Marked Agendas
Approved Minutes
Approved Reports

CITY OF SCOTTSDALE

Community & Economic Development Division
Planning and Development Services

7447 East Indian School Road, Suite 105
Scottsdale, Arizona 85251

To: Scottsdale Planning Commission

From: Adam Yaron, Project Coordination Liaison AY

Through: Tim Curtis, AICP, Current Planning Director

CC: Erin Perreault, AICP, Long Range Planning Manager

Date: September 28, 2018

Re: 2-GP-2018 – Lone Mountain Self Storage

Chairman Alessio and Members of the Planning Commission:

Lone Mountain Self Storage, case 2-GP-2018, is scheduled to be heard as a non-action item by the Planning Commission on October 3, 2018. This memorandum is intended to correct an error in the staff report that Planning Commission received yesterday regarding that case.

Page 5 of the staff report inaccurately states that the applicant "has yet to provide a direct response to staff's request" regarding the General Plan Six Guiding Principles. The applicant in fact, has provided responses in their narrative, included as Attachment 1 of the October 3, 2018 staff report, on pages 10 through 12.

PLANNING COMMISSION REPORT

Meeting Date: October 3, 2018
General Plan Element: *Land Use*
General Plan Goal: *Create a sense of community through land uses*

NON-ACTION (REMOTE HEARING)

Lone Mountain Self Storage
2-GP-2018

Discussion of the following:

A major General Plan amendment to the City of Scottsdale 2001 General Plan to change the land use designation from Rural Neighborhoods to Commercial on a 5 +/- acre site located at the northwest corner of North Scottsdale and East Lone Mountain Roads.

No action is taken at the remote Planning Commission hearing. Per state statute, the intent of the remote Planning Commission hearing is to promote citizen participation in the major General Plan amendment process. The Planning Commission will consider this case for recommendation to the City Council on October 24, 2018.

Key Items for Consideration

- 2001 General Plan; Desert Foothills Character Area Plan
- The applicant's amendment request would establish the second Commercial land use designation adjacent to Rural Neighborhoods since the adoption and ratification of the 2001 General Plan. 1-GP-2015, The Outpost, was the first General Plan amendment to designate Commercial adjacent to Rural Neighborhoods at the northwest corner of North Pima Road and East Dynamite Boulevard.
- This proposal counters many of the recent Council-adopted General Plan amendments that made the assertion that there is an overabundance of Commercial-designated land within the northern portion of the city – those cases sought a change from Commercial to Residential land use designations.
- The Design Guidelines of the Desert Foothills Character Area Plan provide clarity on how "prominent land uses" (single family, private equestrian residences, ranches, and places of worship) can meet the Rural Desert Character of this area of the city – although the self-storage land use proposed is not one of these "prominent land uses", the applicant proposes to meet the Rural Desert character and goals of the Desert Foothills Character Area Plan through site plan layout and building design

Action Taken _____

- 100' Scenic Corridor is proposed to be dedicated on North Scottsdale Road, and a 50' Desert buffered setback dedicated on East Lone Mountain Road, per the applicants submittal

OWNER

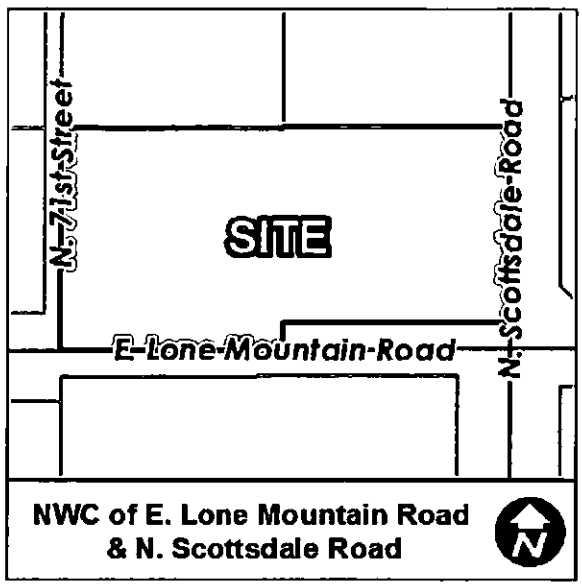
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APPLICANT CONTACT

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(480) 429-3065

LOCATION

Northwest Corner of East Lone Mountain and North Scottsdale Roads



BACKGROUND

Context

The subject property (5+/- acres) is currently composed of undeveloped desert lands and is located at the northwest corner of North Scottsdale and East Lone Mountain Roads. The subject site is south, east and west of several residential properties and north of a specialized residential health care facility. The southeast corner of North Scottsdale and East Lone Mountain Roads is a commercial strip mall development. (Attachment 2).

General Plan

The General Plan Land Use Element designates the property as Rural Neighborhoods. Within the Rural Neighborhoods category uses typically include areas of relatively large lot single-family neighborhoods or subdivisions. Densities in Rural Neighborhoods are usually one house per one acre (or more) of land.

Adjacent General Plan Land Uses

- North — Rural Neighborhoods (Private Residence and Undeveloped Land)
- South — Rural Neighborhoods (Lone Mountain Memory Care)
- East — Rural Neighborhoods (Whisper Rock Residential Community)
- West — Rural Neighborhoods (Private Residence)

Character Area Plan

The 2001 General Plan established Character Area planning as a means of ensuring that quality of development and consistency of character drive Scottsdale's General Plan within the context of

community-wide goals. The subject property is part of the 1999 Council-adopted Desert Foothills Character Area.

Other Related Policies, References:

- 2001 City of Scottsdale General Plan
- 1999 Desert Foothills Character Area Plan
- Scottsdale Scenic Corridor Design Guidelines
- Scottsdale Road Streetscape Design Guidelines
- Cases 4-GP-2013, 2-GP-2014, 3-GP-2014, and 4-GP-2014 which converted the land use designation from Commercial to Suburban Neighborhoods in the North Sub Area of the City.
- Case 1-GP-2015 which converted the land use designation from Rural Neighborhoods to Commercial in the North Sub Area of the City.
- 8-ZN-2018; associated rezoning request to this case

APPLICANTS PROPOSAL

Goal/Purpose of Request

The applicant's request is a major amendment to the City of Scottsdale General Plan 2001 to change the land use designation from Rural Neighborhoods to Commercial on a 5 +/- acre site located at the northwest corner of North Scottsdale and East Lone Mountain Roads (Attachments 4 & 5).

The applicant's request is recognized as a major General Plan amendment based upon criteria outlined in the City of Scottsdale General Plan 2001, specifically the Change in Land Use Category, Criteria #1. The Change in Land Use table identifies that a change from Rural Neighborhoods (Category A) to Commercial (Category E), qualifies the request as a major amendment.

The General Plan Land Use Element describes the Commercial land use designation as areas that *provide a variety of goods and services to the people who live in, work in, or visit Scottsdale and have been designated throughout the community at an appropriate scale and location. This category includes areas designated for commercial centers providing goods and services frequently needed by the surrounding residential population, and retail businesses, major single uses, and shopping centers, which serve community and regional needs. This category may also include other uses, like housing and office uses, to attain environmental and mobility goals. Neighborhood retail should be located at frequent intervals in relationship to the density of nearby residential areas to reduce travel time and distance. The size and scale of neighborhood commercial centers should be compatible with surrounding residential uses and care must be taken to avoid undesirable impacts on surrounding areas. Neighborhood commercial uses are best located on collector or arterial streets. Community or regional commercial uses should usually be located on arterial streets for high visibility and traffic volumes. Community and regional commercial uses function best when they are integrated with mixed-use areas.*

The applicant proposes an internalized storage facility which, at a base level, conforms to the General Plan definition of Commercial. The subject site, according to the 2016 Transportation Master Plan Street Classification Map is adjacent to a minor arterial (North Scottsdale Road) and a minor collector (East Lone Mountain Road).

The General Plan definition, however, states that Commercial areas have been designated at appropriate locations. It should be noted that Commercial areas are most commonly designated in locations throughout the city that are adjacent to more intense uses, such as Suburban Neighborhoods, Urban Neighborhoods, Office, Employment, Mixed Use Neighborhoods and not directly adjacent to Rural Neighborhoods.

Element and Policy Implications

CityShape 2020 was created as a result of a comprehensive review of the General Plan, which began in late 1994. CityShape 2020 was intended to be an extensive educational and community outreach process that would be responsible for reaffirming and improving the Scottsdale General Plan as an expression of the 1992 Shared Vision. Completed in 1996, the recommendations from the CityShape 2020 process are the basis for planning in Scottsdale today. The General Plan Six Guiding Principles (which are equal with no priority in listing) were resulting recommendations from the CityShape 2020 process. These principles include:

- **Preserve Meaningful Open Space:** The City of Scottsdale is committed to promoting the acquisition, dedication, and setting aside of open space as a community amenity and in support of the tourism industry in Scottsdale.
- **Enhance Neighborhoods:** Scottsdale's residential and commercial neighborhoods are a major defining element of this community. The quality of our experience as a Scottsdale citizen is expressed first and foremost in the individual neighborhoods where we live, work, and play. Scottsdale is committed to maintaining and enhancing our existing and future neighborhoods. Development, revitalization, and redevelopment decisions, including rezoning and infrastructure planning, must meet the needs of our neighborhoods in the context of broader community goals.
- **Seek Sustainability:** Scottsdale is committed to the effective management of its finite and renewable environmental, economic, social, and technological resources to ensure that they serve future needs.
- **Support Economic Vitality:** Scottsdale is committed to the goal of supporting its existing economic strengths by: targeting new opportunities which can diversify our economic base; providing for the fiscal health of the city; and forming partnerships with the community which strengthens our ability to meet this goal.
- **Advance Transportation:** The transportation system must be the backbone of Scottsdale, supporting its economy and serving and influencing its land use patterns in a positive way.
- **Value Scottsdale's Unique Lifestyle and Character:** Scottsdale offers a superior and desirable Sonoran Desert lifestyle for its citizens and visitors. The

> preservation of this unique lifestyle and character will be achieved through a respect for our natural and man-made environment, while providing for the needs of our citizens.

Often times, proposed changes in General Plan land use strongly align with one or more of the Guiding Principles. In terms of the applicant's proposal, staff requested that the applicant respond as to how the proposed amendment would align with some or all of the Guiding Principles, but the applicant has yet to provide a direct response to staff's request.

The 2001 General Plan recognizes the need for maintaining a citywide balance of land uses that support changes in the community vision and dynamics over time. As such, the consideration of any development proposal to amend a land use designation requires consistency with the 2001 General Plan and implementation of the following elements:

Character and Design Element

The Character and Design Element acknowledges that there are various components of a community that can assist in creating and defining place, identify and character. Development patterns, landmarks, drainage, travel pattern, edges, nodes and other physical characteristics help to create distinctions and a sense of uniqueness within different areas of the community. To this end, goals in this element seek to determine the appropriateness of all development in terms of surrounding character and specific neighborhood context. The Character Type for the subject property and the area surrounding it is Rural/Rural Desert Character.

The Rural/Rural Desert Character Types contain relatively low-density and large lot development. These districts provide a rural lifestyle that includes preservation of the desert character. The identity and natural desert character of these districts is expected to be strengthened and maintained by preventing encroachment of nonconforming uses and architectural styles, protecting open spaces and vistas, encouraging conservation of desert vegetation, building low profile structures, discouraging walls, and limiting road access. Special care should be taken to preserve the natural character of the land and natural drainage corridors. Desert vegetation is maintained either in common open-space areas or on individual lots. The impacts of development on desert preservation, particularly on properties with rugged terrain, should be minimized through clustering, preserving washes, and the use of natural buffers on the perimeter of developments. Site plans for developments on larger vacant tracts should be sensitive to topography, vegetation and natural drainage areas.

Although the proposed Commercial land use category can be found among, and within, most Character Types throughout the community, Commercial is typically found more often within the Suburban/Suburban Desert, Employment Core, Resort, and Urban Character Types. However, the following are examples of locations within the City with existing Commercial land use designations that are within the Rural/Rural Desert Character Types (Attachment 7):

- 27000 North Alma School Parkway, Eagle Pass Condominiums
- 8738 East Dynamite Boulevard (The Outpost), Vacant Land, approved for commercial uses

- 8700 East Pinnacle Peak Road, The Citadel
- 8900 East Pinnacle Peak Road, La Mirada Shopping Center
- 8711 East Pinnacle Peak Road, Village at Pinnacle Peak
- 23341 North Pima Road, Desert Village Shopping Center
- 8668 East Shea Boulevard, Pima Crossing Shopping Center
- 1501 North 116th Street (Bell Group Self Storage), Vacant Land, approved for an internalized storage facility.

Land Use Element

The Land Use Element is intended to ensure a variety of living, working and leisure opportunities through different land uses, vital neighborhoods, thriving business and resort communities, and open spaces for people to recreate, reflect and enjoy. Within the community, it is expected that land use decisions must take into consideration the relationship of adjacent land uses. Consequently, the contribution a proposed change in land use makes to the character of the community and how such a change might help to adequately serve the needs of the community are of focus. A goal of this element is to sensitively integrate land uses into the surrounding physical and natural environments, the neighborhood setting, and the neighborhood itself.

The applicant's proposal would introduce the Commercial land use designation adjacent to Rural Neighborhoods. This situation only exists in four locations city-wide, and only three of which are within the Northern Sub Area of the City (Attachment 8):

- 8700 East Pinnacle Peak Road, The Citadel
- 27000 North Alma School Parkway, Eagle Pass Condominiums
- 8738 East Dynamite Boulevard (The Outpost), Vacant Land, approved for commercial uses
- 1501 North 116th Street (Bell Group Self Storage), Vacant Land, approved for an internalized storage facility.

In first two instances mentioned above, Commercial was entitled prior to the adoption of the 2001 General Plan. The Citadel was entitled with the Neighborhood Commercial (C-1) zoning district (Case 32-ZN-1982) after it was annexed into the City. Eagle Pass Condominiums was originally entitled as Planned Commercial Center (PCC) in 1984 (Case 105-ZN-1984), the case was amended in 2004 (Case 105-ZN-1984#2) so as to scale back the amount of commercial on that site in favor of adding residential units. The commercial aspect of the Eagle Pass Condominiums is yet to be developed.

The creation of the Commercial land use designation adjacent to Rural Neighborhoods, post 2001 General Plan adoption, has occurred at the following locations:

1. The Outpost, located at 8738 East Dynamite Boulevard, received a 5-2 vote of approval by City Council to amend Rural Neighborhoods to Commercial (1-GP-2015) and entitle the property Planned Neighborhood Commercial (PNC) zoning (10-ZN-2015) as well as unanimous approval by City Council for the conditional use permit of a gas station (11-UP-2016). The site remains vacant and to date, no construction documents have been submitted to the city.

2. Bell Group Self Storage, located at 1501 North 116th Street, received a 6-1 vote of approval by City Council to amend Rural Neighborhoods to Commercial (4-GP-2017) and entitle the property Neighborhood Commercial (C-1) zoning (9-ZN-2017). The site remains vacant and to date, no construction documents have been submitted to the city.

Notably, the applicants in both cases listed above cited the proximity to significant power lines and major arterials made the properties unsuitable for residential development under the Rural Neighborhoods designation and demonstrated the market demand for their proposed uses. To date, the applicant for this case has not provided any independent market analysis with regard to locating the proposed internalized storage at this site.

The applicant's proposal in the northern portion of the city (north of Deer Valley Road) would establish the second instance of a Commercial land use designation established adjacent to Rural Neighborhoods since the adoption and ratification of the 2001 General Plan.

Long Range Planning conducted a general assessment of the locations of internalized storage facilities within the City of Scottsdale, north of Deer Valley Road (Attachment 9). Maricopa County Assessor property use codes along with corresponding North American Industry Classification system (NAICS) codes were utilized in plotting these locations and comparing them with 2001 General Plan land use designations. The assessment identified only one such facility within the City of Scottsdale that is adjacent to a Rural Neighborhoods land use – Storage West (7821 East Gray Road), which has a General Plan Employment land use designation.

Economic Vitality Element

The Economic Vitality Element promotes the importance of having a healthy and vibrant economy to help maintain Scottsdale's lifestyle and identity. Goals in this element recognize the city's commitment to supporting and expanding its existing economic strengths while also targeting new opportunities that will diversify the economic base and provide for the future fiscal health and long-term sustainability of the city.

In recent years, there have been several General Plan amendment cases in the northern portion of the city seeking a change from Commercial to Suburban and/or Rural Neighborhoods land uses that have been adopted by the City Council (Cases 4-GP-2013, 2-GP-2014, 3-GP-2014, and 4-GP-2014). Several of the adopted cases made the assertion – utilizing both the City's 2013 Land Use Assumptions Report as well as independent market analysis – that there is an overabundance of Commercial-designated land within the northern portion of the city.

To date, the applicant has not provided any independent market analysis with regard to adding Commercial at this location. The applicant contends that "the proposed land use change is consistent with the nearby intersections development pattern and impediments (i.e., traffic signal within incidental utility boxes, etc.,)... and as a low -impact use, situated along well-traveled Scottsdale and Lone Mountain Roads, will provide for optimal and utilized business that will meet the needs of the surrounding residential community while providing a nice buffer from this busy noisy intersection".

Utilizing the same data sets mentioned in the Land Use section of this report above, Long Range Planning assessed the locations of internalized storage facilities– in proximity to the subject site. The analysis noted that there are no internalized storage facilities located within a 5-mile radius of the subject site within the City of Scottsdale jurisdictional limits. (Attachment 9).

Neighborhoods Element

Many of Scottsdale's mature neighborhoods reflect the more traditional neighborhood model where most commercial, educational, and recreational services are either integrated into residential areas or located in convenient proximity. Some of Scottsdale's newer neighborhoods offer limited immediate access to such services, while others promote the distance between residential and commercial and other services as part of a rural lifestyle. A goal of the Neighborhoods Element is to promote and encourage context-appropriate new development in established areas of the community.

Contextually, this area of the city is predominately comprised of low density/intensity residential developments. However, Lone Mountain Memory Care, a residential healthcare facility located south of the subject site (7171 E LONE MOUNTAIN RD), was developed through a City Council approved Conditional Use Permit in the R1-70 Single Family Residential Zoning District. The Lone Mountain Memory Care site maintained the General Plan Rural Neighborhoods land use designation. The Scottsdale North Marketplace, a commercial center site located at the southeast corner of East Lone Mountain Road and North Scottsdale Road (31313 N SCOTTSDALE RD), is located within the Commercial land use with entitlements of the Planned Community Center Zoning District approved in 1984 (36-Z-84), and prior to the adoption of the 2001 General Plan. This property is located outside of the Desert Foothills Character Area boundary.

The applicant states that "the proposed use is considered to be a "quiet neighbor" as it generates minimal traffic trips, operates with limited hours, and in (the applicant's) opinion is less intense than commercial/retail uses. The building itself and large landscape areas will provide nice buffers from the intersection to the abutting homes while providing a use in close proximity to its intended users (i.e. residential homes and businesses). The development will provide an aesthetically pleasing building, sensitive site planning and cohesive landscaping consistent with the area".

Open Space and Recreation Element

The Open Space and Recreation Element encourages a balanced, comprehensive, conservation of natural and recreational resources that will enhance the social, psychological and physical well-

being of Scottsdale citizens and community members. The first goal of this element is to seek to improve the natural and urban environments as defined by the quality of open spaces in Scottsdale.

The proposed change in General Plan land use designation – and further, the complementary zoning application (8-ZN-2018) – supports this element's approaches, whereby the identity and natural desert character of the area would be maintained through the conservation of existing desert vegetation and landforms.

The subject property fronts to both North Scottsdale Road, a designated scenic corridor, and East Lone Mountain Road, a designated desert buffered roadway. The Scenic Corridor is designated along streets where a substantial landscape buffer is desired to maintain views, the desert character is a vital part of the neighborhood setting and buffering of roadway impacts is important. This allows for a larger landscaped area that can minimize the impact of highly traveled roads adjacent to neighborhoods. The applicant proposes to comply with the Scenic Corridor Design Guidelines by providing "a 100-ft. Scenic Corridor adjacent to North Scottsdale Road, and 50-ft along East Lone Mountain Road, retaining native plants and with minimal driveway interruptions."

Community Mobility Element

The Community Mobility Element's Goals and Approaches concentrate on providing efficient and accessible choices for the movement of people, goods, and information. A goal of this element is to help reduce the number, length, and frequency of automobile trips, to improve air quality, reduce traffic congestion, and enhance quality of life and the environment.

The applicant remarks that at "this particular location of the City, which has a rural and equestrian character, the proposal anticipates the need and continues the character of the area by providing a multi-use trail that facilitates connectivity through the site and access to the greater surrounding citywide and regional trail system".

Desert Foothills Character Area Plan

In addition to the 2001 General Plan, the City Council-adopted Desert Foothills Character Area Plan (DFCAP) further defines the desired "character" for the area. Consequently, when development requests within the boundary of the adopted character area are brought forward for consideration, further analysis of the potential impacts of the requests are assessed in relation to the community's best interests. The DFCAP considers the "Rural Desert character" – essentially how the existing low density/intensity development of this area of the City is balanced with the preservation and continuity of desert open space. The DFCAP contains three goals, with the primary purpose of balancing "anticipated physical development in the area and the rural lifestyle of the residents with the sensitive lush upper Sonoran desert." The following are the three goals found within the DFCAP:

Goal 1: *Preserve the natural, visual qualities of the lush upper Sonoran Desert by using desert-sensitive building techniques that retain and blend with the natural desert character of the area.*

Goal 2: *Promote connected areas of desert open space and trails through visual and functional linkages within and between local neighborhoods and a regional open space network.*

Goal 3: *Identify and celebrate the Rural Desert character experienced in the Desert Foothills study area that will result in or maintain a unique desert community distinguished from other parts of Scottsdale and the metropolitan area.*

The proposed change in General Plan land use designation expects that the change would assist in defining, maintaining and enhancing the desired character for this area of the city. The applicant proposes a single story building above grade, with two subterranean levels of internalized storage below grade "through thoughtful and careful site planning and building placement minimal impact will occur to the site including preservation of a large scenic corridor, large building and landscape setbacks, and a vast amount of undisturbed or revegetated open space surrounding the site and roadways which will serve as a natural, physical and visual buffer".

The DFCAP contains an Implementation Plan that outlines how to achieve the vision, goals and strategies. The second section of the Implementation Plan, Design Guidelines, notes existing prominent land uses found within the DFCAP, including single-family development, equestrian facilities, places of worship, and public infrastructure and describes how these existing land uses can promote the Rural Desert Character (Pages 10-26). The Design Guidelines do not prescribe allowed land uses within the DFCAP, rather the guidelines provide clarity on how these existing land uses can meet the Rural Desert Character of the area- through location criteria, design, and land use relationships (Page 10). To this end, the applicant also remarks that, "The proposed building elevations are a modern design that is a reflection of the surrounding buildings and Sonoran Desert environment and characteristics. The building is subtle in appearance and scale and resembles a high-quality office building similar to development found in the surrounding area. The overall look of the building including the use of color and materials makes the building blend well with the surrounding natural desert."

2017 Citywide Land Use Assumptions Report

In March 2018, City Council adopted (Resolution No. 11015), a Land Use Assumptions (LUA) Report that illustrates "projections of changes in land uses, densities, intensities and population over a period of at least ten years and pursuant to the General Plan of the municipality" to identify the infrastructure needed to accommodate new growth and associated infrastructure capital costs.

The City-wide growth projected in the previous LUA (2013) aligns with current projections (2018), although the spatial distribution of growth varies. The 2018 LUA projects fewer residential units in the Northern and Central sub-areas, with more units in the Southern area than previously projected. Similarly, there is a decline in employment growth projected for the Northern sub-area when compared to Central and South sub-areas.

The city has received and approved basis of design reports to demonstrate adequate service and capacity with the use proposed by the applicant.

The full report can be found at:
https://www.scottsdaleaz.gov/Assets/ScottsdaleAZ/Water/Rates+and+Fees/Land+Use+Assumption+Report+2017.pdf

Land Use Impact Model

In May 2016, Long Range Planning Services contracted with Applied Economics to produce a land use impact model to estimate the socioeconomic, development, and fiscal impacts associated with a change from one General Plan land use designation to another over a 20-year time period (in this instance, 2017-2036). From a fiscal standpoint, the model assesses both revenues generated from development (initial construction expenditures, yearly sales tax generation, etc.) as well as City expenditures (public safety, infrastructure maintenance, etc.), as a means to estimate how much value a project adds (or does not add) over time – or Net Present Value (NPV).

In this instance, the model provided a general assessment of the subject site comparing the existing General Plan designation of Rural Neighborhoods with the proposed change to Commercial in the Northern Sub-Area of the City. The model shows a positive NPV of $1,262,769 for the proposed Commercial over 20 years, whereas the existing General Plan land use designation of Rural Neighborhoods, with a residential development, shows a positive NPV of $16,487 over the same time period. The model calculates that 56 people would be employed with the proposed commercial designation.

Because the existing and proposed General Plan land use designations accommodate more than one zoning district and thus allow for a considerable range of density and intensity, the potential impacts represented above are at best an estimate and should not be considered conclusive.
The full results of the Land Use Impact Model assessment are located in the case file.

Policy Implications

Economic Development - *Commercial Land Use*

The City of Scottsdale through the 2001 General Plan goals and approaches, generally seeks to maintain and enhance the existing commercial land use designations in the city in order to maintain economic drivers. In terms of amending *out* of the Commercial Land use designation, over the last several years within the north area of the city (north of Deer Valley Road to the City's northern boundary), the City Council has adopted several cases (4-GP-2013, 2-GP-2014, 3-GP-2014, and 4-GP-2014), comprising a total of 56.65+/- acres, in General Plan designated Commercial land use to mostly Suburban Neighborhoods land use designations. Conversely in this same area of the community, in 2015, City Council adopted case 1-GP-2015, The Outpost, a 10+/- acre site which converted Rural Neighborhoods to Commercial. When combined with the cases above, an overall 12% reduction in General Plan designated Commercial land use within the north area of the city has occurred since 2013. This case, if approved, would result in a 1% increase (5+/- acres) to the balance of General Plan designated Commercial land in the north area of the city.

Community Involvement

The applicant conducted an open house for the major General Plan amendment application on May 30, 2018 from 6:00 – 7:30 p.m. at Lone Mountain Elementary School (5250 East Montgomery Road). Per the applicant, 114 people attended. Generally, neighboring property owners were concerned with the potential impacts to their properties from both a land use and circulation perspective.

A city-sponsored open house was held on September 13, 2018 at the Copper Ridge School cafeteria from 5:00 to 7:00 p.m. A total of 52 people attended (Attachment 12B). Major comments from the Open House include:

- Concerns with the use (commercial and internalized storage) proposed by the applicant.
- Concerns that the proposed development could lead to additional commercial zoning requests in the area
- Concerns over the high vacancy rates of commercial properties within the area
- Concerns over additional traffic created as a result of the project
- Concerns over potential light pollution as a result of the project

Staff has received calls, e-mails, and written comments regarding this application. E-mails and written comments received as of the drafting of this report are attached (Attachment 12A). Correspondence received at the City sponsored open house is also attached (Attachment 12B).

OPTIONS & STAFF RECOMMENDATION

Recommended Approach:

No formal recommendations are presented by staff, and no formal action is requested of the Planning Commission at the remote hearing.

Proposed Next Steps:

Planning Commission Recommendation Hearing

Wednesday, October 24, 2018 at 5:00PM
City Hall, 3939 North Drinkwater Boulevard

City Council Hearing

Tuesday, December 11, 2018 at 5:00PM
City Hall, 3939 North Drinkwater Boulevard

RESPONSIBLE DEPARTMENT

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ATTACHMENTS

1. Applicant's Narrative
2. Context Aerial
3. Zoning Map
4. Existing 2001 General Plan Conceptual Land Use Map
5. Proposed 2001 General Plan Conceptual Land Use Map
6. Desert Foothills Scenic Drive Exhibit
7. Commercial Land Use in the Rural/Rural Desert Character Type
8. Commercial Land Use Adjacent to Rural Neighborhoods
9. Internalized Storage Facilities North of Deer Valley Road
10. Applicant's Citizen Involvement Report
11. City Notification Map
12. Public Correspondence Received
    - Exhibit A: General Correspondence Received
    - Exhibit B: 9/13/2018 Open House Comments Received

Lone Mountain Self-Storage

Major General Plan Amendment/Rezoning Applications

Northwest Corner of Scottsdale Road and Lone Mountain Road
Submitted: May 18, 2018
Resubmittal: August 6, 2018
3rd Submittal: September 16, 2018

Major General Plan Amendment Case Number: 2-GP-2018
(Companion Rezoning Case Number: 8-ZN-2018)

ATTACHMENT 1

Development Team

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PURPOSE OF REQUEST/SITE LOCATION

Beus Gilbert PLLC is pleased to submit this request for a Major General Plan Amendment on behalf Lone-MT. Venture, L.L.C. (the "Owner") and 1784 Capital Holdings LLC (the "Applicant/Buyer") for a change in the General Plan's land use designation for an approximately 5.0 gross acre site (APN's: 216-50-109 and 216-50-004) located at the northwest corner of Scottsdale Road and Lone Mountain Road from a "Rural Neighborhoods" designation to a "Commercial" designation.

Site Context Aerial



The change in land use designation on the site will allow for a climate-controlled, internalized community self-storage facility use, which a rezoning request is being processed concurrently with this Major General Plan Amendment request (Zoning Case Number: 8-ZN-2018) and is discussed as a part of this narrative document. The proposed use is appropriate and consistent with the surrounding land uses particularly the immediate nearby intersection, which includes a healthcare

facility directly south and a commercial/retail center at the southeast corner. The proposed land use change is consistent with the nearby intersection's development pattern and impediments (i.e., traffic signal with incidental utility equipment boxes, etc.) and it is also a quiet, sedate, low-impact, low traffic, appropriately scaled use, which will be designed to match the area's architectural vernacular (i.e., residential look) as well as being a nice buffer for the abutting residential homes from the busy/noisy intersection. This site is not appropriate nor has there been any interest (i.e., 20+ years) to develop it for single-family residential homes. Thus, this low-impact use, situated along a well-traveled Scottsdale Road and Lone Mountain Road, will provide for optimal and utilized business that will meet the needs of the surrounding residential community while providing a nice buffer from this busy/noisy intersection.

WHY SELF-STORAGE? [MARKET DEMAND]

Prior to entertaining and spending the money and time on the proposed Major General Plan Amendment and rezoning, the Applicant/Buyer completed a market demand/analysis to confirm they could indeed successfully operate a self-storage facility at this location. With that said, a market analysis's typically includes analyses of both the existing and projected demographics for the area, existing competitive locations in the area, their rates and price structure, automobile trips, and the incorporation of projections for absorption and demand. Suffice to say those matrixes show that the proposed location is appropriate for self-storage and there is/will be demand in the area. With that said, the Applicant/Buyer would not be going through this process if they did not feel confident of self-storage's success at this location.

For example, sites (like this one) located along the daily commuter corridors of home, work, and shopping have shown substantially more success than those "off the beaten path." A fact bolster by this site being on Scottsdale Road and Lone Mountain Road, which are both well-traveled/used routes for the area and beyond. Storage is not just for residential users, but also business and professional customers storing records or merchandise and they too are looking for quality, close-by, and/or easily accessible facilities that are available along their commutes. Finally, self-storage is a "micro" market business, not a destination point and as such price points in self-storage do not cause customers to leave their normal commutes unless there is no other option available. Thus,

having self-storage facilities in and along these commuter corridors helps minimize auto trips, reducing pollutants, and captures customers in their daily travels.

Another important point is that the quality/design of a self-storage facility to a prospective customer is integral in a customer choosing to store at a specified location. In addition, seeing a site as a well maintained, easily accessible both off and on site circulation, and with a distinctive architectural look combined with the overall site's curb appeal, creates a positive image and helps increase the usage of a facility. To that end, the proposed overall building/site design, scenic corridor buffers (i.e., 50' along Lone Mountain and 100' along Scottsdale Road), preservation of natural open space (i.e., visually pleasing), and ease of vehicular access to the proposed self-storage facility fits well (i.e., aesthetically) within these attributes for the proposed future self-storage facility's success at Scottsdale Road and Lone Mountain.

Moreover, the Applicant/Buyer's market demand/analysis also projects conservatively a five-year population growth of just under 10%. However, major national developers such as KB Homes is developing The Villas at Rancho Paloma, Lennar Homes developing at Lone Mountain, and Lone Mountain Monarch by Pulte Homes, which are located immediately west of the site and due to this development and more commuters they estimate an even more robust growth rate for this area.

The market demand/analysis also states that the population totals within a 4-mile radius of the site are projected to be 41,891 residing in 16,695 households. Within the optimal 8-minute drive time from the site, the results were a population of 34,738 and 15,111 households. Finally, the businesses within the 4-mile radius are approximately 588 businesses totaling just fewer than 5,600 employees. The end result is additional traffic on the streets and customers to the proposed facility.

The market demand/analysis also established only two (2) individual self-storage facilities that appear to be competitive with the proposed facility. They are: Allstate Self Storage (31434 North Cave Creek Road - 15 years old) and Life Self Storage (34215 North Black Mountain Parkway -17 years old). Each of these competitors appears to be well cared-for; but they lack a high quality design

aesthetic and they offer roll-up door type (i.e., drive-up) storage which the proposed facility will not offer (i.e., all enclosed/climate-controlled units).

Simply put, the Applicant/Buyer's market demand/analysis acknowledges the primary indicators for a successful self-storage facility are present at this location, and they are:

1. Sufficient traffic counts along commuter corridors (i.e., Scottsdale Road and Lone Mountain Road).
2. More than adequate population within a reasonable travel distance and future growth.
3. Sufficient disposable income.
4. Average household sizes that generate need.
5. Overall quality design/access/aesthetics.

We believe, as does the Applicant/Buyer's market demand/analysis, that the proposed site is well-positioned to serve the north Scottsdale marketplace and can immediately fill a need for a high-quality, climate-controlled self-storage facility.

EXISTING LAND USE

According to the City of Scottsdale 2001 General Plan Land Use Map, the subject site has a current "Rural Neighborhoods" land use designation. Additionally, the site is located within the Desert Foothills Character Area Plan boundary. In order to accommodate the proposed use, it is necessary to ask for a Major General Plan Amendment due to the fact that the change is from Rural Neighborhoods to Commercial designation. The City of Scottsdale's 2001 General Plan states the following criteria below for a Major Amendment to the General Plan.

Change in Land Use Category

> *A change in the land use category on the land use plan that changes the land use character from one type to another as delineated in the following table on the next page.* (See arrows added to chart denoting the change triggering a Major General Plan Amendment)

	To:	Group A	Group B	Group C	Group D	Group E
From:	Land Use Plan Category					
Group A	Rural Neighborhoods Natural Open Space		Yes	Yes	Yes	Yes
Group B	Suburban Neighborhoods Developed Open Space Cultural/ Institutional or Public Use			Yes	Yes	Yes
Group C	Urban Neighborhoods Resorts/Tourism	Yes				Yes
Group D	Neighborhood Commercial Minor Office Minor Employment	Yes	Yes			Yes
Group E	Commercial Office Employment Mixed Use Regional Use Overlay	Yes	Yes			

Other surrounding Land Uses within Vicinity of the Site

The site is within the vicinity of various residential homes, golf courses, commercial/retail, and/or office uses. Specifically directly south of the site is a residential healthcare facility (i.e., Lone Mountain Memory Care). At the southeast corner is the "Scottsdale North Marketplace" commercial/retail shopping center including restaurants, a grocery store, bank, a future Starbucks drive-through and various other businesses. To the east is the "Whisper Rock"

single-family residential subdivision, and to the north and west are single-family residential lots with some developed with homes and others vacant. Approximately ½-mile north along Scottsdale Road is a commercial shopping center that includes a Target, Safeway, gas station, and various restaurants and retail tenants. In addition there is the Foothills Academy School located just to the southwest of the Target shopping center.

PROPOSED LAND USE

As previously stated, the Applicant/Buyer proposes to change the land use classification on the site to a Commercial land use designation to allow a climate-controlled, internalized community self-storage facility. It is worth noting that the Lone Mountain Memory Care facility is not designated "Commercial" on the City's land use map, but has a Rural Neighborhood land use designation with R1-70 ESL FO underlying zoning which required a Conditional Use Permit for said use and is considered a quasi-commercial use. However, the Scottsdale North Marketplace located to the southeast is indeed designated Commercial on the City's land use map. Thus, this small 5-acre area designation change to "Commercial," which in reality will be less than 5-acres for the proposed development itself (i.e., approximately 2-acres), in order to allow a quiet, low-impact use at the northeast corner of Scottsdale Road and Lone Mountain Road does not appear to be out of character with the area. Moreover, the concurrent rezoning and subsequent Development Review Board cases will assure height, buffers, access, design, etc. conforms and is compatible with the abutting residential homes. Furthermore, and as stated and outlined by the Applicant/Buyer's market demand/analysis, the subject site is in an ideal location based on its proximity to commercial type uses, surrounding residential homes, along major commuter corridors, and within a growth area (i.e., new residential homes).

The proposed use is considered to be a "quiet/sedate neighbor" as it generates minimal traffic trips, operates with limited hours, low amount of lighting, and in our opinion is less intense than typical commercial/retail uses. The building itself and large landscape areas will provide nice buffers from the intersection to the abutting homes while providing a use in close proximity to its intended users (i.e., residential homes and businesses). The development will provide an aesthetically pleasing building design, sensitive site planning, and cohesive landscaping consistent with the area. It is worth noting, the proposed 100' scenic buffer along

Scottsdale Road will be provided with this future development as opposed to the typical 50' for a residential home - if developed on the immediate corner lot. In addition, the proposed self-storage development will preserve and plat natural areas (i.e., NAOS's) as well as adhere to the building height, lighting standards, etc. as outlined by the Desert Foothills Overlay and Environmentally Sensitive Lands Overlay.

As stated the proposed building design will be aesthetically pleasing and match the surrounding architectural elements/character of the residential homes located in the area as well as the overall spirit and intent of the Sonoran Desert character/feel. A major goal is to blend the climate-controlled, internalized community self-storage facility with surrounding environment and minimize its appearance aside from signage along Scottsdale Road and Lone Mountain Road, which will adhere to the City's Sign Ordinance for developments within the scenic corridors in the Environmentally Sensitive Lands Overlay district. As a part of that goal to "blend" and "minimize the appearance" of the building there are generous setbacks and open space areas along Lone Mountain Road (i.e., a minimum 60' to 130' of open space setback and a 119' to 130' building setback) as well as along 71st Street abutting the site to the west with a 74' building setback/open space setback (i.e., NAOS). There is almost 180' of building setback along Scottsdale Road inclusive of 100' scenic corridor setback. The building will be designed to not look like a typical storage building, but rather a residential building with various details, massing, and complimentary materials and colors that match the area. More importantly, the Applicant/Buyer will be going down (underground) 2-stories to maintain the 24' maximum height requirement within the Foothills Overlay.

COMPLIANCE WITH GUIDING PRINCIPLES OF THE SCOTTSDALE GENERAL PLAN

The City of Scottsdale's General Plan serves as a guiding tool for future development in the City. The Plan incorporates shared goals and values in order to develop the City's policies on design, character, land use, open space, natural environment, economics, and transportation. The City Council and Planning Commission are able to utilize the General Plan in order to evaluate development needs, funding, and related decisions. Residents and neighborhood groups are able to refer to the General Plan in order to understand the community's long term goals. The City has identified six (6) guiding principles to serve as the most

important goals to the community. Below are three (3) specific guiding principles applicable to this request. They are:

Preserve Meaningful Open Space: The city of Scottsdale is committed to promoting the acquisition, dedication, and setting aside of open space as a community amenity and in support of the tourism industry in Scottsdale.

Overview Response: The proposed development will provide a greater scenic corridor setback (i.e., 100' as opposed to 50' for a single family home) along Scottsdale Road. The proposed development will preserve Natural Area Open Space (NAOS) via easements recorded with the plat. The proposed development will utilized (i.e., building and paving areas) approximately 2-acres or significant less area.

Enhance Neighborhoods: Scottsdale's residential and commercial neighborhoods are a major defining element of this community. The quality of our experience as a Scottsdale citizen is expressed first and foremost in the individual neighborhoods where we live, work, and play. Scottsdale is committed to maintaining and enhancing our existing and future neighborhoods. Development, revitalization, and redevelopment decisions, including rezoning and infrastructure planning, must meet the needs of our neighborhoods in the context of broader community goals.

Overview Response: The proposed development of this longstanding vacant/difficult parcel (i.e., 2-parcels) will allow for the design of a quality integrated self-storage use that will be low impact/transitional and better use that will be appropriate at this busy intersection of Scottsdale Road and Lone Mountain Road. This is based on following elements supporting this location. They are:

1. Sufficient traffic counts along commuter corridors (i.e., Scottsdale Road and Lone Mountain Road).
2. More than adequate population within a reasonable travel distance and future growth.
3. Sufficient disposable income.
4. Average household sizes that generate need.
5. Overall quality design/access/aesthetics.

Value Scottsdale's Unique Lifestyle and Character: Scottsdale offers a superior and desirable Sonoran Desert lifestyle for its citizens and visitors. The preservation of this unique lifestyle and character will be achieved through a respect for our natural and man-made environment, while providing for the needs of our citizens.

Overview Response: The proposed building architecture (residential scale and look), landscape theme, and site design are all designed to define a distinctive development and visually minimized/blended into its natural and built environment, which will be in harmony with the natural desert surroundings as well as blend with and complement the area. The appearance of a "large residential home" that serves as a self-storage facility along with thoughtful site planning will ensure this development is "uniquely Scottsdale."
The General Plan serves as a "flexible policy document" that can be changed by city-initiated amendments, property owner requests, or other referenda. The General Plan is designed to be a broad, flexible document that changes as the community needs, conditions, and direction change.

The proposed General Plan Amendment meets the goals, vision, and guiding principles as outlined in the City's General Plan and compliance with specific goals and policies as discussed below:

COMPLIANCE WITH SPECIFIC GOALS AND POLICIES

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

The climate-controlled, internalized community self-storage facility will serve to establish open space on site, respect neighbors and development on all sides, and provide a quality development that contributes to the needs of the overall nearby community. This self-storage use provides a business that furthers the goals and policies set forth in the General Plan and is also respectful and sensitive to surrounding uses and the environment.

Character and Design Element

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

- Enrich the lives of all Scottsdale citizens by promoting safe, attractive, and context compatible development.
- Encourage projects that are responsive to the natural environment, site conditions, and unique character of each area, while being responsive to people's needs.
- Ensure that all development is a part of and contributes to the established or planned character of the area of the proposed location

(Definition): *"Rural/Rural Desert Character Types contain relatively low-density and large lot development, including horse privilege neighborhoods and low-density resorts as well as areas with particularly sensitive and unique natural environments. These districts provide a rural lifestyle that includes preservation of the desert character. The identity and natural desert character of this district should be strengthened and maintained by preventing encroachment of nonconforming uses and architectural styles, protecting open spaces and vistas, encouraging conservation of desert vegetation, building low profile structures, discouraging walls, and limiting road access. Special care should be taken to preserve the natural character of the land and natural drainage corridors. Desert vegetation is maintained in either in common open-space areas or on individual lots. The impacts of development on desert preservation should be minimized through clustering, preserving washes, and the use of natural buffers on the perimeter of developments. Site plans for developments on larger vacant tracts should be sensitive to topography, vegetation and natural drainage area."*

Response: The project requires a change to a Commercial land use designation in order to allow for a climate-controlled, internalized community self-storage facility. The subject site has remained vacant desert land for many years and the proposed self-storage use would be

the least impactful, but appropriate for the area as a buffer and transitional use from the surrounding adjacent healthcare and commercial/retail uses located at the nearby intersection. It is also worth noting that the existing healthcare and commercial/retail uses are also surrounded by residential uses/zoning district, which is not incongruent as long as appropriate design/buffers are instituted.

The overall site and building design is sensitive to the natural conditions and characteristics of the site and area. The building design will blend with the buildings adjacent to the site on Lone Mountain Road. The proposed use is designed with specific sensitivity towards preserving view corridors and existing vegetation. A 100' scenic corridor including landscaping and a trail connection (i.e., 12' multi-use trail) is provided adjacent to Scottsdale Road and Lone Mountain Road.

In addition, the building is set back approximately 130' from the property line to the south and approximately 74' feet to the east. These setbacks are further visually enhanced by the use and conservation of existing and improved natural desert landscaping and vegetation and low decorative screen walls where appropriate and allowed. The site boasts a large amount of open space (more than ½ the acreage) which will preserve existing vegetation on site and minimize the actual development footprint.

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

- Ensure compatibility with the natural desert in Natural streetscape areas. Plant selection should be those that are native to the desert and densities of planting areas should be similar to natural conditions.

- Apply the Scenic Corridor designation in circumstances where a substantial landscape buffer is desired to maintain views, the desert character is a vital part of the neighborhood setting, and buffering of roadway impacts is important. This allows for a larger landscaped

area that can minimize the impact of highly traveled roads adjacent to neighborhoods.

- Other visually significant roadways include roadways with buffered setbacks, Desert Scenic Roadways (in ESLO districts), and roadways with specific streetscape design themes. Each of these designated roadways have individual design guideline policies.

Response: A good amount of the site will remain in its native state. Areas where grading occurs will be revegetated to blend these improvements into the natural setting. In addition, landscaping on site and hardscape elements will be designed to complement existing native vegetation. The overall design and development proposal provides great care and consideration of the visually importance of both Scottsdale Road and Lone Mountain Road and preserving/enhancing (were appropriate and allowed) the natural/native landscaping. As such, the site plan includes a 100' scenic corridor setback from the eastern property line along Scottsdale Road and a minimum 50' scenic corridor setback along Lone Mountain Road that includes a winding trail (i.e., 12' multi-use trail) with the opportunity for connections to the surrounding area while also preserving the view corridors of the streetscapes. This area is further enhanced by a large almost 180' building setback along Scottsdale Road and up to 130' along Lone Mountain Road with low decorative screen walls to screen cars on site, and existing and improved native vegetation that reduces the visual impacts along the streetscape and preserves a natural desert setting. It is worth noting that the 100' scenic corridor setback along Scottsdale Road is greater than the City would get if a single home were built along Scottsdale Road – at most 50' with a signal family home. Thus, the proposed benefit of the proposed amendment long Scottsdale Road is towards promoting the city's visual quality and character sought-after along this corridor. Moreover, enhancements, as approved by the City Staff to the NAOS and those areas along the scenic corridors and on site will be completed to provide additional visual buffers from the building along the street and protections (i.e., cacti or other prickly desert plantings) for the residential homes north and west of the site. No non-native desert plantings will be utilized.

Actively preserving/enhancing the natural desert environment, as much as possible, will enhance the quality of life for the existing residents as well as those that drive the thoroughfares.

GOAL 6: Recognize the value and visual significance that landscaping has upon the character of the community and maintain standards that result in substantial, mature landscaping that reinforces the character of the city.

- Require substantial landscaping be provided as part of new development or redevelopment.

- Maintain the landscaping materials and pattern within a character area.

- Encourage the use of landscaping to reduce the effects of heat and glare on buildings and pedestrian areas as well as contribute toward better air quality.

- Discourage plant materials that contribute substantial air-borne pollen.

- Encourage landscape designs that promote water conservation, safe public settings, erosion protection, and reduce the "urban heat island" effect.

- Encourage the retention of mature landscape plant materials.

Response: A good amount of the site will remain in its native state or as open space. Areas where grading occurs will be revegetated to blend these improvements into the natural setting. In addition, landscaping on site will be designed to complement existing native vegetation. Enhancements, as approved by the City Staff to the NAOS and those areas along the scenic corridors and on site will be completed to provide additional visual buffers as well as overall water conservation. The end result will be a "cool" desert environment that will not contribute to the

"urban heat island" effect as approximately 2-acres will be developed with a building and paving out of 5-acres and they redesign of the wash through the property will help to assure the native landscapes survival and add to the native desert appearance.

It is worth noting that the preservations (plating) of the NAOS areas assures that these areas are preserved long-term. You would not get this NAOS plat with two (2) single family homes built on these two (2) lots. In addition, the added 100 scenic corridor setback as opposed to a single family residential home (i.e., 50') helps assure enhanced native landscaping and visual appeal. Right-of-way dedications can be exacted via the proposed commercial development as well as better drainage and lighting standards applicable to dark-skies in the ESL. Finally, with a commercial development the City is able to stipulate for trails, enforce a site plan/building design, and better enforce the maintenance of the property/stipulations approved, which is not the case with two (2) single family homes that could be built on these two (2) lots today. The end result, one gets more certainty with the proposed change to commercial.

GOAL 7: Encourage sensitive outdoor lighting that reflects the needs and character of different parts of the city.

- Establish lighting standards that relate to the ambient lighting designations contained within the 2000 I.E.S. standards revisions.

- Encourage lighting designs that minimize glare and lighting intrusions into neighborhood settings.

- Encourage creative and high quality designs for outdoor lighting fixtures and standards that reflect the character of the local context.

- Discourage lighting that reduces the viability of astronomical observation facilities within Arizona.

- Allow for lighting systems that support active pedestrian uses and contribute to public safety.

Response: The proposed development will be designed with no lighting west of the drive aisle that goes through the self-storage building. All lighting will be focused east and at the main entrance/parking areas towards the intersection of Scottsdale Road and Lone Mountain Road. All the lighting will be designed to minimize glare and overflow (i.e., 0' candle at the property lines), to conserve energy, and to reflect the character of the area consistent with the City's dark-skies policy in the ESL. As such, the lighting will be reduced after 10 pm to comply with dark-skies. The selected light standards will be low-scale in terms of height (i.e., wall packs no higher than 12' with shields) similar to the light standards found in residential areas. It is worth noting, this provision (i.e., diming of lights) would not apply to residential homes and as such a homeowner(s) can have a brighter light on at all times into the evening.

Land Use Element

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

- Guide growth to locations contiguous to existing development to provide city services in a cost effective and efficient manner.

- Encourage transitions between different land uses and intensities through the use of gradual land use changes, particularly where natural or manmade buffers are not available.

  Response: The proposed is use is a low impact as it generates minimal daily traffic and has limited hours of operation. This is an ideal use that will blend seamlessly with surrounding uses, providing a buffer to residential properties while also guiding the growth of a low impact commercial use to the intersection where it fits best with similar existing uses.

GOAL 4: Maintain a balance of land uses that support a high quality of life, a diverse mixture of housing and leisure opportunities and the

economic base needed to secure resources to support the community.

- Allow for a diversity of residential uses and supporting services that provide for the needs of the community.

  Response: This location is ideal for a use that supports and meets the needs of the surrounding community, further enhancing and diversifying a needed resource and service to the surrounding area and contributes to supporting a higher quality of life.

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

- Protect sensitive natural features from incompatible development, and maintain the integrity of natural systems.

- Incorporate appropriate land use transitions to help integrate into surrounding neighborhoods.

- Focus intense land uses along major transportation networks (such as the Pima Freeway and major arterial streets) and in urban centers (such as Downtown and the Airpark). Less intense land uses should be located within more environmentally sensitive lands.

- Incorporate open space, mobility, and drainage networks while protecting the area's character and natural systems.

Response: The proposed self-storage use is a less intense use and the overall impact (i.e., development footprint and paving areas) is way less than the 5-acres being amended to Commercial. The proposed design will also be within the 24' height with 2-stories underground. Moreover, the landscaping will be preserved and enhanced to blend and hide the building as much as possible and provide the appearance of it being a large home/horse property.

Economic Vitality Element

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

- Ensure adequate opportunities for future and expanded commercial and business activity throughout the community.

- Diversify Scottsdale's business and retail community so it includes a variety of business types as well as a variety of business scales and sizes.

  Response: The proposed land use in this location further diversifies and enhances the mix of uses that fulfills the need to ensure a diversity of commercial services are available in the surrounding neighborhood. The proposed business also contributes to additional sales and property taxes that provide an economic benefit to the City of Scottsdale.

GOAL 5: Locate and integrate non-residential development to improve access and visibility and to protect the integrity of neighborhoods.

- Maintain and develop neighborhood-shopping areas that are in proximity to neighborhoods and residential concentrations.

- Insure neighborhoods are adequately protected from major commercial development through design sensitivity, buffering and traffic management, etc.

  Response: The proposal is well designed, buffered, low-level lighting/intensity, and integrated to blend with the residential homes and serve the area with good access from Scottsdale Road and Lone Mountain Road. Also, the location of residential homes in the immediate area along with the adjacent commuter corriors will allow for the success of the self-storage facility.

Community Involvement Element

GOAL 1: Seek early and ongoing involvement in project/policy-making discussions.

- Maximize opportunities for early notification of proposed projects, or projects/issues under consideration using signs, information display boards, web site postings, written correspondence, and other methods, as they become available.

  Response: The proposed development will utilize early notification methods including site postings and written correspondence to engage with the community as well as meetings when possible. Current outreach to the immediate neighborhood has resulted in some support and identified items that can be accommodated within the proposed site plan and/or operations of the facility. For example the following are some of those questions/inquiries and answers.

  1. Need a natural landscape barrier, such as prickly plants, cat claw, etc.

     A note has been added to Site Plan, Landscape Plan and NAOS Plan as follows:

     "Enhanced landscaping with the Natural Area Open Space (NAOS) along the north property line abutting County Assessor number: 216-50-046 and along 71st Street shall be requested, reviewed, and approved by the City of Scottsdale. Said landscaping shall provide a natural buffer/barrier to minimize trespassing from the self-storage facility to the abutting residential homes."

  2. No pavement on 71st Street.

     We are not proposing any pavement on 71st Street only the city required dedication of an additional 20' of right-of-way.

3. Lighting on the rear of the building (north elevation) or the western portion of the building/site facing and abutting the residential homes.

   No lighting will be located on the building or site west of the drive aisle as it turns into the building.

4. Lights on the rear (north elevation).

   Lights east of the drive aisle are wall mounted, shielded and facing downward and away from the residential homes. They will be in conformance with the environmentally sensitive lands overlay, which requires that all site and building mounted lighting will be reduced after 10 pm. It is worth noting, this provision (i.e., diming of lights) would not apply to residential homes and as such a homeowner(s) can have a brighter light on at all times into the evening.

   The lighting will not spill over the property lines or more specifically will maintain a 0' candle at the property lines.

5. Hours of operation for rear (north) drive aisle and hours of operation for the facility in general.

   The rear (north) drive aisle will be closed and no access will be allowed between 8 pm to 9 am.

   Hours of operation for the facility: the office will be 8 am to 6 pm, the self-storage units will be open/accessible from 6 am to 10 pm.

6. Explain the building height of 24'.

   The building height accommodates the pitch in the roof and to screen mechanical equipment.

7. What about block fence that wraps the north drive aisle in order to screen the drive aisle?

The site plan proposes a 6' curved screen wall to block the view of the north drive aisle and door.

8. Need confirmation regarding "faux" windows along the rear and sides abutting the neighbors.

   All windows around the building are "faux" expect those in the southeast corner by the office/lobby. Faux windows are flush with the exterior wall but have a block wall behind them for zero access to the interior of the building.

Open Space & Recreation Element

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

- Provide ample opportunity for people to experience and enjoy the magnificent Sonoran Desert and mountains, balancing access with preservation.
- Provide a variety of opportunities for passive and active outdoor recreational activities, such as hiking, horseback riding, mountain biking, rock climbing and wildlife observation.
- Develop a non-paved public trail system for hiking, mountain biking, and horseback riding and link these trails with other city and regional trails.
- Promote creative residential and commercial development techniques consistent with the Character Plan for an area, to further preserve meaningful and accessible open space.
- Preserve and integrate visual and functional connections between major city open spaces into the design of development projects.
- Relate the character of open spaces to the uses and character of different areas of the city.

- Protect the visual quality of open space, unique city characteristics, and community landmarks.

- Preserve scenic views and vistas of mountains, natural features, and rural landmarks.

- Permanently secure an interconnected open space system to maintain visual and functional linkages between major city open spaces. This system should include significant Scottsdale landmarks, major drainage courses, regional linkages and utility corridors.

- Apply a Scenic Corridor designation along major streets to provide for open space and opportunities for trails and paths. This designation should be applied using the following guidelines:

    - There is a need for a landscaped buffer between streets and adjacent land uses.
    - An enhanced streetscape appearance is desired.
    - Views to mountains and natural or man-made features will be enhanced.

- Consider Buffered Roadways to provide the streetscape with a unique image that should also reduce the impacts of a major street on adjacent parcels. This type of designation is primarily an aesthetic buffer.

- Apply a Desert Scenic Roadway designation along the one mile and a half mile streets within the Environmentally Sensitive Lands Ordinance (ESLO) district that are not classified as scenic Corridors or Buffered Roadways to maintain and enhance open space along roadways in ESL areas.

- Apply up to a 100 foot scenic buffer along streets within and adjacent to the Recommended Study Boundary of the McDowell

Sonoran Preserve on undeveloped (as of 10-04-2005) properties of 25 acres or larger.

- Promote project designs that are responsive to the natural environment, people's needs, site conditions, and indigenous architectural approaches to provide unique character for the city.

  Response: The proposed project respects and responds to the natural environment through a 100' scenic corridor that preserves views along Scottsdale Road, large building setbacks, enhanced landscaping, and preserving much of the site as open space or in an undisturbed natural condition. Additionally, within the scenic corridor a trail (i.e., 12' multi-use trail) will provide for pedestrian and/or equestrian connections to the nearby area, making great use of the large landscaped open spaces preserved near the property boundaries.

  More specifically, the majority of the site remain open and/or in its native state. Approximately 2-acres will be the developed area; i.e., building and paved areas. In addition, those areas where grading occurs will be revegetated to blend these improvements into the natural setting. Landscaping on site and hardscape elements will be designed to complement existing native vegetation.

  Scottsdale Road and Lone Mountain Road will provide for a 100' scenic corridor setback from the eastern property line along Scottsdale Road and a minimum 50' scenic corridor setback along Lone Mountain Road; thus, preserving the view corridors of the streetscapes. It is worth noting that the 100' scenic corridor setback along Scottsdale Road is greater than the City would get if a single home were built along Scottsdale Road – at most 50' with a signal family home. This area is further enhanced by a large almost 180' building setback along Scottsdale Road and up to 130' along Lone Mountain Road. Thus, the proposed benefit of the proposed amendment along Scottsdale Road is towards promoting

the city's visual quality and character sought-after along this corridor.

The proposed building architecture (residential scale and look), landscape theme, and site design are all designed to define a distinctive development and visually minimized/blended into its natural and built environment, which will be in harmony with the natural desert surroundings as well as blend with and complement the area. Quality and diverse materials will be used to create the appearance of a large residential home and thoughtful site planning will ensure this development is "uniquely Scottsdale" in its final execution and creates a relaxing desert atmosphere.

GOAL 5: Improve the quality of life for all Scottsdale residents by ensuring a wide range of recreational facilities and services.

Response: This request ensures residents have adequate connections to a wide range of surrounding recreational opportunities. The proposal provides a wide scenic corridor and landscaped trail area which provides recreational opportunity and facilitates connectivity to nearby trails and recreational opportunities.

Preservation & Environmental Planning Element

GOAL 2: Enhance the quality of life in Scottsdale by safeguarding the natural environment.

- Encourage developments to retain and integrate the desert ecosystem where appropriate.

- Preserve local plants, wildlife, and natural resources to maintain the biodiversity and long-term sustainability of the area's ecology.

- Maintain scenic views to preserve the aesthetic values of the area for all to enjoy and for its contribution to the quality of life for residents and visitors.

Response: The proposed development will maintain and enhance the natural environment with preservation of the desert landscaping and enhancements to it as well. In addition, the contours and natural grading/drainage will be preserved and/or realigned, which will focus water to help maintain the plantings with supplemental irrigation as needed.

GOAL 9: Protect and conserve native plants as a significant natural and visual resource.

• Enhance, restore, and sustain the health, productivity and biodiversity of our Sonoran Desert ecosystem through native plant retention.

• Retain and preserve native plants to retain a Sonoran desert character.

Response: Protecting and conservation of native plants is a significant aspect of this application. Great care was taken to ensure that much of the site area remains in an undisturbed and natural condition and that remaining open space is maximized. The site perimeter will remain mostly as native desert and native plants will be revegetated on site where feasible.

GOAL 10: Encourage environmentally sound "green building" alternatives that support sustainable desert living.

• Incorporate healthy, resource- and energy-efficient materials and methods in design, construction, and remodeling of buildings.

• Protect and enhance the natural elements of all development sites.

• Improve the energy efficiency of the building envelope, equipment, and appliances.

• Use low impact building materials.

Response: The proposed self-storage development will be 2-stories underground with 1-story above ground. Thus the

underground potion requires much less cooling and heating costs due to a more stable underground thermal temperature. Moreover, the building design has strategically located windows with overhangs and recesses (i.e., only along the front entrance area located along the southeast facing portion of the building) and no windows west (i.e., the greatest heat gain). However, the design utilizes faux windows to provide the impression of windows and continue the residential character. As such, the proposed building has a minimal environmental impact and energy consumption. The development will utilize high efficiency a/c units, energy saving wall systems and insulation, CFL lighting, low-E dual pane windows, etc. The use of stone and other building materials as well as plane changes, window headers, overhangs and roofline changes all help to enhance the look of the building.

Community Mobility Element

GOAL 7: Maintain Scottsdale's high aesthetic values and environmental standards in the city's transportation system.

• Ensure that the streets designated as scenic corridors are sensitively integrated into natural desert setting and the integrity of the scenic setback is preserved.

Response: The proposed development consists of careful site planning including a landscaped scenic corridor and trail connections that promote and preserve the high quality aesthetics and environmental conditions in this area. The scenic corridor contains a winding trail that is well buffered by large setbacks from adjacent roadways and/or building areas and further screened by lush landscaping.

GOAL 12: Recognize the diversity of neighborhoods throughout the city and their different mobility needs.

• Ensure that mobility choices reflect the character and dominant lifestyle within a neighborhood(s) and that services provided are appropriate for the neighborhood(s). For example, in equestrian

areas of the community, create links to the citywide and regional trail system

Response: This particular area of the City has a rural and equestrian character. This proposal anticipates this need and continues the character of the area by providing a multi-use trail that facilitates connectivity through the site and access to the greater surrounding citywide and regional trail systems.

COMPLIANCE WITH DESERT FOOTHILLS CHARACTER AREA PLAN

The request supports and furthers the approved plans, goals, policies and intent of the Desert Foothills Character Area Plan.

This proposal is cohesive with and reflects the values of the Character Area as demonstrated through compliance with the three goals for the Desert Foothills Character Area as indicated below:

- 1) Preserve the natural, visual qualities of the lush upper desert by using desert-sensitive building techniques.

  Response: The proposal preserves much of the site as open space with revegetated areas or undisturbed native desert. Importantly, the site will provide a large scenic corridor with landscaping and a trail along Scottsdale Road. The proposed building is setback further from the nearby intersection through use of large building setbacks and landscape buffers that include native landscaping and undisturbed native land. Much of the site will remain as open space and leave as much of the site as possible in an undisturbed condition.

- 2) Promote connected areas of desert open spaces and trails.

  Response: The surrounding areas adjacent to the site particularly to the east of Scottsdale Road and further north have hiking and equestrian trails. The proposal provides a trail connection that facilitates mobility to these surrounding trails and includes undisturbed open space abutting the intersection where pedestrian activity may occur or congregate.

- 3) Identify and celebrate the rural desert character of the Desert Foothills area.

  Response: This proposal celebrates and respects the rural desert character of the Desert Foothills area. The intent of the plan is to provide a development that leaves as much of the site in a natural undisturbed condition as possible, provide large open spaces, and preserve the scenic corridor along Scottsdale Road.

  Through thoughtful and careful site planning and building placement minimal impact would occur to the site including preservation of a large scenic corridor, large building and landscape setbacks, and a vast amount of undisturbed or revegetated open space surrounding the site and roadways serving as a natural physical and visual buffer.

  The proposed building elevations are a "residential" design that is a reflection of the surrounding buildings and Sonoran Desert environment and characteristics. The building is subtle in appearance and scale and resembles a large residential home similar to development found in the surrounding area. The overall look of the building including the use of color and materials makes the building blend well within the surrounding natural desert.

<u>Additional Points of Desert Foothills Character Area Plan</u>

- A portion of the Desert Foothills Scenic Drive is located in this area.
- Site planning that minimizes the visual impact of development is encouraged.
- There is a Local Area Infrastructure Plan (LAIP) for this area and the Trails Master Plan identifies neighborhood trails systems in accordance with the Character Area Plan.
- Open Space is critical to maintaining the rural desert character and should be provided as a visual, recreational, or character enhancing amenity.

Response: The proposed facility will not have any adverse impact on the existing neighborhoods but, rather, will provide a valuable service

to nearby residents. The development and land use will be environmentally sensitive and provide a significant scenic corridor, landscaping, and open space.

COMPLIANCE WITH SCENIC CORRIDOR DESIGN GUIDELINES

The Desert Foothills Scenic Corridor (Scottsdale Road) is adjacent to the eastern property boundary. This particular area is identified as Segment 6 of the corridor, which extends from Happy Valley Road to the north City boundary and focuses on this segment's unique rural and natural character as opposed to other segments of Scottsdale Road.

The proposed plan includes a 100' scenic corridor that provides a natural buffer, preserves scenic views, and maintains native vegetation and the existing natural condition to the greatest extent possible. A multi-use trail (i.e., 12') will provide connectivity for alternative modes of transportation connections through the site and to surrounding trails or areas. The proposed project takes great care to minimize disturbance to the existing natural environment to a great extent and utilizes various setbacks, design techniques, colors, and materials to maintain a compatible and complimentary aesthetic with the natural environment in this area. This application is supportive of the City's goals to preserve the rural and natural setting in this area.

GENERAL PLAN CONCLUSION

The proposed climate-controlled, internalized community self-storage facility use is a low intensity use proposed along a major roadway and similar to uses at the adjacent intersection and within the nearby area. The use in this location will provide a needed service to the surrounding community. The facility will have no negative impacts on the surrounding uses in the area.

A majority of the site will be preserved as open space with natural existing landscape enhanced by a new multi-use trail. The building is a high quality yet subtle design that is similar to the surrounding

developments and blends seamlessly with the Sonoran Desert. The climate-controlled, internalized community self-storage facility itself will be screened visually from the roadway and adjacent properties through design techniques, materials, large setbacks, natural buffers, and existing and revegetated landscaping that blends with the existing natural environment.

For all of the reasons above, we respectfully request the City of Scottsdale approve the Major General Plan Amendment to allow for the climate-controlled, internalized community self-storage facility at this ideal location.

REZONING REQUEST

EXISTING ZONING

The subject site has a current R1-70 ESL FO "Single-Family Residential, Environmentally Sensitive Lands, Foothills Overlay" zoning designation.

Other Surrounding Zoning Districts within Vicinity of the Site

The site itself with the current single-family residential zoning has been vacant for many years and has remained undeveloped and underutilized. Over time the immediate intersection has developed with more traffic, a signalized intersection, homes, and businesses, which need supporting uses that provides services for nearby residents. Thus, this immediate corner is ideal for a low intensity commercial use (such as the use proposed) which will serve as a buffer to the abutting neighborhood/homes from the intersection. The proposed development along with its extensive setbacks/development standards at the intersection provides a gradual change of intensity to the single-family residences to the north and west.

The adjacent corners of the intersection include commercial zoning for a large commercial shopping center "Scottsdale North Marketplace" at the southeast corner features a commercial/retail shopping center including restaurants, a grocery store, bank, a future Starbucks drive-through and various other businesses. A healthcare facility "Lone Mountain Memory Care"(approved via a

Conditional Use Permit) is located directly south of the site (residentially zoned), as well as the "Whisper Rock" single-family subdivision to the east. There are single-family residential properties to the north and west, one parcel of which remains undeveloped.

The proposed Neighborhood Commercial zoning will serve the commercial needs of the surrounding community. The proposed C-1 zoning designation is a lower intensity neighborhood commercial district that is appropriate in this location and compatible with surrounding uses and development patterns. Approximately ½-mile north along Scottsdale Road is a commercial shopping center zoned C-2 that includes a Target, Safeway, gas station, and various restaurants and retail tenants. In addition there is the Foothills Academy School located just to the southwest of the Target shopping center on property zoned R1-70 ESL FO.

PROPOSED ZONING

The Applicant/Buyer is proposing to change the zoning classification on the site to a C-1 "Neighborhood Commercial" zoning designation similar to the adjacent commercial zoning located at the southeast corner of the intersection. A Neighborhood Commercial zoning designation at this location would permit a climate-controlled, internalized community self-storage facility. The subject site is in an ideal location based on its proximity to commercial type uses, and surrounding residential uses that would provide potential customers. The change provides the opportunity to allow for a low-level commercial use compatible with the surrounding development (i.e., healthcare facility; quasi-commercial and Scottsdale North Marketplace) as well as being at a busy intersection.

The proposed use is considered to be a "quiet/sedate neighbor" as it generates minimal traffic trips, operates with limited hours, and in our opinion is less intense than typical commercial/retail uses. The building itself and large landscape areas will provide nice buffers from the intersection to the abutting homes while providing a use in close proximity to its intended users (i.e., residential homes and businesses). The development will provide an aesthetically pleasing building, sensitive site planning, and cohesive landscaping consistent with the area.

COMPLIANCE WITH PROPOSED ZONING & OVERLAY DISTRICTS

The site plan design reflects the requirements and development standards for the C-1 Zoning District as well as the Environment Sensitive Lands Overlay (ESL). The proposal has taken great care and consideration in the design, materials, placement, and integration into the existing natural desert character and setting.

The following points illustrate the project's conformance to the requested zoning and overlay districts:

- The proposed site plan includes a 100' scenic corridor including a winding pathway (i.e., multi-use trail) and native desert landscaping that will be provide a buffer and preserve views adjacent to Scottsdale Road and adhere to the requirements specified and promoted within the Environmentally Sensitive Lands and Foothills Overlays.

- The site plan meets or exceeds all required setbacks for the C-1 zoning district, much of which will preserve native vegetation. A generous setback/open space will be provided along Lone Mountain Road (i.e., a minimum 60' to 130' of open space setback and a 119' to 130' building setback) as well as along 71st Street abutting the site to the west with a 74' building setback/open space setback (i.e., NAOS). There is almost 180' of building setback along Scottsdale Road inclusive of 100' scenic corridor setback.

- The proposed plan provides 41,047 square feet of natural area open space (NAOS) as well as additional open space areas along Scottsdale Road and Lone Mountain Road. The project has a lot of open space and in fact the area for the development area (i.e., building and paved areas) will be approximately 2-acres (significantly less than the 5-acres being rezoned), which will therefore have less visual and physical impact on the area as the overlay intends to do.

- The proposed building will meet the maximum height allowed within the Foothills Overlay for residential homes of 24'.

- The parking requirements for the zoning district are slightly exceeded with a total of 16 spaces provided and 14 required.

- The proposed building design will be aesthetically pleasing and match the surrounding architectural elements/character of the residential/commercial/retail and the healthcare buildings located in the area as well as the overall values/spirit of the Sonoran Desert character/feel.

- The building will be designed to not look like a typical storage building, but rather a residential type building with various details, massing, and complimentary materials and colors that match the area.

ESL Overlay

The intent and purpose of the ESL Overlay District is to identify and protect environmentally sensitive lands in the City and to promote public health and safety by managing development on these lands. The proposed project provides a 100' scenic corridor on the east side along Scottsdale Road that includes a winding pathway and native landscaping that will buffer development and preserve scenic views.

The overall proposed project design and open space considerations reflect the benefits identified of the Environmentally Sensitive Overlay District, which includes:

- Providing open space between properties and along roadways.

- Maintaining wildlife corridors.

- Protecting native vegetation.

A. Protect people and property from hazardous conditions characteristic of environmentally sensitive lands and their development. Such hazards include rockfalls, rolling boulders, other unstable slopes, flooding, flood-related mud slides, subsidence, erosion, and sedimentation.

Response: The proposed zoning and self-storage facility will not cause harm or hazardous conditions to surrounding people or properties, including rock falls, boulders, unstable slopes, flooding, flood-related mud slides, subsidence, erosion, or sedimentation. With the exception of the development on site a majority of the site will continue to remain in a "natural state" and enhancements to the landscaping (as approved by the City) will be made to provide security or impediments (e.g., cacti or other thorny desert plantings) for people to not traverse on to the abutting properties both north and west of the site.

B. Protect and preserve significant natural and visual resources. Such resources include, but are not limited to, major boulder outcrops and large boulders, major ridges and peaks, prime wildlife habitat and corridors, unique vegetation specimens, significant washes, and significant riparian habitats.

Response: This application takes great care in preserving a majority of the site in a natural condition and undisturbed. The project provides a 100' scenic corridor which preserves scenic views, wildlife habitats, and preserves the character of the surrounding desert area.

C. Protect renewable and nonrenewable resources such as water quality, air quality, soils, and natural vegetation from incompatible land uses.

Response: The proposal preserves natural vegetation and will not have an effect on water, air, or soil quality. A majority of the site will continue to remain in the existing and rural condition.

D. Minimize the costs of providing public services and facilities in ESL District areas such as streets, water, sewer, emergency services, sanitation services, parks, and recreation. Costs associated with the design and development of infrastructure in environmentally sensitive areas can be higher than costs in other areas of the city due to the unique and fragile nature of such lands.

Response: The site is adjacent to existing roadways that will be utilized for access. The area consists of existing infrastructure due to surrounding developments which will be better utilized with the proposed self-storage development.

E. Conserve the character of the natural desert. Guide the location and distribution of meaningful on-lot and common tract open space and protect sensitive environmental features to sustain the unique desert character found in ESL District areas.

Response: The project has taken careful consideration in maximizing setbacks to surrounding areas and locating an abundance of open space throughout the site that serves as an adequate buffer to surrounding properties and roadways.

F. Recognize and conserve the economic, educational, recreational, historic, archaeological, and other cultural assets of the environment that provide amenities and services for residents and visitors.

Response: The project promotes profound respect for the natural desert environment by protecting to the greatest extent possible the natural characteristics of the area and a design that integrates easily. The scenic corridors will provide a trail (i.e., 12' multi-use trail) that can be used by residents and visitors. The Neighborhood Commercial designation in this area also provides for a compatible service that meets resident's needs.

G. Assure that decisions regarding development in environmentally sensitive areas are based on complete and accurate information about the environmental conditions including drainage features and probable development impacts.

Response: The proposed project has utilized the latest information available and the design will meet the requisite regulations for drainage as well as maintaining the applicable water flows required through the site while being mindful of environmental conditions. For example, the site will realign the existing wash through the site to the City standards to

run along the street frontages in order to continue the existing flows in the area, as required.

H. Minimize the impacts of development by controlling the location, intensity, pattern, design, construction techniques, and materials of development and construction.

Response: The site will be minimally impacted by the development as much of the site will be preserved in a natural condition and provide adequate setbacks to all surrounding properties and uses. The site and building design both reflect the sensitive and unique character of this particular area.

I. Retain the visual character of the natural landscape to the greatest extent feasible by regulating building mass, location, colors, and materials; grading location, design and treatment; and landscaping design and materials.

Response: The site will retain large setbacks and a 100' scenic corridor which preserves much of the site in a natural state and provides a buffer. Natural landscaping surrounding the site will preserve the natural landscape. In addition the building colors and materials incorporated will retain the visual character of the Sonoran Desert that blends seamlessly with the surrounding area.

J. Maintain significant open spaces which provide view corridors, buffers, protect landmarks and large boulders, and prime wash habitats, by preserving these features in their natural state to maintain the city's unique desert setting.

Response: The majority of the site will remain as open space and landscaping which will preserve view corridors, provide a buffer, and maintain a natural state to the greatest extent feasible.

K. Protect environmentally sensitive lands, while also recognizing the legitimate expectations of property owners and the city's overall economic goals.

Response: The development will also provide an economic benefit to the City of Scottsdale. Considering that the project meets or exceeds the requirements of the district and overlays that preserve the character of the area that demonstrates the project's compatibility, the economic benefit will also further enhance the goals and policies of the City.

L. Encourage innovative planning, design, and construction techniques for development in environmentally sensitive areas.

Response: The project has demonstrated exceptionally innovative building design and site planning which minimizes disturbance to the site, preserves the desert landscape, provides buffers to surrounding properties, and integrates well with the characteristics of the natural desert setting.

Foothills Overlay

The proposed C-1 zoning will adhere to the Foothills Overlay (FO) with regards to height and design. The project promotes and preserves the rural character through maintaining much of the site as open space and providing a scenic corridor along Scottsdale Road similar to adjacent developments.

In providing a plan that minimizes disturbance the project embodies the following goals of the Foothills Overlay:

1. Conserve the character of the natural desert landscape.

Response: The proposed project conserves a majority of the site as open space and will utilize native landscaping that preserves much of the natural existing desert character.

2. Minimize the impacts of development by controlling the location, intensity, pattern design, construction techniques, and materials of development and construction.

   Response: Because a majority of the site will remain open space or undisturbed it will produce a minimal impact to the site and preserve the natural character and scenic views.

3. Retain the visual character of the natural landscape to the greatest extent feasible by regulating building mass location, colors, and materials; grading location, design and treatment; and landscaping design and material.

   Response: A majority of the site will be preserved in a natural state (i.e., platted) and minimize disturbance to the site. The project also provides colors, materials, and an overall design which reflects the character of the Sonoran Desert and will utilize and preserve native landscaping to a great extent.

4. Maintain significant open spaces which provide view corridors and land use buffers, protect landmarks and prime wash habitats, and maintain the city's unique desert setting.

   Response: A scenic corridor of 100' and large building setbacks have been provided to preserve scenic views, buffer from roadways, preserve wildlife habitats, and maintain and respect the unique character of the desert in this area.

5. Protect environmentally sensitive lands, while also recognizing the reasonable expectations of property owners.

   Response: This application will protect the values identified by the City and community that protect environmentally sensitive lands and also respects surrounding property owners.

6. Encourage innovative planning, design and construction techniques for development in environmentally sensitive areas.

Response: The proposed project has taken an innovative approach to the overall design and site planning that blends seamlessly with the desert character and reflects the visual and environmental considerations identified in this area.

REZONING CONCLUSION

The proposed rezoning to C-1 (Neighborhood Commercial) for a climate-controlled, internalized community self-storage facility use is a low intensity use proposed along a major roadway and similar to zoning at the adjacent intersection. The use in this location will provide a needed service to the surrounding community. The facility will have no negative impacts on the surrounding properties in the area.

A majority of the site will be preserved as open space with natural existing landscape enhanced by a new multi-use trail (i.e., 12'). The building is a high quality yet subtle design that is similar to the surrounding developments and blends seamlessly with the Sonoran Desert. The climate-controlled, internalized community self-storage facility itself will be screened visually from the roadway and adjacent properties through design techniques, materials, large setbacks, natural buffers, and existing and revegetated landscaping that blends with the existing natural environment.

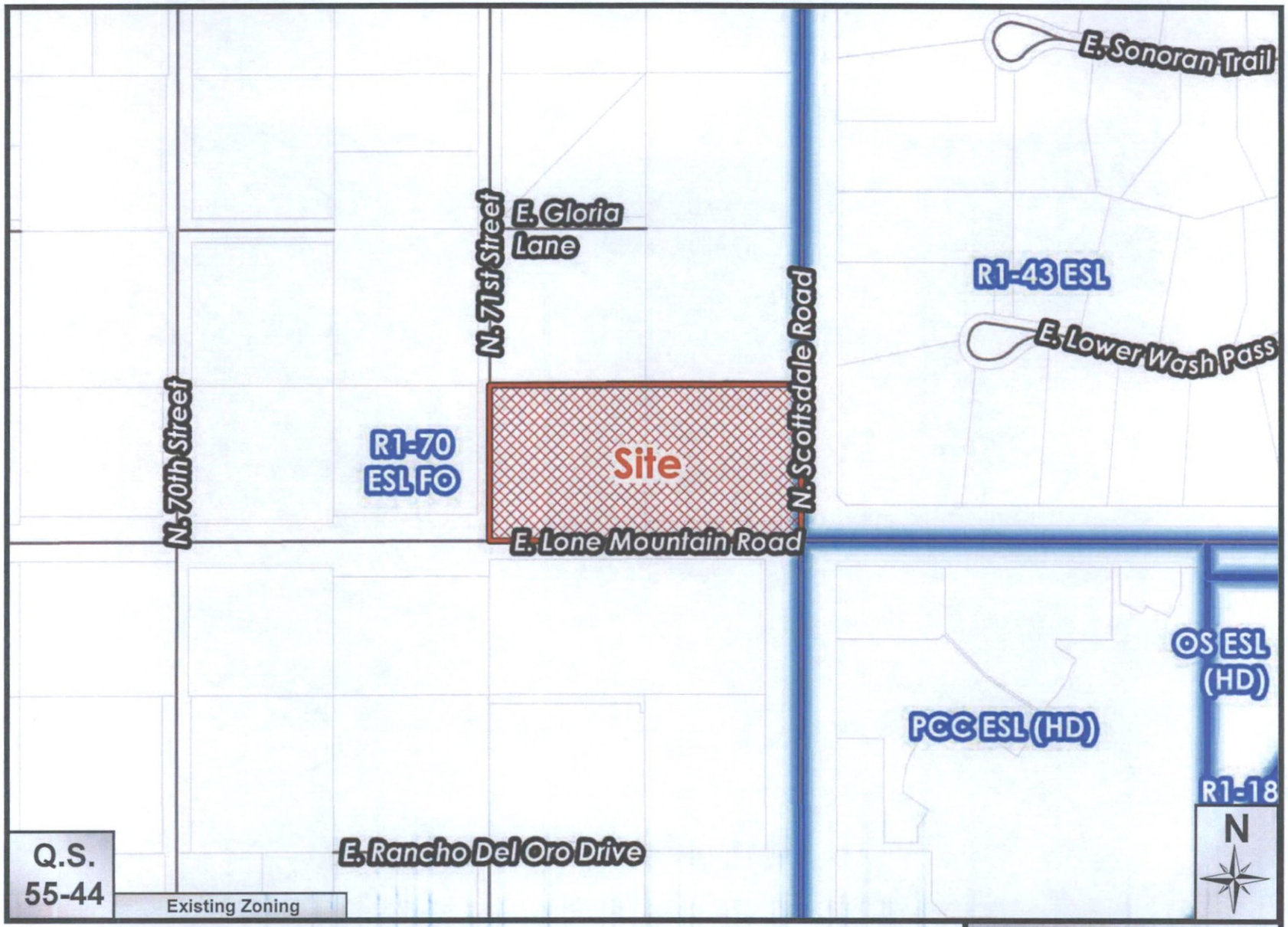
For all of the reasons above, we respectfully request the City of Scottsdale approve the proposed rezoning to allow for the climate-controlled, internalized community self-storage facility at this ideal location.



Lone Mountain Self Storage

2-GP-2018

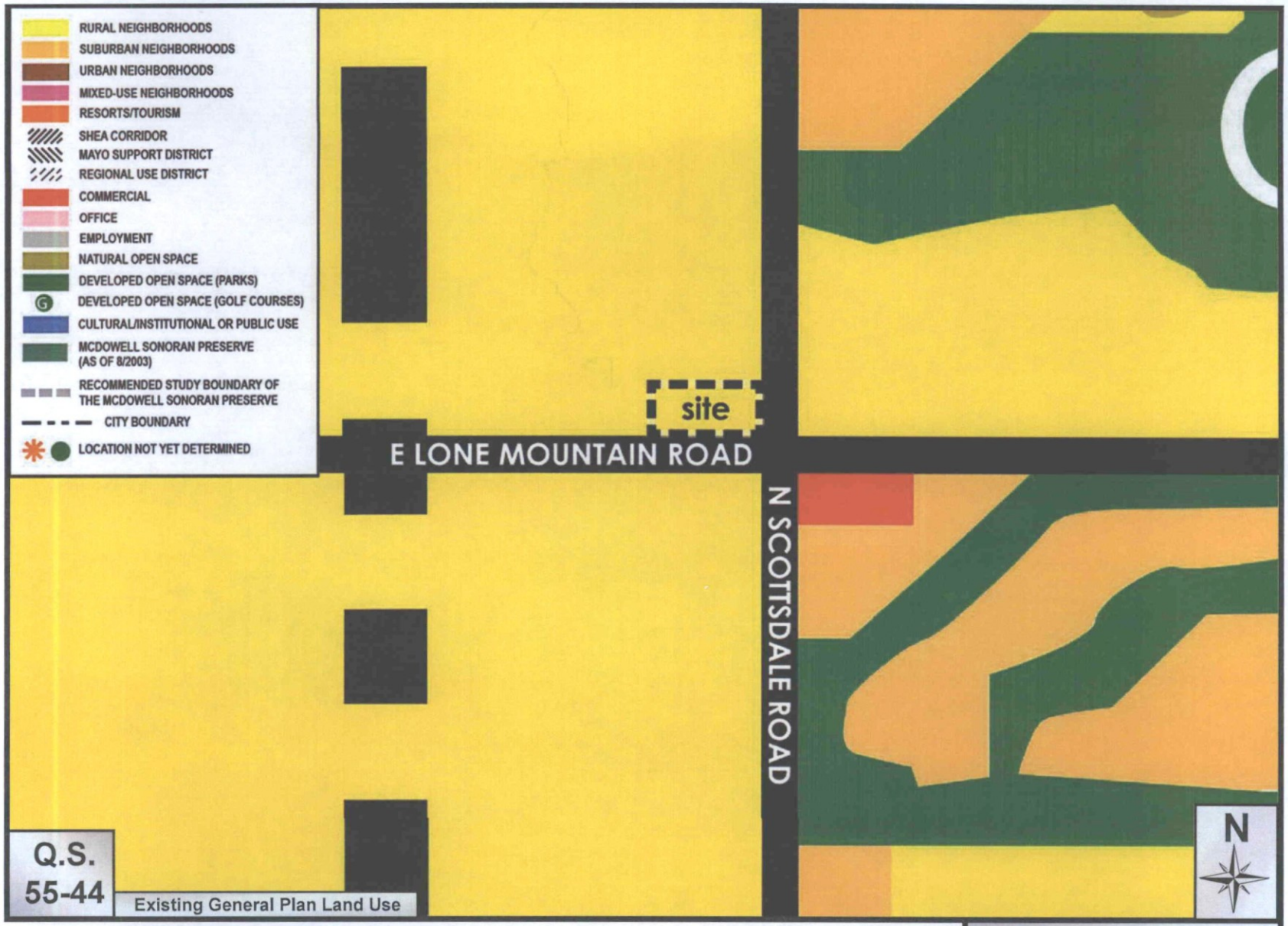
ATTACHMENT 2



Lone Mountain Self Storage

2-GP-2018

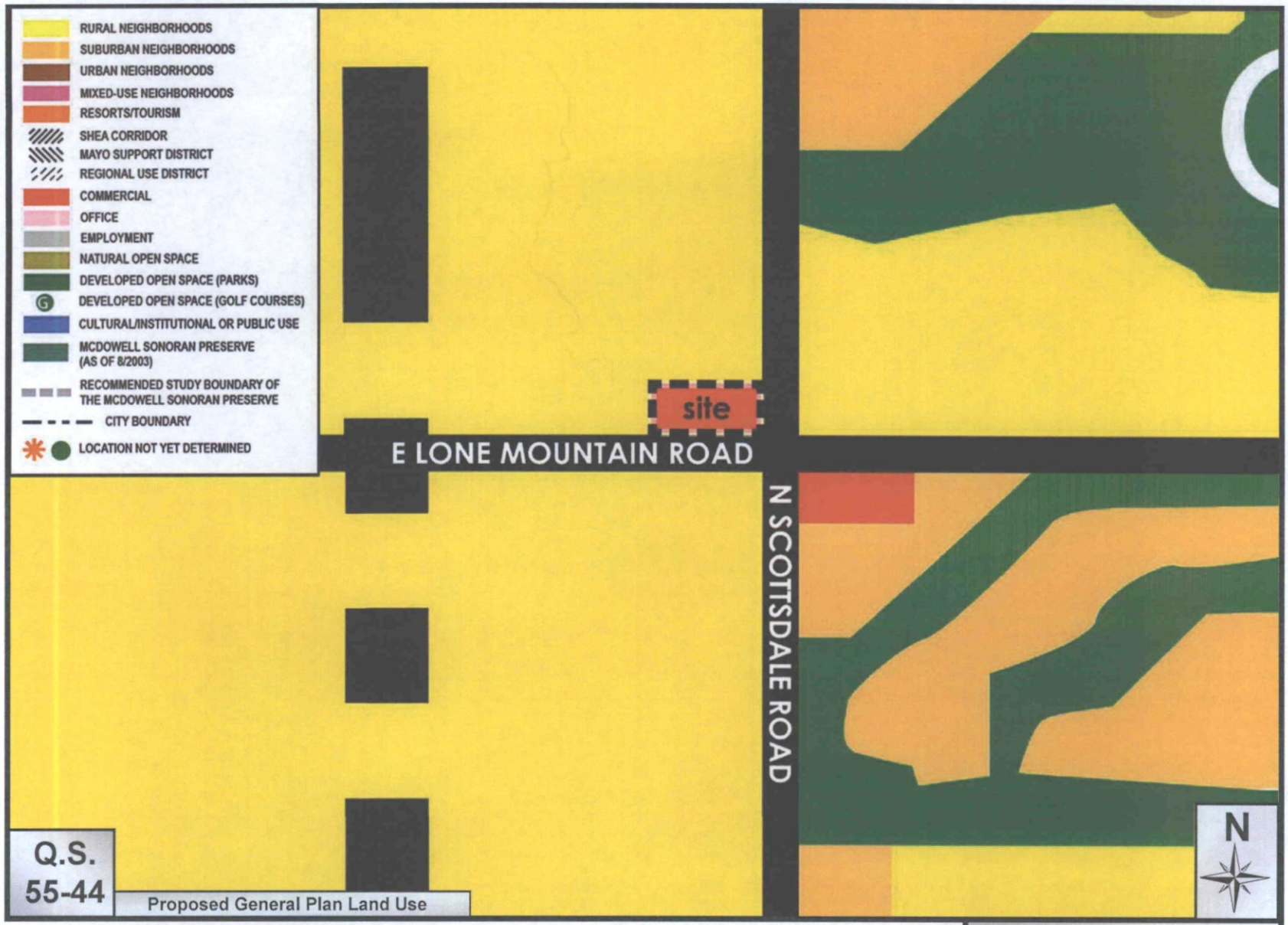
ATTACHMENT 3



Lone Mountain Self Storage

2-GP-2018

ATTACHMENT 4

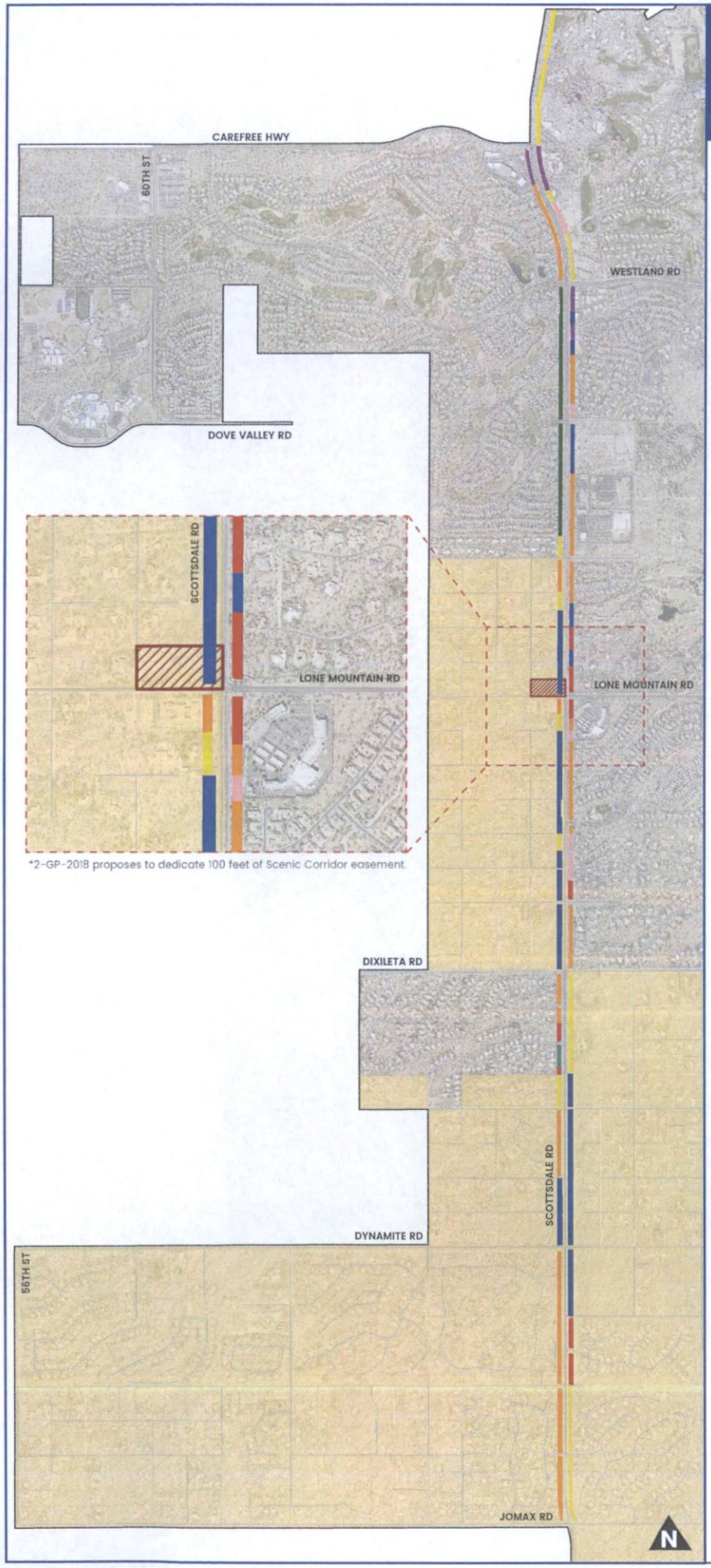


Lone Mountain Self Storage

2-GP-2018

ATTACHMENT 5

DESERT FOOTHILLS SCENIC DRIVE



*2-GP-2018 proposes to dedicate 100 feet of Scenic Corridor easement.

Total
136 Parcels/11.08 Linear Miles

Dedicated Scenic Corridor Easements
96 Parcels/7.68 Linear Miles
69% of Corridor Frontage

No Scenic Corridor Easements
40 Parcels/3.4 Linear Miles
31% of Corridor Frontage

SCENIC CORRIDOR EASEMENT WIDTHS

- No Easement (31%)
- 50 Feet (18%)
- 60 Feet (8%)
- 75 Feet (4%)
- 85 Feet (<1%)
- 90 Feet (4%)
- 100 Feet (29%)
- Over 100 Feet (6%)
- Subject Site
- Desert Foothills Overlay

*In some instances, developments were stipulated minimum and average dedicated widths. This exhibit identifies minimum dimension of easement.

Percentage is based on each easement width's proportion to the overall linear frontage.

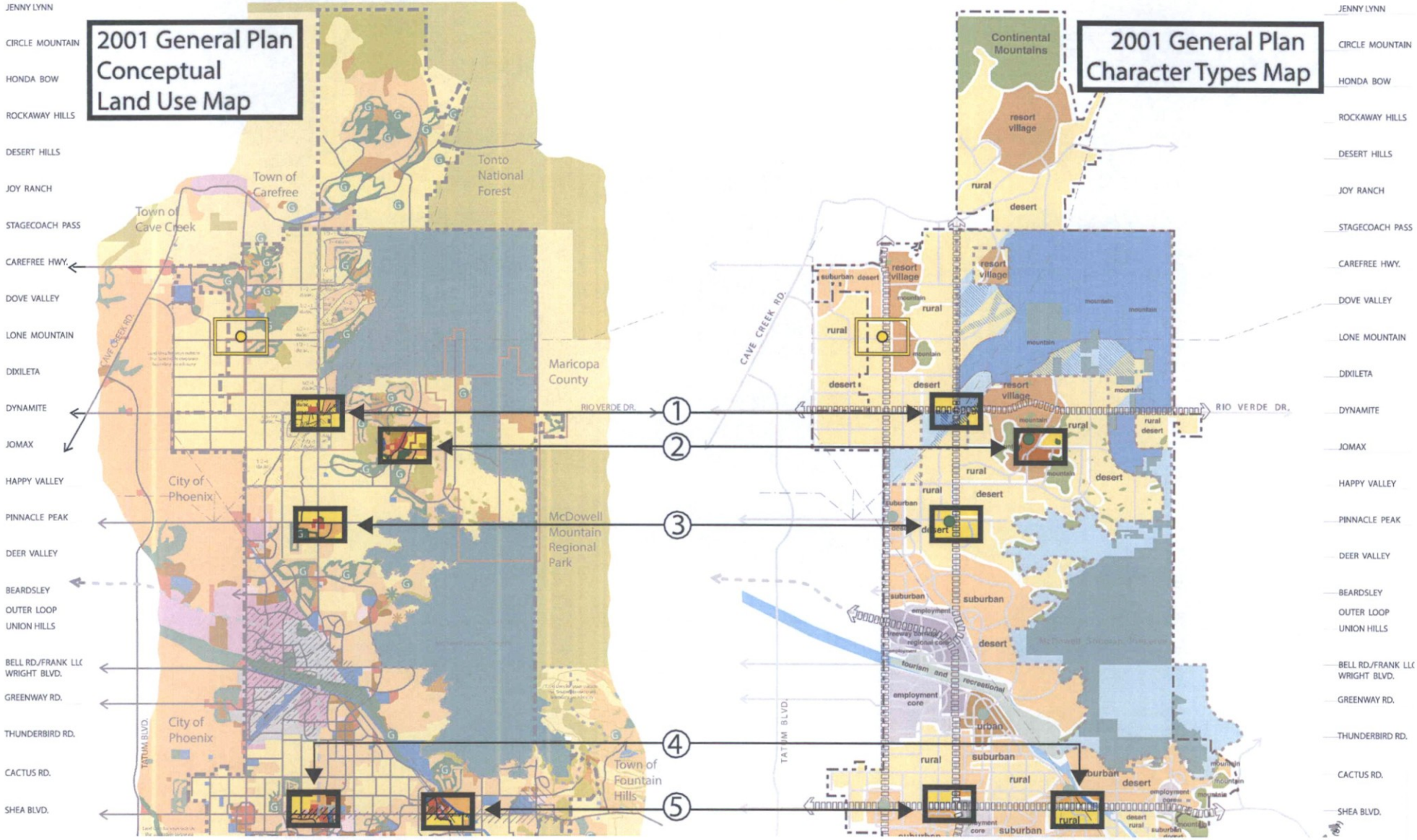
Case 2-GP-2018 proposes a 100' Scenic Corridor on the subject site. Currently, no easement exists.

ATTACHMENT 6

CITY OF SCOTTSDALE

Case: 2-GP-2018 Lone Mountain Self Storage

Attachment 7: Commercial Land Use Within Rural/Rural Desert Character Type



The following are examples of locations within the City with existing Commercial land use designation that are within the Rural/Rural Desert Character Types:

① 8738 East Dynamite Boulevard, The Outpost
② 27000 North Alma School Parkway, Eagle Pass Condominiums
③ 8711 East Pinnacle Peak Road, Village at Pinnacle Peak
③ 8700 East Pinnacle Peak Road, The Citadel
③ 8900 East Pinnacle Peak Road, La Mirada Shopping Center
③ 23341 North Pima Road, Desert Village Shopping Center
④ 1501 North 116th Street, Bell Group Self Storage
⑤ 8668 East Shea Boulevard, Pima Crossing Shopping Center

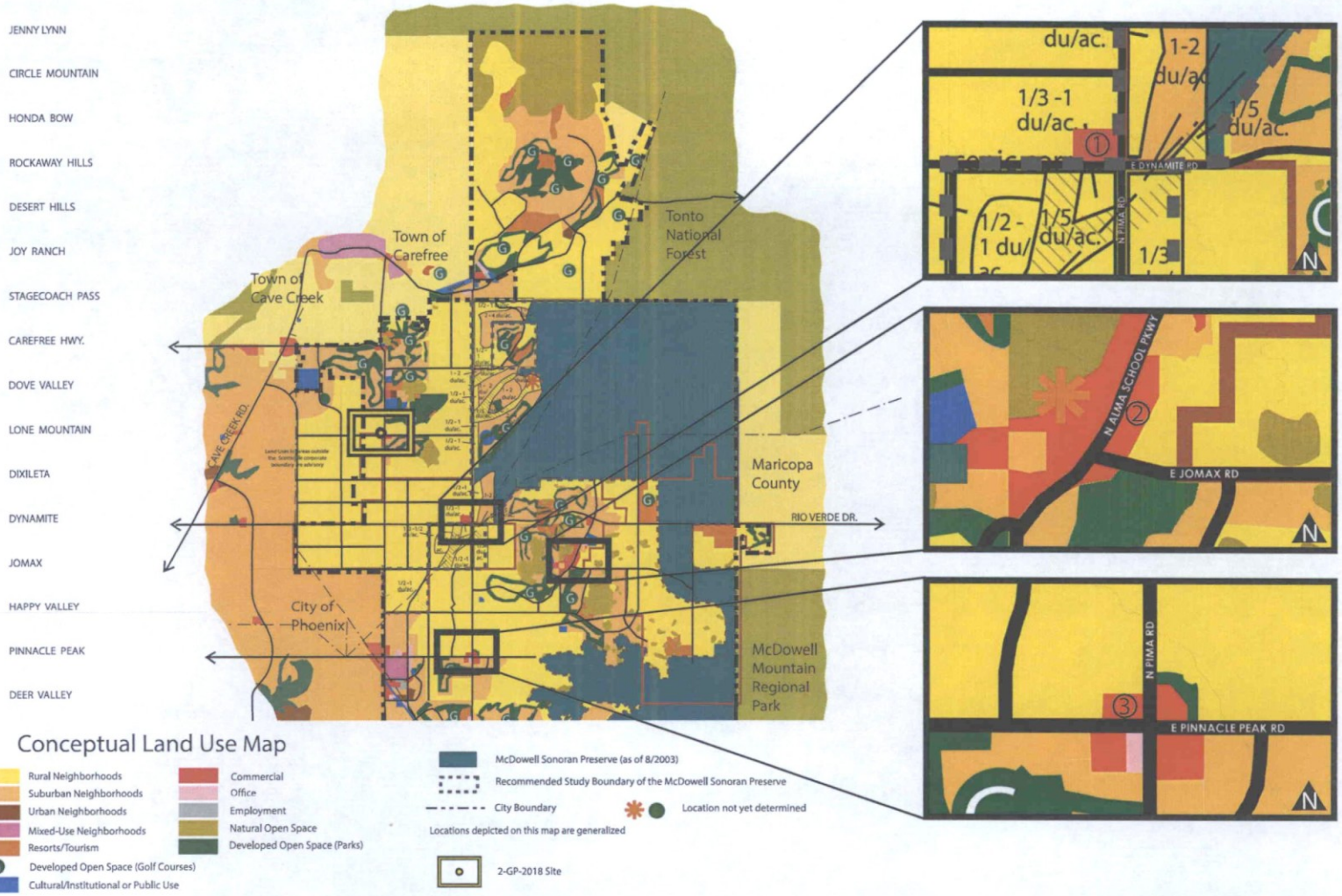
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2-GP-2018 Site

ATTACHMENT 7

Case: 2-GP-2018 - Lone Mountain Self Storage

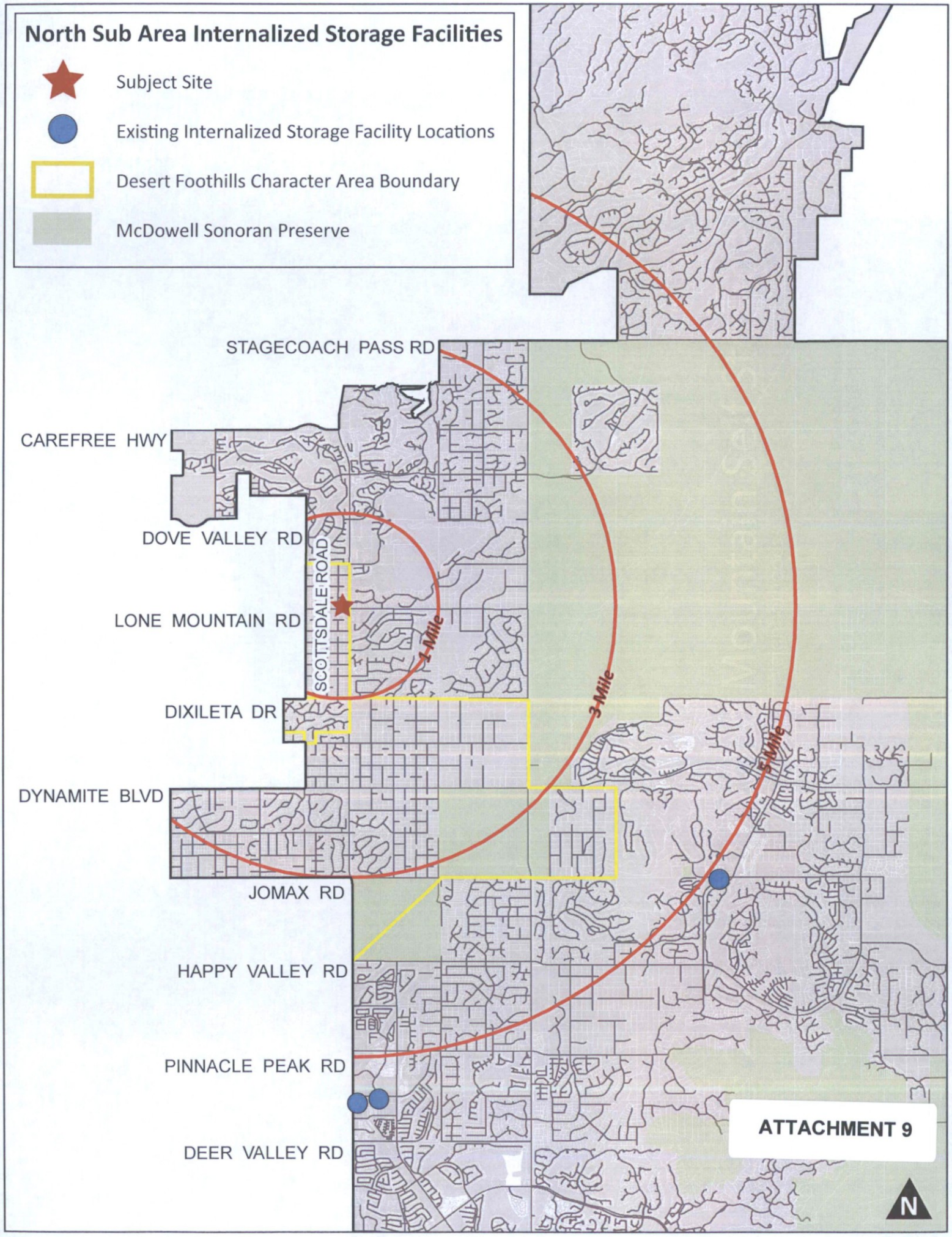
Attachment 8: Commercial Land Use Adjacent to Rural Neighborhoods



The applicant's proposal would introduce the Commercial land use designation adjacent to Rural Neighborhoods. This situation only exists in three locations within the North Sub Area currently:

① 8738 East Dynamite Boulevard, The Outpost
② 27000 North Alma School Parkway, Eagle Pass Condominiums
③ 8700 East Pinnacle Peak Road, The Citadel

ATTACHMENT 8


North Sub Area Internalized Storage Facilities
Subject Site
Existing Internalized Storage Facility Locations
Desert Foothills Character Area Boundary
McDowell Sonoran Preserve
STAGECOACH PASS RD
CAREFREE HWY
DOVE VALLEY RD
LONE MOUNTAIN RD
DIXILETA DR
DYNAMITE BLVD
JOMAX RD
HAPPY VALLEY RD
PINNACLE PEAK RD
DEER VALLEY RD
SCOTTSDALE ROAD
1-Mile
3-Mile
5-Mile
ATTACHMENT 9
N

LONE MOUNTAIN SELF-STORAGE

CITIZEN REVIEW PLAN

[Addendum]

Cases: 2-GP-2018 and 8-ZN-2018

September 17, 2018

Outreach to the immediate abutting residential neighborhood has progressed and continues to date. Jeff Schwartz with The Schwartz Group has been meeting and talking with as many people as possible. He has garnered some tepid support, specifically with regards to the use being a self-storage use. We have agreed to install, with the City's Staff's assistance, stipulations necessary to conform to that endeavor (i.e., the development to be self-storage).

With that said, there have also been identified items that can be accommodated within the proposed site plan and/or operations of the facility. The following are some of those questions/inquiries and answers.

1. Need a natural landscape barrier, such as prickly plants, cat claw, etc.

   A note has been added to Site Plan, Landscape Plan and NAOS Plan as follows:

   "Enhanced landscaping with the Natural Area Open Space (NAOS) along the north property line abutting County Assessor number: 216-50-046 and along 71st Street shall be requested, reviewed, and approved by the City of Scottsdale. Said landscaping shall provide a natural buffer/barrier to minimize trespassing from the self-storage facility to the abutting residential homes."

2. No pavement on 71st Street.

   We are not proposing any pavement on 71st Street only the city required dedication of an additional 20' of right-of-way.

3. Lighting on the rear of the building (north elevation) or the western portion of the building/site facing and abutting the residential homes.

   No lighting will be located on the building or site west of the drive aisle as it turns into the building.

4. Lights on the rear (north elevation).

   Lights east of the drive aisle are wall mounted, shielded and facing downward and away from the residential homes. They will be in conformance with the environmentally sensitive lands overlay, which requires that all site and building mounted lighting will be reduced after 10 pm. It is worth noting, this provision (i.e., diming of lights) would not

apply to residential homes and as such a homeowner(s) can have a brighter light on at all times into the evening.

The lighting will not spill over the property lines or more specifically will maintain a 0' candle at the property lines.

5. Hours of operation for rear (north) drive aisle and hours of operation for the facility in general.

   The rear (north) drive aisle will be closed and no access will be allowed between 8 pm to 9 am.

   Hours of operation for the facility: the office will be 8 am to 6 pm, the self-storage units will be open/accessible from 6 am to 10 pm.

6. Explain the building height of 24'.

   The building height accommodates the pitch in the roof and to screen mechanical equipment.

7. What about block fence that wraps the north drive aisle in order to screen the drive aisle?

   The site plan proposes a 6' curved screen wall to block the view of the north drive aisle and door.

8. Need confirmation regarding "faux" windows along the rear and sides abutting the neighbors.

   All windows around the building are "faux" expect those in the southeast corner by the office/lobby. Faux windows are flush with the exterior wall but have a block wall behind them for zero access to the interior of the building.

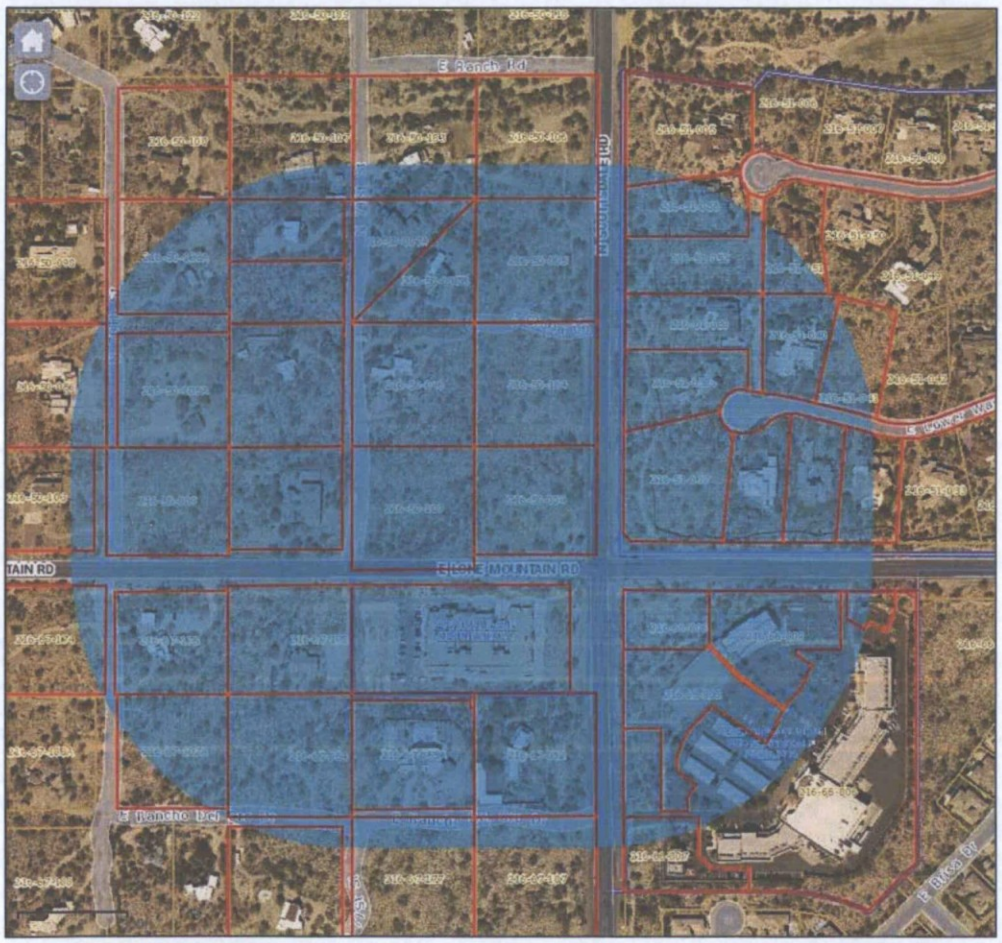
LONE MOUNTAIN SELF-STORAGE

CITIZEN REVIEW PLAN

Original Submittal: June 11, 2018

Update: August 6, 2018

Project Notification:
The graphic below shows the neighboring property owners within 750-feet of the site. All properties will be included in the property owner notification list.



The list of property owners within 750 feet was generated from the Maricopa County Assessor's site and City staff supplied the City of Scottsdale "Interested Parties" and Homeowner's Association" lists which constitutes our comprehensive notification list. ***(See Attachment A: Property Owners, Interested Parties, & HOA Notification List.)***

The entire attached mailing list will be mailed by First Class Letter via US Postal Service on May 18, 2018. ***(See Attachment B: Mailed Neighborhood Meeting Letter.)***

Project Under Review Sign Posting:
The property will be posted 10 days in advance of the Neighborhood Open House Meeting with a "Project Under Consideration/Neighborhood Open House Meeting" sign as required. ***(See Attachment C: Project Under Consideration/Neighborhood Open House Meeting Sign Posting Language & Posting Photos/Affidavit of Posting.)***

On May 30, 2018, approximately 114 people attended the neighborhood meeting. ***(See Attachment D: Sign-In Sheets [scanned version] & Typed Sign-In Sheet.)*** The meeting lasted a little more than 1-hour with approximately another 45 minutes spent after the meeting devoted to individual one-on-one questions/discussions with individuals from the legal team, design team, and future ownership regarding the plans.

The following is an overview of the concerns/questions raised at the meeting.

1. The overarching concern raised by the community was the idea of having commercial zoning at this corner. The community stated it is not appropriate; this area is a residential and was/is planned to be residential (i.e. ,the General Plan), the proposed use is ugly (i.e., self-storage); people who live/buy in the area prefer, and know, they must drive to places in order to maintain quality/character of the desert environment, and there is no need for commercial or self-storage in this immediate area.

   Our client's market analysis identified the corner as ideal due to proximity to major streets and residential homes in the area as well as the fact that the corner has gone vacant for years with its difficulty (i.e., traffic signal, traffic, utilities, wash, etc.) developing as residential home(s). The proposed self-storage is a quiet, low-traffic/lighting, safe, and nicely designed, low-scale use.

2. Concern with crime and lights.

   Self-storage facilities are well secured and monitored and as such are very low on crime. The lighting will be low-level and minimal for safety purposes, which will blend with the area. We will provide more detail of the lighting.

3. Concern with height (i.e., 2-story).

   The proposed height is 24', which is consistent with the Foothills Overlay District for residential homes as well as the senior facility across Lone Mountain. We will work to refine our height to be even lower and possibly go down below grade in order to lower the height further.

4. Concern with signage and location.

   Signage will be along the south and east elevations with two (2) monument signs along the two (2) street frontages, which will be low-scale. We will work on the design to better articulate how the signage will look.

5. Semi-trucks will cause problems entering and exiting the site.

   We anticipate very few big trucks using the facility, but we will review how many are typical for self-storage and demarcate on the site plan how they will be able to circulate onto the site and off.

6. Once you change to commercial, will always have commercial.

   We can stipulate site plan conformance, setbacks, height, lighting, use, etc. to make sure certainty in the future. If someone wants to change then they would have to go through the public process to change.

7. Dangerous for senior living facility – increased traffic.

   We have no reason to believe this will be the case, as the use is low-traffic.

8. High dollar homes, this will reduce property values.

   There is no empirical data to confirm that housing values will deteriorate especially if it is a well-designed facility. The proposed development will blend with the area and be virtually unseen aside from the monument signage.

9. How many storage units?

   Approximately 775 storage units.

10. All lease or for sale units – any woodworking, auto working, etc.?

    They will all be leased with no workshops, auto repair, etc. being allowed.

11. No transitional zoning from the proposed C-1 zoning to provide a buffer (e.g. the use of a lesser zoning district like office) and then residential.

    This does not mean C-1 cannot be adjacent to residential. Significant buffers, landscaping (i.e., desert) building design, lighting standards, and height can provide a nice/similar transition too.

12. A lot of vacant commercial property in the area, including commercial property being rezoned to residential.

    Our client's market analysis identified the corner as ideal due to proximity to major streets and residential homes in the area. We will review those other commercial areas referenced by the community.

13. Will there be a cell tower onsite.

    We do not know at this time, but could be an option.

We did receive a handle full of inquiries both in calls and expressed at the neighborhood meeting of tepid support or at the least openness to the proposal.

We will continue to review and work on the plans to address, improve, and clarify points made at the neighborhood meeting in the coming months. We will present those at another neighborhood meeting in September.

Open House:
The city of Scottsdale's required Open House Meeting for Major General Plan Amendments will be held on September 13, 2018, at a location and time (to be determined).

Other Public Involvement:
The applicant is/ will be available to meet with individuals, homeowner associations, and other interested parties at any time during the process. We will be available by telephone, email, or in person (as necessary) to discuss the proposal.

Exhibit 'A'

Property Owners, Interested Parties, & HOA Notification List

LONE-MT VENTURE LLC
1130 E MISSOURI
PHOENIX AZ 85014

FOOTHILL INVESTMENT CORP
1101 S SUTTON RD
PAYSON AZ 85541

GOUMAS DEAN/STAVROULA
7042 E LONE MOUNTAIN RD
SCOTTSDALE AZ 85262

LEONARD CURTIS/GENEVIEVE
31651 N 71ST ST
SCOTTSDALE AZ 85266

KNOWLES CHRISTINE
7114 E GLORIA LN
SCOTTSDALE AZ 85266

SCOTTSDALE CITY OF
7447 E INDIAN SCHOOL RD
STE 205
SCOTTSDALE AZ 85251

NICHTA ANTON
31440 N 71ST ST
CAVE CREEK AZ 85331

3508 CLAIRE LLC
14626 N 42ND ST
PHOENIX AZ 85032

WOLTER CHARLES R/JOAN Y
31550 N 70TH ST
SCOTTSDALE AZ 85266

TURNER THOMAS N/KATHLEEN B
6445 MORNING DOVE
WINNEMUCCA NV 89445

LYNCH JERRY/ NELDA
6980 E LONE MOUNTAIN RD
SCOTTSDALE AZ 85262-5704

KOBAYASHI MASAYUKI/ANACEE
31440 N 70TH ST
SCOTTSDALE AZ 85266

FOOTHILL INVESTMENT CORP
1101 S SUTTON RD
PAYSON AZ 85541

JONES LARRY L/ JUDITH A
1851 E LAKE CANNON DRIVE NW
WINTER HAVEN FL 33881

JAN DLUGOSZ LIVING TRUST
7035 E RANCH RD
SCOTTSDALE AZ 85262

LONE-MT VENTURE LLC
1130 E MISSOURI
PHOENIX AZ 85014

GROCHOWSKI ALAN P
31686 N 71ST ST
SCOTTSDALE AZ 85262

GROCHOWSKI ARTHUR J/
MARSHA J TR
31686 N 71ST ST
SCOTTSDALE AZ 85262

LOMBARDI DONNA T
31635 N 70TH ST
CAVE CREEK AZ 85331

HOEFLE JOHN M
7115 E RANCH RD
SCOTTSDALE AZ 85262

SONLIFE COMMUNITY CHURCH
INC
2502 W ANDERSON
PHOENIX AZ 85023

MILER GREGORY J/ LAURA M
12428 167TH ST WEST
LAKEVILLE MN 55044

DUNCAN DALE/JANET
2970 CEDAR HEIGHTS DR
COLORADO SPRINGS CO 80904

FERRARO MICHAEL/ VERONICA
TR
7315 E LOWER WASH PASS
SCOTTSDALE AZ 85266

BERNER MICHAEL N/ RANDI L
7289 LOWER WASH PASS
SCOTTSDALE AZ 85262

T3 I LLC
890 W ELLIOT RD STE-101
GILBERT AZ 85233

HILLEN WILLIAM D JR/ EMILIA L
2303 FOSSIL TRACE DR
GOLDEN CO 80401

WATSON DAVID B/ CAMI M
7262 E LOWER WASH PASS
SCOTTSDALE AZ 85266

CHELSEAK25 LLC
5710 HILLSIDE AVE
CINCINNATI OH 45233

QUALITY FINANCIAL
INVESTMENTS LLC
PO BOX 4561
SCOTTSDALE AZ 85261

RODARTE CESAR M/ IRASEMA TR
7299 E SONORAN TRL
SCOTTSDALE AZ 85266

WATSON DAVID B/ CAMI M
5133 S ALVERA DR
SALT LAKE CITY UT 84117-7120

OCINVESTMENTS LLC
6828 E DUANE LN
SCOTTSDALE AZ 85266

WHISPER ROCK ESTATES
COMMUNITY ASSOCIATION
8360 E VIA DE VENTURA
STE 100 BLDG L
SCOTTSDALE AZ 85258

LONE MOUNTAIN AZ LLC
2009 PORTERFIELD WAY
UPLAND CA 91786

BRIONES CATHLEEN M/
BARCELONA RUSSEL S
409 BARCELONA CT
MOUNTAIN VIEW CA 94040

LONE MOUNTAIN AZ LLC
2009 PORTERFIELD WAY
UPLAND CA 91786

LONE MOUNTAIN AZ LLC
2009 PORTERFIELD WAY
UPLAND CA 91786

BRIONES CATHLEEN M/
BARCELONA RUSSEL S
409 BARCELONA CT
MOUNTAIN VIEW CA 94040

RAMSEY 2016 REVOCABLE TRUST
2347 W SOLANO DR
PHOENIX AZ 85015

SAVAYA ABLAHAD/JANDARK TR
7170 E RANCHO DEL ORO DR
SCOTTSDALE AZ 85262

CAMPANELLA KINTARO A/
SHERYL A TR
6610 N DESERT FAIRWAYS DR
PARADISE VALLEY AZ 85253

NERGUIZIAN BRENT
OP BOX 27170
SCOTTSDALE AZ 85255

BOETTCHER HERBERT H TR
1475 CALLE REDONDA LN
ESCONDIDO CA 92026

MAYS CLIFFORD/ SARA H
7011 E LONE MOUNTAIN RD
SCOTTSDALE AZ 85266

MIYANO CAROL D TR
3573 W TWAIN DR
ANTHEM AZ 85086

SNOW PEAK 3 LLC
23102 MISSION AVE
LIBERTY LAKE WA 99019

ERICSON RUSSELL D TR
7075 E LONE MOUNTAIN RD
SCOTTSDALE AZ 85262

SNOW PEAK 3 LLC
23102 MISSION AVE
LIBERTY LAKE WA 99019

S-K LONE MOUNTAIN LLC/S-K
LONE MTN OWNER LLC
200 SPRUCE ST STE 200
DENVER CO 80230

ANNETTE PETRILLO
1169 E. CLOVEFIELD STREET
GILBERT AZ 85298

AUDRY VILLAVERDE
WITHEY MORRIS, PLC
2525 E. ARIZONA BILTMORE
CIRCLE; SUITE A-212
PHOENIX AZ 85016

CHRIS SCHAFFNER
7346 E. SUNNYSIDE DR.
SCOTTSDALE AZ 85260

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

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

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

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 AVE, SUITE 1200
PHOENIX AZ 85012

MIKE MCNEAL, SUPERVISOR
AT&T
1231 W. UNIVERSITY DRIVE
MESA AZ 85201

PLANNING & ENGINEERING SECTION
MANAGER
ARIZONA STATE LAND DEPT.
1616 W. ADAMS STREET
PHOENIX AZ 85007

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

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

WITHEY MORRIS, PLC
2525 E. ARIZONA BILTMORE
CIRCLE; SUITE A-212
PHOENIX AZ 85016

GAMMAGE & BURNHAM, PLC
2 N. CENTRAL AVENUE, 15TH
FLOOR
PHOENIX AZ 85004

ARIZONA COMMERCE
AUTHORITY
333 N. CENTRAL AVENUE
SUITE 1900
PHOENIX AZ 85004

PARADISE VALLEY UNIFIED
SCHOOL DISTRICT
15002 N. 32ND STREET
PHOENIX AZ 85032

GRANITE REEF NEIGHBORHOOD
RESOURCE CENTER
1700 N GRANITE REEF ROAD
SCOTTSDALE AZ 85257

SOUTHWEST GAS CORPORATION
2200 N. CENTRAL AVENUE
SUITE 101
PHOENIX AZ 85004

EARL, CURLEY & LAGARDE, P.C.
3101 N. CENTRAL AVENUE
SUITE 1000
PHOENIX AZ 85012

JULI A. ECKMANN
4020 N. SCOTTSDALE ROAD
UNIT 2007
SCOTTSDALE AZ 85251

BOB GRIFFITH
7127 E. RANCHO VISTA DR. #4002
SCOTTSDALE AZ 85251

ERIC GOLD
25499 N. 104TH WAY
SCOTTSDALE AZ 85255

BOB MOUNTZ
23005 N. 74TH STREET #1214
SCOTTSDALE AZ 85255

PATTI BADENOCH
5027 N. 71ST PL
SCOTTSDALE AZ 85253

VICKIE FALEN
10520 N 117TH PL
SCOTTSDALE AZ 85259

WADE TINANT
4614 E. RUNNING DEER TRAIL
CAVE CREEK AZ 85331

CARLA
3420 N. 78TH STREET
SCOTTSDALE AZ 85251

DESERT POA
HOWARD MYERS, PRESIDENT
6631 E HORNED OWL TR
SCOTTSDALE AZ 85266

GREATER PINNACLE PEAK ASSN
LES CONKLIN
8711 E PINNACLE PEAK RD
Unit # 123
SCOTTSDALE AZ 85255

GREATER PINNACLE PEAK ASSN
BOB CAPPEL, PRESIDENT
8711 E PINNACLE PEAK RD
SCOTTSDALE AZ 85255

WHISPER ROCK ESTATES
COMMUNITY ASSN
CHRIS HARRISON, PRESIDENT
7377 E DOUBLETREE RANCH RD
Unit # S100
SCOTTSDALE AZ 85268

CAREFREE ROLLING HILLS HOA
DON SMITH, PRESIDENT
PO BOX 2151
CAREFREE AZ 85377

SCOTTSDALE COUNCIL OF HOAS
ANDREA MOSCARELLO, SECRETARY
6720 N SCOTTSDALE RD
Unit # 261
SCOTTSDALE AZ 85253

WHISPER ROCK ESTATES
COMMUNITY ASSN
ANNE MARIE FITNESS
7999 E WHISPER ROCK TR
SCOTTSDALE AZ 85266

SCOTTSDALE COUNCIL OF HOAS
CURTIS EKMARK, PRESIDENT
6720 N SCOTTSDALE RD
Unit #261
SCOTTSDALE AZ 85253

Exhibit 'B'

Mailed Neighborhood Meeting Letter

BEUS GILBERT
PLLC
ATTORNEYS AT LAW

701 NORTH 44TH STREET
PHOENIX, ARIZONA 85008-6504
(480) 429-3000
FAX (480) 429-3100

WRITER'S DIRECT LINE
480-429-3065
dnewcombe@beusgilbert.com

100225-000001

May 18, 2018

VIA U.S. MAIL

Re: Neighborhood Open House Meeting - Wednesday, May 30, 2018,
Northwest Corner of North Scottsdale Road and East Lone Mountain Road.
Assessor Parcel #'s: 216-50-109 and 216-50-004.
Proposed Development of a Low-Intensity Climate-Controlled, Internalized Community Self-Storage Facility.
City of Scottsdale Pre-Application #: 239-PA-2018.

Dear Neighbor, Property Owner, or Interested Party:

Beus Gilbert PLLC is working with the above the property owner/future buyer regarding a proposed Major General Plan Amendment case filed on May 18, 2018, along with a concurrent rezoning case request to be filed. (Reference Project Pre-Application # - 239-PA-2018) (See attached property location map.) With that said, the proposed Major General Plan Amendment to the City of Scottsdale General Plan (2001) is to change the land use designation from "Rural Neighborhoods" to a "Commercial" land use designation. (A copy of the existing and the proposed land use designation changes are attached.) A concurrent Zoning District Map Amendment case, to be filed, will be from R1-70 ESL FO (Single-Family Residential, Environmentally Sensitive Lands Overlay, Foothills Overlay) to C-1 ESL FO (Neighborhood Commercial, Environmentally Sensitive Lands Overlay, Foothills Overlay). These two (2) requests will allow for the proposed development of a low-scale (i.e., building height), low-intensity (i.e., traffic/use/hours/lighting), climate-controlled, internalized community self-storage facility on the +/- 5 gross acre property noted above. (A copy of the proposed site plan and building elevations are attached.)

The proposed design and site layout will be complimentary to the character of the area and include high quality architecture, generous open space areas, buffers, and maintenance/enhancements to the native desert landscaping. With that said, we are pleased to invite you to a Neighborhood Open House meeting to discuss this proposal. The open house will be held at the below listed date, time and place.

Date: Wednesday, May 30, 2018
Time: 6:00 PM
Location: Lone Mountain Elementary School - **Library**
5250 East Montgomery Road*
(*Cross streets – 56th Street & Montgomery Road)

In the meantime, if you have any questions, please feel free to contact me by telephone at: (480) 429-3065 or by email at: dnewcombe@beusgilbert.com. You may also contact Adam Yaron the city of Scottsdale's Project Coordinator for the Major General Plan Amendment case at: (480) 312-2761 or by email at: ayaron@scottsdaleaz.gov. Please also note, Doris McClay at the city of Scottsdale will be our Project Coordinator for the Zoning case and she can be reached at: (480) 312-4214 or via email at: dmcclay@scottsdaleaz.gov.

Thank you for your time and consideration, it is appreciated.

Very truly,

BEUS GILBERT PLLC

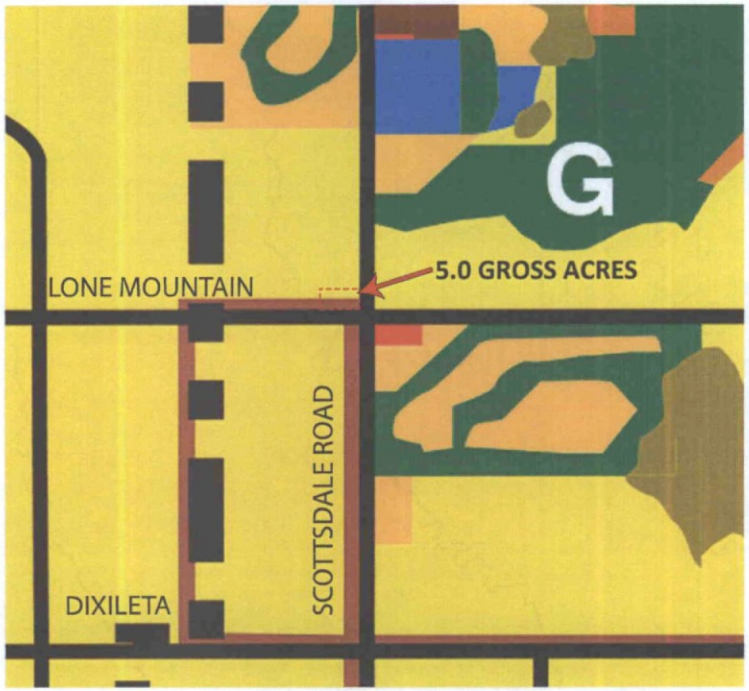
Dennis M. Newcombe
Planning Consultant

Enclosures: Property Location Map
General Plan Existing and Proposed
Proposed Site Plan
Proposed Building Elevations

Property Location Map

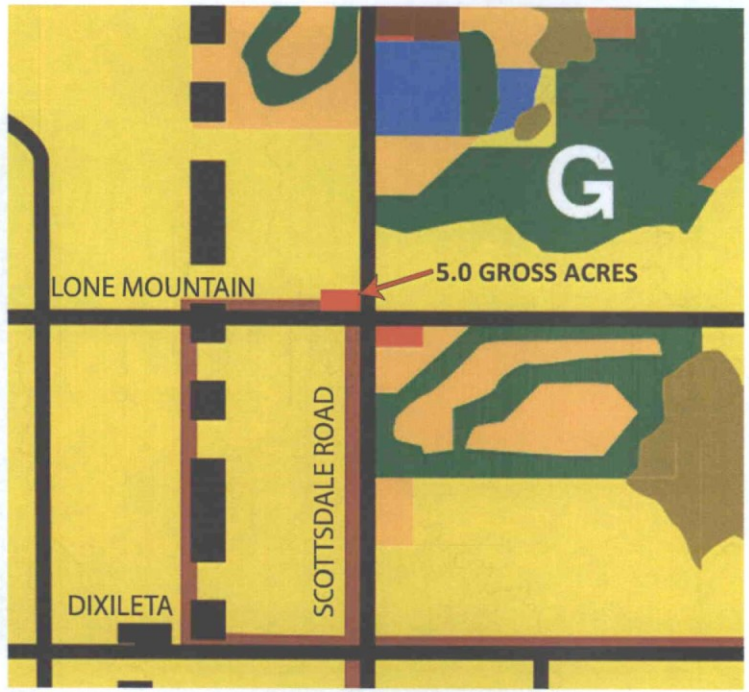


EXISTING GENERAL PLAN LAND USE:





PROPOSED GENERAL PLAN LAND USE:

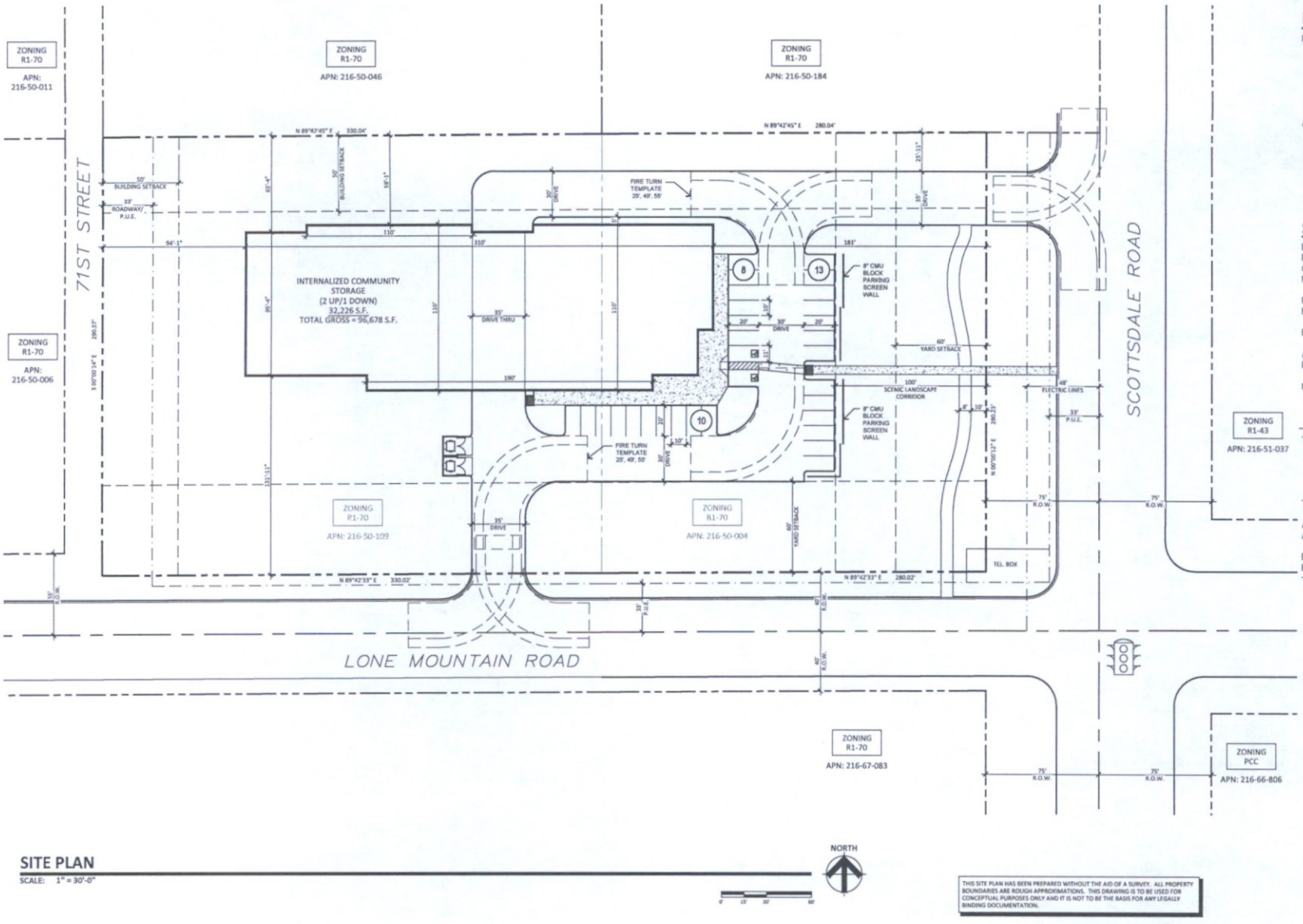




INTERNALIZED COMMUNITY STORAGE
NWC LONE MOUNTAIN ROAD AND SCOTTSDALE ROAD
SCOTTSDALE, ARIZONA
DATE: 05-17-2018 (PRELIMINARY)

GENERAL PLAN
RKAA# 18011.50

RKAA ARCHITECTS, INC



SITE PLAN

SCALE: 1" = 30'-0"

NORTH

0' 15' 30' 60'

THIS SITE PLAN HAS BEEN PREPARED WITHOUT THE AID OF A SURVEY. ALL PROPERTY BOUNDARIES ARE ROUGH APPROXIMATIONS. THIS DRAWING IS TO BE USED FOR CONCEPTUAL PURPOSES ONLY AND IT IS NOT TO BE THE BASIS FOR ANY LEGALLY BINDING DOCUMENTATION.



VICINITY MAP

SCALE: N.T.S.

NORTH

PROJECT DIRECTORY

DEVELOPER:
1784 CAPITAL HOLDINGS
8777 N. GAINEY CENTER DRIVE, SUITE 191
SCOTTSDALE, ARIZONA 85258
CONTACT: KELLY MCKONE
PHONE: 602-885-2552
E-MAIL: kmckone@1784holdings.com

ARCHITECT:
ROBERT KUBICEK ARCHITECTS & ASSOCIATES
2233 EAST THOMAS ROAD
PHOENIX, ARIZONA 85016
CONTACT: ROBERT KUBICEK
PHONE: (602) 955-3900
FAX: (602) 955-0496
E-MAIL: rkubicek@rkaa.com

SITE DATA

EXISTING ZONING:	R1-70
PROPOSED ZONING:	C-1
GROSS SITE AREA:	5.00 ACRES (218,208 S.F.)
NET SITE AREA:	3.90 ACRES (169,988 S.F.)
PROPOSED USE:	INTERNALIZED COMMUNITY STORAGE
MAX BUILDING HEIGHT:	24'
BUILDING AREA:	96,678 S.F.
ALLOWED FAR (0.80):	135,990 S.F.
PROVIDED FAR:	64,452 S.F.
PARKING LOT LANDSCAPING (15%):	(2,057 S.F.) 25%

31 PARKING STALLS: 31 X 270 S.F. = 8,370 S.F.
8,370 S.F. X 0.15 = 1,256 S.F. REQUIRED

TOTAL PARKING REQUIRED:	26 SPACES

INTERNALIZED COMMUNITY STORAGE (64,452 S.F.)
STORAGE @ 1/2500 = 26 SPACES

ZONING ORDINANCE GROSS FLOOR AREA DOES NOT INCLUDE: BASEMENT SPACE USED FOR UNOCCUPIED STORAGE

TOTAL PARKING PROVIDED:	31 SPACES
ACCESSIBLE SPACES REQUIRED:	2 SPACES
ACCESSIBLE SPACES PROVIDED:	2 SPACES
BICYCLE SPACES REQUIRED:	4 SPACES
BICYCLE SPACES PROVIDED:	4 SPACES

INTERNALIZED COMMUNITY STORAGE

NWC LONE MOUNTAIN ROAD AND SCOTTSDALE ROAD
SCOTTSDALE, ARIZONA
DATE: 02-16-2018 (PRELIMINARY)

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SP-1

RKAA# 18011.50

RKAA ARCHITECTS, INC



SOUTH ELEVATION

SCALE: 3/32" = 1'-0"



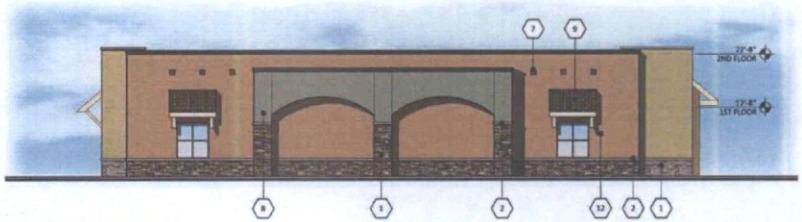
EAST ELEVATION

SCALE: 3/32" = 1'-0"



NORTH ELEVATION

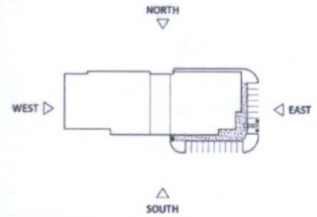
SCALE: 3/32" = 1'-0"



WEST ELEVATION

SCALE: 3/32" = 1'-0"

#	MATERIALS
1	CORONADO STONE IDAHO DRYSTACK GREY QUARTZITE
2	TRIM DUNN EDWARDS DET673 MISSION WHITE
3	STOREFRONT KAWNEER DARK BRONZE
4	AWNINGS MBCI MEDIUM BRONZE
5	FINE FINISH STUCCO PAINTED DUNN EDWARDS DET686 AGED WHISKEY
6	FINE FINISH STUCCO PAINTED DUNN EDWARDS DET661 EQUESTRIAN
7	FINE FINISH STUCCO PAINTED DUNN EDWARDS DET688 WILD BILL BROWN
8	FINE FINISH STUCCO PAINTED DUNN EDWARDS DEC781 SYCAMORE STAND
9	BORAL ROOFING 1-PIECE S TILE RUSTIC CARAMEL
10	FINE FINISH STUCCO PAINTED DUNN EDWARDS DET639 MAPLE BROWN SUGAR
11	JANUS ROLL-UP DOOR LIGHT STONE
12	FINE FINISH STUCCO PAINTED DUNN EDWARDS DET687 CARAMELIZED



KEY MAP

SCALE: N.T.S.

INTERNALIZED COMMUNITY STORAGE

NWC LONE MOUNTAIN ROAD AND SCOTTSDALE ROAD
SCOTTSDALE,AZ
DATE: 05-16-2018 (PRELIMINARY NOT FOR CONSTRUCTION)

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EL-1

RKAA# 18011.50

RKAA ARCHITECTS, INC

Exhibit 'C'

Project Under Consideration/Neighborhood Open House Meeting Sign Posting Language

Early Notification of
Project Under Consideration

Neighborhood Open House Meeting

Date: Wednesday, May 30, 2018
Time: 6:00 PM
Location: Lone Mountain Elementary School - Library
5250 East Montgomery Road (Cross streets – 56th Street & Montgomery Road)

Site Location: Northwest Corner of Scottsdale and Lone Mountain Roads

Request: By the owner for a Major General Plan Amendment to the City of Scottsdale General Plan 2001 to change the land use designation from Rural Neighborhoods to Commercial and a Zoning District Map Amendment from R1-70 ESL FO (Single-Family Residential, Environmentally Sensitive Lands Overlay, Foothills Overlay) to C-1 ESL FO (Neighborhood Commercial, Environmentally Sensitive Lands Overlay, Foothills Overlay) on a +/- 5 gross acre site located at the Northwest corner of North Scottsdale Road and East Lone Mountain Road in order to allow for an internalized, community self-storage facility.

- Maricopa County Assessor Parcel #'s: 216-50-109 and 216-50-004
- Site Acreage: Approximately +/- 5 gross acres
- Current General Plan: Rural Neighborhoods
- Proposed General Plan: Commercial
- Current Site Zoning: R1-70 ESL FO
- Proposed Site Zoning: C-1 ESL FO

Applicant Contact: Beus Gilbert PLLC
Phone #: 480-429-3065
Email Address: dnewcombe@beusgilbert.com

City Contacts: Adam Yaron or Doris McClay
Phone #.: 480-312- 2761 or 480-312-4214
Email Address: ayaron@scottsdaleaz.gov
DMcClay@scottsdaleaz.gov

Pre-Application #: 239-PA-2018 **Available at City of Scottsdale:** 480-312-7000

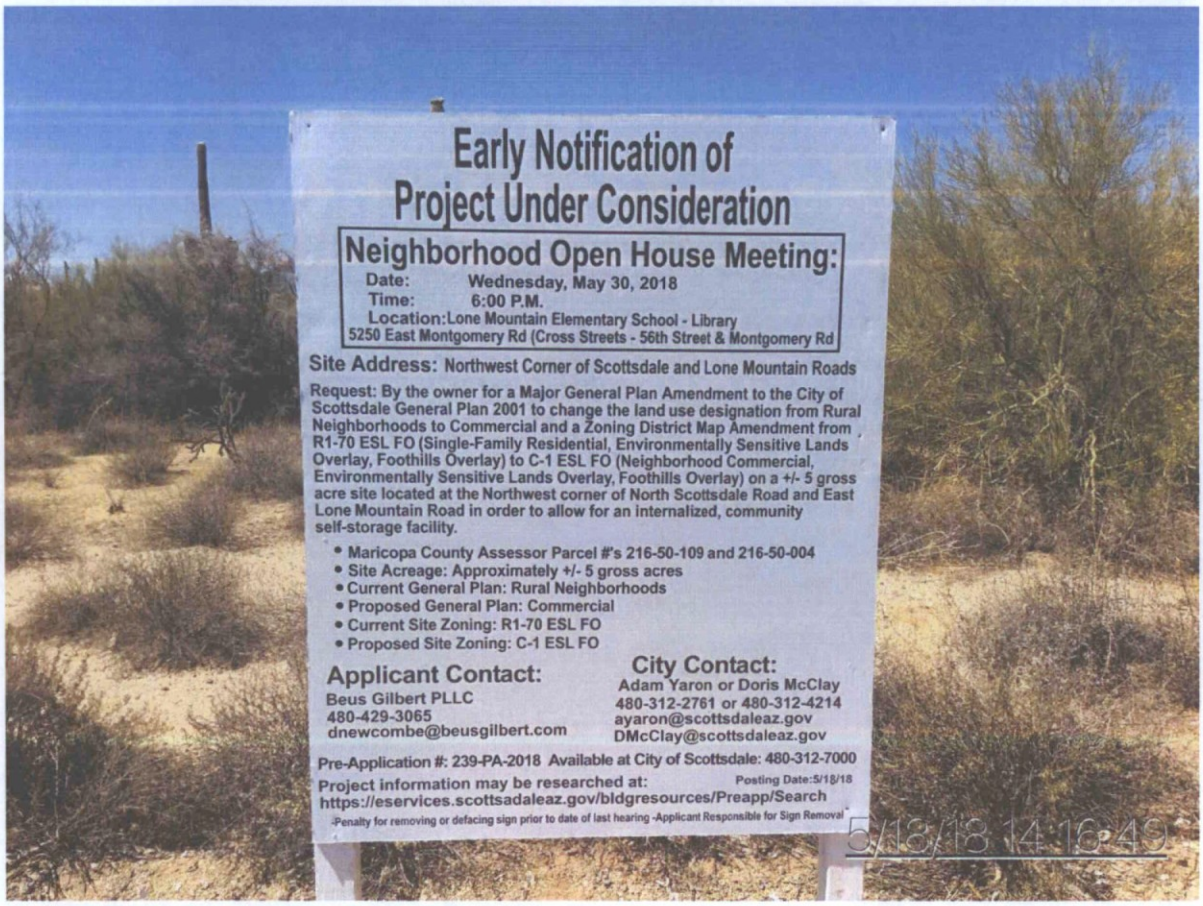
Project information may be researched at: http://scottsdaleaz.gov/projects/

Posting Date:

-Penalty for removing or defacing sign prior to posting hearing notification sign

-Applicant Responsible for Sign Removal


Early Notification of
Project Under Consideration
Neighborhood Open House Meeting:
Date: Wednesday, May 30, 2018
Time: 6:00 P.M.
Location: Lone Mountain Elementary School - Library
5250 East Montgomery Rd (Cross Streets - 56th Street & Montgomery Rd
Site Address: Northwest Corner of Scottsdale and Lone Mountain Roads
Request: By the owner for a Major General Plan Amendment to the City of Scottsdale General Plan 2001 to change the land use designation from Rural Neighborhoods to Commercial and a Zoning District Map Amendment from R1-70 ESL FO (Single-Family Residential, Environmentally Sensitive Lands Overlay, Foothills Overlay) to C-1 ESL FO (Neighborhood Commercial, Environmentally Sensitive Lands Overlay, Foothills Overlay) on a +/- 5 gross acre site located at the Northwest corner of North Scottsdale Road and East Lone Mountain Road in order to allow for an internalized, community self-storage facility.
• Maricopa County Assessor Parcel #'s 216-50-109 and 216-50-004
• Site Acreage: Approximately +/- 5 gross acres
• Current General Plan: Rural Neighborhoods
• Proposed General Plan: Commercial
• Current Site Zoning: R1-70 ESL FO
• Proposed Site Zoning: C-1 ESL FO
Applicant Contact:
Beus Gilbert PLLC
480-429-3065
dnewcombe@beusgilbert.com
City Contact:
Adam Yaron or Doris McClay
480-312-2761 or 480-312-4214
ayaron@scottsdaleaz.gov
DMcClay@scottsdaleaz.gov
Pre-Application #: 239-PA-2018 Available at City of Scottsdale: 480-312-7000
Project information may be researched at:
Posting Date:5/18/18
https://eservices.scottsdaleaz.gov/bldgresources/Preapp/Search
-Penalty for removing or defacing sign prior to date of last hearing -Applicant Responsible for Sign Removal
5/18/18 14:01:44


Early Notification of
Project Under Consideration
Neighborhood Open House Meeting:
Date: Wednesday, May 30, 2018
Time: 6:00 P.M.
Location: Lone Mountain Elementary School - Library
5250 East Montgomery Rd (Cross Streets - 56th Street & Montgomery Rd
Site Address: Northwest Corner of Scottsdale and Lone Mountain Roads
Request: By the owner for a Major General Plan Amendment to the City of Scottsdale General Plan 2001 to change the land use designation from Rural Neighborhoods to Commercial and a Zoning District Map Amendment from R1-70 ESL FO (Single-Family Residential, Environmentally Sensitive Lands Overlay, Foothills Overlay) to C-1 ESL FO (Neighborhood Commercial, Environmentally Sensitive Lands Overlay, Foothills Overlay) on a +/- 5 gross acre site located at the Northwest corner of North Scottsdale Road and East Lone Mountain Road in order to allow for an internalized, community self-storage facility.
• Maricopa County Assessor Parcel #'s 216-50-109 and 216-50-004
• Site Acreage: Approximately +/- 5 gross acres
• Current General Plan: Rural Neighborhoods
• Proposed General Plan: Commercial
• Current Site Zoning: R1-70 ESL FO
• Proposed Site Zoning: C-1 ESL FO
Applicant Contact:
Beus Gilbert PLLC
480-429-3065
dnewcombe@beusgilbert.com
City Contact:
Adam Yaron or Doris McClay
480-312-2761 or 480-312-4214
ayaron@scottsdaleaz.gov
DMcClay@scottsdaleaz.gov
Pre-Application #: 239-PA-2018 Available at City of Scottsdale: 480-312-7000
Project information may be researched at:
Posting Date:5/18/18
https://eservices.scottsdaleaz.gov/bldgresources/Preapp/Search
-Penalty for removing or defacing sign prior to date of last hearing -Applicant Responsible for Sign Removal
5/18/18 14:16:49

Affidavit of Posting

Required: Signed, Notarized originals.
Recommended: E-mail copy to your project coordinator.

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

Case Number: 239-PA-2018

Project Name:

Location: NWC Scottsdale Rd and Lone Mountain Rd

Site Posting Date: May 18, 2018

Applicant Name: Beus Gilbert PLLC

Sign Company Name: Dynamite Signs

Phone Number: 480-585-3031

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

Meghan Riggatt
Applicant Signature

5/18/18
Date

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

Acknowledged before me this the 18th day of May 2018

MARYBETH CONRAD
Notary Public, State of Arizona
Maricopa County
My Commission Expires
October 25, 2020

MaryBeth Conrad
Notary Public

My commission expires: 10-25-20

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

Exhibit 'D'

Sign-In Sheets [scanned version] & Typed Sign-In Sheet

Sign-In Sheet
Lone Mt + Scottsdale

Dave Wyllie davewyllie@comcast.net 7664 E. Houra Dr. 85266
~~Kevin Haugen khaugen@copperstate~~
Sara Haugen shaugen3@icloud[redacted].com
Kevin Haugen khaugen@copper-state.com
Dorothy Engstrom amigizmo@aol.com
Kathy Bartruff kbartruff@gmail.com

Sign-In Sheet

Lone Mt. / Scottsdale Rds.

Roy & Vu Kurtz 7534 E Visao Dr. 85266
JIM RAGBORG 7395 E VISTA DR 85266
LINDA SOTNICK 7403 E BRISA DR 85266
Paula Rudnick 8029 E. Granite Pass Rd, 85266 Rudnick.paula@gmail.com
Les Rudnick " " " " LESRUDNICK@GMAIL.COM
DON KUKLOWSKY 7025 E. WILDCAT DR. 85266 DAKBLD@AOL.COM

PAULETTE MORGANSTERN 28482 N. 77th St. 85266 Cookym4396@aol.c
STANLEY MORGANSTERN 28482 N. 77 ST 85266
David Rasmussen 7436 E. Pontebella Dr 85266
ANNE MARIE FITNESS 7521E ALAMEDA ROAD 85255
Chris Harrison 7999 E Winsper Rock Trail 85261
John Moore 7548 E. Pontebella, 85266
Carolyn Vernacchia 7576 E Corva Drive 85266
carolynvernacchia@msn.com
JACQUE SZENASI jrs.cfcowgirl@gmail.com
Jill Wyllie jillwyllie@cox.net
Myra Florentine myracf@centurylink.net
GEORGE FLORENTINE GEORGEAP@CENTURYLINK.NET
Dean Goumas 7042 E. Lone Mountain Rd.
STAVROULA GOUMAS 7042 E. LONE MOUNTAIN Rd.

Sign-In Sheet
Lone Mt. / Scottsdale Rds

NAME

Jane Kallighan
7559 E. Visao Dr. 732-239-4792 nkall035@gmail.com

Barton R. Sotnick
7403 E. Brisa Drive 85266 480-575-7040 Barton R Sotnick

SUSAN KULCZYCKI 3399 N. 71ST St 85266 SUEKULCLYCKI 480 595-1542

Brittany Lorincz 6326 E. Amber Sun Drive 85266 brittany.lorincz@gmail.com

CITY OF SCOTTSDALE

Open House Sign-In Sheet

Date: May 30, 2018

Location: Lone Mountain Elementary School - Library
5250 East Montgomery Road

This Sign-In Sheet is a Public Record

Name	Business Name (If applicable)	
K. J. SHANNON	N A	
Address & Zip	**Phone**	**E-mail**
30068 N. 77TH PLACE 85266	480.585.6558	N A
Name	**Business Name (If applicable)**	
EDIE [illegible]		
Address & Zip	**Phone**	**E-mail**
30068 N 77 place	480-585-6558	
Name	**Business Name (If applicable)**	
PHILIP TAYLOR		
Address & Zip	**Phone**	**E-mail**
7451 E VISAO DRIVE	480-575-9513	
Name	**Business Name (If applicable)**	
Bryce Bartruff		
Address & Zip	**Phone**	**E-mail**
7834 East Visao Dr 85266	856-217-7725	brycedbartruff@gmail.com
Name	**Business Name (If applicable)**	
JAY KAPLAN		
Address & Zip	**Phone**	**E-mail**
7638 E. Whisper Rock Trail SDL 85266	480.488.4714	JDGOLF@COX.NET
Name	**Business Name (If applicable)**	
BETTY ZIMPFER		
Address & Zip	**Phone**	**E-mail**
7267 E. SUNSET SKY CR	480-595-8348	bzim640@OUTLOOK.COM
Name	**Business Name (If applicable)**	
PAM Leeds-Ragbar		
Address & Zip	**Phone**	**E-mail**
7395 E Visao Dr	480 575-0530	

Deborah Hotaling 31817 N. 65th St Cave Creek 480-250-1965

Jamie Richards 31817 N 65th St Cave Creek 847-370-1544

Richard Bonfanti 7326 E. Sonoran Tr Scottsdale 480-323-0310

Maureen Love
5107 E Calle De Los Flores
Cave Creek AZ 85331 602 751 4570 azmaureenlove@gmail.com

Mitch Love
5107 E Calle De Los Flores
Cave Creek AZ 85331 602 430 5152 azmitchlove@gmail.com

Suzanne Ridgway
31432 N. 68th Street 480-993-9044 suzanne.ridgway@aol.com
Cave Creek AZ 85331

LESLIE McISAAC
7474 E BOULDERS PKWY #11 480-292-8398 LES.MCI99@GMAIL.COM.
SCOTTSDALE, AZ 85377

Joe Karnitsky
9300 E Dixileta Dr #261 602-284-0811 lockboxjoe@gmail.com
Scottsdale 85266

Max Boone & Charleen
7036 E. Bobwhite Way 480-575-0357 maxboone@cox.net
Scottsdale, AZ 85266

Linda Fitzgerald
6930 E Ranch Rd. 415 717 9239 OZpathfinder@yahoo.com
Scottsdale AZ 85266

AnnaBeth Kramer & Mark Maloney 623-399-0084 – abcfp06@gmail.com
6044 E Bramble Berry Ln.
Cave Creek AZ 85331

CITY OF SCOTTSDALE

Open House Sign-In Sheet

Date: May 30, 2018

Location: Lone Mountain Elementary School - Library
5250 East Montgomery Road

This Sign-In Sheet is a Public Record

Name Jon & Alison Black	**Business Name (If applicable)**	
Address & Zip 6946 E Wildcat Drive	**Phone**	**E-mail** japablack@mac.com
Name Kathi Gentry	**Business Name (If applicable)**	
Address & Zip 5935 E Wildcat 85331	**Phone**	**E-mail**
Name Robert Clayton	**Business Name (If applicable)**	
Address & Zip 32940 N 69th St.	**Phone**	**E-mail**
Name Heidi Maldonado	**Business Name (If applicable)**	
Address & Zip 6875 E. Burnside Tr.	**Phone**	**E-mail** heidimaldo@yahoo.com
Name Glee Pope	**Business Name (If applicable)**	
Address & Zip 7240 E Aurora Dr 85266	**Phone**	**E-mail** gleepope@cox.net
Name Gregory A Wedge Jr	**Business Name (If applicable)**	
Address & Zip 714 E. Montgomery Rd	**Phone** 480-717-7855	**E-mail** GKWedge@hotmail.com
Name Andrea Bagneschi	**Business Name (If applicable)**	
Address & Zip 30970 N. 77th Way	**Phone**	**E-mail** SMOOTH5174@HOTMAIL.COM

CITY OF SCOTTSDALE

Open House Sign-In Sheet

Date: May 30, 2018

Location: Lone Mountain Elementary School - Library
5250 East Montgomery Road

This Sign-In Sheet is a Public Record

Name	Business Name (If applicable)	
LORRA MOYER		
Address & Zip	**Phone**	**E-mail**
30714 N. 65th St.	602 327 7809	Lorramoyer@gmail.com
Name	**Business Name (If applicable)**	
JAMES GATLIN		
Address & Zip	**Phone**	**E-mail**
30714 N. 65th St.	602.377 2844	az.jamesgatlin@gmail.com
Name RAY KLODT	**Business Name (If applicable)**	
Address & Zip 7500 E. Pontebella Dr. Scottsdale AZ 85266	**Phone** 480 907 7712	**E-mail** 3117@COX.Net
Name Roberta Klodt	**Business Name (If applicable)**	
Address & Zip 7500 E. Ponte Bella Dr. Scottsdale AZ 85266	**Phone** 480-907-7712	**E-mail** Keybd8@msn.com
Name DENNIS SOOFFNER (& MARY)	**Business Name (If applicable)**	
Address & Zip 31211 N. 77th Way Scottsdale AZ 85266-2772	**Phone** (480) 263-2945	**E-mail** DENNISSOOFFNER@HOTMAIL.COM
Name Lena Junker	**Business Name (If applicable)**	
Address & Zip 7692 E. Pontebella Dr.	**Phone** 303-882-2688	**E-mail** JunkerLL@msn.com
Name LINDA SOTNICK	**Business Name (If applicable)**	
Address & Zip 7403 E BRISA DR	**Phone** 480 575 7040	**E-mail** BARTSOT@Q.COM

Judy Evan Haft — 516 637-0269 — ehaft0829@aol.com
34048 N 66TH PLACE

CITY OF SCOTTSDALE

Open House Sign-In Sheet

Date: May 30, 2018

Location: Lone Mountain Elementary School - Library
5250 East Montgomery Road

This Sign-In Sheet is a Public Record

Name	Business Name (If applicable)	
SANDRA BERGER		
Address & Zip	**Phone**	**E-mail**
7571 E. VISAO DR. 85266	480-233-2668	incoming501@hotmail.com
Name	**Business Name (If applicable)**	
Marshall Gerston		
Address & Zip	**Phone**	**E-mail**
6990 E Ranch Rd.	480 560 5532	Marshallgerston@gmail.com
Name	**Business Name (If applicable)**	
Brent Bourdeau		
Address & Zip	**Phone**	**E-mail**
7651 E. Visao Dr. 85266	~~480-~~ 719-651-4044	Thebourdeaux@aol.com
Name	**Business Name (If applicable)**	
ELIZABETH BERTONE	—	
Address & Zip	**Phone**	**E-mail**
32023 N. 62nd PL 85331	630-240-5120	beth.bertone@gmail.com
Name	**Business Name (If applicable)**	
GEORGE A. FLORENTINE		
Address & Zip	**Phone**	**E-mail**
7136 E. Calle Dallas Estrellas	602-540-9800	GEORGEAF@CENTURYLINK.NET
Name	**Business Name (If applicable)**	
Myra C. Florentine		
Address & Zip	**Phone**	**E-mail**
7136 E. Calle De Las Estrellas	6025400291	myracf@centurylink.net
Name	**Business Name (If applicable)**	
Cliff Mays		
Address & Zip	**Phone**	**E-mail**
7011 E Lone Mountain Rd	719-740-0003	maysfarm@yahoo.com

CITY OF SCOTTSDALE

Open House Sign-In Sheet

Date: May 30, 2018

Location: Lone Mountain Elementary School - Library
5250 East Montgomery Road

This Sign-In Sheet is a Public Record

Name: Cora Lee Douglas		Business Name (If applicable):	
Address & Zip: 30978 N. 74th Way Scottsdale	Phone:	E-mail:	
Name: Michael Padgett		Business Name (If applicable):	
Address & Zip: 7455 E. Pasaro Drive Scottsdale	Phone:	E-mail:	
Name: Helen L. Padgett		Business Name (If applicable):	
Address & Zip: 7455 E. Pasaro Dr Scottsdale	Phone:	E-mail: helen.padgett@asu.edu	
Name: Sonnie Kirtley		Business Name (If applicable): COGS Coalition of Greater Scottsdale	
Address & Zip: 7904 E Chaparral A116-127	Phone: 6027173886	E-mail: COGSAZ@gmail.com	
Name: Michael Carol Jacobson		Business Name (If applicable): 3508 E Clarn LLC	
Address & Zip:	Phone:	E-mail:	
Name: DEAN GOUMAS		Business Name (If applicable):	
Address & Zip: 7042 E. Lone Mountain Rd	Phone:	E-mail:	
Name: ALLAN RUBIN		Business Name (If applicable):	
Address & Zip: 7571 E. VISAO DR	Phone:	E-mail:	

CITY OF SCOTTSDALE

Open House Sign-In Sheet

Date: May 30, 2018

Location: Lone Mountain Elementary School - Library
5250 East Montgomery Road

This Sign-In Sheet is a Public Record

Name	Business Name (If applicable)	
KEVIN HAUGEN		
Address & Zip	**Phone**	**E-mail**
32015 N. 71ST STREET	602-329-5322	
Name	**Business Name (If applicable)**	
Phyllis Galanthay		
Address & Zip	**Phone**	**E-mail**
8429 E Cactus Wren Cr Scottsdale	480-595-7002	
Name Alan Grochowski	**Business Name (If applicable)**	
Address & Zip 31686 North 71st	**Phone** 602-292-2261	**E-mail** APG178@Outlook.com
Name AL & BETSEY RICCIARDI	**Business Name (If applicable)**	
Address & Zip 7724 E. BALAO DR. SCOTTSDALE, AZ.	**Phone** 480-575-0506	**E-mail** DESERT-RAIN@COX.NET
Name PAUL AGRANOFF	**Business Name (If applicable)**	
Address & Zip 7911 E. PASARO DRIVE SCOTTSDALE 85266	**Phone** 480-575-8910	**E-mail** PAGRANOFF@COX.NET
Name Kurt Eickhof	**Business Name (If applicable)**	
Address & Zip 31201 N Black Cross Rd	**Phone** 701-739-3373	**E-mail** kurt@constructionengineers.com
Name Margot Preston	**Business Name (If applicable)**	
Address & Zip 31625 N. 66th St.	**Phone**	**E-mail** Mapreston28@yahoo.com

CITY OF SCOTTSDALE

Open House Sign-In Sheet

Date: May 30, 2018

Location: Lone Mountain Elementary School - Library
5250 East Montgomery Road

This Sign-In Sheet is a Public Record

Name	Business Name (If applicable)		
Robert Preston			
Address & Zip: 31625 N. 66TH ST	Phone: 425 788 2929	E-mail: Rsladeprecton@yahoo.com	
Name: JAMES JOHNSON	Business Name (If applicable)		
Address & Zip: 7422 E. CAMINO RAYO DE LUZ 85266	Phone: 847-778-5641	E-mail: JHJOHNSON1127@GMAIL	
Name: DON BUCH	Business Name (If applicable)		
Address & Zip: 6572 E Sleepy Owl 85266	Phone: 619-985-4321	E-mail: dnbuch@hotmail.com	
Name: FRED WELLMAN	Business Name (If applicable)		
Address & Zip: 5932 E. SIERRA SUNSET TRL CAVE CREEK AZ 85331	Phone: 480 273 1452	E-mail: FredWellman59@GMAIL.COM	
Name: JAMES COTTRELL	Business Name (If applicable) 480 254-2229		
Address & Zip: 6712 E. WILDCAT DR., CAVE	Phone: CREEK, AZ 85331	E-mail: THEAPETEACHER@AOL.COM	
Name: BILL PENNOCK	Business Name (If applicable)		
Address & Zip: 6701 E CRESTED SAGUARO LN	Phone: 916 705 0271	E-mail: billp@squaretree.com	
Name: ART RULLO	Business Name (If applicable) N/A		
Address & Zip: 30215 N. 52ND PLACE 85331	Phone: 602 909-2517	E-mail: art.rullo@SUN.COM	

CITY OF SCOTTSDALE

Open House Sign-In Sheet

Date: May 30, 2018

Location: Lone Mountain Elementary School - Library
5250 East Montgomery Road

This Sign-In Sheet is a Public Record

Name	Business Name (If applicable)	
NANCY HOMER		
Address & Zip: 29038 N. 60th St. Cave Creek AZ 85331	Phone: 480-502-3215	E-mail: dog2snake@mindspring.com
Name: Sandra Owen	Business Name (If applicable): West Granite Pass LLC	
Address & Zip: 4627 E Roy Rogers Cave Creek AZ 85331	Phone: 602-796-5125	E-mail
Name: JAN L. SHANK & DAWN WINANS	Business Name (If applicable)	
Address & Zip: 6813 E. CALLE DE LAS ESTRELLAS	Phone: 602-739-0698	E-mail: JSHANKS53@GMAIL.COM
Name: Jan A. House	Business Name (If applicable)	
Address & Zip: 28039 N. 95th St 85262	Phone: 480-473-9305	E-mail: jhouse53@aol.com
Name: Howard Myers	Business Name (If applicable)	
Address & Zip: 6631 E. Horned owl Tr. 85266	Phone: 480-473-0109	E-mail: howard.myers@cox.net
Name: LES CONKLIN	Business Name (If applicable)	
Address & Zip: 27221 N 71ST ST 85266	Phone: 480-361-6498	E-mail: les.conklin@gpaaz.org
Name: Copper Phillips	Business Name (If applicable): Coalition of Greater Scottsdale - COGS	
Address & Zip: 7451 E. Via Dona Rd Scotts. 85266	Phone: 602-509-1174	E-mail: copperphillips@cox.net

CITY OF SCOTTSDALE

Open House Sign-In Sheet

Date: May 30, 2018

Location: Lone Mountain Elementary School - Library
5250 East Montgomery Road

This Sign-In Sheet is a Public Record

Name	Business Name (If applicable)	
TOM SAARI		
Address & Zip	**Phone**	**E-mail**
7628 E. PONTEBELLA DR. SCOTTSDALE 85266	408-218-5424	TKSAARI@AOL.COM
Name	**Business Name (If applicable)**	
DAWN HULEJ		
Address & Zip	**Phone**	**E-mail**
7684 E. PonteBella Dr.	425 241 2377	dawnhulej@hotmail.com
Name	**Business Name (If applicable)**	
Judith Carson		
Address & Zip	**Phone**	**E-mail**
7699 E. VISAO DR.	480-575-8142	judycarsonpg@gmail.com
Name	**Business Name (If applicable)**	
Dennis Carson		
Address & Zip	**Phone**	**E-mail**
7699 E. VISAO DR 85266	513-621-9810	dmcarson7@gmail.com
Name	**Business Name (If applicable)**	
Gloria & Michael Coleman		
Address & Zip	**Phone**	**E-mail**
6711 E. Amber Sun Dr. 85266	480-993-3632	AMBERSUN6711@HOTMAIL.COM
Name	**Business Name (If applicable)**	
STEVE + LINDA MCVEY		
Address & Zip	**Phone**	**E-mail**
7709 E BALAO DR 85266	480-513-1717	SMCVEY.CON@GMAIL.COM
Name	**Business Name (If applicable)**	
Curtis & Glennie Leonard		
Address & Zip	**Phone**	**E-mail**
31651 N. 71ST ST Scottsdale, AZ 85266	602-670-1093	cgLeonard1@msn.com

CITY OF SCOTTSDALE

Open House Sign-In Sheet

Date: May 30, 2018

Location: Lone Mountain Elementary School - Library
5250 East Montgomery Road

This Sign-In Sheet is a Public Record

Name	Business Name (If applicable)	
Joanie Wolter		
Address & Zip	**Phone**	**E-mail**
31550 N. 70th St, Scottsdale 85266	562-225-2552	joanie.wolter@gmail.com
Name	**Business Name (If applicable)**	
CHARLES WOLTER		
Address & Zip	**Phone**	**E-mail**
31550 N. 70TH ST, SCOTTSDALE 85266	714-920-4001	WOLTER.CHARLES@GMAIL.COM
Name	**Business Name (If applicable)**	
William Smith		
Address & Zip	**Phone**	**E-mail**
6742 E. Ashler Hills Dr	480 575 1678	sfx_021@hotmail.com
Name	**Business Name (If applicable)**	
Masayuki Kobayashi		
Address & Zip	**Phone**	**E-mail**
31440 N 70th St.	480 378 - 8149	Max475o@gmail.com
Name	**Business Name (If applicable)**	
Audrey Fischer		
Address & Zip	**Phone**	**E-mail**
30924 N. 78TH PL Scottsdale AZ 85266	480-740-4223	asfischer@cox.net
Name	**Business Name (If applicable)**	
Kurt Fischer		
Address & Zip	**Phone**	**E-mail**
30924 N. 78TH Pl Scottsdale 85266	480-740-4223	kjfischer@cox.net
Name	**Business Name (If applicable)**	
MARY KALLIGHAN		
Address & Zip	**Phone**	**E-mail**
7559 E. VISAO DR.	732-239-4792	MKALL033@gmail.com

OPEN HOUSE SIGN-IN SHEET
May 30, 2018
LONE MOUNTAIN ELEMENTARY SCHOOL – LIBRARY
5250 E. MONTGOMERY ROAD

NAME	ADDRESS	PHONE OR EMAIL
Dave Wyllie	7664 E. Moura Drive 85266	davewyllie@comcast.net
Sara Haugen		shaugen3@icloud.com
Kevin Haugen		khaugen@copper-state.com
Dorothy Engstrom		amigizmo@aol.com
Kathy Bartruff		kbartruff@gmail.com
Roy & Viv Kurtz	7534 E. Visao Drive 85266	
Jim Ragborg	7395 E. Visao Drive 85266	
Linda Sotnick	7403 E. Brisa Drive 85266	480-575-7040 bartsot@q.com
Paula Rudnick	8029 E. Granite Pass Road 85266	Rudnickpaula@gmail.com
Les Rudnick	8029 E. Granite Pass Road 85266	lesrudnick@gmail.com
Don Kaklovsky	7025 E. Wildcat Drive 85266	DAKBLD@aol.com
Paulette Morganstern	28482 N. 77th Street 85266	cook474396@aol.com
Stanley Morganstern	28482 N. 77th Street 85266	
David Rasmussen	7436 E. Pontebella Dr. 85266	
Anne Marie Fitness	7521 E. Alameda Road 85255	
Chris Harrison	7999 S. Whisper Rock Trail 85266	
John Moore	7548 E. Pontebella 85266	
Carolyn Vernacchia	7576 E. Corva Drive 85266	carolynvernacchia@msn.com

NAME	ADDRESS	PHONE OR EMAIL
Jacque Szenasi		jrs.cfcowgirl@gmail.com
Jill Wyllie		jillwyllie@cox.net
Myra C. Florentine	7136 E. Calle De Las Estrellas	602-540-0291 myracf@centurylink.net
George A. Florentine	7136 E. Calle De Las Estrellas	602-540-9800 georgeaf@centurylink.net
Dean Goumas	7042 E. Lone Mountain Rd.	
Stavroula Goumas	7042 E. Lone Mountain Rd.	
Jane Kallighan	7559 E. Visao Dr.	732-239-4792 mkall033@gmail.com
Barton R. Sotnick	7403 E. Brisa Drive 85266	480-575-7040
Susan Kulczycki	33299 N. 71st Street 85266	Sue Kulczycki 480-595-1540
Brittany Lorincz	6326 E. Amber Sun Drive 85266	brittany.lorincz@gmail.com
B.J. Shannon	30068 N. 77th Place 85266	480-585-6558
Edie Shannon	30068 N. 77th Place 85266	480-585-6558
Philip Taylor	7451 E. Visao Drive	480-575-9513
Bryce Bartruff	7834 E. Visao Drive 85266	856-217-7725 brycebartruff@gmail.com
Jan Kaplan	7638 E. Whisper Rock Trail 85266	480-488-4714 jdgolf@cox.net
Betty Zimpfer	7267 E. Sunset Sky Cr.	480-595-8348 bzim64@outlook.com
Pam Leeds-Ragborg	7395 E. Visao Drive 85266	480-575-0530
Deborah Hotaling	31817 N. 65th St., Cave Creek	480-250-1965
Jamie Richards	31817 N. 65th St., Cave Creek	847-370-1544

NAME	ADDRESS	PHONE OR EMAIL
Richard Bonfanti	7326 E. Sonoran Tr.	480-323-0310
Maureen Love	5107 E. Calle De Los Flores Cave Creek, AZ 85331	602-751-4570 azmaureenlove@gmail.com
Mitch Love	5107 E. Calle De Los Flores Cave Creek, AZ 85331	602-430-5152 azmitchlove@gmail.com
Suzanne Ridgway	31432 N. 68th St. Cave Creek, AZ 85331	480-993-9044 suzanne.ridgway@aol.com
Leslie McIsaac	7474 E. Boulders Pkwy, #11 Scottsdale, AZ 85377	480-292-8398 LES.MCI99@gmail.com
Joe Karninsky	8300 E. Dixeleta Dr., #261 Scottsdale, AZ 85266	602-284-0811 lockboxjoe@gmail.com
Max & Charleen Boone	7036 E. Bobwhite Way Scottsdale, AZ 85266	480-575-0357 maxboone@cox.net
Linda Fitzgerald	6930 E. Rand Road Scottsdale, AZ 85266	415-717-9239 ozpathfinder@yahoo.com
AnnaBeth Kramer & Mark Maloney	6044 E. Bramble Berry Lane Cave Creek, AZ 85331	623-399-0084 abcfp06@gmail.com
Jon & Alison Black	5946 E. Wildcat Drive	japablack@mac.com
Kathi Gentry	5935 E. Wildcat Drive 85331	
Robert Clayton	32948 N. 69th Street	
Heidi Maldonado	6875 E. Burnside Tr.	heidimaldo@yahoo.com
Glee Pope	7240 E. Aurora Dr. 85266	gleepope@cox.net
Gregory A. Wedge, Jr.	7171 E. Montgomery Rd.	480-717-7855 gkwedge@hotmail.com
Andrea Bagneschi	30970 N. 77th Way	smooth5174@hotmail.com
Lorra Moyer	30714 N. 65th St.	602-327-7809 lorramoyer@gmail.com

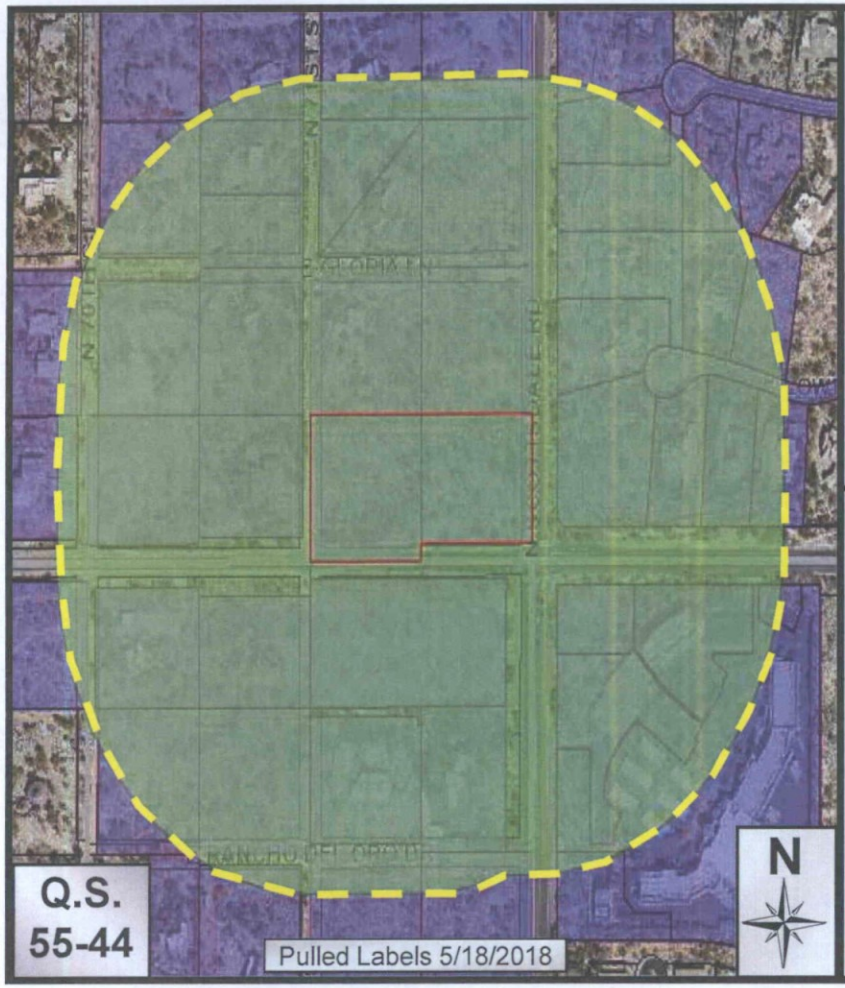
NAME	ADDRESS	PHONE OR EMAIL
James Gatlin	30714 N. 65th St.	602-377-2844 az.jamesgatlin@gmail.com
Ray Klodt	7500 E. Pontebella Dr. Scottsdale, AZ 85266	480-907-7712 31177@cox.net
Roberta Klodt	7500 E. Pontebella Dr. Scottsdale, AZ 85266	480-907-7712 keybd8@msn.com
Dennis & Mary Sosffner	3122 N. 77th Way Scottsdale, AZ 85266-2772	480-263-2945 dennissosffner@hotmail.com
Lena Junker	7692 E. Pontebella Dr.	303-882-2688 JunkerLL@msn.com
Judy & Evan Hoft	34048 N. 66th Place	516-631-0269 ehoft0828@aol.com
Sandra Berger	7571 E. Visao Dr. 85266	480-233-2668 incoming501@hotmail.com
Marshall Gerston	6990 E. Ranch Road	480-560-5532 marshallgerston@gmail.com
Brent Bourdeau	7651 E. Visao Dr. 85266	719-651-4044 thebourdeaux@aol.com
Elizabeth Bertone	32023 N. 62nd Place 85331	630-240-5120 beth.bertone@gmail.com
Cliff Mays	7011 E. Lone Mountain Road	719-740-0003 maysfarm@yahoo.com
Cora Lee Douglas	30978 N. 74th Way, Scottsdale	
Michael Padgett	7455 E. Pasaro Dr., Scottsdale	
Helen L. Padgett	7455 E. Pasaro Dr., Scottsdale	
Sonnie Kirtley, Coalition of Greater Scottsdale	7904 E. Chaparral, A116-127	602-717-3886 cogsaz@gmail.com
Michael & Carol Jacobson, 3508 E. Claire LLC		

NAME	ADDRESS	PHONE OR EMAIL
Allan Rubin	7571 E. Visao Dr.	
Kevin Haugen	32015 N. 71st Street	602-329-5322
Phyllis Galanthay	8429 E. Cactus Wren Circle Scottsdale	480-595-7002
Alan Grochowski	31686 N. 71st	602-292-2261 APG178@outlook.com
Al & Betsey Ricciardi	7724 E. Balao Dr. Scottsdale	480-575-0506 desert-rain@cox.net
Paul Agranoff	7671 E. Pasaro Drive Scottsdale, AZ 85266	480-575-8910 pnagranoff@cox.net
Kurt Eickhof	31201 N. Black Cross Road	701-739-3373 kurt@constructionengineers.com
Margot Preston	31625 N. 66th Street	mapreston28@yahoo.com
Robert Preston	31625 N. 66th Street	925-788-2929 rsladepreston@yahoo.com
James Johnson	7422 E. Camino Rayo De Luz 85266	847-778-5641 jhjohnson1127@gmail.com
Don Buch	6572 E. Sleepy Owl 85266	619-985-4321 dnbuch@hotmail.com
Fred Wellman	5932 E. Sierra Sunset Trail Cave Creek, AZ 85331	480-273-1452 fredwellman59@gmail.com
James Cottrell	6712 E. Wildcat Dr. Cave Creek, AZ 85331	480-254-2229 theapeteacher@aol.com
Bill Pennock	6701 E. Crested Saguaro Ln.	916-705-0271 billp@squaretree.com
Art Rullo	30215 N. 52nd Place 85331	602-909-2517 art.rullo@sun.com
Nancy Homer	29038 N. 60th Street Cave Creek, AZ 85331	480-502-3215 dog2snake@mindspring.com

NAME	ADDRESS	PHONE OR EMAIL
Sandra Owen, West Granite Pass, LLC	4627 E. Roy Rogers Cave Creek, AZ 85331	602-796-5125
Jan L. Shank & Dawn Winans	6813 E. Calle De Las Estrellas	602-739-0698 jshanks53@gmail.com
Jan A. House	28039 N. 95th Street 85262	480-473-9305 jhouse53@aol.com
Howard Myers	6631 E. Horned Owl Tr. 85266	480-473-0109 howard.myers@cox.net
Les Conklin	27221 N. 71st St. 85266	480-361-6498 lesconklin@gppaaz.org
Copper Phillips, Coalition of Greater Scottsdale – COGS	7451 E. Via Dona Road Scottsdale, AZ 85266	602-509-1174 copperphillips@cox.net
Tom Saari	7628 E. Pontebella Dr. Scottsdale, AZ 85266	480-218-5424 tksaari@aol.com
Dawn Hulej	7684 E. Pontebella Dr.	425-241-2377 dawnhulej@hotmail.com
Judith Carson	7699 E. Visao Dr.	480-575-8142 judycarsonpg@gmail.com
Dennis Carson	7699 E. Visao Dr.	513-621-8810 dmcarson7@gmail.com
Gloria & Michael Coleman	6711 E. Amber Sun Dr. 85266	480-993-3632 ambersun6711@hotmail.com
Steve & Linda McVey	7709 E. Balao Dr. 85266	480-513-1717 smcvey.com@gmail.com
Curtis & Gennie Leonard	31651 N. 71st St. Scottsdale, AZ 85266	602-670-1093 cpleonard1@msn.com
Joanie Wolter	31550 N. 70th Street Scottsdale, AZ 85266	562-225-2552 joanie.wolter@gmail.com
Charles Wolter	31550 N. 70th Street Scottsdale, AZ 85266	714-920-4001 wolter.charles@gmail.com

NAME	ADDRESS	PHONE OR EMAIL
William Smith	6742 E. Ashler Hills Dr.	480-575-1678 sfx_021@hotmail.com
Masayuki Kobayousky	31440 N. 70th St.	480-378-8149 max4150@gmail.com
Audrey Fischer	30924 N. 78th Place Scottsdale, AZ 85266	480-740-4223 asfischer@cox.net
Kurt Fischer	30924 N. 78th Place Scottsdale, AZ 85266	480-740-4223 kjfischer@cox.net
Mary Kallighan	7559 E. Visao Dr.	732-239-4792 mkall033@gmail.com

City Notifications – Mailing List Selection Map



Map Legend:

- Site Boundary
- Properties within 750-feet
- 83 Postcards

Additional Notifications:

- Interested Parties List
- P&Z E-Newsletter
- Facebook
- Twitter
- Nextdoor.com
- City Website-Projects in the hearing process

Lone Mountain Self Storage

2-GP-2018

ATTACHMENT 11

Yaron, Adam

From: McClay, Doris
Sent: Monday, September 24, 2018 7:37 AM
To: Yaron, Adam
Subject: FW: Proposed storage facility at Scottsdale & Lone Mountain

Categories: Blue Category

From: Kuester, Kelli
Sent: Friday, September 21, 2018 9:12 AM
To: Lucy Livermore <livermorelucy@gmail.com>
Subject: RE: Proposed storage facility at Scottsdale & Lone Mountain

Dear Mr. and Mrs. Livermore,

Mayor Lane and the City Councilmembers have asked that I thank you for your email and for sharing your input.

Best,

Kelli Kuester
Management Assistant to the Mayor
3939 N. Drinkwater Blvd., Scottsdale, AZ 85251
kkuester@scottsdaleaz.gov
(480) 312-7977

From: Lucy Livermore <livermorelucy@gmail.com>
Sent: Thursday, September 20, 2018 5:49 PM
To: Lane, Jim <JLane@ScottsdaleAZ.Gov>; Korte, Virginia <VKorte@Scottsdaleaz.gov>; Klapp, Suzanne <SKlapp@scottsdaleaz.gov>; Littlefield, Kathy <KLittlefield@Scottsdaleaz.gov>; Phillips, Guy <GPhillips@Scottsdaleaz.gov>; Milhaven, Linda <LMilhaven@scottsdaleaz.gov>; Smith, David N <DSmith@scottsdaleaz.gov>
Subject: Proposed storage facility at Scottsdale & Lone Mountain

Hello. We are writing to express our concern with the proposed storage facility to be built on the corner of Scottsdale & Lone Mountain Roads. This area is clearly a residential area and the zoning should stay that way. We already have businesses located on the SW and SE corners. Luckily the shopping center on the SE corner is situated in such a way that it is unobtrusive. And the memory care center on the SW corner has a residential look and feel. But, a storage facility on the NW corner would add a very different feel to the neighborhood, and would add nothing but lower property values for homes in the area. People move to and build homes in this part of the city to enjoy the beauty of the desert, the peaceful environment, and less traffic. Adding a storage facility would take away from all of that.

There are already several storage facilities in the area, all in more appropriate commercial locations. Does this area really need another storage facility? We recently needed to rent space at one for a few months. We contacted all of them in the area, and they all had a variety of spaces available.

Please respect the neighborhood's wishes and property values, and find a more suitable location for a storage facility!

ATTACHMENT 12 A

Thank you for listening.

Clark & Lucy Livermore

Yaron, Adam

From: Carol Hunt <carolbhunt1@gmail.com>
Sent: Sunday, September 23, 2018 1:22 PM
To: Yaron, Adam
Subject: Lone Mountain Storage Facility

Categories: Blue Category

We want to voice our concerns over the possibility of a storage facility being built at Lone Mountain and Scottsdale Rd.

We recently moved to North Scottsdale for our retirement years. We chose this area because of its beauty and peaceful surroundings. We are disappointed in the widespread development occurring south of Grayhawk on Scottsdale Rd. We feel changing the zoning from residential to commercial to allow this facility would be unnecessary (we don't need a storage facility) and above all, a real eyesore.

We hope you agree with us, so we can keep North Scottsdale free from overgrowth and congestion and thereby, remain a peaceful place to live.

Thank you for your time and considerations,

Dave & Carol Hunt

Sent from my iPad

Yaron, Adam

From: Kate Scheer <dkscheer@cox.net>
Sent: Sunday, September 23, 2018 11:59 AM
To: Yaron, Adam; McClay, Doris; City Council; Lane, Jim
Subject: Case Numbers 2-GP-2018 and 8-ZN-2018

Categories: Blue Category

Planning Commissioners, Mayor, and City Council Member,

We, as homeowners in the area, are opposed to the proposal to change the land use at the NW corner of Scottsdale Road and Lone Mountain Road from rural neighborhood to commercial. Among other reasons, commercial land use and zoning are out of character and incompatible with the Desert Foothills Scenic Drive, the areas adjacent, and the surrounding communities, including ours.

Thank you for your consideration in this matter,

Dan and Kate Scheer
7568 E. Camino Salida Del Sol
Scottsdale, AZ 85266

Yaron, Adam

From: Robert Lasich <ironmanracer@yahoo.com>
Sent: Saturday, September 22, 2018 4:51 AM
To: Yaron, Adam
Subject: 8-ZN-2018 LONE MOUNTAIN SELF STORAGE

Categories: Blue Category

As a resident of Bellasera community and one who bicycles and runs on Lone Mountain Rd. several times a week, I oppose the proposed self-storage facility at the NW corner of Scottsdale Rd and Lone Mountain Rd. for the additional traffic and disruption to the peaceful and natural area that is North Scottsdale.

Thank you for your consideration.

Sincerely, /s/ Rob Lasich

Yaron, Adam

From: Dennis Newcombe <dnewcombe@beusgilbert.com>
Sent: Friday, September 21, 2018 9:39 AM
To: 'dnb.terravita@gmail.com'
Cc: Yaron, Adam
Subject: RE: Proposed Lone Mountain Storage Facility
Attachments: IMG_2265.jpg; IMG_2266.jpg; IMG_2272.jpg; facing west from scottsdale road.png; facing west from scottsdale road 2.png; 1784 Capital Holdings, LLC.pdf

Categories: Blue Category

Mr. Buch,,

I am not sure what happened with the existing photos I sent via Adam Yaron, but I am re-attaching those existing photos of the property. I have inquired with the architect about the other element you are requesting (i.e., putting it in scale from different locations; i.e., north property, etc.) – I will let you know.

I have a call to the client regarding more clarification to your question 4 regarding "big-trucks" on the site anywhere. I will let you know as soon as I find this out.

Finally, I am attaching the developers portfolio brochure (pdf) and an overview of the company, but I will also send your specific questions outline below to the client regarding their business, etc.

As always, thank you for your continued time, consideration, and patience – it is greatly appreciated.

I hope all else is going well.

Dennis M. Newcombe
Planning Consultant

BEUS GILBERT PLLC
701 North 44th Street | Phoenix, AZ 85008
Direct: 480.429.3065 | Main: 480.429.3000 | Fax: 480.429.3100
Email: dnewcombe@beusgilbert.com

This message may contain confidential and privileged information. If it has been sent to you in error, please reply to advise the sender of the error and then immediately delete this message.

From: dnb.terravita@gmail.com [mailto:dnb.terravita@gmail.com]
Sent: Thursday, September 20, 2018 6:02 PM
To: Dennis Newcombe
Cc: 'Yaron, Adam'
Subject: RE: Proposed Lone Mountain Storage Facility

Mr. Newcombe, thank you for your responses. I do have lingering questions.

1. *Re: "Could we get a photo of what the site currently looks like from Scottsdale Road looking west and a comparably scaled rendering of that same view (east elevation) once developed?":*

   - You responded "See attached photos" but none were attached. I am assuming you were referring to the elevations and renderings included in the developer's Application. I was, in fact, hoping to obtain a "before" photo - what does the site look like today, looking west from Scottsdale Road? Scale-wise, it would assist the comparison if the two were in similar scale.

2. *Re: "Could we get a photo of what the site currently looks like from the plot to its immediate north and a comparably scaled rendering of that same view (north elevation) once the facility is developed?:*

   - Again, you responded "See attached photos" but none were attached. I am again assuming you were referring to the elevations and renderings included in the developer's Application. I was, in fact, hoping to obtain a "before" photo - what does the site look like today, looking south from the (residential) property to the immediate north of the site in question. Again, scale-wise, it would assist the comparison if the two were in similar scale.

3. *Re: "What hours will the facility be open?":*

   - Thanks for the clarification.

4. *Re: "How large a truck/moving van will be able to access the facility?:*

   - You responded: "There will be no 18-wheel moving trucks in the drive-thru loading area, only U-haul sized trucks and cars with trailers." For sake of clarity - will there be 18-wheel trucks (or "big rigs") allowed in <u>ANY</u> area of the property/facility?

<u>Bottom Line</u>:

I trust the concerns about noise levels and hours are self-explanatory.

The broader issue is one of land use. Most people in this area moved here with an appreciation for the Sonoran Desert. Our General Plan and Zoning Ordinance understand and respect that. People purchase lots and homes with that understanding. They value vistas of this unique desert. A great deal of time, effort and money has been invested in developing the Scenic Corridor. The proposed site of the storage facility lies directly in the midst of this Corridor. Local residents do not want the Corridor desecrated by a storage warehouse - that is not a vista they invested in. If you do not live in this neighborhood that may be difficult to understand but that is not reason to disregard the feelings of those who have chosen to live here - and who expect their City Government to maintain the "protections" they believe they have a right to expect.

<u>One Other Request</u>:

Could you elaborate a bit on the developer, their experience and history? Are their facilities franchised? Are they the franchisor? Do they have other similar projects? Are they involved in other businesses? Is information about their track record publicly available?

Thanks again for your time and the information you have been kind enough to provide.

Don (Buch)

From: Yaron, Adam <AYaron@Scottsdaleaz.gov>
Sent: Wednesday, September 19, 2018 2:45 PM
To: Donald N. Buch <dnbuch@hotmail.com>; dnb.terravita@gmail.com
Subject: FW: Proposed Lone Mountain Storage Facility

Mr. Buch,

The applicant's representative provided some answers to some of the questions you had (see below). I did reach out to the applicant on the first two items, however I think there was some misunderstanding. You had requested not just photos but rather a "scaled rendering of the same view once developed". Only photos were sent of existing conditions. I am waiting for a response. If, and when, one is sent - I will forward it to you accordingly.

Adam Yaron, Project Coordination Liaison

City of Scottsdale
Planning & Development Department | Long Range Planning Services
7447 East Indian School Road, Suite 105 Scottsdale, Arizona 85251
[Direct] 480.312.2761
[Email] ayaron@scottsdaleaz.gov
[Web] www.scottsdaleaz.gov

From: Dennis Newcombe <dnewcombe@beusgilbert.com>
Sent: Wednesday, September 19, 2018 12:45 PM
To: Yaron, Adam <AYaron@Scottsdaleaz.gov>
Subject: RE: Proposed Lone Mountain Storage Facility

Adam,

Here are our responses to the "applicant" questions as noted below in your responses and photos as requested by Don (Buch).

Question: Could we get a photo of what the site currently looks like from Scottsdale Road looking west and a comparably scaled rendering of that same view (east elevation) once developed?

See attached photos.

Question: Could we get a photo of what the site currently looks like from the plot to its immediate north and a comparably scaled rendering of that same view (north elevation) once the facility is developed?

See attached photos

Question: What hours will the facility be open?

Hours of operation for the facility: the office will be 8 am to 6 pm, the self-storage units will be open/accessible from 6 am to 10 pm.

Question: How large a truck/moving van will be able to access the facility?

There will be no 18-wheel moving trucks in the drive-thru loading area, only U-haul sized trucks and cars with trailers.

Please let us know if Don or anyone else has questions.

Thank you.

Dennis M. Newcombe
Planning Consultant

BEUS GILBERT PLLC
701 North 44th Street | Phoenix, AZ 85008
Direct: 480.429.3065 | Main: 480.429.3000 | Fax: 480.429.3100
Email: dnewcombe@beusgilbert.com

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From: Yaron, Adam [mailto:AYaron@Scottsdaleaz.gov]
Sent: Tuesday, September 18, 2018 9:22 AM
To: Dennis Newcombe
Subject: FW: Proposed Lone Mountain Storage Facility

From: dnb.terravita@gmail.com <dnb.terravita@gmail.com>
Sent: Monday, September 17, 2018 5:24 PM
To: Yaron, Adam <AYaron@Scottsdaleaz.gov>
Cc: McClay, Doris <DMcClay@scottsdaleaz.gov>
Subject: RE: Proposed Lone Mountain Storage Facility

Adam –

Thanks for your amazing responsiveness, both in terms of speed and extent. I'm sure you have a few other things on your plate as well. I will share this with others and we'll look forward to hearing from the developer and from those Councilmembers who might choose to do so.

Do you know if the October 3rd meeting will follow much the same format as last week's? I assume the Commissioners will already have seen the comments you've received to date. So the focus is for residents to make their impassioned pleas in person?

Thanks again,

Don (Buch)

From: Yaron, Adam <AYaron@Scottsdaleaz.gov>
Sent: Monday, September 17, 2018 4:57 PM
To: dnb.terravita@gmail.com
Cc: McClay, Doris <DMcClay@scottsdaleaz.gov>; Yaron, Adam <AYaron@Scottsdaleaz.gov>
Subject: RE: Proposed Lone Mountain Storage Facility

Mr. Buch,

Please find my responses below in red. I will ensure these comments be included in the outreach portion of the reports to both Planning Commission and City Council.

Please let me know if you have any additional questions.

Adam Yaron, Project Coordination Liaison

City of Scottsdale
Planning & Development Department | Long Range Planning Services
7447 East Indian School Road, Suite 105 Scottsdale, Arizona 85251
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[Email] ayaron@scottsdaleaz.gov
[Web] www.scottsdaleaz.gov

1. **Zoning Questions:**
   - 1.1. Would the General Plan Amendment in any way require the developer to strictly adhere to the plans as currently presented? Only a site plan stipulation through the zoning case would require strict adherence. The General Plan land use designations can implement many uses through many zoning districts.
   - 1.2. Apparently Step 2 of the developer's plan is to seek rezoning of the property from "Rural Neighborhoods" to an unspecified "Commercial" designation, later identified as C-1.
     - 1.2.1. What does that designation allow, beyond storage facilities? See this link.
       - 1.2.1.1. Might things such as a carwash, gas station, live entertainment, fast food restaurant be allowed? Yes – the first three are allowed by conditional use permit, which requires a separate vote of approval by City Council. The Restaurant, including drive-through restaurant but excluding drive-in restaurant is allowed by right.
       - 1.2.1.2. What is the maximum building height allowed? 24' measured from natural grade.
       - 1.2.1.3. Could the height be increased significantly from that currently indicated? No – limited by the Foothill Overlay as indicated above.
     - 1.2.2. Can the developer change his mind, for whatever reason, and build something very different than he currently proposes? Yes, provided the applicant demonstrates that the property can meet all development standards and is in conformance with any stipulations made in the zoning case.

2. **Design Questions:**
   - 2.1. Is it correct than the original plan of one story below ground and two above has now been changed to two below ground and one above? Yes.
     - 2.1.1. Should the developer encounter extremely difficult (and perhaps very expensive) excavation, what precludes him from returning to his initial plan? Height restrictions and associated stipulations made in the zoning case.
   - 2.2. Could we get a photo of what the site currently looks like from Scottsdale Road looking west and a comparably scaled rendering of that same view (east elevation) once developed? The applicant would be best to request this from and I will forward your request accordingly.
   - 2.3. Could we get a photo of what the site currently looks like from the plot to its immediate north and a comparably scaled rendering of that same view (north elevation) once the facility is developed? The applicant would be best to request this from and I will forward your request accordingly.
   - 2.4. The renderings appear to indicate extensive trees extending well beyond the roof line.

2.4.1. Will the developer be required to plant at least as many trees as are shown in the renderings? The applicant will be stipulated to a landscape plan and not the renderings.

2.4.2. Will the trees in question be required to be at least as tall as those (scaled) in the renderings? The landscape plan will notate the quantity, size, variety, and caliper of trees.

2.5. It would seem we hardly need another side road feeding into/off of Scottsdale Road, much less one catering to large trucks and only a couple of hundred feet north of Lone Mountain Road.

3. Operations:

3.1. How large a truck/moving van will be able to access the facility? The applicant would be best to request this from and I will forward your request accordingly.

3.2. The developer talks of being a "quiet neighbor".

3.2.1. Really? One wonders if residents of the memory care facility will find the inevitable moving trucks across the street to be "quiet neighbors"?

3.3. Will anything be done to mitigate the noise of tractor/trailer trucks? The applicant has provided 6' screen walls at the request of the neighbors on the north side of the property in their latest submittal.

3.4. What hours will the facility be open? The applicant would be best to request this from and I will forward your request accordingly.

3.5. Will the dark skies regulations be adhered to? Yes. The applicant will have to demonstrate conformance to the city's ambient light design guidelines which would limit the amount of vertical and horizontal light trespass.

3.6. Is the community provided any history as to the background and experience of the developer/operator? No. However, it is my understanding that the developer is developing two other sites within Scottsdale's jurisdiction. One at Scottsdale Promenade and another at Scottsdale Road and Gold Dust.

4. Why here, why now?

4.1. Just over a year ago, despite extensive community objection, Council chose to disregard normal procedures, regulations and considerations to accommodate a developer and rezone 15 acres **from commercial to residential**. Despite a recent study to the contrary, (commissioned and paid for by the City), Council agreed with the developer to disregard the study - suggesting/asserting there was actually a surplus of commercially-zoned land in the area. That 15-acre site is roughly one mile up the road (same road - Scottsdale Road) from the site we are now told needs to be rezoned **from residential to commercial.**

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From: dnb.terravita@gmail.com <dnb.terravita@gmail.com>
Sent: Friday, September 14, 2018 3:52 PM
To: Yaron, Adam <AYaron@Scottsdaleaz.gov>
Subject: RE: Proposed Lone Mountain Storage Facility

Thanks, Adam and for all your work. If we can assist in any way, up here in the far north, just let us know.

Have a good weekend.

Don (Buch)

From: Yaron, Adam <AYaron@Scottsdaleaz.gov>
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Sent: Friday, September 14, 2018 7:44 AM
To: Yaron, Adam <AYaron@Scottsdaleaz.gov>
Subject: Proposed Lone Mountain Storage Facility

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Thanks for hosting last night's Open House. I hope it proved helpful to you and your associates.

Knowing that I am not as concise as some others (!), I pre-prepared a variety of questions and comments. I left it at the front table on my way out and trust it has, or will, find its way to you. I subsequently noted a typo – not of material significance – but herewith is a copy of the corrected version if that helps and/or if an electronic version assists you.

Thanks again and have a good weekend,

Don

Yaron, Adam

From: Dennis Newcombe <dnewcombe@beusgilbert.com>
Sent: Friday, September 21, 2018 10:03 AM
To: 'dnb.terravita@gmail.com'
Cc: Yaron, Adam
Subject: RE: Proposed Lone Mountain Storage Facility

Categories: Blue Category

Don,

I too have done the same…forgot the attachments, etc. Technology is supposed to make life easier – I wonder sometimes.

Thanks and I will be in touch when I know more regarding the photos, etc.

Have a great rest of the day/weekend.

Dennis M. Newcombe
Planning Consultant

BEUS GILBERT PLLC
701 North 44th Street | Phoenix, AZ 85008
Direct: 480.429.3065 | Main: 480.429.3000 | Fax: 480.429.3100
Email: dnewcombe@beusgilbert.com

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From: dnb.terravita@gmail.com [mailto:dnb.terravita@gmail.com]
Sent: Friday, September 21, 2018 9:58 AM
To: Dennis Newcombe
Cc: 'Yaron, Adam'
Subject: RE: Proposed Lone Mountain Storage Facility

Thanks, Dennis. I appreciate your responsiveness. I totally understand about missing attachments. I think one needs to forward emails with attachments as opposed to just responding to an email in which case the attachments don't stick with it. Been there, done that way too many times - there are days I'm convinced Bill Gates is out to get me!

The exact scaling is not important. I think the concern is what does it look like today as opposed to what the views will be in the future. I appreciate that your client has not attempted to evade that and has kindly provided the photos.

The brochure is very informative and helpful. We'll look forward to learning a bit more as you pursue other responses.

Thanks again. Have a good weekend,

Don

From: Dennis Newcombe <dnewcombe@beusgilbert.com>
Sent: Friday, September 21, 2018 9:39 AM
To: 'dnb.terravita@gmail.com' <dnb.terravita@gmail.com>
Cc: 'Yaron, Adam' <AYaron@Scottsdaleaz.gov>
Subject: RE: Proposed Lone Mountain Storage Facility

Mr. Buch,,

I am not sure what happened with the existing photos I sent via Adam Yaron, but I am re-attaching those existing photos of the property. I have inquired with the architect about the other element you are requesting (i.e., putting it in scale from different locations; i.e., north property, etc.) – I will let you know.

I have a call to the client regarding more clarification to your question 4 regarding "big-trucks" on the site anywhere. I will let you know as soon as I find this out.

Finally, I am attaching the developers portfolio brochure (pdf) and an overview of the company, but I will also send your specific questions outline below to the client regarding their business, etc.

As always, thank you for your continued time, consideration, and patience – it is greatly appreciated.

I hope all else is going well.

Dennis M. Newcombe
Planning Consultant

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From: dnb.terravita@gmail.com [mailto:dnb.terravita@gmail.com]
Sent: Thursday, September 20, 2018 6:02 PM
To: Dennis Newcombe
Cc: 'Yaron, Adam'
Subject: RE: Proposed Lone Mountain Storage Facility

Mr. Newcombe, thank you for your responses. I do have lingering questions.

1. *Re: "Could we get a photo of what the site currently looks like from Scottsdale Road looking west and a comparably scaled rendering of that same view (east elevation) once developed?":*

   - You responded "See attached photos" but none were attached. I am assuming you were referring to the elevations and renderings included in the developer's Application. I was, in fact, hoping to obtain a "before"

photo - what does the site look like today, looking west from Scottsdale Road? Scale-wise, it would assist the comparison if the two were in similar scale.

2. *Re: "Could we get a photo of what the site currently looks like from the plot to its immediate north and a comparably scaled rendering of that same view (north elevation) once the facility is developed?:*

   - Again, you responded "See attached photos" but none were attached. I am again assuming you were referring to the elevations and renderings included in the developer's Application. I was, in fact, hoping to obtain a "before" photo - what does the site look like today, looking south from the (residential) property to the immediate north of the site in question. Again, scale-wise, it would assist the comparison if the two were in similar scale.

3. *Re: "What hours will the facility be open?":*

   - Thanks for the clarification.

4. *Re: "How large a truck/moving van will be able to access the facility?:*

   - You responded: "There will be no 18-wheel moving trucks in the drive-thru loading area, only U-haul sized trucks and cars with trailers." For sake of clarity - will there be 18-wheel trucks (or "big rigs") allowed in ANY area of the property/facility?

Bottom Line:

I trust the concerns about noise levels and hours are self-explanatory.

The broader issue is one of land use. Most people in this area moved here with an appreciation for the Sonoran Desert. Our General Plan and Zoning Ordinance understand and respect that. People purchase lots and homes with that understanding. They value vistas of this unique desert. A great deal of time, effort and money has been invested in developing the Scenic Corridor. The proposed site of the storage facility lies directly in the midst of this Corridor. Local residents do not want the Corridor desecrated by a storage warehouse - that is not a vista they invested in. If you do not live in this neighborhood that may be difficult to understand but that is not reason to disregard the feelings of those who have chosen to live here - and who expect their City Government to maintain the "protections" they believe they have a right to expect.

One Other Request:

Could you elaborate a bit on the developer, their experience and history? Are their facilities franchised? Are they the franchisor? Do they have other similar projects? Are they involved in other businesses? Is information about their track record publicly available?

Thanks again for your time and the information you have been kind enough to provide.

Don (Buch)

From: Yaron, Adam <AYaron@Scottsdaleaz.gov>
Sent: Wednesday, September 19, 2018 2:45 PM
To: Donald N. Buch <dnbuch@hotmail.com>; dnb.terravita@gmail.com
Subject: FW: Proposed Lone Mountain Storage Facility

Mr. Buch,

The applicant's representative provided some answers to some of the questions you had (see below). I did reach out to the applicant on the first two items, however I think there was some misunderstanding. You had requested not just photos but rather a "scaled rendering of the same view once developed". Only photos were sent of existing conditions. I am waiting for a response. If, and when, one is sent - I will forward it to you accordingly.

Adam Yaron, Project Coordination Liaison

City of Scottsdale
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7447 East Indian School Road, Suite 105 Scottsdale, Arizona 85251
[Direct] 480.312.2761
[Email] ayaron@scottsdaleaz.gov
[Web] www.scottsdaleaz.gov

From: Dennis Newcombe <dnewcombe@beusgilbert.com>
Sent: Wednesday, September 19, 2018 12:45 PM
To: Yaron, Adam <AYaron@Scottsdaleaz.gov>
Subject: RE: Proposed Lone Mountain Storage Facility

Adam,

Here are our responses to the "applicant" questions as noted below in your responses and photos as requested by Don (Buch).

Question: Could we get a photo of what the site currently looks like from Scottsdale Road looking west and a comparably scaled rendering of that same view (east elevation) once developed?

See attached photos.

Question: Could we get a photo of what the site currently looks like from the plot to its immediate north and a comparably scaled rendering of that same view (north elevation) once the facility is developed?

See attached photos

Question: What hours will the facility be open?

Hours of operation for the facility: the office will be 8 am to 6 pm, the self-storage units will be open/accessible from 6 am to 10 pm.

Question: How large a truck/moving van will be able to access the facility?

There will be no 18-wheel moving trucks in the drive-thru loading area, only U-haul sized trucks and cars with trailers.

Please let us know if Don or anyone else has questions.

Thank you.

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From: Yaron, Adam [mailto:AYaron@Scottsdaleaz.gov]
Sent: Tuesday, September 18, 2018 9:22 AM
To: Dennis Newcombe
Subject: FW: Proposed Lone Mountain Storage Facility

From: dnb.terravita@gmail.com <dnb.terravita@gmail.com>
Sent: Monday, September 17, 2018 5:24 PM
To: Yaron, Adam <AYaron@Scottsdaleaz.gov>
Cc: McClay, Doris <DMcClay@scottsdaleaz.gov>
Subject: RE: Proposed Lone Mountain Storage Facility

Adam –

Thanks for your amazing responsiveness, both in terms of speed and extent. I'm sure you have a few other things on your plate as well. I will share this with others and we'll look forward to hearing from the developer and from those Councilmembers who might choose to do so.

Do you know if the October 3rd meeting will follow much the same format as last week's? I assume the Commissioners will already have seen the comments you've received to date. So the focus is for residents to make their impassioned pleas in person?

Thanks again,

Don (Buch)

From: Yaron, Adam <AYaron@Scottsdaleaz.gov>
Sent: Monday, September 17, 2018 4:57 PM
To: dnb.terravita@gmail.com
Cc: McClay, Doris <DMcClay@scottsdaleaz.gov>; Yaron, Adam <AYaron@Scottsdaleaz.gov>
Subject: RE: Proposed Lone Mountain Storage Facility

Mr. Buch,

Please find my responses below in red. I will ensure these comments be included in the outreach portion of the reports to both Planning Commission and City Council.

Please let me know if you have any additional questions.

Adam Yaron, Project Coordination Liaison

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1. **Zoning Questions:**
   - 1.1. Would the General Plan Amendment in any way require the developer to strictly adhere to the plans as currently presented? Only a site plan stipulation through the zoning case would require strict adherence. The General Plan land use designations can implement many uses through many zoning districts.
   - 1.2. Apparently Step 2 of the developer's plan is to seek rezoning of the property from "Rural Neighborhoods" to an unspecified "Commercial" designation, later identified as C-1.
     - 1.2.1. What does that designation allow, beyond storage facilities? See this link.
       - 1.2.1.1. Might things such as a carwash, gas station, live entertainment, fast food restaurant be allowed? Yes – the first three are allowed by conditional use permit, which requires a separate vote of approval by City Council. The Restaurant, including drive-through restaurant but excluding drive-in restaurant is allowed by right.
       - 1.2.1.2. What is the maximum building height allowed? 24' measured from natural grade.
       - 1.2.1.3. Could the height be increased significantly from that currently indicated? No – limited by the Foothill Overlay as indicated above.
     - 1.2.2. Can the developer change his mind, for whatever reason, and build something very different than he currently proposes? Yes, provided the applicant demonstrates that the property can meet all development standards and is in conformance with any stipulations made in the zoning case.

2. **Design Questions:**
   - 2.1. Is it correct than the original plan of one story below ground and two above has now been changed to two below ground and one above? Yes.
     - 2.1.1. Should the developer encounter extremely difficult (and perhaps very expensive) excavation, what precludes him from returning to his initial plan? Height restrictions and associated stipulations made in the zoning case.
   - 2.2. Could we get a photo of what the site currently looks like from Scottsdale Road looking west and a comparably scaled rendering of that same view (east elevation) once developed? The applicant would be best to request this from and I will forward your request accordingly.
   - 2.3. Could we get a photo of what the site currently looks like from the plot to its immediate north and a comparably scaled rendering of that same view (north elevation) once the facility is developed? The applicant would be best to request this from and I will forward your request accordingly.
   - 2.4. The renderings appear to indicate extensive trees extending well beyond the roof line.
     - 2.4.1. Will the developer be required to plant at least as many trees as are shown in the renderings? The applicant will be stipulated to a landscape plan and not the renderings.
     - 2.4.2. Will the trees in question be required to be at least as tall as those (scaled) in the renderings? The landscape plan will notate the quantity, size, variety, and caliper of trees.
   - 2.5. It would seem we hardly need another side road feeding into/off of Scottsdale Road, much less one catering to large trucks and only a couple of hundred feet north of Lone Mountain Road.

3. **Operations:**

3.1. How large a truck/moving van will be able to access the facility? The applicant would be best to request this from and I will forward your request accordingly.

3.2. The developer talks of being a "quiet neighbor".

3.2.1. Really? One wonders if residents of the memory care facility will find the inevitable moving trucks across the street to be "quiet neighbors"?

3.3. Will anything be done to mitigate the noise of tractor/trailer trucks? The applicant has provided 6' screen walls at the request of the neighbors on the north side of the property in their latest submittal.

3.4. What hours will the facility be open? The applicant would be best to request this from and I will forward your request accordingly.

3.5. Will the dark skies regulations be adhered to? Yes. The applicant will have to demonstrate conformance to the city's ambient light design guidelines which would limit the amount of vertical and horizontal light trespass.

3.6. Is the community provided any history as to the background and experience of the developer/operator? No. However, it is my understanding that the developer is developing two other sites within Scottsdale's jurisdiction. One at Scottsdale Promenade and another at Scottsdale Road and Gold Dust.

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Have a good weekend.

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Categories: Blue Category

Thanks, Dennis. I appreciate your responsiveness. I totally understand about missing attachments. I think one needs to forward emails with attachments as opposed to just responding to an email in which case the attachments don't stick with it. Been there, done that way too many times - there are days I'm convinced Bill Gates is out to get me!

The exact scaling is not important. I think the concern is what does it look like today as opposed to what the views will be in the future. I appreciate that your client has not attempted to evade that and has kindly provided the photos.

The brochure is very informative and helpful. We'll look forward to learning a bit more as you pursue other responses.

Thanks again. Have a good weekend,

Don

From: Dennis Newcombe <dnewcombe@beusgilbert.com>
Sent: Friday, September 21, 2018 9:39 AM
To: 'dnb.terravita@gmail.com' <dnb.terravita@gmail.com>
Cc: 'Yaron, Adam' <AYaron@Scottsdaleaz.gov>
Subject: RE: Proposed Lone Mountain Storage Facility

Mr. Buch,,

I am not sure what happened with the existing photos I sent via Adam Yaron, but I am re-attaching those existing photos of the property. I have inquired with the architect about the other element you are requesting (i.e., putting it in scale from different locations; i.e., north property, etc.) – I will let you know.

I have a call to the client regarding more clarification to your question 4 regarding "big-trucks" on the site anywhere. I will let you know as soon as I find this out.

Finally, I am attaching the developers portfolio brochure (pdf) and an overview of the company, but I will also send your specific questions outline below to the client regarding their business, etc.

As always, thank you for your continued time, consideration, and patience – it is greatly appreciated.

I hope all else is going well.

Dennis M. Newcombe
Planning Consultant

BEUS GILBERT PLLC
701 North 44th Street | Phoenix, AZ 85008
Direct: 480.429.3065 | Main: 480.429.3000 | Fax: 480.429.3100
Email: dnewcombe@beusgilbert.com

This message may contain confidential and privileged information. If it has been sent to you in error, please reply to advise the sender of the error and then immediately delete this message.

From: dnb.terravita@gmail.com [mailto:dnb.terravita@gmail.com]
Sent: Thursday, September 20, 2018 6:02 PM
To: Dennis Newcombe
Cc: 'Yaron, Adam'
Subject: RE: Proposed Lone Mountain Storage Facility

Mr. Newcombe, thank you for your responses. I do have lingering questions.

1. *Re: "Could we get a photo of what the site currently looks like from Scottsdale Road looking west and a comparably scaled rendering of that same view (east elevation) once developed?":*

   - You responded "See attached photos" but none were attached. I am assuming you were referring to the elevations and renderings included in the developer's Application. I was, in fact, hoping to obtain a "before" photo - what does the site look like today, looking west from Scottsdale Road? Scale-wise, it would assist the comparison if the two were in similar scale.

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3. *Re: "What hours will the facility be open?":*

   - Thanks for the clarification.

4. *Re: "How large a truck/moving van will be able to access the facility?:*

   - You responded: "There will be no 18-wheel moving trucks in the drive-thru loading area, only U-haul sized trucks and cars with trailers." For sake of clarity - will there be 18-wheel trucks (or "big rigs") allowed in ANY area of the property/facility?

Bottom Line:

I trust the concerns about noise levels and hours are self-explanatory.

The broader issue is one of land use. Most people in this area moved here with an appreciation for the Sonoran Desert. Our General Plan and Zoning Ordinance understand and respect that. People purchase lots and homes with that understanding. They value vistas of this unique desert. A great deal of time, effort and money has been invested in developing the Scenic Corridor. The proposed site of the storage facility lies directly in the midst of this Corridor. Local

residents do not want the Corridor desecrated by a storage warehouse - that is not a vista they invested in. If you do not live in this neighborhood that may be difficult to understand but that is not reason to disregard the feelings of those who have chosen to live here - and who expect their City Government to maintain the "protections" they believe they have a right to expect.

One Other Request:

Could you elaborate a bit on the developer, their experience and history? Are their facilities franchised? Are they the franchisor? Do they have other similar projects? Are they involved in other businesses? Is information about their track record publicly available?

Thanks again for your time and the information you have been kind enough to provide.

Don (Buch)

From: Yaron, Adam <AYaron@Scottsdaleaz.gov>
Sent: Wednesday, September 19, 2018 2:45 PM
To: Donald N. Buch <dnbuch@hotmail.com>; dnb.terravita@gmail.com
Subject: FW: Proposed Lone Mountain Storage Facility

Mr. Buch,

The applicant's representative provided some answers to some of the questions you had (see below). I did reach out to the applicant on the first two items, however I think there was some misunderstanding. You had requested not just photos but rather a "scaled rendering of the same view once developed". Only photos were sent of existing conditions. I am waiting for a response. If, and when, one is sent - I will forward it to you accordingly.

Adam Yaron, Project Coordination Liaison

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7447 East Indian School Road, Suite 105 Scottsdale, Arizona 85251
[Direct] 480.312.2761
[Email] ayaron@scottsdaleaz.gov
[Web] www.scottsdaleaz.gov

From: Dennis Newcombe <dnewcombe@beusgilbert.com>
Sent: Wednesday, September 19, 2018 12:45 PM
To: Yaron, Adam <AYaron@Scottsdaleaz.gov>
Subject: RE: Proposed Lone Mountain Storage Facility

Adam,

Here are our responses to the "applicant" questions as noted below in your responses and photos as requested by Don (Buch).

> **Question:** Could we get a photo of what the site currently looks like from Scottsdale Road looking west and a comparably scaled rendering of that same view (east elevation) once developed?
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> **See attached photos.**

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Question: What hours will the facility be open?

Hours of operation for the facility: the office will be 8 am to 6 pm, the self-storage units will be open/accessible from 6 am to 10 pm.

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Please let us know if Don or anyone else has questions.

Thank you.

Dennis M. Newcombe
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Please let me know if you have any additional questions.

Adam Yaron, Project Coordination Liaison

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   - 1.2. Apparently Step 2 of the developer's plan is to seek rezoning of the property from "Rural Neighborhoods" to an unspecified "Commercial" designation, later identified as C-1.
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2.1.1. Should the developer encounter extremely difficult (and perhaps very expensive) excavation, what precludes him from returning to his initial plan? Height restrictions and associated stipulations made in the zoning case.

2.2. Could we get a photo of what the site currently looks like from Scottsdale Road looking west and a comparably scaled rendering of that same view (east elevation) once developed? The applicant would be best to request this from and I will forward your request accordingly.

2.3. Could we get a photo of what the site currently looks like from the plot to its immediate north and a comparably scaled rendering of that same view (north elevation) once the facility is developed? The applicant would be best to request this from and I will forward your request accordingly.

2.4. The renderings appear to indicate extensive trees extending well beyond the roof line.

2.4.1. Will the developer be required to plant at least as many trees as are shown in the renderings? The applicant will be stipulated to a landscape plan and not the renderings.

2.4.2. Will the trees in question be required to be at least as tall as those (scaled) in the renderings? The landscape plan will notate the quantity, size, variety, and caliper of trees.

2.5. It would seem we hardly need another side road feeding into/off of Scottsdale Road, much less one catering to large trucks and only a couple of hundred feet north of Lone Mountain Road.

3. **Operations:**

3.1. How large a truck/moving van will be able to access the facility? The applicant would be best to request this from and I will forward your request accordingly.

3.2. The developer talks of being a "quiet neighbor".

3.2.1. Really? One wonders if residents of the memory care facility will find the inevitable moving trucks across the street to be "quiet neighbors"?

3.3. Will anything be done to mitigate the noise of tractor/trailer trucks? The applicant has provided 6' screen walls at the request of the neighbors on the north side of the property in their latest submittal.

3.4. What hours will the facility be open? The applicant would be best to request this from and I will forward your request accordingly.

3.5. Will the dark skies regulations be adhered to? Yes. The applicant will have to demonstrate conformance to the city's ambient light design guidelines which would limit the amount of vertical and horizontal light trespass.

3.6. Is the community provided any history as to the background and experience of the developer/operator? No. However, it is my understanding that the developer is developing two other sites within Scottsdale's jurisdiction. One at Scottsdale Promenade and another at Scottsdale Road and Gold Dust.

4. **Why here, why now?**

4.1. Just over a year ago, despite extensive community objection, Council chose to disregard normal procedures, regulations and considerations to accommodate a developer and rezone 15 acres **from commercial to residential**. Despite a recent study to the contrary, (commissioned and paid for by the City), Council agreed with the developer to disregard the study - suggesting/asserting there was actually a surplus of commercially-zoned land in the area. That 15-acre site is roughly one mile up the road (same road - Scottsdale Road) from the site we are now told needs to be rezoned **from residential to commercial**.

4.1.1. Why can we not get a consistent position from our Council and our Planning Department? Market conditions change over time, and so do the opinions of elected or appointed officials. It is incumbent for an applicant to demonstrate market demand.

4.1.2. What is the Planning Department's role - to support Council's desired decision, or to provide a candid evaluation of the pros and cons of a proposed development and share those with the entire community? Staffs role is to present the facts of the case to Planning Commission and City Council - ensuring conformance to the General Plan and associated policy documents and compliance with all development standards of the Zoning Ordinance; this is done through a staff report (public documents) to both Planning Commission and City Council.

4.2. What is the point of the City having the developer contract for a market analysis to support his contention that there is a supposed need for more commercially-zoned land? You apparently have a variety of studies by different organizations, attesting to the contrary. Just a year ago our City government told us there was a surplus of commercial land. Do you really think this developer will return with a study (that he has paid for) which contradicts his position? Are the results not a foregone conclusion? This is a commonly requested item of the applicant. However, please note that it was requested in the following context: "The application states that the "location is ideal for a use that supports and meets the needs of the surrounding community, further enhancing and diversifying a needed resource and service to the surrounding area and contributes to supporting a higher quality of life." Recently, there have been several cases that have requested major General Plan amendments from Commercial to predominately Suburban Neighborhoods land use designations (Cases 4-GP-2013, 2-GP-2014, 3-GP-2014, 4-GP-2014, and 5-GP-2016). Several of these cases have made the assertion – independent market analysis – that there is an overabundance of Commercial-designated land within the northern portion of the city (North of Deer Valley Road). Consequently, it is requested that a market analysis be performed to determine if there is a need for the proposed amendment to Commercial; this market analysis should speak to commercial vacancies and storage facilities (locations and vacancy rates) within a 1, 3, and 5 mile range of the subject site."

4.3. Is this a precursor to additional spot zoning of our residential neighborhoods in the future - seemingly in response to developers' profit motives, counter to the quiet enjoyment of residents who purchased homes in this area for the character it has heretofore had; which our Council (and developers) appear destined to change? The city cannot control the will of the free market nor prevent anyone from making a request. Each request is unto its own and is evaluated as such.

4.4. A great deal of community time, effort and funding has gone into developing and maintaining the Scenic Drive. Is our City Council now prepared to disregard that and negate some of those efforts by allowing spot zoning along the Scenic Drive? I cannot speak on behalf of City Council, please direct your questions to City Council.

4.4.1. How many Councilmembers actually travel on any portion of the scenic corridor in a given week? I cannot speak on behalf of City Council, please direct your questions to City Council.

4.4.2. How many consider it part of <u>their</u> neighborhood? I cannot speak on behalf of City Council, please direct your questions to City Council.

4.5. How many Councilmembers would welcome a 600-unit storage warehouse next door to their home - in what they thought (and purchased their home believing) was a residential neighborhood? Do they have a sense of how their property values might be impacted? I cannot speak on behalf of City Council, please direct your questions to City Council.

4.6. For the developer to state this location is "similar to other corners of this intersection" strains one's imagination. The memory care facility clearly appears (and is!) residential. The AJ's shops are well camouflaged from the Scenic Drive, aided by the topography (many people take months to realize it's even there). The residents of Whisper Rock probably don't view their homes and community as being

similar to a storage facility. Is Council really going to accept the developer's assertion? I cannot speak on behalf of City Council, please direct your questions to City Council.

4.6.1. To the best of my knowledge, none of those projects required a Major General Plan Amendment in order to proceed; each one was in accord with the then existing General Plan.

5. **Bottom Line:**

5.1. At the end of the day, this would all seem to boil down to which constituency our City Council views as its primary focus. Many would surmise that it is the development community. The more skeptical might suggest one need look no further than where Councilmembers' campaign funds emanate from.

5.2. The extent of the working drawings already done, supposedly just to request a Major General Plan Amendment, would seem to indicate someone's belief that this is money well spent, implicitly with little risk of not getting re-zoning approved. Would it not? It is not unusual for developers to provide a site plan and renderings so as to communicate to the public, staff, and City Council what their proposal is. This is done at their own risk and expense knowing City Council can always deny a case.

5.3. How do voters/constituents make their views have an impact? Does it really take 38,000 signatures? And does a community sentiment of that extent inevitably get challenged by an aggressive, well-funded opposition if developers view it as not in their best financial interests? Please participate in the public meeting process as outlined in: https://www.scottsdaleaz.gov/general-plan/amendments

5.4. To most reasonable people it is abundantly clear that local residents do not want the storage facility developed at the proposed location. Will our City Council nevertheless support the desires of the developer over those of the constituents they were elected to represent?

5.5. It takes five affirmative Council votes to approve the requested amendment to the General Plan. Councilmembers Littlefield and Phillips are apparently on record as opposing the amendment. Is there a third Councilmember strong enough to vote in support of their constituents' interests and desires rather than those of the developer?

6. **One Neighborhood's Response:**

6.1. Very recently the Terravita Community Association conducted a brief, albeit unscientific, poll of its easily reachable members (many still being out of town). Of the 342 responses, 97.4% were against the storage facility being developed in the proposed location.

From: dnb.terravita@gmail.com <dnb.terravita@gmail.com>
Sent: Friday, September 14, 2018 3:52 PM
To: Yaron, Adam <AYaron@Scottsdaleaz.gov>
Subject: RE: Proposed Lone Mountain Storage Facility

Thanks, Adam and for all your work. If we can assist in any way, up here in the far north, just let us know.

Have a good weekend.

Don (Buch)

From: Yaron, Adam <AYaron@Scottsdaleaz.gov>
Sent: Friday, September 14, 2018 3:48 PM

To: dnb.terravita@gmail.com
Subject: RE: Proposed Lone Mountain Storage Facility

Mr. Buch,

Thank you for the comments. We will ensure they be included in the case file and citizen outreach portion of what gets presented to City Council later this year.

Staff will work on a response for your questions early next week. Thank you again for your time.

Adam Yaron, Project Coordination Liaison

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Sent: Friday, September 14, 2018 7:44 AM
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Good Morning Adam –

Thanks for hosting last night's Open House. I hope it proved helpful to you and your associates.

Knowing that I am not as concise as some others (!), I pre-prepared a variety of questions and comments. I left it at the front table on my way out and trust it has, or will, find its way to you. I subsequently noted a typo – not of material significance – but herewith is a copy of the corrected version if that helps and/or if an electronic version assists you.

Thanks again and have a good weekend,

Don

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<u>Bottom Line</u>:

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From: dnb.terravita@gmail.com <dnb.terravita@gmail.com>
Sent: Friday, September 14, 2018 3:52 PM
To: Yaron, Adam <AYaron@Scottsdaleaz.gov>
Subject: RE: Proposed Lone Mountain Storage Facility

Thanks, Adam and for all your work. If we can assist in any way, up here in the far north, just let us know.

Have a good weekend.

Don (Buch)

From: Yaron, Adam <AYaron@Scottsdaleaz.gov>
Sent: Friday, September 14, 2018 3:48 PM
To: dnb.terravita@gmail.com
Subject: RE: Proposed Lone Mountain Storage Facility

Mr. Buch,

Thank you for the comments. We will ensure they be included in the case file and citizen outreach portion of what gets presented to City Council later this year.

Staff will work on a response for your questions early next week. Thank you again for your time.

Adam Yaron, Project Coordination Liaison

City of Scottsdale
Planning & Development Department | Long Range Planning Services
7447 East Indian School Road, Suite 105 Scottsdale, Arizona 85251
[Direct] 480.312.2761
[Email] ayaron@scottsdaleaz.gov
[Web] www.scottsdaleaz.gov

From: dnb.terravita@gmail.com <dnb.terravita@gmail.com>
Sent: Friday, September 14, 2018 7:44 AM
To: Yaron, Adam <AYaron@Scottsdaleaz.gov>
Subject: Proposed Lone Mountain Storage Facility

Good Morning Adam –

Thanks for hosting last night's Open House. I hope it proved helpful to you and your associates.

Knowing that I am not as concise as some others (!), I pre-prepared a variety of questions and comments. I left it at the front table on my way out and trust it has, or will, find its way to you. I subsequently noted a typo – not of material significance – but herewith is a copy of the corrected version if that helps and/or if an electronic version assists you.

Thanks again and have a good weekend,

Don

Yaron, Adam

From: Rick and Donna Corey <rdcorey@cox.net>
Sent: Thursday, September 20, 2018 3:22 PM
To: Yaron, Adam
Subject: Rezoning NW Corner Scottsdale Road and Lone Mountain

Categories: Blue Category

Subject: Rezoning NW Corner Scottsdale Road and Lone Mountain

We are residents in the immediate vicinity of the proposed zoning change at the corner of Scottsdale Road and Lone Mountain. We are strongly opposed to this and believe the intended use for this property is extremely detrimental to the numerous homeowners in the area. Please consider how this would negatively impact us and we urge you to deny the zoning change.

Thank you,

Richard and Donna Corey
30858 N 78th Place
Scottsdale AZ 85266
480-634-5077

Residents of Bellasera

Yaron, Adam

From: McClay, Doris
Sent: Thursday, September 20, 2018 1:25 PM
To: Yaron, Adam
Subject: FW: Storage Facility Lone Mountain/Scottsdale Rd

Categories: Blue Category

-----Original Message-----
From: Kuester, Kelli
Sent: Thursday, September 20, 2018 1:09 PM
To: Lynn Wright <angelbeech@cox.net>
Subject: RE: Storage Facility Lone Mountain/Scottsdale Rd

Dear Mr. and Mrs. Clarke,

Mayor Lane has asked that I thank you for your email and for sharing your input.

Best,

Kelli Kuester
Management Assistant to the Mayor
3939 N. Drinkwater Blvd., Scottsdale, AZ 85251 kkuester@scottsdaleaz.gov
(480) 312-7977

-----Original Message-----
From: Lynn Wright <angelbeech@cox.net>
Sent: Wednesday, September 19, 2018 9:06 PM
To: Lane, Jim <JLane@ScottsdaleAZ.Gov>
Subject: Storage Facility Lone Mountain/Scottsdale Rd

Hi,
We don't need another storage facility in this community. I do not want the additional traffic or the eyesore of this large building.

The zoning is for residential and should stay that way. This will affect home values negatively.

Thank you,
Gerry and Lynn Clarke

Yaron, Adam

From: Philip Taylor <philiptaylor@cox.net>
Sent: Wednesday, September 19, 2018 4:43 PM
To: Yaron, Adam; McClay, Doris; Lane, Jim; Klapp, Suzanne; Korte, Virginia; Milhaven, Linda; Phillips, Guy; Smith, David N; klittlefield@scottsdasleaz.gov
Subject: Zoning District Map Amendment from Single-family Residential, Environmentally Sensitive Lands, Foothills Overlay (R1-70 ESL FO) to Neighborhood Commercial, Environmentally Sensitive Lands, Foothills Overlay (C-1 ESL FO) zoning Scottsdale/Lone Mountain

Categories: Blue Category

To All Involved and Concerned with the above requested zoning amendment in Scottsdale:

I'm sure you have all dealt with vociferous opposition to re-zoning issues in the past. My wife and I moved to Scottsdale in 1994 when we decided we no longer wished to live in Los Angeles where, in the early Nineties, the four seasons were fire, flood, riot and earthquake. After months of diligent research, we chose Scottsdale and have never regretted that decision.

Since that move, we have seen the pastoral Chauncey Stables transformed into a glut of car dealerships as Scottsdale inexorably expanded north where there was more available land. We sighed and said OK. However, in this instance, we urge you to consider the harmful impact of rezoning the NW corner of Scottsdale Road and Lone Mountain Road in Scottsdale to accommodate yet another storage facility... right in the middle of Scottsdale's celebrated Desert Foothills Scenic Drive.

"On your right is a glorious example of a cluster of saguaro cacti, and on your left is the Acme Storage Facility!"

This location is surrounded by residences and commercial developments that have gone to great lengths, not to mention expense, to minimize environmental impact. This area offers what is not available in most other areas of Scottsdale that have been overtaken with commercial development, small "city lots", and massive multiple housing developments all along Scottsdale Road. What used to be Rawhide is now a vast conglomeration of retirement homes and apartments. I can still remember the time I came to Pinnacle Peak and Scottsdale Roads to scout locations for a movie in 1982. Sigh...

Yes, I am only too aware the Scottsdale needs to expand and progress but please, please exercise your good judgement to turn down the request for this zoning change

Vote for the good of North Scottsdale, North Scottsdale is voting for you!

Thank you for your attention,

Philip Taylor

7451 E Visao Drive
Scottsdale, AZ 85266
(480) 575-9513

Yaron, Adam

From: Chris Harrison <charrison@grayhawk.com>
Sent: Wednesday, September 19, 2018 3:58 PM
To: Yaron, Adam
Cc: 'Anne Marie Fitness (afitness@whisperrockestates.com)'
Subject: Zoning and GP Amendment Case 239-PA-2018

Categories: Blue Category

Hi Adam-

Hope all is well. Do you have any time next week for Anne Marie and I to come see you for an update on the GPA case for storage facility on corner of Lone Mountain and Scottsdale Roads. While I do expect some of our residents at Whisper Rock will participate in hearings to oppose the case, we as the HOA are will simply facilitate information sharing but don't intend to formally support or oppose. We probably won't need more than 30 minutes.

Regards,

Chris Harrison
WR Estates
480-694-8434

Yaron, Adam

From: dnb.terravita@gmail.com
Sent: Wednesday, September 19, 2018 3:05 PM
To: Yaron, Adam; dnewcombe@beusgilbert.com
Subject: RE: Proposed Lone Mountain Storage Facility

Categories: Blue Category

Thanks Adam, Mr. Newcombe –

I am swamped at today but will try and respond in the next day or two.

Don (Buch)

From: Yaron, Adam <AYaron@Scottsdaleaz.gov>
Sent: Wednesday, September 19, 2018 2:45 PM
To: Donald N. Buch <dnbuch@hotmail.com>; dnb.terravita@gmail.com
Subject: FW: Proposed Lone Mountain Storage Facility

Mr. Buch,

The applicant's representative provided some answers to some of the questions you had (see below). I did reach out to the applicant on the first two items, however I think there was some misunderstanding. You had requested not just photos but rather a "scaled rendering of the same view once developed". Only photos were sent of existing conditions. I am waiting for a response. If, and when, one is sent - I will forward it to you accordingly.

Adam Yaron, Project Coordination Liaison

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7447 East Indian School Road, Suite 105 Scottsdale, Arizona 85251
[Direct] 480.312.2761
[Email] ayaron@scottsdaleaz.gov
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From: Dennis Newcombe <dnewcombe@beusgilbert.com>
Sent: Wednesday, September 19, 2018 12:45 PM
To: Yaron, Adam <AYaron@Scottsdaleaz.gov>
Subject: RE: Proposed Lone Mountain Storage Facility

Adam,

Here are our responses to the "applicant" questions as noted below in your responses and photos as requested by Don (Buch).

> **Question:** Could we get a photo of what the site currently looks like from Scottsdale Road looking west and a comparably scaled rendering of that same view (east elevation) once developed?

See attached photos.

Question: Could we get a photo of what the site currently looks like from the plot to its immediate north and a comparably scaled rendering of that same view (north elevation) once the facility is developed?

See attached photos

Question: What hours will the facility be open?

Hours of operation for the facility: the office will be 8 am to 6 pm, the self-storage units will be open/accessible from 6 am to 10 pm.

Question: How large a truck/moving van will be able to access the facility?

There will be no 18-wheel moving trucks in the drive-thru loading area, only U-haul sized trucks and cars with trailers.

Please let us know if Don or anyone else has questions.

Thank you.

Dennis M. Newcombe
Planning Consultant

BEUS GILBERT PLLC
701 North 44th Street | Phoenix, AZ 85008
Direct: 480.429.3065 | Main: 480.429.3000 | Fax: 480.429.3100
Email: dnewcombe@beusgilbert.com

This message may contain confidential and privileged information. If it has been sent to you in error, please reply to advise the sender of the error and then immediately delete this message.

From: Yaron, Adam [mailto:AYaron@Scottsdaleaz.gov]
Sent: Tuesday, September 18, 2018 9:22 AM
To: Dennis Newcombe
Subject: FW: Proposed Lone Mountain Storage Facility

From: dnb.terravita@gmail.com <dnb.terravita@gmail.com>
Sent: Monday, September 17, 2018 5:24 PM
To: Yaron, Adam <AYaron@Scottsdaleaz.gov>
Cc: McClay, Doris <DMcClay@scottsdaleaz.gov>
Subject: RE: Proposed Lone Mountain Storage Facility

Adam –

Thanks for your amazing responsiveness, both in terms of speed and extent. I'm sure you have a few other things on your plate as well. I will share this with others and we'll look forward to hearing from the developer and from those Councilmembers who might choose to do so.

Do you know if the October 3rd meeting will follow much the same format as last week's? I assume the Commissioners will already have seen the comments you've received to date. So the focus is for residents to make their impassioned pleas in person?

Thanks again,

Don (Buch)

From: Yaron, Adam <AYaron@Scottsdaleaz.gov>
Sent: Monday, September 17, 2018 4:57 PM
To: dnb.terravita@gmail.com
Cc: McClay, Doris <DMcClay@scottsdaleaz.gov>; Yaron, Adam <AYaron@Scottsdaleaz.gov>
Subject: RE: Proposed Lone Mountain Storage Facility

Mr. Buch,

Please find my responses below in red. I will ensure these comments be included in the outreach portion of the reports to both Planning Commission and City Council.

Please let me know if you have any additional questions.

Adam Yaron, Project Coordination Liaison

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1. **Zoning Questions:**
   - 1.1. Would the General Plan Amendment in any way require the developer to strictly adhere to the plans as currently presented? Only a site plan stipulation through the zoning case would require strict adherence. The General Plan land use designations can implement many uses through many zoning districts.
   - 1.2. Apparently Step 2 of the developer's plan is to seek rezoning of the property from "Rural Neighborhoods" to an unspecified "Commercial" designation, later identified as C-1.
     - 1.2.1. What does that designation allow, beyond storage facilities? See this link.
       - 1.2.1.1. Might things such as a carwash, gas station, live entertainment, fast food restaurant be allowed? Yes – the first three are allowed by conditional use permit, which requires a separate vote of approval by City Council. The Restaurant, including drive-through restaurant but excluding drive-in restaurant is allowed by right.
       - 1.2.1.2. What is the maximum building height allowed? 24' measured from natural grade.
       - 1.2.1.3. Could the height be increased significantly from that currently indicated? No – limited by the Foothill Overlay as indicated above.

1.2.2. Can the developer change his mind, for whatever reason, and build something very different than he currently proposes? Yes, provided the applicant demonstrates that the property can meet all development standards and is in conformance with any stipulations made in the zoning case.

2. **Design Questions:**
   2.1. Is it correct than the original plan of one story below ground and two above has now been changed to two below ground and one above? Yes.
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From: Yaron, Adam <AYaron@Scottsdaleaz.gov>
Sent: Friday, September 14, 2018 3:48 PM

To: dnb.terravita@gmail.com
Subject: RE: Proposed Lone Mountain Storage Facility

Mr. Buch,

Thank you for the comments. We will ensure they be included in the case file and citizen outreach portion of what gets presented to City Council later this year.

Staff will work on a response for your questions early next week. Thank you again for your time.

Adam Yaron, Project Coordination Liaison

City of Scottsdale
Planning & Development Department | Long Range Planning Services
7447 East Indian School Road, Suite 105 Scottsdale, Arizona 85251
[Direct] 480.312.2761
[Email] ayaron@scottsdaleaz.gov
[Web] www.scottsdaleaz.gov

From: dnb.terravita@gmail.com <dnb.terravita@gmail.com>
Sent: Friday, September 14, 2018 7:44 AM
To: Yaron, Adam <AYaron@Scottsdaleaz.gov>
Subject: Proposed Lone Mountain Storage Facility

Good Morning Adam –

Thanks for hosting last night's Open House. I hope it proved helpful to you and your associates.

Knowing that I am not as concise as some others (!), I pre-prepared a variety of questions and comments. I left it at the front table on my way out and trust it has, or will, find its way to you. I subsequently noted a typo – not of material significance – but herewith is a copy of the corrected version if that helps and/or if an electronic version assists you.

Thanks again and have a good weekend,

Don

Yaron, Adam

From: McClay, Doris
Sent: Wednesday, September 19, 2018 2:11 PM
To: Yaron, Adam
Subject: FW: Storage project

Categories: Blue Category

-----Original Message-----
From: Kuester, Kelli
Sent: Wednesday, September 19, 2018 1:25 PM
To: Vern Veron <vvandvv@aol.com>
Cc: Lane, Jim <JLane@ScottsdaleAZ.Gov>; Smetana, Rachel <RSmetana@scottsdaleaz.gov>
Subject: RE: Storage project

Dear Mr. Veron,

Mayor Lane has asked that I thank you for your email and for sharing your input.

Best,

Kelli Kuester
Management Assistant to the Mayor
3939 N. Drinkwater Blvd., Scottsdale, AZ 85251 kkuester@scottsdaleaz.gov
(480) 312-7977

-----Original Message-----
From: Vern Veron <vvandvv@aol.com>
Sent: Tuesday, September 18, 2018 3:53 PM
To: Lane, Jim <JLane@ScottsdaleAZ.Gov>
Subject: Storage project

Mr Mayor, please stop this project. This facility has no place in a residential area in North Scottsdale. (We communicated a while back when I urged you to put the brakes on turning this area into Orange County.) Best, Vern Veron

Sent from my iPad

Yaron, Adam

From: Greg Miler <GMiler@ens-co.com>
Sent: Wednesday, September 19, 2018 12:08 PM
To: Yaron, Adam; McClay, Doris; Lane, Jim; Klapp, Suzanne; Korte, Virginia; Milhaven, Linda; Phillips, Guy; Smith, David N; klittlefield@scottsdasleaz.gov
Subject: Zoning District Map Amendment from Single-family Residential, Environmentally Sensitive Lands, Foothills Overlay (R1-70 ESL FO) to Neighborhood Commercial, Environmentally Sensitive Lands, Foothills Overlay (C-1 ESL FO) zoning Scottsdale/Lone Mountain

Categories: Blue Category

To ALL involved,

I have read the below email and agree 100% with Susan's concerns. **Please do not allow this structure to be built on our corner!**

We did not purchase our home to live next to a storage facility.

Greg

Greg Miler
VP Sales & Marketing | ENS
gmiler@ens-co.com
7268 E Sonoran Trail, Scottsdale, AZ 85266
T. 952.767.1005 | C. 952.484.6233
www.ens-co.com | www.techtower.com | www.tailwind-solutions.

From: Susan Whalen
Sent: Tuesday, September 18, 2018 7:23 PM
To: ayaron@scottsdaleaz.gov; dmcclay@scottsdaleaz.gov; jlane@scottsdaleaz.gov; sklapp@scottsdaleaz.gov; vkorte@scottsdaleaz.gov; lmilhaven@scottsdaleaz.gov; gphillips@scottsdaleaz.gov; dsmith@scottsdaleaz.gov; klittlefield@scottsdasleaz.gov
Subject: Zoning District Map Amendment from Single-family Residential, Environmentally Sensitive Lands, Foothills Overlay (R1-70 ESL FO) to Neighborhood Commercial, Environmentally Sensitive Lands, Foothills Overlay (C-1 ESL FO) zoning Scottsdale/Lone Mountain

To All Involved and Concerned with the above requested zoning amendment in Scottsdale:

As a graduate of Arizona State University majoring in real estate and involved in the real estate development, construction and brokerage industry for more than thirty years, I understand the need and desire for re-zoning when and where justified and have dealt with what is often the typical response to development in one's 'own backyard.' However, in this instance, I urge you, from the perspective of an industry professional, a homeowner in North Scottsdale and visitor to Scottsdale from early childhood watching the city grow immensely even before the Loop, to consider the highly-negative impact of rezoning the NW corner of Scottsdale Road and Lone Mountain Road in Scottsdale to accommodate yet another storage facility. The approval of this zoning change to allow a storage facility to overtake this prime corner in the center of the existing Single-family Residential, Environmentally Sensitive Lands, Foothills Overlay (R1-70-ESL FO) district is inconceivable! Storage facilities are destination driven – and though this type of real estate enjoys high returns, there is no reason this use should consume limited, prime resources in this area of

North Scottsdale at the City and homeowner's expense. It would better serve the surrounding community located in a convenient area with existing commercial zoning and structures.

As you are aware, this location is amidst residences and commercial developments that have gone to great extents and expense to maintain and incorporate large areas of desert into their developments to retain solitude, minimize environmental impacts and traffic, and limit the high-density impact seen in many areas of Scottsdale. This area offers what is not available in most other areas of Scottsdale that have been overtaken with commercial development, small "city lots", and massive multiple housing developments all along Scottsdale Road. This prime corner is also the approach (from the south) to The Boulders resort which hosts people from across the globe seeking high-caliber resort accommodations, residences and affiliated golf course offering peace and solitude with nature (especially unique with the natural protrusion of boulders from the earth and adjacent mountains) as its backdrop; and (from the north) the gateway to North Scottsdale from Carefree with the feel of a relaxing, small-town and Cave Creek, another tourist-frequented attraction, partially sought after for its quiet residences incorporated into the environment instead of a commercial environment intruding on the residences, with a small town feel and vast open expanses of desert and mountains as a backdrop with a commercial main street area of a whole different kind, also bringing people from across the globe through North Scottsdale.

Please use common sense and your good judgement to turn down the request for this zoning change. It is our City together to protect and preserve and should be managed with the utmost informed decisions from those that both reside in and represent it. Vote for the good of North Scottsdale, North Scottsdale is voting for you!

Thank you for your diligent consideration,

Susan Whalen

Yaron, Adam

From: Susan Whalen <susan.whalen@efhco.com>
Sent: Tuesday, September 18, 2018 5:23 PM
To: Yaron, Adam; McClay, Doris; Lane, Jim; Klapp, Suzanne; Korte, Virginia; Milhaven, Linda; Phillips, Guy; Smith, David N; klittlefield@scottsdasleaz.gov
Subject: Zoning District Map Amendment from Single-family Residential, Environmentally Sensitive Lands, Foothills Overlay (R1-70 ESL FO) to Neighborhood Commercial, Environmentally Sensitive Lands, Foothills Overlay (C-1 ESL FO) zoning Scottsdale/Lone Mountain

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As you are aware, this location is amidst residences and commercial developments that have gone to great extents and expense to maintain and incorporate large areas of desert into their developments to retain solitude, minimize environmental impacts and traffic, and limit the high-density impact seen in many areas of Scottsdale. This area offers what is not available in most other areas of Scottsdale that have been overtaken with commercial development, small "city lots", and massive multiple housing developments all along Scottsdale Road. This prime corner is also the approach (from the south) to The Boulders resort which hosts people from across the globe seeking high-caliber resort accommodations, residences and affiliated golf course offering peace and solitude with nature (especially unique with the natural protrusion of boulders from the earth and adjacent mountains) as its backdrop; and (from the north) the gateway to North Scottsdale from Carefree with the feel of a relaxing, small-town and Cave Creek, another tourist-frequented attraction, partially sought after for its quiet residences incorporated into the environment instead of a commercial environment intruding on the residences, with a small town feel and vast open expanses of desert and mountains as a backdrop with a commercial main street area of a whole different kind, also bringing people from across the globe through North Scottsdale.

Please use common sense and your good judgement to turn down the request for this zoning change. It is our City together to protect and preserve and should be managed with the utmost informed decisions from those that both reside in and represent it. Vote for the good of North Scottsdale, North Scottsdale is voting for you!

Thank you for your diligent consideration,

Susan Whalen

Yaron, Adam

From: McClay, Doris
Sent: Tuesday, September 18, 2018 3:38 PM
To: Yaron, Adam
Subject: FW: Lone Mountain Storage Facility

Categories: Blue Category

From: Kuester, Kelli
Sent: Tuesday, September 18, 2018 3:30 PM
To: Ron Austerlade <rausterlade@cox.net>
Subject: RE: Lone Mountain Storage Facility

Dear Mr. Austerlade and Mrs. Tannerbaum,

Mayor Lane and the City Councilmembers have asked that I thank you for your email and for sharing your input.

Best,

Kelli Kuester
Management Assistant to the Mayor
3939 N. Drinkwater Blvd., Scottsdale, AZ 85251
kkuester@scottsdaleaz.gov
(480) 312-7977

From: Ron Austerlade <rausterlade@cox.net>
Sent: Tuesday, September 18, 2018 12:23 PM
To: Lane, Jim <JLane@ScottsdaleAZ.Gov>; Korte, Virginia <VKorte@Scottsdaleaz.gov>; Klapp, Suzanne <SKlapp@scottsdaleaz.gov>; Littlefield, Kathy <KLittlefield@Scottsdaleaz.gov>; Phillips, Guy <GPhillips@Scottsdaleaz.gov>; Milhaven, Linda <LMilhaven@scottsdaleaz.gov>; Smith, David N <DSmith@scottsdaleaz.gov>
Subject: Lone Mountain Storage Facility

To: Mayor W.J. "Jim" Lane; Councilwoman Virginia Korte; Councilwoman Suzanne Klapp; Councilwoman Kathy Littlefield; Councilman Guy Phillips; Councilwoman Linda Milhaven; Councilman David Smith

From: Ronald Austerlade and Tracy Tannenbaum (Residents of Las Piedras - near Scottsdale Rd and Lone Mountain Rd)

Please stop any and all support for the **Lone Mountain Storage Facility**. This is the last thing we need in our area.

Thank you,

Yaron, Adam

From: Ron and Jean Coates <rjcoates@yahoo.com>
Sent: Tuesday, September 18, 2018 1:40 PM
To: Yaron, Adam
Subject: Storage facility at Loan Mountain/Scottsdale Road

Categories: Blue Category

Adam

I want to register my opposition to the proposed rezoning of the land for the Storage Facility at Loan Mountain and Scottsdale Road. I bought in the area because it is zoned residential, as did the owner of the land that is proposed to be changed. Any Industrial building will reduce the value of my home and spoil the Scenic Drive. Setting a precedent will also encourage other land owners to seek a change in zoning and we will lose the nature of our area.

Ron Coates
32838 N 74th Way
Scottsdale, AZ 85266

Yaron, Adam

From: McClay, Doris
Sent: Tuesday, September 18, 2018 12:58 PM
To: Yaron, Adam
Subject: FW: Email Letter to Doris McClay Case 8-ZN2018

Categories: Blue Category

From: Paul J. Wallace <pwallace@joneswallace.com>
Sent: Tuesday, September 18, 2018 12:56 PM
To: McClay, Doris <DMcClay@scottsdaleaz.gov>
Subject: FW: Email Letter to Doris McClay Case 8-ZN2018

Dear Ms. McClay,

I am a property owner who resides at 7252 E. Crimson Sky Trail, Scottsdale, Arizona 85266 in Winfield. My wife and I purchased this property in 2004 as a place to vacation and for our future retirement site. We shuttle back and forth between Indiana and Arizona and love northern Scottsdale and the Scottsdale scenic drive. Before buying our home we were one of those people who checked widely around us to determine the zoning of property so we would be assured that the residential and desert characteristics and the views would be maintained.

In the 14 years we have owned our property, we have seen a number of investors who have bought residential property, knowing it was zoned residential, and then sought to up-zone the property to commercial. As someone who has represented commercial property developers and whose family has done commercial property development, I am fully aware of the methodology and purpose in buying residential property in a residentially zoned area and then trying to up-zone the property to commercial. It is one word-money.

The property certainly can be developed for residential as the miles of homes along Scottsdale Road north of Shea or even north of the 101 indicate. Our property is near Scottsdale Road as are many other homes in Winfield, The Boulders, TerraVita, Bellasera and many, many other developments. To say the property cannot be sold as residential is really saying I cannot sell the property for as many dollars as I wish to and as many dollars as I can get if I can change residential zoned property in a residential area to commercial.

As you might guess, I strongly oppose the developers intent to try to change the residential zoning and to change the character of the Scottsdale desert scenic drive.

My wife and I truly love Scottsdale, love where we live, love the signage restrictions, love the dark skies laws and everything else about a truly wonderful and unique area. We hope to be moving permanently to Scottsdale in the next months and hope it will still be what it was promised and zoned to be, a truly special place.

JONES • WALLACE
ELEVATING LAW

Paul J. Wallace
Attorney at Law
Jones - Wallace, LLC
420 Main Street, Suite 1600
P.O. Box 1065
Evansville, IN 47706
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pwallace@joneswallace.com

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You may not rely upon this communication or any opinion expressed here as tax advice for any purpose.

Please consider the environment before printing this e-mail.

Yaron, Adam

From: Yaron, Adam
Sent: Tuesday, September 18, 2018 10:20 AM
To: 'Alisa & Michael'
Subject: RE: zoning/land use question

Categories: Blue Category

Good Morning Alisa,

The Commercial Land Use designation has been implemented (currently zoned) in the following zoning categories according to the existing land use map.

S-R	Service-Residential
C-1	Neighborhood Commercial
C-2	Central Business
C-3	Highway Commercial
C-4	General Commercial
C-O	Commercial Office
PCoC	Planned Convenience Center
PNC	Planned Neighborhood Center
PCC	Planned Community Center

The Zoning Ordinance however, classifies Commercial districts as follows:

S-R	Service-Residential
C-S	Regional Shopping Center
C-1	Neighborhood Commercial
C-2	Central Business
C-3	Highway Commercial
C-4	General Commercial
SS	Support Services
C-O	Commercial Office
PCoC	Planned Convenience Center
PNC	Planned Neighborhood Center
PCC	Planned Community Center

- You will notice that S-S and C-S are not listed in the first table as they have been implemented in Mixed Use Neighborhoods and Employment Land Use Designations.

Please let me know if anything else is needed.

Adam Yaron, Project Coordination Liaison

City of Scottsdale
Planning & Development Department | Long Range Planning Services
7447 East Indian School Road, Suite 105 Scottsdale, Arizona 85251
[Direct] 480.312.2761

[Email] ayaron@scottsdaleaz.gov
[Web] www.scottsdaleaz.gov

From: Alisa & Michael <mcfif@cox.net>
Sent: Friday, September 14, 2018 10:10 AM
To: Yaron, Adam <AYaron@Scottsdaleaz.gov>
Subject: zoning/land use question

Good morning Adam,

Follow-up question to last night: Please list the zoning categories that fall under commercial land use. Thank you.

Alisa McMahon

Yaron, Adam

From: dnb.terravita@gmail.com
Sent: Tuesday, September 18, 2018 9:57 AM
To: Yaron, Adam
Subject: RE: Proposed Lone Mountain Storage Facility

Categories: Blue Category

Very helpful. Many thanks.

Don

From: Yaron, Adam <AYaron@Scottsdaleaz.gov>
Sent: Tuesday, September 18, 2018 9:54 AM
To: dnb.terravita@gmail.com
Cc: McClay, Doris <DMcClay@scottsdaleaz.gov>
Subject: RE: Proposed Lone Mountain Storage Facility

Mr. Buch,

Yes. Both ESL and F-O are overlays which are more restrictive than the underlying zoning district and F-O is the most restrictive. The applicants request is to go from R1-70ESL F-O to C-1ESL F-O. The F-O (Foothill Overlay), per 6.1004 of the Zoning Ordinance.

A. Building height:

1. Buildings in general: No building shall exceed twenty-four (24) feet in height, except as otherwise provided in this section.

2. Institutional buildings: Public, semipublic or public service buildings, institutions, or schools, when permitted in a district, may be erected to a height not exceeding forty (40) feet, provided that the buildings are set back from each property line at least twenty-five (25) feet for each one (1) foot of additional building height above twenty-four (24) feet and provided that the building meets all yards and setbacks provided herein and within the underlying district. If the parcel of such a use or building is less than ten (10) gross acres in size the maximum building height shall be twenty-four (24) feet.

Hope this clarifies.

Adam Yaron, Project Coordination Liaison

City of Scottsdale
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7447 East Indian School Road, Suite 105 Scottsdale, Arizona 85251
[Direct] 480.312.2761
[Email] ayaron@scottsdaleaz.gov
[Web] www.scottsdaleaz.gov

From: dnb.terravita@gmail.com <dnb.terravita@gmail.com>
Sent: Tuesday, September 18, 2018 9:25 AM

To: Yaron, Adam <AYaron@Scottsdaleaz.gov>
Subject: RE: Proposed Lone Mountain Storage Facility

Thanks, Adam. Understood.

My only (current!) question about all the info you were kind enough to provide yesterday, relates to building height. I thought that going from single family residential to commercial (C-1), the height could go up to 34 feet and that the Foothills Overlay and ESLO don't reduce it. Have I missed a key factor?

Don

From: Yaron, Adam <AYaron@Scottsdaleaz.gov>
Sent: Tuesday, September 18, 2018 9:19 AM
To: dnb.terravita@gmail.com
Cc: McClay, Doris <DMcClay@scottsdaleaz.gov>
Subject: RE: Proposed Lone Mountain Storage Facility

Mr. Buch,

The October 3rd (held at Copper Ridge) meeting will be very much like last weeks format. However, in this instance, Planning Commissioners will be hearing the comments directly and in advance of their scheduled recommendation hearing on October 24th(City Hall). Please let me know if you have any additional questions.

Adam Yaron, Project Coordination Liaison

City of Scottsdale
Planning & Development Department | Long Range Planning Services
7447 East Indian School Road, Suite 105 Scottsdale, Arizona 85251
[Direct] 480.312.2761
[Email] ayaron@scottsdaleaz.gov
[Web] www.scottsdaleaz.gov

From: dnb.terravita@gmail.com <dnb.terravita@gmail.com>
Sent: Monday, September 17, 2018 5:24 PM
To: Yaron, Adam <AYaron@Scottsdaleaz.gov>
Cc: McClay, Doris <DMcClay@scottsdaleaz.gov>
Subject: RE: Proposed Lone Mountain Storage Facility

Adam –

Thanks for your amazing responsiveness, both in terms of speed and extent. I'm sure you have a few other things on your plate as well. I will share this with others and we'll look forward to hearing from the developer and from those Councilmembers who might choose to do so.

Do you know if the October 3rd meeting will follow much the same format as last week's? I assume the Commissioners will already have seen the comments you've received to date. So the focus is for residents to make their impassioned pleas in person?

Thanks again,

Don (Buch)

From: Yaron, Adam <AYaron@Scottsdaleaz.gov>
Sent: Monday, September 17, 2018 4:57 PM
To: dnb.terravita@gmail.com
Cc: McClay, Doris <DMcClay@scottsdaleaz.gov>; Yaron, Adam <AYaron@Scottsdaleaz.gov>
Subject: RE: Proposed Lone Mountain Storage Facility

Mr. Buch,

Please find my responses below in red. I will ensure these comments be included in the outreach portion of the reports to both Planning Commission and City Council.

Please let me know if you have any additional questions.

Adam Yaron, Project Coordination Liaison

City of Scottsdale
Planning & Development Department | Long Range Planning Services
7447 East Indian School Road, Suite 105 Scottsdale, Arizona 85251
[Direct] 480.312.2761
[Email] ayaron@scottsdaleaz.gov
[Web] www.scottsdaleaz.gov

1. **Zoning Questions:**
   - 1.1. Would the General Plan Amendment in any way require the developer to strictly adhere to the plans as currently presented? Only a site plan stipulation through the zoning case would require strict adherence. The General Plan land use designations can implement many uses through many zoning districts.
   - 1.2. Apparently Step 2 of the developer's plan is to seek rezoning of the property from "Rural Neighborhoods" to an unspecified "Commercial" designation, later identified as C-1.
     - 1.2.1. What does that designation allow, beyond storage facilities? See this link.
       - 1.2.1.1. Might things such as a carwash, gas station, live entertainment, fast food restaurant be allowed? Yes – the first three are allowed by conditional use permit, which requires a separate vote of approval by City Council. The Restaurant, including drive-through restaurant but excluding drive-in restaurant is allowed by right.
       - 1.2.1.2. What is the maximum building height allowed? 24' measured from natural grade.
       - 1.2.1.3. Could the height be increased significantly from that currently indicated? No – limited by the Foothill Overlay as indicated above.
     - 1.2.2. Can the developer change his mind, for whatever reason, and build something very different than he currently proposes? Yes, provided the applicant demonstrates that the property can meet all development standards and is in conformance with any stipulations made in the zoning case.

2. **Design Questions:**
   - 2.1. Is it correct than the original plan of one story below ground and two above has now been changed to two below ground and one above? Yes.
     - 2.1.1. Should the developer encounter extremely difficult (and perhaps very expensive) excavation, what precludes him from returning to his initial plan? Height restrictions and associated stipulations made in the zoning case.

2.2. Could we get a photo of what the site currently looks like from Scottsdale Road looking west and a comparably scaled rendering of that same view (east elevation) once developed? The applicant would be best to request this from and I will forward your request accordingly.

2.3. Could we get a photo of what the site currently looks like from the plot to its immediate north and a comparably scaled rendering of that same view (north elevation) once the facility is developed? The applicant would be best to request this from and I will forward your request accordingly.

2.4. The renderings appear to indicate extensive trees extending well beyond the roof line.

2.4.1. Will the developer be required to plant at least as many trees as are shown in the renderings? The applicant will be stipulated to a landscape plan and not the renderings.

2.4.2. Will the trees in question be required to be at least as tall as those (scaled) in the renderings? The landscape plan will notate the quantity, size, variety, and caliper of trees.

2.5. It would seem we hardly need another side road feeding into/off of Scottsdale Road, much less one catering to large trucks and only a couple of hundred feet north of Lone Mountain Road.

3. <u>Operations:</u>

3.1. How large a truck/moving van will be able to access the facility? The applicant would be best to request this from and I will forward your request accordingly.

3.2. The developer talks of being a "quiet neighbor".

3.2.1. Really? One wonders if residents of the memory care facility will find the inevitable moving trucks across the street to be "quiet neighbors"?

3.3. Will anything be done to mitigate the noise of tractor/trailer trucks? The applicant has provided 6' screen walls at the request of the neighbors on the north side of the property in their latest submittal.

3.4. What hours will the facility be open? The applicant would be best to request this from and I will forward your request accordingly.

3.5. Will the dark skies regulations be adhered to? Yes. The applicant will have to demonstrate conformance to the city's ambient light design guidelines which would limit the amount of vertical and horizontal light trespass.

3.6. Is the community provided any history as to the background and experience of the developer/operator? No. However, it is my understanding that the developer is developing two other sites within Scottsdale's jurisdiction. One at Scottsdale Promenade and another at Scottsdale Road and Gold Dust.

4. <u>Why here, why now?</u>

4.1. Just over a year ago, despite extensive community objection, Council chose to disregard normal procedures, regulations and considerations to accommodate a developer and rezone 15 acres **<u>from commercial to residential</u>**. Despite a recent study to the contrary, (commissioned and paid for by the City), Council agreed with the developer to disregard the study - suggesting/asserting there was actually a surplus of commercially-zoned land in the area. That 15-acre site is roughly one mile up the road (same road - Scottsdale Road) from the site we are now told needs to be rezoned **<u>from residential to commercial</u>**.

4.1.1. Why can we not get a consistent position from our Council and our Planning Department? Market conditions change over time, and so do the opinions of elected or appointed officials. It is incumbent for an applicant to demonstrate market demand.

4.1.2. What is the Planning Department's role - to support Council's desired decision, or to provide a candid evaluation of the pros and cons of a proposed development and share those with the entire community? Staffs role is to present the facts of the case to Planning Commission and City Council - ensuring conformance to the General Plan and associated policy documents and compliance with all development standards of the Zoning Ordinance; this is done through a staff report (public documents) to both Planning Commission and City Council.

4.2. What is the point of the City having the developer contract for a market analysis to support his contention that there is a supposed need for more commercially-zoned land? You apparently have a variety of studies by different organizations, attesting to the contrary. Just a year ago our City government told us there was a surplus of commercial land. Do you really think this developer will return with a study (that he has paid for) which contradicts his position? Are the results not a foregone conclusion? This is a commonly requested item of the applicant. However, please note that it was requested in the following context: "The application states that the "location is ideal for a use that supports and meets the needs of the surrounding community, further enhancing and diversifying a needed resource and service to the surrounding area and contributes to supporting a higher quality of life." Recently, there have been several cases that have requested major General Plan amendments from Commercial to predominately Suburban Neighborhoods land use designations (Cases 4-GP-2013, 2-GP-2014, 3-GP-2014, 4-GP-2014, and 5-GP-2016). Several of these cases have made the assertion – independent market analysis – that there is an overabundance of Commercial-designated land within the northern portion of the city (North of Deer Valley Road). Consequently, it is requested that a market analysis be performed to determine if there is a need for the proposed amendment to Commercial; this market analysis should speak to commercial vacancies and storage facilities (locations and vacancy rates) within a 1, 3, and 5 mile range of the subject site."

4.3. Is this a precursor to additional spot zoning of our residential neighborhoods in the future - seemingly in response to developers' profit motives, counter to the quiet enjoyment of residents who purchased homes in this area for the character it has heretofore had; which our Council (and developers) appear destined to change? The city cannot control the will of the free market nor prevent anyone from making a request. Each request is unto its own and is evaluated as such.

4.4. A great deal of community time, effort and funding has gone into developing and maintaining the Scenic Drive. Is our City Council now prepared to disregard that and negate some of those efforts by allowing spot zoning along the Scenic Drive? I cannot speak on behalf of City Council, please direct your questions to City Council.

4.4.1. How many Councilmembers actually travel on any portion of the scenic corridor in a given week? I cannot speak on behalf of City Council, please direct your questions to City Council.

4.4.2. How many consider it part of <u>their</u> neighborhood? I cannot speak on behalf of City Council, please direct your questions to City Council.

4.5. How many Councilmembers would welcome a 600-unit storage warehouse next door to their home - in what they thought (and purchased their home believing) was a residential neighborhood? Do they have a sense of how their property values might be impacted? I cannot speak on behalf of City Council, please direct your questions to City Council.

4.6. For the developer to state this location is "similar to other corners of this intersection" strains one's imagination. The memory care facility clearly appears (and is!) residential. The AJ's shops are well camouflaged from the Scenic Drive, aided by the topography (many people take months to realize it's even there). The residents of Whisper Rock probably don't view their homes and community as being similar to a storage facility. Is Council really going to accept the developer's assertion? I cannot speak on behalf of City Council, please direct your questions to City Council.

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Sent: Friday, September 14, 2018 3:52 PM
To: Yaron, Adam <AYaron@Scottsdaleaz.gov>
Subject: RE: Proposed Lone Mountain Storage Facility

Thanks, Adam and for all your work. If we can assist in any way, up here in the far north, just let us know.

Have a good weekend.

Don (Buch)

From: Yaron, Adam <AYaron@Scottsdaleaz.gov>
Sent: Friday, September 14, 2018 3:48 PM
To: dnb.terravita@gmail.com
Subject: RE: Proposed Lone Mountain Storage Facility

Mr. Buch,

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Staff will work on a response for your questions early next week. Thank you again for your time.

Adam Yaron, Project Coordination Liaison

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Sent: Friday, September 14, 2018 7:44 AM
To: Yaron, Adam <AYaron@Scottsdaleaz.gov>
Subject: Proposed Lone Mountain Storage Facility

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Thanks again and have a good weekend,

Don

Yaron, Adam

From: plcpch <plcpch@cox.net>
Sent: Tuesday, September 18, 2018 9:54 AM
To: Yaron, Adam; McClay, Doris
Subject: Zoning Change

Categories: Blue Category

Hi Adam and Doris. I sent the following e-mail to the City Council members recently, but failed to include you initially. Here you go...

Hello to everyone on the City Council. I would like to go on record as being opposed to a zoning change in north Scottsdale at the corner of Scottsdale Rd. and Lone Mountain. Here are a few of the reasons why.

- The property is located on the "Desert Foothills Scenic Drive". Yes, that 6-mile section of roadway has other commercial property on it, and it's certainly not as scenic as it was 20 years ago. However, that's all the more reason to save this property rather than develop it. Scottsdale is all about being in a beautiful part of the Sonoran Desert. That is one of the reasons for so much tourism. If you allow more commercial development along this stretch of road you'll be saying to all developers that they are more important than tourism and more important than the City of Scottsdale itself.

- There is no need for an additional storage facility in this area. There are already several storage facilities within a 5 to 8-mile radius, with adequate available storage space at any given time. As was pointed out in a recent city meeting, the area continues to be densely populated by seniors. With age comes the desire to get rid of the things we don't use. We give stuff away rather than store it.

- AJ's market, along with additional commercial/business space, is located at the same intersection. It has been there for quite a few years and has never been fully occupied. There's always empty space available for new businesses. Along with not needing storage, the area doesn't need more commercial/business space (which could happen if the property is rezoned and the storage facility does not end up being constructed).

- Those of us who live in the area chose to do so because of its seclusion. We don't want commercial development in our neighborhood. We have no problem at all driving several miles to go to shops and restaurants and business offices. We want as much peace and quiet and dark sky as possible.

- Please listen to your constituents. We elect you. We pay your salaries. We implore you to pay attention to the wishes and desires of the residents of Scottsdale.

Thank you for voting NO on this zoning change.

P Holmes

Yaron, Adam

From: Milhaven, Linda
Sent: Tuesday, September 18, 2018 7:55 AM
To: Yaron, Adam
Subject: Re: Lone Mountain Storage

Categories: Blue Category

Thank you.

Get Outlook for iOS

From: Yaron, Adam
Sent: Monday, September 17, 2018 10:21:42 AM
To: Milhaven, Linda
Cc: Grant, Randy; Perreault, Erin; McClay, Doris
Subject: RE: Lone Mountain Storage

Councilwoman Milhaven,

Per your request at last weeks open house, the following is a link to the applicants second submittal:
https://eservices.scottsdaleaz.gov/bldgresources/Cases/Details/48691

The setback for the subject property adjacent to Scottsdale Road with residential R1-70ESL FO zoning is 60' from edge of right of way. The scenic corridor guidelines would only require a 50' scenic corridor easement dedication adjacent to Scottsdale Road also from edge of right of way. What is notable is that the underlying zoning district setback is *greater* that the scenic corridor easement in this instance.

The applicant's proposal provides a 100' scenic corridor easement dedication adjacent to Scottsdale Road – measured from edge of right of way.

Please let me know if you have any additional questions.

Adam Yaron, Project Coordination Liaison

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From: Milhaven, Linda
Sent: Sunday, September 16, 2018 2:49 PM
To: Yaron, Adam <AYaron@Scottsdaleaz.gov>
Subject: Lone Mountain Storage

Hi. What is the current Scottsdale Rd. setback requirement for the parcel under consideration for the storage unit?

Thank you.

Yaron, Adam

From: dnb.terravita@gmail.com
Sent: Monday, September 17, 2018 5:24 PM
To: Yaron, Adam
Cc: McClay, Doris
Subject: RE: Proposed Lone Mountain Storage Facility

Categories: Blue Category

Adam –

Thanks for your amazing responsiveness, both in terms of speed and extent. I'm sure you have a few other things on your plate as well. I will share this with others and we'll look forward to hearing from the developer and from those Councilmembers who might choose to do so.

Do you know if the October 3rd meeting will follow much the same format as last week's? I assume the Commissioners will already have seen the comments you've received to date. So the focus is for residents to make their impassioned pleas in person?

Thanks again,

Don (Buch)

From: Yaron, Adam <AYaron@Scottsdaleaz.gov>
Sent: Monday, September 17, 2018 4:57 PM
To: dnb.terravita@gmail.com
Cc: McClay, Doris <DMcClay@scottsdaleaz.gov>; Yaron, Adam <AYaron@Scottsdaleaz.gov>
Subject: RE: Proposed Lone Mountain Storage Facility

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adherence. The General Plan land use designations can implement many uses through many zoning districts.

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1.2.1. What does that designation allow, beyond storage facilities? See this link.

1.2.1.1. Might things such as a carwash, gas station, live entertainment, fast food restaurant be allowed? Yes – the first three are allowed by conditional use permit, which requires a separate vote of approval by City Council. The Restaurant, including drive-through restaurant but excluding drive-in restaurant is allowed by right.

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1.2.1.3. Could the height be increased significantly from that currently indicated? No – limited by the Foothill Overlay as indicated above.

1.2.2. Can the developer change his mind, for whatever reason, and build something very different than he currently proposes? Yes, provided the applicant demonstrates that the property can meet all development standards and is in conformance with any stipulations made in the zoning case.

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3.6. Is the community provided any history as to the background and experience of the developer/operator? No. However, it is my understanding that the developer is developing two other sites within Scottsdale's jurisdiction. One at Scottsdale Promenade and another at Scottsdale Road and Gold Dust.

4. **Why here, why now?**

4.1. Just over a year ago, despite extensive community objection, Council chose to disregard normal procedures, regulations and considerations to accommodate a developer and rezone 15 acres **from commercial to residential**. Despite a recent study to the contrary, (commissioned and paid for by the City), Council agreed with the developer to disregard the study - suggesting/asserting there was actually a surplus of commercially-zoned land in the area. That 15-acre site is roughly one mile up the road (same road - Scottsdale Road) from the site we are now told needs to be rezoned **from residential to commercial.**

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4.6.1. To the best of my knowledge, none of those projects required a Major General Plan Amendment in order to proceed; each one was in accord with the then existing General Plan.

5. <u>Bottom Line</u>:

5.1. At the end of the day, this would all seem to boil down to which constituency our City Council views as its primary focus. Many would surmise that it is the development community. The more skeptical might suggest one need look no further than where Councilmembers' campaign funds emanate from.
5.2. The extent of the working drawings already done, supposedly just to request a Major General Plan Amendment, would seem to indicate someone's belief that this is money well spent, implicitly with little risk of not getting re-zoning approved. Would it not? It is not unusual for developers to provide a site plan and renderings so as to communicate to the public, staff, and City Council what their proposal is. This is done at their own risk and expense knowing City Council can always deny a case.
5.3. How do voters/constituents make their views have an impact? Does it really take 38,000 signatures? And does a community sentiment of that extent inevitably get challenged by an aggressive, well-funded opposition if developers view it as not in their best financial interests? Please participate in the public meeting process as outlined in: https://www.scottsdaleaz.gov/general-plan/amendments
5.4. To most reasonable people it is abundantly clear that local residents do not want the storage facility developed at the proposed location. Will our City Council nevertheless support the desires of the developer over those of the constituents they were elected to represent?
5.5. It takes five affirmative Council votes to approve the requested amendment to the General Plan. Councilmembers Littlefield and Phillips are apparently on record as opposing the amendment. Is there a third Councilmember strong enough to vote in support of their constituents' interests and desires rather than those of the developer?

6. **One Neighborhood's Response:**
6.1. Very recently the Terravita Community Association conducted a brief, albeit unscientific, poll of its easily reachable members (many still being out of town). Of the 342 responses, 97.4% were against the storage facility being developed in the proposed location.

From: dnb.terravita@gmail.com <dnb.terravita@gmail.com>
Sent: Friday, September 14, 2018 3:52 PM
To: Yaron, Adam <AYaron@Scottsdaleaz.gov>
Subject: RE: Proposed Lone Mountain Storage Facility

Thanks, Adam and for all your work. If we can assist in any way, up here in the far north, just let us know.

Have a good weekend.

Don (Buch)

From: Yaron, Adam <AYaron@Scottsdaleaz.gov>
Sent: Friday, September 14, 2018 3:48 PM
To: dnb.terravita@gmail.com
Subject: RE: Proposed Lone Mountain Storage Facility

Mr. Buch,

Thank you for the comments. We will ensure they be included in the case file and citizen outreach portion of what gets presented to City Council later this year.

Staff will work on a response for your questions early next week. Thank you again for your time.

Adam Yaron, Project Coordination Liaison

City of Scottsdale
Planning & Development Department | Long Range Planning Services
7447 East Indian School Road, Suite 105 Scottsdale, Arizona 85251
[Direct] 480.312.2761
[Email] ayaron@scottsdaleaz.gov
[Web] www.scottsdaleaz.gov

From: dnb.terravita@gmail.com <dnb.terravita@gmail.com>
Sent: Friday, September 14, 2018 7:44 AM
To: Yaron, Adam <AYaron@Scottsdaleaz.gov>
Subject: Proposed Lone Mountain Storage Facility

Good Morning Adam –

Thanks for hosting last night's Open House. I hope it proved helpful to you and your associates.

Knowing that I am not as concise as some others (!), I pre-prepared a variety of questions and comments. I left it at the front table on my way out and trust it has, or will, find its way to you. I subsequently noted a typo – not of material significance – but herewith is a copy of the corrected version if that helps and/or if an electronic version assists you.

Thanks again and have a good weekend,

Don

Yaron, Adam

From: Yaron, Adam
Sent: Monday, September 17, 2018 4:46 PM
To: Bart Sotnick
Cc: McClay, Doris; Yaron, Adam
Subject: RE: Questions about Scottsdale-Lone Mountain proposal

Categories: Blue Category

Mr. Sotnick,

Please find my responses below in red. I will ensure these comments be included in the outreach portion of the reports to both Planning Commission and City Council.

Adam Yaron, Project Coordination Liaison

City of Scottsdale
Planning & Development Department | Long Range Planning Services
7447 East Indian School Road, Suite 105 Scottsdale, Arizona 85251
[Direct] 480.312.2761
[Email] ayaron@scottsdaleaz.gov
[Web] www.scottsdaleaz.gov

From: Bart Sotnick <bartsot@q.com>
Sent: Monday, September 17, 2018 11:36 AM
To: Yaron, Adam <AYaron@Scottsdaleaz.gov>
Subject: Questions about Scottsdale-Lone Mountain proposal

Mr. Yaron,

I hope you will be able to clarify some points for me about the Scottsdale Road-Lone Mountain Road proposal for rezoning and allowing a storage facility construction (Major General Plan Amendment Case 2-GP-2018 and Companion Rezoning Case 8-ZN-2018). I'm afraid some of my questions may be somewhat naïve, but I want to be sure I can properly focus my objections to the proposals at later meetings.

Who is the applicant for the rezoning request – the current landowner or the proposed developer of the property? The developer has been authorized to make application on behalf of the current owner. The developer, to my understanding, has a purchase agreement that is contingent on the approval of the requested entitlements.

How closely linked is the request for commercial zoning and the request for developing the storage facility? The applicant cannot develop the storage facility without rezoning to a district that would allow for the use; in this instance the applicant is requesting the C-1 zoning category which allows for storage facilities.

If the Planning Commission recommends against the development, and the Council denies the development, does that kill the zoning proposal as well?
The City's Planning Commission is a recommendation body to City Council. City Council will consider recommendations made but has the final action. Case 2-GP-2018, a request for a major general plan amendment, would need to be approved prior to and by separate action than 8-ZN-2018, a request to rezone. Therefore, if the General Plan request is not approved, the zoning request would not be in conformance with the General Plan and would also likely fail. If a

development application is denied by the City Council or that the application is withdrawn after the Planning Commission hearing, the Planning Commission shall have the authority to refuse to accept another development application for the same proposal within a year of the original hearing.

Could the Council approve the zoning change but deny the construction plan?
If City Council were to approve the General Plan and Rezoning request, the subject site would go before the Development Review Board, another public hearing body. The applicant would have to demonstrate construction feasibility in that process.

Is there precedent for the city planners to recommend a zoning request while rejecting the development plan connected with the rezoning? Has this occurred with any frequency?
Can you please clarify your question?

Similarly, is there precedent for the Council to approve a zoning change while rejecting the development? Has this occurred with any frequency?
Again, can you please clarify your question?

Are there any connections – business or otherwise – between the Planning Commission members or Council members and the current property owner or the proposed developer? Does the City have any recusal requirements for conflicts of interest by the Planners or the Council?
Any conflict would be on file with the City Clerk. See the following link: https://www.scottsdaleaz.gov/boards/ethics-code

Is the developer or property owner on this project required to hold any more public meetings to discuss it with residents, or are all the future meetings on it being held by the Planning Commission or Council?
We stress the importance of every applicant to reach consensus prior to an action of any City Board/Council. The applicant to date has met our Ordinance requirements for citizen outreach. The meetings scheduled on October 3rd, October 24th and December 11th are all public city meetings.

And, finally, does the public have any means to override a decision by the Council short of going to court to halt the changes?
Per State Statutes, the action of City Council for the major General Plan amendment requires 2/3 vote (5-2) while the action of City Council for the rezoning requires only a simple-majority - in the exception of a legal protest which would require a super-majority vote (6-1) for the zoning as well. Please see
https://www.azleg.gov/viewdocument/?docName=https://www.azleg.gov/ars/9/00462-04.htm

Thanks for your help on this, and I would ask that you include this with my earlier comments in the materials that go to the Planning Commission and the Council.

Barton R. Sotnick
7403 E. Brisa Road
Scottsdale, AZ 85266
480-575-7040

Yaron, Adam

From: Al Ricciardi <awr@aikenschenk.com>
Sent: Monday, September 17, 2018 3:01 PM
To: Yaron, Adam
Subject: Proposed Lone Mountain Storage Facility

Categories: Blue Category

Dear Councilwoman/Councilman,

We strongly oppose the proposed storage unit to be built on the northwest corner of Scottsdale Rd./Lone Mountain Rd. Thank you in advance for the consideration of your vote.

Sincerely,

Al and Betsey Ricciardi
7724 East Balao Dr.
Scottsdale, AZ 85266
480-575-0506

Alfred W. Ricciardi, Esq.

Attorney

AIKEN SCHENK HAWKINS & RICCIARDI P.C.

2390 East Camelback Road, Ste. 400

Phoenix, Arizona 85016

P: 602.248.8203

F: 602.248.8840

www.ashrlaw.com

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otified that disclosing, copying, distributing or taking any action in reliance on the contents of this information is stric tly prohibited.

Yaron, Adam

From: McClay, Doris
Sent: Monday, September 17, 2018 12:31 PM
To: Yaron, Adam
Subject: FW: Lone Mtn Storage Facility

Categories: Blue Category

From: Kuester, Kelli
Sent: Monday, September 17, 2018 11:23 AM
To: Edward Kerr <ekerr654@gmail.com>
Subject: RE: Lone Mtn Storage Facility

Dear Mr. Kerr,

Mayor Lane and the City Councilmembers have asked that I thank you for your email and for sharing your input.

Best,

Kelli Kuester
Management Assistant to the Mayor
3939 N. Drinkwater Blvd., Scottsdale, AZ 85251
kkuester@scottsdaleaz.gov
(480) 312-7977

From: Edward Kerr <ekerr654@gmail.com>
Sent: Saturday, September 15, 2018 7:45 AM
To: City Council <CityCouncil@scottsdaleaz.gov>
Subject: Lone Mtn Storage Facility

I read your Economic Development Department's annual report where you pat yourselves on the back for your commitment to unbridled development. Wouldn't it be nice to see a similar commitment to citizen/stakeholder quality of life? Perhaps you could identify our top 10 issues and come up with a plan to address them? Maybe you could start with a demonstration of good will by nixing the LM Storage Facility which is unwanted and unnecessary. (N Scottsdale Rd is already an unsafe abomination.) You can change perceptions with one small step in favor of residents over development.

Ed Kerr
retirementjourneys.com
Inform, Engage & Inspire

Yaron, Adam

From: James Johnson <jhjohnson1127@gmail.com>
Sent: Monday, September 17, 2018 11:58 AM
To: Yaron, Adam; City Council
Subject: Major General Plan Amendment 2_gp

Categories: Blue Category

I want to voice my strong objections to the proposed zoning change, Case 2_GP-2018, and planned self-storage facility.

First, it is another diversion from the General Plan. Just over a year ago, less than a mile north, a similar sized commercial parcel was rezoned to residential from commercial. This parcel shared a boundary with the Summit Shopping Center, the largest commercial property in the area. This parcel would have been the best area for future commercial development. Now, a short distance away, abutting a residential development, City Council is considering a change from residential to commercial. What is the rational for doing something like this. It appears that CC operates at the whim of the developers

What's the point of the General Plan if Council has no interest in following it? Many of us buying a home in the area researched the plan and zoning regulations while making our decisions. As one you did this 7 years ago, I feel betrayed by Council decisions that ignore the existing plan. The residents have moved to this location because of its closeness to the desert and its limited commercial development. This proposal is taking that away

Second, decisions like this have ramifications. What happens next? Is the General Plan still in effect or will this lead to a flood of rezoning requests rendering the GP ineffective? The Council needs to develop the wisdom, and spine, to stop this capricious process. If necessary, address the whole GP to give residents some sense of order.

Third, this totally disregards the vision and promise for the Scenic Highway which has been in place since before the area was annexed by Scottsdale. The voters were assured that commercial zoning would be limited and care would be taken to protect the Scenic Highway. The residents have already beaten back attempts by commercial interests to put up large signage along the Drive. This will just encourage them to make another run at it. This would be another broken promise to the residents.

Fourth, no study has been done on the potential crime and vandalism that would accompany such a site. Where I previously lived there were major issues with crime around a similar installation. I don't know why it would be different here, especially since it is removed from other commercial properties. Would this require more police resources? Does council know? The most common safety feature is lots of lighting. How does council square that with all of the lighting restrictions in place for residential and commercial buildings? Restricting the lighting makes the site even more vulnerable to crime.

Has a traffic study been done for this proposal? Will large trucks, semis, be allowed into the facility. Has anyone consider the danger of putting a Scottsdale Road entrance less than 30 yards from an already dangerous intersection.

Please do not approve this zoning change.

James H. Johnson

7422 E. Camino Rayo De Luz

Scottsdale AZ 85266

Yaron, Adam

From: Bart Sotnick <bartsot@q.com>
Sent: Monday, September 17, 2018 11:36 AM
To: Yaron, Adam
Subject: Questions about Scottsdale-Lone Mountain proposal

Categories: Blue Category

Mr. Yaron,

I hope you will be able to clarify some points for me about the Scottsdale Road-Lone Mountain Road proposal for rezoning and allowing a storage facility construction (Major General Plan Amendment Case 2-GP-2018 and Companion Rezoning Case 8-ZN-2018). I'm afraid some of my questions may be somewhat naïve, but I want to be sure I can properly focus my objections to the proposals at later meetings.

Who is the applicant for the rezoning request – the current landowner or the proposed developer of the property?

How closely linked is the request for commercial zoning and the request for developing the storage facility? If the Planning Commission recommends against the development, and the Council denies the development, does that kill the zoning proposal as well? Could the Council approve the zoning change but deny the construction plan?

Is there precedent for the city planners to recommend a zoning request while rejecting the development plan connected with the rezoning? Has this occurred with any frequency?

Similarly, is there precedent for the Council to approve a zoning change while rejecting the development? Has this occurred with any frequency?

Are there any connections – business or otherwise – between the Planning Commission members or Council members and the current property owner or the proposed developer? Does the City have any recusal requirements for conflicts of interest by the Planners or the Council?

Is the developer or property owner on this project required to hold any more public meetings to discuss it with residents, or are all the future meetings on it being held by the Planning Commission or Council?

And, finally, does the public have any means to override a decision by the Council short of going to court to halt the changes?

Thanks for your help on this, and I would ask that you include this with my earlier comments in the materials that go to the Planning Commission and the Council.

Barton R. Sotnick
7403 E. Brisa Road
Scottsdale, AZ 85266
480-575-7040

Yaron, Adam

From: McClay, Doris
Sent: Monday, September 17, 2018 9:43 AM
To: Yaron, Adam
Subject: FW: Lone Mountain Storage Facility

Categories: Blue Category

From: Kuester, Kelli
Sent: Monday, September 17, 2018 9:14 AM
To: jean brady <jeannie919@gmail.com>
Subject: RE: Lone Mountain Storage Facility

Dear Jean,

Mayor Lane and the City Councilmembers have asked that I thank you for your email and for sharing your input.

Best,

Kelli Kuester
Management Assistant to the Mayor
3939 N. Drinkwater Blvd., Scottsdale, AZ 85251
kkuester@scottsdaleaz.gov
(480) 312-7977

From: jean brady <jeannie919@gmail.com>
Sent: Sunday, September 16, 2018 5:39 PM
To: Lane, Jim <JLane@ScottsdaleAZ.Gov>; Korte, Virginia <VKorte@Scottsdaleaz.gov>; Klapp, Suzanne <SKlapp@scottsdaleaz.gov>; Littlefield, Kathy <KLittlefield@Scottsdaleaz.gov>; Phillips, Guy <GPhillips@Scottsdaleaz.gov>; Milhaven, Linda <LMilhaven@scottsdaleaz.gov>; Smith, David N <DSmith@scottsdaleaz.gov>
Subject: Lone Mountain Storage Facility

Here we go again. Another unneeded, unwanted storage facility. Seriously? How is it even possible that this area needs **another** storage facility? In the middle of the scenic drive?
Another meeting where no minutes/notes are taken, where questions aren't answered, where the location is purposely chosen to be inconvenient, where the time of day is purposely inconvenient. Seriously?
In the 5 years that we have been in this area there have been so many changes; most of which have not improved the area, in my opinion. We moved here because of the beauty and serenity of the area; this is fast becoming non-existent. We can hardly drive down a main street that hasn't changed drastically in a mere 4-5 years.
Word has it that this is the same developer that is trying to change the zoning for the Tatum & Dynamite proposed storage building. Wow! A developer that harasses the neighborhood, runs the same ridiculous 'meetings' at similar inconvenient locations at similarly inconvenient times of day. Why don't we simply ask this/these developer(s) to go away? Money?
I've also heard it suggested that this must be the cartel; interesting thought, no?

Who, besides the council members, wants these storage facilities? Has anyone bothered to take a poll??
Council members are supposed to do what's best for the area as a whole, not what will benefit them. They were elected to represent the community, not themselves or the corporations/developers.
The situation is absolutely shameful.

Jean Brady

Yaron, Adam

From: McClay, Doris
Sent: Monday, September 17, 2018 9:42 AM
To: Yaron, Adam
Subject: FW: Storage Facility

Categories: Blue Category

From: Kuester, Kelli
Sent: Monday, September 17, 2018 9:13 AM
To: Carole Schneider <caroletn7020@gmail.com>
Subject: RE: Storage Facility

Dear Ms. Schneider,

Mayor Lane and the City Councilmembers have asked that I thank you for your email and for sharing your input.

Best,

Kelli Kuester
Management Assistant to the Mayor
3939 N. Drinkwater Blvd., Scottsdale, AZ 85251
kkuester@scottsdaleaz.gov
(480) 312-7977

From: Carole Schneider <caroletn7020@gmail.com>
Sent: Saturday, September 15, 2018 3:25 PM
To: City Council <CityCouncil@scottsdaleaz.gov>
Subject: Storage Facility

Greetings:

It is very disturbing to think about the city of Scottsdale granting permission for a storage facility on what is known as a scenic highway. Who benefits from a storage facility? Not the public who love to drive the highway and certainly not residents.

If the Council is looking for more tax money, please find another project that will not ruin a lovely drive.
Carole Schneider
602-980-3015

Yaron, Adam

From: McClay, Doris
Sent: Monday, September 17, 2018 9:42 AM
To: Yaron, Adam
Subject: FW: Storage Facility on Lone Mountain and Scottsdale Rd

Categories: Blue Category

-----Original Message-----
From: Kuester, Kelli
Sent: Monday, September 17, 2018 9:12 AM
To: Les Rudnick <lesrudnick@gmail.com>
Subject: RE: Storage Facility on Lone Mountain and Scottsdale Rd

Dear Ms. Rudnick,

Mayor Lane and the City Councilmembers have asked that I thank you for your email and for sharing your input.

Best,

Kelli Kuester
Management Assistant to the Mayor
3939 N. Drinkwater Blvd., Scottsdale, AZ 85251 kkuester@scottsdaleaz.gov
(480) 312-7977

-----Original Message-----
From: Les Rudnick <lesrudnick@gmail.com>
Sent: Saturday, September 15, 2018 6:21 PM
To: City Council <CityCouncil@scottsdaleaz.gov>
Cc: Paula Rudnick <rudnickpaula@gmail.com>
Subject: Storage Facility on Lone Mountain and Scottsdale Rd

Scottsdale City Council.

If the city council is listening to the voters of Scottsdale they will consider no rezoning for the Storage Facility on Lone Mountain and Scottsdale Rd.

1. There are a number of Storage Facilities in the area and we don't need another one.

2. This is the scenic corridor and the city council has spent money to keep it beautiful and this rezoning will go completely against this.

3. There is major consent against this rezoning by the citizens

4. There is no economic reason to rezone the lot other then to give something to this developer

The city council has to listen to the voters and we hope they will do this.
Paula Rudnick

voter in Scottsdale

Yaron, Adam

From: McClay, Doris
Sent: Monday, September 17, 2018 9:42 AM
To: Yaron, Adam
Subject: FW: Zoning Change

Categories: Blue Category

From: Kuester, Kelli
Sent: Monday, September 17, 2018 9:12 AM
To: plcpch <plcpch@cox.net>
Subject: RE: Zoning Change

Good morning,

Mayor Lane and the City Councilmembers have asked that I thank you for your email and for sharing your input.

Best,

Kelli Kuester
Management Assistant to the Mayor
3939 N. Drinkwater Blvd., Scottsdale, AZ 85251
kkuester@scottsdaleaz.gov
(480) 312-7977

From: plcpch <plcpch@cox.net>
Sent: Sunday, September 16, 2018 1:41 PM
To: City Council <CityCouncil@scottsdaleaz.gov>
Subject: Zoning Change

Hello to everyone on the City Council. I would like to go on record as being opposed to a zoning change in north Scottsdale at the corner of Scottsdale Rd. and Lone Mountain. Here are a few of the reasons why.

- The property is located on the "Desert Foothills Scenic Drive". Yes, that 6-mile section of roadway has other commercial property on it, and it's certainly not as scenic as it was 20 years ago. However, that's all the more reason to save this property rather than develop it. Scottsdale is all about being in a beautiful part of the Sonoran Desert. That is one of the reasons for so much tourism. If you allow more commercial development along this stretch of road you'll be saying to all developers that they are more important than tourism and more important than the City of Scottsdale itself.

- There is no need for an additional storage facility in this area. There are already several storage facilities within a 5 to 8-mile radius, with adequate available storage space at any given time. As was pointed out in a recent city meeting, the area continues to be densely populated by seniors. With age comes the desire to get rid of the things we don't use. We give stuff away rather than store it.

- AJ's market, along with additional commercial/business space, is located at the same intersection. It has been there for quite a few years and has never been fully occupied. There's always empty space

available for new businesses. Along with not needing storage, the area doesn't need more commercial/business space (which could happen if the property is rezoned and the storage facility does not end up being constructed).

- Those of us who live in the area chose to do so because of its seclusion. We don't want commercial development in our neighborhood. We have no problem at all driving several miles to go to shops and restaurants and business offices. We want as much peace and quiet and dark sky as possible.

- Please listen to your constituents. We elect you. We pay your salaries. We implore you to pay attention to the wishes and desires of the residents of Scottsdale.

Thank you for voting NO on this zoning change.

P Holmes

Yaron, Adam

From: McClay, Doris
Sent: Monday, September 17, 2018 9:41 AM
To: Yaron, Adam
Subject: FW: Storage unit proposal for Lone Mountain and Scottsdale

Categories: Blue Category

-----Original Message-----
From: Kuester, Kelli
Sent: Monday, September 17, 2018 9:09 AM
To: Bonnie Weissmueller <bonnie0209@aol.com>
Subject: RE: Storage unit proposal for Lone Mountain and Scottsdale

Dear Ms. Weissmueller,

Mayor Lane and the City Councilmembers have asked that I thank you for your email and for sharing your input.

Best,

Kelli Kuester
Management Assistant to the Mayor
3939 N. Drinkwater Blvd., Scottsdale, AZ 85251 kkuester@scottsdaleaz.gov
(480) 312-7977

-----Original Message-----
From: Bonnie Weissmueller <bonnie0209@aol.com>
Sent: Saturday, September 15, 2018 2:06 PM
To: City Council <CityCouncil@scottsdaleaz.gov>
Subject: Storage unit proposal for Lone Mountain and Scottsdale

I am against building a storage unit on Lone Mountain and Scottsdale Road for many reasons. This is a residential area and there should not be a reason for a large storage unit. The infrastructure does not support such a large building which will cause more traffic than this area can handle. This will include trucks and other large vehicles. Scottsdale is a scenic road and a storage facility does not belong on a scenic road. We live here for the natural flora and fauna and the quiet nature of this area. Please vote no on this change of zoning. It will be very detrimental for our neighborhood. I plan to attend the next hearing and will vote against anyone who supports zoning changes like this one that are destroying the quiet parts of Scottsdale.
Bonnie Weissmueller
P. 480.296.6931

Sent from my iPad

Yaron, Adam

From: McClay, Doris
Sent: Monday, September 17, 2018 9:41 AM
To: Yaron, Adam
Subject: FW: Lone mountain storage facility

Categories: Blue Category

From: Kuester, Kelli
Sent: Monday, September 17, 2018 9:08 AM
To: Dorothy Engstrom <dorothyengstrom@gmail.com>
Subject: RE: Lone mountain storage facility

Dear Mr. and Mrs. Engstrom,

Mayor Lane and the City Councilmembers have asked that I thank you for your email and for sharing your input.

Best,

Kelli Kuester
Management Assistant to the Mayor
3939 N. Drinkwater Blvd., Scottsdale, AZ 85251
kkuester@scottsdaleaz.gov
(480) 312-7977

From: Dorothy Engstrom <dorothyengstrom@gmail.com>
Sent: Saturday, September 15, 2018 8:05 AM
To: City Council <CityCouncil@scottsdaleaz.gov>
Subject: Lone mountain storage facility

Please do NOT change the zoning to allow the storage facility. It would be a blight on the neighborhood and reduce home values.

Thank you, Dorothy and Don Engstrom

32516 n. 56th pl.
Cave Creek, az 85331

Dorothyengstrom@gmail.com

Yaron, Adam

From: McClay, Doris
Sent: Monday, September 17, 2018 9:41 AM
To: Yaron, Adam
Subject: FW: Opposition to 239-PA-2018

Categories: Blue Category

-----Original Message-----
From: Kuester, Kelli
Sent: Monday, September 17, 2018 9:07 AM
To: Sara Haugen <shaugen3@icloud.com>
Subject: RE: Opposition to 239-PA-2018

Dear Mr. and Mrs. Haugen,

Mayor Lane and the City Councilmembers have asked that I thank you for your email and for sharing your input.

Best,

Kelli Kuester
Management Assistant to the Mayor
3939 N. Drinkwater Blvd., Scottsdale, AZ 85251 kkuester@scottsdaleaz.gov
(480) 312-7977

-----Original Message-----
From: Sara Haugen <shaugen3@icloud.com>
Sent: Friday, September 14, 2018 9:47 PM
To: City Council <CityCouncil@scottsdaleaz.gov>
Subject: Opposition to 239-PA-2018

> Dear council members,

> Regarding the Lone Mountain/Scottsdale Rd proposed amendment we are strongly opposed to the amendment to the general plan. This area is designated residential and very rural in nature with large lots. Placing a C1 designated property (dressed up warehouse as we view it) makes no sense especially as it shares boundaries with high end residential currently in existence and it is along a long stretch of scenic drive area. In addition, there is available commercial property within 2 miles (along cave creek and carefree hwy) along with 4 other storage units within a 5 mile radius. We ask you to turn down this amendment to the general plan and subsequent rezoning.
>
> Sincerely
>
> Kevin and Sara Haugen
> 602-329-5322

Yaron, Adam

From: rsugarrae@aol.com
Sent: Monday, September 17, 2018 8:09 AM
To: Yaron, Adam; McClay, Doris
Subject: Fwd: Lone Mt Storage Facility

Categories: Blue Category

See my concerns below

Sent from AOL Mobile Mail
Get the new AOL app: mail.mobile.aol.com

On Monday, September 17, 2018, dmclay@scottsdaleaz.gov <dmclay@scottsdaleaz.gov> wrote:

To Whom It May Concern

As a resident of BellaSera please be advise that I am strongly opposed to the proposal to rezone the property on Lone Mt and Scottsdale Rd to make way for a storage facility

While I am sure you believe that u have the best interests of the community please be aware of my and many others concern at the thought of a commercial establishment at that location. There are far too many businesses in this area already. While such properties on the whole have tried to blend their architecture to the environment additional structures and signage would only degrade the area. Additionally pollution and other environmental factors are a deterrent. Thus is a residential area. One of the most beautiful in the state. All efforts to maintain that should be paramount.

I strongly urge you NOT TO REZONE this property

Sincerely
Rae Culotta
30994 N 74 Way
Scottsdale AZ. 85267
516-987-2897
rsugarrae@aol.com

Sent from AOL Mobile Mail
Get the new AOL app: mail.mobile.aol.com

Yaron, Adam

From: James Curtis <curtisjmmd@yahoo.com>
Sent: Sunday, September 16, 2018 4:55 PM
To: Yaron, Adam
Subject: Storage Units @ Lone Mtn/Scottsdale

Categories: Blue Category

I do not think that sacrificing Sonoran desert for storage would be considered good stewardship for valued lands.

Sent from my iPad

Yaron, Adam

From: Bart Sotnick <bartsot@q.com>
Sent: Saturday, September 15, 2018 4:44 PM
To: Yaron, Adam
Subject: Comments on Scottsdale-Lone Mountain Rezoning Proposal

Categories: Blue Category

Barton R. Sotnick

7403 E. Brisa Drive
Scottsdale, AZ 85266
480-575-7040
Bartsot@q.com

September 15, 2018

Mr. Adam Yaron
Project Coordination Liaison
City of Scottsdale

By email

Dear Mr. Yaron,

Would you kindly include these comments in the package going to the planners and City Council concerning the proposed zoning change for the property at Scottsdale Road and Lone Mountain Road.

Major General Plan Amendment Case 2-GP-2018 and

Companion Rezoning Case 8-ZN-2018

Gentlemen and Ladies:

I am writing to express my dismay that the City is considering changing the zoning for the northwest corner of Scottsdale Road at Lone Mountain Road from rural to commercial.

Earlier City Councils and Planning Boards, in their wisdom, believed this area to be best suited for rural zoning. There is no reason at this point to change that designation simply because a developer is seeking a change to commercial zoning for his own benefit.

One of my major concerns in a change to commercial zoning is that it will open the door to projects beyond the current proposal to build a public storage unit. If this current proposal fails to be completed, we will be saddled

with a commercial property instead of rural property. With a commercial designation, this developer or subsequent ones will find it much easier to push through some other commercial development on the property.

The current proposed development is clearly neither needed or wanted by the neighborhood as illustrated by the extensive negative comments the developer, and - I am sure - the City government, has received since its initial plans were made public.

The submission indicates that the building would be two stories below grade and a single story above. However, the geological structure of the area makes it highly unlikely that the developer would be able to economically put in two below-grade stories. That would probably result in abandonment of this development plan and the neighborhood would then have another piece of commercial property in what is ostensibly a rural area. It's the classic "bait and switch", and as bad as this storage facility proposal is, there are far worse ones that could then slide through because of the commercial designation.

You must also consider the negative impact that commercial zoning will have on nearby property owners. Many of them purchased their land confident that the City would uphold its pledge - in the form of the master plan - to keep the rural nature of the area. The owner of this parcel was aware of the rural designation and despite that has chosen to attempt to sell it for commercial development.

The City should not be complicit in abandoning the rural designation for the sake of further unnecessary commercial usage. If this rezoning is approved over the objections of thousands of residents in the immediate area, you can be sure that these voters will be sure to remember who it was that ignored their desires at election time.

Sincerely yours,

Barton R. Sotnick

Linda J. Sotnick

Yaron, Adam

From: krj4556 <krj4556@yahoo.com>
Sent: Saturday, September 15, 2018 3:38 PM
To: Yaron, Adam
Subject: Lone Mountain Storage

Categories: Blue Category

As a nearby resident, I am in favor of this storage facility being built but would hipe that it has proper landscaping like the Summit retail area
Ken Johnston
Las Piedras, Scottsdale

Sent from my Sprint Samsung Galaxy® Note 4.

Yaron, Adam

From: Carole Schneider <caroletn7020@gmail.com>
Sent: Saturday, September 15, 2018 3:25 PM
To: Yaron, Adam
Subject: Storage Facility

Categories: Blue Category

Greetings:

Greetings:

It is very disturbing to think about the city of Scottsdale granting permission for a storage facility on what is known as a scenic highway. Who benefits from a storage facility? Not the public who love to drive the highway and certainly not residents.

If the Council is looking for more tax money, please find another project that will not ruin a lovely drive.
Carole Schneider
602-980-3015

Yaron, Adam

From: E.A. Flack <licrishldy@aol.com>
Sent: Saturday, September 15, 2018 10:54 AM
To: Yaron, Adam; citycouncil@scottsdasleaz.gov
Subject: Lone Mountain Storage Facility

Categories: Blue Category

To Whom it may concern:

I am a resident of North Scottsdale in Las Piedras. We chose to buy in our location because of the Desert corridor and the "protection" from commercial builds. Any persons who bought property along this corridor knew up front their property was zoned for residential use only. Now all of a sudden that property owner wants to attempt to change zoning for that property and sell the property for commercial use? Why?

Due to the fact you approved the Memory Care Facility and it is "borderline" commercial you have essentially allowed a loophole for others and has maybe set a precedent no one really wants for our community. BAD move.

We do NOT want our property values to continue to decrease due to more commercial activity! The people who live along this corridor appreciate the dim lighting and the quiet nature of the desert scenic corridor. Why do you feel it necessary to build on nearly every open space?

There are other storage facilities within a few mile radius of this particular location along cave creek road - where Phoenix does not mind all of the commercial activity.
I know about them because I rent in one of them. They all have availability! There is no reason to build another on this location!
I would respectfully suggest you travel through them or call for yourselves to see what you might be approving for this parcel!

Thank you...

Elyse Flack
7599 e camino slide del sol
85266

Yaron, Adam

From: kathleen <porter3boyz@hotmail.com>
Sent: Friday, September 14, 2018 4:41 PM
To: Yaron, Adam
Subject: Re-zoning of Lone Mountain/ Scottsdale Rd. Intersection

Categories: Blue Category

Please record our objection to the proposed re-zoning of the corner noted above in the subject line.

We purchased our North Scottsdale home, very close to that location, because of the beauty of the desert and open space appeal. Residential zoning status needs to prevail, not flipping to commercial zoning, as developers would desire.

Please preserve the status of our investments, as homeowners and tax payers by making our opinions known to all entities involved in the decision making process .

Bob and Kathy Porter
30883 N. 74th Way
Scottsdale , AZ 85266

Sent from my iPhone

Yaron, Adam

From: Mark Levine <jlevine717@gmail.com>
Sent: Friday, September 14, 2018 3:16 PM
To: Yaron, Adam; McClay, Doris
Cc: City Council
Subject: 2-GP-2018 Lone Mountain Self Storage

Categories: Blue Category

My position on 2-GP-2018 is that I am AGAINST changing the zoning from rural/residential to commercial.

There are no net benefits for the residential constituency in general, and the close proximity neighbors would be harmed financially and in their daily quality of life. The additional truck traffic, congestion, and backups caused by left hand turns off Scottsdale Rd would make an already bad traffic situation much worse. Those of us who drive north on Scottsdale Rd daily know that additional tractor trailers would turn Scottsdale Rd into a parking lot. If a transportation study says otherwise, it's wrong.

A Storage Unit has no place in a residential neighborhood - but everyone already knows that. As the final council decision addresses only the zoning decision, and not whether the type of proposed business is objectionable, there should only be one logical outcome - and that is to leave the parcel zoning as rural/residential. That also eliminates the risk of an alternate commercial establishment taking root should the economics of Storage Units change suddenly.

Establishing this precedent NOW should discourage others from pursuing similar applications and wasting people's time to focus on more important issues facing Scottsdale, unless they are sure they have more than a majority buy-in of the community at application time. People who invested in land knew what the zoning was when they invested, so any risks should be theirs alone and should not be forced onto the rest of the community.

Mark Levine
6971 E Thirsty Cactus Ln
Scottsdale

Yaron, Adam

From: dnb.terravita@gmail.com
Sent: Friday, September 14, 2018 3:52 PM
To: Yaron, Adam
Subject: RE: Proposed Lone Mountain Storage Facility

Categories: Blue Category

Thanks, Adam and for all your work. If we can assist in any way, up here in the far north, just let us know.

Have a good weekend.

Don (Buch)

From: Yaron, Adam <AYaron@Scottsdaleaz.gov>
Sent: Friday, September 14, 2018 3:48 PM
To: dnb.terravita@gmail.com
Subject: RE: Proposed Lone Mountain Storage Facility

Mr. Buch,

Thank you for the comments. We will ensure they be included in the case file and citizen outreach portion of what gets presented to City Council later this year.

Staff will work on a response for your questions early next week. Thank you again for your time.

Adam Yaron, Project Coordination Liaison

City of Scottsdale
Planning & Development Department | Long Range Planning Services
7447 East Indian School Road, Suite 105 Scottsdale, Arizona 85251
[Direct] 480.312.2761
[Email] ayaron@scottsdaleaz.gov
[Web] www.scottsdaleaz.gov

From: dnb.terravita@gmail.com <dnb.terravita@gmail.com>
Sent: Friday, September 14, 2018 7:44 AM
To: Yaron, Adam <AYaron@Scottsdaleaz.gov>
Subject: Proposed Lone Mountain Storage Facility

Good Morning Adam –

Thanks for hosting last night's Open House. I hope it proved helpful to you and your associates.

Knowing that I am not as concise as some others (!), I pre-prepared a variety of questions and comments. I left it at the front table on my way out and trust it has, or will, find its way to you. I subsequently noted a typo – not of material significance – but herewith is a copy of the corrected version if that helps and/or if an electronic version assists you.

Thanks again and have a good weekend,

Don

Yaron, Adam

From: McClay, Doris
Sent: Friday, September 14, 2018 3:28 PM
To: Yaron, Adam
Subject: FW: The proposed rezoning for a Lone Mountain Storage facility

Categories: Blue Category

-----Original Message-----
From: Kuester, Kelli
Sent: Friday, September 14, 2018 3:26 PM
To: Virginia Burnell <vgburnell@gmail.com>
Subject: RE: The proposed rezoning for a Lone Mountain Storage facility

Dear Ms. Burnell,

Mayor Lane and the City Councilmembers have asked that I thank you for your email and for sharing your input.

Best,

Kelli Kuester
Management Assistant to the Mayor
3939 N. Drinkwater Blvd., Scottsdale, AZ 85251 kkuester@scottsdaleaz.gov
(480) 312-7977

-----Original Message-----
From: Virginia Burnell <vgburnell@gmail.com>
Sent: Friday, September 14, 2018 1:04 PM
To: City Council <CityCouncil@scottsdaleaz.gov>
Subject: The proposed rezoning for a Lone Mountain Storage facility

I would to protest the re-zoning being requested for the corner of Lone Mountain and Scottsdale roads. It should remain as it was originally zoned, a residential NOT commercial facility. Hope you will hear the constituents who are telling you want their desires are. Sincerely, Virginia Burnell 7355 E. Visao Dr Scottsdale AZ 85266

Yaron, Adam

From: McClay, Doris
Sent: Friday, September 14, 2018 3:00 PM
To: Yaron, Adam
Subject: FW: Storage Warehouse at Scottsdale Road and Lone Mountain

Categories: Blue Category

From: Kuester, Kelli
Sent: Friday, September 14, 2018 2:14 PM
To: Lynne Sulivan <sully1858805620@aol.com>
Subject: RE: Storage Warehouse at Scottsdale Road and Lone Mountain

Dear Ms. Sullivan,

Mayor Lane and the City Councilmembers have asked that I thank you for your email and for sharing your input.

Best,

Kelli Kuester
Management Assistant to the Mayor
3939 N. Drinkwater Blvd., Scottsdale, AZ 85251
kkuester@scottsdaleaz.gov
(480) 312-7977

From: Lynne Sulivan <sully1858805620@aol.com>
Sent: Friday, September 14, 2018 2:06 PM
To: City Council <CityCouncil@scottsdaleaz.gov>
Subject: Storage Warehouse at Scottsdale Road and Lone Mountain

Dear City Council,

The proposed zoning change and subsequent creation of this warehouse is unacceptable and incompatible with the surrounding area and residences. No matter how many false fronts are attached to this building, it will always be an eyesore and a detriment to the property values of adjoining residences.

Frankly, I am shocked and disappointed that the City Council would waste time and money entertaining the idea. Each of you has to consider if YOU would approve this monstrosity if it were proposed to be built next to YOUR home.

I have reviewed the documents available online and it seems they have not satisfied all the requirement that the City put forth. I am especially interested in their study of the current storage facilities, capacity and occupancy. There are many I am aware of and several under construction nearby. I would like to see their response since I believe the area is already saturated.

I would also like to know why this proposed project cannot be constructed in a commercial zone where like businesses are thriving.

And what do you say to the families who have designed and built million dollar residences on adjoining lots? What do you predict about their property's value?

This is a shameful. I was under the impression that the City Council would protect the residents and their property from the bulldozers of the greedy.

Sincerely,
Lynne Sullivan
Vice President, Sand Flower Home Owners Association

Yaron, Adam

From: McClay, Doris
Sent: Friday, September 14, 2018 3:00 PM
To: Yaron, Adam
Subject: FW: Lone Mountain and Scottsdale Road -- Storage Facility Project

Categories: Blue Category

From: Kuester, Kelli
Sent: Friday, September 14, 2018 2:00 PM
To: ken@getnewport.com
Subject: RE: Lone Mountain and Scottsdale Road -- Storage Facility Project

Dear Mr. Holeski,

Mayor Lane and the City Councilmembers have asked that I thank you for your email and for sharing your input.

Best,

Kelli Kuester
Management Assistant to the Mayor
3939 N. Drinkwater Blvd., Scottsdale, AZ 85251
kkuester@scottsdaleaz.gov
(480) 312-7977

From: Kenneth M Holeski <ken@getnewport.com>
Sent: Friday, September 14, 2018 1:19 PM
To: City Council <CityCouncil@scottsdaleaz.gov>
Cc: dmclay@scottsdaleaz.gov; Yaron, Adam <AYaron@Scottsdaleaz.gov>
Subject: Lone Mountain and Scottsdale Road -- Storage Facility Project

September 14, 2018

Gentlemen and Ladies:

This email is intended to inform you of my extreme opposition to the proposed Storage Facility to be constructed at Scottsdale Rd and Lone Mountain. It is paramount that the Council and those members of the administration understand why residents in the area chose to live in the area. We selected this area because it was still of natural desert look. The Scenic Sonoran Desert Parkway remember?

To construction of commercial buildings of more than one story or of commercial appearance would an incredible disappointment.

Rezoning this property and approving the storage facility would be a violation of the trust that homeowners in the area placed in council and it's extensions.

Please deny the rezoning and approval.

Kenneth M Holeski

8143 E ARROYO SECO RD
SCOTTSDALE, AZ 85266

ken@getnewport.com

T: 216.514.5151
F: 216.373.4949
C: 216.789.0696

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Advisory fees are discussed in form ADV Part 2A. A copy of Newport Investment Advisors ADV Part 2A is filed with the SEC and available upon request at no charge. Past performance figures may not reflect the deduction of investment advisory fees. Client's return will be reduced by the advisory fees and any other expenses it may incur in the management of its investment advisory account. Investment advisory fees are described in Form ADV Part 2A and is available upon request. A representative example (i.e. chart) will be made available upon request, which shows the effect of investment advisory fee could have on the total value of a clients portfolio, compounded over a period of years. Fees are negotiable. Past performance is no guarantee of future results. Actual results may differ from those indicated.

Yaron, Adam

From: mca6327 <mca6327@aol.com>
Sent: Friday, September 14, 2018 1:58 PM
To: Yaron, Adam
Subject: No need for ANOTHER storage facility on Lone Mountain and Scottsdale Rd

Categories: Blue Category

Sent from my Verizon, Samsung Galaxy smartphone
This must be stopped!! Please do not ruin the beautiful desert corridor. If this passes, it will be just the beginning of more industrial buildings.

Thank you,
Mary Anderson
Bellasera

Yaron, Adam

From: Alisa & Michael <mcfif@cox.net>
Sent: Friday, September 14, 2018 10:10 AM
To: Yaron, Adam
Subject: zoning/land use question

Categories: Blue Category

Good morning Adam,

Follow-up question to last night: Please list the zoning categories that fall under commercial land use. Thank you.

Alisa McMahon

Yaron, Adam

From: McClay, Doris
Sent: Friday, September 14, 2018 9:05 AM
To: Yaron, Adam
Subject: FW: Lone Mountain Self Storage

Categories: Blue Category

-----Original Message-----
From: Kuester, Kelli
Sent: Friday, September 14, 2018 8:50 AM
To: Diane Gabriel <dgabriel5@aol.com>
Subject: RE: Lone Mountain Self Storage

Dear Ms. Gabriel,

Mayor Lane and the City Councilmembers have asked that I thank you for your email and for sharing your input.

Best,

Kelli Kuester
Management Assistant to the Mayor
3939 N. Drinkwater Blvd., Scottsdale, AZ 85251 kkuester@scottsdaleaz.gov
(480) 312-7977

-----Original Message-----
From: Diane Gabriel <dgabriel5@aol.com>
Sent: Thursday, September 13, 2018 1:23 PM
To: City Council <CityCouncil@scottsdaleaz.gov>
Subject: Lone Mountain Self Storage

I am opposed to changing the use from rural neighborhoods to commercial. Please vote this proposal down.

Diane Gabriel
Terravita resident

Sent from my iPad

Yaron, Adam

From: McClay, Doris
Sent: Friday, September 14, 2018 9:05 AM
To: Yaron, Adam
Subject: FW: Case Number 2-GP-2018 & Companion number 8-ZN-2018
Attachments: RE: Case Number 2-GP-2018 & Companion number 8-ZN-2018 ; RE: Case Number 2-GP-2018 & Companion number 8-ZN-2018 ; Re: Case Number 2-GP-2018 & Companion number 8-ZN-2018 ; RE: Case Number 2-GP-2018 & Companion number 8-ZN-2018

Categories: Blue Category

From: Kuester, Kelli
Sent: Friday, September 14, 2018 8:49 AM
To: sandals85@live.com
Subject: Case Number 2-GP-2018 & Companion number 8-ZN-2018

Dear Mrs. Berger,

Mayor Lane and the City Councilmembers have asked that I thank you for your email and for sharing your input.

Best,

Kelli Kuester
Management Assistant to the Mayor
3939 N. Drinkwater Blvd., Scottsdale, AZ 85251
kkuester@scottsdaleaz.gov
(480) 312-7977

Yaron, Adam

From: Jim Ragborg <jimragborg@gmail.com>
Sent: Thursday, September 13, 2018 8:27 PM
To: Yaron, Adam
Subject: Lone Mountain self storage proposal

Categories: Blue Category

I am writing to express my opposition to the proposed development of a public storage facility at the intersection of Scottsdale Road and Lone Mountain Road.

I am a resident of the area. My home is in the BellaSera community at the southeast corner of that intersection. Those of us who chose the far north Scottsdale area to make our home have relied on the general plan that limited commercial industrial development in the area. We have invested our money because that is the kind of community we desired and did so believing that the city had assured us, with the general plan, that we would have it.

Currently, there are 5 self storage facilities within 5 miles of the proposed location and 11 facilities within 10 miles. Each of them currently has space available in all size units. Our low population density is not in need of more space. If people from outside the area were to come to the proposed facility they would have to drive past current storage facilities that all have space available. Why would they do that? This developer's business plan has been to build these facilities and then sell them to investors. One of my concerns is that once the zoning is changed to commercial, anything could be added to the site or the site could be redeveloped to any commercial use.

Before you take the huge step to change the general plan and zoning, I hope you will look at the state of the other commercial developments along Scottsdale road north of Jomax road along the Scenic Drive. The AJ's development at the same corner as the proposed storage facility is only about 40% occupied and many of the pads have never had a tenant since the facility was built. The Summit development at Ashler Hills Road routinely has vacancies among the small shops and restaurants. Even the anchor office supply store is struggling in the low density population base. The development at EL Pedregal is virtually a ghost town. In my 13 years living in the area, no business has been able to survive at El Pedregal.

The question here is one of land use and the Scottsdale general plan. If current commercial development along this section of Scottsdale Road is struggling and there is an abundance of current storage facilities with available space, what would be the need to amend the general plan and zoning. I urge you to reject this project.

JIM RAGBORG
7395 E. VISAO DRIVE
SCOTTSDALE, AZ 85266
612-414-3107 CELL
JIMRAGBORG@GMAIL.COM

Yaron, Adam

From: McClay, Doris
Sent: Thursday, September 13, 2018 2:31 PM
To: Yaron, Adam
Subject: FW: zoning change for storage unit

Categories: Blue Category

From: Kuester, Kelli
Sent: Thursday, September 13, 2018 11:31 AM
To: Andrea Korff <mandakorff@cox.net>
Subject: RE: zoning change for storage unit

Dear Mr. Korff,

Mayor Lane and the City Councilmembers have asked that I thank you for your email and for sharing your input.

Best,

Kelli Kuester
Management Assistant to the Mayor
3939 N. Drinkwater Blvd., Scottsdale, AZ 85251
kkuester@scottsdaleaz.gov
(480) 312-7977

From: MarkandAndrea Korff <markkorff@gmail.com> **On Behalf Of** Andrea Korff
Sent: Thursday, September 13, 2018 10:56 AM
To: City Council <CityCouncil@scottsdaleaz.gov>
Subject: zoning change for storage unit

TO WHOM IT MAY CONCERN,

1- WE HAVE STORAGE UNIT FACILITIES VERY CLOSE TO THIS LOCATION ALREADY, AT CAREFREE HWY BEHIND HOME DEPOT, AND NORTH OF PINNACLE ON SCOTTSDALE ROAD.

2- TO REZONE FOR COMMERCIAL IN A DENSE RESIDENTIAL NEIGHBORHOOD IS UNSIGHTLY AND UN-NECESSARY. THIS IS THE SCENIC HWY. FOR SCOTTSDALE.

3- IF YOU LET THIS OCCUR FOR REZONING, WHAT IS NEXT.

PLEASE TAKE INTO CONSIDERATION THESE THOUGHTS. LETS KEEP NORTH SCOTTSDALE NEIGHBORHOODS RESIDENTIAL AND NOT COMMERCIAL. WE MOVED TO THIS AREA TO GET AWAY FROM JUST WHAT THIS DEVELOPERS INTENTIONS ARE TO DO WITH THIS LAND.

MARK KORFF
CONCERNED RESIDENT AND CITIZEN

Yaron, Adam

From: Diane Gabriel <dgabriel5@aol.com>
Sent: Thursday, September 13, 2018 1:25 PM
To: Yaron, Adam
Subject: Lone Mountain Self Storage

Categories: Blue Category

I am opposed to changing the use from rural neighborhood to commercial. Please vote this change down. Thank you.

Diane Gabriel
Terravita resident

Sent from my iPad

Yaron, Adam

From: Tim Mayer <tgmayer@msn.com>
Sent: Thursday, September 13, 2018 1:03 PM
To: Yaron, Adam; City Council
Subject: Proposed Lone Mountain Storage Facility

Categories: Blue Category

To Whom it may concern:
I am a resident in the Terravita Community, which is located at Scottsdale Road & Westland.
One of the reasons we purchased a home in North Scottsdale was because of the natural landscape and lack of commercial type buildings.
I believe this proposed storage facility would be an eyesore, and increase the traffic in the adjacent area.
Please reconsider and vote no to the facility.
Thanks for your time.
Timothy Mayer

Yaron, Adam

From: Brent Bourdeau <thebourdeaux@aol.com>
Sent: Thursday, September 13, 2018 9:54 AM
To: bartsot@q.com
Cc: McClay, Doris; Yaron, Adam
Subject: Re: [AZ Bellasera] DON'T FORGET THE MEETING ON LONE MOUNTAIN STORAGE...

Categories: Blue Category

Good morning Bart,

I was at the first meeting, at a much closer location, and I agree that they're trying to discourage attendance at tonight's meeting by having it just out of the way.

Normally I would attend, but I have surgery early tomorrow morning and will be in preparation mood and cannot attend tonight -- but through this letter to you, and copied to the City, I hope that my voice might be heard.

In addition to all the opposition to the rezoning to commercial, and to the construction of mini-storage units that has already been expressed and echoed, I don't remember much being said about the tremendous traffic that already exists on Scottsdale Road and the number of accidents taking place on our scenic drive. Disturbing what has become a beautiful drive because Scottsdale's putting utilities underground, spending money for landscape beautification, adding trails for pedestrians and cyclists, it seems like a counter-productive decision if they decide to go ahead and allow greed and the tax dollar influence their decision.

Earlier this week I made the effort to assess the number of vacancies in storage units within a 7 mile radius from this location, and the information obtained from the various projects exceeded 160 units. It seems that we do not need more facilities or units in the area. We are living in a time where political activism is making every attempt to "Make America Green", changing property zoning from residential to commercial is contrary to rational thought.

Thank you.

Brent Bourdeau
7651 E. Visao Dr.
Scottsdale, AZ 85266

In a message dated 9/13/2018 9:20:17 AM US Mountain Standard Time, notification@facebookmail.com writes:

Facebook

Bart Sotnick posted in AZ Bellasera.

Bart Sotnick
September 13 at 9:20 AM

DON'T FORGET THE MEETING ON LONE MOUNTAIN STORAGE FACILITY TONIGHT, 9/13, AT 5 P.M.
Meeting is at Copper Ridge School, 10101 E. Thompson Peak Parkway, east of Pima. Left onto Thompson Peak and follow it around to school, or continue on Pima and turn left at E. Windgate Pass Drive and follow to school.
It's important that we get a good turnout because I believe they want to tell City that there wasn't much interest in this meeting or the proposal. One of the reasons they chose a location so far away.

Like Comment

Yaron, Adam

From: Sandi and Allan <sandals85@live.com>
Sent: Thursday, September 13, 2018 9:47 AM
To: Yaron, Adam; McClay, Doris
Subject: Re: Rezoning issue for NW Corner of Scottsdale & Lone Mountain Roads
Attachments: Zoning letters.docx

Categories: Blue Category

I am pleased to attach a 2-page memo I sent to Mayor Lane and City Council. Please review it. It shows who we are dealing with and how they operate. Please call me at 480.625.3700 if you have questions.

Based on 1784 Capital Partners past experience they will flip this property after it looks profitable. We residents are at their mercy. The area is already overbuilt with self storage facilities which are not fully occupied. All within a 10 minute drive from this location. Thank you for requesting an independent market analysis and reviewing their submissions so carefully.

Respectfully submitted,
Sandra Berger

Yaron, Adam

From: Marcie Zenner <marciezenner@yahoo.com>
Sent: Thursday, September 13, 2018 9:44 AM
To: Yaron, Adam; dmccay@scottsdaleaz.gov
Subject: Case # 2-GP-2018 & 8-ZN-2018

Categories: Blue Category

To: Adam Yaron and Doris McClay

Hello,

I am writing to express my disapproval of the project being proposed for the NW corner of Scottsdale Rd and Lone Mountain (parcel # 216-50-109 and 216-50-004).
The original and current zoning was adopted to specifically maintain the integrity of our desert community. We all take great pride in the beauty, cleanliness, wildlife and landscape that is maintained because of such zoning restrictions.
Not only will this take away from our habitat but it brings an eyesore to our residents and our guests. All which bring revenue to our town.
Please consider my opposition to this project and rezoning efforts. If there is a formal petition or procedure, I am happy to follow through.

Respectfully,
Marcie Kremen 480-518-4414
6910 E Windstone Tr.
Scottsdale, Az 85266

Sent from my iPad

Yaron, Adam

From: McClay, Doris
Sent: Thursday, September 13, 2018 9:27 AM
To: Yaron, Adam
Subject: FW: Zoning.

Categories: Blue Category

-----Original Message-----
From: Kuester, Kelli
Sent: Thursday, September 13, 2018 9:08 AM
To: Janet <janetkfischer@yahoo.com>
Subject: RE: Zoning.

Dear Ms. Fischer,

Mayor Lane and the City Councilmembers have asked that I thank you for your email and for sharing your input.

Best,

Kelli Kuester
Management Assistant to the Mayor
3939 N. Drinkwater Blvd., Scottsdale, AZ 85251 kkuester@scottsdaleaz.gov
(480) 312-7977

-----Original Message-----
From: Janet <janetkfischer@yahoo.com>
Sent: Thursday, September 13, 2018 6:31 AM
To: City Council <CityCouncil@scottsdaleaz.gov>
Subject: Zoning.

I oppose the zoning for the storage facility. Please do not let this happen. Jan fischer Sent from my iPad

Yaron, Adam

From: McClay, Doris
Sent: Thursday, September 13, 2018 9:27 AM
To: Yaron, Adam
Subject: FW: Proposed Lone mountain Storage Facility

Categories: Blue Category

From: Kuester, Kelli
Sent: Thursday, September 13, 2018 9:07 AM
To: Mechel Gallaway <mechelwhitehawk@yahoo.com>
Subject: RE: Proposed Lone mountain Storage Facility

Dear Mechel,

Mayor Lane and the City Councilmembers have asked that I thank you for your email and for sharing your input.

Best,

Kelli Kuester
Management Assistant to the Mayor
3939 N. Drinkwater Blvd., Scottsdale, AZ 85251
kkuester@scottsdaleaz.gov
(480) 312-7977

From: Mechel Gallaway <mechelwhitehawk@yahoo.com>
Sent: Wednesday, September 12, 2018 10:38 PM
To: City Council <CityCouncil@scottsdaleaz.gov>
Subject: Proposed Lone mountain Storage Facility

Dear Sir or Madam,

I have been a full time resident of Scottsdale most recently for 12 years. I graduated from Saguaro High School in the late 70's and I worked for the City if Scottsdale in the late 80's and early 90's.

I am a homeowner in the Terravita Community and I am against the proposed zoning change at Lone Mountain & Scottsdale road for the purpose of building a 600+ unit storage facility.

I believe this type of facility in this location will adversely effect home values in our area causing a hardship to thousands of families.

I ask that this request be denied. I appreciate your support in making the responsible choice of maintaining a higher standard of zoning in our beautiful city.

Sincerely,

Yaron, Adam

From: McClay, Doris
Sent: Thursday, September 13, 2018 9:26 AM
To: Yaron, Adam
Subject: FW: Propsed Lone Mountain Storage facility

Categories: Blue Category

From: Kuester, Kelli
Sent: Wednesday, September 12, 2018 4:45 PM
To: LEE ENGLUND <stearman1936@msn.com>
Cc: City Council <CityCouncil@scottsdaleaz.gov>; Thompson, Jim <JThompson@Scottsdaleaz.gov>
Subject: RE: Propsed Lone Mountain Storage facility

Dear Lee,

Mayor Lane and the City Councilmembers have asked that I thank you for your email and for sharing your input.

Best,

Kelli Kuester
Management Assistant to the Mayor
3939 N. Drinkwater Blvd., Scottsdale, AZ 85251
kkuester@scottsdaleaz.gov
(480) 312-7977

From: LEE ENGLUND <stearman1936@msn.com>
Sent: Wednesday, September 12, 2018 4:37 PM
To: City Council <CityCouncil@scottsdaleaz.gov>
Subject: Propsed Lone Mountain Storage facility

Why would you consider rezoning this area? It benefits only the owner at the expense of all of us who moved to North Scottsdale to escape this stuff. In addition it is precident setting and will lead to more of the same,if not worse. We do not want,or need this here.

Lee Englund

Sent from Mail for Windows 10

Yaron, Adam

From: McClay, Doris
Sent: Thursday, September 13, 2018 9:26 AM
To: Yaron, Adam
Subject: FW: Case Number 2-GP-2018 & Companion number 8-ZN-2018
Attachments: Zoning letters.docx

Categories: Blue Category

From: Kuester, Kelli
Sent: Wednesday, September 12, 2018 4:24 PM
To: Sandi and Allan <sandals85@live.com>
Cc: Lane, Jim <JLane@ScottsdaleAZ.Gov>; Smetana, Rachel <RSmetana@scottsdaleaz.gov>
Subject: RE: Case Number 2-GP-2018 & Companion number 8-ZN-2018

Dear Mrs. Berger,

Mayor Lane has asked that I thank you for your email and for sharing the letter as well as the input of the home owners in the area.

Best,

Kelli Kuester
Management Assistant to the Mayor
3939 N. Drinkwater Blvd., Scottsdale, AZ 85251
kkuester@scottsdaleaz.gov
(480) 312-7977

From: Sandi and Allan <sandals85@live.com>
Sent: Wednesday, September 12, 2018 2:53 PM
To: Lane, Jim <JLane@ScottsdaleAZ.Gov>
Subject: Case Number 2-GP-2018 & Companion number 8-ZN-2018

Dear Mayor Lane:

I am very concerned about the proposed rezoning for the North West Corner of Scottsdale and Lone Mountain Roads from Rural Residential to Commercial. We represent all the Homeowners Associations and individual home owners in this area.

Please review my attached remarks.

Respectfully submitted,

Sandra Berger

Yaron, Adam

From: McClay, Doris
Sent: Thursday, September 13, 2018 9:25 AM
To: Yaron, Adam
Subject: FW: Lone Mountain storage facility

Categories: Blue Category

-----Original Message-----
From: Kuester, Kelli
Sent: Wednesday, September 12, 2018 4:14 PM
To: Jane Guild <janeguild@mac.com>
Cc: City Council <CityCouncil@scottsdaleaz.gov>; Thompson, Jim <JThompson@Scottsdaleaz.gov>
Subject: RE: Lone Mountain storage facility

Dear Ms. Guild,

Mayor Lane and the City Councilmembers have asked that I thank you for your email and for sharing your input.

Best,

Kelli Kuester
Management Assistant to the Mayor
3939 N. Drinkwater Blvd., Scottsdale, AZ 85251 kkuester@scottsdaleaz.gov
(480) 312-7977

-----Original Message-----
From: Jane Guild <janeguild@mac.com>
Sent: Wednesday, September 12, 2018 3:59 PM
To: City Council <CityCouncil@scottsdaleaz.gov>
Subject: Lone Mountain storage facility

I strongly oppose a zoning change to allow for this facility.

Jane Guild
33052 N 71 st Street
Scottsdale AZ 85266

Yaron, Adam

From: McClay, Doris
Sent: Thursday, September 13, 2018 9:25 AM
To: Yaron, Adam
Subject: FW: Storage Units Scottsdale Rd & Lone Mountain

Categories: Blue Category

-----Original Message-----
From: Kuester, Kelli
Sent: Wednesday, September 12, 2018 3:41 PM
To: Dennis Meyer <dwdlmeyer@gmail.com>
Cc: City Council <CityCouncil@scottsdaleaz.gov>; Thompson, Jim <JThompson@Scottsdaleaz.gov>
Subject: RE: Storage Units Scottsdale Rd & Lone Mountain

Dear Mr. Meyer,

Mayor Lane and the City Councilmembers have asked that I thank you for your email and for sharing your input.

Best,

Kelli Kuester
Management Assistant to the Mayor
3939 N. Drinkwater Blvd., Scottsdale, AZ 85251 kkuester@scottsdaleaz.gov
(480) 312-7977

-----Original Message-----
From: Dennis Meyer <dwdlmeyer@gmail.com>
Sent: Wednesday, September 12, 2018 1:43 PM
To: City Council <CityCouncil@scottsdaleaz.gov>
Subject: Storage Units Scottsdale Rd & Lone Mountain

Scottsdale Council

I am writing to express my opposition the rezoning and construction of a public storage facility on the captioned property.
This land was zoned residential with forethought by the city planners and I see no positive outcome from changing that original zoning. As a neighbor to that land I strongly oppose any rezoning of such land and ask the council to vote NO on the proposed rezoning plans.

Thank You for your consideration.
Dennis Meyer
33624 N 69th St.
Scottsdale, Az.

Sent from my iPhone

Yaron, Adam

From: McClay, Doris
Sent: Thursday, September 13, 2018 9:24 AM
To: Yaron, Adam
Subject: FW: Lone Mountain Road and Scottsdale Road possible rezoning

Categories: Blue Category

-----Original Message-----
From: Kuester, Kelli
Sent: Wednesday, September 12, 2018 3:40 PM
To: Lee Antonio <lee.antonio@sbcglobal.net>
Cc: City Council <CityCouncil@scottsdaleaz.gov>; Thompson, Jim <JThompson@Scottsdaleaz.gov>
Subject: RE: Lone Mountain Road and Scottsdale Road possible rezoning

Dear Mr. and Mrs. Antonio,

Mayor Lane and the City Councilmembers have asked that I thank you for your email and for sharing your input.

Best,

Kelli Kuester
Management Assistant to the Mayor
3939 N. Drinkwater Blvd., Scottsdale, AZ 85251 kkuester@scottsdaleaz.gov
(480) 312-7977

-----Original Message-----
From: Lee Antonio <lee.antonio@sbcglobal.net>
Sent: Wednesday, September 12, 2018 3:05 PM
To: City Council <CityCouncil@scottsdaleaz.gov>; Yaron, Adam <AYaron@Scottsdaleaz.gov>
Subject: Lone Mountain Road and Scottsdale Road possible rezoning

PLEASE do not rezone this tract of land to enable a light storage facility to be built.

It is much too commercial in a residential area to be changed. It's construction would change the entire view of the North Scottsdale Road environment and look like a zoning error....like much of Houston, TX, does now for its lack of zoning!

Rezoning this area will harm our residential way of life and diminish our property values.

There is a storage facility nearby...on west Cake Creek Road behind Fry's, that ably serve the residents of Cave Creek and North Scottsdale.

Please vote NO.

Thanks,
Marshall and Lee Antonio

6044 E. Brilliant Sky Drive
Terravita

Yaron, Adam

From: McClay, Doris
Sent: Thursday, September 13, 2018 9:24 AM
To: Yaron, Adam
Subject: FW: Zoning Change Request

Categories: Blue Category

From: Kuester, Kelli
Sent: Wednesday, September 12, 2018 3:39 PM
To: Jeannine <jvenezia462@gmail.com>
Cc: City Council <CityCouncil@scottsdaleaz.gov>; Thompson, Jim <JThompson@Scottsdaleaz.gov>
Subject: RE: Zoning Change Request

Dear Mr. and Mrs. Venezia,

Mayor Lane and the City Councilmembers have asked that I thank you for your email and for sharing your input.

Best,

Kelli Kuester
Management Assistant to the Mayor
3939 N. Drinkwater Blvd., Scottsdale, AZ 85251
kkuester@scottsdaleaz.gov
(480) 312-7977

From: Jeannine <jvenezia462@gmail.com>
Sent: Wednesday, September 12, 2018 2:53 PM
To: City Council <CityCouncil@scottsdaleaz.gov>
Subject: Zoning Change Request

We would like to voice our strong opposition to the rezoning requested to build a self-storage facility on Scottsdale Road on the Desert Foothills Scenic Drive.

People come from all over the country and enjoy the ride along Scottsdale Road. The tourism value of the area must be a major consideration. The open spaces are important, not to be considered "underutilized." Surely a storage facility is not filling a critical need for the homeowners in the immediate area - who live in a "single-family residential, environmentally sensitive lands/foothills overlay" zone. There are numerous other properties that could support storage facilities without contributing to the demise of more open desert spaces on our designated scenic drive.

Please do not approve the requested zoning change.

Mike and Jeannine Venezia

6694 E Crested Saguaro Ln

Scottsdale, AZ 85266

Yaron, Adam

From: McClay, Doris
Sent: Thursday, September 13, 2018 9:24 AM
To: Yaron, Adam
Subject: FW: Proposed Storage Facility at NW corner of Scottsdale & Lone Mtn intersection

Categories: Blue Category

From: Kuester, Kelli
Sent: Wednesday, September 12, 2018 2:45 PM
To: Bob Clayton <bob.clayton44@yahoo.com>
Cc: City Council <CityCouncil@scottsdaleaz.gov>; Thompson, Jim <JThompson@Scottsdaleaz.gov>
Subject: RE: Proposed Storage Facility at NW corner of Scottsdale & Lone Mtn intersection

Dear Mr. Clayton,

Mayor Lane and the City Councilmembers have asked that I thank you for your email and for sharing your input.

Best,

Kelli Kuester
Management Assistant to the Mayor
3939 N. Drinkwater Blvd., Scottsdale, AZ 85251
kkuester@scottsdaleaz.gov
(480) 312-7977

From: Bob Clayton <bob.clayton44@yahoo.com>
Sent: Wednesday, September 12, 2018 2:27 PM
To: City Council <CityCouncil@scottsdaleaz.gov>
Subject: Proposed Storage Facility at NW corner of Scottsdale & Lone Mtn intersection

City Council

We are totally against the proposed re-zoning of this plot, to enable a storage facility to be built and operated there.

The traffic is already very bad on this area of Scottsdale Road, and adding tractor/trailers and U-Haul trailers will make it worse and unsafe. This is a residential area and we, as residents, do NOT want it re-zoned for commercial development.

Please honor the wishes of the community and the people who voted each of you into office. Thank you.

Robert Clayton
Terravita
(954) 348 2158

Sent from Mail for Windows 10

Yaron, Adam

From: McClay, Doris
Sent: Thursday, September 13, 2018 9:23 AM
To: Yaron, Adam
Subject: FW: Lone Mountain possible zoning change

Categories: Blue Category

From: Kuester, Kelli
Sent: Wednesday, September 12, 2018 2:32 PM
To: Wendi Nugent <wendin617@gmail.com>
Cc: City Council <CityCouncil@scottsdaleaz.gov>; Thompson, Jim <JThompson@Scottsdaleaz.gov>
Subject: RE: Lone Mountain possible zoning change

Dear Ms. Nugent,

Mayor Lane and the City Councilmembers have asked that I thank you for your email and for sharing your input.

Best,

Kelli Kuester
Management Assistant to the Mayor
3939 N. Drinkwater Blvd., Scottsdale, AZ 85251
kkuester@scottsdaleaz.gov
(480) 312-7977

From: Wendi Nugent <wendin617@gmail.com>
Sent: Wednesday, September 12, 2018 2:00 PM
To: City Council <CityCouncil@scottsdaleaz.gov>
Subject: Lone Mountain possible zoning change

Dear City Council Members,

I hope you will decide against the zoning change that would allow a storage facility to be built on our beautiful, North Scottsdale desert.

In the 11 years I have lived here, I have seen our temperatures increase and our wildlife decrease. This type of project is not consistent with our desert living. Please put the storage facility someplace more appropriate and allow our desert to remain more hospitable to human and animal residents.

Thank you.

Wendi Nugent
6734 E Nightingale Star Cr.
Scottsdale, AZ 85266

Yaron, Adam

From: McClay, Doris
Sent: Thursday, September 13, 2018 9:23 AM
To: Yaron, Adam
Subject: FW: Storage Units

Categories: Blue Category

From: Kuester, Kelli
Sent: Wednesday, September 12, 2018 2:30 PM
To: Bob Livingston <bob@relcommunications.com>
Cc: City Council <CityCouncil@scottsdaleaz.gov>; Thompson, Jim <JThompson@Scottsdaleaz.gov>
Subject: RE: Storage Units

Dear Mr. Livingston,

Mayor Lane and the City Councilmembers have asked that I thank you for your email and for sharing your input.

Best,

Kelli Kuester
Management Assistant to the Mayor
3939 N. Drinkwater Blvd., Scottsdale, AZ 85251
kkuester@scottsdaleaz.gov
(480) 312-7977

From: Bob Livingston <bob@relcommunications.com>
Sent: Wednesday, September 12, 2018 1:34 PM
To: City Council <CityCouncil@scottsdaleaz.gov>
Subject: Storage Units

This is outrageous... we did not move up here for this.

Bob Livingston
O: 323 876 1513
M: 847 922 0119

Yaron, Adam

From: David Daniels <soaringhwk@yahoo.com>
Sent: Wednesday, September 12, 2018 11:45 PM
To: City Council; Yaron, Adam; concernedbellaseraresidents@gmail.com
Cc: community@terravita.com
Subject: Proposed Lone Mountain Storage facility.

Categories: Blue Category

Re: Proposed Lone Mountain Storage facility.
A developer requesting a zoning change at Lone Mountain & Scottsdale road for the purpose of building a 600+ unit storage facility.

Hello,

I am a 20-year Scottsdale resident, currently residing in the Terravita community for the past 11 years and McDowell Mtn. Ranch prior to that. I am opposed to this proposed downgrade in zoning and opposed to the building of this storage facility. This is a residential area where both individual homeowners and communities such as Terravita, Bellasera and others have heavily invested in upgrading homes and community facilities, roads, etc. We, as a city-community, also strive to maintain the delicate balance between physical buildings, people, animal populations and our beautiful Sonoran Desert. A zoning downgrade and construction of such a structure negatively impacts this balance and may negatively affect the value of surrounding residences. Excessive traffic will increase emissions while creating a parking lot for trucks & tailors in what is a residential and small business area.

Storage facilities traditionally employ a minimum number of people a low income; so there will be little economic value to the city and no real job creation. I can tell you from personal experience in working with the largest, brand name storage and truck rental company headquartered in Phoenix, as a client; that all decisions are made on the cheap, proper facilities and vehicle maintenance is deferred to maximize profits to the owners or holding company. Deterioration is obvious and unsightly.

I would ask that as you make your deliberations and decision, that you consider the overall economic and environmental impact to this area of any potential down-zoning.

Thank you,

David Daniels
32724 N 69th St.
Scottsdale, AZ 85266

Sent from my iPad

Yaron, Adam

From: Mechel Gallaway <mechelwhitehawk@yahoo.com>
Sent: Wednesday, September 12, 2018 10:39 PM
To: Yaron, Adam
Subject: Proposed Lone Mountain Storage Facility

Categories: Blue Category

Dear Sir or Madam,

I have been a full time resident of Scottsdale most recently for 12 years. I graduated from Saguaro High School in the late 70's and I worked for the City if Scottsdale in the late 80's and early 90's.

I am a homeowner in the Terravita Community and I am against the proposed zoning change at Lone Mountain & Scottsdale road for the purpose of building a 600+ unit storage facility.

I believe this type of facility in this location will adversely effect home values in our area causing a hardship to thousands of families.

I ask that this request be denied. I appreciate your support in making the responsible choice of maintaining a higher standard of zoning in our beautiful city.

Sincerely,
Mechel Gallaway

With Joy,
Mechel G.

Yaron, Adam

From: Yaron, Adam
Sent: Wednesday, September 12, 2018 5:12 PM
To: 'Mike Padgett'
Subject: RE: Lone Mountain Storage

Categories: Blue Category

Mr. Padgett,

Thank you for the communication. In the instance of a General Plan amendment – we are evaluating land use. For the site referenced, the applicant is requesting an amendment from Rural Neighborhoods land use designation to Commercial. The Town of Carefree was noticed in our 60-day letter process – however no response was provided. To your point, staff has requested a market study in both first and second review comment letters and to date, have not yet received one.

Thank you once again for the comments. We will ensure they be included in the case file and citizen outreach portion of what gets presented to City Council later this year.

Adam Yaron, Project Coordination Liaison

City of Scottsdale
Planning & Development Department | Long Range Planning Services
7447 East Indian School Road, Suite 105 Scottsdale, Arizona 85251
[Direct] 480.312.2761
[Email] ayaron@scottsdaleaz.gov
[Web] www.scottsdaleaz.gov

From: Mike Padgett <mikepadgettaz@gmail.com>
Sent: Wednesday, September 12, 2018 10:11 AM
To: Yaron, Adam <AYaron@Scottsdaleaz.gov>
Subject: Lone Mountain Storage

Adam:

Thank you for your continued diligence on this proposal.

If my questions seem impertinent, they are not meant to be. When your office reviews a proposal that is within a few miles of a boundary with another city, do you determine whether developments similar to the one under discussion by your office (such as storage facilities) either exist or are planned just across Scottsdale's boundary with the adjoining city?

I am asking because I have discovered a proposal for a self-storage facility under consideration by the Town of Carefree. The case number is 17-11-SUP proposed for 34800 N. Cave Creek Road. According to records available on Carefree's website, the location is immediately north of Lowe's.

The Carefree proposal calls for a two-story, indoor self-storage facility with up to 650 units on about 2.86 acres.

Contact is Brennan Ray at Burch & Cracchiolo, P.A., 702 E. Osborn Road, Suite 200, Phoenix.

That property in Carefree is a short drive from the Scottsdale proposal at the NWC of Long Mountain Road and Scottsdale Road. That location makes me question the need for two similar self-storage facilities a short distance apart, although the proposals are in different cities.

Thank you for your time and effort.

Mike Padgett

--

Mike Padgett
mikepadgettaz@gmail.com
480-710-1345

Journalist, Photographer
www.ArizonaNotebook.com

Twitter: Mike_Padgett
Twitter: arizonanotebook

Yaron, Adam

From: Jane Guild <janeguild@mac.com>
Sent: Wednesday, September 12, 2018 4:00 PM
To: Yaron, Adam
Subject: Lone Mountain storage facility

Categories: Blue Category

I strongly oppose the zoning change for this facility.

Jane Guild
33052 N 71 st
Scottsdale AZ 85266

Yaron, Adam

From: Lee Antonio <lee.antonio@sbcglobal.net>
Sent: Wednesday, September 12, 2018 3:05 PM
To: City Council; Yaron, Adam
Subject: Lone Mountain Road and Scottsdale Road possible rezoning

Categories: Blue Category

PLEASE do not rezone this tract of land to enable a light storage facility to be built.

It is much too commercial in a residential area to be changed. It's construction would change the entire view of the North Scottsdale Road environment and look like a zoning error....like much of Houston, TX, does now for its lack of zoning!

Rezoning this area will harm our residential way of life and diminish our property values.

There is a storage facility nearby...on west Cake Creek Road behind Fry's, that ably serve the residents of Cave Creek and North Scottsdale.

Please vote NO.

Thanks,
Marshall and Lee Antonio
6044 E. Brilliant Sky Drive
Terravita

Yaron, Adam

From: Jeannine <jvenezia462@gmail.com>
Sent: Wednesday, September 12, 2018 2:55 PM
To: Yaron, Adam
Subject: Zoning Change Request

Categories: Blue Category

We would like to voice our strong opposition to the rezoning requested to build a self-storage facility on Scottsdale Road on the Desert Foothills Scenic Drive.

People come from all over the country and enjoy the ride along Scottsdale Road. The tourism value of the area must be a major consideration. The open spaces are important, not to be considered "underutilized." Surely a storage facility is not filling a critical need for the homeowners in the immediate area - who live in a "single-family residential, environmentally sensitive lands/foothills overlay" zone. There are numerous other properties that could support storage facilities without contributing to the demise of more open desert spaces on our designated scenic drive. Please do not approve the requested zoning change.

Mike and Jeannine Venezia

6694 E Crested Saguaro Ln

Scottsdale, AZ 85266

Yaron, Adam

From: dmusgrove2 <dmusgrove2@cox.net>
Sent: Wednesday, September 12, 2018 1:47 PM
To: Yaron, Adam
Subject: Please do not change zoning at Scottsdale Rd. & Lone Mountain to accommodate a 600 unit storage facility. This would dramatically affect home values and traffic in the area. Sue Musgrove, Terravita

Categories: Blue Category

Sent from my Verizon, Samsung Galaxy smartphone

Yaron, Adam

From: Bob Livingston <bob@relcommunications.com>
Sent: Wednesday, September 12, 2018 1:34 PM
To: Yaron, Adam
Subject: Storage Units

Categories: Blue Category

This is not why we moved here and should not be approved

Bob Livingston
O: 323 876 1513
M: 847 922 0119

Yaron, Adam

From: dnb.terravita@gmail.com
Sent: Monday, September 10, 2018 1:56 PM
To: Yaron, Adam
Subject: RE: Lone Mountain Storage Facility

Categories: Blue Category

Thanks very much. Much appreciated.

Don Buch

From: Yaron, Adam <AYaron@Scottsdaleaz.gov>
Sent: Monday, September 10, 2018 12:46 PM
To: dnb.terravita@gmail.com
Subject: RE: Lone Mountain Storage Facility

Good Afternoon Mr. Buch,

Thank you for your communication.

1. The city major amendment open house scheduled from 5:00-7:00 pm is a two-hour window for citizens to drop in and provide feedback. Depending on the turnout – staff may formally present the same material on the boards that will be available for viewing at the open house – both at 5:30 and 6:30 – to residents so that a larger question/answer session can be provided.
2. The report you referenced is the Land Use Assumption Report – most recently updated in 2017 and adopted by City Council in 2018. The full report can be found at: https://www.scottsdaleaz.gov/Assets/ScottsdaleAZ/Water/Rates+and+Fees/Land+Use+Assumption+Report+2017.pdf

Should you have any additional comments or concerns, please feel free to contact me directly. Have a great day.

Adam Yaron, Project Coordination Liaison

City of Scottsdale
Planning & Development Department | Long Range Planning Services
7447 East Indian School Road, Suite 105 Scottsdale, Arizona 85251
[Direct] 480.312.2761
[Email] ayaron@scottsdaleaz.gov
[Web] www.scottsdaleaz.gov

From: dnb.terravita@gmail.com <dnb.terravita@gmail.com>
Sent: Monday, September 10, 2018 9:25 AM
To: Yaron, Adam <AYaron@Scottsdaleaz.gov>
Subject: Lone Mountain Storage Facility

Good Morning Adam. Two questions:

1. Is there some form of agenda for Thursday's "Open House"? I think all I've seen is that people are asked to stop by and leave comments on cards provided. Is there more to it than that?

2. Apparently, a couple of years ago, the City commissioned a study of commercial land demand in North Scottsdale that concluded we will need 142 acres by 2030. Do you know where a resident might find a copy of it?

Thanks for your continued assistance.

Don Buch
Terravita

Yaron, Adam

From: Yaron, Adam
Sent: Monday, September 10, 2018 12:46 PM
To: 'dnb.terravita@gmail.com'
Subject: RE: Lone Mountain Storage Facility

Categories: Blue Category

Good Afternoon Mr. Buch,

Thank you for your communication.

1. The city major amendment open house scheduled from 5:00-7:00 pm is a two-hour window for citizens to drop in and provide feedback. Depending on the turnout – staff may formally present the same material on the boards that will be available for viewing at the open house – both at 5:30 and 6:30 – to residents so that a larger question/answer session can be provided.
2. The report you referenced is the Land Use Assumption Report – most recently updated in 2017 and adopted by City Council in 2018. The full report can be found at: https://www.scottsdaleaz.gov/Assets/ScottsdaleAZ/Water/Rates+and+Fees/Land+Use+Assumption+Report+2017.pdf

Should you have any additional comments or concerns, please feel free to contact me directly. Have a great day.

Adam Yaron, Project Coordination Liaison

City of Scottsdale
Planning & Development Department | Long Range Planning Services
7447 East Indian School Road, Suite 105 Scottsdale, Arizona 85251
[Direct] 480.312.2761
[Email] ayaron@scottsdaleaz.gov
[Web] www.scottsdaleaz.gov

From: dnb.terravita@gmail.com <dnb.terravita@gmail.com>
Sent: Monday, September 10, 2018 9:25 AM
To: Yaron, Adam <AYaron@Scottsdaleaz.gov>
Subject: Lone Mountain Storage Facility

Good Morning Adam. Two questions:

1. Is there some form of agenda for Thursday's "Open House"? I think all I've seen is that people are asked to stop by and leave comments on cards provided. Is there more to it than that?

2. Apparently, a couple of years ago, the City commissioned a study of commercial land demand in North Scottsdale that concluded we will need 142 acres by 2030. Do you know where a resident might find a copy of it?

Thanks for your continued assistance.

Don Buch

Yaron, Adam

From: dnb.terravita@gmail.com
Sent: Monday, September 10, 2018 9:25 AM
To: Yaron, Adam
Subject: Lone Mountain Storage Facility

Categories: Blue Category

Good Morning Adam. Two questions:

1. Is there some form of agenda for Thursday's "Open House"? I think all I've seen is that people are asked to stop by and leave comments on cards provided. Is there more to it than that?

2. Apparently, a couple of years ago, the City commissioned a study of commercial land demand in North Scottsdale that concluded we will need 142 acres by 2030. Do you know where a resident might find a copy of it?

Thanks for your continued assistance.

Don Buch
Terravita

Yaron, Adam

From: McClay, Doris
Sent: Monday, September 10, 2018 7:40 AM
To: Yaron, Adam
Subject: FW: NW corner of Lone Mountain and Scottsdale Rd.

Categories: Blue Category

-----Original Message-----
From: Kuester, Kelli
Sent: Friday, September 07, 2018 12:37 PM
To: Jonieta Stone <jonieta.stone@gmail.com>
Cc: City Council <CityCouncil@scottsdaleaz.gov>; Thompson, Jim <JThompson@Scottsdaleaz.gov>
Subject: RE: NW corner of Lone Mountain and Scottsdale Rd.

Dear Ms. Stone,

Mayor Lane and the City Councilmembers have asked that I thank you for your email and for sharing your input.

Best,

Kelli Kuester
Management Assistant to the Mayor
3939 N. Drinkwater Blvd., Scottsdale, AZ 85251 kkuester@scottsdaleaz.gov
(480) 312-7977

-----Original Message-----
From: Jonieta Stone <jonieta.stone@gmail.com>
Sent: Thursday, September 06, 2018 5:47 PM
To: City Council <CityCouncil@scottsdaleaz.gov>
Subject: NW corner of Lone Mountain and Scottsdale Rd.

Seriously, you would allow a storage facility in a prime desert location? Good grief!! Let's at least try to keep some level of sophistication in the very visible areas of Scottsdale. We restrict signage to maintain visible esthetics, so why allow a storage facility on a very busy, desert corridor? Vote that idea out...

Jonieta Stone
28897 N 94th Place
Scottsdale 85262

Jonieta

Yaron, Adam

From: McClay, Doris
Sent: Monday, September 10, 2018 7:40 AM
To: Yaron, Adam
Subject: FW: Really?

Categories: Blue Category

From: Kuester, Kelli
Sent: Friday, September 07, 2018 11:29 AM
To: James L. Vail <jimlvail@yahoo.com>
Cc: City Council <CityCouncil@scottsdaleaz.gov>; Thompson, Jim <JThompson@Scottsdaleaz.gov>
Subject: RE: Really?

Dear Mr. and Mrs. Vail,

Please let me acknowledge receipt of your email on behalf of Mayor Lane and the City Council.

Best,

Kelli Kuester
Management Assistant to the Mayor
3939 N. Drinkwater Blvd., Scottsdale, AZ 85251
kkuester@scottsdaleaz.gov
(480) 312-7977

From: James L. Vail <jimlvail@yahoo.com>
Sent: Friday, September 07, 2018 5:38 AM
To: City Council <CityCouncil@scottsdaleaz.gov>
Subject: Really?

A storage facility at Lone Mountain and Scottsdale Road?

Please tell me you'll vote 'no' on this ludicrous proposal.

James L. Vail
Mary Ann Vail
Scottsdale

Yaron, Adam

From: McClay, Doris
Sent: Monday, September 10, 2018 7:39 AM
To: Yaron, Adam
Subject: FW: Storage Facility at Lone Mtn and Scottsdale Rd

Categories: Blue Category

From: Kuester, Kelli
Sent: Friday, September 07, 2018 10:51 AM
To: james vanasek <Jvanasek@msn.com>
Cc: City Council <CityCouncil@scottsdaleaz.gov>; Thompson, Jim <JThompson@Scottsdaleaz.gov>; Howard Myers <howard.myers@cox.net>; McClay, Doris <DMcClay@scottsdaleaz.gov>
Subject: RE: Storage Facility at Lone Mtn and Scottsdale Rd

Dear Mr. Vanasek,

Mayor Lane and the City Councilmembers have asked that I thank you for your email and for sharing your input.

Best,

Kelli Kuester
Management Assistant to the Mayor
3939 N. Drinkwater Blvd., Scottsdale, AZ 85251
kkuester@scottsdaleaz.gov
(480) 312-7977

From: james vanasek <Jvanasek@msn.com>
Sent: Friday, September 07, 2018 7:26 AM
To: City Council <CityCouncil@scottsdaleaz.gov>; Howard Myers <howard.myers@cox.net>
Subject: Storage Facility at Lone Mtn and Scottsdale Rd

City Council,

As a resident in North Scottsdale, I wish to register a desire not to see another commercial facility along Scottsdale Rd. The traffic on Scottsdale Rd is already quite significant and additional commercial activity only adds to the issue. If the area of Carefree requires an additional facility of this type, I suggest we allow them to building it in or near existing commercial structures.

In addition to the above I wish to register an extreme displeasure over a second issue - the high rise density that the city has already permitted in different areas of Scottsdale particularly near the Scottsdale Quarter, the

new buildings going in just off of Thompson Peak near the Village Health Club. These structures has hidden costs that we will only realize after they are completed in terms of increased traffic, increased demands for additional retail services, the need for street widening and medians etc. More and more of the desert land many of us came here for is disappearing. Scottsdale is fast becoming much like Long Beach California with all the attendant problems. Herb Drinkwater would be aghast at what Mayor Lane has created. While these projects appear to increase city taxes they demand increase services as well. The damage is being done rapidly and needs to be thoughtfully reconsidered.

James G. Vanasek

Yaron, Adam

From: CHRISTINE KNOWLES <christineknowles@comcast.net>
Sent: Tuesday, August 28, 2018 2:53 PM
To: Yaron, Adam
Cc: McClay, Doris
Subject: rezoning on No. Scottsdale/Lone Mountian Rd.

Importance: High

Categories: Blue Category

8/28/2018

To whom it may concern,

With much concern and displeasure, I have recently learned of an application to the city's planning department to rezone an adjacent +/- 5 acre parcel of property. . The property in question is on the N.W. corner of Scottsdale and Lone Mountain Roads Assessor Parcel #'s 216-50-109 and 216-50-004 (pre-application # 239-PA-2018). As the owner of property located on 7114 E Gloria Lane, I strongly recommend the City of Scottsdale to deny the application and proposal to rezone this parcel. Contrary to the opinion of the developer, I feel this area would not be an appropriate location for a 30,000 square foot storage unit.

After numerous visits to Arizona we decided to purchase property in No Scottsdale. We fell in love with what the city offered. A diverse metropolitan city that has managed to maintain open spaces which offer a peaceful life synonymous with that of country living. My concern is that currently there is so much construction and over building in No. Scottsdale. We/I don't want that to ruin the natural habitat and wildlife, i.e. flora and fauna. That is what many of us have fallen in love with. Nature should not to be taken for granted only to be respected. Desert habitat is resilient yet fragile. With that being said, I believe rezoning to commercial real estate would forever change the landscape for residents of the surrounding area not to mention have negative consequences for those property owners in the surrounding area.

* Increase in noise pollution
* Destruction of wildlife habitat
* Potential decrease in property values
* Loss of open space
* An increase in traffic flow which is already heavily congested on Scottsdale Road due to an increase in construction of commercial and residential properties.
* Lastly opening the door potentially allowing other residents owning multiple acres the opportunity to rezone from residential to commercial if the price is right.

To change the current zoning to benefit another person against the wishes and values of many is unfair to those families who have chosen to live on the out skirts of town. I feel confident another location in the city would be a better fit. No. Scottsdale is a unique area, one that needs the protection of zoning bylaws.

For the reasons outlined above, I am strongly opposed to the rezoning and sincerely hope you will consider the impacts to the surrounding community and natural habitat.

Respectfully,
Christine Knowles
7114 E. Gloria Lane
Scottsdale, AZ
christineknowles@comcast.net
508-525-6019 mobile

Yaron, Adam

From: McClay, Doris
Sent: Friday, August 24, 2018 10:15 AM
To: Yaron, Adam
Subject: FW: Lone Mountain Self Storage 2-GP-2018 and 8-ZN-2018

Categories: Blue Category

FYI

From: Carol Jacobson <caroljj959@yahoo.com>
Sent: Friday, August 24, 2018 9:25 AM
To: McClay, Doris <DMcClay@scottsdaleaz.gov>
Subject: Re: Lone Mountain Self Storage 2-GP-2018 and 8-ZN-2018

I would not miss it for the world! I was wondering if I should bring attorney. Rich Cole is a attorney but he says we should hire the big gun who get's everything approved I cant remember his name but I will get it from Rich again. I just don't want to bring him if it is not the right time I hear he is outrageous expensive but he is well known to the Scottsdale council he gets his way all the time I was told by more than one person.

this is going to cost a fortune in lost value if we don't subdivide I figure I will lose over 100,000 in value min. I am in the Real Estate business and I contacted some friends that are appraisers and they agree with me. The way it sits my house will be hard if not impossible to sell for the value it has now.

I hope the council turns this down but I know it won't happen with out a huge fight which I am prepared for. I won't forget in a year or two either.
Thank You,

Carol Jacobson
Cell: 602-399-7808
Fax: 480-302-5238

On Friday, August 24, 2018 8:08 AM, "McClay, Doris" <DMcClay@scottsdaleaz.gov> wrote:

Hi Carol
Thank you for your comments. I will include your comments in the case file and staff reports. Here is the link for the scheduled meetings on this case:
https://eservices.scottsdaleaz.gov/bldgresources/Cases/Details/48625

Doris McClay
Senior Planner

Current Planning
7447 E. Indian School Road
Scottsdale, AZ 85251
Tele: 480-312-4214
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From: Carol Jacobson <carolj959@yahoo.com>
Sent: Friday, August 24, 2018 7:54 AM
To: McClay, Doris <DMcClay@scottsdaleaz.gov>
Subject: Re: Lone Mountain Self Storage 2-GP-2018 and 8-ZN-2018

My husband has great concerns about many things that were said at the first meeting are not what they show on the plans they dropped off. One is they said there was no lighting on our side. There is lighting so our house will always be lite up. The fact that the big trucks will have to come in on Lone Mountain and stop traffic making it back up on Scottsdale road.

The fact that it is going to only be one story above ground but its still has tall as a two story building. Or should I say slightly shorter than a two story.

There is going to be windows staring out on to our property how would you feel how can I sell my home in the future.

I have spoken with the neighbors all around and if you approve this we will seek a variance to go high density it will be the only way to save our values. I paid almost 500,000 for this property because of the zoning you will kill any hope it will ever be worth what I paid for it unless I subdivide in to much smaller parcels or go for town homes.

I have spoken with a Rick Cole about this matter of dividing our property he has given me great advise on how to get this going and who to contacts on the matter again this is not the route I or the neighbors want to take but if you force us. He says it will be much harder for you to deny our project if this goes forward.

I can't even fathom that you would allow the zoning to jump from Rural Neighborhood to a Commercial land designation that is some jump. I feel that we need compensation we will be directly affected more than any one. They should not benefit financially with wrecking ours.

This project does not belong here and you can't tell me you personally would want this to be your neighbor.
Thank You,

Carol Jacobson Manager
3508 Claire LLc
Cell: 602-399-7808
Fax: 480-302-5238

On Thursday, June 28, 2018 1:23 PM, "McClay, Doris" <DMcClay@scottsdaleaz.gov> wrote:

Hi Carol
Please send me your comments so I can add them to the case files for the Lone Mountain Self Storage . Any comments received will be included in the staff reports to the Planning Commission and City Council. Here is the link to the General Plan schedule:
https://www.scottsdaleaz.gov/Assets/ScottsdaleAZ/General+Plan/Resources/2018+Major+GP+Calendar.pdf

Doris McClay
Senior Planner
Current Planning
7447 E. Indian School Road
Scottsdale, AZ 85251
Tele: 480-312-4214
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Yaron, Adam

From: McClay, Doris
Sent: Friday, August 24, 2018 8:08 AM
To: Carol Jacobson
Cc: Yaron, Adam
Subject: RE: Lone Mountain Self Storage 2-GP-2018 and 8-ZN-2018

Categories: Blue Category

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Thank You,

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Doris McClay
Senior Planner
Current Planning
7447 E. Indian School Road
Scottsdale, AZ 85251
Tele: 480-312-4214
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Yaron, Adam

From: McClay, Doris
Sent: Wednesday, August 15, 2018 8:28 AM
To: jbettsfamilyaz@gmail.com
Cc: Yaron, Adam; Castro, Lorraine
Subject: Lone Mountain Self Storage 2-GP-2018 & 8-ZN-2018

Categories: Blue Category

Hi John and Lisa
Here is the link to the hearing schedule with the dates, times and location for 2-GP-2018 and 8-ZN-2018.
https://eservices.scottsdaleaz.gov/bldgresources/Cases/Details/48625

Doris McClay
Senior Planner
Current Planning
7447 E. Indian School Road
Scottsdale, AZ 85251
Tele: 480-312-4214
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Yaron, Adam

From: Donald N. Buch <dnbuch@hotmail.com>
Sent: Saturday, August 04, 2018 4:01 PM
To: Yaron, Adam; McClay, Doris
Cc: Lane, Jim; City Council; Thompson, Jim; Grant, Randy; Perreault, Erin; Kercher, Phillip
Subject: RE: Proposed Lone Mountain Storage Facility

Categories: Blue Category

Mr. Yaron –

Thank you for your prompt and informative response.

I understand the State is not about to align legislation with my thinking but...with respect to "remote" hearings, I can understand that requirement if an issue logically has City-wide interest. In this case I hardly think that is true; this is a very local issue - unless, of course, it portents a cascade of spot zoning and/or insensitivity to scenic corridors by our City, in the days ahead. Should any member of our City government see that on the horizon, then I do think that should be widely and clearly conveyed to the broad Scottsdale population before Lone Mountain Road/Scottsdale Road becomes the poster child for such actions.

No doubt you will hear other perspectives from the community in the days ahead.

Thanks again,

Don Buch

From: Yaron, Adam <AYaron@Scottsdaleaz.gov>
Sent: Friday, August 3, 2018 4:38 PM
To: Donald N. Buch <dnbuch@hotmail.com>; McClay, Doris <DMcClay@scottsdaleaz.gov>
Cc: Lane, Jim <JLane@ScottsdaleAZ.Gov>; City Council <CityCouncil@scottsdaleaz.gov>; Thompson, Jim <JThompson@Scottsdaleaz.gov>; Grant, Randy <RGrant@Scottsdaleaz.gov>; Perreault, Erin <EPERREAULT@scottsdaleaz.gov>; Kercher, Phillip <pker@scottsdaleaz.gov>; Yaron, Adam <AYaron@Scottsdaleaz.gov>
Subject: RE: Proposed Lone Mountain Storage Facility

Good Afternoon Mr. Buch,

Thank you for your communication. The major General Plan amendment process in Scottsdale is governed by Arizona State Statues, which require that major General Plan amendment applications be heard in the same calendar year that they are submitted. The major General Plan amendment calendar for 2018 is established based on the timing expectations of the state statutes and schedule is posted on the city's website every year in January. As you can see by the amendment calendar, none of the major amendment meeting dates are scheduled during the summer (June-August). The Planning Commission and City Council meetings are scheduled to begin at 5:00 pm as that is the start time in which these meetings are typically scheduled throughout the year, by the city, and citizens have become accustomed to this start time for both. Additionally, the city major amendment open house is scheduled from 5:00-7:00 pm to allow citizens a two hour window to drop and provide feedback earlier or later in the evening. Over the years, we have found that maintaining a consistent start time for all meetings associated with the major amendment process has helped provide consistency for Scottsdale citizens and benefited attendance numbers.

As to the location of the meetings, state statute requires us to hold one "remote" hearing during the major amendment process. Depending on where the location of the major amendment application is in the community, we try and schedule a meeting in the relative vicinity to the case. This year, the only major amendment case is up north, hence we scheduled more toward the northern portion of the city to accommodate citizens from all over the city, while still being in relative proximity to the property requesting the amendment. Additionally, since I happened to attend the developer's May open house which was held at 5:00PM, where I witnessed more than 100 residents in attendance with mostly standing room only, we scheduled the city's open house for the Copper Ridge School location so that we can provide sufficient seating and audio capabilities for the meeting that may be heavily attended.

Here is the list of public meetings that are available for the public to attend.

- City Sponsored Open House
  Date: Thursday, September 13
  Time: 5 – 7 p.m.
  Place: Copper Ridge School
  10101 E. Thompson Peak Parkway
  Scottsdale, AZ 85255

- Planning Commission Remote Site Hearing
  Date: Wednesday, October 3
  Time: 5 p.m.
  Place: Copper Ridge School
  10101 E. Thompson Peak Parkway
  Scottsdale, AZ 85255

- Planning Commission Regular Hearing for Recommendation
  Date: Wednesday, October 24
  Time: 5 p.m.
  Place: Scottsdale City Hall Kiva
  3939 N. Drinkwater Blvd.
  Scottsdale, AZ 85251

- City Council Major General Plan Amendments Hearing
  Date: Tuesday and Wednesday, December 11-12
  Time: 5 p.m.
  Place: Scottsdale City Hall Kiva
  3939 N. Drinkwater Blvd.
  Scottsdale, AZ 85251

If these dates and times are not convenient for you to attend, I would be happy to collect any comments from you by email, that you would like to be included in the citizen input packet that gets presented to both Planning Commission and City Council later this year.

As for your inquiry regarding traffic, please find attached the collision reports for the intersection of Scottsdale Road and Lone Mountain Road. The report accounts for collisions that have occurred within 100 feet of the intersection since 2015. Please note that the key for the crash report coding that is used to describe collision manner and injury severity is provided on the second page of each report. The intersection volume from our 2016 Traffic Volume and Collision Manual is 28,800 daily vehicles.

Should you have any additional comments or concerns, please feel free to contact me directly.

Adam Yaron, Project Coordination Liaison

City of Scottsdale
Planning & Development Department | Long Range Planning Services
7447 East Indian School Road, Suite 105 Scottsdale, Arizona 85251
[Direct] 480.312.2761
[Email] ayaron@scottsdaleaz.gov

From: Donald N. Buch <dnbuch@hotmail.com>
Sent: Thursday, August 02, 2018 4:28 PM
To: Yaron, Adam <AYaron@Scottsdaleaz.gov>; McClay, Doris <DMcClay@scottsdaleaz.gov>
Cc: Lane, Jim <JLane@ScottsdaleAZ.Gov>; City Council <CityCouncil@scottsdaleaz.gov>
Subject: Proposed Lone Mountain Storage Facility

Mr. Yaron, Ms. McClay -

I understand you are the "City Contacts" representing local residents with respect to this proposed rezoning and new development. One would hope that you represent the residents of this community every bit as much (if not more) than you represent the interests of commercial developers.

It is interesting, but hardly a surprise, that the developer would "spring" this on the community when so many local residents are away for all or some of the summer. I now find it troubling that someone, I assume with your support/approval, has chosen to schedule the next public meeting relative to this proposal to conflict with dinnertime for many residents and at a location in another part of town, 11 miles from where the storage facility is to be built. Again, it would seem there is an effort to constrain attendance.

As some of your associates have done with commercial developments in residential areas in the past, could you advise the number and extent of traffic accidents in the immediate vicinity of the proposed facility over, say, the past three years?

Thank you in advance for your time and consideration,

Donald N. Buch
Resident, Taxpayer and Voter in North Scottsdale

Yaron, Adam

From: Yaron, Adam
Sent: Friday, August 03, 2018 4:38 PM
To: Donald N. Buch; McClay, Doris
Cc: Lane, Jim; City Council; Thompson, Jim; Grant, Randy; Perreault, Erin; Kercher, Phillip; Yaron, Adam
Subject: RE: Proposed Lone Mountain Storage Facility
Attachments: 2015 and 2016 Collision Report - Scottsdale and Lone Mountain.pdf; 2017 and 2018 Collision Report - Scottsdale and Lone Mountain.pdf

Categories: Blue Category

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Adam Yaron, Project Coordination Liaison

City of Scottsdale
Planning & Development Department | Long Range Planning Services
7447 East Indian School Road, Suite 105 Scottsdale, Arizona 85251
[Direct] 480.312.2761
[Email] ayaron@scottsdaleaz.gov

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To: Yaron, Adam <AYaron@Scottsdaleaz.gov>; McClay, Doris <DMcClay@scottsdaleaz.gov>
Cc: Lane, Jim <JLane@ScottsdaleAZ.Gov>; City Council <CityCouncil@scottsdaleaz.gov>
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Cc: Lane, Jim; City Council
Subject: Proposed Lone Mountain Storage Facility

Categories: Blue Category

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Donald N. Buch
Resident, Taxpayer and Voter in North Scottsdale

Yaron, Adam

From: Curtis Leonard <cpleonard1@msn.com>
Sent: Thursday, July 05, 2018 11:00 AM
To: Yaron, Adam
Cc: Gennie Leonard
Subject: NWC Scottsdale & Lone Mountain - 2-GP-2018, 8-ZN-2018

Categories: Blue Category

Hi Adam,

Thank you for taking my call today regarding the above referenced cases.

My wife and I live with our daughter and my mother-in-law at 31651 N. 71st St (APN: 216-50-007A), about 330' from the corner of our property to the corner of the subject property. We are absolutely 100% opposed to the proposed use and zoning change as requested in the above referenced cases. These lots should remain as residential uses, NOT commercial.

I have reviewed in detail the applications and find they are littered with false and misleading statements. The neighborhood does not support the proposed and does not believe is it something needed in our neighborhood. C-1 zoning, when compared to R1-70 zoning, is not low impact by any stretch of the imagination. There are multiple uses for these lots that can be developed without a general plan amendment, that would also have a lower impact on the community.

As you are aware, there are ample developed and undeveloped commercial properties with in the area that have commercial zoning and would not require a general plan amendment for a project similar to what is proposed here. The adjacent property referenced within the applications, the SEC of Lone Mountain and Scottsdale Road, is underutilized, about half vacant with the exception of the speciality neighborhood grocery store. Two miles north on the SWC of Carefree Highway and Scottsdale Road, there is a center that is a mostly vacant, anchored by boarded up vacant grocery store. Across the street from that vacant center is another under utilized center, less than half occupied the last time I visited the center. Further south of the subject property, on the east side of Scottsdale road, there is a second boarded up vacant grocery store. The Scottsdale scenic corridor, does NOT need more commercial zoning. Until such time that the existing commercial properties approach relative full utilization, there is no reason to consider adding more.

There are many uses in demand in the area that would not require a general plan amendment. First, my wife and I are willing to purchase the subject lots for the development of one or two single family residences, which I do not believe would require any general plan or zoning amendments. Another potential use include is a residential healthcare facility as is across the street for the subject property on the SWC, and also on the SWC of Scottsdale Road and Calle De Las Estrellas (32100 N. Scottsdale Road, APN: 217-50-121A). These in demand uses are much lower impact than any uses that would require commercial zoning.

If these applications move forward, we plan to be involved and hope to be heard. I did attend and comment at the first neighborhood meeting put on by the buyer and their representatives. To my knowledge, the owner was not present, and I have not been able to reach him since. I would guess there was well over two hundred residents present at the meeting, and not one supporter of the project, besides those being paid by the proposed buyer.

It should be noted that before we purchased in this Scottsdale neighborhood, we looked at the surrounding zoning so we knew what the city planned for future development. We would not have purchased our home if the subject property was zoned commercial. Furthermore, it does not appear there are any small, 5 acres or less, corner commercial

properties along the Scottsdale Scenic Corridor. That is because this use does not fit within the neighborhoods or general plan and such zoning should not be an after-thought, as this application is. A commercial site should be planned so it can be surrounded by like zoned properties, in part, so the values of the adjacent properties move together, instead of inversely to each other. In this case, if approved, the 5 acre parcel would be surrounded by R1-70 property on three sides and R1-43 on the forth side, across Scottsdale Road, negatively effecting properties on ALL sides.

When the time is right, if needed, we are more than willing to sit down and discuss the site plan in detail. Please feel free to reach out to me directly should you have any questions about my comments above any any other items related to the subject property.

Any development on that site should take into the consideration the direct neighbors and community. A big tall heavily lighted commercial box is NOT a good use of the subject property and would negatively impact our home value, the home values of all of the neighbors and Scottsdale Scenic Corridor as a whole. Neither would this be a net positive economic impact for Scottsdale.

Thank you for your time and involvement.

Curtis and Gennie Leonard
602-670-1093

Sent from my iPad

Yaron, Adam

From: Yaron, Adam
Sent: Thursday, July 05, 2018 8:44 AM
To: Yaron, Adam
Subject: FW: 2-GP-2018

Categories: Blue Category

From: dave.foushee@gmail.com <dave.foushee@gmail.com>
Sent: Tuesday, July 03, 2018 9:47 AM
To: Acevedo, Alex <AAcevedo@scottsdaleaz.gov>
Subject: 2-GP-2018



I am fully against this change to zoning. There is no rationale for changing this overlay other than a tax grab. I will donate to the opponents of any council member that favors of this kind of short-sighted change. Thank you Dave -- sent by David Foushee (case# 2-GP-2018)

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Yaron, Adam

From: Yaron, Adam
Sent: Wednesday, June 13, 2018 1:00 PM
To: 'heidimaldo@yahoo.com'
Subject: RE: CASE 2-GP-2018

Categories: Blue Category

Ms. Maldonado,

Thank you for the comments. We will ensure they be included in the case file and citizen outreach portion of what gets presented to City Council later this year.

Please note that we have *tentatively* scheduled the following dates relating to 2-GP-2018:

- City Sponsored Open House

  Date: Thursday, September 13th
  Time: 5 – 7 p.m.
  Place: Copper Ridge School
  10101 E. Thompson Peak Parkway
  Scottsdale, AZ 85255

You can track the schedule of hearing dates for this application by checking the following link later this summer:
https://eservices.scottsdaleaz.gov/bldgresources/Cases/Details/48625

Please feel free to reach out with any direct questions.

Adam Yaron, Project Coordination Liaison

City of Scottsdale
Planning & Development Department | Long Range Planning Services
7447 East Indian School Road, Suite 105 Scottsdale, Arizona 85251
[Direct] 480.312.2761
[Email] ayaron@scottsdaleaz.gov
[Web] www.scottsdaleaz.gov

From: heidimaldo@yahoo.com <heidimaldo@yahoo.com>
Sent: Wednesday, June 13, 2018 12:32 PM
To: Yaron, Adam <AYaron@Scottsdaleaz.gov>
Subject: CASE 2-GP-2018



Please advise when the next meeting to discuss the zoning change. We are totally AGAINST the zoning change. Traffic on Lone Mountain is already dangerous enough, not to mention Lone Mountain and Scottsdale Road. -- sent by Heidi Maldonado (case# 2-GP-2018)

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Yaron, Adam

From: Peter Gil <pete.a.gil@gmail.com>
Sent: Tuesday, June 12, 2018 2:39 PM
To: Yaron, Adam
Subject: Re: City Of Scottsdale Pre-Application #239-PA-2018

Categories: Blue Category

Thank you, Adam.

On Tue, Jun 12, 2018 at 2:28 PM, Yaron, Adam <AYaron@scottsdaleaz.gov> wrote:

> Mr. Gil,
>
> We are not aware of any petition. Additional information is on the case info sheet at https://eservices.scottsdaleaz.gov/bldgresources/Cases under the applicable case number.
>
> - For the General Plan submittal – please reference 2-GP-2018; and,
> - For the Zoning submittal – please reference 8-ZN-2018.
>
> If you would like to provide comments to be added to the case file – you can send us your comments directly and will ensure they be included in the case file and citizen outreach portion of what gets presented to City Council later this year.
>
> Adam Yaron, Project Coordination Liaison
>
> City of Scottsdale
>
> Planning & Development Department | Long Range Planning Services
>
> 7447 East Indian School Road, Suite 105 Scottsdale, Arizona 85251 [Direct] 480.312.2761 [Email] ayaron@scottsdaleaz.gov [Web] www.scottsdaleaz.gov

From: Peter Gil <pete.a.gil@gmail.com>
Sent: Tuesday, June 12, 2018 2:23 PM
To: Yaron, Adam <AYaron@Scottsdaleaz.gov>; McClay, Doris <DMcClay@scottsdaleaz.gov>
Subject: City Of Scottsdale Pre-Application #239-PA-2018

Hi Doris/Ayaron,

I am writing to understand how I may be kept informed on the status of the above-referenced application. Is there a particular website I may visit? Would I use same reference as noted on subject line?

Are you aware of who I may contact to add my signature to petition of proposed development?

Thank you,

Pete Gil

Yaron, Adam

From: Christie BBuziak <cbbuziak@gmail.com>
Sent: Tuesday, June 12, 2018 12:01 PM
To: Yaron, Adam
Subject: Re: Storage units Lone Mountain/Scottsdale Rd

Categories: Blue Category

Thank you for your attention and reply. I was told it was a Park not a dog park. Was or is there a Park designated on Scottsdale land up up near Scottsdale Rd near Carefree Hwy anywhere? We could sure use one, especially a dog park. So few in Scottdale anywhere.

Thank you, Christie Buziak
Terravita

On Jun 12, 2018, at 10:13 AM, Yaron, Adam <AYaron@Scottsdaleaz.gov> wrote:

Ms. Buziak,

Thank you for the comments. We will ensure they be included in the case file and citizen outreach portion of what gets presented to City Council later this year.

No dog park was ever planned for the subject site.

Adam Yaron, Project Coordination Liaison

City of Scottsdale
Planning & Development Department | Long Range Planning Services
7447 East Indian School Road, Suite 105 Scottsdale, Arizona 85251 [Direct] 480.312.2761
[Email] ayaron@scottsdaleaz.gov [Web] www.scottsdaleaz.gov

From: cbbuziak@gmail.com <cbbuziak@gmail.com>
Sent: Monday, June 11, 2018 8:23 PM
To: Acevedo, Alex <AAcevedo@scottsdaleaz.gov>
Subject: Storage units Lone Mountain/Scottsdale Rd



This area is zoned residential. Moved here to be out of commercial environment. Don't need 3 story building to block views and add traffic but really do need a Dog Park! Is it true that land here or near here was designated for a park? This area is seriously in need of a park. Please no 3 or 2 story commercial buildings. This part of Scottsdale Rd. Is supposed to be scenic. Notice no telephone pole wires? Took 30 years to complete. Please please please! T -- sent by Christie Bates Buziak (case# 2-GP-2018)

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Yaron, Adam

From: Acevedo, Alex
Sent: Tuesday, June 12, 2018 9:19 AM
To: Yaron, Adam
Subject: FW: Storage units Lone Mountain/Scottsdale Rd

Categories: Blue Category

FYI

From: cbbuziak@gmail.com <cbbuziak@gmail.com>
Sent: Monday, June 11, 2018 8:23 PM
To: Acevedo, Alex <AAcevedo@scottsdaleaz.gov>
Subject: Storage units Lone Mountain/Scottsdale Rd



This area is zoned residential. Moved here to be out of commercial environment. Don't need 3 story building to block views and add traffic but really do need a Dog Park! Is it true that land here or near here was designated for a park? This area is seriously in need of a park. Please no 3 or 2 story commercial buildings. This part of Scottsdale Rd. Is supposed to be scenic. Notice no telephone pole wires? Took 30 years to complete. Please please please! T -- sent by Christie Bates Buziak (case# 2-GP-2018)

CITY OF SCOTTSDALE

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Yaron, Adam

From: Linda Wilbanks <wil80bec@q.com>
Sent: Monday, June 11, 2018 3:21 PM
To: Yaron, Adam
Subject: RE: Development at NW corner of Lone Mountain and Scottsdale roads

Categories: Blue Category

Thanks for the additional information; but even a 2 story storage facility is just not appropriate for that street corner; or needed in the area in general. We are just too residential on that side of Scottsdale road. Can they add on or take over any vacant spaces at the Summit shopping area; or perhaps all the vacant space at the Bellasera shopping center (Southeast corner of the same intersection)? There is a whole section of that shopping center that has never been filled by any businesses, at the area closest to the intersection.

Anyway, thanks again for replying to my comments. I will try and keep following what happens.

Linda Wilbanks

----- Original Message -----
From: Yaron, Adam <AYaron@Scottsdaleaz.gov>
To: wil80bec@q.com
Cc: McClay, Doris <DMcClay@scottsdaleaz.gov>
Sent: Mon, 11 Jun 2018 11:49:04 -0400 (EDT)
Subject: RE: Development at NW corner of Lone Mountain and Scottsdale roads

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{font-family:"Cambria Math";
panose-1:2 4 5 3 5 4 6 3 2 4;}
@font-face
{font-family:Calibri;
panose-1:2 15 5 2 2 2 4 3 2 4;}
@font-face
{font-family:Tahoma;
panose-1:2 11 6 4 3 5 4 4 2 4;}

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margin-bottom:.0001pt;
font-size:11.0pt;
font-family:"Calibri",sans-serif;}
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text-decoration:underline;}
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color:purple;
text-decoration:underline;}
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margin-bottom:.0001pt;
font-size:11.0pt;
font-family:"Calibri",sans-serif;}
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margin-right:0in;
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margin-left:0in;
font-size:11.0pt;
font-family:"Calibri",sans-serif;}
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font-family:"Calibri",sans-serif;
color:windowtext;}
span.EmailStyle21
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font-family:"Calibri",sans-serif;
color:windowtext;}
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mso-style-priority:99;
mso-style-link:"Plain Text";
font-family:"Calibri",sans-serif;}
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font-size:10.0pt;}
@page WordSection1
{size:8.5in 11.0in;
margin:1.0in 1.0in 1.0in 1.0in;}
div.WordSection1
{page:WordSection1;}
-->

Ms. Wilbanks,

Thank you for the comments. We will ensure they be included in the case file and citizen outreach portion of what gets presented to City Council later this year.

Please note that the applicant is proposed a two-story building with an additional level underground.

You can track the schedule of hearing dates for this application by checking the following link:
https://eservices.scottsdaleaz.gov/bldgresources/Cases/Details/48625

Adam Yaron, Project Coordination Liaison

City of Scottsdale

Planning & Development Department | Long Range Planning Services

7447 East Indian School Road, Suite 105 Scottsdale, Arizona 85251

[Direct] 480.312.2761

[Email] ayaron@scottsdaleaz.gov

[Web] www.scottsdaleaz.gov

From: Linda Wilbanks <wil80bec@q.com>

Sent: Friday, June 08, 2018 6:05 PM
To: McClay, Doris <DMcClay@scottsdaleaz.gov>
Subject: Fwd: Development at NW corner of Lone Mountain and Scottsdale roads

As I understand things, there is a proposal to build a 3 story storage building on the NW corner of Lone Mountain and Scottsdale road. (I am sorry we missed the
community meeting, we have just returned from our vacation.) I would like to express a negative vote for any 3 story building for that corner. (I live approximately 1/2 mile northwest of the proposed site, off Ashler Hills and 68th street.) I do not believe
that a storage unit is necessary in our neighborhood. There is already a multi story UHaul storage facility on Carefree Highway 48th Street. There are no buildings in the area that are higher then 2 story; why would any one want a three story storage facility/building
built there? It is just not necessary. I understand that this building would require a change to the general building plans that were set for the area years ago. Except for the Summit shopping center and the rather unsuccessful shopping area on the southwest

corner of Lone Mountain and Scottsdale road, where most of the space is still vacant, the rest of the area is all rural. Scottsdale Road in this area has always been designated the "Scenic Corridor." Adding a 3 story storage building
anywhere along Scottsdale Road would definitely take the "scenic" adjective away. The Corridor has already lost some of it's lower level scenic views because of all the backyard fencing, aka block walls; building more commercial areas, especially 3
stories tall, would completely destroy the "Scenic Corridor." Approve this structure, then also make plans to remove the "Scenic Corridor" title designated on the northern portion of Scottsdale Road.

Linda Wilbanks

6635 E. Lonesome Trail

Cave Creek, AZ 85331

480-488-4123

--

Linda

--

Linda

Yaron, Adam

From: McClay, Doris
Sent: Monday, June 11, 2018 7:16 AM
To: Yaron, Adam
Subject: FW: 239-pb-2018

Categories: Blue Category

-----Original Message-----
From: Jan Shank <jshanks53@gmail.com>
Sent: Saturday, June 09, 2018 4:24 AM
To: McClay, Doris <DMcClay@scottsdaleaz.gov>
Subject: 239-pb-2018

Please be advised I am opposed the zoning change from residential to commercial, at the Northwest corner of Scottsdale road and Lone Mountain. Once this zoning is changed it will be commercial forever. When the mini storage fails what will be put in its place?
Please keep Scottsdale Road a scenic corridor.

Sent from my iPhone

Yaron, Adam

From: McClay, Doris
Sent: Monday, June 11, 2018 7:16 AM
To: Yaron, Adam
Subject: FW: Development at NW corner of Lone Mountain and Scottsdale roads

Categories: Blue Category

FYI

From: Linda Wilbanks <wil80bec@q.com>
Sent: Friday, June 08, 2018 6:05 PM
To: McClay, Doris <DMcClay@scottsdaleaz.gov>
Subject: Fwd: Development at NW corner of Lone Mountain and Scottsdale roads

As I understand things, there is a proposal to build a 3 story storage building on the NW corner of Lone Mountain and Scottsdale road. (I am sorry we missed the community meeting, we have just returned from our vacation.) I would like to express a negative vote for any 3 story building for that corner. (I live approximately 1/2 mile northwest of the proposed site, off Ashler Hills and 68th street.) I do not believe that a storage unit is necessary in our neighborhood. There is already a multi story UHaul storage facility on Carefree Highway 48th Street. There are no buildings in the area that are higher then 2 story; why would any one want a three story storage facility/building built there? It is just not necessary. I understand that this building would require a change to the general building plans that were set for the area years ago. Except for the Summit shopping center and the rather unsuccessful shopping area on the southwest corner of Lone Mountain and Scottsdale road, where most of the space is still vacant, the rest of the area is all rural. Scottsdale Road in this area has always been designated the "Scenic Corridor." Adding a 3 story storage building anywhere along Scottsdale Road would definitely take the "scenic" adjective away. The Corridor has already lost some of it's lower level scenic views because of all the backyard fencing, aka block walls; building more commercial areas, especially 3 stories tall, would completely destroy the "Scenic Corridor." Approve this structure, then also make plans to remove the "Scenic Corridor" title designated on the northern portion of Scottsdale Road.

Linda Wilbanks
6635 E. Lonesome Trail
Cave Creek, AZ 85331

480-488-4123

--

Linda

Yaron, Adam

From: phxblue@cox.net
Sent: Saturday, June 09, 2018 6:52 AM
To: Yaron, Adam
Subject: storage unit facility at Scottsdale Road & Lone Mountain

Categories: Blue Category



Greetings, one of the main reasons we moved into this area (and the reason several others also moved into this area) is to get away from large commercial projects and live in an open, rural area away from traffic. I am against this type of business (or any other type of large scale business) in this area because it will bring more traffic, noise and congestion into a mainly residential and rural area. Thank you for your time. -- sent by James Newhouse (case# 2-GP-2018)

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Yaron, Adam

From: Jan Shank <jshanks53@gmail.com>
Sent: Saturday, June 09, 2018 4:17 AM
To: Yaron, Adam
Subject: 239 pb 2018

Categories: Blue Category

Ayaron: This post is to voice my opinion against the proposed zoning change at the Northwest corner of Scottsdale road and Lone Mountain. Once the zoning changes to commercial it will be commercial forever. This neighborhood will be impacted forever. Soon Scottsdale Road will be nothing but signs and com development. When the self storage unit fails, what will go in next?
Please keep this area residential.

Sent from my iPhone

Yaron, Adam

From: T. Dominick <dominick325@yahoo.com>
Sent: Wednesday, June 06, 2018 10:49 PM
To: Yaron, Adam; McClay, Doris
Subject: Lone Mountain Storage #239-PA-2018

Categories: Blue Category

Dear Mr. Yaron and Ms. McClay,

I am writing in opposition to the Lone Mountain Self-Storage application as submitted May 18, 2018, which is approximately one mile from my home. While I do not necessarily disagree with the applicant that the site may be best suited for non-residential development, I believe this project is incompatible with that site. Upon review of the application, I find it disingenuous that the applicant touts the setbacks ad nauseam while neglecting to mention the proposed 30 foot building height for a 32,000 sq. foot facility in the written application. It is not until the site plan and elevations are reviewed that one realizes this building, as proposed, is not compatible with the site. The site, if left as zoned, would likely not have a 30 foot high structure, let alone one that cover 32,000+ sq. feet. I believe approval of this application sets a bad precedent for the area as I am even more concerned about similar undeveloped parcels closer to my home.

Thomas Dominick

30,000 N. 70th St.

Scottsdale, AZ 85266

dominick325@yahoo.com

Yaron, Adam

From: Nancy Homer <sampisces@mindspring.com>
Sent: Wednesday, June 06, 2018 4:15 PM
To: Yaron, Adam
Subject: 239-PA-2018

Categories: Blue Category

I am writing to voice my strong opposition to the proposed storage facility at Lone Mountain & Scottsdale Rd. I am a a resident who lives in the county island, with Scottsdale a hop in one direction & Phoenix in the other. I purchased my property & built my home where I did 22 years ago as I did not want to live in a commercial area, I wanted low density (I am zoned R-43), and a rural natural desert environment. I am disgusted time & time again as zoning is changed to allow developers & sellers to stuff their pockets as we are all losing what it was that drew us here to begin with. This storage facility will diminish property values dramatically for the nearby residents, and will also diminish the value of my property to a lesser extent. I have attended all three meetings for the Phx proposed facility at Tatum/Dynamite by this same builder and have experienced the lies that spew from his mouth. A storage facility will increase crime, traffic & traffic accidents, decrease tourism dollars, & presents a safety hazard with unknown materials stored. As property values decrease so will the taxes collected by Scottsdale. There is massive opposition to both of these facilities, and plenty of available parcels already zoned for this use that this developer could select. The Scottsdale City Council needs to vote NO on this issue, serving the desires of the residents who elected them. We are all watching and paying attention, and should you vote on the side of the developer instead of your constituents, you will be voted out. Those of us who can not vote in Scottsdale & Phoenix will help pass the word and campaign for your opposition. Please don't be a part of the downslide of what North Scottsdale has promised itself to always be!
Thank you,
Nancy Homer
29038 N 60th Street
Cave Creek, AZ 85331
480-236-9950

Yaron, Adam

From: Yaron, Adam
Sent: Wednesday, June 06, 2018 3:26 PM
To: 'jbettsfamilyaz@gmail.com'
Cc: Castro, Lorraine; McClay, Doris
Subject: RE: Scottsdale and Lone Mountain Roads Re-Zoning

Categories: Blue Category

Mrs. And Mr. Betts,

Thank you for the comments. We will ensure they be included in the case file and citizen outreach portion of what gets presented to City Council later this year. The soonest City Council will consider this application will be in December 2018, and as with all private applications – staff processes all application types as they are made.

Staff is still reviewing the proposed application. Please note the following:

- The applicant is proposing an internalized storage facility – there are no fences proposed. No storage on the exterior is proposed nor will be permitted.
- In addition to the requested major General Plan amendment – a request from a Rural Neighborhoods land use designation to a Commercial land use designation – the applicant needs to file a rezoning application. The applicant hast not done so as of the date of this correspondence however, has referenced in their public noticing that they intend to request a zoning change from R1-70 ESL FO to C-1 ESL FO. In this process there are discussions of hardship – I wanted to clear up any misunderstanding in that regard.

Pursuant to State Statute, there will be additional opportunities later this fall for public input through a City sponsored open house, a remote Planning Commission hearing, and recommendation hearing from Planning Commission.

If you would like to track the schedule of hearing dates as they are made for this application by checking the following link: https://eservices.scottsdaleaz.gov/bldgresources/Cases/Details/48625

If you have any further questions or comments, please feel free to reach out to me directly.

Thank you once again for your communication.

Adam Yaron, Project Coordination Liaison

City of Scottsdale
Planning & Development Department | Long Range Planning Services
7447 East Indian School Road, Suite 105 Scottsdale, Arizona 85251
[Direct] 480.312.2761
[Email] ayaron@scottsdaleaz.gov
[Web] www.scottsdaleaz.gov

From: Lisa Betts <jbettsfamilyaz@gmail.com>
Sent: Wednesday, June 06, 2018 9:09 AM
To: Planning Commission <Planningcommission@scottsdaleaz.gov>
Subject: Scottsdale and Lone Mountain Roads Re-Zoning

Planning Commission Members:

Years, ago, a General Plan was created, and zoning was designated, for the North West corner of Scottsdale Road and Lone Mountain Road (Land Parcels 216-50-004 and 216-50-109) as residential property. Currently, as an effort to re-zone the property for Commercial usage, which, in itself, may not be a bad thing, but the proposal is for a storage facility, which is completely out of character for a residential neighborhood. May we remind the Governing Body of Scottsdale, that this property is located in the North Scottsdale scenic corridor and located across the street from the Whisper Rock Country Club, one of the premier golf communities in the United States. Just North of Whisper Rock Community is the Boulders Resort, one of the top tourist destinations in the world. Does it make any sense to build a storage facility in the proximity of these highly desirable city assets?

It is also our understanding that this is in the environmental sensitive land overlay (ESLO) district, which would, in itself, seem to be at odds with a 2-story facility, which by it's very nature, needs to be fenced in and illuminated. How does this create open corridors of natural vegetation? We might add there are several commercially-zoned properties available in North Scottsdale. So, again, we ask why does this property need to be re-zoned for a commercial application?

It is also our understanding, that to seek zoning relief, a hardship has to be demonstrated. These lots can be developed as single-family residences, so where is the demonstrated hardship?

In addition to this property, there are numerous properties for sale along Scottsdale and Pima Roads scenic corridors. Does Scottsdale City Council want to create the precedent of allowing, of what amounts to an eyesore, to be constructed, in what by definition, are scenic corridors. Would this create the precedent for this type of development to be on these other residential-zoned properties? We feel that this would not be in the best interests of the people of North Scottsdale.

Sincerely,

John and Lisa Betts
Pinnacle Peak Ranchos
31202 N. Granite Reef Road
Scottsdale, AZ 85266

Yaron, Adam

From: Yaron, Adam
Sent: Wednesday, June 06, 2018 3:16 PM
To: Martin Schwank; City Council; Planning Commission
Cc: lindaschwank@icloud.com; Grant, Randy; Thompson, Jim; Perreault, Erin; Yaron, Adam
Subject: RE: Rezoning NW Corner Scottsdale Road & Lone Mountain Rd

Categories: Blue Category

Mr. and Mrs. Schwank,

Thank you for the comments. We will ensure they be included in the case file and citizen outreach portion of what gets presented to City Council later this year. The soonest City Council will consider this application will be in December 2018, and as with all private applications – staff processes all application types as they are made. The public meeting to which you attended was conducted by the applicant - and as a member of staff who also attended that open house, I am familiar with the responses you characterized.

Pursuant to State Statute, there will be additional opportunities later this fall for public input through a City sponsored open house, a remote Planning Commission hearing, and recommendation hearing from Planning Commission.

If you would like to track the schedule of hearing dates as they are made for this application by checking the following link: https://eservices.scottsdaleaz.gov/bldgresources/Cases/Details/48625

If you have any further questions or comments, please feel free to reach out to me directly.

Thank you once again for your communication.

Adam Yaron, Project Coordination Liaison

City of Scottsdale
Planning & Development Department | Long Range Planning Services
7447 East Indian School Road, Suite 105 Scottsdale, Arizona 85251
[Direct] 480.312.2761
[Email] ayaron@scottsdaleaz.gov
[Web] www.scottsdaleaz.gov

From: Martin Schwank <m1a2a3@aol.com>
Sent: Wednesday, June 06, 2018 2:46 PM
To: Yaron, Adam <AYaron@Scottsdaleaz.gov>; City Council <CityCouncil@scottsdaleaz.gov>; Planning Commission <Planningcommission@scottsdaleaz.gov>
Cc: lindaschwank@icloud.com
Subject: Rezoning NW Corner Scottsdale Road & Lone Mountain Rd

To All,

My wife and I attended the meeting that was held at Lone Mountain Elementary on May 30 regarding the proposed storage facility. We experienced a LOT of rightly outraged residents who are adamantly opposed to this for very good and simple reasons. But to us, the main questions is:

WHY WOULD THE CITY COUNCIL EVEN CONSIDER SUCH A PROPOSAL??

This is the kind of thing that continues to make citizens question ALL politicians motives and motivation. Our understanding is that the property is zoned r70 as are all the adjoining lots. This requires a minimum 70,000 sf lot for residential purposes ONLY. The person who purchased the lot obviously knew that when they purchased the lot and all the adjoining lot owners purchased their lots based on the "safety" of knowing their lots were protected. The only "motivation" for changing this zoning is the property owner and developers desire to make a LOT more money than the lot would bring as a residential sale. The question then becomes, again, what is the City Councils "motivation" to allow thiis to happen??

As everyone knows, the property is right in the middle of what is supposedly a scenic corridor and part of a dark area. EVERYONE who lives up here purchased here to enjoy these aspects of the area, the lack of densities, the darkness, the "silence" of the area etc. Allowing a 600 unit storage facility will change all of that and continue a change in the area from bliss to blight. And it will continue to set a precedence for changing zoning arbitrarily whenever the City and some other developer wants to do so. PLEASE - STOP THIS NOW! Thanks for listening.

Martin & Linda Schwank
602-570-4322

Sent from AOL Mobile Mail

Yaron, Adam

From: wes@sonorannews.com
Sent: Wednesday, June 06, 2018 12:39 PM
To: Yaron, Adam; McClay, Doris
Subject: parcels 216-50-109 and 216-50-004

Categories: Blue Category

Hello,

I am inquiring about the proposed storage facility at the northwest corner of Scottsdale and Lone Mountain Roads. When and where is the next hearing/meeting? Are there drawings/plans that you can email to me?

Thank You,

Wes Grunden
Sonoran News
wes@sonorannews.com
623-693-0273

Yaron, Adam

From: Acevedo, Alex
Sent: Tuesday, June 05, 2018 9:04 AM
To: Yaron, Adam
Subject: FW: Corner N Scottsdale / lone mountain

Categories: Blue Category

For your file.

Alex

From: go-osu@cox.net <go-osu@cox.net>
Sent: Monday, June 04, 2018 4:09 PM
To: Acevedo, Alex <AAcevedo@scottsdaleaz.gov>
Subject: Corner N Scottsdale / lone mountain



Enough of the zoning changes in North Scottsdale You are changing everything that makes this area special Please don't approve this . John Collins -- sent by John Collins (case# 2-GP-2018)

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Yaron, Adam

From: George Florentine <georgeaf@centurylink.net>
Sent: Tuesday, June 05, 2018 8:51 AM
To: Yaron, Adam
Cc: McClay, Doris
Subject: Proposed Storage Facility at Scottsdale Rd. & Lone Mountain Rd.

Categories: Blue Category

June 5, 2018

Dear Adam Yaron and Doris McClay,

My name is George Florentine; I live at 7136 E. Called De Las Estrellas, which is directly North, about ¼ mile, of the purposed zoning change to commercial use for a 600 unit, 2 floor storage unit. I am completely against any Zoning changes from, Rural to Commercial.

I moved here in 1980 when this area was Maricopa County. The reason I chose this area was the fact it was Rural. I came for the "Serenity" of the desert. The state of being calm, peaceful, and untroubled. That was 38 years ago. Now, greedy entrepreneurs want to change all that!

I have seen a lot of changes in the last 38 years that I have lived here. I have seen Sub Divisions like Bella Serra and Terravita appear, which I really don't have a problem with because they are dwellings. However, I have seen the Movie Studio torn down to make way for the Summit Plaza. Shopping center. AJ's Shopping Center on the N. East Corner of Loan Mountain & Scottsdale RD. Which, by the way, at a public meeting we were told that it was GOING IN, not that we were asked if we would like it. It was a done deal before anyone new of it. .

Scottsdale Rd. was then widened. When I came here in 1980 you didn't see 3 vehicles in three hours. Now it has become the Daytona 500. You need a racecar to get into the flow of traffic. What Happen to the Peace and Calm?

To me, Progress is not how many houses you can fit on an acre. Not how many businesses you can fit in a shopping center and not how many commercial building you can place on given corner in a Residential area. Progress is maintaining the quality of life that is offered to residents by not imposing on their rights as landowners and their life style.

What ever happen to the 2009 "Scenic Corridor Trail Analysis" Maybe the current Council and Mayor are not aware of the people's choice. Check it out!

I for one do not see any need for another Storage facility. To me it is nothing but an ugly warehouse. There are more that 4 within 8 miles of this intersection. (See Below) As to the comment that they are at capacity, that's Bull!

As for me, if the City Councils approvers this change, they have lost my vote of confidence.

Respectfully Submitted,

George A Florentine
Myra C. Florentine

Life Storage

34215 N Black Mountain Pkwy, Cave Creek, AZ 85331

FROM

E Lone Mountain Rd & N Scottsdale Rd

Scottsdale, AZ 85266

Head west on E Lone Mountain Rd toward N 71st St

2.0 mi

Turn right onto N 56th St

0.5 mi

Continue onto Rancho Paloma Dr.

1.9 mi

Turn right onto N Black Mountain Pkwy

0.8 m

TOTAL 8.2 Miles or 10 minute

Allstate Self-Storage

31434 N Cave Creek Rd, Cave Creek, AZ 85331

Head West on Lone Mth. Rd to 71st St. 3.2mi

Turn right on Cave creek Rd 0.1 mi

Make U-turn, on right 171ft.

TOTAL Distance: 3.3 miles or 5 minutes

Tatum Ranch Storage Solutions

29201 N Cave Creek Rd, Cave Creek, AZ 85331

West on Ione Mth. Rd to 71st St. 3.2mi

Turn left on Cave Creek Rd 1.6 mi

Make U-Turn 105 ft.

Total Distance: 4.8 Miles or 8 minutes

Life Storage

6218 E Cave Creek Rd, Cave Cree

Via N. Scottsdale Rd, N. Tom Darlington Dr.

& E. on Cave Creek Rd. 5.5 mi

Turn left on E. Cave Creek Rd. On right.

5.5 Miles or 11 minutes

Yaron, Adam

From: dvt7056@gmail.com
Sent: Monday, June 04, 2018 3:45 PM
To: Yaron, Adam
Subject: Case # 2-GP-2018

Categories: Blue Category



I wish to register my objection to the above-proposed zoning change in my neighborhood. My concerns are as follows; 1. A storage facility does not belong along the Desert Scenic Corridor. 2. A new commercial facility would only exacerbate the traffic congestion in the area. 3. I feel that a storage facility would have an adverse effect on the value of my property. Thank you -- sent by Daniel Tumolo (case# 2-GP-2018)

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Yaron, Adam

From: Acevedo, Alex
Sent: Monday, June 04, 2018 2:08 PM
To: Yaron, Adam
Cc: McClay, Doris
Subject: FW: Self storage Scottsdale Road and Lone Mountain

Categories: Blue Category

FYI:

I'll save a copy in the CDS folder.

Alex

From: jojomill@aol.com <jojomill@aol.com>
Sent: Monday, June 04, 2018 2:04 PM
To: Acevedo, Alex <AAcevedo@scottsdaleaz.gov>
Subject: Self storage Scottsdale Road and Lone Mountain



I am a resident living Dynamite and Scottdale Road so I have a RIGHT to voice my opinion. Please do not destroy our peaceful beautiful quiet neighborhood. Zoning law was put in place to protect residents not be changed due to a financial wim. I HIGHLY resent this even being considered and will continue to raise my voice. A large self storage of 5 acres will bring trucks improperly packed, noise and excessive traffic of the non residential kind along a street which I hear all the noise from. -- sent by Joanne Walton (case# 2-GP-2018)

CITY OF SCOTTSDALE

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Yaron, Adam

From: Castro, Lorraine
Sent: Monday, June 04, 2018 11:04 AM
To: Yaron, Adam
Subject: FW: The Rezoning of Scottsdale Rd and Lone Mountain

Categories: Blue Category

FYI came into the Planning Commission box.
Thanks,
Lorraine

From: Paula Rudnick <rudnickpaula@gmail.com>
Sent: Friday, June 01, 2018 7:07 AM
To: Paula Rudnick <rudnickpaula@gmail.com>
Subject: The Rezoning of Scottsdale Rd and Lone Mountain

City of Scottsdale--

We need the Zoning Board-the Planning Board and the City Council to hear the citizens of Scottsdale.

The Scottsdale General Plan calls for wide open spaces with limited walls. This is the the General Plan and we as Scottsdale Residents do NOT want this zoning changed.

Look at the facts--there is a wash on this lot--the builder has not adequately addressed this--
there are lighting restrictions--and having down lights at a hight of 24 feet does not fill this requirement-
Having a 2 story Storage facility does not fit on a Scottsdale Scenic Drive--this is not why tourist come to Scottsdale and this will not make people want to come live here-
traffic will be a problem and the developer does not know this area and is not familiar with the past accident history here-
The developers was unwilling to clarify if he would put up cell towers and this is a big issue for people in the area.
Signage--the developers wasn't sure about what signs they would put up to advertise their location and when asked then said they would have light signs on the east side and the south side of the lot but there would be no signs on the west or north side--da--Scottsdale road is on the east and Lone Mountain is on the south and there is no road on the north or west side--so that is a da answer.
They have a small setback to a residential house on the north of this lot and nobody can tell me that this will not effect the people that live to the north of the proposal--and also to the west and to all the people driving along the BEAUTIFUL SCENIC DRIVE of Scottsdale Road.

Scottsdale used to be The most Western town in the West and you are turning it into a mega mess that nobody wants to be a part of----

If the Zoning Board and the Planning Board and the City Council listen to what the citizens of Scottsdale are saying they will stop this rezoning NOW. And put a halt to all the high-rise building going up all over the city that are blocking the views of the mountains and what Scottsdale is all about.

Listen to the voters.
Paula Rudnick

Yaron, Adam

From: Jeanne Horvath <jeanne.horvath@outlook.com>
Sent: Monday, June 04, 2018 10:13 AM
To: Yaron, Adam
Cc: Jeanne Horvath
Subject: Re: Lone Mountain Storage Community Meeting 5/30

Categories: Blue Category

Adam,

Please do not include my communication below in any public record.
It was written in a very candid manner and not in a way that I would want publicized with my name attached!

Thanks,
Jeanne

> On Jun 4, 2018, at 9:18 AM, Yaron, Adam <AYaron@Scottsdaleaz.gov> wrote:
>
> Ms. Horvanth,
>
> Thank you for the comments. We will ensure they be included in the case file and citizen outreach portion of what gets presented to City Council later this year.
>
> Adam Yaron, Project Coordination Liaison
>
> City of Scottsdale
> Planning & Development Department | Long Range Planning Services
> 7447 East Indian School Road, Suite 105 Scottsdale, Arizona 85251 [Direct] 480.312.2761 [Email] ayaron@scottsdaleaz.gov [Web] https://eur04.safelinks.protection.outlook.com/?url=www.scottsdaleaz.gov&data=02%7C01%7C%7Ca2d12788feb647ab725a08d5ca36c899%7C84df9e7fe9f640afb435aaaaaaaaaaaa%7C1%7C0%7C636637258991872576&sdata=48M0WuhH%2F0g%2BKtpKuQ9vtrT4YRGhk9fwAufZnCu91z8%3D&reserved=0
>
> -----Original Message-----
> From: Jeanne Horvath <jeanne.horvath@outlook.com>
> Sent: Friday, June 01, 2018 1:32 AM
> To: Yaron, Adam <AYaron@Scottsdaleaz.gov>
> Cc: Jeanne Horvath <jeanne.horvath@outlook.com>
> Subject: Lone Mountain Storage Community Meeting 5/30
>
> Hello Adam,
>
> As promised, I am writing to recap the community meeting held last night.
>
> Overall, in one word, I'd call it a disaster. A hostile crowd of 100+, possibly 150, combined with representatives that were ill-prepared and lacked any finesse in conducting this type of meeting.
>

> I left early, at 6:50, as it appeared they were only taking three more questions, and up to that time, at 95% of them were irrational or simply venting, and I wanted to beat the rush out of there. I later found out from another attendee that the meeting officially closed at 7:15, but people were hanging around in informal Q&A until at least 7:30 when he left.
>
> I learned nothing new except that the proposal is for one story underground and two above ground. The attorney (older guy probably around 70) seemed to be just going through the motions and was not well prepared.... a lot of "I don't knows" to questions, and then the developer would chime in, and he was largely evasive or contadictory. Neither one had the proper skills to read the audience and a least feign some concern and sincerity. I say this as someone who has given presentations to business clients for 30 years and learned to think on my feet and adjust my approach, especially when delivering analysis that audience didn't want to believe.
>
> It WAS a tough and rude crowd, very "mob mentality" and ready to cheer and jeer in unison starting a few minutes in, and perhaps even the most skilled presenters would not have changed minds at the time, but I think a better team and better prep may well have provided some food for thought that at least some of the crowd would have taken under consideration at a later time.
>
> The developer could not concretely answer any questions about lighting or signage, and made a big deal of claiming there would be no signage to the north and west - well, obviously since those directions do not face the roads; that irked people further. They assured usage of downlight, but when questioned further, admitted that it would probably be fully washing 24 foot walls, which would provide a lot of diffusion. They they waffled on signage location and size. They also touted the required vegetation buffer, but could not describe what type, height, density, and how much it would or would not obscure the building.
>
> The other person I corresponded with after the meeting said it was later brought up that there had been previous projects with two levels underground and one above ground, with the attorney asking if that would make a difference, but the crowd shouted "no". Personally, I think reducing height to 12' makes an immense difference.
>
> There were a lot of old timers there that clearly resent what's already been done in the 30+ years since they moved there, complaining about everything from Safeway/Target to AJ's, Terravita, paving of previously dirt roads, etc. etc. "Rural is what brought is here/We knew we'd have to drive a long way for services/that's what we bought" was the mentality of a large portion of attendees. Someone complained that they went to a meeting for AJ's thinking it was for input and being upset that it was conveyed as a done deal. Well, I had already read that the zoning for that center dates back to 1984, so by the time it was built 10 years ago, it WAS a done deal!
>
> Residents are typically wary and resistant to change, but the absolute resistance to ANY change here is probably the worst I've encountered having lived in Chicago suburbs, Orange County, Salt Lake City, and Seattle suburbs. In those places, there was at least acknowledgement of population booms at the times I lived there, and was at least some openness to discussing limits, even if initially impractical, to commercial development, versus insisting that the landscape remains frozen in time.
>
> There were a lot of irrational assertions made about increased crime, increased traffic, danger to the memory care facility, danger to nearby school, and declining property values. I can think of only two intelligent questions asked.
>
> One woman, who lives on the west side of the property angrily claimed that she had spent "millions" on her property and would "not allow" the facility to endanger her grandchildren when playing outside. Driving home, I did notice a sizable house next to the site that I had not been aware of (7042 E Lone Mountain). Looking it up on Zillow, I found that they paid $205K for the lot in 2004, and constructed a 5000 sq foot home, which is very elaborately done. It was listed for sale in 2011 and for much of 2013, 2014, and 2015 for around $1.2M, the current value shown on realtor.com and Zillow. I do feel for her, and am sure her property value would suffer significantly, especially since past attempts at selling have been unsuccessful.
>

> Interestingly, the parcel immediately to the west of her is owned by the city of Scottsdale!
>
> My opinion of this project has swung more negative. I just cannot get past the caginess of the developer, and having 24 ft walls washed in lighting seems unsightly. And now there is a resident immediately adjacent that I was unaware of; previously thinking the site was more isolated from homes based on driving Scottsdale Road. I would have to see a much more complete elevation plan and have the lighting and signage details nailed down. Certainly the option mentioned of 2 stories underground and one above, reducing the height to only 12 ft sounds appealing, as it would more closely mimic the Memory Care facility, a nd not loom over the property to the west. But my opinion doesn't really mean much in light of the sizable group already mobilized guns blazing to deluge the city with opposition.
>
> Here's hoping your voicemail and email boxes are not yet overflowing!
>
> Thanks for your time and I appreciate the conversation on Wednesday,
>
> Sincerely,
> Jeanne Horvath
> 480-626-5444
>
>

Yaron, Adam

From: McClay, Doris
Sent: Monday, June 04, 2018 7:10 AM
To: Yaron, Adam
Subject: FW: Project Under Consideration- Lone Mountain and Scottsdale Rd

Categories: Blue Category

From: Jen Brummet <jenbrummet@hotmail.com>
Sent: Wednesday, May 30, 2018 11:55 AM
To: McClay, Doris <DMcClay@scottsdaleaz.gov>
Subject: FW: Project Under Consideration- Lone Mountain and Scottsdale Rd

Ms. McClay,

Please accept this email as notification of my total opposition to the proposed change of zoning on the corner of Lone Mountain and Scottsdale Rd. I recently (in March) moved to the Bella Serra community. I relocated here BECAUSE of the natural environment and the community's willingness to advocate and protect the NOAs and wildlife. This rezoning proposal will decimate the natural environment of the area. There are other more appropriate industrial areas that this building can be built, please consider alternative locations.

Sincerely,

Jennifer Brummet

Yaron, Adam

From: Max Kobayashi <max4150@gmail.com>
Sent: Sunday, June 03, 2018 10:48 AM
To: Yaron, Adam
Subject: Self Storage Proposal @ Lone Mountain Rd and Scottsdale Rd
Attachments: IMG_20180602_194650122.jpg

Categories: Blue Category

Hello Adam,

If the building is made, the view from my home will be blocked. This view is the most beautiful view from my property as well. We do not want the zone amendment. Please see the attached picture how close it is and how the view would be closed. The house in the picture will be right west side of the planned facility, which means the entire mountain will be blocked as east side of Lone Mountain Rd is higher elevation plus 20ft height building. For us residing at 31440 N 70th st , this view is the only direction we can see from our living room.

The storage company and the related companies such as architect, builders, lawyers, etc., gets profits out of it, and City of Scottsdale benefits tax from the business. What do we get? On the contrary, we will lose the valuable nature, views and tranquility surroundings.

Power of money should not be abused against the natural habitats. These natures have existed way before humans settled. Please please take them into your considerations.

Regards,

Yaron, Adam

From: beadorder@aol.com
Sent: Saturday, June 02, 2018 3:11 PM
To: Yaron, Adam
Subject: Zoning change Storage Facility at Lone Mountain

Categories: Blue Category

We're concerned about the major change in zoning so proximate to homes. There's many other sites which are commercial and don't impact surrounding homes.

Sent from AOL Mobile Mail

Yaron, Adam

From: Sara Haugen <shaugen3@icloud.com>
Sent: Friday, June 01, 2018 11:29 AM
To: Yaron, Adam
Subject: Re:239-PA-2018

Categories: Blue Category

We would like to be included in notices re: hearing dates and progress on the above application. We are strongly opposed to the amendment to the general plan. This area is designated residential and very rural in nature with large lots. Placing a C1 designated property (dressed up warehouse as we view it) makes no sense especially as it shares boundaries with high end residential currently in existence and it is along a long stretch of scenic drive area. In addition, there is available commercial property within 2 miles (along cave creek and carefree hwy) along with 4 other storage units within a 5 mile radius.

Sincerely

Kevin and Sara Haugen
602-329-5322

Sent from my iPhone

Yaron, Adam

From: Dawn Winans <Dawn_Winans@ao.uscourts.gov>
Sent: Friday, June 01, 2018 7:21 AM
To: City Council; Planning Commission; Yaron, Adam; McClay, Doris
Subject: Case: 2-GP-2018 First General meeting takeway

Categories: Blue Category

My name is Dawn Winans and I live at 6813 E Calle de las Estrellas, Scottsdale which is less than a mile from the site of proposed zoning change at Lone Mountain and Scottsdale Road.

I attended the meeting on Wednesday, May 30 and would like to share my thoughts.

The developer made some points to try to assure the residents that the facility would not be detrimental to our neighborhood. Unfortunately they did not succeed.

This area is not conducive to this type of business. There are other parcels in the nearby vicinity that are already zoned as commercial that would suit their purpose.

A storage facility is antithesis to this area. The General Plan calls for open spaces and limits walls to encourage the rural feel of the area.

Thank you for your consideration,
Dawn Winans

Gdz q#Z lqdqv#
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Dgp lqlwldwlyh#R ilfh#:#kh#Xqlwhg#Vwdwhv#Frxuw#
935086;0;;87#

Yaron, Adam

From: Paula Rudnick <rudnickpaula@gmail.com>
Sent: Friday, June 01, 2018 7:07 AM
To: Paula Rudnick
Subject: The Rezoning of Scottsdale Rd and Lone Mountain

Categories: Blue Category

City of Scottsdale--

We need the Zoning Board-the Planning Board and the City Council to hear the citizens of Scottsdale.

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Listen to the voters.
Paula Rudnick

Yaron, Adam

From: Jeanne Horvath <jeanne.horvath@outlook.com>
Sent: Friday, June 01, 2018 1:32 AM
To: Yaron, Adam
Cc: Jeanne Horvath
Subject: Lone Mountain Storage Community Meeting 5/30

Categories: Blue Category

Hello Adam,

As promised, I am writing to recap the community meeting held last night.

Overall, in one word, I'd call it a disaster. A hostile crowd of 100+, possibly 150, combined with representatives that were ill-prepared and lacked any finesse in conducting this type of meeting.

I left early, at 6:50, as it appeared they were only taking three more questions, and up to that time, at 95% of them were irrational or simply venting, and I wanted to beat the rush out of there. I later found out from another attendee that the meeting officially closed at 7:15, but people were hanging around in informal Q&A until at least 7:30 when he left.

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One woman, who lives on the west side of the property angrily claimed that she had spent "millions" on her property and would "not allow" the facility to endanger her grandchildren when playing outside. Driving home, I did notice a sizable house next to the site that I had not been aware of (7042 E Lone Mountain). Looking it up on Zillow, I found that they paid $205K for the lot in 2004, and constructed a 5000 sq foot home, which is very elaborately done. It was listed for sale in 2011 and for much of 2013, 2014, and 2015 for around $1.2M, the current value shown on realtor.com and Zillow. I do feel for her, and am sure her property value would suffer significantly, especially since past attempts at selling have been unsuccessful.

Interestingly, the parcel immediately to the west of her is owned by the city of Scottsdale!

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Here's hoping your voicemail and email boxes are not yet overflowing!

Thanks for your time and I appreciate the conversation on Wednesday,

Sincerely,
Jeanne Horvath
480-626-5444

Yaron, Adam

From: Dennis Soeffner <dennissoeffner@gmail.com>
Sent: Thursday, May 31, 2018 3:18 PM
To: Yaron, Adam
Subject: Mr. Yaron,

Categories: Blue Category

Thank you for attending the meeting last evening May 30 concerning 239-PA-2018

This was the developer's meeting concerning the proposal for a change to the general plan and subsequent zoning changes to enable the presenting developer to purchase and build a storage facility on the approximately 5 acre parcel on the North West corner of Scottsdale Rd and Lone Mountain Rd.

Please convey to all concerned parties with the City of Scottsdale albeit Planning, General Plan or City Council that we are opposed to such changes.

The General Plan of 2001 designating this area as Rural Residential is what makes this part of Scottsdale very special. To make this sort of a change in the General Plan would set a dangerous precedent for future requests. Scottsdale Road has long been a Scenic Corridor. Building a series of warehouse structures of the 3 stories with lighting and the necessary security features as depicted last night does not fit the intention of the General Plan of 2001.

The developer's presentation was lacking a traffic impact study as well as what future uses the property could be used for if the Commercial changes was approved.

In short, in the General Plan of 2001, this is was designated for and is a residential area. It should be kept that way.

Regards,

Dennis and Mary Soeffner
31211 N 77th Way
Scottsdale, AZ 85266
480 263 2945
dennissoeffner@gmail.com

Yaron, Adam

From: Acevedo, Alex
Sent: Thursday, May 31, 2018 9:07 AM
To: Yaron, Adam; McClay, Doris
Subject: FW: 2-GP-2018

Categories: Blue Category

FYI: I can add Michael to our GP mailing list

Alex

From: mikepadgettaz@gmail.com <mikepadgettaz@gmail.com>
Sent: Wednesday, May 30, 2018 9:48 PM
To: Acevedo, Alex <AAcevedo@scottsdaleaz.gov>
Subject: 2-GP-2018



I am interested in this proposal. We live in Bellasera, very close to the NWC of Scottsdale and Lone Mountains roads, the site of this proposal. Please include me on your email or regular mailing list regarding any news about this proposal. Thank you. Michael Padgett 7455 E. Pasaro Drive Scottsdale AZ 85266 480-710-1345 -- sent by Michael Padgett (case# 2-GP-2018)

CITY OF SCOTTSDALE

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Yaron, Adam

From: Murillo, Jesus
Sent: Wednesday, May 30, 2018 6:35 PM
To: Yaron, Adam; McClay, Doris
Subject: FW: Zoning on Northwest corner of Scottsdale and Lone Mountain Roads

Categories: Blue Category

FYIzzie

From: Murillo, Jesus
Sent: Wednesday, May 30, 2018 6:27 PM
To: 'Paula Rudnick' <rudnickpaula@gmail.com>
Subject: RE: Zoning on Northwest corner of Scottsdale and Lone Mountain Roads

Hello Paula,

Currently, this project is the only proposed major General Plan amendment, and will accompanied by a rezoning case request. The project looks to rezone the underline zoning to the R1-70 zoning district, because there was a text amendment (in 2010 I believe), that allowed certain uses in this zoning districts with some criteria being present. The fact that there is a major General Plan amendment means that the case needed to be submitted in May, to be heard by the Planning Commission in October (non-action), in November (for action), and by the City Council in December (for final vote). Adam Yaron (Advanced Planning) would be the coordinator for the major General Plan amendment, and Doris McClay (Current Planning) would be the coordinator for the rezoning case that will accompany the major GP. Staff will be required to hold an open house for the case. I have included the link to the major General Plan amendment timeline:

http://www.scottsdaleaz.gov/Assets/ScottsdaleAZ/General+Plan/Resources/2018+Major+GP+Calendar.pdf

I will be sure to pass along the sentiments to Doris and Adam so that they get a good feel for how the project is being perceived by the public.

On a side note, I am finishing up the research for you on the topics that we discussed on our site visit. I was away for a couple of days, and am back in the swing of things.

Hope you had a good Memorial day weekend – all things considered.

Sincerely,

Jesus

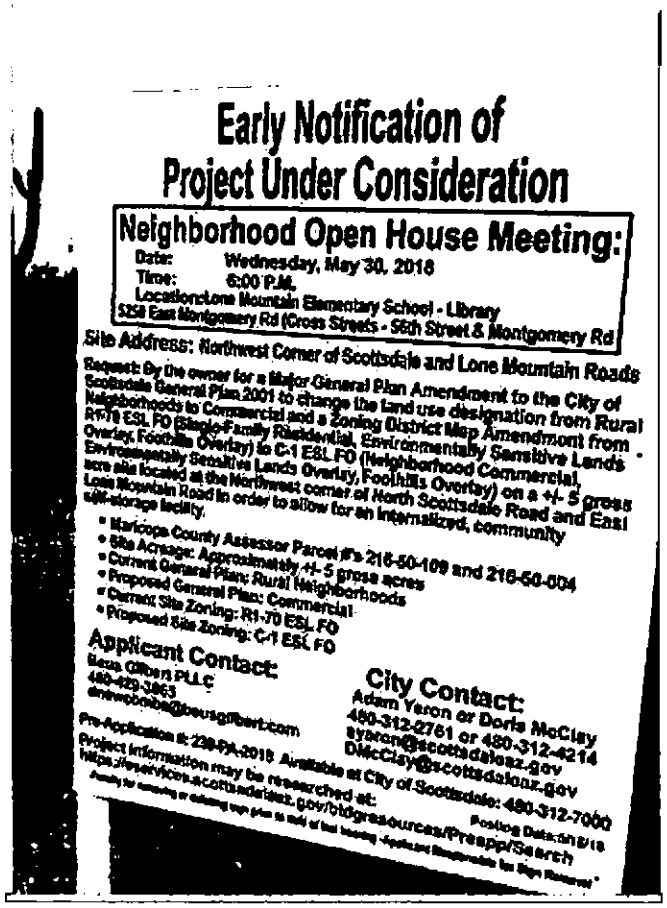
From: Paula Rudnick <rudnickpaula@gmail.com>
Sent: Friday, May 25, 2018 8:40 PM
To: Murillo, Jesus <JMurillo@ScottsdaleAz.Gov>
Subject: Zoning on Northwest corner of Scottsdale and Lone Mountain Roads

Jesus,

I know that your name is not on this notice but I just wanted you to know the uproar that this is causing around here--people are really getting mad and word is flying around here about this issue.
The citizens do not want this land rezoned. We all moved up here to be away from the city and to have our night sky and quiet space. What is the city thinking??? They think this is going to bring in more tax money--more dollars? This has got to stop and the citizens are really getting involved.
Can you tell me how far along this action is and is there still a chance we can stop this? Usually by the time signs go up and the word gets out---it is too late and the zoning board and city council are on their way to doing their own thing. I sure hope this kind of thing can stop. The citizens are going to take action. Who are Adam Yaron and Doris McClay?

Thanks for your actions and hope you can help us.
Paula Rudnick

I want the city council to know that I am against the rezoning of this lot. There is no need for a storage unit in this area as it is a residential area and that is why we moved up to the area--we want to keep it residential. There are adequate storage facilities in the area and there is no need for another one in this location. The city council has to know that we voting citizens want to keep Scottsdale beautiful and open and full of great views not full of commercial and high buildings. I am opposed to this rezoning and I hope the city council will also be opposed to this rezoning. Paula Rudnick



Early Notification of Project Under Consideration

Neighborhood Open House Meeting:
Date: Wednesday, May 30, 2018
Time: 6:00 P.M.
Location:Lone Mountain Elementary School - Library
5258 East Montgomery Rd (Cross Streets - 56th Street & Montgomery Rd

Site Address: Northwest Corner of Scottsdale and Lone Mountain Roads

Request: By the owner for a Major General Plan Amendment to the City of Scottsdale General Plan 2001 to change the Land use designation from Rural Neighborhoods to Commercial and a Zoning District Map Amendment from R1-70 ESL FO (Single-Family Residential, Environmentally Sensitive Lands Overlay, Foothills Overlay) to C-1 ESL FO (Neighborhood Commercial, Environmentally Sensitive Lands Overlay, Foothills Overlay) on a +/- 5 gross acre site located at the Northwest corner of North Scottsdale Road and East Lone Mountain Road in order to allow for an internalized, community self-storage facility.

- Maricopa County Assessor Parcel #'s 216-50-109 and 216-50-004
- Site Acreage: Approximately +/- 5 gross acres
- Current General Plan: Rural Neighborhoods
- Proposed General Plan: Commercial
- Current Site Zoning: R1-70 ESL FO
- Proposed Site Zoning: C-1 ESL FO

Applicant Contact:
Beus Gilbert PLLC
480-429-3863
drewbeebe@beusgilbert.com

City Contact:
Adam Yaron or Doris McClay
480-312-2761 or 480-312-4214
ayaron@scottsdaleaz.gov
DMcClay@scottsdaleaz.gov

Pre-Application #: 230-PA-2018 Available at City of Scottsdale: 480-312-7000
Project information may be researched at:
https://eservices.scottsdaleaz.gov/bldgresources/Prepapp/Search

Yaron, Adam

From: corynn Soberanes <csoberanes@mac.com>
Sent: Wednesday, May 30, 2018 4:57 PM
To: Yaron, Adam
Subject: 239-PA-2018

Categories: Blue Category

Good Afternoon,

I'm writing on the proposed storage unit that is supposed to go in on Scottsdale Road and Lone Mountain. I'm begging you to not let this project move forward. This amazing beautiful place that we all moved to for the beauty and tranquillity is being absolutely ruined. I'm already hearing people say that they want to leave because we are turning into an ugly area with so much commercialism. How many storage units do we need??? This is getting ridiculous. I hope you see the negative impact this would have to add this building to our beautiful residential area.

Thank You for your time and consideration,

Corynn Soberanes

Yaron, Adam

From: cadabarron@yahoo.com
Sent: Wednesday, May 30, 2018 2:55 PM
To: Yaron, Adam
Subject: Major rezoning for storage unit at Lone Mountain and Scottsdale Road

Categories: Blue Category



While I am trying to rearrange my schedule to be at the zoning meeting tonight, I would just like to state that I am vigorously opposed to the rezoning of this parcel. It would be unlike any other parcel on that corner. The memory center contributes to the wellness of the area & it's one story tall. AJ's shopping center is similar in height but the setback is such that landscaping & trails continue to prosper there, keeping the area up to the rural standards all who live here. Please oppose. -- sent by Catie Barron (case# 2-GP-2018)

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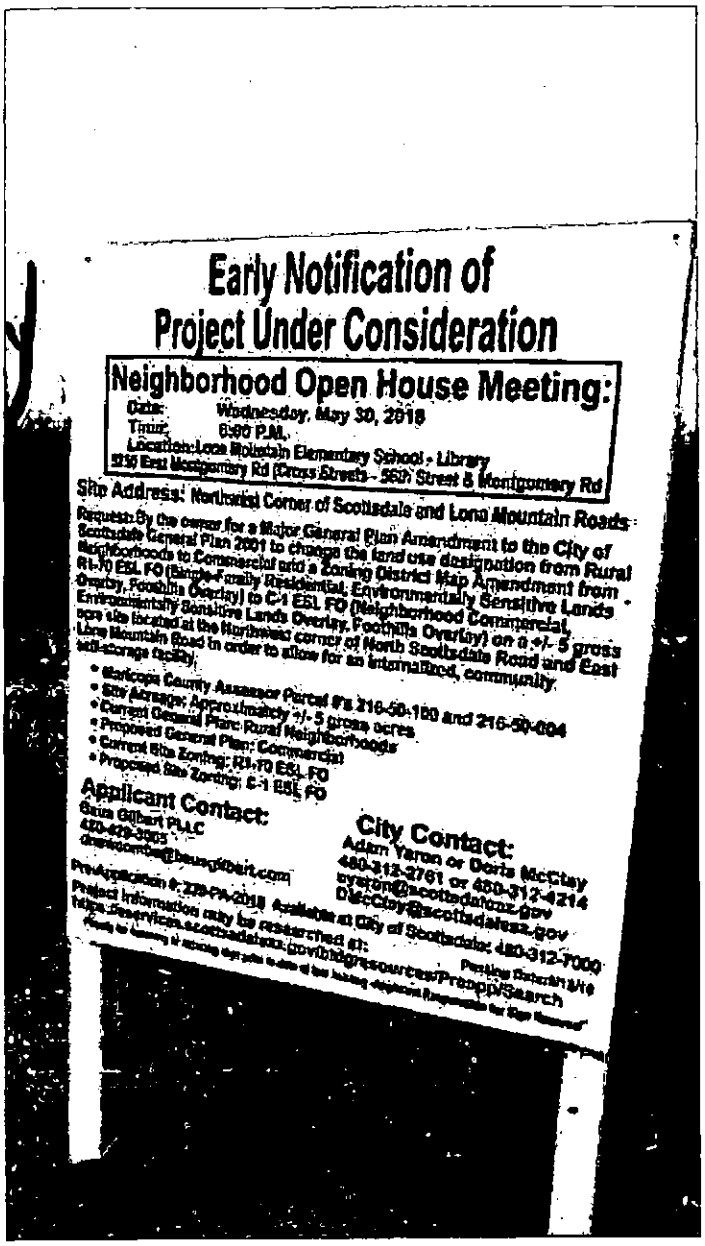
Yaron, Adam

From: Diane Kowaleski <dfkowal@gmail.com>
Sent: Wednesday, May 30, 2018 12:10 PM
To: Yaron, Adam
Subject: Oppose rezoning of lone Mountain property

Categories: Blue Category

I am a Scottsdale resident who opposes the proposed three story self storage unit on Lone Mountain and Scottsdale Roads. Please do not mar the beauty of the Desert along this stretch of road. You have already ruined the southern portion of Scottsdale Rd. This is a residential area and I also urge you to look into the crime that self storage units attract. We do not need any of this. Go to a commercially zoned area.

Diane Kowaleski
10439 East Groundcherry Lane
Scottsdale 85262



Sent from my iPhone

Yaron, Adam

From: Jen Brummet <jenbrummet@hotmail.com>
Sent: Wednesday, May 30, 2018 11:55 AM
To: Yaron, Adam
Subject: Project Under Consideration- Lone Mountain and Scottsdale Rd

Categories: Blue Category

Mr. Yaron,

Please accept this email as notification of my total opposition to the proposed change of zoning on the corner of Lone Mountain and Scottsdale Rd. I recently (in March) moved to the Bella Serra community. I relocated here BECAUSE of the natural environment and the community's willingness to advocate and protect the NOAs and wildlife. This rezoning proposal will decimate the natural environment of the area. There are other more appropriate industrial areas that this building can be built, please consider alternative locations.

Sincerely,

Jennifer Brummet

Yaron, Adam

From: azmitchlove <azmitchlove@gmail.com>
Sent: Wednesday, May 30, 2018 10:37 AM
To: Yaron, Adam; McClay, Doris
Subject: RE: NO STORAGE FACILITY PLEASE!

Categories: Blue Category

Thank you Mr. Yaron. I understand development must happen but this truly is the wrong location for this type of business or for a modification of the existing rural residential zoning to commercial. Wrong area. It will ruin the feel of the entire area.

Mitch Love.

Sent from my Verizon, Samsung Galaxy smartphone

-------- Original message --------
From: "Yaron, Adam" <AYaron@Scottsdaleaz.gov>
Date: 5/30/18 8:38 AM (GMT-07:00)
To: azmitchlove <azmitchlove@gmail.com>, "McClay, Doris" <DMcClay@scottsdaleaz.gov>
Subject: RE: NO STORAGE FACILITY PLEASE!

Mr. Love,

Thank you for the comments. We will ensure they be included in the case file and citizen outreach portion of what gets presented to City Council later this year.

Adam Yaron, Project Coordination Liaison

City of Scottsdale

Planning & Development Department | Long Range Planning Services

7447 East Indian School Road, Suite 105 Scottsdale, Arizona 85251

[Direct] 480.312.2761

[Email] ayaron@scottsdaleaz.gov

[Web] www.scottsdaleaz.gov

From: azmitchlove <azmitchlove@gmail.com>
Sent: Tuesday, May 29, 2018 7:22 PM
To: Yaron, Adam <AYaron@Scottsdaleaz.gov>; McClay, Doris <DMcClay@scottsdaleaz.gov>
Subject: NO STORAGE FACILITY PLEASE!

Please do not allow another developer to come into the N. Scottsdale area and change a rural zoning designation to commercial so they can make money at all of our expense. We don't want a storage facility here. We don't want a 30+ foot tall building here. We don't want the extra traffic. We don't want an unsightly storage business that doesn't serve our needs. How about a nice piece of open land. Or a little park. Or a house. Its zoned for a house. There overwhelming majority of people around here have voiced their opinion, and you will hear from a bunch tomorrow night....please so not allow this developer to change this piece of land from rural residential to commercial. It's our back yard. It's our views. It will ruin the feel and character of this area, this corner and this neighborhood. Storage facilities need to be tucked away off the beaten path. Not on the corner of Scottsdale and Lone Mountain. Please don't this piece of land be sacrificed so a developer and a REIT can make even more money at our expense. Thank you.

Mitch Love

602-430-5152

Sent from my Verizon, Samsung Galaxy smartphone

Yaron, Adam

From: Yaron, Adam
Sent: Wednesday, May 30, 2018 10:28 AM
To: Acevedo, Alex
Subject: RE: Urgent - Verify May 30 Public Meeting for Case 2-GP-2018

Categories: Blue Category

Hi Alex:

Thanks for the communication; I spoke with Les this morning. All is well.

Adam

From: Acevedo, Alex
Sent: Wednesday, May 30, 2018 9:37 AM
To: Yaron, Adam <AYaron@Scottsdaleaz.gov>; McClay, Doris <DMcClay@scottsdaleaz.gov>
Subject: FW: Urgent - Verify May 30 Public Meeting for Case 2-GP-2018

Good morning Adam,

Would you be able to confirm a public meeting with the Les Conklin below?

Thanks,

Alex

From: lesconklin@gppaaz.org <lesconklin@gppaaz.org>
Sent: Wednesday, May 30, 2018 7:00 AM
To: Acevedo, Alex <AAcevedo@scottsdaleaz.gov>
Subject: Urgent - Verify May 30 Public Meeting for Case 2-GP-2018



Please verify that there is a public meeting regarding this case this evening, May 30th, at 6 pm at the Lone Mountain Elementary School at 5250 East Montgomery. New Cases Near Scottsdale Road and Lone Mountain Road. Request by owner for a Major General Plan Amendment to the City of Scottsdale General Plan 2001 to change the land use designation from Rural Neighborhoods to Commercial. CASE 2-GP-2018

Les Conklin lesconklin@gppaaz.org 480-361-6498 0r 480-585-0630 -- sent by Les Conklin (case# 2-GP-2018)

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Yaron, Adam

From: Phyllis Lesniak <pbl@lsnk.net>
Sent: Wednesday, May 30, 2018 1:02 AM
To: Yaron, Adam
Subject: 239-PA-2018

Categories: Blue Category

I strongly oppose placing a storage facility on the Northwest corner of Lone Mountain Road. This is a scenic desert corridor and should be preserved as such. We do not want a Scottsdale Airpark replacing the saguaros. This will be an unsightly insult to what is a beautiful part of Scottsdale Road. I hope you will consider the opinions of residents of the area over a business that can be built in a more appropriate location.

Sincerely,

Phyllis Lesniak

Yaron, Adam

From: Holly Bergman <holly@wildhollygallery.com>
Sent: Tuesday, May 29, 2018 8:10 PM
To: Yaron, Adam; McClay, Doris
Subject: Lone Mountain Storage

Categories: Blue Category

My husband and I purchased a home on East Wildcat Drive last August. Initially, we were hesitant to spend a million dollars on a home so close to Scottsdale Road, but, after extensive research we were heartened to know the area was zones R1-70. We have since spent well over 200,000.00 renovating the property. The proposed change of zoning that will allow a "community" storage facility less than 1/2 mile from our home is very distressing. We vehemently oppose the change in zoning for this proposed use. We love the desert and this area of Scottsdale. We don't want it peppered with unsightly storage units. Additionally, these units, although called community storage units, will not service the residents of North Scottsdale, but individuals not living in this area.

Respectfully,
Hollis and Jeffrey Bergman

--
Now at the Wild Holly Gallery-Wearable Art

Holly Bergman
480-595-8757
holly@wildhollygallery.com
www.wildhollygallery.com

Yaron, Adam

From: M Brandon <phxnative5@yahoo.com>
Sent: Tuesday, May 29, 2018 8:06 PM
To: Yaron, Adam; McClay, Doris
Subject: 239-PA-2018

Categories: Blue Category

NO to proposed storage facility on corner of Scottsdale Rd & Lone Mountain, 239-PA-2018.

Save the desert !

Margaret Brandon

Yaron, Adam

From: azmitchlove <azmitchlove@gmail.com>
Sent: Tuesday, May 29, 2018 7:22 PM
To: Yaron, Adam; McClay, Doris
Subject: NO STORAGE FACILITY PLEASE!

Categories: Blue Category

Please do not allow another developer to come into the N. Scottsdale area and change a rural zoning designation to commercial so they can make money at all of our expense. We don't want a storage facility here. We don't want a 30+ foot tall building here. We don't want the extra traffic. We don't want an unsightly storage business that doesn't serve our needs. How about a nice piece of open land. Or a little park. Or a house. Its zoned for a house. There overwhelming majority of people around here have voiced their opinion, and you will hear from a bunch tomorrow night....please so not allow this developer to change this piece of land from rural residential to commercial. It's our back yard. It's our views. It will ruin the feel and character of this area, this corner and this neighborhood. Storage facilities need to be tucked away off the beaten path. Not on the corner of Scottsdale and Lone Mountain. Please don't this piece of land be sacrificed so a developer and a REIT can make even more money at our expense. Thank you.

Mitch Love
602-430-5152

Sent from my Verizon, Samsung Galaxy smartphone

Yaron, Adam

From: charleenboone@cox.net
Sent: Tuesday, May 29, 2018 4:51 PM
To: Yaron, Adam
Subject: Lone my. Storage facility proposal

Categories: Blue Category



Are u kidding? There is nothing visible or over 1 story anywhere in the area. This area has 800,000 plus homes and why would you ruin. A It's designTed scenic route? Drive up and see how hard it is to see any business type entity from road. Do not do this. We are meeting tomorrow to develop a plan to stop this -- sent by Charleen boone (case# 2-GP-2018)

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Yaron, Adam

From: Kathleen W <captivespirit@gmail.com>
Sent: Tuesday, May 29, 2018 2:27 PM
To: Yaron, Adam; McClay, Doris
Subject: 239-PA-2018

Categories: Blue Category

Just to let you know, the people living in this area of far north Scottsdale DO NOT accept this proposal to breach the General Plan and throw out all semblance of a "goal" to keep this area focused on large lots, rural, equine, non-commercial and natural desert all so some developer can get even richer. This is completely inconsistent with the horse properties, large ranches, open desert, large lot zoning that has been established for decades in this area. No one moved here, invested hundreds of thousands of dollars in their homes, so they could have a 3 story monstrosity commercial enterprise turning our rural desert oasis into the Scottsdale Airpark!

As a 30+ year resident just 1000' from the Scottsdale city limit , I want you to acknowledge that you DO adversely impact me with this proposed nonsense. I have been contributing in the form of significant sales tax revenue to Scottsdale for decades and I've been happy mostly to see how Scottsdale "valued" the unique irreplaceable desert beauty and ambiance of this area through your general plan - now you want to throw it away? That asset, our unique desert beauty, has brought millions of tourists to buy more in Scottsdale too and will continue to do so as long as it exists. Do you honestly think tourists want to ride up Scottsdale road to see 3 story warehouses in the middle of Scottsdale's "beloved & unique" desert? Get a clue!

Just stop.... we will be fighting this every step of the way.

See you tonight,

Kathleen W

Yaron, Adam

From: Kuester, Kelli
Sent: Tuesday, May 29, 2018 11:08 AM
To: Paula Rudnick
Cc: City Council; Thompson, Jim
Subject: RE: Northwest Corner of Scottsdale and Lone Mountain Roads

Categories: Blue Category

Dear Ms. Rudnick,

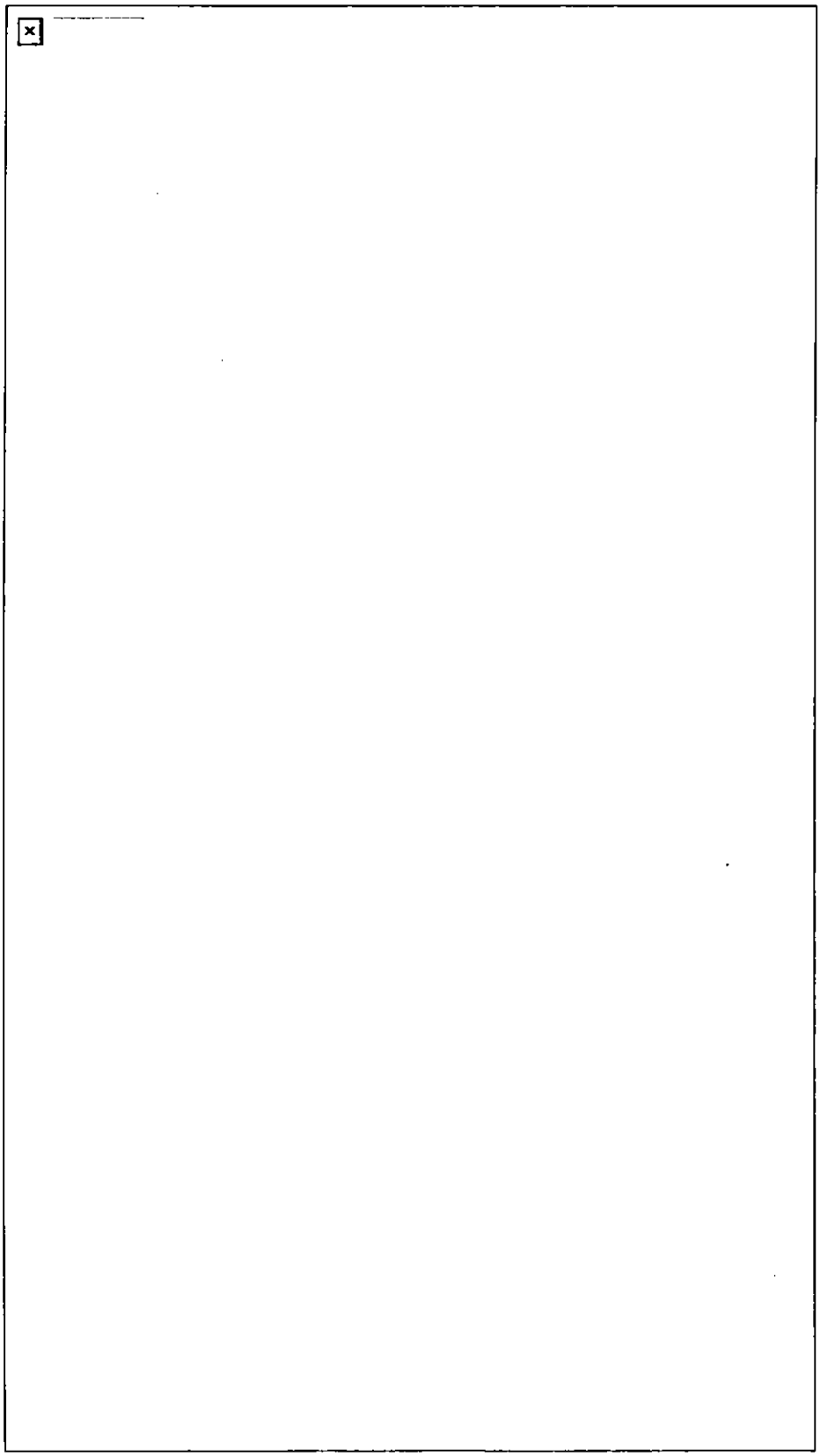
Mayor Lane and the City Councilmembers have asked that I thank you for your email and for sharing your input. Your email has been shared with the Planning Department as well.

Best,

Kelli Kuester
Management Assistant to the Mayor
3939 N. Drinkwater Blvd., Scottsdale, AZ 85251
kkuester@scottsdaleaz.gov
(480) 312-7977

From: Paula Rudnick <rudnickpaula@gmail.com>
Sent: Friday, May 25, 2018 1:45 PM
To: City Council <CityCouncil@scottsdaleaz.gov>
Subject: Northwest Corner of Scottsdale and Lone Mountain Roads

I want the city council to know that I am against the rezoning of this lot. There is no need for a storage unit in this area as it is a residential area and that is why we moved up to the area--we want to keep it residential. There are adequate storage facilities in the area and there is no need for another one in this location. The city council has to know that we voting citizens want to keep Scottsdale beautiful and open and full of great views not full of commercial and high buildings. I am opposed to this rezoning and I hope the city council will also be opposed to this rezoning. Paula Rudnick



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Yaron, Adam

From: avgi goumas <avgigoumas@gmail.com>
Sent: Tuesday, May 29, 2018 10:58 AM
To: dnewcombe@beusgilbert.com; Yaron, Adam; McClay, Doris
Subject: City of Scottsdale Pre-Application #: 239-PA-2018. Parcel #'s: 216-50-109 and 216-50-004
Attachments: Ltr re City of Scottsdale Application.pdf

Categories: Blue Category

Good morning -

Please see attached letter regarding the above. I am hoping you are able to review prior to tomorrow's neighborhood open house.

Thank you,
Dean Goumas

Yaron, Adam

From: Terry Holmes-Stecyk <terryinarizona@yahoo.com>
Sent: Sunday, May 27, 2018 6:08 PM
To: Yaron, Adam; McClay, Doris
Subject: Storage facility

Categories: Blue Category

Do we need an eye sore on what is supposed to be a scenic drive? Do we really need a 3 story storage facility and this is the best location for it? I am very sad to read what the city government is doing, yet again, to Scottsdale. There are already empty buildings. WHY add this one???

Terry Holmes-Stecyk
13906 E Montello Rd
Scottsdale, AZ 85262



Yaron, Adam

From: Jodi Koblick <jjsnowy@aol.com>
Sent: Saturday, May 26, 2018 3:45 PM
To: Yaron, Adam
Subject: Lone Mountain and Scottsdale Rds

Categories: Blue Category

Please reconsider allowing yet another storage facility to be built in the area. This does not belong in that space. Please keep the integrity of the neighborhood.
Thanks,
Jodi Koblick

Sent from my iPad

Yaron, Adam

From: mca6327 <mca6327@aol.com>
Sent: Saturday, May 26, 2018 2:31 PM
To: Yaron, Adam
Subject: Storage facility at Scottsdale Rd. snd Lone Mountain

Categories: Blue Category

Sent from my Verizon, Samsung Galaxy smartphone

DO NOT vote to change the zoning. This business is totally unnecessary and will be an eyesore for decades to come. The homeowners in this area will be the ones to pay the price for UGLY!!

Sincerely,
Mary Anderson
Bellasera

Yaron, Adam

From: Max Kobayashi <max4150@gmail.com>
Sent: Saturday, May 26, 2018 11:49 AM
To: Yaron, Adam; McClay, Doris; dnewcombe@beusgilbert.com
Subject: Re: Storage Facilities at NW corner of Lone Mountain RD and Scottsdale RD

Categories: Blue Category

Hello,

I live almost right next to the planned lot. City of Scottsdale should NOT allow this building to preserve the Scenic View. We oppose this plan to protect nature, animals and views. Many businesses have already been built around the intersection and this will not be North Scottsdale Area anymore when it is built. I moved here because of beautiful nature preservations. I feel no trust against City of Scottsdale if you guys pass this. You guys force us to dedicate to NAOS around this area due to environmentally sensitive lands. If the storage facility is allowed, City of Scottsdale would stop the NAOS rule on us, right? Other concerns are more vehicle noises and busier traffic would be created by that. Why do the residents who live around here have to put up with all that? Please consider deeply if it is right thing to do or not, City Council. If this really happens, we have to think about moving out of Scottsdale.

Sincerely,

Yaron, Adam

From: donna lombardi <dlombardi53@hotmail.com>
Sent: Thursday, May 24, 2018 11:59 AM
To: Yaron, Adam
Subject: FW: 239-PA-2018

Categories: Blue Category

From: donna lombardi [dlombardi53@hotmail.com]
Sent: Thursday, May 24, 2018 11:55 AM
To: Ayaron@scottasaleaz.gov
Cc: Dmccloy@scottsdaleaz.gov
Subject: FW: 239-PA-2018

From: donna lombardi
Sent: Thursday, May 24, 2018 11:41 AM
To: Ayaron@scottsdale.gov
Cc: Dmccloy@scottsdale.gov
Subject: 239-PA-2018

I have lived in my home at 70th St north of Lone Mountain since 1982 and have dealt with all the changes called progress in our once beautiful rural Sonoran desert. Some are good and some overkill. I still have my somewhat quiet, peaceful 2 acres giving me some of that old rural feel. A storage unit in our backyard is unnecessary, has no purpose and is a blight and insult to the Scottsdale citizens in this area. The noise and traffic it will create is not why we live here. There are plenty of storage units in the area. These facilities are known for certain levels of criminal activity. Scottsdale Road north of Pinnacle Peak is a beautiful ride especially for out of towners unfamiliar with the desert. W hy would you ruin it with something that appears industrial. This is a disgrace to this area and Scottsdale itself. Please, please do not allow this to happen.

Respectfully

Donna Lombardi
480-488-4178
31635 N. 70th St

Yaron, Adam

From: Chris Harrison <charrison@grayhawk.com>
Sent: Thursday, May 24, 2018 8:48 AM
To: Yaron, Adam
Cc: afitness@whisperrockestates.com
Subject: Re: Case # 239-PA-2018

Categories: Blue Category

Perfect. See you Tuesday at 1:30.

Chris

On May 24, 2018, at 8:34 AM, Yaron, Adam <AYaron@Scottsdaleaz.gov> wrote:

> Sorry Chris. My mistake.
>
> Tuesday 5/29 at 1:30 works better on my end. Let's go for that – please confirm.
>
> Adam
>
> ---
>
> **From:** Chris Harrison <charrison@grayhawk.com>
> **Sent:** Wednesday, May 23, 2018 4:47 PM
> **To:** Yaron, Adam <AYaron@Scottsdaleaz.gov>
> **Subject:** RE: Case # 239-PA-2018
>
> 5/29 is Tuesday... I can go Tuesday 5/29 any time between 9:00 and 1:30 or we can stay Wed 5/30 at 3:00.
>
> I know there's an open house on the matter Wed evening so that might not work for you. Sorry, oftentimes scheduling is harder than the actual work product ;)
>
> ---
>
> **From:** Yaron, Adam [mailto:AYaron@Scottsdaleaz.gov]
> **Sent:** Wednesday, May 23, 2018 4:41 PM
> **To:** Chris Harrison
> **Cc:** 'Anne Marie Fitness (afitness@whisperrockestates.com)'
> **Subject:** RE: Case # 239-PA-2018
>
> 3:00 on Wednesday **5/29** works.
>
> See you down here at city offices.
>
> **Adam Yaron**, Project Coordination Liaison
>
> City of Scottsdale
> Planning & Development Department | Long Range Planning Services
> **7447 East Indian School Road, Suite 105 Scottsdale, Arizona 85251**
> [Direct] 480.312.2761
> [Email] ayaron@scottsdaleaz.gov

[Web] www.scottsdaleaz.gov

From: Chris Harrison <charrison@grayhawk.com>
Sent: Wednesday, May 23, 2018 4:38 PM
To: Yaron, Adam <AYaron@Scottsdaleaz.gov>
Cc: 'Anne Marie Fitness (afitness@whisperrockestates.com)' <afitness@whisperrockestates.com>
Subject: RE: Case # 239-PA-2018

Let's go Wednesday 5/30 nafternoon. How about 3:00?

From: Yaron, Adam [mailto:AYaron@Scottsdaleaz.gov]
Sent: Wednesday, May 23, 2018 4:37 PM
To: Chris Harrison
Cc: 'Anne Marie Fitness (afitness@whisperrockestates.com)'
Subject: RE: Case # 239-PA-2018

Chris,

Unfortunately, I will be out of office on those days. What about Tuesday or Wednesday of next week?

Adam

From: Chris Harrison <charrison@grayhawk.com>
Sent: Wednesday, May 23, 2018 4:35 PM
To: Yaron, Adam <AYaron@Scottsdaleaz.gov>
Cc: 'Anne Marie Fitness (afitness@whisperrockestates.com)' <afitness@whisperrockestates.com>
Subject: RE: Case # 239-PA-2018

That was fast! I'm booked up through the end of the week but could meet Thursday 5/31 in the afternoon or any time Friday 6/1? Pls let me know if that will work.

Regards,

Chris Harrison
480-694-8434

From: Yaron, Adam [mailto:AYaron@Scottsdaleaz.gov]
Sent: Wednesday, May 23, 2018 4:33 PM
To: Chris Harrison
Cc: 'Anne Marie Fitness (afitness@whisperrockestates.com)'
Subject: RE: Case # 239-PA-2018

Hi Chris,

Happy to coordinate a time to meet. What is your availability on Thursday or Friday of this week?

Adam Yaron, Project Coordination Liaison

City of Scottsdale
Planning & Development Department | Long Range Planning Services
7447 East Indian School Road, Suite 105 Scottsdale, Arizona 85251
[Direct] 480.312.2761

[Email] ayaron@scottsdaleaz.gov
[Web] www.scottsdaleaz.gov

From: Chris Harrison <charrison@grayhawk.com>
Sent: Wednesday, May 23, 2018 4:31 PM
To: Yaron, Adam <AYaron@Scottsdaleaz.gov>
Cc: 'Anne Marie Fitness (afitness@whisperrockestates.com)' <afitness@whisperrockestates.com>
Subject: Case # 239-PA-2018

Hi Adam-

My name is Chris Harrison and I serve as BOD President and Developer Rep for Whisper Rock Estates, a luxury custom home community in North Scottsdale. The proposed case # 239-PA-2018 lies adjacent to our project. We recently received notice of the proposal from Beus Gilbert and it didn't take long for my phone to start ringing from lot and home owners. That said, I'd like to have a conversation with you regarding the timeline (I know from experience that Major General Plan Amendments are a long one) and to identify hearings and expected dates where our residents can have their voice heard. My specific role wouldn't be to take a position on the case, but I do have an obligation to share as much info as possible with our residents. Is it possible to schedule a meeting with you and Doris McClay to discuss the project?

Thanks

<image001.jpg>
Chris Harrison
480.694.8434

<image002.jpg>

Yaron, Adam

From: Fred Wellman <fredwellman59@gmail.com>
Sent: Thursday, May 24, 2018 8:22 AM
To: Yaron, Adam
Subject: NO on 239-PA-2018

Categories: Blue Category

Dear Mr Yaron,

I am writing to express my NO to the planned action per 239-PA-2018.

We are responding to an organized effort on behalf of the residents affected by this proposed action and to request this action be defeated.

Fred J Wellman
Lone Mountain Subdivision
Cave Creek, AZ 85331

Yaron, Adam

From: Maureen Love <azmaureenlove@gmail.com>
Sent: Wednesday, May 23, 2018 6:27 PM
To: Yaron, Adam; McClay, Doris; dnewcombe@beusgilbert.com
Subject: 239-PA-2018

Categories: Blue Category

Hello,

You obviously do not live here or use this intersection everyday. If you did you would know how incredibly dangerous this intersection is. You think we will allow a storage facility traffic in our neighborhood? Well you are mistaken.

You obviously don't live here because if you did you would know the value of the homes in the area and that this population will fight you tooth and nail to keep a storage facility out of their yard.

You obviously don't live here because if you did you would know that this area and demographic choose to live here specifically to get away from concrete parking lots and ugly commercial properties like the one you propose.

You obviously don't live here because if you did you'd know that the Memory Care was almost stopped in it's tracts. You would be endangering our elders and we don't like that. Do you think they need you to hold on to their stuff? They won't and don't. Plus, do you think we will let you swindle them? We won't.

This is a bad idea. You are not wanted here. Go away! Please find a property zoned commercial for your commercial enterprise. This is a residential neighborhood. We don't need any more storage in North Scottsdale. Especially on this lot where it will absolutely ruin the esthetic and feel of the neighborhood. Please. Go away.

~Maureen Love.

Yaron, Adam

From: Yorkshire Real Estate and Investments <yorkshirere@hotmail.com>
Sent: Wednesday, May 23, 2018 2:54 PM
To: McClay, Doris; Yaron, Adam
Cc: Yorkshire Real Estate and Investments
Subject: Storage facility Scottsdale Rd & Lone Mountain - Opposition

Categories: Blue Category

Good afternoon;
I am emailing as I can't attend the meeting next week on the proposed storage facility on Scottsdale Rd and Lone Mountain. In which I am completely AGAINST. I am born and raised here in Arizona and it is by far the best state in our country and more importantly so is the City of Scottsdale. I live less than a mile from this proposed monstrosity and it pains me that we are taking more desert away for profit and tax revenue. We have a minimum of SIX storage facilities within a five mile radius which to my knowledge are less than 60% occupied. I called a number to see their availability. There is no need for this complex. We have enough commercial space that has been built years ago and still sits empty. Besides the poor look of the building, limited accessibility for ingress and egress to Scottsdale Rd and Lone Mountain will back up traffic. I find it distasteful that in an area of horse ranches and large lots of property someone would want to build this and let alone approve it; ruining our beautiful Scottsdale Rd drive.
I ask as a citizen, tax payer and native born Arizona that you do not approve this project.

Regards
Michael Campbell
YorkshireRE@hotmail.com

Sent from Outlook

Yaron, Adam

From: Yaron, Adam
Sent: Tuesday, May 22, 2018 3:50 PM
To: marlinarabians@gmail.com
Cc: Yaron, Adam
Subject: NWC of Lone Mountain and Scottsdale Roads_2-GP-2018 / 239-PA-2018

Categories: Blue Category

Marcy,

Great speaking with you this morning. As discussed, all case information relating to the Major General Plan Amendment for the NWC of Lone Mountain and Scottsdale Roads can be found at the following link:

https://eservices.scottsdaleaz.gov/bldgresources/Cases/Details/48625

Please feel free to reach out with any questions.

Adam Yaron, Project Coordination Liaison

City of Scottsdale
Planning & Development Department | Long Range Planning Services
7447 East Indian School Road, Suite 105 Scottsdale, Arizona 85251
[Direct] 480.312.2761
[Email] ayaron@scottsdaleaz.gov
[Web] www.scottsdaleaz.gov

Yaron, Adam

From: Steve Greenberg <steveg@thinclient.net>
Sent: Tuesday, May 22, 2018 12:24 PM
To: Yaron, Adam; McClay, Doris
Subject: Re: Grave concerns on Prre-Application #239-PA-2018

Categories: Blue Category

Thank you

Steve Greenberg
President/Principal Architect
Thin Client Computing
34522 N Scottsdale Rd D8453
Scottsdale, AZ 85266
(602) 432-8649

From: "Yaron, Adam" <AYaron@Scottsdaleaz.gov>
Date: Tuesday, May 22, 2018 at 10:57 AM
To: Steve Greenberg <steveg@thinclient.net>, "McClay, Doris" <DMcClay@scottsdaleaz.gov>
Subject: RE: Grave concerns on Prre-Application #239-PA-2018

Steve,

Thank you for the comments. We will ensure they be included in the case file and citizen outreach portion of what gets presented to City Council later this year.

Adam Yaron, Project Coordination Liaison

City of Scottsdale
Planning & Development Department | Long Range Planning Services
7447 East Indian School Road, Suite 105 Scottsdale, Arizona 85251
[Direct] 480.312.2761
[Email] ayaron@scottsdaleaz.gov
[Web] www.scottsdaleaz.gov

From: Steve Greenberg <steveg@thinclient.net>
Sent: Tuesday, May 22, 2018 10:13 AM
To: Yaron, Adam <AYaron@Scottsdaleaz.gov>; McClay, Doris <DMcClay@scottsdaleaz.gov>
Subject: Grave concerns on Prre-Application #239-PA-2018

Hello,

I was shocked and dismayed to see the posting at the NW corner of Scottsdale Rd and Lone Mountain road for 239-PA-2018

The idea of a commercial storage facility at this particular intersection is completely absurd. This area is the flagship of North Scottsdale. All you need to do is drive from the 101 north on Scottsdale Road to observe the character and beauty

of the area. That corridor is marked for international visitors to enjoy the Sonoran desert and to represent the essence of Scottsdale to the world.

As resident of the neighborhood and simply cannot see any possible justification for approving this request. It at odds with everything about this area- the rural character, environmental sensitivity, traffic flow, safety and lifestyle.

Do not let your legacy be the destruction of our town.

Regards,

Steve Greenberg
President
Thin Client Computing LLC
34522 N Scottsdale Rd D8453
Scottsdale, AZ 85266
(602) 432-8649

Yaron, Adam

From: Donna Mulvey <downlowmulvey@gmail.com>
Sent: Tuesday, May 22, 2018 11:35 AM
To: Yaron, Adam
Subject: Re: 239-PA-2018

Categories: Blue Category

Thank you Sir.

Donna

Sent from my iPhone

> On May 22, 2018, at 10:55, Yaron, Adam <AYaron@Scottsdaleaz.gov> wrote:
>
> Donna,
>
> Thank you for the comments. We will ensure they be included in the case file and citizen outreach portion of what gets presented to City Council later this year.
>
> Adam Yaron, Project Coordination Liaison
>
> City of Scottsdale
> Planning & Development Department | Long Range Planning Services
> 7447 East Indian School Road, Suite 105 Scottsdale, Arizona 85251
> [Direct] 480.312.2761 [Email] ayaron@scottsdaleaz.gov [Web]
> www.scottsdaleaz.gov
>
> -----Original Message-----
> From: Donna Mulvey <downlowmulvey@gmail.com>
> Sent: Tuesday, May 22, 2018 4:58 AM
> To: Yaron, Adam <AYaron@Scottsdaleaz.gov>; McClay, Doris
> <DMcClay@scottsdaleaz.gov>
> Subject: 239-PA-2018
>
> Good Day,
>
> I oppose this storage facility proposed for the NWC of Lone Mtn and Scottsdale Rd. It will be monstrous and unsightly, both of which are out of alignment with this area of Scottsdale Rd.
>
> Thank you
>
> Donna Mulvey Gieber
> 602.909.7418
>
> Sent from my iPhone

Yaron, Adam

From: Steve Greenberg <steveg@thinclient.net>
Sent: Tuesday, May 22, 2018 10:13 AM
To: Yaron, Adam; McClay, Doris
Subject: Grave concerns on Prre-Application #239-PA-2018

Categories: Blue Category

Hello,

I was shocked and dismayed to see the posting at the NW corner of Scottsdale Rd and Lone Mountain road for 239-PA-2018

The idea of a commercial storage facility at this particular intersection is completely absurd. This area is the flagship of North Scottsdale. All you need to do is drive from the 101 north on Scottsdale Road to observe the character and beauty of the area. That corridor is marked for international visitors to enjoy the Sonoran desert and to represent the essence of Scottsdale to the world.

As resident of the neighborhood and simply cannot see any possible justification for approving this request. It at odds with everything about this area- the rural character, environmental sensitivity, traffic flow, safety and lifestyle.

Do not let your legacy be the destruction of our town.

Regards,

Steve Greenberg
President
Thin Client Computing LLC
34522 N Scottsdale Rd D8453
Scottsdale, AZ 85266
(602) 432-8649

Yaron, Adam

From: Patricia-Joana Allertz <allertz_patricia@hotmail.com>
Sent: Tuesday, May 22, 2018 7:24 AM
To: Yaron, Adam; McClay, Doris
Subject: Subj line 239-PA-2018

Categories: Blue Category

I oppose this storage facility proposed for the NWC of Lone Mtn and Scottsdale Rd. It will be monstrous and unsightly, both of which are out of alignment with this area of Scottsdale Rd.

Kind Regards,

Patricia-Joana Allertz

Yaron, Adam

From: Google <briandole23@gmail.com>
Sent: Tuesday, May 22, 2018 6:38 AM
To: Yaron, Adam; McClay, Doris
Subject: Subj line 239-PA-2018

Categories: Blue Category

I formally oppose the proposed storage facility on the NWC of Lone Mtn and Scottsdale Rd.

Not only will it be completely out of place, an eyesore and completely unwelcome in our community, it also has the potential to negatively impact home values, increase traffic, and crime stats. Stop this project!!!

iPhone iApologize

Yaron, Adam

From: Dawn Winans <Dawn_Winans@ao.uscourts.gov>
Sent: Tuesday, May 22, 2018 6:34 AM
To: Yaron, Adam; McClay, Doris
Subject: 239-PA-2018

Categories: Blue Category

Proposed storage facility at NWC of Lone Mountain and Scottsdale Road.

I oppose this storage facility proposed for the NWC of Lone Mountain and Scottsdale Road. It will be monstrous and unsightly, both of which are out of alignment with this area of Scottsdale Road. The Scottsdale Road general plan is a scenic corridor focused on the desert and a storage facility is not compatible.

Regards,

Gdz q#Z lqdqv#
Whvwlqj#Vhuylfhv#Glylvlrq#
Dgp lqlwudwlyh#R iilfh#i#kh#Kqlhg#Vdwhv#Frxuw#
9350: 680; 456#

Yaron, Adam

From: Macey <maceybwg@gmail.com>
Sent: Tuesday, May 22, 2018 5:32 AM
To: Yaron, Adam; McClay, Doris
Subject: 239-PA-2018

Categories: Blue Category

To whom it may concern,

I oppose this storage facility proposed for the NWC of Lone Mtn and Scottsdale Rd. It will be monstrous and unsightly, both of which are out of alignment with this area of Scottsdale Rd.

Macey Nelson
Resident of the Lone Mountain Community

Yaron, Adam

From: Donna Mulvey <downlowmulvey@gmail.com>
Sent: Tuesday, May 22, 2018 4:58 AM
To: Yaron, Adam; McClay, Doris
Subject: 239-PA-2018

Categories: Blue Category

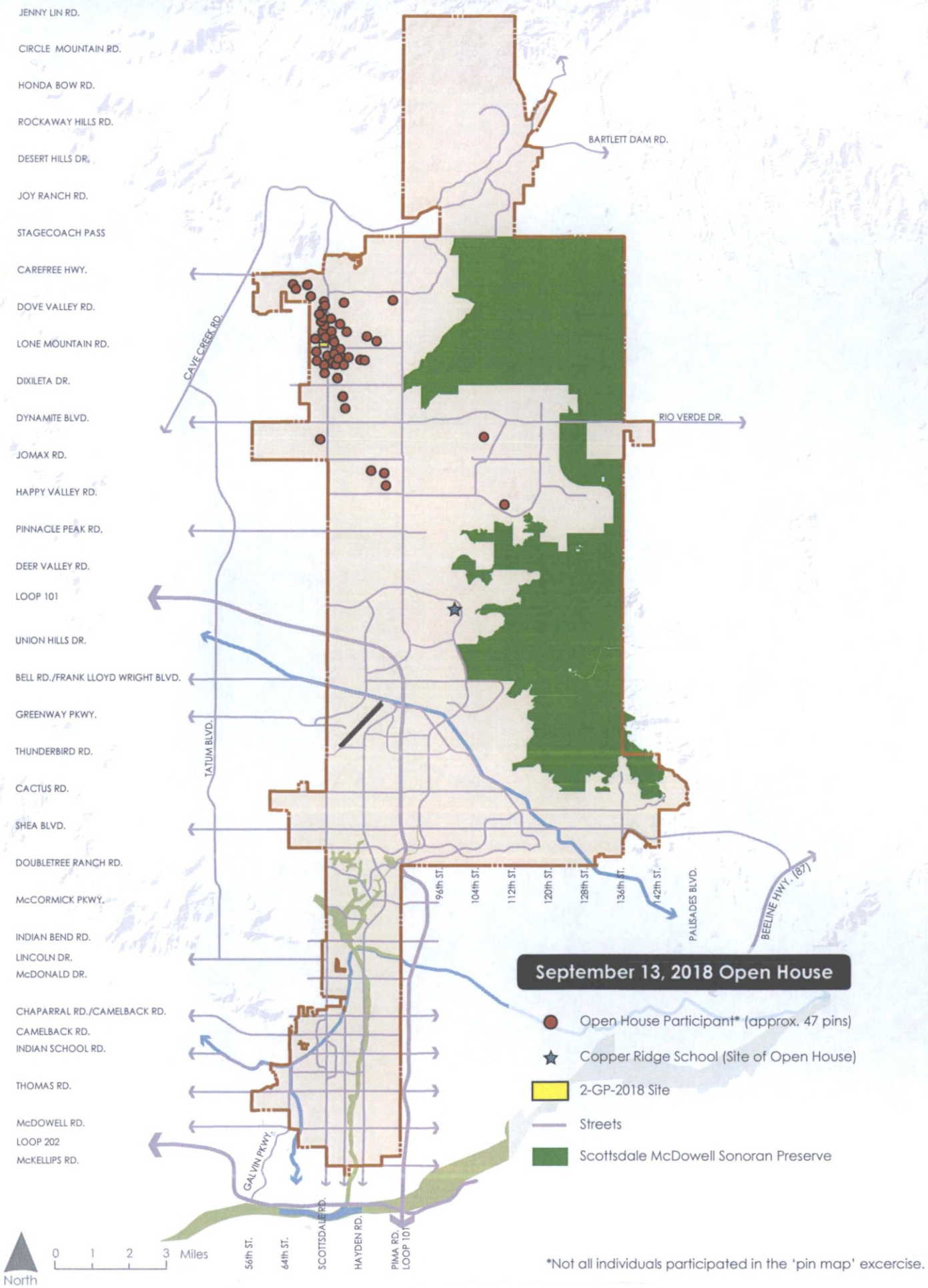
Good Day,

I oppose this storage facility proposed for the NWC of Lone Mtn and Scottsdale Rd. It will be monstrous and unsightly, both of which are out of alignment with this area of Scottsdale Rd.

Thank you

Donna Mulvey Gieber
602.909.7418

Sent from my iPhone



ATTACHMENT 12B

CITY OF SCOTTSDALE

2018 Major General Plan Amendment Open House

September 13, 2018
Copper Ridge School, 5:00 – 7:00pm

Name Copper Phillips	**Business Name** COGS		**General Plan Case**
Address & Zip 7451 E. Via Dona Rd 85266	Phone 6025291174	E-mail copperphillips@cox.net	
Name DENNIS SOEFFNER	**Business Name**		**General Plan Case**
Address & Zip 31211 N. 77th Way	Phone (480) 263-2945	E-mail DENNISSOEFFNER@GMAIL.COM	
Name JIM RAGBORG	**Business Name**		**General Plan Case**
Address & Zip 7395 N. VISAO RD	Phone (612) 414-3107	E-mail	
Name Jack Brock	**Business Name**		**General Plan Case**
Address & Zip 7152 E Bonside Tr	Phone 480 522 4021	E-mail jbrock19@cox.net	
Name ANN ROUSE	**Business Name**		**General Plan Case**
Address & Zip 7717 E. BALAO DR.	Phone 480-585-3107	E-mail ANNTR2@COX.NET	
Name Andrea Solbera	**Business Name**		**General Plan Case**
Address & Zip 7272 Jematell Ln 85266	Phone 480-518-3787	E-mail asolberg@cox.net	
Name JAMES JOHNSON	**Business Name**		**General Plan Case**
Address & Zip 7422 E. Camino Rayo De Luz 85264	Phone 847-778-5641	E-mail JNJOHNSON1127@GMAIL.COM	

Please note that the city of Scottsdale receives requests from citizens to review comment cards and sign-in sheets and the city is obligated to release any information on the cards/sheets that is considered a public record.

CITY OF SCOTTSDALE

2018 Major General Plan Amendment Open House

September 13, 2018
Copper Ridge School, 5:00 – 7:00pm

Name Barton R. Sotnick	Business Name		General Plan Case
Address & Zip 7403 E. Brisa Drive, Scottsdale 85266	Phone 480-575-7040	E-mail bartsot@Q.com	
Name Don Buch	Business Name		General Plan Case
Address & Zip 6572 E Sleepy Owl Scottsdale 85266	Phone 619-985-4321	E-mail dubuch@hotmail.com	
Name Roy Wilkins	Business Name		General Plan Case
Address & Zip 6944 E Burns Dr 85254	Phone 480 609 9476	E-mail	
Name MIKE WOODWARD	Business Name		General Plan Case
Address & Zip 6975 E. RANCH Rd	Phone	E-mail	
Name Rita Gosnell	Business Name		General Plan Case
Address & Zip 25425 N. Bronco Tr 85255	Phone 480 595-0292	E-mail gosnellatir@gmail.com	
Name Vim Davis	Business Name		General Plan Case
Address & Zip 27483 N 103rd Way 85262	Phone 480-299-1813	E-mail jdavis@mba1965.hbs.edu	
Name	Business Name		General Plan Case
Address & Zip	Phone	E-mail	

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CITY OF SCOTTSDALE

2018 Major General Plan Amendment Open House

September 13, 2018
Copper Ridge School, 5:00 – 7:00pm

Name PAUL ALESSIO	**Business Name**		**General Plan Case**
Address & Zip 7527 E. TAILSPIN LN	Phone 480-205-8022	E-mail ALESSIOAZ@YMAIL.COM	
Name Tim Drier	**Business Name**		**General Plan Case**
Address & Zip 32893 N. 74th Way - Scottsdale 85266	Phone 602-690-4385	E-mail tdrier@gmail.com	
Name	**Business Name**		**General Plan Case**
Address & Zip	Phone	E-mail	
Name	**Business Name**		**General Plan Case**
Address & Zip	Phone	E-mail	
Name	**Business Name**		**General Plan Case**
Address & Zip	Phone	E-mail	
Name	**Business Name**		**General Plan Case**
Address & Zip	Phone	E-mail	
Name	**Business Name**		**General Plan Case**
Address & Zip	Phone	E-mail	

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CITY OF SCOTTSDALE

2018 Major General Plan Amendment Open House

September 13, 2018
Copper Ridge School, 5:00 – 7:00pm

Name George CONSTANTINOU	**Business Name**		**General Plan Case**
Address & Zip 25610 N RANCH GATE N.	Phone 917-885-6131	E-mail GCONSTANT@hotmail.com.	
Name Sylvia Gay Hohner	**Business Name**		**General Plan Case**
Address & Zip 6456 E. Night Glow Circle	Phone	E-mail ggyhohner@cox.net	
Name Gary A. Hohner	**Business Name**		**General Plan Case**
Address & Zip 6456 E. Night Glow Circle	Phone	E-mail sghohner@gmail.com	
Name Heidi Drier	**Business Name**		**General Plan Case**
Address & Zip 32893 N 74th Way	Phone 6026905618	E-mail heidi.drier@gmail.com	
Name KAY KLODT	**Business Name**		**General Plan Case**
Address & Zip 7500 E. Pontebella Dr Scotts	Phone 480 9077712	E-mail 31777@Cox.Net	
Name ROBERTA KLODT	**Business Name**		**General Plan Case**
Address & Zip 7500 E. Pontebella Dr. Scotts	Phone 480 9077712	E-mail keyb08@msn.com	
Name CHRISTIAN SERENA	**Business Name**		**General Plan Case**
Address & Zip	Phone	E-mail CHRISTIANJCSERENA@GMAIL	

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CITY OF SCOTTSDALE

2018 Major General Plan Amendment Open House

September 13, 2018
Copper Ridge School, 5:00 – 7:00pm

Name [illegible]	Business Name		General Plan Case
Address & Zip	Phone	E-mail	
Name Gil	Business Name		General Plan Case
Address & Zip 7495 E Queen Sabe Way Scottsdale 85266	Phone	E-mail	
Name ALEX MALDONADO	Business Name		General Plan Case
Address & Zip 6875 E. BURNSIDE TRL. 85266	Phone 480-595-6914	E-mail ALEX555@YAHOO.COM	
Name Robert Cappel	Business Name		General Plan Case
Address & Zip 33600 N. 79th Way, 85266	Phone 480-595-1805	E-mail R-CAPPELI@msn.com	
Name Helen L Padgett	Business Name		General Plan Case
Address & Zip 7455 E. Pasaro Dr	Phone 480-370-3233	E-mail helen.padgett@asu.edu	
Name Michael Padgett	Business Name		General Plan Case
Address & Zip 7455 E. Pasaro Drive	Phone 480-710-1345	E-mail mikepadgettaz@gmail.com	
Name Bill Pennock	Business Name		General Plan Case
Address & Zip 6701 E Crested Saguaro	Phone 916 705 0271	E-mail billp@sgvonet.com	

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CITY OF SCOTTSDALE

2018 Major General Plan Amendment Open House

September 13, 2018
Copper Ridge School, 5:00 – 7:00pm

Name Linda & Steve MYERS	Business Name		General Plan Case
Address & Zip 7709 E Balao Dr	Phone 480-513-1717	E-mail smcv2@comcast.com	
Name BONNIE CLEWANS	Business Name		General Plan Case
Address & Zip 6863 E Thirsty Cactus	Phone 6025094507	E-mail BEADORDER@AOL.COM	
Name R. & C Solberg	Business Name		General Plan Case
Address & Zip 7272 E Gail Ln	Phone 480 488 9190	E-mail Asolberg@COX.NET	
Name DIANA SMITH	Business Name		General Plan Case
Address & Zip 10801 E. HAPPY VALLEY RD #82 85255	Phone 480-664-0535	E-mail diana1234@aol.com	
Name Camille Tumolo	Business Name		General Plan Case
Address & Zip 7056 E. Burnside Trail	Phone 480-206-9431	E-mail ctctumolo@gmail.com	
Name Evan Haft	Business Name		General Plan Case
Address & Zip 34048 N 66th Place	Phone 516-428-3088	E-mail ehaft0929@AOL.com	
* Name Marshall Gerstein	Business Name		General Plan Case
Address & Zip	Phone 480 560 5572	E-mail marshallgerstein@gmail.com	

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CITY OF SCOTTSDALE

2018 Major General Plan Amendment Open House

September 13, 2018
Copper Ridge School, 5:00 – 7:00pm

Name Sandra Borger	**Business Name** NA		**General Plan Case**
Address & Zip 7571 E Visao Dr. 85266	Phone 480-625-3700	E-mail	
Name Peggy Holmes	**Business Name**		**General Plan Case**
Address & Zip 7299 E. Brisa Dr. 85266	Phone	E-mail	
Name Joel Holmes	**Business Name**		**General Plan Case**
Address & Zip 7299 E. Brisa Dr 85266	Phone	E-mail	
Name Paulette Morgenstern	**Business Name**		**General Plan Case**
Address & Zip 28482 N 77th St. 85266	Phone 623-202-6318	E-mail cook474396@aol.com	
Name Kelly McKone	**Business Name**		**General Plan Case**
Address & Zip	Phone 602 885 2552	E-mail Kmckone@1stholding.com	
Name Bob McCarter	**Business Name**		**General Plan Case**
Address & Zip 8076 E High Point 85266	Phone 480-595-2468	E-mail BobMcCarter77@gmail.com	
Name Emi Brock	**Business Name**		**General Plan Case**
Address & Zip P.O. Box 5771 Carefree 85377	Phone	E-mail emibrock@cox.net	

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CITY OF SCOTTSDALE

2018 Major General Plan Amendment Open House

September 13, 2018
Copper Ridge School, 5:00 – 7:00pm

Name Mark Levine	**Business Name**		**General Plan Case**
Address & Zip 6971 E Thirsty Cactus Ln Scottsdale 85266	Phone 4806542695	E-mail JLevine717@AOL.com	
Name BETTY Zimpfer 85266 7261 E Sunset Sky Cir. Scottsdale	**Business Name** 480-595-8348		**General Plan Case**
Address & Zip	Phone	E-mail	
Name Joe Michael	**Business Name**		**General Plan Case**
Address & Zip 7131 E. Burnside Trl.	Phone 480 488 4512	E-mail	
Name Dave Maass	**Business Name**		**General Plan Case**
Address & Zip 32217 N 71st Place	Phone 4804371254	E-mail	
Name Dennis Newcombe	**Business Name** Beus Gilbert PLLC		**General Plan Case** –
Address & Zip 701 N. 44th St, Phoenix	Phone 480-429-3065	E-mail dnewcombe@beusgilbert.com	
Name Jeff Schwait	**Business Name** 8101 E. Sc-Fld. Dr.		**General Plan Case**
Address & Zip	Phone 6029104745	E-mail	
Name Allan Rubin	**Business Name**		**General Plan Case**
Address & Zip 7571 E. Vista Dr Scottsdale	Phone 480-625-3700	E-mail	

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CITY OF SCOTTSDALE

2018 Major General Plan Amendment Open House

September 13, 2018

Copper Ridge School, 5:00 – 7:00pm

Name LES CORKLIN	**Business Name**		**General Plan Case**
Address & Zip 17221 N 71ST PL.	Phone	E-mail	
Name ALISA MCMAHON	**Business Name** N/A		**General Plan Case**
Address & Zip 7454 E. CAMINO RAYO DE LUZ	Phone 480.488.0288	E-mail mcfif@cox.net	
Name Mike Fiflis	**Business Name**		**General Plan Case**
Address & Zip 7454 E Camino Rayo de Luz	Phone 602-862-0220	E-mail mcfif@cox.net	
Name	**Business Name**		**General Plan Case**
Address & Zip	Phone	E-mail	
Name	**Business Name**		**General Plan Case**
Address & Zip	Phone	E-mail	
Name	**Business Name**		**General Plan Case**
Address & Zip	Phone	E-mail	
Name	**Business Name**		**General Plan Case**
Address & Zip	Phone	E-mail	

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CITY OF SCOTTSDALE

2018 Major General Plan Amendment Open House

September 13, 2018
Copper Ridge School, 5:00 – 7:00pm

Name LINDA SOTNICK	**Business Name**		**General Plan Case**
Address & Zip 7403 E BRISA DR Scotts 85266	Phone 480-575-7040	E-mail LINDAGSCHWENDT@GMAIL.COM	
Name Jan Wilkins	**Business Name**		**General Plan Case**
Address & Zip 6944 E. Bumside Tr	Phone 480.287.3182	E-mail jwilkins1@icloud.com	
Name Carol JAcobson	**Business Name**		**General Plan Case**
Address & Zip 14626 N42Nd St	Phone 602-399-7808	E-mail Caroljg59@yahoo.com	
Name	**Business Name**		**General Plan Case**
Address & Zip	Phone	E-mail	
Name	**Business Name**		**General Plan Case**
Address & Zip	Phone	E-mail	
Name	**Business Name**		**General Plan Case**
Address & Zip	Phone	E-mail	
Name	**Business Name**		**General Plan Case**
Address & Zip	Phone	E-mail	

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CITY OF SCOTTSDALE

2018 Major General Plan Amendment Open House

September 13, 2018
Copper Ridge School, 5:00 – 7:00pm

Name Deborah Baker	**Business Name**		**General Plan Case**
Address & Zip 6995 E. Ranch Rd 85266	Phone 480-488-7414	E-mail dbaker1@msn.com	
Name Kathleen Wedge	**Business Name**		**General Plan Case**
Address & Zip 7171 E. Montgomery 85266	Phone 480 205 2598	E-mail Wedgekathleen@gmail.com	
Name Gregory Wedge	**Business Name**		**General Plan Case**
Address & Zip 7171E MontgomeryRd 85266	Phone 480-717-7855	E-mail Gkwedge@Hotmail.Com	
Name	**Business Name**		**General Plan Case**
Address & Zip	Phone	E-mail	
Name	**Business Name**		**General Plan Case**
Address & Zip	Phone	E-mail	
Name	**Business Name**		**General Plan Case**
Address & Zip	Phone	E-mail	
Name	**Business Name**		**General Plan Case**
Address & Zip	Phone	E-mail	

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CITY OF SCOTTSDALE

2018 Major General Plan Amendment Open House

September 13, 2018
Copper Ridge School, 5:00 – 7:00pm

Name Lysa Wright	**Business Name**		**General Plan Case**
Address & Zip 7271 E. Sunset Sky Cir	Phone 480.383.9430	E-mail lysawright.92@gmail.com	
Name Alan Grochowski	**Business Name**		**General Plan Case**
Address & Zip 31686 North 71st Street	Phone	E-mail	
Name Charles Roach	**Business Name**		**General Plan Case**
Address & Zip 7095 E. Balao Dr.	Phone 480-408-0961	E-mail Chuckr393@GMail.com	
Name	**Business Name**		**General Plan Case**
Address & Zip	Phone	E-mail	
Name	**Business Name**		**General Plan Case**
Address & Zip	Phone	E-mail	
Name	**Business Name**		**General Plan Case**
Address & Zip	Phone	E-mail	
Name	**Business Name**		**General Plan Case**
Address & Zip	Phone	E-mail	

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CITY OF SCOTTSDALE

2018 Major General Plan Amendment Open House

September 13, 2018
Copper Ridge School, 5:00 – 7:00pm

Name CINDY LEE	**Business Name**		**General Plan Case** 2-GP-2018
Address & Zip 8508 E HACKAMORE DR 85255	Phone 480-284-7275	E-mail Cindy4sceniedrive@gmail.com	
Name	**Business Name**		**General Plan Case**
Address & Zip	Phone	E-mail	
Name	**Business Name**		**General Plan Case**
Address & Zip	Phone	E-mail	
Name	**Business Name**		**General Plan Case**
Address & Zip	Phone	E-mail	
Name	**Business Name**		**General Plan Case**
Address & Zip	Phone	E-mail	
Name	**Business Name**		**General Plan Case**
Address & Zip	Phone	E-mail	
Name	**Business Name**		**General Plan Case**
Address & Zip	Phone	E-mail	

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2018 Major General Plan Amendment
Open House - September 13, 2018
Comment Form

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PLEASE PRINT NAME ALLAN RUBIN

ADDRESS 7571 E. VISAO DR SCOTTSDALE 85266

E-MAIL CONCERNED BELLASERA RESIDENTS @ GMAIL.COM

GENERAL PLAN CASE NO: **2-GP-2018 – Lone Mountain Self Storage**

COMMENTS COMPLETELY AGAINST THE ZONING CHANGE. WILL DESTROY SCENIC DRIVE. COMPANY HAS HISTORY OF BUILD & SELL QUICKLY. NOT GOOD FOR TRAFFIC, ENVIROMENT, SAFETY. NOT NEEDED. THERE ARE AT LEAST 20-25 SIMILAR FACILITIES WITHIN 10 MIN DRIVE & THEY HAVE VACANCIES. NUMBER OF 3 MILES CHOSEN TO FIT DEVELOPER'S FAULTY PREMISE, NOT REALITY. N. SCOTTSDALE ALREADY OVER COMMERCIALIZED.

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City of Scottsdale - "Open House"
Re: Requested Major General Plan Amendment
For: Proposed Lone Mountain Storage Facility

Meeting Held at Copper Ridge School
10101 E. Thompson Peak Parkway
5:00 PM - 7:00 PM, Thursday, September 13, 2018

Questions/Comments of Donald N. Buch

(Terravita Resident, Taxpayer, Voter)

1. **Zoning Questions:**
   - 1.1. Would the General Plan Amendment in any way require the developer to strictly adhere to the plans as currently presented?
   - 1.2. Apparently Step 2 of the developer's plan is to seek rezoning of the property from "Rural Neighborhoods" to an unspecified "Commercial" designation, later identified as C-1.
     - 1.2.1. What does that designation allow, beyond storage facilities?
       - 1.2.1.1. Might things such as a carwash, gas station, live entertainment, fast food restaurant be allowed?
       - 1.2.1.2. What is the maximum building height allowed?
       - 1.2.1.3. Could the height be increased significantly from that currently indicated?
     - 1.2.2. Can the developer change his mind, for whatever reason, and build something very different than he currently proposes?

2. **Design Questions:**
   - 2.1. Is it correct than the original plan of one story below ground and two above has now been changed to two below ground and one above?
     - 2.1.1. Should the developer encounter extremely difficult (and perhaps very expensive) excavation, what precludes him from returning to his initial plan?
   - 2.2. Could we get a photo of what the site currently looks like from Scottsdale Road looking west and a comparably scaled rendering of that same view (east elevation) once developed?
   - 2.3. Could we get a photo of what the site currently looks like from the plot to its immediate north and a comparably scaled rendering of that same view (north elevation) once the facility is developed?
   - 2.4. The renderings appear to indicate extensive trees extending well beyond the roof line.
     - 2.4.1. Will the developer be required to plant at least as many trees as are shown in the renderings?
     - 2.4.2. Will the trees in question be required to be at least as tall as those (scaled) in the renderings?
   - 2.5. It would seem we hardly need another side road feeding into/off of Scottsdale Road, much less one catering to large trucks and only a couple of hundred feet north of Lone Mountain Road.

3. **Operations:**
   - 3.1. How large a truck/moving van will be able to access the facility?
   - 3.2. The developer talks of being a "quiet neighbor".
     - 3.2.1. Really? One wonders if residents of the memory care facility will find the inevitable moving trucks across the street to be "quiet neighbors"?
   - 3.3. Will anything be done to mitigate the noise of tractor/trailer trucks?
   - 3.4. What hours will the facility be open?
   - 3.5. Will the dark skies regulations be adhered to?
   - 3.6. Is the community provided any history as to the background and experience of the developer/operator?

4. **Why here, why now?**
   - 4.1. Just over a year ago, despite extensive community objection, Council chose to disregard normal procedures, regulations and considerations to accommodate a developer and rezone 15 acres **from commercial to residential**. Despite a recent study to the contrary, (commissioned and paid for by the City), Council agreed with the developer to disregard the study - suggesting/asserting there was actually a surplus of commercially-zoned land in the area. That 15-acre site is roughly one mile up the road (same road - Scottsdale Road) from the site we are now told needs to be rezoned **from residential to commercial**.
     - 4.1.1. Why can we not get a consistent position from our Council and our Planning Department?
     - 4.1.2. What is the Planning Department's role - to support Council's desired decision, or to provide a candid evaluation of the pros and cons of a proposed development and share those with the entire community?
   - 4.2. What is the point of the City having the developer contract for a market analysis to support his contention that there is a supposed need for more commercially-zoned land? You apparently have a variety of studies by different organizations, attesting to the contrary. Just a year ago our City government told us there was a surplus of commercial land. Do you really think this developer will return with a study (that he has paid for) which contradicts his position? Are the results not a foregone conclusion?
   - 4.3. Is this a precursor to additional spot zoning of our residential neighborhoods in the future - seemingly in response to developers' profit motives, counter to the quiet enjoyment of residents who purchased homes in this area for the character it has heretofore had; which our Council (and developers) appear destined to change?
   - 4.4. A great deal of community time, effort and funding has gone into developing and maintaining the Scenic Drive. Is our City Council now prepared to disregard that and negate some of those efforts by allowing spot zoning along the Scenic Drive?
     - 4.4.1. How many Councilmembers actually travel on any portion of the scenic corridor in a given week?
     - 4.4.2. How many consider it part of their neighborhood?
   - 4.5. How many Councilmembers would welcome a 600-unit storage warehouse next door to their home - in what they thought (and purchased their home believing) was a residential neighborhood? Do they have a sense of how their property values might be impacted?

4.6. For the developer to state this location is "similar to other corners of this intersection" strains one's imagination. The memory care facility clearly appears (and is!) residential. The AJ's shops are well camouflaged from the Scenic Drive, aided by the topography (many people take months to realize it's even there). The residents of Whisper Rock probably don't view their homes and community as being similar to a storage facility. Is Council really going to accept the developer's assertion?

4.6.1. To the best of my knowledge, none of those projects required a Major General Plan Amendment in order to proceed; each one was in accord with the then existing General Plan.

5. **Bottom Line:**

5.1. At the end of the day, this would all seem to boil down to which constituency our City Council views as its primary focus. Many would surmise that it is the development community. The more skeptical might suggest one need look no further than where Councilmembers' campaign funds emanate from.

5.2. The extent of the working drawings already done, supposedly just to request a Major General Plan Amendment, would seem to indicate someone's belief that this is money well spent, implicitly will little risk of not getting re-zoning approved. Would it not?

5.3. How do voters/constituents make their views have an impact? Does it really take 38,000 signatures? And does a community sentiment of that extent inevitably get challenged by an aggressive, well-funded opposition if developers view it as not in their best financial interests?

5.4. To most reasonable people it is abundantly clear that local residents do not want the storage facility developed at the proposed location. Will our City Council nevertheless support the desires of the developer over those of the constituents they were elected to represent?

5.5. It takes five affirmative Council votes to approve the requested amendment to the General Plan. Councilmembers Littlefield and Phillips are apparently on record as opposing the amendment. Is there a third Councilmember strong enough to vote in support of their constituents' interests and desires rather than those of the developer?

6. **One Neighborhood's Response:**

6.1. Very recently the Terravita Community Association conducted a brief, albeit unscientific, poll of its easily reachable members (many still being out of town). Of the 342 responses, 97.4% were against the storage facility being developed in the proposed location.

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PLEASE PRINT NAME ALEX E. MALDONADO

ADDRESS 6875 E. BURNSIDE TRL.

E-MAIL ALEXE55@YAHOO.COM

GENERAL PLAN CASE NO: **2-GP-2018 – Lone Mountain Self Storage**

COMMENTS I BOUGHT LAND HERE 21 YRS. AGO AND BUILT MY DREAM HOUSE BECAUSE OF THE RURAL ATMOSPHERE AND THE BEAUTIFU SONORAN DESERT. THIS IS AN ABOMINATION AND THE CITY WORRIES ABOUT A BUFFER ON SCOTTDALE RD. BUT WHAT ABOUT A BUFFER FOR THE LAND OWNERS NORTH AND WEST OF THIS PROJECT WHO WILL LOSE THE VALUE OF THEIR PROPERTIES. THE INCREASE IN TRAFFIC WILL BE UNACCEPTABL. THE LIGHTING ATROCIOUS AND NO ONE IN THIS AREA HAS A NEED FOR A STORAGE FACILITY

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PLEASE PRINT NAME Marshall Gerston

ADDRESS 6990 E Ranch Rd. Scott 85266

E-MAIL marshallgerston@gmail.com

GENERAL PLAN CASE NO: **2-GP-2018 – Lone Mountain Self Storage**

COMMENTS

The simple answer is no. This is not an appropriate use for the area. We residents recommend that you (the city) adhere to the people's voice & vote no on this project. Simple enough.

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PLEASE PRINT NAME Gregory Wedge

ADDRESS 7171 E. Montgomery Rd

E-MAIL GKWedge@HotMail.Com

GENERAL PLAN CASE NO: **2-GP-2018 – Lone Mountain Self Storage**

COMMENTS We Have Lived in this Area Since 1992
We Bought our Land In 1988 Because of its Beauty-
we know that subdivisions would be coming-Terravita
Bellasera— But this is a scenic Area-
We do Not Need Any More Storage Areas—
We need to Preserve This Last Area of North
Scottsdale—
Stop This——

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PLEASE PRINT NAME Pam Leeds - Rayborg

ADDRESS 7395 E Vista Dr Scottsdale

E-MAIL pamleeds@gmail.com AZ 85266

GENERAL PLAN CASE NO: **2-GP-2018 – Lone Mountain Self Storage**

COMMENTS

I don't want this change to the general plan. The storage facility will degrade quality of life for the surrounding residents. I believe it will also present a security risk.

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PLEASE PRINT NAME Copper Phillips

ADDRESS 7451 E. Via Dona Rd, Scottsdale, AZ 85266

E-MAIL copperphillips@cox.net

GENERAL PLAN CASE NO: **2-GP-2018 – Lone Mountain Self Storage**

COMMENTS Scottsdale historically has had a policy of not allowing commercial next to rural. The General Plan thoughtfully made this corner residential in recognition of the residential use on adjacent parcels, therefore preserving the quality of life and values of those homeowners. Placing commercial zoning on this parcel violates both the promise of neighborhood preservation and the intent of the General Plan. There are ample existing parcels with commercial zoning, that can be used for a storage facility within a reasonable distance from this parcel.
There are numerous high dollar homes along Scottsdale Rd, negating any argument that this parcel is unsuitable for residential use eg. Bellesera, Terravita, Turquesa, Windgate, etc. This is a simple case of greed and absolute disregard of the residents of Scottsdale!

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PLEASE PRINT NAME PAULETTE MORGANSTERN

ADDRESS 28482 N. 77th St. 85266

E-MAIL Cook474396@aol.com

GENERAL PLAN CASE NO: **2-GP-2018 – Lone Mountain Self Storage**

COMMENTS This proposed structure is totally not appropriate for the corner of Scottsdale & Lone Mtn. It only downgrades the whole area - the residential area will lose value - there is no benefit to residents. Only to the developer. An approval would be a total disrespect & disregarde of residents. A slap in the face to what has been an area known for natural beauty - I can't believe the city wants to change the character of the area & make an open door for further downgrading of the area.

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PLEASE PRINT NAME MICHAEL WOODWARD

ADDRESS 6975 E RANCH Rd.

E-MAIL abcmwoodward@msn.com.

GENERAL PLAN CASE NO: **2-GP-2018 – Lone Mountain Self Storage**

COMMENTS I AM OPPOSED TO THE PROPOSED REZONING. ADDITIONAL COMMERCIAL PROPERTY, AND THE ASSOCIATED ACTIVITY IT BRINGS, ARE NOT IN KEEPING WITH THE FOOTHILLS OVERLAY AREA. CURRENT RURAL ZONING NEEDS TO BE MAINTAINED IN ORDER TO MAINTAIN THE OVERALL RURAL NATURE OF THE AREA & THE QUALITY OF LIFE THAT ITS RESIDENTS ENJOY. ALL RESIDENT OF THE AREA HAVE TO LIVE WITH & ABIDE BY THE CURRENT ZONING (AND DO SO HAPPILY) & SO SHOULD THE OWNER OF THIS PROPERTY.

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PLEASE PRINT NAME Colleen Woodward

ADDRESS 6975 E. Ranch Rd, Scottsdale, AZ 85266

E-MAIL abcmwoodward@msn.com

GENERAL PLAN CASE NO: **2-GP-2018 – Lone Mountain Self Storage**

COMMENTS I am very concerned about the zoning change for the storage facility. We purchased/built our house over 22 yrs ago in a quiet, rural area. We understand growth and change, but a storage facility is not appropriate for that location. All the surrounding businesses are low profile, with large set backs + low lighting. That section of Scottsdale Rd. is part of a scenic corridor. I don't believe the storage facility is a good representation of that. I'm concerned about even more local traffic at all hrs of the day/night, increased lighting + the pure size of the building. I don't feel there is a need for a storage facility in our neighborhood, as we all have rather large properties. This building would be more appropriate in a business park, industrial area or in a neighborhood with small homes or apartments. I am totally opposed to this facility + zoning change. Thank you!

additional comments: Concern about increased crime, impact on the environment + wildlife, and safety on the roads. Scottsdale Rd + Lone Mt. intersection has a high rate of accidents + it's very likely going to increase. We want our neighborhood to stay rural, not commercial. That's how it was intended.

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PLEASE PRINT NAME Rita Gosnell

ADDRESS 25425 N. Bronco Tr. 85255

E-MAIL gosnellrlr@gmail.com

GENERAL PLAN CASE NO: **2-GP-2018 – Lone Mountain Self Storage**

COMMENTS The community is relying on the City to defend & maintain rural zoning. Don't set the prescedent of putting commercial next to a rural community of many years.

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PLEASE PRINT NAME EMI BROCK

ADDRESS P.O. BOX 5771 CAREFREE AZ 85377

E-MAIL emibrock@cox.net

GENERAL PLAN CASE NO: **2-GP-2018 – Lone Mountain Self Storage**

COMMENTS

I oppose zoning change - and changes to the General Plan. No need for changes that will affect property values of residents. I will keep track of how City Council members represent their constituents.

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PLEASE PRINT NAME Kathleen Weldge

ADDRESS 7171 E. Montgomery Rd.

E-MAIL wrdgekathleen@gmail.com

GENERAL PLAN CASE NO: **2-GP-2018 – Lone Mountain Self Storage**

COMMENTS

(1) My husband and I moved out of the city to raise our children, we've seen many changes over the 27 years we have lived at our home. The homes banks grocery stores were built according to rules to protect the desert & NAOS, preservation of natural desert. The area remains naturally beautiful still. I do not believe a multistory storage unit should be built in such a beautiful scenic corridor.

(2) We don't need this facility.

Thank You

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PLEASE PRINT NAME Bill & Barbara Pennock

ADDRESS 6701 E Crested Laguna Ln Scottsdale 85266

E-MAIL billp@squarestate.com

GENERAL PLAN CASE NO: **2-GP-2018 – Lone Mountain Self Storage**

COMMENTS My wife and I moved to Tennovia Largely Because of the beautiful scenic Drive. This change ~~does~~, Changes that and is a direct challenge to what was promised to us by the General plan. It is unfair and a council Member thinking of voting for this Should think hard about their responsibility to the promises to residents and not increase by tax dollars to spend as they wish. Just because you didn't make the promise doesn't mean you should not be bound by it

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PLEASE PRINT NAME Pete Gil

ADDRESS 7499 E. Queen Sabeena, Scottsdale 85264

E-MAIL pete.a.gil@gmail.com

GENERAL PLAN CASE NO: **2-GP-2018 – Lone Mountain Self Storage**

COMMENTS I AM OPPOSED TO THE PROPOSED REZONING. PLEASE - PLEASE - DO The Right THING And VOTE AGAINST THIS PROPOSED AMENDMENT. I LOVE SCOTTSDALE FOR ITS NATURAL BEAUTY AND TRANQUILITY. MY STORAGE UNIT (when I needed one) WAS IN PHOENIX. WE HAVE SUCH A RARE AND VALUABLE ENVIRONMENT, PLEASE DON'T ALLOW IT TO BE RUINED PLEASE DO THE RIGHT THING. PLEASE. THANK YOU.

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PLEASE PRINT NAME ROBERT Mc CARTER

ADDRESS 8076 E HIGH POINT DR

E-MAIL ROBMCCARTER7@GMAIL.COM

GENERAL PLAN CASE NO: **2-GP-2018 – Lone Mountain Self Storage**

COMMENTS

WHY CHANGE 'GENERAL PLAN' – IT SHOULD BE LONG STANDING NOT OPEN TO CHANGE

CITY COUNCIL SHOULD LISTEN TO CONSTITUENTS VS DEVELOPERS

LAND OWNER KNEW ZONING – LEAVE IT AS IS

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PLEASE PRINT NAME LINDA SOTNICK

ADDRESS 7403 E BRISA DR. SCOTTSDALE AZ 85266

E-MAIL LINDASCHWEND@GMAIL.COM

GENERAL PLAN CASE NO: **2-GP-2018 – Lone Mountain Self Storage**

COMMENTS I DON'T WANT THE ZONING TO BE CHANGED. RESIDENTS BOUGHT THEIR LAND + HOMES IN THIS AREA BECAUSE they thought THIS AREA WAS to be RURAL Residential. They DONT WANT THIS SCENIC ROUTE ALTERED! THIS IS A BETRAYAL OF THE PUPLIC TRUST!

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PLEASE PRINT NAME BONNIE CLEWANS

ADDRESS 6863 E Thistle Cactus Ln

E-MAIL BEABORDER@AOL.COM

GENERAL PLAN CASE NO: **2-GP-2018 – Lone Mountain Self Storage**

COMMENTS Our area is Rural Residential and should remain. There's plenty of commercial space within a 5 mi radius.

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PLEASE PRINT NAME Charles Roach

ADDRESS 7885 E. Balao Dr.

E-MAIL chuckr797@comail.com

GENERAL PLAN CASE NO: **2-GP-2018 – Lone Mountain Self Storage**

COMMENTS This facility is not needed by the people living in this area of Scottsdale. We are mostly retired and/or second home owners. We have no need for any kind of self storage facility.

Charles T. Roach

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PLEASE PRINT NAME Jim Davis

ADDRESS 27983 N 103rd Way, 85262

E-MAIL jdavis@mba1965.hbs.edu

GENERAL PLAN CASE NO: **2-GP-2018 – Lone Mountain Self Storage**

COMMENTS This project is an upzoning effort that offers Scottsdale nothing and continues the effort to over-develop North Scottsdale.

It offers the neighbors an ugly commercial building, unlike the based on current zoning expected residential neighbors.

There is ample commercially zoned property in North Scottsdale & Anthem that could provide more than adequate siting for this facility - we do not need to re-zone & up-zone this site.

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PLEASE PRINT NAME Tim Driar

ADDRESS 32893 N. 74th Way, Scottsdale 85266

E-MAIL tedriar@gmail.com

GENERAL PLAN CASE NO: **2-GP-2018 – Lone Mountain Self Storage**

COMMENTS Please do not change the master plan for this area. I trust there are plenty of commercial zoned areas available to construct a storage facility or any other commercial/industrial development. Residents in the area made purchase decisions based, in part, on zoning in the area. Once this property, if passed, is changed to commercial/industrial would the owner of the property be able to put any commercial development on the property? Changing the master plan does not make sense, in my opinion. City Council... ...please vote "NO".

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CITY OF SCOTTSDALE

2018 Major General Plan Amendment
Open House - September 13, 2018
Comment Form

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PLEASE PRINT NAME Heidi Drier

ADDRESS 32893 N 74th Way

E-MAIL heidi.drier2@gmail.com

GENERAL PLAN CASE NO: **2-GP-2018 – Lone Mountain Self Storage**

COMMENTS

Please do not change zoning
leave as is.

Please note that the city of Scottsdale receives requests from citizens to review comment cards and the city is obligated to release any information on the cards that is considered a public record.

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PLEASE PRINT NAME DENNIS SOEFFNER

ADDRESS 31211 N. 77th Way Scottsdale, AZ 85266

E-MAIL DENNIS SOEFFNER@GMAIL.COM.

GENERAL PLAN CASE NO: **2-GP-2018 – Lone Mountain Self Storage**

COMMENTS - PLEASE VOTE: "NO" ON THIS PROJECT. THIS PROJECT IS OFFENSIVE TO THE SCENIC ASPECT OF NORTH SCOTTSDALE RD.
- THIS PROPOSAL IS LACKING INFORMATION IMPORTANT FOR PUBLIC REVIEW. THE DEVELOPER APPEARS TO BE CAR AND TARDY WITH INFORMATION.
- THE PLANS CALLING FOR A STORAGE FACILITY ARE: TOO TALL, WILL INCREASE LIGHT POLLUTION; INCREASE THE SUPPLY OF SELF SERVE STORAGE IN AN AREA THAT ALREADY ENJOYS SUCH FACILITIES WITHIN 10 MIN DRIVE. GIVE A CALL TO ONE OF THEM AND GET RIGHT IN.
- THE EFFECT OF TRAFFIC AT SCOTTSDALE RD AT LONE MOUNTAIN IS NOT ADDRESSED IN THE FILE. HOW MANY ACCIDENTS WILL HAPPEN?
- WHAT IF DEVELOPER AND THEN THE BUSINESS GOES UNDER. WE ARE THEN STUCK WITH AN EYESORE OR SOME ANOTHER BUSINESS VENTURE.

PLEASE VOTE "NO"

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PLEASE PRINT NAME Robert Cappel

ADDRESS 33600 N. 79th Way, Scottsdale, 85266

E-MAIL R-CAPPEL1@msn.com

GENERAL PLAN CASE NO: **2-GP-2018 – Lone Mountain Self Storage**

COMMENTS The Board of Directors for Winfield, a community of 511 single family homes located between Scottsdale Road on the East, Hayden Rd on the West, Dove Valley Rd on the South and Westland Rd on the North, is opposed to this rezoning To Commercial C-1. First, this proposed Storage facility is not needed in this area- one with vacant space is already located at Carefree Highway + Black Mountain Parkway. Second, once rezoned, any type of Commercial could be built which is also not needed and not wanted in this residential area. This area is single family, single Story Homes and does not have enough residents (40-60% who are Snowbirds) To support this or any more Commercial. We are hopeful this rezoning request will not pass.

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PLEASE PRINT NAME Michael Padgett

ADDRESS 7455 E. Pasero Drive Scottsdale AZ

E-MAIL Mikepadgettaz@gmail.com

GENERAL PLAN CASE NO: **2-GP-2018 – Lone Mountain Self Storage**

COMMENTS The Town of Carefree is considering a similar self-storage proposal at 34800 N. Cave Creek Rd. The propert is north of Bowes.

The Carefree proposal calls for 650 unit in two stories.

The Carefree site is a short drive from the Lone Mountain Road property where a similar self storage proposal is requested.

We are concerned two large facilities of this design are not needed.

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CITY OF SCOTTSDALE

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PLEASE PRINT NAME George Constantinou

ADDRESS 25610 N Ranch Gate Rd, Scottsdale, AZ 85255

E-MAIL GConstant@hotmail.com

GENERAL PLAN CASE NO: **2-GP-2018 – Lone Mountain Self Storage**

COMMENTS Completely oppose. Do not allow commercial on the Scenic Drive. Stop the constant up-zoning and finally update the General plan & put it before the citizens to vote.

~~Want Self Storage move it down to~~

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CITY OF SCOTTSDALE

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PLEASE PRINT NAME Jack Brock

ADDRESS 7152 E Burnside Tr Scottsdale AZ 85266

E-MAIL jbrock1@cox.net

GENERAL PLAN CASE NO: **2-GP-2018 – Lone Mountain Self Storage**

COMMENTS The applicant's proposal benefits only the applicant. I've read the application and believe it's proposed benefits to the city are disengenous.

There is no basis to undercut the General Plan to benefit a commercial entity.

At great expense and time the City has undertaken actions to improve the area by burying power lines and improving the corners at major intersections. This is a step back.

Thank you for your consideration

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2018 Major General Plan Amendment
Open House - September 13, 2018
Comment Form

BY Monday

9/13/18 5:04 pm

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PLEASE PRINT NAME SANDRA BERGER

ADDRESS 7571 E. VISAO DRIVE, SCOTTSDALE 85266

E-MAIL sandals85@live.com

GENERAL PLAN CASE NO: **2-GP-2018 – Lone Mountain Self Storage**

COMMENTS The previous 5 GP amendments made since 2013 in our area were from commerial to residental. The nearest one being NE corner of Scottsdale & Westland. All 5 requests cited "Too much commercial" existing north of Happy Valley.

The roads cannot withstand all this additional traffic. There have been many accidents at this intersection.

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CITY OF SCOTTSDALE

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PLEASE PRINT NAME Deborah Baker

ADDRESS 6995 E. Ranch Rd 85266

E-MAIL ddbaker7@msn.com

GENERAL PLAN CASE NO: 2-GP-2018 – Lone Mountain Self Storage

COMMENTS Scottsdale city council needs to keep the promises made by past members to the residence and keep this area R1-70. We were told that when it was annexed, we were told that when we built our homes If an amendment is made to the General plan it will open a floodgate of other proposals on land in North Scottsdale and anything commercial can go in. The people who bought this property knew the zoning when they purchased it. You are our city council, Listen to the residents — Not a Developer. He doesn't care about my property values going down because of his building, he doesn't care about my rural lifestyle or my neighborhoods character. I ask the Council to please listen, hear and be the voice of our neighborhood.

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PAGE 1/1 * RCVD AT 9/14/2018 8:55:16 AM [US Mountain Standard Time] * SVR:VMAFAX01/10 * DNIS:27088 * CSID: * DURATION (mm-ss):00-38

CITY OF SCOTTSDALE

2018 Major General Plan Amendment
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PLEASE PRINT NAME Roberta Klodt

ADDRESS 7500 E. Ponte Bella Drive, Scottsdale, AZ 85266

E-MAIL Keybd8@msn.com

GENERAL PLAN CASE NO: **2-GP-2018 – Lone Mountain Self Storage**

COMMENTS My home is in Bellasera, which is approximately 1/4 mile from the proposed site for the Self Storage facility. This is an unnecessary building here in the Sonoran Foothills. There are quite a few storage facilities within a 10 mile radius – at least 3 or 4. These buildings are prominent and are eyesores to our beautiful desert environment. The corner site proposed is residential and we want to keep it that way. The business man who wants to ruin our area with this unattractive and unneeded building (which will be easily seen from the roads) should find another site in a commercial area.

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PLEASE PRINT NAME RAYMOND R. KLOOT

ADDRESS 7500 E. Portebella Drive Scottsdale AZ 85266

E-MAIL 31177@Cox.net

GENERAL PLAN CASE NO: **2-GP-2018 – Lone Mountain Self Storage**

COMMENTS As a Long term Resident of Bellasera I Am completely against Lone Mountain Self Storage and associated Rezoning. This project is only one block Removed from the Foothills Overlay area. I also believe that it is in the best interest of our Community to maintain an open Rural character, the strong presence of the Natural Desert that Reflects the Scottsdale traditions. It becomes imperative to Retain the visual character of the Natural Landscape by Limiting building MASS. Self Storage is spread out through the Entire property and becomes a visual Dinosaur.

Scottsdale Road is already heavily traveled, with frequent accidents. The additional traffic will only add to the Congestion and Noise.

The Lone Mountain Self Storage is misplaced and wrong for our area. I Respectfully ask the Planning Commission to Reject 2-GP-2018, Lone Mountain Self-Storage Applicatio for A Change of Zoning.

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CITY OF SCOTTSDALE

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PLEASE PRINT NAME Raymond R. Klodt

ADDRESS 7500 E. Pontebella Drive Scottsdale AZ 85266

E-MAIL 31177@Cox.net

GENERAL PLAN CASE NO: **2-GP-2018 – Lone Mountain Self Storage**

COMMENTS As a long term Resident of Bellasera I am completely against Lone Mountain Self Storage and associated Rezoning. This propo is only one block removed from the Foothills Overlay Area. I also believe that it is in the best interest of our community to maintain an ope rural character, the strong presence of the Natural Desert that Reflects the Scottsdale transitions. It becomes imperative to retain the visual character of the Natural Landscape by Limiting building Mass. Self Storage is spread out through the Entire property and becomes a visual Dinosaur.

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PAGE 1/1 * RCVD AT 9/14/2018 10:37:51 AM [US Mountain Standard Time] * SVR:VMAFAX01/18 * DNIS:27088 * CSID: * DURATION (mm-ss):00-36

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PLEASE PRINT NAME Jack Solberg

ADDRESS 7272 Tumbleweed Ave

E-MAIL asolberg@cox.net

GENERAL PLAN CASE NO: 2-GP-2018 – Lone Mountain Self Storage

COMMENTS ~~Cost~~ What will be Lighting impact to the desert?

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FAX - 9-14-2018

2018 Major General Plan Amendment Open House - September 13, 2018 Comment Form

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PLEASE PRINT NAME GEORGE A. FLORENTINE

ADDRESS 7136 E. CALLE DE LAS ESTRELLAS

E-MAIL GEORGEAF@COMCAST.NET

GENERAL PLAN CASE NO: **2-GP-2018 – Lone Mountain Self Storage**

COMMENTS

We moved to Arizona in 1980. In 1982 we built the home that we are living in for the last 35 years. The reason we moved to this area because it was Rural and could enjoy the serenity of the desert.

When I first built in this area it was "Maricopa County". Years later it was annexed by Scottsdale, and that's when everything started to change. Before we knew it, we had AJ's Shopping Center and Summit Shopping Center, which replaced where the old movie studio was located. Terravita and Bellaseria Sub-Divisions and more. Scottsdale Rd. became a 4 lane "Highway" which increased traffic 100 fold.
Where has all the "Serenity" gone?

Now, the commercial aspect of the area is getting out of hand. We have enough shopping and restaurants. We DO NOT NEED a "WAREHOUSE" type structure known as a Storage Facility in the area that is more devastating to our property values than the shopping plazas. ***There are a multitude of these facilities in less that a five mile radius of E. Lone Mountain Rd. and N. Scottsdale Rd.*** It was noted years ago by the Scottsdale Council that this area need NOT be expanded into a Commercial area to the likes of Scottsdale Rd. North and South of Bell Road. If this is allowed, what next? Car dealerships?

We voted in Council members who said that they would protect and vote the will of the people who elected them. However, some of them think that they know what is better than the people they represent. It's the will of the people that they said they would support, not their own agenda. Hopefully they will vote the will of the people in not allowing this "Eye Sore" known as a storage facility that no-body wants or needs in this area.

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Rec'd 9/14/18

CITY OF SCOTTSDALE

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PLEASE PRINT NAME MYRA COY FLORENTINE

ADDRESS 7136 E. CALLE DE LAS ESTRELLAS

E-MAIL MYRACF@CENTURYLINK.NET

GENERAL PLAN CASE NO: 2-GP-2018 – Lone Mountain Self Storage

COMMENTS

I have lived in Arizona for some 40 years. Like the majority of us who feel the same way, we trust that the area we chose to live in would remain serine. Of course we knew that some change would eventually take place. But not that of total commercialism.

We can handle having a Charter School in the area, the Summit Center across the street and an AJ's Shopping Center on the corner. However, my neighbors and I feel that an unsightly "Storage Facility" is overstepping the boundaries set when Scottsdale annexed this area a number of years ago. This unit on the NW corner of E. Lone Mountain Rd. and N. Scottsdale Rd. is completely unnecessary. There are at least 5 storage facilities within a 7-8 mile radius. Just because a "Study' performed by the petitioners says one is NEEDED in the area does NOT MAKE it so!

I am very disappointed in any Council Member who has chosen not to protect the beauty and serenity of the desert area by allowing such an unsightly and unnecessary building and business to be built in this area.

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PLEASE PRINT NAME c/o 3508 E Claire LLC

ADDRESS 7117 E Gloria Lane Scottsdale

E-MAIL carol j459@yahoo.com

GENERAL PLAN CASE NO: **2-GP-2018 – Lone Mountain Self Storage**

COMMENTS I feel a storage unit will make our property become less desirable when we sell. This will make it so it is worth Less. I'am against this.

I feel a office building, Dr. offices ~~ect~~ would be ok. Nothing two story.

I don't think They will stay with their plans once it is rezoned. They have built many units on Saeres and all have more storage Units. I think the height of the building is so they can add units and a floor. Why Else would they need a 24 foot tall building! See page 2

Carol [illegible]

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I feel the person who is selling the Land for the storage shed/ rezoning New the zoning but figured he would get it rezoned and make a killing. I feel at the neighbor expense he makes money and we Lose. It is not fair.

Thank you
Carol Jacobsen

CITY OF SCOTTSDALE

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PLEASE PRINT NAME Gary A. Hohner

ADDRESS 6456 E. Night Glow Circle

E-MAIL Sghohner@gmail.com

GENERAL PLAN CASE NO: **2-GP-2018 – Lone Mountain Self Storage**

COMMENTS

The Scottsdale City Council should reject the proposed storage facility at Scottsdale Rd. and Lone Mt. Rd. for the following reasons.

1. Approval of this facility would require the most extreme zoning change from Rural Residential to Commercial. In some cases there may be justification for zoning changes but this is not one of them. For residents who live near the proposed location approval would cause substantial and irrecoverable financial loss. In particular, for those long-term residents who supported the City of Scottsdale's annexation of this area in the early 1980's, after being assured the area would be zoned Rural Residential, the required zoning change to Commercial represents a severe break in trust on the part of Scottsdale.
2. The proposed storage facility is not necessary and certainly not wanted at the proposed location. There are currently multiple storage facilities within easy driving distance of this location.
3. The proposed storage facility is the wrong type of development for this location. It is a myth that the undeveloped property on the NW corner of the subject ~~in~~ intersection needs to be rezoned to be developed. It can be developed in large residential lots with upmarket houses just as Whisper Rock was developed directly across Scottsdale Rd. on the NE corner of the intersection.
4. Finally, I think the Planning Commission will find a very large majority of the residents in north Scottsdale including the communities of Bellasera, Winfield and Terravita oppose the proposed project and especially the required zoning change.

Respectively submitted

Gary A. Hohner

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CITY OF SCOTTSDALE

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Respectively submitted

Gary A. Hohner

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PAGE 1/2 * RCVD AT 9/17/2018 8:21:07 AM [US Mountain Standard Time] * SVR:VMAFAX01/12 * DNIS:27088 * CSID:1 * DURATION (mm-ss):00-56

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PLEASE PRINT NAME Deborah Baker

ADDRESS 6995 E. Ranch Rd 85266

E-MAIL ddbaker7@msn.com

GENERAL PLAN CASE NO: 2-GP-2018 – Lone Mountain Self Storage

COMMENTS Scottsdale city council needs to keep the promises made by past members to the residence and keep this area R1-70. We were told that when it was annexed, we were told that when we built our homes. If an amendment is made to the general plan it will open a floodgate of other proposals on land in North Scottsdale and anything commercial can go in. The people who bought this property knew the zoning when they purchased it. You are our city council, listen to the residents – not a developer. He doesn't care about my property values going down because of this building, he doesn't care about my rural lifestyle or my neighborhoods character. I ask the Council to please hear and be the voice of our neighborhood.

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PAGE 1/1 * RCVD AT 9/14/2018 8:55:16 AM [US Mountain Standard Time] * SVR:VMAFAX01/10 * DNIS:27088 * CSID: * DURATION (mm-ss):00-38

LAS PIEDRAS
AT SEVANO VILLAGE
HOMEOWNERS ASSOCIATION, INC.

SEPTEMBER 17, 2018
SUBJECT: MAJOR GENERAL PLAN AMENDMENT 2-GP-2018
ZONING CASE 8-ZN-2018

Dear Scottsdale Mayor, City Council Members and Planning Commissioners,

The Board of Directors of Las Piedras at Sevano Village Homeowners Association **strongly opposes** the land use and zoning changes sought in 2-GP-2018 and 8-ZN-2018. Our community is located less than 1 mile from the property in question. Our basis for opposition includes, but is not limited to, the following:

- Residents in the area made purchase decisions, in part, on land use outlined in the General Plan. A change to Commercial land use for the subject parcel would negatively impact residential property values in the area.
- Scottsdale has historically attempted to buffer transitions between Rural Neighborhoods and Commercial land uses. In this instance, residential and commercial would share a boundary with no transition. A significant change from past practices.
- This proposed amendment does not align with the City's commitment to the Desert Foothills Scenic Drive.
- When local residents were voting for annexation by Scottsdale, they were given commitments by Scottsdale leaders that commercial development would be limited and the Scenic Drive would be maintained.
- The owner(s) of the site purchased a parcel zoned residential, and should be required to adhere to existing land use and zoning.
- If this Land Use change is approved, there is no guarantee the land would be used for a storage facility. This amendment is all about a significant Land Use change. Not about a storage facility.
- If Land Use is changed to Commercial, the lighting required from a vandalism and safety perspective would potentially violate standards to preserve our dark skies and protect adjacent neighborhoods from light trespass (Desert Foothills Character Area Plan).

Best regards,

Tim Drier

President, Board of Directors, Las Piedras at Sevano Village HOA

32893 N. 74th Way, Scottsdale, AZ 85266 | Mobile: 602-690-4385 | tcdrier@gmail.com

CITY OF SCOTTSDALE

2018 Major General Plan Amendment
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PLEASE PRINT NAME Alan Grochowski

ADDRESS 31686 North 71 ST Street

E-MAIL APG178@Outlook.Com

GENERAL PLAN CASE NO: 2-GP-2018 – Lone Mountain Self Storage

COMMENTS I live a few hundred feet from this property. I owned my land since 1982. When the city wanted to annex this area they sent us all a booklet promising that if we vote yes for annexation our section would be zoned R170. I and my neighbors voted yes for annexation based on this promise. I then invested all my money and built my House. I see no reason for the city to change the zoning on this property and completely change our neighborhood. The owner knew he bought residential land and should be required to keep the current zoning. Please help us keep our neighborhood residential. Thank you.

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PAGE 1/1 * RCVD AT 9/16/2018 4:54:24 PM [US Mountain Standard Time] * SVR:VMAFAX01/11 * DNIS:27088 * CSID:4805137677 * DURATION (mm-ss):00-33

CITY OF SCOTTSDALE

2018 Major General Plan Amendment Open House - September 13, 2018 Comment Form

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PLEASE PRINT NAME: David R Maass

ADDRESS: 32217 N 71st Place, Scottsdale, AZ 85266

E-MAIL: dm-az@sitestar.net

GENERAL PLAN CASE NO: 2-GP-2018 - Lone Mountain Self Storage

COMMENTS:

I take exception to the prior owner's assertion that he couldn't sell the property because no one wanted to build a home on his corner lot. For I designed and built a home on the same Northwest corner on Scottsdale road one mile north at Ashler Hill. That's with a school on the Southwest corner and 'The Summit' on the Northeast corner, both with their high volume of traffic. Not only did I have a corner lot but two corners with streets on three sides of my one-acre lot. In spite of all this the recent appraisal reflects a very good investment. Also, I'm not the only corner lot home in the area. (Did he price to sell?)

Living here at a busy corner lot next to a signal light I frequently hear the loud sequel of brakes and sirens. We don't dare enter onto Scottsdale just because we have a green signal light having been nearly T-boned with distracted drivers. The Scottsdale Road and Lone Mountain intersection already has its traffic problem and accidents with the surrounding businesses and don't need more traffic. I also strongly object to access off of Scottsdale Road into this business which will create another driving hazard.

I'm on the Ironwood Retreat HOA Board and have not heard any of our residences want or need this kind of business in this neighborhood. The common refrain is that there are already many storage sites in the area. Nor do they feel that this area needs more land zoned commercial for any reason. Especially a storage facility which has the potential to become a haven for thieves.

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CITY OF SCOTTSDALE

2018 Major General Plan Amendment
Open House - September 13, 2018
Comment Form

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PLEASE PRINT NAME 3508 Claire LLC

ADDRESS 14626 N 42nd St Phoenix AZ 85032

E-MAIL

GENERAL PLAN CASE NO: **2-GP-2018 – Lone Mountain Self Storage**

COMMENTS We are totally against this project and the rezoning of this property from rural & residential to commercial for self storage facility

Managers

Michael Jacobson

9-16-18

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CITY OF SCOTTSDALE

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PLEASE PRINT NAME CINDY LEE

ADDRESS 8508 E. HACKAMORE DR, SCOTTSDALE 85255

E-MAIL cindy4sceniedrive@gmail.com

GENERAL PLAN CASE NO: **2-GP-2018 – Lone Mountain Self Storage**

COMMENTS ALTHOUGH I RESPECT THE APPLICANT'S RIGHT TO MAKE A CASE, THERE APPEARS TO BE NO DEMONSTRATED NEED FOR A STORAGE FACILITY IN THE LOW-DENSITY RURAL NEIGHBORHOODS DESERT FOOTHILLS CHARACTER AREA, APART FROM SOME STATISTICAL 3-MILE-RADIUS ABSENCE OF SUCH A FACILITY. THERE IS, HOWEVER, SIGNIFICANT DEMONSTRATED OPPOSITION EXPRESSED BY NUMEROUS HOMEOWNERS ABOUT SUCH A MAJOR CHANGE TO THE VOTER-APPROVED GENERAL PLAN. SUCH A CHANGE WOULD REPRESENT A BETRAYAL TO THE INTENT OF THE AREA AND DESIGNATED LAND USE.

FAIRNESS IS A GUIDING PRINCIPLE IN CITY GOVERNANCE. FAIRNESS IS LISTED AMONG THE HALLMARKS OF PUBLIC SERVICE UNDER CITY OF SCOTTSDALE'S ETHICS POLICY. HOMEOWNERS INVESTED IN THEIR HOMES IN GOOD FAITH THAT THE CITY WOULD UPHOLD AND PRESERVE THE AREA'S RURAL NEIGHBORHOODS LAND USE, WHICH IS THE VISION AND COMMITMENT.

IN FAIRNESS TO THESE MANY HOMEOWNERS AND IN SERVICE TO THE GENERAL PLAN, I URGE SCOTTSDALE CITY COUNCIL TO DENY THIS REQUEST, AND I URGE PLANNING COMMISSION TO RECOMMEND AGAINST IT. THANK YOU. Cindy Lee

Please note that the city of Scottsdale receives requests from citizens to review comment cards and the city is obligated to release any information on the cards that is considered a public record.

2018 Major General Plan Amendment
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PLEASE PRINT NAME Michael Fiflis

ADDRESS 7454 E. Camino Rayo de Luz, Scottsdale 85266

E-MAIL mcfif@cox.net

GENERAL PLAN CASE NO: **2-GP-2018 – Lone Mountain Self Storage**

COMMENTS

See attached 3 pages.

Please note that the city of Scottsdale receives requests from citizens to review comment cards and the city is obligated to release any information on the cards that is considered a public record.

Comments Re: 2-GP-2018 Lone Mountain Self Storage

The General Plan ("GP") notes the "major mission elements of the city" are:

a. Preserve Scottsdale's unique southwestern character,
b. Plan for and manage growth in harmony with the natural desert surroundings,
c. Promote the livability of the community,
d. Enhance and protect neighborhoods, and
e. Ensure and sustain the quality of life for all residents and visitors. (GP at 60).

A major plan amendment proposes changes "to the land use element of the city's General Plan that compromise the spirit and intent of these mission statements." (GP at 60). Case 2-GP-2018's proposed amendment goes far beyond compromising the major mission elements and thus should be denied.

A review of the General Plan's criteria to preserve the values and structure of the land use element (GP at 60) supports this conclusion.

a. *Land uses should respect the natural and man-made environment;*

The current land use category ("Rural Neighborhoods") accurately describes the area's actual land uses and reflects the synergy and respect between the natural and man-made environments achieved in the neighborhood:

> "areas of relatively large lot single-family neighborhoods. Densities in Rural Neighborhoods are usually one house per one acre (or more) of land. Native desert vegetation predominates many areas and special care is required to preserve the area's open desert character and environmental features." (GP at 70).

The Rural Neighborhoods category preserves and protects the highly regarded and citizen-treasured attributes of the local area. These attributes are reflected by the facts that both north and south of the subject parcel, Scottsdale Road comprises the Desert Foothills Scenic Drive, is surrounded by Environmentally Sensitive Land (ESL) as prescribed by the City's Environmentally Sensitive Lands Ordinance, and is within the Desert Foothills Character Area Plan (DFCAP).

On the other hand, the proposed "Commercial" land use category would drastically change the character of our area. A change to Commercial land use would open the door on the applicant's parcel and every other residential parcel along Scottsdale Road to future development within any Commercial zoning category. The architectural plans submitted by this applicant would not be binding on the applicant or any subsequent owner of the applicant's parcel. Furthermore, approving the amendment would create a strong financial incentive for the applicant to sell the property to the next investor for a quick profit – just as prior applicants have done with other local parcels. And the cycle would repeat: the new investor would then seek additional zoning concessions to foster the inevitable next sale of the property. Others observing this precedent would seize the opportunity to convert their property on Scottsdale Road to Commercial Use and sell at a tidy profit. A cascade of General Plan amendment applications would follow, each relying upon the success of the preceding applications. The result would be a significant degradation and downward spiral in the quality of life and attractiveness of north Scottsdale to its citizens and visitors – a substantial, highly detrimental and irreversible deviation from

the General Plan. The once highly attractive Rural Neighborhoods would disintegrate into long corridors of various commercial ventures lining Scottsdale Road, driving visitors and citizens alike to migrate to other, more attractive neighborhoods and cities – in direct contravention of the General Plan and other planning documents.

Moreover, the General Plan has already taken into account the conflicts between Rural Neighborhoods and Commercial uses. The Plan notes that commercial uses have been "designated throughout the community at an appropriate scale and location."(GP at 72). In fact, the nearby commercial properties the applicant references are examples of the "appropriate scale and location" incorporated into the Plan's land use designations. For example, under pre-annexation zoning, the County allowed commercial uses at the Southeast corner of Lone Mountain and Scottsdale Road and a shopping center a half mile north (the Summit). Judging by the vacancy rates at these locations, they are more than adequate to service all of the area's needs for years to come.

Finally, the proposed change in land use would create still other undesirable impacts. For example, the abrupt change from commercial to rural residential at the parcel's borders without transition and the traffic volume from commercial use would be wholly incompatible with the current Rural Neighborhood land uses immediately adjacent to the parcel (occupied homes), across the road to the South (a residential memory care center zoned R1-70), and across the road to the East (occupied homes).

In sum, the proposed land use change does not respect the natural and man-made environment.

b. Land uses should provide for an unsurpassed quality of life for both its citizens and visitors;

The current land use category reflects the pinnacle of "unsurpassed quality of life for both its citizens and visitors." That is why citizens move to and visitors visit this area. Its natural open areas, lush desert landscape, viewsheds and other natural attributes (preserved through the General Plan, DFCAP, and Desert Foothills Scenic Drive and ESL designations) are what draw citizens and visitors alike to north Scottsdale. Likewise, there are more than sufficient amenities (commercial and otherwise) available to all who live or visit here. Changing the current balance by allowing additional commercial uses would lead to even more commercial uses and a substantial downward spiral for the area – contrary to the General Plan. In sum, there is no need to disregard the vision of the General Plan and DFCAP; instead, there are very good reasons to reaffirm and maintain that vision to maintain our unsurpassed quality of life.

c. Land uses should contribute to the unique identity that is Scottsdale;

The current land use category of the applicant's property and the actual uses of the surrounding parcels do exactly that. Low density Rural Neighborhoods land use preserves the unique identity embodied in the Desert Foothills Scenic Drive, ESL designation, open natural areas, viewsheds and lush desert. Tourists from all over the world come here to experience the desert's beauty. Some move here. No other place in the world has all these attributes. Insinuating more commercial uses into the area would rapidly destroy our unique north Scottsdale identity.

d. Land uses should contribute to the building of community unity and cohesiveness;

There is widespread community opposition to the proposed General Plan amendment. In fact, approval of the amendment would cause many citizens to question the City's commitment to

maintaining the quality of life currently enjoyed in north Scottsdale. Some would no longer see north Scottsdale as an attractive place to live and invest in a home. Approving the amendment would thus denigrate, not contribute to, community unity and cohesiveness.

e. *Land uses should work in concert with transportation systems in order to promote choice and reduce negative impacts upon the lifestyle of citizens and the quality of the environment;*

Additional commercial use at Scottsdale and Lone Mountain Roads would negatively impact the lifestyle of citizens and the quality of the environment. Additional traffic generated by commercial use of the applicant's parcel and the inevitable cascade of other residential parcels converting to commercial use would create ever-increasing traffic congestion, the need for more traffic signals and infrastructure to handle the traffic, noise and air pollution inconsistent with a rural neighborhood, and other negative impacts. These impacts would be a jarring change for local citizens. They would be felt continuously by citizens living adjacent to the applicant's parcel and far too frequently by everyone living nearby. For the same reasons, commercial use would significantly degrade the quality of the environment.

f. *Land uses should be balanced in order to allow for the community to provide adequate live, work and play opportunities;*

Land uses are already over-weighted in favor of commercial uses, as evidenced by the vacancies in area commercial centers. Moreover, we already have abundant work and play opportunities; additional commercial uses in the community and along Scottsdale Road would not significantly augment those opportunities. Note that in 2017, the City Council tacitly recognized these facts when it rezoned a parcel located about eight-tenths of a mile north of the applicant's parcel from commercial to residential (Case Numbers 4-GP-2016, 9-ZN-2016 and 10-AB-2016).

g. *Land uses should provide opportunities for the design of uses to fit and respect the character, scale and quality of uses that exist in the community.*

As already noted, the proposed change to commercial use would neither fit nor respect the character, scale and quality of existing uses adjacent to the property and throughout the surrounding community. Instead, the change would significantly alter and degrade the character, scale and quality of existing uses .

In sum, the proposed General Plan amendment does not fulfill and in many cases directly contravenes the criteria established by the General Plan to preserve the values and structure of the land use element. The amendment should be denied.

2018 Major General Plan Amendment
Open House - September 13, 2018
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PLEASE PRINT NAME Alisa McMahon

ADDRESS 7454 E. Camino Rayo de Luz, Scottsdale 85266

E-MAIL mcfif@cox.net

GENERAL PLAN CASE NO: **2-GP-2018 – Lone Mountain Self Storage**

COMMENTS I am unable to attend the remote hearing on October 3 and ask the Planning Commissioners to review the attached written comment submitted in lieu of public testimony.

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Re: 2-GP-2018 and 8-ZN-2018

GUIDING PRINCIPLE

Neighborhoods Element (General Plan 2001)

VISION STATEMENT	*The city will welcome Scottsdale citizens as partners in making sure that their neighborhoods are the kind in which they want to live and do business in the future. In most cases, neighborhood preservation and enhancement considerations will take precedence over other competing considerations.*

UNIQUE AND SPECIAL IDENTITY

Neighborhoods Element (General Plan 2001)

VISION STATEMENT	*By making sure that changes in neighborhoods harmonize with the existing character, by enhancing neighborhoods' defining features, and ensuring their long-term attractiveness and economic integrity, we can create and/or enhance the unique character and special qualities of each neighborhood.*
Scottsdale Values . . . ▪ The protection of the special physical characteristics that enhance neighborhoods, maintain a sense of place, and sustain community identity. ▪ The preservation of the community's local historic, archeological and cultural heritage.	
Goal 4. Preserve and enhance the unique sense of neighborhood found in diverse areas of Scottsdale through neighborhood conservation.	

Desert Foothills Character Area Plan

The [Desert Foothills] Scenic Drive has been a unique landmark of the area for more than [five] decades and has helped preserve the desert character of the area.
Goal 3. Identify and celebrate the Rural Desert character experienced in the Desert Foothills study area that will result in or maintain a unique desert community distinguished from other parts of Scottsdale and the metropolitan area.

Each area of Scottsdale is special in its own unique way. Much of what makes rural desert north Scottsdale unique and special derives from our natural, as opposed to built, environment. We – and those who visit – value our vistas, mountains, hills, desert flora, open space, washes, dark skies, sunsets, wildlife and trails.

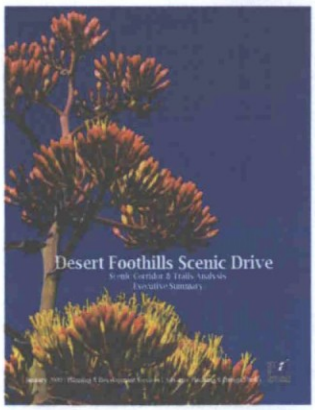
In many ways, rural desert north Scottsdale is defined by what we don't have – and don't want to have. This is the antithesis of our rural desert character and not where we want to go:



Scottsdale Road frontage just north of Pinnacle Peak Road
(0.8 miles south of the entrance to Desert Foothills Scenic Drive)

Will this be our future?

A Defining Moment



The Desert Foothills Scenic Drive consists of approximately 11.5 miles of roadside frontage along the northern six miles of Scottsdale Road. "Seen as a community landmark, preservation efforts have been made for [55] years to maintain its natural desert character. Neighboring communities, volunteers, non-profit organizations, and the City of Scottsdale have made substantial contributions to preserve and restore the natural desert environment and enhance its character as a distinctive tourist destination.

The Desert Foothills Scenic Drive of Scottsdale Road is designated by Scottsdale's General Plan as a scenic corridor. ... The principle goal of scenic corridors is to achieve minimal visual impact of the built environment on the natural desert setting."

Desert Foothills Scenic Drive - Scenic Corridor & Trails Analysis | January 2009 | City of Scottsdale | Planning & Developmental Services | Advance Planning & Design Studio

Currently, 33 parcels – comprising 27% of the total Desert Foothills Scenic Drive frontage – remain undeveloped. All are zoned residential. According to local historians, if approved, this case would be the first instance of upzoning along the Desert Foothills Scenic Drive since the City of Scottsdale annexed this area in the early 1980's. Our profound concern is that it very likely wouldn't be the last. With this case as precedent, the other 32 undeveloped residential parcels along the Desert Foothills Scenic Drive likely would seek a general plan amendment for commercial development. Fifty-five years of preservation – and *commitment* to preservation – would be erased. The special character of Desert Foothills Scenic Drive would be irreversibly lost. A community landmark, a distinctive tourist destination, our local historic heritage, and a very visible piece of our community identity and sense of place . . . gone.

THE CASE FOR RESIDENTIAL USE

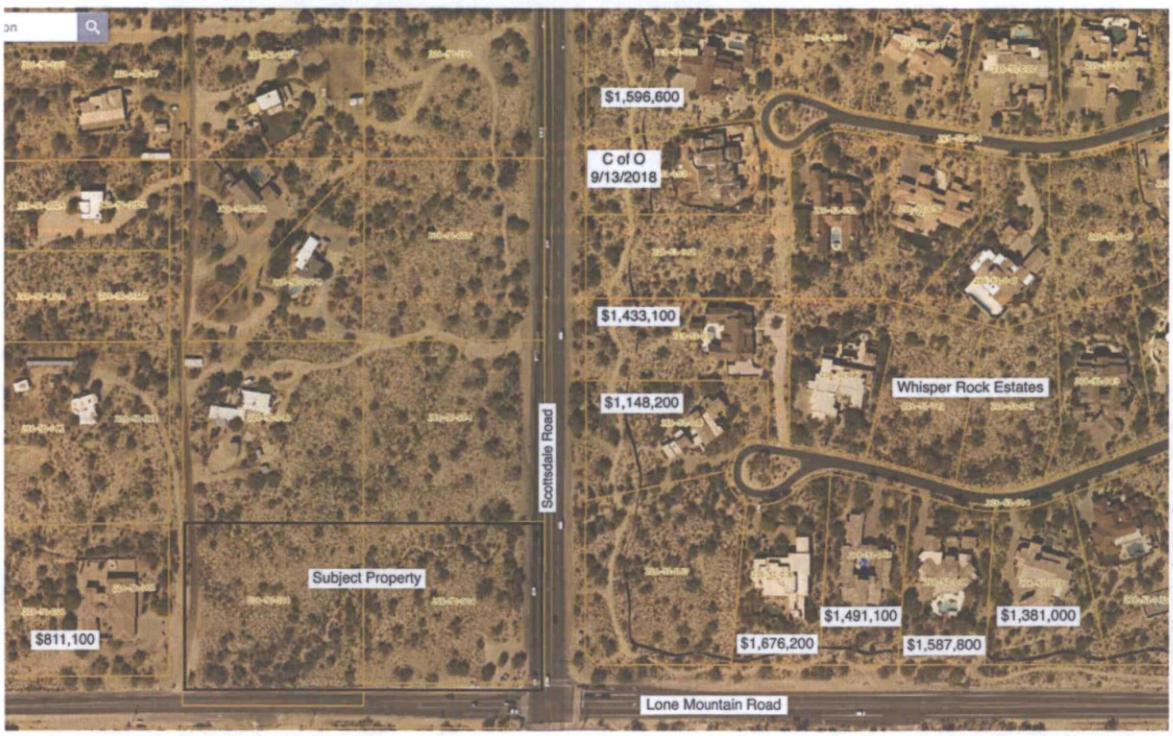
Character and Design Element (General Plan 2001)

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

① The applicant proposes to change the land use classification to Commercial "similar to other corners of the intersection." The applicant further states: "This property is not appropriate nor has there been any interest … to develop it for single-family residential homes."

The two subject parcels were zoned residential when the current owner purchased both through a bankruptcy proceeding in 1997 for $275,000 total. Then, as now, three of the four corners of the intersection were zoned residential. Since that time, several residences have been built on two corners.

- NE corner - Homesites of Whisper Rock Estates abut Scottsdale Road and Lone Mountain Road. Four of the five lots that comprise the corner have been developed. The average Full Cash Value of the four homes is $1,437,150 (county assessor tax valuation; market value is higher).
- SW corner - A secure residence for individuals with memory deficits. (The applicant refers to this as a "healthcare facility.")
- All of these residences were constructed between 2005 and 2017. A few lots north of the corner, a new home in Whisper Rock Estates received its Certificate of Occupancy last week.
- In addition, in 2005, a residence was built immediately west of the subject property (Full Cash Value: $811,100).



2018 Full Cash Value – Maricopa County Assessor

In truth, there is considerable residential activity at the intersection of Lone Mountain Road and Scottsdale Road. Furthermore, beyond the four corners, we find residential zoning and development on both sides of both roads in all four directions.

② The Scenic Corridor Design Guidelines, incorporated into the 2001 General Plan by a Major General Plan Amendment, indicates that low density land use such as single-family residential is the intended land use along the Scottsdale Road scenic corridor between Happy Valley Road and Carefree Highway:

> 1. Preservable / Rural / Low (to moderate) Density Residential:
> Certain portions (generally northern and eastern) of the corridors have historically remained in a rural, semi-native state, and are planned for lower density land use impacts such as single-family large lot residential. These areas include:
> ...
> iii. Scottsdale Road north of Happy Valley Road
>
> (Source: Scenic Corridor Design Guidelines Executive Summary)

③ Last year, a non-major general plan amendment from Commercial to Urban Neighborhoods land use was approved on a 14 acre parcel located just north of the Summit Shopping Center, 0.8 miles north of the subject property.

APPLICANT FAILS TO MAKE ITS CASE

The General Plan and other planning documents incorporated therein do not support a land use change at the subject site. The applicant accordingly attempts to make its case on the basis of site plan, building design, setbacks, open space, building height, and landscaping – all *irrelevant* to the consideration of a major general plan amendment.

As you know, approval of a land use and zoning change would in no way bind the applicant or its successors to develop the property as described in the application. Instead, approval of commercial land use on this property would open the door to multiple possibilities including:

a) A storage facility with three above-ground stories (building height up to 36 feet excluding rooftop appurtenances), higher Floor Area Ratio, reduced open space, and other deviations from the plans and promises contained within the application;
b) An entirely different use within the allowed C-1 uses, e.g., gas station, drive-through restaurant, or car wash; and
c) Upzoning to another zoning category within Commercial land use.

If past experience is any guide, the current storage facility plans are a mere placeholder for what would likely be a taller, denser, more brightly lit, even less suitable project.

In sum, because plans submitted and promises made regarding site and building design have no "life" beyond the subject planning cases, they should not be considered.

COMMERCIAL USE IS INCOMPATIBLE WITH THE CHARACTER AREA

Desert Foothills Implementation Plan

> These guidelines will help decision makers, property owners, real estate agents and city staff determine the appropriateness of a development proposal within the Desert Foothills study area.

The Desert Foothills Character Area Plan, adopted by City Council in July 1999, "sets forth the long-range vision for the area, including goals and strategies that seek to balance rural lifestyle with the

unique and fragile upper Sonoran Desert."[1] The plan is "the culmination of over two years of neighborhood and public involvement and input and reflects traditions that in many instances began before the area was annexed by the city in the early 1980's."[2] To implement the plan, City Council adopted the Desert Foothills Implementation Plan (1999) and established the Foothills Overlay zoning district (2001).

The development proposed in 2-GP-2018 and 8-ZN-2018 does not meet the letter or spirit of the plans, policies and regulations which have guided development within the Desert Foothills Character Area for nearly two decades.

Land use within the Desert Foothills Character Area is Rural Neighborhoods. Thus, the character area plan, implementation plan and Foothills Overlay ordinance do not address or apply to commercial use. Likewise, the Foothills Overlay zoning ordinance, by its own terms, cannot be overlaid upon commercial zoning districts (Sec. 6.1002).

The treatments of outdoor lighting and building height within the character area plans and overlay ordinance provide two examples that illustrate the incompatibility of commercial land use within the Desert Foothills Character Area.[3]

Desert Foothills Character Area Plan

Goal 1. Preserve the natural, visual qualities of the lush upper Sonoran Desert by using desert-sensitive building techniques that retain and blend with the natural desert character of the area.
Strategy 1. Blend all types of buildings and structures into the natural desert setting by using principles of minimal visual impact set forth by the Great Sonoran.
• Promote "dark skies" through minimizing outdoor lighting so it is virtually invisible from adjacent properties.
• Discourage buildings and structures which exceed one story or are visibly taller than the maximum mature canopy of the native trees.
Goal 3. Identify and celebrate the Rural Desert character experienced in the Desert Foothills study area that will result in or maintain a unique desert community distinguished from other parts of Scottsdale and the metropolitan area.
Strategy 4. The design of all nonresidential structures should respect the existing rustic, rural character and *scale* of buildings across the area. (italics added)

Treatment of outdoor lighting in the Desert Foothills Implementation Plan can be summarized as:

- outdoor lighting should promote a dark sky, be screened to prevent spillage into adjacent neighborhoods, and turn off at designated closure times; and
- outdoor lighting should not exceed the height of the mature native desert tree canopy (approximately 18 feet) or trespass into adjacent neighborhoods.

The Foothills Overlay ordinance (Sec. 6.1004.D) limits the maximum height for outdoor lighting to 16 feet and imposes additional fixture requirements to minimize light trespass and promote a dark sky.

---

[1] www.scottsdaleaz.gov/planning-development/long-range-planning/character-area-plans/desert-foothills

[2] www.scottsdaleaz.gov/codes/foothills-overlay

[3] Because, as discussed in the previous section, the applicant's submitted plans are in no way binding upon the development of the property, there is no need to discuss how the plans fail to respect and comply with the Desert Foothills Character Area.

Treatment of building height in the Desert Foothills Implementation Plan can be summarized as:

- Building height generally should not exceed 24 feet. Roof forms that visually reduce apparent height should be used. Non-residential buildings should be consistent in scale to residential buildings.

The Foothills Overlay ordinance (Sec. 6.1004.A) limits the maximum building height to 24 feet. The one exception does not apply to the subject property due to its size (less than ten acres).

Outdoor lighting and building height are just two examples of how the character area is generally incompatible with commercial development.

Finally, the Desert Foothills Character Area is a Rural Desert character type. In that regard, the General Plan provides:

Character and Design Element

- Ensure that all development is a part of and contributes to the established or planned character of the area of the proposed location.

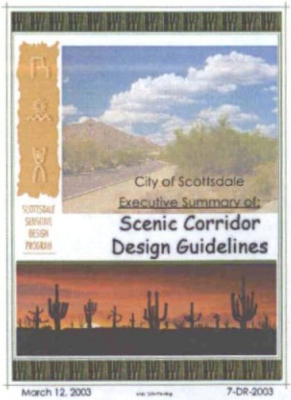
  …

  Rural/Rural Desert Character Types

  The identity and natural desert character of this district should be strengthened and maintained by preventing encroachment of nonconforming uses …

The development proposed in 2-GP-2018 and 8-ZN-2018 would be a non-conforming use within a Rural Desert character type. The applicant offers no justification for weakening and eroding the identity and natural desert character of this rural desert district.

In sum, it appears that for this major general plan amendment to be approved, the Desert Foothills Character Area Plan would have to be disregarded – a slippery slope to be sure. The applicant offers no compelling reason to ignore two decades of careful land use planning – planning relied upon by citizens who chose to build their lives and invest their money in north Scottsdale.



"The contents of this document are the result of a citizen driven effort to protect our natural desert beauty found along some of our communities most heavily traveled and historic roadways. The efforts have spanned over [5] decades. During that period rapid growth has greatly changed much of the original character of these corridors.

Today, this document hopes to provide a guide to retain what little is left and to re-establish what has been lost. This document is only a guide, it will still be up to our policy makers and citizens to put forth the willingness and effort needed to carry out the goals of keeping Scenic Corridors a part of Scottsdale's admirable character."

Scenic Corridor Design Guidelines | February 2003 | City of Scottsdale | Planning & Developmental Services | Planning & Design Services Department

Fifteen years after that was written, we must be no less vigilant to preserve and protect what's left of our "natural desert beauty." Please honor the 55 years of citizen and government planning efforts. Please maintain rural neighborhoods land use to preserve the rural desert character of our very special and unique corner of Scottsdale.

Development Review (Minor) Staff Approval

6-MS-2017#2

Chauncey Lane Master Sign Program Revision

APPLICATION INFORMATION			
LOCATION:	17757 N Scottsdale Rd	APPLICANT:	Dane Alvord
PARCEL:	215-07-004G	COMPANY:	Royal Sign
Q.S.:	38-45	ADDRESS:	2631 N. 31st Ave. Phoenix, AZ 85009
CODE VIOLATION: n/a		PHONE:	(602) 278-6286
ZONING: PRC PSD PCD			

Request: For approval of a revision to the original Master Sign Program for the commercial portion of Chauncey Lane Marketplace. The revision includes revised designs of the building elevations, which changed the location of various standing canopy sign envelopes. This revision approval replaces the original case (6-MS-2017).

STIPULATIONS

1. All freestanding and building wall signs within the commercial portion of the Chauncey Lane Marketplace development shall adhere to the Sign Code and Chauncey Lane Master Sign Program Revision approved by City Staff on 9/24/2018.
2. All building wall signs and additional building walls signs (projecting, standing canopy, etc) must be located on their own leased frontage. Noncontiguous building wall signs are not permitted.
3. Standing canopy and projecting signs are only permitted in specified sign envelopes shown in the Master Sign Program Revision. **All signs must also meet the Sign Ordinance regulations. (Area, height, placement, projection, clearance, separation, etc...)**
4. Tenant panels on all freestanding tower signs shall incorporate the same background color, painted 'Sherman Williams Porpoise' or similar. All copy and logo shall utilize routed copy backed with acrylic with internal illumination.
5. Signs must receive landlord approval.
6. Any modifications to the Master Sign Program shall require Development Review Board or staff approval.
7. This Master Sign Program Revision replaces the previous case (6-MS-2017).

CONSTRUCTION DOCUMENT PLAN REVIEW SUBMITTAL REQUIREMENTS

Submit a copy of this approval letter, along with a completed Sign Permit Application, to the One Stop Shop for future sign plan reviews.

Expiration of Development Review (Minor) Approval

This approval expires two (2) years from date of approval if a permit has not been issued, or if no permit is required, work for which approval has been granted has not been completed.

Staff Signature: _____ DATE: 9/24/18

Katie Posler & Andrew Chi