS. Scottsdale is well zoned. The proposed change will put us on the road to looking like Glendale. The corner of 96th and Shea is not zoned for a retail drug store and should not be. CVS has had trash piled on its sidewalk (western end of its property on Shea) since January 2015. I called the City of Scottsdale last month and I was promised that an inspector would be sent out to the site. Today the trash is still there. Imagine what it will be like with all the refuse generated by a big retail store. CVS is not a good neighbor!

The dry wash running along 96th street south of Shea is aesthetically attractive. Why turn it into driveways and a parking lot. There are plenty of other places for CVS to put a retail store. A retail store at this location would be a betrayal to the people who bought in this area of Scottsdale trusting that the integrity of the zoning would be maintained.

John Wursta
9710 E. San Salvador Dr.
Scottsdale, Az. 85258

Castro, Lorraine

From: Geoff Tanham <Tanham@cox.net>
Sent: Wednesday, September 09, 2015 4:58 PM
To: Planning Commission
Subject: CASE # 3-TA-2015 C-O TEXT AMENDMENT.

Please do not pass this amendment, it is an insult to every citizen of this wonderful city we call home. Any property close to where you change this will lose value due to traffic, noise and increased crime.

Do not allow this amendment to pass, it is a farce, makes a mockery of our zoning regulations and creates a bad precedence to say the least.

Geoff Tanham
Resident, McCormick Ranch

Castro, Lorraine

From: John Wursta <johnwursta@icloud.com>
Sent: Wednesday, September 09, 2015 4:24 PM
To: Planning Commission
Subject: Fwd: case#3-TA-2015

Begin forwarded message:

From: John Wursta <johnwursta@icloud.com>
Subject: case#3-TA-2015
Date: September 9, 2015 at 4:03:40 PM MST
To: planningcommission@scottsdale.gov
Cc: citycouncil@scottsdale.gov

I am opposed to the requested zoning change to accommodate CVS. Scottsdale is well zoned. The proposed change will put us on the road to looking like Glendale. The corner of 96th and Shea is not and should not be a retail drug store. CVS has had trash piled in its sidewalk (western end of its property on Shea) since January. I called the City Scottsdale last month and I was promised the an inspector would be sent out to the site. Trash is still there. Imagine what it will be like with all the refuse generated by a big retail store, CVS is not a good neighbor.

The dry wash running along 96th south of Shea is aesthetically attractive. Why turn it into driveways and a parking lot. There are plenty of other places for CVS to put a retail store . A retail store at this location would be a betrayal to the people who bought in Scottsdale trusting that the integrity of the zoning would be maintained.

John Wursta

9710 East San Salvador Drive

Scottsdale, AZ 85258

Castro, Lorraine

From: kathleen Wursta <kathleenwursta@cox.net>
Sent: Wednesday, September 09, 2015 3:17 PM
To: Planning Commission
Subject: case#3-TA-2015c-o text amendment

Dear Ladies and Gentlemen: I do not want CVS/Caremark using certain Commercial Office (C-0) properties in Scottsdale. The most concerning is the proposed location adjacent to Scottsdale Ranch at 96th St. and Shea Blvd. I live in Scottsdale Ranch and I do not want our lovely community trashed by commercial stores and parking lots. I have found CVS /Caremark not to be a good neighbor. They are not attentive to the trash that collects in and around the front of their building on Shea Blvd. Someone dropped a pile of drywall on their sidewalk back in January of 2015. It remains to this day but now encircled by a pile of leaves. Keep Scottsdale the reason people move to this area. NO to to this proposal! Sincerely, Kathleen Wursta, 9710 E. San Salvador Dr., Scottsdale 85258

Castro, Lorraine

From: Penn, Donna <dpenn@mdigroup.com>
Sent: Wednesday, September 09, 2015 2:24 PM
To: Planning Commission
Cc: City Council; kbarnes@scottsdaleranch.org; Penn, Donna
Subject: I Oppose Case #3-TA-2015, C-O Text Amendment

To Whom it May Concern:

My husband and I have been residents of Scottsdale Ranch for nearly 13 years and truly believe that building a new CVS store on the corner of Shea and 96th street would do significant damage to our property value. We enjoy the family community aspects of Scottsdale Ranch and we do not need additional traffic and commercialization.

-Unfortunately we will not be able to attend the meeting on the 16th, so please accept this e-mail as a formal vote **AGAINST** this proposal. I am available for any questions or further detail at the contact information provided below.

Thank you for your attention.

Donna Majors Penn
9635 E. Cinnabar Ave.
Scottsdale, AZ 85258

Phone 480-620-2591
donnampenn@gmail.com

Castro, Lorraine

From: tsmith170@cox.net
Sent: Wednesday, September 09, 2015 10:11 AM
To: Planning Commission
Cc: City Council
Subject: Case Number 3-TA-2015

Dear Sir or Madam,

This is written to voice my objection to the proposed CVS facility at the corner of Shea Blvd. and 96th Street. The location of a retail facility at this intersection will negatively impact the adjacent property values of those homes in Scottsdale Ranch subdivision. In addition, there is no need for a "drug" store selling garden hoses, alcoholic beverages, "as seen on TV" items, etc., in this location. Most, if not all, of these items can be bought at the nearby Fry's stores or Home Depot. The location will also negatively impact traffic at this intersection that is already excessive. This facility will be a magnet for accidents at this intersection. This currently quiet corner will also add to the light pollution in the area if this facility proceeds.

Please do not allow the ambiguous language of this proposed "drug" store to sway your decision to allow this proposal to proceed.

Sincerely,
Thomas L. Smith
10121 E. Bayview Drive
Scottsdale, AZ 85258

Castro, Lorraine

From: David Penn <penndm@yahoo.com>
Sent: Wednesday, September 09, 2015 9:59 AM
To: Planning Commission
Cc: City Council; kbarnes@scottsdaleranch.org; Donna Penn
Subject: I Oppose Case #3-TA-2015, C-O Text Amendment

I have been a resident of Scottsdale Ranch for almost 13 years and truly believe that building a new CVS store on the corner of Shea and 96th street would do significant damage to my property value. Please accept this e-mail as my formal vote AGAINST this proposal as I am unable to attend the public hearing scheduled for Sept 16, 2015.

Thank you!
David Penn
9635 E. Cinnabar Ave.
Scottsdale, AZ 85258
Phone 480-993-9301

Castro, Lorraine

From: Carlos E. Padilla <9124Arizona@TropicalColor.net>
Sent: Wednesday, September 09, 2015 7:11 AM
To: Planning Commission
Cc: City Council; kbarnes@scottsdaleranch.org
Subject: CASE # 3-TA-2015 C-O TEXT AMENDMENT

I am a resident of McCormick Ranch, in Scottsdale.
I hereby register my opposition to Case # 3-TA-2015 C-O Text Amendment.

CEP

Castro, Lorraine

From: mgullett@cox.net
Sent: Wednesday, September 09, 2015 6:43 AM
To: Planning Commission
Cc: City Council; kbarnes@scottsdaleranch.org
Subject: Proposed CVS Location

Dear Planning Commission,

As a long time resident of Scottsdale, currently residing in Scottsdale Ranch and having previously lived in The Villages directly South of CVS I strongly urge you to deny the amendment request they are seeking. This area does not need a retail drug store. Between the pharmacies located inside the major grocery chains and the stand alone units of Walgreens I think we are more than adequately served.

If they really need another retail location why not have them take a look at the old Fosters Seafood restaurant on the corner of Shea and 90th which has been an eyesore for many years OR one of the many empty retail spaces in the area.

Thank you,

Mark E. Gullett
10935 E. Tierra Drive
Scottsdale, AZ 85259

Castro, Lorraine

From: Juliet Rains <julietrains@yahoo.com>
Sent: Wednesday, September 09, 2015 6:08 AM
To: Planning Commission
Cc: City Council; kbarnes@scottsdaleranch.org; Juliet Rains
Subject: Oppose Case #3-TA-2015 C-O Text Amendment

Attention Planning Commission

I live at 9198 N. 101st Street in Scottsdale Ranch. This email serves as notification that I oppose the passing of the CVS/Caremark amendment to allow new use for certain Commercial Office properties in Scottsdale. We need to preserve the residential nature of our community and not allow this amendment to create any more high traffic retail locations.

Thank you, Juliet Rains

Castro, Lorraine

From: Cindy <cblegen@cox.net>
Sent: Tuesday, September 08, 2015 8:21 PM
To: Planning Commission
Cc: City Council; kbarnes@scottsdaleranch.org
Subject: OPPOSITION OF CASE # 3-TA-2015 C-O TEXT AMENDMENT

Dear Scottsdale Planning Commission - Please oppose the 3-TA-2015 C-O TEXT Amendment.

Thanks,

*Cindy Blegen
8219 E Morgan Trail
Scottsdale, AZ 85258
cblegen2@cox.net*

Castro, Lorraine

From: Sheila1575@aol.com
Sent: Tuesday, September 08, 2015 5:11 PM
To: Planning Commission
Cc: City Council; kbarnes@scottsdaleranch.org
Subject: CVS Pharmacy attempt to build retail abutting residential areas

To the Planning Commission:

We are very concerned by the attempt by CVS Pharmacy to apply for using space zoned for commercial office property to turn into a retail pharmacy. This property directly abuts the residential areas of Scottsdale Ranch. The presence of this type of business without the buffer of commercial office buildings would cause high traffic, high night lighting, and ruin the residential character of Scottsdale Ranch.

We respectfully ask the planning commission to deny this request to "get around" the planning and zoning of Scottsdale to get retail in buildings occupied as offices. Please do not allow the master planning of our community to be breached by this type of business.

Thank you for your attention to this matter.

John and Sheila Buchanan
10053 E. Turquoise Avenue
Scottsdale, 85258

Castro, Lorraine

From: Abbie Richie <richie.abbie@gmail.com>
Sent: Tuesday, September 08, 2015 4:30 PM
To: Planning Commission
Cc: City Council; kbarnes@scottsdaleranch.org
Subject: Oppose Case #3-TA-2015 C-O

Hi- We are Scottsdale Ranch Residents. We oppose CVS moving into the neighborhood.
The Richie's

--

Abbie Richie
Cell 480-544-7060

Castro, Lorraine

From: Susan <susansr@msn.com>
Sent: Tuesday, September 08, 2015 4:10 PM
To: Planning Commission
Cc: City Council; kbarnes@scottsdaleranch.org
Subject: My Opposition

To Whom It May Concern:

I oppose CASE # 3-TA-2015 C-O TEXT AMENDMENT, and my vote would "no".

Thank you,

Susan M. Regan
8700 E. Mountain View Rd.
Unit 1100
Scottsdale, AZ 85258
480-556-1200
susansr@msn.com

Castro, Lorraine

From: fahorow@aol.com
Sent: Tuesday, September 08, 2015 2:33 PM
To: Planning Commission
Cc: City Council; kbarnes@scottsdaleranch.org
Subject: Opposition to Case #3-TA-2015 C-O Text Amendment

To Members of the Scottsdale Planning Commission:

As a 24-year resident of Scottsdale Ranch, I am writing this e-mail to express my opposition to the CVS/Caremark proposal to change the C-O zoning language to permit retail establishments (e.g., 24 hr pharmacies) directly abutting my residential neighborhood near 96th Street and Shea Blvd.

As I understand it, C-O zoning is designed specifically to be a buffer between busy retail areas and peaceful residential neighborhoods. But, as I read the proposal, CVS wants to build a 24 hr retail pharmacy (and other retail uses) on this property. To do this they are circumventing a standard rezoning request by applying for a text amendment instead.

But, their proposed text amendment would create a new classification, something they call "Support Retail;" and the definition of Support Retail is so ambiguous that it is basically indistinguishable from retail zoning. This is prohibited by the current zoning and, if approved, would no longer serve the purpose of protecting our residential neighborhoods from the impact of retail space. If they want to proceed as a valued neighbor, they should be required to submit a formal rezoning request to the City of Scottsdale, and not try to circumvent the normal process.

Please help us to protect our properties as the current C-O zoning is designed to do. Thank you for your consideration.

Sincerely,

Fred A. Horowitz
10421 N 100th Street
Scottsdale, AZ 85258

Castro, Lorraine

From: Dena Pierre <dena_pierre@yahoo.com>
Sent: Tuesday, September 08, 2015 2:01 PM
To: Planning Commission
Cc: City Council; kbarnes@scottsdaleranch.org
Subject: Just Say NO to Case 3-TA-2015 C-O Text Amendment

I surely hope CVS/Caremark attempt to circumvent the normal zoning hearing process is denied. We do not need additional CVS retail stores anywhere in our neighborhoods. They need to stick to the retail zoning areas only. This would set an ugly precedent and forever change the character of Scottsdale. Our residents pay a lot of money to live in this community and I believe much of that has to do with our great planning and control we've exercised and I don't want to see that end now.

Thank you,
Dena Pierre
8479 E San Bruno Dr
Scottsdale, AZ 85258

Carr, Brad

From: Manny Acino <macino2005@yahoo.com>
Sent: Tuesday, September 08, 2015 2:00 PM
To: Carr, Brad
Cc: E. Acino
Subject: CASE #3-TA-2015C-O 96th St and Shea Blvd

I am sending this email to express my opposition to the granting of a zoning change that would allow 'retail' of any category to be allowed on the SW corner of 96th St and Shea Blvd.

The application by CVS would increase the traffic congestion that is already present in this area. The proximity to the residential area adjacent to the property is in direct conflict to the retail development on this property.

The need does not exist for a drug store/pharmacy in this location as there are several pharmacies very close and in both directions from this site. Any other additional commercial development would seriously degrade the location as it currently exists.

I am strongly opposed to allowing CVS to come back for a change in the allowable usage of their property. There is already plenty of retail available to the residents in this area.

Please add me to the growing list of opponents.

Sincerely

E. Acino

Castro, Lorraine

From: Schefsky, Kate <KSCHEFSKY@markelcorp.com>
Sent: Tuesday, September 08, 2015 1:54 PM
To: Planning Commission
Cc: City Council; kbarnes@scottsdaleranch.org
Subject: 3-TA-2015 C-O Text

I highly oppose the following Case # 3-TA-2015 C-O Text. There have been enough problems opening the Vig Bar and Grill and we don't need additional retail with 24-hour service in our neighborhood. Thank you, K. Schefsky.

Kate Schefsky
Sr. Brokerage Casualty Underwriter

Markel West Region
Property & Casualty
16100 N. 71st St., Suite 200
Scottsdale, AZ 85254
PH: 800-243-1782
Direct: 480-368-5615
Fax: 480-951-9722
www.kschefsky@markelcorp.com

This message has been scanned for malware by Websense. www.websense.com

Castro, Lorraine

From: Milligan, Paul <paul.milligan@csbcarroll.com>
Sent: Tuesday, September 08, 2015 1:23 PM
To: Planning Commission
Cc: City Council; kbarnes@scottsdaleranch.org
Subject: New zoning classification

My wife and I are owners of a condo in Camello Vista area of McCormick Ranch and are definitely against allowing some of the C-O properties to build retail drugstores (and other retail uses). They are circumventing a rezoning request (which they know would be denied) by applying for a text amendment instead. Their proposed text amendment would create a new classification, something they call "Support Retail." This new Support Retail classification would be allowed in large C-O properties. Please do not allow the changes and do not allow the creation of a new classification. This sounds like "spot zoning" which decreases the value of all residential homeowners. Thank you for your consideration in this matter.

Paul K. Milligan
President
Commercial Savings Bank
PO Box 277
Carroll, Iowa 51401
PH: 712.792.4346 / F: 712.792.1488



Castro, Lorraine

From: JMDAZ <jmdaz@cox.net>
Sent: Monday, September 07, 2015 4:38 PM
To: Planning Commission
Cc: City Council; kbarnes@scottsdaleranch.org
Subject: OPPOSITION OF CASE # 3-TA-2015 C-O TEXT AMENDMENT

To Whom it May Concern,

As McCormick ranch residents we would like to state that we are in OPPOSITION OF CASE # 3-TA-2015 C-O TEXT AMENDMENT.

Please keep busy retail areas out of our peaceful residential neighborhood.

There are already plenty of busy retail establishments to consider, we don't need more.

Resident

Castro, Lorraine

From: Jim Harris <Jharris@tgen.org>
Sent: Monday, September 07, 2015 3:29 PM
To: Planning Commission
Cc: City Council; kbarnes@scottsdaleranch.org.
Subject: CVS Pharmacy Building on 96th and Shae

Please include this email in the oppositions to the CVS Pharmacy Building on 96th and Shea.

As stated in previous emails I am vehemently opposed to the C-O zoning change allowing them to build this retail outlet to circumvent the original intent of CO zoning which was designed to provide a buffer between peaceful neighbourhood such as ours and retail outlets which will not only create noise, but increase traffic on an already high volume intersection which sees more than its fair share of accidents.

I am appalled that CVS would try to pull such a stunt, you can also pass on to their public relations group that I will never shop there again.

A concerned Scottsdale Resident.

Jim Harris

Jim Harris
Vice President Business Development
Translational Genomics Research Institute
(o) 602 343 8701
(m) 602 717 8742

This electronic message is intended to be for the use only of the named recipient, and may contain information that is confidential or privileged, including patient health information. If you are not the intended recipient, you are hereby notified that any disclosure, copying, distribution or use of the contents of this message is strictly prohibited. If you have received this message in error or are not the named recipient, please notify us immediately by contacting the sender at the electronic mail address noted above, and delete and destroy all copies of this message. Thank you.

Castro, Lorraine

From: Carefree319@aol.com
Sent: Sunday, September 06, 2015 3:55 PM
To: Planning Commission
Cc: citycouncil@sottsdaleaz.gov; kbarnes@scottsdaleranch.org
Subject: Case # 3-TA-2015 C-O Text Amendment

Dear Commissioners,

I am in strong opposition to CASE # 3- TA -2015 C-O Text Amendment. This amendment would usurp the purpose of C-O zoning and would no longer serve to protect the residential neighborhoods from the negative impact of retail space. This buffer is solely to protect our property and our way of life. I strongly urge you to not allow this to happen.

Thank you,

Barry L. Schwartz
7336 East Soaring Eagle Way
Scottsdale, AZ. 85266

Castro, Lorraine

From: Annie Fluke <eafluke@yahoo.com>
Sent: Sunday, September 06, 2015 1:23 PM
To: Planning Commission
Cc: City Council; kbarnes@scottsdaleranch.org
Subject: Opposition to Case # 3-TA-2015 C-O Text Amendment

Dear Planning Commission,

Please note my objection to the above referenced Case.

Scottsdale currently has wonderful regulations in place that serve to buffer residential areas from busy retail areas. Adding a new, ambiguous classification such as "Support Retail" has the potential to adversely affect the peaceful residential communities that many residents, such as myself, value and enjoy.

Sincerely,

E. Anne Fluke

Castro, Lorraine

From: Lindas01@aol.com
Sent: Friday, September 04, 2015 7:28 PM
To: Planning Commission
Cc: City Council; kbarnes@scottsdaleranch.org; lindas01@aol.com
Subject: CVS

Please seriously consider retaining the present buffer zone on Scottsdale Ranch eastern border. It is very effective and appreciated.

I realize CVS wants a presence in the area but it does not have to be in that place. Once the buffer is gone, it will not be replaced and you will have added to the congestion on Shea.

Thank you for your time and attention to this detail,

Scottsdale Ranch owner and resident,

Linda Slinghoff

Castro, Lorraine

From: Tina S <girlmaestra@yahoo.com>
Sent: Friday, September 04, 2015 8:33 AM
To: Planning Commission
Cc: City Council; kbarnes@scottsdaleranch.org
Subject: Opposition to Case # 3-TA-2015 C-O Text Amendment

Scottsdale Planning Commission:

As a resident of Scottsdale Ranch, I am formally submitting my opposition to Case # 3-TA-2015 C-O Text Amendment. This text amendment is a backhanded effort to avoid the proper channels of applying for re-zoning. In Scottsdale, we must hold ourselves to a higher standard of etiquette and not allow CVS to remove the zoning-based protections the citizens rely on to protect our homes, community, and property values.

CVS certainly has the right to apply for re-zoning, but I request you do not allow this text amendment to destroy the zoning protections Scottsdale has put in place to protect the citizens. Let's have CVS do this the right way, for the benefit of all involved.

I am available to discuss my concerns, should there be a need. I can be reached at 602-818-4442.

Respectfully,
Tina Drews
Scottsdale Ranch Homeowner

Castro, Lorraine

From: Mary Ann Muranko <mbm11@cox.net>
Sent: Thursday, September 03, 2015 3:39 PM
To: Planning Commission
Cc: City Council; kbarnes@scottsdaleranch.org
Subject: CVS/Caremark's attempt to circumvent a rezoning request through manipulating definition for C-O properties with an amendment for "Support Retail"

I am writing this e-mail in support of the Scottsdale Ranch Community Association's review and opinion on the CVS/Caremark's proposed zoning ordinance text amendment allowing "Support Retail" on the SW corner of 96th Street and Shea Blvd and along Mountainview from 92nd to 96th St. This type of "Support Retail" amendment is circumventing a rezoning request that would create a new classification for the use of large C-O properties. They are intentionally using ambiguous "Support Retail" language so other large, box-type facilities could use this "Support Retail" amendment to build on other C-O properties. This would no longer serve the purpose of protecting residential neighborhoods from the all of the negative impact these large so-named "Support Retail" would cause, i.e. traffic and people congestion.

We've already gone through requests for allowing large truck usage on Via Linda and 90th St. and 96th St. We do not need any more pharmacies in this area. We have them at 90th St. and Via Linda, Via Linda and Mountainview, pharmacies at 114th St. and Frank Lloyd Wright (one of which is a 24 hour pharmacy). The Shea area is already overburdened with traffic and these "boxes" would create an unbearable traffic situation. The Land Use General Plan would be violated under Goals 5 and 9. It appears that CVS/Caremark employment center, which coincidentally is on the SW corner of 96th St. and Shea may just think they can make more money on this large piece of property they are sitting on by putting a large commercial pharmacy, or what have you, as well as providing convenience for their employees. We do not need any further increase in traffic in this area and would like to maintain the character of the neighborhood. This proposed amendment goes against all that is associated with what Scottsdale Ranch and, in fact, all of Scottsdale is viewed. Big corporations that are looking at the Valley to move to would not view this area as a neighborhood their employees would like to live. We already have gun and spy equipment stores. Soon this area will look like those areas that one would not even want to drive through.

The City of Scottsdale should think of the people they represent and not Big Business. McCormick Ranch and Gainey Ranch have already gone on record as opposing this application. Please protect our neighborhoods and stop the encroachment of big retail stores on land that has already been designated for appropriate use which would be in the best interests for the people living there. Don't let CVS/Caremark manipulate the General Land Use Plan for their (as well as others in the future) financial gain!

Mary Ann and Hank Muranko of Scottsdale Ranch

Castro, Lorraine

From: Peter Roth <propete@gmail.com>
Sent: Wednesday, September 02, 2015 9:11 PM
To: Planning Commission; City Council
Subject: I oppose a CVS retail store on 96th/Shea

To the Scottsdale Planning Commission, City Council,

It has come to my attention that CVS is planning to expand their campus on 96th St. and Shea with a retail store, presumably a drugstore and pharmacy similar to other CVS retail stores. I am very concerned about the negative impact this change will have to my immediate neighborhood and the 96th/Shea intersection.

The south side of Shea Blvd. is beautifully maintained with desert landscaping, drainage ditches and mature trees. We often see packs of javelinas roaming here at night. The plot of land that belongs to CVS is aesthetically pleasing with its rolling, grassy hills, desert plants and some grass. This open space provides a much-needed visual respite to the busy Shea Blvd. where cars zoom by at >50 mph.

Converting the corner to retail with parking, driveways, neon signage and additional in/out traffic would completely change the scenery and beauty we all enjoy today. I would also be very concerned about the additional traffic (both customers and delivery trucks) and noise, not to mention potential crime.

It seems that CVS has several other options to choose from in nearby shopping areas, such as the Sprouts strip mall 300 yards to the west, the Home Depot/Big Lots/Frys row of stores on 90th St. or even the shopping area in Scottsdale Ranch (corner of Via Linda and Mtn. View).

I think it's also worth noting that the location is a mere 3.0 miles / 8 minutes (source: Google Maps) from the existing CVS store at Frank Lloyd Wright Blvd. in 85260. Furthermore, there are 4 other pharmacies within a 1.5 miles radius of 96th/Shea: Walgreens, Avella, and the two Fry's stores. Why would a 5th pharmacy be needed so bad that a change to the zoning ordinance is needed?

Thank you for your consideration. I am available for your questions or comments.

Regards,

Peter Roth
10070 E Doubletree Ranch Rd.
602-456-1130

Castro, Lorraine

From: Suzanne Swan-Yu <suzanne.swanyu@gmail.com>
Sent: Wednesday, September 02, 2015 5:32 PM
To: Planning Commission
Cc: City Council; kbarnes@scottsdaleranch.org
Subject: Opposed to Case # 3-TA-2015 C-O Text Amendment

Dear Madams and Sirs,

As a property owner in the Scottsdale Ranch Community, I am opposed to the proposed text amendment to the zoning rules for C-O properties, particularly for the C-O property located on the SW corner of 96th Street and Shea Blvd.

As a property owner who travels through that intersection each day, I do not feel it is in the best interests of any of my co-property owners to allow an ambiguous text amendment to be made that does not contain specific and enforceable regulations regarding the type of use for parcels designated as C-O. I do not feel that property values will be enhanced by basically leaving it up to the C-O property owner(s) to determine what "Support Retail" can be interpreted to encompass.

The reason that zoning laws and regulations are in black and white is to prohibit ambiguous use of parcels. Because the text amendment does not state specifically what is included in "Support Retail", as a property owner in the nearby community, I have no guarantee of what type of commercial activity could or could not be placed on that parcel. If the owner wants to use it for something it is not currently zoned for, they should apply for a zoning variance that is specific in its intended use, and available for all parties affected to review and respond to a clear and concise proposed use. This text amendment is a clear "back-door" attempt to circumvent the zoning regulations and allow unknown types of commercial activity in an area that is meant to buffer active commercial property from residential property.

Please do not allow this under-handed attempt to be passed. If the C-O property owner(s) wish to change how their parcel can be used, then they need to apply for a zoning variance and let all who are affected respond to the proposed activity.

Thank you for your attention to my concerns.

Sincerely,

Suzanne Swan-Yu
10450 E. Terry Dr.
Scottsdale, AZ 852

--

Suzanne Swan-Yu

Email: suzanne.swanyu@gmail.com

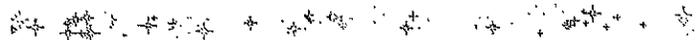
Castro, Lorraine

From: Michelle Munies McDonnell <inspired231@cox.net>
Sent: Wednesday, September 02, 2015 3:57 PM
To: Planning Commission
Subject: OPPOSITION OF CASE # 3-TA-2015 C-O TEXT AMENDMENT

I am opposing this case. Please make note. I am a McCormick ranch owner and do not want business too close to residence. Thank You

Love, Light & Laughter,

Michelle



"The best and most beautiful things in life cannot be seen, not touched, but are felt in the heart." Helen Keller

☎inspired231@cox.net

🌸www.inspiredessence.com

★☀️☐<http://inspired231.wordpress.com>

Castro, Lorraine

From: Rebecca Comstock <racomstock@cox.net>
Sent: Wednesday, September 02, 2015 7:14 AM
To: Planning Commission
Cc: City Council; kbarnes@scottsdaleranch.org
Subject: FW: CVS/Caremark Case #3-TA-2015 C-O Text Amendment

Importance: High

From: Rebecca Comstock [<mailto:racomstock@cox.net>]
Sent: Tuesday, September 01, 2015 6:43 AM
To: 'planningcommission@scottsdale.gov'
Cc: 'citycouncil@scottsdale.gov'; kbarnes@scottsdaleranch.org
Subject: CVS/Caremark Case #3-TA-2015 C-O Text Amendment
Importance: High

To the Scottsdale Planning Commission and City Council,

I am a homeowner in Scottsdale Ranch. This is my second letter to the City of Scottsdale, again, going on record that I STRONGLY oppose CVS/Caremark's proposal to allow a new use for their commercial property at the corner of Shea Boulevard and 96th Street in the City of Scottsdale. This proposal is a VERY bad idea and would greatly and adversely impact the Scottsdale Ranch neighborhood that borders 96th Street.

There is already significant retail available all along Shea Boulevard from the 101 to and past 92nd Street. Allowing retail to expand all the way to 96th Street would put retail right in the backyards of the residents of Scottsdale Ranch. There is also, already, a retail center at the Mercado on Via Linda in Scottsdale Ranch that includes a large Walgreen's store. We do not need another such establishment in this neighborhood.

PLEASE, PLEASE, do not approve CVS/Caremark's Case #3-TA-C-O Text Amendment. It would set a very bad precedent and have a very negative impact on residential housing in the City of Scottsdale.

Thank you,
Rebecca Comstock

Castro, Lorraine

From: Doug Doyle <dougdoyle@aol.com>
Sent: Tuesday, September 01, 2015 5:31 PM
To: Planning Commission
Cc: City Council
Subject: Proposed CVS pharmacy at 96th Street and Shea

Due to potential traffic and noise problems that would be generated by this commercial development, I strongly oppose the proposed CVS Pharmacy to be built at 96th Street and Shea Boulevard.

Dallas W "Doug" Doyle
9855 E Cochise Drive
Scottsdale, AZ 85258-4757
602-327-1143

Sent from my iPad

Castro, Lorraine

From: Lani McClure <lanijean@comcast.net>
Sent: Tuesday, September 01, 2015 4:14 PM
To: Planning Commission
Cc: City Council
Subject: CVS/Caremark Application for 96th and Shea

Hello City of Scottsdale,

We are writing due to our concern regarding the CVS/Caremark application that requests approval to build on the corner of 96th and Shea. Certainly you can see that their efforts are an attempt to skirt the current zoning restrictions, which are in place specifically to respect the citizens of Scottsdale and its homeowners. This is not at all about "Support Retail;" it is about CVS pursuing a creative legal avenue to engage in business-building at the expense of its residential neighbors. A huge retail establishment that brings high traffic and congestion to within steps of our homes should not be given consideration. Scottsdale is already overrun and overcrowded by retail, and CVS should not be allowed to skirt zoning ordinances that are specifically in place to prevent lowering the quality of life, as well as lowering property values, of residential neighbors. Their door-to-door tactics are despicable, and serve to confirm their lack of respect for the residents of Scottsdale Ranch. This is a slippery slope, and we are counting on you to put a stop to it.

Thank you,
Tim Condon and Lani McClure
9817 E. Ironwood Drive
Scottsdale

Castro, Lorraine

From: paulschmidt@paxx.net
Sent: Tuesday, September 01, 2015 3:24 PM
To: Planning Commission
Cc: 'Kathe Barnes'; City Council
Subject: CVS on 96th

As Scottsdale Ranch Residents for 20+ years, we oppose CVS building a pharmacy on the corner of 96th and Shea. There are sufficient properties close by that are zoned for this purpose.

We do have a Walgreens as well to serve Ranch residents on Mountain View and Via Linda

Paul Schmidt & Helga Schmidt

9255 N 103rd Place

Scottsdale

602-751-8222

PS: My wife signed a petition in favor of CVS, however she feels it was misrepresented when a representative for the CVS project approached her at our home.

Carr, Brad

From: Sam Freedman <talieandsam@gmail.com>
Sent: Tuesday, September 01, 2015 3:04 PM
To: Carr, Brad
Cc: kbarnes@scottsdaleranch.org; Talie Freedman
Subject: CVS Pharmacy Application

Dear Mr Carr:

As I am sure you have heard from other Scottsdale Ranch residents and from our homeowners organization, we are writing to object to the effort by Healthmark to build a retail facility at 96th and Shea. It is our understand that current zoning does not permit this. We purchased our home in Scottsdale Ranch with the understanding that the corner of 96th and Shea was a quiet traffic site. Placing a retail facility on the property currently occupied by Healthmark's offices would violate both the spirit and the letter of this zoning restriction. Allowing Healthmark's lawyers to subvert this zoning with sleazy legal maneuvering is simply wrong, and an unwanted intrusion on our community.

Thank you for your consideration and in advance, rejection of corporate bullying.

Talie and Sam Freedman
10293 N 99th Street
Scottsdale, AZ 85258

Castro, Lorraine

From: Sharon Henderson <sharon480@gmail.com>
Sent: Tuesday, September 01, 2015 2:52 PM
To: Planning Commission
Cc: City Council; kbarnes@scottsdaleranch.org
Subject: Please do not let CVS Build on 96th & Shea

Dear City Planning Commission,

I agree with the Scottsdale Ranch HOA and do NOT want a CVS store at the proposed location(s). I live at 96th Place and Gold Dust and use the Gold Dust egress every day onto 96th Street and it is already hard to get out of the neighborhood, being close to Shea and having the medical offices on the west side of 96th Street. I feel by adding retail shopping/parking at that location will make the matter worse and pose a driving/safety risk with everyone trying to leave the parking lot or Scottsdale Ranch at Gold Dust. I have included the Scottsdale Ranch HOA letter which I support.

"I am writing this letter regarding the proposed zoning ordinance text amendment being presented by CVS/Caremark for the southwest corner of 96th Street & Shea Blvd and along Mountainview from 92nd to 96th St. The proposed amendment allowing "Support Retail" on this parcel would have negative impacts on and be detrimental to the surrounding neighborhoods. The area along Shea is an already overburdened intersection which would not lend itself to such a box retail center. Ingress and egress into this store would be substandard at best, causing safety concerns by promoting U-turns on Shea and excessive traffic on 96th St. I understand that city staff had these same concerns and shared the concerns with the applicant as did Scottsdale Ranch in a meeting last year. If a retail center is warranted then moving it to the northwest corner of the parcel next to an existing retail center would be more conducive. This area already has a median cut allowing for ingress and egress from both east and west bound traffic into the store.

It appears the main premise of the application is to benefit the current employment center located on this parcel. By labeling this application as a "Support Retail" to benefit its on-site employees is a perversion of the Land Use element of the General Plan. Land Use – Goal 5 clearly states that this proposal should encourage fewer automobile trips, while it may for a few on-site employees; it significantly increases traffic from the outside. It will not invigorate the area nor does it respect the character of the adjacent neighborhoods as required in Land Use – Goal 9. The bottom line is this type of retail center clearly does not complement its surrounding environment as stated in their application; therefore, does not meet the Character and Design element of the General Plan.

Furthermore, this application process is only a guise to circumvent the standard zoning process thus avoiding typical community notification and input.

I would ask that you keep me apprised of the process and any meetings regarding this application. Please do not hesitate to contact me as I am available to discuss this in further detail. Thank you for your time."

Sharon Henderson

Scottsdale Ranch Resident

480-717-7427

Castro, Lorraine

From: Carefree319@aol.com
Sent: Tuesday, September 01, 2015 6:51 AM
To: Planning Commission
Cc: citycouncil@sottsdaleaz.gov; kbarnes@scottsdaleranch.org
Subject: CASE # 3-TA-2015 C-O TEXT AMENDMENT

Dear Commissioners,

I am in strong opposition to CASE # 3- TA-2015 C-O TEXT AMENDMENT. This amendment would usurp the purpose of C-O zoning and would no longer serve to protect the residential neighborhoods from the negative impact of retail space. This buffer is solely to protect our property and our way of life. I strongly urge you to not allow this to happen.

Thank you,

Barry L. Schwartz
7336 East Soaring Eagle Way
Scottsdale, AZ 85266

Castro, Lorraine

From: Lori Nelson <lorin@winfield.phxcoxmail.com>
Sent: Monday, August 31, 2015 1:20 PM
To: Planning Commission; City Council
Cc: jtsparks@cox.net
Subject: FW: Opposing case # 3-TA-2015 C-OTEXT AMENDMENT

Hello-

Please see the following email below from a homeowner residing in Winfield. I have attached her email address as well for any correspondence.

Thank you,

Lori Nelson
Executive Director-The Club at Winfield
33505 N Winfield Dr.
Scottsdale, AZ 85266
Phone: (480) 707-1234
Fax: (480) 488-1674

From: tonyjenny [<mailto:jtsparks@cox.net>]
Sent: Monday, August 31, 2015 1:06 PM
To: lorin@winfield.phxcoxmail.com
Subject: Opposing case # 3-TA-2015 C-OTEXT AMENDMENT

Why is there always commercial companies that want to take a piece of land and put car washes, nail saloons, gas stations and fast food places on it? When you drive on Scottsdale road and Pima, there are very few pieces of land left that aren't covered with houses or strip malls. Many of these business corners have for lease signs out and none have completely filled up. For example, the corner of Lone Mountain and Scottsdale Rd., there are about 5 business's in that complex and many buildings have been sitting empty ever since it opened. That is one of many up and down Scottsdale as well as Pima. How many more empty buildings do we need? So many small business's move into these places and close within a few months. The economy is not that good and office's are not filling up as well.

I am opposing case # 3-TA-2015 C-OTEXT AMENDMENT. There are enough business's and strip malls as is. More building will create terrible traffic problems, more heat because of asphalt parking lots which increase the air temperature, especially in the summer. Global warming is real and all of these huge asphalt parking lots for big business adventures are creating a problem.

Enough is enough.

Virginia Sparks

Scottsdale

Castro, Lorraine

From: EUNICE <Eunice@RealtorEunice.com>
Sent: Monday, August 31, 2015 12:05 PM
To: Planning Commission; City Council
Cc: Kathe Barnes
Subject: Please OPPOSE Case#3-TA-2015 C-O TEXT AMENDMENT

The Planning Commission

As a resident of Scottsdale Ranch and realtor working in the property market, I ask you to oppose this application which will change the character of our neighbourhood. We already have 11 pharmacies in a 1.5 mile radius. We also have half empty strip malls that have not recovered from the turndown in the market yet. We do not need to add to any more hardship.

There is a CVS at the corner of Scottsdale Road and Shea = close enough for anyone who needs to go there.

Please oppose this application and keep our neighbourhood residential Eunice

EUNICE BOYNTON-LEE

Your Real Estate Consultant for Life

HomeSmart International

10601 N. Hayden Road # I-100

Scottsdale

AZ 85260

Tel: 480-516-8377

Fax: 602-507-3753

Castro, Lorraine

From: Matt Metz <srca@mattmetz.com>
Sent: Monday, August 31, 2015 9:57 AM
To: Planning Commission
Cc: 'Kathe Barnes'; Carr, Brad
Subject: RE: PLEASE OPPOSE CVS Text Amendment Application 3-TA-2015 C-O TEXT AMENDMENT
Attachments: 3-TA-2015 INCOMPATIBILITY WITH GENERAL PLAN.pdf

Dear Planning Commission Members,

I am writing today in my role as President of Scottsdale Ranch Community Association, a large planned community with nearly 4000 members.

We have heard from our membership regarding 3-TA-2015 and they are overwhelmingly opposed to this text amendment. The Board of Directors has unanimously voted to actively oppose this application.

We have studied the application, and take issue with many of the claims and arguments provided by the applicant. The fact is that the proposed "support retail" terminology is so ambiguous as to be virtually indistinguishable from full retail. As such, it would negative change the character of the five affected C-O properties. In particular, the property at the SW corner of 96th St. and Shea currently serves one of the well-intentioned uses of C-O; it buffers the single-family residential properties to the east from the retail/commercial properties to the west.

Please read the attached analysis, which is based on the table provided by the applicant. This modified table clearly shows that – despite the flawed arguments provided by the applicant – the proposed change is a violation of our current General Plan in so many ways.

Please contact me if you have any questions. Since I will be traveling for the next two weeks, please feel free to contact Kathe Barnes, SRCA Executive Director who is authorized by the SRCA Board of Directors to speak on behalf of the Board and all the residents of Scottsdale Ranch. She can be reached at kbarnes@scottsdaleranch.org or at 480-860-1259 X11.

Respectfully,

Matt Metz, President
Scottsdale Ranch Community Association

- Matt Metz

Scottsdale Ranch

"In our every deliberation, we must consider the impact of our decisions on the next seven generations"

- Great Law of the Iroquois Nation



3-TA-2015 INCOMPATIBILITY WITH GENERAL PLAN

The proposed text amendment application 3-TA-2015 runs counter to the following goals, policies, and objectives of the General Plan. Items marked with * are items cited in the applicant’s submittal and a rebuttal is respectfully submitted to their argument that the proposed text amendment supports the General Plan.

Items without * are additional portions of the General Plan (not cited by the applicant) that the proposed text amendment would violate.

GENERAL PLAN	NON -CONFORMANCE
Value Scottsdale’s Unique Character and Lifestyle	
<p>*Character and Design, GOAL 1— Determine the appropriateness of all development in terms of community goals, surrounding area character, and the specific context of the surrounding neighborhood.</p>	<p>The goal of the community is to buffer residential areas from those of higher use and traffic. The subject area at the SW corner of 96th St. and Shea is zoned C-O specifically to buffer Scottsdale Ranch from the retail/commercial areas to the west of the subject property.</p>
<p>*Land use, GOAL 9 — Encourage redevelopment that invigorates an area while also respecting the character of adjacent neighborhoods.</p>	<p>Putting retail (“support retail” or otherwise) immediately adjacent to residential single-family housing DISRESPECTS the character of the adjacent neighborhood.</p>
Support Economic Vitality	
<p>*Economic Vitality, GOAL 2 - Encourage and maintain a high level of diverse, quality retail and entertainment activity in Scottsdale that supports the needs of Scottsdale's residents and visitors.</p>	<p>Within one mile of the proposed location at the SW corner of 96th St. and Shea can be found various retail, entertainment, dining, shopping, and other activities. There is no NEED for this change in use to serve people in this vicinity. The only need is to bolster CVS’s profit margin.</p>

3-TA-2015 INCOMPATIBILITY WITH GENERAL PLAN

<p>*Economic Vitality, GOAL 5 – Locate and integrate non-residential development to improve access and visibility and to protect the integrity of neighborhoods</p>	<p>As stated above, the residents surrounding this intersection need drive less than one mile to access “non-residential development”</p>
<p>Economic Vitality, GOAL 5 – Insure neighborhoods are adequately protected from major commercial development through design sensitivity, buffering and traffic management, etc.</p>	<p>Adding retail (support or otherwise) at the location at the SW corner of 96th St. and Shea would destroy the existing protection and buffer provide by the current C-O zoning (without the proposed text amendment which would add retail to the location)</p>
<p>*Economic Vitality, GOAL 6 – Encourage partnerships to work on the renovation or reuse of underutilized or vacant buildings/shopping centers</p>	<p>The CVS offices currently at this intersection are appropriate as a buffer between high-use retail/commercial to the west and the single family residential to the east. The beautiful landscaping and “open space” on this corner is NOT an example of “underutilized or vacant buildings/shopping centers.”</p>
<p>Open Space</p>	
<p>*Preservation and Environmental Planning, GOAL 1 – Enhance the quality of life in Scottsdale by safeguarding the natural environment.</p>	<p>The proposed retail center will REPLACE NATURAL ENVIRONMENT (the desert landscaping surrounding the current offices) WITH BUILDINGS AND PARKING LOTS.</p>
<p>Seek Sustainability</p>	
<p>*Growth Areas, GOAL 7 – Promote development timing that is guided by the adequacy of existing and/or expandable infrastructure, services, and facilities</p>	<p>Existing infrastructure, services, and facilities in this location are already adequate. THERE IS NO NEED FOR RETAIL at this location, as retail and services are all within one mile.</p>

3-TA-2015 INCOMPATIBILITY WITH GENERAL PLAN

Citywide Land Use Policies	
<p>p. 66. 3. Encourage the transition of land uses from more intense regional and citywide activity areas to less intense activity areas within local neighborhoods.</p> <ul style="list-style-type: none"> • Encourage transitions between different land uses and intensities through the use of gradual land use changes, particularly where natural or manmade buffers are not available. 	<p>The current zoning of C-O without retail was specifically applied to this corner to create a gradual use change (“buffer”) between heavier retail/commercial use to the west and the single-family residences to the east.</p> <p>Adding “support retail” to this area would destroy this transition.</p>
<p>Pp 69-70 “Neighborhoods” focus on a range of mostly residential classifications. Land uses are designated to accommodate a mix of dwelling types and densities for a variety of neighborhood and environmental conditions, and other uses that support residential land uses, such as shopping and small business. Zoning regulations also allow a limited number of non-residential uses, such as places of worship, neighborhood parks, schools, etc., that provide community assets and services essential to balanced residential areas. <u>Special care should be taken to provide adequate transitions between uses that have different intensities of development</u></p>	<p>The current zoning of C-O without retail was a perfect example of “special care” taken to provide adequate transitions (buffers) between uses that have different intensities of development – in this case, full retail/commercial to the west and single-family residential to the east. Adding “support retail” to this area would be non-conforming with this goal.</p>

3-TA-2015 INCOMPATIBILITY WITH GENERAL PLAN

<p>p.71 Whenever non-residential uses are adjacent to established or planned residential areas, special care must be taken to ensure privacy and to protect personal property. Methods of protecting residential areas by providing transitions and buffers between areas include increased setbacks, landscaping, restricted land uses, diversion of traffic, controlled noise or light, height limitations, and transitional land uses, such as minor offices, minor employment uses, or medium-high density residential uses.</p>	<p>The current C-O zoning (WITHOUT a text amendment to allow support retail) is a perfect example of protecting residential areas by providing a buffer/transition. In particular, the current CVS office building (without retail) is a perfect example.</p> <p>Adding retail (“support” or otherwise) would violate this principle.</p>
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Castro, Lorraine

From: June Frederiksen <Junefrederiksen@cox.net>
Sent: Sunday, August 30, 2015 2:45 PM
To: Planning Commission
Cc: City Council; kbarnes@scottsdaleranch.org
Subject: Case #3-TA-2015 C-O Text Amendment

I am writing in OPPOSITION to Case #3-TA-2015 C-O Text Amendment presented by CVS/Caremark.

The increased traffic and noise created by opening a CVS drug store at SW corner of 96th Street and Shea would adversely affect the home values and quality of life for those living in close proximity to that property. Please do not change the zoning on that property or alter it with a text amendment. C-O zoning is designed specifically to be a buffer between busy retail areas and peaceful residential neighborhoods.

Thank you,

June and Bud Olson
9436 N 106th Place
Scottsdale, AZ 85258

Castro, Lorraine

From: Gretchen Ishler <ishlergretchen@gmail.com>
Sent: Sunday, August 30, 2015 10:28 AM
To: Planning Commission
Cc: City Council; kbarnes@scottsdaleranch.org
Subject: Case # 3-TA-2015-0 text amendment

Please use this email as a voice of my opposition to the above captioned case: Case # 3-TA-2015-0 text amendment

Gretchen Ishler
33168 N. 72nd Way
Scottsdale, Arizona 8266

Castro, Lorraine

From: Mischler Claude <mischler5@cox.net>
Sent: Friday, August 28, 2015 10:57 AM
To: Planning Commission
Cc: City Council; kbarnes@scottsdaleranch.org
Subject: CVS/Caremark Zoning Ordinance

City of Scottsdale
Brad Carr, Senior Planner
7447 E. Indian School Rd., Ste 105 Scottsdale, AZ 85251

Dear Mr Carr

I am resident at Scottsdale Ranch for 19 years now, and never regret my choice of this place to live with my family.

Persons in charge of the Association have been doing a super job to keep SCOTTSDALE RANCH in such a great place to live, and we agree with them to try to protect this place from large Company like CVS/Caremark (which had a first application rejected), and trying for a second time to submit the same project, only by twisting the object of the project.

We are against the approval of this new development at this location.

And to confirm our position, we will conclude with the last comments of our Scottsdale Ranch Community Association Executive Director
Mrs Kathe M. Barnes words:

<<The bottom line is this type of retail center clearly does not complement its surrounding environment as stated in their application; therefore, does not meet the Character and Design element of the General Plan.

Furthermore, this application process is only a guise to circumvent the standard zoning process thus avoiding typical community notification and input.>>

Regards

Claude Mischler
10943 E. Palomino Rd
Scottsdale AZ 85259

Castro, Lorraine

From: Bill Scott <wilbilsct@cox.net>
Sent: Friday, August 28, 2015 9:42 AM
To: Planning Commission
Cc: City Council; kbarnes@scottsdaleranch.org
Subject: Oppose Text amendment

Please oppose case # 3-TA-2015 C-O TEXT AMENDMENT.

William T. Scott
7323 E. Sunset Sky circle
Scottsdale, AZ 85266

Castro, Lorraine

From: Jay Strauss <jjstrauss36@gmail.com>
Sent: Friday, August 28, 2015 8:28 AM
To: Planning Commission
Cc: City Council; kbarnes@scottsdaleranch.gov
Subject: Subject: 3-TA-2015 C-U Text Amendment

Please accept this email as my strong opposition to the above. As a 30 year resident of Scottsdale ranch I have noticed the continuing increase in traffic along both Shea Blvd., and 96th Street as the area has become more developed. Another commercial project would only accelerate the congestion at that intersection. Please retain the beauty and open space at that intersection and reject the additional development. Thank you.

Castro, Lorraine

From: mary.hanson@cox.net
Sent: Thursday, August 27, 2015 3:46 PM
To: Planning Commission
Cc: City Council; Kbarnes@scottsdaleranch.org
Subject: Oppose Case #3-TA-2015 C-O Text Amendment

I am strongly in opposition of CASE 3-TA – 2015 C-O TEXT AMENDMENT .

Castro, Lorraine

From: Eddie Trayler <etrayler@q.com>
Sent: Thursday, August 27, 2015 2:54 PM
To: Planning Commission
Cc: City Council; kbarnes@scottsdaleranch.org
Subject: Our Voices-Opposition to Case #3-TA-2015 C-O Text Amendment

To the Planning Commissions and City Council Members,

My husband and I are emailing to communicate to you our **OPPOSITION** to the proposed zoning ordinance text amendment submitted by CVS/Caremark which would allow retail use of land on the southwest corner of 96th Street and Shea Blvd and along Mountainview between 92nd and 96th Streets. I am a native of Scottsdale (over 60 years) and we have been residents of Scottsdale Ranch for over 30 years and prior to that residents of McCormick Ranch for 5 years. We choose to live in Scottsdale and in our current neighborhood because of the quality of life and peaceful, unhurried feel of our community. We enjoy the outdoor spaces in our community on a daily basis by walking and bicycling through the neighborhoods. These neighborhoods and the enjoyment and health benefits we receive will be **ERODED** should this amendment be approved.

We are not fooled by this big business, profit motivated, backdoor attempt to **CIRCUMVENT** current zoning requirements that were/are designed protect our residential communities from the impact of retail and big box businesses, like CVS/Caremark.

“Support Retail” classification??? Retail is retail. Retail businesses are accompanied by increased traffic congestion, air pollution, asphalt, and disruption to traffic flow and destruction of the current residential quality of neighborhoods. Retail can be supported by using businesses that exist in locations adhering to current, established zoning.

In addition, we assume that if this amendment is approved it will apply to all of Scottsdale, not just Scottsdale Ranch. And, as a result, other lands which are currently zoned to protect the present integrity of our neighborhoods will be at risk of being lost to retail businesses.

Thank you for your time and the opportunity to communicate our thoughts on this amendment.

Richard and Edwina Trayler
9035 N Cerrito Vista Drive
Scottsdale, AZ 85258
Cell: 480-734-3735

Castro, Lorraine

From: CenturyLink <doucaine@q.com>
Sent: Thursday, August 27, 2015 12:37 PM
To: Planning Commission
Subject: IN OPPOSITION OF CASE # 3-TA-2015 C-O TEXT AMENDMENT.

Importance: High

Dear Planning Commissioners of Scottsdale AZ:

As a taxpayer and resident of Scottsdale I strongly urge you to reject any proposed language changes to the current C-O Text. I oppose any proposed changes in Case #3-TA-2015 C-O Text Amendment.

This is a subtle pretext to sabotage our quality of life in Scottsdale.

With other citizens I want the buffers between busy retail areas and I want to maintain peaceful residential neighborhoods.

Thank you for your consideration,

Sincerely,

Alban Gray
6721 E. McDowell Rd., Unit 310-F
Polynesian Paradise Condominium Complex
Scottsdale AZ 85257

Castro, Lorraine

From: Madeline Linsley Smidt <madysmidt@gmail.com>
Sent: Thursday, August 27, 2015 9:04 AM
To: Planning Commission
Cc: City Council; KATHE BARNES
Subject: Stand Against CVS

We OPPOSE Case #3-TA-2015 C-O Text Amendment.

We oppose the building of a CVS retail store on the corner of Shea Boulevard and 96th Street. We have been Scottsdale residents since 1984 and have witnessed the increased development and traffic around our neighborhood while still maintaining a safe and friendly environment in which we live. The proposed amendment being presented by CVS/Caremark allowing "Support Retail" would have negative impacts on the surrounding neighborhoods and would increase traffic. This proposal will not invigorate the area nor will it respect the character of the adjacent neighborhoods.

Furthermore, paid petitioners have been canvassing Scottsdale Ranch disseminating incorrect and misleading information. We did not sign this petition but many of our neighbors did as a result of being given deliberately inaccurate and incomplete information.

This type of retail center would be detrimental to the surrounding environment. It does not meet the character and design element of the General Plan.

We plan to attend the Planning Commission Meeting on September 16 to voice our opposition and will urge our neighbors to do the same.

Sincerely,

Oliver and Madeline Smidt
9363 N 96th Place
Scottsdale, AZ 85258
480-860-8917
madysmidt@gmail.com

Sent from my iPad

Madeline Linsley Smidt

email: madysmidt@gmail.com

web: https://urldefense.proofpoint.com/v2/url?u=http-3A_www.madysmidt.com&d=AwIFAg&c=mLnDz0LAXdRWb0m2sWTY_HoX_augE-BnEl0NeG61j9k&r=IAc0t68P9L80A7ZpLFTyTpgTZUE9rCrBrx6AK8vp8Q1VMz9eLN9XVB-xhTB-u-O&m=uS5QjTTwlg1PnmHLdJJ0UZ2wLsp7XO8XcCw9kiw2Tts&s=d-ppTOB6AdgWYUuQ6l-i6mlwmg_gj4edNpKLxY7C-qY&e=

Castro, Lorraine

From: Janalee Sneva <jrsneva@gmail.com>
Sent: Wednesday, August 26, 2015 11:14 PM
To: Planning Commission
Subject: OPPOSITION OF CASE # 3-TA-2015 C-O TEXT AMENDMENT

I am writing this to inform you of my opposition to CVS request.

They are circumventing a rezoning request and applying for a text amendment, which they call "Support Retail." However their proposed definition is so ambiguous that it appears no different from retail zoning.

Please do not let this happen in our Scottsdale community.

Thanks for your time and energy.

Janalee Sneva
7850 E. Camelback Rd. #408
Scottsdale, AZ 85251

jrsneva@gmail.com
602.403.3131

Carr, Brad

From: Debbie Schmalz <teamschmalz@gmail.com>
Sent: Wednesday, August 26, 2015 8:07 PM
To: Carr, Brad
Cc: Planning Commission; City Council; Scottsdale Ranch Assn
Subject: CVS's Deceptive Tactics

Brad Carr,

Senior Planner

City of Scottsdale

Dear Mr. Carr,

Thank you to taking the time to speak with me last Monday regarding CVS and their deceptive neighborhood tactics. I wanted to send a letter to document my experience with the CVS representative on Sunday August 16. As I stated in our phone conversation, I live in the Scottsdale Ranch subdivision adjacent to the proposed CVS store. The CVS person was canvassing the neighborhood to try to document any support for the new CVS store they want to construct at the southwest corner of Shea and 96th street. They were not asking you to sign a petition for or against the store, just trying to lobby you for any kind of a positive reaction to enter into their notebook. The CVS person spoke about the CVS's office within the same development and their desire to construct the new store and how it would be a benefit to the neighborhood.

When asked about the concerns raised by the City of Scottsdale Planning staff and the Scottsdale Ranch Community Association, she claimed no knowledge regarding:

- • A proposed alternative location just to the west of the proposed location within the same development, but adjacent to other retail businesses that do not create any neighborhood issues.
- • Additional traffic issues that will be created adjacent to the neighborhood
- • The date of the next hearing date.
- • That CVS's text change was actually a way to avoid the normal rezoning process to allow the construction of the store at their proposed location regardless of the neighborhood impacts.

I find it hard to believe that a CVS representative promoting the proposed location could be so clueless regarding any issues related to the proposed location, especially since this issue has been ongoing for a year. I feel that CVS is not being honest and forthcoming with all available information that should be presented to myself and/or all my neighbors in an attempt to manipulate perceived support for their project. I would hope that you would take CVS's deceptive tactics and complete disregard for their negative impacts to the adjacent neighborhood when you write your staff recommendation for this item and recommend denial.

Please feel free to contact me if you want to discuss this matter in greater detail.

Sincerely,

Larry Schmalz

9639 E Ironwood Drive

480-350-8924

Castro, Lorraine

From: Bill Krauss <alwill5@cox.net>
Sent: Wednesday, August 26, 2015 7:52 PM
To: Planning Commission
Cc: City Council
Subject: Case # 3-TA-2015 C-O TEXT AMENDMENT

Dear Planning Commissioners,

We are long time residents of Scottsdale, and quality of life is what convinced us to settle here.

We have read about CVS/Caremark attempting to add a new use for certain Commercial Office (C-O) properties in the City of Scottsdale.

C-O zoning is designed to be a buffer between busy retail areas and quiet residential neighborhoods.

CVS/Caremark is avoiding a rezoning request, instead proposing a text amendment so ambiguous that it amount to retail zoning.

C-O properties were established for the express purpose of protecting residential neighborhoods from the impact of retail space.

CVS Caremark would further their narrow commercial interests, to the detriment of Scottsdale's quality of life.

We urge you to join us in opposing Case # 3-TA-2015 C-O TEXT AMENDMENT.

Thank you for your consideration.

Sincerely,

Bill and Alice Krauss
33556 N. 74th Street
Scottsdale, AZ 85266
480-219-0936

Castro, Lorraine

From: roslyn tayne <rozbret@aol.com>
Sent: Wednesday, August 26, 2015 4:19 PM
To: Planning Commission
Cc: City Council; kbarnes@scottsdaleranch.org
Subject: OPPOSED

WE ARE OPPOSED CASE # 3 -TA-2015 C-O TEXT AMENDMENT!!!!

Winfield Subdivision Home Owner

Castro, Lorraine

From: Scott Golan <dgsg823@comcast.net>
Sent: Wednesday, August 26, 2015 2:01 PM
To: Planning Commission
Cc: City Council; kbarnes@scottsdaleranch.org
Subject: CASE # 3 - TA - 2015 C - O TEXT AMENDMENT

I am resident of the Winfield development located in North Scottsdale and am writing this email in opposition to CASE # 3 - TA - 2015 C - O TEXT AMENDMENT. The proposed definition of support Retail is so ambiguous that it is indistinguishable from retail zoning. The five C-O properties which affected would no longer serve their purpose of protecting residential neighborhoods from the impact of retail space.

Also if this amendment does pass it would probably open up more properties to the intrusion of retail outlets to private residence. Of note that you may not be aware of is other developments that are also opposed this application are McCormick Ranch and Gainey Ranch.

I would appreciate it if you would vote NO to this case.

Scott Golan
7323 E. Evening Glow Dr.
Scottsdale, AZ. 85266
847-913-0588

Castro, Lorraine

From: Jack Gustin <jackgustin52@gmail.com>
Sent: Wednesday, August 26, 2015 1:46 PM
To: Planning Commission
Cc: kbarnes@scottsdaleranch.org; City Council
Subject: CASE # 3-TA-2015 C-O TEXT AMENDMENT.

Dear Planning Commissioners;

Our understanding is that CVS/Caremark is attempting to add allow a new use for certain Commercial Office (C-O) properties in the City of Scottsdale.

Our further understanding is that C-O zoning is designed specifically to be a buffer between busy retail areas and peaceful residential neighborhoods.

CVS wants to allow some of these C-O properties to build retail drugstores (and other retail uses). They are circumventing a rezoning request (which they know would be denied) by applying for a text amendment instead. Their proposed text amendment would create a new classification, something they call "Support Retail." This new Support Retail classification would be allowed in large C-O properties.

But their proposed definition of Support Retail is so ambiguous that it is basically indistinguishable from retail zoning.

Using the intentionally ambiguous Support Retail language proposed by CVS, large C-O properties directly abutting residential neighborhoods could have 24-hour pharmacies, car washes, and other high impact, high traffic retail next to our homes.

Thus, the five C-O properties which would be affected would no longer serve their purpose of protecting residential neighborhoods from the impact of retail space.

We vigorously oppose this amendment. We strongly feel that the CVS proposal is a back-door attempt to harm the City by eroding protections provided by simple zoning standards.

Jack Gustin
7344 E Soaring Eagle Way
Scottsdale, Az 85266

Castro, Lorraine

From: Jane Lillestol <janelillestol@gmail.com>
Sent: Wednesday, August 26, 2015 11:36 AM
To: Planning Commission
Cc: City Council; kbarnes@scottsdaleranch.org
Subject: Opposition to the CVS C-) text amendment proposal

I am writing to voice my opposition to Case #3-TA-2015 C-0 Text Amendment being proposed by CVS Pharmacy. As the widow of a pharmacist, and recent resident of Scottsdale, I have seen first-hand the power of large pharmacy chains such as CVS. They have in many instances lowered the neighborhood property values, driven independent pharmacies out of business, and created traffic conditions which have increased costs to local governments. When property values go down, taxes go down. When independent businesses fail, the entire culture of a community changes. The flavor of Scottsdale is what attracted us to move here.

I urge you to protect this gem we have!

On another note, CVS has just purchased the Target Pharmacy division and will be transitioning over the next year. I am very concerned about a business monopoly that will be able to significantly impact the cost of prescription drugs.

Thanks for listening.

Jane Lillestol

--
Jane Lillestol
janelillestol@gmail.com

Castro, Lorraine

From: Roberta Peterson <rlpeterson@cox.net>
Sent: Wednesday, August 26, 2015 11:19 AM
To: Planning Commission; City Council
Subject: Oppose

I strongly oppose Case # 3-TA-2015 C-) Text Amendment. This is a new use that should not be allowed in Scottsdale. We need to protect our neighborhoods. Please vote NO.

*Roberta Peterson
Homeowner and President of an HOA in Scottsdale*

Castro, Lorraine

From: Ellen Feldman <feldmanandmarc@icloud.com>
Sent: Wednesday, August 26, 2015 8:52 AM
To: Planning Commission
Cc: City Council; kbarnes@scottsdaleranch.org; Marc Feldman; helene melnick; Arlene Lehman; David Talbert; Alan Rosell; Jan Gustin; Jack Gustin; Lucie Eitmant
Subject: Please Consider This E-Mail Our Opposition to CASE # 3-TA-2015 C-O TEXT AMENDMENT.

Dear Planning Commissioners;

Our understanding is that CVS/Caremark is attempting to add allow a new use for certain Commercial Office (C-O) properties in the City of Scottsdale.

Our further understanding is that C-O zoning is designed specifically to be a buffer between busy retail areas and peaceful residential neighborhoods.

CVS wants to allow some of these C-O properties to build retail drugstores (and other retail uses). They are circumventing a rezoning request (which they know would be denied) by applying for a text amendment instead. Their proposed text amendment would create a new classification, something they call "Support Retail." This new Support Retail classification would be allowed in large C-O properties.

But their proposed definition of Support Retail is so ambiguous that it is basically indistinguishable from retail zoning.

Using the intentionally ambiguous Support Retail language proposed by CVS, large C-O properties directly abutting residential neighborhoods could have 24-hour pharmacies, car washes, and other high impact, high traffic retail next to our homes.

Thus, the five C-O properties which would be affected would no longer serve their purpose of protecting residential neighborhoods from the impact of retail space.

We vigorously oppose this amendment. We strongly feel that the CVS proposal is a back-door attempt to harm the City by eroding protections provided by simple zoning standards.

Respectfully,

Dr & Mrs Marc Feldman
7974 E Evening Glow Drive
Winfield Community
Scottsdale, Az 85266

Castro, Lorraine

From: irelandllc@comcast.net
Sent: Wednesday, August 26, 2015 7:46 AM
To: Planning Commission
Cc: City Council; kbarnes@scottsdaleranch.org
Subject: opposition of case # 3-TA-2015 C-OTEXT

Dear Plan Commissioners:

Please accept this e mail as my opposition to case # 3-TA-2015 C-TEXT where the potential exists to permit a new user for certain Commercial Office properties in the City of Scottsdale where a reduction of the buffer between retail areas and residential neighborhoods would occur.

As a resident of Scottsdale, 7952 E Russet Sky Drive, Scottsdale AZ 85266, I am most concerned with any attempt to reduce the peaceful residential neighborhood experience that was the principle reason for my re-location to north Scottsdale.

Your protection of residential neighborhoods from unreasonable and unnecessary expansion of commercial activity, as proposed in case # 3-TA-2015 would be appreciated.

Sincerely,

Grant Ireland
7952 E Russet Sky Dr.
Scottsdale, AZ 85266

Castro, Lorraine

From: pamela armstrong <gymclas@yahoo.com>
Sent: Wednesday, August 26, 2015 7:32 AM
To: Planning Commission
Cc: City Council; Barnes, Kate
Subject: zoning plan for CVS

Please vote "NO" for the proposed zoning changes by CVS.

Yours in good health,

Pam

Castro, Lorraine

From: vevah22@gmail.com
Sent: Wednesday, August 26, 2015 7:25 AM
To: Planning Commission
Cc: City Council; kbarnes@scottsdaleranch.org
Subject: 3-TA-2015 Text Amendment

I am opposed to this redefining zoning laws and urge all the commissioners to vote against the change request.

Vevah LaMantia, president

Santa Fe II HOA

Sent from my iPhone

Castro, Lorraine

From: rewhite952@aol.com
Sent: Wednesday, August 26, 2015 2:24 AM
To: Planning Commission
Cc: City Council; kbarnes@scottsdaleranch.org
Subject: (no subject)

We are in strong opposition to these rezoning proposals by CVS and others.

Robert White
Scottsdale Shadows Condominium

Castro, Lorraine

From: Jon Messer <jon.messer1952@gmail.com>
Sent: Tuesday, August 25, 2015 10:44 PM
To: Planning Commission
Cc: City Council; kbarnes@scottsdaleranch.org
Subject: We Oppose Case # 3-TA-2015 C-O Text Amendment

Dear Planning Commission & Council Members,

Is there ever a time where enough is enough? Scottsdale Ranch is first and foremost a residential community. It must remain AND APPEAR both safe and residential.

Allowing CVS to develop yet another commercial property where there is already a glut and excessive amount of unused commercial space is unsafe, ridiculous and diminishes + reduces residential property values. This is why we oppose case # 3-TA-2015-C-O. Scottsdale Ranch was never developed for commercial excess.

Essentially, you as our responsible representatives must count the total number of CVS Stores already surrounding Scottsdale, then add all other Drug + Health & Beauty Aid Stores and you literally have hundreds and hundreds of locations.

Next, you need to know CVS and their employees pays little regard to safety. This corporate campus of theirs is at 96th St. & Shea. Cars enter & exit onto 96th Street. They tear in and out of their parking lots at excessive speed without regard to other traffic or pedestrians. I offer you first-hand experience as I use 96th Street four or more times each day to reach Shea and or drive north. For the past two years, in mornings, mid mornings, afternoon and late afternoon, I have observed reckless driving by those exiting the CVS Campus. I've been cut-off dozens of times by darting cars over two years and I suggest that any additional traffic here will only result in many more accidents and perhaps fatalities.

We do not need any more Drug or HBA Stores in Scottsdale. CVS is only interested in market dominance and greater revenue. People who move to and reside in Scottsdale Ranch do so for safe residence. AKA NON-COMMERCIAL enjoyment and safe solitude. There is not one single shopping plaza or shopping center within 5 miles of Scottsdale Ranch that does not have at least 1, 2 or more vacancies, hence, let them move there. We as taxpaying year-round residents hope you consider our needs to remain in Scottsdale.

No one has ever moved to Scottsdale Ranch for commercial over-building, over-development or, over-crowding. Likewise, adding traffic where there is already excessive reckless driving is only looking for trouble. There is a limit to how many traffic lights you can install and manage while still being able to keep reasonable traffic flow. Hence, there is no practical need for another CVS here.

Thank you for your sincere attention. Please make sure our local neighborhood is not overrun by what inevitably is corporate greed!

Feel free to reach me any day after 10:00 a.m.

Respectfully submitted,

Jon Messer

Jon Messer

Desk: +480-284-5555

Cell: +516-659-7500

Note: UTC/GMT -7 hours

9709 East Mountain View Road #1613
The Racquet Club at Scottsdale Ranch
Scottsdale, Arizona 85258

E: Jon.Messer1952@Gmail.com

& messer@jmssearch.com

Castro, Lorraine

From: Jeff <J72658@aol.com>
Sent: Tuesday, August 25, 2015 7:35 PM
To: Planning Commission
Cc: City Council; kbarnes@scottsdaleranch.org
Subject: Opposition to Case # 3-TA-2015 C-O Text Amendment

I am unable to attend the Sept 16th Planning Commission meeting. As a resident of Scottsdale Ranch, I am opposed to this effort by CVS/Caremark to add and allow new use for C-O properties in our fine City. Please do not allow this to happen.

Thank you.

Jeff Jennings
10306 E. Bella Vista Drive
85258

Castro, Lorraine

From: Jenifer Kean <jkean01@gmail.com> on behalf of Jenifer Kean <bjkean@telus.net>
Sent: Tuesday, August 25, 2015 7:22 PM
To: Planning Commission
Cc: City Council; kbarnes@scottsdaleranch.org
Subject: CVS/Caremark on the SW corner of 96th Street and Shea

TO WHOM IT MAY CONCERN:

RE: CVS/Caremark proposal for building located at SW corner of 96th Street and Shea, Scottsdale, Az

As owners of property in Scottsdale Ranch, my husband and I strongly oppose:

CASE #3-TA-2015
Text Amendment

yours truly
Jenifer and Brent Kean
10554 East Gold Dust Circle,
Scottsdale, Az

Castro, Lorraine

From: Jeff Gaffin <jeff_gaffin@yahoo.com>
Sent: Tuesday, August 25, 2015 6:22 PM
To: Planning Commission
Cc: City Council; kbarnes@scottsdaleranch.org; Jeff Gaffin; Brian Klein
Subject: Opposition to CVS/Caremark Zoning Ordinance at Shea/96th Street

I am writing this letter regarding the proposed zoning ordinance text amendment being presented by CVS/Caremark for the southwest corner of 96th Street & Shea Blvd and along Mountainview from 92nd to 96th St. The proposed amendment allowing "Support Retail" on this parcel would have negative impacts on and be detrimental to the surrounding neighborhoods. The area along Shea is an already overburdened intersection which would not lend itself to such a box retail center. Ingress and egress into this store would be substandard at best, causing safety concerns by promoting U-turns on Shea and excessive traffic on 96th St. I understand that city staff had these same concerns and shared the concerns with the applicant as did Scottsdale Ranch in a meeting last year. If a retail center is warranted then moving it to the northwest corner of the parcel next to an existing retail center would be more conducive. This area already has a median cut allowing for ingress and egress from both east and west bound traffic into the store.

It appears the main premise of the application is to benefit the current employment center located on this parcel. By labeling this application as a "Support Retail" to benefit its on-site employees is a perversion of the Land Use element of the General Plan. Land Use – Goal 5 clearly states that this proposal should encourage fewer automobile trips, while it may for a few on-site employees; it significantly increases traffic from the outside. It will not invigorate the area nor does it respect the character of the adjacent neighborhoods as required in Land Use – Goal 9. The bottom line is this type of retail center clearly does not complement its surrounding environment as stated in their application; therefore, does not meet the Character and Design element of the General Plan.

Furthermore, this application process is only a guise to circumvent the standard zoning process thus avoiding typical community notification and input.

Taxpayer

Jeffrey Gaffin
10019 E Mountain View
Scottsdale, AZ 85258

Castro, Lorraine

From: Robert Fisher <rfisher17@cox.net>
Sent: Tuesday, August 25, 2015 5:55 PM
To: Planning Commission
Subject: CVs

OPPOSITION OF CASE # 3-TA-2015 C-OTEXT AMENDMENT

We oppose this legislation. It goes around our zoning laws,

Fishers

33159 N. 72nd Way

Scottsdale

Sent from my iPad

Castro, Lorraine

From: Robert Fisher <rfisher17@cox.net>
Sent: Tuesday, August 25, 2015 5:53 PM
To: Planning Commission
Subject: CVS

I oppose allowing CVS to circumvent our zoning laws and building where it would not be allowed.
Please stop this
Robert Fisher
33159 N. 72nd Way
Scottsdale

Sent from my iPad

Castro, Lorraine

From: Nancy Friedman <nancyf1@sbcglobal.net>
Sent: Tuesday, August 25, 2015 3:51 PM
To: Planning Commission
Cc: City Council; kbarnes@scottsdaleranch.org
Subject: CASE # 3-TA-2015 C-O TEXT AMENDMENT

Dear Commissioners,

We are in strong opposition to CASE #3-TA-2015 C-O Text Amendment. This amendment would usurp the purpose of C-O zoning in that it would no longer serve to protect our residential neighborhoods from the impact of retail space. This buffer is sorely needed to protect our property and our way of life. Please do not allow this to happen.

Thank you,

Nancy & Harry Friedman
7350 E. Soaring Eagle Way
Scottsdale, AZ 85266

Castro, Lorraine

From: Barb Kerner <blk_az@cox.net>
Sent: Tuesday, August 25, 2015 2:19 PM
To: Planning Commission
Cc: City Council
Subject: Case # 3-TA-2015 C-O TEXT AMENDMENT

FROM: Robert & Barbara Kerner
7979 E. Russet Sky Drive
Scottsdale, AZ 85266

We are writing to voice our opposition to the above listed proposal by CVS/Caremark Corp.

Thanks you,
The Kerners
Winfield Community Residents

Castro, Lorraine

From: Ron L <rtlonie@gmail.com>
Sent: Tuesday, August 25, 2015 2:04 PM
To: Planning Commission; City Council; kbarnes@scottsdaleranch.org
Subject: CVS/Caremark Zoning Ordinance
Attachments: 1stLtrSRCA.pdf

I am a resident on Scottsdale Ranch and wish to express my thoughts regarding the proposed CVS retail store at 96th/Shea. It's my understanding CVS plans to build a retail store in an area designated for commercial office buildings (sw corner Shea & 96th streets). This violates zoning ordinances in place to protect the quality of life in surrounding neighborhoods; in particular Scottsdale Ranch. CVS should not be allowed to bypass zoning protections via "text amendment" allowing "support retail" which is specifically and appropriately banned by current zoning.

Allowing this amendment would not only destroy the area around Scottsdale Ranch, but all commercial-Office zoned areas in the city. Please reject this CVS request.

Additionally, I completely agree with all stated in a letter (attached) dated May 5, 2015, from Kathe Barnes, Scottsdale Ranch Association in opposition to the retail store at the proposed location.

Ronald Lonie (Scottsdale Ranch Resident)
9915 E. Ironwood Drive
Scottsdale, AZ 85258



May 5, 2015

City of Scottsdale
Brad Carr, Senior Planner
7447 E. Indian School Rd., Ste 105
Scottsdale, AZ 85251

Re: CVS/Caremark Zoning Ordinance

Dear Mr. Carr:

I am writing this letter on behalf of the Scottsdale Ranch Community Association (SRCA) regarding the proposed zoning ordinance text amendment being presented by CVS/Caremark for the southwest corner of 96th Street & Shea Blvd and along Mountainview from 92nd to 96th St. The proposed amendment allowing "Support Retail" on this parcel would have negative impacts on and be detrimental to the surrounding neighborhoods. The area along Shea is an already overburdened intersection which would not lend itself to such a box retail center. Ingress and egress into this store would be substandard at best, causing safety concerns by promoting U-turns on Shea and excessive traffic on 96th St. I understand that city staff had these same concerns and shared the concerns with the applicant as did Scottsdale Ranch in a meeting last year. If a retail center is warranted then moving it to the northwest corner of the parcel next to an existing retail center would be more conducive. This area already has a median cut allowing for ingress and egress from both east and west bound traffic into the store.

It appears the main premise of the application is to benefit the current employment center located on this parcel. By labeling this application as a "Support Retail" to benefit its on-site employees is a perversion of the Land Use element of the General Plan. Land Use – Goal 5 clearly states that this proposal should encourage fewer automobile trips, while it may for a few on-site employees; it significantly increases traffic from the outside. It will not invigorate the area nor does it respect the character of the adjacent neighborhoods as required in Land Use – Goal 9. The bottom line is this type of retail center clearly does not complement its surrounding environment as stated in their application; therefore, does not meet the Character and Design element of the General Plan.

Furthermore, this application process is only a guise to circumvent the standard zoning process thus avoiding typical community notification and input.

I would ask that you keep me apprised of the process and any meetings regarding this application. Please do not hesitate to contact me as I am available to discuss this in further detail. Thank you for your time.

Sincerely,

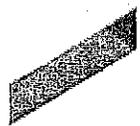
A handwritten signature in cursive script that reads "K Barnes".

Kathe M. Barnes, Executive Director
Scottsdale Ranch Community Association
10585 N. 100th St., Scottsdale, AZ 85258
(480) 860-2022
kbarnes@scottsdaleranch.org

Castro, Lorraine

From: Stew Feldstein <Stew.Feldstein@fsresidential.com>
Sent: Tuesday, August 25, 2015 2:03 PM
To: Planning Commission
Cc: kbarnes@scottsdaleranch.org
Subject: Case 3-TA-2015 C-oText Ammendment

As a twenty five year resident of Scottsdale who at one time volunteered for the Planning Commission I am totally opposed to this proposal. Business cannot infringe on residential areas. Thank You.



FirstService
RESIDENTIAL

Stew Feldstein
Community Manager

9000 East Pima Center Parkway | Suite 300 | Scottsdale, AZ 85258
Telephone 480.551.4300 | Direct 480.551.4524 | Fax 480.551.7758 | Cell 602.694.2813
Email stew.feldstein@fsresidential.com
www.fsresidential.com

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[Print only when necessary](#)

Castro, Lorraine

From: Charles Kissinger <cbkissr@aol.com>
Sent: Tuesday, August 25, 2015 2:01 PM
To: Planning Commission
Subject: Concerned Resident

I am writing to inform you that I am opposed to CASE # 3-TA-2015 C -O Test Amendment.
Beverly Kissinger

Castro, Lorraine

From: Sheri <joshmida@aol.com>
Sent: Tuesday, August 25, 2015 12:48 PM
To: Planning Commission
Cc: City Council; kbarnes@scottsdaleranch.org
Subject: Oppose Case #3-TA-2015 C-O Text Amendment

I urge you to vote no on the above case for the CVS/Caremark location at 96th and Shea.

Thank you.

Sharon Coryell
10080 E. Mountain View Lake Drive #201
Scottsdale, AZ 85258

Castro, Lorraine

From: Esther Zack <estherzack9@gmail.com>
Sent: Tuesday, August 25, 2015 12:39 PM
To: Planning Commission
Cc: City Council
Subject: Oppose Case #3-TA-2015 C-0 Text Amendment

Gentlemen:

I am a 27 year Scottsdale Ranch resident and I am incensed at CVS trying to build a store at 96th and Shea, with egress into 96th street.

This is a residential street, and the residents do not need any more traffic than they have already on that street.

This is not a benefit to Scottsdale Ranch residents and we strongly oppose above Case Number.

Esther Zack
10570 E. Terra Drive
Scottsdale Az 85258

Castro, Lorraine

From: Karen Krivacek <kkrivacek@gmail.com>
Sent: Tuesday, August 25, 2015 12:15 PM
To: Planning Commission
Cc: City Council
Subject: Oppose

We oppose case#3-TA-2015 c-o text amendment.

We appreciate the quietness of communities separate from business.

We understand the necessity of business, and we appreciate the quietness Scottsdale Has been able to enjoy.

Thanks for your consideration,

Barry and Karen Krivacek

Winfield subdivision

Sent from my iPad

Castro, Lorraine

From: Customer Service <barbofso@aol.com>
Sent: Tuesday, August 25, 2015 12:15 PM
To: Planning Commission
Subject: CVS/Caremark

We have reviewed the information sent to us by SRCA regarding the CVS/Caremark proposal for a retail big-box store at 96th Street and Shea.

We adamantly reject the rezoning request and also reject the text amendment they are attempting in order to make a new classification. The new Support Retail classification they are trying to get could then allow businesses and high traffic retail near our homes. This is just a back-door attempt to erode the protections that the City of Scottsdale has put in place to keep the wonderful quality of life in Scottsdale neighborhoods.

The reason we moved to Scottsdale Ranch was because this area was protected from the impact of retail space. If this is allowed, it will affect the beauty and peaceful ambiance of Scottsdale Ranch and the entire area. We totally support the SRCA Board of Directors in their decision to deny this request. We understand other HOAs have also opposed this application.

Thank you.

WILLIAM AND BARBARA OFSOWITZ
The Island
Scottsdale, AZ

Castro, Lorraine

From: Patricia Bernesser <bernesser1@gmail.com>
Sent: Tuesday, August 25, 2015 11:49 AM
To: Planning Commission
Subject: I OPPOSE CASE # 3-TA-2015 C-O TEXT AMENDMENT.

Patricia Bernesser
7291 E Sunset Sky Circle
Scottsdale Az 85266

Castro, Lorraine

From: Franklin Khedouri <franklinaz@gmail.com>
Sent: Tuesday, August 25, 2015 11:33 AM
To: Planning Commission
Cc: City Council; kbarnes@scottsdaleranch.org
Subject: Case # 3-TA-2015 C-O Text Amendment

Dear Sirs:

My wife and I, long residents of Scottsdale Ranch, wish to go on record as strongly opposed to the proposed CVS:

Case # 3-TA-2015 C-O Text Amendment

This is nothing more than a device to circumvent the zoning intentions of the area to prohibit retail. We believe it will strongly detract from the ambiance, add traffic congestion, and diminish real estate values. Moreover, the immediate area already has several drug stores and therefore CVS serves no public need.

Sincerely

Franklin and Amy Khedouri
9915 East Cinnabar Avenue
Scottsdale 85258
602-549-2190

Castro, Lorraine

From: Sherry Petta Music <info@sherrypetta.com>
Sent: Tuesday, August 25, 2015 11:18 AM
To: Kuester, Kelli
Cc: City Council; Planning Commission; Smetana, Rachel
Subject: RE: Oppose Case # 3-TA-2015 C-O Text Amendment

Thank you for your reply.

I would be so disappointed if it was my house backing up to 96th Street – we need to think of the people whose property is right there. CVS knew the zoning going in. It's not right to change it. There's plenty of other commercial land available.

Thank you so much for your consideration.

Sherry

From: Kuester, Kelli [<mailto:KKuester@Scottsdaleaz.gov>]
Sent: Tuesday, August 25, 2015 10:39 AM
To: 'Sherry Petta Music' <info@sherrypetta.com>
Cc: City Council <CityCouncil@scottsdaleaz.gov>; Planning Commission <Planningcommission@scottsdaleaz.gov>; Smetana, Rachel <RSmetana@scottsdaleaz.gov>
Subject: RE: Oppose Case # 3-TA-2015 C-O Text Amendment

Dear Ms. Petta,

Mayor Lane and some members of Council have asked me to thank you for your email and for sharing your input in advance of the proposed October 20th City Council meeting on this issue.

Best,

Kelli Kuester
Management Assistant to Mayor & City Council
City of Scottsdale
3939 N. Drinkwater Blvd., Scottsdale, AZ 85251
kkuester@scottsdaleaz.gov
(480) 312-7977

From: Sherry Petta Music [<mailto:info@sherrypetta.com>]
Sent: Monday, August 24, 2015 4:08 PM
To: Planning Commission; City Council
Subject: Oppose Case # 3-TA-2015 C-O Text Amendment

Good afternoon,

As a homeowner in Scottsdale Ranch, I am opposed to the requested C-O Text Amendment.

Allowing this zoning change would impact property values of long-time homeowners of Scottsdale Ranch, and even new property owners who purchased their property believing in the quality of life of Scottsdale Ranch, and trusting in the current zoning to protect their property values.

This sly move by CVS is one that would not only affect the 96th & Shea location, but would certainly cause a trend within Scottsdale and eliminate much needed buffers to residential neighborhoods.

There is a reason the current zoning is in place, and it needs to remain unchanged.

Please do not betray the trust of the homeowners throughout Scottsdale.

Thank you,
Sherry Petta

Castro, Lorraine

From: Jan Gustin <jangustin49@gmail.com>
Sent: Tuesday, August 25, 2015 10:37 AM
To: Planning Commission
Cc: City Council; kbarnes@scottsdaleranch.org
Subject: Case#3-TA-2015C-O TEXT AMENDMENT

I am writing to inform you that I strongly oppose the above Amendment by CVS/Caremark. Please help us to keep open space between residential and retail/commercial buildings.

Thank you.

Jan Gustin

Castro, Lorraine

From: Jim Courtney <jim.courtney@gmail.com>
Sent: Tuesday, August 25, 2015 10:37 AM
To: Planning Commission
Cc: City Council; kbarnes@scottsdaleranch.org; Karen Courtney
Subject: Opposition to Case #3-TA-2015 C-O Text Ammendment

Dear Commissioners, this correspondence is to express my strong opposition to Case #3-TA-2015 C-O Text Amendment as proposed by the CVS/Caremark Corporation. My wife and I are residents in the Winfield community and our property abuts an undeveloped parcel of land that extends along Scottsdale Road. Approval of this proposed amendment with the subsequent retail development that would follow would pose great potential harm to our quality of life as well as to our property values.

If CVS/Caremark wishes to develop commercial properties, they should be required to follow the standard process of obtaining a zoning variance through normal approval channels.

Thank you very much for your consideration.

James Courtney
7387 E Quien Sabe Way
Scottsdale, AZ 85266

Castro, Lorraine

From: Amy Kadori <amyarizona@hotmail.com>
Sent: Tuesday, August 25, 2015 9:55 AM
To: Planning Commission
Cc: City Council; kbarnes@scottsdaleranch.org
Subject: Please Oppose Case # 3-TA-2015 C-O Text Amendment

I am writing in opposition to the proposed CVS zoning change. The purpose of the current zoning is to protect nearby residential neighborhoods from the impact of retail space. Shea Blvd on the south side is a desirable place to live precisely because there are no retail spaces until you reach Fountain Hills. I feel allowing a big box store would be detrimental, not only to Scottsdale Ranch, but all of Scottsdale and marks the beginning of the end of this well regarded residential area.

We have discussed it in my family and plan to sell our home and leave if this zoning change goes through before our property value deteriorates and traffic increases. And I suspect that we won't be the only one leaving.

Amy Khedouri

Cinnabar Avenue

Scottsdale Ranch

Amy

Castro, Lorraine

From: Richard Alt <dalt1@q.com>
Sent: Tuesday, August 25, 2015 9:24 AM
To: Planning Commission
Cc: City Council
Subject: OPPOSE Case #3-TA-2015 C-O TEXT AMENDMENT

As President of 7600 Lincoln HOA, 113 homes, we are opposed to the case in the subject line. This case circumvents a rezoning request. By applying for a text amendment instead. Their proposed text amendment would create a new classification, something they call "Support Retail." This new Support Retail classification would be allowed in large C-O properties.

Richard Alt
President
7600 Lincoln HOA

Castro, Lorraine

From: Mike and Ruth <msmilg@sbcglobal.net>
Sent: Tuesday, August 25, 2015 8:37 AM
To: Planning Commission
Cc: kbarnes@scottsdaleranch.org; City Council; msmilg@sbcglobal.net
Subject: Oppose Case # 3-TA-2015 C-O Text Amendment - Allow CVS to re zone property

My wife and I strongly oppose CVS/Caremark's attempt to add and allow a new use for certain Commercial Office (C-O) properties in the City of Scottsdale - proposed retail big, box store CVS/Caremark on the SW corner of 96th Street and Shea, neighboring Scottsdale Ranch Community Association (SRCA)'s West Property Line.

Michael Smilg
847 275 -2673



This email has been checked for viruses by Avast antivirus software.
www.avast.com

Castro, Lorraine

From: SAM DELP <sdelp67@gmail.com>
Sent: Tuesday, August 25, 2015 8:22 AM
To: Planning Commission
Cc: City Council
Subject: Case #3-TA-2015 C-O Amendment

This email is to express our opposition to the amendment referenced above. The purpose of C-O zoning was designed to be a buffer between retail areas and residential neighborhoods. The proposal from CVS is an attempt to circumvent a zoning request by applying for an amendment instead, the ambiguous language of which is essentially indistinguishable from retail zoning.

The approval of this amendment would provide for large C-O properties that directly abut residential neighborhoods to build 24 hour pharmacies, car washes and other high impact and high traffic businesses next to our homes.

Let sound, logical, and reasonable minds prevail when considering this amendment; consider the residents of Scottsdale and vote no.

Best,
Sam Delp
President
Sands East Townhouses, Inc.

Castro, Lorraine

From: Sharon Davis <sharon@gardengatedesign.net>
Sent: Tuesday, August 25, 2015 7:55 AM
To: Planning Commission
Cc: kbarnes@scottsdaleranch.org; Paul Davis
Subject: CVS Project proposed for Shea and 96th Street

Dear Members of the Planning Commission,

As members of Scottsdale Ranch, we oppose the attempt by CVS to modify the C-O zoning that currently applies to the property site on the corner of 96th and Shea. The current zoning C-O is designed specifically to be a buffer between busy retail areas and peaceful residential neighborhoods. Such an attempt to circumvent a rezoning request by applying for this text amendment is both disingenuous and wrong.

Approving this will not only allow a broader interpretation of the Support Retail classification, but it will allow the possibility of other high impact retail next to a residential neighborhood. As you know, there is myriad of shopping options in that area and we do not need additional retail stores to eat up our buffer. If this amendment is allowed, it will put at risk other large C-O properties that directly abut other residential neighborhoods in Scottsdale.

Thank you for listening,

Sharon Davis
10050 E. Mountainview Lake Drive #47
Scottsdale

Castro, Lorraine

From: Maria Vogler <mvsedona@earthlink.net>
Sent: Tuesday, August 25, 2015 7:12 AM
To: Planning Commission
Subject: Opposition

Please note that I oppose Case #3-TA-2015 C-O Text Amendment.

Maria Vogler
10595 E. Mission Lane
Scottsdale AZ 85258

Castro, Lorraine

From: Brian Lajoie <brilajoie@yahoo.com>
Sent: Tuesday, August 25, 2015 6:26 AM
To: Planning Commission; City Council
Cc: kbarnes@scottsdaleranch.org
Subject: Case # 3-TA-2015 C-O Text Amendment

Planning Commission,

I urge you to reject the proposed amendment for CVS/Caremark. This will have a negative effect on our community with traffic and noise. Additionally, the services provided by this company are already available and duplicated many times over just blocks away in all directions.

Do not let commercialization encroach into our neighborhoods. Time and development opportunities better spent would be to secure an anchor tenant in the old AJ's location on Via Linda.

Thank you,

Brian Lajoie
10736 E. Mission Lane
Scottsdale, AZ 85258
415-999-2080 c

8/25/15

Scottsdale City Planning Commission
3939 N Drinkwater Blvd
Scottsdale, AZ 85251-4433

Dear Commission Members,

My wife and I have lived in Scottsdale Ranch since 1990. Several times we decided to move and looked at multiple areas, but all three times moved into a new home within Scottsdale Ranch. This is because Scottsdale Ranch is a planned community within the City of Scottsdale which maintains a high standard of quality of life.

How would any member of the Scottsdale Planning Commission react if, outside of a previously agreed zoning district, a commercial establishment would pop up in their backyard. Just because CVS/Caremark is big is no reason why it can force its drugstore without considering the concerns of its neighbors, Scottsdale Ranch.

We are forcefully against building this commercial establishment (drugstore) adjacent to our neighborhood.

Respectfully yours,



Richard Woelkers



Jacqueline Woelkers

Castro, Lorraine

From: M.M. Cronin <mmcronin4@gmail.com>
Sent: Monday, August 24, 2015 9:38 PM
To: Planning Commission
Subject: Case # 3-TA 2015 C-O Text Amendment (CVS)

As residents of Scottsdale Ranch, which is a large residential community, bordering the property in question, we are opposed to this proposed "big box" business in our neighborhood. Shea Blvd. & 96th St. (that area) already is overburdened with the business we already have, and the residents here do not want this business next to our property line. We feel that CVS is not going through the proper procedures by going through the Scottsdale Council to get approval/disapproval for this.

Thank you,

John & Margaret Cronin
9023 N. 107th Place
Scottsdale, Az 85258

Castro, Lorraine

From: John Amend <desert-dwellers@cox.net>
Sent: Monday, August 24, 2015 9:31 PM
To: Planning Commission
Subject: CVS

Dear Sir,

My neighbors and I oppose any building of drugstores by CVS/Caremark on the SW corner of 96th Street and Shea, neighboring Scottsdale Ranch. Such drugstores would increase traffic in our residential neighborhood and lower property values. Please do not allow this drugstore to be built.

Sincerely,

**John Amend
10696 E Fanfol Lane
Scottsdale, 85258**

Castro, Lorraine

From: Janice Lajoie <jhlajoie@yahoo.com>
Sent: Monday, August 24, 2015 9:12 PM
To: Planning Commission
Cc: City Council; Kathe Barnes
Subject: CVS

Hello

I am a resident of Scottsdale Ranch off 107th and Mountainview. We moved here from California a few years ago choosing this community based on the nice mix of suburban lifestyle yet proximity to shopping and dining. We have young children who go to the school in our community and both my husband and I work in the area.

Our community provides us the safety, good schools, low traffic and lifestyle we want; however, from recent reports our community will change with new development. I/we are not opposed to change and new development, but I don't understand how it is happening circumventing zoning laws.

I hope that CVS does not build adjacent to our community but I will be most disappointed if City of Scottsdale is being taken advantage or allowing a large corporation to maneuver around the system.

Please put on record our opposition to the current plans for CVS in an area not zoned for such type of business. Plenty of open space in the area for them to use.

Janice Lajoie

Castro, Lorraine

From: Penny Kula <penny.kula@russlyon.com>
Sent: Monday, August 24, 2015 8:19 PM
To: Planning Commission
Cc: City Council; kbarnes@scottsdaleranch.org
Subject: proposed CVS store at 96th St. and Shea

To whom it may concern:

I am a resident of Scottsdale Ranch and I strongly oppose the CVS/Caremark proposed plan to build a CVS store at the SW corner of 96th St. and Shea. High impact, high traffic retail abutting our quiet, peaceful neighborhood would have a very negative impact on our community. It would be out of place and harmful to the neighborhood. The present C-O zoning is there for a reason, to provide a buffer between our homes and the busy retail areas along Shea. The proposed text amendment would have the same effect as rezoning, allowing busy, noisy retail where it does not belong.

Thank you for your consideration.

Penny Kula
Scottsdale Ranch resident since 1998

Castro, Lorraine

From: Amy Sabol <amy@plusgroupaz.com>
Sent: Monday, August 24, 2015 8:05 PM
To: Planning Commission
Cc: City Council; 'Kathe Barnes'; Paul M. Sabol
Subject: Case #3-TA-2015 C-O Text Amendment

Greetings:

My husband and I live in the Scottsdale Ranch community and oppose CVS/Caremark's efforts to circumvent the required rezoning request in order to build a retail CVS store on the southwest corner of 96th Street and Shea Blvd. That area is zoned C-O as a buffer between busy retail stores and quiet residential neighborhoods. CVS stores are clearly retail businesses so CVS should be required to submit a rezoning request rather than be allowed to apply for any sort of text amendment. We hope any request for the rezoning of that location to allow retail space will be denied due to the detrimental effects on our community, but we particularly object to CVS's attempt to skirt the process because they know such a request would likely be denied.

Thank you for your consideration.

Respectfully,

Amy C. Sabol

Castro, Lorraine

From: vevah22@gmail.com
Sent: Monday, August 24, 2015 8:02 PM
To: Planning Commission
Subject: Cvs rezoning

No, no, no!

Vevah
Sent from my iPhone

Castro, Lorraine

From: Jeff williams <jwfotoaz@yahoo.com>
Sent: Monday, August 24, 2015 6:19 PM
To: Planning Commission
Cc: City Council; kbarnes@scottsdaleranch.org
Subject: Oppose Case # 3-TA-2015 C-O Text Amendment

Dear Mr. Carr:

We do not need another retail center / CVS at 96th St and Shea.

I am writing this letter on behalf of the Scottsdale Ranch Community Association (SRCA) regarding the proposed zoning ordinance text amendment being presented by CVS/Caremark for the southwest corner of 96th Street & Shea Blvd and along Mountainview from 92nd to 96th St. The proposed amendment allowing "Support Retail" on this parcel would have negative impacts on and be detrimental to the surrounding neighborhoods. The area along Shea is an already overburdened intersection which would not lend itself to such a box retail center. Ingress and egress into this store would be substandard at best, causing safety concerns by promoting U-turns on Shea and excessive traffic on 96th St. I understand that city staff had these same concerns and shared the concerns with the applicant as did Scottsdale Ranch in a meeting last year. If a retail center is warranted then moving it to the northwest corner of the parcel next to an existing retail center would be more conducive. This area already has a median cut allowing for ingress and egress from both east and west bound traffic into the store.

It appears the main premise of the application is to benefit the current employment center located on this parcel. By labeling this application as a "Support Retail" to benefit its on-site employees is a perversion of the Land Use element of the General Plan. Land Use – Goal 5 clearly states that this proposal should encourage fewer automobile trips, while it may for a few on-site employees; it significantly increases traffic from the outside. It will not invigorate the area nor does it respect the character of the adjacent neighborhoods as required in Land Use – Goal 9. The bottom line is this type of retail center clearly does not complement its surrounding environment as stated in their application; therefore, does not meet the Character and Design element of the General Plan.

Furthermore, this application process is only a guise to circumvent the standard zoning process thus avoiding typical community notification and input.

Sincerely,

Jeff Williams
Scottsdale Ranch Resident

602.403.9095

"Beyond the very extreme of fatigue and distress, we may find amounts of ease and power we never dreamed ourselves to own; sources of strength never taxed at all because we never push through the obstruction." ~a quote from William James~

This e-mail, including any attachments, is for the sole use of the intended recipient(s) and may contain information that is confidential, privileged and/or protected from disclosure under applicable law. If you are neither the intended recipient nor an agent or employee of the intended recipient, you may not read, disseminate, copy, forward, print or otherwise distribute this communication or any attachments hereto. If you receive this email communication in error, please notify us immediately at jwfotoaz@yahoo.com and also permanently delete the original and all copies of this e-mail and any attachments from your computer.

Castro, Lorraine

From: Kathe Barnes <kbarnes@scottsdaleranch.org>
Sent: Monday, August 24, 2015 5:42 PM
To: Planning Commission
Cc: City Council
Subject: FW: CVS

From: Sandy Harrow [<mailto:z4mol@yahoo.com>]
Sent: Monday, August 24, 2015 5:30 PM
To: Kathe Barnes
Subject: CVS

I strongly oppose the location of the CVS store. Please keep fighting this. We have a beautiful community and work hard to keep it that way.

Sent from Yahoo Mail on Android

Castro, Lorraine

From: Steve Miller <sgrmiller@cox.net>
Sent: Monday, August 24, 2015 5:27 PM
To: Planning Commission
Cc: City Council; Kathe Barnes; Steve Miller; Ceci Miller
Subject: Opposition to CVS/Caremark Proposed Amendment in Case # 3-TA-2015 C-O Text Amendment

Ladies and Gentlemen,

We are writing to express our opposition to CVS/Caremark's proposed amendment per Case # 3-TA-2015 C-O Text Amendment. As residents of Scottsdale Ranch, we are firmly opposed to any further retail development of property in the area. We are well serviced by the numerous existing retail establishments in the greater Scottsdale Ranch/McCormick Ranch/Gainey Ranch area. The disruption and inconveniences that would be caused by further retail development of property in the area are unnecessary and unwelcome.

Sincerely,

Steve and Ceci Miller
10225 E Bella Vista Dr
Scottsdale, AZ 85258

Castro, Lorraine

From: Bo <bo1andersen@netscape.net>
Sent: Monday, August 24, 2015 5:26 PM
To: Planning Commission; City Council; kbarnes@scottsdaleranch.org;
angie63brown@yahoo.com
Subject: Registering our opposition to CVS' attempt change the Scottsdale Commercial Office zoning to allow retail stores

Dear Planning Commission,

We strongly oppose CVS' attempt to offend our collective intelligence by attempting to slip changes into our city's commercial office zoning such as to allow them to open retail stores at will where only commercial offices are permitted. We have ample drug stores and other retail stores in our neighborhood and don't need more at our door step. It will cheapen the area and ultimately reduce property value and property taxes for the city.

Best regards,

Bo Andersen
The Racquet Club
9709 East Mountain View Road
#2705
Scottsdale AZ 85258

Castro, Lorraine

From: Kathe Barnes <kbarnes@scottsdaleranch.org>
Sent: Monday, August 24, 2015 4:44 PM
To: Planning Commission
Cc: City Council
Subject: Case # 3-TA-2015
Attachments: Planning Comm ltr 8.24.15.pdf; CVS ltr to PC 8.24.15.pdf; 7. CVS.McCormickPOA.pdf; Gainey letter 2015.pdf

Importance: High

Dear Planning Commissioners:

Please see the attached letter of opposition from the Scottsdale Ranch Community Association for the above mentioned case. I have also attached other pertinent documents such as:

- Previous emails that were sent to the city staff from our residents in regards to this application
- Letter from McCormick Ranch POA in opposition
- Letter from Gainey Ranch HOA in opposition

We ask that you **VOTE NO on Case #3-TA-2015**.

Thank you for your consideration.

Respectfully,

Kathe M. Barnes, LSM, PCAM | Executive Director
Scottsdale Ranch Community Association
10585 N. 100th Street Scottsdale, AZ 85258
p: 480.860.2022 f: 480.860.8264
kbarnes@scottsdaleranch.org
www.scottsdaleranch.org



COMMUNITY ASSOCIATION

August 24, 2015

City of Scottsdale
Planning Commissioners
3939 N. Drinkwater Blvd.
Scottsdale, AZ 85251

Re: CVS/Caremark C-O Text Amendment

Case #3-TA-2015

Dear Planning Commissioners:

I am writing this letter on behalf of the Scottsdale Ranch Community Association (SRCA) regarding the proposed zoning ordinance text amendment being presented by CVS/Caremark for the southwest corner of 96th Street & Shea Blvd and as well as other parcels in Scottsdale. The proposed amendment allowing "Support Retail" on this parcel would have negative impacts on and be detrimental to the surrounding neighborhoods. The area along Shea is an already overburdened intersection which would not lend itself to such a box retail center. Ingress and egress into this store would be substandard at best, causing safety concerns by promoting U-turns on Shea and excessive traffic on 96th St. I understand that city staff had these same concerns and shared the concerns with the applicant as did Scottsdale Ranch in a meeting last year. If a retail center is warranted then moving it to the northwest corner of the parcel next to an existing retail center would be more conducive. This area already has a median cut allowing for ingress and egress from both east and west bound traffic into the store.

It appears the main premise of the application is to benefit the current employment center located on this parcel. By labeling this application as a "Support Retail" to benefit its on-site employees is a perversion of the Land Use element of the General Plan. Land Use – Goal 5 clearly states that this proposal should encourage fewer automobile trips, while it may for a few on-site employees; it significantly increases traffic from the outside. It will not invigorate the area nor does it respect the character of the adjacent neighborhoods as required in Land Use – Goal 9. The bottom line is this type of retail center clearly does not complement its surrounding environment as stated in their application; therefore, does not meet the Character and Design element of the General Plan.

Mr. Brad Carr's 11-page letter to the applicant dated 5/6/15 clearly defines the issues of the application as it does not comply with city codes, policies and guidelines. The applicant was further advised to address the issues outlined in the letter in their resubmittal which clearly did not take place. It was stated that addressing all of these issues was critical to scheduling the application for public hearing and may affect the City Staff's recommendation. Needless to say, none of the issues were addressed; however, a public hearing has been scheduled for September 16, 2015. In addition, City Staff is taking a "neutral" stance which goes against everything they are hired to do

City of Scottsdale Planning Commission

August 24, 2015

Page 2

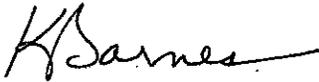
which is present whether applications meet the General Plan, city codes, etc. One would have to assume that this issue must be highly political otherwise staff would have recommended denial. I would ask that you interpret the staff's lack of support of this text amendment as a **RED FLAG** cautioning you that this case has not met any of the criteria put in place to protect citizens and the neighborhoods they live in.

The application is proposing new zoning verbiage of "support retail" which is vague to say the least. This would become a slippery slope for broad interpretations in the future. Furthermore, this application process is only a guise to circumvent the standard zoning process thus avoiding typical community notification and input.

Scottsdale's quality of life is protected many ways, but one of the most important ways our property values are safeguarded is through zoning. Please **VOTE NO on Case # 3-TA-2015**.

Do not hesitate to contact me as I am available to discuss this in further detail. I would also be happy to meet with you prior to the Sept. 16th PC meeting. Thank you for your time.

Sincerely,



Kathe M. Barnes, PCAM
Executive Director

cc: Honorable Mayor Lane and City Council members

August 24, 2015

City of Scottsdale
Planning Commissioners
3939 N. Drinkwater Blvd.
Scottsdale, AZ 85251

Re: CVS/Caremark C-O Text Amendment

Case # **3-TA-2015**

Dear Planning Commissioners:

I am writing this letter on behalf of the Scottsdale Ranch Community Association (SRCA) regarding the proposed zoning ordinance text amendment being presented by CVS/Caremark for the southwest corner of 96th Street & Shea Blvd and as well as other parcels in Scottsdale. The proposed amendment allowing "Support Retail" on this parcel would have negative impacts on and be detrimental to the surrounding neighborhoods. The area along Shea is an already overburdened intersection which would not lend itself to such a box retail center. Ingress and egress into this store would be substandard at best, causing safety concerns by promoting U-turns on Shea and excessive traffic on 96th St. I understand that city staff had these same concerns and shared the concerns with the applicant as did Scottsdale Ranch in a meeting last year. If a retail center is warranted then moving it to the northwest corner of the parcel next to an existing retail center would be more conducive. This area already has a median cut allowing for ingress and egress from both east and west bound traffic into the store.

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City of Scottsdale Planning Commission

August 24, 2015

Page 2

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Scottsdale's quality of life is protected many ways, but one of the most important ways our property values are safeguarded is through zoning. Please **VOTE NO on Case # 3-TA-2015.**

Do not hesitate to contact me as I am available to discuss this in further detail. I would also be happy to meet with you prior to the Sept. 16th PC meeting. Thank you for your time.

Sincerely,

Kathe M. Barnes, PCAM
Executive Director

cc: Honorable Mayor Lane and City Council members



McCormick Ranch
Property Owners' Association

June 16, 2015

City of Scottsdale
Brad Carr, Senior Planner
7447 E Indian School Rd., Ste 105
Scottsdale, AZ 85251

Re: CVS/Caremark Zoning Ordinance

Dear Mr. Carr:

I am writing this letter on behalf of the McCormick Ranch Property Owners' Association regarding the proposed zoning ordinance text amendment being presented by CVS/Caremark for the southwest corner of 96th Street and Shea Blvd. The amendment, as being proposed, will adversely impact the McCormick Ranch Community, McCormick Ranch neighbors, and seek to modify procedures put in place to protect City of Scottsdale owners.

After reviewing the application being presented by CVS/Caremark and the comments forwarded by City of Scottsdale Planning & Development Services, I have traffic concerns for McCormick Ranch Property Owners who live along 96th Street, as well as for our neighbors at Scottsdale Ranch. The intersection at 96th Street and Shea is already over-burdened, and would not support retail center traffic.

Further, changes to C-O sites within McCormick Ranch, could negatively impact the viability of existing commercial-zoned properties (C-1, C-2, C-3), by the introduction of commercial uses not previously expected.

Most concerning, after my review, is the idea that the text amendment may be a "way to circumvent established development processes." The development processes are in place to protect the community and neighborhoods of Scottsdale. Any circumvention would set a precedent capable of undoing decades of thoughtful planning.

To respect important processes put in place, to protect owners in McCormick Ranch Property Owners' Association and to protect McCormick Ranch neighbors, on behalf of McCormick Ranch Property Owners' Association, I would respectfully request that CVS/Caremark be required to seek a General Plan Amendment and rezoning to move forward with the development of a CVS pharmacy at 96th Street and Shea Blvd; therefore, denying CVS/Caremark's request for a C-O Text Amendment (3-TA-2015).

Please keep me apprised of any further submittals or meetings regarding this application.

Regards,

Jaime Uhrich, Executive Director
McCormick Ranch Property Owners' Association
9248 N 94th St., Scottsdale, AZ 85258
(480) 860-1122, ext. 206
jaimeuhrich@mrpoa.com



June 10, 2015

City of Scottsdale
Brad Carr, Senior Planner
7447 E. Indian School Rd., Ste 105
Scottsdale, AZ 85251

RE: CVS/Caremark zoning text amendment

Dear Mr. Carr;

I am writing on behalf of the Gainey Ranch Community Association regarding the proposed zoning ordinance text amendment presented by CVS/Carmark. While the intent by CVS of the text amendment seems to be focused at 96th Street & Shea, the impact will affect numerous Commercial Office zoned sites within Scottsdale, to include the Gainey Ranch at Via de Ventura & Gainey Center Dr.

The intent of this text amendment would seem to be to circumvent the normal zoning process limiting typical community notification and input. This by right use could have an adverse effect on residential communities near Commercial districts and prevent meaningful dialogue on proposed uses outside of the scope of CO districts.

As it is stated within your report;

Within the General Plan Land the Commercial (CO) districts development standards are intended to provide separation of office building from nearby residential areas. The C-1 zoning could allow by right uses that could adversely affect the meaningful transition that the Office land use designation provides in size, scale and intensity, between residential and commercial/mixed-use land uses at the General Plan Level.

Gainey Ranch strongly supports Scottsdale Ranch community concern related to safety, traffic and egress issues should the text amendment allow the development to move forward without appropriate public notice and comment.

Please keep me informed on the process and any meetings regarding this text amendment application.

Respectfully,

A handwritten signature in purple ink, appearing to read "James A. Funk".

James A. Funk
Gainey Ranch Community Association
7720 Gainey Ranch Road
Scottsdale, AZ 85258
jfunk@gaineyranchca.com

Castro, Lorraine

From: David Schneider <kiwicaptn@yahoo.com>
Sent: Monday, August 24, 2015 4:30 PM
To: Planning Commission
Cc: City Council; kbarnes@scottsdaleranch.org
Subject: Case # 3-TA-2015 C-O Text Amendment

Dear Scottsdale Planning Commission:

We are writing to oppose Case # 3-TA-2015 C-O Text Amendment. If approved, this case would put a big box, CVS/Caremark store, immediately adjacent to Scottsdale Ranch. My wife and I bought, in Las Brisas, to spend retirement in peace and quiet, without diminished property values and traffic backed up on 96th Street, at Shea.

CVS/Caremark has reneged on their agreement, to build on the West side of their property, which suitably adjoins existing retail properties. Instead, they want to use an end around amendment to circumvent the Scottsdale buffer zone law, intended to protect our residential communities.

If Case # 3-TA-2015 C-O Text Amendment is approved, it will serve as a springboard for other retailers to encroach upon our communities with the disruption and devaluation that follows. Please reject Case # 3-TA-2015 C-O Text Amendment!

Sincerely,

*David and Kathryn Schneider
9876 N. 100th Place
Scottsdale, AZ 85258-4822*

Castro, Lorraine

From: PNCRICHIE@aol.com
Sent: Monday, August 24, 2015 4:17 PM
To: Planning Commission
Cc: City Council; kbarnes@scottsdaleranch.org
Subject: Proposed CVS retail outlet 96th & Shea

We are writing in opposition to the proposed CVS outlet at 96th & Shea. To allow this would be a change to the City's master plan which considers traffic, noise, and residential buffers. Such a new business would create offenses to all of these. Any such change is neither necessary or desired or of any benefit to us or those in Scottsdale Ranch with whom we have talked.

Should this proposed facility be open to the public, we would believe that it would only "cannibalize" the numerous existing pharmacy outlets. An additional retail pharmacy is certainly not needed in the Scottsdale Ranch area.

If it is CVS desire to provide some prescription services solely for its onsite employees, we would think that a space could be created within one of their many existing on-site buildings.

Respectfully,

Carl and Parris Richie
9545 N. 109 St.
Scottsdale, AZ 85259
pncrichie@aol.com
480-551-6855

Castro, Lorraine

From: Sherry Petta Music <info@sherrypetta.com>
Sent: Monday, August 24, 2015 4:08 PM
To: Planning Commission; City Council
Subject: Oppose Case # 3-TA-2015 C-O Text Amendment

Good afternoon,

As a homeowner in Scottsdale Ranch, I am opposed to the requested C-O Text Amendment.

Allowing this zoning change would impact property values of long-time homeowners of Scottsdale Ranch, and even new property owners who purchased their property believing in the quality of life of Scottsdale Ranch, and trusting in the current zoning to protect their property values.

This sly move by CVS is one that would not only affect the 96th & Shea location, but would certainly cause a trend within Scottsdale and eliminate much needed buffers to residential neighborhoods.

There is a reason the current zoning is in place, and it needs to remain unchanged.

Please do not betray the trust of the homeowners throughout Scottsdale.

Thank you,
Sherry Petta

Castro, Lorraine

From: Barbara Fazio <barbara.rita.fazio@gmail.com>
Sent: Monday, August 24, 2015 3:29 PM
To: Planning Commission
Subject: CVS 96th St and Shea

We, as homeowners in Scottsdale Ranch, are totally opposed to allowing the development of a CVS retail store at the corner of 96th Street and Shea Blvd.

Please note the number of accidents on the corner of Shea and 90th Street; the number of accidents on the corner of Shea and 92nd

Street and the dramatic lack of accidents on the corner of Shea and 96th Street. This commercial property buffering Scottsdale Ranch

was never intended to be a high traffic retail area. Not only will our property values decline, our traffic safety will as well.

Please consider carefully your actions.

Sincerely,

John and Barbara Fazio

Castro, Lorraine

From: 99ellen@gmail.com on behalf of Ellen Blum <ELLEN@ellenblum.com>
Sent: Sunday, August 23, 2015 3:17 PM
To: Planning Commission
Subject: CVS PROPOSED FOR 96TH STREET AND SHEA

As a resident who lives about a half mile away, I am concerned about the great number of accidents I see along that stretch of Shea. It seems to be that if there is a retail enterprise to be built on that property, it would be far more sensible to have it on the western side of the office buildings...so access is from a commercial street and not a major highway like Shea. I saw 3 accidents at 96th Street and Shea during one week not long ago. More traffic entering and leaving at that point would seem to contribute even more to the danger of an already dangerous intersection.

I voice my opinion **against** this location for a retail establishment.

Ellen Blum

10579 E Saddlehorn Drive 85258
480 570-9500

Castro, Lorraine

From: knight.ce@gmail.com on behalf of Chuck Knight <ceknight@psualum.com>
Sent: Monday, August 24, 2015 3:14 PM
To: Planning Commission
Cc: City Council; kbarnes@scottsdaleranch.org
Subject: Case #3-TA-2015 C-O Text Amendment

I am writing in OPPOSITION to Case#3-TA-2015 C-O Text Amendment presented by CVS/Caremark

The increased traffic and noise created by opening a CVS drug store at SW corner of 96th Street and Shea would adversely affect the home values and quality of life for those living in close proximity to that property. Please do not change the zoning on that property or alter it with a text amendment. C-O zoning is designed specifically to be a buffer between busy retail areas and peaceful residential neighborhoods.

Thank you,

Charles Knight
9430 N 106th Place
Scottsdale, AZ 85258

Castro, Lorraine

From: dwormanc@gmail.com
Sent: Monday, August 24, 2015 3:03 PM
To: Planning Commission
Cc: City Council; Kathe Barnes
Subject: Case # 3-TA-2015 C-O Text Amendment

Dear Planning Commission and City Council for the City of Scottsdale;

I am unable to attend the above captioned planning committee meeting on 16SEP15. Please accept this email as my proxy for the meeting.

Please note the CVS retail office building proposal is definitely not in the best interest to homeowners of Scottsdale Ranch, this proposal will increase accidents* which occur heavily at 96th and Shea as well as increased congestion at 92nd St. and Mountain View, causing more detrimental issues with the area and placing homeowners at greater risk by increase noise and higher activity. Our area is beautifully peaceful and would appreciate the planning committee to maintain this atmosphere for our residents.

CVS is very manipulative in their original proposal and now their revised proposal. They are only out to attempt to better themselves and not in any way benefiting residents of Scottsdale Ranch.

Please base your opinions for the residents (Adults, Children and Pets) of Scottsdale Ranch. I also request you review the letter date 15MAY15 sent to you by our Executive Director, Kathe Barnes.

Thank you for the opportunity to voice my opinion and being heard through email.

Sincerely,
Cheryl Dworman
480-451-1948

*<http://www.12news.com/story/news/12-news/2015/03/09/12news-shea-crash/24656849/>
(the above website is one of many)

--
Enjoy a Wonderful and Productive Day!

May you always have all that you desire, and desire all that you have
-Anonymous

"the essence of education is not to stuff you with facts, but to help you discover your uniqueness," Leo Buscaglia

Obstacles are those frightful things you see when you take your eyes off the goal. Hannah More (1745-1833) Writer and educator

Please Note:

The information in this E-mail message is legally privileged and confidential information intended only for the use of the individual(s) named above. If you, the reader of this message, are not the intended recipient, you are hereby notified that you should not further disseminate, distribute, or forward this E-mail message. If you have received this E-mail in error, please notify the sender. Thank you

Castro, Lorraine

From: Karen Stepanski <kstepanski@cox.net>
Sent: Monday, August 24, 2015 2:46 PM
To: Planning Commission
Subject: Case # 3-TA-2015 C-O Text Amendment

I would like the planning commission to know that I & my husband oppose the amendment proposed by CVS. We feel it will negatively impact the quality of our neighborhood in many ways

Karen Stepanski
602-818-0494
10658 E Topaz Dr
Scottsdale AZ 85258

Castro, Lorraine

From: John Hamilton <jmhcpa@icloud.com>
Sent: Monday, August 24, 2015 2:42 PM
To: Planning Commission; City Council; kbarnes@scottsdaleranch.org
Subject: Opposition to CVS Amendment

We feel that the amendment to the C-O zoning is an attempt to circumvent a formal zoning request which would most certainly be denied. Please do not allow this change to current zoning which protects our neighborhood.

John M. Hamilton
10015 E Mountain View Rd, #1015
Scottsdale, AZ 85258
(309) 261-0147

Castro, Lorraine

From: CenturyLink Customer <ejohns@q.com>
Sent: Monday, August 24, 2015 2:28 PM
To: Planning Commission
Cc: kbarnes@scottsdaleranch.org
Subject: CVS Retail Support Proposal

Please consider this my notice of opposing CVS's "Retail Support" proposal. I am a resident of Scottsdale Ranch and appreciate the buffer that CVS has provided on 96th and Shea from the adjoining retail establishments and do NOT want to see them extend the retail zone.

Elizabeth Johns
10192 N. 103rd St.
Scottsdale, AZ 85258

--

Castro, Lorraine

From: Matt Metz <scottsdale@mattmetz.com>
Sent: Monday, August 24, 2015 2:27 PM
To: Planning Commission; City Council
Cc: 'Kathe Barnes'
Subject: PLEASE OPPOSE CVS Text Amendment Application 3-TA-2015 C-O TEXT AMENDMENT

Dear members of the Planning Commission and City Council Members,

I am writing today as a citizen of Scottsdale, and specifically NOT in my capacity as a Board of Adjustment member.

You may be familiar with the subject text amendment submitted on behalf of CVS. PLEASE OPPOSE 3-TA-2015 C-O Text Amendment.

This application is an inappropriate attempt to destroy the protections provided by Scottsdale's carefully crafted zoning laws. In particular, one of the important and appropriate applications of C-O zoning is to create a buffer between (a) the busy hubbub of commercial/retail areas and (b) quiet residential areas. That is, there is a specific REASON retail is not allowed in C-O properties; residential areas near those C-O properties need to be protected from the traffic, noise, lights, and other impacts associated with commercial/retail properties.

Through their proposed text amendment, CVS is inventing an entirely new classification which they call "Support Retail" which would be allowed on large C-O properties. However, their definition of "Support Retail" is so ambiguous and vague as to be virtually indistinguishable from regular retail. Allowing retail – "support" or otherwise – on C-O properties is inappropriate. And again, as indicated above, doing so defeats one of the purposes of putting C-O properties as buffers between commercial/retail areas and residential neighborhoods.

The more honest way for CVS to get retail on these C-O properties would be to apply for a change of zoning. But they know such a zoning request would be summarily denied as inappropriate. So they are using this back-door text amendment process.

Please recognize this maneuver as what it is – an attack on the protections granted by Scottsdale's careful zoning.

Please do NOT approve this text amendment.

I would be happy to speak with any of you about this topic. Please feel free to write, email, or call me.

Respectfully,

-Matt Metz
480-948-1066
9978 E. Bayview Dr.
Scottsdale, AZ 85258

Castro, Lorraine

From: Douglas Kopp <dkfft@msn.com>
Sent: Monday, August 24, 2015 2:23 PM
To: Planning Commission
Cc: City Council; kbarnes@scottsdaleranch.org
Subject: regarding Case # 3-TA-2015 C-O Text Amendment

To the City Planning Commission:

I am resident of Scottsdale Ranch and am writing in opposition to CVS/Caremark's attempted application for a text amendment to create a "support retail" classification (*Case # 3-TA-2015 C-O Text Amendment*). It is an obvious circumvention of the rezoning process, and the wording is so ambiguous as to be indistinguishable from retail zoning. Our neighborhood, specifically, would be negatively impacted by CVS' desires to avoid the rezoning process and put retail outlets at 96th and Shea.

One of the reasons I chose to have a second home in Scottsdale, *to indeed invest in Scottsdale*, was because of the clear and thoughtful zoning that balances residential and business uses and needs. CVS/Caremark's attempt to create a 'support retail' classification upsets that balance, and skews land use toward their own narrow self-interests. It is a cynical attempt to avoid current and effective zoning processes and works against a better Scottsdale for all.

As second home owners we have a choice to locate in numerous communities across Arizona and California. We intentionally selected Scottsdale because of a variety of amenities, including the city's smart land use and zoning regulations. Should that be eroded by deep-pocketed corporations like CVS/Caremark, we would be compelled to reconsider Scottsdale and Scottsdale Ranch as the chosen location of our second home.

Sincerely,

Douglas Kopp

10133 E Bayview Drive

Scottsdale, AZ 85258

Carr, Brad

From: Kathe Barnes <kbarnes@scottsdaleranch.org>
Sent: Monday, August 24, 2015 1:55 PM
To: Carr, Brad
Subject: FW: New CVS Location - SRCA Resident Opinion
Attachments: mapimage_mflags=MKY&appid=search&locale=en_US&imw=534&imh=180&poi=;,1-xs-gws[1].png

From: 2jakemannix@reagan.com [mailto:2jakemannix@reagan.com]
Sent: Monday, August 24, 2015 1:12 PM
To: jlane@scottsdaleaz.gov; sklapp@scottsdaleaz.gov; vkorte@scottsdaleaz.gov; klittlefield@scottsdaleaz.gov; lmilhaven@scottsdaleaz.gov; gphillips@scottsdaleaz.gov; dnsmith@scottsdaleaz.gov
Cc: Kathe Barnes
Subject: FW: New CVS Location - SRCA Resident Opinion

I have been reading and hearing about this plan for a CVS Retail store on the corner of 96th and Shea. I am stunned to think that the Scottsdale City Council would even consider deliberating this idea. Why, well here are some 'un-studied' observations:

1. a 24-hour retail store on the south west corner of 96th and Shea.
2. a 24-hour retail store on the south west corner of 96th and Shea with only one way into and one way out of the site
3. a 24-hour retail store on the south west corner of 96th and Shea directly adjacent to CVS Caremark a 1000 plus employee facility with 2 entrances on 96th Street - ONLY.
4. a 24-hour retail store on the south west corner of 96th and Shea, considering Shea will allow only one way into and one way out of the site, which will most likely have a Minute Clinic - Again with access on Shea ONLY from the West and exit on to Shea ONLY to the EAST. This necessitating either a "U" turn at 96th and Shea; a right turn onto 96th and a right onto Mountain View; or a right into Ironwood complex...or, from Shea and 96th, a traverse across Shea to make a Left (or the "U" turn), then north on 96th through residential, again!
5. There are 3 CVS Pharmacies within 5 miles - two of which are 3 blocks from one another at Shea & Scottsdale Rd. Plus CVS Health just purchased the Target Pharmacies...which can be found a few miles north and a few miles south of 96th and Shea, as well! See below for addresses.
6. There are NUMEROUS 'abandon' spaces right in the area that are on established retail sites that CVS could rebuild as a 'stand-alone' location. Such as the restaurant space on Shea and 90th that has been empty for 3 years...it was a Fish restaurant in its past life. There is an open 'anchor' space where Stein Mart is.

However, the bottom line is that CVS does not own the land at 96th and Shea that the CVS Caremark 1000 plus employee site is located - it is rented...and given the 'business' decision to exploit a neighborhood area with a 24/7 highly lighted stand alone RETAIL building where the traffic patterns are not situated to accommodate this type of entrance and egress is NUTZ!

Please use your 'power' and logic to at least be honest that this CVS request needs to be declined, and surely the Council looks forward to more appropriate locations to be considered by CVS and submitted for evaluation.

Thus, as a City Council Board purporting to represent the best options for residents of Scottsdale, the 'business reason' to permit this use is incongruous to the idea of an accommodation for residents. Residents did not buy in Scottsdale to be accommodated as they may be in Buckeye. I trust that the Council will seek to fulfill the stated wishes of residents and Scottsdale Ranch! Sincerely, Jacq (Owner in Scottsdale Bay Club and 92nd and Shea.)



CVS Pharmacy on N Scottsdale Rd

10653 N Scottsdale Rd

Scottsdale, AZ

(480) 998-3500

Open 24 hrs

CVS Pharmacy on N Pima Rd

23215 N Pima Rd

Scottsdale, AZ

(480) 473-2711

CVS Pharmacy on N Scottsdale Rd

10010 N Scottsdale Rd

Paradise Valley, AZ
(480) 607-5025

Carr, Brad

From: mmcarzoli@aol.com
Sent: Friday, August 14, 2015 3:44 PM
To: Carr, Brad
Cc: kbarnes@scottsdaleranch.org
Subject: Fwd: CVS PHARMACY-96TH ST AND SHEA BLVD.

Dear Mr. Carr:

My husband and I are residents of Scottsdale Ranch and **strongly** oppose rezoning of the southwest corner of 96th Street and Shea to allow CVS Pharmacy to build a commercial pharmacy. First of all, there are pharmacies located in both Fry stores on 90th Street plus the Walgreens on Mountain View and Via Linda. Putting the CVS Pharmacy on the Southwest corner of that intersection would have a very negative impact on our homes in the area. The corner of 96th and Shea is already a very busy street - and adding the pharmacy to the Southwest corner would make it a dangerous corner. If, instead, CVS would build on the Northwest Corner where other retail businesses are located which makes much more sense, we would not oppose that.

The Southwest corner is less than 100 ft from homes on the East Side of 96th Street. They would have to contend with the noise, traffic as well as parking lot lights and people making U turns to access the business. If this business was open 24/7, it would create a terrible environment for our residential area. This business would certainly not complement the surrounding environment and would potentially lower the value of the homes that are located near that intersection.

The businesses that are located along the west side of 96th Street from Shea to Mountain View are mainly doctors' offices, rehab facilities, which are all low building and who generate their traffic during "rush hour" periods when their staffs are leaving. They are not open on Saturdays or Sundays. CVS Pharmacy would be open 7 days a week with the possibility of 24/7 hours.

Please consider the reason for the zoning that has been applied to this parcel and the reason it was so zoned.

We ask you to please deny this application for CVS Pharmacy for rezoning the parcel they are requesting.

Thank you

Mary and Robert Carzoli

Carr, Brad

From: Madeline Linsley Smidt <madysmidt@gmail.com>
Sent: Saturday, August 08, 2015 4:57 PM
To: Carr, Brad
Cc: KATHE BARNES
Subject: Proposed CVS Plan

Dear Mr. Carr,

We have been Scottsdale Ranch homeowners for 31 years. During that time we have seen a tremendous increase in noise, traffic and pollution on Shea Boulevard, 96th Street, and Via Linda. We are strongly opposed to the plan to allow CVS to build a store on the Southwest corner of Shea and 96th Street. Traffic is already congested in the area, especially along Shea Boulevard. A CVS store would not add value to the area or the residents. It would only be detrimental to the quality of life that we have come to enjoy.

Please block this plan.

Respectfully,

Madeline and Oliver Smidt
9363 N 96th Place
Scottsdale, AZ 85258

Madeline Linsley Smidt
madysmidt@gmail.com
www.madysmidt.com

Carr, Brad

From: Amy Khedouri <amyarizona@gmail.com>
Sent: Saturday, August 01, 2015 10:01 AM
To: Carr, Brad
Cc: kbarnes@scottsdaleranch.org
Subject: New CVS Location - SRCA Resident Opinion

This letter is to protest the request to build a CVS pharmacy at 96th Street and Shea Blvd. There is already a Walgreens less than half a mile away as well as Fry's pharmacy less than half a mile away. There is also a small compounding pharmacy a few blocks away. How many pharmacies are needed in a square mile? Four is unnecessary and excessive. There may even be five pharmacies but I am not sure that both Fry's on 90th Street has a pharmacy. Five in one mile? What is the point, other than Caremark already own the property.

Legally Shea Blvd may be zoned for mixed use, but a retail outlet will cause a significant increase in vehicular traffic and change both the character of the nearby community of Scottsdale Ranch, and also negatively affect our property values. There are no retail outlets on Shea Blvd on the south side of the street east of 93rd Street. There are a few offices around 114, but this would be the only retail outlet and changes the character and value of the neighborhood.

Scottsdale is a bicycle friendly city and all that traffic will also make the intersection more dangerous. I pass by there daily on my bike and brag to people in other cities how for I can ride a bike without fear of traffic and cars. This unneeded store make crossing 96th street more dangerous.

I sincerely hope the City of Scottsdale rejects this proposed blight on our community.

Sincerely,

Amy Khedouri
9915 E. Cinnabar Avenue
Scottsdale, 85258

Carr, Brad

From: Marilyn Teplitz <mgteplitz@mgtassociates.com>
Sent: Saturday, July 25, 2015 11:16 AM
To: Carr, Brad
Cc: kbarnes@scottsdaleranch.org; Lindsay Miller (lmiller@lhm3.com); mgteplitz@gmail.com
Subject: CVS/Caremark Zoning Ordinance

July 25, 2015

City of Scottsdale
Brad Carr, Senior Planner
bcarr@scottsdaleaz.gov
7447 E. Indian School Rd., Ste 105
Scottsdale, AZ 85251

Re: CVS/Caremark Zoning Ordinance

Dear Mr. Carr,

We STRONGLY oppose a retail pharmacy at 96th St. and Shea. This will increase crime in our neighborhood, increase traffic and accidents along Shea Blvd which is already overburdened and lower average employment wages. In addition, the CVS retail pharmacy would be a precursor to more retail locations on the CVS property as CVS continues to move its operations out of Arizona to Rhode Island, Ohio and Texas and is not supported by the immediate local community.

1. Increase in neighborhood crime

Armed robberies at pharmacies around the country have increased significantly. As a result, it will also increase the likelihood of nearby home robberies as the thieves will look for cash and items to sell, especially in this relatively affluent neighborhood. Will this be a 24-hour pharmacy? If so, this will increase robberies at a greater rate.

Although Arizona has reduced its pharmacy robberies in the first half of 2015, 2014 robberies numbered 37, significantly higher than many other states. <http://drugtopics.modernmedicine.com/drug-topics/news/top-20-states-pharmacy-robberies?page=0,11> . There is no guarantee that these rates will not start climbing back up. The most recent robbery occurred near the CVS at Shea and Mountain View at 10200 N. Mountain View on 6/2/15.

In 2011, 663 armed pharmacy robberies were reported to the U. S. Drug Enforcement Agency in which Schedule II controlled substances were taken. Pharmacy robberies are typically committed by young men seeking opioid painkillers and other drugs to sell or feed their own addictions. The most common targets are OxyContin and Vicodin. Some robberies have also been fatal to their victims. On June 19, 2011 in Medford NY a robber armed with a handgun held up a family-owned pharmacy, stole prescription drugs, and killed everyone in the store before fleeing. <http://www.sandiego.gov/police/pdf/crimeprevention/PreventingPharmacyRobberies.pdf>

"[The] escalation of pharmacy robberies has been very concerning, not only for the pharmacy community but the state," said Rochon, of the pharmacists' association. "Pharmacies are in very public places, [which could] put the public at risk. Any time a robbery happens, there's a chance of violence . . . if desperation and addiction are involved." <http://www.invw.org/article/legislature-seeks-rx-to-d-1252>

Armed robberies at pharmacies rose 81 percent between 2006 and 2010, from 380 to 686, the U.S. Drug Enforcement Administration says. The number of pills stolen went from 706,000 to 1.3 million. Thieves are overwhelmingly taking oxycodone painkillers like OxyContin or Roxicodone, or hydrocodone-based painkillers like Vicodin and Norco. Both narcotics are highly addictive. http://www.nbcnews.com/id/43536286/ns/us_news-crime_and_courts/t/epidemic-pharmacy-robberies-sweeping-us/#.VZhgg9_bly8

2. Increase in accidents at 96th St and Shea

Although CVS has had approved a Shea Blvd. deviation to enter a retail pharmacy west of 96th St., this will still increase overall traffic on Shea Blvd. Shea Boulevard at 100th and 108th already have a high rate of fatal accidents. There is already a deviation off Shea to provide access to the shops at 94th St. (Ling & Louies', Stone & Vine, etc.). Why does CVS need a separate access? That will simply add to volume and accidents along Shea.
<http://www.scottsdaleaz.gov/Asset53275.aspx>

3. Lack of support from the surrounding community

"Brian Gausden, resident of Scottsdale Ranch, spoke in support of the retail pharmacy at 96th and Shea."
<http://www.scottsdaleaz.gov/Asset53275.aspx>

Mr. Gausden is a commercial real estate developer and Vice President of Western Real Estate Advisors. He personally stands to gain from adding retail property on the corner and does NOT represent the general SR community. He should not be included as representing the opinions of Scottsdale Ranch Association residents because of his conflict of interest.

4. Decrease in employment wages

CVS has been moving much of its operations and staff to Solon, Ohio, Woonsocket, Rhode Island and Irving, Texas. The retail store will actually reduce the overall average worker wage. With the exception of the pharmacists and pharmacy techs, store employee wages are much lower than the current white collar workers at this location. The total number of store employees will not make up for the overall reduction in Scottsdale CVS employees. Why would Scottsdale support an overall reduction in employment and salaries to provide CVS another retail location, which is unneeded and harms the local community?

Thank you for the opportunity to provide our opinions in this very important matter.

Marilyn Teplitz and Mr. Lindsay Miller
Registered voters
Residents of Scottsdale Ranch since 1989
9625 E. Cinnabar Ave.
Scottsdale, AZ 85258
480-451-1124

cc to: kbarnes@scottsdaleranch.org

July 25, 2015

City of Scottsdale
Brad Carr, Senior Planner
bcarr@scottsdaleaz.gov
7447 E. Indian School Rd., Ste 105
Scottsdale, AZ 85251

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Thank you for the opportunity to provide our opinions in this very important matter.

Sincerely,



Marilyn Teplitz and Mr. Lindsay Miller
Registered voters
Residents of Scottsdale Ranch since 1989
9625 E. Cinnabar Ave.
Scottsdale, AZ 85258
480-451-1124

cc to: kbarnes@scottsdaleranch.org

Carr, Brad

From: nmccrory@cox.net
Sent: Tuesday, July 21, 2015 12:07 PM
To: Carr, Brad
Cc: kbarnes@scottsdaleranch.org
Subject: CVS proposal for 96th and Shea

Dear Mr. Carr,

I am writing in response to the CVS application for a retail site on the corner of Shea and 96th Street. I have read their proposal and while it sounds reasonable on the surface I do have several concerns.

The proposal repeatedly references the benefit of a retail store for the employees in the existing CVS headquarters building. This is a rather narrow scope and if it is only for the benefit of the employees it would not be necessary for a 15,000 square foot building to be added to the site. A much smaller scale store could be moved inside the existing building or attached to the building which would require a smaller overhead to maintain. The proposal for a 15,000 square foot store implies that there is an anticipation of support from the non-employee population which would increase traffic in the area contrary to the proposal's statement. As there is only one egress to the site (on 96th Street) this would increase the volume of traffic at that point. Anyone desiring to return to Shea Boulevard would have to make a left turn or turn right and then make a U turn. With the west side of 96th Street already being zoned Commercial Office there is currently a fair amount of traffic on that street where the speed limit is a robust 45 mph. We have already had several accidents in just this past year. I am concerned that the increase in traffic, left turns and U turns would only increase the risk of accidents.

With this proposal being the only retail establishment of the corner and the difficulty of egress I have an additional concern for the potential of a failed business. There would be no reason to attract casual shoppers to shop which would have a negative impact on the ability to cover overhead for the store, thus leaving the community with the potential for an abandoned building and the appearance of blight.

Goal #6 of the General Plan states an effort to encourage renovation and reuse of existing vacant buildings. The retail shopping center at 90th and Shea has a vacant building where Foster's Restaurant used to be. This would be a prime opportunity to put that goal to work in an area already zoned for retail, has sufficient parking available, has multiple egress points and would encourage shoppers from other stores to stop in for last minute purchases.

The applicant's statement that their proposal does not impact the neighborhood is erroneous. As a resident of Scottsdale Ranch with property close to 96th Street I am vehemently opposed to the application as it stands.

Sincerely,
John and Nancy McCrory

Carr, Brad

From: Jim Harris <Jharris@tgen.org>
Sent: Tuesday, July 21, 2015 8:32 AM
To: Carr, Brad
Cc: kbarnes@scottsdaleranch.org
Subject: New CVS Location - SRCA Resident

Good morning Mr Carr

I wanted to send you a note as a resident of Scottsdale Ranch and voice my opposition to CVS placing a commercial facility on the corner of 96th and Shea.

Not only will this store be disruptive to already heavy traffic, it will also create an additional hazard at the intersection (which has it's share of accidents)

This intersection and 96th street is heavily used by Scottsdale Ranch residents for jogging and walking, adding a commercial venture on the corner and increasing traffic will make it more dangerous.

Please stay with the existing plan of moderate density office facilities, we don't need another drugstore on this corner

Regards,,

Jim Harris

Jim Harris
Vice President Business Development
Translational Genomics Research Institute
(o) 602 343 8701
(m) 602 717 8742

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Carr, Brad

From: Julie Robinson <Jrobinson@Janikingaz.com>
Sent: Monday, July 20, 2015 1:18 PM
To: Carr, Brad
Cc: kbarnes@scottsdaleranch.org
Subject: Proposal for CVS Store 96th & Shea Blvd

Mr Carr,

The purpose of my email today is to voice my great concern regarding a proposal to build a CVS Pharmacy on the CVS/Caremark Corporate Campus on the Southwest corner of the intersection of 96th Street and Shea Blvd in Scottsdale. As a 20+ year resident of Scottsdale Ranch, I personally use this intersection each day as my access to Shea Blvd, so I am very familiar with it. As I'm sure you're aware, that is a very busy intersection and the first major entry way to the Scottsdale Ranch Community off of Shea Blvd, heading east. The intersection is one that has been prone to accidents with the increased traffic on Shea Blvd over the years both east and west bound. 96th street is a well trafficked residential street and adding ingress egress for a retail support center will only create more congestion, encourage u-turns, traffic lane backups and increase the traffic noise in what is considered a very nice neighborhood.

What was very disappointing in reading the application was the general purpose stated being of benefit to those employed on the CVS/Caremark Campus, to elevate their employees driving. If that is truly the major reason for consideration, then why not consider utilizing the north/west portion of their property, adjacent to other retail, where traffic medians are already in place to allow for safe ingress egress to the location? Clearly this is not a change intended to meet a general community need. This area is not lacking in access to Pharmacies with 10, including a CVS location, within 3 miles of the 96th/Shea intersection. This application does nothing to invigorate the area, and in fact will damage the overall character and design of our neighborhood by eliminating the transition zone from office buildings to residences.

As the current plan stands, I strongly encourage the city to refuse this development,

Julie Robinson
9668 E Topaz Dr
Scottsdale, AZ 85258
602-616-5761

Carr, Brad

From: sschmidt2 <sschmidt2@cox.net>
Sent: Monday, July 20, 2015 12:31 PM
To: Carr, Brad
Cc: kbarnes@scottsdaleranch.org
Subject: New CVS Location - SRCA Resident Opinion

I am a resident of Scottsdale Ranch and I strongly object to the proposed CVS store at 96 St and Shea. This location does not fit the neighborhood. There was previously a CVS on FLW near Shea and it did NOT make it! We do not need anymore failed businesses or empty storefronts on Scottsdale Ranch!

Sent from my Verizon Wireless 4G LTE smartphone

Carr, Brad

From: Jim Phillips <jphillips@brainfiller.com>
Sent: Monday, July 20, 2015 10:47 AM
To: Carr, Brad
Cc: kbarnes@scottsdaleranch.org
Subject: Proposed CVS Location adjacent to Scottsdale Ranch- 96th and Shea

Dear Mr. Carr,

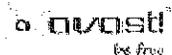
I am writing to share my concern over the proposed CVS store at the South West corner of 96th and Shea.

As a homeowner and resident of Scottsdale Ranch, one of the reasons we moved to this community was the restricted retail development close to the neighborhood making it a very desirable and peaceful location. As you know, with the exception of the community's designated shopping plaza at Via Linda and Mountain View, the nearest retail activity is towards 94th and Shea. Although there are offices at the SW corner of 96th and Shea, I am concerned about the addition of the proposed retail store. Not just from a traffic perspective and how it will impact our adjacent community but the precedent that it may set in the future for others to seek similar development.

I therefore I strongly support the position that the proposed CVS store not be built at the subject location.

Thank you for your consideration of the residents of Scottsdale Ranch.

Best Regards,
Jim Phillips
Scottsdale Ranch Resident



This email is free from viruses and malware because [avast! Antivirus](#) protection is active.

Carr, Brad

From: Franklin Khedouri <franklinaz@gmail.com>
Sent: Monday, July 20, 2015 8:19 AM
To: Carr, Brad
Cc: kbarnes@scottsdaleranch.org
Subject: New CVS Location - SRCA Resident Opinion

This is to reiterate that my wife and I strongly oppose the proposed CVS location at 96 and Shea.

Furthermore their attempting to bolster support with door to door solicitation at this point is a desperate effort since so many residents are out of town at this time of year. They are doubtless hoping to get lucky and show some support, but if that does happen it will not be representative.

If CVS really believes the community wants a store let them pay for the issue to be put on the ballot at the next election, even as a non-binding straw vote. It won't get 20% in favor.

Franklin Khedouri
602-549-2190

Carr, Brad

From: Rae <lkolaz@aol.com>
Sent: Friday, July 17, 2015 4:05 PM
To: Carr, Brad
Subject: New CVS Location - SRCA Resident Opinion

We are writing to express our opinion on a CVS store on 96th and Shea. We are very much against this. The traffic on Shea is bad enough when turning on 96th. Why make it worse with a store on that corner. There are two schools and a church just across 96th. We do not need more with a store there. It also decreases property values. Why would you even consider this. No no no! To this plan. Ted and Lynn Kolander, residents of Scottsdale Ranch

Carr, Brad

From: Ron L <rtltonie@gmail.com>
Sent: Friday, July 17, 2015 11:58 AM
To: Carr, Brad
Cc: kbarnes@scottsdaleranch.org
Subject: CVS/Caremark Zoning Ordinance

Mr. Carr,

I am a resident on Scottsdale Ranch and wish to express my thoughts regarding the proposed CVS retail store at 96th/Shea.

I completely agree with all stated in a letter dated May 5, 2015, from Kathe Barnes, Scottsdale Ranch Association in opposition to the retail store at the proposed location.

Ronald Lonie
9915 E. Ironwood Drive
Scottsdale, AZ 85258

Carr, Brad

From: Robert Gagen <rgagen@msn.com>
Sent: Friday, July 17, 2015 10:48 AM
To: Carr, Brad
Cc: kbarnes@scottsdaleranch.org
Subject: CVS application for a 96th Street location

Mr . Carr.....My wife, Pam, and I support the Scottsdale Ranch Community Association (SRCA) position on this application. We oppose the application unless the concerns of SRCA are addressed. Thank you.

Sincerely,

Robert and Pamela Gagen
9881 E. Mission Lane
Scottsdale, AZ 85258
home: 4801-247-7876

Carr, Brad

From: Steve Miller <sgrmiller@cox.net>
Sent: Friday, July 17, 2015 8:56 AM
To: Carr, Brad
Cc: Kathe Barnes; Ceci Miller
Subject: Opposition to Proposed Retail Development by CVS/Caremark

RE:3TA2015
COTextAmendment

Dear Mr. Carr,

As residents of Scottsdale Ranch, we are writing this letter to voice our opposition of the the proposed zoning ordinance presented by CVS/Caremark for the southwest corner of 96th Street & Shea Blvd and along Mountainview from 92nd to 96th St. We have **no interest** in seeing a retail complex constructed at this location. There is absolutely no need in the area for another retail center, and the resulting eyesore that will be created along with disruption to local traffic flows is unnecessary and will not benefit our community.

Sincerely,

Steve and Ceci Miller
10225 E Bella Vista Dr
Scottsdale, AZ 85258

Carr, Brad

From: Charles J. Kurtz <cjkurtz3@yahoo.com>
Sent: Friday, July 17, 2015 8:39 AM
To: Carr, Brad
Cc: Kathe Barnes
Subject: New CVS Location - SRCA Resident Opinion

I watch the cars fly by this location every day at speeds far exceeding the legal limit. And there are a great number of them. We are against the application of CVS because we feel that there is too much danger of even more unsafe traffic conditions.

--

Charles Kurtz

9705 E. Mountain View Rd.
Unit 1113, The Racquet Club
Scottsdale, AZ 85258
480.664.1330

Carr, Brad

From: Myrna <mh4098@hotmail.com>
Sent: Friday, July 17, 2015 8:16 AM
To: Carr, Brad
Subject: New CVS Location - SRCA Resident Opinion

I already said "no" to CVS when the subject first came up. I still say no to the location they want at 96th and Shea. No more in and out traffic is needed on Shea Blvd. There are already many options in the area for product that CVS has, and I personally do not like the underlying philosophy of the company.

Myrna Horton
10055 E. Mountain View Lake Dr
Unit 1005
Scottsdale, AZ 85258

Carr, Brad

From: Charles Dozier <cldozier@cox.net>
Sent: Friday, July 17, 2015 6:05 AM
To: Carr, Brad
Cc: kbarnes@scottsdaleranch.org
Subject: New CVS Location - SRCA Resident Opinion

Brad,

I am a resident in the Scottsdale Ranch Community and I oppose CVS's proposed amendment to change status of their parcel from commercial office to also include retail at this site (96th Street and Shea). I drive through this intersection daily and have observed many accidents at/near this intersection. Placing this type of high traffic retail store in the vicinity of this intersection will only exacerbate the risks associated with this already overloaded intersection. A lot of the risky behavior that I observe comes from poor driver decisions made on exiting the commercial property via 96th Street in the SW corner of this intersection. Adding a retail pharmacy will only add to this problem. In addition, this area is zoned commercial office and is almost exclusively medical office related for tenants. I live nearby to this and appreciate that there is a high density of medical offices here that I can access for all my health concerns. In my opinion, there are lots of other, more suitable locations for a retail location for CVS around Scottsdale, so I would rather not dilute this area with a retail location. Please consider my thoughts and opinions as any action related to this case is reviewed. Thanks for your time and consideration.

Thanks,
Charles Dozier
9922 E. Doubletree Ranch Road
Scottsdale, AZ 85258
(480) 785-8756

Carr, Brad

From: Bo <bo1andersen@netscape.net>
Sent: Friday, July 17, 2015 5:52 AM
To: Carr, Brad
Subject: CVS' proposal to open a store at Scottsdale Ranch

Dear Sir,

We strongly support your rejection of CVS' application to open a highly visible corner store per their application. The area is over-developed and over-retailed as it is. Please stick to your guns.

Sincerely,

Bo Andersen, Angela Brown
The Racquet Club
9709 East Mountain View Road
2705
Scottsdale
AZ 85258

Carr, Brad

From: Shaun Grams <shaun.grams@gmail.com>
Sent: Thursday, July 16, 2015 8:08 PM
To: Carr, Brad
Cc: kbarnes@scottsdaleranch.org
Subject: 96th/Shea Cvs location INAPPROPRIATE

Dear Mr Carr

As a resident of Scottsdale Ranch, I am **100% opposed** to a CVS located at 96th street and Shea. There are a multitude of negative impacts that will effect the tax paying residents of Scottsdale Ranch, besides the very simple fact that a lone standing CVS store does and will not compliment the surrounding residential neighborhood.

Within the surrounding areas of scottsdale ranch are a Walgreens, Sprouts, two Frys Food and Drug stores, and a soon to be 360 Whole Foods, all of which are located in 'strip mall' type locations that already carry the exact same products as a CVS. This is unnecessary and wasteful.

Traffic of course would become a huge burden for the residents going in and out of scottsdale ranch at 96th street, as well as increasing the already heavy traffic burden that Shea attracts. This would thus increase safety concerns around the already busy intersection.

Please keep scottsdale ranch a beautiful residential community without implementing 'another' eyesore of a bully corporaion who's only intent is bottom line profit. There are 100 other more appropriate locations that a CVS store can be located at.

Thank you.

Concerned Resident

Shaun Grams

Carr, Brad

From: romane roman <romane-roman@cox.net>
Sent: Thursday, July 16, 2015 5:27 PM
To: Carr, Brad
Subject: New CVS Location - SRCA Resident Opinion

To whom it may concern,

As a resident of Scottsdale Ranch, I would like to submit my disapproval for granting CVS the location in question. Thank you for your time.

Romane Roman

Carr, Brad

From: tmirasola@aol.com
Sent: Thursday, July 16, 2015 5:16 PM
To: Carr, Brad
Cc: tmirasola@aol.com; KBarnes@scottsdaleranch.org
Subject: CVS on 96th and Shea

Dear Brad,

I am a resident in the Scottsdale Ranch Community. I wanted to share with you my opposition to the proposed CVS store on 96th and Shea. We and the surrounding area are currently being served by Walgreens, Avella and several grocery store pharmacies. We are well served by this category and have no need for additional pharmacy services.

In adding to my opposition is pointing out the detriment it will likely cause the Mercado (located blocks away at Via Linda and Mountain View Roads) if CVS would pull sales from that center and cause the Walgreens store to close. We are still reeling from losing our AJ's grocery store. We have had no prospects in replacing tenants in the retail space they use to occupy. Losing another tenant would cause more harm to the other businesses and contribute to the deterioration of the center.

Please present my comments to the stake holders and decision makers for this proposal. It would be nice if the community was helped in acquiring a good fit for our current lose at the Mercado rather than contributing to it's detriment.

Thank you for your time and consideration.

Sincerely,

Suzanne Mirasola

Carr, Brad

From: Eddie Trayler <etrayer@q.com>
Sent: Thursday, July 16, 2015 5:02 PM
To: Carr, Brad
Cc: kbarnes@scottsdaleranch.org
Subject: New CVS Location - SRCA Resident Opinion

Mr. Barr,

I am a resident of Scottsdale Ranch and am emailing you to communicate that I am **OPPOSED** to the proposed building a CVS pharmacy at 96th Street and Shea. We have been Scottsdale Ranch residents for 35 years and enjoy the residential nature of our beautiful ranch. I feel that a commercial venture would increase traffic and compromise the current desert landscape at this intersection – replacing it with asphalt, automobile, pollution, traffic and noise.

Thank you asking if I want to voice my opinion.

Sincerely,
Edwina "Eddie" Trayler
9035 N Cerrito Vista Drive
Scottsdale, AZ 85258
m: 480-734-3735

Carr, Brad

From: Michele Mullane <mullanemichele@yahoo.com>
Sent: Thursday, July 02, 2015 7:42 AM
To: Carr, Brad
Subject: CVS near Scottsdale Ranch

Hello,
I just wanted to express my concern as a resident. Placing a CVS so close to an exclusive residential community on the campus of a corporation completely devalues the community. While I understand why CVS would want to do this, their property is for a corporation, not a retail establishment. It would be completely out of context. Please don't allow this to occur. Thank you.
Michele Mullane

Carr, Brad

From: Kathe Barnes <kbarnes@scottsdaleranch.org>
Sent: Monday, June 22, 2015 4:29 PM
To: Carr, Brad
Subject: FW: New CVS Location - SRCA Resident Opinion
Attachments: mapimage_mflags=MKY&appid=search&locale=en_US&imw=534&imh=180&poi=,;1-xs-gws[1].png

Scottsdale Ranch resident email – see below

From: 2jakemannix@reagan.com [<mailto:2jakemannix@reagan.com>]
Sent: Monday, June 22, 2015 4:27 PM
To: Kathe Barnes
Subject: New CVS Location - SRCA Resident Opinion

Ms. Barnes, I have read about this plan for a CVS Retail store on the corner of 96th and Shea. I am stunned to think that the Scottsdale City Council would even consider deliberating this idea. Why, well here are some 'un-studied' observations:

1. a 24-hour retail store on the south west corner of 96th and Shea.
2. a 24-hour retail store on the south west corner of 96th and Shea with only one way into and one way out of the site
3. a 24-hour retail store on the south west corner of 96th and Shea directly adjacent to CVS Caremark a 1000 plus employee facility with 2 entrances on 96th Street
4. a 24-hour retail store on the south west corner of 96th and Shea, considering Shea will allow only one way into and one way out of the site, which will most likely have a Minute Clinic - Again with access on Shea ONLY from the West and exit on to Shea ONLY to the EAST. This necessitating either a "U" turn at 96th and Shea; a right turn onto 96th and a right onto Mountain View; or a right into Ironwood complex...or, from Shea and 96th, a traverse across Shea to make a Left (or the "U" turn), then north on 96th through residential, again!
5. There are 3 CVS Pharmacies within 5 miles - two of which are 3 blocks from one another at Shea & Scottsdale Rd. Plus CVS Health just purchased the Target Pharmacies...which can be found a few miles north and and a few miles south of 96th and Shea, as well!

So, as a City Council Board purporting to represent the best options for residents of Scottsdale, the 'business reason' to permit this use is incongruous to the idea of an accommodation for residents. Residents did not buy in Scottsdale to be accommodated as they may be in Buckeye. I trust that the Council will seek to fulfill the stated wishes of residents and hopefully those of the Scottsdale Ranch, as well! Sincerely, Jacq (Owner in Scottsdale Bay Club and 92nd and Shea.)

CVS Pharmacy on N Scottsdale Rd

10653 N Scottsdale Rd
Scottsdale, AZ
(480) 998-3500
Open 24 hrs

CVS Pharmacy on N Pima Rd

23215 N Pima Rd
Scottsdale, AZ
(480) 473-2711

CVS Pharmacy on N Scottsdale Rd

10010 N Scottsdale Rd
Paradise Valley, AZ
(480) 607-5025

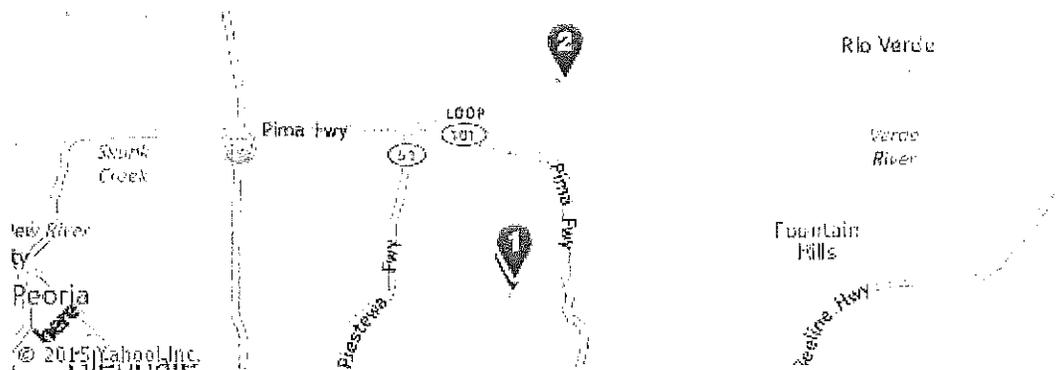
Carr, Brad

From: 2jakemannix@reagan.com
Sent: Monday, June 22, 2015 4:20 PM
To: Carr, Brad
Subject: New CVS Location - SRCA Resident Opinion

Mr. Carr, I have read about this plan for a CVS Retail store on the corner of 96th and Shea. I am stunned to think that the Scottsdale City Council would even consider deliberating this idea. Why, well here are some 'un-studied' observations:

1. a 24-hour retail store on the south west corner of 96th and Shea.
2. a 24-hour retail store on the south west corner of 96th and Shea with only one way into and one way out of the site
3. a 24-hour retail store on the south west corner of 96th and Shea directly adjacent to CVS Caremark a 1000 plus employee facility with 2 entrances on 96th Street
4. a 24-hour retail store on the south west corner of 96th and Shea, considering Shea will allow only one way into and one way out of the site, which will most likely have a Minute Clinic - Again with access on Shea ONLY from the West and exit on to Shea ONLY to the EAST. This necessitating either a "U" turn at 96th and Shea; a right turn onto 96th and a right onto Mountain View; or a right into Ironwood complex...or, from Shea and 96th, a traverse across Shea to make a Left (or the "U" turn), then north on 96th through residential, again!
5. There are 3 CVS Pharmacies within 5 miles - two of which are 3 blocks from one another at Shea & Scottsdale Rd. Plus CVS Health just purchased the Target Pharmacies...which can be found a few miles north and and a few miles south of 96th and Shea, as well!

So, as a City Council Board purporting to represent the best options for residents of Scottsdale, the 'business reason' to permit this use is incongruous to the idea of an accommodation for residents. Residents did not buy in Scottsdale to be accommodated as they may be in Buckeye. I trust that the Council will seek to fulfill the stated wishes of residents and Scottsdale Ranch! Sincerely, Jacq (Owner in Scottsdale Bay Club and 92nd and Shea.)



CVS Pharmacy on N Scottsdale Rd

10653 N Scottsdale Rd

Scottsdale, AZ

(480) 998-3500

Open 24 hrs

CVS Pharmacy on N Pima Rd

23215 N Pima Rd

Scottsdale, AZ

(480) 473-2711

CVS Pharmacy on N Scottsdale Rd

10010 N Scottsdale Rd

Paradise Valley, AZ

(480) 607-5025

Carr, Brad

From: Mary Vranicar <mkvranicar@cox.net>
Sent: Monday, June 22, 2015 2:06 PM
To: Carr, Brad
Subject: New CVS Location - SRCA Resident Opinion

Hi Brad,

I am writing to voice our opposition to the initial CVS proposal and to the 3-TA-2015 C-O text amendment for business properties, besides the CVS property at 96th Street and Shea Boulevard.

The point that CVS would like to offer an added convenience to their employees by having a retail brick and mortar business next to their workplace is not a strong argument. CVS products are already available online to their employees and offer delivery. Is this not convenient enough for their employees?

The point that facilities like this would help reduce employees' "unnecessary vehicle trips" is weak, since they also suggest that the rest of us should make "vehicle trips" to shop there.

There are too many retail properties in Scottsdale that are currently vacant. After these are occupied, CVS will have a better foundation for presenting a "new opportunity to strengthen the existing economic base, revitalize sites, and provide uses that will benefit..."

Thank you for this opportunity to voice our opinions.

Mary Vranicar and D. Darragh Smithers
9964 N 100th Pl
Scottsdale AZ 85258
(Las Brisas in Scottsdale Ranch)

June 17, 2015

Mr. Brad Carr, Senior Planner
7447 E. Indian School Rd., Ste 105
Scottsdale, AZ 85251

Dear Mr. Carr:

It has come to our attention that a rezoning request by Caremark CVS (3-TA-2015) has been submitted to the planning department for consideration.

Specifically, this proposed change would alter the zoning of a land parcel at 96th and Shea to permit the development of retail store at that location. We also understand that this request may be part of a broader proposal to alter current commercial zoning elsewhere to permit increased retail development.

As homeowners who invested in our neighborhood on the basis of prior community planning as contained in the voter ratified 2001 General Plan, we appreciate the addition of shopping conveniences in current retail zoned areas. We are therefore **STRONGLY OPPOSED** to the expansion of additional zoned areas for retail use.

Currently the heavy volume of traffic requiring turns, stops, traffic control systems and so forth produce significant noise, vehicular emissions, light, and other inconveniences for homeowners in our neighborhoods. Such have a negative effect on quality of life and property values.

We ask that such rezoning not be approved due to the inconsistency it poses to our community plan.

Scottsdale is one of the most beautiful, livable communities in the nation. A poll in USA today recently rated Phoenix/Scottsdale as the #1 retirement city in the United States. Appropriate zoning is a major reason for the desirability of our area.

Please do not approve this zoning change.

Respectfully,
Jill Moodie
Diana Farrar
Bayview Estates

Carr, Brad

From: Paul Miachika <pmiachika@gmail.com>
Sent: Saturday, June 13, 2015 11:18 AM
To: Carr, Brad
Cc: kbarnes@scottsdaleranch.org
Subject: CVS application for SWC of Shea Blvd and 96 th St.

I am a resident of Scottsdale Ranch. I moved here 17 years ago because of the separation from the majority of retail centered from 92nd St westward other than the Mercado at Scottsdale Ranch. 96th and Shea is already a very busy intersection with low impact, non retail uses on all 4 corners. I oppose any effort to change the zoning or use permits to allow a retail use that would change the architectural and landscaping currently in place and/or increase the amount of traffic coming in and through this intersection as well as on/off 96th Street.

Paul Miachika

Sent from my iPhone

Carr, Brad

From: Rebecca Comstock <racomstock@cox.net>
Sent: Saturday, June 13, 2015 10:33 AM
To: Carr, Brad
Cc: kbarnes@scottsdaleranch.org
Subject: CVS Location Proposed fro 96th and Shea

Mr. Carr,

I am a resident of Scottsdale Ranch and am VERY opposed to CVS' proposal to locate a retail CVS store at the corner of 96th and Shea. That corner is commercial, not retail, and no additional retail is needed or desired in this area. Within a very few blocks of this location there is now access to substantial retail outlets, including at the Mercado in Scottsdale Ranch on Via Linda and the other extensive retail establishments at 92nd and Shea. Moreover, adding a retail outlet at 96th and Shea will have a MAJOR NEGATIVE impact on Scottsdale Ranch, and particularly those neighborhoods bordering 96th Street, which includes the neighborhood in which I reside.

Please put my name on record as STRONGLY OPPOSING this proposed CVS retail establishment. Also, I would like to be updated by the City of Scottsdale on this unfortunate CVS request.

Thank you,
Rebecca Comstock

Carr, Brad

From: John Wursta <thewursta@cox.net>
Sent: Friday, June 12, 2015 11:24 AM
To: Carr, Brad
Cc: kbarnes@scottsdaleranch.org
Subject: CVS Retail @ 96th and Shea

Dear Mr. Carr:

This will confirm our telephone discussion yesterday wherein I expressed my strong objection to a CVS retail store at 96th Street and Shea. I am a Scottsdale resident .

John M. Wursta
9710 E. San Salvador Drive
Scottsdale, AZ. 85258

Carr, Brad

From: clay perry <ccperryjr@gmail.com>
Sent: Thursday, June 11, 2015 2:40 PM
To: Carr, Brad
Cc: kbarns@scottsdaleranch.org
Subject: new CVS store

We have been advised of the proposed CVS store @96st & Shea.
This store would be totally unacceptable & unnessesary in this beautiful area. What we don't need is any kind of retail such as this & especially another drug store. Please veto this ridiculous proposal now.

--

Clayton C. Perry

(480) 657-0177

Carr, Brad

From: Jennifer Owen <jennifermowen@msn.com>
Sent: Thursday, June 11, 2015 12:48 PM
To: Carr, Brad
Cc: kbarnes@scottsdaleranch.org
Subject: Retail Pharmacy at Shea & 96th

I, and many of my neighbors, are extremely disappointed and concerned about the potential to rezone the area at 96th and Shea so that Caremark can build an unnecessary retail store at their corporate campus. The campus is already a menace to Scottsdale Ranch with all of the traffic. At certain times of the day it takes a ridiculous amount of time exiting on to 96th and I am sure I don't need to tell you that the intersection of 96th and Shea is home to 100's of accidents each year.

There is already an exorbitant amount of traffic in and out of their parking lot and extreme speeding going on since the speed limit is so high on 96th street. There are tons of children and families in this area and honestly the last thing we need is yet another pharmacy. This would most certainly have impact on the economic opportunity for the Walgreens that is barely surviving post AJ's being closed near our small community.

It just seems Scottsdale Ranch has suffered enough from the giant office park which now populates the entire west side of the neighborhood.

I guess it comes down to who is more important a corporation or a community.

**HERITAGE VILLAGE IV
HOMEOWNERS ASSOCIATION
7904 E Chaparral Rd Ste A110 #214
Scottsdale, AZ 85250
623.748.7595 x102 623.321.7596 (fax)
kbenson@integrityfirstpm.com**

June 10, 2015

City of Scottsdale
Brad Carr, Senior Planner
7447 E. Indian School Rd., Ste 105
Scottsdale, AZ 85251

Re: CVS/Caremark Zoning Ordinance

Dear Mr. Carr:

I am writing this letter on behalf of the Heritage Village IV Homeowners' Association regarding the proposed zoning ordinance text amendment being presented by CVS/Caremark for the southwest corner of 96th Street & Shea Blvd and along Mountainview from 92nd to 96th St. The proposed amendment allowing "Support Retail" on this parcel would have negative impacts on and be detrimental to the surrounding neighborhoods. The area along Shea is an already overburdened intersection which would not lend itself to such a box retail center. Ingress and egress into this store would be substandard at best, causing safety concerns by promoting U-turns on Shea and excessive traffic on 96th St. I understand that city staff had these same concerns and shared the concerns with the applicant as did Scottsdale Ranch in a meeting last year. If a retail center is warranted then moving it to the northwest corner of the parcel next to an existing retail center would be more conducive. This area already has a median cut allowing for ingress and egress from both east and west bound traffic into the store.

It appears the main premise of the application is to benefit the current employment center located on this parcel. By labeling this application as a "Support Retail" to benefit its on-site employees is a perversion of the Land Use element of the General Plan. Land Use – Goal 5 clearly states that this proposal should encourage fewer automobile trips, while it may for a few on-site employees; it significantly increases traffic from the outside. It will not invigorate the area nor does it respect the character of the adjacent neighborhoods as required in Land Use – Goal 9. The bottom line is this type of retail center clearly does not complement its surrounding environment as stated in their application; therefore, does not meet the Character and Design element of the General Plan.

Furthermore, this application process is only a guise to circumvent the standard zoning process thus avoiding typical community notification and input.

Thank you for your time.

Sincerely,

For the Heritage Village IV Board of Directors



Karen Benson, CAAM®, CMCA, AMS
Community Manager

Carr, Brad

From: diana.laulainen@gmail.com on behalf of Diana Laulainen-Schein <laul0005@cox.net>
Sent: Tuesday, June 09, 2015 7:30 PM
To: Carr, Brad
Subject: Proposed CVS on the corner of 96th and Shea

I am writing to you to voice my opposition to the proposal to build a CVS pharmacy on the corner of 96th and Shea. Placing a high-traffic and potentially 24-hour business on a corner directly behind Scottsdale Ranch homes will have a negative impact on the neighborhood and on property values.

As of now, there is a buffer of low-traffic businesses (business offices) between the SRC homes and the retail shops located to the east of the community. This minimizes traffic in the direct area. Placing a retail store on that corner will encroach upon the residential area bringing with it an increase in both noise and traffic. I am perplexed at their desire to create MORE retail space in this area when so many of the businesses surrounding the loop 101 and Shea and in the Mercado (on the corner of Mt View and Via Linda) have closed down. It would make more sense to me for them to invest in the vacant space available on the corner of 90th and Shea rather than destroy more greenspace and install more concrete.

Please also consider that the area is also served by a Walgreens that is located just 3 minutes from this location at Via Linda and Mountain View and TWO Fry's pharmacies on 90th Street. Does the area really need FOUR pharmacies all within a mile of each other?

I urge you to vote against this request and encourage them to find a more suitable location.

Diana Laulainen-Schein
10348 N 96th PL

Carr, Brad

From: Ray <rpdimuzio@yahoo.com>
Sent: Monday, June 08, 2015 6:30 PM
To: Carr, Brad
Cc: kbarnes@scottsdaleranch.org
Subject: New CVS Location - SRCA Resident Opinion

Dear Mr. Carr:

I am currently Treasurer of the Las Brisas HOA, and I am writing to you in respect to the proposed zoning change at the corner of Shea Boulevard and 96th Street to permit CVS to construct and operate a retail store at that location. I firmly believe that having retail traffic in that location would be not be in the best interests of the residents of Scottsdale Ranch, particularly those residents who reside on the east side of 96th street. The increase in both automobile and pedestrian traffic, and the noise related thereto, plus the effects of the lighting of the parking lot and signage are also detrimental to the neighborhood.

The residents and the Board of Las Brisas, will not support this planned change, and we have asked our homeowners to contact you individually to express their disapproval.

We live in a democratic society, and the voice of the people must be the guiding force behind the decisions of the our government. I hope the leadership of the City of Scottsdale listens to its tax paying, and voting, citizens. Thanks.

Ray Dimuzio

Brad Carr
Senior Planner
Planning and Development Services
City of Scottsdale

June 8, 2015

Reference: Zoning Amendment Shea Boulevard and 96th Street

Dear Mr. Carr,

We, the Board of Directors of The Island at Scottsdale Ranch Owners Association, are writing regarding our opposition to changing the zoning at Shea Blvd. and 96th Street.

The existing General Plan, intended to guide the development of Scottsdale over a 20+ year period, defines the area in question as Commercial-Office, an intentional buffer between full commercial and residential uses. The current designation effectively transitions Shea from highly concentrated retail and commercial activity at 90th and 92nd Streets to an entirely residential area beginning east of 96th Street. Already high levels of traffic noise and congestion on Shea would only worsen with an amendment allowing a retail center at 96th Street and Shea.

We therefore ask that the City of Scottsdale deny the CVS-Caremark request to amend the zoning at 96th Street and Shea Blvd.

Thank you for your consideration of our request.

The Board of Directors, The Island at Scottsdale Ranch

Harry Zemel
Rick Gill
Margaret Gallagher
Catherine Dunik
Don Provo

cc Kathe Barnes, SRCA

Carr, Brad

From: Sheila Buchanan <sbuchanan@primerus.com>
Sent: Saturday, June 06, 2015 5:49 AM
To: Carr, Brad
Cc: kbarnes@scottsdalerance.org
Subject: New CVS Location - SRCA Resident Opinion

Dear Mr. Barnes:

We have just become aware of the request by CVS requesting a change in zoning to build a store at 96th and Shea Avenue in Scottsdale. We think this would be a gross detriment to the neighborhoods of Scottsdale Ranch. Right now, there is a buffer zone of medical buildings and office buildings on the edge of Scottsdale Ranch separating it from the high traffic retail zone found over on 92nd Street and some on 94th. We highly object to the proposal to bring a large retail business adjacent to the homes of Scottsdale Ranch. This zoning change would forever alter the character of Scottsdale Ranch homes and ruin the neighborhood character of this area of Scottsdale.

We ask that this zoning change not be granted.

Sheila and Jack Buchanan
10053 E. Turquoise Ave.
Scottsdale, AZ 85258

Carr, Brad

From: Diane Pitz <mdianep@cox.net>
Sent: Monday, June 01, 2015 9:24 PM
To: Carr, Brad
Cc: kbarnes@scottsdaleranch.org
Subject: Re: New CVS Location - 96th St & Shea

Dear Mr. Carr: Per below, on May 4th I submitted my strong objections to the CVS plan to build a retail pharmacy on the corner of 96th Street and Shea Blvd. My family, neighbors and I continue to be extremely concerned about the adverse impact this will have to our neighborhood, property values and quality of life. Can you please advise what the status of this CVS plan is and if, or when an open hearing regarding the matter is planned? Thank you.

Diane Braun
9724 East San Salvador Dr
Scottsdale, Arizona 85258
480 614 8863

Sent from my iPad

> On May 4, 2015, at 7:05 PM, Diane Pitz <mdianep@cox.net> wrote:

>

> As residents of the surrounding neighborhood, we are strongly opposed to the CVS proposal to build a retail store on the southwest corner of 96th street and Shea Blvd. We have lived in this neighborhood for the past 17 years and believe that putting a store at that location will have many negative impacts to our existing neighborhood and quality of life.

These include, though are not limited to:

> 1) increased traffic, noise, congestion, litter and air pollution throughout our neighborhood;

> 2) permanent destruction of valued plants and wildlife habitat;

> 3) the decline of our current quality of life with the conversion of a residential neighborhood to commercial use with more strip malls, gas stations, "pharmacies", convenience stores, etc.; and

> 4) encroachment on trails, bicycle paths by more cars with increased danger and risk for pedestrians, runners, bicycle riders.

>

> There are currently already at least three to four retail pharmacies within one square mile. And there are at least three CVS stores within less than five miles. We neither need nor want this store in our neighborhood.

>

> CVS Health is a huge corporation with very deep pockets and more than 7,700 retail stores. They are the 12th largest corporation in the US with 2014 profits more than 126 billion dollars. They have history of getting what they want even at the expense of smaller neighborhoods.

>

> CVS will not be hurt in the least if their proposal is denied. However, the rest of us will be permanently and adversely impacted if our plea to maintain our quality of life goes unheeded. Anything you can do to help us will be greatly appreciated.

>

> Diane Braun
> 9724 East San Salvador Drive
> Scottsdale, AZ. 85258
> 480 614 8863

>

> Sent from my iPad

Carr, Brad

From: cesarm2@cox.net
Sent: Monday, June 01, 2015 7:53 PM
To: Carr, Brad
Subject: CVS

I am definitely opposed to the proposal of CVS to build a pharmacy on the corner of Shea Blvd and 96th street. We have enough pharmacies in the area and it will change the ambience of that area. I for one am angry that the city would allow this infringement on the residents of Scottsdale Ranch.

Ellen Sarmiento
10484 E Fanfol Lane
Scottsdale Az 85258

Carr, Brad

From: Mary <mwshaw@rocketmail.com>
Sent: Monday, June 01, 2015 4:41 PM
To: Carr, Brad
Subject: New CVS Location - SRCA Resident Opinion

I have seen the plans for proposed CVS retail store on 96 and Shea. We live across the street east of this area. We already have been affected by the night safety lighting on the east side of campus. The traffic that will be generated will make coming out of Gold Dust very difficult . If the west side of CVS campus was used it would not be as disruptive to the neighborhood Thanks for reading this. Please be aware how negative this will be to our community.

Sincerely, John and Mary Shaw
10386 N 96 Pl.
Scottsdale, AZ 85258

Sent from my iPhone

Carr, Brad

From: Sue Rutledge <suenic@cox.net>
Sent: Monday, June 01, 2015 3:30 PM
To: Carr, Brad
Cc: kbarnes@scottsdaleranch.org
Subject: CVS at 96th Street and Shea

Hello Brad,

I am writing regarding the proposed retail CVS store at the corner of 96th Street and Shea Boulevard. I am a long time Scottsdale resident and full time resident of Scottsdale Ranch. Over the years Shea Boulevard has become increasingly congested and overloaded with traffic and numerous car accidents, many having occurred at this very corner. It is my belief that adding a retail store to an already overcrowded corner and adjacent to a beautiful well maintained community like Scottsdale Ranch would be a mistake. This will not add value or be an enhancement to the area or the neighborhood, in fact quite the opposite. It will only increase the traffic and congestion to an area that is already at full capacity. In addition to the increased traffic, the homes in the surrounding area will be subjected to noise and possibly bright parking lot lighting in the evening.

I have spoken to several neighbors about this new CVS and not one views it as favorable. Thank you for your consideration.

Best regards,

Sue Rutledge

Carr, Brad

From: Bonnie Bulfer <bulferaz@gmail.com>
Sent: Monday, June 01, 2015 9:46 AM
To: Carr, Brad
Cc: kbarnes@scottsdaleranch.org
Subject: CVS In Scottsdale Ranch

Brad: I noticed in the Scottsdale Ranch newsletter...that CVS might like to put a new retail location close to us. Gosh, I am all for progress....however, a new CVS just went up on Scottsdale Road and Frank Lloyd Wright.

Really do we have to pave the entire desert with retail. I'm sure CVS is a fine store, however, this seems over the top. Thanks for the notice.

Bonnie Bulfer
480-595-3127

Carr, Brad

To: Cookson, Frances
Subject: RE: 3-TA-2015

From: donh1211@cox.net [mailto:donh1211@cox.net]
Sent: Friday, May 15, 2015 11:23 AM
To: Cookson, Frances
Subject: 3-TA-2015



The applicant's narrative has gaps and errors including: a) The text keeps referring to a "Commercial Office Development" but the applicant's narrative does not include a definition - this would be a new term in the ordinance and should be defined. b) It is not clear as to whether the 15 acres applies to the development as a whole versus a specific property. This would be really bad if each individual property within a 15 acre master development would achieve the 15,000 sf of retail. c) The mapped sites include several that have multiple ownerships - only those parcels of 15 net acres should be shown as well as only those abutting streets that are arterials should be highlighted. In several cases these sites have long public involvement histories and even stipulations that would be in conflict with this proposal. d) The C-O already allows certain 'retail' uses subject to specific restrictions. This should be thoroughly covered in the narrative and a justification should be made as to why the existing regulations don't work. There is an excess of retail land use/zoning in the city and there is not real demonstrated need for more retail. This could actually damage small retail areas near these sites.



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Carr, Brad

From: Jim Harris <Jharris@tgen.org>
Sent: Wednesday, May 13, 2015 9:48 AM
To: Carr, Brad
Cc: kbarnes@scottsdaleiranch.org; Nancy Harris (fancynanc53@hotmail.com)
Subject: CVS Caremark

Good morning Mr Carr:

AS a resident of Scottsdale Ranch I wanted to voice my opposition to the CVS-Caremark plans to build a commercial building on 96th and Shea.

The building will be extremely disruptive to the neighborhood and have a negative impact on traffic and quality of life.

This parcel should not be re-zoned for commercial use.

Regards,

Jim Harris

Jim Harris
Vice President Business Development
Translational Genomics Research Institute
(o) 602 343 8701
(m) 602 717 8742

Carr, Brad

From: rwauerbach@rwacontractservices.com
Sent: Tuesday, May 05, 2015 7:30 PM
To: Carr, Brad
Subject: [Fwd: Update: CVS in Early Stages of Building a New Location at 96th and Shea]
Attachments: untitled-[2]

Brad ~ I received the email below from Scottsdale Ranch Community Association (SRCA).

Please advise what a "Zoning Ordinance text amendment" is and how it applies specifically to this CVS project. Is the property in question currently zoned for retail?

Thank you!
Ron Auerbach
Las Brisas/Scottsdale Ranch Resident

----- Original Message -----
Subject: Update: CVS in Early Stages of Building a New Location at 96th and Shea
From: "Scottsdale Ranch Community Association"
<bworthley@scottsdaleranch.org>
Date: Fri, May 1, 2015 5:03 pm
To: rwauerbach@rwacontractservices.com

CVS Building New Location

Correction for CVS Contact

May 1, 2015

UPDATE: The message below has now been corrected, as it included the incorrect email for City of Scottsdale contact, Brad Carr. Mr.Carr's correct email is: bcarr@scottsdaleaz.gov (not .org)

Important: CVS in the Early Stages of Building a New Location at 96th/Shea

Scottsdale Ranch Community Association has been notified by the City of Scottsdale Planning Department of a proposed Zoning Ordinance text amendment submitted on behalf of the CVS/Caremark group. The ultimate goal of the applicant is to allow a new retail CVS pharmacy building to be constructed on the existing CVS/Caremark corporate campus to the west of Scottsdale Ranch. This store would be located on the southwest corner of 96th St./ Shea.

The application is in the beginning stages with the City of Scottsdale. After review of the proposal, the SRCA Board of Directors feels that this store could have a negative impact on the surrounding neighborhoods. SRCA wanted to take this opportunity to notify the residents of Scottsdale Ranch as soon as possible. We will keep you updated with any new developments as this application is reviewed by the City of Scottsdale. Should you wish to voice your opinion on this amendment, for or against, please contact Brad Carr with the City of Scottsdale by phone at 480-312-7713 or by email at [1]bcarr@scottsdaleaz.gov. Also, please copy SRCA on any correspondence by mail or email to [2]kbarnes@scottsdaleranch.org.

We appreciate your understanding.

Thank you and have a great weekend!

https://urldefense.proofpoint.com/v2/url?u=http-3A_www.ScottsdaleRanch.org&d=AwIFAw&c=mLnDz0LAXdRWb0m2sWTY_HoX_augE-BnEl0NeG61j9k&r=8o!OAn7gONmN4uEhpZQZCF9TiHdUHZdsnJl4xoZX80U&m=kKJxeJ6GwKfdXtbfUfue7iwQq5nvSLEAqV-7VPGMYvw&s=p70NHHprYPPR1q5FTP2LMpXSDtGI4OiETF2Yh730xxY&e=

10585 N. 100th St.
Scottsdale, AZ 85258

p. 480-860-2022 | f. 480-860-8264

References

1. <mailto:bcarr@scottsdaleaz.gov?subject=New%20CVS%20Location%20-%20SRCA%20Resident%20Opinion>
2. <mailto:kbarnes@scottsdaleranch.org?subject=New%20CVS%20Location%20-%20SRCA%20Resident%20Opinion>

This message was sent to rwauerbach@rwacontractservices.com from:
Scottsdale Ranch Community Association | bworthley@scottsdaleranch.org | Belle Worthley | 10585 N. 100th Street | Scottsdale, AZ 85258

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Carr, Brad

From: Steven Hillman <stevenjhillman@gmail.com>
Sent: Tuesday, May 05, 2015 5:21 PM
To: Carr, Brad
Subject: New CVS Location - SRCA Resident Opinion

Wanted to know where the building actually will be placed, size, entrance street.

Sounds like a poor idea for the neighborhood. Very disappointing the city management would be influenced by a powerful company.

--

Steven Hillman MAS
Hillman Associates, LLC.
stevenjhillman@gmail.com

Carr, Brad

From: KATHY <kathykmiller@cox.net>
Sent: Tuesday, May 05, 2015 10:17 AM
To: Carr, Brad
Subject: CVS

As residents of Scottsdale Ranch, my husband and I would like to say that we feel the congestion at 96th and Shea is quite heavy already, and do not want to add a CVS at that location, unless the only access is off of Shea Larry and Kathy Miller

Carr, Brad

From: Diane Pitz <mdianep@cox.net>
Sent: Monday, May 04, 2015 7:05 PM
To: Carr, Brad
Cc: kbarnes@scottsdaleranch.org
Subject: New CVS Location - 96th St & Shea

As residents of the surrounding neighborhood, we are strongly opposed to the CVS proposal to build a retail store on the southwest corner of 96th street and Shea Blvd. We have lived in this neighborhood for the past 17 years and believe that putting a store at that location will have many negative impacts to our existing neighborhood and quality of life. These include, though are not limited to:

- 1) increased traffic, noise, congestion, litter and air pollution throughout our neighborhood;
- 2) permanent destruction of valued plants and wildlife habitat;
- 3) the decline of our current quality of life with the conversion of a residential neighborhood to commercial use with more strip malls, gas stations, "pharmacies", convenience stores, etc.; and
- 4) encroachment on trails, bicycle paths by more cars with increased danger and risk for pedestrians, runners, bicycle riders.

There are currently already at least three to four retail pharmacies within one square mile. And there are at least three CVS stores within less than five miles. We neither need nor want this store in our neighborhood.

CVS Health is a huge corporation with very deep pockets and more than 7,700 retail stores. They are the 12th largest corporation in the US with 2014 profits more than 126 billion dollars. They have history of getting what they want even at the expense of smaller neighborhoods.

CVS will not be hurt in the least if their proposal is denied. However, the rest of us will be permanently and adversely impacted if our plea to maintain our quality of life goes unheeded. Anything you can do to help us will be greatly appreciated.

Diane Braun
9724 East San Salvador Drive
Scottsdale, AZ. 85258
480 614 8863

Sent from my iPad

Carr, Brad

From: Ray <rpdimuzio@yahoo.com>
Sent: Monday, May 04, 2015 5:01 PM
To: Carr, Brad
Subject: CVS

Dear Mr. Carr:

I am a resident of Las Brisas at Scottsdale Ranch, and I am writing to you to communicate my opposition to CVS' plan to build a retail facility near the corner of 96th and Shea. I hope you will listen to the residents of this community, and deny approval to CVS. As a concerned resident I can tell you that I will do everything possible to prevent this area from becoming zoned retail commercial.

Ray Dimuzio

Carr, Brad

From: Franklin Khedouri <franklinaz@gmail.com>
Sent: Monday, May 04, 2015 11:11 AM
To: Carr, Brad
Cc: kbarnes@scottsdaleranch.org
Subject: Proposed CVS Site / 96th and Shea

My wife and I wish to go on record as being strongly opposed to construction of a CVS store at 96th and Shea.

A high traffic retail operation is grossly out of character for that location. It will certainly cause traffic issues. There is no public need for another drug/big box retailer in this area as it is amply served by Walmart and Fry's nearby.

Please do not approve the zoning change.

Thank you,

Franklin Khedouri
9915 East Cinnabar Avenue
franklinaz@gmail.com
602-549-2190

Carr, Brad

From: Belle Worthley <bworthley@scottsdaleranch.org>
Sent: Monday, May 04, 2015 8:25 AM
To: Carr, Brad
Cc: Kathe Barnes
Subject: Resident Opinion of Proposed CVS Location

Good morning,

Mr. Carr, below are some comments from Scottsdale Ranch residents in regards to the proposed CVS location at 96th/Shea. Please forgive me if you did receive these already, I just noticed you weren't CC'd on the email. Thank you!

- "I am definitely against a retail use at the corner of Shea and 96th. We have enough pharmacies in our area. I didn't think that area was zoned for commercial use. Tell them to go to 90th street. "

From: cesarm2@cox.net

- "Thank you for sending me the information. I did not receive a prior incorrect email, so this was the first I heard of this proposal. I am very pleased that the association is opposed to the new pharmacy as I agree with your opinion that this is not a good idea. If you think it would be helpful for individuals to express support of your opinion please advise. Otherwise I will assume you all are doing everything that can be done to protect our beautiful area. Thank you, Lyn Burns"

From: lyn.burns@cox.net

- "We as a family, who have been owners in Scottsdale Ranch for the last 12 years, feel this is a very bad idea. We don't need anymore traffic on 96th and Shea. There is a school and church directly north of Shea, called Shepherd of The Desert. It has many students, and parents dropping off and picking up everyday, plus services (3) on Sunday, as well as youth groups on Sunday nights, and Wed. nights. This would cause even more traffic, at a very dangerous intersection. Also trucks would be coming through to deliver goods, and we don't need those on 96th either. It is not a good idea, and would bring down property values, for people with homes across the street. Ted and Lynn Kolander, Scottsdale, 85258 "

From: lkolaz@aol.com

Thank you,

Belle Worthley

Community Relations Coordinator

Scottsdale Ranch Community Association (SRCA)

10585 N. 100th Street Scottsdale, AZ 85258

P: 480-860-2022 | F: 480-860-8264

bworthley@scottsdaleranch.org

www.ScottsdaleRanch.org

Like Us and Follow Us!



Carr, Brad

From: lkolaz@aol.com
Sent: Saturday, May 02, 2015 3:18 PM
To: Carr, Brad
Subject: New CVS Location - SRCA Resident Opinion

We as a family, who have been owners in Scottsdale Ranch for the last 12 years, feel this is a very bad idea. We don't need anymore traffic on 96th and Shea. There is a school and church directly north of Shea, called Shepherd of The Desert. It has many students, and parents dropping off and picking up everyday, plus services (3) on Sunday, as well as youth groups on Sunday nights, and Wed. nights. This would cause even more traffic, at a very dangerous intersection. Also trucks would be coming through to deliver goods, and we don't need those on 96th either. It is not a good idea, and would bring down property values, for people with homes across the street. Ted and Lynn Kolander, Scottsdale, 85258

Carr, Brad

From: Paul4676 <paul4676@aol.com>
Sent: Saturday, May 02, 2015 12:37 PM
To: Carr, Brad; kbarnes@scottsdaleranch.com
Subject: New CVS Location - SRCA Resident Opinion

To Mr. Carr;

As a resident of Scottdale Ranch for the past 25 years, I have supported the Associations efforts to discourage further commercial development in favor of residential enhancement. I will actively participate in preventing your selection of 96th St. & Shea for a CVS store.

Please keep in mind the SRCA was successful in blocking both a resort style hotel as well as a hockey rink from coming to an area of the Ranch not far from your planned site.

I have invested more than money and time into my place in which I reside and I kindly ask that you abandon your proposal.

Sincerely,

Paul Natale
SR resident

Carr, Brad

From: Peter Roth <propete@gmail.com>
Sent: Saturday, May 02, 2015 11:40 AM
To: Carr, Brad
Subject: I oppose a CVS retail store on 96th/Shea

Dear Mr. Carr,

It has come to my attention that CVS is planning to expand their campus on 96th St. and Shea with a retail store, presumably a drugstore and pharmacy similar to other current CVS stores. I am very concerned about the negative impact this change will have to my immediate neighborhood and the 96th/Shea intersection.

The south side of Shea Blvd. is beautifully maintained with desert landscaping, drainage ditches and mature trees. We often see packs of javelinas roaming here at night. The plot of land that belongs to CVS is aesthetically pleasing with its rolling, grassy hills, desert plants and some grass. This open space provides a much-needed visual respite to the busy Shea Blvd. where cars zoom by at >50 mph.

Converting the corner to retail with parking, driveways, neon signage and additional in/out traffic would completely change the scenery and beauty we all enjoy today. I would also be very concerned about the additional traffic (both customers and delivery trucks) and noise.

It seems that CVS has several other options to choose from in nearby shopping areas, such as the Sprouts strip mall 300 yards to the west, the Home Depot/Big Lots/Frys row of stores on 90th St. or even the shopping area in Scottsdale Ranch (corner of Via Linda and Mtn. View).

I think it's also worth mentioning that the location is a mere 3.0 miles / 8 minutes (source: Google Maps) from the existing CVS store at Frank Lloyd Wright Blvd. in 85260. Lastly, there are 4 other pharmacies within a 1.5 miles radius of 96th/Shea: Walgreens, Avella, and the two Fry's stores. Why would a 5th pharmacy be needed so bad that a change to the zoning ordinance is needed?

Thank you for your consideration. I am available for your questions or comments.

Regards,

Peter & Santia Roth
10070 E Doubletree Ranch Rd.
602-456-1130

Carr, Brad

From: Stephen Braun <drsteve123@cox.net>
Sent: Saturday, May 02, 2015 9:56 AM
To: Carr, Brad
Cc: kbarnes@scottsdaleranch.org
Subject: Zoning Ordinance Changes for CVS Store at 96th Street and Shea

Importance: High

Dear Mr. Carr:

CVS Health has asked the City of Scottsdale to amend Zoning Ordinances to allow them to build a retail store on the southwest corner of 96th Street and Shea. We have lived in Scottsdale Ranch for almost 17 years, and strongly oppose this plan. We believe that it will cause:

- More traffic, noise and congestion throughout our entire neighborhood.
- Encroachment on trails and bicycle paths, and more danger to pedestrians and bicycle riders.
- The conversion of even more residential property to commercial use: more strip malls, gas stations, convenience stores, etc.
- The decline of our neighborhood from residential to commercial use.
- The destruction of plants and wildlife habitat.
- One more store that we do not need. There are already several retail pharmacies within one mile of the proposed store (Fry's, Walgreen's, etc.), and even several existing CVS pharmacies within five miles.

We encourage you to oppose the changes requested by CVS.

Stephen Braun
9724 East San Salvador Drive
Scottsdale, AZ 85258
480-614-8863
drsteve123@cox.net

Carr, Brad

From: Matt Metz <matt.metz@mattmetz.com>
Sent: Saturday, May 02, 2015 7:07 AM
To: Carr, Brad
Cc: 'Kathe Barnes'
Subject: Opposition to proposed CVS Store at 96th/Shea

Mr. Carr,

First, to be clear, I am writing today as a resident of Scottsdale Ranch, and NOT as a member of the Scottsdale Board of Adjustment.

I wish to express my opposition to the proposed location of a CVS pharmacy at the southwest corner of 96th St. and Shea.

My opposition is based on the following:

- This location is unnecessarily close to Scottsdale Ranch homes, and would bring unsightly construction and buildings, increased traffic, and additional noise to an otherwise low-profile corner adjacent to single-family residential areas to the east.
- A more appropriate location for a RETAIL center is at the WEST end of the CVS property, near 9400 E. Shea, in close proximity to other retail at that location. There is already well-planned and established decel and merging lanes for traffic entering and exiting that location from Shea. And CVS clearly owns enough land in that area to hold the proposed retail store.

I am also opposed to the “sneaky” way that CVS is attempting to accomplish what really amounts to a “stealth rezoning.”

I’m not exactly sure what role you and your department will play in CVS’s proposal, but I hope you will heed the voice of Scottsdale’s residents and citizens and use your efforts to prevent the construction of a retail establishment on this corner.

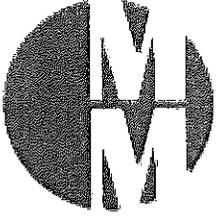
Please feel free to contact me if you have any questions about my opposition.

-Matt Metz
Scottsdale resident and citizen
9978 E. Bayview Dr.
Scottsdale, AZ 85258
480-948-1066

- Matt Metz,

“All that is necessary for the triumph of evil is for enough good men to do nothing.”

- Edmund Burke



Carr, Brad

From: David Friedman <jazzdoc1@gmail.com>
Sent: Friday, May 01, 2015 7:15 PM
To: Carr, Brad
Subject: New CVS Location - SRCA Resident Opinion

Dear Mr. Carr,

I have just received a communication from Scottsdale Ranch where I live, that CVS is planning to open a CVS pharmacy on 96th St. I am afraid that this will have a very detrimental effect on the Walgreen's Pharmacy at the Mercado on Scottsdale Ranch. Many of the storekeepers there have noticed a sharp decline in business since the AJ's Market closed there last August. The addition of a large CVS Pharmacy within such close proximity to Scottsdale Ranch will, I'm afraid, be a death knell for our Walgreen's.

Please reconsider this plan and allow our local stores to continue serving their customers.

Very truly yours,

David J. Friedman, DC

Carr, Brad

From: Andrea Finkelstein <user112720@aol.com>
Sent: Friday, May 01, 2015 6:25 PM
To: Carr, Brad
Subject: CVS at 96th and Shea

Dear Brad,

I just learned of the proposed request to allow the building of a CVS retail location at the SW corner of Shea and 96th. I hope everyone will give a lot of thought to this before making a decision.

I have been a resident of Scottsdale Ranch since 1989. I have lived in La Privada, loved Scottsdale Ranch so much, then built our residence in the Estates in Scottsdale Ranch in 1992; living, playing and working here ever since.

I feel very strongly that allowing retail on that corner would be a disservice to Scottsdale, and to McCormick and Scottsdale Ranch communities. There is nothing more calming than passing the last retail strip center at 93rd and then seeing no retail again until East of FLW. That CVS building has been a landmark for many, many years. It has a beautiful low profile that adds to the serenity, tranquility and value of the Scottsdale Ranch experience. Everything surrounding it (except the shopping center just west) is either residential or medical, or office. With most of it residential except for the rehab facility and church.

There is no high traffic corner store east of what was previously planned, and it would stick out like an eyesore. I love and shop at CVS. But CVS Caremark did not choose to inhabit that building to convert a piece of the property to commercial retail. It was occupied as office.

All you have to do is close your eyes and picture a CVS there to know that putting one there is not the right decision for the preservation or value for Scottsdale or Scottsdale Ranch.

Thank you for considering my view on this.

Kindest regards,
Andrea Finkelstein
10470 N 106th Pl
Scottsdale, AZ 85258
602-390-3534

Sent from AOL Mobile Mail

Carr, Brad

From: cmeza@chubb.com
Sent: Friday, May 01, 2015 5:47 PM
To: Carr, Brad
Cc: kbarnes@scottsdaleranch.org
Subject: CVS in Early Stages of Building a New Location at 96th and Shea - IMPORTANT! Please Read!!!

Dear Mr. Carr,

I would like to respectfully submit a concern with the amendment to allow construction of a CVS at the corner of 96th avenue and Shea.

My biggest concern is the safety at this already way-too-busy intersection, which is adjacent to a family oriented neighborhood with many children and adults walking, running, and on bikes.

There is already an abundance of quickly crisscrossing to other lanes, as some need to quickly go to the right or left just west of this intersection.

Just to the west of this intersection, it is often the 'last chance' for people to get to the lane they need to be in, resulting in a tendency for people to speed up after getting past the intersection.

Some need to move over to prepare to get on 101 North, while others need to speed up to move to the left to get to the McDonald's and other restaurants at the mall on the south side just west of the intersection.

Also - It is already too heavily congested by the mini-malls in the area to the north of Shea.

Please also take into consideration that the property values and more importantly child (and Adult!) safety at the intersection will decline.

There is a strong likelihood many drivers making 'quick decisions' to turn into the CVS store will cause unfortunate accidents in the area.

Thank you.

Christine Meza
Concerned Scottsdale Ranch Property Owner

623.580.2406

Carr, Brad

From: Kurt Pogoloff <kpogoloff@cox.net>
Sent: Friday, May 01, 2015 5:11 PM
To: Carr, Brad
Subject: New CVS Location - SRCA Resident Opinion

Hi Brad,

I am a resident of Scottsdale Ranch and am opposed to the approval of retail located on the southwest corner of 96th and Shea. Residents of the Ranch including myself purchased in this Planned Unit Development because of its CC&R and the "controlled" retail development within the ranch and immediate area. That said, the encroachment of retail locations other than at the Mercado at Scottsdale Ranch (Via Linda and Mountainview) would have an adverse impact on Residential properties on the ranch

Sincerely,

Kurt Pogoloff
10227 East San Salvador Dr
Scottsdale, AZ 85258

Kurt Pogoloff
Branch Sales Manager
New American Funding
602-509-4463 (cell)

Statement of Support

Name Dan Norma

Address 9680 N. Mission Ln

City/State/Zip Scottsdale AZ 85258

Email Dan@Venturerei.com

Date 8/10/15

Statement:

"I support the proposed text amendment to allow limited retail as part of a commercial office development. Scottsdale's major employment centers, including the CVS Health Campus, will benefit from support retail uses by providing employees with on-site options related to the office business. The text amendment is a useful tool to re-invigorate older office campuses. It is also an ideal amenity to the City's major employment areas while maintaining compatibility with its surrounding environment. I support the amendment because it will strengthen our economic base, revitalize sites, and create new opportunities for Scottsdale."



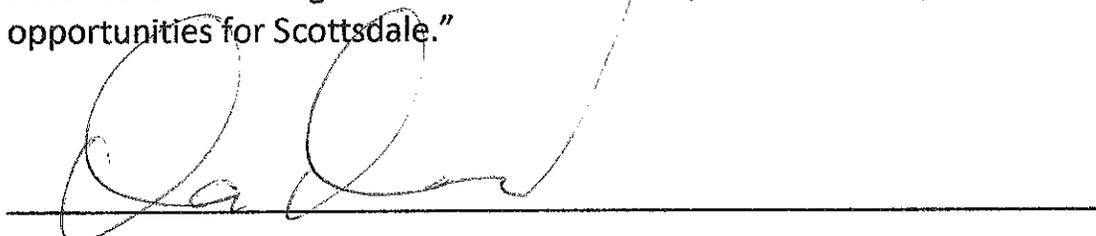
Signature

Statement of Support

Name Dan Drummond
Address 9051 N Cerrito Vista Dr
City/State/Zip Scottsdale AZ 85258
Email drommondm@yahoo.com
Date 16 Aug 15

Statement:

"I support the proposed text amendment to allow limited retail as part of a commercial office development. Scottsdale's major employment centers, including the CVS Health Campus, will benefit from support retail uses by providing employees with on-site options related to the office business. The text amendment is a useful tool to re-invigorate older office campuses. It is also an ideal amenity to the City's major employment areas while maintaining compatibility with its surrounding environment. I support the amendment because it will strengthen our economic base, revitalize sites, and create new opportunities for Scottsdale."



Signature

Statement of Support

Name Kyle Schroeder

Address 9795 E MISSION LANE

City/State/Zip SCOTTSDALE AZ 85258

Email KYLE_SCHROEDER@YAHOO.COM

Date 8/16/15

Statement:

"I support the proposed text amendment to allow limited retail as part of a commercial office development. Scottsdale's major employment centers, including the CVS Health Campus, will benefit from support retail uses by providing employees with on-site options related to the office business. The text amendment is a useful tool to re-invigorate older office campuses. It is also an ideal amenity to the City's major employment areas while maintaining compatibility with its surrounding environment. I support the amendment because it will strengthen our economic base, revitalize sites, and create new opportunities for Scottsdale."

Kyle J. Schroeder

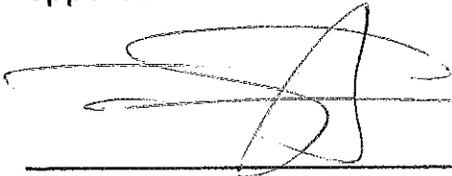
Signature

Statement of Support

Name Lou Cowins
Address 9795 E MISSION LANE
City/State/Zip SCOTTSDALE, AZ 85258
Email LOU@9795@gmail.com
Date 8/16/15

Statement:

"I support the proposed text amendment to allow limited retail as part of a commercial office development. Scottsdale's major employment centers, including the CVS Health Campus, will benefit from support retail uses by providing employees with on-site options related to the office business. The text amendment is a useful tool to re-invigorate older office campuses. It is also an ideal amenity to the City's major employment areas while maintaining compatibility with its surrounding environment. I support the amendment because it will strengthen our economic base, revitalize sites, and create new opportunities for Scottsdale."



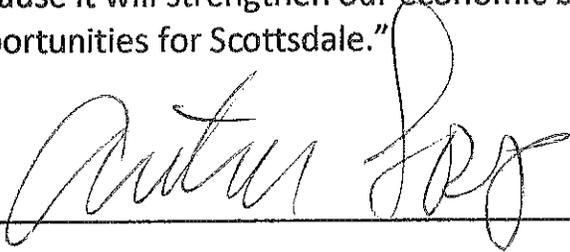
Signature

Statement of Support

Name Autumn Loop
Address 9882 E. San Salvador Dr
City/State/Zip Scottsdale AZ 85258
Email autumnloop@gmail.com
Date 8/17/15

Statement:

"I support the proposed text amendment to allow limited retail as part of a commercial office development. Scottsdale's major employment centers, including the CVS Health Campus, will benefit from support retail uses by providing employees with on-site options related to the office business. The text amendment is a useful tool to re-invigorate older office campuses. It is also an ideal amenity to the City's major employment areas while maintaining compatibility with its surrounding environment. I support the amendment because it will strengthen our economic base, revitalize sites, and create new opportunities for Scottsdale."



Signature

Statement of Support

Name Scott Bero

Address 10011 F Sunny Slope Ln

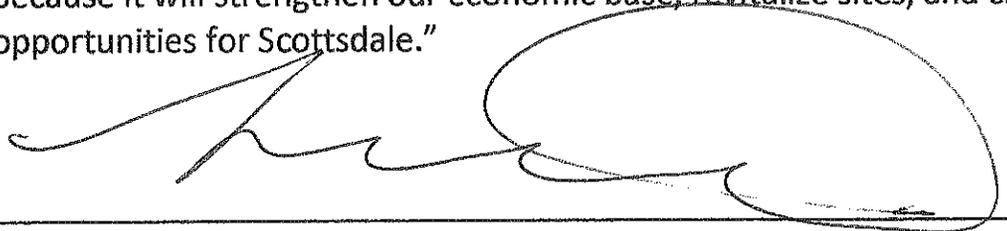
City/State/Zip Scottsdale, AZ, 85250

Email _____

Date 8/18/2018

Statement:

"I support the proposed text amendment to allow limited retail as part of a commercial office development. Scottsdale's major employment centers, including the CVS Health Campus, will benefit from support retail uses by providing employees with on-site options related to the office business. The text amendment is a useful tool to re-invigorate older office campuses. It is also an ideal amenity to the City's major employment areas while maintaining compatibility with its surrounding environment. I support the amendment because it will strengthen our economic base, revitalize sites, and create new opportunities for Scottsdale."



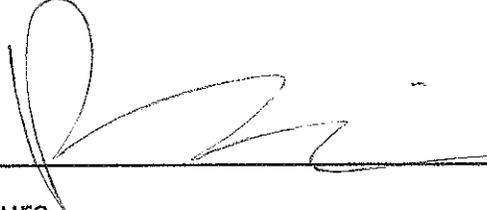
Signature

Statement of Support

Name BEN BAILEY
Address 9990 E HANFORD DR
City/State/Zip SCOTTSDALE, AZ 85258
Email B@HH.LA
Date 8/18/15

Statement:

"I support the proposed text amendment to allow limited retail as part of a commercial office development. Scottsdale's major employment centers, including the CVS Health Campus, will benefit from support retail uses by providing employees with on-site options related to the office business. The text amendment is a useful tool to re-invigorate older office campuses. It is also an ideal amenity to the City's major employment areas while maintaining compatibility with its surrounding environment. I support the amendment because it will strengthen our economic base, revitalize sites, and create new opportunities for Scottsdale."



Signature

Statement of Support

Name Bonnie Rosales

Address 1036 E. Quiveter Ave.

City/State/Zip 85282

Email _____

Date 8/15/15

Statement:

"I support the proposed text amendment to allow limited retail as part of a commercial office development. Scottsdale's major employment centers, including the CVS Health Campus, will benefit from support retail uses by providing employees with on-site options related to the office business. The text amendment is a useful tool to re-invigorate older office campuses. It is also an ideal amenity to the City's major employment areas while maintaining compatibility with its surrounding environment. I support the amendment because it will strengthen our economic base, revitalize sites, and create new opportunities for Scottsdale."



Signature

Statement of Support

Name ENRICO ZUCCO

Address 10245 E Cochise Dr

City/State/Zip SCOTTSDALE AZ

Email PLUMBERSHOUSE@GMAIL.COM

Date 8/18/15

Statement:

"I support the proposed text amendment to allow limited retail as part of a commercial office development. Scottsdale's major employment centers, including the CVS Health Campus, will benefit from support retail uses by providing employees with on-site options related to the office business. The text amendment is a useful tool to re-invigorate older office campuses. It is also an ideal amenity to the City's major employment areas while maintaining compatibility with its surrounding environment. I support the amendment because it will strengthen our economic base, revitalize sites, and create new opportunities for Scottsdale."


Signature

Statement of Support

Name Matthew Stepan
Address 10200 E Colhise Dr.
City/State/Zip Scottsdale AZ 85258
Email _____
Date 8.15.15

Statement:

"I support the proposed text amendment to allow limited retail as part of a commercial office development. Scottsdale's major employment centers, including the CVS Health Campus, will benefit from support retail uses by providing employees with on-site options related to the office business. The text amendment is a useful tool to re-invigorate older office campuses. It is also an ideal amenity to the City's major employment areas while maintaining compatibility with its surrounding environment. I support the amendment because it will strengthen our economic base, revitalize sites, and create new opportunities for Scottsdale."

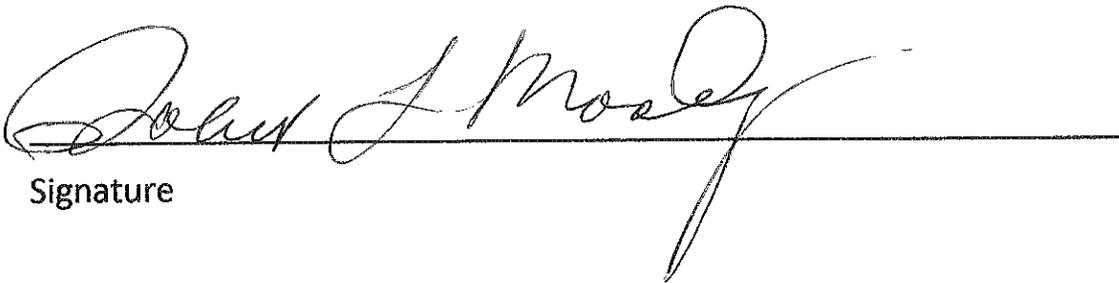
Matthew Stepan
Signature

Statement of Support

Name Robert Moody
Address 10390 E. LAKEVIEW DR # 106
City/State/Zip SCOTTSDALE, AZ 85258
Email RLMOODY@LOX.NET
Date 8-15-15

Statement:

"I support the proposed text amendment to allow limited retail as part of a commercial office development. Scottsdale's major employment centers, including the CVS Health Campus, will benefit from support retail uses by providing employees with on-site options related to the office business. The text amendment is a useful tool to re-invigorate older office campuses. It is also an ideal amenity to the City's major employment areas while maintaining compatibility with its surrounding environment. I support the amendment because it will strengthen our economic base, revitalize sites, and create new opportunities for Scottsdale."


Signature

Statement of Support

Name Sylvia Casak
Address 10577 E. Curator Ave.
City/State/Zip Scottsdale, AZ
Email _____
Date 8-15-15

Statement:

"I support the proposed text amendment to allow limited retail as part of a commercial office development. Scottsdale's major employment centers, including the CVS Health Campus, will benefit from support retail uses by providing employees with on-site options related to the office business. The text amendment is a useful tool to re-invigorate older office campuses. It is also an ideal amenity to the City's major employment areas while maintaining compatibility with its surrounding environment. I support the amendment because it will strengthen our economic base, revitalize sites, and create new opportunities for Scottsdale."

Sylvia Casak
Signature

Statement of Support

Name DAN HOKKSTRA
Address 9746 E. TURQUOISE AVE
City/State/Zip SCOTTSDALE, AZ 85258
Email DANIEL.HOKKSTRA1@GMAIL.COM
Date 8/15/15

Statement:

"I support the proposed text amendment to allow limited retail as part of a commercial office development. Scottsdale's major employment centers, including the CVS Health Campus, will benefit from support retail uses by providing employees with on-site options related to the office business. The text amendment is a useful tool to re-invigorate older office campuses. It is also an ideal amenity to the City's major employment areas while maintaining compatibility with its surrounding environment. I support the amendment because it will strengthen our economic base, revitalize sites, and create new opportunities for Scottsdale."



Signature

Statement of Support

Name Jill Hoekstra
Address 9746 E Tungworse Ave
City/State/Zip Scottsdale, AZ 85258
Email jhoekstra826@gmail.com
Date 8/15/15

Statement:

"I support the proposed text amendment to allow limited retail as part of a commercial office development. Scottsdale's major employment centers, including the CVS Health Campus, will benefit from support retail uses by providing employees with on-site options related to the office business. The text amendment is a useful tool to re-invigorate older office campuses. It is also an ideal amenity to the City's major employment areas while maintaining compatibility with its surrounding environment. I support the amendment because it will strengthen our economic base, revitalize sites, and create new opportunities for Scottsdale."



Signature

Statement of Support

Name Rey Santos
Address 9846 E. Turquoise Ave
City/State/Zip Scottsdale, AZ 85258
Email rsantos7@gmail.com
Date 8/16/15

Statement:

"I support the proposed text amendment to allow limited retail as part of a commercial office development. Scottsdale's major employment centers, including the CVS Health Campus, will benefit from support retail uses by providing employees with on-site options related to the office business. The text amendment is a useful tool to re-invigorate older office campuses. It is also an ideal amenity to the City's major employment areas while maintaining compatibility with its surrounding environment. I support the amendment because it will strengthen our economic base, revitalize sites, and create new opportunities for Scottsdale."

Rey Santos
Signature

Statement of Support

Name JOANNE BELL

Address 10120 E BELLA VISTA DR

City/State/Zip SCOTTSDALE AZ 85258

Email jomooff@yahoo.com

Date 8/19/2015

Statement:

"I support the proposed text amendment to allow limited retail as part of a commercial office development. Scottsdale's major employment centers, including the CVS Health Campus, will benefit from support retail uses by providing employees with on-site options related to the office business. The text amendment is a useful tool to re-invigorate older office campuses. It is also an ideal amenity to the City's major employment areas while maintaining compatibility with its surrounding environment. I support the amendment because it will strengthen our economic base, revitalize sites, and create new opportunities for Scottsdale."

Signature



Statement of Support

Name Gretchen Stetter
Address 9270 N. 100th Place
City/State/Zip Scottsdale AZ 85258
Email willowspoonmoon777@live.com
Date 8/18/2015

Statement:

"I support the proposed text amendment to allow limited retail as part of a commercial office development. Scottsdale's major employment centers, including the CVS Health Campus, will benefit from support retail uses by providing employees with on-site options related to the office business. The text amendment is a useful tool to re-invigorate older office campuses. It is also an ideal amenity to the City's major employment areas while maintaining compatibility with its surrounding environment. I support the amendment because it will strengthen our economic base, revitalize sites, and create new opportunities for Scottsdale."



Signature

Statement of Support

Name MURRAY FELDMAN
Address 10089 E SAN SALVADOR DR
City/State/Zip SCOTTSDALE, AZ 85258
Email MFELDMAN10@COX.NET
Date 8/18/15

Statement:

"I support the proposed text amendment to allow limited retail as part of a commercial office development. Scottsdale's major employment centers, including the CVS Health Campus, will benefit from support retail uses by providing employees with on-site options related to the office business. The text amendment is a useful tool to re-invigorate older office campuses. It is also an ideal amenity to the City's major employment areas while maintaining compatibility with its surrounding environment. I support the amendment because it will strengthen our economic base, revitalize sites, and create new opportunities for Scottsdale."

Murray A Feldman
Signature

Statement of Support

Name Krysta Aree
Address 10074 e. calle de cielo cir
City/State/Zip ~~85258~~ Scottsdale, AZ 85258
Email Krystacoffee@gmail.com
Date 8/18/15

Statement:

"I support the proposed text amendment to allow limited retail as part of a commercial office development. Scottsdale's major employment centers, including the CVS Health Campus, will benefit from support retail uses by providing employees with on-site options related to the office business. The text amendment is a useful tool to re-invigorate older office campuses. It is also an ideal amenity to the City's major employment areas while maintaining compatibility with its surrounding environment. I support the amendment because it will strengthen our economic base, revitalize sites, and create new opportunities for Scottsdale."

K. Aree
Signature

Statement of Support

Name Don LAUDO

Address 9983 E. SUNNYSLOPE

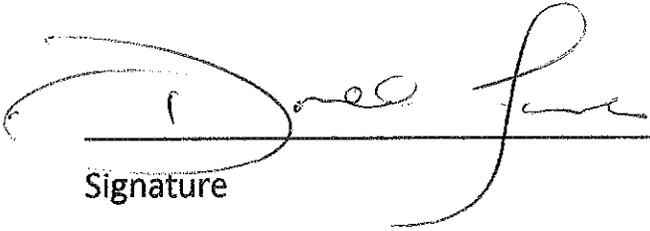
City/State/Zip Scottsdale AZ 85258

Email DALAUDO@CSC.NET

Date 9/18/15

Statement:

"I support the proposed text amendment to allow limited retail as part of a commercial office development. Scottsdale's major employment centers, including the CVS Health Campus, will benefit from support retail uses by providing employees with on-site options related to the office business. The text amendment is a useful tool to re-invigorate older office campuses. It is also an ideal amenity to the City's major employment areas while maintaining compatibility with its surrounding environment. I support the amendment because it will strengthen our economic base, revitalize sites, and create new opportunities for Scottsdale."


Signature

Statement of Support

Name Lee Carneeki
Address 10014 e. sunnyslope ln.
City/State/Zip Scottsdale, AZ 85258
Email lee@rempub.com
Date 8.17.15

Statement:

"I support the proposed text amendment to allow limited retail as part of a commercial office development. Scottsdale's major employment centers, including the CVS Health Campus, will benefit from support retail uses by providing employees with on-site options related to the office business. The text amendment is a useful tool to re-invigorate older office campuses. It is also an ideal amenity to the City's major employment areas while maintaining compatibility with its surrounding environment. I support the amendment because it will strengthen our economic base, revitalize sites, and create new opportunities for Scottsdale."

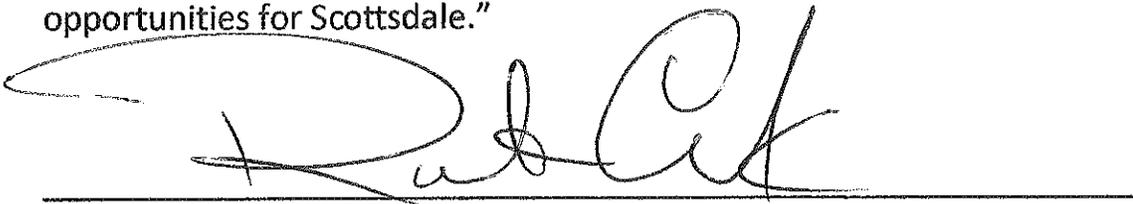
Lee Carneeki
Signature

Statement of Support

Name Rich Clark
Address 9994 E Sunnyslope Ln
City/State/Zip Scottsdale AZ 85258
Email richclark@gmail.com
Date 8-18-15

Statement:

"I support the proposed text amendment to allow limited retail as part of a commercial office development. Scottsdale's major employment centers, including the CVS Health Campus, will benefit from support retail uses by providing employees with on-site options related to the office business. The text amendment is a useful tool to re-invigorate older office campuses. It is also an ideal amenity to the City's major employment areas while maintaining compatibility with its surrounding environment. I support the amendment because it will strengthen our economic base, revitalize sites, and create new opportunities for Scottsdale."



Signature

Statement of Support

Name JANET CLARK
Address 9994 E Sunny Slope LN
City/State/Zip Scottsdale AZ 85258
Email njreclark@aol.com
Date 8-18-11

Statement:

"I support the proposed text amendment to allow limited retail as part of a commercial office development. Scottsdale's major employment centers, including the CVS Health Campus, will benefit from support retail uses by providing employees with on-site options related to the office business. The text amendment is a useful tool to re-invigorate older office campuses. It is also an ideal amenity to the City's major employment areas while maintaining compatibility with its surrounding environment. I support the amendment because it will strengthen our economic base, revitalize sites, and create new opportunities for Scottsdale."


Signature

Statement of Support

Name HELEN M. MATTHEWSON

Address 10008 E. SUNNYSLOPE LN

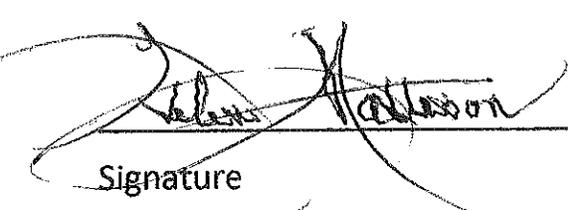
City/State/Zip SCOTTSDALE AZ 85258

Email _____

Date 8/18/15

Statement:

"I support the proposed text amendment to allow limited retail as part of a commercial office development. Scottsdale's major employment centers, including the CVS Health Campus, will benefit from support retail uses by providing employees with on-site options related to the office business. The text amendment is a useful tool to re-invigorate older office campuses. It is also an ideal amenity to the City's major employment areas while maintaining compatibility with its surrounding environment. I support the amendment because it will strengthen our economic base, revitalize sites, and create new opportunities for Scottsdale."


Signature

Statement of Support

Name Don & Mary DeGraewe
Address 10015 East Sunnyslope Lane
City/State/Zip Scottsdale, AZ
Email mdegraewe@msn.com
Date 8/18/15

Statement:

"I support the proposed text amendment to allow limited retail as part of a commercial office development. Scottsdale's major employment centers, including the CVS Health Campus, will benefit from support retail uses by providing employees with on-site options related to the office business. The text amendment is a useful tool to re-invigorate older office campuses. It is also an ideal amenity to the City's major employment areas while maintaining compatibility with its surrounding environment. I support the amendment because it will strengthen our economic base, revitalize sites, and create new opportunities for Scottsdale."

Mary DeGraewe
Signature

Statement of Support

Name DORIS YATES-COLTER

Address 10110 E BELLA VISTA

City/State/Zip SCOTTSDALE, AZ 85258

Email doreeyates-colter@q.com

Date 8-19-15

Statement:

"I support the proposed text amendment to allow limited retail as part of a commercial office development. Scottsdale's major employment centers, including the CVS Health Campus, will benefit from support retail uses by providing employees with on-site options related to the office business. The text amendment is a useful tool to re-invigorate older office campuses. It is also an ideal amenity to the City's major employment areas while maintaining compatibility with its surrounding environment. I support the amendment because it will strengthen our economic base, revitalize sites, and create new opportunities for Scottsdale."

Doree Yates-Colter
Signature

Statement of Support

Name Bill ~~and Terree~~ Colter
Address 10110 E. Bella Vista Dr
City/State/Zip Scottsdale, AZ 85258
Email WPColter@gmail.com
Date 08/19/15

Statement:

"I support the proposed text amendment to allow limited retail as part of a commercial office development. Scottsdale's major employment centers, including the CVS Health Campus, will benefit from support retail uses by providing employees with on-site options related to the office business. The text amendment is a useful tool to re-invigorate older office campuses. It is also an ideal amenity to the City's major employment areas while maintaining compatibility with its surrounding environment. I support the amendment because it will strengthen our economic base, revitalize sites, and create new opportunities for Scottsdale."

William P. Colter

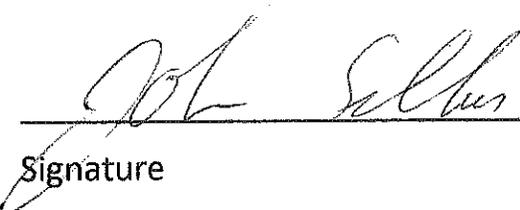
Signature

Statement of Support

Name John Sellars
Address 10165 E Cavan St.
City/State/Zip Scottsdale AZ 85258
Email JohnSellars66@yahoo.com
Date 8/19/15

Statement:

"I support the proposed text amendment to allow limited retail as part of a commercial office development. Scottsdale's major employment centers, including the CVS Health Campus, will benefit from support retail uses by providing employees with on-site options related to the office business. The text amendment is a useful tool to re-invigorate older office campuses. It is also an ideal amenity to the City's major employment areas while maintaining compatibility with its surrounding environment. I support the amendment because it will strengthen our economic base, revitalize sites, and create new opportunities for Scottsdale."


Signature

Statement of Support

Name Ken Deines
Address 9988 E. Pusch
City/State/Zip Scottsdale, Az 85258
Email Ken@DeinesJ.net
Date 8/19/15

Statement:

"I support the proposed text amendment to allow limited retail as part of a commercial office development. Scottsdale's major employment centers, including the CVS Health Campus, will benefit from support retail uses by providing employees with on-site options related to the office business. The text amendment is a useful tool to re-invigorate older office campuses. It is also an ideal amenity to the City's major employment areas while maintaining compatibility with its surrounding environment. I support the amendment because it will strengthen our economic base, revitalize sites, and create new opportunities for Scottsdale."



Signature

Statement of Support

Name ANNA MARIE TIMLIN

Address 9996 E PURDUE AVE

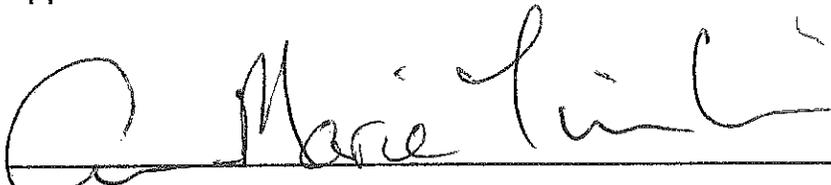
City/State/Zip Scottsdale AZ 85258

Email _____

Date 8/19/2015

Statement:

"I support the proposed text amendment to allow limited retail as part of a commercial office development. Scottsdale's major employment centers, including the CVS Health Campus, will benefit from support retail uses by providing employees with on-site options related to the office business. The text amendment is a useful tool to re-invigorate older office campuses. It is also an ideal amenity to the City's major employment areas while maintaining compatibility with its surrounding environment. I support the amendment because it will strengthen our economic base, revitalize sites, and create new opportunities for Scottsdale."


Signature

Statement of Support

Name MICHAEL GABRIEL

Address 10008 E. PARDOLE AVE

City/State/Zip SCOTTSDALE AZ 85258

Email _____

Date 8/19/15

Statement:

"I support the proposed text amendment to allow limited retail as part of a commercial office development. Scottsdale's major employment centers, including the CVS Health Campus, will benefit from support retail uses by providing employees with on-site options related to the office business. The text amendment is a useful tool to re-invigorate older office campuses. It is also an ideal amenity to the City's major employment areas while maintaining compatibility with its surrounding environment. I support the amendment because it will strengthen our economic base, revitalize sites, and create new opportunities for Scottsdale."



Signature

Statement of Support

Name MIKE STUART
Address 9988 E CAROL
City/State/Zip SCOTTSDALE AZ 85258
Email MIKE@STUART@YAHOO.COM
Date 8/19/15

Statement:

"I support the proposed text amendment to allow limited retail as part of a commercial office development. Scottsdale's major employment centers, including the CVS Health Campus, will benefit from support retail uses by providing employees with on-site options related to the office business. The text amendment is a useful tool to re-invigorate older office campuses. It is also an ideal amenity to the City's major employment areas while maintaining compatibility with its surrounding environment. I support the amendment because it will strengthen our economic base, revitalize sites, and create new opportunities for Scottsdale."



Signature

Statement of Support

Name Eldene Norton

Address 9992 E Carol

City/State/Zip Scotts 85258

Email eldene@cox.net

Date 8-19-15

Statement:

"I support the proposed text amendment to allow limited retail as part of a commercial office development. Scottsdale's major employment centers, including the CVS Health Campus, will benefit from support retail uses by providing employees with on-site options related to the office business. The text amendment is a useful tool to re-invigorate older office campuses. It is also an ideal amenity to the City's major employment areas while maintaining compatibility with its surrounding environment. I support the amendment because it will strengthen our economic base, revitalize sites, and create new opportunities for Scottsdale."

Eldene Norton

Signature

Statement of Support

Name Jill Hennessee

Address 10614 E. Saddlehorn

City/State/Zip Scottsdale, AZ 85258

Email _____

Date 8-18-15

Statement:

"I support the proposed text amendment to allow limited retail as part of a commercial office development. Scottsdale's major employment centers, including the CVS Health Campus, will benefit from support retail uses by providing employees with on-site options related to the office business. The text amendment is a useful tool to re-invigorate older office campuses. It is also an ideal amenity to the City's major employment areas while maintaining compatibility with its surrounding environment. I support the amendment because it will strengthen our economic base, revitalize sites, and create new opportunities for Scottsdale."

Jill Hennessee

Signature

Statement of Support

Name Beverly Barnes
Address 10005 E. Saddlehorn Tr.
City/State/Zip Scottsdale AZ
Email ptpride@aol.com
Date 8/19/15

Statement:

"I support the proposed text amendment to allow limited retail as part of a commercial office development. Scottsdale's major employment centers, including the CVS Health Campus, will benefit from support retail uses by providing employees with on-site options related to the office business. The text amendment is a useful tool to re-invigorate older office campuses. It is also an ideal amenity to the City's major employment areas while maintaining compatibility with its surrounding environment. I support the amendment because it will strengthen our economic base, revitalize sites, and create new opportunities for Scottsdale."

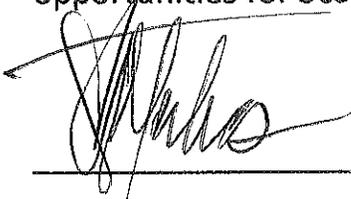
Beverly Barnes
Signature

Statement of Support

Name JOGINDER MANHAS
Address 10120 E. DOUBLETREE RANCH RD
City/State/Zip SCOTTSDALE AZ 85258
Email jdmanhas@hotmail.com
Date 8/20/15

Statement:

"I support the proposed text amendment to allow limited retail as part of a commercial office development. Scottsdale's major employment centers, including the CVS Health Campus, will benefit from support retail uses by providing employees with on-site options related to the office business. The text amendment is a useful tool to re-invigorate older office campuses. It is also an ideal amenity to the City's major employment areas while maintaining compatibility with its surrounding environment. I support the amendment because it will strengthen our economic base, revitalize sites, and create new opportunities for Scottsdale."



Signature

Statement of Support

Name LUCIAN STARK
Address 10145 E. ROBERTSON AVE. N.
City/State/Zip SCOTTSDALE, AZ 85268
Email lucian@starkmore.com
Date 8/20/15

Statement:

"I support the proposed text amendment to allow limited retail as part of a commercial office development. Scottsdale's major employment centers, including the CVS Health Campus, will benefit from support retail uses by providing employees with on-site options related to the office business. The text amendment is a useful tool to re-invigorate older office campuses. It is also an ideal amenity to the City's major employment areas while maintaining compatibility with its surrounding environment. I support the amendment because it will strengthen our economic base, revitalize sites, and create new opportunities for Scottsdale."



Signature

Statement of Support

Name MARY ANN SUTOLIPPE
Address 10860 E. Doubletree
City/State/Zip Scottsdale AZ
Email masutolippe@cox.net
Date 8-20-15

Statement:

"I support the proposed text amendment to allow limited retail as part of a commercial office development. Scottsdale's major employment centers, including the CVS Health Campus, will benefit from support retail uses by providing employees with on-site options related to the office business. The text amendment is a useful tool to re-invigorate older office campuses. It is also an ideal amenity to the City's major employment areas while maintaining compatibility with its surrounding environment. I support the amendment because it will strengthen our economic base, revitalize sites, and create new opportunities for Scottsdale."

Mary Ann Sutolippe
Signature

Statement of Support

Name Thomas Sutcliffe

Address 10060 E. Doubletree Ranch Rd

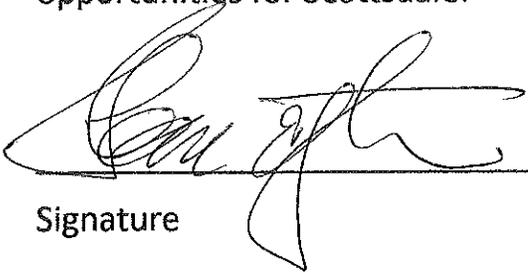
City/State/Zip Scottsdale, Az. 85258

Email _____

Date 8-20-15

Statement:

"I support the proposed text amendment to allow limited retail as part of a commercial office development. Scottsdale's major employment centers, including the CVS Health Campus, will benefit from support retail uses by providing employees with on-site options related to the office business. The text amendment is a useful tool to re-invigorate older office campuses. It is also an ideal amenity to the City's major employment areas while maintaining compatibility with its surrounding environment. I support the amendment because it will strengthen our economic base, revitalize sites, and create new opportunities for Scottsdale."


Signature _____

Statement of Support

Name Tony Page
Address 9108 N. 101st St
City/State/Zip Scottsdale AZ
Email ~~TP30~~
Date Aug 20 2015

Statement:

"I support the proposed text amendment to allow limited retail as part of a commercial office development. Scottsdale's major employment centers, including the CVS Health Campus, will benefit from support retail uses by providing employees with on-site options related to the office business. The text amendment is a useful tool to re-invigorate older office campuses. It is also an ideal amenity to the City's major employment areas while maintaining compatibility with its surrounding environment. I support the amendment because it will strengthen our economic base, revitalize sites, and create new opportunities for Scottsdale."


Signature

Statement of Support

Name Brian Cervin

Address 10157 E San Salvador

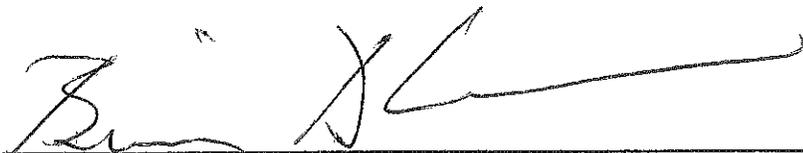
City/State/Zip Scottsdale

Email _____

Date 8-20-15

Statement:

"I support the proposed text amendment to allow limited retail as part of a commercial office development. Scottsdale's major employment centers, including the CVS Health Campus, will benefit from support retail uses by providing employees with on-site options related to the office business. The text amendment is a useful tool to re-invigorate older office campuses. It is also an ideal amenity to the City's major employment areas while maintaining compatibility with its surrounding environment. I support the amendment because it will strengthen our economic base, revitalize sites, and create new opportunities for Scottsdale."



Signature

Statement of Support

Name D. Denis - Laroque

Address 10168 E. San Salvador Dr

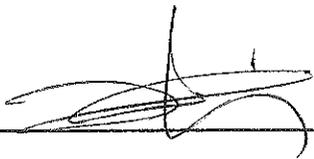
City/State/Zip Scottsdale, AZ 85258

Email _____

Date 8/20/2015

Statement:

"I support the proposed text amendment to allow limited retail as part of a commercial office development. Scottsdale's major employment centers, including the CVS Health Campus, will benefit from support retail uses by providing employees with on-site options related to the office business. The text amendment is a useful tool to re-invigorate older office campuses. It is also an ideal amenity to the City's major employment areas while maintaining compatibility with its surrounding environment. I support the amendment because it will strengthen our economic base, revitalize sites, and create new opportunities for Scottsdale."



Signature

Statement of Support

Name Irwin M. Henry

Address 10318 E San Salvador

City/State/Zip Scottsdale

Email _____

Date 8-20-15

Statement:

"I support the proposed text amendment to allow limited retail as part of a commercial office development. Scottsdale's major employment centers, including the CVS Health Campus, will benefit from support retail uses by providing employees with on-site options related to the office business. The text amendment is a useful tool to re-invigorate older office campuses. It is also an ideal amenity to the City's major employment areas while maintaining compatibility with its surrounding environment. I support the amendment because it will strengthen our economic base, revitalize sites, and create new opportunities for Scottsdale."

Irwin M. Henry
Signature

Statement of Support

Name Helga Schmidt

Address 9255 N 103rd Pl

City/State/Zip Scottsdale 85258

Email Helga@paxx.net

Date 8-20-2015

Statement:

"I support the proposed text amendment to allow limited retail as part of a commercial office development. Scottsdale's major employment centers, including the CVS Health Campus, will benefit from support retail uses by providing employees with on-site options related to the office business. The text amendment is a useful tool to re-invigorate older office campuses. It is also an ideal amenity to the City's major employment areas while maintaining compatibility with its surrounding environment. I support the amendment because it will strengthen our economic base, revitalize sites, and create new opportunities for Scottsdale."

Helga Schmidt

Signature

Statement of Support

Name Paul Schreiber

Address 9179 N. 102nd St.

City/State/Zip Scottsdale, AZ. 85258

Email _____

Date 8/20/15

Statement:

"I support the proposed text amendment to allow limited retail as part of a commercial office development. Scottsdale's major employment centers, including the CVS Health Campus, will benefit from support retail uses by providing employees with on-site options related to the office business. The text amendment is a useful tool to re-invigorate older office campuses. It is also an ideal amenity to the City's major employment areas while maintaining compatibility with its surrounding environment. I support the amendment because it will strengthen our economic base, revitalize sites, and create new opportunities for Scottsdale."

Paul Schreiber

Signature

Statement of Support

Name Molly Freeman

Address 9737 E San Salvador Dr

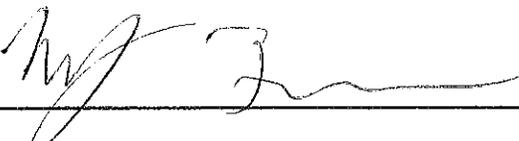
City/State/Zip Scottsdale AZ 85258

Email ~~sa~~ mofreema@asu.edu

Date 7/10/15

Statement:

"I support the proposed text amendment to allow limited retail as part of a commercial office development. Scottsdale's major employment centers, including the CVS Health Campus, will benefit from support retail uses by providing employees with on-site options related to the office business. The text amendment is a useful tool to re-invigorate older office campuses. It is also an ideal amenity to the City's major employment areas while maintaining compatibility with its surrounding environment. I support the amendment because it will strengthen our economic base, revitalize sites, and create new opportunities for Scottsdale."



Signature

Statement of Support

Name Morgan Keith

Address 9780 E. San Salvador Dr

City/State/Zip Scottsdale AZ 85258

Email mkeith@smv.edu

Date July 16 2015

Statement:

"I support the proposed text amendment to allow limited retail as part of a commercial office development. Scottsdale's major employment centers, including the CVS Health Campus, will benefit from support retail uses by providing employees with on-site options related to the office business. The text amendment is a useful tool to re-invigorate older office campuses. It is also an ideal amenity to the City's major employment areas while maintaining compatibility with its surrounding environment. I support the amendment because it will strengthen our economic base, revitalize sites, and create new opportunities for Scottsdale."

M Keith

Signature

Statement of Support

Name Adam Bloom

Address 9842 East San Salvador Drive

City/State/Zip Scottsdale, AZ 85258

Email Adambloom123@yahoo.com

Date 7/16/2015

Statement:

"I support the proposed text amendment to allow limited retail as part of a commercial office development. Scottsdale's major employment centers, including the CVS Health Campus, will benefit from support retail uses by providing employees with on-site options related to the office business. The text amendment is a useful tool to re-invigorate older office campuses. It is also an ideal amenity to the City's major employment areas while maintaining compatibility with its surrounding environment. I support the amendment because it will strengthen our economic base, revitalize sites, and create new opportunities for Scottsdale."



Signature

Statement of Support

Name Marlene Bloom

Address 9842 E San Salvador

City/State/Zip Scottsdale, AZ 85258

Email mbloom1@hotmail.com

Date 7/16/15

Statement:

"I support the proposed text amendment to allow limited retail as part of a commercial office development. Scottsdale's major employment centers, including the CVS Health Campus, will benefit from support retail uses by providing employees with on-site options related to the office business. The text amendment is a useful tool to re-invigorate older office campuses. It is also an ideal amenity to the City's major employment areas while maintaining compatibility with its surrounding environment. I support the amendment because it will strengthen our economic base, revitalize sites, and create new opportunities for Scottsdale."

Marlene Bloom

Signature

Statement of Support

Name Allison Bloom
Address 9842 E San Salvador Dr.
City/State/Zip Scottsdale AZ 85258
Email ~~a.bloom~~ a.bloom91@lwe.com
Date 7.16.15

Statement:

"I support the proposed text amendment to allow limited retail as part of a commercial office development. Scottsdale's major employment centers, including the CVS Health Campus, will benefit from support retail uses by providing employees with on-site options related to the office business. The text amendment is a useful tool to re-invigorate older office campuses. It is also an ideal amenity to the City's major employment areas while maintaining compatibility with its surrounding environment. I support the amendment because it will strengthen our economic base, revitalize sites, and create new opportunities for Scottsdale."



Signature

Statement of Support

Name Martha Langford

Address 9915 E San Schwador Dr.

City/State/Zip Si'dale 85258

Email mjm langford@aol.com

Date 7/16/15

Statement:

"I support the proposed text amendment to allow limited retail as part of a commercial office development. Scottsdale's major employment centers, including the CVS Health Campus, will benefit from support retail uses by providing employees with on-site options related to the office business. The text amendment is a useful tool to re-invigorate older office campuses. It is also an ideal amenity to the City's major employment areas while maintaining compatibility with its surrounding environment. I support the amendment because it will strengthen our economic base, revitalize sites, and create new opportunities for Scottsdale."

Martha J Langford

Signature

Statement of Support

Name Paula W. Gagen
Address 9881 E. Mission Lane
City/State/Zip Scottsdale Az.
Email pgagen@hotmail.com
Date 7/16/2015

Statement:

"I support the proposed text amendment to allow limited retail as part of a commercial office development. Scottsdale's major employment centers, including the CVS Health Campus, will benefit from support retail uses by providing employees with on-site options related to the office business. The text amendment is a useful tool to re-invigorate older office campuses. It is also an ideal amenity to the City's major employment areas while maintaining compatibility with its surrounding environment. I support the amendment because it will strengthen our economic base, revitalize sites, and create new opportunities for Scottsdale."



Signature

Statement of Support

Name Maria Pieterick

Address 9921 E. Mission Lane

City/State/Zip Scottsdale AZ 85258

Email Maria315@cox.net

Date 7/16/15

Statement:

"I support the proposed text amendment to allow limited retail as part of a commercial office development. Scottsdale's major employment centers, including the CVS Health Campus, will benefit from support retail uses by providing employees with on-site options related to the office business. The text amendment is a useful tool to re-invigorate older office campuses. It is also an ideal amenity to the City's major employment areas while maintaining compatibility with its surrounding environment. I support the amendment because it will strengthen our economic base, revitalize sites, and create new opportunities for Scottsdale."

Maria Pieterick

Signature

Statement of Support

Name Joann Hollander

Address 9821 E Doubletree Ranch Rd

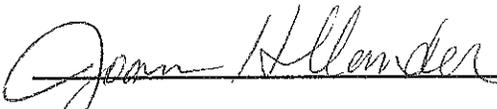
City/State/Zip Scottsdale AZ 85258

Email joannhollander@yahoo.com

Date 7/16/15

Statement:

"I support the proposed text amendment to allow limited retail as part of a commercial office development. Scottsdale's major employment centers, including the CVS Health Campus, will benefit from support retail uses by providing employees with on-site options related to the office business. The text amendment is a useful tool to re-invigorate older office campuses. It is also an ideal amenity to the City's major employment areas while maintaining compatibility with its surrounding environment. I support the amendment because it will strengthen our economic base, revitalize sites, and create new opportunities for Scottsdale."


Signature

Statement of Support

Name Jean Sauriol
Address 9841 E. Doubletree
City/State/Zip Scottsdale, AZ 85258
Email _____
Date 7-16-2015

Statement:

"I support the proposed text amendment to allow limited retail as part of a commercial office development. Scottsdale's major employment centers, including the CVS Health Campus, will benefit from support retail uses by providing employees with on-site options related to the office business. The text amendment is a useful tool to re-invigorate older office campuses. It is also an ideal amenity to the City's major employment areas while maintaining compatibility with its surrounding environment. I support the amendment because it will strengthen our economic base, revitalize sites, and create new opportunities for Scottsdale."

Jean Sauriol
Signature

Statement of Support

Name Chesley Bensen

Address 9961 E Doubletree Ranch Rd

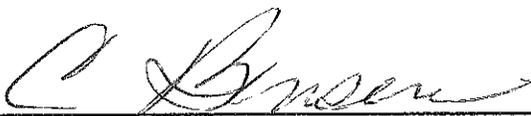
City/State/Zip Scottsdale, AZ 85258

Email cudshoot@cox.net

Date 7-16-15

Statement:

"I support the proposed text amendment to allow limited retail as part of a commercial office development. Scottsdale's major employment centers, including the CVS Health Campus, will benefit from support retail uses by providing employees with on-site options related to the office business. The text amendment is a useful tool to re-invigorate older office campuses. It is also an ideal amenity to the City's major employment areas while maintaining compatibility with its surrounding environment. I support the amendment because it will strengthen our economic base, revitalize sites, and create new opportunities for Scottsdale."



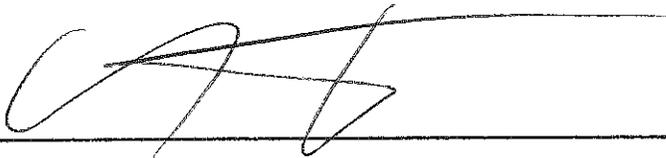
Signature

Statement of Support

Name TRB Covek
Address 9605 F. Johnson Dr
City/State/Zip Scottsdale AZ
Email Curtis1030@yahoo.com
Date 7/15/14

Statement:

"I support the proposed text amendment to allow limited retail as part of a commercial office development. Scottsdale's major employment centers, including the CVS Health Campus, will benefit from support retail uses by providing employees with on-site options related to the office business. The text amendment is a useful tool to re-invigorate older office campuses. It is also an ideal amenity to the City's major employment areas while maintaining compatibility with its surrounding environment. I support the amendment because it will strengthen our economic base, revitalize sites, and create new opportunities for Scottsdale."



Signature

Statement of Support

Name LAWRENCE FERNSTROM
Address 9290 N. 96TH PL
City/State/Zip SCOTTSDALE, AZ 85258
Email lfernstrom@aol.com
Date 7-15-15

Statement:

"I support the proposed text amendment to allow limited retail as part of a commercial office development. Scottsdale's major employment centers, including the CVS Health Campus, will benefit from support retail uses by providing employees with on-site options related to the office business. The text amendment is a useful tool to re-invigorate older office campuses. It is also an ideal amenity to the City's major employment areas while maintaining compatibility with its surrounding environment. I support the amendment because it will strengthen our economic base, revitalize sites, and create new opportunities for Scottsdale."

Lawrence Fernstrom
Signature

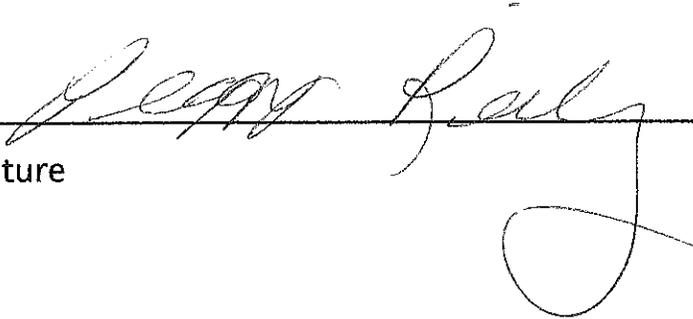
Statement of Support

Name Peggy Sheaff
Address 9330 N. 96th Place
City/State/Zip Scottsdale, AZ
Email Peggyre123@gmail.com
Date 7/15/23

Statement:

"I support the proposed text amendment to allow limited retail as part of a commercial office development. Scottsdale's major employment centers, including the CVS Health Campus, will benefit from support retail uses by providing employees with on-site options related to the office business. The text amendment is a useful tool to re-invigorate older office campuses. It is also an ideal amenity to the City's major employment areas while maintaining compatibility with its surrounding environment. I support the amendment because it will strengthen our economic base, revitalize sites, and create new opportunities for Scottsdale."

Signature



Statement of Support

Name Jennifer West
Address 9313 N 96th Pl
City/State/Zip Scottsdale, AZ 85258
Email jenwest1@hotmail.com
Date 7-15-15

Statement:

"I support the proposed text amendment to allow limited retail as part of a commercial office development. Scottsdale's major employment centers, including the CVS Health Campus, will benefit from support retail uses by providing employees with on-site options related to the office business. The text amendment is a useful tool to re-invigorate older office campuses. It is also an ideal amenity to the City's major employment areas while maintaining compatibility with its surrounding environment. I support the amendment because it will strengthen our economic base, revitalize sites, and create new opportunities for Scottsdale."

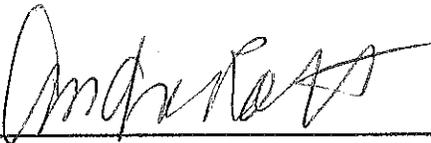
Jennifer West
Signature

Statement of Support

Name Andrea Rowlett
Address 9172 N. 94th Place
City/State/Zip Scottsdale AZ 85258
Email andrea.rowlett@gmail.com
Date 7/19/15

Statement:

"I support the proposed text amendment to allow limited retail as part of a commercial office development. Scottsdale's major employment centers, including the CVS Health Campus, will benefit from support retail uses by providing employees with on-site options related to the office business. The text amendment is a useful tool to re-invigorate older office campuses. It is also an ideal amenity to the City's major employment areas while maintaining compatibility with its surrounding environment. I support the amendment because it will strengthen our economic base, revitalize sites, and create new opportunities for Scottsdale."



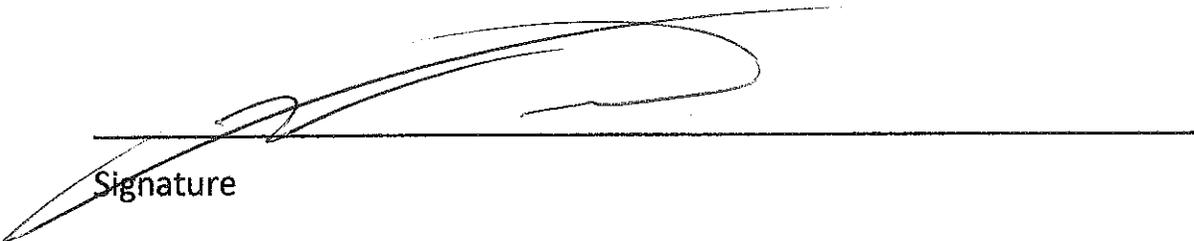
Signature

Statement of Support

Name Cameron Nourani
Address 9090 N 96 PL
City/State/Zip Scotts
Email nimzee900@gmail.com
Date 7/15/15

Statement:

"I support the proposed text amendment to allow limited retail as part of a commercial office development. Scottsdale's major employment centers, including the CVS Health Campus, will benefit from support retail uses by providing employees with on-site options related to the office business. The text amendment is a useful tool to re-invigorate older office campuses. It is also an ideal amenity to the City's major employment areas while maintaining compatibility with its surrounding environment. I support the amendment because it will strengthen our economic base, revitalize sites, and create new opportunities for Scottsdale."

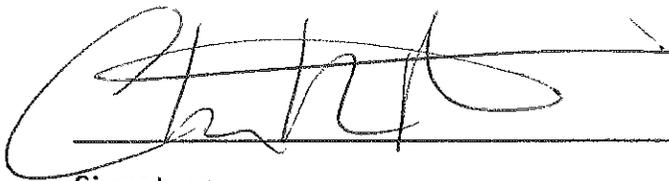

Signature

Statement of Support

Name CHELSEA PORTER
Address 9730 E. DOUBLE TREE RANCH RD
City/State/Zip SCOTTSDALE, AZ / 85258
Email chelsporter210@gmail.com
Date 7.15.15

Statement:

"I support the proposed text amendment to allow limited retail as part of a commercial office development. Scottsdale's major employment centers, including the CVS Health Campus, will benefit from support retail uses by providing employees with on-site options related to the office business. The text amendment is a useful tool to re-invigorate older office campuses. It is also an ideal amenity to the City's major employment areas while maintaining compatibility with its surrounding environment. I support the amendment because it will strengthen our economic base, revitalize sites, and create new opportunities for Scottsdale."



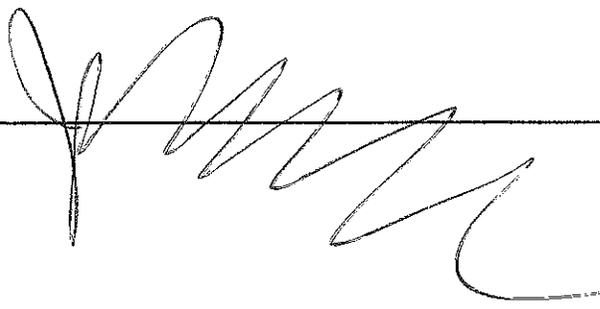
Signature

Statement of Support

Name John Vise
Address 9172 N. Camino Vista Drive
City/State/Zip Scottsdale, AZ 85258
Email vise1@cox.net
Date July 15th, 2015

Statement:

"I support the proposed text amendment to allow limited retail as part of a commercial office development. Scottsdale's major employment centers, including the CVS Health Campus, will benefit from support retail uses by providing employees with on-site options related to the office business. The text amendment is a useful tool to re-invigorate older office campuses. It is also an ideal amenity to the City's major employment areas while maintaining compatibility with its surrounding environment. I support the amendment because it will strengthen our economic base, revitalize sites, and create new opportunities for Scottsdale."

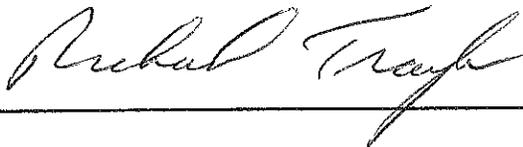
Signature 

Statement of Support

Name RICH TRAYLER
Address 9035 N. CERRILLO VISTA
City/State/Zip SCOTTSDALE AZ 85258
Email RTRAYLER-1@Q.COM
Date 7-15-15

Statement:

"I support the proposed text amendment to allow limited retail as part of a commercial office development. Scottsdale's major employment centers, including the CVS Health Campus, will benefit from support retail uses by providing employees with on-site options related to the office business. The text amendment is a useful tool to re-invigorate older office campuses. It is also an ideal amenity to the City's major employment areas while maintaining compatibility with its surrounding environment. I support the amendment because it will strengthen our economic base, revitalize sites, and create new opportunities for Scottsdale."



Signature

Statement of Support

Name James Summers

Address 9685 E. Mission Ln

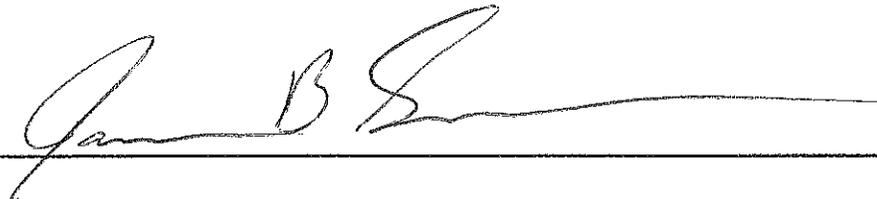
City/State/Zip SCOTTSDALE AZ 85258

Email summershandy@services@comcast.com

Date 7-15-15

Statement:

"I support the proposed text amendment to allow limited retail as part of a commercial office development. Scottsdale's major employment centers, including the CVS Health Campus, will benefit from support retail uses by providing employees with on-site options related to the office business. The text amendment is a useful tool to re-invigorate older office campuses. It is also an ideal amenity to the City's major employment areas while maintaining compatibility with its surrounding environment. I support the amendment because it will strengthen our economic base, revitalize sites, and create new opportunities for Scottsdale."


Signature

Statement of Support

Name Steve Johnson
Address 9750 E. Mission Ln
City/State/Zip Scottsdale, AZ 85258
Email SJohnson@dhmhotels.com
Date 7/15/15

Statement:

"I support the proposed text amendment to allow limited retail as part of a commercial office development. Scottsdale's major employment centers, including the CVS Health Campus, will benefit from support retail uses by providing employees with on-site options related to the office business. The text amendment is a useful tool to re-invigorate older office campuses. It is also an ideal amenity to the City's major employment areas while maintaining compatibility with its surrounding environment. I support the amendment because it will strengthen our economic base, revitalize sites, and create new opportunities for Scottsdale."



Signature

Statement of Support

Name Jon McQueen
Address 9745 E. Mission
City/State/Zip Scottsdale, AZ 85258
Email JmcQueen.87@gmail.com
Date 07-15-15

Statement:

"I support the proposed text amendment to allow limited retail as part of a commercial office development. Scottsdale's major employment centers, including the CVS Health Campus, will benefit from support retail uses by providing employees with on-site options related to the office business. The text amendment is a useful tool to re-invigorate older office campuses. It is also an ideal amenity to the City's major employment areas while maintaining compatibility with its surrounding environment. I support the amendment because it will strengthen our economic base, revitalize sites, and create new opportunities for Scottsdale."


Signature

Statement of Support

Name JOHN McDONNELL

Address 9064 N. CERRITO VISTA DR

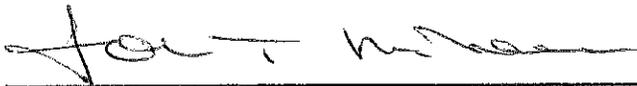
City/State/Zip SCOTTSDALE AZ 85258

Email JTMC DONNELL @ COX. NET

Date 7-15-15

Statement:

"I support the proposed text amendment to allow limited retail as part of a commercial office development. Scottsdale's major employment centers, including the CVS Health Campus, will benefit from support retail uses by providing employees with on-site options related to the office business. The text amendment is a useful tool to re-invigorate older office campuses. It is also an ideal amenity to the City's major employment areas while maintaining compatibility with its surrounding environment. I support the amendment because it will strengthen our economic base, revitalize sites, and create new opportunities for Scottsdale."



Signature

Statement of Support

Name John Tamburino

Address 10145 E. San Salvador Dr.

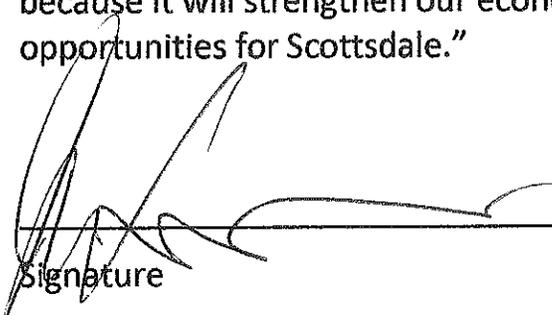
City/State/Zip Scottsdale AZ

Email j@tsjtam.com

Date 7/18/15

Statement:

"I support the proposed text amendment to allow limited retail as part of a commercial office development. Scottsdale's major employment centers, including the CVS Health Campus, will benefit from support retail uses by providing employees with on-site options related to the office business. The text amendment is a useful tool to re-invigorate older office campuses. It is also an ideal amenity to the City's major employment areas while maintaining compatibility with its surrounding environment. I support the amendment because it will strengthen our economic base, revitalize sites, and create new opportunities for Scottsdale."


Signature

Statement of Support

Name Richard Dacey

Address 10073 N 106th Pl

City/State/Zip Scottsdale, AZ

Email richarddacey1688@cox.net

Date 2/20/15

Statement:

"I support the proposed text amendment to allow limited retail as part of a commercial office development. Scottsdale's major employment centers, including the CVS Health Campus, will benefit from support retail uses by providing employees with on-site options related to the office business. The text amendment is a useful tool to re-invigorate older office campuses. It is also an ideal amenity to the City's major employment areas while maintaining compatibility with its surrounding environment. I support the amendment because it will strengthen our economic base, revitalize sites, and create new opportunities for Scottsdale."

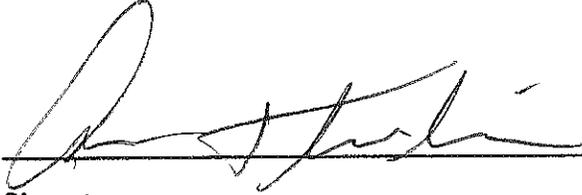
Richard Dacey
Signature

Statement of Support

Name Ana Thorlin
Address 10575 E. Arabian Park Dr.
City/State/Zip Scottsdale AZ 85258
Email midabella@yahoo.com
Date 7/20/15

Statement:

"I support the proposed text amendment to allow limited retail as part of a commercial office development. Scottsdale's major employment centers, including the CVS Health Campus, will benefit from support retail uses by providing employees with on-site options related to the office business. The text amendment is a useful tool to re-invigorate older office campuses. It is also an ideal amenity to the City's major employment areas while maintaining compatibility with its surrounding environment. I support the amendment because it will strengthen our economic base, revitalize sites, and create new opportunities for Scottsdale."


Signature

Statement of Support

Name Thomas Northrop
Address 10665 E Ironwood Dr
City/State/Zip Scottsdale AZ 85258
Email northropk@q.com
Date 7/20/15

Statement:

"I support the proposed text amendment to allow limited retail as part of a commercial office development. Scottsdale's major employment centers, including the CVS Health Campus, will benefit from support retail uses by providing employees with on-site options related to the office business. The text amendment is a useful tool to re-invigorate older office campuses. It is also an ideal amenity to the City's major employment areas while maintaining compatibility with its surrounding environment. I support the amendment because it will strengthen our economic base, revitalize sites, and create new opportunities for Scottsdale."



Signature

Statement of Support

Name Lindsay Schube
Address 9802 E Coron St
City/State/Zip Scottsdale Az 85258
Email lindsay.schube@gmail.com
Date 7-20-15

Statement:

"I support the proposed text amendment to allow limited retail as part of a commercial office development. Scottsdale's major employment centers, including the CVS Health Campus, will benefit from support retail uses by providing employees with on-site options related to the office business. The text amendment is a useful tool to re-invigorate older office campuses. It is also an ideal amenity to the City's major employment areas while maintaining compatibility with its surrounding environment. I support the amendment because it will strengthen our economic base, revitalize sites, and create new opportunities for Scottsdale."

LCSchube

Signature

Statement of Support

Name Evan Schube

Address 9802 E Caron St

City/State/Zip Scottsdale Az 85258

Email evanschube@hotmail.com

Date 7.20.15

Statement:

"I support the proposed text amendment to allow limited retail as part of a commercial office development. Scottsdale's major employment centers, including the CVS Health Campus, will benefit from support retail uses by providing employees with on-site options related to the office business. The text amendment is a useful tool to re-invigorate older office campuses. It is also an ideal amenity to the City's major employment areas while maintaining compatibility with its surrounding environment. I support the amendment because it will strengthen our economic base, revitalize sites, and create new opportunities for Scottsdale."


Signature _____

Statement of Support

Name Katie Pelucchi
Address 10466 E San Salvador Dr,
City/State/Zip Scottsdale AZ 85258
Email kpelucchi@yahoo.com
Date 2-20-15

Statement:

"I support the proposed text amendment to allow limited retail as part of a commercial office development. Scottsdale's major employment centers, including the CVS Health Campus, will benefit from support retail uses by providing employees with on-site options related to the office business. The text amendment is a useful tool to re-invigorate older office campuses. It is also an ideal amenity to the City's major employment areas while maintaining compatibility with its surrounding environment. I support the amendment because it will strengthen our economic base, revitalize sites, and create new opportunities for Scottsdale."

Katie Pelucchi
Signature

Statement of Support

Name Barbara Stadie

Address 10455 E. San Salvador Dr.

City/State/Zip Scottsdale AZ 85258

Email spingirl23@gmail.com

Date 07/20/15

Statement:

"I support the proposed text amendment to allow limited retail as part of a commercial office development. Scottsdale's major employment centers, including the CVS Health Campus, will benefit from support retail uses by providing employees with on-site options related to the office business. The text amendment is a useful tool to re-invigorate older office campuses. It is also an ideal amenity to the City's major employment areas while maintaining compatibility with its surrounding environment. I support the amendment because it will strengthen our economic base, revitalize sites, and create new opportunities for Scottsdale."

B. Stadie

Signature

Statement of Support

Name Jen Brummett

Address 10471 E San Salvador Dr.

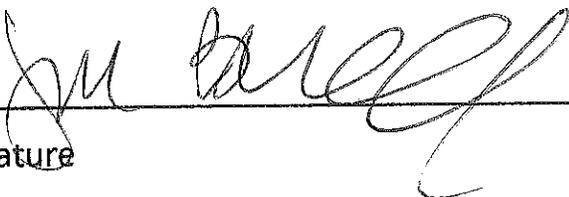
City/State/Zip Scottsdale AZ 85258

Email Jbrum513@vllhon.com

Date 7/20/15

Statement:

"I support the proposed text amendment to allow limited retail as part of a commercial office development. Scottsdale's major employment centers, including the CVS Health Campus, will benefit from support retail uses by providing employees with on-site options related to the office business. The text amendment is a useful tool to re-invigorate older office campuses. It is also an ideal amenity to the City's major employment areas while maintaining compatibility with its surrounding environment. I support the amendment because it will strengthen our economic base, revitalize sites, and create new opportunities for Scottsdale."


Signature

Statement of Support

Name LINDA WALEN

Address 10510 E. SAN SALVADOR DR

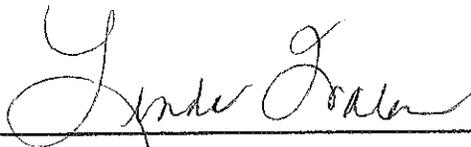
City/State/Zip SCOTTSDALE AZ 85258

Email LINDAWALEN@YAHOO.COM

Date 7/20/15

Statement:

"I support the proposed text amendment to allow limited retail as part of a commercial office development. Scottsdale's major employment centers, including the CVS Health Campus, will benefit from support retail uses by providing employees with on-site options related to the office business. The text amendment is a useful tool to re-invigorate older office campuses. It is also an ideal amenity to the City's major employment areas while maintaining compatibility with its surrounding environment. I support the amendment because it will strengthen our economic base, revitalize sites, and create new opportunities for Scottsdale."



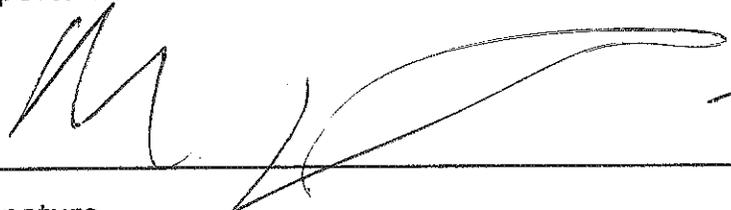
Signature

Statement of Support

Name Mike Lauricella
Address 10635 E Topaz Dr.
City/State/Zip Scottsdale AZ 85258
Email mlauricella@gmail.com
Date _____

Statement:

"I support the proposed text amendment to allow limited retail as part of a commercial office development. Scottsdale's major employment centers, including the CVS Health Campus, will benefit from support retail uses by providing employees with on-site options related to the office business. The text amendment is a useful tool to re-invigorate older office campuses. It is also an ideal amenity to the City's major employment areas while maintaining compatibility with its surrounding environment. I support the amendment because it will strengthen our economic base, revitalize sites, and create new opportunities for Scottsdale."


7-19-13
Signature _____

Statement of Support

Name Deborah C. Michalowski
Address 10688 E Topaz
City/State/Zip Scottsdale, AZ 85258
Email debmic@msi.com
Date 2/19/15

Statement:

"I support the proposed text amendment to allow limited retail as part of a commercial office development. Scottsdale's major employment centers, including the CVS Health Campus, will benefit from support retail uses by providing employees with on-site options related to the office business. The text amendment is a useful tool to re-invigorate older office campuses. It is also an ideal amenity to the City's major employment areas while maintaining compatibility with its surrounding environment. I support the amendment because it will strengthen our economic base, revitalize sites, and create new opportunities for Scottsdale."

Deborah C. Michalowski

Signature

Statement of Support

Name E. L. GOHEEN

Address 10685 E. CINNABAR AV

City/State/Zip SCOTTSDALE, AZ 85258

Email EDUARDI@COX.NET

Date 7/19/15

Statement:

"I support the proposed text amendment to allow limited retail as part of a commercial office development. Scottsdale's major employment centers, including the CVS Health Campus, will benefit from support retail uses by providing employees with on-site options related to the office business. The text amendment is a useful tool to re-invigorate older office campuses. It is also an ideal amenity to the City's major employment areas while maintaining compatibility with its surrounding environment. I support the amendment because it will strengthen our economic base, revitalize sites, and create new opportunities for Scottsdale."

E. L. Goheen

Signature

Statement of Support

Name Wendy Lyons
Address 10625 E. Turquoise Ave
City/State/Zip Scottsdale, Az 85258
Email mrfrogaka.peter@gmail.com
Date 7/19/15

Statement:

"I support the proposed text amendment to allow limited retail as part of a commercial office development. Scottsdale's major employment centers, including the CVS Health Campus, will benefit from support retail uses by providing employees with on-site options related to the office business. The text amendment is a useful tool to re-invigorate older office campuses. It is also an ideal amenity to the City's major employment areas while maintaining compatibility with its surrounding environment. I support the amendment because it will strengthen our economic base, revitalize sites, and create new opportunities for Scottsdale."

Wendy Lyons
Signature

Statement of Support

Name PETER J. LYONS

Address 10625 E. TURQUOISE AVE

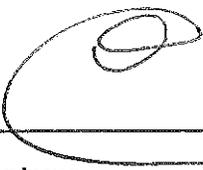
City/State/Zip SCOTTSDALE, AZ 85258

Email pj1assetmgmt@outlook.com

Date 7/19/15

Statement:

"I support the proposed text amendment to allow limited retail as part of a commercial office development. Scottsdale's major employment centers, including the CVS Health Campus, will benefit from support retail uses by providing employees with on-site options related to the office business. The text amendment is a useful tool to re-invigorate older office campuses. It is also an ideal amenity to the City's major employment areas while maintaining compatibility with its surrounding environment. I support the amendment because it will strengthen our economic base, revitalize sites, and create new opportunities for Scottsdale."



Signature

Statement of Support

Name Thomas Lostaunau

Address 10618 E Turquoise Ave

City/State/Zip Scottsdale AZ 85258

Email tlostauau@yahoo.com

Date 7/19/15

Statement:

"I support the proposed text amendment to allow limited retail as part of a commercial office development. Scottsdale's major employment centers, including the CVS Health Campus, will benefit from support retail uses by providing employees with on-site options related to the office business. The text amendment is a useful tool to re-invigorate older office campuses. It is also an ideal amenity to the City's major employment areas while maintaining compatibility with its surrounding environment. I support the amendment because it will strengthen our economic base, revitalize sites, and create new opportunities for Scottsdale."



Signature

Statement of Support

Name Hilary Cellard
Address 10125 E. San Salvador Dr
City/State/Zip Scottsdale AZ 85258
Email cellardhilary@gmail.com
Date 7/18/15

Statement:

"I support the proposed text amendment to allow limited retail as part of a commercial office development. Scottsdale's major employment centers, including the CVS Health Campus, will benefit from support retail uses by providing employees with on-site options related to the office business. The text amendment is a useful tool to re-invigorate older office campuses. It is also an ideal amenity to the City's major employment areas while maintaining compatibility with its surrounding environment. I support the amendment because it will strengthen our economic base, revitalize sites, and create new opportunities for Scottsdale."

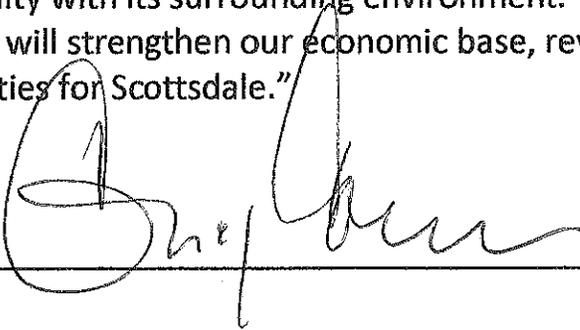
Hilary Cellard
Signature

Statement of Support

Name Greg Corns
Address 10333 E CAZON ST.
City/State/Zip SCOTTSDALE, AZ 85258
Email CORNSGREG@gmail
Date 7.16.17.

Statement:

"I support the proposed text amendment to allow limited retail as part of a commercial office development. Scottsdale's major employment centers, including the CVS Health Campus, will benefit from support retail uses by providing employees with on-site options related to the office business. The text amendment is a useful tool to re-invigorate older office campuses. It is also an ideal amenity to the City's major employment areas while maintaining compatibility with its surrounding environment. I support the amendment because it will strengthen our economic base, revitalize sites, and create new opportunities for Scottsdale."

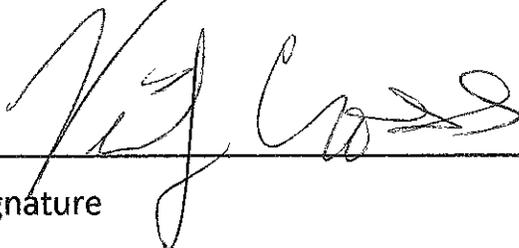
Signature 

Statement of Support

Name Verity Cross
Address 10353 E. Caron St.
City/State/Zip Scottsdale, AZ 85258
Email Verityliz@yahoo.com
Date 7/18/15

Statement:

"I support the proposed text amendment to allow limited retail as part of a commercial office development. Scottsdale's major employment centers, including the CVS Health Campus, will benefit from support retail uses by providing employees with on-site options related to the office business. The text amendment is a useful tool to re-invigorate older office campuses. It is also an ideal amenity to the City's major employment areas while maintaining compatibility with its surrounding environment. I support the amendment because it will strengthen our economic base, revitalize sites, and create new opportunities for Scottsdale."


Signature

Statement of Support

Name Barbara Anderson
Address 9300 N. 103rd St.
City/State/Zip Scottsdale AZ 85258
Email horristb@gmail.com
Date 7/18/15

Statement:

"I support the proposed text amendment to allow limited retail as part of a commercial office development. Scottsdale's major employment centers, including the CVS Health Campus, will benefit from support retail uses by providing employees with on-site options related to the office business. The text amendment is a useful tool to re-invigorate older office campuses. It is also an ideal amenity to the City's major employment areas while maintaining compatibility with its surrounding environment. I support the amendment because it will strengthen our economic base, revitalize sites, and create new opportunities for Scottsdale."

Barbara Anderson
Signature

Statement of Support

Name LISA MARINO
Address 10287 E. SAN SALVADORE DRIVE
City/State/Zip Scottsdale, AZ 85258
Email lembugs21@hotmail.com
Date 7/18/15

Statement:

"I support the proposed text amendment to allow limited retail as part of a commercial office development. Scottsdale's major employment centers, including the CVS Health Campus, will benefit from support retail uses by providing employees with on-site options related to the office business. The text amendment is a useful tool to re-invigorate older office campuses. It is also an ideal amenity to the City's major employment areas while maintaining compatibility with its surrounding environment. I support the amendment because it will strengthen our economic base, revitalize sites, and create new opportunities for Scottsdale."


Signature

Statement of Support

Name Betty Shellenberger
Address 10099 E San Salvador Dr
City/State/Zip Scottsdale AZ 85258
Email betty.shellen@ gmail.com
Date 7/14/15

Statement:

"I support the proposed text amendment to allow limited retail as part of a commercial office development. Scottsdale's major employment centers, including the CVS Health Campus, will benefit from support retail uses by providing employees with on-site options related to the office business. The text amendment is a useful tool to re-invigorate older office campuses. It is also an ideal amenity to the City's major employment areas while maintaining compatibility with its surrounding environment. I support the amendment because it will strengthen our economic base, revitalize sites, and create new opportunities for Scottsdale."

Betty Shellenberger
Signature

Statement of Support

Name MIKE IVEY

Address 9280 N. 100TH PLACE

City/State/Zip SCOTTSDALE, AZ 85258

Email MIVEY29@GMAIL.COM

Date 7-17-2013

Statement:

"I support the proposed text amendment to allow limited retail as part of a commercial office development. Scottsdale's major employment centers, including the CVS Health Campus, will benefit from support retail uses by providing employees with on-site options related to the office business. The text amendment is a useful tool to re-invigorate older office campuses. It is also an ideal amenity to the City's major employment areas while maintaining compatibility with its surrounding environment. I support the amendment because it will strengthen our economic base, revitalize sites, and create new opportunities for Scottsdale."

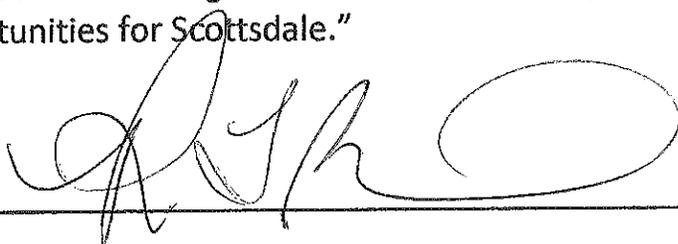
Mike Ivey
Signature

Statement of Support

Name TRACY BRITTON
Address 10135 E. Bella Vista
City/State/Zip Scottsdale, AZ 85258
Email tracybritton@gmail.com
Date 4/17/15

Statement:

"I support the proposed text amendment to allow limited retail as part of a commercial office development. Scottsdale's major employment centers, including the CVS Health Campus, will benefit from support retail uses by providing employees with on-site options related to the office business. The text amendment is a useful tool to re-invigorate older office campuses. It is also an ideal amenity to the City's major employment areas while maintaining compatibility with its surrounding environment. I support the amendment because it will strengthen our economic base, revitalize sites, and create new opportunities for Scottsdale."



Signature

Statement of Support

Name Karen Colchero

Address 9202 N. 102nd St.

City/State/Zip Scottsdale AZ 85258

Email kcolchero@cox.net

Date 7/18/15

Statement:

"I support the proposed text amendment to allow limited retail as part of a commercial office development. Scottsdale's major employment centers, including the CVS Health Campus, will benefit from support retail uses by providing employees with on-site options related to the office business. The text amendment is a useful tool to re-invigorate older office campuses. It is also an ideal amenity to the City's major employment areas while maintaining compatibility with its surrounding environment. I support the amendment because it will strengthen our economic base, revitalize sites, and create new opportunities for Scottsdale."

Karen Colchero

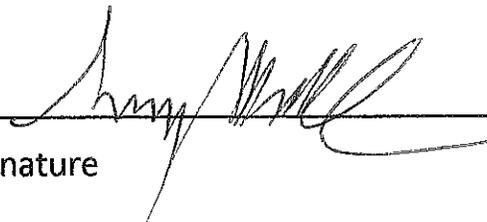
Signature

Statement of Support

Name Gary Boyd
Address 9152 N 102 ST
City/State/Zip Scottsdale
Email GBoyd1952@aol.com
Date 7-18-15

Statement:

"I support the proposed text amendment to allow limited retail as part of a commercial office development. Scottsdale's major employment centers, including the CVS Health Campus, will benefit from support retail uses by providing employees with on-site options related to the office business. The text amendment is a useful tool to re-invigorate older office campuses. It is also an ideal amenity to the City's major employment areas while maintaining compatibility with its surrounding environment. I support the amendment because it will strengthen our economic base, revitalize sites, and create new opportunities for Scottsdale."

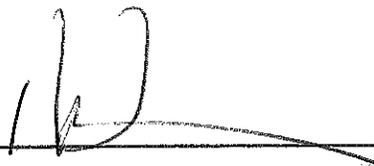

Signature

Statement of Support

Name Robin Silberman
Address 10068 E San Salvador Dr.
City/State/Zip Scottsdale, AZ 85258
Email rsilberman@gmail.com
Date 7/17/15

Statement:

"I support the proposed text amendment to allow limited retail as part of a commercial office development. Scottsdale's major employment centers, including the CVS Health Campus, will benefit from support retail uses by providing employees with on-site options related to the office business. The text amendment is a useful tool to re-invigorate older office campuses. It is also an ideal amenity to the City's major employment areas while maintaining compatibility with its surrounding environment. I support the amendment because it will strengthen our economic base, revitalize sites, and create new opportunities for Scottsdale."



Signature

Statement of Support

Name Laine Cullb
Address 10074 San Salvador
City/State/Zip Scottsdale
Email Laine.Cullb@Whotel.com
Date 7-17-15

Statement:

"I support the proposed text amendment to allow limited retail as part of a commercial office development. Scottsdale's major employment centers, including the CVS Health Campus, will benefit from support retail uses by providing employees with on-site options related to the office business. The text amendment is a useful tool to re-invigorate older office campuses. It is also an ideal amenity to the City's major employment areas while maintaining compatibility with its surrounding environment. I support the amendment because it will strengthen our economic base, revitalize sites, and create new opportunities for Scottsdale."

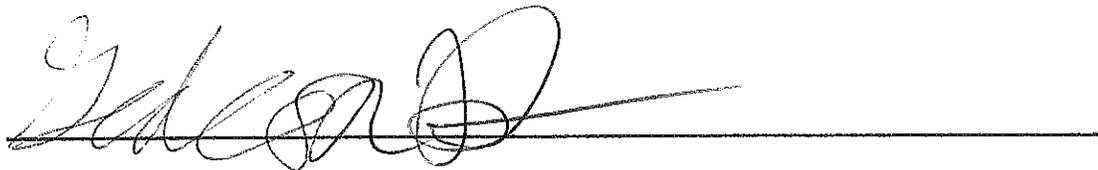
Laine Cullb
Signature

Statement of Support

Name Gideon Demetrius
Address 10080 E. San Salvador Dr.
City/State/Zip Scottsdale AZ 85258
Email gdemetrius@msc.com
Date 7/17/15

Statement:

"I support the proposed text amendment to allow limited retail as part of a commercial office development. Scottsdale's major employment centers, including the CVS Health Campus, will benefit from support retail uses by providing employees with on-site options related to the office business. The text amendment is a useful tool to re-invigorate older office campuses. It is also an ideal amenity to the City's major employment areas while maintaining compatibility with its surrounding environment. I support the amendment because it will strengthen our economic base, revitalize sites, and create new opportunities for Scottsdale."



Signature

Statement of Support

Name Mandy Riechel
Address 9120 W. 101ST WAY
City/State/Zip SCOTTSDALE AZ 85258
Email mandyb3160@gmail.com
Date 7/18/15

Statement:

"I support the proposed text amendment to allow limited retail as part of a commercial office development. Scottsdale's major employment centers, including the CVS Health Campus, will benefit from support retail uses by providing employees with on-site options related to the office business. The text amendment is a useful tool to re-invigorate older office campuses. It is also an ideal amenity to the City's major employment areas while maintaining compatibility with its surrounding environment. I support the amendment because it will strengthen our economic base, revitalize sites, and create new opportunities for Scottsdale."

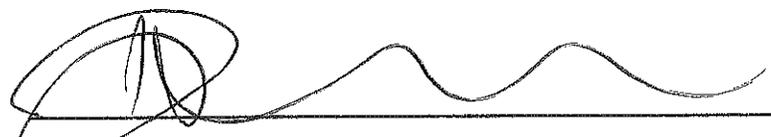
Mandy Riechel
Signature

Statement of Support

Name PUSA ATHALYE
Address 10447 E. Cannon Dr.
City/State/Zip Scottsdale, AZ, 85258
Email puyaathalye@yahoo.com
Date July 21/15

Statement:

"I support the proposed text amendment to allow limited retail as part of a commercial office development. Scottsdale's major employment centers, including the CVS Health Campus, will benefit from support retail uses by providing employees with on-site options related to the office business. The text amendment is a useful tool to re-invigorate older office campuses. It is also an ideal amenity to the City's major employment areas while maintaining compatibility with its surrounding environment. I support the amendment because it will strengthen our economic base, revitalize sites, and create new opportunities for Scottsdale."



Signature

Statement of Support

Name Kay Polomski
Address 10548 E. Cochise Ave
City/State/Zip Scottsdale, AZ. 85258
Email kaypolomski@yahoo.com
Date 07/21/15

Statement:

"I support the proposed text amendment to allow limited retail as part of a commercial office development. Scottsdale's major employment centers, including the CVS Health Campus, will benefit from support retail uses by providing employees with on-site options related to the office business. The text amendment is a useful tool to re-invigorate older office campuses. It is also an ideal amenity to the City's major employment areas while maintaining compatibility with its surrounding environment. I support the amendment because it will strengthen our economic base, revitalize sites, and create new opportunities for Scottsdale."

Kathleen H. Polomski
Signature

Statement of Support

Name _____

Address _____

City/State/Zip _____

Email _____

Date _____

Dean White
10476 F. Cannon Dr,
Scottsdale AZ 85258
Dean@spini.com
11-27-18

Statement:

"I support the proposed text amendment to allow limited retail as part of a commercial office development. Scottsdale's major employment centers, including the CVS Health Campus, will benefit from support retail uses by providing employees with on-site options related to the office business. The text amendment is a useful tool to re-invigorate older office campuses. It is also an ideal amenity to the City's major employment areas while maintaining compatibility with its surrounding environment. I support the amendment because it will strengthen our economic base, revitalize sites, and create new opportunities for Scottsdale."

Signature

Dean White

Statement of Support

Name Kim Widmann

Address 10523 Cannon dr.

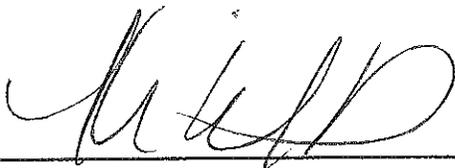
City/State/Zip Scottsdale

Email widmannkimberly@gmail.com

Date 7/21/15

Statement:

"I support the proposed text amendment to allow limited retail as part of a commercial office development. Scottsdale's major employment centers, including the CVS Health Campus, will benefit from support retail uses by providing employees with on-site options related to the office business. The text amendment is a useful tool to re-invigorate older office campuses. It is also an ideal amenity to the City's major employment areas while maintaining compatibility with its surrounding environment. I support the amendment because it will strengthen our economic base, revitalize sites, and create new opportunities for Scottsdale."



Signature

Statement of Support

Name JAN PHILLIPS
Address 15014 E. GOLD DUST CIRCLE
City/State/Zip SCOTTSDALE AZ. 85258
Email J.PHILLIPS 14 @ COX.NET
Date 7-21-15

Statement:

"I support the proposed text amendment to allow limited retail as part of a commercial office development. Scottsdale's major employment centers, including the CVS Health Campus, will benefit from support retail uses by providing employees with on-site options related to the office business. The text amendment is a useful tool to re-invigorate older office campuses. It is also an ideal amenity to the City's major employment areas while maintaining compatibility with its surrounding environment. I support the amendment because it will strengthen our economic base, revitalize sites, and create new opportunities for Scottsdale."



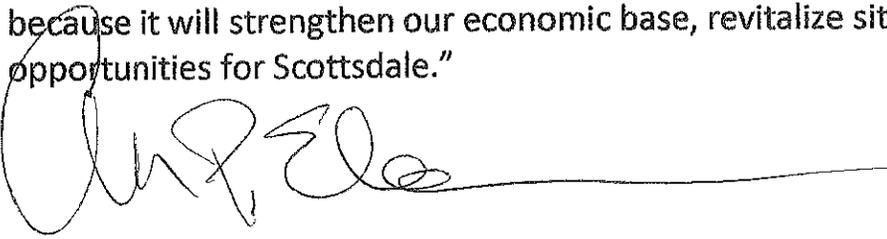
Signature

Statement of Support

Name Allen Elbaor
Address 10514 E. GOLD DUST CIR
City/State/Zip SCOTTSDALE AZ, 85258
Email DRGOLF518@COX.NET
Date 7/21/15

Statement:

"I support the proposed text amendment to allow limited retail as part of a commercial office development. Scottsdale's major employment centers, including the CVS Health Campus, will benefit from support retail uses by providing employees with on-site options related to the office business. The text amendment is a useful tool to re-invigorate older office campuses. It is also an ideal amenity to the City's major employment areas while maintaining compatibility with its surrounding environment. I support the amendment because it will strengthen our economic base, revitalize sites, and create new opportunities for Scottsdale."



Signature

Statement of Support

Name MARY FRANCES KLUPAR
Address 10498 E. Tapscott Cir
City/State/Zip Scottsdale AZ 85258
Email MFKLUPAR@AOL.COM
Date 7/21/15

Statement:

"I support the proposed text amendment to allow limited retail as part of a commercial office development. Scottsdale's major employment centers, including the CVS Health Campus, will benefit from support retail uses by providing employees with on-site options related to the office business. The text amendment is a useful tool to re-invigorate older office campuses. It is also an ideal amenity to the City's major employment areas while maintaining compatibility with its surrounding environment. I support the amendment because it will strengthen our economic base, revitalize sites, and create new opportunities for Scottsdale."

Mary Frances Klupar
Signature

Statement of Support

Name Grant Emerick
Address 9760 E San Salvador Dr
City/State/Zip Scottsdale, AZ, 85258
Email _____
Date 7-16-15

Statement:

"I support the proposed text amendment to allow limited retail as part of a commercial office development. Scottsdale's major employment centers, including the CVS Health Campus, will benefit from support retail uses by providing employees with on-site options related to the office business. The text amendment is a useful tool to re-invigorate older office campuses. It is also an ideal amenity to the City's major employment areas while maintaining compatibility with its surrounding environment. I support the amendment because it will strengthen our economic base, revitalize sites, and create new opportunities for Scottsdale."

Grant Emerick

Signature

Statement of Support

Name Kathy Seidel
Address 9952 E. Mission Lane
City/State/Zip Scottsdale AZ 85258
Email _____
Date 7/16/15

Statement:

"I support the proposed text amendment to allow limited retail as part of a commercial office development. Scottsdale's major employment centers, including the CVS Health Campus, will benefit from support retail uses by providing employees with on-site options related to the office business. The text amendment is a useful tool to re-invigorate older office campuses. It is also an ideal amenity to the City's major employment areas while maintaining compatibility with its surrounding environment. I support the amendment because it will strengthen our economic base, revitalize sites, and create new opportunities for Scottsdale."

Kathy Seidel
Signature

Statement of Support

Name S. Dwyer

Address 9911 E. Ironwood DR.

City/State/Zip Scottsdale, AZ 85258

Email _____

Date 7-15-15

Statement:

"I support the proposed text amendment to allow limited retail as part of a commercial office development. Scottsdale's major employment centers, including the CVS Health Campus, will benefit from support retail uses by providing employees with on-site options related to the office business. The text amendment is a useful tool to re-invigorate older office campuses. It is also an ideal amenity to the City's major employment areas while maintaining compatibility with its surrounding environment. I support the amendment because it will strengthen our economic base, revitalize sites, and create new opportunities for Scottsdale."

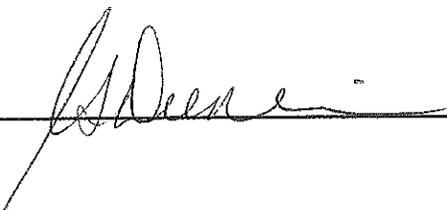
S. Dwyer
Signature

Statement of Support

Name CHARLOTTE DIENER
Address 9955 E. IRONWOOD DR.
City/State/Zip SCOTTSDALE, AZ 85256
Email _____
Date 7-15-15

Statement:

"I support the proposed text amendment to allow limited retail as part of a commercial office development. Scottsdale's major employment centers, including the CVS Health Campus, will benefit from support retail uses by providing employees with on-site options related to the office business. The text amendment is a useful tool to re-invigorate older office campuses. It is also an ideal amenity to the City's major employment areas while maintaining compatibility with its surrounding environment. I support the amendment because it will strengthen our economic base, revitalize sites, and create new opportunities for Scottsdale."


Signature

Statement of Support

Name THOMAS KEELEY
Address 9785 DOUBLETREE RANCH RD.
City/State/Zip PHOENIX, AZ., 85258
Email _____
Date 7-15-15

Statement:

"I support the proposed text amendment to allow limited retail as part of a commercial office development. Scottsdale's major employment centers, including the CVS Health Campus, will benefit from support retail uses by providing employees with on-site options related to the office business. The text amendment is a useful tool to re-invigorate older office campuses. It is also an ideal amenity to the City's major employment areas while maintaining compatibility with its surrounding environment. I support the amendment because it will strengthen our economic base, revitalize sites, and create new opportunities for Scottsdale."

Thomas Keeley
Signature

Statement of Support

Name Lulu Hoze

Address 9098 N. Cozzette Vista Dr

City/State/Zip 85258

Email _____

Date July 15 / 2015

Statement:

"I support the proposed text amendment to allow limited retail as part of a commercial office development. Scottsdale's major employment centers, including the CVS Health Campus, will benefit from support retail uses by providing employees with on-site options related to the office business. The text amendment is a useful tool to re-invigorate older office campuses. It is also an ideal amenity to the City's major employment areas while maintaining compatibility with its surrounding environment. I support the amendment because it will strengthen our economic base, revitalize sites, and create new opportunities for Scottsdale."

Lulu Hoze

Signature

Statement of Support

Name BEV BANGHART

Address 10668 E. IRONWOOD DR

City/State/Zip SCOTT. AZ 85258

Email _____

Date 7/20/15

Statement:

"I support the proposed text amendment to allow limited retail as part of a commercial office development. Scottsdale's major employment centers, including the CVS Health Campus, will benefit from support retail uses by providing employees with on-site options related to the office business. The text amendment is a useful tool to re-invigorate older office campuses. It is also an ideal amenity to the City's major employment areas while maintaining compatibility with its surrounding environment. I support the amendment because it will strengthen our economic base, revitalize sites, and create new opportunities for Scottsdale."



Signature

Statement of Support

Name Edward Kurtz
Address 9038 Dr. 100th Pl
City/State/Zip Scottsdale AZ 85258
Email _____
Date 7/28/2015

Statement:

"I support the proposed text amendment to allow limited retail as part of a commercial office development. Scottsdale's major employment centers, including the CVS Health Campus, will benefit from support retail uses by providing employees with on-site options related to the office business. The text amendment is a useful tool to re-invigorate older office campuses. It is also an ideal amenity to the City's major employment areas while maintaining compatibility with its surrounding environment. I support the amendment because it will strengthen our economic base, revitalize sites, and create new opportunities for Scottsdale."



Signature

Statement of Support

Name Brenda Parkinson

Address 9135 N 100th St

City/State/Zip AZ 85258

Email _____

Date 2017/15

Statement:

"I support the proposed text amendment to allow limited retail as part of a commercial office development. Scottsdale's major employment centers, including the CVS Health Campus, will benefit from support retail uses by providing employees with on-site options related to the office business. The text amendment is a useful tool to re-invigorate older office campuses. It is also an ideal amenity to the City's major employment areas while maintaining compatibility with its surrounding environment. I support the amendment because it will strengthen our economic base, revitalize sites, and create new opportunities for Scottsdale."



Signature

Statement of Support

Name Lindsay Parkinson

Address 9135 N. 100th Place

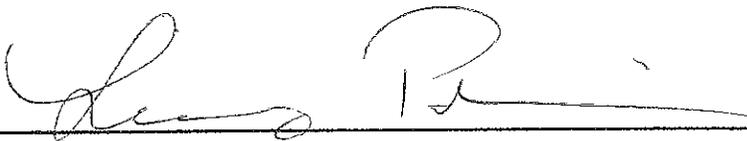
City/State/Zip Scottsdale, AZ 85258

Email

Date 7/20/15

Statement:

"I support the proposed text amendment to allow limited retail as part of a commercial office development. Scottsdale's major employment centers, including the CVS Health Campus, will benefit from support retail uses by providing employees with on-site options related to the office business. The text amendment is a useful tool to re-invigorate older office campuses. It is also an ideal amenity to the City's major employment areas while maintaining compatibility with its surrounding environment. I support the amendment because it will strengthen our economic base, revitalize sites, and create new opportunities for Scottsdale."


Signature

Statement of Support

Name Chad Schork

Address 10490 E San San Salvador

City/State/Zip 85258

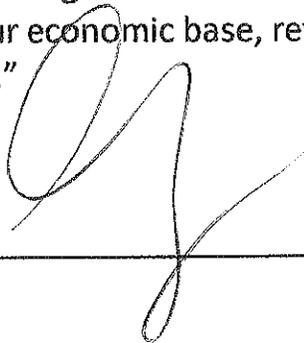
Email _____

Date 7/20/15

Statement:

"I support the proposed text amendment to allow limited retail as part of a commercial office development. Scottsdale's major employment centers, including the CVS Health Campus, will benefit from support retail uses by providing employees with on-site options related to the office business. The text amendment is a useful tool to re-invigorate older office campuses. It is also an ideal amenity to the City's major employment areas while maintaining compatibility with its surrounding environment. I support the amendment because it will strengthen our economic base, revitalize sites, and create new opportunities for Scottsdale."

Signature



Statement of Support

Name Patricia M. Clend

Address 40795 E. San Salvador Drive

City/State/Zip AZ, Scottsdale, 85258

Email _____

Date 20-7-15

Statement:

"I support the proposed text amendment to allow limited retail as part of a commercial office development. Scottsdale's major employment centers, including the CVS Health Campus, will benefit from support retail uses by providing employees with on-site options related to the office business. The text amendment is a useful tool to re-invigorate older office campuses. It is also an ideal amenity to the City's major employment areas while maintaining compatibility with its surrounding environment. I support the amendment because it will strengthen our economic base, revitalize sites, and create new opportunities for Scottsdale."

Patricia M. Clend

Signature

Statement of Support

Name FRANK SICILIANO

Address 10511 E. SAN SALVADOR DR

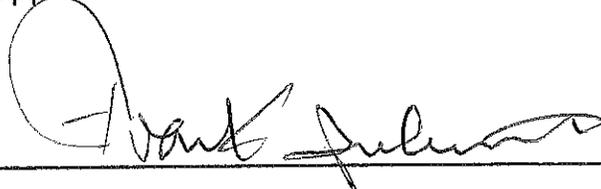
City/State/Zip SCOTTSDALE, AZ - 85258

Email _____

Date 1/20/10

Statement:

"I support the proposed text amendment to allow limited retail as part of a commercial office development. Scottsdale's major employment centers, including the CVS Health Campus, will benefit from support retail uses by providing employees with on-site options related to the office business. The text amendment is a useful tool to re-invigorate older office campuses. It is also an ideal amenity to the City's major employment areas while maintaining compatibility with its surrounding environment. I support the amendment because it will strengthen our economic base, revitalize sites, and create new opportunities for Scottsdale."



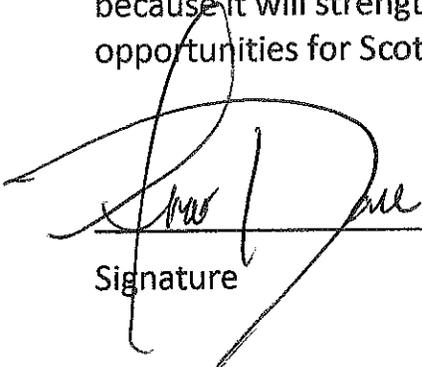
Signature

Statement of Support

Name Andrew D'are
Address 10648 E GOLD DUST AVE
City/State/Zip SCOTTSDALE AZ 85258
Email N/A
Date 7-19-15

Statement:

"I support the proposed text amendment to allow limited retail as part of a commercial office development. Scottsdale's major employment centers, including the CVS Health Campus, will benefit from support retail uses by providing employees with on-site options related to the office business. The text amendment is a useful tool to re-invigorate older office campuses. It is also an ideal amenity to the City's major employment areas while maintaining compatibility with its surrounding environment. I support the amendment because it will strengthen our economic base, revitalize sites, and create new opportunities for Scottsdale."


Signature

Statement of Support

Name Martha Roach

Address 10668 E Gold Dust

City/State/Zip Scottsdale, AZ 85258

Email _____

Date 7/19/15

Statement:

"I support the proposed text amendment to allow limited retail as part of a commercial office development. Scottsdale's major employment centers, including the CVS Health Campus, will benefit from support retail uses by providing employees with on-site options related to the office business. The text amendment is a useful tool to re-invigorate older office campuses. It is also an ideal amenity to the City's major employment areas while maintaining compatibility with its surrounding environment. I support the amendment because it will strengthen our economic base, revitalize sites, and create new opportunities for Scottsdale."

Martha Roach

Signature

Statement of Support

Name Doris Travers

Address 10678 E Gold Dust Ave

City/State/Zip Scottsdale Arizona

Email —

Date 7/19/20

Statement:

"I support the proposed text amendment to allow limited retail as part of a commercial office development. Scottsdale's major employment centers, including the CVS Health Campus, will benefit from support retail uses by providing employees with on-site options related to the office business. The text amendment is a useful tool to re-invigorate older office campuses. It is also an ideal amenity to the City's major employment areas while maintaining compatibility with its surrounding environment. I support the amendment because it will strengthen our economic base, revitalize sites, and create new opportunities for Scottsdale."

Doris Travers

Signature

Statement of Support

Name Irmgard Sutherland
Address 10648 E. Topaz Dr.
City/State/Zip Scottsdale, AZ, 85258
Email
Date 7-19-15

Statement:

"I support the proposed text amendment to allow limited retail as part of a commercial office development. Scottsdale's major employment centers, including the CVS Health Campus, will benefit from support retail uses by providing employees with on-site options related to the office business. The text amendment is a useful tool to re-invigorate older office campuses. It is also an ideal amenity to the City's major employment areas while maintaining compatibility with its surrounding environment. I support the amendment because it will strengthen our economic base, revitalize sites, and create new opportunities for Scottsdale."

Irmgard Sutherland
Signature

Statement of Support

Name TOM BLANKENSHIP

Address 10150 E. SAN SALVADOR DR

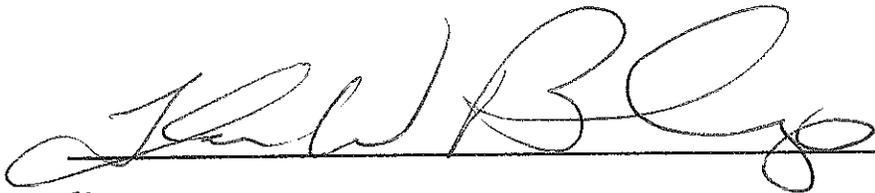
City/State/Zip SCOTTSDALE AZ 85258

Email _____

Date 7/18/2015

Statement:

"I support the proposed text amendment to allow limited retail as part of a commercial office development. Scottsdale's major employment centers, including the CVS Health Campus, will benefit from support retail uses by providing employees with on-site options related to the office business. The text amendment is a useful tool to re-invigorate older office campuses. It is also an ideal amenity to the City's major employment areas while maintaining compatibility with its surrounding environment. I support the amendment because it will strengthen our economic base, revitalize sites, and create new opportunities for Scottsdale."



Signature

Statement of Support

Name Eric Wertheiser

Address 10263 E. Caron St.

City/State/Zip Scottsdale, AZ 85258

Email

Date 7/18/15

Statement:

"I support the proposed text amendment to allow limited retail as part of a commercial office development. Scottsdale's major employment centers, including the CVS Health Campus, will benefit from support retail uses by providing employees with on-site options related to the office business. The text amendment is a useful tool to re-invigorate older office campuses. It is also an ideal amenity to the City's major employment areas while maintaining compatibility with its surrounding environment. I support the amendment because it will strengthen our economic base, revitalize sites, and create new opportunities for Scottsdale."



Signature

Statement of Support

Name BEN HELLINGER

Address 9274 N. 103RD

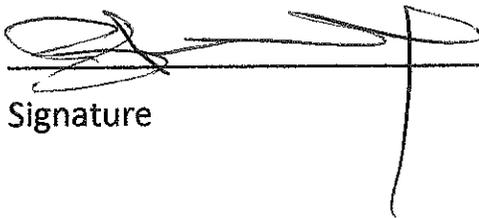
City/State/Zip SCOTTSDALE

Email B

Date 7-18-2015

Statement:

"I support the proposed text amendment to allow limited retail as part of a commercial office development. Scottsdale's major employment centers, including the CVS Health Campus, will benefit from support retail uses by providing employees with on-site options related to the office business. The text amendment is a useful tool to re-invigorate older office campuses. It is also an ideal amenity to the City's major employment areas while maintaining compatibility with its surrounding environment. I support the amendment because it will strengthen our economic base, revitalize sites, and create new opportunities for Scottsdale."


Signature

Statement of Support

Name Jim Mueser
Address 10236 E CARON ST
City/State/Zip SCOTTSDALE
Email _____
Date 7/18/15

Statement:

"I support the proposed text amendment to allow limited retail as part of a commercial office development. Scottsdale's major employment centers, including the CVS Health Campus, will benefit from support retail uses by providing employees with on-site options related to the office business. The text amendment is a useful tool to re-invigorate older office campuses. It is also an ideal amenity to the City's major employment areas while maintaining compatibility with its surrounding environment. I support the amendment because it will strengthen our economic base, revitalize sites, and create new opportunities for Scottsdale."

Jim Mueser
Signature

Statement of Support

Name Steve Lacey
Address 9209 N. 102nd Street
City/State/Zip Scottsdale, AZ 85258
Email _____
Date 7/18/15

Statement:

"I support the proposed text amendment to allow limited retail as part of a commercial office development. Scottsdale's major employment centers, including the CVS Health Campus, will benefit from support retail uses by providing employees with on-site options related to the office business. The text amendment is a useful tool to re-invigorate older office campuses. It is also an ideal amenity to the City's major employment areas while maintaining compatibility with its surrounding environment. I support the amendment because it will strengthen our economic base, revitalize sites, and create new opportunities for Scottsdale."

Steve Lacey
Signature

Statement of Support

Name BRIAN DISCHLER

Address 9256 N. 103 Place

City/State/Zip SCOTTSDALE AZ 85258

Email —

Date 18 JULY 2015

Statement:

"I support the proposed text amendment to allow limited retail as part of a commercial office development. Scottsdale's major employment centers, including the CVS Health Campus, will benefit from support retail uses by providing employees with on-site options related to the office business. The text amendment is a useful tool to re-invigorate older office campuses. It is also an ideal amenity to the City's major employment areas while maintaining compatibility with its surrounding environment. I support the amendment because it will strengthen our economic base, revitalize sites, and create new opportunities for Scottsdale."



Signature

Statement of Support

Name Edwin Rosenthal

Address 9055 N. 103rd Place

City/State/Zip Scottsdale AZ 85257

Email _____

Date 7-18-15

Statement:

"I support the proposed text amendment to allow limited retail as part of a commercial office development. Scottsdale's major employment centers, including the CVS Health Campus, will benefit from support retail uses by providing employees with on-site options related to the office business. The text amendment is a useful tool to re-invigorate older office campuses. It is also an ideal amenity to the City's major employment areas while maintaining compatibility with its surrounding environment. I support the amendment because it will strengthen our economic base, revitalize sites, and create new opportunities for Scottsdale."



Signature

Statement of Support

Name TACO SCHMID

Address 10347 E SUN SALVADOR DR

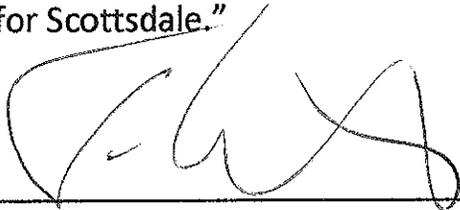
City/State/Zip SCOTTSDALE AZ 85258

Email _____

Date 7/18/15

Statement:

"I support the proposed text amendment to allow limited retail as part of a commercial office development. Scottsdale's major employment centers, including the CVS Health Campus, will benefit from support retail uses by providing employees with on-site options related to the office business. The text amendment is a useful tool to re-invigorate older office campuses. It is also an ideal amenity to the City's major employment areas while maintaining compatibility with its surrounding environment. I support the amendment because it will strengthen our economic base, revitalize sites, and create new opportunities for Scottsdale."



Signature

Statement of Support

Name Damon Piccolo

Address 10248 E SAN SALVADOR DR

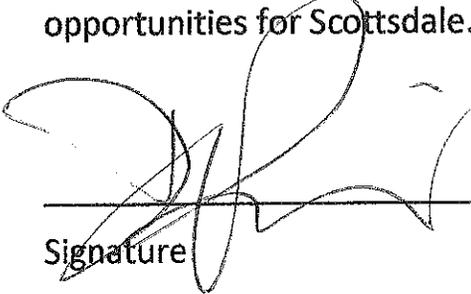
City/State/Zip SCOTTSDALE, AZ 85258

Email _____

Date 7/18/15

Statement:

"I support the proposed text amendment to allow limited retail as part of a commercial office development. Scottsdale's major employment centers, including the CVS Health Campus, will benefit from support retail uses by providing employees with on-site options related to the office business. The text amendment is a useful tool to re-invigorate older office campuses. It is also an ideal amenity to the City's major employment areas while maintaining compatibility with its surrounding environment. I support the amendment because it will strengthen our economic base, revitalize sites, and create new opportunities for Scottsdale."

Signature 

Statement of Support

Name Carol Schaefer
Address 10082 E Palo Verde Circle
City/State/Zip Scottsdale, 85258
Email _____
Date July 17, 2015

Statement:

"I support the proposed text amendment to allow limited retail as part of a commercial office development. Scottsdale's major employment centers, including the CVS Health Campus, will benefit from support retail uses by providing employees with on-site options related to the office business. The text amendment is a useful tool to re-invigorate older office campuses. It is also an ideal amenity to the City's major employment areas while maintaining compatibility with its surrounding environment. I support the amendment because it will strengthen our economic base, revitalize sites, and create new opportunities for Scottsdale."

Carol Schaefer

Signature

Statement of Support

Name Kerry Fiske

Address 10087 E. Calle de Cielo Circle

City/State/Zip Scottsdale, AZ 85258

Email _____

Date 7/17/2015

Statement:

"I support the proposed text amendment to allow limited retail as part of a commercial office development. Scottsdale's major employment centers, including the CVS Health Campus, will benefit from support retail uses by providing employees with on-site options related to the office business. The text amendment is a useful tool to re-invigorate older office campuses. It is also an ideal amenity to the City's major employment areas while maintaining compatibility with its surrounding environment. I support the amendment because it will strengthen our economic base, revitalize sites, and create new opportunities for Scottsdale."

Kerry Fiske
Signature

Statement of Support

Name LORAN HARPER

Address 10085 Calle de Cielo

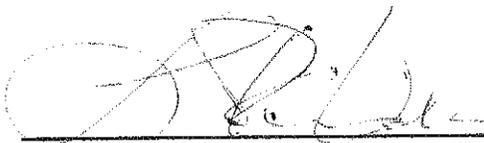
City/State/Zip SCOTTSDALE

Email _____

Date 7/17/2015

Statement:

"I support the proposed text amendment to allow limited retail as part of a commercial office development. Scottsdale's major employment centers, including the CVS Health Campus, will benefit from support retail uses by providing employees with on-site options related to the office business. The text amendment is a useful tool to re-invigorate older office campuses. It is also an ideal amenity to the City's major employment areas while maintaining compatibility with its surrounding environment. I support the amendment because it will strengthen our economic base, revitalize sites, and create new opportunities for Scottsdale."



Signature

Statement of Support

Name Oda Lomax

Address 9295 N. 100th Pl.

City/State/Zip Scottsdale, AZ 85258

Email _____

Date 4-17-15

Statement:

"I support the proposed text amendment to allow limited retail as part of a commercial office development. Scottsdale's major employment centers, including the CVS Health Campus, will benefit from support retail uses by providing employees with on-site options related to the office business. The text amendment is a useful tool to re-invigorate older office campuses. It is also an ideal amenity to the City's major employment areas while maintaining compatibility with its surrounding environment. I support the amendment because it will strengthen our economic base, revitalize sites, and create new opportunities for Scottsdale."

Oda Lomax

Signature

Statement of Support

Name Donald Hancock

Address 9245 N 100th St

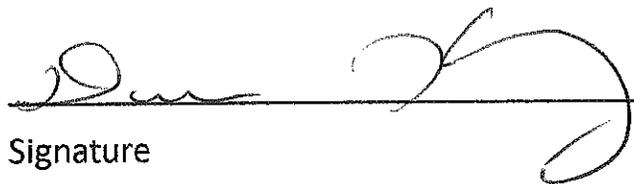
City/State/Zip Scottsdale AZ 85258

Email _____

Date 2/17/15

Statement:

"I support the proposed text amendment to allow limited retail as part of a commercial office development. Scottsdale's major employment centers, including the CVS Health Campus, will benefit from support retail uses by providing employees with on-site options related to the office business. The text amendment is a useful tool to re-invigorate older office campuses. It is also an ideal amenity to the City's major employment areas while maintaining compatibility with its surrounding environment. I support the amendment because it will strengthen our economic base, revitalize sites, and create new opportunities for Scottsdale."


Signature _____

Statement of Support

Name Ted Ahrenholtz

Address 9136 N. Rockne Rd.

City/State/Zip Scottsdale AZ 85258

Email _____

Date 7-17-15

Statement:

"I support the proposed text amendment to allow limited retail as part of a commercial office development. Scottsdale's major employment centers, including the CVS Health Campus, will benefit from support retail uses by providing employees with on-site options related to the office business. The text amendment is a useful tool to re-invigorate older office campuses. It is also an ideal amenity to the City's major employment areas while maintaining compatibility with its surrounding environment. I support the amendment because it will strengthen our economic base, revitalize sites, and create new opportunities for Scottsdale."

Ted Ahrenholtz
Signature

Statement of Support

Name Aimee Ahrenholtz
Address 9136 N. Rockne Rd
City/State/Zip Scottsdale, Rd 85258
Email ~~AIMEE~~
Date 7-17-15

Statement:

"I support the proposed text amendment to allow limited retail as part of a commercial office development. Scottsdale's major employment centers, including the CVS Health Campus, will benefit from support retail uses by providing employees with on-site options related to the office business. The text amendment is a useful tool to re-invigorate older office campuses. It is also an ideal amenity to the City's major employment areas while maintaining compatibility with its surrounding environment. I support the amendment because it will strengthen our economic base, revitalize sites, and create new opportunities for Scottsdale."

Aimee Ahrenholtz
Signature

Statement of Support

Name BARBARA MOLL

Address 9213 N. ROCKEE RD

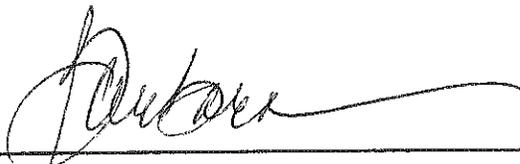
City/State/Zip SCOTTSDALE, AZ 85258

Email _____

Date _____

Statement:

"I support the proposed text amendment to allow limited retail as part of a commercial office development. Scottsdale's major employment centers, including the CVS Health Campus, will benefit from support retail uses by providing employees with on-site options related to the office business. The text amendment is a useful tool to re-invigorate older office campuses. It is also an ideal amenity to the City's major employment areas while maintaining compatibility with its surrounding environment. I support the amendment because it will strengthen our economic base, revitalize sites, and create new opportunities for Scottsdale."



Signature

Statement of Support

Name Leslie Poed
Address 10228 E. San Salvador
City/State/Zip Scottsdale, Az 85258
Email _____
Date 7/18/15

Statement:

"I support the proposed text amendment to allow limited retail as part of a commercial office development. Scottsdale's major employment centers, including the CVS Health Campus, will benefit from support retail uses by providing employees with on-site options related to the office business. The text amendment is a useful tool to re-invigorate older office campuses. It is also an ideal amenity to the City's major employment areas while maintaining compatibility with its surrounding environment. I support the amendment because it will strengthen our economic base, revitalize sites, and create new opportunities for Scottsdale."

Leslie Poed
Signature

Statement of Support

Name Chris Jensen

Address 10187 E SAN SALVADOR DR

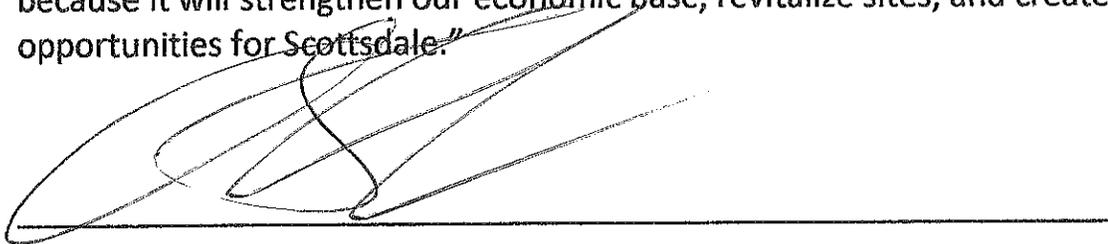
City/State/Zip SCOTTSDALE AZ 85258

Email _____

Date 7/18/15

Statement:

"I support the proposed text amendment to allow limited retail as part of a commercial office development. Scottsdale's major employment centers, including the CVS Health Campus, will benefit from support retail uses by providing employees with on-site options related to the office business. The text amendment is a useful tool to re-invigorate older office campuses. It is also an ideal amenity to the City's major employment areas while maintaining compatibility with its surrounding environment. I support the amendment because it will strengthen our economic base, revitalize sites, and create new opportunities for Scottsdale."



Signature

Statement of Support

Name DIANE POTEET

Address 9192 N. 102ND ST

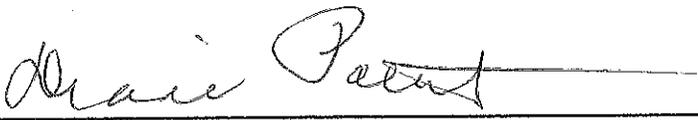
City/State/Zip SCOTTSDALE AZ 85258

Email _____

Date 07-18-15

Statement:

"I support the proposed text amendment to allow limited retail as part of a commercial office development. Scottsdale's major employment centers, including the CVS Health Campus, will benefit from support retail uses by providing employees with on-site options related to the office business. The text amendment is a useful tool to re-invigorate older office campuses. It is also an ideal amenity to the City's major employment areas while maintaining compatibility with its surrounding environment. I support the amendment because it will strengthen our economic base, revitalize sites, and create new opportunities for Scottsdale."



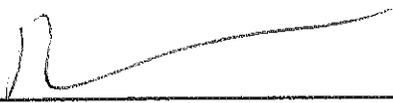
Signature

Statement of Support

Name Karen Warschaw
Address 10060 E. San Salvador Dr
City/State/Zip Scottsdale 85258
Email _____
Date 7/17/15

Statement:

"I support the proposed text amendment to allow limited retail as part of a commercial office development. Scottsdale's major employment centers, including the CVS Health Campus, will benefit from support retail uses by providing employees with on-site options related to the office business. The text amendment is a useful tool to re-invigorate older office campuses. It is also an ideal amenity to the City's major employment areas while maintaining compatibility with its surrounding environment. I support the amendment because it will strengthen our economic base, revitalize sites, and create new opportunities for Scottsdale."



Signature

Statement of Support

Name SURT Boyd

Address 9275 N 101st ST

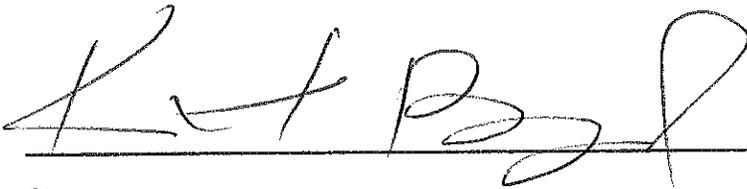
City/State/Zip Scottsdale 85258

Email _____

Date 7/17/15

Statement:

"I support the proposed text amendment to allow limited retail as part of a commercial office development. Scottsdale's major employment centers, including the CVS Health Campus, will benefit from support retail uses by providing employees with on-site options related to the office business. The text amendment is a useful tool to re-invigorate older office campuses. It is also an ideal amenity to the City's major employment areas while maintaining compatibility with its surrounding environment. I support the amendment because it will strengthen our economic base, revitalize sites, and create new opportunities for Scottsdale."



Signature

Statement of Support

Name Lena F. Gelber
Address 10423 E. Cannon Drive
City/State/Zip Scottsdale Ariz
Email _____
Date 7-21-15

Statement:

"I support the proposed text amendment to allow limited retail as part of a commercial office development. Scottsdale's major employment centers, including the CVS Health Campus, will benefit from support retail uses by providing employees with on-site options related to the office business. The text amendment is a useful tool to re-invigorate older office campuses. It is also an ideal amenity to the City's major employment areas while maintaining compatibility with its surrounding environment. I support the amendment because it will strengthen our economic base, revitalize sites, and create new opportunities for Scottsdale."

Lena F. Gelber

Signature

Statement of Support

Name Shelli Smith
Address 10536 E. Cannon Dr.
City/State/Zip Scottsdale AZ 85258
Email _____
Date 7.21.15

Statement:

"I support the proposed text amendment to allow limited retail as part of a commercial office development. Scottsdale's major employment centers, including the CVS Health Campus, will benefit from support retail uses by providing employees with on-site options related to the office business. The text amendment is a useful tool to re-invigorate older office campuses. It is also an ideal amenity to the City's major employment areas while maintaining compatibility with its surrounding environment. I support the amendment because it will strengthen our economic base, revitalize sites, and create new opportunities for Scottsdale."

Shelli Smith

Signature

Statement of Support

Name T. J. BAKER

Address 10548 E. CANNON DR

City/State/Zip SCOTTSDALE AZ 85258

Email _____

Date 7/21/15

Statement:

"I support the proposed text amendment to allow limited retail as part of a commercial office development. Scottsdale's major employment centers, including the CVS Health Campus, will benefit from support retail uses by providing employees with on-site options related to the office business. The text amendment is a useful tool to re-invigorate older office campuses. It is also an ideal amenity to the City's major employment areas while maintaining compatibility with its surrounding environment. I support the amendment because it will strengthen our economic base, revitalize sites, and create new opportunities for Scottsdale."



Signature

Statement of Support

Name Roberta Alperstein
Address 10594 E. Gold Dust Dr
City/State/Zip Scottsdale, AZ 85258
Email _____
Date July 21, 2015

Statement:

"I support the proposed text amendment to allow limited retail as part of a commercial office development. Scottsdale's major employment centers, including the CVS Health Campus, will benefit from support retail uses by providing employees with on-site options related to the office business. The text amendment is a useful tool to re-invigorate older office campuses. It is also an ideal amenity to the City's major employment areas while maintaining compatibility with its surrounding environment. I support the amendment because it will strengthen our economic base, revitalize sites, and create new opportunities for Scottsdale."

Roberta Alperstein
Signature

Statement of Support

Name Carol Sime
Address 10586 E Gold Dust
City/State/Zip Scottsdale AZ 85258
Email _____
Date 7/21/15

Statement:

"I support the proposed text amendment to allow limited retail as part of a commercial office development. Scottsdale's major employment centers, including the CVS Health Campus, will benefit from support retail uses by providing employees with on-site options related to the office business. The text amendment is a useful tool to re-invigorate older office campuses. It is also an ideal amenity to the City's major employment areas while maintaining compatibility with its surrounding environment. I support the amendment because it will strengthen our economic base, revitalize sites, and create new opportunities for Scottsdale."

Carol Sime

Signature

Statement of Support

Name Betty J Amato

Address 10538 E GOLD DUST CIR

City/State/Zip SCOTTSDALE, AZ 85258

Email _____

Date 7/21/15

Statement:

"I support the proposed text amendment to allow limited retail as part of a commercial office development. Scottsdale's major employment centers, including the CVS Health Campus, will benefit from support retail uses by providing employees with on-site options related to the office business. The text amendment is a useful tool to re-invigorate older office campuses. It is also an ideal amenity to the City's major employment areas while maintaining compatibility with its surrounding environment. I support the amendment because it will strengthen our economic base, revitalize sites, and create new opportunities for Scottsdale."

Betty J Amato

Signature

Statement of Support

Name Liz Soares

Address 10206 N 105 Way

City/State/Zip Scott 85258

Email _____

Date 7-21-15

Statement:

"I support the proposed text amendment to allow limited retail as part of a commercial office development. Scottsdale's major employment centers, including the CVS Health Campus, will benefit from support retail uses by providing employees with on-site options related to the office business. The text amendment is a useful tool to re-invigorate older office campuses. It is also an ideal amenity to the City's major employment areas while maintaining compatibility with its surrounding environment. I support the amendment because it will strengthen our economic base, revitalize sites, and create new opportunities for Scottsdale."

Signature 

Statement of Support

Name STEVE STRAHL

Address 10514 E. CINNABAR

City/State/Zip Scottsdale AZ 85258

Email -

Date 7/24/15

Statement:

"I support the proposed text amendment to allow limited retail as part of a commercial office development. Scottsdale's major employment centers, including the CVS Health Campus, will benefit from support retail uses by providing employees with on-site options related to the office business. The text amendment is a useful tool to re-invigorate older office campuses. It is also an ideal amenity to the City's major employment areas while maintaining compatibility with its surrounding environment. I support the amendment because it will strengthen our economic base, revitalize sites, and create new opportunities for Scottsdale."

Steve A. Strahl

Signature

Statement of Support

Name MARILYN STRAHL

Address 10514 E. CINNABAR AVE

City/State/Zip Scottsdale, AZ 85258

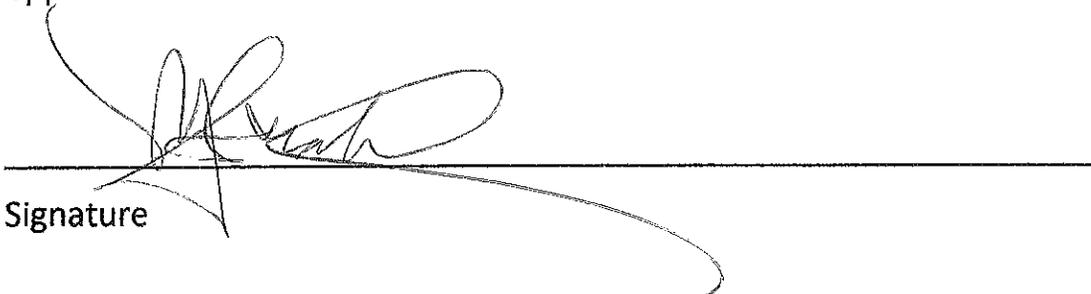
Email

Date 7/21/15

Statement:

"I support the proposed text amendment to allow limited retail as part of a commercial office development. Scottsdale's major employment centers, including the CVS Health Campus, will benefit from support retail uses by providing employees with on-site options related to the office business. The text amendment is a useful tool to re-invigorate older office campuses. It is also an ideal amenity to the City's major employment areas while maintaining compatibility with its surrounding environment. I support the amendment because it will strengthen our economic base, revitalize sites, and create new opportunities for Scottsdale."

Signature

A handwritten signature in black ink, appearing to read 'M. Strahl', is written over a horizontal line. The signature is fluid and cursive, with a long horizontal stroke extending to the right.

August 28th, 2015

Mayor Lane & Scottsdale City Councilmembers
Scottsdale City Hall
3939 N. Drinkwater Blvd.
Scottsdale, AZ 85251

RE: CVS HEALTH CAMPUS / PROPOSED TEXT AMENDMENT

Dear Mayor Lane & Scottsdale City Council:

W.P Carey Inc. is the property owner of the 40 acre office campus located at the southwest corner of Shea Blvd & 96th Street in Scottsdale. As you are no doubt aware, this is one of the largest single employer campuses in Scottsdale and enjoys quite a history as one of the first major employment sites in the City. We are proud to have CVS/Health as our tenant and enjoy a long-term lease arrangement with them for the entire Commercial Office (C-O) zoned campus property. It is our strong desire to cultivate their use of the property and retain CVS/Health's utilization of the site as prominent regional center for their western U.S. operations. Importantly, we also wish to maintain Commercial Office (C-O) zoning on the entire 40 acres and do not desire to re-zone portions of the property to accommodate the addition of a CVS/Pharmacy, which we view as an extension of their campus use.

As such, we fully support the proposed text amendment currently before the City of Scottsdale because we believe this Text Amendment will enable W.P Carey to maintain Commercial Office Zoning while accommodating CVS/ Health's desires to build a CVS/Pharmacy on this property. We further believe the proposed Text Amendment will enable W.P Carey as well as other property owners in the City of Scottsdale to create more integrated commercial office developments. Approval of the Text Amendment would bring Scottsdale in line with other jurisdictions which permit support retail. Typically, these include not only a pharmacy but also banks, restaurants and other retail which support the employees located on these larger commercial office campuses.

The proposed Text Amendment would also significantly reduce the amount of vehicular traffic generated on city streets from employees entering and exiting these larger commercial office campuses by creating an integrated pedestrian friendly development which promotes on-site support retail, dining and health care needs for employees and residents of the City of Scottsdale.

We believe this Text Amendment represents a long term community asset and will spur additional economic development in the City of Scottsdale.

Sincerely,



Christopher Hayes
Director
WP Carey, Inc

Castro, Lorraine

From: Brian Correia <BCorreia97@aol.com>
Sent: Monday, August 24, 2015 11:17 PM
To: Planning Commission
Cc: City Council
Subject: CVS at 96th Street and Shea

Good evening,

I live in Scottsdale Ranch and as a homeowner, many residents would welcome a new CVS at the corner of 96th Street and Shea.

While the Scottsdale Ranch Homeowners Association is an HOA, they do not represent the views of all homeowners. We welcome the conveniences that a CVS offers and the many families with children will welcome the Minute Clinic which provides after hour care for minor ailments. Let's face it-kids get sick at night and on weekends when doctor's offices are closed.

Please don't let the HOA imply they represent all of the homeowners in Scottsdale Ranch. This will be a valuable addition to the community.

Thanks,

Brian J. Correia
Taylor, Dee & Myles, LLC
(480) 661-0437

Sent from my iPhone
Please excuse brevity and autocorrect.

Castro, Lorraine

From: Kathe Barnes <kbarnes@scottsdaleranch.org>
Sent: Monday, August 24, 2015 5:43 PM
To: Planning Commission
Cc: City Council
Subject: FW: CVS

From: David Sanderson [<mailto:dsanderson958@cox.net>]
Sent: Monday, August 24, 2015 4:03 PM
To: Gabriella Weiss
Subject: CVS

To members of the Planning Commission and Scottsdale City Council,
My wife and I are residents of Scottsdale Ranch for the past 28 years and love this area and this city. Granted that we do not abut the 96th Street property which CVS already occupies, but personally I believe there would be minimal impact on our residential area. Moreover the addition of a retail pharmacy run by a civic minded company like CVS would be an enhancement to the options and opportunities for all of us in the Ranch and those north of Shea Blvd. as well. I hope you will approve the request to develop the CVS property to include the retail pharmacy.
Respectfully,

David R. Sanderson MD
10676 E. Bella Vista Dr.
Scottsdale, AZ 85258-6086
Phone: 480-860-6782
dsanderson958@cox.net

Carr, Brad

From: cmarshallaz@cox.net
Sent: Monday, August 24, 2015 5:36 PM
To: Carr, Brad
Subject: 3-TA-2015 C-O TEXT AMENDMENT

I understand you are the city staff contact assigned to this case and other previous submittals by CVS Caremark regarding zoning ordinance proposals for their property on 96th St. & Shea. As you may know, Scottsdale Ranch Community Association has come out very strongly against these. However, I am a Scottsdale Ranch resident and I want you to know that not everyone here is opposed to this. I do not agree with the negative repercussions being touted by SRCA and I believe this plan has been carefully prepared by CVS and their legal team to minimize impact on the surrounding neighborhoods. It not only provides convenience for CVS employees and those in the neighborhood but also promotes positive economic impact and wise land-use strategies. Clearly in their vitriol, SRCA has completely discounted the contribution the company provides through hundreds of high paying jobs for Scottsdale residents, as well as numerous charitable contributions made to organizations serving Scottsdale's less fortunate. Please let me know other ways I can support this proposal -- without going head-to-head against my HOA as I am certain they would find ways to retaliate against me. Thanks, Chris Marshall

Castro, Lorraine

From: LINDA GILL <lggill1948@gmail.com>
Sent: Monday, August 24, 2015 3:33 PM
To: Planning Commission
Subject: CVS

My husband and I are in support of CVS building a store; but would like it to have an upscale look so it fits into the surrounding architecture and desert scape.

Linda Gill
Richard Gill
10388 N. 101st Street
Scottsdale, AZ 85258

Castro, Lorraine

From: David Sanderson <dsanderson958@cox.net>
Sent: Monday, August 24, 2015 3:31 PM
To: Planning Commission
Subject: CVS pharmacy

To members of the Planning Commission and Scottsdale City Council,
My wife and I are residents of Scottsdale Ranch for the past 28 years and love this area and this city. Granted that we do not abut the 96th Street property which CVS already occupies, but personally I believe there would be minimal impact on our residential area. Moreover the addition of a retail pharmacy run by a civic minded company like CVS would be an enhancement to the options and opportunities for all of us in the Ranch and those north of Shea Blvd. as well. I hope you will approve the request to develop the CVS property to include the retail pharmacy.

Respectfully,

David R. Sanderson MD
10676 E. Bella Vista Dr.
Scottsdale, AZ 85258-6086
Phone: 480-860-6782
dsanderson958@cox.net

Castro, Lorraine

From: David Sanderson <dsanderson958@cox.net>
Sent: Monday, August 24, 2015 3:28 PM
To: Planning Commission
Subject: CVS Pharmacy

To members of the Planning Commission and Scottsdale City Council, My wife and I are residents of Scottsdale Ranch for the past 28 years and love this area and this city. Granted that we do not abut the 96th Street property which CVS already occupies, but personally I believe there would be minimal impact on our residential area. Moreover the addition of a retail pharmacy run by a civic minded company like CVS would be an enhancement to the options and opportunities for all of us in the Ranch and those north of Shea Blvd. as well. I hope you will approve the request to develop the CVS property to include the retail pharmacy.

Respectfully,

David R. Sanderson MD
10676 E. Bella Vista Dr.
Scottsdale, AZ 85258-6086
Phone: 480-860-6782
dsanderson958@cox.net

Carr, Brad

From: Patricia Westphal <plmw3@aol.com>
Sent: Friday, July 17, 2015 1:35 PM
To: Carr, Brad
Subject: CVS

We think CVS on 96 and Shea is a great option for the area. Our neighborhood Walgreens is not adequate and the Shea corridor is already retail. The CVS property is extensive enough to be away from residential.

Patricia Westphal and John Bauer(homeowner)
10059 e San Salvador Dr.

Sent from my iPad

Carr, Brad

From: Darcy McIntire <darcymission@yahoo.com>
Sent: Friday, July 17, 2015 11:39 AM
To: Carr, Brad
Subject: New CVS Location - SRCA Resident Opinion

I'm a resident of SCOTTSDALE RANCH & am FOR the CVS building plans at 96th & Shea. Please count my vote. Thank you, Darcy McIntire (HVIV)
10513 E Topaz Cr
AC, AZ 85258

Sent from my iPhone

Carr, Brad

From: Mitch Little <mitch.little@mac.com>
Sent: Thursday, July 16, 2015 8:52 PM
To: Carr, Brad
Subject: New CVS Location - SRCA Resident Opinion

Mr Carr

I have been an AZ resident for 45 years and a Scottsdale resident for 25 of those. Scottsdale has always been a city that I am proud to call home. With respect to the new CVS store proposed for 96th St and Shea location I trust that you and the city officials will make the right decision for our community. Personally I am in favor of having the convenience of the CVS store in this location. I am currently a resident in Las Brisas and this new store location would be very convenient for me. Making it safe and functional is the work of the city council and the builder. In any case I will trust the outcome that you all create.

Regards,
Mitch Little

Carr, Brad

From: Carrie Kerksmar <carriekerksmar@hotmail.com>
Sent: Thursday, July 16, 2015 5:11 PM
To: Carr, Brad
Subject: Fwd: CVS Application Update!

To whom it may concern:

I find it offensive that Scottsdale Ranch is sending this out to its residents simply because it opposes CVS' expansion. This is not an objective or unbiased email and it was sent to all residents in the Scottsdale Ranch neighborhood. The residents provide email addresses to be notified of important matters such as break ins, not political matters. Scottsdale Ranch is welcome to oppose the rezoning, but they should not use our personal information to solicit help with their position. I hope you take this into account when deciding whether or not to approve CVS' request.

Prior to receiving this email, I had heard about CVS' want for a store and I think it would be helpful to all of our residents. I have no affiliation with CVS, but I do know they have nice stores. The Walgreens on Mountain View and Walgreens at Frank Lloyd Wright are both dated and disgusting stores so a nice CVS, like the new one on Scottsdale Road, would be great for our community. We need more retail stores up here and it would provide new jobs to our community. The new restaurants are finding out how dense our population is and now realize we spend a lot of money. I am so glad to see new options and expansions!

Also, don't you think denying the store would make CVS consider relocating? Can you imagine how many current and potential Scottsdale residents would lose jobs? This expansion is important to our community and should not be taken lightly.

Sincerely,
Carrie Kerksmar

Sent from my iPad

Begin forwarded message:

From: "Scottsdale Ranch Community Association" <bworthley@scottsdaleranch.org>
Date: July 16, 2015 at 4:48:58 PM MST
To: <carriekerksmar@hotmail.com>
Subject: CVS Application Update!
Reply-To: bworthley@scottsdaleranch.org



petitioners!



July 16, 2015

**CVS Resubmitted Their Proposed
Plan to the City of Scottsdale**

Our continued goal is to keep you informed of any matter affecting Scottsdale Ranch.

SRCA has been informed that petitioners are going door-to-door requesting resident signatures in favor of the CVS/Caremark proposed plan. The plan is to build a store neighboring Scottsdale Ranch at the southwest corner of 96th Street/Shea. This store would be on the existing CVS/Caremark corporate campus to the west of the Ranch.

The City of Scottsdale requested that CVS resubmit their plan in order to meet the city's General and Land Use Plans. However, CVS has opted to resubmit their plan without making any revisions as suggested by the City.

We ask that prior to making your decision and/or signing any petition, you educate yourself by visiting the following links:

- [Applicant's \(CVS\) Submittal](#) (under the "Request" section).
- [SRCA's Letter to the City of Scottsdale.](#)
- [City of Scottsdale's First Letter in Response to CVS's first proposal.](#)
- [Aerial map showing the proposed location.](#)

Should you wish to voice your opinion on this application, for or against, please contact Brad Carr with the City of Scottsdale by phone at 480-312-7713 or by

email at bcarr@scottsdaleaz.gov. Also,
please copy SRCA on any correspondence
by mail or email to
kbarnes@scottsdaleranch.org.

We appreciate you staying informed.
Thank you and have a great weekend!

www.ScottsdaleRanch.org

10585 N. 100th St.
Scottsdale, AZ 85258
p. 480-860-2022 | f. 480-860-8264



This message was sent to carriekercsmar@hotmail.com from:

Scottsdale Ranch Community Association | bworthley@scottsdaleranch.org | Belle Worthley | 10585 N. 100th
Street | Scottsdale, AZ 85258

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Carr, Brad

From: Linda Gill <lggill1948@gmail.com>
Sent: Monday, June 01, 2015 9:55 AM
To: Carr, Brad
Subject: New CVS Location - SRCA Resident Opinion

My husband and I fully support the future plan of constructing a new CVS store on 96th and Shea. Would love it if the store was "dressed up" so it isn't an eye sore.

We live in the "Island" community at Shea and 100th Street.

Linda and Rick Gill
10388 N. 101st. Street
Scottsdale, AZ

Sent from my iPhone

Carr, Brad

From: Jamie Gill Santos <jamieminchin@gmail.com>
Sent: Tuesday, May 12, 2015 10:52 AM
To: Carr, Brad
Subject: kbarnes@scottsdaleranch.org

Mr. Carr,

My husband Rey and I live on Scottsdale Ranch -- fairly close to the location of the proposed CVS at 96th and Shea.

We wholeheartedly support the development of this corner and hope the City allows CVS to install a retail location there.

First, the corner is already in commercial use and on a very busy street.

Second, the only other drugstore on Scottsdale Ranch is a Walgreens. Personally, I prefer CVS over Walgreens, and with us expecting our first child in September, the more pharmacies I have to choose from in case of a child illness, etc. the better.

Please permit CVS to build its new location on 96th and Shea. Respectfully disagreeing with my HOA, I don't understand why adding a store on Shea Blvd. is detrimental -- the area is already so busy!

Many thanks,
Jamie Gill Santos
Rey Santos
9846 E. Turquoise Ave.
Scottsdale, AZ 85258

Carr, Brad

From: Kim Foster <prnceskimbo@cox.net>
Sent: Thursday, May 07, 2015 10:39 AM
To: Carr, Brad
Subject: New CVS on 96th and Shea

Hello,

I would like to voice my support for the CVS pharmacy that is in the early stages of building on the corner of 96th and Shea. I work in the area and think it would be very convenient to have a drug store in the area. It would also be nice if they have a clinic inside the store.

Thank you very much.

Kim Foster
Kimberly.hurd@asu.edu

Carr, Brad

From: David Sanderson <dsanderson958@cox.net>
Sent: Friday, May 01, 2015 7:49 PM
To: Carr, Brad
Subject: New CVS Location - SRCA Resident Opinion

We are residents of Scottsdale ranch and I **FAVOR** development of the pharmacy on the CVS campus. Would offer convenient alternative to Walgreens and other pharmacies.

David R. Sanderson MD
10676 E. Bella Vista Dr.
Scottsdale, AZ 85258-6086
Phone: 480-860-6782
dsanderson958@cox.net

Carr, Brad

From: Brian Correia <BCorreia97@aol.com>
Sent: Friday, May 01, 2015 6:53 PM
To: Carr, Brad
Cc: Barnes Kathe
Subject: CVS on 96th and Shea

Mr. Carr,

I am a resident of Scottsdale Ranch and also a 25 year employee of CVS Health. I think this is an excellent location for a CVS retail store because of the access to Shea Boulevard, a very convenient thoroughfare in our community.

I also look forward to the convenience of shopping at an upscale drugstore and hope there is a convenient Minute Clinic location inside the store. This will afford Scottsdale Ranch residents, as well as other Scottsdale Road area residents, an excellent choice for a medical clinic that is open nights and weekends-often times when primary care physicians are unavailable.

I view this as an asset to Scottsdale Ranch and other neighboring communities.

Thanks,

Brian J. Correia
10931 E Scottsdale Road
Scottsdale, AZ. 85259
480-661-3153

Sent from my iPad
Please excuse brevity and autocorrect

Citizen Input Received in Favor of Proposal

Carr, Brad

From: evan schube <evanschube@hotmail.com>
Sent: Wednesday, September 09, 2015 10:21 PM
To: Carr, Brad
Subject: 3-TA-2015 CO Text Amendment

Brad,

I understand you are in charge of seeing the above-mentioned text amendment through the approval process. I'm in support of the text amendment.

As you may recall, we graduated in the same class in the MUEP program at ASU -- a few years back! I now live in Scottsdale Ranch and am supportive of the text amendment. From a planning perspective, allowing major employers to build/operate a small retail component that compliments the office use provides a nice buffer for surrounding areas. The limitation on location along arterial roads minimizes, if not eliminates, concerns about traffic.

As it relates to the proposed CVS at Scottsdale and Shea, the proposed use would be a positive addition to the neighborhood. More specifically, I have a family and the proposed uses would make my life more convenient!

In any event, I support the text amendment.

Thanks and all the best,
Evan

Carr, Brad

From: Lindsay Schube <lindsay.schube@gmail.com>
Sent: Wednesday, September 09, 2015 9:47 PM
To: Carr, Brad
Subject: 3-TA-2015 C-O Text Amendment

Brad -

We live in Scottsdale Ranch at 9802 East Caron Street. We are supportive of the text amendment - not only for the immediate impact it will have on our neighborhood but the also for the greater whole of Scottsdale. It was well drafted and will positively affect a limited number of major employment campuses in our city.

With regard to the CVS campus at 96th street specifically, I appreciate the major investment they have made in our community. I believe it is appropriate to add a retail component to the employment campus at 96th Street and Shea. I would like to have a full service drugstore, with a minute clinic and drive-thru pharmacy, close to my home for the benefit of myself and my family.

Please forward this correspondence of support for the above referenced text amendment to the Planning Commission and City Council.

If you have any questions or comments please let me know.

Lindsay C. Schube
480.225.4400 Mobile
lschube@gblaw.com

Lindsay.Schube@gmail.com

Carr, Brad

From: Linda Gill <lggill1948@gmail.com>
Sent: Wednesday, September 09, 2015 4:10 PM
To: Carr, Brad
Subject: CVS

My husband and I live in the Island off of Shea and 100th Street. We have no problem with a retail CVS store on corner of Shea and 96th. Because it would be on the corporate property I would hope the architecture if this building would be in keeping with N. Scottsdale and maybe make it less conspicuous with a different look and lush plantings than a typical CVS store.

We originally come from L.I. where stores like CVS, McDonald's were built so they aren't an eye soar. They look less of a commercial building. That might help away the people that are opposing this store.

Sincerely,

Linda and Rick Gill

Sent from my iPhone

Carr, Brad

From: Cari000 <cari000@cox.net>
Sent: Wednesday, September 09, 2015 3:22 PM
To: Carr, Brad
Subject: Fwd: 3-TA-2015 C-O Text Amendment

Brad,

I hope you are well. I live at 9788 E. Topaz Drive in Scottsdale Ranch. We are in the northwestern side of the community and very close to the CVS site that may benefit from the proposed text amendment to allow support retail. On behalf of my husband and I, we would like to register support for this text amendment. We believe the application is appropriately limited and will help our large employers thrive without changing the character of the community. I cannot imagine that there are many sites that would be eligible for the new use, and because it has to be related to primary user, the permitted retail use would not be unpredictable. We appreciate the huge investment CVS recently made in their 96th Street campus as they are a great, employment neighbor and an important asset to the Shea Medical Corridor. This text amendment should encourage CVS and like employers in making further capital investments in their projects.

Many of our family's doctor's offices are located just south of the CVS campus, and adding a pharmacy to the array of medical services that are easily available to us would be fantastic. When our kids are sick, we most often visit the Minute Clinic within the CVS up on Frank Lloyd Wright/Thompson Peak. It would be so nice to have one closer at the 96th Street location.

In sum, we think that the Text Amendment is a wise policy move for the City- it furthers economic development while protecting the character of the community. Please share my comments with the Commission and Council.

Carolyn and Corey Oberholtzer
9788 E. Topaz Drive
Scottsdale, AZ 85258



Kevin Calihan
Senior Vice President

CBRE, Inc.

2415 E Camelback Rd
Phoenix, AZ 85016-4290

602.735.5676 Tel
602.735.5655 Fax

kevin.calihan@cbre.com
www.cbre.com/phoenix

September 4, 2015

City of Scottsdale Planning and Zoning
3939 N. Drinkwater Blvd.
Scottsdale, AZ 85251

My name is Kevin Calihan, and I am a Senior Vice President with CBRE in Arizona. I am writing to express my support for the Proposed Text Amendment to Commercial Office (C-O) that would allow large campus users over 15 acres in Scottsdale to add retail amenities on their sites.

At CBRE, my role is to assist large regional and national companies in selecting locations for their office and administrative functions. Retail amenities have become increasingly important in attracting and retaining top tier companies. The best employers want to provide great work environments for their employees, and giving employees access to convenient retail services is a critical component of the workplace. On site retail amenities make employees happier and increase the employee's quality of life while at their place of work. It also eliminates unnecessary off-site vehicular trips for employees during breaks and lunch.

We need to attract and maintain great employers in Scottsdale, and allowing employers to improve their work environments by adding retail amenities on larger office campuses is a positive step in doing so.

Sincerely,

A handwritten signature in black ink, appearing to read 'Kevin Calihan'.

Kevin Calihan
Senior Vice President
602.735.5676

Castro, Lorraine

From: Planning Commission
Sent: Wednesday, September 02, 2015 9:57 AM
To: Castro, Lorraine
Subject: Planning Commission Public Comment (response #3)

Planning Commission Public Comment (response #3)

Survey Information

Site:	ScottsdaleAZ.gov
Page Title:	Planning Commission Public Comment
URL:	http://www.scottsdaleaz.gov/boards/planning-commission/public-comment
Submission Time/Date:	9/2/2015 9:56:04 AM

Survey Response

COMMENT	
Comment:	I support the proposed text amendment to allow limited retail as part of a commercial office development. I support the amendment because it will strengthen our economic base, revitalize sites, and create new opportunities for Scottsdale.
Comments are limited to 8,000 characters and may be cut and pasted from another source.	
PLEASE PROVIDE YOUR NAME:	
First & Last Name:	Judy Worman
AND ONE OR MORE OF THE FOLLOWING ITEMS:	
Email:	worman1@cox.net
Phone:	
Address:	
Example: 3939 N. Drinkwater Blvd, Scottsdale 85251	

Memo

To: Scottsdale Planning Commission and Staff

From: Michael De Nitto | Regional Director, Real Estate, CVS/pharmacy

Date: September 2, 2015

Re: Support for Case # 3-TA-2015 C-O Text Amendment

The following packet contains 168 signed statements from Scottsdale Ranch residents demonstrating their support for the #3-TA-2015 C-O Text Amendment. All statements were collected between July and August of 2015. This represents a significant portion of the Scottsdale Ranch community who favors the text amendment as a tool for strengthening the Scottsdale economy and creating new opportunities for the city.

Statement of Support

Name RUTH ASCHER

Address 10489 E. TOPAZ

City/State/Zip Scottsdale AZ 85258

Email _____

Date 7-21-15

Statement:

"I support the proposed text amendment to allow limited retail as part of a commercial office development. Scottsdale's major employment centers, including the CVS Health Campus, will benefit from support retail uses by providing employees with on-site options related to the office business. The text amendment is a useful tool to re-invigorate older office campuses. It is also an ideal amenity to the City's major employment areas while maintaining compatibility with its surrounding environment. I support the amendment because it will strengthen our economic base, revitalize sites, and create new opportunities for Scottsdale."

Ruth Ascher

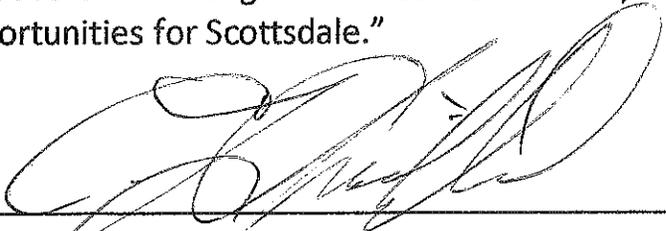
Signature

Statement of Support

Name Charles Christopher
Address 9821 E Mission Ln
City/State/Zip Scottsdale 85258
Email CharlesChristopher@gmail.com
Date 8-17-15

Statement:

"I support the proposed text amendment to allow limited retail as part of a commercial office development. Scottsdale's major employment centers, including the CVS Health Campus, will benefit from support retail uses by providing employees with on-site options related to the office business. The text amendment is a useful tool to re-invigorate older office campuses. It is also an ideal amenity to the City's major employment areas while maintaining compatibility with its surrounding environment. I support the amendment because it will strengthen our economic base, revitalize sites, and create new opportunities for Scottsdale."



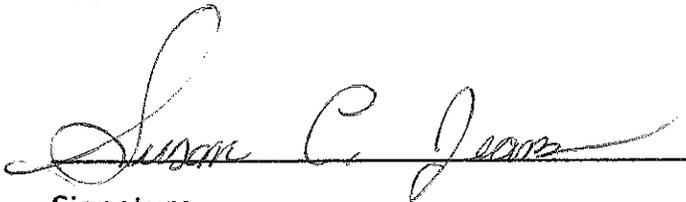
Signature

Statement of Support

Name Susan C. Jeans
Address 9901 E. Mission Ln.
City/State/Zip Scottsdale, AZ 85258
Email susancjeans@gmail.com
Date 8-17-15

Statement:

"I support the proposed text amendment to allow limited retail as part of a commercial office development. Scottsdale's major employment centers, including the CVS Health Campus, will benefit from support retail uses by providing employees with on-site options related to the office business. The text amendment is a useful tool to re-invigorate older office campuses. It is also an ideal amenity to the City's major employment areas while maintaining compatibility with its surrounding environment. I support the amendment because it will strengthen our economic base, revitalize sites, and create new opportunities for Scottsdale."


Signature

Statement of Support

Name ROBERT KLINE

Address 9271 N. 99TH WAY

City/State/Zip SCOTTSDALE, AZ 85258

Email _____

Date 8/17/15

Statement:

"I support the proposed text amendment to allow limited retail as part of a commercial office development. Scottsdale's major employment centers, including the CVS Health Campus, will benefit from support retail uses by providing employees with on-site options related to the office business. The text amendment is a useful tool to re-invigorate older office campuses. It is also an ideal amenity to the City's major employment areas while maintaining compatibility with its surrounding environment. I support the amendment because it will strengthen our economic base, revitalize sites, and create new opportunities for Scottsdale."


Signature

Statement of Support

Name Aida Ramdoni

Address 9921 E Doubletree Ranch Rd

City/State/Zip Scottsdale

Email aidaramdoni5@yahoo.com

Date 8/17/2015

Statement:

"I support the proposed text amendment to allow limited retail as part of a commercial office development. Scottsdale's major employment centers, including the CVS Health Campus, will benefit from support retail uses by providing employees with on-site options related to the office business. The text amendment is a useful tool to re-invigorate older office campuses. It is also an ideal amenity to the City's major employment areas while maintaining compatibility with its surrounding environment. I support the amendment because it will strengthen our economic base, revitalize sites, and create new opportunities for Scottsdale."



Signature

Statement of Support

Name Joel Place
Address 0053 San Bernardo Dr
City/State/Zip AZ
Email JoelPlace333@yahoo.com
Date August 18

Statement:

"I support the proposed text amendment to allow limited retail as part of a commercial office development. Scottsdale's major employment centers, including the CVS Health Campus, will benefit from support retail uses by providing employees with on-site options related to the office business. The text amendment is a useful tool to re-invigorate older office campuses. It is also an ideal amenity to the City's major employment areas while maintaining compatibility with its surrounding environment. I support the amendment because it will strengthen our economic base, revitalize sites, and create new opportunities for Scottsdale."



Signature

Statement of Support

Name Stacey A. Rowcliffe
Address 10053 E. San Bernardino Drive
City/State/Zip Scottsdale, AZ 85258
Email stacey_rowcliffe@yahoo.com
Date 8/17/15

Statement:

"I support the proposed text amendment to allow limited retail as part of a commercial office development. Scottsdale's major employment centers, including the CVS Health Campus, will benefit from support retail uses by providing employees with on-site options related to the office business. The text amendment is a useful tool to re-invigorate older office campuses. It is also an ideal amenity to the City's major employment areas while maintaining compatibility with its surrounding environment. I support the amendment because it will strengthen our economic base, revitalize sites, and create new opportunities for Scottsdale."

Stacey A. Rowcliffe
Signature

Statement of Support

Name Bernie Huettl

Address 10066 E San Salvador Dr

City/State/Zip Scottsdale, AZ 85258

Email _____

Date Aug 17, 2015

Statement:

"I support the proposed text amendment to allow limited retail as part of a commercial office development. Scottsdale's major employment centers, including the CVS Health Campus, will benefit from support retail uses by providing employees with on-site options related to the office business. The text amendment is a useful tool to re-invigorate older office campuses. It is also an ideal amenity to the City's major employment areas while maintaining compatibility with its surrounding environment. I support the amendment because it will strengthen our economic base, revitalize sites, and create new opportunities for Scottsdale."

Bernadine Huettl

Signature

Statement of Support

Name Venencie Anne

Address 10072 E San Salvador Dr

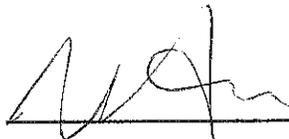
City/State/Zip Scottsdale AZ 85252

Email _____

Date 8/17/15

Statement:

"I support the proposed text amendment to allow limited retail as part of a commercial office development. Scottsdale's major employment centers, including the CVS Health Campus, will benefit from support retail uses by providing employees with on-site options related to the office business. The text amendment is a useful tool to re-invigorate older office campuses. It is also an ideal amenity to the City's major employment areas while maintaining compatibility with its surrounding environment. I support the amendment because it will strengthen our economic base, revitalize sites, and create new opportunities for Scottsdale."

 _____

Signature

Statement of Support

Name Jamie Gill Santos
Address 9846 E Turquoise Ave
City/State/Zip Scottsdale, AZ 85258
Email jamie.mitchell@gmail.com
Date 8/16/15

Statement:

"I support the proposed text amendment to allow limited retail as part of a commercial office development. Scottsdale's major employment centers, including the CVS Health Campus, will benefit from support retail uses by providing employees with on-site options related to the office business. The text amendment is a useful tool to re-invigorate older office campuses. It is also an ideal amenity to the City's major employment areas while maintaining compatibility with its surrounding environment. I support the amendment because it will strengthen our economic base, revitalize sites, and create new opportunities for Scottsdale."

Jamie Santos
Signature

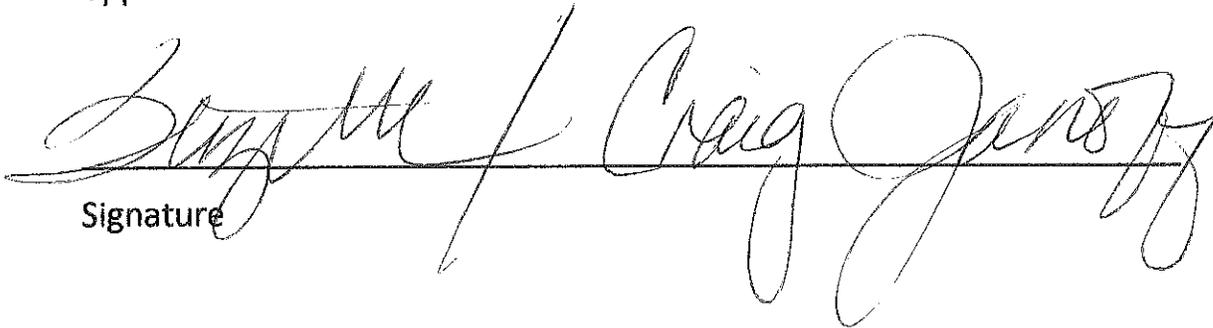
Statement of Support

Name CRAG JANOFF
Address 9776 E. TURQUOISE AVE
City/State/Zip SCOTTSDALE, AZ 85258
Email alysheba@mac.com
Date 8/16/15

Statement:

"I support the proposed text amendment to allow limited retail as part of a commercial office development. Scottsdale's major employment centers, including the CVS Health Campus, will benefit from support retail uses by providing employees with on-site options related to the office business. The text amendment is a useful tool to re-invigorate older office campuses. It is also an ideal amenity to the City's major employment areas while maintaining compatibility with its surrounding environment. I support the amendment because it will strengthen our economic base, revitalize sites, and create new opportunities for Scottsdale."

Signature

A handwritten signature in cursive script, appearing to read "Craig Janoff", written over a horizontal line.

Statement of Support

Name Suzette Janoff
Address 9776 E. Turquoise Ave
City/State/Zip Scottsdale, AZ 85258
Email Suzette@mac.com
Date 8/16/15

Statement:

"I support the proposed text amendment to allow limited retail as part of a commercial office development. Scottsdale's major employment centers, including the CVS Health Campus, will benefit from support retail uses by providing employees with on-site options related to the office business. The text amendment is a useful tool to re-invigorate older office campuses. It is also an ideal amenity to the City's major employment areas while maintaining compatibility with its surrounding environment. I support the amendment because it will strengthen our economic base, revitalize sites, and create new opportunities for Scottsdale."

Suzette R. Janoff
Signature

Statement of Support

Name Elena Sibley

Address 9765 E. Ironwood Dr.
~~Laurel Ln~~

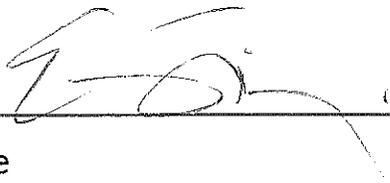
City/State/Zip Scottsdale AZ 85258

Email _____

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Signature

Statement of Support

Name Leanne Crogan

Address 9644 E Mission Ln

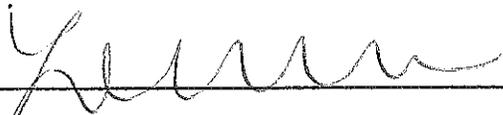
City/State/Zip Scottsdale, AZ 85258

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