

Correspondence Between  
Staff and Applicant  
Approval Letter

## McClay, Doris

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

Randy, Erin, and Tim:

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

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

Please feel free to contact me with any questions.

Thank you.

Paul

**Paul E. Gilbert**

**BEUS GILBERT PLLC**

701 North 44th Street | Phoenix, AZ 85008

Direct: 480.429.3002 | Main: 480.429.3000 | Fax: 480.429.3100

Email: [PGilbert@beusgilbert.com](mailto:PGilbert@beusgilbert.com)

Secretary: Jeanette Williams | 480.429.3102 | [JWilliams@beusgilbert.com](mailto:JWilliams@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.

**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

September 17, 2018

**VIA HAND DELIVERY**

Adam Yaron, Project Coordination Liaison  
City of Scottsdale Planning & Development Department  
Long Range Planning Services  
7447 East Indian School Road  
Scottsdale, Arizona 85251

Doris McClay, Senior Planner  
City of Scottsdale Planning & Development Department  
7447 East Indian School Road  
Scottsdale, Arizona 85251

Re: Lone Mountain Self-Storage: 3<sup>rd</sup> Submittal  
Cases: 2-GP-2018 & 8-ZN-2018.  
Location: Northwest Corner of North Scottsdale Road & East Lone Mountain Road.

Dear Adam and Doris:

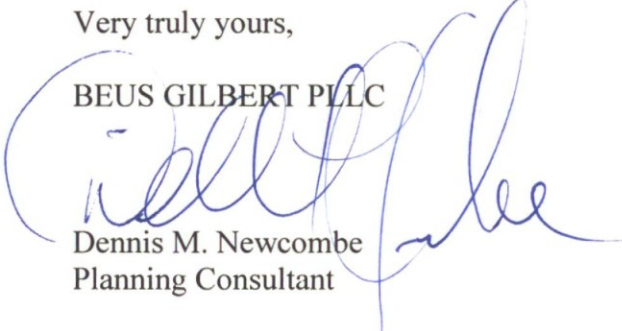
As requested, attached are the resubmittal materials for the "Lone Mountain Self-Storage" and major general plan amendment and rezoning cases.

If you have any questions or need anything else, please feel free to contact me.

As always, thank you for your continued time and assistance.

Very truly yours,

BEUS GILBERT PLLC

  
Dennis M. Newcombe  
Planning Consultant

**Enclosures:** 3<sup>rd</sup> Submittal Materials.

**8-ZN-2018/2-GP-2018**  
**09/18/18**



# Responses (In Red)

August 28, 2018

Dennis M. Newcombe (Beus Gilbert PLLC)  
Paul E. Gilbert (Beus Gilbert PLLC)  
701 N. 44th Street  
Phoenix, AZ 85008

RE: 2-GP-2018 and 8-ZN-2018  
Lone Mountain Self Storage

Dear Mr. Newcombe:

The Planning & Development Services Division has completed the review of the above referenced development application submitted on 8/6/18 (2-GP-2018 & 8-ZN-2018). The following 2<sup>nd</sup> **Review Comments** represent the review performed by our team, and is intended to provide you with guidance for compliance with General Plan and Character Area Plan policies, with city revised codes, policies, and guidelines related to this application. Addressing these items is critical to scheduling the application for public hearing, and may affect the City Staff's recommendation. Accordingly, please address the following

## **2001 General Plan:**

1. As requested in the first review comment letter, the application states that the "location is ideal for a use that supports and meets the needs of the surrounding community, further enhancing and diversifying a needed resource and service to the surrounding area and contributes to supporting a higher quality of life." Recently, there have been several cases that have requested major General Plan amendments from Commercial to predominately Suburban Neighborhoods land use designations (Cases 4-GP-2013, 2-GP-2014, 3-GP-2014, 4-GP-2014, and 5-GP-2016). Several of these cases have made the assertion – independent market analysis – that there is an overabundance of Commercial-designated land within the northern portion of the city (North of Deer Valley Road). Consequently, it is requested that a market analysis be performed to determine if there is a need for the proposed amendment to Commercial; this market analysis should speak to commercial vacancies and storage facilities (locations and vacancy rates) within a 1, 3, and 5 mile range of the subject site.

**Response: Added language.**

2. Please respond to Goal 4, bullet 5 of the Character and Design Element, and Goal 1, bullets 5, 9, 10, 11, 14, 15, 17, 18, 19, 20, 23, and 24 of the *Open Space* Element specific to this site falling within the Natural Streetscape Type, illustrating compatibility with the natural desert in terms of plantings etc. Additionally, please respond to bullets 9 and 11 of the Character and Design Element which address the designation of a Scenic Corridor to North Scottsdale Road and Buffered Setback to East Lone Mountain Road; by showing such dedication and with of dedication in the site plan. **Response: Added language.**

**8-ZN-2018/2-GP-2018**  
**09/18/18**



- a. Case 1-GP-2004, identified Scenic Roadway Designations as part of the 2001 General Plan. Scottsdale Road is a designated Scenic Corridor and Lone Mountain is a Buffered Roadway. Please state in the application how you will provide these open spaces, and the width that will be provided. Consider the provisions of both the Scenic Corridor and Buffered Roadway in the response. With a resubmittal, please identify both roadways as they are designated. For reference, see the following link: **Response: Added language.**

<https://eservices.scottsdaleaz.gov/eServices/cases/casesheet.aspx?caseid=26962>

- b. Scottsdale Road Streetscape Design Guidelines Segment 6 is designated as the Desert Foothills Scenic Drive and includes Happy Valley Road to the North City Boundary. At this location of Scottsdale Road there is notation on Page 107 of the guidelines that notates when a path is shared between equestrians and pedestrians, the path shall be 12' wide of a stabilized decomposed granite surface. Please provide a 12' foot tread with an 8' DG trail and a 4' compacted soil equestrian trail. With a resubmittal, please provide both narrative and graphic representation as to how the proposal will comply with the guidelines, in this location. For reference, please see the following link: **Response: Added language.**

<http://www.scottsdaleaz.gov/Assets/ScottsdaleAZ/Construction/scottsdale-road-streetscape/SRDesign.pdf>

**Response: We are providing the 12' wide stabilized decomposed granite path along both Lone Mountain and Scottsdale Roads.**

3. As requested in the first submittal, please respond to Goal 6 of the Character and Design Element which recognizes the value and visual significance that landscaping has upon the character of the community and identify how a Commercial land use designation will equally or better implement these objectives than a Rural Neighborhood land use designation.

Specifically, please expand in the discussion of what the proposed development is providing in its site orientation versus what a comparable residential development could provide in the existing lot configuration.

**Response: Added language.**

4. Please respond to Goal 7 of the Character and Design Element which encourages sensitive outdoor lighting that reflects the needs and character of different parts of the city. Please include in the response details on the height, size and location of any site and exterior building lighting proposed. Please note that the subject site falls within the E2-Estate/Rural lighting zone. Lighting designs should be designed to minimize glare and light trespass, to implement energy conservation, and to maintain dark skies. Considerations to pre-curfew and post-curfew lighting designs with automatic control systems to eliminate excessive light during inactive hours of site and building operation should be utilized. Additional information on the City's adopted exterior and site lighting design guidelines can be located at: **Response: Added language.**

<https://www.scottsdaleaz.gov/planning-development/long-range-planning/lighting>

In response to Goal \_ of the Character and Design Element, please note that there are inconsistent graphics on SP-1 and View 3 in the provided elevations.

5. As requested in the first review comment letter, please respond to Goal 10, Bullets 1, 3, 4, 5, and 6 of the Environmental Planning Element which encourages green building techniques in the design and construction of buildings in a desert climate, and please respond to the Scottsdale Sensitive Design Principles as they relate to the proposal. For reference, please see the following link: **Response: Added language.**

<https://www.scottsdaleaz.gov/design/design-guidelines#principles>

6. To better serve the community, and as requested with the first review comment letter, please specifically state all criteria that trigger a major amendment for this application. Please see pages 62-64 of the 2001 General Plan. **Response: Added language.**
7. Upon resubmittal please respond to the following General Plan Guiding Principles: *Enhance Neighborhoods, Preserve Meaningful Open Space, and Value Scottsdale's Unique Lifestyle & Character.* **Response: Added language.**
8. As a response to Goal 1 of the Community Involvement Element, with a resubmittal, please provide an updated Citizen Involvement Report that describes the key issues that have been identified through the public involvement process. **Response: Added addendum.**

#### **Zoning:**

9. Natural Area Open Space (NAOS) is shown in the existing General Land Office Patent (GLO) easement. The purpose of this GLO easement is for vehicular access which does not meet the purpose of the NAOS (Zoning Ordinance Section 6.1060). Please remove any NAOS located within the GLO easement and revise the NAOS calculations or submit an abandonment application for a portion of the GLO easement that is not within the right-of-way required.

**Response: The GLO easement outside of the right-of-way along 71st street will be abandoned. Then we will rededicate the 13 foot area as NAOS area.**

10. The required 20-foot wide right-of-way on N. 71st Street is shown as Undisturbed NAOS (Zoning Ordinance Section 6.1060). Please remove the NAOS from this area and revise the NAOS calculations including Disturbed and Undisturbed NAOS.

**Response: The 20-foot right-of-way along 71st Street has been removed from the NAOS area and calculations have been updated.**

11. Based on the Grading and Drainage plan, it appears that rip rap will be required in the bottom of the channel especially at the curve point of the channel. Exposed rip rap is not allowed in NAOS (Zoning Ordinance Section 6.1060). Please remove NAOS from these areas and revise the NAOS calculations.

**Response: Rip rap has been removed and a gravel lining in the channel is being proposed with some native plants, this will handle the flow velocity.**

12. Structures and walls are not allowed in NAOS (Zoning Ordinance Section 6.1060). Retaining wall on the south side of the entry off N. Scottsdale Road and the portion of retaining wall on southeast corner are shown in NAOS. Please remove this area as NAOS and revise the NAOS calculations.



**Response: Plans have been revised and no structures or walls are in the NAOS. The calculations have been updated.**

13. Based on the Grading and Drainage plan, there is some grading south of the proposed basin which is also proposed as NAOS. Please identify this area as disturbed NAOS and revise the NAOS calculations.

**Response: All disturbed NAOS area is shown on the plan and the calculations have been updated.**

14. The maximum height in the Foothills Overlay is 24 feet (Zoning Ordinance Section 6.1004.A.1). The Environmentally Sensitive Lands (ESL) Overlay measures building height from the existing natural grade (Zoning Ordinance Section 6.1070.B.1.a). The northwest corner of the building at 16'8" (natural grade 2207.3) and portions of the top of parapet at 19' (natural grade 2208) are over the allowed 24 feet from natural grade. Please revise the building to comply with the height requirement and provide a roof over topography showing the natural grade with the building height from natural grade.

**Response: The Roof over Topo plan has been revised along with the elevations to indicate all the points where the building intersects an existing contour. We have noted these existing grades on the plan and shown the 24' height line across all four sides of the building. This demonstrates our building being with the 24' height requirement.**

15. The west side of property adjacent to right-of-way has a front yard setback requirement of 60 feet which is the R1-70 front yard setback (Zoning Ordinance Section 5.1304.D.1a). Please indicate this required setback on the site plan.

**Response: Noted on site plan.**

#### **Circulation:**

16. Construction of the north half of Lone Mountain Road to complete the half street cross section for a Rural/ESL Character minor collector street, Fig. 5-3.11. will be required. This cross section includes curb and gutter along the street frontage and includes an interim ribbon curb with sidewalk ramps at the intersection similar to the improvements on the southeast corner of the intersection (DSPM Sec. 5-3.100; Scottsdale Revised Code Sec. 47-21 and 47-22). Please demonstrate this requirement on the plans.

**Response: We are not providing a curb and gutter along Lone Mountain. We are providing a right turn deceleration lane into our property and designed it to the same standards as the property on the south side of Lone Mountain. This property did not put in a new curb and gutter. For access our sidewalk is located extending out to Scottsdale Road with the multi-use path along both Lone Mountain and Scottsdale road.**

#### **Significant Policy Related Issues**

The following policy related issues have been identified in the second review of this application. While these issues may not be critical to scheduling the application for public hearing, they may affect the City Staff's recommendation pertaining to the application and should be addressed with the resubmittal of the revised application material. Please address the following:

#### **Site Design:**

17. Plans indicate that the screen wall will be on top of the retaining wall within the Scottsdale Road Scenic Corridor (100-foot-wide) and Desert Scenic Roadway (50-foot wide) along E.

Lone Mountain Road. Screen walls are not allowed in the Scenic Corridors (Scenic Corridor Design Guidelines). Please relocate the parking screen walls outside the Scenic Corridor and Desert Scenic Roadway.

**Response: The screen walls have been revised and are located outside of the Desert Scenic Roadway and the Scenic Corridor.**

Circulation:

18. The site driveway on Lone Mountain Road must align with the existing driveway on the south side, which is located approximately 500 feet west of the Scottsdale Road centerline. DSPM 5-3.201. Please relocate this driveway on the site plan.

**Response: The site driveway has been relocated to align with the existing driveway on the south side of Lone Mountain.**

19. A right-turn deceleration lane will need to be provided at both proposed site driveways. DSPM Sec 5-3.206.

**Response: The right turn lane will be provided on Scottsdale Road once the adjacent property dedicates their right-of-way. We are providing a right turn lane on Lone Mountain, matching the same design as the Memory Care center on the south side of Lone Mountain.**

20. The site driveway on Lone Mountain Road shall be designed and constructed in conformance with City of Scottsdale Type CL-2, Standard Detail #2256. DSPM 5-3.200; DSPM Sec. 5-3.205.

**Response: Noted, see civil plan and site plan. The cut has been revised.**

Technical Corrections

The following technical ordinance or policy related corrections have been identified in the second review of the project. While these items are not as critical to scheduling the case for public hearing, they will likely affect a decision on the final plans submittal (construction and improvement documents) and should be addressed as soon as possible. Correcting these items before the hearing may also help clarify questions regarding these plans. Please address the following:

Site:

21. Please dimension the building setback from the new property line after the 20-foot wide right-of-way dedication for N. 71st Street.

**Response: Revised and noted**

22. Please clearly identify the NAOS line on the NAOS plan and the site plan and provide square footage of each NAOS area. The minimum square footage for contiguous NAOS is 4,000 square feet.

**Response: NAOS area has been identified on the plan and the site plan along with the square footage meeting the minimum 4,000 square feet for continuous area.**

23. The narrative states on page 26 that the Foothills Overlay would not be applicable to the rezoned C-1 property. This is an incorrect statement. Please revise the narrative.

**Response: Noted and revised**



24. On page 21 of the narrative, parking information on provided and required is incorrect based on revised plans. Please revise the narrative.

**Response: Noted and revised**

Building Elevations:

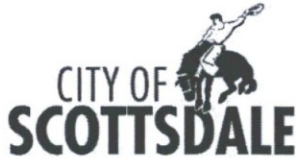
25. Please show the locations of the exterior light fixtures on the building elevation sheet and indicate the height from grade of these fixtures.

**Response: Light fixture locations are shown on the elevations and site plan along with their height from the finish grade.**

Lighting:

26. Lighting fixtures shown at the entry are not full cut off fixtures. Please replace these fixtures to comply with the lighting ordinance requirements.

**Response: Light fixtures have been revised to be full cut off and comply with the lighting ordinance. Cut sheets have been provided along with a photometric plan and a curfew photometric plan.**



August 28, 2018

Dennis M. Newcombe (Beus Gilbert PLLC)  
Paul E. Gilbert (Beus Gilbert PLLC)  
701 N. 44th Street  
Phoenix, AZ 85008

RE: 2-GP-2018 and 8-ZN-2018  
Lone Mountain Self Storage

Dear Mr. Newcombe:

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Scottsdale Sensitive Design Principles as they relate to the proposal. For reference, please see the following link:

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14. The maximum height in the Foothills Overlay is 24 feet (Zoning Ordinance Section 6.1004.A.1). The Environmentally Sensitive Lands (ESL) Overlay measures building height from the existing natural grade (Zoning Ordinance Section 6.1070.B.1.a). The northwest corner of the building at 16'8" (natural grade 2207.3) and portions of the top of parapet at 19' (natural grade 2208) are over the allowed 24 feet from natural grade. Please revise the building to comply with the height requirement and provide a roof over topography showing the natural grade with the building height from natural grade.



15. The west side of property adjacent to right-of-way has a front yard setback requirement of 60 feet which is the R1-70 front yard setback (Zoning Ordinance Section 5.1304.D.1a). Please indicate this required setback on the site plan.

**Circulation:**

16. Construction of the north half of Lone Mountain Road to complete the half street cross section for a Rural/ESL Character minor collector street, Fig. 5-3.11. will be required. This cross section includes curb and gutter along the street frontage and includes an interim ribbon curb with sidewalk ramps at the intersection similar to the improvements on the southeast corner of the intersection (DSPM Sec. 5-3.100; Scottsdale Revised Code Sec. 47-21 and 47-22). Please demonstrate this requirement on the plans.

**Significant Policy Related Issues**

The following policy related issues have been identified in the second review of this application. While these issues may not be critical to scheduling the application for public hearing, they may affect the City Staff's recommendation pertaining to the application and should be addressed with the resubmittal of the revised application material. Please address the following:

**Site Design:**

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**Circulation:**

18. The site driveway on Lone Mountain Road must align with the existing driveway on the south side, which is located approximately 500 feet west of the Scottsdale Road centerline. DSPM 5-3.201. Please relocate this driveway on the site plan.
19. A right-turn deceleration lane will need to be provided at both proposed site driveways. DSPM Sec 5-3.206.
20. The site driveway on Lone Mountain Road shall be designed and constructed in conformance with City of Scottsdale Type CL-2, Standard Detail #2256. DSPM 5-3.200; DSPM Sec. 5-3.205.

**Technical Corrections**

The following technical ordinance or policy related corrections have been identified in the second review of the project. While these items are not as critical to scheduling the case for public hearing, they will likely affect a decision on the final plans submittal (construction and improvement documents) and should be addressed as soon as possible. Correcting these items before the hearing may also help clarify questions regarding these plans. Please address the following:

**Site:**

21. Please dimension the building setback from the new property line after the 20-foot wide right-of-way dedication for N. 71st Street.

22. Please clearly identify the NAOS line on the NAOS plan and the site plan and provide square footage of each NAOS area. The minimum square footage for contiguous NAOS is 4,000 square feet.
23. The narrative states on page 26 that the Foothills Overlay would not be applicable to the rezoned C-1 property. This is an incorrect statement. Please revise the narrative.
24. On page 21 of the narrative, parking information on provided and required is incorrect based on revised plans. Please revise the narrative.

Building Elevations:

25. Please show the locations of the exterior light fixtures on the building elevation sheet and indicate the height from grade of these fixtures.

Lighting:

26. Lighting fixtures shown at the entry are not full cut off fixtures. Please replace these fixtures to comply with the lighting ordinance requirements.

Please resubmit the revised application requirements and additional/supplemental information identified in Attachment A, Resubmittal Checklist, and a written summary response addressing the comments/corrections identified above as soon as possible for further review. The City will then review the revisions to determine if the application is to be scheduled for a hearing date, or if additional modifications, corrections, or additional/supplemental information is necessary.

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

In an effort to get this Zoning District Map Amendments request to a Development Review Board / Planning Commission hearing, please submit the revised material identified in Attachment A as soon as possible. The Planning & Development Services Division has had this application in review for 40 Staff Review Days since the application was determined to have the minimal information to be reviewed.

These **2<sup>nd</sup> Review Comments** are valid for a period of 180 days from the date on this letter. The Zoning Administrator may consider an application withdrawn if a revised submittal has not been received within 180 days of the date of this letter (Section 1.305. of the Zoning Ordinance). If you have any questions, or need further assistance please contact Adam Yaron regarding 2-GP-2018 at 480-312-2761 / [ayaron@scottsdaleaz.gov](mailto:ayaron@scottsdaleaz.gov) or Doris McClay regarding 8-ZN-2018 at 480-312-4214 / [dmcclay@scottsdaleaz.gov](mailto:dmcclay@scottsdaleaz.gov) .

Sincerely,



Adam Yaron  
Project Coordination Liaison, Long Range Planning



Doris McClay  
Senior Planner, Current Planning

cc: 2-GP-2018 and 8-ZN-2018 case file



**ATTACHMENT A**  
**Resubmittal Checklist**

Case Number: 2-GP-2018 and 8-ZN-2018

Please provide the following documents, in the quantities indicated, with the resubmittal (all plans larger than 8 ½ x11 shall be folded):

- One copy: COVER LETTER – Respond to all the issues identified in the first review comment letter.
- One copy: Revised CD of submittal (CD/DVD, PDF format)
- One copy: Revised Narrative for Project

Site Plan:

\_\_\_\_\_ 6 \_\_\_\_\_ 24" x 36"      \_\_\_\_\_ 1 \_\_\_\_\_ 11" x 17"      \_\_\_\_\_ 1 \_\_\_\_\_ 8 ½" x 11"

NAOS Plan:

\_\_\_\_\_ 2 \_\_\_\_\_ 24" x 36"      \_\_\_\_\_ 1 \_\_\_\_\_ 11" x 17"      \_\_\_\_\_ 1 \_\_\_\_\_ 8 ½" x 11"

Roof over Topography Plan:

\_\_\_\_\_ 2 \_\_\_\_\_ 24" x 36"      \_\_\_\_\_ 1 \_\_\_\_\_ 11" x 17"      \_\_\_\_\_ 1 \_\_\_\_\_ 8 ½" x 11"

Building Elevations:

\_\_\_\_\_ 2 \_\_\_\_\_ 24" x 36"      \_\_\_\_\_ 1 \_\_\_\_\_ 11" x 17"      \_\_\_\_\_ 1 \_\_\_\_\_ 8 ½" x 11"

Other Supplemental Materials:

One copy of Market Study (2-GP-2018)

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## RESPONSES (in red)

July 12, 2018

Dennis M. Newcombe (Beus Gilbert PLLC)  
Paul E. Gilbert (Beus Gilbert PLLC)  
701 N. 44th Street  
Phoenix, AZ 85008

RE: 2-GP-2018 and 8-ZN-2018  
Lone Mountain Self Storage

Dear Mr. Newcombe:

The Planning & Development Services Division has completed the review of the above referenced development application submitted on 5/18/18 (2-GP-2018) and 6/11/18 (8-ZN-2018). The following **1<sup>st</sup> Review Comments** represent the review performed by our team, and is intended to provide you with guidance for compliance with General Plan and Character Area Plan policies, with city revised codes, policies, and guidelines related to this application. Addressing these items is critical to scheduling the application for public hearing, and may affect the City Staff's recommendation. Accordingly, please address the following

### 2001 General Plan:

1. The application states that the "location is ideal for a use that supports and meets the needs of the surrounding community, further enhancing and diversifying a needed resource and service to the surrounding area and contributes to supporting a higher quality of life." Recently, there have been several cases that have requested major General Plan amendments from Commercial to predominately Suburban Neighborhoods land use designations (Cases 4-GP-2013, 2-GP-2014, 3-GP-2014, 4-GP-2014, and 5-GP-2016). Several of these cases have made the assertion – independent market analysis – that there is an overabundance of Commercial-designated land within the northern portion of the city (North of Deer Valley Road). Consequently, it is requested that a market analysis be performed to determine if there is a need for the proposed amendment to Commercial; this market analysis should speak to commercial vacancies and storage facilities (locations and vacancy rates) within a 1, 3, and 5 mile range of the subject site.

We are working on this information and will supplement our application requests when it is completed.

**8-ZN-2018**  
**8/6/2018**



2. Please respond to Goal 7, bullets 1, 2, 3 and 5, of the Land Use Element and Goal 5, bullets 2, 3, and 4 of the Economic Vitality Element which focuses on the importance of sensitively integrating land uses into the surrounding physical and natural environments while ensuring neighborhoods are adequately protected from adverse impacts of non-residential development through design sensitivity, buffering and traffic management. (Please identify each Goal & Approach citation in its entirety. Please number goals and approaches (bullets) so they are more easily identifiable – this applies to all comments found below.)

Added and addressed.

3. Please respond to Goal 4, bullet 5 of the Character and Design Element, and Goal 1, bullets 5, 9, 10, 11, 14, 15, 17, 18, 19, 20, 23, and 24 of the Environmental Planning Element specific to this site falling within the Natural Streetscape Type, illustrating compatibility with the natural desert in terms of plantings etc. Additionally, please respond to bullets 9 and 11 of the Character and Design Element which address the designation of a Scenic Corridor to North Scottsdale Road and Buffered Setback to East Lone Mountain Road; by showing such dedication and with of dedication in the site plan.

- a. Case 1-GP-2004, identified Scenic Roadway Designations as part of the 2001 General Plan. Scottsdale Road is a designated Scenic Corridor and Lone Mountain is a Buffered Roadway. Please state in the application how you will provide these open spaces, and the width that will be provided. Consider the provisions of both the Scenic Corridor and Buffered Roadway in the response. With a resubmittal, please identify both roadways as they are designated. For reference, see the following link:

<https://eservices.scottsdaleaz.gov/eServices/cases/casesheet.aspx?caseid=26962>

Please note, Goal 1 and the number of “bullet points” referenced are incorrect. However, we reviewed this element and we added/addressed accordingly.

4. Please respond to Goal 11, Bullets 3, 7, 9, and 10 of the Community Mobility Element in the provision expanding opportunities for neighborhood mobility. Please respond to how this application will continue and connect to both the Scottsdale and Lone Mountain Roads’ unpaved trails as designated by the city’s Transportation Master Plan.

Addressed.

5. Scottsdale Road Streetscape Design Guidelines Segment 6 is designated as the Desert Foothills Scenic Drive and includes Happy Valley Road to the North City Boundary. With a resubmittal, please provide both narrative and graphic representation as to how the proposal will comply with the guidelines, in this location. For reference, please see the following link:

<http://www.scottsdaleaz.gov/Assets/ScottsdaleAZ/Construction/scottsdale-road-streetscape/SRDesign.pdf>

Addressed.

6. With the next submittal, please specifically state all criteria that trigger a major amendment for this application.

We are confused as to the need for adding said information to the narrative, which is for a major general plan amendment.

7. Upon resubmittal please respond to the following General Plan Guiding Principles: *Enhance Neighborhoods, Preserve Meaningful Open Space, and Value Scottsdale's Unique Lifestyle & Character.*

Addressed previously, and with the redesign.

8. Please expand the response to Goal 1 of the Character and Design Element to include the Environmentally Sensitive Lands and Native Desert Character Types. The response should identify how a Commercial land use designation will equally or better implement the objectives of the areas typology than a Rural Neighborhood land use designation.
  - a. The response provided to Goal 1 of the Character and Design Element remarks that "... the proposed use would be similar to the surrounding adjacent healthcare and commercial/retail uses located at the nearby intersection which are also surrounded by a variety of residential uses". This is misleading due to the following:
    - (1) The residential healthcare facility located south of the subject site (7171 E LONE MOUNTAIN RD) did not have to process a General Plan amendment in order realize their entitlements; the property is designated Rural Neighborhoods in the 2001 General Plan. The applicant for that site processed a text amendment to allow for residential healthcare facilities by conditional use permit in the R1-70 Single Family Residential District.
    - (2) Unlike the current application, the commercial center located at the southeast corner of East Lone Mountain Road and North Scottsdale Road (31313 N SCOTTSDALE RD) is located within the Resort Village Character Type with entitlements of the Planned Community Center District approved in 1984 (36-Z-84) and prior to the adoption of the 2001 General Plan.

Addressed previously, and with the redesign. The current land uses in the area (i.e., built environment), zoning districts, their current uses (i.e., residential healthcare), streets, and character of the corners are germane with the proposed general plan amendment and rezoning. These points area applicable in evaluate a proposed use, zoning, and proposed development.

9. Please respond to Goal 6 of the Character and Design Element which recognizes the value and visual significance that landscaping has upon the character of the community and identify how a Commercial land use designation will equally or better implement these objectives than a Rural Neighborhood land use designation.

Added and addressed previously. In addition to promoting more landscaping.



10. Please respond to Goal 7 of the Character and Design Element which encourages sensitive outdoor lighting that reflects the needs and character of different parts of the city. Please include in the response details on the height, size and location of any site and exterior building lighting proposed. Please note that the subject site falls within the E2-Estate/Rural lighting zone. Lighting designs should be designed to minimize glare and light trespass, to implement energy conservation, and to maintain dark skies. Considerations to pre-curfew and post-curfew lighting designs with automatic control systems to eliminate excessive light during inactive hours of site and building operation should be utilized. Additional information on the City's adopted exterior and site lighting design guidelines can be located at:

<https://www.scottsdaleaz.gov/planning-development/long-range-planning/lighting>

Addressed the redesign submittal.

11. Page 9 of the applicant's major General Plan amendment narrative incorrectly cites Goal 3 of the Land Use Element. Please note Goal 3 of the Land Use Element is "Encourage the transition of land uses from more intense regional and citywide activity areas to less intense activity areas within local neighborhoods."

Additionally, please respond to Bullet 1 under Goal 3 and state how the proposal intends to ensure that transition to adjacent neighborhoods either through appropriate land uses, development patterns, character elements and/or access to various mobility networks.

Corrected, and addressed accordingly.

12. Please respond to Goal 4, bullet 5, of the Land Use Element which seeks to maintain a balance of land uses that support a high quality of life, a diverse mixture of housing and leisure opportunities and the economic base needed to secure resources to support the community. Please include objectives of the Desert Foothills Character Area Plan in the response and state how a Commercial land use designation will equally or better implement these objectives than a Rural Neighborhood land use designation.

Addressed previously.

13. Please remark upon how the proposal appropriately responds to the definition of the Commercial land use designation found on page 72 of the 2001 General Plan.

Unclear as to the intent or need to remark on this definition. The location and the discussions in the narrative regarding the existing built environment as well as being at a major corner support a commercial type use at the level/intensity being proposed.

14. Please expand the response provided to Goal 3 of the Economic Vitality Element which seeks to attract new high value/low impact businesses that contribute to Scottsdale's sales and property tax base. Please remark upon the operations of the proposed facility with regard to onsite residency, the purpose of such residency (if any), and the number of employees this location will provide.

The economic vitality is the construction sales-tax and ancillary taxes collected for storage. This is not meant to be a retail corner; the use is proposed to be low-impact and support the community in their storage needs.

15. Please respond to Goal 4, bullet 1, of the Economic Vitality Element which encourages the growth of economic activities and employment opportunities that are compatible with the Scottsdale lifestyle and in harmony with the population and supporting built and natural environment. The response should identify how a Commercial land use designation will better implement the objectives than a Rural Neighborhood land use designation.

Addressed.

16. As a response to Goal 1 of the Community Involvement Element, with a resubmittal, please provide an updated Citizen Involvement Report that describes the key issues that have been identified through the public involvement process.

Updated.

17. Please respond to Goal 4, bullet 1, of the Neighborhood Element which seeks to preserve and enhance the unique sense of a neighborhood found in diverse areas of Scottsdale through neighborhood conservation. Again, please recognize in the response that the subject property is part of the Desert Foothills Character Area Plan and how this proposal will equally or better implement the objectives for the neighborhood as a designated Commercial land use rather than a Rural Neighborhood land use.

Addressed previously.

18. Please respond to Goal 10, Bullets 1, 3, 4, 5, and 6 of the Environmental Planning Element which encourages green building techniques in the design and construction of buildings in a desert climate, and please respond to the Scottsdale Sensitive Design Principles as they relate to the proposal. For reference, please see the following link:

<https://www.scottsdaleaz.gov/design/design-guidelines#principles>

Addressed previously, and in the redesign of the building being 2-stories underground which will help with cooling costs.

#### **Desert Foothills Character Area Plan:**

The subject property is within the boundary of, and along the northeastern edge of the Desert Foothills Character Area Plan (DFCAP). This plan can be located at:

<http://www.scottsdaleaz.gov/Assets/Public+Website/design/DesertFoothillsCAP.pdf>

Furthermore, the DFCAP includes a related Implementation Plan, divided into three sections: Implementation Techniques, Design Guidelines, and Action Plan. This document can be located at: <http://www.scottsdaleaz.gov/Assets/Public+Website/design/DesertFoothillsCAPImp.pdf>

19. The following DFCAP related issues have been identified in the first review of this application. Please provide a revised narrative that addresses the comments related to the DFCAP Plan with the next submittal, as requested below:
  - a. The DFCAP was developed considering the context of the plan's location in Scottsdale (particularly its proximity to the McDowell Sonoran Preserve), and the vision to maintain the Rural Desert Character of this area. Please describe, in greater detail, how the land use and density proposed is consistent with Rural Desert Character expected by the DFCAP. Consider the requested General Plan Land Use



Category and zoning district category as compared to those that surround the subject property.

- a. Please respond to how your proposal will address the three primary goals of the Desert Foothills Character Area (pages 12-21):
  - i. Use desert-sensitive building techniques that retain and blend with the natural desert character of the area (pages 13-17).
  - ii. Promote connected areas of desert open space and trails through visual and functional linkages within and between local neighborhoods and a regional open space network (pages 18-20).
  - iii. Identify and celebrate the Rural Desert character experienced in the Desert Foothills study area (page 21).

Addressed previously and with the redesign submittal package.

20. The following DFCAP Implementation Plan related issues have been identified in the first review of this application. Please provide a revised narrative that addresses the comments related to the DFCAP Implementation Plan with the next submittal, as requested below:

- a. The DFCAP Implementation Plan outlines how to achieve the vision, goals and strategies as defined in the DFCAP. The second section of the DFCAP Implementation Plan, Design Guidelines, notes existing prominent land uses found within the DFCAP, including single-family development, equestrian facilities, places of worship, and public infrastructure – and describes how these existing land uses can promote the Rural Desert Character (Pages 10-26). The Design Guidelines do not regulate land uses within the DFCAP, rather the guidelines provide clarity on how these existing land uses can meet the Rural Desert Character of the area – through location criteria, design, and land use relationships (Page 10) Recognizing that Commercial development is not a prominent land use in the DFCAP area, please address on how the proposed uses will realize the Rural Desert Character expected by the DFCAP. Please consider the following design considerations:
  - i. Building heights generally should not exceed 24 feet in height. Up to 20% of a building's floor may exceed one story, provided that such volumes are stepped back from the perimeter of the building.
  - ii. Buildings should have multiple massing segments which allow the building to follow the form of the land.
  - iii. Colors and textures should blend into the adjacent natural desert setting so that the setting retains visual dominance across the area.
  - iv. Indigenous and rustic types of building materials are preferred to maintain a rural character
  - v. Depth and shadowing on building facades are encouraged. Recessed windows, three-dimensional wall faces, and column features are ways to achieve this. This helps to blend buildings into the organic character of the desert setting, which has multiple forms and shadows.

- vi. Parking areas should not be visible from adjacent streets or properties. Pavement should be kept to an absolute minimum and shielded from streets using indigenous vegetation and earth berming techniques.
- vii. Buildings, walls, and fences should be constructed of materials that blend with the natural surroundings or complement the historic precedent set by existing historic buildings in the area. Historic materials would include native stone, wood, and stucco. Contemporary materials may include, but are not limited to, split faced concrete block, sandblasted concrete, corten steel, galvanized aluminum, copper, or exposed aggregate concrete.
- viii. Service, utility, trash and/or storage areas should be screened from visitor areas, park roads, trails or other public use areas. Trash enclosures should be oriented towards the rear or low visibility area of any structure or public use area

Addressed with the redesign submittal package.

**Zoning:**

21. Natural Area Open Space (NAOS) is shown in the existing General Land Office Patent (GLO) easement. The purpose of this GLO easement is for vehicular access which does not meet the purpose of the NAOS (Zoning Ordinance Section 6.1060). Please remove any NAOS located within the GLO easement and revise the NAOS calculations or submit an abandonment application for a portion of the GLO easement that is not within the right-of-way required (see #34).

If the GLO easement has been officially recorded we will submit an abandonment application for the entire easement that is not within the right-of-way.

22. The minimum width of NAOS is 30 feet (Zoning Ordinance Section 6.1060.F.1b). The NAOS width on the north side of the property is 25'11". Please revise the NAOS plan to conform with this width requirement.

The NAOS area has been revised to meet the 30 foot requirement.

23. The maximum amount of Disturbed NAOS is 30% of the required NAOS (Zoning Ordinance Section 6.1060.D.2). The Grading and Drainage plan indicates significant areas of disturbance in the proposed NAOS areas. On the NAOS plan indicate the disturbed NAOS areas, include the square footage of these areas and the percentage of the total NAOS. Please revise the landscape plan to show the disturbed and undisturbed NAOS areas.

The disturbed NAOS land shown on the plan falls within the 30% max allowed. The NAOS and Landscape plans show the area and percentage.

24. The west side of property adjacent to right-of-way has a front yard setback requirement of 60 feet which is the R1-70 front yard setback (Zoning Ordinance Section 5.1304.D.1a). Please indicate this required setback on the site plan.

The R1-70 front yard 60 feet setback is shown on the site plan along Lone Mountain.

25. This property is located within the Foothills Overlay. Please provide the amount of area enclosed by buildings and walls. Based on the size of this property, the maximum area is 55% of the net lot area (Zoning Ordinance Section 6.1004.B.3).



The enclosed building area is shown on the site plan in the site data not exceeding the 55% allowed.

26. The maximum height in the Foothills Overlay is 24 feet (Zoning Ordinance Section 6.1004.A.1). The Cross Section plan indicates the building elevation at 30 feet. The Environmentally Sensitive Lands (ESL) Overlay measures building height from the existing natural grade (Zoning Ordinance Section 6.1070.B.1.a). Please provide a roof over topography plan indicating the ridge elevations of the building.

A roof of topography plan has been provided to shown the natural grade in relation to our building height.

27. Please revise the southern portion of site plan so that the parking screen walls will be extended so that the parking spaces that are on the south side of the building will be screened from view along the Lone Mountain Road frontage. Please refer to Zoning Ordinance Section 10.402.

There is a retaining wall along Lone Mountain that will be designed as our parking screen wall too. The design matches the aesthetics of the building architecture. This wall elevation can be see on the cross section plan.

28. At locations where parking spaces are perpendicular to a sidewalk or landscape area, please modify the length of the parking spaces so that they are sixteen (16) feet long with a two-foot vehicle over hang. Convert the remaining site area into sidewalk width and/or landscape area. Please refer to Zoning Ordinance Section 9.106.A.1.b and Section 10.501.F.c.

The parking spaces have been modified to 16 feet with a 2 foot overhang.

#### **Circulation:**

29. Please indicate on the site plan the required dedication of 20 feet of right-of-way along the 71<sup>st</sup> Street site frontage per the Local Area Infrastructure Plan for this area – Desert Foothills Area 1. DSPM Sec. 5-3.109; Scottsdale Revised Code Sec. 47-10.

The 20-foot right-of-way dedication along 71<sup>st</sup> street has been added to the site plan.

30. Construction of the north half of Lone Mountain Road to complete the half street cross section for a Rural/ESL Character minor collector street, Fig. 5-3.11. will be required. This cross section includes curb and gutter along the street frontage and includes an interim ribbon curb with sidewalk ramps at the intersection similar to the improvements on the southeast corner of the intersection (DSPM Sec. 5-3.100; Scottsdale Revised Code Sec. 47-21 and 47-22). Please demonstrate this requirement on the plans.

Curb and gutter along the Lone Mountain street frontage is shown.

#### **Drainage:**

31. Please submit two (2) copies of the revised Drainage Report with the original red-lined copy of the report to me with the rest of the resubmittal material identified in Attachment A.

Noted, 2 copies of the revised report included in the submittal.

32. The Grading and Drainage plan shows a 120 cfs wash realigned which will require submitting a Wash Modification application (Zoning Ordinance Section 6.1070.G.1.I and DSPM 3-1.301).

Noted



33. 100 yr, 2hr stormwater volume storage is proposed, but since the property is in the ESL area, the volume can be reduced to pre vs post development flowrate analysis. Please indicated which option will be utilized (DSPM 4-1.201).

Noted, see revised plans and report.

34. FLO-2D, Pinnacle Peak West, Whisper Rock 100 yr., 24 hr., no walls flow rate ranges from 100 cfs in the NEC to 120 cfs in the SWC of the site. Channel shall be design for flows greater 120 CFS. Please provide exhibits from the county's website verifying this flowrate (DSPM 4-1.500)

Noted, see revised report.

**Archaeology: (see attached comment responses to this section)**

35. Please revise the Class III Cultural Resource Survey (Survey Report Summary Form) for the Case 8-ZN-2018 Lone Mountain Self Storage as follows:
- a. In Section 1a Report Title, please revise the title of the report to include the municipality (Scottsdale) or the acreage (4 acres).
  - b. In Section 4c Agency Project No., please provide the City of Scottsdale case number.
  - c. In Section 4d Agency Project Name, please provide the City of Scottsdale project name.
  - d. In Section 4g Applicable Regulations, the project is on private land and is privately funded; the National Historic Preservation Act and the Arizona Antiquities Act do not apply. Please provide reference to appropriate regulations in the Scottsdale Revised Code and the Scottsdale Historic Register.
  - e. In Section 5 Description of Project or Undertaking, please revise the survey objective to refer to appropriate regulations in the Scottsdale Revised Code. National Register of Historic Places, 36 Code of Federal Regulations 60.4, do not apply to this project.
  - f. In Section 9e Local Geology, please revise the reference to the "National Resources Conservation Service" to the correct name of the agency, Natural Resources Conservation Service.
  - g. In Section 9f Vegetation, vegetation is noted for current conditions, but not historically. Please provide information regarding vegetation at the site that was found historically.
  - h. In Section 12i Local Government Websites, please provide reference regarding whether the Scottsdale Historic Register was reviewed, or a records check was completed.
  - i. In Section 13 Background Research Results, please provide a defined study area buffer.
  - j. In Section 15 Field Survey Personnel, please include the professional qualifications of the individuals that performed the fieldwork.
  - k. In Section 18 Comments, please revise the term "historic property" to cultural resources. There is no federal oversight involved with the project, so the term "historic property" is not appropriate.
  - l. In Section 18 Comments, please provide a recommendation for either a "Certificate of No Effect" or "Certificate of Approval."
  - m. In Section 19 Attachments, please provide information regarding GLO map because the site has GLOs on three sides. In addition, please relocate the maps to an appendix due to the confidential information that is included on the maps.

- n. In Section 21 Discovery Clause, please provide the City of Scottsdale Discovery Clause instead of the standard SHPO discovery clause.

### **Significant Policy Related Issues**

The following policy related issues have been identified in the first review of this application. While these issues may not be critical to scheduling the application for public hearing, they may affect the City Staff's recommendation pertaining to the application and should be addressed with the resubmittal of the revised application material. Please address the following:

#### **Site Design:**

36. Parking screen walls are shown within the proposed 100-foot Scenic Corridor. Walls are not allowed within the Scenic Corridor (Scenic Corridor Design Guidelines). Please relocate these walls.

Parking screen walls have been relocated outside of the 100-foot scenic corridor.

37. Perimeter and site walls will need to be constructed with 6 or 8-inch-wide concrete masonry blocks, 8 inches wide brick, stone, concrete, or a similar solid and durable material to match the building. Stucco and paint the surface of concrete block walls to match the on-site buildings unless they are split-faced, grid or similar decorative types of block. Grade breaks will need to be located at the top of the wall at piers or corners wherever possible. Include varied setbacks, alignments, and/or heights and/or piers or buttresses for walls over 200 feet long. Vary the horizontal and vertical alignment of the wall for visual interest. Please refer to Scottsdale Design Standards & Policies Manual Section 2-1.401.5.

Noted, the site/screen walls will be 8-inch concrete masonry block with a stone veneer to match the building design. The walls are broken at various intervals and have columns at each end.

38. Please increase the width of the pedestrian walkway from the public sidewalk that is on Scottsdale Road to each of the tenant entry areas so that it will be a minimum of 6-foot clear width. Please refer to Scottsdale Sensitive Design Principle 6 and Design Standards & Policies Manual, Section 2-1.808.

The sidewalk has been increased to 6-foot clear width.

#### **Landscape Design:**

39. Please revise the disturbed NAOS areas on the landscape plan to include only plants listed on the City's Indigenous plant list.

The NAOS areas have been revised.

#### **Lighting Design:**

40. Please be advised that in the Environmentally Sensitive Lands Overlay, parking lots, site lighting and building mounted exterior lighting should be reduced to security levels after 10 pm. (DSPM Sec. 2-1.208).

Noted and located in the site plan notes on SP-1



Circulation:

41. Please demonstrate the dedication of a 25-foot radius right-of-way at the intersection of Scottsdale Road and Lone Mountain. DSPM Sec. 5-3.123

The 25-foot radius right-of-way dedication at the intersection has been noted on the site plan.

42. The site driveway on Lone Mountain Road must align with the existing driveway on the south side, which is located approximately 500 feet west of the Scottsdale Road centerline. DSPM 5-3.201. Please relocate this driveway on the site plan.

In order to align these two driveways it would mean shifting our driveway an additional 115' to the west. We feel this is an acceptable separation distance from the two cuts on Lone Mountain. Aligning the drives will also move more commercial traffic closer to the adjacent residential neighbor that we are currently trying to buffer with landscaping and minimal interior driveway length and circulation.

43. The site driveway on Scottsdale Road will be restricted to right-in, right-out only access. An island will need to be constructed in the driveway to discourage left turns into and out of the site (must provide full access for emergency vehicles). DSPM 5-3.201

Noted on the site plan and an island has been designed to direct traffic at this drive cut.

44. A right-turn deceleration lane will need to be provided at both proposed site driveways. DSPM Sec 5-3.206.

The right-turn lane on Scottsdale road will be constructed, however, do to where this cut is located the decel lane will have to take place in the north adjacent property's right-of-way. We are in the process of negotiating this decel lane with the owner to figure out the best course of action to dedicate his right-of-way in order to design the lane.

The right-turn lane on Lone Mountain is not warranted for this proposed development. The speed of Lone Mountain and the daily traffic count do call for a commercial development to design a decel lane into their property. However, our traffic counts do not warrant more than 140 trips a day and do not meet or exceed the 30 right turns an hour into our commercial property. Our AM peak trips only total 11 and our PM peak 15 trips.

45. The site driveway on Lone Mountain Road will need to be designed and constructed in conformance with City of Scottsdale Type CL-2, Standard Detail #2256. DSPM 5-3.200; DSPM Sec. 5-3.205

Noted, the driveway has been designed per the city standard.

46. The site driveway on Scottsdale Road will need to be designed and constructed in general conformance with City of Scottsdale Type CH-1, Standard Detail #2257; this is an interim driveway due to lack of curb and gutter. DSPM 5-3.200; DSPM Sec. 5-3.205

Noted, the driveway has been designed per the city standard.

47. Please construct an unpaved multi-use trail along both the Lone Mountain Road and Scottsdale Road site frontages. The trails must be contained within a minimum 25-foot wide non-motorized public access easement or dedication of the scenic corridors to allow public

access. DSPM Sec. 8-3.200, Trail Classifications, 8-3.202; 2004 Trails Master Plan, Trail Network

The 8 foot multi-use trail is shown along both Lone Mountain and Scottsdale Road. There is a 25-foot wide easement around the entire trail that will be dedicated.

48. Please provide a sidewalk connection from the site building to Lone Mountain Road. 2009 DSPM 2-1.808

A 6-foot sidewalk connection is shown from the building to Lone Mountain.

49. Dedication of 75 feet of fee title right-of-way on Scottsdale Road will be required along the site's frontage.

Noted, the 75-feet of right-of-way on Scottsdale Road will be dedicated.

### **Technical Corrections**

The following technical ordinance or policy related corrections have been identified in the first review of the project. While these items are not as critical to scheduling the case for public hearing, they will likely affect a decision on the final plans submittal (construction and improvement documents) and should be addressed as soon as possible. Correcting these items before the hearing may also help clarify questions regarding these plans. Please address the following:

#### **Water and Waste Water:**

50. Both water and sewer Basis of Design (BOD) Reports have been accepted as preliminary reports. Final water and sewer BOD reports shall be submitted per DSPM Sections 6-1.202 and 7-1.202. with the Development Review application.

Noted

51. Please include all water modeling scenarios in the Final BOD Report per DSPM Section 6-1.202.

Noted and will be included.

52. Sewer service connection/tapping into 18-inch sewer line at Scottsdale Rd would require a new manhole per DSPM Section 7-1.409.

Noted

53. Please address the following technical comments:

- Verify and confirm in the Final BOD Report if the fire protection would require a booster pump to achieve 30 psi at top floor.
- Add Pipe # (Link ID) in water model node diagram in the Final BOD Report.
- Add pipe losses in Network Table of the water model in the Final BOD Report.
- It appears that two flow hydrants (F1 & F2) have been used in the fire hydrant flow test to generate the model pump curve. This is a unique situation and shall be explained in the Final BOD Report.
- Incorrect water model setup. As two flow hydrants (F1 & F2) have been used for the total flow to generate the model pump curve, the model pump shall be located at



residual fire hydrant location and actual pipe lengths and diameters shall be used in the model. See additional redlines in the BOD report for the water main lengths. Update water model in the Final BOD Report.

- Confirm in the Final BOD Report if 1.04% of slope in the 6" sewer service line is achievable at the site.

All points will be addressed in the Final Water and Sewer BOD reports.

**Site:**

54. Parking areas include the adjacent driveway access in determining the parking lot landscape requirement. The parking plan sheet indicates 32,436 square feet of parking area, but the but the parking landscape calculation is based on 8,370 square feet. Please revise these calculations for the parking lot landscape area requirement and indicate the square footage of each parking landscape area (Zoning Ordinance Section 10.501.H.2).

The required parking lot landscape calculation was revised to include the parking spaces and the adjacent driveway area. See the revised calculation on the site plan.

55. All required dedications and road/pedestrian improvements are to be illustrated and noted on site plan (DSPM 5-3.107).

All dedications and improvements are noted on the site plan and in the site plan data.

56. Improvements to 71<sup>st</sup> Street along project frontage shall include seal coating of pavement per MAG, entire pavement width. Note improvements on site plan (DSPM 5-3.107).

71<sup>st</sup> Street is an unpaved road, we will not be seal coating an unpaved road. We are not accessing or using 71<sup>st</sup> street for any of our improvements or construction of our site. We will dedicate the 20 feet of right-of-way only.

57. The narrative states on page 12 that the Foothills Overlay would not be applicable to the rezoned C-1 property. This is an incorrect statement. Please revise the narrative.

The narrative has been revised.

**Building Elevations:**

58. Please show the locations of the exterior light fixtures on the building elevation sheet and indicate the height from grade of these fixtures.

The exterior light fixtures have been added to the site plan and the building elevation sheets along with their mounting height.

**Other:**

59. Please show the location of the existing traffic signal pole and power pole on the northwest corner of the intersection on the site plan.

The traffic and power pole locations have been added to the site and civil plan. There is a note on the site plan that Scottsdale and Lone Mountain is a signalized intersection.

60. Please identify whether the trail shown along the Scottsdale Road frontage is existing or proposed.

The trail along Scottsdale road is the proposed multi-use trail.

61. Please be advised that under SRC 48-3 + 4: Platting will be required for new parcel creation, note on site plan accordingly. Easements will be required for any public infrastructure running through private parcels. No permits may be issued until platting has been approved and recorded by the city.

**Noted.**

Please resubmit the revised application requirements and additional/supplemental information identified in Attachment A, Resubmittal Checklist, and a written summary response addressing the comments/corrections identified above as soon as possible for further review. The City will then review the revisions to determine if the application is to be scheduled for a hearing date, or if additional modifications, corrections, or additional/supplemental information is necessary.

**PLEASE CALL 480-312-7767 TO SCHEDULE A RESUBMITTAL MEETING WITH STAFF PRIOR TO YOUR PLANNED RESUBMITTAL DATE. DO NOT DROP OFF ANY RESUBMITTAL MATERIAL WITHOUT A SCHEDULED MEETING. THIS WILL HELP MAKE SURE STAFF IS AVAILABLE TO REVIEW YOUR RESUBMITTAL AND PREVENT ANY UNNECESSARY DELAYS. RESUBMITTAL MATERIAL THAT IS DROPPED OFF MAY NOT BE ACCEPTED AND RETURNED TO THE APPLICANT.**

In an effort to get this Major General and Zoning District Map Amendment request to a Planning Commission hearing, please submit the revised material identified in Attachment A no later than July 30, 2018.

The Planning & Development Services Division has had this application in review for 23 Staff Review Days since the application was determined to have the minimal information to be reviewed.

These **1<sup>st</sup> Review Comments** are valid for a period of 180 days from the date on this letter. The Zoning Administrator may consider an application withdrawn if a revised submittal has not been received within 180 days of the date of this letter (Section 1.305. of the Zoning Ordinance).

If you have any questions, or need further assistance please contact Adam Yaron regrading 2-GP-2018 at 480-312-2761 / [ayaron@scottsdaleaz.gov](mailto:ayaron@scottsdaleaz.gov) or Doris McClay regarding 8-ZN-2018 at 480-312-4214 / [dmcclay@scottsdaleaz.gov](mailto:dmcclay@scottsdaleaz.gov) .

Sincerely,

Adam Yaron  
Project Coordination Liaison, Long Range Planning

Doris McClay  
Senior Planner, Current Planning

cc: 2-GP-2018 and 8-ZN-2018 case file



**ATTACHMENT A  
Resubmittal Checklist**

Case Number: 2-GP-2018 and 8-ZN-2018

Please provide the following documents, in the quantities indicated, with the resubmittal (all plans larger than 8 ½ x11 shall be folded):

- One copy: COVER LETTER – Respond to all the issues identified in the first review comment letter.
- One copy: Revised CD of submittal (CD/DVD, PDF format)
- One copy: Revised Narrative for Project
- Two copies: Citizen Involvement Report

Site Plan:

7	24" x 36"	1	11" x 17"	1	8 ½" x 11"
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NAOS Plan:

2	24" x 36"	1	11" x 17"	1	8 ½" x 11"
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Landscape Plan:

Color	24" x 36"	11" x 17"	8 ½" x 11"
B/W	1	1	1

Roof over Topography Plan:

2	24" x 36"	1	11" x 17"	1	8 ½" x 11"
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Other Supplemental Materials:

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One copy of Market Study (2-GP-2018), 2 copies of the revised the Class III Cultural Resource Survey

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Technical Reports:

- 2 copies of Revised Drainage Report:
- \_\_\_ copies of Revised Storm Water Waiver:
- \_\_\_ copies of Revised Water Design Report:
- \_\_\_ copies of Revised Waste Water Design Report:

Resubmit the revised Drainage Reports, Water and Waste Water Report and/or Storm Water Waiver application to your Project Coordinator with any prior City mark-up documents.



## RESPONSES (in red)

July 12, 2018

Dennis M. Newcombe (Beus Gilbert PLLC)  
Paul E. Gilbert (Beus Gilbert PLLC)  
701 N. 44th Street  
Phoenix, AZ 85008

RE: 2-GP-2018 and 8-ZN-2018  
Lone Mountain Self Storage

Dear Mr. Newcombe:

The Planning & Development Services Division has completed the review of the above referenced development application submitted on 5/18/18 (2-GP-2018) and 6/11/18 (8-ZN-2018). The following **1<sup>st</sup> Review Comments** represent the review performed by our team, and is intended to provide you with guidance for compliance with General Plan and Character Area Plan policies, with city revised codes, policies, and guidelines related to this application. Addressing these items is critical to scheduling the application for public hearing, and may affect the City Staff's recommendation. Accordingly, please address the following

### 2001 General Plan:

1. The application states that the "location is ideal for a use that supports and meets the needs of the surrounding community, further enhancing and diversifying a needed resource and service to the surrounding area and contributes to supporting a higher quality of life." Recently, there have been several cases that have requested major General Plan amendments from Commercial to predominately Suburban Neighborhoods land use designations (Cases 4-GP-2013, 2-GP-2014, 3-GP-2014, 4-GP-2014, and 5-GP-2016). Several of these cases have made the assertion – independent market analysis – that there is an overabundance of Commercial-designated land within the northern portion of the city (North of Deer Valley Road). Consequently, it is requested that a market analysis be performed to determine if there is a need for the proposed amendment to Commercial; this market analysis should speak to commercial vacancies and storage facilities (locations and vacancy rates) within a 1, 3, and 5 mile range of the subject site.

We are working on this information and will supplement our application requests when it is completed.

**8-ZN-2018**  
**8/6/2018**



2. Please respond to Goal 7, bullets 1, 2, 3 and 5, of the Land Use Element and Goal 5, bullets 2, 3, and 4 of the Economic Vitality Element which focuses on the importance of sensitively integrating land uses into the surrounding physical and natural environments while ensuring neighborhoods are adequately protected from adverse impacts of non-residential development through design sensitivity, buffering and traffic management. (Please identify each Goal & Approach citation in its entirety. Please number goals and approaches (bullets) so they are more easily identifiable – this applies to all comments found below.)

Added and addressed.

3. Please respond to Goal 4, bullet 5 of the Character and Design Element, and Goal 1, bullets 5, 9, 10, 11, 14, 15, 17, 18, 19, 20, 23, and 24 of the Environmental Planning Element specific to this site falling within the Natural Streetscape Type, illustrating compatibility with the natural desert in terms of plantings etc. Additionally, please respond to bullets 9 and 11 of the Character and Design Element which address the designation of a Scenic Corridor to North Scottsdale Road and Buffered Setback to East Lone Mountain Road; by showing such dedication and width of dedication in the site plan.
  - a. Case 1-GP-2004, identified Scenic Roadway Designations as part of the 2001 General Plan. Scottsdale Road is a designated Scenic Corridor and Lone Mountain is a Buffered Roadway. Please state in the application how you will provide these open spaces, and the width that will be provided. Consider the provisions of both the Scenic Corridor and Buffered Roadway in the response. With a resubmittal, please identify both roadways as they are designated. For reference, see the following link:

<https://eservices.scottsdaleaz.gov/eServices/cases/casesheet.aspx?caseid=26962>

Please note, Goal 1 and the number of “bullet points” referenced are incorrect. However, we reviewed this element and we added/addressed accordingly.

4. Please respond to Goal 11, Bullets 3, 7, 9, and 10 of the Community Mobility Element in the provision expanding opportunities for neighborhood mobility. Please respond to how this application will continue and connect to both the Scottsdale and Lone Mountain Roads’ unpaved trails as designated by the city’s Transportation Master Plan.

Addressed.

5. Scottsdale Road Streetscape Design Guidelines Segment 6 is designated as the Desert Foothills Scenic Drive and includes Happy Valley Road to the North City Boundary. With a resubmittal, please provide both narrative and graphic representation as to how the proposal will comply with the guidelines, in this location. For reference, please see the following link:

<http://www.scottsdaleaz.gov/Assets/ScottsdaleAZ/Construction/scottsdale-road-streetscape/SRDesign.pdf>

Addressed.

6. With the next submittal, please specifically state all criteria that trigger a major amendment for this application.

We are confused as to the need for adding said information to the narrative, which is for a major general plan amendment.

7. Upon resubmittal please respond to the following General Plan Guiding Principles: *Enhance Neighborhoods, Preserve Meaningful Open Space, and Value Scottsdale's Unique Lifestyle & Character.*

Addressed previously, and with the redesign.

8. Please expand the response to Goal 1 of the Character and Design Element to include the Environmentally Sensitive Lands and Native Desert Character Types. The response should identify how a Commercial land use designation will equally or better implement the objectives of the areas typology than a Rural Neighborhood land use designation.
  - a. The response provided to Goal 1 of the Character and Design Element remarks that "... the proposed use would be similar to the surrounding adjacent healthcare and commercial/retail uses located at the nearby intersection which are also surrounded by a variety of residential uses". This is misleading due to the following:
    - (1) The residential healthcare facility located south of the subject site (7171 E LONE MOUNTAIN RD) did not have to process a General Plan amendment in order realize their entitlements; the property is designated Rural Neighborhoods in the 2001 General Plan. The applicant for that site processed a text amendment to allow for residential healthcare facilities by conditional use permit in the R1-70 Single Family Residential District.
    - (2) Unlike the current application, the commercial center located at the southeast corner of East Lone Mountain Road and North Scottsdale Road (31313 N SCOTTSDALE RD) is located within the Resort Village Character Type with entitlements of the Planned Community Center District approved in 1984 (36-Z-84) and prior to the adoption of the 2001 General Plan.

Addressed previously, and with the redesign. The current land uses in the area (i.e., built environment), zoning districts, their current uses (i.e., residential healthcare), streets, and character of the corners are germane with the proposed general plan amendment and rezoning. These points are applicable in evaluate a proposed use, zoning, and proposed development.

9. Please respond to Goal 6 of the Character and Design Element which recognizes the value and visual significance that landscaping has upon the character of the community and identify how a Commercial land use designation will equally or better implement these objectives than a Rural Neighborhood land use designation.

Added and addressed previously. In addition to promoting more landscaping.



10. Please respond to Goal 7 of the Character and Design Element which encourages sensitive outdoor lighting that reflects the needs and character of different parts of the city. Please include in the response details on the height, size and location of any site and exterior building lighting proposed. Please note that the subject site falls within the E2-Estate/Rural lighting zone. Lighting designs should be designed to minimize glare and light trespass, to implement energy conservation, and to maintain dark skies. Considerations to pre-curfew and post-curfew lighting designs with automatic control systems to eliminate excessive light during inactive hours of site and building operation should be utilized. Additional information on the City's adopted exterior and site lighting design guidelines can be located at:

<https://www.scottsdaleaz.gov/planning-development/long-range-planning/lighting>

Addressed the redesign submittal.

11. Page 9 of the applicant's major General Plan amendment narrative incorrectly cites Goal 3 of the Land Use Element. Please note Goal 3 of the Land Use Element is "Encourage the transition of land uses from more intense regional and citywide activity areas to less intense activity areas within local neighborhoods."

Additionally, please respond to Bullet 1 under Goal 3 and state how the proposal intends to ensure that transition to adjacent neighborhoods either through appropriate land uses, development patterns, character elements and/or access to various mobility networks.

Corrected, and addressed accordingly.

12. Please respond to Goal 4, bullet 5, of the Land Use Element which seeks to maintain a balance of land uses that support a high quality of life, a diverse mixture of housing and leisure opportunities and the economic base needed to secure resources to support the community. Please include objectives of the Desert Foothills Character Area Plan in the response and state how a Commercial land use designation will equally or better implement these objectives than a Rural Neighborhood land use designation.

Addressed previously.

13. Please remark upon how the proposal appropriately responds to the definition of the Commercial land use designation found on page 72 of the 2001 General Plan.

Unclear as to the intent or need to remark on this definition. The location and the discussions in the narrative regarding the existing built environment as well as being at a major corner support a commercial type use at the level/intensity being proposed.

14. Please expand the response provided to Goal 3 of the Economic Vitality Element which seeks to attract new high value/low impact businesses that contribute to Scottsdale's sales and property tax base. Please remark upon the operations of the proposed facility with regard to onsite residency, the purpose of such residency (if any), and the number of employees this location will provide.

The economic vitality is the construction sales-tax and ancillary taxes collected for storage. This is not meant to be a retail corner; the use is proposed to be low-impact and support the community in their storage needs.

15. Please respond to Goal 4, bullet 1, of the Economic Vitality Element which encourages the growth of economic activities and employment opportunities that are compatible with the Scottsdale lifestyle and in harmony with the population and supporting built and natural environment. The response should identify how a Commercial land use designation will better implement the objectives than a Rural Neighborhood land use designation.

Addressed.

16. As a response to Goal 1 of the Community Involvement Element, with a resubmittal, please provide an updated Citizen Involvement Report that describes the key issues that have been identified through the public involvement process.

Updated.

17. Please respond to Goal 4, bullet 1, of the Neighborhood Element which seeks to preserve and enhance the unique sense of a neighborhood found in diverse areas of Scottsdale through neighborhood conservation. Again, please recognize in the response that the subject property is part of the Desert Foothills Character Area Plan and how this proposal will equally or better implement the objectives for the neighborhood as a designated Commercial land use rather than a Rural Neighborhood land use.

Addressed previously.

18. Please respond to Goal 10, Bullets 1, 3, 4, 5, and 6 of the Environmental Planning Element which encourages green building techniques in the design and construction of buildings in a desert climate, and please respond to the Scottsdale Sensitive Design Principles as they relate to the proposal. For reference, please see the following link:

<https://www.scottsdaleaz.gov/design/design-guidelines#principles>

Addressed previously, and in the redesign of the building being 2-stories underground which will help with cooling costs.

#### **Desert Foothills Character Area Plan:**

The subject property is within the boundary of, and along the northeastern edge of the Desert Foothills Character Area Plan (DFCAP). This plan can be located at:

<http://www.scottsdaleaz.gov/Assets/Public+Website/design/DesertFoothillsCAP.pdf>

Furthermore, the DFCAP includes a related Implementation Plan, divided into three sections: Implementation Techniques, Design Guidelines, and Action Plan. This document can be located at: <http://www.scottsdaleaz.gov/Assets/Public+Website/design/DesertFoothillsCAPImp.pdf>

19. The following DFCAP related issues have been identified in the first review of this application. Please provide a revised narrative that addresses the comments related to the DFCAP Plan with the next submittal, as requested below:
  - a. The DFCAP was developed considering the context of the plan's location in Scottsdale (particularly its proximity to the McDowell Sonoran Preserve), and the vision to maintain the Rural Desert Character of this area. Please describe, in greater detail, how the land use and density proposed is consistent with Rural Desert Character expected by the DFCAP. Consider the requested General Plan Land Use



Category and zoning district category as compared to those that surround the subject property.

- a. Please respond to how your proposal will address the three primary goals of the Desert Foothills Character Area (pages 12-21):
  - i. Use desert-sensitive building techniques that retain and blend with the natural desert character of the area (pages 13-17).
  - ii. Promote connected areas of desert open space and trails through visual and functional linkages within and between local neighborhoods and a regional open space network (pages 18-20).
  - iii. Identify and celebrate the Rural Desert character experienced in the Desert Foothills study area (page 21).

Addressed previously and with the redesign submittal package.

20. The following DFCAP Implementation Plan related issues have been identified in the first review of this application. Please provide a revised narrative that addresses the comments related to the DFCAP Implementation Plan with the next submittal, as requested below:

- a. The DFCAP Implementation Plan outlines how to achieve the vision, goals and strategies as defined in the DFCAP. The second section of the DFCAP Implementation Plan, Design Guidelines, notes existing prominent land uses found within the DFCAP, including single-family development, equestrian facilities, places of worship, and public infrastructure – and describes how these existing land uses can promote the Rural Desert Character (Pages 10-26). The Design Guidelines do not regulate land uses within the DFCAP, rather the guidelines provide clarity on how these existing land uses can meet the Rural Desert Character of the area – through location criteria, design, and land use relationships (Page 10) Recognizing that Commercial development is not a prominent land use in the DFCAP area, please address on how the proposed uses will realize the Rural Desert Character expected by the DFCAP. Please consider the following design considerations:
  - i. Building heights generally should not exceed 24 feet in height. Up to 20% of a building's floor may exceed one story, provided that such volumes are stepped back from the perimeter of the building.
  - ii. Buildings should have multiple massing segments which allow the building to follow the form of the land.
  - iii. Colors and textures should blend into the adjacent natural desert setting so that the setting retains visual dominance across the area.
  - iv. Indigenous and rustic types of building materials are preferred to maintain a rural character
  - v. Depth and shadowing on building facades are encouraged. Recessed windows, three-dimensional wall faces, and column features are ways to achieve this. This helps to blend buildings into the organic character of the desert setting, which has multiple forms and shadows.

- vi. Parking areas should not be visible from adjacent streets or properties. Pavement should be kept to an absolute minimum and shielded from streets using indigenous vegetation and earth berming techniques.
- vii. Buildings, walls, and fences should be constructed of materials that blend with the natural surroundings or complement the historic precedent set by existing historic buildings in the area. Historic materials would include native stone, wood, and stucco. Contemporary materials may include, but are not limited to, split faced concrete block, sandblasted concrete, corten steel, galvanized aluminum, copper, or exposed aggregate concrete.
- viii. Service, utility, trash and/or storage areas should be screened from visitor areas, park roads, trails or other public use areas. Trash enclosures should be oriented towards the rear or low visibility area of any structure or public use area

Addressed with the redesign submittal package.

**Zoning:**

21. Natural Area Open Space (NAOS) is shown in the existing General Land Office Patent (GLO) easement. The purpose of this GLO easement is for vehicular access which does not meet the purpose of the NAOS (Zoning Ordinance Section 6.1060). Please remove any NAOS located within the GLO easement and revise the NAOS calculations or submit an abandonment application for a portion of the GLO easement that is not within the right-of-way required (see #34).

If the GLO easement has been officially recorded we will submit an abandonment application for the entire easement that is not within the right-of-way.

22. The minimum width of NAOS is 30 feet (Zoning Ordinance Section 6.1060.F.1b). The NAOS width on the north side of the property is 25'11". Please revise the NAOS plan to conform with this width requirement.

The NAOS area has been revised to meet the 30 foot requirement.

23. The maximum amount of Disturbed NAOS is 30% of the required NAOS (Zoning Ordinance Section 6.1060.D.2). The Grading and Drainage plan indicates significant areas of disturbance in the proposed NAOS areas. On the NAOS plan indicate the disturbed NAOS areas, include the square footage of these areas and the percentage of the total NAOS. Please revise the landscape plan to show the disturbed and undisturbed NAOS areas.

The disturbed NAOS land shown on the plan falls within the 30% max allowed. The NAOS and Landscape plans show the area and percentage.

24. The west side of property adjacent to right-of-way has a front yard setback requirement of 60 feet which is the R1-70 front yard setback (Zoning Ordinance Section 5.1304.D.1a). Please indicate this required setback on the site plan.

The R1-70 front yard 60 feet setback is shown on the site plan along Lone Mountain.

25. This property is located within the Foothills Overlay. Please provide the amount of area enclosed by buildings and walls. Based on the size of this property, the maximum area is 55% of the net lot area (Zoning Ordinance Section 6.1004.B.3).



The enclosed building area is shown on the site plan in the site data not exceeding the 55% allowed.

26. The maximum height in the Foothills Overlay is 24 feet (Zoning Ordinance Section 6.1004.A.1). The Cross Section plan indicates the building elevation at 30 feet. The Environmentally Sensitive Lands (ESL) Overlay measures building height from the existing natural grade (Zoning Ordinance Section 6.1070.B.1.a). Please provide a roof over topography plan indicating the ridge elevations of the building.

A roof of topography plan has been provided to shown the natural grade in relation to our building height.

27. Please revise the southern portion of site plan so that the parking screen walls will be extended so that the parking spaces that are on the south side of the building will be screened from view along the Lone Mountain Road frontage. Please refer to Zoning Ordinance Section 10.402.

There is a retaining wall along Lone Mountain that will be designed as our parking screen wall too. The design matches the aesthetics of the building architecture. This wall elevation can be see on the cross section plan.

28. At locations where parking spaces are perpendicular to a sidewalk or landscape area, please modify the length of the parking spaces so that they are sixteen (16) feet long with a two-foot vehicle over hang. Convert the remaining site area into sidewalk width and/or landscape area. Please refer to Zoning Ordinance Section 9.106.A.1.b and Section 10.501.F.c.

The parking spaces have been modified to 16 feet with a 2 foot overhang.

#### **Circulation:**

29. Please indicate on the site plan the required dedication of 20 feet of right-of-way along the 71<sup>st</sup> Street site frontage per the Local Area Infrastructure Plan for this area – Desert Foothills Area 1. DSPM Sec. 5-3.109; Scottsdale Revised Code Sec. 47-10.

The 20-foot right-of-way dedication along 71<sup>st</sup> street has been added to the site plan.

30. Construction of the north half of Lone Mountain Road to complete the half street cross section for a Rural/ESL Character minor collector street, Fig. 5-3.11. will be required. This cross section includes curb and gutter along the street frontage and includes an interim ribbon curb with sidewalk ramps at the intersection similar to the improvements on the southeast corner of the intersection (DSPM Sec. 5-3.100; Scottsdale Revised Code Sec. 47-21 and 47-22). Please demonstrate this requirement on the plans.

Curb and gutter along the Lone Mountain street frontage is shown.

#### **Drainage:**

31. Please submit two (2) copies of the revised Drainage Report with the original red-lined copy of the report to me with the rest of the resubmittal material identified in Attachment A.

Noted, 2 copies of the revised report included in the submittal.

32. The Grading and Drainage plan shows a 120 cfs wash realigned which will require submitting a Wash Modification application (Zoning Ordinance Section 6.1070.G.1.I and DSPM 3-1.301).

Noted

33. 100 yr, 2hr stormwater volume storage is proposed, but since the property is in the ESL area, the volume can be reduced to pre vs post development flowrate analysis. Please indicated which option will be utilized (DSPM 4-1.201).

Noted, see revised plans and report.

34. FLO-2D, Pinnacle Peak West, Whisper Rock 100 yr., 24 hr., no walls flow rate ranges from 100 cfs in the NEC to 120 cfs in the SWC of the site. Channel shall be design for flows greater 120 CFS. Please provide exhibits from the county's website verifying this flowrate (DSPM 4-1.500)

Noted, see revised report.

**Archaeology: (see attached comment responses to this section)**

35. Please revise the Class III Cultural Resource Survey (Survey Report Summary Form) for the Case 8-ZN-2018 Lone Mountain Self Storage as follows:

- a. In Section 1a Report Title, please revise the title of the report to include the municipality (Scottsdale) or the acreage (4 acres).
- b. In Section 4c Agency Project No., please provide the City of Scottsdale case number.
- c. In Section 4d Agency Project Name, please provide the City of Scottsdale project name.
- d. In Section 4g Applicable Regulations, the project is on private land and is privately funded; the National Historic Preservation Act and the Arizona Antiquities Act do not apply. Please provide reference to appropriate regulations in the Scottsdale Revised Code and the Scottsdale Historic Register.
- e. In Section 5 Description of Project or Undertaking, please revise the survey objective to refer to appropriate regulations in the Scottsdale Revised Code. National Register of Historic Places, 36 Code of Federal Regulations 60.4, do not apply to this project.
- f. In Section 9e Local Geology, please revise the reference to the "National Resources Conservation Service" to the correct name of the agency, Natural Resources Conservation Service.
- g. In Section 9f Vegetation, vegetation is noted for current conditions, but not historically. Please provide information regarding vegetation at the site that was found historically.
- h. In Section 12i Local Government Websites, please provide reference regarding whether the Scottsdale Historic Register was reviewed, or a records check was completed.
- i. In Section 13 Background Research Results, please provide a defined study area buffer.
- j. In Section 15 Field Survey Personnel, please include the professional qualifications of the individuals that performed the fieldwork.
- k. In Section 18 Comments, please revise the term "historic property" to cultural resources. There is no federal oversight involved with the project, so the term "historic property" is not appropriate.
- l. In Section 18 Comments, please provide a recommendation for either a "Certificate of No Effect" or "Certificate of Approval."
- m. In Section 19 Attachments, please provide information regarding GLO map because the site has GLOs on three sides. In addition, please relocate the maps to an appendix due to the confidential information that is included on the maps.



- n. In Section 21 Discovery Clause, please provide the City of Scottsdale Discovery Clause instead of the standard SHPO discovery clause.

### **Significant Policy Related Issues**

The following policy related issues have been identified in the first review of this application. While these issues may not be critical to scheduling the application for public hearing, they may affect the City Staff's recommendation pertaining to the application and should be addressed with the resubmittal of the revised application material. Please address the following:

#### **Site Design:**

36. Parking screen walls are shown within the proposed 100-foot Scenic Corridor. Walls are not allowed within the Scenic Corridor (Scenic Corridor Design Guidelines). Please relocate these walls.

Parking screen walls have been relocated outside of the 100-foot scenic corridor.

37. Perimeter and site walls will need to be constructed with 6 or 8-inch-wide concrete masonry blocks, 8 inches wide brick, stone, concrete, or a similar solid and durable material to match the building. Stucco and paint the surface of concrete block walls to match the on-site buildings unless they are split-faced, grid or similar decorative types of block. Grade breaks will need to be located at the top of the wall at piers or corners wherever possible. Include varied setbacks, alignments, and/or heights and/or piers or buttresses for walls over 200 feet long. Vary the horizontal and vertical alignment of the wall for visual interest. Please refer to Scottsdale Design Standards & Policies Manual Section 2-1.401.5.

Noted, the site/screen walls will be 8-inch concrete masonry block with a stone veneer to match the building design. The walls are broken at various intervals and have columns at each end.

38. Please increase the width of the pedestrian walkway from the public sidewalk that is on Scottsdale Road to each of the tenant entry areas so that it will be a minimum of 6-foot clear width. Please refer to Scottsdale Sensitive Design Principle 6 and Design Standards & Policies Manual, Section 2-1.808.

The sidewalk has been increased to 6-foot clear width.

#### **Landscape Design:**

39. Please revise the disturbed NAOS areas on the landscape plan to include only plants listed on the City's Indigenous plant list.

The NAOS areas have been revised.

#### **Lighting Design:**

40. Please be advised that in the Environmentally Sensitive Lands Overlay, parking lots, site lighting and building mounted exterior lighting should be reduced to security levels after 10 pm. (DSPM Sec. 2-1.208).

Noted and located in the site plan notes on SP-1

Circulation:

41. Please demonstrate the dedication of a 25-foot radius right-of-way at the intersection of Scottsdale Road and Lone Mountain. DSPM Sec. 5-3.123

The 25-foot radius right-of-way dedication at the intersection has been noted on the site plan.

42. The site driveway on Lone Mountain Road must align with the existing driveway on the south side, which is located approximately 500 feet west of the Scottsdale Road centerline. DSPM 5-3.201. Please relocate this driveway on the site plan.

In order to align these two driveways it would mean shifting our driveway an additional 115' to the west. We feel this is an acceptable separation distance from the two cuts on Lone Mountain. Aligning the drives will also move more commercial traffic closer to the adjacent residential neighbor that we are currently trying to buffer with landscaping and minimal interior driveway length and circulation.

43. The site driveway on Scottsdale Road will be restricted to right-in, right-out only access. An island will need to be constructed in the driveway to discourage left turns into and out of the site (must provide full access for emergency vehicles). DSPM 5-3.201

Noted on the site plan and an island has been designed to direct traffic at this drive cut.

44. A right-turn deceleration lane will need to be provided at both proposed site driveways. DSPM Sec 5-3.206.

The right-turn lane on Scottsdale road will be constructed, however, do to where this cut is located the decel lane will have to take place in the north adjacent property's right-of-way. We are in the process of negotiating this decel lane with the owner to figure out the best course of action to dedicate his right-of-way in order to design the lane.

The right-turn lane on Lone Mountain is not warranted for this proposed development. The speed of Lone Mountain and the daily traffic count do call for a commercial development to design a decel lane into their property. However, our traffic counts do not warrant more than 140 trips a day and do not meet or exceed the 30 right turns an hour into our commercial property. Our AM peak trips only total 11 and our PM peak 15 trips.

45. The site driveway on Lone Mountain Road will need to be designed and constructed in conformance with City of Scottsdale Type CL-2, Standard Detail #2256. DSPM 5-3.200; DSPM Sec. 5-3.205

Noted, the driveway has been designed per the city standard.

46. The site driveway on Scottsdale Road will need to be designed and constructed in general conformance with City of Scottsdale Type CH-1, Standard Detail #2257; this is an interim driveway due to lack of curb and gutter. DSPM 5-3.200; DSPM Sec. 5-3.205

Noted, the driveway has been designed per the city standard.

47. Please construct an unpaved multi-use trail along both the Lone Mountain Road and Scottsdale Road site frontages. The trails must be contained within a minimum 25-foot wide non-motorized public access easement or dedication of the scenic corridors to allow public



access. DSPM Sec. 8-3.200, Trail Classifications, 8-3.202; 2004 Trails Master Plan, Trail Network

The 8 foot multi-use trail is shown along both Lone Mountain and Scottsdale Road. There is a 25-foot wide easement around the entire trail that will be dedicated.

48. Please provide a sidewalk connection from the site building to Lone Mountain Road. 2009 DSPM 2-1.808

A 6-foot sidewalk connection is shown from the building to Lone Mountain.

49. Dedication of 75 feet of fee title right-of-way on Scottsdale Road will be required along the site's frontage.

Noted, the 75-feet of right-of-way on Scottsdale Road will be dedicated.

### Technical Corrections

The following technical ordinance or policy related corrections have been identified in the first review of the project. While these items are not as critical to scheduling the case for public hearing, they will likely affect a decision on the final plans submittal (construction and improvement documents) and should be addressed as soon as possible. Correcting these items before the hearing may also help clarify questions regarding these plans. Please address the following:

#### Water and Waste Water:

50. Both water and sewer Basis of Design (BOD) Reports have been accepted as preliminary reports. Final water and sewer BOD reports shall be submitted per DSPM Sections 6-1.202 and 7-1.202. with the Development Review application.

Noted

51. Please include all water modeling scenarios in the Final BOD Report per DSPM Section 6-1.202.

Noted and will be included.

52. Sewer service connection/tapping into 18-inch sewer line at Scottsdale Rd would require a new manhole per DSPM Section 7-1.409.

Noted

53. Please address the following technical comments:

- Verify and confirm in the Final BOD Report if the fire protection would require a booster pump to achieve 30 psi at top floor.
- Add Pipe # (Link ID) in water model node diagram in the Final BOD Report.
- Add pipe losses in Network Table of the water model in the Final BOD Report.
- It appears that two flow hydrants (F1 & F2) have been used in the fire hydrant flow test to generate the model pump curve. This is a unique situation and shall be explained in the Final BOD Report.
- Incorrect water model setup. As two flow hydrants (F1 & F2) have been used for the total flow to generate the model pump curve, the model pump shall be located at

residual fire hydrant location and actual pipe lengths and diameters shall be used in the model. See additional redlines in the BOD report for the water main lengths. Update water model in the Final BOD Report.

- Confirm in the Final BOD Report if 1.04% of slope in the 6" sewer service line is achievable at the site.

All points will be addressed in the Final Water and Sewer BOD reports.

#### **Site:**

54. Parking areas include the adjacent driveway access in determining the parking lot landscape requirement. The parking plan sheet indicates 32,436 square feet of parking area, but the but the parking landscape calculation is based on 8,370 square feet. Please revise these calculations for the parking lot landscape area requirement and indicate the square footage of each parking landscape area (Zoning Ordinance Section 10.501.H.2).

The required parking lot landscape calculation was revised to include the parking spaces and the adjacent driveway area. See the revised calculation on the site plan.

55. All required dedications and road/pedestrian improvements are to be illustrated and noted on site plan (DSPM 5-3.107).

All dedications and improvements are noted on the site plan and in the site plan data.

56. Improvements to 71<sup>st</sup> Street along project frontage shall include seal coating of pavement per MAG, entire pavement width. Note improvements on site plan (DSPM 5-3.107).

71<sup>st</sup> Street is an unpaved road, we will not be seal coating an unpaved road. We are not accessing or using 71<sup>st</sup> street for any of our improvements or construction of our site. We will dedicate the 20 feet of right-of-way only.

57. The narrative states on page 12 that the Foothills Overlay would not be applicable to the rezoned C-1 property. This is an incorrect statement. Please revise the narrative.

The narrative has been revised.

#### **Building Elevations:**

58. Please show the locations of the exterior light fixtures on the building elevation sheet and indicate the height from grade of these fixtures.

The exterior light fixtures have been added to the site plan and the building elevation sheets along with their mounting height.

#### **Other:**

59. Please show the location of the existing traffic signal pole and power pole on the northwest corner of the intersection on the site plan.

The traffic and power pole locations have been added to the site and civil plan. There is a note on the site plan that Scottsdale and Lone Mountain is a signalized intersection.

60. Please identify whether the trail shown along the Scottsdale Road frontage is existing or proposed.

The trail along Scottsdale road is the proposed multi-use trail.



61. Please be advised that under SRC 48-3 + 4: Platting will be required for new parcel creation, note on site plan accordingly. Easements will be required for any public infrastructure running through private parcels. No permits may be issued until platting has been approved and recorded by the city.

**Noted.**

Please resubmit the revised application requirements and additional/supplemental information identified in Attachment A, Resubmittal Checklist, and a written summary response addressing the comments/corrections identified above as soon as possible for further review. The City will then review the revisions to determine if the application is to be scheduled for a hearing date, or if additional modifications, corrections, or additional/supplemental information is necessary.

**PLEASE CALL 480-312-7767 TO SCHEDULE A RESUBMITTAL MEETING WITH STAFF PRIOR TO YOUR PLANNED RESUBMITTAL DATE. DO NOT DROP OFF ANY RESUBMITTAL MATERIAL WITHOUT A SCHEDULED MEETING. THIS WILL HELP MAKE SURE STAFF IS AVAILABLE TO REVIEW YOUR RESUBMITTAL AND PREVENT ANY UNNECESSARY DELAYS. RESUBMITTAL MATERIAL THAT IS DROPPED OFF MAY NOT BE ACCEPTED AND RETURNED TO THE APPLICANT.**

In an effort to get this Major General and Zoning District Map Amendment request to a Planning Commission hearing, please submit the revised material identified in Attachment A no later than July 30, 2018.

The Planning & Development Services Division has had this application in review for 23 Staff Review Days since the application was determined to have the minimal information to be reviewed.

These **1<sup>st</sup> Review Comments** are valid for a period of 180 days from the date on this letter. The Zoning Administrator may consider an application withdrawn if a revised submittal has not been received within 180 days of the date of this letter (Section 1.305. of the Zoning Ordinance).

If you have any questions, or need further assistance please contact Adam Yaron regarding 2-GP-2018 at 480-312-2761 / [ayaron@scottsdaleaz.gov](mailto:ayaron@scottsdaleaz.gov) or Doris McClay regarding 8-ZN-2018 at 480-312-4214 / [dmcclay@scottsdaleaz.gov](mailto:dmcclay@scottsdaleaz.gov) .

Sincerely,

Adam Yaron  
Project Coordination Liaison, Long Range Planning

Doris McClay  
Senior Planner, Current Planning

cc: 2-GP-2018 and 8-ZN-2018 case file

**ATTACHMENT A  
Resubmittal Checklist**

Case Number: 2-GP-2018 and 8-ZN-2018

Please provide the following documents, in the quantities indicated, with the resubmittal (all plans larger than 8 ½ x11 shall be folded):

- One copy: COVER LETTER – Respond to all the issues identified in the first review comment letter.
- One copy: Revised CD of submittal (CD/DVD, PDF format)
- One copy: Revised Narrative for Project
- Two copies: Citizen Involvement Report

Site Plan:

7	24" x 36"	1	11" x 17"	1	8 ½" x 11"
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NAOS Plan:

2	24" x 36"	1	11" x 17"	1	8 ½" x 11"
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Landscape Plan:

Color	24" x 36"	11" x 17"	8 ½" x 11"
B/W	1	1	1

Roof over Topography Plan:

2	24" x 36"	1	11" x 17"	1	8 ½" x 11"
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Other Supplemental Materials:

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One copy of Market Study (2-GP-2018), 2 copies of the revised the Class III Cultural Resource Survey

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Technical Reports:

- 2 copies of Revised Drainage Report:
- \_\_\_ copies of Revised Storm Water Waiver:
- \_\_\_ copies of Revised Water Design Report:
- \_\_\_ copies of Revised Waste Water Design Report:

Resubmit the revised Drainage Reports, Water and Waste Water Report and/or Storm Water Waiver application to your Project Coordinator with any prior City mark-up documents.





July 12, 2018

Dennis M. Newcombe (Beus Gilbert PLLC)  
Paul E. Gilbert (Beus Gilbert PLLC)  
701 N. 44th Street  
Phoenix, AZ 85008

RE: 2-GP-2018 and 8-ZN-2018  
Lone Mountain Self Storage

Dear Mr. Newcombe:

The Planning & Development Services Division has completed the review of the above referenced development application submitted on 5/18/18 (2-GP-2018) and 6/11/18 (8-ZN-2018). The following **1<sup>st</sup> Review Comments** represent the review performed by our team, and is intended to provide you with guidance for compliance with General Plan and Character Area Plan policies, with city revised codes, policies, and guidelines related to this application. Addressing these items is critical to scheduling the application for public hearing, and may affect the City Staff's recommendation. Accordingly, please address the following

**2001 General Plan:**

1. The application states that the "location is ideal for a use that supports and meets the needs of the surrounding community, further enhancing and diversifying a needed resource and service to the surrounding area and contributes to supporting a higher quality of life." Recently, there have been several cases that have requested major General Plan amendments from Commercial to predominately Suburban Neighborhoods land use designations (Cases 4-GP-2013, 2-GP-2014, 3-GP-2014, 4-GP-2014, and 5-GP-2016). Several of these cases have made the assertion – independent market analysis – that there is an overabundance of Commercial-designated land within the northern portion of the city (North of Deer Valley Road). Consequently, it is requested that a market analysis be performed to determine if there is a need for the proposed amendment to Commercial; this market analysis should speak to commercial vacancies and storage facilities (locations and vacancy rates) within a 1, 3, and 5 mile range of the subject site.
2. Please respond to Goal 7, bullets 1, 2, 3 and 5, of the Land Use Element and Goal 5, bullets 2, 3, and 4 of the Economic Vitality Element which focuses on the importance of sensitively integrating land uses into the surrounding physical and natural environments while ensuring neighborhoods are adequately protected from adverse impacts of non-residential development through design sensitivity, buffering and traffic management. (Please identify each Goal & Approach citation in its entirety. Please number goals and approaches (bullets) so they are more easily identifiable – this applies to all comments found below.)

3. Please respond to Goal 4, bullet 5 of the Character and Design Element, and Goal 1, bullets 5, 9, 10, 11, 14, 15, 17, 18, 19, 20, 23, and 24 of the Environmental Planning Element specific to this site falling within the Natural Streetscape Type, illustrating compatibility with the natural desert in terms of plantings etc. Additionally, please respond to bullets 9 and 11 of the Character and Design Element which address the designation of a Scenic Corridor to North Scottsdale Road and Buffered Setback to East Lone Mountain Road; by showing such dedication and with of dedication in the site plan.
  - a. Case 1-GP-2004, identified Scenic Roadway Designations as part of the 2001 General Plan. Scottsdale Road is a designated Scenic Corridor and Lone Mountain is a Buffered Roadway. Please state in the application how you will provide these open spaces, and the width that will be provided. Consider the provisions of both the Scenic Corridor and Buffered Roadway in the response. With a resubmittal, please identify both roadways as they are designated. For reference, see the following link:  
<https://eservices.scottsdaleaz.gov/eServices/cases/casesheet.aspx?caseid=26962>
4. Please respond to Goal 11, Bullets 3, 7, 9, and 10 of the Community Mobility Element in the provision expanding opportunities for neighborhood mobility. Please respond to how this application will continue and connect to both the Scottsdale and Lone Mountain Roads' unpaved trails as designated by the city's Transportation Master Plan.
5. Scottsdale Road Streetscape Design Guidelines Segment 6 is designated as the Desert Foothills Scenic Drive and includes Happy Valley Road to the North City Boundary. With a resubmittal, please provide both narrative and graphic representation as to how the proposal will comply with the guidelines, in this location. For reference, please see the following link:  
<http://www.scottsdaleaz.gov/Assets/ScottsdaleAZ/Construction/scottsdale-road-streetscape/SRDesign.pdf>
6. With the next submittal, please specifically state all criteria that trigger a major amendment for this application.
7. Upon resubmittal please respond to the following General Plan Guiding Principles: *Enhance Neighborhoods, Preserve Meaningful Open Space, and Value Scottsdale's Unique Lifestyle & Character.*
8. Please expand the response to Goal 1 of the Character and Design Element to include the Environmentally Sensitive Lands and Native Desert Character Types. The response should identify how a Commercial land use designation will equally or better implement the objectives of the areas typology than a Rural Neighborhood land use designation.
  - a. The response provided to Goal 1 of the Character and Design Element remarks that "... the proposed use would be similar to the surrounding adjacent healthcare and commercial/retail uses located at the nearby intersection which are also surrounded by a variety of residential uses". This is misleading due to the following:
    - (1) The residential healthcare facility located south of the subject site (7171 E LONE MOUNTAIN RD) did not have to process a General Plan amendment in order realize their entitlements; the property is designated Rural Neighborhoods in the 2001 General Plan. The applicant for that site processed a text amendment



to allow for residential healthcare facilities by conditional use permit in the R1-70 Single Family Residential District.

- (2) Unlike the current application, the commercial center located at the southeast corner of East Lone Mountain Road and North Scottsdale Road (31313 N SCOTTSDALE RD) is located within the Resort Village Character Type with entitlements of the Planned Community Center District approved in 1984 (36-Z-84) and prior to the adoption of the 2001 General Plan.

9. Please respond to Goal 6 of the Character and Design Element which recognizes the value and visual significance that landscaping has upon the character of the community and identify how a Commercial land use designation will equally or better implement these objectives than a Rural Neighborhood land use designation.
10. Please respond to Goal 7 of the Character and Design Element which encourages sensitive outdoor lighting that reflects the needs and character of different parts of the city. Please include in the response details on the height, size and location of any site and exterior building lighting proposed. Please note that the subject site falls within the E2-Estate/Rural lighting zone. Lighting designs should be designed to minimize glare and light trespass, to implement energy conservation, and to maintain dark skies. Considerations to pre-curfew and post-curfew lighting designs with automatic control systems to eliminate excessive light during inactive hours of site and building operation should be utilized. Additional information on the City's adopted exterior and site lighting design guidelines can be located at:

<https://www.scottsdaleaz.gov/planning-development/long-range-planning/lighting>

11. Page 9 of the applicant's major General Plan amendment narrative incorrectly cites Goal 3 of the Land Use Element. Please note Goal 3 of the Land Use Element is "Encourage the transition of land uses from more intense regional and citywide activity areas to less intense activity areas within local neighborhoods."

Additionally, please respond to Bullet 1 under Goal 3 and state how the proposal intends to ensure that transition to adjacent neighborhoods either through appropriate land uses, development patterns, character elements and/or access to various mobility networks.

12. Please respond to Goal 4, bullet 5, of the Land Use Element which seeks to maintain a balance of land uses that support a high quality of life, a diverse mixture of housing and leisure opportunities and the economic base needed to secure resources to support the community. Please include objectives of the Desert Foothills Character Area Plan in the response and state how a Commercial land use designation will equally or better implement these objectives than a Rural Neighborhood land use designation.
13. Please remark upon how the proposal appropriately responds to the definition of the Commercial land use designation found on page 72 of the 2001 General Plan.
14. Please expand the response provided to Goal 3 of the Economic Vitality Element which seeks to attract new high value/low impact businesses that contribute to Scottsdale's sales and property tax base. Please remark upon the operations of the proposed facility with regard to onsite residency, the purpose of such residency (if any), and the number of employees this location will provide.



15. Please respond to Goal 4, bullet 1, of the Economic Vitality Element which encourages the growth of economic activities and employment opportunities that are compatible with the Scottsdale lifestyle and in harmony with the population and supporting built and natural environment. The response should identify how a Commercial land use designation will better implement the objectives than a Rural Neighborhood land use designation.
16. As a response to Goal 1 of the Community Involvement Element, with a resubmittal, please provide an updated Citizen Involvement Report that describes the key issues that have been identified through the public involvement process.
17. Please respond to Goal 4, bullet 1, of the Neighborhood Element which seeks to preserve and enhance the unique sense of a neighborhood found in diverse areas of Scottsdale through neighborhood conservation. Again, please recognize in the response that the subject property is part of the Desert Foothills Character Area Plan and how this proposal will equally or better implement the objectives for the neighborhood as a designated Commercial land use rather than a Rural Neighborhood land use.
18. Please respond to Goal 10, Bullets 1, 3, 4, 5, and 6 of the Environmental Planning Element which encourages green building techniques in the design and construction of buildings in a desert climate, and please respond to the Scottsdale Sensitive Design Principles as they relate to the proposal. For reference, please see the following link:

<https://www.scottsdaleaz.gov/design/design-guidelines#principles>

**Desert Foothills Character Area Plan:**

The subject property is within the boundary of, and along the northeastern edge of the Desert Foothills Character Area Plan (DFCAP). This plan can be located at:

<http://www.scottsdaleaz.gov/Assets/Public+Website/design/DesertFoothillsCAP.pdf>

Furthermore, the DFCAP includes a related Implementation Plan, divided into three sections: Implementation Techniques, Design Guidelines, and Action Plan. This document can be located at: <http://www.scottsdaleaz.gov/Assets/Public+Website/design/DesertFoothillsCAPImp.pdf>

19. The following DFCAP related issues have been identified in the first review of this application. Please provide a revised narrative that addresses the comments related to the DFCAP Plan with the next submittal, as requested below:
  - a. The DFCAP was developed considering the context of the plan's location in Scottsdale (particularly its proximity to the McDowell Sonoran Preserve), and the vision to maintain the Rural Desert Character of this area. Please describe, in greater detail, how the land use and density proposed is consistent with Rural Desert Character expected by the DFCAP. Consider the requested General Plan Land Use Category and zoning district category as compared to those that surround the subject property.
  - a. Please respond to how your proposal will address the three primary goals of the Desert Foothills Character Area (pages 12-21):
    - i. Use desert-sensitive building techniques that retain and blend with the natural desert character of the area (pages 13-17).



- ii. Promote connected areas of desert open space and trails through visual and functional linkages within and between local neighborhoods and a regional open space network (pages 18-20).
- iii. Identify and celebrate the Rural Desert character experienced in the Desert Foothills study area (page 21).

20. The following DFCAP Implementation Plan related issues have been identified in the first review of this application. Please provide a revised narrative that addresses the comments related to the DFCAP Implementation Plan with the next submittal, as requested below:

a. The DFCAP Implementation Plan outlines how to achieve the vision, goals and strategies as defined in the DFCAP. The second section of the DFCAP Implementation Plan, Design Guidelines, notes existing prominent land uses found within the DFCAP, including single-family development, equestrian facilities, places of worship, and public infrastructure – and describes how these existing land uses can promote the Rural Desert Character (Pages 10-26). The Design Guidelines do not regulate land uses within the DFCAP, rather the guidelines provide clarity on how these existing land uses can meet the Rural Desert Character of the area – through location criteria, design, and land use relationships (Page 10) Recognizing that Commercial development is not a prominent land use in the DFCAP area, please address on how the proposed uses will realize the Rural Desert Character expected by the DFCAP. Please consider the following design considerations:

- i. Building heights generally should not exceed 24 feet in height. Up to 20% of a building's floor may exceed one story, provided that such volumes are stepped back from the perimeter of the building.
- ii. Buildings should have multiple massing segments which allow the building to follow the form of the land.
- iii. Colors and textures should blend into the adjacent natural desert setting so that the setting retains visual dominance across the area.
- iv. Indigenous and rustic types of building materials are preferred to maintain a rural character
- v. Depth and shadowing on building facades are encouraged. Recessed windows, three-dimensional wall faces, and column features are ways to achieve this. This helps to blend buildings into the organic character of the desert setting, which has multiple forms and shadows.
- vi. Parking areas should not be visible from adjacent streets or properties. Pavement should be kept to an absolute minimum and shielded from streets using indigenous vegetation and earth berming techniques.
- vii. Buildings, walls, and fences should be constructed of materials that blend with the natural surroundings or complement the historic precedent set by existing historic buildings in the area. Historic materials would include native stone, wood, and stucco. Contemporary materials may include, but are not limited to, split faced concrete block, sandblasted concrete, corten steel, galvanized aluminum, copper, or exposed aggregate concrete.

- viii. Service, utility, trash and/or storage areas should be screened from visitor areas, park roads, trails or other public use areas. Trash enclosures should be oriented towards the rear or low visibility area of any structure or public use area

**Zoning:**

21. Natural Area Open Space (NAOS) is shown in the existing General Land Office Patent (GLO) easement. The purpose of this GLO easement is for vehicular access which does not meet the purpose of the NAOS (Zoning Ordinance Section 6.1060). Please remove any NAOS located within the GLO easement and revise the NAOS calculations or submit an abandonment application for a portion of the GLO easement that is not within the right-of-way required (see #34).
22. The minimum width of NAOS is 30 feet (Zoning Ordinance Section 6.1060.F.1b). The NAOS width on the north side of the property is 25'11". Please revise the NAOS plan to conform with this width requirement.
23. The maximum amount of Disturbed NAOS is 30% of the required NAOS (Zoning Ordinance Section 6.1060.D.2). The Grading and Drainage plan indicates significant areas of disturbance in the proposed NAOS areas. On the NAOS plan indicate the disturbed NAOS areas, include the square footage of these areas and the percentage of the total NAOS. Please revise the landscape plan to show the disturbed and undisturbed NAOS areas.
24. The west side of property adjacent to right-of-way has a front yard setback requirement of 60 feet which is the R1-70 front yard setback (Zoning Ordinance Section 5.1304.D.1a). Please indicate this required setback on the site plan.
25. This property is located within the Foothills Overlay. Please provide the amount of area enclosed by buildings and walls. Based on the size of this property, the maximum area is 55% of the net lot area (Zoning Ordinance Section 6.1004.B.3).
26. The maximum height in the Foothills Overlay is 24 feet (Zoning Ordinance Section 6.1004.A.1). The Cross Section plan indicates the building elevation at 30 feet. The Environmentally Sensitive Lands (ESL) Overlay measures building height from the existing natural grade (Zoning Ordinance Section 6.1070.B.1.a). Please provide a roof over topography plan indicating the ridge elevations of the building.
27. Please revise the southern portion of site plan so that the parking screen walls will be extended so that the parking spaces, that are on the south side of the building, will be screened from view along the Lone Mountain Road frontage. Please refer to Zoning Ordinance Section 10.402.
28. At locations where parking spaces are perpendicular to a sidewalk or landscape area, please modify the length of the parking spaces so that they are sixteen (16) feet long with a two-foot vehicle over hang. Convert the remaining site area into sidewalk width and/or landscape area. Please refer to Zoning Ordinance Section 9.106.A.1.b and Section 10.501.F.c.

**Circulation:**

29. Please indicate on the site plan the required dedication of 20 feet of right-of-way along the 71<sup>st</sup> Street site frontage per the Local Area Infrastructure Plan for this area – Desert Foothills Area 1. DSPM Sec. 5-3.109; Scottsdale Revised Code Sec. 47-10.



30. Construction of the north half of Lone Mountain Road to complete the half street cross section for a Rural/ESL Character minor collector street, Fig. 5-3.11. will be required. This cross section includes curb and gutter along the street frontage and includes an interim ribbon curb with sidewalk ramps at the intersection similar to the improvements on the southeast corner of the intersection (DSPM Sec. 5-3.100; Scottsdale Revised Code Sec. 47-21 and 47-22). Please demonstrate this requirement on the plans.

**Drainage:**

31. Please submit two (2) copies of the revised Drainage Report with the original red-lined copy of the report to me with the rest of the resubmittal material identified in Attachment A.
32. The Grading and Drainage plan shows a 120 cfs wash realigned which will require submitting a Wash Modification application (Zoning Ordinance Section 6.1070.G.1.I and DSPM 3-1.301).
33. 100 yr, 2hr stormwater volume storage is proposed, but since the property is in the ESL area, the volume can be reduced to pre vs post development flowrate analysis. Please indicated which option will be utilized (DSPM 4-1.201).
34. FLO-2D, Pinnacle Peak West, Whisper Rock 100 yr, 24 hr, no walls flow rate ranges from 100 cfs in the NEC to 120 cfs in the SWC of the site. Channel shall be design for flows greater 120 CFS. Please provide exhibits from the county's website verifying this flowrate (DSPM 4-1.500)

**Archaeology:**

35. Please revise the Class III Cultural Resource Survey (Survey Report Summary Form) for the Case 8-ZN-2018 Lone Mountain Self Storage as follows:
  - a. In Section 1a Report Title, please revise the title of the report to include the municipality (Scottsdale) or the acreage (4 acres).
  - b. In Section 4c Agency Project No., please provide the City of Scottsdale case number.
  - c. In Section 4d Agency Project Name, please provide the City of Scottsdale project name.
  - d. In Section 4g Applicable Regulations, the project is on private land and is privately funded; the National Historic Preservation Act and the Arizona Antiquities Act do not apply. Please provide reference to appropriate regulations in the Scottsdale Revised Code and the Scottsdale Historic Register.
  - e. In Section 5 Description of Project or Undertaking, please revise the survey objective to refer to appropriate regulations in the Scottsdale Revised Code. National Register of Historic Places, 36 Code of Federal Regulations 60.4, do not apply to this project.
  - f. In Section 9e Local Geology, please revise the reference to the "National Resources Conservation Service" to the correct name of the agency, Natural Resources Conservation Service.
  - g. In Section 9f Vegetation, vegetation is noted for current conditions, but not historically. Please provide information regarding vegetation at the site that was found historically.
  - h. In Section 12i Local Government Websites, please provide reference regarding whether the Scottsdale Historic Register was reviewed, or a records check was completed.
  - i. In Section 13 Background Research Results, please provide a defined study area buffer.

- j. In Section 15 Field Survey Personnel, please include the professional qualifications of the individuals that performed the fieldwork.
- k. In Section 18 Comments, please revise the term “historic property” to cultural resources. There is no federal oversight involved with the project, so the term “historic property” is not appropriate.
- l. In Section 18 Comments, please provide a recommendation for either a “Certificate of No Effect” or “Certificate of Approval.”
- m. In Section 19 Attachments, please provide information regarding GLO map because the site has GLOs on three sides. In addition, please relocate the maps to an appendix due to the confidential information that is included on the maps.
- n. In Section 21 Discovery Clause, please provide the City of Scottsdale Discovery Clause instead of the standard SHPO discovery clause.

### **Significant Policy Related Issues**

The following policy related issues have been identified in the first review of this application. While these issues may not be critical to scheduling the application for public hearing, they may affect the City Staff’s recommendation pertaining to the application and should be addressed with the resubmittal of the revised application material. Please address the following:

#### **Site Design:**

- 36. Parking screen walls are shown within the proposed 100-foot Scenic Corridor. Walls are not allowed within the Scenic Corridor (Scenic Corridor Design Guidelines). Please relocate these walls.
- 37. Perimeter and site walls will need to be constructed with 6 or 8-inch-wide concrete masonry blocks, 8 inches wide brick, stone, concrete, or a similar solid and durable material to match the building. Stucco and paint the surface of concrete block walls to match the on-site buildings unless they are split-faced, grid or similar decorative types of block. Grade breaks will need to be located at the top of the wall at piers or corners wherever possible. Include varied setbacks, alignments, and/or heights and/or piers or buttresses for walls over 200 feet long. Vary the horizontal and vertical alignment of the wall for visual interest. Please refer to Scottsdale Design Standards & Policies Manual Section 2-1.401.5.
- 38. Please increase the width of the pedestrian walkway from the public sidewalk that is on Scottsdale Road to each of the tenant entry areas so that it will be a minimum of 6-foot clear width. Please refer to Scottsdale Sensitive Design Principle 6 and Design Standards & Policies Manual, Section 2-1.808.

#### **Landscape Design:**

- 39. Please revise the disturbed NAOS areas on the landscape plan to include only plants listed on the City’s Indigenous plant list.

#### **Lighting Design:**

- 40. Please be advised that in the Environmentally Sensitive Lands Overlay, parking lots, site lighting and building mounted exterior lighting should be reduced to security levels after 10 pm. (DSPM Sec. 2-1.208).

#### **Circulation:**

- 41. Please demonstrate the dedication of a 25-foot radius right-of-way at the intersection of Scottsdale Road and Lone Mountain. DSPM Sec. 5-3.123



42. The site driveway on Lone Mountain Road must align with the existing driveway on the south side, which is located approximately 500 feet west of the Scottsdale Road centerline. DSPM 5-3.201. Please relocate this driveway on the site plan.
43. The site driveway on Scottsdale Road will be restricted to right-in, right-out only access. An island will need to be constructed in the driveway to discourage left turns into and out of the site (must provide full access for emergency vehicles). DSPM 5-3.201
44. A right-turn deceleration lane will need to be provided at both proposed site driveways. DSPM Sec 5-3.206.
45. The site driveway on Lone Mountain Road will need to be designed and constructed in conformance with City of Scottsdale Type CL-2, Standard Detail #2256. DSPM 5-3.200; DSPM Sec. 5-3.205
46. The site driveway on Scottsdale Road will need to be designed and constructed in general conformance with City of Scottsdale Type CH-1, Standard Detail #2257; this is an interim driveway due to lack of curb and gutter. DSPM 5-3.200; DSPM Sec. 5-3.205
47. Please construct an unpaved multi-use trail along both the Lone Mountain Road and Scottsdale Road site frontages. The trails must be contained within a minimum 25-foot wide non-motorized public access easement or dedication of the scenic corridors to allow public access. DSPM Sec. 8-3.200, Trail Classifications, 8-3.202; 2004 Trails Master Plan, Trail Network
48. Please provide a sidewalk connection from the site building to Lone Mountain Road. 2009 DSPM 2-1.808
49. Dedication of 75 feet of fee title right-of-way on Scottsdale Road will be required along the site's frontage.

#### **Technical Corrections**

The following technical ordinance or policy related corrections have been identified in the first review of the project. While these items are not as critical to scheduling the case for public hearing, they will likely affect a decision on the final plans submittal (construction and improvement documents) and should be addressed as soon as possible. Correcting these items before the hearing may also help clarify questions regarding these plans. Please address the following:

#### **Water and Waste Water:**

50. Both water and sewer Basis of Design (BOD) Reports have been accepted as preliminary reports. Final water and sewer BOD reports shall be submitted per DSPM Sections 6-1.202 and 7-1.202. with the Development Review application.
51. Please include all water modeling scenarios in the Final BOD Report per DSPM Section 6-1.202.
52. Sewer service connection/tapping into 18-inch sewer line at Scottsdale Rd would require a new manhole per DSPM Section 7-1.409.
53. Please address the following technical comments:
  - Verify and confirm in the Final BOD Report if the fire protection would require a booster pump to achieve 30 psi at top floor.

- Add Pipe # (Link ID) in water model node diagram in the Final BOD Report.
- Add pipe losses in Network Table of the water model in the Final BOD Report.
- It appears that two flow hydrants (F1 & F2) have been used in the fire hydrant flow test to generate the model pump curve. This is a unique situation and shall be explained in the Final BOD Report.
- Incorrect water model setup. As two flow hydrants (F1 & F2) have been used for the total flow to generate the model pump curve, the model pump shall be located at residual fire hydrant location and actual pipe lengths and diameters shall be used in the model. See additional redlines in the BOD report for the water main lengths. Update water model in the Final BOD Report.
- Confirm in the Final BOD Report if 1.04% of slope in the 6" sewer service line is achievable at the site.

**Site:**

54. Parking areas include the adjacent driveway access in determining the parking lot landscape requirement. The parking plan sheet indicates 32,436 square feet of parking area, but the parking landscape calculation is based on 8,370 square feet. Please revise these calculations for the parking lot landscape area requirement and indicate the square footage of each parking landscape area (Zoning Ordinance Section 10.501.H.2).
55. All required dedications and road/pedestrian improvements are to be illustrated and noted on site plan (DSPM 5-3.107).
56. Improvements to 71<sup>st</sup> Street along project frontage shall include seal coating of pavement per MAG, entire pavement width. Note improvements on site plan (DSPM 5-3.107).
57. The narrative states on page 12 that the Foothills Overlay would not be applicable to the rezoned C-1 property. This is an incorrect statement. Please revise the narrative.

**Building Elevations:**

58. Please show the locations of the exterior light fixtures on the building elevation sheet and indicate the height from grade of these fixtures.

**Other:**

59. Please show the location of the existing traffic signal pole and power pole on the northwest corner of the intersection on the site plan.
60. Please identify whether the trail shown along the Scottsdale Road frontage is existing or proposed.
61. Please be advised that under SRC 48-3 + 4: Platting will be required for new parcel creation, note on site plan accordingly. Easements will be required for any public infrastructure running through private parcels. No permits may be issued until platting has been approved and recorded by the city.

Please resubmit the revised application requirements and additional/supplemental information identified in Attachment A, Resubmittal Checklist, and a written summary response addressing the comments/corrections identified above as soon as possible for further review. The City will



then review the revisions to determine if the application is to be scheduled for a hearing date, or if additional modifications, corrections, or additional/supplemental information is necessary.

**PLEASE CALL 480-312-7767 TO SCHEDULE A RESUBMITTAL MEETING WITH STAFF PRIOR TO YOUR PLANNED RESUBMITTAL DATE. DO NOT DROP OFF ANY RESUBMITTAL MATERIAL WITHOUT A SCHEDULED MEETING. THIS WILL HELP MAKE SURE STAFF IS AVAILABLE TO REVIEW YOUR RESUBMITTAL AND PREVENT ANY UNNECESSARY DELAYS. RESUBMITTAL MATERIAL THAT IS DROPPED OFF MAY NOT BE ACCEPTED AND RETURNED TO THE APPLICANT.**

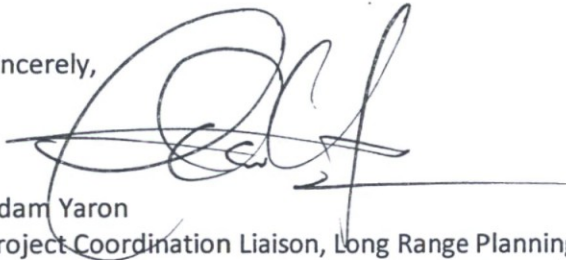
In an effort to get this Major General and Zoning District Map Amendment request to a Planning Commission hearing, please submit the revised material identified in Attachment A no later than July 30, 2018.

The Planning & Development Services Division has had this application in review for 23 Staff Review Days since the application was determined to have the minimal information to be reviewed.

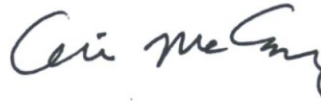
These **1<sup>st</sup> Review Comments** are valid for a period of 180 days from the date on this letter. The Zoning Administrator may consider an application withdrawn if a revised submittal has not been received within 180 days of the date of this letter (Section 1.305. of the Zoning Ordinance).

If you have any questions, or need further assistance please contact Adam Yaron regrading 2-GP-2018 at 480-312-2761 / [ayaron@scottsdaleaz.gov](mailto:ayaron@scottsdaleaz.gov) or Doris McClay regarding 8-ZN-2018 at 480-312-4214 / [dmcclay@scottsdaleaz.gov](mailto:dmcclay@scottsdaleaz.gov) .

Sincerely,



Adam Yaron  
Project Coordination Liaison, Long Range Planning



Doris McClay  
Senior Planner, Current Planning

cc: 2-GP-2018 and 8-ZN-2018 case file

**ATTACHMENT A  
Resubmittal Checklist**

Case Number: 2-GP-2018 and 8-ZN-2018

Please provide the following documents, in the quantities indicated, with the resubmittal (all plans larger than 8 ½ x11 shall be folded):

- One copy: COVER LETTER – Respond to all the issues identified in the first review comment letter.
- One copy: Revised CD of submittal (CD/DVD, PDF format)
- One copy: Revised Narrative for Project
- Two copies: Citizen Involvement Report

Site Plan:

7	24" x 36"	1	11" x 17"	1	8 ½" x 11"
---	-----------	---	-----------	---	------------

NAOS Plan:

2	24" x 36"	1	11" x 17"	1	8 ½" x 11"
---	-----------	---	-----------	---	------------

Landscape Plan:

Color	24" x 36"	11" x 17"	8 ½" x 11"
B/W	1 24" x 36"	1 11" x 17"	1 8 ½" x 11"

Roof over Topography Plan:

2	24" x 36"	1	11" x 17"	1	8 ½" x 11"
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Other Supplemental Materials:

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One copy of Market Study (2-GP-2018), 2 copies of the revised the Class III Cultural Resource Survey

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Technical Reports:

- 2 copies of Revised Drainage Report:
- \_\_\_ copies of Revised Storm Water Waiver:
- \_\_\_ copies of Revised Water Design Report:
- \_\_\_ copies of Revised Waste Water Design Report:

Resubmit the revised Drainage Reports, Water and Waste Water Report and/or Storm Water Waiver application to your Project Coordinator with any prior City mark-up documents.



## McClay, Doris

---

**From:** sarahjds@gmail.com  
**Sent:** Friday, July 06, 2018 3:48 PM  
**To:** McClay, Doris  
**Subject:** Feedback on 8-ZN-2018 LONE MOUNTAIN SELF STORAGE

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged



As a neighbor, we want to formally express our strongest possible opposition to this zoning request. It is inconsistent with the Scottsdale General Plan and character of the residential rural neighborhood. -- sent by Sarah DeSantis-Sullivan and Benjamin Sullivan (case# 8-ZN-2018)



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## McClay, Doris

---

**From:** Yaron, Adam  
**Sent:** Thursday, July 05, 2018 12:39 PM  
**To:** Curtis Leonard  
**Cc:** McClay, Doris  
**Subject:** RE: NWC Scottsdale & Lone Mountain - 2-GP-2018, 8-ZN-2018

Mr. and Mrs. Leonard,

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

Adam Yaron, Project Coordination Liaison

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

-----Original Message-----

From: Curtis Leonard <cpleonard1@msn.com>  
Sent: Thursday, July 05, 2018 11:00 AM  
To: Yaron, Adam <AYaron@Scottsdaleaz.gov>  
Cc: Gennie Leonard <sailinaway77@hotmail.com>  
Subject: NWC Scottsdale & Lone Mountain - 2-GP-2018, 8-ZN-2018

Hi Adam,

Thank you for taking my call today regarding the above referenced cases.

My wife and I live with our daughter and my mother-in-law at 31651 N. 71st St (APN: 216-50-007A), about 330' from the corner of our property to the corner of the subject property. We are absolutely 100% opposed to the proposed use and zoning change as requested in the above referenced cases. These lots should remain as residential uses, NOT commercial.

I have reviewed in detail the applications and find they are littered with false and misleading statements. The neighborhood does not support the proposed and does not believe is it something needed in our neighborhood. C-1 zoning, when compared to R1-70 zoning, is not low impact by any stretch of the imagination. There are multiple uses for these lots that can be developed without a general plan amendment, that would also have a lower impact on the community.

As you are aware, there are ample developed and undeveloped commercial properties with in the area that have commercial zoning and would not require a general plan amendment for a project similar to what is proposed here. The adjacent property referenced within the applications, the SEC of Lone Mountain and Scottsdale Road, is underutilized, about half vacant with the exception of the speciality neighborhood grocery store. Two miles north on the SWC of Carefree Highway and Scottsdale Road, there is a center that is a mostly vacant, anchored by boarded up vacant grocery store. Across the street from that vacant center is another under utilized center, less than half occupied the last time I visited the center. Further south of the subject property, on the east side of Scottsdale road, there is a second boarded



up vacant grocery store. The Scottsdale scenic corridor, does NOT need more commercial zoning. Until such time that the existing commercial properties approach relative full utilization, there is no reason to consider adding more.

There are many uses in demand in the area that would not require a general plan amendment. First, my wife and I are willing to purchase the subject lots for the development of one or two single family residences, which I do not believe would require any general plan or zoning amendments. Another potential use include is a residential healthcare facility as is across the street for the subject property on the SWC, and also on the SWC of Scottsdale Road and Calle De Las Estrellas (32100 N. Scottsdale Road, APN: 217-50-121A). These in demand uses are much lower impact than any uses that would require commercial zoning.

If these applications move forward, we plan to be involved and hope to be heard. I did attend and comment at the first neighborhood meeting put on by the buyer and their representatives. To my knowledge, the owner was not present, and I have not been able to reach him since. I would guess there was well over two hundred residents present at the meeting, and not one supporter of the project, besides those being paid by the proposed buyer.

It should be noted that before we purchased in this Scottsdale neighborhood, we looked at the surrounding zoning so we knew what the city planned for future development. We would not have purchased our home if the subject property was zoned commercial. Furthermore, it does not appear there are any small, 5 acres or less, corner commercial properties along the Scottsdale Scenic Corridor. That is because this use does not fit within the neighborhoods or general plan and such zoning should not be an after-thought, as this application is. A commercial site should be planned so it can be surrounded by like zoned properties, in part, so the values of the adjacent properties move together, instead of inversely to each other. In this case, if approved, the 5 acre parcel would be surrounded by R1-70 property on three sides and R1-43 on the forth side, across Scottsdale Road, negatively effecting properties on ALL sides.

When the time is right, if needed, we are more than willing to sit down and discuss the site plan in detail. Please feel free to reach out to me directly should you have any questions about my comments above any any other items related to the subject property.

Any development on that site should take into the consideration the direct neighbors and community. A big tall heavily lighted commercial box is NOT a good use of the subject property and would negatively impact our home value, the home values of all of the neighbors and Scottsdale Scenic Corridor as a whole. Neither would this be a net positive economic impact for Scottsdale.

Thank you for your time and involvement.

Curtis and Gennie Leonard  
602-670-1093

Sent from my iPad

## McClay, Doris

---

**From:** Kuester, Kelli  
**Sent:** Thursday, July 05, 2018 8:23 AM  
**To:** John Rodwick  
**Cc:** City Council; Thompson, Jim; McClay, Doris  
**Subject:** RE: Storage Complex on Scenic Drive

Dear Mr. Rodwick and Mrs. Hand,

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

Best,

**Kelli Kuester**

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

**From:** John Rodwick <[johnrodwick@gmail.com](mailto:johnrodwick@gmail.com)>  
**Sent:** Tuesday, July 03, 2018 9:40 AM  
**To:** City Council <[CityCouncil@scottsdaleaz.gov](mailto:CityCouncil@scottsdaleaz.gov)>  
**Subject:** Storage Complex on Scenic Drive

Dear Mr Mayor and All Council members,

My wife and I live near the corner of Scottsdale Road and Jomax. We are totally opposed to the building of a storage facility at the corner of Scottsdale Road and Lone Mountain Road and see this as a total misuse of land and a violation of the spirit and original charter of the Scenic Drive itself. There is no earthly reason to change the zoning and allow such a flagrant and ugly use of this land. I refer you to the link I am providing below that you should re-read to familiarize yourselves with what the Scenic Drive is there for and why this proposal should receive your immediate NO Vote. I can't believe it is even being considered. You have this beautiful drive and, given the opportunity, the developers will try and over-develop every mile of it. I help clean trash from one section of the Scenic Drive every two months and from walking it I truly appreciate its beauty and what the creators of the Drive envisioned. Please don't allow it to be systematically destroyed.

Thank you for listening. Please vote NO on this proposal.

Sincerely,

John Rodwick  
Holly Hand  
26609 North 71st Place  
Scottsdale

[http://apeekatthepeak.org/wp-content/uploads/2018/06/COS\\_Desert-Foothills-Scenic-Drive\\_2009\\_Exec-Summary.pdf](http://apeekatthepeak.org/wp-content/uploads/2018/06/COS_Desert-Foothills-Scenic-Drive_2009_Exec-Summary.pdf)



## McClay, Doris

---

**From:** Castro, Lorraine  
**Sent:** Tuesday, July 03, 2018 9:28 AM  
**To:** McClay, Doris  
**Cc:** Yaron, Adam  
**Subject:** FW: Case 8-ZN-2018...R1-70-ESL-F0

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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**From:** gbrotherton@cox.net <gbrotherton@cox.net>  
**Sent:** Tuesday, July 03, 2018 9:24 AM  
**To:** Castro, Lorraine <Lcastro@scottsdaleaz.gov>  
**Subject:** Case 8-ZN-2018...R1-70-ESL-F0



Please do not approve this requested change...Please do not allow further degradation to our neighborhoods..I have lived on Mary Sharon Dr. for 22 years and love the residential area. We DO NOT NEED OR REQUIRE commercial enterprise in our area..we have zoning in place..DO NOT CHANGE IT... -- sent by Garry Brotherton (case# 8-ZN-2018)



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## McClay, Doris

---

**From:** JLevine717@gmail.com  
**Sent:** Tuesday, July 03, 2018 9:10 AM  
**To:** McClay, Doris  
**Subject:** 8-ZN-2018 LONE MOUNTAIN SELF STORAGE



RE: 8-ZN-2018 LONE MOUNTAIN SELF STORAGE REQUEST DENIED - PLEASE GO AWAY -- sent by Mark Levine (case# 8-ZN-2018)



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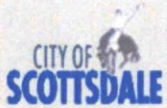
## Castro, Lorraine

---

**From:** gbrotherton@cox.net  
**Sent:** Tuesday, July 03, 2018 9:24 AM  
**To:** Castro, Lorraine  
**Subject:** Case 8-ZN-2018...R1-70-ESL-F0



Please do not approve this requested change...Please do not allow further degradation to our neighborhoods..I have lived on Mary Sharon Dr. for 22 years and love the residential area. We DO NOT NEED OR REQUIRE commercial enterprise in our area..we have zoning in place..DO NOT CHANGE IT... -- sent by Garry Brotherton (case# 8-ZN-2018)



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**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

June 22, 2018

**VIA HAND DELIVERY**

Doris McClay, Senior Planner  
City of Scottsdale Planning & Development Department  
7447 East Indian School Road  
Scottsdale, Arizona 85251

Re: Lone Mountain Self-Storage (Case: 8-ZN-2018).  
Location: Northwest Corner of Lone Mountain Road and Scottsdale Road.  
Follow Up Materials.

Dear Doris,

Pursuant our discussion, enclosed are the following items for the above case. They are:

1. ALTA (1 copy 24" x 36" folded & digital copy).
2. Preliminary G&D Report (1 copy of the report & digital copy).
3. Preliminary G&D Plan (1 copy 24" x 36" & digital copy).
4. Preliminary Basis of Design Report for Water (4 copies 8 ½" x 11" report shall be bound & digital copy).
5. Preliminary Basis of Design Report for Wastewater (4 copies 8 ½" x 11" report & digital copy).
6. Revised NAOS plan (1 copy 24" x 36" folded, 11" x 17" & digital copy).
7. Draft Class III (intensive pedestrian) cultural resources survey (3 copies 8 ½" x 11" report & digital copy.)
8. One (1) CD of all digital documents.



Lone Mountain Self-Storage (Case: 8-ZN-2018)  
Location: Northwest Corner of Lone Mountain Road and Scottsdale Road  
Follow Up Materials  
June 22, 2018  
Page 2 of 2

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If you have any questions or need anything else, please feel free to contact me. As always, thank you for your continued time.

Very truly yours,

BEUS GILBERT PLLC

  
Dennis M. Newcombe  
Planning Consultant

**Enclosures:** As stated.

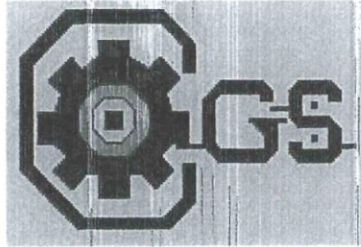
# The Coalition of Greater Scottsdale

7904 East Chaparral Road, suite A110- 127

Scottsdale, AZ 85250

[www.COGSaz.net](http://www.COGSaz.net)

e: mails: [cogsboard@cogsaz.net](mailto:cogsboard@cogsaz.net)



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 30<sup>th</sup>, 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

## McClay, Doris

---

**From:** Carol Jacobson <carolj959@yahoo.com>  
**Sent:** Friday, August 24, 2018 7:54 AM  
**To:** McClay, Doris  
**Subject:** Re: Lone Mountain Self Storage 2-GP-2018 and 8-ZN-2018  
**Attachments:** lonemountain 1.pdf

My husband has great concerns about many things that were said at the first meeting are not what they show on the plans they dropped off. One is they said there was no lighting on our side. There is lighting so our house will always be lite up. The fact that the big trucks will have to come in on Lone Mountain and stop traffic making it back up on Scottsdale road.

The fact that it is going to only be one story above ground but its still has tall as a two story building. Or should I say slightly shorter than a two story.

There is going to be windows staring out on to our property how would you feel how can I sell my home in the future.

I have spoken with the neighbors all around and if you approve this we will seek a variance to go high density it will be the only way to save our values. I paid almost 500,000 for this property because of the zoning you will kill any hope it will ever be worth what I paid for it unless I subdivide in to much smaller parcels or go for town homes.

I have spoken with a Rick Cole about this matter of dividing our property he has given me great advise on how to get this going and who to contacts on the matter again this is not the route I or the neighbors want to take but if you force us. He says it will be much harder for you to deny our project if this goes forward.

I can't even fathom that you would allow the zoning to jump from Rural Neighborhood to a Commercial land designation that is some jump. I feel that we need compensation we will be directly affected more than any one. They should not benefit financially with wrecking ours.

This project does not belong here and you can't tell me you personally would want this to be your neighbor.

Thank You,

Carol Jacobson Manager  
3508 Claire LLC  
Cell: 602-399-7808  
Fax: 480-302-5238




On Thursday, June 28, 2018 1:23 PM, "McClay, Doris" <DMcClay@scottsdaleaz.gov> wrote:

Hi Carol

Please send me your comments so I can add them to the case files for the Lone Mountain Self Storage . Any comments received will be included in the staff reports to the Planning Commission and City Council. Here is the link to the General Plan schedule:  
<https://www.scottsdaleaz.gov/Assets/ScottsdaleAZ/General+Plan/Resources/2018+Major+GP+Calendar.pdf>

Doris McClay  
Senior Planner  
Current Planning  
7447 E. Indian School Road  
Scottsdale, AZ 85251  
Tele: 480-312-4214  
Subscribe to [Scottsdale P & Z](#) Link newsletter

 follow us on Facebook



## McClay, Doris

---

**From:** Castro, Lorraine  
**Sent:** Monday, June 18, 2018 1:39 PM  
**To:** Yaron, Adam; McClay, Doris  
**Subject:** FW: CASE 8-ZN-2018

---

**From:** kevin@maldonash.com <kevin@maldonash.com>  
**Sent:** Monday, June 18, 2018 1:27 PM  
**To:** Castro, Lorraine <Lcastro@scottsdaleaz.gov>  
**Subject:** CASE 8-ZN-2018



I just moved from Los Angeles to less than a mile from this proposed site. This amendment seems overreaching to change rural residential lots to 600 commercial warehouse units with large trucks frequenting. I feel really sad for the impact on the immediate neighbors. A main worry is the additional accidents that no doubt will occur due to this proposal. I hope this is struck down soonest. -- sent by Kevin Maldonado (case# 8-ZN-2018)



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## McClay, Doris

---

**From:** Castro, Lorraine  
**Sent:** Monday, June 18, 2018 4:32 PM  
**To:** Yaron, Adam; McClay, Doris  
**Subject:** FW: CASE 8-ZN-2018

---

**From:** dawn\_winans@hotmail.com <dawn\_winans@hotmail.com>  
**Sent:** Monday, June 18, 2018 2:29 PM  
**To:** Castro, Lorraine <Lcastro@scottsdaleaz.gov>  
**Subject:** CASE 8-ZN-2018



I live less than a mile from this site and I strongly oppose this rezoning. In the next election I will vote for the candidates who oppose it. -- sent by Dawn Winans (case# 8-ZN-2018)



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Planning and Development Services Division

7447 East Indian School Road  
Scottsdale, Arizona 85251

Date: 6/11/18  
Contact Name: PAUL E. GILBERT  
Firm Name: BEUS GILBERT  
Address: 701 N. 44<sup>th</sup> STREET  
City, State, Zip: PHX, AZ

RE: Application Accepted for Review.

239 - PA - 2018

Dear PAUL GILBERT :

It has been determined that your Development Application for LONG MOUNTAIN SELF-STORAGE has been accepted for review.

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

Sincerely,

DORIS MCCLAY

Name: DORIS MCCLAY  
Title: SENIOR PLANNER  
Phone Number: (480) 312-4214  
Email Address: Dmccly @ScottsdaleAZ.gov

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## McClay, Doris

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**From:** Jeanne Horvath <jeanne.horvath@outlook.com>  
**Sent:** Monday, July 09, 2018 3:24 PM  
**To:** McClay, Doris  
**Subject:** Proposed Lone Mountain Storage

Hello Doris,

Thank you for returning my call earlier today. I appreciate the time you gave me.

To summarize, I am still undecided about the prospect of a storage facility nearby, given a number of concerns. (I live in Bellasera, immediately south of the AJ's center and just 4 lots off of Scottsdale Road).

Like most others, I would prefer the zoning be maintained as 1+ acre residential, but I also realize that it is not an ideal location for a custom SFR, and that similar zoning changes at signalized intersections have occurred in where I have lived previously in IL, CA, and WA . If the parcel were to be rezoned, I would look more favorably on a well-concealed storage facility vs. other light commercial or even multi-family as the "lesser of all evils". My experiences living near such recently-constructed facilities in suburban Seattle until last year is that they do not generate notable traffic and, in most instances, appear empty when driving by, and have not been demonstrated to be a nuisance or result in crime atypical of the area . A former co-worker of mine had combined office/warehouse space at the Life Storage at Carefree Highway & Black Mountain, was there 40+ hours per week and saw very little activity, describing it as a "virtual ghost town" for the several years he spent there.

Aesthetics are the real key, and a lot was left unsaid at the meeting on May 30<sup>th</sup> relating to lighting, signage, and the type of landscape buffer. The meeting was a big disappointment in terms of information delivered. I left early, and with more questions than answers.

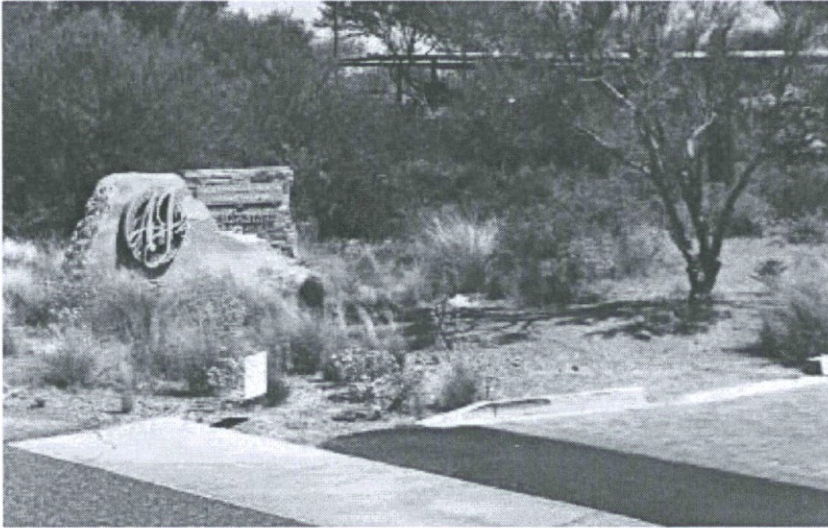
These are the concerns that I have:

*First, if there is a possibility for the "one level above grade/two levels below grade" option that were mentioned as in existence by the presenters at the May 30 meeting, I think that should be seriously evaluated. I believe it would go a LONG way in making this project more appealing, since a 12 ft building height would overcome many objections.*

1. **Need a complete rendered elevation view from both Scottsdale and Lone Mountain Roads to present accurate depiction of facility**
2. **Lighting:** 24 ft washed walls will result in a high amount of diffused light no matter the temperature. The presenters could not articulate beyond "washed walls". In looking at other facilities (all Life Storage) on Williams and Alma School near Jomax, the washing starts around mid-wall height, but is still bright, and looks like ~4000K or higher. I am presuming the site standards would reflect the current commercial lighting, which appears to be below 2700K.
  - a. I understand the need for security lighting as a safety measure, but perhaps the amount of lighting required could be minimized by limiting hours more than the prevailing 5am-10pm in existence at nearly facilities. Or perhaps installing security gates which are closed in off-hours?
3. **Signage:** My experience is that these facilities are often 'over-signed' on the building itself and also via markers. I think that avoiding neon wall signage and limiting to markers at the entrances would be sufficient; we're not talking a bank or a coffee shop here with the need to scream location to passing motorists. I would guess that most potential clients research these businesses online or through personal referrals, (I've seen plenty of that on NextDoor and CCIFB) and not rely strictly on sight for awareness generation. Thus, signage would seem to merely directional markers would seem sufficient.
  - a. In the event that the operator ends up being Life Storage, their current signs, which are bright blue and orange on a large white field, would be a visual shock. It would be preferable that they 'minimize' the



impact by taking their lettering and presenting on an organic stone monument, similar to what AJ's did in omitting their white background on the marker sign, as shown here:



4. **Access:** for safety, I believe that a left hand entrance for NB Scottsdale Road traffic be prohibited, instead requiring entry for NB traffic off of Lone Mountain. The east entrance would be quite close to Lone Mountain, and there already is a left turn lane for SB traffic to EB Lone Mountain. As Scottsdale Road is currently constructed, I don't see how a left turn lane could independently exist for entry into the storage facility.
5. **Proximity to neighboring house on Lone Mountain:** While the building setback from Scottsdale Road appears to be 170 ft, the setback from 71<sup>st</sup> is only 94 feet, too close to the neighboring home, and will most certainly significantly affect value and quality-of-life. 310 feet is awfully long building length.
6. **Ability to enforce usage as a storage facility:** While facility is intended as storage, how can it be regulated to prevent use as inexpensive work, artisan, or other business space? Having daily commuters greatly alters expected traffic and neighborhood impact. I've noticed numerous posts on NextDoor and CCIFB seeking climate-controlled and powered work space for various craftspeople and artisans, so this is a real concern.
7. **Design:** I think that the current elevation is a bit overdesigned with too many decorative elements. A flat roof, less color variation in panels and removal of the arches would "simplify" the design and keep it more consistent with the color palettes of both Bellasera and Whisper Rock, to enable blending in rather than standing out. The facility on Alma School near Jomax is much more minimalist in design.
  - a. As an aside, the Lone Mountain Memory Care facility is also overdesigned, is 'visually busy' with many decoration, surface, and color variations, which calls attention to itself rather than blending with neighboring properties. Also, the vegetation buffer is not very substantial compared to other points nearby.





Doris, the above outlines my concerns at this time. I will check for updated information and documents per your suggestion.

Respectfully,  
Jeanne Horvath  
7272 E Visao Dr.  
Scottsdale, AZ 85266