



Neighborhood Notification

Open House Information

Citizen Comments

Affidavit of Posting

Site Sign

Legal Protest

# Request for Neighborhood Group/ Homeowners Association



## For Staff Use Only

Time/Date Received \_\_\_\_\_

Time/Date Completed \_\_\_\_\_

### REQUESTOR'S INFORMATION

Requestor's Name: MICHAEL BILSCHBACHER II, AICP - HUNTER ENGINEERING, INC.

Date of request: JAN. 15TH, 2020 Requestor's Phone #: (480) 991-3985

Method to receive Group/Homeowner information (select one)

E-mail mbuschbacher@hunterengineeringpc.com

Mail Address: \_\_\_\_\_, AZ, \_\_\_\_\_

### SITE LOCATION/PROJECT INFORMATION

Project Name: PLATINUM SELF-STORAGE FACILITY

Project Address: 8585 E. PRINCESS DRIVE SCOTTSDALE, AZ 85255

Project Parcel Number(s): 215-07-212E

Radius around parcel(s) requested: ☐ 300' ☒ 750'

City Pre-application/Case#: 658-PA-2019 City Project Coordinator: BEN MORIARTY

Notification Type? ☒ Citizen Review Plan ☐ Neighborhood Involvement

Any additional information that may be helpful to collect data: \_\_\_\_\_

#### **Please note:**

This list is provided as a one-time use only for preparing a City Planning and Development Service Department application. Currently there is no charge for this service, however, this may change based on demand. Results provided are based only on registered neighborhood groups or associations with the City. All requests will be processed and returned to your attention as soon as possible; in most cases within two business days.

**To Submit your request, or for additional information, please contact:**

**Current Planning Services**  
7447 E. Indian School Rd Suite 105  
Scottsdale, AZ 85251

**Phone: (480) 312-7000**  
e-mail: [planninginfo@scottsdaleaz.gov](mailto:planninginfo@scottsdaleaz.gov)

# **CITIZEN PARTICIPATION REPORT**

For

## **Platinum Self-Storage**

**SWC PRINCESS DRIVE & LOOP 101(PIMA ROAD)  
SCOTTSDALE, ARIZONA**

PREPARED BY:

HUNTER ENGINEERING, INC.  
10450 N. 74<sup>th</sup> STREET, SUITE 200  
SCOTTSDALE, AZ 85258  
(480) 991-3985

Submitted: February 4<sup>th</sup>, 2020

H.E. PROJECT NO. PLAT003  
DRB Case#: 658-PA-2019

## **Citizen Participation Plan – Platinum Self-Storage**

**Date:** January 31st, 2020

**Purpose:** The purpose of this Citizen Participation is to inform citizens, property owners, neighbor associations, agencies and businesses about a Development Review Board (DRB) application for Platinum Self-Storage. The site is located at the SWC of Princess Drive and Loop 101; and is an application for developing 1.76 net acres of I-1 Industrial PCD for a much needed, state of the art, self-storage facility. This participation plan ensures that those affected by this application for this rezone have had an opportunity to learn about and comment on the proposal.

**Contact:**

Michael Buschbacher II, AICP - Principal Planner  
Hunter Engineering Inc.  
10450 N 74<sup>th</sup> Street Suite 200  
Scottsdale, AZ 85258  
[mbuschbacher@hunterengineeringpc.com](mailto:mbuschbacher@hunterengineeringpc.com)  
480-991-3985

**List of Names, Phone Numbers/Addresses of Contacted Parties:**

First class letters were mailed out to property owners & HOAs within 750' of the project, including the City's standard interested parties list, and the Neighborhood Group Contact list provided by Lorraine Castro who noted that she did not see any HOA's in the neighborhood for the 750' buffer. Letters were mailed 10 days before formal application and included the project request and description, pre-application number, project location, project acreage, zoning, conceptual site plan, building elevations and contact info for both applicant and the City. A sample letter has been attached to this report along with the complete mailing list.

Note: All comments, questions and concerns received have been copied to the project planner with the City of Scottsdale and have been included in this Participation Report below.

**Provide a map showing where notified neighbors are located:**

A map has been provided showing the neighbors notified within 750' of the proposed project.

**Dates contacted and number of times contacted:**

A contact log was created for all responses to the public notification letter and has been included below that shows dates contacted, number of times contacted and how they were contacted. Copies of all email correspondence have been included as attachments below.

**Platinum Self Storage Facility Contact Log**

1/22/2020 – David Brown w/Wentworth 602-875-5014 –  
lm/mch 12:28p

Called back: Wanted to know if this was the Platinum from California. Advised was a new client and not from California. David asked for a color site plan. Advised I would send to the email provided. David asked where the access points are for the site. I advised the existing access points along Princess and Pima Rd will be used.

[dbrown@wentprop.com](mailto:dbrown@wentprop.com)

1/23/2020 – Chris Sparkman w/Perimeter Center Property Management 1/23/20 3:01pm

Wanted to let us know that the site is within the Perimeter Center Association and we need to submit to them for review also. Chris noted that he would be sending the DR package submittal info.

**Originals of all comments, letters and correspondences received have been included below.**

**The City will post public hearing sign notices and provide other public notification as noted below.**

- Mailing out postcards to property owners within 750 feet
- Posting case information on the City website
- Posting on social media
- Sending to email subscribers

10450 N. 74<sup>th</sup> Street, Suite 200  
Scottsdale, Arizona 85258  
T 480 991 3985  
F 480 991 3986

January 20<sup>th</sup>, 2020

Re: Development Review Board Case#: 658-PA-2019  
APN: 215-07-212Z

Dear Neighbor/Interested Party,

We are applying with the City of Scottsdale Development Review Board to review a project located in Scottsdale, Arizona at the Southwest Corner of Princess Drive and Loop 101 Freeway.

This request is for development of a 125,000 sf self-storage facility on approximately 1.76-acres. The building would be primarily single story with a small mezzanine level and two floors of basement. The site will include associated parking, drive aisles and other on-site improvements. Please see the conceptual site plan and elevations attached to this application.

The project will be developed for the client, who will take immediate occupancy upon completion of construction. The proposed use is permitted under the existing zoning designation of Industrial Park (I-1). The City of Scottsdale General Plan Land Use map designates the area as Employment with a Regional Use District overlay. Storage facility is a compatible use under the category of Employment.

As a part of the Public Participation for this project, this letter is being sent to all property owners within 750 feet of the property, to the list of interested parties maintained by the City of Scottsdale and to any HOA's or neighborhood groups in the area.

If you have any questions regarding this proposal, please call me at 480-991-3985. The City of Scottsdale has assigned this case to Ben Moriarity, a planner with the Planning and Development Department. He can be reached at 480-312-2836, should you have any questions regarding the Public Participation process. If you have sold this property in the interim, please forward this correspondence to the new owner.

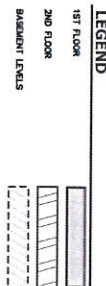
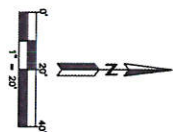
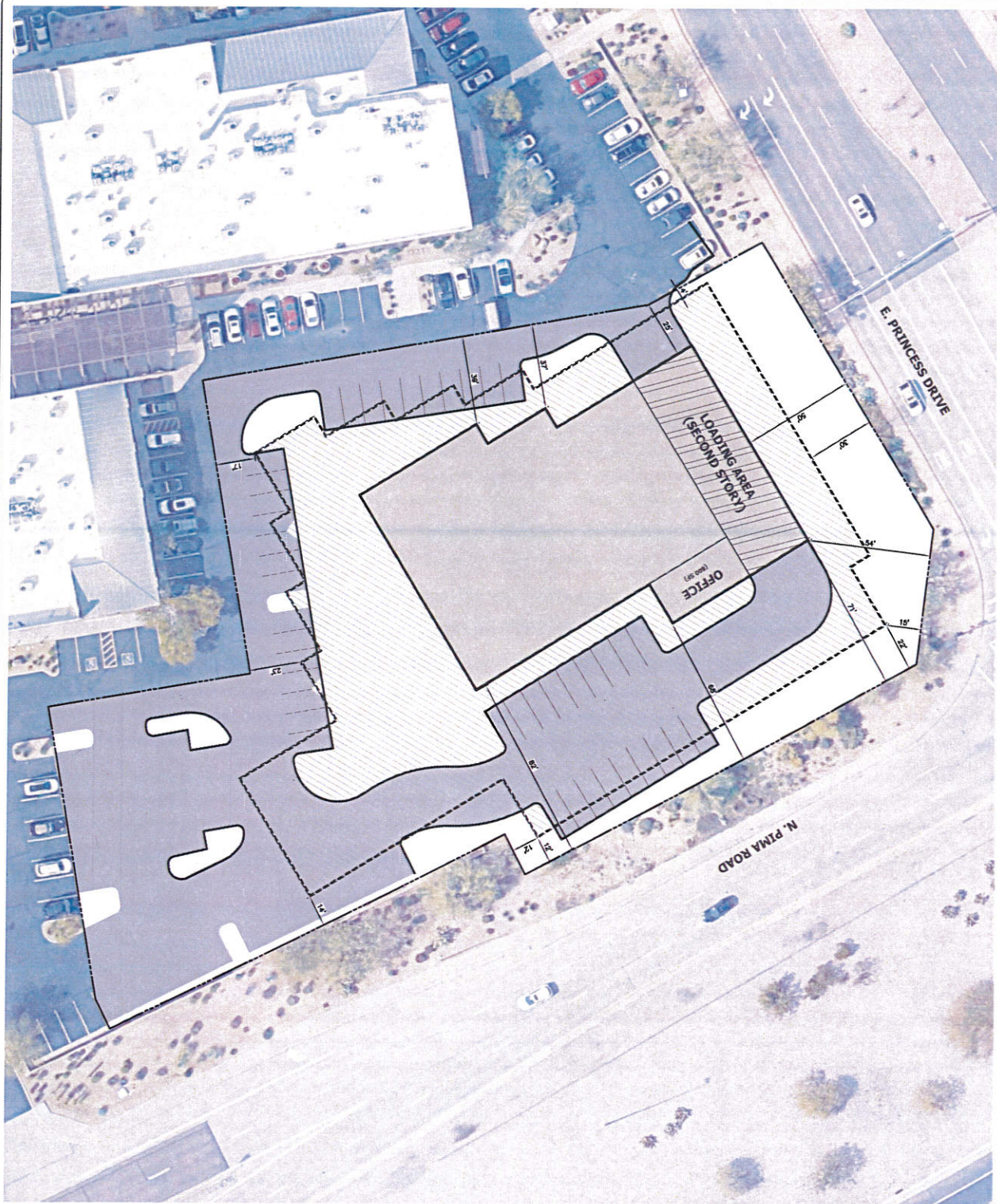
Sincerely,



**Michael S Buschbacher II, AICP**

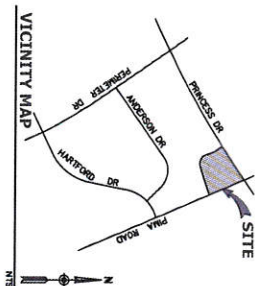
Principal Planner  
Hunter Engineering





**SITE LAYOUT SUMMARY**

BLDG. AREA:	13,700	SQ. FT.
1ST FLOOR:	13,700	SQ. FT.
2ND FLOOR:	44,400	SQ. FT.
BASEMENT 1:	44,400	SQ. FT.
BASEMENT 2:	10,700	SQ. FT.
TOTAL:	113,200	SQ. FT.



**SITE PLAN  
FOR  
PLATINUM STORAGE  
SWC PIMA AND PRINCESS  
SCOTTSDALE, ARIZONA**

**HUNTER**  
ENGINEERING  
10450 NORTH 74TH STREET  
SUITE 100  
SCOTTSDALE, AZ 85258  
T 480 991 3888  
F 480 991 3886

NO.	DATE	REVISION	BY

PURPOSE:  
PRELIM SITE PLAN

DESIGN BY: GUN  
CHECKED BY: GUN  
DATE: 8/1/2020

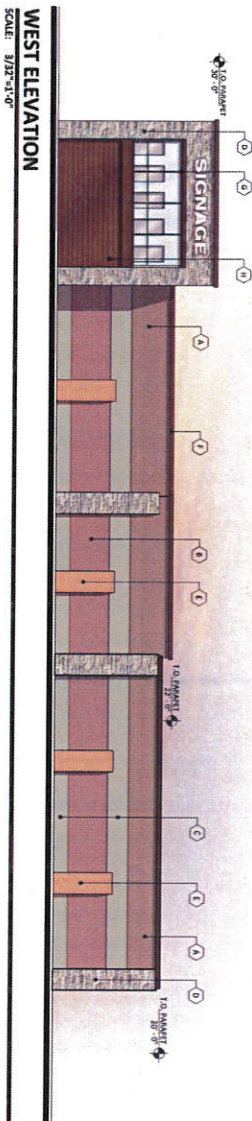
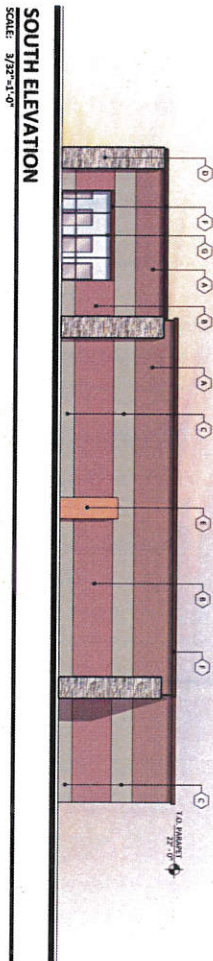
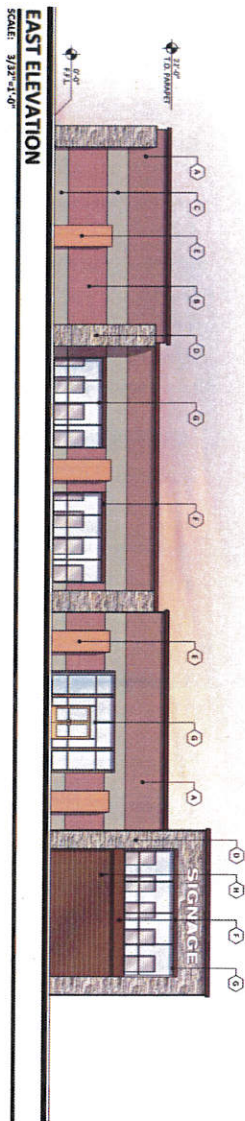
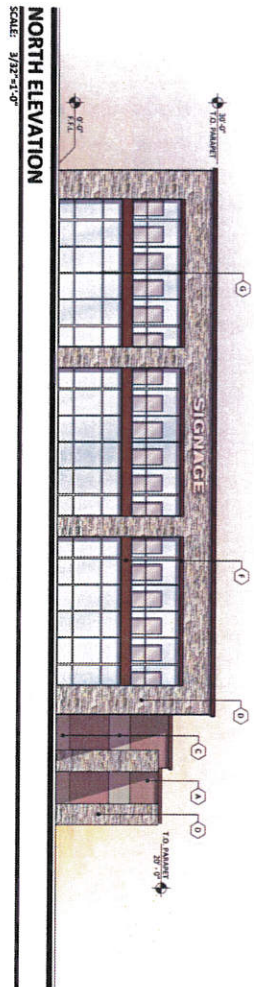
NO. 10450 NORTH 74TH STREET  
SUITE 100  
SCOTTSDALE, AZ 85258  
T 480 991 3888  
F 480 991 3886

REVISION NO. 1  
DATE 8/1/2020  
BY GUN

SCALE  
1" = 20'

SHEET  
1





**PLATINUM STORAGE**  
 SWC PIMA ROAD AND PRINCESS DRIVE  
 8585 E. PRINCESS DR. SCOTTSDALE, ARIZONA 85255  
 DATE: 08-26-2019 (PRELIMINARY)

COLOR AND FINISH LEGEND	
<b>A</b>	PAINTED STEEL IN BLACK, EXTERIOR, SMOOTH FINISH, COLOR: NEW BROWN
<b>B</b>	PAINTED STEEL IN BLACK, EXTERIOR, SMOOTH FINISH, COLOR: NEW BROWN
<b>C</b>	PAINTED STEEL IN BLACK, EXTERIOR, SMOOTH FINISH, COLOR: NEW BROWN
<b>D</b>	PAINTED STEEL IN BLACK, EXTERIOR, SMOOTH FINISH, COLOR: NEW BROWN
<b>E</b>	PAINTED STEEL IN BLACK, EXTERIOR, SMOOTH FINISH, COLOR: NEW BROWN
<b>F</b>	PAINTED STEEL IN BLACK, EXTERIOR, SMOOTH FINISH, COLOR: NEW BROWN
<b>G</b>	PAINTED STEEL IN BLACK, EXTERIOR, SMOOTH FINISH, COLOR: NEW BROWN
<b>H</b>	PAINTED STEEL IN BLACK, EXTERIOR, SMOOTH FINISH, COLOR: NEW BROWN

**EL-1**  
 ELEVATION  
 RKA# 19206.00



THIS SET PLAN HAS BEEN PREPARED WITHOUT THE AID OF A SURVEY. ALL PROPERTY CONCEPTUAL INFORMATION ONLY AND IS NOT TO BE USED FOR ANY REGULATORY OR CONSTRUCTION PURPOSES.



SLR TURNSTONE LLC/NHR TURNSTONE LLC  
10320 E MOUNTAIN SPRING RD  
SCOTTSDALE ,AZ 85255  
215-07-001M

ARIZONA STATE LAND DEPT  
1616 W ADAMS ST  
PHOENIX ,AZ 85007  
215-07-019D

SCOTTSDALE VISTELLA LLC LEASE 03-108992  
40 N CENTRAL AVE STE 2700  
PHOENIX ,AZ 85004  
215-07-021A

SCOTTSDALE VISTELLA LLC LEASE 03-108992  
40 N CENTRAL AVE STE 2700  
PHOENIX ,AZ 85004  
215-07-022C

IO DATA CENTERS LLC  
615 N 48TH ST  
PHOENIX ,AZ 85008  
215-07-212A

KPN INDUSTRIAL LLC  
11225 W BERNARDO CT SUITE 100  
SAN DIEGO ,CA 92127  
215-07-212C

UNITED INSURANCE COMPANY OF AMERICA  
1 E WACKER DR 10  
CHICAGO ,IL 60601  
215-07-212J

SCOTTSDALE PERIMETER I LLC  
14648 N SCOTTSDALE RD #345  
SCOTTSDALE ,AZ 85254  
215-07-212M

SCOTTSDALE PERIMETER I LLC  
14648 N SCOTTSDALE RD #345  
SCOTTSDALE ,AZ 85254  
215-07-212N

ASHTON PRINCESS PROPERTY LLC  
1201 MONSTER RD SW  
RENTON ,WA 98055  
215-07-212T

APPLE TEN SPE SCOTTSDALE INC  
814 E MAIN ST  
RICHMOND ,VA 23219  
215-07-212U

PRESSON SCOTTSDALE LLC  
2122 E HIGHLAND AVE STE 400  
PHOENIX ,AZ 85016  
215-07-212V

VALK RONALD C/ROBERT SHAWN  
1450 TL TOWNSEND STE 100  
ROCKWELL ,TX 75032  
215-07-212Z

CHP PRINCESS MEDICAL LLC  
3434 47TH ST STE 220  
BOULDER ,CO 80301  
215-07-231

17207 PERIMETER DR LLC  
14747 N NORTHSIGHT BLVD 111-431  
SCOTTSDALE ,AZ 85260  
215-07-242

PERIMETER GATEWAY III OWNER LLC  
802 N 3RD AVE  
PHOENIX ,AZ 85003  
215-07-243

SCOTTSDALE AREA ASSOC OF REALTORS  
4221 N SCOTTSDALE RD  
SCOTTSDALE ,AZ 85251  
215-07-392

PERIMETER GATEWAY PORTFOLIO LLC  
802 N 3RD AVE  
PHOENIX ,AZ 85003  
215-07-401

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Ali Fakh  
City of Scottsdale Planning Commission  
8280 E. Gelding Drive, Suite 101  
Scottsdale, AZ 85260

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1169 E. Clovefield Street  
Gilbert, AZ 85298

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2525 E. Arizona Biltmore Circle; Suite A-212  
Phoenix, AZ 85016

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Scottsdale, AZ 85251

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Scottsdale, AZ 85251

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Scottsdale, AZ 85260

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Scottsdale, AZ 85250

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Town of Paradise Valley  
6401 E Lincoln Drive  
Paradise Valley, AZ 85253

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Scottsdale, AZ 85258

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Scottsdale, AZ 85260

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Scottsdale, AZ 85250

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City of Scottsdale City Council  
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Scottsdale, AZ 85251

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COGS  
8507 East Highland Avenue  
Scottsdale, AZ 85251-1822

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Scottsdale, AZ 85255

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Burch & Cracchiolo PA  
P.O. Box 16882  
Phoenix, AZ 85011

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Scottsdale, AZ 85255

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7131 E. Cholla St.  
Scottsdale, AZ 85254

Guy Phillips  
City of Scottsdale City Council  
3939 N. Drinkwater Blvd.  
Scottsdale, AZ 85251

Howard Myers  
6631 E Horned Owl Trail  
Scottsdale, AZ 85266

Jim Funk  
Gainey Ranch Community Association  
7720 Gainey Ranch Road  
Scottsdale, AZ 85258

Jim Haxby  
7336 E. Sunnyside Dr.  
Scottsdale, AZ 85260

John Berry/Michele Hammond  
Berry Riddell, LLC  
6750 E Camelback Rd, Ste 100  
Scottsdale, AZ 85251

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3518 N. Chambers Court  
Scottsdale, AZ 85251

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Scottsdale, AZ 85251

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Scottsdale, AZ 85260

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Withey Morris, PLC  
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Phoenix, AZ 85016

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Scottsdale, AZ 85251

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Scottsdale, AZ 85266

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3939 N. Drinkwater Blvd.  
Scottsdale, AZ 85251

Linda Whitehead  
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Scottsdale, AZ 85262

Lori Haye  
P.O. Box 426  
Cave Creek, AZ 85327

Maricopa County Superintendent of Schools  
4041 N. Central Avenue Suite 1200  
Phoenix, AZ 85012

Michael Leary  
Commercial Land Development Consulting  
10278 East Hillery Drive  
Scottsdale, AZ 85255

Mike McNeal, Supervisor  
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Mesa, AZ 85201

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Scottsdale, AZ 85250

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Scottsdale, AZ 85253

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City of Scottsdale Planning Commission  
7527 E. Tailspin Lane  
Scottsdale, AZ 85255

Planning & Development Department  
Maricopa County Planning & Development  
501 N. 44th Street, Suite 200  
Phoenix, AZ 85008

Planning & Development Director  
City of Phoenix  
200 West Washington Street, 2nd Floor  
Phoenix, AZ 85003

Planning & Engineering Section Manager  
Arizona State Land Department  
1616 W. Adams Street  
Phoenix, AZ 85007

Planning and Zoning  
Town of Carefree  
8 Sundial Circle P.O. Box 740  
Carefree, AZ 85377

Planning Department  
Town of Cave Creek  
37622 N Cave Creek Road  
Cave Creek, AZ 85331

Planning Department  
SRP-MIC  
10005 E Osborn Road  
Scottsdale, AZ 85256

Prescott Smith  
City of Scottsdale Planning Commission  
4350 E. Camelback Rd., Suite G-200  
Phoenix, AZ 85018

Project Management  
Arizona Department of Transportation  
205 S. 17th Avenue MD 6012E  
Phoenix, AZ 85007

Randall P. Brown  
Spring Creek Development  
7144 E. Stetson Dr. #425  
Scottsdale, AZ 85251

Marissa Moore, AICP  
Town of Fountain Hills  
16705 E. Avenue of the Fountains  
Fountain Hills, AZ 85268

Sherry Wagner/Right-of-Way Technician, SR.  
Mail Station PAB348  
P.O. Box 52025  
Phoenix, AZ 85072-2025

Steve Tyrrell  
7753 E. Catalina Drive  
Scottsdale, AZ 85251

Superintendent  
Cave Creek Unified School District  
P.O. Box 426  
Cave Creek, AZ 85327

Superintendent  
Scottsdale Unified School District  
8500 E. Jackrabbit Rd  
Scottsdale, AZ 85250

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Scottsdale, AZ 85255

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Scottsdale, AZ 85251

Vickie Falen  
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Scottsdale, AZ 85259

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City of Scottsdale City Council  
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Scottsdale, AZ 85251

W.J. Jim Lane - Mayor  
City of Scottsdale City Council  
3939 N. Drinkwater Blvd.  
Scottsdale, AZ 85251

Wade Tinant  
4614 E. Running Deer Trail  
Cave Creek, AZ 85331

Granite Reef Neighborhood Resource Center  
1700 N Granite Reef Road  
Scottsdale, AZ 85257

Gammage & Burnham, PLC  
2 N. Central Avenue, 15th Floor  
Phoenix, AZ 85004

Southwest Gas Corporation  
2200 N. Central Avenue Ste 101  
Phoenix, AZ 85004



Withey Morris, PLC  
2525 E. Arizona Biltmore Circle; Suite A-212  
Phoenix, AZ 85016

Paradise Valley Unified School District  
15002 N. 32nd Street  
Phoenix, AZ 85032

Earl, Curley & Lagarde, P.C.  
3101 N. Central Avenue, Ste. 1000  
Phoenix, AZ 85012

Arizona Commerce Authority  
333 N. Central Avenue, Suite 1900  
Phoenix, AZ 85004

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7127 E. 6th Ave.  
Scottsdale, AZ 85251

Renee J. Higgs  
City of Scottsdale Planning Commission  
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Scottsdale, AZ 85255

Susan Kauffman  
11334 E. Desert Vista Rd.  
Scottsdale, AZ 85255

Patricia Van Cleave  
11378 E. Cavedale Drive  
Scottsdale, AZ 85262

Andrea Keck  
9719 E. West View Drive  
Scottsdale, AZ 85255

Steve Perone  
7474 E. Earll Dr. #108  
Scottsdale, AZ 85251

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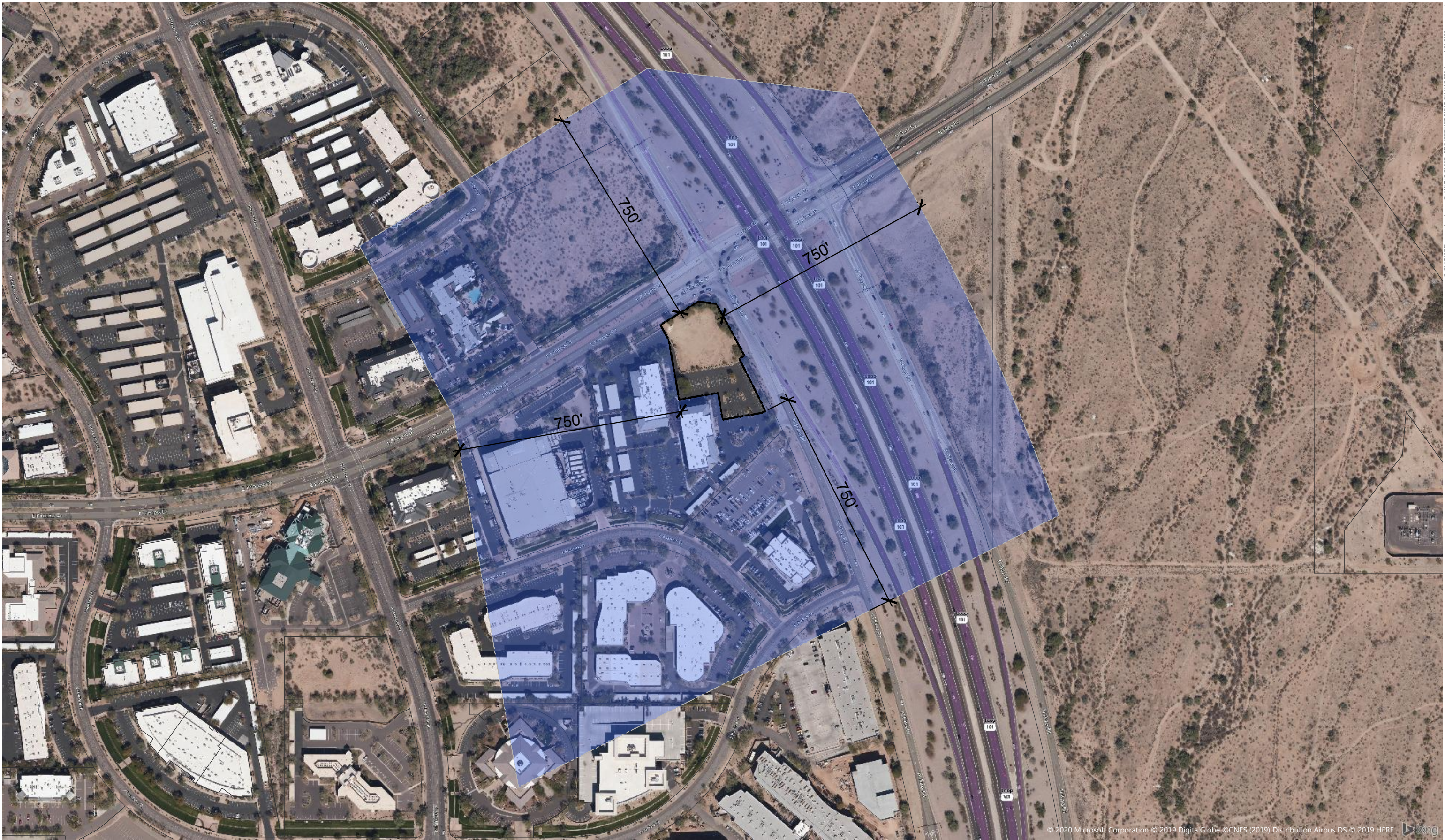
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# PLATINUM STORAGE

## PROPERTY OWNERSHIP MAP

 0 150 300 Feet  
This plan is for conceptual purposes only  
Not to be used for construction  
1/20/2020  
PL03  
Scottsdale, Arizona

**HUNTER**  
**ENGINEERING**  
10450 N 74th St • Ste  
Office: 480.991.3985 • w  
7-DR-2020  
2/6/2020



## Michael Buschbacher

---

**From:** Michael Buschbacher  
**Sent:** Thursday, January 30, 2020 9:59 PM  
**To:** dbrown@wentprop.com  
**Subject:** 658-PA-2019 Platinum Storage Color Exhibit Request  
**Attachments:** PUBLIC\_NOTIF\_LETTER\_plat003.pdf

David,

Please find attached the color site plan and elevations requested for this project.

Best Regards,

**Michael S. Buschbacher II, AICP, ASLA**

Principal Planner, Senior Urban Designer



10450 N. 74th Street, Suite 200  
Scottsdale, AZ 85258  
Phone: (480) 991-3985  
Fax: (480) 991-3986

### ELECTRONIC FILE DISCLAIMER

Hunter Engineering, Inc. makes no warranty or guaranty as to the correctness, completeness or propriety of the information released on its electronic files. Any damages or losses suffered as a result of any use of Hunter Engineering, Inc.'s electronic files are without risk or liability to Hunter Engineering, Inc.. The release of Hunter Engineering, Inc.'s electronic files are for User's convenience only, and User assumes all risks; duties and liabilities associated with the use of Hunter Engineering, Inc.'s electronic files.

Hunter Engineering, Inc. makes no representation as to the compatibility of its electronic files with other computer software and systems, nor regarding the electronic files being computer virus free. User agrees to indemnify and hold Hunter Engineering, Inc. harmless from all claims, damages and expenses (including court costs and attorney fees) that User may suffer as a result of use of Hunter Engineering, Inc.'s electronic files. The design concepts are the exclusive Copyrighted property of Hunter Engineering, Inc., and any transfer of use of the design concepts by the recipient on any other project(s) is strictly prohibited.



## Michael Buschbacher

---

**From:** Chris Sparkman <chriss@casehuff.com>  
**Sent:** Thursday, January 23, 2020 3:05 PM  
**To:** Michael Buschbacher  
**Cc:** heatherk@casehuff.com; timh@casehuff.com  
**Subject:** Perimeter Center Owners Association  
**Attachments:** Hunter Engineering - letter and plan.pdf; Plan Submittal info - PCOA.pdf

Mike,

Just following up on the telephone call we had. Please find attached to this e-mail the checklist for the process of having plans reviewed for the Perimeter Center Owners Association (PCOA).

The design guidelines for the PCOA are contained the CC & R documents for the park.

If you have any questions, please feel free to contact me.

Thank you.

**Chris Sparkman**  
Senior Property Manager



4835 East Cactus Road Suite 443 | Scottsdale Arizona 85254-3546  
602-252-9300 OFFICE | 602-252-6860 FAX  
[chriss@casehuff.com](mailto:chriss@casehuff.com) | [www.casehuff.com](http://www.casehuff.com)

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This message is intended only for the use of the addressee and may contain information that is privileged and confidential. If you are not the intended recipient, you are hereby requested to not disseminate or use this communication. If you have received this communication in error, please destroy it and notify us immediately by telephone at the number shown above. Thank you.

---

Note: If this email and/or attachment isn't intended for you, don't open it and let me know that it was sent in error.

## Request for Site Visits and/or Inspections Development Application (Case Submittals)



This request concerns all property identified in the development application.

Pre-application No: 658 -PA- 2019

Project Name: Platinum Storage

Project Address: 8585 E. Princess Drive Scottsdale, Arizona 85255

### STATEMENT OF AUTHORITY:

1. I am the owner of the property, or I am the duly and lawfully appointed agent of the property and have the authority from the owner to sign this request on the owner's behalf. If the land has more than one owner, then I am the agent for all owners, and the word "owner" refer to them all.
2. I have the authority from the owner to act for the owner before the City of Scottsdale regarding any and all development application regulatory or related matter of every description involving all property identified in the development application.

### STATEMENT OF REQUEST FOR SITE VISITS AND/OR INSPECTIONS

1. I hereby request that the City of Scottsdale's staff conduct site visits and/or inspections of the property identified in the development application in order to efficiently process the application.
2. I understand that even though I have requested the City of Scottsdale's staff conduct site visits and/or inspections, city staff may determine that a site visit and/or an inspection is not necessary, and may opt not to perform the site visit and/or an inspection.

Property owner/Property owner's agent: Janner Greenhow

Print Name

[Signature]

Signature

### City Use Only:

Submittal Date: \_\_\_\_\_ Case number: \_\_\_\_\_

### Planning and Development Services

7447 E Indian School Road, Suite 105, Scottsdale, AZ 85251 ♦ [www.ScottsdaleAZ.gov](http://www.ScottsdaleAZ.gov)