

Neighborhood Notifications
Open House Information
Citizen Comments
Affidavit of Posting
Site Signs
Legal Protest



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: 2-GP-2018

Project Name: _____

Location: NWC Scottsdale Rd and Lone Mountain Rd

Site Posting Date: September 28, 2018

Applicant Name: Beus Gilbert PLLC

Sign Company Name: Dynamite Signs

Phone Number: 480-585-3031

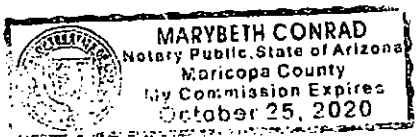
I confirm that the site has been posted as indicated by the Project Manager for the case as listed above.

Morgan Hoggatt
Applicant Signature

9/28/18
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 28th day of September 2018




Marybeth Conrad
Notary Public
My commission expires: 10-25-20

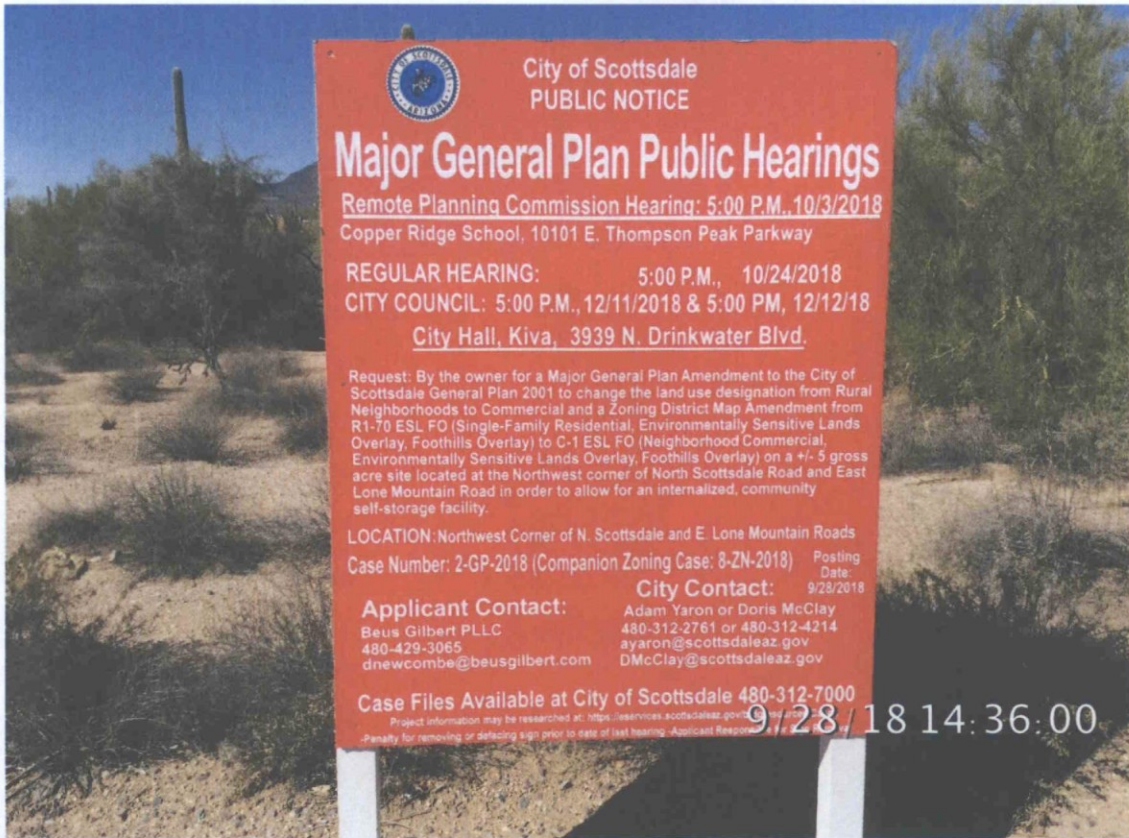
City of Scottsdale -- Current Planning Division


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




City of Scottsdale
PUBLIC NOTICE
Major General Plan Public Hearings
Remote Planning Commission Hearing: 5:00 P.M., 10/3/2018
 Copper Ridge School, 10101 E. Thompson Peak Parkway
REGULAR HEARING: 5:00 P.M., 10/24/2018
CITY COUNCIL: 5:00 P.M., 12/11/2018 & 5:00 PM, 12/12/18
City Hall, Kiva, 3939 N. Drinkwater Blvd.
 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.
 LOCATION: Northwest Corner of N. Scottsdale and E. Lone Mountain Roads
 Case Number: 2-GP-2018 (Companion Zoning Case: 8-ZN-2018) Posting Date: 9/28/2018
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
 Case Files Available at City of Scottsdale 480-312-7000
Project information may be researched at: <https://services.scottsdale.gov/development/permits>
 Penalty for removing or defacing sign prior to date of last hearing - Applicant Responsible for Sign Removal

9/28/18 14:31:14




City of Scottsdale
PUBLIC NOTICE
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9/28/18 14:36:00



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: 2-GP-2018 & 8-ZN-2018

Project Name: _____

Location: NWC Scottsdale Rd and Lone Mountain Rd

Site Posting Date: August 22, 2018

Applicant Name: Beus Gilbert PLLC

Sign Company Name: Dynamite Signs

Phone Number: 480-585-3031

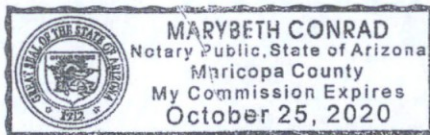
I confirm that the site has been posted as indicated by the Project Manager for the case as listed above.

Megan Riggert
Applicant Signature

8/22/18
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 22nd day of August 2018



Marybeth Conrad
Notary Public

My commission expires: 10-25-20

City of Scottsdale -- Current Planning Division

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

Early Notification of Project Under Consideration

City Sponsored Open House:

Date: Thursday, September 13, 2018
Time: 5:00 P.M. - 7:00P.M.
Location: Copper Ridge School
10101 E. Thompson Peak Parkway

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

Case#: 2-GP-2018 & 8-ZN-2018 Available at City of Scottsdale: 480-312-7000
Project information may be researched at: Posting Date: 8/22/18
<https://eservices.scottsdaleaz.gov/bldgresources/Preapp/Search>

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

8/22/18 09:15:45

Early Notification of Project Under Consideration

City Sponsored Open House:

Date: Thursday, September 13, 2018
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Location: Copper Ridge School
10101 E. Thompson Peak Parkway

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.

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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

Case#: 2-GP-2018 & 8-ZN-2018 Available at City of Scottsdale: 480-312-7000

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

8/22/18 09:20:26

Dennis Newcombe

From: Castro, Lorraine <Lcastro@scottsdaleaz.gov>
Sent: Tuesday, April 10, 2018 9:43 AM
To: Andrew Armstrong
Subject: RE: Notification for Major GPA
Attachments: Interested Parties List.xlsx; HOA List_239-PA-2018.xlsx

Hi Andrew,

Sorry, it took so long. Attached is the HOA list and the Interested Parties List. Yes, you obtain the property owners listings from the Assessor's web site.

Thanks,
Lorraine

From: Andrew Armstrong [<mailto:aarmstrong@beusgilbert.com>]
Sent: Friday, April 06, 2018 4:28 PM
To: Castro, Lorraine <Lcastro@scottsdaleaz.gov>
Subject: Notification for Major GPA

Lorraine,

We are preparing for a Major General Plan Amendment submittal. I need to obtain the required "Neighborhood Group Contract Information" (see attached request form). Also, I was told to retrieve the property owners and HOA's listed within 750 feet of the property, including the City's interested parties list (Major GP list and standard list). I have attached a map of the property, which consists of two (2) parcels.

Do I obtain the property owner listings myself from the Assessor?

Thank you,

Andrew J. Armstrong
Assistant Planning Consultant

BEUS GILBERT PLLC

701 North 44th Street | Phoenix, AZ 85008-6504
Direct: 480.429.3060 | Main: 480.429.3000 | Fax: 480.429.3100
Email: aarmstrong@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.

This Beus Gilbert e-mail message, and any attachment hereto, is intended only for use by the addressee(s) named herein and may contain legally privileged and/or confidential information. If you are not the intended recipient(s), or the employee or agent responsible for delivery of this message to the intended recipient(s), you are hereby notified that any use, dissemination, distribution or copying of this e-mail message, and/or any attachment hereto, is strictly prohibited.

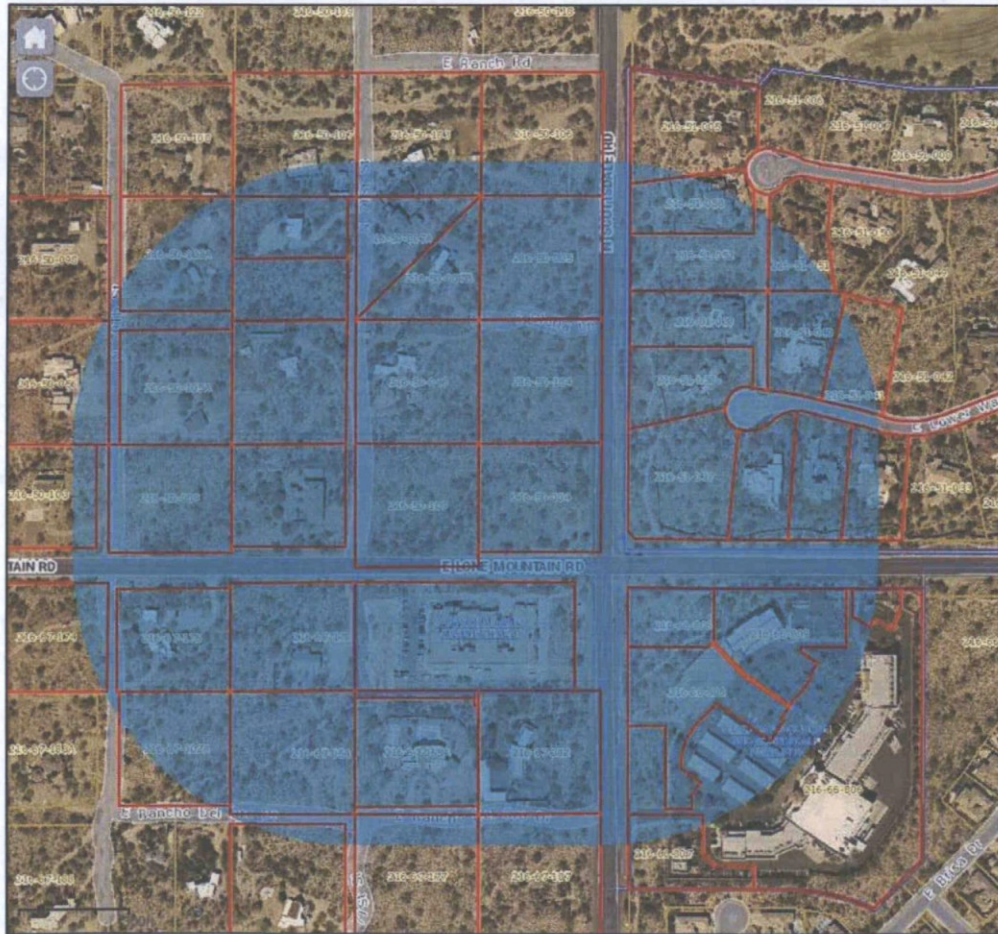
If you have received this e-mail in error, please immediately notify the sender and permanently delete the original and any copy of this message, its attachments, and any printout thereof. Thank you.

LONE MOUNTAIN SELF-STORAGE CITIZEN REVIEW PLAN

June 11, 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 MASA YUKI/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
GAINNEY RANCH COMMUNITY
ASSOCIATION
7720 GAINNEY 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)

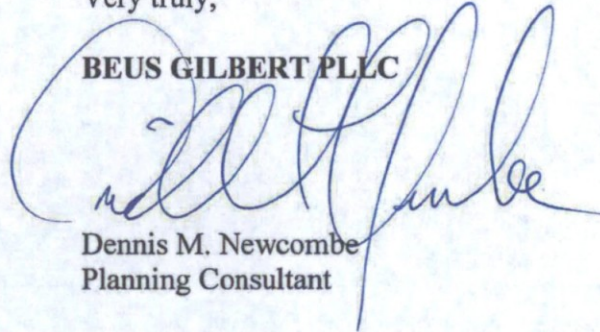
Neighborhood Open House Meeting
Climate-Controlled, Internalized Community Self-Storage Facility
Northwest Corner of Scottsdale and Lone Mountain Roads
May 18, 2018
Page 2 of 2

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: dmccclay@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:



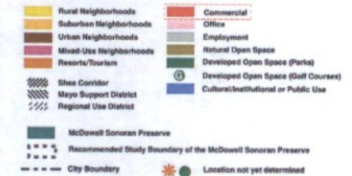
PROPOSED GENERAL PLAN LAND USE:



Conceptual Land Use Map



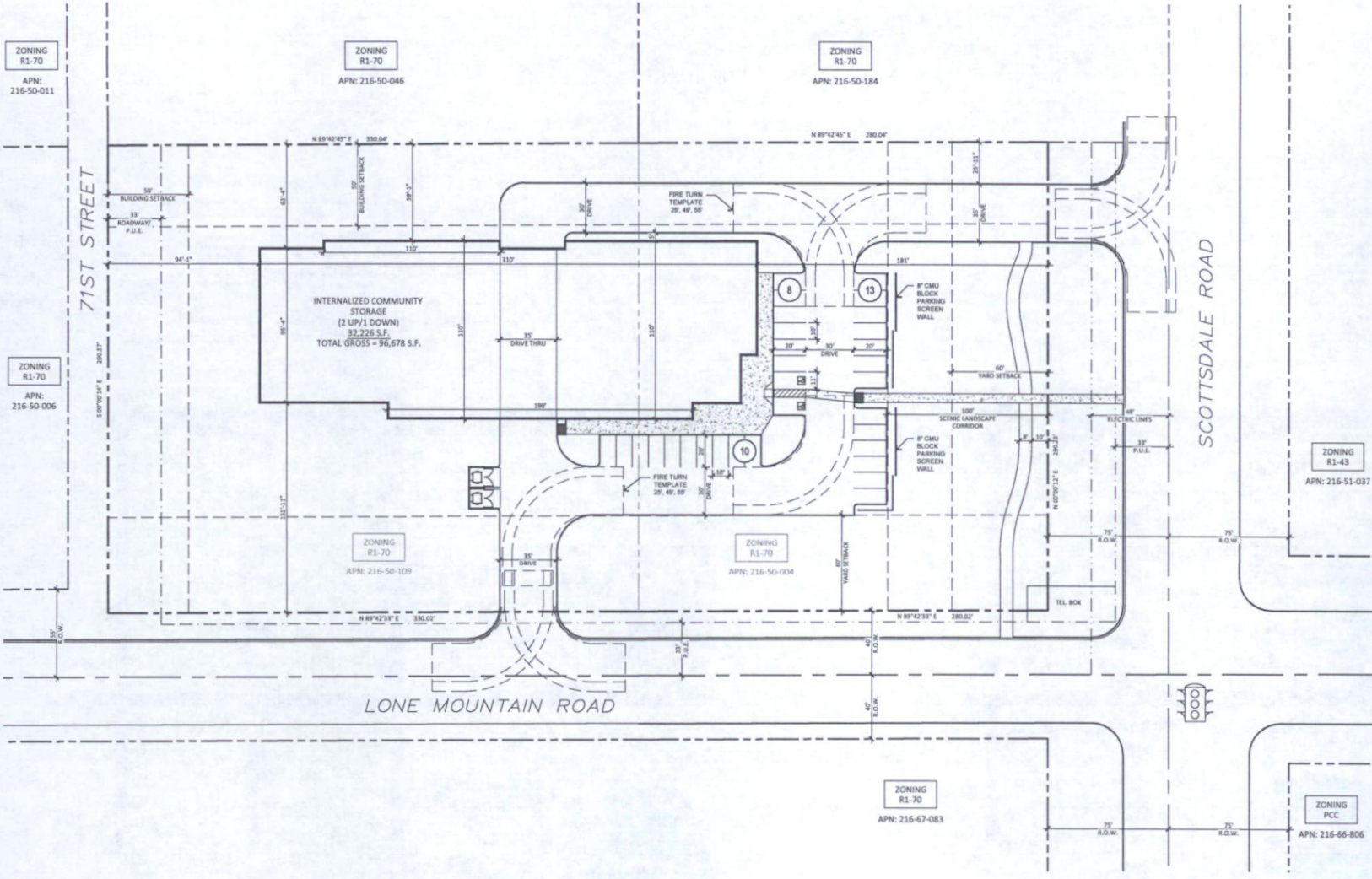
Conceptual Land Use Map



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

GENERAL PLAN
 RKA# 18011.50





PROJECT DIRECTORY

DEVELOPER:
 1784 CAPITAL HOLDINGS
 8777 N. GAINIEY 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

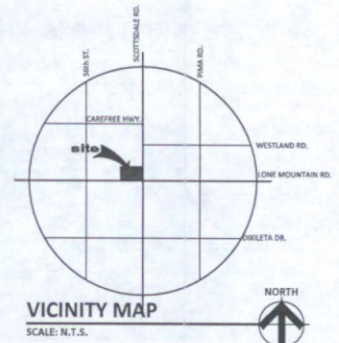
SITE DATA

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 370 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 (84,452 S.F.) STORAGE @ 172500 = 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

SITE PLAN
 SCALE: 1" = 30'-0"



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.



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

© 2018 R.K.A.A. ARCHITECTS, INC. ALL RIGHTS RESERVED. THIS DRAWING IS AN INSTRUMENT OF SERVICE. IT IS THE PROPERTY OF R.K.A.A. ARCHITECTS, INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS WITHOUT PERMISSION OF THE ARCHITECT.

SP-1

RKAA# 18011.50





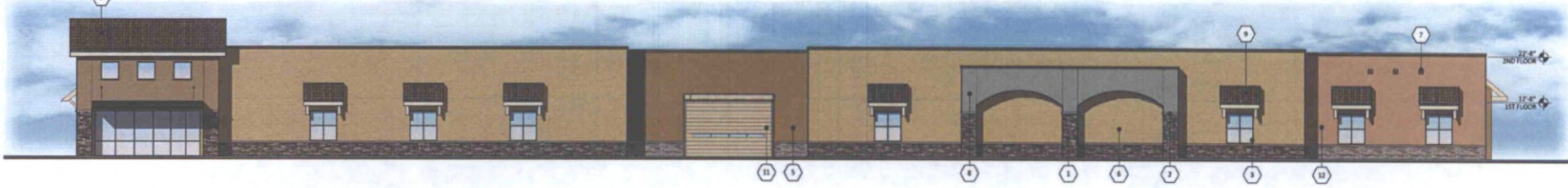
SOUTH ELEVATION

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



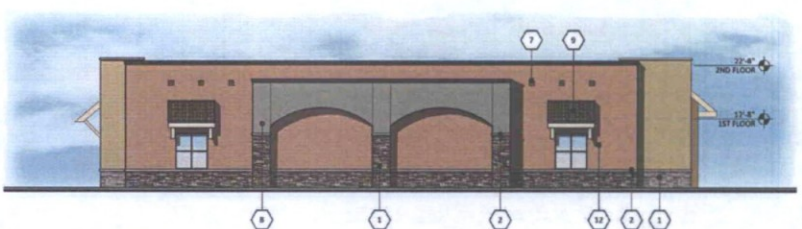
EAST ELEVATION

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



NORTH ELEVATION

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

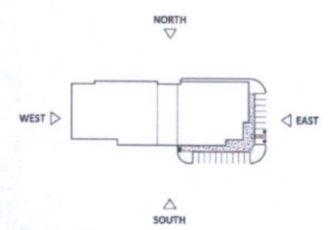


WEST ELEVATION

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

Ⓧ	MATERIALS
1	CORONADO STONE IDAH0 DRYSTACK GREY QUARTZITE TRIM
2	DUNN EDWARDS DET673 MISSION WHITE
3	STOREFRONT KAWNEER DARK BRONZE
4	AWNINGS MBC 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 8 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)

EL-1
RKAA# 18011.50



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:

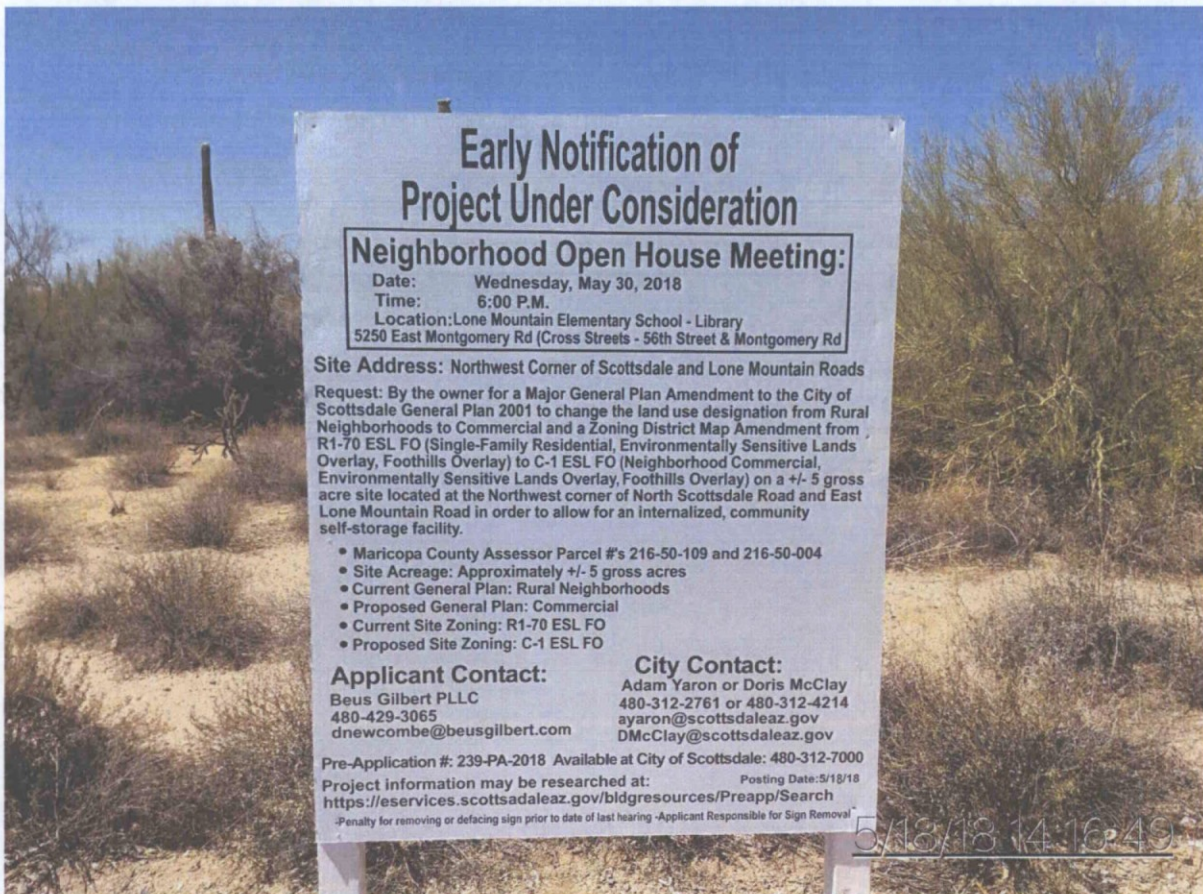
Adam Yaron or Doris McClay
480-312-2761 or 480-312-4214
ayaron@scottsdaleaz.gov
DMcClay@scottsdaleaz.gov

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

Project information may be researched at: <https://eservices.scottsdaleaz.gov/bldgresources/Preapp/Search> Posting Date: 5/18/18

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: <https://eservices.scottsdaleaz.gov/bldgresources/Preapp/Search> Posting Date: 5/18/18

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 Riggitt
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

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
Lene Mt + Scottsdale

Dave Wylie davewylie@concrete.net 7664 E. Nauria Dr. 85246
~~Kevin Haugen khaugen@CopperState~~
SARA Haugen shaugen3@icloud.com
Kevin Haugen khaugen@copper-state.com
Dorothy Engstrom amigizmo@aol.com
Kathy Bartruff kbartruff@gmail.com

Sign-In Sheet

Lone Mt. / Scottsdale Fels.

Roy & Viv KURTZ 7534 E VISAO DR. 85266

JIM RAGBORG 7395 E VISAO 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 KULLA 7025 E. WILDEAT DR. 85266 .com

DAKBLD@aol.com

Paulette MORGANSTERN 28482 N. 77th St, 85266 Cook474396@adq

STANLEY MORGANSTERN 28482 N. 77 ST 85266

David Rasmussen 7436 E. Pontebella Dr 85266

ANNE MARIE FITNESS 7521 E ALAMEDA ROAD 85255

Chris Harrison 1999 E Whisper Rock Trail 85266

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

Nyra Florentine myracf@centurylink.net

GEORGE FLORENTINE GEORGEAF@CENTURYLINK.NET

Dean Goumas 7042 E. Lone Mountain Rd.

STAVROUZA GOUMAS 7042 E. LONE MOUNTAIN RD.

Sign-In Sheet
Lone Mt. / Scottsdale Rd's

NAME

JANE KALLIGHAN
7559 E. VISAO DR. 732-239-4792 mkall035@gmail.com

Barton R. Sotnick
7403 E. BRISD Drive 88266 480-575-1040 Barton R Sotnick

SUSAN KULCZYCKI 33299 N. 71ST ST 85246 480-595-1540 SUEKULCZYCKI

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



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 <u>B. J. SHANNON</u>		Business Name (If applicable) <u>N/A</u>	
Address & Zip <u>30068 N 77TH PLACE 85266</u>	Phone <u>480.585.6558</u>	E-mail <u>N/A</u>	
Name <u>EDIE SHANNON</u>		Business Name (If applicable)	
Address & Zip <u>30068 N 77 PLACE</u>	Phone <u>480-585-6558</u>	E-mail	
Name <u>PHILIP TAYLOR</u>		Business Name (If applicable)	
Address & Zip <u>7451 E VISAO DRIVE</u>	Phone <u>480-575-9513</u>	E-mail	
Name <u>Bryce Bartruff</u>		Business Name (If applicable)	
Address & Zip <u>7834 East Visao Dr 85266</u>	Phone <u>856-217-7725</u>	E-mail <u>brycedbartruff@gmail.com</u>	
Name <u>JAY KAPLAN</u>		Business Name (If applicable)	
Address & Zip <u>7638 E. Whisper Rock Trail ^{SDL} 85266</u>	Phone <u>480. 488.4714 488.4714</u>	E-mail <u>JOGOLFE@COX.NET</u>	
Name <u>BETTY ZIMPFER</u>		Business Name (If applicable)	
Address & Zip <u>7267 E. SUNSET SKY CR</u>	Phone <u>486-545-8348</u>	E-mail <u>bzim64@OUTLOOK.COM</u>	
Name <u>PAM Leeds - Ragbary</u>		Business Name (If applicable)	
Address & Zip <u>7395 E Visao Dr</u>	Phone <u>480 575-0530</u>	E-mail	

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

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

Richard Bonfanti 7326 E. SONDRATR 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-
Cave Creek AZ 85331 993-9044 suzanne.ridgway@aol.com

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

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

Max Boone & Charlene
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



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 <u>Jon & Alison Black</u>		Business Name (If applicable)	
Address & Zip <u>5946 E Wildcat Drive</u>	Phone	E-mail <u>JAPARBLACK@MAC.COM</u>	
Name <u>Kathi Gentry</u>		Business Name (If applicable)	
Address & Zip <u>5935 E Wildcat 85331</u>	Phone	E-mail	
Name <u>ROBERT CLAYTON</u>		Business Name (If applicable)	
Address & Zip <u>32940 N 69th St.</u>	Phone	E-mail	
Name <u>Heidi Maldonado</u>		Business Name (If applicable)	
Address & Zip <u>6875 E. Burnside Tr.</u>	Phone	E-mail <u>heidimaldo@yahoo.com</u>	
Name <u>Glee Pope</u>		Business Name (If applicable)	
Address & Zip <u>1240 E Aurora Dr 85266</u>	Phone	E-mail <u>gleepope@cox.net</u>	
Name <u>Gregory A Wedge Jr</u>		Business Name (If applicable)	
Address & Zip <u>7171 E. Montgomery Rd</u>	Phone <u>480-717-7855</u>	E-mail <u>GKwedge@hotmail.com</u>	
Name <u>Cindrea Bagneschi</u>		Business Name (If applicable)	
Address & Zip <u>30970 N. 77th way</u>	Phone	E-mail <u>SMOOTH5174@HOTMAIL.COM</u>	



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 LORRA MOYER		Business Name (If applicable)	
Address & Zip 30714 N. 65th St.	Phone 602 327 7809	E-mail Lorramoyer@gmail.com	
Name JAMES GATLIN		Business Name (If applicable)	
Address & Zip 30714 N. 65th St.	Phone 602 377 2844	E-mail az.jamesgatin@gmail.com	
Name RAY KLODT		Business Name (If applicable)	
Address & Zip 7500 E. Pontebella Dr. Scottsdale AZ 85266	Phone 480 907 7712	E-mail 31177@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 SOFFNER (Mang)		Business Name (If applicable)	
Address & Zip 31211 N. 77th Way Scottsdale AZ 85266	Phone (480) 263-2945	E-mail DENNIS SOFFNER@HOTMAIL.COM	
Name Lena Junker		Business Name (If applicable)	
Address & Zip 7692 E. Pontebella Dr	Phone 303-882-2688	E-mail Junker LH@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 Evans Hoff
34048 N 66th Plac e

516 657 0269

ehoff0828@aol.com



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 <u>STANDRA BERGER</u>		Business Name (If applicable)	
Address & Zip <u>7571 E. VISAO DR. 85266</u>	Phone <u>480-233-2668</u>	E-mail <u>stcoming501@hotmail.com</u>	
Name <u>Marshall Gerston</u>		Business Name (If applicable)	
Address & Zip <u>6990 E Ranch Rd.</u>	Phone <u>480 560 5532</u>	E-mail <u>Marshallgerston@gmail.com</u>	
Name <u>Brant Bourdeau</u>		Business Name (If applicable)	
Address & Zip <u>7651 E. VISAO DR. 85266</u>	Phone <u>719-651-4044</u> 480-5	E-mail <u>The Bourdeaux @ 401.com</u>	
Name <u>ELIZABETH BERTONE</u>		Business Name (If applicable)	
Address & Zip <u>32023 N. 62nd PL 85331</u>	Phone <u>630-240-5120</u>	E-mail <u>beth.bertone@gmail.com</u>	
Name <u>GEORGE A. FLORENTINE</u>		Business Name (If applicable)	
Address & Zip <u>7136 E. CALLE DELAS ESTRELLAS</u>	Phone <u>602-540-9800</u>	E-mail <u>GEORGEAF@Centurylink.net</u>	
Name <u>Myra C. Florentine</u>		Business Name (If applicable)	
Address & Zip <u>7136 E. Calle De Las Estrellas</u>	Phone <u>602 540 0291</u>	E-mail <u>myracf@centurylink.net</u>	
Name <u>Cliff Mays</u>		Business Name (If applicable)	
Address & Zip <u>7011 E Lone Mountain Rd</u>	Phone <u>719-740-0003</u>	E-mail <u>maysfarm@yahoo.com</u>	



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 <i>Cora Lee Douglas</i>		Business Name (If applicable)	
Address & Zip <i>30978 N. 74th Way Scottsdale</i>	Phone	E-mail	
Name <i>Michael Padgett</i>		Business Name (If applicable)	
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Name <i>Helen L. Padgett</i>		Business Name (If applicable)	
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Name <i>Sonnie Kirtley</i>		Business Name (If applicable) <i>COGS Coalition of Greater Scottsdale</i>	
Address & Zip <i>7964 E Chaparral A116-127</i>	Phone <i>602 717 3886</i>	E-mail <i>COGSAZ@GMAIL.COM</i>	
Name <i>Michael Carol Jacobson</i>		Business Name (If applicable) <i>3508 E Chino LLC</i>	
Address & Zip	Phone	E-mail	
Name Michael <i>DEAN GOUMAS</i>		Business Name (If applicable)	
Address & Zip <i>7042 E. Lone Mountain Rd</i>	Phone	E-mail	
Name <i>Allan Rubin</i>		Business Name (If applicable)	
Address & Zip <i>7571 E- VISAO DR</i>	Phone	E-mail	



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

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Address & Zip <i>8429 E Cactus Wren Ct Scottsd</i>	Phone <i>480-595-7002</i>	E-mail	
Name <i>Alan Grochowski</i>		Business Name (If applicable)	
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Name <i>AL & BETSEY RICCIARDI</i>		Business Name (If applicable)	
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Name <i>Margot Preston</i>		Business Name (If applicable)	
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5250 East Montgomery Road

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Open House Sign-In Sheet

Date: May 30, 2018

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5250 East Montgomery Road

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Name JAN L. SHANK: Down Winans		Business Name (If applicable)	
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Open House Sign-In Sheet

Date: May 30, 2018

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5250 East Montgomery Road

This Sign-In Sheet is a Public Record

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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

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

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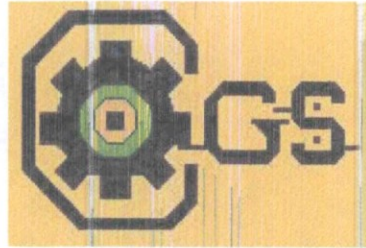
The Coalition of Greater Scottsdale

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Scottsdale, AZ 85250

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11 June 2018

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

COGS-The Coalition of Greater Scottsdale does not support the above captioned application to request a Major General Plan Amendment to rezone existing Rural Neighborhood to Commercial (C-1) at the NW corner of North Scottsdale Road and East Lone Mountain Roads.

We fully support the area Rural Neighborhood property owners who oppose the rezoning from their equestrian/rural/large lot lifestyle to commercial use (C-1).

This Major General Plan Amendment can not be supported by any of the General Plan 2001 (nor the General Plan 2035 update) policies and guidelines in Land Use.

- It fails to be compatible with the existing immediate area rural residential zoning
- It fails to provide transitional zoning between land use designations.
- It fails to provide positive or neutral impact on the existing Rural Neighborhoods.
- It fails to provide public benefit or amenities.
- It fails to fit the Long-Range Planning Department commercial "budget" for the area

Existing property owners cited the following concerns at the May 30th, 2018 applicant's public outreach.

- Decreases Rural Neighborhood property value adjacent to the site and in proximity
- Decreases the housing option for an equestrian/rural lifestyle and increases commercial use with no study to indicate the need for more commercial uses
- Allows the potential for future facility commercial expansion on the five acre parcel. The current description is for 600 units.
- Impacts barns and homes in the area with 24 hour security lighting on exterior walls and in the parking lot
- Creates a serious traffic hazard on both Scottsdale Road (northbound left turns) and Lone Mountain Road with U-Haul and moving van semi-truck ingress and egress
- Proposes a lighted monument sign on both Scottsdale Rd (Scenic Drive disallows) and Lone Mountain Roads

- Lacks intent for quick in-and-out usage by patrons. *Why include a "conference room and children's play area inside the building"?*
- Is incompatible with the K-12 school traffic that is only one-half mile away
- Disagree with the traffic study completed by a Florida firm of "no negative impact"
- Approved C-1 zoning can be used for totally unacceptable other uses if the applicant fails to build after receiving the Commercial zoning change. [car wash, dog kennels, gas station, etc.]
- The proposed building parapet will exceed the Rural Neighborhood height maximum of 24 feet
- Cell phone towers can be placed on a commercial lot
- Approval of this case would set a precedent for more rezoning to C-1 in the area.
- There are Rural Neighborhood homes adjacent to Lone Mountain and Scottsdale Road and commercial is not needed

ACTION REQUESTED: COGS fully supports the Rural Neighborhood property owners and request that you reject the application for a Major General Plan Amendment in Case Case 2-GP-2018

Respectfully submitted for the COGS Board of Directors,



Sonnie Kirtley, Chair
602 717 3886 anytime

PAUL H. RIPPENS

480-912-7999
pripp9338@icloud.com

30942 N 77th Way
Scottsdale, AZ
85266

July 27, 2018

Randy Grant, Planning & Development Director
City of Scottsdale, AZ
7447 E Indian School Road
Scottsdale, AZ 85251

Dear Mr. Grant:

The purpose of this letter is to voice our opinion on the public storage facility that is proposed for the northwest corner of Scottsdale Road and Lone Mountain Road. When my wife and I decided to move to Scottsdale in 2017, we chose the area in the far north area of the city because of the type of development (i.e open space) and the lack of commercial property. This open space is now being threatened by an unwanted and unneeded public storage building.

As you are surely aware, this area of Scottsdale has many homes that are of high dollar value with many being custom homes. Those of us that are fortunate enough to be able to live in this area enjoy the open space with a minimum of commercial properties. The existing commercial properties provide the necessary items that residents of the area need without being overbearing in nature. Now, a proposal to change the zoning on the property in question to allow for the construction of a commercial storage building threatens the lifestyle that many of us moved here to enjoy.

We can only ask that the City of Scottsdale consider the residents and tax payers of the area and not the income to the city that the storage facility would generate. Leaving the area as residential zoning could allow homes to be constructed that would offset some of the revenue lost to the city from commercial property. Please do not change the zoning of this property to allow for commercial construction.

Sincerely yours,


Paul H. Rippens



2018 Major General Plan Amendment Open House - September 13, 2018 Comment Form

In order to have your comments included in the October 3, 2018 Planning Commission Remote Hearing Staff Reports, please return comments to the staff coordinator for the project no later than **September 17, 2018**, or by faxing to 480-312-7088 or mailing to 7447 E. Indian School Road Ste. 105, Scottsdale, AZ 85251

PLEASE PRINT NAME Deborah Baker

ADDRESS 6995 E. Ranch Rd 85266

E-MAIL ddbaker1@msn.com

GENERAL PLAN CASE NO: 2-GP-2018 - Lone Mountain Self Storage

COMMENTS A Scottsdale city council needs to keep the premises made by past members to the residence and keep this area R170. 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 brought 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 hear and be the voice of our neighborhood.

Ms. Deborah Baker
6995 E Ranch Rd.
Scottsdale, AZ 85266

PHOENIX AZ 852

14 SEP 2016 PM 5:1



Adam Yaron

*City of Scottsdale
7447 E. Indian School #105
Scottsdale, AZ 85251*

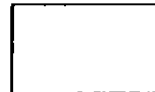
*attn: General Plan Case
2-GP-2018
Lone Mountain Self Storage*

05251-002200





WRITTEN COMMENTS



This card is used to submit written comments to the Board or Commission.
Written comment cards may be submitted to the Staff at any time. Cards submitted after public testimony has begun will be provided to the Board or Commission at the conclusion of the testimony for that item.

NAME (print) E. Michael & Gloria Coleman MEETING DATE 10/3/18

NAME OF GROUP/ORGANIZATION (if applicable) _____

ADDRESS 6711 E. Amber Sun Dr ZIP 85266

HOME PHONE 480-993-3632 WORK PHONE n/a

E-MAIL ADDRESS (optional) Glocoleman55@gmail.com

AGENDA ITEM # _____ SUPPORT OPPOSE

COMMENTS (additional space is provided on the back) Please do NOT change the
site on Lone Mountain & Scottsdale Rd from Rural to Commercial
~~Area~~ Everyone we have talked to in our community of
Terraviva (Terraviva Way & Scottsdale) are absolutely AGAINST
this change. Keep our Residential area just that - Residential

Written Comment cards may be submitted to Staff at any time. Cards submitted after public testimony has begun will be provided to the Board or Commission at the conclusion of the testimony for that item.

Please listen to All people and be the representatives
we have always appreciated, that you have been. —
Vote NO!

REQUEST TO SPEAK: Citizens wishing to address the Board or Commission in person may obtain a blue Request to Speak card from staff located at the Staff table in the Kiva.



WRITTEN COMMENTS



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NAME (print) Erin Gerston MEETING DATE 10-3-18

NAME OF GROUP/ORGANIZATION (if applicable) _____

ADDRESS 6990 E. Ranch Rd., Scottsdale, AZ ZIP 85266

HOME PHONE 101 WORK PHONE 480-560-5533

E-MAIL ADDRESS(optional) _____

AGENDA ITEM # 2-6P-208 SUPPORT OPPOSE

Love Maintain Self Storage
COMMENTS (additional space is provided on the back) _____

Wrong place for this - too much traffic, changes the character of the
drive North on Scottsdale Road. Our tourists love to see desert AND,
there are many other places this can be built. A 1 story place
might be more acceptable.

Written Comment cards may be submitted to Staff at any time. Cards submitted after public testimony has begun will be provided to the Board or Commission at the conclusion of the testimony for that item.

I don't like the precedent this will
create and the lack of guarantees about
what really happens after the zoning change.

~~No Thank~~

No thank you - don't want this here.

REQUEST TO SPEAK: Citizens wishing to address the Board or Commission in person may obtain a blue Request to Speak card from staff located at the Staff table in the Kiva.



WRITING COMMENTS

1

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NAME (print) Roberta Kloot MEETING DATE Oct. 3, 2018

NAME OF GROUP/ORGANIZATION (if applicable) _____

ADDRESS 7500 E. Ponte Bella Drive Scottsdale ZIP 85266

HOME PHONE 480-907-7712 WORK PHONE _____

E-MAIL ADDRESS(optional) _____

AGENDA ITEM # 1 SUPPORT OPPOSE

COMMENTS (additional space is provided on the back) Keep our neighborhood as residential as possible. This large storage unit is totally UNNECESSARY in our area. There are plenty of storage units within a few miles radius. No change from residential to commercial.

Written Comment cards may be submitted to Staff at any time. Cards submitted after public testimony has begun will be provided to the Board or Commission at the conclusion of the testimony for that item.

REQUEST TO SPEAK: Citizens wishing to address the Board or Commission in person may obtain a blue Request to Speak card from staff located at the Staff table in the Kiva.



WRITTEN COMMENTS



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NAME (print) Barton R. Sotnick MEETING DATE 10/3/18

NAME OF GROUP/ORGANIZATION (if applicable) _____

ADDRESS 7403 E. Brisa Drive, Scottsdale ZIP 85266

HOME PHONE 480-575-7040 WORK PHONE N.A.

E-MAIL ADDRESS(optional) _____

AGENDA ITEM # 2-GP-2018 SUPPORT OPPOSE

COMMENTS (additional space is provided on the back) A land use change for this property is absolutely unsuitable - This area should remain Rural Neighborhood. The development proposal is unneeded and probably infeasible - opening the property to ANY commercial use and is a major simplification of the process for any commercial use.

Written Comment cards may be submitted to Staff at any time. Cards submitted after public testimony has begun will be provided to the Board or Commission at the conclusion of the testimony for that item.

REQUEST TO SPEAK: Citizens wishing to address the Board or Commission in person may obtain a blue Request to Speak card from staff located at the Staff table in the Kiva.



WRITTEN COMMENTS



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NAME (print) Marshall Gerster MEETING DATE 10/3/18

NAME OF GROUP/ORGANIZATION (if applicable) _____

ADDRESS 6990 E Ranch Rd. ZIP 85266

HOME PHONE _____ WORK PHONE 480 560 5532

E-MAIL ADDRESS(optional) _____

AGENDA ITEM # Mini Storage / GP Amendment SUPPORT OPPOSE

COMMENTS (additional space is provided on the back) _____

The General plan has been portrayed as well thought out sensitive document developed to protect the area and outline neighborhood protection.

This change amendment is inappropriate for the area and should be declined!!

Written Comment cards may be submitted to Staff at any time. Cards submitted after public testimony has begun will be provided to the Board or Commission at the conclusion of the testimony for that item.

98% of the residents are
against this. So as a representative
gov't the obvious outcome is NO!!

REQUEST TO SPEAK: Citizens wishing to address the Board or Commission in person may obtain a blue Request to Speak card from staff located at the Staff table in the Kiva.



WRITTEN COMMENTS



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NAME (print) Curtis Leonard MEETING DATE 10/3/18

NAME OF GROUP/ORGANIZATION (if applicable) _____

ADDRESS 31651 N. 71ST ST ZIP 85266

HOME PHONE 480-488-9108 WORK PHONE 602-670-1093

E-MAIL ADDRESS(optional) cpleonard1@msn.com

AGENDA ITEM # 1 SUPPORT OPPOSE

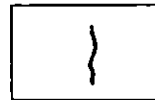
COMMENTS (additional space is provided on the back)
see email dated 7/5/18 to Adam @ City of Scottsdale
Yaron

It should be noted, the owner has a contingent sale based on rezoning.

Written Comment cards may be submitted to Staff at any time. Cards submitted after public testimony has begun will be provided to the Board or Commission at the conclusion of the testimony for that item.

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REQUEST TO SPEAK



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Additional time **MAY** be granted to speakers representing two or more persons.
Cards for designated speakers and the person(s) they represent must be submitted together.

NAME (print) Alan Grochowski MEETING DATE 10-3-18

NAME OF GROUP/ORGANIZATION (if applicable) _____

ADDRESS 31626 North 71st ZIP 85266

HOME PHONE 602-292-2266 WORK PHONE _____

E-MAIL ADDRESS (optional) _____

I WISH TO SPEAK ON AGENDA ITEM # 1 I WISH TO DONATE MY TIME TO _____

I WISH TO SPEAK DURING "PUBLIC COMMENT"* CONCERNING _____

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500 500 500 HELLO

REQUEST TO SPEAK

1



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NAME (print) Barton R. Sotnick MEETING DATE 10/3/18

NAME OF GROUP/ORGANIZATION (if applicable) _____

ADDRESS 7403 E. Brisa Drive, Scottsdale ZIP 85266

HOME PHONE 480-575-7040 WORK PHONE NA

E-MAIL ADDRESS (optional) bartsot@Q.com

I WISH TO SPEAK ON AGENDA ITEM # 26P-2018 I WISH TO DONATE MY TIME TO _____

I WISH TO SPEAK DURING "PUBLIC COMMENT"* CONCERNING _____

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NAME (print) Tim Drier MEETING DATE 10-3-18

NAME OF GROUP/ORGANIZATION (if applicable) AS Piedras at Sevan Village HOA

ADDRESS 32893 N. 74th Way, Scottsdale, AZ ZIP 85266

HOME PHONE 602-690-4385 WORK PHONE _____

E-MAIL ADDRESS (optional) tdrier@gmail.com

I WISH TO SPEAK ON AGENDA ITEM # _____ I WISH TO DONATE MY TIME TO _____

I WISH TO SPEAK DURING "PUBLIC COMMENT"* CONCERNING 2-GP-2018, 8-ZN-2018

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Cards for designated speakers and the person(s) they represent must be submitted together.

NAME (print) SANDRA BERGER MEETING DATE 10.03.2018

NAME OF GROUP/ORGANIZATION (if applicable) _____

ADDRESS 7571 E VISAQ DR ZIP 85266

HOME PHONE 480.625.3700 WORK PHONE _____

E-MAIL ADDRESS (optional) _____

I WISH TO SPEAK ON AGENDA ITEM # _____ I WISH TO DONATE MY TIME TO _____

I WISH TO SPEAK DURING "PUBLIC COMMENT"* CONCERNING PARTIES AGAINST

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NAME (print) ALLAN RUBIN MEETING DATE 10/3/18

NAME OF GROUP/ORGANIZATION (if applicable) _____

ADDRESS 7571 E. VISO Dr ZIP 85266

HOME PHONE 480-625-3700 WORK PHONE _____

E-MAIL ADDRESS (optional) _____

I WISH TO SPEAK ON AGENDA ITEM # 1 I WISH TO DONATE MY TIME TO _____

I WISH TO SPEAK DURING "PUBLIC COMMENT"* CONCERNING _____

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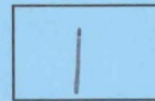
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NAME (print) _____

Rafe Gil

MEETING DATE _____

10-3-18

NAME OF GROUP/ORGANIZATION (if applicable) _____

ADDRESS _____

7499 E. Queen Sabery Way

ZIP _____

85266

HOME PHONE _____

WORK PHONE _____

E-MAIL ADDRESS (optional) _____

I WISH TO SPEAK ON AGENDA ITEM # _____

1

I WISH TO DONATE MY TIME TO _____

I WISH TO SPEAK DURING "PUBLIC COMMENT"* CONCERNING _____

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NAME (print) Sonnie Kirtley MEETING DATE _____

NAME OF GROUP/ORGANIZATION (if applicable) COGS

ADDRESS on record ZIP _____

HOME PHONE 602 717 3886 WORK PHONE _____

E-MAIL ADDRESS (optional) COGS@COGSA.net

I WISH TO SPEAK ON AGENDA ITEM # 1 I WISH TO DONATE MY TIME TO _____

I WISH TO SPEAK DURING "PUBLIC COMMENT"* CONCERNING _____

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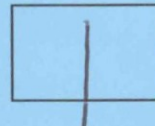
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Additional time **MAY** be granted to speakers representing two or more persons.
Cards for designated speakers and the person(s) they represent must be submitted together.

NAME (print) Curtis Leonard MEETING DATE 20/3/18

NAME OF GROUP/ORGANIZATION (if applicable) _____

ADDRESS 31651 N. 71ST ST ZIP 85266

HOME PHONE 480-488-9108 WORK PHONE 602-670-1093

E-MAIL ADDRESS (optional) epleonard I@msn.com

I WISH TO SPEAK ON AGENDA ITEM # 1 I WISH TO DONATE MY TIME TO _____

I WISH TO SPEAK DURING "PUBLIC COMMENT"* CONCERNING _____

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REQUEST TO SPEAK



J

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Cards for designated speakers and the person(s) they represent must be submitted together.

NAME (print) DON BUCH ("Bush") MEETING DATE OCT 3, 2018

NAME OF GROUP/ORGANIZATION (if applicable) _____

ADDRESS 6572 E Sloop Owl ZIP 85266

HOME PHONE 619-985-4321 WORK PHONE _____

E-MAIL ADDRESS (optional) dnb.ferravita@gmail.com

I WISH TO SPEAK ON AGENDA ITEM # 1 I WISH TO DONATE MY TIME TO _____

I WISH TO SPEAK DURING "PUBLIC COMMENT"* CONCERNING _____

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HOW TO ADDRESS THE BOARD AND COMMISSION:

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REQUEST TO SPEAK



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Cards for designated speakers and the person(s) they represent must be submitted together.

NAME (print) MICHAEL COLEMAN MEETING DATE 10/3/19

NAME OF GROUP/ORGANIZATION (if applicable) _____

ADDRESS 6711 E. AMBER SUN DR ZIP 85246

HOME PHONE 480-993-3632 WORK PHONE _____

E-MAIL ADDRESS (optional) _____

I WISH TO SPEAK ON AGENDA ITEM # _____ I WISH TO DONATE MY TIME TO DAVE BUCH

I WISH TO SPEAK DURING "PUBLIC COMMENT"* CONCERNING _____

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NAME (print) Marshall Gersten MEETING DATE 10/31/18

NAME OF GROUP/ORGANIZATION (if applicable) _____

ADDRESS 6990 E Ranch Rd ZIP 85268

HOME PHONE _____ WORK PHONE 480 560 5532

E-MAIL ADDRESS (optional) _____

I WISH TO SPEAK ON AGENDA ITEM # 1 I WISH TO DONATE MY TIME TO _____

I WISH TO SPEAK DURING "PUBLIC COMMENT"* CONCERNING mini storage

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NAME (print) DEAN Goumas MEETING DATE 10-3-18

NAME OF GROUP/ORGANIZATION (if applicable) _____

ADDRESS 7042 E. Lone Mountain Rd ZIP 85266

HOME PHONE 480 575 6098 WORK PHONE _____

E-MAIL ADDRESS (optional) _____

I WISH TO SPEAK ON AGENDA ITEM # 1 I WISH TO DONATE MY TIME TO _____

I WISH TO SPEAK DURING "PUBLIC COMMENT"* CONCERNING _____

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NAME (print) J. Copper Phillips MEETING DATE 10/3/19

NAME OF GROUP/ORGANIZATION (if applicable) CDGS

ADDRESS 7451 E Via Dona Rd ZIP 85266

HOME PHONE _____ WORK PHONE 602 509 1174

E-MAIL ADDRESS (optional) copperphillips@cox.net

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NAME (print) Mik Dobbins MEETING DATE 10/3/18

NAME OF GROUP/ORGANIZATION (if applicable) Long Realty - The Fox Group

ADDRESS 6410 N. Bond Way Scottsdale AZ ZIP 85250

HOME PHONE _____ WORK PHONE 623-826-6936

E-MAIL ADDRESS (optional) Mik.Dobbins@longrealty.com

I WISH TO SPEAK ON AGENDA ITEM # 1 I WISH TO DONATE MY TIME TO _____

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NAME (print) Chuck Roach MEETING DATE 10/3/19

NAME OF GROUP/ORGANIZATION (if applicable) _____

ADDRESS 7885 E. BALAO DR. ZIP 85266

HOME PHONE 4804880961 WORK PHONE _____

E-MAIL ADDRESS (optional) chuckr797@gmail.com

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NAME (print) JOHN BETTS MEETING DATE 10/3/18

NAME OF GROUP/ORGANIZATION (if applicable) _____

ADDRESS 31202 N. GRANITE REEF RD, SCOTTSDALE ZIP 85266

HOME PHONE 215 500-1519 WORK PHONE _____

E-MAIL ADDRESS (optional) _____

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NAME (print) GEORGE A. FLORENTINO MEETING DATE 10-3-2018

NAME OF GROUP/ORGANIZATION (if applicable) _____

ADDRESS 7136 E. CALLE DE LAS ESTRELLAS ZIP 85266

HOME PHONE 480-488-2782 WORK PHONE Cell 602-540-9800

E-MAIL ADDRESS (optional) GEORGEAF@COUNTRYLINK.NET

I WISH TO SPEAK ON AGENDA ITEM # 1 I WISH TO DONATE MY TIME TO _____

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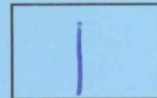
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NAME (print) Carol JACOBSON MEETING DATE _____

NAME OF GROUP/ORGANIZATION (if applicable) _____

ADDRESS ~~145~~ 717 E Gloria ZIP 85

HOME PHONE 602-399-7808 WORK PHONE _____

E-MAIL ADDRESS (optional) carol.j959@yahoo.com

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NAME (print) Mike Fiflis MEETING DATE 10/3/18

NAME OF GROUP/ORGANIZATION (if applicable) _____

ADDRESS 7454 E Camino Rayo de Luz ZIP 85266

HOME PHONE 480 488 0288 WORK PHONE _____

E-MAIL ADDRESS (optional) mcfifl@cox.net

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City of Scottsdale - Remote Planning Commission Hearing

Topic: 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, Wednesday, October 3, 2018

Comments of Donald N. Buch
(Terravita Resident, Taxpayer, Voter)

As noted in the developer's submission (quote) "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." (unquote) I would submit that amending our General Plan to substitute a 775-unit storage facility for "rural neighborhoods" does not support that vision.

The developer also asserts that (quote) "The proposed use is appropriate and consistent with the surrounding land uses." (unquote) The land to the north is residential. The land to the west is residential. The land to the south is home to a residential care facility. The land to the east - Whisper Rock - would seem to qualify as residential. In fact, the very site upon which the developers wish to build their storage facility is classified as "Rural Neighborhoods" in our General Plan.

A lot of people have invested much of their capital in buying and/or developing a home in the neighborhood. There are multi-million-dollar residences directly across the street. People made those investments in the belief that their City would not one day arrive to dramatically change the rules. Are we now to warn newcomers that you can't rely on the basic planning tenets of this City - we may spot zone (spot re-zone) the plot next door to you if some developer turns up wanting to build a storage facility?

A great deal of time, effort and money has been invested in developing the Scenic Corridor. The site in question lies directly in the midst of this Corridor. Local residents do not want it desecrated by a storage facility - 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 no reason to disregard the feelings of those who have chosen to live here - and expect their City Government to maintain the "protections" they believe they have a right to expect.

It is rather ironic that we now hear a plea about needing to convert this from residential to commercial because commercially-zoned land is supposedly in short supply. It is scarcely more than a year ago that, in the face of extensive community opposition, you recommended re-zoning 15 acres just up the road (7/10ths of a mile) from commercial to residential because there was supposedly a considerable surplus of commercially-zoned land in the area. Will this simply be yet another case of "developer wins" irrespective of community opposition? Obviously, the community hopes not.

Hopefully those Councilmembers who profess to care about their constituents, will heed those voices and not proceed to amend our General Plan. We would hope for the same from this Commission.

To: City Council and Planning Commission

Re: Case Numbers 2-GP-2018, 8-ZN-2018

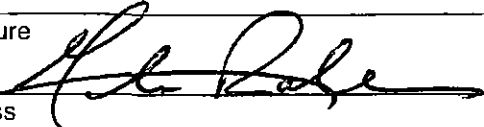
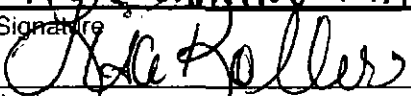
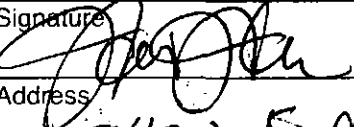

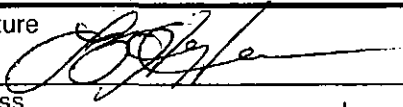
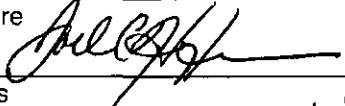
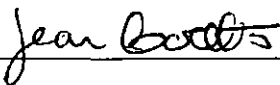
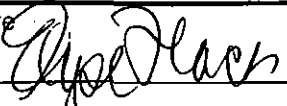
By our signatures below, the undersigned residents of Las Piedras at Sevano Village, Scottsdale, Arizona, hereby **OPPOSE** a) the Major Plan Amendment proposal to change the land use designation of the parcel located at the NW corner of Scottsdale Road and Lone Mountain Road from Rural Neighborhoods to Commercial and b) the Application to change the zoning of the same parcel from Single-family Residential (R1-70 ESL FO) to Commercial (C-1 ESL). Among other reasons, commercial land use and zoning are out of character and incompatible with a) the Desert Foothills Scenic Drive, b) the rural, residential and open spaces adjacent to or in close proximity to the parcel, and c) the surrounding communities, including ours (0.8 mi NE).

Signature <i>James Patterson</i>	Print Name JAMES PATTERSON
Address 7569 E CAMINO SALIDA DEL SOL	Date 9/14/2018
Signature <i>Brenda J. Patterson</i>	Print Name Brenda J. Patterson
Address 7569 E. Camino Salida del Sol	Date 9/14/18
Signature <i>Thomas L. Grandy</i>	Print Name THOMAS GRANDY
Address 7575 E. CAMINO SALIDA DEL SOL	Date 9/15/2018
Signature <i>Janice M. Grandy</i>	Print Name JANICE GRANDY
Address 7575 E. CAMINO SALIDA DEL SOL	Date 9/15/2018
Signature <i>Lawrence Staab</i>	Print Name LAWRENCE (LARRY) STAB
Address 32767 N. 74 TH WAY	Date 9-15-18
Signature <i>Jennifer Bolton</i>	Print Name Jennifer Bolton
Address 7546 E Camino Puerta del Sol 85266	Date 9-15-18
Signature <i>Tracy Tannenbaum</i>	Print Name Tracy Tannenbaum
Address 7587 E. Camino Salida Del Sol Scottsdale 85266	Date 9-15-18
Signature <i>Cynthia Mackey</i>	Print Name CYNTHIA MACKAY
Address 32767 N 74 TH WAY SCOTTSDALE AZ 85266	Date 9/17/18

To: City Council and Planning Commission

Re: Case Numbers 2-GP-2018, 8-ZN-2018

By our signatures below, the undersigned residents of Las Piedras at Sevano Village, Scottsdale, Arizona, hereby **OPPOSE** a) the Major Plan Amendment proposal to change the land use designation of the parcel located at the NW corner of Scottsdale Road and Lone Mountain Road from Rural Neighborhoods to Commercial and b) the Application to change the zoning of the same parcel from Single-family Residential (R1-70 ESL FO) to Commercial (C-1 ESL). Among other reasons, commercial land use and zoning are out of character and incompatible with a) the Desert Foothills Scenic Drive, b) the rural, residential and open spaces adjacent to or in close proximity to the parcel, and c) the surrounding communities, including ours (0.8 mi NE),

Signature 	Print Name GLENN ROLLER
Address 7470 E Camino Rayo Deluz, Scottsdale, 85266	Date 9-10-18
Signature 	Print Name Lisa Roller
Address 7470 E. Camino Rayo de Luz De Scottsdale, 85266	Date 9-10-18
Signature 	Print Name ROW COATES
Address 7422 E. Camino RAYO DELUZ 85266	Date 9/10/18
Signature 	Print Name ROW COATES
Address 32838 N. 74th way Scottsdale	Date 9/10/18
Signature 	Print Name Laura Hoffman
Address 32839 N 74th Way Scottsdale	Date 9/10/18
Signature 	Print Name Joel Hoffman
Address 32839 N 74th Way Scottsdale	Date 9/10/18
Signature 	Print Name JEAN COATES
Address 32838 N. 74th way Scottsdale	Date 9/10/18
Signature 	Print Name EUSE FLACK
Address 7599 E camino Salida del Sol Scottsdale	Date 9/10/18

To: City Council and Planning Commission

Re: Case Numbers 2-GP-2018, 8-ZN-2018

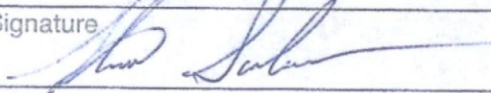
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Signature <i>Stacy Edwards</i>	Print Name Stacy Edwards
Address 8151 E. Smokehouse Tr. Scottsdale, AZ 85266	Date 9-19-18
Signature <i>Patricia A. Meyers</i>	Print Name PATRICIA A. MEYERS
Address 8151 E. Smokehouse Tr. Scottsdale, AZ 85266	Date 9/19/18
Signature <i>Donald Meyers</i>	Print Name DONALD MEYERS
Address 8151 E. Smokehouse Tr. Scottsdale, AZ 85266	Date 9/19/18
Signature <i>Alan Dixon</i>	Print Name ALAN DIXON
Address 20430 N. 97TH WAY SCOTTSDALE, AZ 85262	Date 9/19/18
Signature <i>Patricia B. Reiniger</i>	Print Name PATRICIA B. REINIGER
Address 33175 N 81ST ST SCOTTSDALE 85266	Date 9/19/18
Signature <i>Charlotte Jacobs</i>	Print Name Charlotte JACOBS
Address 9543 E Preserve Way Scottsdale	Date 9/19/18
Signature <i>Dena G. Oppenheim</i>	Print Name DENA G. OPPENHEIM
Address 34280 N. 79th Way, Scottsdale AZ	Date 9/19/18
Signature <i>R. L. Esman</i>	Print Name R. L. ESMAN
Address 873E Cudchase Way Sde,	Date 9/19/18

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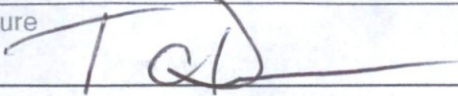
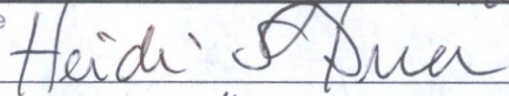
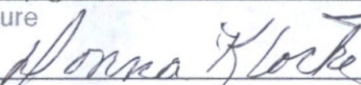
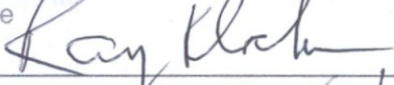
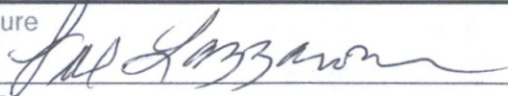
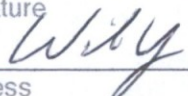
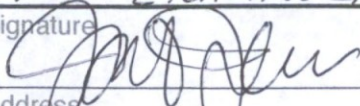
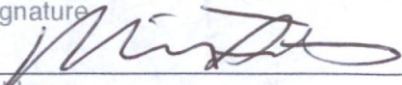
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Signature 	Print Name Steve SAUBORN	
Address 7581 E Camino Jacinto Del Sol	Scottsdale 85266	Date 10/11/18
Signature	Print Name	
Address	Date	
Signature	Print Name	
Address	Date	
Signature	Print Name	
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Address	Date	
Signature	Print Name	
Address	Date	

To: City Council and Planning Commission

Re: Case Numbers 2-GP-2018, 8-ZN-2018

By our signatures below, the undersigned residents of Las Piedras at Sevano Village, Scottsdale, Arizona, hereby **OPPOSE** a) the Major Plan Amendment proposal to change the land use designation of the parcel located at the NW corner of Scottsdale Road and Lone Mountain Road from Rural Neighborhoods to Commercial and b) the Application to change the zoning of the same parcel from Single-family Residential (R1-70 ESL FO) to Commercial (C-1 ESL). Among other reasons, commercial land use and zoning are out of character and incompatible with a) the Desert Foothills Scenic Drive, b) the rural, residential and open spaces adjacent to or in close proximity to the parcel, and c) the surrounding communities, including ours (0.8 mi NE).

Signature 	Print Name Tim C. Drisk
Address 32893 N. 74 th Way, Scottsdale, AZ 85266	Date 9-14-18
Signature 	Print Name Heidi S. Drisk
Address 32893 N 74 th Way, Scottsdale, AZ 85266	Date 9/15-18
Signature 	Print Name DONNA Klocke
Address 7551 E CAMINO SALIDA DEL SOL Scottsdale 85266	Date 9/17/2018
Signature 	Print Name RAY Klocke
Address 7551 E CAMINO SALIDA DEL SOL Scottsdale 85266	Date 9/29/2018
Signature 	Print Name Valeria Lazzaroni
Address 7593 E. Camino Salida del Sol, Scottsdale 85266	Date 9/25/18
Signature 	Print Name WILSON W
Address 7557 E. CAMINO SALIDA DEL SOL SCOTTSDALE AZ	Date 09/29/18
Signature 	Print Name JAMES JOHNSON
Address 7422 G. Camino Rayo de Luz 85266	Date 10/1/18
Signature 	Print Name Michael Fiflis
Address 7454 E. Camino Rayo de Luz 85266	Date 10/1/18

To: City Council and Planning Commission

Re: Case Numbers 2-GP-2018, 8-ZN-2018

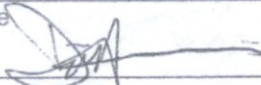
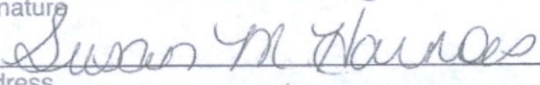
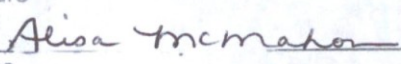
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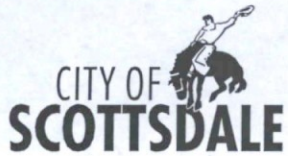
Signature <i>Sheryl Watkins Wilbon</i>	Print Name SHERYL WATKINS WILBON
Address 7440 E. CALLE PRIMERA VISTA, SCOTTSDALE, AZ 85266	Date 10-01-2018
Signature <i>Michael K. Wilbon</i>	Print Name MICHAEL WILBON
Address 7440 E. CALLE PRIMERA VISTA, SCOTTSDALE Rd	Date 10/01/18
Signature <i>Vincent Anne Casale</i>	Print Name VINCENT ANNE CASALE
Address 7521 E Camino Salado del Sol Scottsdale, AZ 85266	Date 10/01/18
Signature	Print Name
Address	Date
Signature	Print Name
Address	Date
Signature	Print Name
Address	Date
Signature	Print Name
Address	Date
Signature	Print Name
Address	Date

To: City Council and Planning Commission

Re: Case Numbers 2-GP-2018, 8-ZN-2018

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Signature 	Print Name DAVID A. HARNOIS
Address 32731 N. 74th Way; Scottsdale, AZ 80026	Date 9/24/18
Signature 	Print Name Susan M Harnois
Address 32731 N 74th way; Scottsdale, AZ 80026	Date 9/24/18
Signature 	Print Name ALISA McMAHON
Address 7454 E. Camino Rayo de Luz Scottsdale 85266	Date 10/1/18
Signature	Print Name
Address	Date
Signature	Print Name
Address	Date
Signature	Print Name
Address	Date
Signature	Print Name
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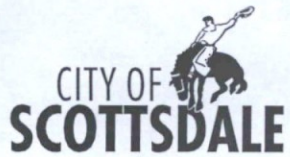
2018 Major General Plan Amendment Open House

September 13, 2018

Copper Ridge School, 5:00 – 7:00pm

Name <i>Copper Phillips</i>	Business Name <i>COGS</i>	General Plan Case
Address & Zip <i>7451 E. Via Dona Rd 85266</i>	Phone <i>602 529 1174</i>	E-mail <i>copperphillips@cox.net</i>
Name <i>DENNIS SAEFFNER</i>	Business Name	General Plan Case
Address & Zip <i>31211 N. 77th Way</i>	Phone <i>(480) 263-2945</i>	E-mail <i>DENNIS.SAEFFNER@GMAIL.COM</i>
Name <i>Jim RAGBORG</i>	Business Name	General Plan Case
Address & Zip <i>7395 N. VISAO RD</i>	Phone <i>(612) 414-3107</i>	E-mail
Name <i>Jack Brock</i>	Business Name	General Plan Case
Address & Zip <i>7152 E Buinside Tr</i>	Phone <i>480 522 4021</i>	E-mail <i>jbrock14@cox.net</i>
Name <i>ANN ROUSE</i>	Business Name	General Plan Case
Address & Zip <i>7717 E. BALAO DR.</i>	Phone <i>480-585-3107</i>	E-mail <i>ANNTR2@COX.NET</i>
Name <i>Andree Solberg</i>	Business Name	General Plan Case
Address & Zip <i>1212 Sematell Ln 85266</i>	Phone <i>480-518-3787</i>	E-mail <i>asolberg@cox.net</i>
Name <i>JAMES JOHNSON</i>	Business Name	General Plan Case
Address & Zip <i>7422 E. Camino RAYO DE LUZ 85264</i>	Phone <i>847-778-5641</i>	E-mail <i>JNJOHNSON1127@GMAIL.COM</i>

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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 Ray Wilkins	Business Name	General Plan Case
Address & Zip 6944 E Burns Dr Tm	Phone 480 650 9476	E-mail
Name MIKE WOODWARD	Business Name	General Plan Case
Address & Zip 6915 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 Jim Davis	Business Name	General Plan Case
Address & Zip 27483 N 105th 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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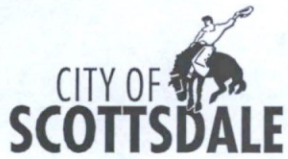
2018 Major General Plan Amendment Open House

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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2018 Major General Plan Amendment Open House

September 13, 2018

Copper Ridge School, 5:00 – 7:00pm

Name George CONSTANTINO	Business Name	General Plan Case
Address & Zip 25610 N RANH GULE RD.	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 gayhohner@cox.net
Name Gary A. Hohner	Business Name	General Plan Case
Address & Zip 6456 E. Night Glow Circle	Phone	E-mail gahohner@gmail.com
Name Heidi Drier	Business Name	General Plan Case
Address & Zip 32893 N 74th Way	Phone 602-690-5618	E-mail heidi.drier@gmail.com
Name RAY KLODT	Business Name	General Plan Case
Address & Zip 7500 E. Ponteabella DR Scotts	Phone 480 9077712	E-mail 31177@Cox.net
Name ROBERTA KLODT	Business Name	General Plan Case
Address & Zip 7500 E. Ponteabella DR. Scotts	Phone 480 9077712	E-mail keyb08@msn.com
Name CHRISTIAN SERENA	Business Name	General Plan Case
Address & Zip	Phone	E-mail CHRISTIAN.CSERENA@GMAIL

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2018 Major General Plan Amendment Open House

September 13, 2018

Copper Ridge School, 5:00 – 7:00pm

Name Robert Cappel	Business Name	General Plan Case
Address & Zip	Phone	E-mail
Name GU	Business Name	General Plan Case
Address & Zip scottsdale 85266 7499 E. Queen Sabey Way	Phone	E-mail
Name ALEX MALDONADO	Business Name	General Plan Case
Address & Zip 6875 E. BURNSIDE TRL. 85266	Phone 480-575-6914	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-CAPPELL@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. Pasero Drive	Phone 480-710-1345	E-mail mikepadgettaz@gmail.com
Name Bill Pennoch	Business Name	General Plan Case
Address & Zip 6701 E Crested Saguro	Phone 916 705 0271	E-mail billp@squarespace.com

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2018 Major General Plan Amendment Open House

September 13, 2018

Copper Ridge School, 5:00 – 7:00pm

Name <i>Linda & Steve McVey</i>	Business Name	General Plan Case
Address & Zip <i>7709 E Palao Dr</i>	Phone <i>480-513-1717</i>	E-mail <i>smcvey.com@conrail.com</i>
Name <i>BONNIE C LEWANS</i>	Business Name	General Plan Case
Address & Zip <i>8803 E Thursday Cactus</i>	Phone <i>602 509 4507</i>	E-mail <i>BEADORDER@AOL.COM</i>
Name <i>R. de Solberg</i>	Business Name	General Plan Case
Address & Zip <i>7772 Jemilhan</i>	Phone <i>480 488 9190</i>	E-mail <i>Asolberg@BOX.NET</i>
Name <i>DIANA SMITH</i>	Business Name	General Plan Case
Address & Zip <i>10801 E. HAPPY VALLEY RD ⁸⁵⁷⁵⁵ #82</i>	Phone <i>480-664-0535</i>	E-mail <i>diana1234@aol.com</i>
Name <i>Quille Tumolo</i>	Business Name	General Plan Case
Address & Zip <i>7056 E. Burnside Trail</i>	Phone <i>480-206-9431</i>	E-mail <i>ctctumolo@gmail.com</i>
Name <i>Evan Haft</i>	Business Name	General Plan Case
Address & Zip <i>24040 W 66th PLAC</i>	Phone <i>516-428-3088</i>	E-mail <i>ehaft0828@aol.com</i>
Name <i>Marshall Geston</i>	Business Name	General Plan Case
Address & Zip	Phone <i>480 560 5532</i>	E-mail <i>marshallgeston@gmail.com</i>

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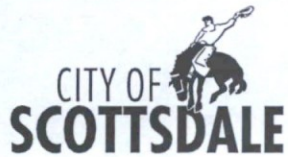
2018 Major General Plan Amendment Open House

September 13, 2018

Copper Ridge School, 5:00 – 7:00pm

Name Sandra Berger	Business Name N A	General Plan Case
Address & Zip 7571 E VISO DR. 85266	Phone 480-625-3100	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 MORGANSTERN	Business Name	General Plan Case
Address & Zip 28482 N 47th St. 85266	Phone 623-202-6318	E-mail BOOK474396@aol.com
Name Kelly McKone	Business Name	General Plan Case
Address & Zip	Phone 602 885 2552	E-mail kmccone@1784holdings.com
Name BOB McCARTER	Business Name	General Plan Case
Address & Zip 8076 E HIGH POINT 85266	Phone 480-595-2468	E-mail BOBMCARTER7@GMAIL.COM
Name EMI BROCK	Business Name	General Plan Case
Address & Zip P.O. BOX 5771 CAREFREE 85377	Phone	E-mail emitbrock@cox.net

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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 480 654 2695	E-mail JLevine717@AOL.COM
Name BETTY Zimpler 85266 7267 E SUNSET SKY CR. SCOTTSDALE	Business Name 480-545-8348	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 480 437 1254	E-mail
Name Dennis Newcombe	Business Name Beus Gilbert LLC	General Plan Case ✓
Address & Zip 701 N. 44th St., Phoenix	Phone 480-429-3065	E-mail dnewcombe@beusgilbert.com
Name Jeff Schwartz	Business Name 8701 E. San Felipe Dr.	General Plan Case
Address & Zip	Phone 602 910 4745	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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2018 Major General Plan Amendment Open House

September 13, 2018

Copper Ridge School, 5:00 – 7:00pm

Name LES COOKIN	Business Name	General Plan Case
Address & Zip 27221 N 71ST AVE.	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 Fipfis	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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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 85264	Phone 480-575-7040	E-mail LINDAGSCHWEND@GMAIL.COM
Name Jan Wilkins	Business Name	General Plan Case
Address & Zip 6944 E. Burnside Tr	Phone 480-287-3182	E-mail jwilkins1@icloud.com
Name Carol JACOBSON	Business Name	General Plan Case
Address & Zip 4626 N 42nd St	Phone 602-399-7808	E-mail caroljacobs@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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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 7171 E. Montgomery Rd 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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2018 Major General Plan Amendment Open House

September 13, 2018

Copper Ridge School, 5:00 – 7:00pm

Name Lyssa Wright	Business Name	General Plan Case
Address & Zip 7271 E. Sunset Sky Cir	Phone 480-383-9430	E-mail lyssa.wright.az@gmail.com
Name Alan Grochowski	Business Name	General Plan Case
Address & Zip 31686 North 71 st Street	Phone	E-mail
Name Charles Roach	Business Name	General Plan Case
Address & Zip 7885 E. BALAO Jr.	Phone 480-488-0961	E-mail chuckr7885@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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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
Address & Zip	8508 E HACKAMONE DR 85255	Phone	E-mail
		480-284-7275	Cindy4scenicdrive@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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2018 Major General Plan Amendment Open House - September 13, 2018 Comment Form

In order to have your comments included in the October 3, 2018 Planning Commission Remote Hearing Staff Reports, please return comments to the staff coordinator for the project no later than **September 17, 2018**, or by faxing to 480-312-7088 or mailing to 7447 E. Indian School Road Ste. 105, Scottsdale, AZ 85251

PLEASE PRINT NAME ALLAN RUBIN

ADDRESS 7571 E. VILSAO 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, ENVIRONMENT, 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.

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 with 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 BEAUTIFUL 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 UNACCEPTABLE. 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 1989 Because of its Beauty-
we know that subdivisions would be coming - Terravita
Bellavista - 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 - Raaborg

ADDRESS 7395 E Visco 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. Belleseza 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 38482 N. 77th St, 85266

E-MAIL Cook474391@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 down grades the whole area. The residential area will loose value. there is no benefit to residents. only to the developer. An approval would be a total disrespect + disregard 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 abemwoodward@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 abcwoodward@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 apartment. I am totally opposed to this facility + zoning change.

THX 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

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rural, not commercial. That's how it was intended.



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PLEASE PRINT NAME Rita Gasnell

ADDRESS 25425 N. Bronco Tr, 85255

E-MAIL gasnellalir@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 precedent 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 CARZFREE AZ 85377

E-MAIL emitbrock@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 change that will affect property values of residents. I will keep track of new City Council members represent their constituents.



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PLEASE PRINT NAME

Kathleen Wedge

ADDRESS

7171 E. Montgomery Rd.

E-MAIL

wedgekathleen@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 house banks, grocery stores were built ~~at~~ according to rules to protect the desert exp. NASS, 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 Pennoch

ADDRESS 6701 E Crested Saguno LN
Scottsdale ~~85266~~ ~~85267~~

E-MAIL billp@squaretree.com

GENERAL PLAN CASE NO: 2-GP-2018 - Lone Mountain Self Storage

COMMENTS My wife and I moved to Tempeville
largely because of the beautiful scenic drive.
This change ~~is~~ 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
increasing 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 Sabeway, 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 ~~WANT~~
LOVE SCOTTSDALE FOR ITS NATURAL
BEAUTY AND TRANQUILITY. MY STORAGE
UNIT (WHEN I NEEDED ONE) WAS IN
PHOENIX. ~~WE~~ 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 DONT 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 PUBLIC TRUST!



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PLEASE PRINT NAME Charles Roach

ADDRESS 7885 E. BALAO Dr.

E-MAIL chuckr797@gmail.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 27483 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, WHEN THEY
BASED ON CURRENT ZONING EXPECTED
RESIDENTIAL NEIGHBORS.

THERE IS AMPLE COMMERCIALLY ZONED
PROPERTY IN NORTH SCOTTSDALE & PHOENIX
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 Drier

ADDRESS 32893 N. 74th Way, Scottsdale 85266

E-MAIL tedrier@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 doesn't make sense, in my opinion. City Council... please vote "NO".



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PLEASE PRINT NAME Heidi Drier

ADDRESS 32893 W 74th Way

E-MAIL heidi.drier@gmail.com

GENERAL PLAN CASE NO: **2-GP-2018 – Lone Mountain Self Storage**

COMMENTS _____

Please do not change zoning
leave as is.



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PLEASE PRINT NAME DENNIS SOEPPNER

ADDRESS 31211 N. 77th Way Scottsdale, AZ 85266

E-MAIL DENNIS.SOEPPNER@GMAIL.COM

GENERAL PLAN CASE NO: 2-GP-2018 - Lone Mountain Self Storage

COMMENTS - PLEASE NOTE: "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 LAX AND TARDY WITH
INFORMATION.
- THE PLANS CALLING FOR A STORAGE FACILITY ARE: TOO TALL,
WILL INCREASE LIGHT POLLUTION; INCREASE THE SUPPLY OF
SELF STORAGE STORAGE IN AN AREA THAT ALREADY ENJOYS ^{SUCH} ~~THESE~~
FACILITIES WITH A 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 ADDRESS IN THE FILE. HOW MANY ACCIDENTS WILL HAPPEN?
- WHAT IF DEVELOPER AND THEN THE BUSINESS GOES UNDER. WE
ARE THEN STUCK WITH AN EYEBROW 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 Camelback 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 Cavefree is considering a similar self-storage proposal at 34800 N. Cave Creek Rd. The property is north of houses.

The Cavefree proposal calls for 650 units in two stories.

The Cavefree 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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PLEASE PRINT NAME George CONSTANTINOU

ADDRESS 25610 N RANCH RATES PASS, 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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PLEASE PRINT NAME Jack Brock

ADDRESS 7152 E Burnside Tr Scottsdale AZ 85266

E-MAIL jbrock10@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 disingenuous.

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



2018 Major General Plan Amendment Open House - September 13, 2018 Comment Form

BY Monday

9/13/18
1:54 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 commercial to residential. 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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PLEASE PRINT NAME Deborah Baker

ADDRESS 6995 E. Ranch Rd 85266

E-MAIL dbaker7@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 R170. 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, later
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 hear and be the voice of our neighborhood.

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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 Foot hills. 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. 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 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 Application
for a change of zoning.



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PLEASE PRINT NAME Raymond R. Kloot

ADDRESS 7500 E. Fontebella 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 Application for a change of zoning.

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PLEASE PRINT NAME Jack Solberg

ADDRESS 7272 Jemata Lane

E-MAIL asolberg@cox.net

GENERAL PLAN CASE NO: 2-GP-2018 – Lone Mountain Self Storage

COMMENTS ~~COA~~ What will Be Lighting impact to the desert?

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FAX - 9-14-2018



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PLEASE PRINT NAME GEORGE A. FLORENTINE

ADDRESS 7136 E. CALLE DE LAS ESTRELLAS

E-MAIL GEORGEAF@CENTURYLINK.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 than 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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Jan 9/14/18



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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 serene. 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 Pa 3508 E Claire LLC

ADDRESS 7117 E Gloria Lane Scottsdale

E-MAIL carol j959@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 ~~any~~ would be ok. Nothing two story.

I dont think they will stay with their plans once it is rezoned. They have built many units on Sacres 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 Jones

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Page 2

I feel the person who is selling
the Land for the storage shed/
re-zoning New the zoning but figured
he would get it re-zoned and make
a killing. I feel at the neighbor expense
he makes money and we lose. It
is not fair.

Thank you
Carol Jacobsen



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PLEASE PRINT NAME Gary A. Hohner

ADDRESS 6456 F. Night Gzow Circle

E-MAIL sgohner@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 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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PLEASE PRINT NAME Gary A. Hohner

ADDRESS 6456 F. Night GLOW Circle

E-MAIL sgohner@gmail.com

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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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PLEASE PRINT NAME Deborah Baker

ADDRESS 6995 E. Ranch Rd 85266

E-MAIL dbaker7@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 R170. 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 brought 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 hear and be the voice of our neighborhood.

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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



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PLEASE PRINT NAME Alan Grochowski

ADDRESS 31686 North 71ST 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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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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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

[Signature] 9-16-18

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PLEASE PRINT NAME CINDY LEE

ADDRESS 8508 E. HACKAMORE DR, SCOTTSDALE 85255

E-MAIL cindy4slenicdrive@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

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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.

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 Comment Form

In order to have your comments included in the October 3, 2018 Planning Commission Remote Hearing Staff Reports, please return comments to the staff coordinator for the project no later than **September 17, 2018**, or by faxing to 480-312-7088 or mailing to 7447 E. Indian School Road Ste. 105, Scottsdale, AZ 85251

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.

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.

GUIDING PRINCIPLE

Neighborhoods Element (General Plan 2001)

VISION STATEMENT	<i>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.</i>
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UNIQUE AND SPECIAL IDENTITY

Neighborhoods Element (General Plan 2001)

VISION STATEMENT	<i>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.</i>
<i>Scottsdale Values . . .</i>	
<ul style="list-style-type: none"> ▪ 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.

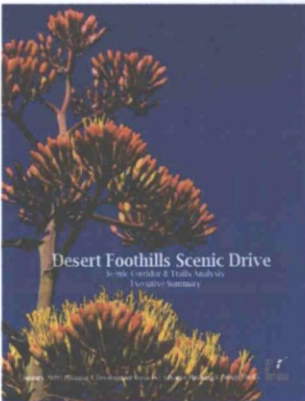
In many ways, rural desert north Scottsdale is defined by what we don't have – and don't want to have. This is the antithesis of our rural desert character and not where we want to go:



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).



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.
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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.
<ul style="list-style-type: none"> • 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 <i>scale</i> 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.

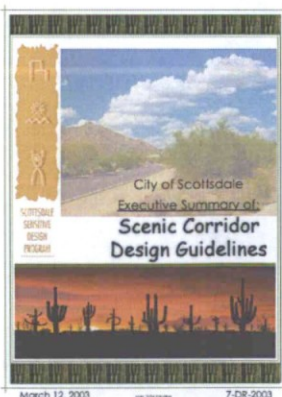
...

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.