

**Marked Agendas
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City Council Hearing 12/12/2018

Planning Commission 11/14/2018

5-TA-2018

Planned Airpark Core Development Text
Amendment (Raintree redevelopment)

Ordinance No. 4376

Official /Signed Resolution can be found at:
<https://eservices.scottsdaleaz.gov/eServices/ClerkDocs/Default.aspx>

City Council Hearing 12/12/2018

Planning Commission 11/14/2018

5-TA-2018

Planned Airpark Core Development Text
Amendment (Raintree redevelopment)

CITY COUNCIL REPORT



Meeting Date: December 12, 2018
General Plan Element: *Land Use*
General Plan Goal: *Create a sense of community through land uses*

ACTION

Planned Airpark Core Development Text Amendment (Raintree redevelopment) 5-TA-2018

Request to consider the following:

Adopt Ordinance No. 4376 to amend the City of Scottsdale Zoning Ordinance (Ordinance No. 455), for the purpose of amending Section 5.4006. (Use Regulations) of the Zoning Ordinance, to add Internalized Community Storage as an allowed land use in the AMU, EMP, and AV subdistricts.

Goal/Purpose of Request

The proposed text amendment makes minor changes to the Planned Airpark Core Development (PCP) zoning district to add the Internalized Community Storage land use to the AMU, EMP, and AV subdistrict as by-right land uses. The applicant intends to provide this land use, along with an associated rezoning development plan, at property located north of E. Raintree Drive and east of N. Northsight Boulevard.

Key Items for Consideration

- Proposed amendment would add Internalized Community Storage to mix of land uses permitted in the Greater Airpark area
- Internalized Community Storage land use is permitted in the C-2, C-3, C-4 and I-1 zoning districts found throughout the Greater Airpark area
- Planning Commission heard this case on November 14th, 2018 and recommended approval with a 6-0 vote.

OWNER

101 Mega Raintree LLC
602-292-2398

APPLICANT CONTACT

Kurt Jones
Tiffany & Bosco, PA
602-452-2729

LOCATION

Citywide

BACKGROUND

In December of 2013 the City Council adopted Ord. 4120 authorizing a major overhaul of the Planned Commerce Park (PCP) zoning district of the Zoning Ordinance. That overhaul changed the name of the district to the Planned Airpark Core Development zoning district and created a new framework for the PCP district that aligned the district with the Greater Airpark Character Area Plan. The permitted land uses of the PCP district were also modified to more-closely support the goals and policies of the Greater Airpark Character Area Plan. The allowed uses in the PCP zoning district generally range from commercial, service and retail to residential and light industrial uses, depending on the location and subdistrict. As a mixed-use zoning district, the purpose of the PCP district is to promote, encourage, and accommodate innovatively designed and master-planned mixed-use developments within the Greater Airpark Character Area.

Currently, the most prominent zoning districts in the Greater Airpark Character Area are the Industrial Park (I-1) and General Commercial (C-4) zoning districts. The Central Business (C-2) and Highway Commercial (C-3) zoning districts are also found in the area. Each of these four zoning districts permits Internalized Community Storage as a land use by right. However, the Internalized Community Storage land use was not included in the revised land use mix for the PCP zoning district during the 2013 update. The most recent update to the PCP district occurred in July of 2018 as the Planning Commission initiated update to the stepback provisions, maximum bonus FAR allowances, and a consolidation and clarification of the bonus development standards provisions (Ordinance 4356).

Other Related Policies, References:

Scottsdale General Plan 2001, as amended
Greater Airpark Character Area Plan, as amended
Zoning Ordinance

APPLICANTS PROPOSAL

The applicant's proposal is to add the Internalized Community Storage land use to the list of permitted uses in the Planned Airpark Core Development zoning district as a by-right use in the Airpark Mixed Use (AMU), Employment (EMP), and Aviation (AV) subdistricts. The applicant intends to provide this land use, along with an associated rezoning development plan, as a catalyst for a redevelopment of an existing underutilized retail site located north of E. Raintree Drive and east of N. Northsight Boulevard.

IMPACT ANALYSIS

Land Use

The proposed changes to the Zoning Ordinance affect one aspect of land use administration in the PCP district. The Internalized Community Storage land use is not currently permitted in the PCP district. With this text amendment, the Internalized Community Storage land use will be added to the PCP land use table in the AMU, EMP and AV subdistricts to allow this specific land use to be a part of the larger mix of land uses allowed in the PCP zoning district. This would allow the Internalized Community Storage land use to work in conjunction with residential or other compatible service, retail and industrial uses in a mixed-use context. The addition of the Internalized Community Storage land use to the PCP zoning district will also allow for consistency in application of the land use across the C-2, C-3, C-4, I-1 and PCP zoning districts, which make up the majority of the Greater Airpark area. Providing additional land uses in the PCP zoning district will encourage more property owners to rezone to the PCP zoning district to implement the Greater Airpark Character Area Plan.

Airport Vicinity

The Internalized Community Storage land use is a compatible land use for areas near the Airport and does not pose any specific issues within the AMU, EMP and AV subdistricts as it relates to the Airport and Airport vicinity.

Community Involvement

The applicant placed a 1/8 page ad in the newspaper, and sent notice to the City of Scottsdale's interested parties list regarding the proposed text amendment and open house dates. The applicant held two (2) open house meetings, one September 24, 2018 and the second September 25, 2018. There were a no attendees to either of the open house meetings. As of the date of this report no public comment or general inquiries have been received.

Community Impact

The proposed text amendment does not fundamentally change the mixed-use nature of the PCP district nor does it affect any of the required development standards of the PCP zoning district. The stringent development standards and the Zoning Ordinance will continue to maintain a high standard of development. It is not anticipated that the allowance of internalized community storage in the PCP zoning district will have any negative impacts on the community.

Policy Implications

The proposed changes to the PCP zoning district will increase the viability of properties in the Greater Airpark area by allowing another option for more-inclusive mixed-use developments. In addition, by allowing the Internalized Community Storage land use, similar to the C-2, C-3, C-4 and I-1 zoning districts, the proposed change will allow the PCP zoning district to remain the principal zoning district used in the Airpark area, as encouraged by the Greater Airpark Character Area Plan.

OTHER BOARDS AND COMMISSIONS

Planning Commission:

Planning Commission heard this case and recommended approval with a 6-0 vote.

Staff's recommendation to Planning Commission:

Staff recommended that the Planning Commission determine that the Zoning Ordinance text amendment is consistent and conforms with the adopted General Plan and make a recommendation to City Council for approval.

RECOMMENDATION

Recommended Approach:

Adopt Ordinance No. 4376 to amend the City of Scottsdale Zoning Ordinance (Ordinance No. 455), for the purpose of amending Section 5.4006. (Use Regulations) of the Zoning Ordinance, to add Internalized Community Storage as an allowed land use in the AMU, EMP, and AV subdistricts.

RESPONSIBLE DEPARTMENT

Planning and Development Services

Current Planning Services

STAFF CONTACT

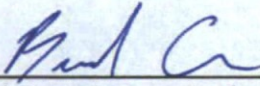
Brad Carr, AICP, LEED-AP

Principal Planner

480-312-7713

E-mail: bcarr@ScottsdaleAZ.gov

APPROVED BY



Brad Carr, Report Author

12.16.2018

Date



Tim Curtis, AICP, Current Planning Director
480-312-4210, tcurtis@scottsdaleaz.gov

12/16/2018

Date



Randy Grant, Director
Planning and Development Services
480-312-2664, rgrant@scottsdaleaz.gov

11/26/18

Date

ATTACHMENTS

1. Ordinance No. 4376
Exhibit A: Planned Airpark Core Development Text Amendment
2. Applicant's Narrative
3. Citizen Review Plan & Report
4. November 14, 2018 Planning Commission meeting minutes

ORDINANCE NO. 4376

AN ORDINANCE OF THE COUNCIL OF THE CITY OF SCOTTSDALE, MARICOPA COUNTY, ARIZONA, AMENDING THE CITY OF SCOTTSDALE ZONING ORDINANCE (ORDINANCE NO. 455), FOR THE PURPOSE OF AMENDING SECTION 5.4006. (USE REGULATIONS) OF THE PLANNED AIRPARK CORE DEVELOPMENT (PCP) ZONING DISTRICT, TO ADD INTERNALIZED COMMUNITY STORAGE AS AN ALLOWED LAND USE IN THE AMU, EMP, AND AV SUBDISTRICTS AS PROVIDED IN CASE NO. 5-TA-2018.

WHEREAS, the City of Scottsdale wishes to amend the Zoning Ordinance provisions regarding Section 5.4006. (Use Regulations) of the Planned Airpark Core Development (PCP) zoning district of the Zoning Ordinance, to add Internalized Community Storage as an allowed land use in the AMU, EMP, and AV subdistricts and related City-wide requirements;

WHEREAS, the Planning Commission held a public hearing on November 14, 2018;

WHEREAS, the City Council held a public hearing on December 12, 2018 and considered a text amendment to the Zoning Ordinance of the City of Scottsdale, Case No. 5-TA-2018; and

WHEREAS, the City Council has determined that the subject Zoning Ordinance amendment is in conformance with the General Plan.

BE IT ORDAINED by the Council of the City of Scottsdale as follows:

Section 1. That the Zoning Ordinance of the City of Scottsdale is hereby amended as specified in Exhibit A to this Ordinance, and hereby referred to, adopted, and made a part hereof as if fully set out in this Ordinance.

Section 2. If any section, subsection, sentence, clause, phrase or portion of this ordinance or any part of the code adopted herein is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions thereof.

PASSED AND ADOPTED by the City Council of the City of Scottsdale this ____ day of _____, 2018.

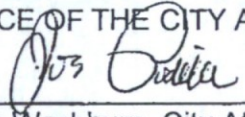
ATTEST:

CITY OF SCOTTSDALE, an
Arizona municipal corporation

By: _____
Carolyn Jagger, City Clerk

By: _____
W. J. "Jim" Lane, Mayor

APPROVED AS TO FORM:
OFFICE OF THE CITY ATTORNEY



Bruce Washburn, City Attorney
By: Joe Padilla, Deputy City Attorney

PLANNED AIRPARK CORE DEVELOPMENT TEXT AMENDMENT – 5-TA-2018

Section 1. That the Zoning Ordinance of the City of Scottsdale, ARTICLE V. DISTRICT REGULATIONS is amended as follows with all new language depicted in grey shading and all deleted language in strike-through:

Sec. 5.4006. Use Regulations.

A. The uses allowed in the PCP District are shown in Table 5.4006.A. with additional limitations on uses as listed. The land uses that correspond for each of the land use designations in the Greater Airpark Character Area Plan are as set forth in the sub-districts below in Table 5.4006.A. The land use designations depicted on the Greater Airpark Future Land Use Plan Map are:

1. Airpark Mixed Use Residential (AMU-R)
2. Airpark Mixed Use (AMU)
3. Employment (EMP)
4. Aviation (AV), and
5. Regional Tourism (RT).

B. Drive-through and drive-in services are not allowed in the PCP-AMU-R, PCP-AMU, PCP-AV and PCP-RT sub-districts.

Table 5.4006.A. Use Table					
Land Uses	Sub-Districts				
(P is a Permitted use.)	PCP-AMU-R	PCP-AMU	PCP-EMP	PCP-AV	PCP-RT
1. Aeronautical use				P (3)	
2. Bar	P	P			P
3. Civic and social organization	P (2)	P (2)	P (2)		P (2)
4. Cultural institution	P (2)	P (2)	P (2)		P (2)
5. Day care center	P (2, 6)	P (2, 6)			P (2, 6)
6. Dwelling	P (2, 4, 6)				P (2, 6)
7. Educational service, elementary and secondary school	P (2, 6)	P (2, 6)	P (1, 2, 6)		P (1, 2, 6)
8. Educational service, other than elementary and secondary school	P (2, 6)	P (2, 6)	P (2, 6)	P (1, 2, 6)	P (2, 6)
9. Financial institution	P	P	P (1)		P (1)
10. Health and fitness studio	P	P	P		P
11. Internalized Community Storage		P	P	P	
12. Light manufacturing		P	P	P	

4213. Live entertainment	P	P			P
4314. Medical and diagnostic laboratory	P	P	P		
4415. Medical recovery or therapy center	P (2, 4, 6)	P (2, 4, 6)	P (2, 6)		P (1, 2, 6)
4516. Multimedia production without communication tower	P (4)	P	P		P
4617. Municipal use	P	P	P	P	P
4718. Office	P (4)	P (4)	P		P
4819. Personal care service	P	P	P (1)		P
4920. Place of worship	P (2, 6)	P (2, 6)	P (1, 2, 6)		P (1, 2, 6)
2021. Recreation facility					P
2422. Residential health care facility	P (2, 4, 5, 6)				P (1, 2, 5, 6)
2223. Restaurant	P	P	P (1)		P
2324. Retail	P	P			P
2425. Scientific research and development		P (4)	P	P	
2526. Sports arena		P (1, 2)	P (1, 2)		P (2)
2627. Theater	P (2, 6)	P (2, 6)			P (2, 6)
2728. Travel accommodations	P (2, 6)	P (2, 6)	P (1, 2, 6)		P (2, 6)
2829. Vehicle leasing, rental, or sales	P (4)	P (1, 4)	P (1, 4)	P	P (4)
2930. Veterinary and pet care service	P	P			P
3031. Wholesale, warehousing and distribution			P	P	
3432. Wireless communications facility, Type 1, 2, and 3.	P	P	P	P	P
3233. Wireless communications facility, Type 4.	CU	CU	CU	CU	CU

Use Limitations:

- (1) Limited to a site with frontage on a major collector or arterial street.
- (2) Limited to areas outside of the AC-3 area as described in the City's procedures for development near the Scottsdale Airport and in the Scottsdale Revised Code, Chapter 5 - Aviation, as amended.
- (3) Limited to a site with frontage onto an airport taxilane or taxiway.

- (4) Limited to a maximum of 50 percent of the ground floor building area of the Development Plan.
- (5) Limited to a maximum density of 40 dwelling units per acre of gross lot area of the Development Plan.
- (6) Limited to a sound transmission class of not less than 50 (45 if field tested) as provided in the International Building Code (IBC), and subject to fair disclosure requirements to notify property owners and tenants within the Airport Influence Area.



Request for Text Amendment

CITY OF SCOTTSDALE ZONING ORDINANCE

We are requesting to amend the City of Scottsdale ("City") zoning ordinance to allow for 'internalized community storage' facilities to be allowed within the Planned Airpark Core Development ("PCP") sub-districts. The PCP zoning district has five (5) sub-districts including:

1. Airpark Mixed Use Residential (AMU-R)
2. Airpark Mixed Use (AMU)
3. Employment (EMP)
4. Aviation (AV), and
5. Regional Tourism (RT).

The specific request is to allow 'internalized community storage' uses within the AMU sub-district. However, after further analysis, this use could also fit into the EMP and AV sub-districts.

Currently, many of the zoning districts within the Greater Airpark area are zoned C-2, C-3, C-4 and I-1. All of these zoning districts allow the internalized community storage use. It is our opinion that since the City prefers new land use cases to utilize the zoning categories consistent with the Greater Airpark Character Area Plan, the land uses should be consistent with the existing zoning districts in the Greater Airpark. Internalized community storage uses are very benign uses that generate low levels of traffic and do not impact any surrounding commercial or residential uses.

Our request to add this land use as an allowed use by updating the Section 5.4006. Use Regulations within the City's zoning ordinance. The proposal seeks to add 'internalized community storage' to the use list in Table 5.4006.A. Use Table, as an allowed use in AMU, EMP and AV sub-districts.



**Planned Airpark Core Development
Text Amendment
Citizen Review Plan & Report
November 5, 2018**

The following is the final citizen review plan ("Plan") and report for the proposed text amendment to the City of Scottsdale's ("City") Planned Airpark Core Development District ("PCP"). Our request to update the allowed use list within Section 5.4006. Use Regulations within the City's zoning ordinance. The proposal seeks to add 'internalized community storage' to the use list in Table 5.4006.A. Use Table, as an allowed use in AMU, EMP and AV sub-districts.

As part of the Citizen outreach we will comply with the City's requirements as follows:

The City requires the Plan to include:

1. Where and when the two open houses will be held
2. How and when the public will be notified

We held two (2) open houses for the text amendment. In coordination with City staff, we discussed holding one of the open houses in the north, near the airpark, where this text amendment would be most applicable, while holding the second open house in south Scottsdale so as to ensure all residents had access to the open houses regarding the proposed text amendment. As for the notification procedure, we placed a legal ad in the newspaper and sent letters first class mail to all of the property owners within 750 feet of the property in question (8688 E. Raintree Dr.) and to those listed on the City's notification list.

The City requires a minimum of two (2) Open Houses prior to formal application submittal and the following notice requirements:

Publish a 1/8 page advertisement in the local newspaper 10-14 calendar days prior to the open house meeting (contact newspaper for publishing deadlines).

- *Send open house invite via 1st Class Letter to the City's interested parties lists (text amendment list and standard list), property owners & HOAs within 750 feet of the known property serving as the catalyst for the text amendment (if any), and to the City project coordinator. Invitations need to be sent at least 10 calendar days prior to the open house meeting, and include the following information:*
 - *Project request and description*
 - *Pre-application number (PA#)*
 - *Applicant and City contact names, phone numbers, and email addresses*
 - *Scheduled open house(s) - including time, date, and location*



- Any associated active cases

*The 1/8 page legal ad was placed in the 9/15/2018 Arizona Republic. See Attached Legal Ad at **Tab 1**. The letters were mailed on 9/12/2018 to all property owners within 750 feet of 8688 E. Raintree Dr. and those listed on the City's notification list. Refer to **Tab 2** for the list of property owners within 750 feet of the property and the City's notification list. Refer to **Tab 3** for a copy of the letter sent.*

We informed our project coordinator, Brad Carr, via E-mail of our open house information to the Project Coordinator and to: planninginfo@scottsdaleaz.gov. Refer to **Tab 4** for the email to Mr. Carr.

We provided sign-in sheets and comment sheets at the open house meeting. Our first open house was held on September 24, 2018 at 5:30 to 7:00 p.m. at the Boys and Girls Club, Thunderbird Branch in Grayhawk, just north of the airpark area. Our second open house was held the following morning in south Scottsdale on Hayden, south of Earl Drive. There were no attendees to either open houses. There have been no phone calls to our office since we sent out the notices. If contacted, we will attempt to explain this simple text amendment over the phone. If follow-up meetings are required, we will meet with those parties interested.

Citizen Review Plan/Report

As described above, this initial plan and report provides all of the up-front required methods of reaching out to the public, nearby property owners and other stakeholders.

If future updates to the Plan and final Citizen Review Report are needed, we will include the following:

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

1. A list of names, phone numbers/addresses of contacted parties (e.g. neighbors/property owners, School District representatives, and HOAs)
2. The dates contacted, how they were contacted, and the number of times contacted
3. Copies of letters or other means used to contact property owners and other interested parties, school districts, and HOAs; along with copies of all comments, letters, and correspondence received
4. List of dates and locations of all meetings (e.g. open house meetings, meetings with individual/groups of citizens, and HOA meetings)
5. The open house sign-in sheets, a list of all people that participated in the process, and comment sheets, along with a written summary of the meeting



**TIFFANY
& BOSCO**
P.A.

B. A written summary of the public comments including: project aspects supported of issue or concern and problems expressed by citizens during the process including:

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

Along with our final Citizen Review Report, the City will also provide additional public notification by:

- Publishing legal ad in newspaper
- Posting case information on the City website
- Posting case information on social media
- Sending case information to email subscribers
- Sending postcards to the City's interested parties lists (text amendment and standard lists) and property owners within 750 feet of a known property serving as the catalyst for the text amendment, if any.

TAB 1

Driving more won't extend your truck's life



Car Talk
Ray Magliozzi

Dear Car Talk: While browsing car-talk.com recently (I had nothing better to do... I was at work), I came across a user's comment that a vehicle that is driven less than 10 miles per outing is more likely to develop engine problems. I hate to sound like "the little old lady who only drives to church on Sunday," but I live less than two miles from my office and tend to loaf around the house most of the weekend. So my 2001 Chevy 8-80 extended-cab pickup doesn't get much of a workout most of the time.

I love my little truck, and hope she lasts forever. I thought that by giving her such an easy life I was being good to her. Am I killing her with kindness? Do I need to take the long way to work once in a while or drive around aimlessly on evenings and weekends?

No, you're doing fine, Pung. Your truck is 17 years old. I'd say whatever you're doing, it's working.

Cars and trucks wear out, primarily, from being used. When a car is in use, its pistons are scraping the cylinder walls, its suspension is getting banged around and its catalytic converter is slowly disintegrating. So leaving your truck in the driveway is a pretty good plan for longevity.

Sure, there's rust. There's drying out

of rubber hoses, belts and tires. But that stuff will happen over time whether you drive the vehicle or not. What the visitor's comment on our website was probably referring to is moisture in the exhaust system. If you drive the car for two miles, the exhaust system might not get hot enough to evaporate the moisture that condenses in there (your car's exhaust contains water vapor that condenses when it hits the cold exhaust pipe). That condensation, if it doesn't evaporate, will cause the exhaust system to rust and corrode prematurely. But an exhaust system is small potatoes compared to an engine or a transmission.

You can also get moisture inside the engine on very short trips, but your oil is designed to hold moisture in suspen-

sion and protect the engine from corrosion. If that worries you, I'd switch to a synthetic oil, which will do a better job of holding moisture - and everything else. But you can't drive your way to saving money.

Remember, the more you drive, the more gas you have to buy. The more you drive, the more frequently you have to change the oil and do maintenance and repairs. And worst of all, the more you drive, the more likely you are to pass a Chevy dealership and end up dropping 35 grand on a 2019 Chevy Colorado.

Got a question about cars? Write to Ray in care of King Features, 628 Virginia Drive, Orlando, FL 32803, or email by visiting the Car Talk website at www.cartalk.com.

New

Continued from Page 1C1

British automaker into a Tesla rival. With 240 miles of range, head-turning style and nearly 400 horsepower, the I-Pace is poised to redirect attention from Tesla's offerings. It's roomy enough for four adults and offers SUV-like cargo capacity. Starting MSRP (including destination fee): \$70,495.

2019 Lexus UX

The newest Lexus is a subcompact SUV called the UX. It brings Lexus'

sharp design styling and a tech-rich interior to the class. The UX will offer a four-cylinder engine, and while Lexus hasn't revealed all the details yet, we expect optional all-wheel drive and a generous set of tech and driver safety features. An optional performance package and hybrid model should broaden the UX's appeal. Expected MSRP: around \$33,000.

2019 Ram 1500

Fully redesigned, the Ram 1500 builds on its strengths and shores up its weaknesses. Key to its success is its unique rear suspension design, which gives the Ram the smoothest ride in its

class. For 2019, the Ram sheds weight while increasing towing and payload capacity and gains hybrid-like electric assist for its V6 and V8 engines. It even offers an optional, massive 12-inch touchscreen display. Starting MSRP (including destination fee): \$36,340 for the crew-cab version.

2019 Subaru Ascent

Subaru returns to the three-row SUV class with the new Ascent. With seating for up to eight, a massive cargo space and a new four-cylinder engine that returns 23 mpg combined, the Ascent offers an excellent choice for families. Standard all-wheel drive and nearly 9

inches of ground clearance mean the Ascent can roam off the highway as well as it can mean urban streets. Starting MSRP (including destination fee): \$32,970.

2019 Volvo XC40

For 2019, Volvo shrinks the best elements of its larger SUVs into the more affordable XC40. It offers comfortable seats, ample interior space, and clever cargo space and small-item storage. The XC40's four-cylinder engine comes in two power levels: 187 horsepower, or 248 horsepower when equipped with all-wheel drive. Starting MSRP (including destination fee): \$34,195.

Area	Address	Phone	Website	Public Notice	Public Notice	Public Notice	Public Notice	Public Notice	Public Notice
Public Notice	1234 Main St, Suite 100	(555) 123-4567	www.example.com	Public Notice	Public Notice	Public Notice	Public Notice	Public Notice	Public Notice
Public Notice	5678 Elm St, Suite 200	(555) 987-6543	www.example2.com	Public Notice	Public Notice	Public Notice	Public Notice	Public Notice	Public Notice
Public Notice	9012 Oak St, Suite 300	(555) 234-5678	www.example3.com	Public Notice	Public Notice	Public Notice	Public Notice	Public Notice	Public Notice
Public Notice	3456 Pine St, Suite 400	(555) 345-6789	www.example4.com	Public Notice	Public Notice	Public Notice	Public Notice	Public Notice	Public Notice
Public Notice	7890 Maple St, Suite 500	(555) 456-7890	www.example5.com	Public Notice	Public Notice	Public Notice	Public Notice	Public Notice	Public Notice
Public Notice	2109 Cedar St, Suite 600	(555) 567-8901	www.example6.com	Public Notice	Public Notice	Public Notice	Public Notice	Public Notice	Public Notice
Public Notice	6543 Birch St, Suite 700	(555) 678-9012	www.example7.com	Public Notice	Public Notice	Public Notice	Public Notice	Public Notice	Public Notice
Public Notice	1098 Spruce St, Suite 800	(555) 789-0123	www.example8.com	Public Notice	Public Notice	Public Notice	Public Notice	Public Notice	Public Notice
Public Notice	5432 Fir St, Suite 900	(555) 890-1234	www.example9.com	Public Notice	Public Notice	Public Notice	Public Notice	Public Notice	Public Notice
Public Notice	9876 Ash St, Suite 1000	(555) 901-2345	www.example10.com	Public Notice	Public Notice	Public Notice	Public Notice	Public Notice	Public Notice

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Please be advised that there will be two (2) open house meetings to discuss a request for a Zoning Ordinance Amendment to the Scottsdale Revised Code to modify the allowed uses within the Planned Airport Core Development (PCP) zoning districts.

The specific request is to update the allowed use list within the PCP sub-districts. Although intermodalized community storage (self-storage facilities) are allowed in the commercial and industrial districts within the Greater Airport, this specific use is not allowed within any of the PCP sub-districts. For the purposes of the open houses, it is proposed to add this specific use, intermodalized community storage, within the PCP-AAU sub-district. There is a potential to add the same use to the PCP-EMP and PCP-AV sub-districts.

Open house (north Scottsdale):
Boys & Girls Club - Thunderbolt Branch
20199 N 78th PL, Scottsdale, AZ 85255
Computer Room
Monday, September 24, 2018
5:30 p.m. - 7:00 p.m.

Open house (south Scottsdale):
Plaza Executive Suites office
3200 N Hayden Rd, Suite #210, Scottsdale, AZ 85251
Boardroom
Tuesday, September 25, 2018
8:00 a.m. - 9:30 a.m.

Applicant Contact:
Karl A. Jones (602) 452-2729
Tiffany & Bosco, P.A.
kajones@tbbaw.com

City of Scottsdale Contact:
Brad Carr (480) 312-7713
City of Scottsdale
Planning & Development
Services Division
Current Planning Services
bcarr@scottsdaleaz.gov

City of Scottsdale pre-application # 612-PA-2018

the job network

Get started by visiting jobs.azcentral.com

TAB 2

Owner	MAIL_ADDR1	MAIL_CITY	MAIL_STATE	MAIL_ZIP	
101 MEGA RAINTREE LLC	9780 E GARY RD	SCOTTSDALE	AZ	85260	
GD KS ACQUISITION COMPANY LLC	PO BOX 2148	MILWAUKEE	WI	53201	
JMC HOLDING INC	4000 N SCOTTSDALE RD STE 203	SCOTTSDALE	AZ	85251	
101 ENVY RAINTREE LLC	7600 E DOUBLETREE RD STE 12C	SCOTTSDALE	AZ	85258	
14939 NORTH NORTHSIGHT BOULEVARD LLC	2054 N BAY RD	MIAMI BEACH	FL	33140	
SYREGELAS HOLDINGS LLC	7388 E SHEA BLVD	SCOTTSDALE	AZ	85260	
NORTHSIGHT SCOTTSDALE CROSSING LLC	14635 N KIERLAND BLVD STE 111	SCOTTSDALE	AZ	85254	
PACWEST ENERGY LLC	3450 E COMMERCIAL CT	MERIDIAN	ID	83642	
MARTIN KIP	2845 MORRRPARK AVE NO 208	SAN JOSE	CA	95128	
NEUSE INCORPORATED	PO BOX 27131	RALEIGH	NC	27611-7131	
SUNRISE DEVELOPMENTS LLC	1060 GREAT PASSAGE BLVD	GREAR FALLS	VA	22086	
PATRIOT INVESTMENTS LLC	14860 N NORTHSIGHT BLVD	SCOTTSDALE	AZ	85260	
MOHAWK PARTNERS LLC	8269 E DEL CADENA DR	SCOTTSDALE	AZ	85258	
GK INVESTMENTS LLC	2930 N 7TH ST	PHOENIX	AZ	85014	
AZP NORTHSIGHT LLC	6621 N SCOTTSDALE RD	SCOTTSDALE	AZ	85250	
WAL-MART STORES INC	PO BOX 8050 MS 0555	BENTONVILLE	AR	72716-0550	
BANK OF AMERICA NA	101 N TRYSON ST	CHARLOTTE	NC	28255	
MAMMOTHROCK LLC	229 AVENUE I STE 300	REDONDO BEACH	CA	90277	
CHICK FIL A INC	5200 BUFFINGTON RD	ATLANTA	GA	30349	
SCU BRONCOS LLC	229 AVENUE I STE 300	REDONDO BEACH	CA	90277	
SALAMONE JOLLYN A/COTHREN FRED P/JANET	9651 E HIDDEN GREEN DR	SCOTTSDALE	AZ	85262	
GREG A HEMSTREET REVOCABLE LIVING TRUST	7440 E PINNACLE PEAK RD UNIT 142	SCOTTSDALE	AZ	85255	
SELVA INVEST GROUP INC	AUTO ZONE INC #3250	MEMPHIS	TN	38101	
HSB NORTHSIGHT LLC/SJF NORTHSIGHT LLC	11440 SAN VICENTE BLVD SUITE 20C	LOS ANGELES	CA	90049	
ONE FIVE TWO TWO THREE NORTHSIGHT BLVD LLC	7024 N LONGLOOK DR	PARADISE VALLEY	AZ	85253	
NORTHSIGHT LLC	4915 E BASELINE RD STE 105	GILBERT	AZ	85234	
DOUBLE ANCHOR INVESTMENTS LLC	14301 N 87TH ST STE 315	SCOTTSDALE	AZ	85260	
VANTAGE FBO HOPE R SHERMAN IRA/ETAL	12565 N 91ST WY	SCOTTSDALE	AZ	85260	
RAINTREE VENTURE OWNER LLC	1801 CENTURY PARK E SUITE 124C	LOS ANGELES	CA	90067-2341	
Ali Fakih - Vice Chair	City of Scottsdale Planning Commission	8280 E. Gelding Drive, Suite 101	Scottsdale	AZ	85260
Annette Petrillo		1169 E. Clovefield Street	Gilbert	AZ	85298
Chris Schaffner		7346 E. Sunnyside Dr.	Scottsdale	AZ	85260
Christian C. Serena	City of Scottsdale Planning Commission	6929 North Hayden Road, Ste. C4194	Scottsdale	AZ	85250
Dan Sommer		12005 N 84th Street	Scottsdale	AZ	85260
David G. Gulino	Land Development Services	7525 E. Camelback Road, Suite 104	Scottsdale	AZ	85251
Dr. Sonnie Kirtley	COGS	8507 East Highland Avenue	Scottsdale	AZ	85251-1822
Ed Toschik, President		7657 E Mariposa Grande Dr	Scottsdale	AZ	85255
Edwin Bull	Burch & Cracchiolo PA	P.O. Box 16882	Phoenix	AZ	85011
Guy Phillips		7131 E. Cholla St.	Scottsdale	AZ	85254
Jim Funk	Gainey Ranch Community Association	7720 Gainey Ranch Road	Scottsdale	AZ	85258
Jim Haxby		7336 E. Sunnyside Dr.	Scottsdale	AZ	85260
Jim Lane, Mayor	City of Scottsdale	7666 E. El Rancho Drive	Scottsdale	AZ	85260
John Berry/Michele Hammond	Berry Riddell, LLC	6750 E Camelback Rd, Ste 100	Scottsdale	AZ	85251
John Washington		3518 N Cambers Court	Scottsdale	AZ	85251
Kelsey Young	City of Scottsdale Planning Commission	3331 N. 63rd Street	Scottsdale	AZ	85251
Kevin D. Bollinger	City of Scottsdale Planning Commission	8031 E. Sutton Drive	Scottsdale	AZ	85260
Larry S. Kush	City of Scottsdale Planning Commission	4743 N. Scottsdale Road., #F-1003	Scottsdale	AZ	85251
Leon Spiro		7814 E Oberlin Way	Scottsdale	AZ	85266
Linda Whitehead		9681 E Chuckwagon Lane	Scottsdale	AZ	85262
Lori Hays		P.O. Box 426	Cave Creek	AZ	85327
Maricopa County Superintendent of Schools		4041 N. Central Avenue Suite 1200	Phoenix	AZ	85012
Mike McNeal, Supervisor	AT&T	1231 W. University Drive	Mesa	AZ	85201
Paul Alessio - Chair	City of Scottsdale Planning Commission	7527 E. Tailspin Lane	Scottsdale	AZ	85255
Planning & Engineering Section Manager	Arizona State Land Department	1616 W. Adams Street	Phoenix	AZ	85007
Prescott Smith	City of Scottsdale Planning Commission	4350 E. Camelback Rd., Suite G-200	Phoenix	AZ	85018
Project Management	Arizona Department of Transportation	205 S. 17th Avenue MD 6012E	Phoenix	AZ	85007
Randall P. Brown	Spring Creek Development	7134 E. Stetson Drive; Suite 400	Scottsdale	AZ	85251
Rebecca Stout	Government Liaison, TRCA/Desert Crest HOA	11872 E. Juan Tabo Road	Scottsdale	AZ	85255
Richard Turner, Planning and Zoning Administrator	Town of Fountain Hills	16705 E. Avenue of the Fountains	Fountain Hills	AZ	85268
Sherry Wagner/Right-of-Way Technician, SR.	Mail Station PAB348	P.O. Box 52025	Phoenix	AZ	85072-2025
Steve Weiss		11146 E Beck Lane	Scottsdale	AZ	85259
Steven Voss	LVA, Urban Design Studio, LLC	120 S. Ash Avenue	Tempe	AZ	85281

Earl, Curley & Lagarde, PC

Withey Morris, PLC

Gammage & Burnham, PLC

Paradise Valley Unified School District

Granite Reef Neighborhood Resource Center

Southwest Gas Corporation

Earl, Curley & Lagarde, P.C.

3101 N Central Avenue, Suite 1000 Phoenix AZ 85012

2525 E. Arizona Biltmore Circle; Suite

A-212

2 N. Central Avenue, 15th Floor

15002 N. 32nd Street

1700 N Granite Reef Road

2200 N. Central Avenue Ste 101

3101 N. Central Avenue, Ste. 1000

Phoenix

Phoenix

Phoenix

Scottsdale

Phoenix

Phoenix

AZ

AZ

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AZ

AZ

85016

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85032

85257

85004

85012

TAB 3



**TIFFANY
& BOSCO**
P.A.

September 12, 2018

Dear Interested Parties, Property Owners or Neighborhood Association Presidents:

RE: Pre-application number 612-PA-2018

We represent 101 Mega Raintree, LLC and their property located at 8688 E. Raintree Drive ("Property") in Scottsdale. The Property is comprised of several closed or closing retail stores and pads located within the larger commercial center at the northwest corner of Raintree Drive and Loop 101.

Please be advised that there will be two (2) open house meetings to discuss a request for a Zoning Ordinance Text Amendment to the Scottsdale Revised Code to modify the allowed uses within the Planned Airpark Core Development (PCP) zoning districts. The specific request is to update the allowed use list within the PCP sub-districts. Although internalized community storage (self-storage facilities) are allowed in the commercial and industrial districts within the Greater Airpark, this specific use is not allowed within any of the PCP sub-districts. For the purposes of the open houses, it is proposed to add this specific use, internalized community storage, within the PCP-AMU sub-district. There is a potential to add the same use to the PCP-EMP and PCP-AV sub-districts.

The neighborhood meetings will be held on:

NORTH SCOTTSDALE OPEN HOUSE

Monday, September 24, 2018 from 5:30 – 7:00 PM
Boys & Girls Club (Thunderbird Branch)
Computer Room
20199 N 78th Pl
Scottsdale, AZ 85255

SOUTH SCOTTSDALE OPEN HOUSE

Tuesday, September 25, 2018 8:00 – 9:30 AM
Plaza Executive Suites office
Boardroom
3260 N Hayden Rd., Suite #210
Scottsdale, AZ 85251

If you cannot attend either open house, please call or email me with your questions/concerns regarding this proposal. You may reach me at (602) 452-2729 or by email at kajones@tblaw.com. You may also reach out the Brad Carr, our planner/coordinator at the City of Scottsdale Planning & Development Services Division Current Planning Services Department, at (602) 312-7713 or bcarr@scottsdaleaz.gov. Please reference the above case number in your email to expedite a response.

Sincerely,

Kurt Jones, AICP

TAB 4

From: [Jessica J. Reyes](#)
To: [Carr, Brad](#)
Subject: 612-PA-2018 Neighborhood meeting and Posting
Date: Tuesday, September 18, 2018 2:09:00 PM
Attachments: [2018.09.12 Neighborhood Meeting Letter.pdf](#)
[Legal ad \(2\).pdf](#)
[Final Mailing List.xlsx](#)

Good afternoon Mr. Carr,

Please see the attached information regarding our scheduled neighborhood meeting on September 24th and 25th. Please let me know if you have any questions.

Thank you!

Jessica J. Reyes | Administrative Assistant to Kurt A. Jones | 602.452.2734



Seventh Floor Camelback Esplanade II | 2525 E Camelback Road | Phoenix, AZ 85016
P 602.255.6000 | F 602.255.0103
jireyes@tblaw.com | [Website](#)

Offices: Arizona | California | Nevada

CONFIDENTIALITY NOTICE: The information contained in this message may be protected by the attorney-client privilege. If you believe that it has been sent to you in error, do not read it. Please immediately reply to the sender that you have received the message in error, then delete it. Thank you.



**SCOTTSDALE PLANNING COMMISSION
CITY HALL KIVA
3939 N. DRINKWATER BOULEVARD
SCOTTSDALE, AZ 85251**

WEDNESDAY, NOVEMBER 14, 2018

***DRAFT SUMMARIZED MEETING MINUTES ***

PRESENT: Paul Alessio, Chair
Ali Fakih, Vice Chair
Larry S. Kush, Commissioner
Prescott Smith, Commissioner
Kelsey Young, Commissioner
Kevin Bollinger, Commissioner
Christian Serena, Commissioner

STAFF: Tim Curtis
Joe Padilla
Brad Carr
Greg Bloemberg
Jeff Barnes
Bryan Cluff

CALL TO ORDER

Chair Alessio called the regular session of the Scottsdale Planning Commission to order at 5:00 p.m.

ROLL CALL

A formal roll call was conducted confirming members present as stated above.

MINUTES REVIEW AND APPROVAL

1. Approval of the October 24, 2018 Regular Meeting Minutes including Study Session.

Commissioner Bollinger moved to approve the October 24, 2018 Regular Meeting Minutes, including Study Session, seconded by Commissioner Young.

The motion carried unanimously with a vote of seven (7) to zero (0); by Chair Alessio, Vice Chair Fakih, Commissioner Kush, Commissioner Serena, Commissioner Young, Commissioner Smith and Commissioner Bollinger.

* Note: These are summary action minutes only. A complete copy of the meeting audio is available on the Planning Commission page on ScottsdaleAZ.gov, search "Planning Commission"

EXPEDITED AGENDA

2. 19-ZN-2002#7 (Crossroads East)

Request by owner for a Zoning District Map Amendment to amend the Crossroads East Development Plan's Land Use Budget, approved with case 19-ZN-2002#6, to transfer 10 acres from the Commercial Office (C-O) allotment to the Multi-family Residential (R-5) allotment, with no change in overall residential density, located at the southwest corner of N. Hayden Road and E. Legacy Blvd. Staff contact person is Greg Bloemberg, 480-312-4306. Applicant contact person is John Berry, 480-385-2727.

Item No. 2: Recommended City Council approve case 19-ZN-2002#7, by a vote of 7-0; Motion by Commissioner Serena, per the staff recommended stipulations, after determining that the PCD findings have been met and that the proposed Zoning District Map Amendment and Development Plan are consistent and conform with the adopted General Plan, 2nd by Commissioner Smith.

The motion carried unanimously with a vote of seven (7) to zero (0); by Chair Alessio, Vice Chair Fakih, Commissioner Kush, Commissioner Serena, Commissioner Young, Commissioner Smith and Commissioner Bollinger.

3. 5-TA-2018 (Planned Airpark Core Development Text Amendment (Raintree redevelopment))

Request by applicant to amend the City of Scottsdale Zoning Ordinance (Ordinance No. 455) for the purpose of amending Section 5.4000. (Planned Airpark Core Development), of the Zoning Ordinance, to add Internalized Community Storage as an allowed land use in the AMU, EMP, and AV subdistricts. Staff contact person is Brad Carr, AICP, 480-312-7713. Applicant contact person is Kurt Jones, (602) 452-2729.

Item No. 3: Recommended City Council approve case 5-TA-2018, by a vote of 6-0; Motion by Commissioner Serena, after determining that the proposed Text Amendment is consistent and conforms with the adopted General Plan, 2nd by Commissioner Kush. Commissioner Fakih recused himself.

The motion carried with a vote of six (6) to zero (0); by Chair Alessio, Commissioner Kush, Commissioner Smith, Commissioner Serena, Commissioner Young and Commissioner Bollinger. Commissioner Fakih recused himself.

4. 8-UP-2018 (Black Rock Coffee)

Request by owner for a Conditional Use Permit for a new restaurant with drive-through on a +/- .6-acre site with Industrial Park (I-1) zoning located at 8700 E. Thomas Road. Staff contact person is Jeff Barnes, 480-312-2376. Applicant contact person is Martin Flood, 602-999-1942.

Item No. 4: Recommended City Council approve case 8-UP-2018, by a vote of 6-0; Motion by Commissioner Serena, per the staff recommended stipulations, based upon the finding that the Conditional Use Permit criteria have been met, 2nd by Commissioner Kush. Commissioner Fakih recused himself.

The motion carried with a vote of six (6) to zero (0); by Chair Alessio, Commissioner Kush, Commissioner Smith, Commissioner Serena, Commissioner Young and Commissioner Bollinger. Commissioner Fakih recused himself.

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5. 13-AB-2018 (Simoneau Abandonment)

Request by owner to abandon the east eight (8) feet of the west thirty-three (33) feet of General Land Office Patent Easement (GLOPE) along N. 79th Street, the south eight (8) feet of the north thirty-three (33) feet of General Land Office Patent Easement (GLOPE) along E. Pinnacle Vista Drive, and the twenty (20) foot wide right-of-way along the south boundary line of a property, with Single-family Residential District, Environmentally Sensitive Lands, Foothills Overlay (R1-70 ESL FO) zoning located at 27301 N. 79th Street. Staff contact person is Jeff Barnes, 480-312-2376. Applicant contact person is Joel Simoneau, 480-363-6690.

Item No. 5: Recommended City Council approve case 13-AB-2018, by a vote of 7-0; Motion by Commissioner Serena, per the staff recommended stipulations, based upon the finding that the Abandonment is consistent and conforms with the adopted General Plan, 2nd by Commissioner Smith.

The motion carried unanimously with a vote of seven (7) to zero (0); by Chair Alessio, Vice Chair Fakh, Commissioner Kush, Commissioner Serena, Commissioner Young, Commissioner Smith and Commissioner Bollinger.

6. 14-UP-2018 (Wonderspaces)

Request by owner for a Conditional Use Permit for a bar in a gallery space internal to Fashion Square mall in a +/- 15,987-square foot suite with Downtown/Downtown Regional Use - Type 2, Planned Block Development Downtown Overlay (D/DRU-2 PBD DO) zoning located at 7014 E. Camelback Road. Staff contact person is Bryan Cluff, 480-312-2258. Applicant contact person is Andrea Lewkowitz, 602-200-7222.

Item No. 6: Recommended City Council approve case 14-UP-2018, by a vote of 7-0; Motion by Commissioner Serena, per the staff recommended stipulations, based upon the finding that the Conditional Use Permit criteria have been met, 2nd by Commissioner Smith.

The motion carried unanimously with a vote of seven (7) to zero (0); by Chair Alessio, Vice Chair Fakh, Commissioner Kush, Commissioner Serena, Commissioner Young, Commissioner Smith and Commissioner Bollinger.

7. 10-ZN-2018 (Pima & Bronco)

Request by owner for approval of Zoning District Map Amendment from Single-family Residential Environmentally Sensitive Lands (R1-70 ESL) to Single-family Residential Planned Residential Development Environmentally Sensitive Land (R1-43 PRD ESL) zoning and approval of a Development Plan and Amended Development Standards on a +/- 20-acre site, located at the southwest corner of N. Pima Road and E. Bronco Trail. Staff contact person is Jeff Barnes, 480-312-2376. Applicant contact person is Tom Kirk, 480-367-4316.

Item No. 7: Recommended City Council approve case 10-ZN-2018, by a vote of 5-0; Motion by Commissioner Young, per the staff recommended stipulations, after determining that the PRD findings have been met and that the proposed Zoning District Map Amendment, Development Plan and the Development Standards are consistent and conform with the adopted General Plan, 2nd by Commissioner Serena. Commissioner Kush and Commissioner Smith recused themselves.

The motion carried with a vote of five (5) to zero (0); by Chair Alessio, Commissioner Fakh, Commissioner Serena, Commissioner Young and Commissioner Bollinger. Commissioner Kush and Commissioner Smith recused themselves.

* Note: These are summary action minutes only. A complete copy of the meeting audio is available on the Planning Commission page on ScottsdaleAZ.gov, search "Planning Commission"

REGULAR AGENDA

8. 6-ZN-2018 (Papago Plaza)

Request by owner for approval of a Zoning District Map Amendment from Highway Commercial (C-3) to Planned Community (P-C) District zoning, utilizing the P-C comparable Planned Regional Center (PRC) District, including adopting a development plan and amended PRC development standards on a +/-11-acre site located 7047 and 7115 E. McDowell Rd. Staff contact person is Greg Bloemberg, 480-312-4306. Applicant contact person is Jason Morris, 602-230-0600.

Item No. 8: Recommended City Council approve case 6-ZN-2018, by a vote of 5-0; Motion by Commissioner Serena, per the staff recommended stipulations and an additional stipulation, after determining that the PCD and PRC findings have been met and that the proposed Zoning District Map Amendment is consistent and conforms with the adopted General Plan, 2nd by Commissioner Bollinger. Commissioner Kush and Commissioner Young recused themselves.

The motion carried with a vote of five (5) to zero (0); by Chair Alessio, Commissioner Fakh, Commissioner Smith, Commissioner Serena, and Commissioner Bollinger. Commissioner Kush and Commissioner Young recused themselves.

Adjournment - 6:25 p.m.

* Note: These are summary action minutes only. A complete copy of the meeting audio is available on the Planning Commission page on ScottsdaleAZ.gov, search "Planning Commission"

PLANNING COMMISSION REPORT



Meeting Date: November 14, 2018
General Plan Element: *Land Use*
General Plan Goal: *Create a sense of community through land uses*

ACTION

Planned Airpark Core Development Text Amendment (Raintree redevelopment) 5-TA-2018

Request to consider the following:

1. A recommendation to City Council regarding a request by applicant to amend the City of Scottsdale Zoning Ordinance (Ordinance No. 455), for the purpose of amending Section 5.4006. (Use Regulations) of the Zoning Ordinance, to add Internalized Community Storage as an allowed land use in the AMU, EMP, and AV subdistricts.

Goal/Purpose of Request

The proposed text amendment makes minor changes to the Planned Airpark Core Development (PCP) zoning district to add the Internalized Community Storage land use to the AMU, EMP, and AV subdistrict as by-right land uses. The applicant intends to provide this land use, along with an associated rezoning development plan, at property located north of E. Raintree Drive and east of N. Northsight Boulevard.

Key Items for Consideration

- Proposed amendment would add Internalized Community Storage to mix of land uses permitted in the Greater Airpark area
- Internalized Community Storage land use is permitted in the C-2, C-3, C-4 and I-1 zoning districts found throughout the Greater Airpark area

OWNER

101 Mega Raintree LLC
602-292-2398

APPLICANT CONTACT

Kurt Jones
Tiffany & Bosco, PA
(602) 452-2729

Action Taken _____

LOCATION

Citywide

BACKGROUND

In December of 2013 the City Council adopted Ord. 4120 authorizing a major overhaul of the Planned Commerce Park (PCP) zoning district of the Zoning Ordinance. That overhaul changed the name of the district to the Planned Airpark Core Development zoning district and created a new framework for the PCP district that aligned the district with the Greater Airpark Character Area Plan. The permitted land uses of the PCP district were also modified to more-closely support the goals and policies of the Greater Airpark Character Area Plan. The allowed uses in the PCP zoning district generally range from commercial, service and retail to residential and light industrial uses, depending on the location and subdistrict. As a mixed-use zoning district, the purpose of the PCP district is to promote, encourage, and accommodate innovatively designed and master-planned mixed-use developments within the Greater Airpark Character Area.

Currently, the most prominent zoning districts in the Greater Airpark Character Area are the Industrial Park (I-1) and General Commercial (C-4) zoning districts. The Central Business (C-2) and Highway Commercial (C-3) zoning districts are also found in the area. Each of these four zoning districts permits Internalized Community Storage as a land use by right. However, the Internalized Community Storage land use was not included in the revised land use mix for the PCP zoning district during the 2013 update. The most recent update to the PCP district occurred in July of 2018 as the Planning Commission initiated update to the stepback provisions, maximum bonus FAR allowances, and a consolidation and clarification of the bonus development standards provisions (Ordinance 4356).

Other Related Policies, References:

Scottsdale General Plan 2001, as amended

Greater Airpark Character Area Plan, as amended

Zoning Ordinance

APPLICANTS PROPOSAL

The applicant's proposal is to add the Internalized Community Storage land use to the list of permitted uses in the Planned Airpark Core Development zoning district as a by-right use in the Airpark Mixed Use (AMU), Employment (EMP), and Aviation (AV) subdistricts. The applicant intends to provide this land use, along with an associated rezoning development plan, as a catalyst for a redevelopment of an existing underutilized retail site located north of E. Raintree Drive and east of N. Northsight Boulevard.

IMPACT ANALYSIS

Land Use

The proposed changes to the Zoning Ordinance affect one aspect of land use administration in the PCP district. The Internalized Community Storage land use is not currently permitted in the PCP district. With this text amendment, the Internalized Community Storage land use will be added to the PCP land use table in the AMU, EMP and AV subdistricts to allow this specific land use to be a part of the larger mix of land uses allowed in the PCP zoning district. This would allow the Internalized Community Storage land use to work in conjunction with residential or other compatible service, retail and industrial uses in a mixed-use context. The addition of the Internalized Community Storage land use to the PCP zoning district will also allow for consistency in application of the land use across the C-2, C-3, C-4, I-1 and PCP zoning districts, which make up the majority of the Greater Airpark area. Providing additional land uses in the PCP zoning district will encourage more property owners to rezone to the PCP zoning district to implement the Greater Airpark Character Area Plan.

Airport Vicinity

The Internalized Community Storage land use is a compatible land use for areas near the Airport and does not pose any specific issues within the AMU, EMP and AV subdistricts as it relates to the Airport and Airport vicinity.

Community Involvement

The applicant placed a 1/8 page ad in the newspaper, and sent notice to the City of Scottsdale's interested parties list regarding the proposed text amendment and open house dates. The applicant held two (2) open house meetings, one September 24, 2018 and the second September 25, 2018. There were a no attendees to either of the open house meetings. As of the date of this report no public comment or general inquiries have been received.

Community Impact

The proposed text amendment does not fundamentally change the mixed-use nature of the PCP district nor does it affect any of the required development standards of the PCP zoning district. The stringent development standards and the Zoning Ordinance will continue to maintain a high standard of development. It is not anticipated that the allowance of internalized community storage in the PCP zoning district will have any negative impacts on the community.

Policy Implications

The proposed changes to the PCP zoning district will increase the viability of properties in the Greater Airpark area by allowing another option for more-inclusive mixed-use developments. In addition, by allowing the Internalized Community Storage land use, similar to the C-2, C-3, C-4 and I-1 zoning districts, the proposed change will allow the PCP zoning district to remain the principal zoning district used in the Airpark area, as encouraged by the Greater Airpark Character Area Plan.

STAFF RECOMMENDATION

Recommended Approach:

Staff recommends that the Planning Commission determine that the Zoning Ordinance text amendment is consistent and conforms with the adopted General Plan and make a recommendation to City Council for approval.

RESPONSIBLE DEPARTMENT

Planning and Development Services

Current Planning Services

STAFF CONTACT

Brad Carr, AICP, LEED-AP

Principal Planner

480-312-7713

E-mail: bcarr@ScottsdaleAZ.gov

APPROVED BY



Brad Carr, Report Author

11.5.2018

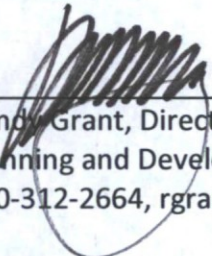
Date



Tim Curtis, AICP, Current Planning Director
480-312-4210, tcurtis@scottsdaleaz.gov

11/5/2018

Date



Randy Grant, Director
Planning and Development Services
480-312-2664, rgrant@scottsdaleaz.gov

11/6/18

Date

ATTACHMENTS

1. Draft Zoning Ordinance Language
2. Applicant's Narrative
3. Citizen Review Plan & Report

DRAFT

PLANNED AIRPARK CORE DEVELOPMENT TEXT AMENDMENT – 5-TA-2018

Section 1. That the Zoning Ordinance of the City of Scottsdale, ARTICLE V. DISTRICT REGULATIONS is amended as follows with all new language depicted in grey shading and all deleted language in strike-through:

Sec. 5.4006. Use Regulations.

- A. The uses allowed in the PCP District are shown in Table 5.4006.A. with additional limitations on uses as listed. The land uses that correspond for each of the land use designations in the Greater Airpark Character Area Plan are as set forth in the sub-districts below in Table 5.4006.A. The land use designations depicted on the Greater Airpark Future Land Use Plan Map are:
1. Airpark Mixed Use Residential (AMU-R)
 2. Airpark Mixed Use (AMU)
 3. Employment (EMP)
 4. Aviation (AV), and
 5. Regional Tourism (RT).
- B. Drive-through and drive-in services are not allowed in the PCP-AMU-R, PCP-AMU, PCP-AV and PCP-RT sub-districts.

Table 5.4006.A. Use Table					
Land Uses	Sub-Districts				
(P is a Permitted use.)	PCP-AMU-R	PCP-AMU	PCP-EMP	PCP-AV	PCP-RT
1. Aeronautical use				P (3)	
2. Bar	P	P			P
3. Civic and social organization	P (2)	P (2)	P (2)		P (2)
4. Cultural institution	P (2)	P (2)	P (2)		P (2)
5. Day care center	P (2, 6)	P (2, 6)			P (2, 6)
6. Dwelling	P (2, 4, 6)				P (2, 6)
7. Educational service, elementary and secondary school	P (2, 6)	P (2, 6)	P (1, 2, 6)		P (1, 2, 6)
8. Educational service, other than elementary and secondary school	P (2, 6)	P (2, 6)	P (2, 6)	P (1, 2, 6)	P (2, 6)
9. Financial institution	P	P	P (1)		P (1)
10. Health and fitness studio	P	P	P		P
11. Internalized Community Storage		P	P	P	
4412. Light manufacturing		P	P	P	

DRAFT

4213. Live entertainment	P	P			P
4314. Medical and diagnostic laboratory	P	P	P		
4415. Medical recovery or therapy center	P (2, 4, 6)	P (2, 4, 6)	P (2, 6)		P (1, 2, 6)
4516. Multimedia production without communication tower	P (4)	P	P		P
4617. Municipal use	P	P	P	P	P
4718. Office	P (4)	P (4)	P		P
4819. Personal care service	P	P	P (1)		P
4920. Place of worship	P (2, 6)	P (2, 6)	P (1, 2, 6)		P (1, 2, 6)
2021. Recreation facility					P
2422. Residential health care facility	P (2, 4, 5, 6)				P (1, 2, 5, 6)
2223. Restaurant	P	P	P (1)		P
2324. Retail	P	P			P
2425. Scientific research and development		P (4)	P	P	
2526. Sports arena		P (1, 2)	P (1, 2)		P (2)
2627. Theater	P (2, 6)	P (2, 6)			P (2, 6)
2728. Travel accommodations	P (2, 6)	P (2, 6)	P (1, 2, 6)		P (2, 6)
2829. Vehicle leasing, rental, or sales	P (4)	P (1, 4)	P (1, 4)	P	P (4)
2930. Veterinary and pet care service	P	P			P
3031. Wholesale, warehousing and distribution			P	P	
3132. Wireless communications facility, Type 1, 2, and 3.	P	P	P	P	P
3233. Wireless communications facility, Type 4.	CU	CU	CU	CU	CU

Use Limitations:

- (1) Limited to a site with frontage on a major collector or arterial street.
- (2) Limited to areas outside of the AC-3 area as described in the City's procedures for development near the Scottsdale Airport and in the Scottsdale Revised Code, Chapter 5 - Aviation, as amended.
- (3) Limited to a site with frontage onto an airport taxilane or taxiway.

DRAFT

- (4) Limited to a maximum of 50 percent of the ground floor building area of the Development Plan.
- (5) Limited to a maximum density of 40 dwelling units per acre of gross lot area of the Development Plan.
- (6) Limited to a sound transmission class of not less than 50 (45 if field tested) as provided in the International Building Code (IBC), and subject to fair disclosure requirements to notify property owners and tenants within the Airport Influence Area.



Request for Text Amendment

CITY OF SCOTTSDALE ZONING ORDINANCE

We are requesting to amend the City of Scottsdale ("City") zoning ordinance to allow for 'internalized community storage' facilities to be allowed within the Planned Airpark Core Development ("PCP") sub-districts. The PCP zoning district has five (5) sub-districts including:

1. Airpark Mixed Use Residential (AMU-R)
2. Airpark Mixed Use (AMU)
3. Employment (EMP)
4. Aviation (AV), and
5. Regional Tourism (RT).

The specific request is to allow 'internalized community storage' uses within the AMU sub-district. However, after further analysis, this use could also fit into the EMP and AV sub-districts.

Currently, many of the zoning districts within the Greater Airpark area are zoned C-2, C-3, C-4 and I-1. All of these zoning districts allow the internalized community storage use. It is our opinion that since the City prefers new land use cases to utilize the zoning categories consistent with the Greater Airpark Character Area Plan, the land uses should be consistent with the existing zoning districts in the Greater Airpark. Internalized community storage uses are very benign uses that generate low levels of traffic and do not impact any surrounding commercial or residential uses.

Our request to add this land use as an allowed use by updating the Section 5.4006. Use Regulations within the City's zoning ordinance. The proposal seeks to add 'internalized community storage' to the use list in Table 5.4006.A. Use Table, as an allowed use in AMU, EMP and AV sub-districts.



**Planned Airpark Core Development
Text Amendment
Citizen Review Plan & Report
November 5, 2018**

The following is the final citizen review plan ("Plan") and report for the proposed text amendment to the City of Scottsdale's ("City") Planned Airpark Core Development District ("PCP"). Our request to update the allowed use list within Section 5.4006. Use Regulations within the City's zoning ordinance. The proposal seeks to add 'internalized community storage' to the use list in Table 5.4006.A. Use Table, as an allowed use in AMU, EMP and AV sub-districts.

As part of the Citizen outreach we will comply with the City's requirements as follows:

The City requires the Plan to include:

1. Where and when the two open houses will be held
2. How and when the public will be notified

We held two (2) open houses for the text amendment. In coordination with City staff, we discussed holding one of the open houses in the north, near the airpark, where this text amendment would be most applicable, while holding the second open house in south Scottsdale so as to ensure all residents had access to the open houses regarding the proposed text amendment. As for the notification procedure, we placed a legal ad in the newspaper and sent letters first class mail to all of the property owners within 750 feet of the property in question (8688 E. Raintree Dr.) and to those listed on the City's notification list.

The City requires a minimum of two (2) Open Houses prior to formal application submittal and the following notice requirements:

Publish a 1/8 page advertisement in the local newspaper 10-14 calendar days prior to the open house meeting (contact newspaper for publishing deadlines).

- *Send open house invite via 1st Class Letter to the City's interested parties lists (text amendment list and standard list), property owners & HOAs within 750 feet of the known property serving as the catalyst for the text amendment (if any), and to the City project coordinator. Invitations need to be sent at least 10 calendar days prior to the open house meeting, and include the following information:*
 - *Project request and description*
 - *Pre-application number (PA#)*
 - *Applicant and City contact names, phone numbers, and email addresses*
 - *Scheduled open house(s) - including time, date, and location*



- *Any associated active cases*

*The 1/8 page legal ad was placed in the 9/15/2018 Arizona Republic. See Attached Legal Ad at **Tab 1**. The letters were mailed on 9/12/2018 to all property owners within 750 feet of 8688 E. Raintree Dr. and those listed on the City's notification list. Refer to **Tab 2** for the list of property owners within 750 feet of the property and the City's notification list. Refer to **Tab 3** for a copy of the letter sent.*

We informed our project coordinator, Brad Carr, via E-mail of our open house information to the Project Coordinator and to: planninginfo@scottsdaleaz.gov. Refer to **Tab 4** for the email to Mr. Carr.

We provided sign-in sheets and comment sheets at the open house meeting. Our first open house was held on September 24, 2018 at 5:30 to 7:00 p.m. at the Boys and Girls Club, Thunderbird Branch in Grayhawk, just north of the airpark area. Our second open house was held the following morning in south Scottsdale on Hayden, south of Earl Drive. There were no attendees to either open houses. There have been no phone calls to our office since we sent out the notices. If contacted, we will attempt to explain this simple text amendment over the phone. If follow-up meetings are required, we will meet with those parties interested.

Citizen Review Plan/Report

As described above, this initial plan and report provides all of the up-front required methods of reaching out to the public, nearby property owners and other stakeholders.

If future updates to the Plan and final Citizen Review Report are needed, we will include the following:

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

1. A list of names, phone numbers/addresses of contacted parties (e.g. neighbors/property owners, School District representatives, and HOAs)
2. The dates contacted, how they were contacted, and the number of times contacted
3. Copies of letters or other means used to contact property owners and other interested parties, school districts, and HOAs; along with copies of all comments, letters, and correspondence received
4. List of dates and locations of all meetings (e.g. open house meetings, meetings with individual/groups of citizens, and HOA meetings)
5. The open house sign-in sheets, a list of all people that participated in the process, and comment sheets, along with a written summary of the meeting



B. A written summary of the public comments including: project aspects supported of issue or concern and problems expressed by citizens during the process including:

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

Along with our final Citizen Review Report, the City will also provide additional public notification by:

- Publishing legal ad in newspaper
- Posting case information on the City website
- Posting case information on social media
- Sending case information to email subscribers
- Sending postcards to the City's interested parties lists (text amendment and standard lists) and property owners within 750 feet of a known property serving as the catalyst for the text amendment, if any.

TAB 1

TAB 2

Owner	MAIL_ADDR1	MAIL_CITY	MAIL_STATE	MAIL_ZIP	
101 MEGA RAIN TREE LLC	9780 E GARY RD	SCOTTSDALE	AZ	85260	
GD KS ACQUISITION COMPANY LLC	PO BOX 2148	MILWAUKEE	WI	53201	
JMC HOLDING INC	4000 N SCOTTSDALE RD STE 203	SCOTTSDALE	AZ	85251	
101 ENVY RAIN TREE LLC	7600 E DOUBLETREE RD STE 12C	SCOTTSDALE	AZ	85258	
14939 NORTH NORTHSIGHT BOULEVARD LLC	2054 N BAY RD	MIAMI BEACH	FL	33140	
SYREGELAS HOLDINGS LLC	7388 E SHEA BLVD	SCOTTSDALE	AZ	85260	
NORTHSIGHT SCOTTSDALE CROSSING LLC	14635 N KIERLAND BLVD STE 111	SCOTTSDALE	AZ	85254	
PACWEST ENERGY LLC	3450 E COMMERCIAL CT	MERIDIAN	ID	83642	
MARTIN KIP	2845 MORRPARK AVE NO 208	SAN JOSE	CA	95128	
NEUSE INCORPORATED	PO BOX 27131	RALEIGH	NC	27611-7131	
SUNRISE DEVELOPMENTS LLC	1060 GREAT PASSAGE BLVD	GREAR FALLS	VA	22086	
PATRIOT INVESTMENTS LLC	14860 N NORTHSIGHT BLVD	SCOTTSDALE	AZ	85260	
MOHAWK PARTNERS LLC	8269 E DEL CADENA DR	SCOTTSDALE	AZ	85258	
GK INVESTMENTS LLC	2930 N 7TH ST	PHOENIX	AZ	85014	
AZP NORTHSIGHT LLC	6621 N SCOTTSDALE RD	SCOTTSDALE	AZ	85250	
WAL-MART STORES INC	PO BOX 8050 MS 0555	BENTONVILLE	AR	72716-0550	
BANK OF AMERICA NA	101 N TRYSON ST	CHARLOTTE	NC	28255	
MAMMOTHROCK LLC	229 AVENUE I STE 300	REDONDO BEACH	CA	90277	
CHICK FIL A INC	5200 BUFFINGTON RD	ATLANTA	GA	30349	
SCU BRONCOS LLC	229 AVENUE I STE 300	REDONDO BEACH	CA	90277	
SALAMONE JOLLYN A/COTHREN FRED P/JANET	9651 E HIDDEN GREEN DR	SCOTTSDALE	AZ	85262	
GREG A HEMSTREET REVOCABLE LIVING TRUST	7440 E PINNACLE PEAK RD UNIT 142	SCOTTSDALE	AZ	85255	
SELVA INVEST GROUP INC	AUTO ZONE INC #3250	MEMPHIS	TN	38101	
HSB NORTHSIGHT LLC/SJF NORTHSIGHT LLC	11440 SAN VICENTE BLVD SUITE 20C	LOS ANGELES	CA	90049	
ONE FIVE TWO TWO THREE NORTHSIGHT BLVD LLC	7024 N LONGLOOK DR	PARADISE VALLEY	AZ	85253	
NORTHSIGHT LLC	4915 E BASELINE RD STE 105	GILBERT	AZ	85234	
DOUBLE ANCHOR INVESTMENTS LLC	14301 N 87TH ST STE 315	SCOTTSDALE	AZ	85260	
VANTAGE FBO HOPE R SHERMAN IRA/ETAL	12565 N 91ST WY	SCOTTSDALE	AZ	85260	
RAIN TREE VENTURE OWNER LLC	1801 CENTURY PARK E SUITE 124C	LOS ANGELES	CA	90067-2341	
Ali Fakh - Vice Chair	City of Scottsdale Planning Commission	8280 E. Gelding Drive, Suite 101	Scottsdale	AZ	85260
Annette Petrillo		1169 E. Clovefield Street	Gilbert	AZ	85298
Chris Schaffner		7346 E. Sunnyside Dr.	Scottsdale	AZ	85260
Christian C. Serena	City of Scottsdale Planning Commission	6929 North Hayden Road, Ste. C4194	Scottsdale	AZ	85250
Dan Sommer		12005 N 84th Street	Scottsdale	AZ	85260
David G. Gulino	Land Development Services	7525 E. Camelback Road, Suite 104	Scottsdale	AZ	85251
Dr. Sonnie Kirtley	COGS	8507 East Highland Avenue	Scottsdale	AZ	85251-1822
Ed Toschik, President		7657 E Mariposa Grande Dr	Scottsdale	AZ	85255
Edwin Bull	Burch & Cracchiolo PA	P.O. Box 16882	Phoenix	AZ	85011
Guy Phillips		7131 E. Cholla St.	Scottsdale	AZ	85254
Jim Funk	Gainey Ranch Community Association	7720 Gainey Ranch Road	Scottsdale	AZ	85258
Jim Haxby		7336 E. Sunnyside Dr.	Scottsdale	AZ	85260
Jim Lane, Mayor	City of Scottsdale	7666 E. El Rancho Drive	Scottsdale	AZ	85260
John Berry/Michele Hammond	Berry Riddell, LLC	6750 E Camelback Rd, Ste 100	Scottsdale	AZ	85251
John Washington		3518 N Cambers Court	Scottsdale	AZ	85251
Kelsey Young	City of Scottsdale Planning Commission	3331 N. 63rd Street	Scottsdale	AZ	85251
Kevin D. Bollinger	City of Scottsdale Planning Commission	8031 E. Sutton Drive	Scottsdale	AZ	85260
Larry S. Kush	City of Scottsdale Planning Commission	4743 N. Scottsdale Road., #F-1003	Scottsdale	AZ	85251
Leon Spiro		7814 E Oberlin Way	Scottsdale	AZ	85266
Linda Whitehead		9681 E Chuckwagon Lane	Scottsdale	AZ	85262
Lori Hays		P.O. Box 426	Cave Creek	AZ	85327
Maricopa County Superintendent of Schools		4041 N. Central Avenue Suite 1200	Phoenix	AZ	85012
Mike McNeal, Supervisor	AT&T	1231 W. University Drive	Mesa	AZ	85201
Paul Alessio - Chair	City of Scottsdale Planning Commission	7527 E. Tailspin Lane	Scottsdale	AZ	85255
Planning & Engineering Section Manager	Arizona State Land Department	1616 W. Adams Street	Phoenix	AZ	85007
Prescott Smith	City of Scottsdale Planning Commission	4350 E. Camelback Rd., Suite G-200	Phoenix	AZ	85018
Project Management	Arizona Department of Transportation	205 S. 17th Avenue MD 6012E	Phoenix	AZ	85007
Randall P. Brown	Spring Creek Development	7134 E. Stetson Drive; Suite 400	Scottsdale	AZ	85251
Rebecca Stout	Government Liaison, TRCA/Desert Crest HOA	11872 E. Juan Tabo Road	Scottsdale	AZ	85255
Richard Turner, Planning and Zoning Administrator	Town of Fountain Hills	16705 E. Avenue of the Fountains	Fountain Hills	AZ	85268
Sherry Wagner/Right-of-Way Technician, SR.	Mail Station PAB348	P.O. Box 52025	Phoenix	AZ	85072-2025
Steve Weiss		11146 E Beck Lane	Scottsdale	AZ	85259
Steven Voss	LVA, Urban Design Studio, LLC	120 S. Ash Avenue	Tempe	AZ	85281

Earl, Curley & Lagarde, PC

3101 N Central Avenue, Suite 1000 Phoenix AZ 85012

Withey Morris, PLC

2525 E. Arizona Biltmore Circle; Suite

Gammage & Burnham, PLC

A-212

Phoenix

AZ

85016

Paradise Valley Unified School District

2 N. Central Avenue, 15th Floor

Phoenix

AZ

85004

Granite Reef Neighborhood Resource Center

15002 N. 32nd Street

Phoenix

AZ

85032

Southwest Gas Corporation

1700 N Granite Reef Road

Scottsdale

AZ

85257

Earl, Curley & Lagarde, P.C.

2200 N. Central Avenue Ste 101

Phoenix

AZ

85004

3101 N. Central Avenue, Ste. 1000

Phoenix

AZ

85012

TAB 3



September 12, 2018

Dear Interested Parties, Property Owners or Neighborhood Association Presidents:

RE: Pre-application number 612-PA-2018

We represent 101 Mega Raintree, LLC and their property located at 8688 E. Raintree Drive ("Property") in Scottsdale. The Property is comprised of several closed or closing retail stores and pads located within the larger commercial center at the northwest corner of Raintree Drive and Loop 101.

Please be advised that there will be two (2) open house meetings to discuss a request for a Zoning Ordinance Text Amendment to the Scottsdale Revised Code to modify the allowed uses within the Planned Airpark Core Development (PCP) zoning districts. The specific request is to update the allowed use list within the PCP sub-districts. Although internalized community storage (self-storage facilities) are allowed in the commercial and industrial districts within the Greater Airpark, this specific use is not allowed within any of the PCP sub-districts. For the purposes of the open houses, it is proposed to add this specific use, internalized community storage, within the PCP-AMU sub-district. There is a potential to add the same use to the PCP-EMP and PCP-AV sub-districts.

The neighborhood meetings will be held on:

NORTH SCOTTSDALE OPEN HOUSE

Monday, September 24, 2018 from 5:30 – 7:00 PM
Boys & Girls Club (Thunderbird Branch)
Computer Room
20199 N 78th Pl
Scottsdale, AZ 85255

SOUTH SCOTTSDALE OPEN HOUSE

Tuesday, September 25, 2018 8:00 – 9:30 AM
Plaza Executive Suites office
Boardroom
3260 N Hayden Rd., Suite #210
Scottsdale, AZ 85251

If you cannot attend either open house, please call or email me with your questions/concerns regarding this proposal. You may reach me at (602) 452-2729 or by email at kajones@tblaw.com. You may also reach out the Brad Carr, our planner/coordinator at the City of Scottsdale Planning & Development Services Division Current Planning Services Department, at (602) 312-7713 or bcarr@scottsdaleaz.gov. Please reference the above case number in your email to expedite a response.

Sincerely,

Kurt Jones, AICP

TAB 4

From: [Jessica J. Reyes](#)
To: [Carr, Brad](#)
Subject: 612-PA-2018 Neighborhood meeting and Posting
Date: Tuesday, September 18, 2018 2:09:00 PM
Attachments: [2018.09.12 Neighborhood Meeting Letter.pdf](#)
[Legal ad \(2\).pdf](#)
[Final Mailing List.xlsx](#)

Good afternoon Mr. Carr,

Please see the attached information regarding our scheduled neighborhood meeting on September 24th and 25th. Please let me know if you have any questions.

Thank you!

Jessica J. Reyes | Administrative Assistant to Kurt A. Jones | 602.452.2734



Seventh Floor Camelback Esplanade II | 2525 E Camelback Road | Phoenix, AZ 85016

P 602.255.6000 | F 602.255.0103

jireyes@tblaw.com | [Website](#)

Offices: Arizona | California | Nevada

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