

Neighborhood Notification
Open House Information
Citizen Comments
Affidavit of Posting
Site Sign
Legal Protest



**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

Driving more won't extend your truck's life



Car Talk
Ray Magliocco

Dear Car Talk: While browsing cartalk.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 8-10 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?

—Pony
No, you're doing fine, Pony. 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 \$5 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 1C.

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 UX's

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 \$31,000.

2019 Ram 1500

Pully 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): \$36,140 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.

1988	1989	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018
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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 (PCD) zoning districts.

The specific request is to update the allowed use list within the PCD 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 PCD 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.

Open house (north Scottsdale):
Boys & Girls Club
Thunderbird 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
3260 N Hayden Rd, Suite #210,
Scottsdale, AZ 85251
Boardroom
Tuesday, September 25, 2018
8:00 a.m. - 9:30 a.m.

Applicant Contact:
Kurt A. Jones (602) 452-2729
Tiffany & Bosco, P.A.
kajones@tblaw.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

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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 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	
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 Haye		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
Gammage & Burnham, PLC
Paradise Valley Unified School District
Granite Reef Neighborhood Resource Center
Southwest Gas Corporation
Earl, Curley & Lagarde, P.C.

2525 E. Arizona Biltmore Circle; Suite
A-212 Phoenix AZ 85016
2 N. Central Avenue, 15th Floor Phoenix AZ 85004
15002 N. 32nd Street Phoenix AZ 85032
1700 N Granite Reef Road Scottsdale AZ 85257
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
jjreyes@tblaw.com | [Website](#)

Offices: Arizona | California | Nevada

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