

**Application  
Narrative  
Cash Transmittal  
Pre-Application  
Pre-App Narrative  
Pre-App Cash Transmittal  
Development Standards**



# City of Scottsdale Cash Transmittal

# 110862

110862  
2 01016997  
5/19/2017 PLN-1STOP  
KPETERS HP600G2020  
5/19/2017 3:39 PM  
\$3,900.00

**Received From :**

LAND RESEARCH AND DEVELOPMENT INC  
16420 N 92ST ST STE 115  
SCOTTSDALE, AZ 85260-1523  
480-538-5474

**Bill To :**

Reference # 357-PA-2017  
Address E SHEA BL/N 116TH ST ()  
Subdivision

Issued Date 5/19/2017  
Paid Date 5/19/2017  
Payment Type CHECK

**Marketing Name**

**Lot Number**

**Cost Center**

**MCR**

Metes/Bounds No

**Jurisdiction**

**APN**

Gross Lot Area 0

**Water Zone**

**Owner Information**

NAOS Lot Area 0

**Water Type**

Miracle Crossing Office LLC  
PO Box 317  
Tiburon, CA 94920  
(480) 240-5651

Net Lot Area 0

**Sewer Type**

Number of Units 1

**Meter Size**

Density

QS

Code	Description	Additional	Qty	Amount	Account Number
3173	GENERAL PLAN APPLICATION		1	\$3,900.00	100-21300-44221

City of Scottsdale

7447 E. Indian School Rd.  
Scottsdale, AZ 85251  
(480) 312-2500  
One Stop Shop

Date: 5/19/2017 Cashier: KPETERS  
Office: PLN-1STOP Mach ID: HP600G20200  
Tran #: 2 Batch #: 60522

Receipt: 01016997 Date: 5/19/2017 3:39 PM  
110862  
3173 GENERAL PLAN APPL \$3,900.00

**TENDERED AMOUNTS:**

Check Tendered: \$3,900.00  
Chk #: 6304711 LAND RESEARCH AND DEVELOP

Transaction Total: \$3,900.00

Thank you for your payment.  
Have a nice day!

SIGNED BY JENNIFER HALL ON 5/19/2017

Total Amount

\$3,900.00

(When a credit card is used as payment I agree to pay the above total amount according to the Card Issuer Agreement.)

3" and larger water meter fees are based on cost recovery. The city will contact the owner of the construction permit if additional funds are due. Payment will be due v

TO HAVE WATER METER SET - CALL 480-312-5650 AND I

4-GP-2017  
5/19/17

AL # 110862



**APPLICATION NARRATIVE  
BELL GROUP SELF-STORAGE  
S.E.C. 116<sup>TH</sup> ST & SHEA BOULEVARD**

**MAJOR GENERAL PLAN AMENDMENT**

**May 18, 2017**

**Introduction**

Bell Self-Storage aims to utilize three parcels, two of which have not been occupied for some time, to develop and operate a mini-storage facility that will serve the storage needs of its surrounding neighbors. The three parcel's historically challenging circumstances including their location bordering Shea Boulevard, a 100 foot scenic corridor easement, and a WAPPA powerline easement have left them empty. Other developers have considered then abandoned plans to develop the parcels. However, Bell Self-Storage's plans are supportive of Scottsdale's General Plan, especially its policies for a Unique Character & Lifestyle, Supporting Economic Vitality, Enhancing Neighborhoods, Supporting Open Spaces, Seeking Sustainability, and supporting Innovative Modes of Transportation. Bell Self-Storage seeks a Major General Plan Amendment to change the existing Land Use Designations from Cultural/Institutional or Public Purpose, Office and Rural Neighborhoods to Commercial.

**Guiding Principles of the Scottsdale General Plan**

The Scottsdale General Plan serves as a guiding tool for the future development of the City. The Plan incorporates goals and shared values in order to cultivate the city's policies on design, land use, character, open spaces, the natural landscape, economics, transportation, and growth. The City Council and Planning Commission are able to utilize the Plan in order to evaluate building and development needs and to ascertain funding and budget decisions. Citizens and neighborhood groups are able to refer to the Plan in order to understand the city's long-range plans for its diverse areas and neighborhoods. Therefore, the Plan provides the foundation for the City's development regulations. The City has identified six Guiding Principles to serve as the most important goals of the community. The General Plan itself serves as a "flexible policy document."<sup>1</sup> It can be changed via city-initiated amendments, property owner requests, or through referenda. The Plan "is designed to be a broad,

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<sup>1</sup> Scottsdale General Plan, page 12



flexible document that changes as the community needs, conditions, and direction change.”<sup>2</sup>

The proposed General Plan Amendment meets the goals, vision and guiding principles of the General Plan. The request is for an amendment to the Land Use category described in the Land Use element of the 2001 General Plan. In this proposed amendment, the proposed changes are from Cultural/Institutional, Office and Rural Neighborhoods to Commercial. Six Guiding Principles guide the General Plan and are discussed herein.

### **Value Scottsdale’s Unique Character & Lifestyle**

The Character and Lifestyle Guiding Principles has two elements; the Character and Design element and the Land Use element.

#### **i. Character and Design**

The mini-storage facility’s concept would honor the culture and history embodied in the desert Southwest region and be emblematic of Scottsdale’s desire for quality design. The aesthetics, craftsmanship, function, durability, and sustainability of the mini-storage facility would be in accordance with Scottsdale values. In the development process, it will be clear that the Bell mini-storage facility will enhance Scottsdale’s economic and environmental well-being by utilizing a distinctive character and natural attractiveness that will blend in the surrounding community on the Shea corridor. In pursuit of this goal, and among other unique design features, the Bell mini-storage facility will implement an aesthetically pleasing sloping roof similar to the surrounding residence and office uses, so as to blend in appealingly.

#### **ii. Land Use**

We recognize that Scottsdale is “first and foremost a residential community”<sup>3</sup> and, therefore, a low impact mini-storage facility serves a valuable service for Scottsdale residents who have unique storage needs. A mini-storage facility serves the critical and valuable support system for residents who need to find solutions for their storage requirements. A mini-storage facility, constructed in a manner that honors Scottsdale unique values, honors the city’s desire for an “unsurpassed quality of life for both its citizens and visitors,” contributes “to the building of community unity” and

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<sup>2</sup> Scottsdale General Plan, page 17

<sup>3</sup> Scottsdale General Plan, page 57



provides “opportunities for the design of uses to fit and respect the character, scale and quality of uses that exist in the community.”<sup>4</sup>

The change in Land Use designation will merely serve to reflect that Scottsdale residents who live near this parcel have an opportunity and a choice in how to handle their storage needs. The approval of this proposed amendment would serve to be aligned with the General Plan’s goal of strengthening “the identity of Scottsdale by encouraging land uses that contribute to the character of the community and sustain a viable economic base.”<sup>5</sup> A mini-storage facility, on Shea Boulevard, would honor the City’s desire to “encourage the transition of land uses from more intense regional and citywide activity to less intense activity areas within local neighborhoods.”<sup>6</sup> This empty lot, with its challenges located next to a 100-foot wide transmission line easement, is a perfect location for a low intensity local mini-storage facility to serve the needs of its Scottsdale neighbors.

### **Support Economic Vitality**

Scottsdale has a strong desire to ensure a future as a desirable place to live, work, and visit. It plans to do so by enabling the development of a dynamic, diversified, and growing economic base.

#### **i. Economic Vitality**

A mini-storage facility, on an irregular shaped parcel on the Shea Corridor, can ably serve a role in Scottsdale’s economic base. According to the General Plan, “Scottsdale’s retail market is an integral part of Scottsdale’s unique identity and is one of the major economic drivers in the community.”<sup>7</sup>

This Bell Mini-Storage facility will help Scottsdale achieve its goal of encouraging and maintaining a high level of diverse, quality retail activity. A mini-storage facility, which operates at a high level of service that Scottsdale residents expect, will add to the city’s economic vitality. This mini-storage facility will complement the quality and desert character of the community. In addition, the Bell mini-storage facility will operate at a historically challenged parcel that will contribute to Scottsdale’s sales and property tax base in order to help fund the city’s infrastructure,

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<sup>4</sup> Scottsdale General Plan, page 60

<sup>5</sup> Scottsdale General Plan, page 65

<sup>6</sup> Scottsdale General Plan, page 66

<sup>7</sup> Scottsdale General Plan, page 80



physical amenities, and services. The approval of this proposed amendment will surely add to the city's economic vitality.

### **Enhance Neighborhoods**

The Neighborhood section of the General Plan focuses on the city's desire to underscore the importance of maintaining and strengthening residential neighborhoods.

#### **i. Community Involvement**

The City has admirable goals in trying to cultivate substantial civic involvement. The applicant is fully supportive of the City's desire to ensure that residents are involved in project and policy making discussions. The City, according to the General Plan, seeks to maximize opportunities for early notification of proposed projects, information display boards, web site postings, and written correspondence. The applicant is fully supportive of those laudatory goals. The Bell Mini-Storage facility will proactively seek community wide involvement to ensure the needs of the surrounding community are met.

#### **ii. Housing**

Scottsdale is a successful city and a wonderful community because it embraces a variety of housing opportunities that enhance the character, diversity, and vitality of the city. Recent new housing have provided a range of pricing options for citizens who desire to live in Scottsdale. The Bell Mini-Storage facility will serve to complement the diverse housing options in Scottsdale, while blending in seamlessly with the surrounding residential and office uses.

In today's hectic, cluttered world, many families do not have the time or space to handle all of their personal belongings. The storage facility industry has been growing, nationwide, and Scottsdale is no exception. As new housing develops in Scottsdale, the Bell Mini-Storage facility will be an essential complement to handle storage needs for Scottsdale residents who live near the Shea corridor.

#### **iii. Neighborhoods**

Scottsdale aims to enhance neighborhoods' defining features and ensure their long-term attractiveness and economic vitality. The city can do so by preserving and



reinforcing the core characteristics of each of its neighborhoods and their commercial and residential aspects.

The Bell Mini-Storage will serve as a good neighbor in its own neighborhood. As discussed previously, the proposed amendment is for a historically challenged parcel, bordered by Shea, a 100 foot scenic corridor easement, and a WAPPA powerline easement. It has been left empty and unused for quite some time. Potential investors have not been able to commit to working on a plan to develop the property because of its unusual nature. Now, the Bell Mini-Storage facility will serve as a worthy addition to its neighborhood. Storage facilities have embraced security features that ensure the safety of their customers and employees. In addition, the facility will only operate within limited hours and its low impact nature will have little effect on traffic. In response to customer feedback, storage facilities today are not your father's storage facility. In fact, they blend in and enhance and serve to protect diverse neighborhoods by providing a valuable service to nearby residents. This General Plan Amendment is consistent with the Goals for Neighborhoods in the General Plan. The Bell Mini-Storage facility would be a high quality, low intensity, and low impact operation that will provide long-term stability at its location.

## **Open Space**

Scottsdale seeks a balanced approach to planning in order to seek ways to conserve natural and recreational resources.

### **i. Open Space and Recreation**

The applicant supports the City's goals and approaches in its General Plan to respect and manage its open space resources and recreational amenities. The General Plan addresses the unique qualities of the Sonoran Mountain preserve, scenic corridors, natural open spaces and recreational opportunities. The applicant has every intention of producing an aesthetically pleasing facility that blends in seamlessly with the surrounding environment. A city that honors and respects its natural beauty enables residents to enjoy community features every day of the year. This General Plan amendment is consistent with the Goals and Approaches of the Open Space and Recreation Element. The Bell Mini-Storage facility will honor and respect any desert landscape on its property. In addition, the Bell Mini-Storage facility will honor and respect the 100 foot scenic Shea Corridor. Preserving these amenities will enable



residents to continue to enjoy view corridors and natural landscaping and the existing landscape.

## **ii. Preservation and Environmental Planning**

Scottsdale's General Plan affirms that the city wants to offer residents and visitors "a healthy, safe, clean, and sustainable environment."<sup>8</sup> Bell Mini-Storage supports the city's goal to be a community that embraces conservation and preservation of the environment. The General Plan Amendment is consistent with the city's desire for preservation and environmental planning. The facility will seek green building standards, and environmentally friendly construction and which is reflective of open space.

## **Seek Sustainability**

The examination of the issue of sustainability principally address how the City of Scottsdale manages its resources and takes into account the economic and societal costs and benefits. Development can pay for itself without having to be a burden on existing residents and commercial operators. Through the development review and zoning processes, the city can assess development fees and analyze appropriate dedications. The General Plan amendment is consistent with the City's Goals and Approaches to Sustainability.

### **i. Cost of Development**

Scottsdale has achieved its goals of sustained and increasing quality of development with remarkable efficiency and cost-effectiveness, reflected by its relatively low tax rates and high bond ratings. The applicant would like to develop a property in Scottsdale because the City has done such a great job of meeting and exceeding the needs and expectations of its citizens and visitors. If the General Plan Amendment is approved, the Bell Mini-Storage facility would be one more example of sensible development in Scottsdale.

### **ii. Growth Areas**

Via protection of the McDowell Sonoran Preserve, the City of Scottsdale sent a clear message that certain areas should be managed for the benefit of residents and

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<sup>8</sup> Scottsdale General Plan, page 127



visitors. There are already many diverse neighborhoods and lifestyles that make up Scottsdale's vibrant economy and quality of life. The General Plan Amendment is consistent with the goals and approaches of Scottsdale's desire for managed growth. The Bell Mini-Storage would be surrounded by significant development – residential and commercial – that would not threaten any natural resources. Rather, the development would take place in an area of the city that has already seen growth and would provide a valuable service to residents who are looking for a commercial activity to handle their storage needs.

### **iii. Public Services and Facilities**

Scottsdale has always provided efficient and high quality customer service, and excellent public buildings and facilities that reflect the city's exceptional qualities. The applicant supports the city's goal to provide excellent community services to its residents, businesses and tourists. The General Plan Amendment is consistent with the goal and approaches of the General Plan for public services and facilities. Bell Mini-Storage will be happy to partner and coordinate with the city on sustainable waste collection, recycling, flooding issues, and power and communication systems in order to ensure that Scottsdale continues to provide the best services of any city or town in the Valley.

## **Advance Transportation**

### **i. Community Mobility**

The Community Mobility element is concerned with protecting land and air corridors. The city is primarily focused on mobility options for residents and visitors. Scottsdale aims to be a city that safely, conveniently and efficiently move people, goods, and information. The General Plan amendment is consistent with the City of Scottsdale's goals and approaches for the Community Mobility element. Bell Mini-Storage will be located on Shea Boulevard, and neighbors who have had to drive further distances in search of satisfying their storage options will now have a shorter distance to do so.

## **CONCLUSION**

This General Plan Amendment is consistent with all six General Plan categories listed above. The site is historically challenged, due to its unique features and special circumstances. However, Bell Mini-Storage will aim to utilize the property in a manner that is of low impact to the community. Each of these elements of the General Plan provide a strong support in the change of the Land Use category for the subject parcels. This application which seeks to change the Land Use designation from Cultural/Institutional & Public Use, Office and Rural Neighborhoods to Commercial, buttresses the goals and approaches of each category from the General Plan.



# STORAGE AT SHEA

## REZONING APPLICATION

In conjunction with Major Amendment to General Plan

Zoning Cases # 9-ZN-2017 and 4-GP-2017

SEC 116<sup>th</sup> Street and Shea Blvd

June 19, 2017

August 28, 2017

Resubmitted: November 1, 2017



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## **Development Team**

### **Applicant/Developer**

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### **Applicant's Representative**

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### **Traffic Engineer**

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Phoenix, AZ 85040

## Storage at Shea Rezoning

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## PURPOSE OF REQUEST

Rose Law Group pc is pleased to submit this request on behalf of The Bell Group, LLC, (the "Applicant") in order to rezone approximately 3.78 net acres of vacant property located on the southeast corner of 116<sup>th</sup> Street and Shea Boulevard from the existing S-R (Service Residential) PCD district to C-1 (Neighborhood Commercial) zoning district. See **Exhibit A: Context Aerial** for the location of the property and surrounding area.

Rezoning this property to C-1 (Neighborhood Commercial) will allow the operation of an internalized community storage facility by right. The proposed C-1 district is consistent with the land use pattern in the surrounding area as there are S-R uses to the immediate west and S-R and C-3 zoning on the north side of Shea Blvd. Furthermore, the Neighborhood Commercial zoning district "provides for small business retail and service establishments which supply commodities to meet the daily needs of the community". The subject property is located conveniently along highly trafficked Shea Blvd surrounded by a variety of residential including multifamily and single family homes as well as diverse office uses. All of these surrounding uses will have the opportunity to benefit from the proposed internalized community storage facility.

## SITE LOCATION

The subject site is approximately 3.78 acres of vacant land located at the southeast corner of 116<sup>th</sup> Street and Shea Boulevard, on the south side of Shea Blvd. The site consists of property identified by Maricopa County Assessor's office as APN: 217-33-985 and a portion of APN: 217-56-871 (otherwise known as APN 217-33-004C). The subject site's exact legal description and ALTA Survey are both provided with this application.

APN: 217-33-985 (122,602 square feet)

APN: portion of 217-56-871 aka 217-33-004C (42,428 square feet)

Total Net square footage of the site = 165,030 square feet = 3.78 net acres

## EXISTING ZONING AND USE

The property subject to this request is currently zoned S-R (Service Residential) PCD. Service Residential is a transitional district which allows office uses to serve nearby neighborhoods and regulates such office uses with strict property development standards as to lessen the impact to nearby neighborhoods. Some of the uses allowed in the existing S-R zoning district include day care center, schools, banks, medical laboratory, office, churches and/or veterinary or pet



care service. The site is currently vacant land with challenging developmental constraints. There is a Western Area Power Administration ("WAPA") transmission line easement that cuts through the property on a diagonal with 3 massive 230 kv towers. Additionally, the property's northern border is Shea Boulevard and is a part of the Shea Scenic Corridor which requires a significant landscape buffer. These existing constraints create difficulties in designing and developing this site for its highest and best use.

Other Surrounding Land Uses within the Vicinity of the Site

The property is considered an infill site surrounded by existing multifamily and single family residential, office condominiums and other retail commercial located on the north side of Shea Boulevard. **Table 1** below provides a summary of existing and surrounding land uses, General Plan designations and existing zoning:

**Table 1: On-Site and Surrounding Uses, General Plan and Zoning Designation**

	Existing Land Uses	General Plan Land Use Designation	Existing Zoning Designation
<b>SITE (SEC of 116<sup>th</sup> &amp; Shea)</b>	Vacant with 3- 230kv transmission lines	Rural Neighborhood (0-1 du/ac) and Cultural, Institutional and Public Use	S-R PCD
<b>South of Site</b>	Vacant with 3- 230 kv transmission lines	Rural Neighborhood (0-1 du/ac) and Cultural, Institutional and Public Use	R-4 PCD
<b>West of Site (Mirage Crossing Office Condominiums)</b>	Office	Office	S-R PCD
<b>North of Site</b>	Commercial	Cultural, Institutional and Public Use and Resorts/Tourism	S-R /C-3
<b>East of Site (Montana Ranch)</b>	Single-family Residences	Rural Neighborhood (0-1 du/ac)	R1-43 PRD

Much of the property within the vicinity of the site consists of existing residential communities including Montana Ranch (single family residential), Mirage Crossing Resort Casitas and Scottsdale Adobe Townhomes. Additionally, the Mirage Crossing Office condominiums are located directly west of the site and include commercial uses such as Realty Executives, Allstate Insurance, East Scottsdale Medical Care, Primeau Funding as well as the Arizona Culinary Institute. Mountainside Fitness is located directly north of the subject site across Shea Boulevard. There are also strip mall retail uses located in the Mountainside Plaza that includes shops, restaurants, and banks.

## PROPOSED ZONING AND USE

The Applicant is proposing to change the zoning on the property from the existing S-R (Service Residential) PCD zoning district to C-1 (Neighborhood Commercial). Although the current S-R zoning category allows for a variety of retail and commercial uses the Applicant must rezone the property to C-1 which specifically allows internalized community storage. The PCD overlay is no longer necessary for the proposed development.

Initially, the Applicant engaged a reputable marketing company to analyze potential infill properties in order to determine ideal locations to operate the proposed use. However, this analysis cannot be released to the public due to the confidential and proprietary information included in this report. The Applicant recently had a Feasibility Study prepared to address concerns of oversaturation expressed by nearby neighbors. A copy of this Study has been provided to the city and is authorized for public distribution. The author of the Feasibility Study is SkilCheck II, Inc., an Arizona self storage expert, who concluded, "Given the superb location of the proposed facility, excellent visibility and the high average occupancies and rents per square foot of comparable facilities, this Self Storage project has a high probability of success and, I, therefore, highly recommended proceeding with the development as proposed." (page 8 – Feasibility Study)

The subject property is identified as an ideal location based on its proximity to surrounding residential and office type uses and potential customers. The proposed use is considered a "quiet" neighbor as it will generate minimal traffic, operate with limited hours and greatly improve the developmentally challenged vacant lot by providing significant desert landscaping. The actual building is being designed to be aesthetically pleasing to the surrounding residential and office uses and will resemble the existing office buildings located in the Mirage Crossing Office Condominiums just west of 116<sup>th</sup> Street. Additionally, there is a scenic corridor buffer that will be provided along Shea Blvd to further blend the community storage building with the surrounding uses. This building will not look like the typical storage facility.

### General Plan Land Use Designation and Analysis

The property is currently designated as Rural Neighborhoods and Cultural/Institutional or Public Use within the General Plan Land Use Map. The Rural Neighborhoods portion of the property is vacant undisturbed land and located on the east side of the site. The west side of the property is designated as Cultural/Institutional or Public Use and has 3 massive 230 kv transmission line towers running through the property which take up 76% of the land area where no structures can be built. **See Exhibit B - Easement Exhibit.** An application to amend the existing land use designation from Rural Neighborhoods and Cultural/Institutional or Public Use to Commercial has been previously submitted to the city and will be processed concurrently with this Rezoning request.



This application is being submitted to specifically request a zoning district map amendment to change the existing zoning district on the subject property from S-R (Service Residential) PCD to C-1 (Neighborhood Commercial). As mentioned above, this rezoning request will require a Major General Plan Amendment application that has already been submitted to the city. Both applications will be processed concurrently utilizing the Major General Plan Amendment public hearing timeline. **See Exhibit C – MGPA Process Schedule.**

## **BUILDING DESIGN & ARCHITECTURE**

Due to the proximity of the proposed use to the surrounding residential the Applicant fully intends to design this facility with the greatest consideration for such uses. This internalized community storage facility will not resemble the typical block storage facility. The design of this building will blend in with the surrounding uses with a contemporary commercial design and Arizona vernacular. Shapes, colors, textures and materials selected for the project are both consistent and aesthetically compatible with the neighboring architecture and landscape design. The project's visual elements draw on a vocabulary of simplified detail and traditional forms. A theme of blended forms and integrated materials made up of soft natural earth tone colors on stucco, natural colored cultured stone, smooth face masonry, glazing, and pitched tiled roofs are visually attractive and low maintenance. Further interest is provided by variations in the design and height of the roof lines. The facades of the building are proportioned to provide a comfortable human scale with the appearance of a one-story building. Additionally, the proposed C-1 zoning district allows for a maximum building height of 36 feet; however, the Applicant is willing to stipulate the maximum height of this building to be no more than 24 feet (which is even less than the maximum height of the neighboring Montana Ranch homes to the immediate east). There are no windows proposed on the east side of the building which is closest to the single family residences. There will be only one building on the property that will appear to be a single story building from the street view; however, internally the facility will consist of two stories with a basement component. Again, the building will be a maximum of 24 feet in height including all rooftop equipment and parapets. The design and color of the building will be similar to the existing S-R PCD office uses on the west side of 116<sup>th</sup> Street in the Mirage Crossing Office Complex. Please see **Exhibit D – Conceptual Views** which are the renderings of the proposed building.

### **Landscaping**

The existing desert vegetation along Shea Boulevard will remain intact as it will be a part of the required landscaped buffer per the Shea Area Plan. Additional desert landscaping will be provided to have a consistent look within the scenic corridor along Shea as well as comply with the Shea Boulevard Streetscape Guidelines. The perimeter of the site shall incorporate the use of flowering desert shrubs, drought tolerant trees and groundcovers that will provide a sense of identity and be compatible with the environmental conditions of the area. The landscaping will serve as a visual buffer to the exterior of the storage facility building itself as well as provide a



natural screen for the existing parking lot on the adjacent property. See **Exhibit E – Landscape Plan**.

### Lighting

Exterior lighting will be provided to ensure safety to patrons as well as safety to the general public. The lighting will comply with the City of Scottsdale's lighting code and will not have an adverse effect on the surrounding uses. This facility will operate with limited hours of operation and therefore limited access to customers.

## **LOCATION AND ACCESSIBILITY**

The subject property is conveniently located on the south side of Shea Boulevard which is a highly trafficked Major Arterial roadway in the city. Traveling east on Shea Blvd there is currently a right deceleration lane that turns onto 116<sup>th</sup> Street which is used to access either the existing Mirage Crossing Office Condos or the Mirage Crossing Resort Casitas. Patrons of the proposed community storage facility will have direct access to the facility off of 116<sup>th</sup> Street and will have no need to enter into the surrounding residential areas. Additionally, this use is a low intense use which will generate minimal traffic compared to other potential Neighborhood Commercial or even some Service Residential uses. A traffic impact analysis is submitted with this application.

### Parking

According to Table 9.103.A in the Scottsdale Zoning Ordinance, an internalized community storage facility requires 43 parking spaces with 2 spaces reserved as handicapped accessible. This facility provides the appropriate amount of parking spaces. Patrons will access Storage at Shea's parking lot by utilizing a 24 foot wide access easement that currently exists through the existing Mirage Crossing parking lot. The storage facility's parking lot will be located within the transmission line easement and be buffered by the building from the residences to the east. Additionally, it will be designed with adequate turning radius for larger vehicles such as sanitation trucks, fire trucks as well as the condor vehicle typically used for power line maintenance. The Applicant has reached out to the public utility company to discuss this request and will continue to have an open communication as the applications proceed through the city's public hearing process. See detailed Site Plan included as **Exhibit F – Conceptual Site Plan Layout**.

### Traffic

The proposed use is considered a "quiet" neighbor as it will generate minimal traffic, operate with limited hours and greatly improve the vacant lot by providing significant desert landscaping. The Applicant is submitting a Traffic Analysis with this application in order to show that an internalized community storage facility will generate the least amount of traffic in comparison to other permitted uses in the C-1 zoning district and even some S-R zoning district permitted uses.



Furthermore, there will be no need for any street improvements as this is an infill project with an existing access off of 116<sup>th</sup> Street as well as an existing 5 foot wide sidewalk along Shea Boulevard.

### Utilities and Services

The following utility companies will provide the necessary services to the proposed community storage facility:

Water: City of Scottsdale

Electric: SRP

Refuse: Private

Sewer: City of Scottsdale

## **COMPLIANCE WITH GUIDING PRINCIPLES OF THE SCOTTSDALE GENERAL PLAN**

The City of Scottsdale's General Plan serves as a guiding tool for the future development of the City. The Plan incorporates goals and shared values in order to cultivate the city's policies on design, land use, character, open spaces, the natural landscape, economics, transportation, and growth. The City Council and Planning Commission are able to utilize the General Plan in order to evaluate building and development needs and to ascertain funding and budget decisions. Citizens and neighborhood groups are able to refer to the General Plan in order to understand the city's long-range plans for its diverse areas and neighborhoods. Therefore, the General Plan provides the foundation for the City's development regulations. The City has identified six Guiding Principles to serve as the most important goals of the community. The General Plan itself serves as a "flexible policy document."<sup>1</sup> It can be changed via city-initiated amendments, property owner requests, or through referenda. The General Plan "is designed to be a broad, flexible document that changes as the community needs, conditions, and direction change."<sup>2</sup>

This proposed General Plan Amendment meets the goals, vision and guiding principles as outlined in the City's General Plan and compliance with specific goals are discussed herein.

## **CONFORMANCE WITH SPECIFIC GOALS AND POLICIES**

The General Plan reflects Scottsdale's community-wide goals and establishes a vision for how the City wishes to foster and nurture development that respects nature, the environment and a sustainable quality of life. This application supports the City's goals and policies.

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<sup>1</sup> Scottsdale General Plan, page 12

<sup>2</sup> Scottsdale General Plan, page 17

The goals and policies discussed in the General Plan are reiterated in the City of Scottsdale's Zoning Ordinance which is regulated by Planning Commission and ultimately City Council. The storage facility will serve to establish open space on site, respect the neighbors on all sides, and will transform a developmentally challenged, vacant property into a contributing neighborhood business that complies with the goals and policies set forth in the General Plan and is respectful and sensitive to existing residential and commercial/office uses.

### **Character and Design Element (CD)**

*CD GOAL 1. Determine the appropriateness of all development in terms of community goals, surrounding area character and the specific context of the surrounding neighborhood.*

- *Encourage projects that are responsive to the natural environment, site conditions, and unique character of each area, while being responsive to people's needs.*
- *Ensure that all development is a part of and contributes to the established or planned character of the area of the proposed location.*

**Response:** *The project site is currently zoned for S-R (Service Residential) which allows for single story office uses. The proposed request requires a change in zoning to the next category which is C-1 (Neighborhood Commercial) to allow for an internalized storage facility. This request is absolutely appropriate for the community and surrounding area as it is located on the south side of Shea Boulevard, adjacent to existing office uses and surrounded by a variety of residential uses. The design of the proposed facility will blend with the existing offices on the west side of 116<sup>th</sup> Street as well as the rooftops to the east. The Applicant is willing to stipulate the maximum height of the building to no more than 24 feet which is actually lower than the maximum height allowed for residential. The proposed use is designed with specific sensitivity towards view corridors, natural washes and conservation of existing desert vegetation. Additionally, the proposed site plan boasts 65% open space which will preserve the existing vegetation as well as provide new desert landscaping. Furthermore, this property is currently used as a "dumping" ground for passersby to unload trash and unwanted furniture. Approval of this application will bring a new business to the south side of Shea Boulevard and provide this property with the proper care and maintenance that it has lacked for many years.*

*CD GOAL 2. Review the design of all developmental proposals to foster quality design that enhances Scottsdale as a unique southwestern desert community.*



*CD GOAL 4. Encourage “streetscapes” for major roadways that promote the city’s visual quality and character, and blend into the character of the surrounding area.*

*CD GOAL 7. Encourage sensitive outdoor lighting*

**Response:** *A completely enclosed, temperature controlled storage facility is considered a “quiet” neighbor to surrounding uses as it generates minimal traffic and will have limited hours of operation. The Applicant fully intends to comply with the city’s code for exterior lighting; however, the lighting will also be respectful of the residential uses to the east and south.*

### **Land Use Element (LU)**

*LU GOAL 3. Encourage transition of land uses from more intense regional and citywide activity areas to less intense activity areas within local neighborhoods.*

- *Ensure that neighborhood edges transition to one another by considering appropriate land uses, development patterns, character elements and access to various mobility networks.*
- *Encourage transitions between different land uses and intensities through the use of gradual land use changes, particularly where natural or man-made buffers are not available.*

**Response:** *Even though this project site is located on Shea Boulevard, a Major Arterial street classification, the proposed use is low impact as it generates minimal daily traffic. This is an ideal and appropriate use that will blend seamlessly into the surrounding offices and nearby residential uses. The proposed storage facility will not have any outdoor storage for boats and trailers, nor will it have any drive-in capabilities. Additionally, this facility will operate with limited hours of operation to ensure minimal impact to the surrounding uses throughout the day.*

*LU GOAL 4. Maintain balance of land uses that support high quality of life, diverse mix of housing and leisure opportunities and economic base to secure resources to support the community.*

*LU GOAL 7. Sensitively integrate land uses into the surrounding physical and natural environments, the neighborhood setting and the neighborhood itself.*

**Response:** This area already has a mix of housing opportunities. The proposed use will only add another Neighborhood Commercial business to this already established area. This application will transform a developmentally challenged infill property into a contributing neighborhood business that complies with the goals and policies set forth in the General Plan and is respectful and sensitive to existing residential and commercial/office uses.

### **Open Space and Recreation Element (OS)**

OS GOAL 1. Protect and improve the quality of Scottsdale's natural and urban environments as defined in the quality and quantity of its open spaces.

- Apply a Scenic Corridor designation along major streets to provide for open space and opportunities for trails and paths.

**Response:** The design of this building will blend in with the surrounding uses with a contemporary commercial design and Arizona vernacular. Shapes, colors, textures and materials selected for the project are both consistent and aesthetically compatible with the neighboring architecture and landscape design. The project's visual elements draw on a vocabulary of simplified detail and traditional forms. A theme of blended forms and integrated materials made up of soft natural earth tone colors on stucco, natural colored cultured stone, smooth face masonry, glazing, and pitched tiled roofs are visually attractive and low maintenance. Further interest is provided by variations in the design and height of the roof lines. The facades of the building are proportioned to provide a comfortable human scale with the appearance of a one-story building. Additionally, the existing desert vegetation along Shea Boulevard will remain intact as it will be a part of the required landscaped buffer per the Shea Area Plan. Additional desert landscaping will be provided to have a consistent look within the scenic corridor along Shea. The perimeter of the site shall incorporate the use of flowering desert shrubs, drought tolerant trees and groundcovers that will provide a sense of identity and be compatible with the environmental conditions of the area. The landscaping will serve as a visual buffer to the exterior of the storage facility building itself.

A 60' scenic corridor easement (SCE) has already been recorded on the subject property. To the west on the Mirage Crossing office condo parcel there is a dedicated 80'



*SCE. To the east there is no SCE or other easements along the frontage of the Montana Ranch subdivision frontage. However the subdivision perimeter wall is setback between approximately 45' to 50'. As an accommodation to the City, this proposal is to maintain an 80 foot SCE across the entire Shea Boulevard frontage with an average of 100 feet.*

### **Economic Vitality Element (EV)**

*EV GOAL 3. Encourage and support a diversity of businesses as well as new businesses that contribute to Scottsdale's sales and property tax base so that needed infrastructure, physical amenities, services, and the expansion of such services are provided.*

**Response:** *The proposed application brings another business to the Shea Corridor area. The existing site is currently vacant property which many use as a "dumping" ground discarding trash and old furniture. This property is zoned for Service Residential and is approved for office use similar to the existing buildings on the west side of 116<sup>th</sup> Street. The proposed internalized, temperature controlled storage facility will be an excellent addition to this infill property as it is a low intense use with limited hours of operation. There will be no outdoor storage of any kind and no drive in entry accessible to the units. This application will add a vibrant business to a developmentally challenged property. Additionally, the operator has reached out to many of the surrounding property owners in the attempt to address any concerns about the operation and initiate a line of communication. The applicant fully intends to construct and operate the proposed business upon approval from the city and will most definitely add to the city's sales tax base.*

### **Community Mobility Element (CM)**

*CM GOAL 11. Provide opportunities for building "community" through neighborhood mobility.*

**Response:** *As previously mentioned the subject property was approved for office buildings but never constructed. Existing access from 116<sup>th</sup> Street is provided by a cross access easement established by the Mirage Crossing Office Condominiums. There is already an existing sidewalk along Shea Boulevard that provides pedestrian and bike connectivity from the office uses to the west and the residential homes to the east. Typically, patrons of internalized storage facilities do not arrive on foot or on bicycle. However, the city has a planned multi-use trail that connects a trail within the power line easement that will connect to a planned trail along Shea Boulevard, west of the proposed site. This application will ensure that the future path of the multi-use trail is accounted for on the site plan.*

## COMPLIANCE WITH SHEA AREA PLAN

The Shea Area Plan boundaries are Hayden Road and the eastern city boundary, and Thunderbird/Doubletree Ranch Road alignment. The specific Shea Corridor policies apply to the area generally 1/4 mile north and 1/4 mile south of Shea Boulevard.

This application meets or exceeds all of the policies and guidelines outlined in The Shea Area Plan that strive to preserve neighborhoods and character in the Shea Boulevard Corridor. The Shea Area Plan establishes pertinent regulations to be utilized during the design and development of any future uses in this area as outlined below:

- Enhance and Protect Existing Neighborhoods
  - The design of the storage facility will blend into the existing land use patterns without creating any adverse impacts on the surrounding residential and office tenants.
  - The proposed development will be compatible to existing one story offices to the west and the nearby rooftops to the east.
  - The Applicant is willing to limit the maximum building height to 24 feet (36 feet allowed in the proposed C-1 zoning district). The building will resemble a single story building from the exterior.
  - The proposed storage facility will be completely enclosed, temperature controlled building with limited business hours. There will be no outdoor storage for boats or recreational vehicles of any kind.
- Site Planning Which is Sensitive to Environmental Features
  - The site plan layout is carefully designed to protect and preserve the required scenic corridor along Shea Boulevard as well as the existing transmission line easement that cuts diagonally through the property.
  - The building will appear to be one-story, above ground, so that views to the mountains and to the south are preserved.
  - The storage facility's property will include preserved and landscaped natural features and open spaces, including maintaining the city's proposed multi-use trail path and the required scenic corridor along Shea Boulevard. The applicant will also



preserve as much of the existing desert vegetation as possible and will provide new desert landscaping to buffer the building from the surrounding uses and Shea Boulevard.

- Efficient Road Network
  - The storage facility is conveniently located off of Shea Boulevard which is a highly trafficked Major Arterial roadway.
  - Traveling east on Shea Boulevard, there is an existing deceleration lane that turns on to 116<sup>th</sup> Street and provides ease of access to the proposed facility.
  - The proposed facility will utilize access through an existing cross access easement established by Mirage Crossing Office Condo Association from 116<sup>th</sup> Street.
- Allow for Employment Opportunities
  - This proposed land use will provide employment opportunities for Scottsdale residents.
- Provide for a Full Range of Retail Services
  - Shea Boulevard currently has a variety of land uses in the Shea Area Plan including single family residential, townhomes, apartments, commercial and office uses. The proposed storage facility will blend into the area and provide a low intense use that will provide storage service opportunities to residents and office tenants alike.

The proposed facility will not have any adverse impact on the existing neighborhoods but, rather, will provide a valuable service to the nearby residents as well as nearby office tenants. The development and land use will be environmentally sensitive and provide for the future multi-use unpaved trail that runs through the power line easement to the south and connects to the offices to the west as well as provide a significant scenic corridor buffer along Shea Boulevard.

## **COMPLIANCE WITH SCENIC CORRIDOR DESIGN GUIDELINES**

The Shea Boulevard Scenic Corridor is from the Pima Freeway to the City's eastern boundary.

This application is in compliance with the Scenic Corridors policy for Shea Boulevard as it preserves the natural desert vegetation along Shea which will buffer the building from nearby property owners as well as passersby. The proposed facility will also provide additional desert landscaping as needed to ensure travelers along Shea Boulevard and neighbors will continue to have views of natural Sonoran desert terrain.

This application is supportive of the City's goals to preserve and encourage restoration of the natural setting along the roadway.

### **COMPLIANCE WITH SHEA BOULEVARD STREETScape GUIDELINES**

This application is in compliance with the Streetscape Guidelines for Shea Boulevard by utilizing appropriate ground cover, shrubs and trees as identified on the Arizona Department of Water Resources approved plant list. This application is considered an infill project as there is an existing sidewalk along Shea Boulevard and no median work or right-of-way improvements are required. Access into the proposed facility is existing from 116<sup>th</sup> Street through an existing parking lot established by the Mirage Crossing Office Condo Association. The applicant will ensure proper sight lines will be maintained and preserved along Shea Boulevard. Additionally, the proposed building is far enough away from Shea Boulevard that there is no need for a parking lot screening wall as the building along with replanted and new desert vegetation will shield the parking from view.

### **CONCLUSION AND JUSTIFICATION**

The proposed internalized community storage use is a low intense use proposed at an ideal infill location along Shea Boulevard. The project site which is currently zoned S-R PCD has remained vacant throughout the years due to developmental constraints on the property. The subject site has a massive WAPA transmission line easement that cuts diagonal through the property which prohibits any kind of building to be constructed. Additionally, the Shea Boulevard Scenic Corridor is located along the northern boundary of this property. These constraints make it quite challenging to design and develop this site; however, The Bell Group LLC understands these challenges and believes that they are proposing the highest and best use for this constrained infill property.

As mentioned throughout this application, the proposed internalized community storage facility is a "quiet" neighbor. The site is surrounded by a variety of other uses including single-family and multifamily residences, office and retail commercial. The facility will have a low intense with no



negative impacts on the surrounding uses in the area. In fact, the building itself will be designed to blend in with the surrounding office to the immediate west and single family rooftops to the east. It will be similar in design to the existing office buildings located on the west side of 116<sup>th</sup> Street in Mirage Crossings Office Complex and buffered by significant desert landscaping.

For all of the reasons stated above, the Applicant respectfully requests the City of Scottsdale approve both the Major Amendment to the General Plan Land Use Map along with the Zoning Map Amendment to allow the construction and operation of an internalized storage facility at this ideal location.

# STORAGE AT SHEA

## REZONING APPLICATION

In conjunction with Major Amendment to General Plan

Zoning Cases # 9-ZN-2017 and 4-GP-2017

SEC 116<sup>th</sup> Street and Shea Blvd

Submitted: June 19, 2017

Resubmitted: August 28, 2017



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9-ZN-2017  
08/28/17



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- Exhibit C – MGPA Process Schedule
- Exhibit D – Conceptual Views
- Exhibit E – Landscape Plan
- Exhibit F – Conceptual Site Plan Layout



DESCRIPTION FOR RE-ZONING (ONLY)

ALL THAT PORTION OF THE NORTHEAST QUARTER, SECTION 27, TOWNSHIP 3 NORTH, RANGE 5 EAST, GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF MONTANA RANCH AS SHOWN ON THE OFFICIAL PLAT FILED IN BOOK 290 OF MAPS, PAGE 8 IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY FROM WHICH THE NORTH QUARTER CORNER OF SAID SECTION 27 BEARS NORTH 89° 50' 08" WEST 661.5 FEET; THENCE ALONG THE WEST LINE OF SAID MONTANA RANCH SOUTH 00° 03' 53" WEST 65 FEET TO THE NORTHWEST CORNER OF LOT 2 OF SAID MONTANA RANCH AND BEING FURTHER DESCRIBED AS A POINT ON THE SOUTH RIGHT OF WAY LINE OF SHEA BOULEVARD AS SHOWN ON SAID MONTANA RANCH AND ALSO BEING DESCRIBED AS THE POINT OF BEGINNING;

THENCE FROM SAID POINT OF BEGINNING ALONG SAID WEST LINE SOUTH 00° 03' 53" WEST 385 FEET TO THE SOUTHEAST CORNER OF LOT 1, MIRAGE CROSSINGS OFFICE II, AS SHOWN AS SHOWN ON THE OFFICIAL PLAT FILED IN BOOK 1045 OF MAPS, PAGE 8 IN THE OFFICE OF SAID COUNTY RECORDER; THENCE ALONG THE SOUTH LINE OF SAID LOT 1, NORTH 89° 53' 22" WEST 330.62 FEET (330.36' RECORD) TO THE SOUTHWEST CORNER OF SAID LOT 1;

THENCE ALONG THE WEST LINE OF SAID LOT 1 AND THEN THE NORTHERLY PROLONGATION THEREOF NORTH 00° 04' 01" WEST (NORTH 00° 01' 30" WEST RECORD) 254.56 FEET;

THENCE NORTH 89° 38' 41" WEST 293.38 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF 116<sup>TH</sup> STREET AS SHOWN ON MIRAGE CROSSING PARCEL A1-A4, FILED IN BOOK 806 OF MAPS, PAGE 49 IN THE OFFICE OF SAID COUNTY RECORDER;

THENCE ALONG SAID EAST RIGHT OF WAY LINE THE FOLOWING 3 COURSES;

NORTH 00°02' 23" EAST (NORTH 00° 00' 22" WEST RECORD) 24.18 FEET;

NORTH 07° 18' EAST 75.47 FEET (NORTH 07° 13' 46' EAST 75.56' RECORD)

NORTH 00° 01' 44" EAST 18.46 FEET (NORTH 00° 00' 22" WEST 18.44' RECORD)

THENCE ALONG A 12.05 FOOT RADIUS CURVE TO THE RIGHT 18.97 FEET THROUGH A CENTRAL ANGLE OF 90° 12' 23" (RADIUS 12' LENGTH 18.81' 89° 48' 18" RECORD) TO A POINT ON SAID SOUTH RIGHT OF WAY LINE; THENCE ALONG SAID SOUTH RIGHT OF WAY LINE SOUTH 89° 50' 08" EAST 603.2 FEET (602.51' RECORD) TO THE POINT OF BEGINNING.

## PURPOSE OF REQUEST

Rose Law Group pc is pleased to submit this request on behalf of The Bell Group, LLC, (the "Applicant") in order to rezone approximately 3.78 net acres of vacant property located on the southeast corner of 116<sup>th</sup> Street and Shea Boulevard from the existing S-R (Service Residential) PCD district to C-1 (Neighborhood Commercial) zoning district. See **Exhibit A: Context Aerial** for the location of the property and surrounding area.

Rezoning this property to C-1 (Neighborhood Commercial) will allow the operation of an internalized community storage facility by right. The proposed C-1 district is consistent with the land use pattern in the surrounding area as there are S-R uses to the immediate west and S-R and C-3 zoning on the north side of Shea Blvd. Furthermore, the Neighborhood Commercial zoning district "provides for small business retail and service establishments which supply commodities to meet the daily needs of the community". The subject property is located conveniently along highly trafficked Shea Blvd surrounded by a variety of residential including multifamily and single family homes as well as diverse office uses. All of these surrounding uses will have the opportunity to benefit from the proposed internalized community storage facility.

## SITE LOCATION

The subject site is approximately 3.78 acres of vacant land located at the southeast corner of 116<sup>th</sup> Street and Shea Boulevard, on the south side of Shea Blvd. The site consists of property identified by Maricopa County Assessor's office as APN: 217-33-985 and a portion of APN: 217-56-871 (otherwise known as APN 217-33-004C). The subject site's exact legal description and ALTA Survey are both provided with this application.

APN: 217-33-985 (122,602 square feet)

APN: portion of 217-56-871 aka 217-33-004C (42,428 square feet)

Total Net square footage of the site = 165,030 square feet = 3.78 net acres

## EXISTING ZONING AND USE

The property subject to this request is currently zoned S-R (Service Residential) PCD. Service Residential is a transitional district which allows office uses to serve nearby neighborhoods and regulates such office uses with strict property development standards as to lessen the impact to nearby neighborhoods. Some of the uses allowed in the existing S-R zoning district include day care center, schools, banks, medical laboratory, office, churches and/or veterinary or pet



care service. The site is currently vacant land with challenging developmental constraints. There is a Western Area Power Administration ("WAPA") transmission line easement that cuts through the property on a diagonal with 3 massive 230 kv towers. Additionally, the property's northern border is Shea Boulevard and is a part of the Shea Scenic Corridor which requires a significant landscape buffer. These existing constraints create difficulties in designing and developing this site for its highest and best use.

**Other Surrounding Land Uses within the Vicinity of the Site**

The property is considered an infill site surrounded by existing multifamily and single family residential, office condominiums and other retail commercial located on the north side of Shea Boulevard. **Table 1** below provides a summary of existing and surrounding land uses, General Plan designations and existing zoning:

**Table 1: On-Site and Surrounding Uses, General Plan and Zoning Designation**

	Existing Land Uses	General Plan Land Use Designation	Existing Zoning Designation
<b>SITE</b> <b>(SEC of 116<sup>th</sup> &amp; Shea)</b>	Vacant with 3- 230kv transmission lines	Rural Neighborhood (0-1 du/ac) and Cultural, Institutional and Public Use	S-R PCD
<b>South of Site</b>	Vacant with 3- 230 kv transmission lines	Rural Neighborhood (0-1 du/ac) and Cultural, Institutional and Public Use	R-4 PCD
<b>West of Site (Mirage Crossing Office Condominiums)</b>	Office	Office	S-R PCD
<b>North of Site</b>	Commercial	Cultural, Institutional and Public Use and Resorts/Tourism	S-R /C-3
<b>East of Site</b> <b>(Montana Ranch)</b>	Single-family Residences	Rural Neighborhood (0-1 du/ac)	R1-43 PRD

Much of the property within the vicinity of the site consists of existing residential communities including Montana Ranch (single family residential), Mirage Crossing Resort Casas and Scottsdale Adobe Townhomes. Additionally, the Mirage Crossing Office condominiums are located directly west of the site and include commercial uses such as Realty Executives, Allstate Insurance, East Scottsdale Medical Care, Primeau Funding as well as the Arizona Culinary Institute. Mountainside Fitness is located directly north of the subject site across Shea Boulevard. There are also strip mall retail uses located in the Mountainside Plaza that includes shops, restaurants, and banks.

## PROPOSED ZONING AND USE

The Applicant is proposing to change the zoning on the property from the existing S-R (Service Residential) PCD zoning district to C-1 (Neighborhood Commercial). Although the current S-R zoning category allows for a variety of retail and commercial uses the Applicant must rezone the property to C-1 which specifically allows internalized community storage. The Applicant engaged a reputable marketing company to analyze potential infill properties in order to determine ideal locations to operate the proposed use. The subject property was identified as an ideal location based on its proximity to surrounding residential and office type uses and potential customers. The proposed use is considered a "quiet" neighbor as it will generate minimal traffic, operate with limited hours and greatly improve the developmentally challenged vacant lot by providing significant desert landscaping. The actual building is being designed to be aesthetically pleasing to the surrounding residential and office uses and will resemble the existing office buildings located in the Mirage Crossing Office Condominiums just west of 116<sup>th</sup> Street. Additionally, there is a scenic corridor buffer that will be provided along Shea Blvd to further blend the community storage building with the surrounding uses. This building will not look like the typical storage facility.

### General Plan Land Use Designation and Analysis

The property is currently designated as Rural Neighborhoods and Cultural/Institutional or Public Use within the General Plan Land Use Map. The Rural Neighborhoods portion of the property is vacant undisturbed land and located on the east side of the site. The west side of the property is designated as Cultural/Institutional or Public Use and has 3 massive 230 kv transmission line towers running through the property which take up 76% of the land area where no structures can be built. See Exhibit B - Easement Exhibit. An application to amend the existing land use designation from Rural Neighborhoods and Cultural/Institutional or Public Use to Commercial has been previously submitted to the city and will be processed concurrently with this Rezoning request.

This application is being submitted to specifically request a zoning district map amendment to change the existing zoning district on the subject property from S-R (Service Residential) PCD to C-1 (Neighborhood Commercial). As mentioned above, this rezoning request will require a Major General Plan Amendment application that has already been submitted to the city. Both applications will be processed concurrently utilizing the Major General Plan Amendment public hearing timeline. See Exhibit C – MGPA Process Schedule.



## **BUILDING DESIGN & ARCHITECTURE**

Due to the proximity of the proposed use to the surrounding residential the Applicant fully intends to design this facility with the greatest consideration for such uses. This internalized community storage facility will not resemble the typical block storage facility. The design of this building will blend in with the surrounding uses with a contemporary commercial design and Arizona vernacular. Shapes, colors, textures and materials selected for the project are both consistent and aesthetically compatible with the neighboring architecture and landscape design. The project's visual elements draw on a vocabulary of simplified detail and traditional forms. A theme of blended forms and integrated materials made up of soft natural earth tone colors on stucco, natural colored cultured stone, smooth face masonry, glazing, and pitched tiled roofs are visually attractive and low maintenance. Further interest is provided by variations in the design and height of the roof lines. The facades of the building are proportioned to provide a comfortable human scale with the appearance of a one-story building. Additionally, the proposed C-1 zoning district allows for a maximum building height of 36 feet; however, the Applicant is willing to stipulate the maximum height of this building to be no more than 24 feet (which is even less than the maximum height of the neighboring Montana Ranch homes to the immediate east). There are no windows proposed on the east side of the building which is closest to the single family residences. There will be only one building on the property that will appear to be a single story building from the street view; however, internally the facility will consist of two stories with a basement component. Again, the building will be a maximum of 24 feet in height. The design and color of the building will be similar to the existing S-R PCD office uses on the west side of 116<sup>th</sup> Street in the Mirage Crossing Office Complex. Please see **Exhibit D – Conceptual Views** which are the renderings of the proposed building.

### **Landscaping**

The existing desert vegetation along Shea Boulevard will remain intact as it will be a part of the required landscaped buffer per the Shea Area Plan. Additional desert landscaping will be provided to have a consistent look within the scenic corridor along Shea as well as comply with the Shea Boulevard Streetscape Guidelines. The perimeter of the site shall incorporate the use of flowering desert shrubs, drought tolerant trees and groundcovers that will provide a sense of identity and be compatible with the environmental conditions of the area. The landscaping will serve as a visual buffer to the exterior of the storage facility building itself as well as provide a natural screen for the existing parking lot on the adjacent property. See **Exhibit E – Landscape Plan**.

### **Lighting**

Exterior lighting will be provided to ensure safety to patrons as well as safety to the general public. The lighting will comply with the City of Scottsdale's lighting code and will not have an adverse effect on the surrounding uses. This facility will operate with limited hours of operation and therefore limited access to customers.



## LOCATION AND ACCESSIBILITY

The subject property is conveniently located on the south side of Shea Boulevard which is a highly trafficked Major Arterial roadway in the city. Traveling east on Shea Blvd there is currently a right deceleration lane that turns onto 116<sup>th</sup> Street which is used to access either the existing Mirage Crossing Office Condos or the Mirage Crossing Resort Casitas. Patrons of the proposed community storage facility will have direct access to the facility off of 116<sup>th</sup> Street and will have no need to enter into the surrounding residential areas. Additionally, this use is a low intense use which will generate minimal traffic compared to other potential Neighborhood Commercial or even some Service Residential uses. A traffic impact analysis is submitted with this application.

### Parking

According to Table 9.103.A in the Scottsdale Zoning Ordinance, an internalized community storage facility requires 43 parking spaces with 2 spaces reserved as handicapped accessible. This facility provides the appropriate amount of parking spaces. Patrons will access Storage at Shea's parking lot by utilizing a 24 foot wide access easement that currently exists through the existing Mirage Crossing parking lot. The storage facility's parking lot will be located within the transmission line easement and be buffered by the building from the residences to the east. Additionally, it will be designed with adequate turning radius for larger vehicles such as sanitation trucks, fire trucks as well as the condor vehicle typically used for power line maintenance. The Applicant has reached out to the public utility company to discuss this request and will continue to have an open communication as the applications proceed through the city's public hearing process. See detailed Site Plan included as **Exhibit F – Conceptual Site Plan Layout**.

### Traffic

The proposed use is considered a "quiet" neighbor as it will generate minimal traffic, operate with limited hours and greatly improve the vacant lot by providing significant desert landscaping. The Applicant is submitting a Traffic Analysis with this application in order to show that an internalized community storage facility will generate the least amount of traffic in comparison to other permitted uses in the C-1 zoning district and even some S-R zoning district permitted uses.

Furthermore, there will be no need for any street improvements as this is an infill project with an existing access off of 116<sup>th</sup> Street as well as an existing 5 foot wide sidewalk along Shea Boulevard.

### Utilities and Services

The following utility companies will provide the necessary services to the proposed community storage facility:



Water: City of Scottsdale  
Electric: SRP  
Refuse: Private  
Sewer: City of Scottsdale

## COMPLIANCE WITH GUIDING PRINCIPLES OF THE SCOTTSDALE GENERAL PLAN

The City of Scottsdale's General Plan serves as a guiding tool for the future development of the City. The Plan incorporates goals and shared values in order to cultivate the city's policies on design, land use, character, open spaces, the natural landscape, economics, transportation, and growth. The City Council and Planning Commission are able to utilize the General Plan in order to evaluate building and development needs and to ascertain funding and budget decisions. Citizens and neighborhood groups are able to refer to the General Plan in order to understand the city's long-range plans for its diverse areas and neighborhoods. Therefore, the General Plan provides the foundation for the City's development regulations. The City has identified six Guiding Principles to serve as the most important goals of the community. The General Plan itself serves as a "flexible policy document."<sup>1</sup> It can be changed via city-initiated amendments, property owner requests, or through referenda. The General Plan "is designed to be a broad, flexible document that changes as the community needs, conditions, and direction change."<sup>2</sup>

This proposed General Plan Amendment meets the goals, vision and guiding principles as outlined in the City's General Plan and compliance with specific goals are discussed herein.

## CONFORMANCE WITH SPECIFIC GOALS AND POLICIES

The General Plan reflects Scottsdale's community-wide goals and establishes a vision for how the City wishes to foster and nurture development that respects nature, the environment and a sustainable quality of life. This application supports the City's goals and policies.

The goals and policies discussed in the General Plan are reiterated in the City of Scottsdale's Zoning Ordinance which is regulated by Planning Commission and ultimately City Council. The storage facility will serve to establish open space on site, respect the neighbors on all sides, and will transform a developmentally challenged, vacant property into a contributing neighborhood business that complies with the goals and policies set forth in the General Plan and is respectful and sensitive to existing residential and commercial/office uses.

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<sup>1</sup> Scottsdale General Plan, page 12

<sup>2</sup> Scottsdale General Plan, page 17

**Character and Design Element (CD)**

*CD GOAL 1. Determine the appropriateness of all development in terms of community goals, surrounding area character and the specific context of the surrounding neighborhood.*

- *Encourage projects that are responsive to the natural environment, site conditions, and unique character of each area, while being responsive to people's needs.*
- *Ensure that all development is a part of and contributes to the established or planned character of the area of the proposed location.*

***Response:*** *The project site is currently zoned for S-R (Service Residential) which allows for single story office uses. The proposed request requires a change in zoning to the next category which is C-1 (Neighborhood Commercial) to allow for an internalized storage facility. This request is absolutely appropriate for the community and surrounding area as it is located on the south side of Shea Boulevard, adjacent to existing office uses and surrounded by a variety of residential uses. The design of the proposed facility will be blend with the existing offices on the west side of 116<sup>th</sup> Street as well as the rooftops to the east. The Applicant is willing to stipulate the maximum height of the building to no more than 24 feet which is actually lower than the maximum height allowed for residential. The proposed use is designed with specific sensitivity towards view corridors, natural washes and conservation of existing desert vegetation. Additionally, the proposed site plan boasts 65% open space which will preserve the existing vegetation as well as provide new desert landscaping. Furthermore, this property is currently used as a "dumping" ground for passersby to unload trash and unwanted furniture. Approval of this application will bring a new business to the south side of Shea Boulevard and provide this property with the proper care and maintenance that it has lacked for many years.*

*CD GOAL 2. Review the design of all developmental proposals to foster quality design that enhances Scottsdale as a unique southwestern desert community.*

*CD GOAL 4. Encourage "streetscapes" for major roadways that promote the city's visual quality and character, and blend into the character of the surrounding area.*

*CD GOAL 7. Encourage sensitive outdoor lighting*

***Response:*** *A completely enclosed, temperature controlled storage facility is considered a "quiet" neighbor to surrounding uses as it generates minimal traffic and will have limited hours of operation. The Applicant fully intends to comply with the city's code for exterior lighting; however, the lighting will also be respectful of the residential uses to the east and south.*



**Land Use Element (LU)**

*LU GOAL 3. Encourage transition of land uses from more intense regional and citywide activity areas to less intense activity areas within local neighborhoods.*

- *Ensure that neighborhood edges transition to one another by considering appropriate land uses, development patterns, character elements and access to various mobility networks.*
- *Encourage transitions between different land uses and intensities through the use of gradual land use changes, particularly where natural or man-made buffers are not available.*

***Response:*** *Even though this project site is located on Shea Boulevard, a Major Arterial street classification, the proposed use is low impact as it generates minimal daily traffic. This is an ideal and appropriate use that will blend seamlessly into the surrounding offices and nearby residential uses. The proposed storage facility will not have any outdoor storage for boats and trailers, nor will it have any drive-in capabilities. Additionally, this facility will operate with limited hours of operation to ensure minimal impact to the surrounding uses throughout the day.*

*LU GOAL 4. Maintain balance of land uses that support high quality of life, diverse mix of housing and leisure opportunities and economic base to secure resources to support the community.*

*LU GOAL 7. Sensitively integrate land uses into the surrounding physical and natural environments, the neighborhood setting and the neighborhood itself.*

***Response:*** *This area already has a mix of housing opportunities. The proposed use will only add another Neighborhood Commercial business to this already established area. This application will transform a developmentally challenged infill property into a contributing neighborhood business that complies with the goals and policies set forth in the General Plan and is respectful and sensitive to existing residential and commercial/office uses.*

### **Open Space and Recreation Element (OS)**

*OS GOAL 1. Protect and improve the quality of Scottsdale's natural and urban environments as defined in the quality and quantity of its open spaces.*

- *Apply a Scenic Corridor designation along major streets to provide for open space and opportunities for trails and paths.*

***Response:*** *The design of this building will blend in with the surrounding uses with a contemporary commercial design and Arizona vernacular. Shapes, colors, textures and materials selected for the project are both consistent and aesthetically compatible with the neighboring architecture and landscape design. The project's visual elements draw on a vocabulary of simplified detail and traditional forms. A theme of blended forms and integrated materials made up of soft natural earth tone colors on stucco, natural colored cultured stone, smooth face masonry, glazing, and pitched tiled roofs are visually attractive and low maintenance. Further interest is provided by variations in the design and height of the roof lines. The facades of the building are proportioned to provide a comfortable human scale with the appearance of a one-story building. Additionally, the existing desert vegetation along Shea Boulevard will remain intact as it will be a part of the required landscaped buffer per the Shea Area Plan. Additional desert landscaping will be provided to have a consistent look within the scenic corridor along Shea. The perimeter of the site shall incorporate the use of flowering desert shrubs, drought tolerant trees and groundcovers that will provide a sense of identity and be compatible with the environmental conditions of the area. The landscaping will serve as a visual buffer to the exterior of the storage facility building itself.*

*A 60' scenic corridor easement (SCE) has already been recorded on the subject property. To the west on the Mirage Crossing office condo parcel there is a dedicated 80' SCE. To the east there is no SCE or other easements along the frontage of the Montana Ranch subdivision frontage. However the subdivision perimeter wall is setback between approximately 45' to 50'. As an accommodation to the City, this proposal is to maintain an 80 foot SCE across the entire Shea Boulevard frontage with an average of 100 feet.*

### **Economic Vitality Element (EV)**

*EV GOAL 3. Encourage and support a diversity of businesses as well as new businesses that contribute to Scottsdale's sales and property tax base so that needed infrastructure, physical amenities, services, and the expansion of such services are provided.*



**Response:** The proposed application brings another business to the Shea Corridor area. The existing site is currently vacant property which many use as a "dumping" ground discarding trash and old furniture. This property is zoned for Service Residential and is approved for office use similar to the existing buildings on the west side of 116<sup>th</sup> Street. The proposed internalized, temperature controlled storage facility will be an excellent addition to this infill property as it is a low intense use with limited hours of operation. There will be no outdoor storage of any kind and no drive in entry accessible to the units. This application will add a vibrant business to a developmentally challenged property. Additionally, the operator has reached out to many of the surrounding property owners in the attempt to address any concerns about the operation and initiate a line of communication. The applicant fully intends to construct and operate the proposed business upon approval from the city and will most definitely add to the city's sales tax base.

#### **Community Mobility Element (CM)**

CM GOAL 11. Provide opportunities for building "community" through neighborhood mobility.

**Response:** As previously mentioned the subject property was approved for office buildings but never constructed. Existing access from 116<sup>th</sup> Street is provided by a cross access easement established by the Mirage Crossing Office Condominiums. There is already an existing sidewalk along Shea Boulevard that provides pedestrian and bike connectivity from the office uses to the west and the residential homes to the east. Typically, patrons of internalized storage facilities do not arrive on foot or on bicycle. However, the city has a planned multi-use trail that connects a trail within the power line easement that will connect to a planned trail along Shea Boulevard, west of the proposed site. This application will ensure that the future path of the multi-use trail is accounted for on the site plan.

#### **COMPLIANCE WITH SHEA AREA PLAN**

The Shea Area Plan boundaries are Hayden Road and the eastern city boundary, and Thunderbird/Doubletree Ranch Road alignment. The specific Shea Corridor policies apply to the area generally 1/4 mile north and 1/4 mile south of Shea Boulevard.

This application meets or exceeds all of the policies and guidelines outlined in The Shea Area Plan that strive to preserve neighborhoods and character in the Shea Boulevard Corridor. The Shea Area Plan establishes pertinent regulations to be utilized during the design and development of any future uses in this area as outlined below:

- Enhance and Protect Existing Neighborhoods
  - The design of the storage facility will blend into the existing land use patterns without creating any adverse impacts on the surrounding residential and office tenants.
  - The proposed development will be compatible to existing one story offices to the west and the nearby rooftops to the east.
  - The Applicant is willing to limit the maximum building height to 24 feet (36 feet allowed in the proposed C-1 zoning district). The building will resemble a single story building from the exterior.
  - The proposed storage facility will be completely enclosed, temperature controlled building with limited business hours. There will be no outdoor storage for boats or recreational vehicles of any kind.
- Site Planning Which is Sensitive to Environmental Features
  - The site plan layout is carefully designed to protect and preserve the required scenic corridor along Shea Boulevard as well as the existing transmission line easement that cuts diagonally through the property.
  - The building will appear to be one-story, above ground, so that views to the mountains and to the south are preserved.
  - The storage facility's property will include preserved and landscaped natural features and open spaces, including maintaining the city's proposed multi-use trail path and the required scenic corridor along Shea Boulevard. The applicant will also preserve as much of the existing desert vegetation as possible and will provide new desert landscaping to buffer the building from the surrounding uses and Shea Boulevard.
- Efficient Road Network
  - The storage facility is conveniently located off of Shea Boulevard which is a highly trafficked Major Arterial roadway.
  - Traveling east on Shea Boulevard, there is an existing deceleration lane that turns on to 116<sup>th</sup> Street and provides ease of access to the proposed facility.



- The proposed facility will utilize access through an existing cross access easement established by Mirage Crossing Office Condo Association from 116<sup>th</sup> Street.
- Allow for Employment Opportunities
  - This proposed land use will provide employment opportunities for Scottsdale residents.
- Provide for a Full Range of Retail Services
  - Shea Boulevard currently has a variety of land uses in the Shea Area Plan including single family residential, townhomes, apartments, commercial and office uses. The proposed storage facility will blend into the area and provide a low intense use that will provide storage service opportunities to residents and office tenants alike.

The proposed facility will not have any adverse impact on the existing neighborhoods but, rather, will provide a valuable service to the nearby residents as well as nearby office tenants. The development and land use will be environmentally sensitive and provide for the future multi-use unpaved trail that runs through the power line easement to the south and connects to the offices to the west as well as provide a significant scenic corridor buffer along Shea Boulevard.

## **COMPLIANCE WITH SCENIC CORRIDOR DESIGN GUIDELINES**

The Shea Boulevard Scenic Corridor is from the Pima Freeway to the City's eastern boundary.

This application is in compliance with the Scenic Corridors policy for Shea Boulevard as it preserves the natural desert vegetation along Shea which will buffer the building from nearby property owners as well as passersby. The proposed facility will also provide additional desert landscaping as needed to ensure travelers along Shea Boulevard and neighbors will continue to have views of natural Sonoran desert terrain.

This application is supportive of the City's goals to preserve and encourage restoration of the natural setting along the roadway.

## **COMPLIANCE WITH SHEA BOULEVARD STREETScape GUIDELINES**

This application is in compliance with the Streetscape Guidelines for Shea Boulevard by utilizing appropriate ground cover, shrubs and trees as identified on the Arizona Department of Water Resources approved plant list. This application is considered an infill project as there is an existing sidewalk along Shea Boulevard and no median work or right-of-way improvements are required. Access into the proposed facility is existing from 116<sup>th</sup> Street through an existing parking lot established by the Mirage Crossing Office Condo Association. The applicant will ensure proper sight lines will be maintained and preserved along Shea Boulevard. Additionally, the proposed building is far enough away from Shea Boulevard that there is no need for a parking lot screening wall as the building along with replanted and new desert vegetation will shield the parking from view.

## **CONCLUSION AND JUSTIFICATION**

The proposed internalized community storage use is a low intense use proposed at an ideal infill location along Shea Boulevard. The project site which is currently zoned S-R PCD has remained vacant throughout the years due to developmental constraints on the property. The subject site has a massive WAPA transmission line easement that cuts diagonal through the property which prohibits any kind of building to be constructed. Additionally, the Shea Boulevard Scenic Corridor is located along the northern boundary of this property. These constraints make it quite challenging to design and develop this site; however, The Bell Group LLC understands these challenges and believes that they are proposing the highest and best use for this constrained infill property.

As mentioned throughout this application, the proposed internalized community storage facility is a "quiet" neighbor. The site is surrounded by a variety of other uses including single-family and multifamily residences, office and retail commercial. The facility will have a low intense with no negative impacts on the surrounding uses in the area. In fact, the building itself will be designed to blend in with the surrounding office to the immediate west and single family rooftops to the east. It will be similar in design to the existing office buildings located on the west side of 116<sup>th</sup> Street in Mirage Crossings Office Complex and buffered by significant desert landscaping.

For all of the reasons stated above, the Applicant respectfully requests the City of Scottsdale approve both the Major Amendment to the General Plan Land Use Map along with the Zoning Map Amendment to allow the construction and operation of an internalized storage facility at this ideal location.





VIEW LOOKING SOUTH EAST ON 116TH & SHEA



VIEW LOOKING SOUTH WEST ON SHEA

STORAGE AT SHEA (CONCEPTUAL)  
SEC 116TH STREET AND SHEA BOULEVARD  
SCOTTSDALE, AZ  
DATE: 08-28-2017 (PRELIMINARY)

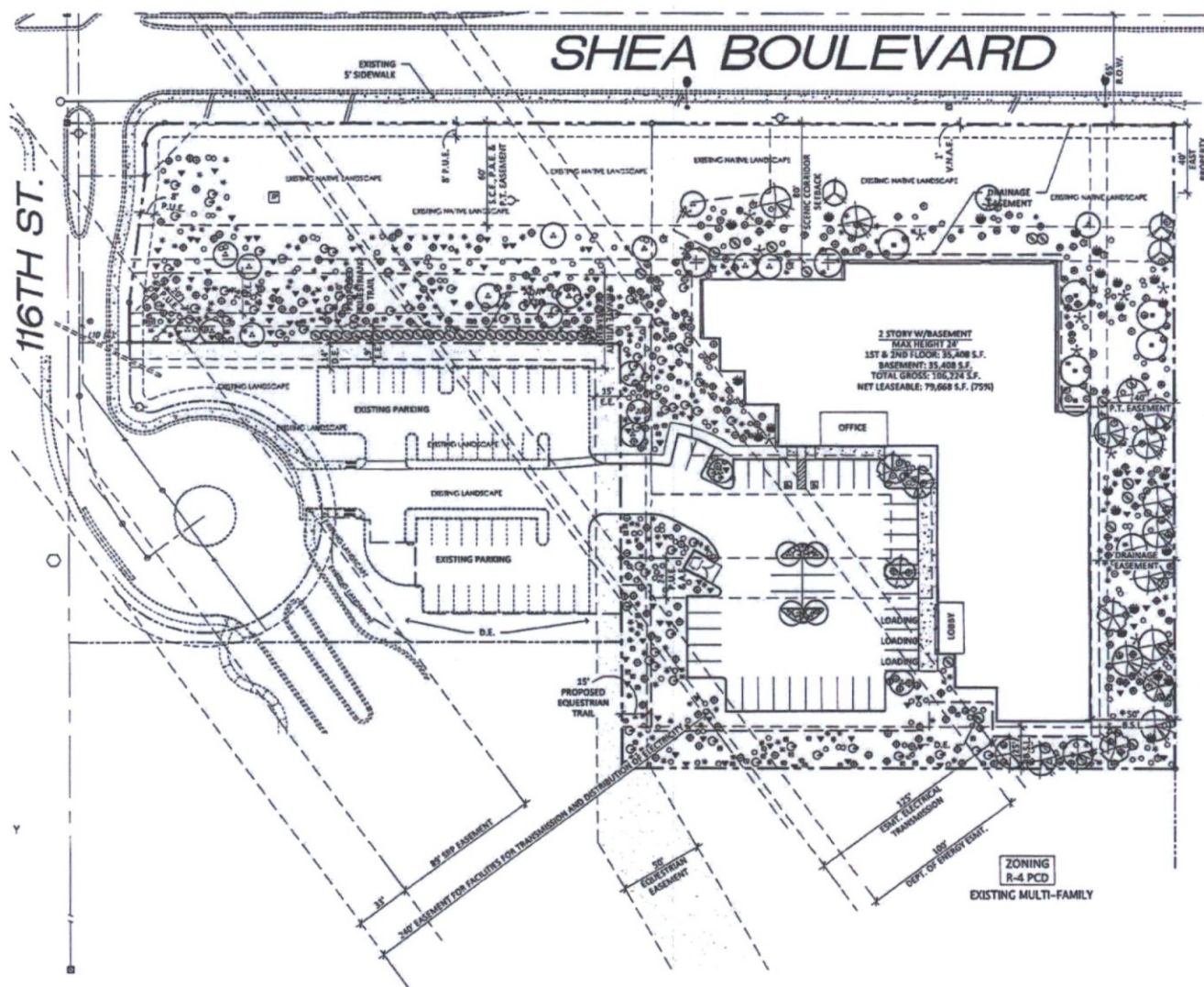
THIS PLAN  
SHOULD BE  
USED IN  
CONJUNCTION  
WITH THE  
ARCHITECT'S  
DESIGN  
AND NOT  
BE USED  
FOR ANY  
OTHER  
PURPOSE  
WITHOUT  
THE WRITTEN  
CONSENT  
OF THE  
ARCHITECT.























VIEW 1

RKAA# 17120.5

**RKAA**  
ARCHITECTS, INC.

9-ZN-2017  
08/28/17



- LANDSCAPE LEGEND**
-  **CERCIDIUM PRAECOX**  
SONORAN PALO VERDE  
2 1/2" BOX (MATCHING)
-  **ACACIA SALICINA**  
WELLOW ACACIA  
2 1/2" BOX
-  **W.A.P.A. APPROVED TREE**  
**CASALPHERIA MEXICANA**  
MEXICAN BIRD OF PARADISE  
1.5" CALIPER (TREE FORM)
-  **PARKINSONIA FLORIDA**  
BLUE PALO VERDE  
2 1/2" BOX (MATCHING)
-  **OLNEYA TESOTA**  
ROCKWOOD  
2 1/2" BOX
-  **PROSOPIS VELUTINA**  
NATIVE MESQUITE  
2 1/2" BOX
-  **LARREA TRIDENTATA**  
CREOSOTE  
15 GALLON
-  **DASYTIS WHEELERI**  
DESERT SPOON  
5 GALLON
-  **XOX**  
XOX  
5 GALLON
-  **LEUCOPHYLLUM PROTEUS**  
"GREEN CLOUD"  
5 GALLON
-  **RUELLIA PENINSULARIS**  
BAJA RUELLIA  
5 GALLON
-  **ENCELIA FARINOSA**  
BUTTLE BUSH  
1 GALLON
-  **DODONAEA VISCOSA**  
HOP BUSH  
5 GALLON
-  **ZINNIA**  
ZINNIA  
5 GALLON
-  **CELTIIS PALLIDA**  
DESERT HACKBERRY  
5 GALLON
-  **NOLINA MICROCARPA**  
BEAR GRASS  
5 GALLON
-  **CORDIA ALLIODORA**  
DESERT CORDIA  
5 GALLON
-  **AMBROSIA DELTOIDEA**  
BURY SAGE  
1 GALLON
-  **ESCAMELLA LARICINA**  
TERPENINE BUSH  
1 GALLON
-  **BALEYA MULTIRADIATA**  
DESERT MARIGOLD  
1 GALLON
-  **SPHAERALCEA AMBIGUA**  
DESERT GLOBE MALLOW  
1 GALLON
-  **MELAMPEDIUM LEUCANTHUM**  
BLACKFOOT DASY  
1 GALLON
- 1/4" ANHUS MARSHBOM GOLD**  
2" DEPT IN ALL LANDSCAPE ARBORS

T.J. McQUEEN & ASSOCIATES, INC.



LANDSCAPE PLAN



**NEW SELF STORAGE**  
SEC 116TH STREET AND SHEA BOULEVARD  
SCOTTSDALE, AZ  
DATE: 08-25-2017 (PRELIMINARY)

[illegible]

La.01

RKAA# 17035.5





[illegible]

9-ZN-2017  
08/28/17

# **MAJOR GENERAL PLAN AMENDMENT**

**Revised August 28, 2017**

## **STORAGE AT SHEA S.E.C. 116<sup>TH</sup> ST & SHEA BOULEVARD**

### **INTRODUCTION AND BACKGROUND**

The Bell Group, LLC, (the "Applicant") aims to utilize two vacant and developmentally challenged parcels (the "subject property") to construct and operate an internalized community storage facility ("Storage at Shea") that will serve the storage needs of its surrounding neighbors, residential and office tenants alike. The parcels historically challenging circumstances include their location bordering Shea Boulevard which requires a significant scenic corridor easement and a Western Area Power Administration ("WAPA") powerline easement which have left both parcels empty.

The subject parcels were a part of a larger zoning case that was approved in 1990 (Case# 8-Z-1990). The subject site was zoned S-R PCD ("Service Residential – Planned Community District") and the proposed use as identified on the approved site plan was single story office buildings. At that time the General Plan designated the subject property along with the property to the west of 116<sup>th</sup> Street as "Office". Since then the Mirage Crossing Office Condominiums were constructed on the west side of 116<sup>th</sup> Street along with a parking lot on the east side. The proposed office buildings on the east side were never constructed; most likely due to the restrictive easements that overwhelm the property. In 2001 the City adopted a new General Plan Land Use Map which re-designated the vacant subject parcels with a combination of "Cultural/Institutional and Public Use" and "Rural Neighborhoods" even though the property was still zoned for future office uses. This error was not discovered until after the filing of this initial application. Hence, since this application had already been noticed as a Major General Plan Amendment, this application will continue to be processed as such. Had it not been for this reformatting and redrawing error of the 2001 Land Use Map, this application would have been recognized and processed as a Non-Major Amendment.

### **REQUEST**

Other developers have considered improving the subject site but then abandoned plans to develop due to the many constraints mentioned above. However, the Applicant's plans have given great consideration to the existing constraints on the property and believe this proposal is the highest and best use. Scottsdale's General Plan currently designates the subject property as a combination of "Cultural/Institutional or Public Use" and "Rural Neighborhoods". In order to allow the development and operation of an internalized storage facility the Land Use Map must



be amended to "Commercial". The proposed development of this infill property is supportive of Scottsdale's General Plan, especially its policies for a Unique Character & Lifestyle, Supporting Economic Vitality, Enhancing Neighborhoods, Supporting Open Spaces, Seeking Sustainability, and supporting Innovative Modes of Transportation. The Applicant respectfully seeks a Major General Plan Amendment to change the existing Land Use Designations from "Cultural/Institutional or Public Use" and "Rural Neighborhoods" to "Commercial" in order to allow the proposed use.

#### **SUBJECT PROPERTY**

The subject property consists of two parcels identified by the Maricopa County Assessor's office as APN 217-33-985 and a portion of parcel APN 217-56-871 (otherwise described as APN 217-33-004C). The total gross acreage of the amendment area is approximately 3.78 acres. An ALTA survey and legal description of the amendment area is attached with this application.

APN: 217-33-985 (122,602 square feet)

APN: 217-56-871 aka 217-33-004C (42,428 square feet)

Total Net square footage of the site = 165,030 square feet or 3.78 net acres

#### **EXISTING LAND USE DESIGNATION**

As previously mentioned, the existing land use designation on the subject property is a combination of "Cultural/Institutional or Public Use" and "Rural Neighborhoods".

According to Scottsdale's General Plan Land Use Map the entire WAPA transmission line easement that runs diagonally through the property is designated as "Cultural/Institutional and Public Use" and the construction of buildings is prohibited within this easement. The Cultural/Institutional and Public Use category allows a variety of public and private facilities including government buildings, schools, private and public utilities and airports.

The small portion on the northeast corner of the subject site and outside of the WAPA transmission line easement is designated as "Rural Neighborhoods". "Rural Neighborhoods" allows for large lot homes usually one house per acre. Native desert vegetation predominates many areas and special care is required to preserve the area's open desert character.

#### **PROPOSED LAND USE DESIGNATION**

The Applicant is requesting to amend the existing land use designations on the subject property to "Commercial" in order to accommodate the Zoning Map Amendment application that will run



concurrent with this request. Approval of both the General Plan Land Use Map Amendment and the Zoning Map Amendment will allow the property to be developed for its highest and best use.

It is visually apparent that a residential home is not an appropriate use for this property as there are 3 massive 230 kv transmission line towers that dissect the parcels. A school or church could operate on the property by right; however, both of those uses could generate more traffic and noise in the immediate area than desired by the surrounding neighbors. The Applicant has dedicated a lot of time and resources to seeing what would be the highest and best use of this land. The challenging constraints on this property almost make it impossible to design and the massive 230 kv towers certainly make it unattractive to potential developers. However, the Applicant's market analysis team determined that this property is an ideal location for an internalized community storage facility. An enclosed storage facility is a quiet, neighborhood-friendly use with limited hours of operation and generates minimal traffic. In order to pursue the operation of an internalized storage facility on the subject property, the Applicant must amend the General Plan Land Use designations to "Commercial" as well as amend the Zoning Map from to C-1 (Neighborhood Commercial) which allows the operation of internalized community storage by right.

The "Commercial" land use designation allows uses that provide a variety of goods and services to the people who live in, work in, or visit Scottsdale at appropriate scale and location. "Neighborhood Commercial" uses are best located on collector or arterial streets. As mentioned above, internalized community storage is considered in the Zoning Ordinance as a "Neighborhood Commercial" use by right. The location of this type of use near and around a mix of residential and office uses along highly trafficked Shea Boulevard which is classified as a Major Arterial roadway is appropriate planning.

The proposed internalized storage facility fully complies with the Commercial category as described in The General Plan and the building has been designed with great care and will not cause any undesirable impacts on the surrounding residential and office/commercial uses. Furthermore, the "Commercial" land use category is compatible with the surrounding land use designations which include "Rural Neighborhoods" to the east and "Office" to the west. The "Commercial" designation will allow for the C-1 zoning district which permits Neighborhood Commercial uses which as mentioned above are compatible with the mix of uses in the surrounding area.

#### **COMPLIANCE WITH GUIDING PRINCIPLES OF THE SCOTTSDALE GENERAL PLAN**

The City of Scottsdale's General Plan serves as a guiding tool for the future development of the City. The Plan incorporates goals and shared values in order to cultivate the city's policies on design, land use, character, open spaces, the natural landscape, economics, transportation, and growth. The City Council and Planning Commission are able to utilize the General Plan in order to evaluate building and development needs and to ascertain funding and budget decisions. Citizens and neighborhood groups are able to refer to the General Plan in order to understand the city's



long-range plans for its diverse areas and neighborhoods. Therefore, the General Plan provides the foundation for the City's development regulations. The City has identified six Guiding Principles to serve as the most important goals of the community. The General Plan itself serves as a "flexible policy document."<sup>1</sup> It can be changed via city-initiated amendments, property owner requests, or through referenda. The General Plan "is designed to be a broad, flexible document that changes as the community needs, conditions, and direction change."<sup>2</sup>

This proposed General Plan Amendment meets the goals, vision and guiding principles as outlined in the City's General Plan and compliance with specific goals are discussed herein.

### CONFORMANCE WITH SPECIFIC GOALS AND POLICIES

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The goals and policies discussed in the General Plan are reiterated in the City of Scottsdale's Zoning Ordinance which is regulated by Planning Commission and ultimately City Council. The storage facility will serve to establish open space on site, respect the neighbors on all sides, and will transform a developmentally challenged, vacant property into a contributing neighborhood business that complies with the goals and policies set forth in the General Plan and is respectful and sensitive to existing residential and commercial/office uses.

### Character and Design Element (CD)

*CD GOAL 1. Determine the appropriateness of all development in terms of community goals, surrounding area character and the specific context of the surrounding neighborhood.*

- *Encourage projects that are responsive to the natural environment, site conditions, and unique character of each area, while being responsive to people's needs.*
- *Ensure that all development is a part of and contributes to the established or planned character of the area of the proposed location.*

**Response:** *The project site is currently zoned for S-R (Service Residential) which allows for single story office uses. The proposed request requires a change in zoning to the next category which is C-1 (Neighborhood Commercial) to allow for an internalized storage facility. This request is absolutely appropriate for the community and surrounding area as it is located on the south side of Shea Boulevard, adjacent to existing office uses and*

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<sup>1</sup> Scottsdale General Plan, page 12

<sup>2</sup> Scottsdale General Plan, page 17

surrounded by a variety of residential uses. The design of the proposed facility will blend with the existing offices on the west side of 116<sup>th</sup> Street as well as the rooftops to the east. The Applicant is willing to stipulate the maximum height of the building to no more than 24 feet which is actually lower than the maximum height allowed for residential. The proposed use is designed with specific sensitivity towards view corridors, natural washes and conservation of existing desert vegetation. Additionally, the proposed site plan boasts 65% open space which will preserve the existing vegetation as well as provide new desert landscaping. Furthermore, this property is currently used as a "dumping" ground for passersby to unload trash and unwanted furniture. Approval of this application will bring a new business to the south side of Shea Boulevard and provide this property with the proper care and maintenance that it has lacked for many years.

CD GOAL 2. Review the design of all developmental proposals to foster quality design that enhances Scottsdale as a unique southwestern desert community.

CD GOAL 4. Encourage "streetscapes" for major roadways that promote the city's visual quality and character, and blend into the character of the surrounding area.

CD GOAL 7. Encourage sensitive outdoor lighting

**Response:** A completely enclosed, temperature controlled storage facility is considered a "quiet" neighbor to surrounding uses as it generates minimal traffic and will have limited hours of operation. The Applicant fully intends to comply with the city's code for exterior lighting; however, the lighting will also be respectful of the residential uses to the east and south.

#### Land Use Element (LU)

LU GOAL 3. Encourage transition of land uses from more intense regional and citywide activity areas to less intense activity areas within local neighborhoods.

- Ensure that neighborhood edges transition to one another by considering appropriate land uses, development patterns, character elements and access to various mobility networks.
- Encourage transitions between different land uses and intensities through the use of gradual land use changes, particularly where natural or man-made buffers are not available.

**Response:** Even though this project site is located on Shea Boulevard, a Major Arterial street classification, the proposed use is low impact as it generates minimal daily traffic. This is an ideal and appropriate use that will blend seamlessly into the surrounding offices



*and nearby residential uses. The proposed storage facility will not have any outdoor storage for boats and trailers, nor will it have any drive-in capabilities. Additionally, this facility will operate with limited hours of operation to ensure minimal impact to the surrounding uses throughout the day.*

*LU GOAL 4. Maintain balance of land uses that support high quality of life, diverse mix of housing and leisure opportunities and economic base to secure resources to support the community.*

*LU GOAL 7. Sensitively integrate land uses into the surrounding physical and natural environments, the neighborhood setting and the neighborhood itself.*

***Response:*** *This area already has a mix of housing opportunities. The proposed use will only add another Neighborhood Commercial business to this already established area. This application will transform a developmentally challenged infill property into a contributing neighborhood business that complies with the goals and policies set forth in the General Plan and is respectful and sensitive to existing residential and commercial/office uses.*

#### **Open Space and Recreation Element (OS)**

*OS GOAL 1. Protect and improve the quality of Scottsdale's natural and urban environments as defined in the quality and quantity of its open spaces.*

- *Apply a Scenic Corridor designation along major streets to provide for open space and opportunities for trails and paths.*

***Response:*** *The design of this building will blend in with the surrounding uses with a contemporary commercial design and Arizona vernacular. Shapes, colors, textures and materials selected for the project are both consistent and aesthetically compatible with the neighboring architecture and landscape design. The project's visual elements draw on a vocabulary of simplified detail and traditional forms. A theme of blended forms and integrated materials made up of soft natural earth tone colors on stucco, natural colored cultured stone, smooth face masonry, glazing, and pitched tiled roofs are visually attractive and low maintenance. Further interest is provided by variations in the design and height of the roof lines. The facades of the building are proportioned to provide a comfortable human scale with the appearance of a one-story building. Additionally, the existing desert vegetation along Shea Boulevard will remain intact as it will be a part of the required landscaped buffer per the Shea Area Plan. Additional desert landscaping will be provided to have a consistent look within the scenic corridor along Shea. The perimeter of the site shall incorporate the use of flowering desert shrubs, drought tolerant trees and groundcovers that will provide a sense of identity and be compatible with the*



*environmental conditions of the area. The landscaping will serve as a visual buffer to the exterior of the storage facility building itself.*

*A 60' scenic corridor easement (SCE) has already been recorded on the subject property. To the west on the Mirage Crossing office condo parcel there is a dedicated 80' SCE. To the east there is no SCE or other easements along the frontage of the Montana Ranch subdivision frontage. However the subdivision perimeter wall is setback between approximately 45' to 50'. As an accommodation to the City, this proposal is to maintain the 80' SCE across the entire Shea Boulevard frontage with an average of 100 feet.*

### **Economic Vitality Element (EV)**

*EV GOAL 3. Encourage and support a diversity of businesses as well as new businesses that contribute to Scottsdale's sales and property tax base so that needed infrastructure, physical amenities, services, and the expansion of such services are provided.*

**Response:** *The proposed application brings another business to the Shea Corridor area. The existing site is currently vacant property which many use as a "dumping" ground discarding trash and old furniture. This property is zoned for Service Residential and is approved for office use similar to the existing buildings on the west side of 116<sup>th</sup> Street. The proposed internalized, temperature controlled storage facility will be an excellent addition to this infill property as it is a low intense use with limited hours of operation. There will be no outdoor storage of any kind and no drive in entry accessible to the units. This application will add a vibrant business to a developmentally challenged property. Additionally, the operator has reached out to many of the surrounding property owners in the attempt to address any concerns about the operation and initiate a line of communication. The applicant fully intends to construct and operate the proposed business upon approval from the city and will most definitely add to the city's sales tax base.*

### **Community Mobility Element (CM)**

*CM GOAL 11. Provide opportunities for building "community" through neighborhood mobility.*

**Response:** *As previously mentioned the subject property was approved for office buildings but never constructed. Existing access from 116<sup>th</sup> Street is provided by a cross access easement established by the Mirage Crossing Office Condominiums. There is already an existing 5 foot wide sidewalk along Shea Boulevard that provides pedestrian and bike connectivity from the office uses to the west and the residential homes to the east. Typically, patrons of internalized storage facilities do not arrive on foot or on bicycle. However, the city has a planned multi-use trail that connects a trail within the power line*



*easement that will connect to a planned trail along Shea Boulevard, west of the proposed site. This application will ensure that the future path of the multi-use trail is accounted for on the site plan and constructed with this project.*

## **COMPLIANCE WITH SHEA AREA PLAN**

The Shea Area Plan boundaries are Hayden Road and the eastern city boundary, and Thunderbird/Doubletree Ranch Road alignment. The specific Shea Corridor policies apply to the area generally 1/4 mile north and 1/4 mile south of Shea Boulevard.

This application meets or exceeds all of the policies and guidelines outlined in The Shea Area Plan that strive to preserve neighborhoods and character in the Shea Boulevard Corridor. The Shea Area Plan establishes pertinent regulations to be utilized during the design and development of any future uses in this area as outlined below:

- Enhance and Protect Existing Neighborhoods
  - The design of the storage facility will blend into the existing land use patterns without creating any adverse impacts on the surrounding residential and office tenants.
  - The proposed development will be compatible to existing one story offices to the west and the nearby rooftops to the east.
  - The Applicant is limiting the maximum building height to 24 feet (36 feet allowed in the proposed C-1 zoning district). The building will resemble a single story building from the exterior.
  - The proposed storage facility will be completely enclosed, temperature controlled building with limited business hours. There will be no outdoor storage for boats or recreational vehicles of any kind.
- Site Planning Which is Sensitive to Environmental Features
  - The site plan layout is carefully designed to protect and preserve the required scenic corridor along Shea Boulevard as well as the existing transmission line easement that cuts diagonally through the property.
  - The building will appear to be one-story, above ground, so that views to the mountains and to the south are preserved.
  - The storage facility's property will include preserved and landscaped natural features and open spaces, including maintaining the city's proposed multi-use trail path and the required scenic corridor along Shea Boulevard. The applicant will also

preserve as much of the existing desert vegetation as possible and will provide new desert landscaping to buffer the building from the surrounding uses and Shea Boulevard.

- **Efficient Road Network**
  - The storage facility is conveniently located off of Shea Boulevard which is highly trafficked Major Arterial roadway.
  - Travelling east on Shea Boulevard, there is an existing deceleration lane that turns on to 116<sup>th</sup> Street and provides ease of access to the proposed facility.
  - The proposed facility will utilize access through an existing cross access easement established by Mirage Crossing Office Condo Association from 116<sup>th</sup> Street.
- **Allow for Employment Opportunities**
  - This proposed land use will provide employment opportunities for Scottsdale residents.
- **Provide for a Full Range of Retail Services**
  - Shea Boulevard currently has a variety of land uses in the Shea Area Plan including single family residential, townhomes, apartments, commercial and office uses. The proposed storage facility will blend into the area and provide a low intense use that will provide storage service opportunities to residents and office tenants alike.

The proposed facility will not have any adverse impact on the existing neighborhoods but, rather, will provide a valuable service to the nearby residents as well as nearby office tenants. The development and land use will be environmentally sensitive and provide for the future multi-use unpaved trail that runs through the power line easement to the south and connects to the offices to the west as well as provide a significant scenic corridor buffer along Shea Boulevard. The storage facility will be part of an efficient road network and promote an alternative choice for storage needs.

#### **COMPLIANCE WITH SCENIC CORRIDOR DESIGN GUIDELINES**

The Shea Boulevard Scenic Corridor is from the Pima Freeway to the City's eastern boundary.

This application is in compliance with the Scenic Corridors policy for Shea Boulevard as it preserves the natural desert vegetation along Shea which will buffer the building from nearby property owners as well as passersby. The proposed facility will also provide additional desert



landscaping as needed to ensure travelers along Shea Boulevard and neighbors will continue to have views of natural Sonoran desert terrain.

This application is supportive of the City's goals to preserve and encourage restoration of the natural setting along the roadway, provide views of nearby natural forms, and buffer adjacent land uses from the adverse effects of traffic along this major roadway.

#### **COMPLIANCE WITH SHEA BOULEVARD STREETScape GUIDELINES**

This application is in compliance with the Streetscape Guidelines for Shea Boulevard by utilizing appropriate ground cover, shrubs and trees as identified on the Arizona Department of Water Resources approved plant list. This application is considered an infill project as there is an existing sidewalk along Shea Boulevard and no median work or right-of-way improvements are required. Access into the proposed facility is existing from 116<sup>th</sup> Street through an existing parking lot established by the Mirage Crossing Office Condo Association. The applicant will ensure proper sight lines will be maintained and preserved along Shea Boulevard. Additionally, this site is far enough away from Shea Boulevard that there is no need for a parking lot screening wall as the building along with desert vegetation will shield the parking from view. Furthermore, the proposed building height is a maximum of 24 feet which is an appropriate height along Shea Boulevard.

#### **CONCLUSION**

This request is consistent with the goals and policies outlined in The General Plan, The Shea Area Plan and the Scenic Corridor Guidelines, as well as the Shea Boulevard Streetscape Guidelines as evidenced above.

The site is developmentally challenged as a large portion of the property is restricted by transmission line easements and scenic corridor setback requirements. However, the Applicant proposes to utilize the property in a manner that is of high quality but low impact to the surrounding community. The property site currently has a mix of land use designations with S-R PCD zoning which allows for a variety of single story office uses.

This application seeks to change the existing Land Use designations from "Cultural/Institutional and Public Use" and "Rural Neighborhoods" to "Commercial" in order to allow the development of a completely enclosed, temperature controlled community storage facility. This amendment is appropriate as it will allow for a Neighborhood Commercial use to operate at this location which is on Shea Boulevard between existing office uses and a mix of residential opportunities.

# STORAGE AT SHEA – SEC 116<sup>TH</sup> ST & SHEA BLVD

## GENERAL PLAN LAND USE DESIGNATIONS



### Existing Land Uses:

Cultural, Institutional & Public Use and Rural Neighborhoods



### Proposed Land Uses:

Cultural, Institutional & Public Use and Commercial



### Conceptual Land Use Map

	Rural Neighborhoods		Commercial
	Suburban Neighborhoods		Office
	Urban Neighborhoods		Employment
	Mixed-Use Neighborhoods		Natural Open Space
	Resorts/Tourism		Developed Open Space (Parks)
	Shea Corridor		Developed Open Space (Golf Courses)
	Mayo Support District		Cultural/Institutional or Public Use
	Regional Use District		



# **Citizen Participation Report**

**Rezoning and Major General Plan Amendment application  
(cases# 9-ZN-2017 & 4-GP-2017)**

Submitted on behalf of:

**The Bell Group, LLC**

For the development of:

**Storage at Shea**  
**Southeast Corner of 116<sup>th</sup> St. and Shea Blvd.**

June 19, 2017

September 6, 2017

Prepared by:

**ROSE** | **LAW GROUP<sub>pc</sub>**  
RICH ■ HURLEY ■ CARTER

Jennifer Hall, Senior Project Manager  
7144 E. Stetson Drive, #300  
Scottsdale, AZ 85251  
480-505-3938 / [jhall@roselawgroup.com](mailto:jhall@roselawgroup.com)

## **Project Proposal**

This report documents the community outreach efforts on behalf of The Bell Group, LLC and their request for a Rezoning and Major General Plan Amendment for an infill property located on the southeast corner of 116<sup>th</sup> St. and Shea Blvd. (Cases #9-ZN-2017 and 4-GP-2017). These requests will allow the development and operation of a completely enclosed, temperature controlled self-storage facility on a developmentally challenged infill site.

## **Notification Area Map**

Attached is a map of the 750-foot area within which all property owners were notified on May 19, 2017 of the request to amend the General Plan Land Use Designation and again on June 16, 2017 of the request to rezone the property from Service Residential to Neighborhood Commercial.

## **Contacted Parties**

A list of 800 property owners within 750 ft and other interested parties was provided by the City of Scottsdale for the General Plan Land Use Amendment Notification mailing on 5/19/17. Through discussions with city staff the project area was reduced and the Applicant generated a list of 259 property owners within 750 ft of the reduced site for the Zone Change Amendment Notification mailing on 6/16/17. The City of Scottsdale also provided a list of other interested parties for this mailing. Furthermore, the site was posted with the project and information on both Open House meetings.

## **Contact Dates and Methods**

Notification for the General Plan Amendment was made by First Class U.S. Mail in a letter postmarked May 19, 2017. The letter contained all of the required and pertinent information regarding the General Plan Amendment as required by the City's Zoning Ordinance (copy attached). Additionally, another letter was postmarked on June 16, 2017 and contained all of the pertinent information regarding the proposed Zone Change Amendment. Both Notification letters also invited interested recipients to attend one of two Open House meetings to learn more about the proposal.

## **Site Posting**

The site has been properly posted with the details of the request, information about the Open Houses as well as future public hearing dates. An Affidavit of Posting is being submitted with this Report as evidence that the signs were installed on the property as required.

## **Open House:**

The required Open House was hosted by the Applicant at BASIS Charter School, 2<sup>nd</sup> Floor Multi-Purpose Room on Wednesday, June 7, 2017 from 5:30PM-6:30PM. A subsequent Open House was held on Thursday, June 29, 2017 from 5:30PM-6:30PM at Mustang Library. Attendees were invited to come and learn more about the proposed request.



### **Comments and Correspondence Received**

All comments and feedback received was documented and summarized in the Meeting Summaries prepared by Rose Law Group and submitted as a part of this Citizen Participation Report. Additionally, the Applicant's team has been going above and beyond the required outreach requirements in order to answer questions and address concerns from nearby neighbors and interested property owners. Please see the Community Outreach Update that summarizes all conversations and email correspondence between the Applicant's team and interested parties being submitted with this Report.

The Applicant truly intends to be a good, quiet neighbor to the existing businesses and residents in the area. The line of communication will remain wide open as the project moves through the public hearing process and the Applicant's team will remain open to meet with anyone at any time to discuss the details of this request.

# Open House Meeting

## SUMMARY

**JUNE 7, 2017 5:30 PM**

STORAGE AT SHEA  
MAJOR GENERAL PLAN  
AMENDMENT AND REZONING  
APPLICATION

<b>MEETING CALLED BY</b>	Rose Law Group – Applicant Representative
<b>TYPE OF MEETING</b>	Open House Meeting to learn more about the proposed Rezoning request to allow an internalized community storage facility to be constructed at the SEC of 116 <sup>th</sup> Street and Shea Blvd
<b>LOCATION</b>	BASIS Middle School/High School 10400 N 128th St, Scottsdale, AZ 85259 2 <sup>nd</sup> Floor – Multi Purpose Room
<b>NOTE TAKER</b>	Jennifer Hall, Rose Law Group
<b>ATTENDEES</b>	<u>Project Team:</u> Jennifer Hall – Rose Law Group Tom Galvin – Rose Law Group Omar Abdallah – Rose Law Group Edgar Felix – RKAA Architects Michelle Hassler – RKAA Architects  (please see sign in sheet for other attendees from general public)

<b>SUMMARY</b>	<p>800 Notification letters were mailed out to property owners within 750 ft of the proposed site along with other interested parties. Only 17 people attended the Open House; although not all of them signed the attached sign in sheets. Additionally, Sara Javoronok, Scottsdale Long Term Planner was also in attendance.</p> <p>The Project Team arrived at 5:00PM to set up the Multi Purpose Room with exhibit boards and place directional signs on the first floor. People started to arrive around 5:15PM.</p> <p>Jennifer Hall gave a brief overview of the request and discussed how the MGPA and Rezoning process worked and then invited attendees to walk around and look at the various exhibit boards, especially the renderings of the building design.</p> <p>The format of the meeting was informal and the Project Team listened to questions and provided answers to the best of their ability.</p> <p>The 2 immediate neighbors in Montana Ranch, the acre homes to the east, (Marlene Magarelli and Vickie Falen) were most concerned. Their main concerns were the impacts to their “backyard” and “the types of people” that this storage facility will bring into the</p>
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neighborhood. Our team responded to all of their concerns and expressed our sincere desire to continue to work with them and their fellow neighbors on a project that they can support. At one point, both women were asked what would they expect or like to see built there and their response was typical – they would like to see it remain vacant. They seemed quite upset that no one from their HOA board was in attendance. We expressed that we would be happy to meet with their HOA at any time as well as schedule additional meetings with them to continue the conversation.

Christine and John Holmgren just south of the property in Montana Ranch (one acre homes) seemed upset when they arrived; however, through discussion they seemed ok with the design as it really will not impact their home. We even discussed how the building would act as a buffer to noise from Shea Blvd.

Robert Wilson, operator of the Culinary Institute, was concerned with his parking lot and the cross access easement to get to our parking lot. He said in the Fall he fills the parking lot with students and he said he also leases the land the storage facility is to be located on. I've been playing phone tag with Garry Jestadt who is the owner of this building in Mirage Crossing Office LLC and will be scheduling an individual meeting in the next week or so.

Pete and Joanne Kilpatrick reside on the north side of Shea. They basically wanted to learn more about the project; however, as they left they expressed that they don't have any concerns as they will not be directly impacted by the proposed use.

Jeff Hennich, Community Manager for Mirage Crossing Resort Casitas, seemed supportive as they are very interested in the success of our project because they have been trying to build a wall on the property east of 116<sup>th</sup> street and the public utility company will not allow them to do so.

Chris Jones from LVA Design attended on behalf of his mother who resides on north side of Shea. He had no concerns and was just there to get additional information for his mom.

Tiffany and Josh Lewis reside on the west side of 114<sup>th</sup> Street and Shea. They were concerned that this proposal was located on the vacant lot behind their home. They were quite relieved to learn it was east of the culinary institute and have no issues with our proposal.

Frank Gostyla also resides west of 114<sup>th</sup> Street and Shea. He attended to learn more about the project and expressed his contentment with the renderings displayed but expressed concern that the C-1 district permits a lot of other types of use that could cause a significant impact (drive through restaurant)...

Former Councilman Bob Littlefield was there for observational purposes.

Everyone left by 6:25PM; we took down our exhibits and formally adjourned the Open House meeting at 6:45PM.



# THE BELL GROUP, LLC - STORAGE AT SHEA | Open House Sign-in Sheet

Wednesday, June 7, 2017, 5:30 p.m., Basis Scottsdale MS/HS (128<sup>th</sup> Street and Shea)

Name	Address	Email	Phone	Owner or Renter?
Martene Magarelli	10480 N. 117 <sup>th</sup>	Martene@KWS.org	480 614-8571	Owner -
Jeff Hennrich	11500 E Cochise	Jeff.hennrich@presidentiel.com	480 551-4300	Community Manager
Ross Smith	9140 E. Jensen	rdandsmith@yahoo.com	602.581.2691	Owner
Vickie Falen	10520 N. 117 <sup>th</sup> Place	dfalen2@cox.net	480-767-7225	owner
Dana Falen	10520 N. 117 <sup>th</sup> Place	dfalen2@cox.net	480-767-7225	owner
CHRISTINE HOLMGREN	11754 E. Becker Ln			owner
JOHN HOLMGREN	11754 E. Becker Ln.			owner
Robert Wilson	10585 N 114 <sup>th</sup> Street	Robert@AZordinary.com	480-237-4330	ACT

- EDC



**THE BELL GROUP, LLC - STORAGE AT SHEA | Open House Sign-in Sheet**

**Wednesday, June 7, 2017, 5:30 p.m., Basis Scottsdale MS/HS (128<sup>th</sup> Street and Shea)**

[illegible]

**THE BELL GROUP, LLC - STORAGE AT SHEA | Open House Sign-in Sheet**

**Wednesday, June 7, 2017, 5:30 p.m., Basis Scottsdale MS/HS (128<sup>th</sup> Street and Shea)**

[illegible]





JENNIFER HALL  
7144 E. Stetson Drive, Suite 300  
Scottsdale, Arizona 85251  
Phone 480.505.3938 480.505.3925  
JHall@RoseLawGroup.com  
www.RoseLawGroup.com

May 19, 2017

Dear Property Owner, Resident or Neighborhood Association President,

This letter is to notify you that our client has filed an application (Case# 357-PA-2017) seeking a Major General Plan Amendment to change the Land Use Designations on three parcels located at the Southeast corner of 116<sup>th</sup> Street and Shea Blvd. This request will amend the General Plan Land Use Designations from Cultural/Institutional or Public Purpose, Rural Neighborhoods and Office to Commercial to allow for a small low profile mini-self storage facility to operate on this property that is currently vacant and restricted by overhead transmission lines. A rezoning case will be filed in the future. The proposed change will allow for our client to construct a mini self-storage facility that will be carefully designed to blend in with the surrounding uses as well as provide a much needed service to the residential uses in the surrounding area.


Please join us for an Open House to learn more about the proposed request.

OPEN HOUSE  
BASIS Charter School  
10400 N 128th St, Scottsdale, AZ 85259  
2<sup>nd</sup> Floor – Multi Purpose Room

Wednesday, June 7, 2017  
5:30PM-6:30PM

If you are unable to attend this meeting please feel free to contact me directly at 480-505-3938 or [jhall@roslawgroup.com](mailto:jhall@roslawgroup.com) to arrange a personal meeting and/or discuss the application in more detail. You may also reach the City of Scottsdale's Planning and Development Services Department at 480-312-2500 and reference Case 357-PA-2017. Thank you for your time.

Sincerely,



Jennifer Hall  
Senior Project Manager



# Affidavit of Posting

**Required: Signed, Notarized originals.**

Recommended: E-mail copy to your project coordinator.

☐ Project Under Consideration Sign (White)

☐ Public Hearing Notice Sign (Red)

Case Number: 357-PA-2017

Project Name: \_\_\_\_\_

Location: SEC 116th St and Shea Blvd

Site Posting Date: May 23, 2017

Applicant Name: Tom Galvin, Rose Law Group pc

Sign Company Name: Dynamite Signs

Phone Number: 480-585-3031

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

Meghan Huggitt  
Applicant Signature

5/23/17  
Date

Return completed original notarized affidavit AND pictures to the Current Planning Office no later than 14 days after your application submittal.

Acknowledged before me this the 23rd day of May 2017



Marybeth Conrad  
Notary Public

My commission expires: 10-25-20

**City of Scottsdale -- Current Planning Division**

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



# Early Notification of Project Under Consideration

## Neighborhood Open House Meeting:

Date: Wednesday June 7, 2017

Time: 5:30 - 6:30 P.M.

Location: BASIS Charter School, 2nd Floor Multi-Purpose RM  
10400 N. 128th Street, Scottsdale, AZ 85259

Site Address: SEC of 116th St. & Shea Blvd.

Project Overview: Major Amendment to the General Plan

- Request: Amend the existing designation 3.3 +/- acres Rural Neighborhoods and 2.8 +/- acres Cultural/Institutional or Public Use to: 6.1 +/- acres of Commercial
- Description of Proposed Use: Mini storage facility
- Site Acreage: 6.1 +/- gross acres
- Site Zoning: S-R

### Applicant Contact:

Tom Galvin, Rose Law Group pc  
480-240-5651  
tgalvin@roselawgroup.com

### City Contact:

Sara Javoronok 480-312-7918  
sjavoronok@scottsdaleaz.gov

Pre-Application #: 357-PA-2017 Available at City of Scottsdale: 480-312-7000

Project information may be researched at: <https://eservices.scottsdaleaz.gov/bldgresources/Preapp/Search> Posting Date: 5/23/17

• -Penalty for removing or defacing sign prior to date of last hearing -Applicant Responsible for Sign Removal

5/23/17 10:48:58



# Open House Meeting #2

## SUMMARY

**JUNE 29,  
2017**

**5:30 PM**

STORAGE AT SHEA  
MAJOR GENERAL PLAN  
AMENDMENT AND REZONING  
APPLICATION

<b>MEETING CALLED BY</b>	Rose Law Group – Applicant Representative
<b>TYPE OF MEETING</b>	Open House Meeting #2 to learn more about the proposed Rezoning request to allow an internalized community storage facility to be constructed at the SEC of 116 <sup>th</sup> Street and Shea Blvd
<b>LOCATION</b>	Mustang Library 10101 N. 90th Street Scottsdale, AZ 85258
<b>NOTE TAKER</b>	Jennifer Hall, Rose Law Group
<b>ATTENDEES</b>	<u>Project Team:</u> Jennifer Hall – Rose Law Group Michelle Hassler – RKAA Architects Mike Leary - Consultant  (please see sign in sheet for other attendees from general public)

<b>SUMMARY</b>	<p>259 Notification letters were mailed out to property owners within 750 ft of the proposed site along with other interested parties. Four (4) people from the public attended the Open House; although not all of them signed the attached sign in sheets. Additionally, Bryan Cluff, Scottsdale City Planner was also in attendance.</p> <p>The Project Team arrived at 5:15PM to set up the room with exhibit boards and place directional signs on the entrance door. The same material that was presented at the first Open House was used at this Open House as well.</p> <p>The format of the meeting was informal and the Project Team listened to questions and provided answers to the best of their ability.</p> <p>Sonnie Kirtley, Chairwoman of the Coalition of Greater Scottsdale (COGS) arrived at 5:30PM. We walked her through the proposed project and discussed the public hearing process and schedule. Sonnie had read through our application online and asked questions about lighting, noise, traffic, impacts to the neighbors to the ease and the C-1 zoning which allows a lot of other, undesirable, uses. We disclosed that the Applicant is willing to deed restrict the property to only allow the proposed use. We also discussed the LOW impact that this use will have on the neighbors in comparison to the existing office use that was planned and approved for the property in the 1990s.</p>
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Kathe Barnes, Property Manager from Scottsdale Ranch, also attended. Her main concern was the C-1 zoning district as well. Again, we discussed the possibility of deed restricting the property in order to eliminate the concern of an undesirable use operating on this site should the storage facility fail.

Vickie Falen from Montana Ranch showed up and signed in herself, her husband, Marlene and Frank Magarelli, noted that they were "against" the project and then abruptly left before we had a chance to engage in conversation.

Former Councilman Bob Littlefield was there for observational purposes.

Everyone left by 6:00 PM; we took down our exhibits and formally adjourned the Open House meeting at 6:30 PM.

# THE BELL GROUP, LLC - STORAGE AT SHEA | Open House Sign-in Sheet

Thursday, June 29, 2017, 5:30 p.m., Mustang Library

Name	Address	Email	Phone	Owner or Renter?
<i>Sonnie Kestly</i> Kathe Barnes	7901 ECh Scottsdale Ranch	<i>[Signature]</i> Kbarnes@ scottsdaleranch.org	602 717 3886	Owner
Vickie Falen	10520 N. 117 <sup>th</sup> PL	Scottsdale	480- 767-7225	owner Against
Dana Falen	10520 N. 117 PL	Scottsdale	480- 767-7225	owner-Against
Frank Margarelli	10480 N. 117 <sup>th</sup> PL	Scottsdale	480-614-8271	owner-Against
Marlene Margarelli	10480 N. 117 <sup>th</sup> PL	Scottsdale	480-614-8271	owner-Against



June 16, 2017

Dear Property Owner, Resident or Neighborhood Association President,

You should have received a letter from our office notifying you that our client has filed an application (Case# 357-PA-2017) seeking a Major General Plan Amendment to change the Land Use Designations on property located at the southeast corner of 116<sup>th</sup> Street and Shea Blvd. This request will amend the General Plan Land Use Designations from Cultural/Institutional or Public Purpose, Rural Neighborhood to Commercial to allow for a low profile internalized community storage facility to operate on this property that is currently vacant and restricted by overhead transmission lines.



This letter serves as an update to the above referenced case to notify you that we will be filing a formal rezoning application on this property on June 19, 2017. The property is currently zoned S-R (Service Residential) and our client is requesting to change the zoning district to C-1 (Neighborhood Commercial) which will allow our client to construct a completely enclosed, climate controlled storage facility. The Neighborhood Commercial zoning district "provides for small business retail and service establishments which supply commodities to meet the daily needs of the community".

Furthermore, the building will be carefully designed to blend in with the surrounding S-R uses as well as provide a much needed service to the wide variety of residential and office uses throughout the area. The proposed use is considered a "quiet" neighbor as it will generate minimal traffic, operate with limited hours and greatly improve the vacant dirt lot by providing significant desert landscaping.

If you were unable to attend our initial Open House on June 7<sup>th</sup> - please join us for a second Open House to discuss the proposed request.

OPEN HOUSE

Mustang Library

10101 N. 90th Street, Scottsdale, AZ 85258

Thursday, June 29, 2017

5:30PM-6:30PM

Please feel free to contact me directly at 480-505-3938 or [jhall@roselawgroup.com](mailto:jhall@roselawgroup.com) to discuss the application in more detail. You may also reach the City of Scottsdale's Planning and Development Services Department at 480-312-2500 and reference Case# 357-PA-2017. Thank you for your time.

Sincerely,



Jennifer Hall

Senior Project Manager



Parcel Number	Name	Address	City	State	Zip Code
217-56-870	16-22-114 LLC	17800 N PERIMETER DR STE 210	SCOTTSDALE	AZ	85255
217-33-977	ADAIR FAMILY TRUST DATED	15430 E CRESTED BUTTE TRL	FOUNTAIN HILLS	AZ	85268
217-56-800	ADAMS DWAYNE C/ELSIE E	7575 E TALISPIN LN	SCOTTSDALE	AZ	85255
217-28-298	ALLEN AND IRIS HAGGERTY TR/HAGGERTY KENNETH A	7323 E GAINNEY RANCH RD UNIT 2	SCOTTSDALE	AZ	85258
217-56-715	ARDEL AND VANESSA MENKE TRUST	11500 E COCHISE DR NO 1088	SCOTTSDALE	AZ	85289
217-28-334	AUBIN MARY ELIZABETH	11753 E CLINTON ST	SCOTTSDALE	AZ	85259
217-56-573	AVENIDO MIGUEL M TR	2600 W DALE RD NW	CANTON	OH	44708
217-56-488	BAKER MARTHA M TR	13801 E YALE AVE UNIT 223	AURORA	CO	80014
217-56-708	BAKER MARTHA M TR	1907 S LANSING CT	AURORA	CO	80014
217-56-469	BARTON GREGORY J/KOLBUS-BARTON KAREN A	503 E SUNSET DR	ARLINGTON HEIGHTS	IL	60004
217-56-460	BAUMGARTEN ROBERT/CHERYL	331 EDGEWATER DR	WEST FARGO	ND	58078
217-28-993	BDRE HOLDINGS LLC	7525 E CAMELBACK RD SUITE 160	SCOTTSDALE	AZ	85251
217-56-577	BEM THOMAS P	133 FLORENCE WY	STATE COLLEGE	PA	16801
217-56-797	BEM THOMAS P	120 ASBURY LN	STATE COLLEGE	PA	16801
217-56-569	BENNING MICHAEL/WANDA	4820 144TH ST	EDMONTON	AB	T6H 4G8
217-56-479	BERNARD MATTHEW/MAUREEN/JUDD NANCY	11500 E COCHISE DR NO 1072	SCOTTSDALE	AZ	85259
217-56-598	BERNARD P DWORSKY REVOCABLE TRUST	15944 E LANTANA LN	FOUNTAIN HILLS	AZ	85268
217-56-591	BESTWICK THOMAS R/KATHERINE J	4458 REGENCY PL	WEST VANCOUVER	BC	V7W 1B9
217-56-496	BITSIARAS CHRIS/SYREGELAS KATHY S	11500 E CHOCHISE DR NO 1089	SCOTTSDALE	AZ	85259
217-56-865	BK RICE INVESTMENTS LLC	9375 E SHEA BLVD SUITE 100	SCOTTSDALE	AZ	85260
217-28-302	BLOOM ESTELLE A TR	10750 N 117TH PL	SCOTTSDALE	AZ	85259
217-56-575	BRACA BONNIE GILBERT	11500 E COCHISE DR UNIT 2058	SCOTTSDALE	AZ	85259
217-56-578	BRANNAN DANIEL J	11500 E COCHISE DR UNIT 2061	SCOTTSDALE	AZ	85259
217-56-724	BROWN DIANA M/VRTIS JOAN K TR	2463 S GAUCHO	MESA	AZ	85202
217-33-980	BUTTS WILLARD	1349 N CLIFFSIDE DR	GILBERT	AZ	85234
217-28-346	CADWELL JOHN W/SUSAN ALLEN	11764 E CLINTON ST	SCOTTSDALE	AZ	85259
217-56-786	CAMPBELL AUNDREA C TR	1411 CRESS CREEK CT	NAPERVILLE	IL	60563
217-28-317	CANDELARIA GINA M/NICK V	11771 E BECKER LN	SCOTTSDALE	AZ	85259
217-56-585	CAUGHELL ANTHONY/KAREN	42 SWALLOW AVE	SHERWOOD PARK	AB	T8A 3H5
217-33-131	CEVASCO FRANK/LISA	10392 N 118TH PL	SCOTTSDALE	AZ	85259
217-33-128	CHALMERS ROBERT P TR	75 PORTLAND ST STE 1103	TORONTO	ON	M5V2M9
217-28-344	CHAMBERLIN MELVIN R/SHIRLEY M TR	2181 A RESORT WAY SOUTH	PRESCOTT	AZ	86301
217-33-133	CHANDRA BINOY/SHILPA TR	11827 E CANNON DR	SCOTTSDALE	AZ	85259
217-56-489	CHOI KUM O	11500 E COCHISE DR UNIT 1082	SCOTTSDALE	AZ	85259
217-28-345	CHRISTENSEN BROOKE	11768 E CLINTON ST	SCOTTSDALE	AZ	85259
217-28-337	CHUDNOW BARRY S/BARBARA TR	2021 MALLARD DR	NORTHBROOK	IL	60062
217-56-493	COCHISE CROSSING LLC	3924 WEBSTER AVE SOUTH	ST LOUIS PARK	MN	55416
217-28-986	COLGEN INVESTMENTS LLC	8475 E HARTFORD DR STE 100	SCOTTSDALE	AZ	85255
217-56-864	COLORADO NORTH LLC	623 E FLORENCE BLVD	CASA GRANDE	AZ	85122

217-33-138	CRNKOVICH MATTHEW C
217-56-499	CUNNINGHAM R DANIEL JR/CYNTHIA E
217-56-570	DA SILVA ROBERT V/DONNA
217-56-512	DALE AND JUANITA GARRETT TRUST/ JUANITA A
217-56-472	DAMRAUER CONSTANCE J
217-33-118	DANA K FALEN AND VICKIE A FALEN JOINT REVOCAB
217-56-467	DAVID A WENZ REVOCABLE TRUST
217-28-336	DE LEON ANNETTE H
217-56-617	DEGER GRANT E/CANDICE N
217-56-618	DOAN DANA MARIE
217-33-120	DONALD AND JILL EDWARDS FAMILY TRUST
217-56-509	DYANNE B FOX TRUST/FOX DYANNE B
217-56-600	DYGUS TED J/PANCHISIN DAVID
217-56-475	EJK MIRAGE LLC
217-56-620	ELLIOTT NADINE
217-56-514	ERICKSON ANTHONY W/ANGELA
217-56-584	EVERT SAMUEL H JR/JANE TR
217-28-330	FIELD IVAN
217-56-607	FITZGIBBON PATRICIA A/HOWARD KATHLEEN T
217-32-513B	FBNB PROPERTIES ARIZONA LLC
217-29-838	FORUM CAPITAL LC
217-28-991	FORUM CAPITAL LLC
217-56-492	FOX NORMAN R/CLAIRE N TR
217-33-169	FRISCH RICHARD/TAMRA
217-33-168	FUND I HOLDINGS LLC
217-33-170	GARZA ANGEL/YOLANDA
217-56-587	GILL CARRIE A
217-56-477	GLEN IAN/SHERRY
217-56-504	GODDARD LORNE EDWARD/NANCY CAROL
217-56-481	GOLLINGS CAROLYN/FRANK J TR
217-28-304	GORDON S JONES AND MARTHA PRASSE JONES REV TR
217-56-676	GREEN BERTRAM/KELLIE
217-28-329	GROGAN KRISTINA SUZANNE
217-28-325	HALLADAY HUBERT E/LAURA E TR
217-28-316	HAMBLIN ROBERT LEE/LIBYA
217-56-459	HARTMAN GARY E/KATHLEEN A
217-56-719	HAWORTH F WILLIAM
217-56-596	HELLE RONALD F/JUDEANE M
217-56-491	HILTS EDWIN R/HOUSER SANDRA M
217-56-507	HIPP TERESA A TR

19W 265 WILLIAMSBURG CT
11030 RENNER RD
12098 E LUPINE AVE
11500 E COCHISE DR UNIT 1105
11500 E COCHISE DR UNIT 1065
10520 N 117TH PL
2845 WILD ROSE CT
11761 E CLINTON ST
11500 E COCHISE DR STE 2100
11500 E COCHISE DR UNIT 2101
10541 N 117TH PL
1052 MICHENER WY
4115 W 82ND PL
5646 E MARILYN RD
11500 E COCHISE DR UNIT 2103
11500 E COCHISE DR
10832 E ONYX CT
7 EMILY CT
11500 E COCHISE DR UNIT 2090
299 S MAIN ST STE 2070
4800 N SCOTTSDALE RD STE 1200
4800 N SCOTTSDALE RD
11500 E COCHISE DR 1085
10340 N 117TH PL
3104 E CAMELBACK RD SUITE 605
10370 N 117TH PL
11500 E COCHISE DR NO 2070
5176 ASHFIELD RD
19 WILLOW SPRINGS CRESCENT
9867 WINDING GREEN WY
10730 N 117TH PL
84 CRANARCH HIEGHTS SE
4705 INYO WAY
10735 N 117TH WY
11767 E BECKER LN
3615 E STRAFFORD RD
11500 E COCHISE DR 1092
2608 HACIENDA DR
10029 38TH AVENUE NE
11500 E COCHISE DR UNIT 1100

OAK BROOK	IL	60523
WOODSBORO	MD	21798
SCOTTSDALE	AZ	85259
SCOTTSDALE	AZ	85259
SCOTTSDALE	AZ	85259
SCOTTSDALE	AZ	85259
WICHITA	KS	67205
SCOTTSDALE	AZ	85259
SCOTTSDALE	AZ	85259
SCOTTSDALE	AZ	85259
SCOTTSDALE	AZ	85259
SCOTTSDALE	AZ	85259044
HIGHLANDS RANCH	CO	80126
CHICAGO	IL	60652
SCOTTSDALE	AZ	85254
SCOTTSDALE	AZ	85259
SCOTTSDALE	AZ	85259
SCOTTSDALE	AZ	85259
DEMAREST	NJ	7627
SCOTTSDALE	AZ	85259
SALT LAKE CITY	UT	84111
SCOTTSDALE	AZ	85251
SCOTTSDALE	AZ	85251
SCOTTSDALE	AZ	85259
SCOTTSDALE	AZ	85259
PHOENIX	AZ	85016
SCOTTSDALE	AZ	85259
SCOTTSDALE	AZ	85259
WEST VANCOUVER	BC	V7W X2S
SYLVAN LAKE	AB	T4S 1G1
DAYTON	OH	45458
SCOTTSDALE	AZ	85259
CALGARY	AB	T3M 0V6
KELSEYVILLE	CA	95451
SCOTTSDALE	AZ	85259
SCOTTSDALE	AZ	85259
VIRGINIA BEACH	VA	23455
SCOTTSDALE	AZ	85259
DUBUQUE	IA	85259
SEATTLE	WA	98125
SCOTTSDALE	AZ	85259



217-56-727	HIPP TERESA A TR
217-56-565	HIRSCH JEFFREY A/KATHLEEN C
217-28-332	HOLMGREN JOHN W/CHRISTINE M
217-56-610	HOSLER DAVID E/JEAN M
217-56-457	HOSTERT KENNETH W/KIM S
217-33-125	HURLEY NORMAN F/TRACY B
217-33-979	HV 160 LLC
217-56-478	J&J HILLARD LLC
217-56-483	JACQUES LORI
217-56-594	JAMES CLIFFORD WILLEY REVOCABLE LIVING TRUST
217-28-324	JANET JASPER REVOCABLE TRUST
217-56-606	JARAYSI MOUSSA N/RIHAM
217-56-463	JEFFREY L BARNETT AND JANICE K BARNETT TRUST
217-28-303	JOHNSON THOMAS M/ALBERTA J
217-56-484	JOLLY ROBERT A
217-28-318	JOSLYNE LEE FAMILY TRUST
217-56-586	KAHALNIK NEAL/CHARLES/KOVIN BRAD
217-56-608	KAMINSKAS STEVEN/SHARI
217-56-502	KARAVAKIS KONSTANTINE/HELEN
217-56-508	KARSTENSEN DEAN/DENISE
217-32-510	KC ANIMAL HOSPITAL LLC
217-56-572	KEELER KENNETH FRANK/SHIRLEY ELISABETH
217-56-592	KEITH W UNDERWOOD AND JENNIFER A UNDERWOOD TR
217-28-311	KELLER FAMILY TRUST
217-28-310	KELLEY PATRICIA
217-28-321	KENNEDY WILLIAM MICHAEL/SHIRLEY LAURA
217-33-171	KILPATRICK PETER LEWIS TR
217-28-319	KIMBERLY G BASH REV TR/RANDALL E BASH REV TR
217-28-333	KING SUSAN
217-56-473	KIRKLAND FAMILY REVOCABLE TRUST
217-56-486	KISTNER CORI
217-56-470	KLEIN FAMILY LIVING TRUST
217-28-990	KNUBIS JESS/GABRIELA
217-28-322	KOLNIK CAROLYN M
217-56-597	KOZAK WALTER R/MAXINE E
217-33-978	KRANTZ M BETH
217-33-132	KRAVETZ GARY G/LISA A TR
217-56-602	LAGARDE DANIEL
217-56-612	LAMBERT LANE DESIGN LLC
217-56-510	LEE SUDIT TRUST- FAMILY SHARE

11500 E COCHISE DR UNIT 1100
10256 SE 7TH ST
11754 E BECKER LN
388 MILL POND DR
1525 CHERRY RD
10381 N 117TH PL
18835 N THOMPSON PEAK PKWY SUITE 215
12157 E ALTADENA DR
11500 E COCHISE DR UNIT 1076
11500 E COCHISE DR UNIT 2077
5786 MARIGOLD LN
11500 E COCHISE DR NO 2089
6651 BEACHVIEW DR
10740 N 117TH PL
7 LONG COVE DR
11775 E BECKER LN
11500 E COCHISE DR NO 2069
13052 E MOUNTAIN VIEW
11500 E COCHISE DR NO 1095
3775 W MINOOKA RD
10855 N FRANK LLOYD WRIGHT BLVD STE A104
34 EVERGREEN TER SOUTHWEST
4028 E CASITAS DEL RIO DR
16455 E AVENUE OF FOUNTAINS APT C233
10670 N 117TH PL
PO BOX 17150
10400 N 117TH PL
9893 E WOOD DR
11750 E BECKER LN
11500 E COCHISE DR UNIT 1066
11500 E COCHISE DR UNIT 1079
10855 E GOLD DUST AVE
111 W MONROE ST
10705 N 117TH WAY
11500 E COCHISE DR UNIT 2080
11637 E COCHISE DR
10432 N 118TH PL
11500 E COCHISE DR UNIT 2085
37360 N BOULDER VIEW DR
11700 FOXHALL RD

SCOTTSDALE	AZ	85259
BELLEVUE	WA	98004
SCOTTSDALE	AZ	85259
LITITZ	PA	17543
OSWEGO	IL	60543
SCOTTSDALE	AZ	85259
SCOTTSDALE	AZ	85255
SCOTTSDALE	AZ	85259
SCOTTSDALE	AZ	85259
SCOTTSDALE	AZ	852594919
DULUTH	MN	55810
SCOTTSDALE	AZ	85259
HUNTINGTON BEACH	CA	92648
SCOTTSDALE	AZ	85259
LEMONT	IL	60439
SCOTTSDALE	AZ	85259
SCOTTSDALE	AZ	85259
SCOTTSDALE	AZ	85259
SCOTTSDALE	AZ	85259
MORRIS	IL	60450
SCOTTSDALE	AZ	85259
CALGARY	AB	T2Y 2V9
PHOENIX	AZ	85050
FOUNTAIN HILLS	AZ	85268
SCOTTSDALE	AZ	85259
FOUNTAIN HILLS	AZ	85269
SCOTTSDALE	AZ	85259
SCOTTSDALE	AZ	85260
SCOTTSDALE	AZ	85259
SCOTTSDALE	AZ	85259
SCOTTSDALE	AZ	85259
CHICAGO	IL	60603
SCOTTSDALE	AZ	85259
SCOTTSDALE	AZ	85259
SCOTTSDALE	AZ	85259
SCOTTSDALE	AZ	85259
SCOTTSDALE	AZ	85262
MINNETONKA	MN	55305

217-28-327	LEIS ROBERT T
217-56-564	LIMESAND SARAH
217-56-861	LIONHEART ENTERPRISE COMPANY LLC
217-56-621	LIRON AVRAHAM
217-28-299	LONGE DONALD
217-56-567	LUBOT KEVIN
217-56-485	LYSTER KEN/LORRAINE/BRYAN/RUBIO CLAIRETH L
217-56-623	MACDUFF CHRISTOPHER D
217-33-117	MAGARELLI FRANK V/MARLENE TR
217-56-875	MANJA LLC
217-56-487	MANNING DAVID/TAMRA
217-56-455	MARGARELLI FRANK M
217-56-506	MARTIN E DAVIS TRUST
217-28-301	MCKEE AMY
217-33-134	MCMANUS DENISE
217-56-846	MCPHILLIPS LILYBEL
217-56-471	MENDOLA MICHAEL P/JUDY
217-56-464	MIKOLS ROBERT M/ROSEMARY
217-28-349	MILLER CLAUDE
217-56-571	MILLER VIRGINIA
217-33-122	MILTON H FISHMAN AND SHARON L FISHMAN TRUST
217-28-308	MINKUS DONALD/ARLENE TR
217-56-613	MIRAGE CROSSING 2096 LLC
217-33-004C	MIRAGE CROSSING OFFICE LLC
217-56-871	MIRAGE CROSSING OFFICE LLC
217-56-848	MIRAGE CROSSING RESORT CASITAS HOMEOWNERS ASS
217-56-862	MIRAGE EXECUTIVE SUITES LLC
217-56-849	MIRAGE HOME CONSTRUCTION INC
217-56-868	MIRAGE VENTURE LLC/ETAL
217-33-211A	MONTANA RANCH HOMEOWNERS ASSOCIATION
217-56-867	MORMINO INVESTMENTS LIMITED PARTNERSHIP
217-33-121	MORRIS FAMILY INVESTMENT GROUP LLC
217-56-480	MORTENSON CURTIS D/KIMBERLEY A
217-33-123	MOSIER GARRY E/MARY ANN
217-29-844	MOUNTAINSIDE PLAZA F & G LLC
217-56-866	MUELLER RANDY/FAITH TR
217-28-309	MUJICA ANGELICA/BOGUE APRIL T
217-56-588	MULLIGAN KEVIN/MICHAEL/PATRICIA
217-56-624	MURI TIMOTHY/LOIS A
217-56-590	MURILLO LISA MONIQUE

11774 E BECKER LN
PO BOX 112135
2760 W WILLOW BREEZE DR
26 1 BODENHEIMER ST
10780 N 117TH PL
11500 E COCHISE DR 2050
432 PARKRIDGE CRES SE
17961 SKY PARK CIRCLE STE G
10480 N 117TH PL
10565 N 114TH ST STE 111
10927 E WINCHCOMB DR
10480 N 117TH PL
6320 RED ROCK DR
10760 N 117TH PL
11817 E CANNON DR
11500 E COCHISE DR NO 2109
11500 E COCHISE DR UNIT 1064
601 BUTTONWOOD CIR
11752 E CLINTON ST
11500 E COCHISE DR NO 2054
10461 N 117TH PL
10690 N 117TH PL
9444 N 115TH PL
PO BOX 317
7110 E MCDONALD DR STE A1
9000 E PIMA CTR PKWY 300
1404 E WHALERS WAY
PO BOX 27907
10575 N 114TH ST SUITE 115
9000 E PIMA CTR PKWY 300
10923 N 126TH WAY
9420 E DOUBLETREE RANCH RD SUITE C 101
PO BOX 190
10401 N 117TH PL
1333 N GREENFIELD STE 104
10161 E DESERT COVE
10680 N 117TH PL
11500 E COCHISE DR UNIT 2007
2775 PENNYROYAL CIR
11500 E COCHISE DR UNIT 2073

SCOTTSDALE	AZ	85259
ANCHORAGE	AK	99511
CHINO VALLEY	AZ	86323
TEL AVIV 6200840		
SCOTTSDALE	AZ	85259
SCOTTSDALE	AZ	85259
CALGARY	AB	T2J 5A9
IRVINE	CA	82514
SCOTTSDALE	AZ	85259
SCOTTSDALE	AZ	852594942
SCOTTSDALE	AZ	85255
SCOTTSDALE	AZ	85259
IDAHO FALLS	ID	83401
SCOTTSDALE	AZ	85259
SCOTTSDALE	AZ	85259
SCOTTSDALE	AZ	85259
SCOTTSDALE	AZ	85259
NAPERVILLE	IL	60540
SCOTTSDALE	AZ	85259
SCOTTSDALE	AZ	85259
SCOTTSDALE	AZ	85259
SCOTTSDALE	AZ	85259
TIBURON	CA	94920
SCOTTSDALE	AZ	85253
SCOTTSDALE	AZ	85258
TEMPE	AZ	85283
TEMPE	AZ	85285
SCOTTSDALE	AZ	85259
SCOTTSDALE	AZ	85258
SCOTTSDALE	AZ	85259
SCOTTSDALE	AZ	85258
FORT PIERRE	SD	57532
SCOTTSDALE	AZ	852590000
MESA	AZ	85205
SCOTTSDALE	AZ	85260
SCOTTSDALE	AZ	85259
SCOTTSDALE	AZ	85259
NAPERVILLE	IL	60564
SCOTTSDALE	AZ	852594919



217-56-614	MYERS WILLIAM HARRISON III
217-56-611	NASELLI TIFFANY V
217-56-609	NDDG LEASING (ARIZONA 1) LLC
217-28-326	NEFF NANCY
217-28-323	NELSON ANNE
217-56-501	NICOLE MATTHEW/KAREN
217-56-513	NITTA CAITLIN
217-56-465	NOVAK WILLIAM/KELLI
217-56-595	NWATURUOCHA ROSE
217-56-494	ODERMOTT FAMILY REVOCABLE TRUST
217-56-788	OHIO SAVINGS BANK
217-28-768	OSTHER KURT B/INGER B
217-56-622	OTTWELL KIMBERLY K
217-56-476	PAJEVIC FAMILY LIVING TRUST
217-56-696	PAJEVIC ROBERT
217-56-863	PATHFINDER TRF FOUR LLC
217-56-576	PELLACK SHERRI L
217-56-505	PERKINS GARY W/SAMSON GAIL L
217-56-601	PIEKARSKI MICHAEL A/ROBYN Y
217-28-328	PINSKY SVETLANA
217-28-314	PITTMON PATRICIA A
217-29-846	PLAZA LEYENDA LLC
217-56-461	PLEWA JOHN
217-28-307	PULIS REBECCA E/PARRECO EARL L/EILEEN S
217-32-506	R J REAL ESTATE ENTERPRISES L L C
217-32-505	RADA HOLDINGS LLC
217-56-855	REF LLC
217-56-579	REGINE LYNN RUBRIGHT REVOCABLE TRUST
217-56-462	RENEAU ROBERT F/CAROL A TR
217-56-856	RESIDUAL TRUST CREATED UNDER THE SIMAS FAMILY
217-33-119	RICHARDS DAVID L/BUE C
217-33-136	RICHARDS JULIE ANN
217-28-312	RJP HOLDINGS LLP
217-32-499	ROCKWAVE LLC
217-32-503	ROCKWAVE LLC
217-56-615	ROMEO DOMINIC P JR
217-28-300	ROTHMAN MARK P
217-56-454	RYAN MICHAEL
217-56-498	SALOMONS LOUIS D/JOANN
217-33-116	SAMSKY JOHN R/CAROL TR

11500 E COCHISE DR 2097
11500 E COCHISE DR UNIT 2094
3210 WOODMEN DR NO 210
PO BOX 14493
10715 N 117TH WAY
79 MOODY RD
11500 E COCHISE DR NO 1106
1096 CHADWICK CT
11500 E COCHISE DR UNIT 2078
45409 NE YALE BRIDGE RD
1111 CHESTER AVE STE 200
11805 E BECKER LN
HEALTH UNIT T BOX 43
11500 E COCHISE DR 1069 BLDG 35
150 S BAILEY DR
21 E 6TH ST STE 706
11500 E COCHISE DR UNIT 2059
2478 LECLAIR DR
4309 W JJ RANCH RD
11770 E BECKER LN
11759 E BECKER LANE
8941 S 700 E SUITE 204
1000 W BELMONT AVE
10700 N 117TH PL
12466 N 138TH PL
2398 E CAMELBACK RD NO 1060
1941 E MOUNTAIN VIEW DR
46 MULE DEER TRL
28 QUIAL RIDGE DR
14635 N KIERLAND BLVD STE 111
10550 N 117TH PL
11810 E CANNON DR
2263 REDBUD LN STE 412
5555 N 7TH ST STE 134 102
11445 E VIA LINDA STE 2 610
11500 E COCHISE DR UNIT 2098
10770 N 117TH PL
PO BOX 411
11500 E COCHISE DR UNIT 1091
9004 E FRIESS

SCOTTSDALE	AZ	85259
SCOTTSDALE	AZ	85259
COLORADO SPRINGS	CO	80920
SCOTTSDALE	AZ	852674493
SCOTTSDALE	AZ	85259
LISBON	ME	4250
SCOTTSDALE	AZ	85259
AURORA	IL	60504
SCOTTSDALE	AZ	85259
AMBOY	WA	98601
CLEVELAND	OH	44114
SCOTTSDALE	AZ	85259
APO	AP	96546
SCOTTSDALE	AZ	85259
PORTER	IN	46504
TEMPE	AZ	85281
SCOTTSDALE	AZ	85259
COQUITLAM	BC	V3K 6G7
GLENDALE	AZ	85310
SCOTTSDALE	AZ	85259
SCOTTSDALE	AZ	85259
SANDY	UT	840702402
CHICAGO	IL	60657
SCOTTSDALE	AZ	85259
SCOTTSDALE	AZ	85259
PHOENIX	AZ	85016
PHOENIX	AZ	85020
LITTETON	CO	80127
MADISON	WI	53717
SCOTTSDALE	AZ	85254
SCOTTSDALE	AZ	85259
SCOTTSDALE	AZ	85259
VANCOUVER	BC	V6K4V7
PHOENIX	AZ	85014
SCOTTSDALE	AZ	85259
SCOTTSDALE	AZ	85259
SCOTTSDALE	AZ	85259
GILLETTE	WY	82717
PHOENIX	AZ	85259
SCOTTSDALE	AZ	85260

217-56-604	SANTANGELO PETER J/KATHERINE M/ETAL
217-56-466	SASSI LANA F
217-33-126	SAVILO MICHAEL/ELENA TR
217-56-511	SCARZONE JOSEPH JR/MARILYN
217-56-497	SCHIRIPA FRANK JR
217-56-468	SCHROEDEL JOHN D/JANICE F
217-56-583	SCHULMAN JULES/JOANNE
217-28-306	SCOTT LESLIE A TR
217-28-350	SCOTTSDALE ADOBE RANCH TH ASSN
217-56-876	SCOTTSDALE REAL ESTATE GROUP LLC
217-56-500	SCUTTE ALFRED/CAROL
217-56-474	SEVERIN WESLEY W/STACY L
217-29-836	SHEA 101 LLC
217-28-989	SHEA INVESTMENT GROUP LLC
217-56-599	SHERRY RUSSELL J
217-28-320	SIMMONS JULIE L
217-56-574	SMITH MICHAEL R
217-33-127	SMITH QUENTIN P JR/BEVERLY A CARTER
217-56-605	SOMMERS LARRY/ELAINE
217-56-625	SORSCHER PHILIP
217-29-845	SPENSA ARIZONA II LLC
217-56-616	SPIVEY FAMILY TRUST
217-56-603	STAPLETON THEODORE/SHARON
217-56-490	STEPHEN W ANDKAREN R SCHMIDT TRUST
217-56-619	STERN THOMAS E/SANDRA
217-28-338	STEWART TRAPPER S/CHRISTY A
217-28-809	STONEHAVEN PROPERTY OWNERS ASSOCIATION INC
217-28-985	STORE MASTER FUNDING II LLC
217-28-347	STUMBO SCOTT A
217-28-335	SUSAN C NIX 1995 TRUST
217-29-840	SWD PROPERTIES LLC
217-56-568	SYREGELAS GEORGE S
217-56-582	SZYN HOLDINGS LTD/5244 HOLDING LTD
217-33-124	TASHLIK STUART A/KITT A TR
217-28-313	THEODORA WICKRAMASURIYA REVOCABLE LIVING TR
217-28-305	TOMASEK DELORES E
217-56-458	TOWERS DONALD D/SHIRLEY R
217-33-135	ULRIKSON JAMES T/DEBORAH ANN TR
217-56-824	US BANK NATIONAL ASSOCIATION
217-33-137	VAN COTT CHARLES C

20502 N AUDREY LN
11500 E COCHISE DR UNIT 1059
10371 N 117TH PL
11500 E COCHISE DR
11500 E COCHISE DR UNIT 1090
11500 E COCHISE DR 1061
1440 WATERFORD DR
10710 N 117TH PL
8900 N CENTRAL AVE #213
13346 N 101ST ST
1373 BLUE SPRUCE CT
24031 E HAWAII PL
11648 E SHEA BLVD 101
11445 E VIA LINDA
11500 E COCHISE DR 2082
11783 E BECKER LN
11500 E COCHISE DR NO 2057
10361 N 117TH PL
11500 E COCHISE DR NO 2088
2100 LINWOOD AVE #5B
8525 E PINNACLE PEAK RD #100
1899 PARLIAMENT DR
11500 E COCHISE DR
257 HORSE CREEK DR
500 W SUPERIOR ST APT 612
11769 E CLINTON ST
11800 E SHEA BLVD
1230 W WASHINGTON ST #111
28404 GRANITE CT
11757 E CLINTON ST
11672 E SHEA BLVD SUITE 3
11442 N 129TH WY
641711 ALBERTA LTD
10391 N 117TH PL
3527 E FAIRFIELD CIR
10720 N 117TH PL
11500 E COCHISE DR 1051
11807 E CANNON DR
3501 JAMBOREE RD
11820 E CANNON DR

DEER PARK	IL	60010
SCOTTSDALE	AZ	85259
SCOTTSDALE	AZ	85259
SCOTTSDALE	AZ	85259
SCOTTSDALE	AZ	85259
SCOTTSDALE	AZ	85259
GOLDEN VALLEY	MN	55422
SCOTTSDALE	AZ	85259
PHOENIX	AZ	85020
SCOTTSDALE	AZ	85260
WINTER SPRINGS	FL	32708
AURORA	CO	800186033
SCOTTSDALE	AZ	85259
SCOTTSDALE	AZ	85259
SCOTTSDALE	AZ	85259
SCOTTSDALE	AZ	85259
SCOTTSDALE	AZ	85259
SCOTTSDALE	AZ	85259
FORT LEE	NJ	7024
SCOTTSDALE	AZ	85255
COLORADO SPRINGS	CO	80920
SCOTTSDALE	AZ	85259
CHATTANOOGA	TN	37405
CHICAGO	IL	60610
SCOTTSDALE	AZ	85259
SCOTTSDALE	AZ	85259
TEMPE	AZ	85281
ADEL	IA	50003
SCOTTSDALE	AZ	85259
SCOTTSDALE	AZ	85259
SCOTTSDALE	AZ	85259
SPRUCE GROVE	AB	T7Y1B8
SCOTTSDALE	AZ	85259
MESA	AZ	85213
SCOTTSDALE	AZ	85259
SCOTTSDALE	AZ	85259
SCOTTSDALE	AZ	85259
NEWPORT BEACH	CA	92660
SCOTTSDALE	AZ	85259



217-56-581	VAN HAAFTEN BRIAN/JANA
217-56-482	VAN PELT PAUL A/SHERRILL A
217-28-315	VAN PETTEN MATTHEW JAY TR
217-56-515	VAN RYZEWYK MARK/MISTY
217-56-503	WALLACE STEVEN E/JOAN
217-56-729	WEAVER CYNTHIA L/THOMAS L
217-56-589	WEIDNER BETHANN
217-28-339	WILLIAM M AND SHIRLEY L KENNEDY FAMILY TRUST
217-56-593	WOOD JUDITH ANN
217-28-331	YUMIKO HOLDINGS LLC

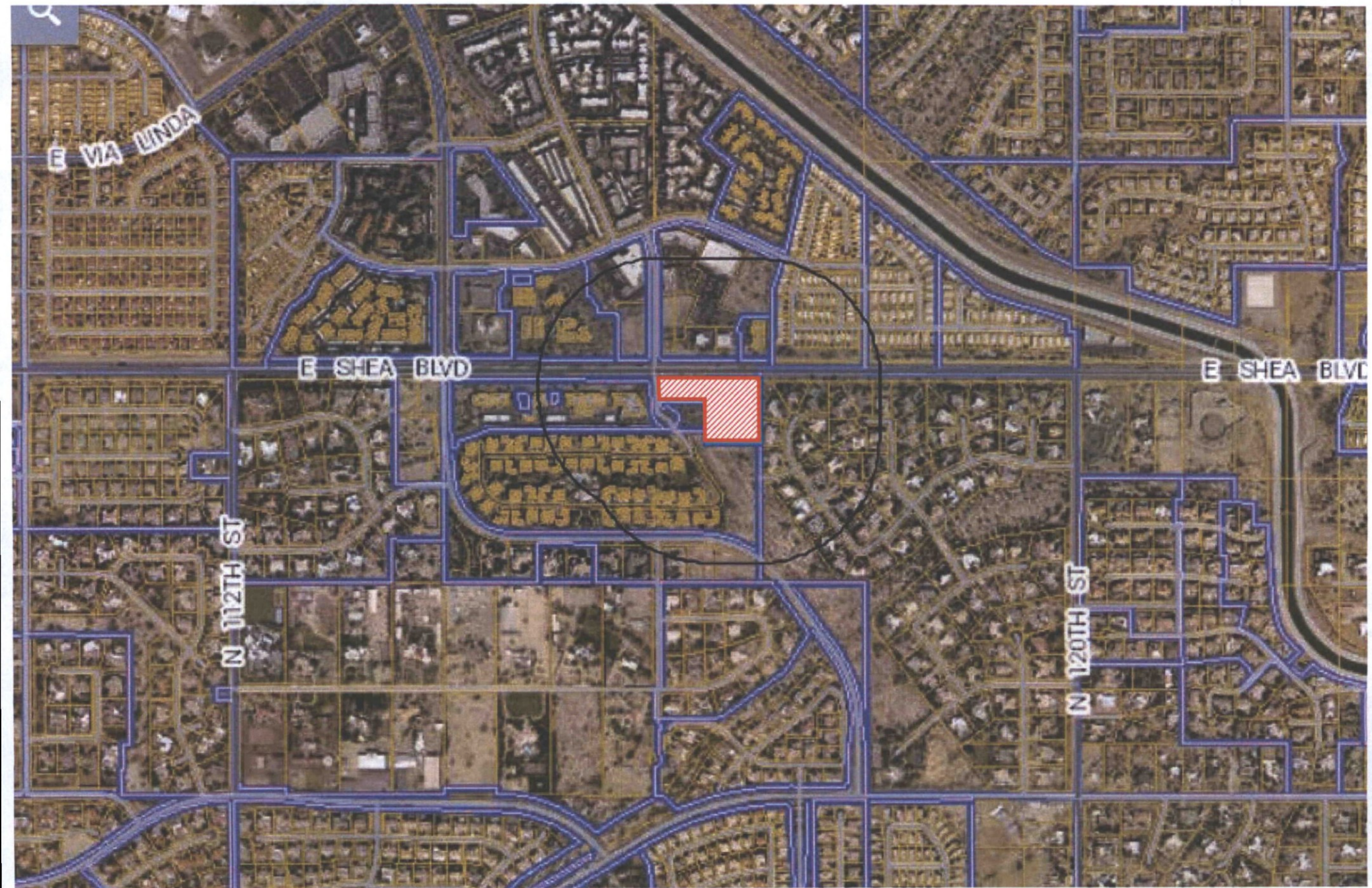
1121 FALLS CURV
2393 ELLSWORTH CT
11763 E BECKER LN
11500 E COCHISE DR UNIT 1108
11500 E COCHISE DR UNIT 1096
11500 E COCHISE DR UNIT 1102
11500 E COCHISE DR UNIT 2072
PO BOX 17150
11500 E COCHISE DR 2076
13051 N 145TH WY

CHASKA	MN	55318
CHASKA	MN	55318
SCOTTSDALE	AZ	85259
SCOTTSDALE	AZ	85259
SCOTTSDALE	AZ	85259
SCOTTSDALE	AZ	85259
SCOTTSDALE	AZ	85259
FOUNTAIN HILLS	AZ	85269
SCOTTSDALE	AZ	85259
SCOTTSDALE	AZ	85259

Nbhd Name	Last Name	First Name	Title	Address	Unit Number	City	State	Zip
Montana Ranch	Bell	Natasha	Property Manager	9000 E Pima Center Pkwy	300	Scottsdale	AZ	85258
Greater Pinnacle Peak Assn	Conklin	Les	Board-Member	8711 E Pinnacle Peak Rd	123	Scottsdale	AZ	85255
Carefree Rolling Hills HOA	Lensing	Thomas	President	PO Box 2151		Carefree	AZ	85377
Mirage Crossing Resort Casitas HOA	Hennick	Jeff	Property Manager	9000 E Pima Center Pkwy	300	Scottsdale	AZ	85258
Scottsdale Council of HOAs (SCOHA)	Ekmark	Curtis	President	6720 N Scottsdale Rd	261	Scottsdale	AZ	85253
Greater Pinnacle Peak Assn	Cappel	Bob	President	8711 E Pinnacle Peak Rd		Scottsdale	AZ	85255
Stonehaven	Stump	Robert	President	11941 E Becker Ln		Scottsdale	AZ	85259
Scottsdale Adobe Ranch Townhomes Assn	Emele	Tom	Property Manager	3260 E Indian School Rd		Phoenix	AZ	85018
Scottsdale Council of HOAs (SCOHA)	Moscarello	Andrea	Secretary	6720 N Scottsdale Rd	261	Scottsdale	AZ	85253
Stonehaven	Thomas	Robin	Property Manager	16441 N 91st St	104	Scottsdale	AZ	85260



Storage at Shea Rezoning Application  
750 ft Notification Map







# Affidavit of Posting

Required: Signed, Notarized originals.

Recommended: E-mail copy to your project coordinator.

☒ Project Under Consideration Sign (White)

☐ Public Hearing Notice Sign (Red)

Case Number: 357-PA-2017

Project Name: \_\_\_\_\_

Location: SEC 116th St and Shea Blvd

Site Posting Date: ORIGINAL May 23, 2017; Updated 6/19/17

Applicant Name: Tom Galvin, Rose Law Group pc

Sign Company Name: Dynamite Signs

Phone Number: 480-585-3031

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

Morgan Riggett  
Applicant Signature

6/19/17  
Date

Return completed original notarized affidavit AND pictures to the Current Planning Office no later than 14 days after your application submittal.

Acknowledged before me this the 19th day of June 2017



Marybeth Conrad  
Notary Public

My commission expires: 10-25-20

**City of Scottsdale -- Current Planning Division**

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



# Early Notification of Project Under Consideration

6/19/17 16:29:30

## Neighborhood Open House Meeting:

Date: Thursday June 29, 2017

Time: 5:30 - 6:30 P.M.

Location: Mustang Library, 10101 N 90th Street, Scottsdale, AZ 85258

Site Address: SEC of 116th St. & Shea Blvd.

Project Overview: Major Amendment to the General Plan and Zoning District Map Amendment.

- Request: Amend the existing land use designation from Rural Neighborhoods and Cultural/Institutional or Public Use to Commercial and change the zoning district from S-R (Service Residential) to C-1 (Neighborhood Commercial)
- Description of Proposed Use: Internalized community storage
- Site Acreage: 4.6 +/- gross acres
- Site Zoning: S-R PCD

### Applicant Contact:

Tom Galvin, Rose Law Group pc  
480-240-5651

tgalvin@roselawgroup.com

### City Contact:

Sara Javoronok 480-312-7918  
sjavoronok@scottsdaleaz.gov

Pre-Application #: 357-PA-2017 Available at City of Scottsdale: 480-312-7000

Project information may be researched at: Posting Date: 5/23/17 Updated: 6/19/17  
<https://eservices.scottsdaleaz.gov/bldgresources/Preapp/Search>

-Penalty for removing or defacing sign prior to date of last hearing -Applicant Responsible for Sign Removal



As a property owner in the area I would think that a  
mini golf-storm would be a benefit to that area if designed  
to improve the open area that now exists there.

Sincerely

Robert Fawcett  
#1055 11500 E COCHISE DR



**From:** Chris Jones [mailto:cjones@lvadesign.com]

**Sent:** Tuesday, August 01, 2017 1:24 PM

**To:** Jennifer Hall <JHall@roselawgroup.com>

**Subject:** Storage at Shea

Jennifer,

I just wanted to thank you for your time at the neighborhood meeting that I attended for my mother who lives in the Adobe Ranch community on the north side of Shea just east of the Mountainside Fitness commercial area. We were pleased with what you are proposing for the site and it looks like that it will blend in well with the area. We support your application with the City.

Thanks again for taking the time to speak with me.

Chris

--

(Please note the new cell number below)

**Christopher G. Jones**, senior planner, planning manager, R.L.A.

**LVA urban design studio**

[cjones@lvadesign.com](mailto:cjones@lvadesign.com) · o 480.994.0994 · c 480.368.1969

120 south ash avenue · tempe, arizona 85281 · [lvadesign.com](http://lvadesign.com)

> -----Original Message-----

> From: Yahoo [mailto:[tiffanylewis.lewis@yahoo.com](mailto:tiffanylewis.lewis@yahoo.com)]

> Sent: Tuesday, August 15, 2017 2:35 AM

> To: [bcluff@scottsdaleaz.gov](mailto:bcluff@scottsdaleaz.gov)

> Subject: Proposed storage facility on 116th/Shea

>

> Hi Bryan,

>

> Hope this email finds you well!

>

> Wanted to send an email regarding the proposed storage facility project for 116th/Shea Blvd. We are current residents on 114th/Shea and find that the idea of an additional storage facility would not create any disturbance to that location. The details of the project were viewed at an open house and the project seem pretty benign.

>

> Thank you for your time and efforts as you manage these proposals in our area.

>

> Tiffany Lewis

>

> Sent from my iPhone



## **STORAGE AT STORAGE – CITIZEN REVIEW REPORT**

**UPDATE: September 6, 2017**

The Applicant and team have engaged in an extensive neighborhood outreach process to ensure that area residents and nearby businesses understand the proposed Zone Change and General Plan Amendments being requested for the infill site located on the SEC of Shea Blvd and 116<sup>th</sup> Street.

### **Summary of Outreach Activities**

---

**May 19, 2017** – 800 Notification letters mailed for 1<sup>st</sup> Neighborhood Meeting to all property owners within 750' of the subject property and beyond. Additionally, the City of Scottsdale provided mailing list for all Interested Parties. *A copy of this letter is included with this report.*

**May 23, 2017** – Sign posting for “Early Notification/Open House”. *An affidavit of posting is included with this report.*

**May 22, 2017** – Phone call received from Jill Edwards (10541 N. 117<sup>th</sup> Place) in Montana Ranch. Ms. Edwards expressed her opposition to the proposed storage facility and commented that she will be leading the fight against the project. The applicant's representative began to inform Ms. Edwards about the details of the project, one story building that is aesthetically pleasing and will be designed to blend with existing rooftops. Ms. Edwards stopped the conversation by saying that there is nothing that our team can say or do that will change her mind. The applicant suggested having a meeting once the building elevations were completed; however, Ms. Edwards said it would be a waste of time. Ms. Edwards was reluctant to provide contact information so that the line of communication can remain open.

**May 22, 2017** – Email correspondence received from Lori Jacques who resides in Mirage Crossing Condos/Casitas. She would like additional information on the project and the hearing schedule. She is concerned about her views and traffic.

**May 22, 2017** – Email received from Estelle Bloom from Montana Ranch. Ms. Bloom had a variety of questions including lighting, public hearing schedule, map of area to be included in request, height of the storage facility and designing the site to respect the privacy of adjacent community. The applicant's representative responded to Ms. Bloom's questions and suggested an individual meeting since she will be unable to attend the Open House.

**May 23, 2017** – Phone call from Dan Cunningham in Maryland. Dan and his wife are “snow birds” who own a condo in the Mirage Crossings Condo community. They will not be in town for the Open House; however, they would be happy to schedule an individual meetings after June 12<sup>th</sup>. His wife is a member of the HOA board.

**May 23, 2017** – Email correspondence from Bill Butts, owner of vacant one acre property south side of Cochise. Mr. Butts main concerns were location of the building and impacts to the views of the mountains. The applicant’s representative responded to Mr. Butt’s questions.

**May 23, 2017** – Email correspondence with Lori Jacques who lives in the closest condo unit to the proposed site. Her biggest concerns were the traffic and noise from trucks and visual impacts.

**May 24, 2017** – Phone call from Robert Runeau in Wisconsin who owns Unit #1055 in the Mirage Crossings Community. He received our letter and wanted to express his support for the project. He thinks the proposed use will be “an asset to the area”. He will be mailing in a quick note of support.

**May 24, 2017** – Call with Lori Jacques to discuss the project details and alleviate her concerns about truck traffic (as there will be none) and impacts on her views. Discussed scheduling an individual meeting with her as she will be out of the country on the day of the Open House (6/7). Lori will call when she gets back in town.

**May 25, 2017** – Introduction via text message with Tiffany and Josh Lewis who reside on the west side of 114<sup>th</sup> and Shea.

**May 30, 2017** - Email correspondence with Bill Butts to discuss details of the building height and appearance and schedule a time to meet after the Open House as he will be unable to attend.

**June 7, 2017** – Call with Carma Gruhlke who was not going to attend the Open House but wanted to express her concerns about the project. She is upset that Arizona has changed so much since she moved here. Home values will go down, shady people will be coming into the area at all hours of the night. She was against the ER facility and she doesn’t want the storage facility. She refused to schedule a meeting to continue the conversation.

**June 7, 2017** – Exchanged voicemails with Garry Jestadt, owner of the culinary school property.

**June 7, 2017** – Open House #1 (Topics discussed included Major Amendment to General Plan, Rezoning from S-R to C-1 and public hearing schedule.) Please see Open House summary attached.



**June 8, 2017** – Follow up email correspondence was sent to all of the Open House attendees who left their contact information on the sign in sheets. The email thanked them for their time and requested additional meetings to continue to discuss the project. (Marlene Magarelli, Jeff Hennich, Vickie and Dana Falen, Robert Wilson, Joanne and Pete Kilpatrick and Chris Jones, Tiffany and Joshua Lewis and Frank and Tony Gostyla)

**June 12, 2017** – Email correspondence sent to Bill Butts to schedule a time to meet and discuss the exhibits presented at the Open House.

**June 12, 2017** – Email correspondence sent to Garry Jestadt, owner of the culinary building, to discuss the Open House turnout and schedule a time to sit down and discuss the project.

**June 12, 2017** – Email correspondence sent to Estelle Bloom requesting a meeting in order to discuss the exhibits presented at the Open House.

**June 13, 2017** – Meeting with Garry Jestadt at RLG office to discuss the project. Garry seemed pleased with the renderings of the proposed building. He has no issues or concerns with our proposal and thinks it will be a good addition to the area. He mentioned that he will be speaking with Robert Wilson who leases the building from him and operates the Culinary Institute but does not foresee any issues. Garry also provided contact information for the Office Condo Property Owner Association.

**June 14, 2017** – Email with Lori Jacques regarding scheduling a meeting at the site.

**June 14, 2017** – Email with Bill Butts regarding scheduling a meeting at RLG office.

**June 16, 2007** – 259 Notification letters were mailed to property owners within 750 ft of the Zone Change Amendment area to invite them to attend a second Open House Meeting to be held at the Mustang Library on 6/29/17.

**June 23, 2017** – RLG sent email correspondence to each of the attendees from the 1<sup>st</sup> Open House to notify them of the 2<sup>nd</sup> Open House to discuss the rezoning application filed on 7/19/17.

**June 23, 2017** – Email received from Lori Jacques regarding the difference in maximum heights of buildings located in existing zoning district and proposed zoning district.

**June 28, 2017** – Phone call received from Walter Gilbert (Gilbert Bird Law Firm) and Office Condo Association Board Member. The Association received our notification letter and reached out to discuss concerns with property ownership of the land

subjected to the rezoning application.

**June 29, 2017** – Email correspondence with Walter Gilbert regarding property ownership issue and request to schedule a meeting to continue the discussion of the proposed storage facility. Also, enclosed renderings of the building.

**June 29, 2017** – Open House #2 held at Mustang Library. There were a total of 4 attendees. Sonnie Kirtley, Chair - Coalition of Greater Scottsdale (COGS) and Kathe Barnes, Property Manager for Scottsdale Ranch attended and engaged in discussion to learn more about the project. Sonnie asked about traffic, lighting, noise and protecting the neighbors to the east. It was agreed that the proposed use is low impact; however, the real concern was the other permitted uses allowed in the C-1 zoning category. The development team offered to resolve this concern by deed restricting the property to only allow an internalized community storage facility. Both women were encouraged to reach out with additional questions and/or concerns. The development team offered to schedule additional meetings as well. Former Councilman Bob Littlefield also attended; however, was there in an observation role. He did not sign in nor did he have any questions about the project. Finally, Vickie Falen, who is the adjacent property owner to the east, signed in for herself, her husband and her neighbors, Marlene and Frank Magarelli, however, she left immediately afterwards. Attached is the Open house summary report.

**June 30, 2017** – Email correspondence with Walter Gilbert, Office Condo Association, regarding cross access easement and concerns of maintenance and repair issues for the existing parking lot. RLG requested to schedule a time to meet after the July 4<sup>th</sup> holiday.

**July 7, 2017** – Email correspondence to Garry Jestadt to follow up and see if he had additional questions or concerns.

**July 7, 2017** – Follow up email to Bill Butts re: additional questions or concerns. His main concern is the height of the building. Also, sent him renderings of building per his request.

**July 7, 2017** – Follow up email to Kathe Barnes, Scottsdale Ranch, to thank her for attending the Open House and address any additional questions or concerns.

**July 7, 2017** – Follow up emails to all of the attendees from 1<sup>st</sup> Open House (Chris Jones, Tiffany Lewis, Joanne and Pete Kilpatrick and Frank Gostyla)

**July 7, 2017** – Follow up email to Marlene and Frank Magarelli requesting a meeting to discuss their opposition to the project and work together.



**July 7, 2017** – Follow up email to Vickie and Dana Falen requesting a meeting to discuss their opposition to the project and work together

**July 10, 2017** – Phone call with Walter Gilbert (Mirage Crossing Office Condo Association) to discuss cross access easement, property ownership issues and meeting to discuss project details.

**August 1, 2017** – Email from Chris Jones in support of the proposal.

**August 3, 2017** – Meeting with Walter Gilbert and Brent Taylor (Mirage Crossing Office Condo Association POA) to discuss the proposal and answer questions. Applicant and team offered to attend the upcoming POA meeting to present the proposal to the entire POA.

**August 14, 2017** – Email to Marlene and Frank Magarelli regarding the radio antenna behind their property and on the Applicant's property. Applicant's team requesting a phone call to discuss.

**August 15, 2017** – Phone conversation with Frank and Marlene Magarelli's son Frank, regarding the radio antenna behind their property. Frank acknowledged that the antenna was erected by his father and it was used for emergency radio purposes. We also spoke about details of the proposed storage facility.

**August 15, 2017** – Email from Tiffany Lewis who lives at 114<sup>th</sup> and Shea regarding no issues with the proposed storage facility at 116<sup>th</sup> and Shea.

**August 16, 2017** – Phone call with Marlene Magarelli regarding the radio antenna and proposed rezoning case. Marlene mentioned that the city has been aware of the antenna. Applicant's representative explained that the new owner is willing to work with them on keeping the antenna on the property if the zone change is approved. Marlene expressed concern with devaluation of property values as a direct result from the storage facility being approved and built. She is going on vacation and when she returns she will be speaking to a realtor about preparing an opinion of the impact of such a facility. It was agreed that we would speak after she received the realtor's opinion.

**August 31, 2017** – Follow up email sent to Marlene Magarelli and son requesting a phone call about the antenna and the zone change proposal.



# Development Application



## Development Application Type:

Please check the appropriate box of the Type(s) of Application(s) you are requesting

Zoning	Development Review	Signs
<input type="checkbox"/> Text Amendment (TA)	<input type="checkbox"/> Development Review (Major) (DR)	<input type="checkbox"/> Master Sign Program (MS)
<input type="checkbox"/> Rezoning (ZN)	<input type="checkbox"/> Development Review (Minor) (SA)	<input type="checkbox"/> Community Sign District (MS)
<input type="checkbox"/> In-fill Incentive (II)	<input type="checkbox"/> Wash Modification (WM)	Other:
<input type="checkbox"/> Conditional Use Permit (UP)	<input type="checkbox"/> Historic Property (HP)	<input type="checkbox"/> Annexation/De-annexation (AN)
Exemptions to the Zoning Ordinance	Land Divisions (PP)	<input checked="" type="checkbox"/> General Plan Amendment (GP)
<input type="checkbox"/> Hardship Exemption (HE)	<input type="checkbox"/> Subdivisions	<input type="checkbox"/> In-Lieu Parking (IP)
<input type="checkbox"/> Special Exception (SX)	<input type="checkbox"/> Condominium Conversion	<input type="checkbox"/> Abandonment (AB)
<input type="checkbox"/> Variance (BA)	<input type="checkbox"/> Perimeter Exceptions	Other Application Type Not Listed
<input type="checkbox"/> Minor Amendment (MA)	<input type="checkbox"/> Plat Correction/Revision	<input type="checkbox"/>

Project Name:

MIRAGE CROSSING M6PA

Property's Address:

SEC 116th + SHEA BLVD.

Property's Current Zoning District Designation:

The property owner shall designate an agent/applicant for the Development Application. This person shall be the owner's contact for the City regarding this Development Application. The agent/applicant shall be responsible for communicating all City information to the owner and the owner application team.

Owner:

JOHN SIMMONS

Agent/Applicant:

TOM GALVIN

Company:

MIRAGE CROSSING OFFICE

Company:

ROSE LAW GROUP

Address:

10105 N. 116th ST.

Address:

7144 E. STETSON DR #300

Phone:

Fax:

Phone: 480 240-5651 Fax:

E-mail:

E-mail: T6ALVIN@ROSELAWGROUP.COM

Designer:

Engineer:

Company:

Company:

Address:

Address:

Phone:

Fax:

Phone:

Fax:

E-mail:

E-mail:

Please indicate in the checkbox below the requested review methodology (please see the descriptions on page 2).

- This is not required for the following Development Application types: AN, AB, BA, II, GP, TA, PE and ZN. These applications<sup>1</sup> will be reviewed in a format similar to the Enhanced Application Review methodology.



Enhanced Application Review:

I hereby authorize the City of Scottsdale to review this application utilizing the Enhanced Application Review methodology.



Standard Application Review:

I hereby authorize the City of Scottsdale to review this application utilizing the Standard Application Review methodology.

Owner Signature

*John Simmons*  
Mirage Crossing Office LLC

Agent/Applicant Signature

*Tom Galvin*

Official Use Only

Submission Date:

Development Application No.:

Planning and Development Services

7147 East Indian School Road Suite 105, Scottsdale, Arizona 85251 Phone: 480-342-7000 Fax: 480-342-7088

City of Scottsdale's Website: [www.scottsdaleaz.gov](http://www.scottsdaleaz.gov)

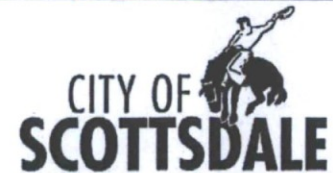
Page 1 of 3

4-UP-2017  
5/19/17



# General Plan Amendment

## Development Application Checklist



### Minimal Submittal Requirements:

At your pre-application meeting, your project coordinator will identify which items indicated on this Development Application checklist are required to be submitted. A Development Application that does not include all items indicated on this checklist may be rejected immediately. A Development Application that is received by the City does not constitute that the application meets the minimum submittal requirements to be reviewed.

In addition to the items on this checklist, to avoid delays in the review of your application, all Plans, Graphics, Reports and other additional information that is to be submitted shall be provided in accordance with the:

- Design Standards & Policies Manual;
- requirements of Scottsdale Revised Code (including the Zoning Ordinance); and
- stipulations, include any additional submittal requirements identified in the stipulations, of any Development Application approved prior to the submittal of this application; and
- the city's design guidelines.

If you have any question regarding the information above, or items indicated on this application checklist, please contact your project coordinator. His/her contact information is on page 5 of this application.

Please be advised that a Development Application received by the City that is inconsistent with information submitted with the corresponding pre-application may be rejected immediately, and may be required to submit a separate: pre-application, a new Development Application, and pay all additional fees.

### PART I -- GENERAL REQUIREMENTS

Req'd	Rec'd	Description of Documents Required for Complete Application. <b>No application shall be accepted without all items marked below.</b>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	1. General Plan Amendment Application Checklist (this list)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	2. Application Fee \$ <u>3,900.00</u> (subject to change every July)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	3. Completed Development Application Form (form provided) Prior to application submittal, please research original zoning case history to find the original adopted ordinance(s) and exhibit(s) to confirm the zoning for the property. This will help to define your application accurately. The City's full-service Records Department can assist.
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	4. Letter of Authorization (from property owner(s) if property owner did not sign the application form)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	5. Affidavit of Authorization to Act for Property Owner (required if the property owner is a corporation, trust, partnership, etc. and/or the property owner(s) will be represented by an applicant that will act on behalf of the property owner (form provided)

### Planning and Development Services

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



## General Plan Amendment

<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	6. Request for Site Visits and/or Inspections Form (form provided)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	7. Commitment for Title Insurance – No older than 30 days from the submittal date (requirements form provided) <ul style="list-style-type: none"> <li>8-1/2" x 11" – 1 copy</li> <li>Include complete Schedule A and Schedule B.</li> </ul>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	8. Legal Description: (if not provided in Commitment for Title Insurance) <ul style="list-style-type: none"> <li>8-1/2" x 11" – 2 copies</li> </ul>
<input type="checkbox"/>	<input type="checkbox"/>	9. Request to Submit Concurrent Development Applications (form provided)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	10. General Plan Neighborhood Involvement & Public Notification Program (form provided) <ul style="list-style-type: none"> <li>Provide proof of involvement <u>AT THE BEGINNING</u> of the required six (6) month public input timeframe for major amendments and three (3) months for other amendments.</li> <li>Record of all <u>dates</u> and <u>types</u> of public notification/involvement – letters, meetings, phone calls, open houses etc.; person/organization(s) contacted; address and telephone information regarding person/organization(s) contacted. Provide minutes of all meetings.</li> </ul>
		11. Request for Neighborhood Group Contact information (form provided)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	12. A completed Neighborhood Involvement packet and Report, describe the key issues with respect to this general plan amendment that have been identified by the surrounding neighborhoods through the public involvement program. What adjustments or refinements have been made to the plan in response to these issues?
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	13. Existing Conditions Photo Exhibit: Printed digital photos on 8-1/2"x11" Paper <ul style="list-style-type: none"> <li>8-1/2" x 11" - 1 copy of the set of prints</li> <li><u>See attached Existing Conditions Photo Exhibit</u> graphic showing required photograph locations and numbers.</li> <li>8-1/2" x 11" - 11 copies of the set of prints (<b>Delayed submittal</b>. At the time your Project Coordinator is preparing the public hearing report(s). Your Project Coordinator will request these items at that time, and they are to be submitted by the date indicated in the request.</li> </ul>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	14. Provide a Series of Context Graphics or Tables That Depict the Following Information: <ul style="list-style-type: none"> <li><u>Graphic 1:</u> <u>Existing</u> General Plan land use, transportation, character, and open space designations for the subject property and for all surrounding properties</li> <li><u>Graphic 2:</u> <u>Proposed</u> General Plan designations for the subject property and all existing General Plan designations that will remain. This graphic should include total gross acreage of the General Plan designation being proposed.</li> <li><u>Graphic or Table 3:</u> <u>Existing</u> Character Area Plan elements, if site is located within an approved/adopted Character Area.</li> <li><u>Graphic or Table 4:</u> <u>Existing</u> Neighborhood Plan elements, if site is located within an approved/adopted Neighborhood Plan area.</li> </ul>

### Planning and Development Services

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## General Plan Amendment

<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p><b>15. Application Narrative</b></p> <ul style="list-style-type: none"> <li>• 8 ½" x 11" – 17 copies</li> </ul> <p>A narrative description, analysis and justification of how the proposed GPA would <u>support</u> or <u>change</u> the approved plans, goals, and/or policies contained in each of the following General Plan Guiding Principles and elements: (follow the online link for descriptions of the Guiding Principles <a href="http://www.scottsdaleaz.gov/general-plan/general-plan-2001">http://www.scottsdaleaz.gov/general-plan/general-plan-2001</a> and Elements).</p> <ul style="list-style-type: none"> <li>a. Value Scottsdale's Unique Character and Lifestyle:               <ul style="list-style-type: none"> <li>i. Character and Lifestyle</li> <li>ii. Land Use</li> </ul> </li> <li>b. Support Economic Vitality:               <ul style="list-style-type: none"> <li>i. Economic Vitality</li> </ul> </li> <li>c. Enhance Neighborhoods:               <ul style="list-style-type: none"> <li>i. Community Involvement</li> <li>ii. Housing</li> <li>iii. Neighborhoods</li> </ul> </li> <li>d. Open Space:               <ul style="list-style-type: none"> <li>i. Open Space and Recreation</li> <li>ii. Preservation and Environmental Planning</li> </ul> </li> <li>e. Seek Sustainability:               <ul style="list-style-type: none"> <li>i. Cost of Development</li> <li>ii. Growth Areas</li> <li>iii. Public Services and Facilities</li> </ul> </li> <li>f. Advance Transportation:               <ul style="list-style-type: none"> <li>i. Community Mobility</li> </ul> </li> </ul>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p><b>16. In the application narrative, under a separate heading, provide a narrative description, analysis and justification of how the proposed General Plan Amendment would <u>support</u> or <u>change</u> the approved plans, goals, and/or policies contained in the applicable adopted Character Area Plan.</b></p> <p><b>The adopted Character Areas are:</b></p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Cactus Corridor</li> <li><input type="checkbox"/> Desert Foothills</li> <li><input type="checkbox"/> Downtown</li> <li><input type="checkbox"/> Dynamite Foothills</li> <li><input type="checkbox"/> Greater Airpark</li> <li><input checked="" type="checkbox"/> Shea Area</li> <li><input type="checkbox"/> Southern Scottsdale</li> <li><input type="checkbox"/> _____</li> </ul>

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## General Plan Amendment

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p><b>17. Provide an Analysis of the Following:</b></p> <ul style="list-style-type: none"> <li>A significant consideration of any proposed General Plan Amendment (GPA) is the potential impact that a change in land use and/or development of property will have on dwelling unit, population and/or employment densities; public infrastructure and facilities demand; transportation networks; and the physical environment. The net resulting impacts of a proposed change might be favorable, unfavorable or of no effect, depending on the nature of the change and the size of the physical area that would be the subject of the change.</li> <li>If this is a General Plan <u>land use</u> amendment the proposed changes include _____ amount of acres/dwelling units/square footage changing from General Plan land use designation(s) _____ to General Plan land use designation(s) _____.</li> <li>The estimated increase or decrease in population this proposed General Plan amendment will create is _____ (circle one – increase or decrease or no change).</li> <li>The estimated increase or decrease in elementary, middle and high school age children this proposed General Plan amendment will create is _____ (circle one – increase or decrease or no change).</li> <li>The estimated impact this proposed General Plan change will have on water use per year will be _____ (circle one – increase or decrease or no change).</li> <li>The estimated impact this proposed General Plan change will have on wastewater generation per year is _____ (circle one – increase or decrease or no change).</li> <li>The estimated impact this proposed General Plan change will have on solid waste generation per year is _____/tons (circle one – increase or decrease or no change).</li> <li>The estimated impact this proposed General Plan change will have on vehicle trips per day is _____ (circle one – increase or decrease or no change).</li> <li>The estimated number of employees this proposed General Plan change will result in is _____ (circle one – increase or decrease or no change).</li> <li>The Long Range Planning Unit of Scottsdale's Planning and Development Services has a Land Use Impact model that enables an analysis and projection of the impacts a change in land use and development would have per the Land Use Element of the city's General Plan. The only input necessary to run the model is the total gross acreage included in a proposed GPA, by specified land use category. GPA applicants may contact the Long Range Planning Unit at 480-312-7000 to have an in-house Land Use Impact model analysis run for the proposed GPA.</li> </ul>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p><b>18. Proposition 207 wavier or refusal (Delay submittal until after the Planning Commission Hearing ) (sample agreement information provided)</b></p>
<input type="checkbox"/>	<input type="checkbox"/>	<p><b>19. Other:</b></p>

### PART II – SUBMITTAL OF THE DEVELOPMENT APPLICATION


Req'd	Rec'd	Description of Documents Required for Complete Application. <b>No application shall be accepted without all items marked below.</b>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p><b>1. An appointment must be scheduled to submit this application. To schedule your submittal meeting please call 480-312-7767. Request a submittal meeting with a Planning Specialist and provide your case pre-app number; <u>257</u> -PA- <u>2017</u> :</b></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p><b>2. Submit all items indicated on this checklist pursuant to the submittal requirements.</b></p>

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## General Plan Amendment

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>3. Submit all additional items that are required pursuant to the stipulations of any other Development Application that this application is reliant upon</b>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>4. Delayed Submittal.</b> Additional copies of all or certain required submittal indicated items above will be required at the time your Project Coordinator is preparing the public hearing report(s). Your Project Coordinator will request these items at that time, and they are to be submitted by the date indicated in the request.
<input checked="" type="checkbox"/>		<b>5. If you have any question regarding this application checklist, please contact your Project Coordinator.</b>  <div style="margin-top: 10px;">           Coordinator Name (print): <u>ADAM YACON OR TAYLOR KEYNARD</u> Phone Number: <u>480-312-2741</u> </div> <div style="margin-top: 10px;">           Coordinator email: <u>ayacon</u>@scottsdaleaz.gov Date: <u>5-18-17</u> </div> <div style="margin-top: 10px;">           Coordinator Signature:  </div> <p style="margin-top: 20px;">If the Project Coordinator is no-longer available, please contact the Long Range Planning Manager at the phone number in the footer of this page if you have any question regarding this application checklist.</p> <p style="margin-top: 20px;">This application needs a: <input checked="" type="checkbox"/> New Project Number, or  <input type="checkbox"/> A New Phase to an old Project Number: _____</p> <p style="margin-top: 20px;"><b>Notice</b>  Pursuant to A.R.S. §9-836, an applicant/agent may request a clarification from the City regarding an interpretation or application of a statute, ordinance, code or authorized substantive policy, or policy statement. Requests to clarify an interpretation or application of a statute, ordinance, code, policy statement administered by Planning and Development Services, including a request for an interpretation of the Zoning Ordinance, shall be submitted in writing to the One Stop Shop to the attention of the Planning and Development Service Director. All such requests must be submitted in accordance with the A.R.S. §9-839 and the City's applicable administrative policies available at the Planning and Development Services One Stop Shop, or from the city's website: <a href="http://www.scottsdaleaz.gov/bldgresources/forms">http://www.scottsdaleaz.gov/bldgresources/forms</a>.</p> <p style="margin-top: 20px;">Planning and Development Service Director  One Stop Shop  Planning and Development Services  7447 E. Indian School Rd, Suite 105  Scottsdale, AZ 85251  Phone: (480) 312-7000</p>

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