

Correspondence Between
Staff and Applicant
Approval Letter

McClay, Doris

From: Paul E. Gilbert <pgilbert@beusgilbert.com>
Sent: Thursday, October 18, 2018 5:01 PM
To: Grant, Randy; Perreault, Erin; Curtis, Tim
Cc: Gary D. Davidson; Kelly McKone (kmckone@1784holdings.com); Yaron, Adam; McClay, Doris; Dennis Newcombe
Subject: [Withdrawal] 2-GP-2018 and 8-ZN-2018

Randy, Erin, and Tim:

Please accept this email as our official request to withdraw cases: 2-GP-2018 and 8-ZN-2018. We will continue to work with the neighborhood on hopefully reaching a mutually agreeable resolution for our client and/or this property, but due to the time constraint associated with the Major General Plan Amendment case we cannot accomplish that task this year.

We thank you and your staff for their time and consideration.

Please feel free to contact me with any questions.

Thank you.

Paul

Paul E. Gilbert

BEUS GILBERT PLLC

701 North 44th Street | Phoenix, AZ 85008

Direct: 480.429.3002 | Main: 480.429.3000 | Fax: 480.429.3100

Email: PGilbert@beusgilbert.com

Secretary: Jeanette Williams | 480.429.3102 | JWilliams@beusgilbert.com

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- Lack of support garnered for the proposed use throughout the major General Plan amendment process
- The property can be developed with the existing entitlements of the R1-70 ESL FO to develop a single family home(s), given the current lot configuration with a similar amount of open space and setback.
- To date, there has not been any independent market analysis provided to Staff with regard to locating the proposed internalized storage at this site or the addition of a Commercial Land Use in this area of the community.
 - 20% reduction in Commercial lands since 2013 (105 +/- acres)
 - Currently there are 376+/- acres of Commercial land in the north area, 50 +/- acres are undeveloped
 - There is one approved internalized self storage use located at 10398 E Jomax Road, which has yet to be built, but approvals for such a land use occurred 10 years ago in 2008 (25-UP-2008).
- This proposal would introduce the Commercial land use designation immediately adjacent to Rural Neighborhoods.
- 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.
 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.

Yaron, Adam

Cc: Yaron, Adam; McClay, Doris
Subject: 2018 Major General Plan Amendment Case Withdrawal

Good Afternoon.

You are receiving this email because of previous outreach or public participation associated to Scottsdale's 2018 Major General Plan Amendment; Lone Mountain Self Storage.

The following cases have been withdrawn by the applicant on October 18, 2018 and will have no further action by the Planning Commission.

- Lone Mountain Self Storage (2-GP-2018): Request to change the land use designation from Rural Neighborhoods to Commercial on a ± 5 acre site located at the northwest corner of East Lone Mountain and North Scottsdale Roads.
- Lone Mountain Self Storage (8-ZN-2018): Request for a 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 on a + 5 acre site located at the northwest corner of East Lone Mountain and North Scottsdale Roads.

Please feel free to let me know if you have 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

Andrew Armstrong

From: Yaron, Adam <AYaron@Scottsdaleaz.gov>
Sent: Tuesday, May 15, 2018 11:59 AM
To: Andrew Armstrong
Subject: RE: Major GPA - Form Question (239-2018)

Andrew:

Staff will provide analysis post submittal. Please feel free to submit this correspondence for the file and to satisfy the requirement.

Adam Yaron, Project Coordination Liaison

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7447 East Indian School Road, Suite 105 Scottsdale, Arizona 85251
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From: Andrew Armstrong <aarmstrong@beusgilbert.com>
Sent: Tuesday, May 15, 2018 10:53 AM
To: Yaron, Adam <AYaron@Scottsdaleaz.gov>
Subject: Major GPA - Form Question (239-2018)

Adam,

Is Item #17 – Long Range Planning impact analysis needed at the time of submittal? I just want to make sure prior to us submitting, it is marked as a long range staff item to be completed.

Thank you,

Andrew J. Armstrong
Assistant Planning Consultant

BEUS GILBERT PLLC

701 North 44th Street | Phoenix, AZ 85008-6504
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Planning and Development Services Division

7447 East Indian School Road
Scottsdale, Arizona 85251

Date: 5/18/18
Contact Name: Paul Gilbert
Firm Name: Beus Gilbert, PLLC
Address: 701 N. 44th ST
City, State, Zip: PHX, AZ 85008

RE: Application Accepted for Review.

139 - PA - 2018

Dear Mr. Gilbert :

It has been determined that your Development Application for LOVE MNT. SELF STORAGE has been accepted for review.

Upon completion of the Staff's review of the application material, I will inform you in writing or electronically either: 1) the steps necessary to submit additional information or corrections; 2) the date that your Development Application will be scheduled for a public hearing or, 3) City Staff will issue a written or electronic determination pertaining to this application. If you have any questions, or need further assistance please contact me.

Sincerely,

Name: Adam Yaron
Title: Project Coordination Liaison
Phone Number: (480) 312 - 2761
Email Address: Ayaron @ScottsdaleAZ.gov

2-GP-2018
5/18/2018



Planning and Development Services Division

7447 East Indian School Road
Scottsdale, Arizona 85251

Date: _____
Contact Name: _____
Firm Name: _____
Address: _____
City, State, Zip: _____

RE: Minimal Submittal Comments

_____ - PA - _____

Dear _____ :

It has been determined that your Development Application for _____
Does not contain the minimal information, and has not been accepted for review.

Please refer to the application checklist and the Minimal Information to be Accepted for Review Checklist, and the Plan & Report Requirements pertaining to the minimal information necessary to be accepted for review.

PLEASE CALL 480-312-7000 TO SCHEDULE A RESUBMITTAL MEETING WITH ME PRIOR TO YOUR PLANNED RESUBMITTAL DATE. DO NOT DROP OFF ANY RESUBMITTAL MATERIAL WITHOUT A SCHEDULED MEETING. THIS WILL HELP MAKE SURE I'M AVAILABLE TO REVIEW YOUR RESUBMITTAL AND PREVENT ANY UNNECESSARY DELAYS. RESUBMITTAL MATERIAL THAT IS DROPPED OFF MAY NOT BE ACCEPTED AND RETURNED TO THE APPLICANT.

These **Minimal Submittal Comments** are valid for a period of 180 days from the date on this letter. The Zoning Administrator may consider an application withdrawn if a revised submittal has not been received within 180 days of the date of this letter (Section 1.305. of the Zoning Ordinance).

Sincerely,

Name: _____
Title: _____
Phone Number: (480) 312 - _____
Email Address: _____@ScottsdaleAZ.gov