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Planning Commission: 10/28/2020 City Council: 11/10/2020

# Item 19





Meeting Date: General Plan Element: General Plan Goal: November 10, 2020 Land Use Create a sense of community through land uses

# ACTION

#### Axon 13-ZN-2020

#### Request to consider the following:

- Adopt Ordinance No. 4474 approving a zoning district map amendment from Planned Community (P-C) District to Planned Community District with the P-C comparable Industrial Park District (P-C I-1), including a development plan and an amendment to the maximum building height for the Axon building only from 52 feet (exclusive of rooftop appurtenances) to 82 feet (exclusive of rooftop appurtenances) on a +/- 30-acre portion of a +/-60-acre site located at the southeast corner of Hayden Road and Loop 101.
- 2. Adopt Resolution No. 11950 to declare "Axon Scottsdale Campus Development Plan" as a public record.

#### **Goal/Purpose of Request**

The applicant seeks approval to develop the property for a corporate office/manufacturing building.

#### **Key Items for Consideration**

- PCD Criteria
- Investment in vacant property
- Retention and expansion of major employer/headquarters
- No bonus development standards requested
- Development plan includes civic site for future fire station
- Parcel is part of the +/- 1,000-acre Crossroads East Master Plan
- Proposal includes widening of Hayden Road and extension of Mayo Boulevard
- Infrastructure to be upgraded as needed to accommodate project intensity
- Public comment received
- Development Review Board considered the Development Plan and amended development standards on 10/15/2020 and approved with a vote of 5-0.
- Planning Commission considered this case on 10/28/2020 and recommended approval with a vote of 7-0.

Action Taken \_\_\_\_\_

#### **OWNER**

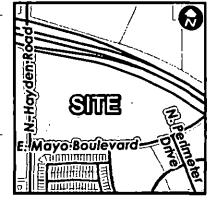
Axon Technologies 480-921-2800

#### **APPLICANT CONTACT**

Charles Huellmantel Huellmantel & Affiliates/Lauren Proper Potter 480-921-2800

#### LOCATION

Southeast corner of N. Hayden Road and Loop 101



#### BACKGROUND

#### **General Plan**

The General Plan Land Use Element designates the property as Employment and Regional Use Overlay District. The Employment category permits a range of employment uses form light manufacturing to light industrial and office uses. The Regional Use designation provides flexibility for land uses when it can be demonstrated that new lands uses service a regional market. In determining whether a proposed land use is regional in nature, City Council is to consider whether the use has a regional draw, implements current economic development policies, enhances the employment core and the city's attractiveness to regional markets, benefits from good freeway access, and complements the established character for the area.

Furthermore, the subject site is located within a General Plan designated Growth Area - specific locations within the community that are most appropriate for development focus, and will best accommodate future growth, new development, and redevelopment.

Consequently, Axon is proposing to rezone its site to I-1 (Industrial Park) to be consistent with the General Plan in order to develop light industrial uses including associated office, research and development, manufacturing, and warehousing on this site. This zoning category is appropriate to implement the General Plan Employment Land Use Category for this site in the Crossroads East Planned Community Development Plan (19-ZN-2002#6).

#### **Greater Airpark Character Area Plan**

The Greater Airpark Character Area Plan designates the property as Employment land use within the Type C Development Type. This category includes an array of office, commercial, warehousing, and light industrial land uses that provide opportunities for business enterprises, as well as regional and local jobs. Within the Greater Airpark, Development Types help define the size and scale of development within various areas of the Airpark. Type C development represents medium to higher scale development, which supports pedestrian activity in the Greater Airpark. The subject site also has frontage to North Hayden Road, a designated Signature Corridor in the Greater Airpark Character Area Plan.

Consistent with Policies CD2.1, CD2.1.5 and CD2.2 of the GACAP, the Hayden North Corridor, expects "urban characteristics that celebrate transitions from the urban environment to the native desert and residential areas". Although there is no request for development adjacent to North Hayden Road at this time, it is recommended future development provide a minimum forty (40) foot wide buffered setback along N. Hayden Road, measured from the edge of the right-of-way.

#### Zoning

The Crossroads East Master Plan is zoned Planned Community District (P-C). Case 19-ZN-2002, which established the master plan for the Crossroads East project, included a Land Use Budget Table that identified the allowable zoning districts for the entire 1,000-acre project; including maximum acreage and maximum residential densities for those districts that allow residential. A subsequent amendment processed under case 19-ZN-2002#6 added the Highway Commercial District (C-3) to the Land Use Budget Table and increased the total maximum number of multifamily dwelling units for the entire Crossroads East project from 3,443 to 4,378. To date, three sites within the Crossroads Master Plan have been fully developed (Scottsdale Lexus and two mixed-use projects along N. Scottsdale Road), and two are under construction (Nationwide and Mark-Taylor).

Prior to development of any parcel in Crossroads East, the applicant must select a zoning district from the Land Use Budget Table. Once a comparable zoning district has been selected, the Arizona State Land Department (ASLD), which oversees the master plan for Crossroads East, must approve the location, acreage and, if residential is proposed, the allowable density and total number of units for the proposed zoning. The developer than coordinates with the City to adopt the P-C comparable zoning district for the site.

#### Context

The subject property is located south of Loop 101 and east of N. Hayden Road and is presently vacant. Directly south of the proposed building location is the Perimeter Center industrial park, which is occupied by uses of similar intensity, and building heights averaging 48 feet. Southwest of the building location is primarily single-story residential, single- and multi-family.

#### **Adjacent Uses and Zoning**

- North: Loop 101
- South: Office/Light Industrial, zoned I-1 PCD
- East: Loop 101
- West: Multi-family Residential, zoned P-C R-5

#### **Other Related Policies, References:**

- Scottsdale General Plan 2001, as amended
- Greater Airpark Character Area Plan 2010
- Zoning Ordinance

- 19-ZN-2002: Approved the original Crossroads East Development Plan, including a Land Use Budget for future development.
- 19-ZN-2002#6: Approved amendment to Crossroads East, including addition of Planned Airpark Core (PCP) to available P-C comparable districts and increase in total number of multi-family dwelling units.

# **APPLICANT'S PROPOSAL**

#### **Development Information**

The applicant seeks approval to rezone the subject site from P-C to P-C with the P-C comparable I-1 zoning (P-C I-1) to allow for development of a new corporate office/manufacturing building. This building will ultimately be part of a larger development, with future phasing yet to be determined. The proposal consists of one +/- 400,000 square foot building with surface parking on approximately 30 of the 60 overall acres.

- Existing Use: Vacant
- Proposed Use: Office/Manufacturing
- Parcel Size: +/- 60 acres (net)
- Building Height Allowed: 52 feet (exclusive of rooftop appurtenances)
- Building Height Proposed: 82 feet (exclusive of rooftop appurtenances)
- Parking Required: 1,049 spaces (753 for office, 296 for manufacturing)
- Parking Provided: 1,083 spaces
- Open Space Required: 480,559 square feet (for entire site)
- Open Space Provided: 615,950 square feet (pending future development)
- Floor Area Ratio Allowed: 0.8
- Floor Area Ratio Proposed: 0.15

# **IMPACT ANALYSIS**

#### Land Use

The Greater Airpark Character Area Plan (GACAP) designates this site as Employment. The proposed use mix of office and manufacturing is consistent with the intent of the Employment designation. Though no residential is proposed as part of this development, the proposed development is intended to accommodate up to 1,500 employees over the next five years, which should increase demand for work force housing in the surrounding residential communities. Employment uses are deemed appropriate for sites within the Airport's 55 DNL areas.

### **Airport Vicinity**

The entire Crossroads PCD falls under the Airport Influence Area; as designated by the Part 150 Noise Compatibility Study. Most of the project falls under the AC-1 Influence Area (no land use restrictions) and a small portion (+/- 40 acres) near the southeast corner of the project falls under the AC-2 Influence Area (noise-sensitive uses require noise abatement and disclosure). This request would not introduce any sensitive land uses to the Airpark Influence Area. Many GACAP goals and policies support the proposed Development Plan (Goals LU 1, 5 and 7; and Policies LU 1.1, 1.3, 1.6, 5.1, 5.5 and 7.2); including the proposed land use, which is consistent with the intent of the Employment designation. This and future development associated with the Crossroads East Master Plan will be required to provide disclosures of proximity to the Airport and dedicate Avigation Easements over project sites. Additionally, the applicant will need to coordinate with the Federal Aviation Administration (FAA) to obtain a Determination of No Conflict with regard to the proposed building height prior to issuance of a building permit for vertical construction.

#### **PCD Findings**

Per Section 5.2104 of the Zoning Ordinance, before approval or modified approval of an application for a proposed P-C District, the Planning Commission and City Council must find:

- A. That the development proposed is in substantial harmony with the General Plan and can be coordinated with existing and planned development of surrounding areas.
- This proposal does not include any amendments to the General Plan or Greater Airpark Character Area Plan (GACAP) for the area. Most of the Crossroads PCD is designated as Mixed-Use Neighborhoods by the General Plan, and Airpark Mixed-Use – Residential (AMU-R) by the GACAP. The remaining area east of N. Hayden Road and north of E. Mayo Blvd, where this site is located, is designated as Employment. Future development for this site is anticipated to be consistent with the existing land use designations, and may include restaurants, travel accommodations, and additional office space.
- B. The streets and thoroughfares proposed are suitable and adequate to serve the proposed uses and the anticipated traffic which will be generated thereby.
- A Transportation Master Plan (MP) was created as part of the original entitlement for Crossroads, and identified the alignments for all future major streets, including N. Hayden Road. As each new development proposal is presented to the City, staff analyzes the MP to determine if existing streets need to be extended, or if new local streets are needed to accommodate proposed development intensity. N. Hayden Road has been completed and is being widened north of the Loop 101 Freeway as part of the Nationwide development. This proposal also includes widening of N. Hayden Road south of the Loop 101 Freeway to accommodate demand generated by the proposed development. Additionally, E. Mayo Blvd. will be extended east of N. Hayden Road as part of this development, eventually connecting with N. Perimeter Drive and the Perimeter Center industrial park south of the subject site. This extension will provide a much-needed additional north/south connection from E. Bell Road to the freeway and should help with traffic flows generated by events at the TPC Scottsdale and Westworld.
- C. The Planning Commission and City Council shall further find that the facts submitted with the application presented at the hearing establish beyond reasonable doubt that:

1. In the case of proposed residential development, that such development will constitute a residential environment of sustained desirability and stability; that it will be in harmony with the character of the surrounding area; and that the sites proposed for public facilities, such as schools, playgrounds, and parks are adequate to serve the anticipated population.

No residential is proposed as part of this development.

2. In the case of proposed industrial or research uses, that such development will be appropriate in area, location and overall planning to the purpose intended; and that the design and development standards are such that an industrial environment of sustained desirability and stability will be created.

The proposed development is located along the Loop 101 Freeway and is approximately 800 feet from the nearest residence (southwest of the project site). The proposed maximum building height of 82 feet (exclusive of rooftop appurtenances) is only proposed for this building. It is anticipated future phases of development on this site will be able to adhere to the 52-foot maximum height (exclusive of rooftop appurtenances) allowed in the I-1 zoning district. As such, the overall development plan is appropriate in area, location and overall planning to the purpose intended. The proposed building will sever as the headquarters for a major employer in the area. That combined with the future supportive uses anticipated for the site creates an industrial environment of sustained desirability and stability.

3. In the case of proposed commercial, institutional, recreational and other nonresidential uses, that such development will be appropriate in area, location and overall planning to the purpose intended; and that such development will be in harmony with the character of the surrounding area.

No other commercial, institutional, recreational or non-residential uses are proposed as part of this development. Future uses on the site will help to support the corporate headquarters and surrounding community; and will be in harmony with the character of the surrounding area.

#### **Amended Development Standards**

As part of a Planned Community District application, or subsequent amendment, an applicant may propose amendments to certain site development standards in an effort to accommodate flexibility in design of a project. The only amendment proposed as part of this application is to the maximum building height in the P-C comparable Industrial Park (I-1) district, as indicated below:

- C. Building Height.
  - 1. Maximum: Fifty-two eighty-two (52 82) feet, except as otherwise provided below and in Article VII.

Per Section 5.2102.C of the Zoning Ordinance, the Planning Commission and City Council must make a determination that the modification will produce a living environment, landscape quality and lifestyle superior to that produced by the existing standards.

The proposed building is appropriately located as close to the Loop 101 freeway as possible, to
mitigate any potential impacts to the residential community southwest of the site. The
nearest residence is approximately 800 feet from the proposed building. Additionally, the
applicant is proposing enhanced landscaping, to include several mature trees, on the north
side of E. Mayo Blvd. to provide additional buffering for the residential community.

#### Transportation/Trails

A traffic analysis was included as part of this application and has been accepted by the Transportation Division. Per the report, the proposed Axon Campus is anticipated to generate up to 8,032 weekday trips, with 801 trips occurring during the AM peak hour and 844 trips occurring during the PM peak hour. It should be noted that the changes to the zoning district does not change the land uses that will be allowed on the site; it allows an increase in building area and height allowed on the site. Compared to the original Traffic Impact Analysis generated for the Crossroads East development, this development is anticipated to generate 1,797 additional daily trips with 66 additional trips occurring during the AM peak hour and 13 fewer trips occurring during the PM peak hour. All intersections are anticipated to operate at acceptable levels of service. E. Mayo Blvd should be constructed with a four-lane section, two lanes in each direction, to accommodate anticipated traffic volumes.

In addition to the street improvements that will be constructed in conjunction with the development of the site discussed above, intersection improvements will also be provided. A traffic signal will be constructed at the Hayden Road and Mayo Boulevard intersection. Roundabouts will be constructed along Mayo Boulevard at the 82<sup>nd</sup> Street and Perimeter Drive intersections. The changes to the existing roadway system for this area include the elimination of the current Mayo Boulevard alignment between Hayden Road and 82<sup>nd</sup> Street. The modification to the Mayo Boulevard alignment will result in the new street aligning with the recently constructed Mayo Boulevard on the west side of Hayden Road.

#### Water/Sewer

Existing water and sewer infrastructure in the Hayden Road right-of-way is anticipated to be sufficient to serve this development. As part of the original master-planning process, N. Hayden Road, including underground utilities, was designed in anticipation of future development needs for the Crossroads PCD. Basis of Design (BOD) reports were included as part the application and have been accepted by the Water Resources Division. Water and sewer infrastructure will be extended as necessary to serve the proposed development, as recommended by the BOD's.

### **Public Safety**

A +/- four-acre civic site is included as part of the proposed Development Plan, which at a future date may be the location for a new fire station, and possibly a Police and Fire Command Center. No impact to existing service levels is anticipated.

#### **Open Space**

Open space for the entire project site will be provided on a phased basis. Open space provided with this building exceeds the minimum requirement of the I-1 district and includes frontage open space along perimeter streets (N. Hayden Road and E. Mayo Blvd.).

#### **Community Involvement**

Property owners within 750 feet of the project site have been notified by mail of the applicant's request. Additionally, the applicant held a virtual Open House on 10/13, which was advertised on the City's P & Z Link and on an Early Notification sign posted at the site. A call-in number was provided with screen sharing capabilities for sharing of plans and exhibits. The Open House was well-attended, and staff has received written correspondence from 40+ residents of the Scottsdale Stonebrooke II community southwest of the project site. Concerns raised by the residents include lack of sufficient time to review the proposal and provide comments, traffic, noise, lighting, environmental impacts and the proposed building height.

#### **Community Impact**

- Project includes widening of N. Hayden Road and Extension of E. Mayo Blvd. to the Perimeter Center
- Investment by major local employer to expand in Scottsdale

#### **Policy Implications**

• Proposed height increase would only apply to this building. All other buildings on the project site will adhere to the standard maximum allowed height in the I-1 district (52 feet exclusive of rooftop appurtenances)

### **OTHER BOARDS & COMMISSIONS**

#### Development Review Board:

The Development Review Board considered the Development Plan and amended development standards at the 10/15/2020 hearing. During discussion, one citizen spoke and expressed concern about the lack of time available for the residents of her subdivision (Stonebrook II southwest of the building location) to review the proposal and provide feedback/suggestions. Other concerns expressed included traffic, environmental concerns, noise and lighting. In response to the concerns, the applicant indicated that the building is proposed to be located approximately 840 feet from the nearest residence to the southwest of the site. The applicant also committed to providing enhanced landscaping, including mature trees, along the north side of E. Mayo Blvd. to enhance buffering between the building and the residential community. Board members inquired about community outreach, lighting, building colors and the use of roundabouts in E. Mayo Blvd.

#### **Planning Commission:**

The Planning Commission considered this case at the 10/28/2020 hearing. After a staff and applicant presentation, the Commission recommended approval with a vote of 7-0.

#### **Staff's recommendations to Planning Commission**

Staff recommended that the Planning Commission find that the P-C findings have been met, determine that the proposed zoning district map amendment is consistent with and conforms to the adopted General Plan, and make a recommendation to City Council for approval of a zoning district map amendment from Planned Community (P-C) District to Planned Community District with the P-C comparable Industrial Park District (P-C I-1), including a development plan and an amendment to the maximum building height for the Axon building only from 52 feet (exclusive of rooftop appurtenances) to 82 feet (exclusive of rooftop appurtenances) on a +/- 30-acre portion of a +/-60-acre site located at the southeast corner of Hayden Road and Loop 101, per the attached stipulations.

#### RECOMMENDATION

#### **Recommended Approach:**

- Adopt Ordinance No. 4474 approving of a zoning district map amendment from Planned Community (P-C) District to Planned Community District with the P-C comparable Industrial Park District (P-C I-1), including a development plan and an amendment to the maximum building height for the Axon building only from 52 feet (exclusive of rooftop appurtenances) to 82 feet (exclusive of rooftop appurtenances) on a +/- 30-acre portion of a +/-60-acre site located at the southeast corner of Hayden Road and Loop 101.
- 2. Adopt Resolution No. 11950 to declare "Axon Scottsdale Campus Development Plan" as a public record.

### **RESPONSIBLE DEPARTMENT**

#### Planning and Development Services

**Current Planning Services** 

### **STAFF CONTACT**

Greg Bloemberg Senior Planner 480-312-4306 E-mail: gbloemberg@ScottsdaleAZ.gov

# **APPROVED BY**

Greg Bloemberg, Re port Author

AICP, Current Planning Director Tim Curtis 480-312-4210, tcurtis@scottsdaleaz.gov

ant, Executive Director Rand Planning and Development Services 812-2664, rgrant@scottsdaleaz.gov 480

10-27-2020

Date

<u>lo/27/2020</u> Date Date

## **ATTACHMENTS**

- 1. Context Aerial
- 1A. Aerial Close-Up
- 2. Ordinance No. 4474
- Exhibit 1: Stipulations

Exhibit 2: Zoning Map

Exhibit 3: Context Aerial Height Limits

3. Resolution No. 11950

- Exhibit 1: "Axon Scottsdale Campus Development Plan"
- 4. Additional Information
- 5. General Plan Land Use Map
- 6. Greater Airpark Character Area Plan Land Use Map
- 7. Current Zoning Map
- 8. Traffic Impact Summary
- 9. Citizen Involvement
- 10. City Notification Map
- 11. 10/15/2020 Development Review Board Meeting Minutes
- 12. 10/28/2020 Planning Commission Meeting Minutes



**Context Aerial** 





#### ORDINANCE NO. 4474

AN ORDINANCE OF THE COUNCIL OF THE CITY OF SCOTTSDALE, MARICOPA COUNTY, ARIZONA, AMENDING ORDINANCE NO. 455, THE ZONING ORDINANCE OF THE CITY OF SCOTTSDALE, BY AND FOR THE PURPOSE OF CHANGING THE ZONING ON THE "DISTRICT MAP" TO ZONING APPROVED IN CASE NO. 13-ZN-2020 FROM PLANNED COMMUNITY (P-C) DISTRICT TO PLANNED COMMUNITY DISTRICT WITH THE P-C COMPARABLE INDUSTRIAL PARK DISTRICT (P-C I-1), INCLUDING DEVELOPMENT PLAN AND AN AMENDMENT TO THE MAXIMUM BUILDING HEIGHT FOR THE AXON BUILDING ONLY FROM 52 FEET (EXCLUSIVE OF ROOFTOP APPURTENANCES) TO 82 FEET (EXCLUSIVE OF ROOFTOP APPURTENANCES) ON A +/- 30-ACRE PORTION OF A +/-60-ACRE SITE LOCATED AT THE SOUTHEAST CORNER OF HAYDEN ROAD AND LOOP 101.

WHEREAS, the Planning Commission held a hearing on October 28, 2020;

WHEREAS, the City Council held a hearing on November 10, 2020; and

WHEREAS, The Planning Commission has made findings in conformance with the requirements of the PCD district and the City Council also finds:

- A. That the development proposed is in substantial harmony with the General Plan, and can be coordinated with existing and planned development of surrounding areas.
- B. That the streets and thoroughfares proposed are suitable and adequate to serve the proposed uses and the anticipated traffic which will be generated thereby.
- C. The Planning Commission and City Council find that the facts submitted with the application and presented at the hearing establish beyond reasonable doubt that:
  - 1. In the case of proposed industrial or research uses, that such development will be appropriate in area, location and overall planning to the purpose intended; and that the design and development standards are such as to create an industrial environment of sustained desirability and stability.
  - 2. In the case of proposed commercial, educational, cultural, recreational and other nonresidential uses, that such development will be appropriate in area, location and overall planning to the purpose intended; and that such development will be in harmony with the character of the surrounding areas.

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ATTACHMENT 2

3. That the modification to the property development standards will produce a living environment, landscape quality and life-style superior to that produced by existing standards

WHEREAS, the City Council finds that the proposed development is in substantial harmony with the General Plan of the City of Scottsdale and will be coordinated with existing and planned development; and

WHEREAS, it is now necessary that the comprehensive zoning map of the City of Scottsdale ("District Map") be amended to conform with the decision of the Scottsdale City Council in Case No. 13-ZN-2020.

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Scottsdale, as follows:

Section 1. That the "District Map" adopted as a part of the Zoning Ordinance of the City of Scottsdale, showing the zoning district boundaries, is amended by rezoning a +/- 60 acre site located at the southeast corner of Hayden Road and Loop 101 and marked as "Site" (the Property) on the map attached as Exhibit 2, incorporated herein by reference, from Planned Community (P-C) District to Planned Community District with the P-C comparable Light Industrial District (P-C I-1) zoning, and by adopting that certain document entitled "Axon Development Plan" declared as public record by Resolution 11950 which is incorporated into this ordinance by reference as if fully set forth herein.

<u>Section 2</u>. That the above rezoning approval is conditioned upon compliance with all stipulations attached hereto as Exhibit 1 and the height limits depicted on Exhibit 3 incorporated herein by reference.

PASSED AND ADOPTED by the Council of the City of Scottsdale this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

ATTEST:

CITY OF SCOTTSDALE, an Anzona Municipal Corporation

By:

Carolyn Jagger, City Clerk

By:

W.J. "Jim" Lane, Mayor

APPROVED AS TO FORM: OFFICE OF THE CITY ATTORNEY

Sherry R. Scott, City Attorney By: Joe Padilla, Deputy City Attorney

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Ordinance No. 4474 Page 2 of 2

# **Stipulations for the Zoning Application:**

# Axon

# Case Number: 13-ZN-2020

These stipulations are in order to protect the public health, safety, welfare, and the City of Scottsdale.

#### Bold text and strikethrough represent amendments made after the Planning Commission hearing.

#### SITE DESIGN

- 1. CONFORMANCE TO DEVELOPMENT PLAN. Development shall conform with the Development Plan, entitled "Axon Scottsdale Campus Development Plan," which is on file with the City Clerk and made a public record by Resolution No. 11950 and incorporated into these stipulations and ordinance by reference as if fully set forth herein. The Development Plan is contingent upon the fulfilment of special public improvements requirements as outlined in the associated Development Agreement. Any proposed significant change to the Development Plan, as determined by the Zoning Administrator, shall be subject to additional action and public hearings before the Planning Commission and City Council. Where there is a conflict between the Development Plan and these stipulations, these stipulations shall prevail.
- 2. CONFORMANCE TO AMENDED DEVELOPMENT STANDARDS. Development shall conform with the amended development standards that are included as part of the Development Plan. Any change to the development standards shall be subject to additional public hearings before the Planning Commission and City Council.
- 3. LAND USE. All land uses for this site shall be consistent with the Employment designation, per the Greater Airpark Character Area Plan. No residential use is approved for this site. Any future request to add residential to the Development Plan shall return to Planning Commission and City Council for approval and be subject to review and recommendation by the Airport Advisory Commission.
- MAXIMUM BUILDING HEIGHT. The maximum building height of 82 feet (exclusive of rooftop appurtenances) shall only apply to the Axon building, as memorialized on Exhibit 3 to Ordinance No. 4474. All other buildings within the Development Plan boundary shall be limited to 52 feet in height (exclusive of rooftop appurtenances), measured as provided in the applicable section of the Zoning Ordinance.
- 5. SIGNATURE CORRIDOR. Future development along the Hayden Road frontage shall be setback a minimum of 40 feet (average 50 feet) to allow for a landscape buffer, in conformance with the Greater Airpark Character Area Plan
- 6. PRIVATE ART. The illuminated private art features, specifically the feature at the "nose" of the building and the roof-mounted feature angled toward the building, shall be consistent with the Development Review Board approval.

- ALTERATIONS TO NATURAL WATERCOURSES. Any proposed alteration to the natural state of watercourses with a peak flow rate of 750 cfs or less based on the 100 year – 2-hour rain event shall be subject to Development Review Board approval.
- 8. ACCESS RESTRICTIONS. Access to the development project shall conform to the Development Plan and the city's published standards and requirements.
- 9. PEDESTRIAN CIRCULATION. At the time of final construction plan submittal, the site plan shall be revised to include a minimum six-foot wide pedestrian connection from E. Union Hills Drive to the main building entrance, to be located at the 2<sup>nd</sup> roundabout (N. Perimeter Drive). Possible locations for future pedestrian connectivity to future phases shall be identified on the site plan as part of the construction plan submittal.
- 10. REFUSE. With the construction document submittal, the property owner shall include refuse infrastructure in accordance with published city standards and requirements, with documentation in support thereof, and site modifications made to accommodate said refuse infrastructure as required.
- 11. FUTURE SUBDIVIDING. Any future platting shall conform to the development standards of the I-1 zoning district. If future parcels cannot "stand alone" with regard to development standards, or required shared facilities such as refuse collection, drainage, etc., a separate zoning application to add the Planned Shared District (PSD) Overlay shall be submitted and approved by Planning Commission and City Council prior to recordation of any future plat.
- 12. PROTECTION OF ARCHAEOLOGICAL RESOURCES. With the construction plan submittal, the applicant shall provide an archaeological survey and report prepared by a qualified archaeologist, as required by Chapter 46 of the Scottsdale Revised Code. In lieu of a new report, the applicant may provide an SHPO survey short form to provide an update to the original report conducted for Crossroads East in 1986 and 1989.

#### **AIRPORT**

- 13. FAA DETERMINATION. With the final construction plan submittal, the property owner shall submit a copy of the FAA Determination letter on the FAA Form 7460-1 for any proposed building that penetrates the 100:1 slope. The highest point of the building, including rooftop appurtenances, must be detailed in the FAA form 7460-1 submittal.
- 14. AVIGATION EASEMENT. Prior to issuance of a building permit for vertical construction, the owner shall dedicate an Avigation Easement over the entire Development Plan area, in a form acceptable to the City Attorney or designee.

#### DEDICATIONS

- 15. RIGHT-OF-WAY DEDICATION5. Prior to issuance of any permit for the development project, the property owner shall make all required fee-simple right-of-way dedications to the City of Scottsdale with site modifications made to accommodate these dedications as required:
  - a. E. UNION HILLS DRIVE. N Perimeter Drive to approximately five hundred fifty (550) feet west of N. 82<sup>nd</sup> Street, fifty (50) foot dedication north half right-of-way width.
  - b. E UNION HILLS DRIVE. Approximately five hundred fifty (550) feet west of N. 82<sup>nd</sup> Street to E. Mayo Boulevard, one hundred (100) foot dedication full right of way width.

Version 7-17

- c. E UNION HILLS DRIVE. Intersection with N Perimeter Drive, right-of-way to accommodate a city standard roundabout for a major collector classified roadway.
- d. E UNION HILLS DRIVE. Intersection with N. 82<sup>nd</sup> Street, right-of-way to accommodate a city standard round about for a major collector classified roadway.
- e. E UNION HILLS DRIVE. Intersection with E Mayo Boulevard (as realigned west of N Hayden Road), right-of-way to accommodate a city standard roundabout for a major collector classified roadway.
- f. E. UNION HILLS DRIVE and E MAYO BOULEVARD. Project development driveways, right-of-way to accommodate city standard deceleration lanes.
- g. N HAYDEN ROAD. Along project frontage, twenty (20) foot dedication east half outstanding right-of-way width.
- h. E. MAYO BOULEVARD. E Union Hills Drive to N Hayden Road, one hundred (100) foot dedication full right of way width.

#### **INFRASTRUCTURE**

- 16. CONSTRUCTION COMPLETED. Prior to issuance of any Certificate of Occupancy or Certification of Shell Building, whichever is first, for the development project, the property owner shall complete all the infrastructure and improvements required by the Scottsdale Revised Code and these stipulations.
- 17. STANDARDS OF IMPROVEMENTS. All improvements (curb, gutter, sidewalk, curb ramps, driveways, pavement, concrete, water, wastewater, etc.) shall be designed and constructed in accordance with the applicable City of Scottsdale Supplements to the Maricopa Association of Governments (MAG) Uniform Standard Specifications and Details for Public Works Construction, Maricopa Association of Governments (MAG) Uniform Standard Specifications and Details for Public Works Construction, the Design Standards and Policies Manual (DSPM), and all other applicable city codes and policies with site modifications made to accommodate these dedications as required.
- 18. CIRCULATION IMPROVEMENTS. Prior to issuance of any permit for the development project, the property owner shall submit and obtain approval of construction documents to construct the following improvements with site modifications made to accommodate these dedications as required.
  - a. E MAYO BOULEVARD (through project site).
    - 1. From N. Hayden Road to E. Union Hills Drive, construct full street improvements to include roundabout, curb, gutter, pavement, bike lanes, sidewalk etc. in accordance with the Major Arterial Suburban Character roadway classification as specified in the DSPM.
  - b. N. HAYDEN ROAD.
    - Construct outstanding east half street improvements along entire site frontage to include northbound deceleration/right-turn lane at E. Mayo Blvd. intersection, curb, gutter, pavement, bike lanes, and minimum eight (8) foot wide sidewalk separated from back of street curb.
  - c. E. UNION HILLS DRIVE.

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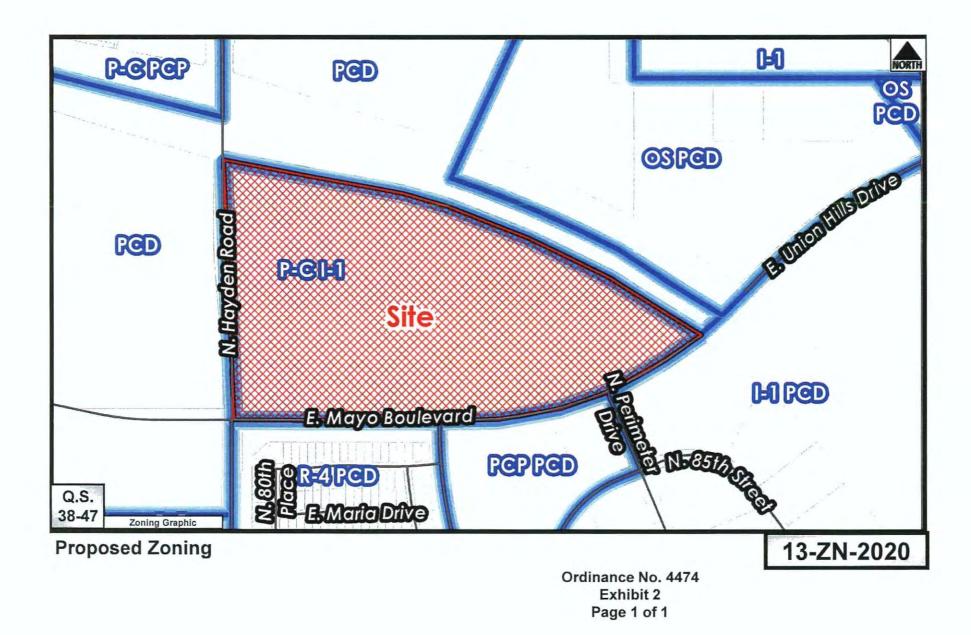
- 1. N. Perimeter Drive to a point where E. Union Hills Drive departs from the existing alignment, construct full improvements for north half-street, including pavement, sidewalk, curb, gutter, etc.
- 2. East from N. Perimeter Drive to Loop 101, demolish existing full street improvements.
- 3. Intersections with N. Perimeter Drive and N. 82<sup>nd</sup> Street, construct full roundabouts in accordance with a Major Collector Suburban Character roadway classification.
- 4. Approximately five hundred fifty (550) feet west from N. 82nd Street to E Mayo Boulevard, construct full street improvements to include curb, gutter, pavement, bike lanes, sidewalk etc. in accordance with the Major Collector Suburban Character roadway classification as specified in the DSPM.
- 19. TRAFFIC SIGNAL PARTICIPATION, PEDESTRIAN HAWK SIGNALIZED CROSSING.—Prior to issuance of any permit for the development project, the property owner shall pay to the city fifty percent of the design and construction costs, as determined by city staff, for the installation of a hawk pedestrian signal on Hayden Road just south of project development.
- 20. TRAFFIC SIGNAL CONSTRUCTION. Prior to issuance of any permit for the development project, the property owner shall submit and obtain approval of construction documents to construct a traffic signal and associated improvements at the intersection of N Hayden Road and E Mayo Boulevard. Traffic signal and associated improvements shall be constructed prior to the issuance of any Certificate of Occupancy or Certification of Shell Building, whichever is first.
- 21. WATER INFRASTRUCTURE. Prior to issuance of any permit for the development project, the property owner shall submit and obtain approval of construction documents to construct waterlines, potable and non-potable, adjacent to and within project development boundaries in accordance with city master plan, code and design standards and policies manual to the satisfaction of the city's water resources department. No connection to city water system, nor commitment to provide water service, shall be allowed without prior approval from water resources through an applicant completed, to water resources satisfaction, basis of design report. Such report may conclude with additional on-site and off-site water system infrastructure to be design and constructed by property owner prior to any project development connections to city system, with site modifications as needed to accommodate.
- 22. WASTEWATER INFRASTRUCTURE. Prior to issuance of any permit for the development project, the property owner shall submit and obtain approval of construction documents to construct wastewater infrastructure adjacent to and within project development boundaries in accordance with city master plan, code and design standards and policies manual to the satisfaction of the city's water resources department. No connection to city wastewater system, nor commitment to provide wastewater service, shall be allowed without prior approval from water resources through an applicant completed, to water resources satisfaction, basis of design report. Such report may conclude with additional on-site and off-site wastewater system infrastructure to be design and constructed by property owner prior to any project development connections to city system, with site modifications as needed to accommodate. Only sewers serving multiple parcels are to be dedicated as public systems.
- 23. FIRE HYDRANT. The property owner shall provide fire hydrant(s) and related water infrastructure adjacent to lot, in the locations determined by the Fire Department Chief, or designee.

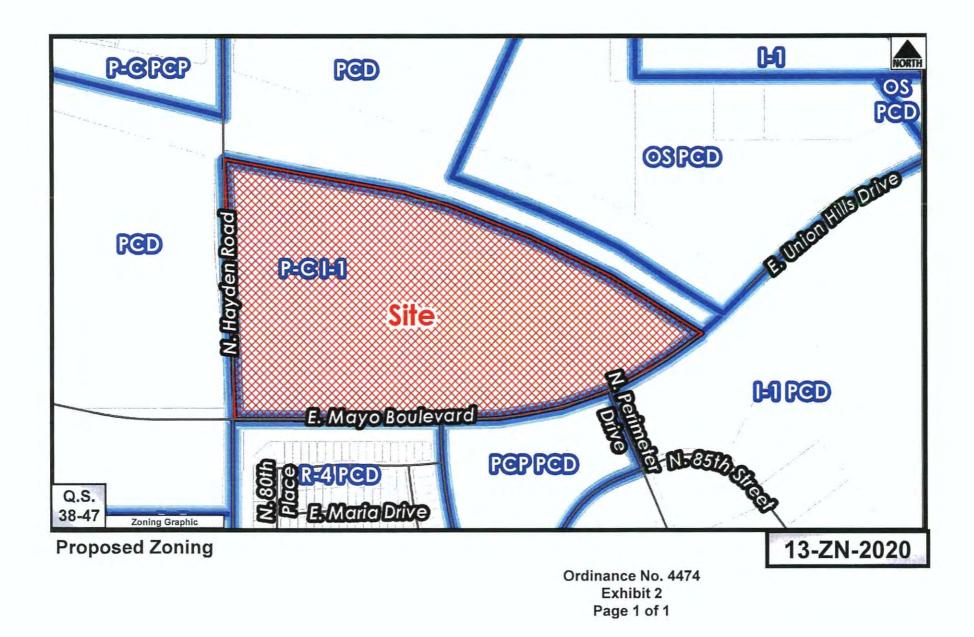
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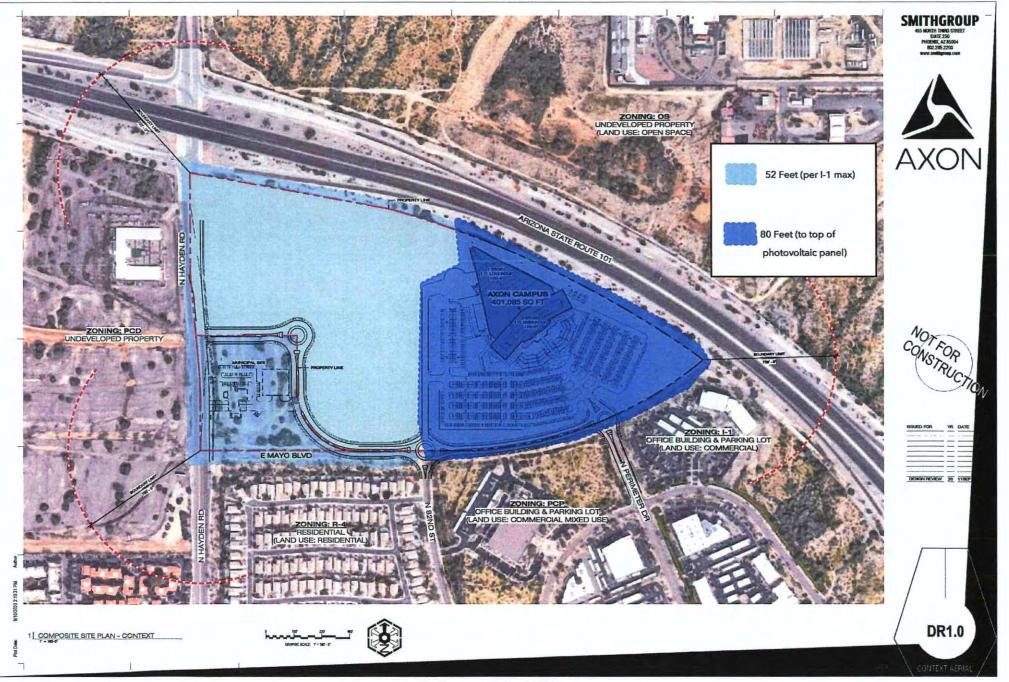
#### **REPORTS AND STUDIES**

24. DRAINAGE. Subsequent project submittal shall evaluate and address the following:

- Develop and submit exhibit depicting natural pre-development contours to identify locations of highest adjacent grade (HAG) and lowest adjacent grade (LAG). Note, it is important for the design team to be aware of FEMA's requirement to elevate all electromechanical equipment servicing subject building to regulatory flood depth (RFD).
- Design team should consider regional Basin 53R emergency surface spillway location and associated potential for emergency surface overflow. In event of back to back major rainfall events, malfunctioning basin outfall via two barrel 60 inch pipes, or storm of magnitude greater than design standard; emergency spillway will experience surface overflow and send potentially significant discharge to the project site via existing ADOT LOOP 101 culvert crossings.
- Develop surface runoff routing summary table, which includes columns of volume required, volume provided and basin drain time.
- Submit topographic data in support of watersheds depicted on the offsite drainage map. Note, offsite flows are subject to change upon review of subject topographic data.
- Depict pre and post development flows along downstream project boundary. Verify downstream capacity to receive post development flow if they are greater than pre development flows.







Ordinance No. 4474 Exhibit 3 - Page 1 of 1

#### **RESOLUTION NO. 11950**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SCOTTSDALE, MARICOPA COUNTY, ARIZONA, DECLARING AS A PUBLIC RECORD THAT CERTAIN DOCUMENT FILED WITH THE CITY CLERK OF THE CITY OF SCOTTSDALE AND ENTITLED "AXON SCOTTSDALE CAMPUS DEVELOPMENT PLAN".

WHEREAS, State Law permits cities to declare documents a public record for the purpose of incorporation into city ordinances; and

WHEREAS, the City of Scottsdale wishes to incorporate by reference amendments to the Zoning Ordinance, Ordinance No. 455, by first declaring said amendments to be a public record.

NOW, THEREFORE BE IT RESOLVED, by the Council of the City of Scottsdale, Maricopa County, Arizona, as follows:

<u>Section 1</u>. That certain document entitled "Axon Scottsdale Campus Development Plan", attached as **Exhibit 1**, a paper and an electronic copy of which are on file in the office of the City Clerk, is hereby declared to be a public record. Said copies are ordered to remain on file with the City Clerk for public use and inspection.

PASSED AND ADOPTED by the Council of the City of Scottsdale, Maricopa County, Arizona this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

CITY OF SCOTTSDALE, an Arizona municipal corporation

ATTEST:

By:

Carolyn Jagger, City Clerk

By:\_

W. J. "Jim" Lane, Mayor

APPROVED AS TO FORM: OFFICE OF THE CITY ATTORNEY

Shekey R. Scott, City Attorney By: Joe Padilla, Deputy City Attoreny

18478404v1

Resolution No. 11950 Page 1 of 1 **ATTACHMENT 3** 



# **Axon Scottsdale Campus**

Application Narrative for Rezoning, Development Review (Major) and Amended Development Standards



Representative:



Charles Huellmantel 480.921.2800 charles@huellmantel.com P.O. Box 1833 Tempe, Arizona 85280 Applicant:

Axon Enterprise, Inc. 17800 N 85th Street Scottsdale, Arizona 85255

Resolution No. 11950 Exhibit 1 Page 1 of 48

#### PROJECT OVERVIEW

Axon Enterprise, Inc. ("Axon") is in the process of acquiring approximately 73.57 acres on the west side of the Loop 101 freeway between the Hayden Road and Princess Drive exits to expand its campus to the area shown below:



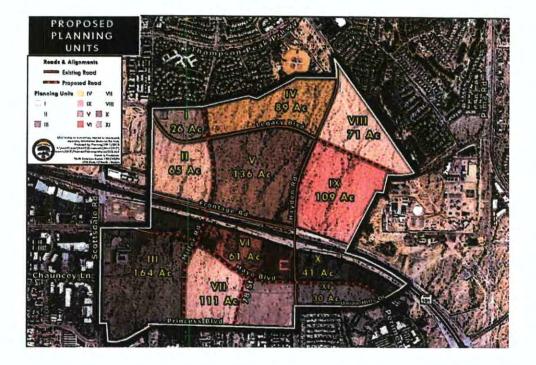
The Arizona State Land Department (ASLD) held an auction on September 10, 2020. Axon was the successful bidder and will be the owner of the land by the time this case reaches a hearing. The City of Scottsdale has previously entered into a Public Infrastructure Reimbursement Development Agreement with Axon to encourage development of this site for Axon's proposed campus. Pursuant to that agreement, Axon is filing its requests to rezone the land as well as to amend the development standards in conjunction with a request for a development review. Axon is requesting to rezone the approximately 74-acre site from PCD (Planned Community) to I-1 (Industrial Park), an amendment to the Development Standards for I-1 to accommodate an increased building height, and a Development Review (Major) for the proposed building design.

> Resolution No. 11950 Exhibit 1 Page 2 of 48

The proposed Axon campus is located within a larger planning area within the City of Scottsdale known as Crossroads East that has been subject to various Development Agreements, rezonings, and other entitlement cases over many years. The Crossroads East area is depicted below in this City-created image:

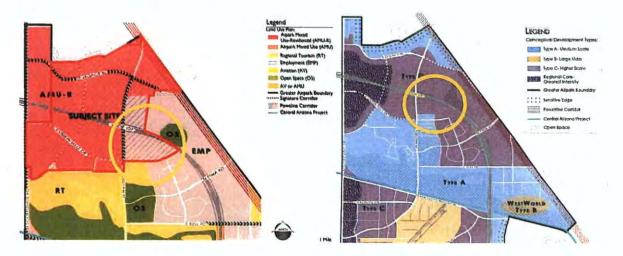


Crossroads East is divided into Planning Units, which have been broken up over time. The future Axon campus is located in Planning Units X and XI as shown in the map below created by rezoning case 19-ZN-2002#6:

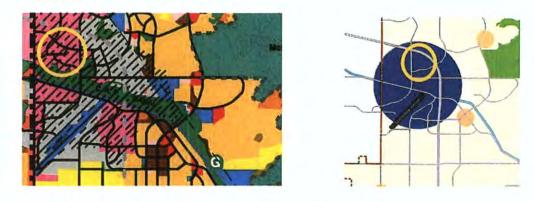


Resolution No. 11950 Exhibit 1 Page 3 of 48 All of the land contained within the Crossroads East area was previously rezoned by the City to Planned Community (PCD) with a zoning bank allowance for various zoning categories to be permitted in the Planning Units as well as dictating the amount of land that could utilize each zoning category and placing restrictions on the number of residential units permitted.

In addition to being included in the Crossroads East Planned Community Development Plan, the future Axon campus is located with the Greater Airpark Area Plan with an Employment designation projected to be a Type C - Higher Scale Development type as shown on the maps below:



The site's overall General Plan designation is Mixed-Use Neighborhoods with a Regional Use District overlay within the Greater Airpark Growth Area as shown below:



The proposed Axon campus is proposed as an Industrial office use at a scale designed to fit well with land use plans for this area. Accordingly, the proposed rezoning, development plan and amended development standards will effectuate the City's long-term planning goals for this area and are consistent with decades of vision

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for this area of Scottsdale. We were pleased at the council hearing for the Development Agreement to hear the Council unanimously agree that we share a common vision for this important land.

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# REZONING NARRATIVE

Axon seeks to rezone the current Planned Community (PCD) designation to the more specific I-1 (Industrial Park) category allotted in the Crossroads East Development Agreement zoning bank/Land Use Budget allotment for Planning Units X and XI.

The subject site is located within Planning Units X and XI (created by 19-ZN-2002#6) with the following zoning allowances:

Category	Zaning	Permitted Zoning Districts										
Category	Zoning	1	11	111	IV	V	VI	VII	VIII	IX	X	XI
Employment	1-1		•	•	•	•	•	•	•	•	•	•
Employment	C-0	•	•	•	•	•	•	•	•	•	•	•
Mixed Use	PRC & PCP		•	•		•	•	•		•		
Commercial	C-2/C-3		•	•	•	•	•	•	•	•	•	•
Residential	R-5	•	•		•	•	•	•	•			

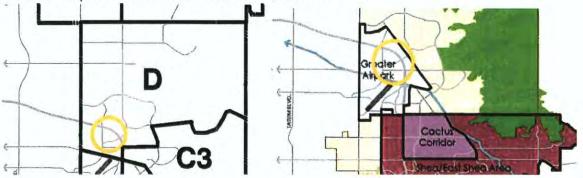
The proposed rezoning is consistent with the Land Use Budget allowance for Planning Units X and XI, which currently is as follows:

Category	Category Zoning Gross Acrea		Maximum Dwelling Unit per Gross Acre (DU/AC)	Maximum Allowable Dwelling Units		
Employment	1-1	210	NP	NP		
Employment	C-0	81	NP	NP		
Mixed Use	PRC & PCP	407	See Schedule C	4,163		
Commercial	C-2/C-3	170	NP	NP		
Residential	R-5	132	23	2,806		
Total		1,000		6,969		

Axon proposes to utilize 74 acres of the I-1 allotment in the Land Use Budget for the rezoning of Planning Units X and XI in Crossroads East.

## Compliance with Goals and Policies of the General Plan

Axon is located within Zone D of the General Plan's Five Planning Zones as well as the Greater Airpark Character Area as shown below:



## Character and Design Element

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

• Respond to regional and citywide context with new and revitalized development

Axon's proposed campus expansion is located on a vacant parcel owned by the Arizona State Land Department that is part of a larger master planned community known as Crossroads East. Development of this parcel with Axon's proposed campus expansion helps meet this Character and Design Element Goal by furthering the City's Policy of providing new development within a regional and citywide context.

• Enrich the lives of all Scottsdale citizens by promoting safe, attractive and context compatible development

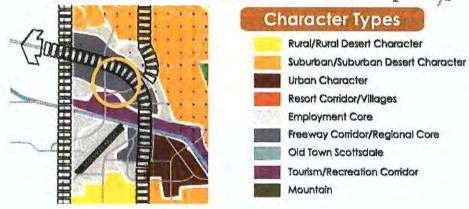
This area is bounded on two sides by the curve of the Loop 101 freeway, with the other portions of the site oriented towards a Major Arterial – Urban Street (Hayden Road) and a Major Collector – Urban Street (Mayo Boulevard). The parcel has been planned as an employment center of larger scale with associated intensity in relationship to its proximity to the Scottsdale Airpark and freeway.

Accordingly, Axon has designed an appropriately scaled building with a unique design that is oriented closer to the Loop 101 adjacent portion of the site with the remainder of the site as open space pending future phases. The

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context of the building including its design, height and materials are consistent with the Greater Airpark Area modern and contemporary design principles featuring a sleek design and significant glazing.

- Ensure that all development is part of and contributes to the established or planned character of the area of the proposed location.
  - o Urban Character Type Freeway Corridor/Regional Core



As depicted in the image above, Axon is located with the Freeway Corridor/Regional Core Character Type of the General Plan. These areas are planned as "dense mixed-use employment core that includes a number of region-serving offices, retail and hotel uses . . . Employment along the freeway corridor will be second only to Old Town Scottsdale in intensity and positive impact on the City's economic development . . . " as detailed in the Urban Character Type section in the General Plan.

Consistent with the vision the City has for this area – as approved by Scottsdale voters – Axon is proposing an expansion of its facilities to a world-class campus and employment center. Its location off of the Hayden Road exit for the Loop 101 freeway creates a regional presence with easy access throughout the Valley that will be home to more than a thousand quality jobs in the highly sought-after technology field.

2. Review the design of all development proposals to foster quality design that enhanced Scottsdale as a unique southwestern design community.

Continue the development review process.
 We have been collaborating with the City for some time in the preparation of this application, including ongoing conversations about conceptual design.
 This application includes a Development Review (Major) request, which will

Resolution No. 11950 Exhibit 1 Page 8 of 48 require ongoing development review with both members of City staff as well as members of the public through the Open House and hearing process.

 Recognize that Scottsdale's economic and environmental well-being depends a great deal upon the distinctive character and natural attractiveness of the community, which are based in part on good site planning aesthetics in the design and development review process.
 The proposed Axon campus expansion is part of a decades-long master plan for this area between the City of Scottsdale and Arizona State Land
 Department for the Crossroads East Planned Community. Axon has worked with both ASLD and the City to ensure that its proposed campus meets the long-term vision for this area.

The building itself is likely to be one of Scottsdale's most distinctive buildings, designed with high quality materials with a unique design aesthetic that is complimentary to the Greater Airpark Area. The site has been planned in a manner that allows for a variety of uses, designs and intensities that will foster aesthetically pleasing design while encouraging the planned industrial/office uses in this area.

 Promote, develop, and adopt comprehensive policies and guidelines for use in the design and development review process, which establish principles and standards for public and private development and recognize the diverse scope of development projects in the community.

As previously mentioned, the site is located within the Crossroads East Planned Community area. ASLD and the City have worked collaboratively for many years to ensure that third parties developed within Crossroads East in a manner consistent with a unified vision for progress in this area. Axon's campus expansion is another piece of this master planned area that has been designed and planned in conjunction with the overall vision for Crossroads East.

The policies and guidelines set forth in the Crossroads East Development Plan have provided the basis for the proposed design and process through which Axon is pursuing approval of its proposed campus expansion.

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

Resolution No. 11950 Exhibit 1 Page 9 of 48 • Ensure compatibility with the natural desert in Natural streetscape areas.



The streetscapes have been designed consistent with the guidelines for Suburban Streetscapes including native and/or desert adapted trees that include mulga acacia trees as well as blue palo verde trees along frontages adjacent to the site.

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

• Maintain the landscaping materials and pattern within a character area. Axon's proposed campus expansion has thoughtfully planned the landscape design in a manner that recognizes the importance of cohesive landscape palettes to reinforce the character of this area.

The landscape design utilizes materials and patterns consistent with the surrounding area and include: palo verde trees, ironwood, saguaro cactus, prickly pear, creosote, sage, jojoba, yucca and cholla as well as a variety of other shrubs, accents and groundcovers.

- Discourage plant materials that contribute substantial air-borne pollen.
   The landscape palette has specifically chosen desert appropriate plants and excludes the use of plant materials that contribute substantial air-borne pollen.
- Encourage landscape designs that promote water conservation, safe public settings, erosion protection, and reduce the "urban heat island" effect. By utilizing a landscape palette consistent with the surrounding area that is sensitive to the native desert environment, the proposed project utilizes low water usage / xeriscape plantings to promote water conservation. Landscape that interferes with natural visibility has been discouraged to promote safe public settings.

Resolution No. 11950 Exhibit 1 Page 10 of 48  Encourage the retention of mature landscape plant materials. The phasing of the development of the Axon campus will allow for retention of mature landscape plant materials surrounding the site in areas that will not be disturbed for this initial phase.

### Land Use Element

1. Recognize Scottsdale's role as a major regional economic and cultural center, featuring business, tourism, and cultural activities.

- Strengthen the identity of Scottsdale by encouraging land uses that contribute to the character of the community and sustain a viable economic base. Axon's campus expansion will further the City's goal to increase its economic base beyond tourism and recreation as noted by Mayor Lane and Councilmembers Milhaven and Phillips at a public hearing on August 25, 2020, related to public infrastructure for the proposed project. Axon's high quality, engineering jobs in programing and research and development significantly contribute to the City's economic diversity.
- Encourage land uses that preserve a high quality of life and define Scottsdale's sense of place within the region.

The proposed campus expansion is located within a planned industrial employment hub within the Greater Airpark Character Area and along the Loop 101 freeway that places it appropriately within an area planned for this type of use. The increase in property tax generated by the expansion combined with the economic impact of additional jobs the campus will bring to this area only furthers to improve the high quality of life for Scottsdale residents.

Additionally, the iconic building design will contribute to a sense of place specific to the Greater Airpark Area. The aeronautical influence in the building shape and modern elements reflect the high quality of development Axon proposes to bring to the area.

2. Coordinate land uses affecting regional networks (mobility, economic, and open space) with adjacent jurisdictions to maintain the integrity and efficiency of each network.

• Support the location of regional land uses, such as major employment centers along regional mobility networks.

Resolution No. 11950 Exhibit 1 Page 11 of 48 Axon will employ more than a thousand Valley residents at this campus expansion to complement its existing presence located directly adjacent to the project site, and its proximity to the Loop 101 freeway will allow ease of access to regional mobility networks for employees and visitors.

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

• Encourage the location of more intense mixed-use centers and regional employment cores along regional networks while incorporating appropriate transitions to adjoining land uses.

Axon's proposed campus expansion is located with easy access to the Loop 101 Freeway, placing this employment core in close proximity to a regional transportation network. Because the proposed project is buffered by the Loop 101 on two sides, the more intense buildings are located on this portion of the site. On the remaining portions of the site, the scale of the building provides appropriate transition to the nearby office uses.

 Locate employment uses where impacts on residential neighborhoods are limited and access is available at citywide and regional levels. This site is located so as to provide minimal impact to residential neighborhoods and is concentrated in an area specifically planned to limit adjacent residential uses due to the nearby Airpark. As noted above, the site is also bounded on two sides by the Loop 101 freeway, which provides a physical barrier from the neighborhoods located to the north and east of the site.

4. Maintain a balance of land uses that support a high quality of life, a diverse mixture of housing and leisure opportunities and the economic base needed to secure resources to support the community.

 Support jobs/housing balance by integrating housing, employment, and supporting infrastructure in mixed-use centers located at appropriate locations.

Axon's campus expansion is located within the Crossroads East Planned Community, which is master planned for a mix of commercial, residential, industrial and office uses. The Crossroads East area currently contains a mix of office and residential space, and the location of Axon's campus expansion is planned as an industrial use consistent with the General Plan's goals for this area. The proposed project fits well within the variety of uses and is consistent with a number of City planning documents including the General Plan and Greater Airpark Character Area.

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5. Develop land use patterns that are compatible with and support a variety of mobility opportunities/choices and service provisions.

 Integrate the pattern of land uses and mobility systems in ways that allow for shorter and fewer automobile trips and greater choices for mobility. Because portions of Crossroads East have been planned with multifamily residential uses located nearby, the inclusion of Axon's proposed campus expansion provides additional employment opportunities close to dense residential uses. Axon will employ more than a thousand individuals at this location, providing ample opportunities for those nearby residents who are employees to utilize multi-modal options.

6. Promote land use patterns that conserve resources, such as land, clean air, water, and energy, and serve all people, within the community.

 Concentrate future development in "growth areas" and other centers of activity, thereby discouraging sprawl, conserving energy, and promoting community identity.

The subject site is located within a growth area that extends from generally Scottsdale Road on the west to 96<sup>th</sup> Street on the east and from Thunderbird Road on the south to the Loop 101 on the north. The site is also located within the Greater Airpark Character Area, a part of the City targeted as a center of activity. The Airpark aims to serve as the largest employment hub outside of Old Town, highlighting a significant desire for growth in the Greater Airpark Character Area.

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

 Focus intense land uses along major transportation networks (such as the Pima Freeway and major arterial streets) and in urban centers (such as Old Town and the Airpark).

The proposed Axon campus expansion is located at the Hayden Road exit for the Loop 101 and is bounded on the north and east portions of the site by the Loop 101 curve. The site is both along a major transportation network (the Loop 101) as well as being located in an urban center (the Airpark). The intensity of employment center is well-located within these areas planned for growth and activity.

# Economic Vitality Element

Resolution No. 11950 Exhibit 1 Page 13 of 48 3. Encourage and support a diversity of businesses that contribute to Scottsdale's sale and property tax base so that needed infrastructure, physical amenities, services, and the expansion of such services are provided.

- Nurture and support established businesses as well as new businesses. Axon (formerly known as TASER International, Inc.) is a well-established global company founded in Scottsdale in 1993. Axon currently operates out of a building located directly adjacent to the proposed campus expansion. Approval of the expansion of Axon's operations to the proposed new campus location will keep Axon's new campus in Scottsdale and will help support the company's growth within the City for many years to come.
- Ensure adequate opportunities for future and expanded commercial and business activity throughout the community.
   Axon has long since outgrown its existing corporate building and has been leasing space throughout the globe for its operations as we have continued to expand. Approval of the proposed campus expansion will consolidate those operations within the City of Scottsdale and will provide future opportunities for Axon to continue growing within Scottsdale as the site is designed to accommodate future phases.
- Develop existing and attract new high value/low impact businesses. Axon is a technology company and provides high quality employment with minimal impact on the community in terms of resource usage. Even now, hundreds of our employees live in Scottsdale. The value to the City of Axon's expansion is projected into the billions over 10 years by the City's Economic Development staff.

4. Foster new and existing economic activities and employment opportunities that are compatible with Scottsdale's lifestyle.

 Support businesses in adapting to the constantly changing market as a result of new technologies and support those companies that are integral to the "new economy."

Axon is a well-known inventor, designer, programmer and manufacturer of industry leading cutting-edge technology and public safety tools and equipment. Axon seeks to continue evolving its products and technology, and is a business that is built upon adapting to changing markets and policies through technological advancement. The approval of Axon's campus expansion will further the City's goal to attract and retain leaders in technology.

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 Target specific economic sectors for expansion or relocation in Scottsdale that will provide for the greatest positive impact and the fewest negative impacts. These include medical and health care services, biomedical research and development, technology related research and development, business and professional services, administrative office, corporate and regional headquarters.

Axon is a technology company, with a robust research and design component, seeking to expand its existing current building into a unified campus located on land directly adjacent to the current building. Axon is the type of company and employer the City has long sought to attract and retain, and the approval of the proposed campus expansion for Axon will further the City's goal.

 Emphasize the retention and expansion of businesses in Scottsdale and provide support mechanisms for small businesses in Scottsdale. This larger contiguous campus parcel allows Axon to consolidate and expand in Scottsdale. Without this unique land opportunity, we would likely need to find another city to build the campus.

6. Maintain and develop partnerships that will support and promote quality employment and business opportunities.

- Maintain and develop relationships with businesses that provide the contacts that can enhance the city's presence and position in enhancing and attracting quality and innovative business opportunities. Axon and the City have worked together to facilitate the proposed development of Axon's campus expansion on the subject site. The City's outreach and assistance has encouraged Axon to maintain and expand its operations within Scottsdale consistent with this goal.
- Work with other jurisdictions and agencies (i.e. Scottsdale Area Chamber, School Districts, adjacent communities, Greater Phoenix Economic Council, etc.) to coordinate business and employment opportunities. The City has worked with the Arizona State Land Department to master plan the Crossroads East area and ensure compatible development is encouraged in the area. Additional collaboration with the Greater Phoenix Economic Council on Axon's specific desire to expand in this location has furthered this collaborative effort to attract and maintain quality businesses in this area.

7. Sustain the long-term economic well being of the city and its citizens through redevelopment and revitalization efforts.

Resolution No. 11950 Exhibit 1 Page 15 of 48

- Encourage quality redevelopment in employment areas to provide new jobs, new retail, and new entertainment opportunities in the Scottsdale market. The City has encouraged us to consolidate existing jobs into Scottsdale and to bring new jobs as we grow. Approval of the proposed campus expansion will allow Axon to provide these jobs that might otherwise not be located within the City (and in many cases are already located outside of the City).
- Encourage and support the renovation and reuse of underutilized or vacant parcels/buildings/shopping centers.
   The subject site has long been vacant and approval of the proposed campus

expansion for Axon will provide for development of this large, nearly 75-acre portion of land within the key growth area of the Greater Airpark.

## Community Involvement Element

- 1. Seek early and ongoing involvement in project/policy-making discussions.
  - Maximize opportunities for early notification of proposed projects, or projects/issues under consideration using signs, information display boards, web site postings, written correspondence, and other methods, as they become available.

From the time Axon identified the subject property as a prime location for our campus expansion within the City of Scottsdale, we began outreach with various stakeholders in the community that included phone calls and meetings. This outreach has continued, and we have spoken with several nearby property owners and/or their representatives to notify them of Axon's plans and to begin open and early communication.

In addition to this early outreach, we have provided the City with draft language for both "white" and "red" sign postings that include the Early Notification of a Project Under Consideration and will host a Neighborhood Open House Meeting approximately 1 month after filing of the formal submittal.

 Encourage that project developers/owners, realtors and the real estate industry, corporations, and other public entities take responsibility for sharing information, framing issues surrounding projects, and shows accountability for being responsive to constructive citizen comments. As noted above, we have been proactive in our outreach with area stakeholders and surrounding property owners and/or their representatives to discuss Axon's plans for the site.

> Resolution No. 11950 Exhibit 1 Page 16 of 48

 Ensure project developer/owner is able to demonstrate citizen involvement and how comments were incorporated into proposal/issue recommendations. Our team is experienced in conducting neighborhood outreach. We are prepared to provide the City with prompt and accurate information related to neighborhood contacts regarding the proposed project as well as to provide responses to any potential issues or concerns that are raised.

2. Proactively seek community-wide representation on issues through vigorous outreach programs that engage citizens who are not typically involved.

 Create and use community-wide mailing lists that include representation from homeowners associations, neighborhood and service groups, the faith community, the school districts, the business community and other special interest groups.

The City has provided a very detailed Interested Parties list that includes community members throughout Scottsdale who will receive notice of our Neighborhood Open House Meeting and an invitation to participate as well as our contact information to reach out at their convenience to discuss the project.

Utilize communication vehicles that reach minority populations within the community.

We are proposing a virtual Neighborhood Open House Meeting, which is appropriate given the current status of the ongoing COVID-19 pandemic. Our virtual neighborhood meetings can be attended telephonically or virtually and do not require travel to a location near the subject site, which we have experienced allows for an increase in public participation due to the added convenience of remote attendance.

- 4. Accept and respond to new ways of communicating and new technologies.
  - Use technologies like teleconferencing and broadcasting of meetings to allow greater participation at locations throughout the community.
     We are proposing a virtual Neighborhood Open House Meeting with the option to attend telephonically as well, which will facilitate greater participation for interested community members throughout the City.
  - Embrace new techniques and technologies for communication.
     Our proposed virtual Neighborhood Open House Meeting utilizes
     GoToMeeting format, a secure method of conducting public meetings. This is

Resolution No. 11950 Exhibit 1 Page 17 of 48 one of the new methods for conducting neighborhood outreach we have utilized as the ongoing COVID-19 pandemic necessitated alternative public meeting methods.

 Adapt communication techniques and technologies to each situation. We believe that the proposed virtual Neighborhood Open House Meeting is appropriately adapted to the unique challenges presented by the ongoing COVID-19 pandemic as well as to accommodate potential attendees from across the City.

# **Open Space and Recreation Element**

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

• Promote creative residential and commercial development techniques consistent with the Character Plan for an area, to further preserve meaningful and accessible open space.

The proposed Axon campus expansion is designed to work within the physical constraints of the site while providing a unique and open aesthetic. The main building has been designed close to the Loop 101 freeway which acts as a physical barrier to the eastern portion of the site. The site also features an open amphitheater area for events and retains large portions of open space for possible future phases.

The project itself is consistent with the building techniques identified in the Greater Airpark Area Plan, which is discussed in greater detail below.

• Protect and use existing native plants, the design themes of character areas within which they are sited, and response to local conditions in landscape designs.

Axon has designed the site with native plantings to compliment the surrounding natural landscape areas and consistent with the design palette of nearby buildings.

# Preservation and Environmental Planning Element

- 5. Conserve water and encourage the reuse of wastewater.
  - Encourage landscape improvements, which limit the amount of turf area (to "people places") and make optimal use of indigenous desert plants.

Resolution No. 11950 Exhibit 1 Page 18 of 48 The proposed landscape palette includes native desert plantings including: palo verde trees, ironwood, saguaro cactus, prickly pear, creosote, sage, jojoba, yucca and cholla and does not propose any turf areas.

- 9. Protect and conserve native plants as a significant natural and visual resource.
  - Discourage non-indigenous plants (e.g. olives) that produce pollen in landscape design.

Landscape plantings have been carefully selected so as to not include nonnative plantings, including those that produce pollen.

# Growth Areas Element

7. Promote development timing that is guided by the adequacy of existing and/or expandable infrastructure, services, and facilities.

 Anticipate the need and secure land for public facilities, such as water treatment plants, reservoirs, transportation rights-of-way, parks, libraries, community centers, and other public needs, such as police and fire. Axon has been working with the City to identify a location within the subject site that would be suitable for a water treatment facility as well as a possible future command center and/or fire training facility for use by public safety officials.

# Public Services and Facilities Element

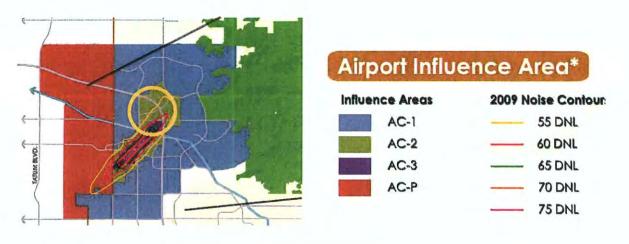
7. Provide a safe environment for all Scottsdale citizens, visitors, and private interests by alleviating physical risks that may be encountered in the normal operation and development of the community.

 Provide Police and Fire deployment stations, support facilities, and public safety information and training programs to minimize response times and maximize effectiveness in protecting the public from potential natural and man-made hazards.

Axon has been working with the City, including both Police and Fire Departments, to identify a location within the subject site that would be suitable for a possible future command center and/or fire training facility for use by public safety officials. This facility would include resources to be utilized by police and fire during the Phoenix Open to maximize access and minimize response time for public safety officials.

# Compliance with Goals and Policies of the Greater Airpark Character Area Plan

Axon is located within Influence Area AC-2 of the Greater Airpark Character Area as shown below:





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### Land Use Element

Goal LU1: Maintain and expand the Greater Airpark's role as a national and international economic destination through appropriate land uses, development, and revitalization.

Policy LU 1.2: Support a mix of uses within the Greater Airpark that promote a sense of community and economic efficiency, such as clustering similar/supportive uses and incorporating residential intended for the area's workforce, where appropriate.

Axon's proposed campus expansion is located adjacent to other office uses and within the Employment center of the Greater Airpark Area Plan. Although the immediately adjacent uses are also of an office nature, several nearby developments incorporate multifamily residential components that are intended to serve the surrounding employment hubs. The addition of Axon's campus expansion will provide additional employment opportunities for those residents as well as for people throughout the Valley.

Policy LU1.4: Encourage the redevelopment of underutilized land to more productive uses.

The subject site is undeveloped. Axon's proposed campus expansion will make productive use of this site by providing hundreds of additional jobs within this key employment area of the City.

Policy LU1.5: Maintain and continue to foster dialogue between the City of Scottsdale and Arizona State Land Department to facilitate innovative use and development of State-owned land.

Axon has agreed to purchase the subject site from the Arizona State Land Department, and both the City and ASLD have been actively involved in conversations regarding appropriate development of this site for some time. ASLD has expressed its desire for an industrial use on this site and required I-1 uses in its auction notice to convey its position on the use of the land. Consistent with this desire, Axon's application includes a request to rezone the land to I-1 and is proposing a use consistent with the zoning designation.

Policy LU1.8: Prevent erosion of Greater Airpark Employment land uses through land use regulations, such as limiting retail and restaurants in areas designated for employment.

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The proposed Axon campus expansion is an employment land use within the Employment Land Use area, consistent with the Greater Airpark Character Area's Land Use Plan.

# Goal LU 4: Utilize development types to guide the physical and built form of the Greater Airpark

Policy LU 4.3: Encourage higher-scale Type C development in areas with access to major transportation corridors and where lower-scale residential areas will be buffered from higher-scale development.

Axon's proposed campus expansion is located almost entirely within a Type C - Higher Scale Conceptual Development Type Area. A small portion of the site, mostly slated to be utilized by the City for its water treatment facility, is within the Type A - Medium Scale Conceptual Development Type Area. Type C Development Areas are appropriate for higher scale and building mass and intensity, and Axon is proposing a larger scale building consistent with this Conceptual Development Type.

Goal LU 5: Encourage Greater Airpark development flexibility.

Policy LU5.1: Update and provide greater flexibility in development regulations to achieve the goals of the Greater Airpark Character Plan and encourage revitalization in the area.

Axon is requesting an Amendment to the Development Standards for the I-1 Zoning District to accommodate a building with a greater height than is permitted by I-1 district standards. This flexibility allows the building to be constructed in a manner consistent with the Conceptual Development Type C area that projects higher scale projects to be located closer to the Loop 101 freeway within the Greater Airpark Area Plan.

Policy LU5.2: Greater Airpark public amenities and benefits should be provided by the private sector when development bonuses, such as increased floor area, greater intensity, greater height, development standard flexibility, and/or street abandonment are considered.

The proposed Axon campus expansion proposed public amenities which may include a water treatment facility and future command center and/or fire training facility on site. These public benefits justify flexibility in application of the development standards, and accordingly Axon requests a minor modification to the I-1 standards to allow an increased building height.

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Policy LU5.5: Promote flexibility of land uses when it can be demonstrated that new land uses are viable in serving a regional market, such as corporate headquarters, tourism, and educational campuses.

The subject site is a viable location for Axon's campus expansion as it is located directly adjacent to the existing Axon facility. Axon's employment base serves a regional market and this location adjacent to the Loop 101 freeway increases its function as a regional facility.

Goal LU 6: Promote the Greater Airpark as a mixed-use economic and aviationbased employment center that is complementary to Downtown Scottsdale, the city's premier cultural, civic, and residential mixed-use core.

Axon's proposed campus expansion furthers the City's goal of having the Greater Airpark serve as an economic core and employment center. The expansion of Axon's campus on the subject site will bring hundreds of new high quality jobs to Scottsdale within the Airpark.

Policy LU6.1: Prioritize employment uses over residential uses in the Greater Airpark.

Axon proposes a purely employment use in this area and does not propose any residential uses, consistent with the goals of the Greater Airpark Area Plan and its vision as an employment core.

## Economic Vitality Element

## Goal EV1: Sustain the long-term economic prosperity of the Greater Airpark.

Policy EV1.3: Develop strategies, such as amending regulatory processes, that will incentivize and encourage new development and redevelopment. Axon is requesting Amended Development Standards to accommodate an increased building height in the I-1 zoning district, and the City has previously provided a path for properties within the Crossroads East Planned Community a method of modifying standards that will encourage redevelopment of the area as ASLD sells portions to private developers. By approving Axon's requests, the City will encourage new development within the Airpark area that furthers its goals and policies by providing additional employment of an existing Scottsdale company.

Resolution No. 11950 Exhibit 1 Page 23 of 48 Policy EV1.4: Retain and expand established Greater Airpark businesses. Axon established its current location directly adjacent to the proposed campus expansion but has since outgrown the location. As a result, Axon has expanded its operations throughout the Valley and into other locations outside of Arizona to accommodate its growth. By approving Axon's requests, the City will allow this established Greater Airpark business the opportunity to concentrate its operations in the Valley to its Scottsdale campus and accommodate future additional growth at this location.

Policy EV1.5: Develop existing and attract new high value businesses to the Greater Airpark.

The proposed campus expansion will allow Axon, an existing high value Greater Airpark business, the opportunity to continue growing its employment base within the City and the Greater Airpark area.

Policy EV1.8: Attract a diversified business base to help insulate the city during economic downturns.

At the City Council hearing on August 25, 2020, regarding infrastructure at the proposed site, Councilmember Milhaven touted Axon's expansion as "a watershed moment in Scottsdale history" similar to when Mayo Clinic opened a campus in Scottsdale. Councilmember Milhaven noted that diversifying Scottsdale's economy beyond real estate and tourism would provide a more stable City economy.

Axon's technology-based business provides a diversified business base as noted by Councilmember Milhaven, which in turn adds economic protection to the City during periods of financial slowdown.

Goal EV2: Maintain and strengthen established economic engines in the Greater Airpark.

Policy EV2.1: Provide performance-based development incentives to area businesses to encourage reinvestment in the Greater Airpark. The City Council recently approved a Public Infrastructure Reimbursement Development Agreement that ties Axon construction and payroll milestones to City return of infrastructure funds Axon will pay as part of the project. This agreement is a form of performance-based incentive that was the basis to encourage Axon to retain and expand its operations within the City of Scottsdale and the Greater Airpark area.

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Policy EV2.3: Support the growth and development of light industrial, research and development, and manufacturing companies in the Greater Airpark that are compatible with mixed land uses and Scottsdale's environmental values. Axon is proposing to rezone its site to I-1 (Industrial Park) to perform light industrial uses that include associated office, research and development, manufacturing and warehousing. This zoning category has been previously identified as appropriate for this site in the Crossroads East Planned Community Development Plan and associated documents. Accordingly, it reflects a compatible land use with the Greater Airpark and does not have a heavy environmental impact on the City consistent with this policy goal.

Policy EV2.4: Support the growth and development of the Greater Airpark's office industries and corporate headquarters.

Axon has an existing corporate presence within the Greater Airpark that is located directly adjacent to the proposed campus expansion. Approval of the requests would support Axon's existing corporate continued expansion within the Greater Airpark.

Goal EV4: Support the continued development of new economic opportunities that capitalize on market trends and the Greater Airpark's competitive strength.

Policy EV4.1: Encourage public and private partnerships that will pursue joint ventures between emerging technology-based research and businesses. The City and Axon have worked collaboratively to find solutions limiting Axon's growth to identify land and incentivize Axon's expansion within the Greater Airpark area.

Policy EV4.1.1: Identify and market land that is most advantageous for locating emerging technology-based industries. The subject site, which Axon is currently purchasing from the Arizona State Land Department, was identified as an ideal site for a light industrial use by Axon as a technology-based industry.

Policy EV4.5: Recognizing that there are limited, large scale, economicproducing opportunities remaining in Scottsdale, work with the State Land Department to attract revenue generating projects to their Greater Airpark land holdings, so as to benefit both the State and local community.

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The City worked with the Arizona State Land Department to prepare the subject site for sale at public auction with the goal to find a compatible user based on the Crossroads East Development Agreements and Development Plan between the City and ASLD.

Goal EV5: Enhance existing and develop new partnerships that support quality employment, business opportunities, and workforce development.

Policy EV5.2: Maintain and develop national and international relationships that enhance the Greater Airpark's position as a premier locale for businesses. Axon is an international company founded in Scottsdale within the Greater Airpark. Approval of the requests would allow continued expansion of this globally-recognized technology business within the Greater Airpark and further its reputation as a premier location within the City for corporate expansion.

## Character and Design Element

Goal CD1: Enhance and strengthen the design character of Greater Airpark Future Land Use Areas (See Land Use Plan Map, pg 11).

Policy CD1.1: Promote innovative, high quality design using specific design criteria associated with each Future Land Use Area in the Greater Airpark: Employment Future Land Use Area.

The Greater Airpark Area Plan's vision for Employment Future Land Use Areas calls for buildings with "... contemporary architecture, technological and corporate/executive character, campuses, and unique expressions of corporate identify ... " Axon's building design is extraordinarily unique and pays homage to the science fiction roots of the company's founding and features a spaceship-like building façade with futuristic contemporary designs.

Policy CD1.3: Encourage a variety of building shapes and heights that are appropriate in each Future Land Use Area in order to promote visual interest in the Greater Airpark and to promote the overall character of the specific Future Land Use Area within which they are located.

Axon is proposing an increased maximum height for its main building that will provide a contrast to the surrounding buildings and promote visual interest in Axon's campus expansion. The unique building design will provide a specific character for this site and set it apart from other nearby office buildings. The

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slightly taller building provides for better use of the land including allowing for more jobs in a more iconic building.

## Public Services and Facilities Element

Goal PSF3: Maintain and enhance public services including public safety, human services, and customer services in the Greater Airpark.

Policy PSF 3.1: Encourage the development of additional public safety facilities, including law enforcement, emergency, and medical services, in conjunction with area growth in order to provide and maintain adequate response time.

Axon and the City are working to identify locations on the subject site that would be suitable for a command center and/or a fire training facility. These public facilities would support police and fire operations in the area to promote more efficient management in this area, particularly during nearby events.

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## DEVELOPMENT REVIEW NARRATIVE

#### **DEVELOPMENT REVIEW BOARD GUIDELINES:**

A. In considering any application for development, the Development Review Board shall be guided by the following criteria:

1. The Board shall examine the design and theme of the application for consistency with the design and character components of the applicable guidelines, development standards, Design Standards and Policies Manual, master plans, character plan and General Plan.

The Axon campus has been designed with a consistent theme throughout the entire site, which conforms to the applicable guidelines, development standards, Design Standards and Policies Manual, master plans, Greater Airpark Area Plan and the General Plan. Consistency with these plans are detailed thoroughly in the rezoning narrative.

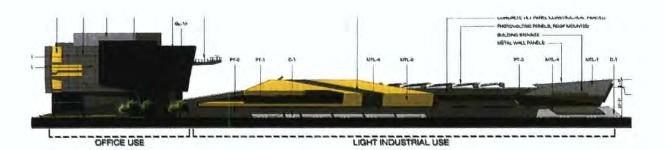
2. The architectural character, landscaping and site design of the proposed development shall:

a. Promote a desirable relationship of structures to one another, to open spaces and topography, both on the site and in the surrounding neighborhood; The site has been designed and planned cohesively to ensure maximum compatibility between the structures, open space and landscape. The main Axon campus building is located at a central location on the site, with the parking and open space leading from the surrounding streets to the building.

## b. Avoid excessive variety and monotonous repetition;

Axon has proposed a building that is interesting, varied and exciting. The materials are harmonious in color and texture but avoid monotony and the proposed colors tastefully reflect the Axon company signature look and colors. A sleek, modern look is achieved through the use of glazing, metal panels and exposed concrete. The building elevations reflect the unique, iconic design and shape that feature a central building high point which then moves to lower elevation heights as the building nears the borders of the site.

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c. Recognize the unique climatic and other environmental factors of this region to respond to the Sonoran Desert environment, as specified in the Sensitive

#### **Design Principles:**

1. The design character of any area should be enhanced and strengthened by new development.

- Building design should consider the distinctive qualities and character of the surrounding context and, as appropriate, incorporate those qualities in its design.

The Axon campus building is designed to consider the gualities and character of the surrounding context and has incorporated some of these qualities into its design. The building design reflects the theme and color character of the existing commercial nature of the area, near the existing Axon building and office complexes, but the Axon campus distinguishes itself with a unique design.

This design intends to be minimally invasive to the natural feel of this area by featuring a large amount of glazing. The building color palette is muted in grey metal panels and exposed concrete, creating a desert industrial aesthetic.

- Building design should be sensitive to the evolving context of an area over time.

The Axon campus will be located in an undeveloped location near the Loop 101 Freeway and Hayden Road within the Greater Airpark Area. This area is envisioned as a mainly employment centric hub featuring industrial uses and design. The building is designed to create a lasting presence with quality materials and architectural features that incorporates existing character while solidifying the building's unique, iconic design as one-of-a-kind. The inclusion of a simple natural color palette will facilitate further cohesive development with a clean contemporary design.

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2. Development, through appropriate siting and orientation of buildings, should recognize and preserve established major vistas, as well as protect natural features such as:

- Scenic views of the Sonoran desert and mountains The site is located at the southeast corner of Hayden Road and the elevated Loop 101 Freeway. Given the proximity to the freeway overpass and on- and off-ramps, the development will not significantly alter the views of the desert from Hayden Road.

#### - Archaeological and historical resources

A Cultural Review was compiled by Arizona State Land Department for the subject site in January 2020. The review reveals that no cultural resources were observed. If cultural resources are found during the course of construction, appropriate measure will be taken to ensure that any archeological, paleontological or historical objects are reported to the Director of the Arizona State Museum pursuant to A.R.S. §41-844.

3. Development should be sensitive to existing topography and landscaping.

- A design should respond to the unique terrain of the site by blending with the natural shape and texture of the land while minimizing disturbances to the natural environment.

The building is designed to reflect natural changes in the desert environment and elevations, including rock formations and mountains. The Axon campus building design is inspired by space and science fiction and blends both this modern and contemporary concept with the character of the existing buildings around the site and the mountain and rugged terrain of the Sonoran desert. Additionally, the rounded triangular building shape mirrors the configuration of the parcel itself.

4. Development should protect the character of the Sonoran desert by preserving and restoring natural habitats and ecological processes. The site is planned to be planted with native trees, shrubs and bushes. This will protect the character of the Sonoran desert and restore natural habitats. The native Sonoran desert plants included in the planting palette are as follows: Blue Palo Verde and Ironwood Trees, Chuparosa and Creosote shrubs, Century Plants, Saguaro cacti, Ocotillo accents and Triangle Leaf Bursage and Black Dalea groundcover.

Resolution No. 11950 Exhibit 1 Page 30 of 48 5. The design of the public realm, including streetscapes, parks, plazas and civic amenities, is an opportunity to provide identity to the community and to convey its design expectations.

- Streetscapes should provide continuity among adjacent uses through use of cohesive landscaping, decorative paving, street furniture, public art and integrated infrastructure elements.

The streetscape will provide continuity by improving Mayo Boulevard and the roundabout at Perimeter Drive. This portion of improvements does not include Hayden Road streetscape but a cohesive landscape palette is proposed for the north side of Mayo Boulevard, including native desert trees and shrubs consistent with existing nearby landscaping.

6. Developments should integrate alternative modes of transportation, including bicycles and bus access, within the pedestrian network that encourage social contact and interaction within the community. The site is located at the southeast corner of Hayden Road and the Loop 101 Freeway with convenient access to an existing Pedestrian / Bicycle Corridor. The site is located close to nearby multi-family residential development, providing easy access for multi-modal transportation for employees residing close to the site.

7. Development should show consideration for the pedestrian by providing landscaping and shading elements as well as inviting access connections to adjacent developments.

- Design elements should be included to reflect a human scale, such as the use of shelter and shade for the pedestrian and a variety of building masses.

The proposed development will be well landscaped and reflect the human scale from Hayden Road and Mayo Boulevard. As the building nears the Loop 101 Freeway, the building scale is enlarged, providing scale to the vehicles traveling on the Freeway.

The building mass will be broken up into a variety of heights and materials including metal and glass panels and painted different shades of grey with Axon Yellow accents. The front (south) of the building, facing Mayo Boulevard, will consist of glass and grey metal panels mixed with concrete. The combination of colors and material create a unique, modern, architecturally interesting and appealing design.

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## 8. Buildings should be designed with a logical hierarchy of masses:

- To control the visual impact of a building's height and size The highest point of the Axon building is located at the entrance, facing the parking lot and ensuring appropriate access to the building. The building moves to lower elevation heights as the building gets narrower. The impact of the building height will be similar to that of nearby freeway elevations.

# - To highlight important building volumes and features, such as the building entry.

As described above, the important features of the building will be accented by changes in the building height - the tallest section of the building at the building entrance and widest section. Other features of the building include an observation deck on the northwest side of the building entrance portion overlooking the manufacturing portion of the building.

# 9. The design of the built environment should respond to the desert environment:

- Interior spaces should be extended into the outdoors both physically and visually when appropriate

The Axon campus building is designed to unite the interior and exterior building spaces. This includes the extension of the observation deck from the 5<sup>th</sup> floor and the inclusion of an atrium on the ground level, which opens up the building from the ground floor up to the fifth floor. An amphitheater is also planned at the front (southeast) of the building, along with tiered event space and an outdoor dining patio on the west side of the building.

# - Materials with colors and coarse textures associated with this region should be utilized.

The hardscape planned for the exterior of the site will incorporate the colors and textures of the region, including plain gray concrete, finished in light broom and integral color concrete with a light acid etch finish. Raised planters are proposed in the tiered event space, which will feature native desert plants, bringing the surrounding character of the desert into the project design.

Resolution No. 11950 Exhibit 1 Page 32 of 48 The landscape colors are generally uniform in native shades of green with some accents provided by flowering ground covers and shrubs.

- A variety of textures and natural materials should be used to provide visual interest and richness, particularly at the pedestrian level. Materials should be used honestly and reflect their inherent qualities The materials and textures provided will be used in their natural state, including metal and concrete panels. The panels will either be used with a natural finish or be painted a complimentary neutral color to provide richness and visual interest. Because the site is intended to function as a campus, pedestrian experience is key to ground floor design to convey a desert industrial aesthetic that pays homage to Axon's technical nature and Scottsdale's natural desert beauty.

- Features such as shade structures, deep roof overhangs and recessed windows should be incorporated.

Shade will be provided via roof overhangs, angled architecture and a shade structure over the tiered event space.

10. Developments should strive to incorporate sustainable and healthy building practices and products.

- Design strategies and building techniques, which minimize environmental impact, reduce energy consumption, and endure over time, should be utilized.

The site has been designed to incorporate a xeriscape landscape palette to minimize water usage. Additional sustainability features of the building include high performance glazing, photovoltaic (solar) panels, and low to no VOC interior materials and finishes. The large amounts of glass provided on the exterior of the building will ensure an abundance of daylight into the internal spaces, which will reduce lighting and energy usage.

11. Landscape design should respond to the desert environment by utilizing a variety of mature landscape materials indigenous to the arid region.

- The character of the area should be emphasized through the careful selection of planting materials in terms of scale, density, and arrangement

The landscape palette is a mixture of native desert trees (Ironwood, Blue Palo Verde), shrubs (Creosote, Chuparosa), accents (Century Plant,

Resolution No. 11950 Exhibit 1 Page 33 of 48 Ocotillo, Saguaro) and ground cover (Black Dalea, Triangle Leaf Bursage) intermixed with hybrid trees and plants bred for the Sonoran desert environment (Thornless Mesquite, Pink Dawn Chitalpa). The arrangement and density of the plants has been carefully planned to provide groundcover and shade but reflect natural groupings and plantings.

# - The landscaping should complement the built environment while relating to the various uses.

The planned landscape planting around the building is orderly and organized, with raised planters around the building base and tiered event space. As the landscape is distanced further from the building, it is arranged to reflect the natural environment and plant groupings and densities.

# 12. Site design should incorporate techniques for efficient water use by providing desert adapted landscaping and preserving native plants.

- Water, as a landscape element, should be used judiciously The landscape palette has been carefully curated with the natural Sonoran desert in mind – native, low water usage plants have been chosen for the site. Water usage for landscape will be minimal and the water provided to the site for landscape will be used judiciously.

- Water features should be placed in locations with high pedestrian activity.

A water feature has been designed for the Axon campus site, at the front of the building entrance, which will have the highest density of pedestrian activity. The water feature will adhere to City of Scottsdale Code of Ordinances Article VII Division I Section 49-242 for Water Conservation.

13. The extent and quality of lighting should be integrally designed as part of the built environment.

- A balance should occur between the ambient light levels and designated focal lighting needs.

The lighting for the Axon campus has been designed to balance between the ambient light levels and designated focal lighting needs while serving as a unique design element to the iconic feature building in Axon signature Yellow.

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- Lighting should be designed to minimize glare and invasive overflow, to conserve energy, and to reflect the character of the area. The site lighting has been designed to minimize glare and invasive overflow. The lighting will be designed to be no more intense than light from the adjacent Loop 101 Freeway.

14. Signage should consider the distinctive qualities and character of the surrounding context in terms of size, color, location and illumination.

- Signage should be designed to be complementary to the architecture, landscaping and design theme for the site, with due consideration for visibility and legibility.

The Axon campus signage will be designed to be both unique and identifying as well as tasteful and considerate of the character of the surrounding area. Future signage will be integrated with the overall design aesthetic including materials and colors.

d. Conform to the recommendations and guidelines in the **Environmentally Sensitive Lands (ESL) Ordinance**, in **the ESL Overlay District**; and The Axon campus site is not located in the ESL Overlay District.

e. Incorporate unique or characteristic architectural features, including building height, size, shape, color, texture, setback or architectural details, in the **Historic Property Overlay District**.

The Axon campus site is not located in the Historic Property Overlay District and does not have any existing buildings on the site.

3. Ingress, egress; internal traffic circulation, off-street parking facilities, loading and service

areas and pedestrian ways shall be so designed as to promote safety and convenience.

As shown in the Pedestrian Circulation Plan and Vehicular Circulation Plan, vehicular access to the site comes from Hayden Road, along Mayo Boulevard and into two separate entries, which lead directly to the vehicular parking locations. Pedestrian circulation will lead from the paring areas directly into the building from all sides of the building. The Axon campus loading and service area is situated on the north side of the building, away from the pedestrian uses and in a distinct and safe designated location.

4. If provided, mechanical equipment, appurtenances and utilities, and their associated screening shall be integral to the building design.

Mechanical equipment is provided and screened in a manner that blends into the building design with the use of grey metal panels, similar to those used on the lower elevations of the building. Portions of mechanical equipment adjacent to the Loop 101 Freeway will not be screened as the freeways itself will act as the screening.

5. Within the Downtown Area, building and site design shall:

a. Demonstrate conformance with the **Downtown Plan Urban Design & Architectural Guidelines**;

b. Incorporate urban and architectural design that address human scale and incorporate pedestrian-oriented environment at the street level;

c. Reflect contemporary and historic interpretations of Sonoran Desert architectural traditions, by subdividing the overall massing into smaller elements, expressing small scale details, and recessing fenestrations;

d. Reflect the design features and materials of the urban neighborhoods in which the development is located; and

e. Address building mass, height, materials, and intensity transitions between adjacent/abutting Type 1 and Type 2 Areas, and adjacent/abutting Type 2 Areas and existing development outside the Downtown Area.

The proposed Axon campus site is not located within the Downtown Area.

6. The location of artwork provided in accordance with the Cultural Improvement Program or Public Art Program shall address the following criteria:

a. Accessibility to the public;

b. Location near pedestrian circulation routes consistent with existing or future development or natural features;

c. Location near the primary pedestrian or vehicular entrance of a development; d. Location in conformance with the Design Standards and Policies Manual for locations affecting existing utilities, public utility easements, and vehicular sight distance requirements; and

e. Location in conformance to standards for public safety.

The proposed Axon campus is not utilizing the PDB Overlay District zoning in Scottsdale.

Resolution No. 11950 Exhibit 1 Page 36 of 48 *B. The burden is on the applicant to address all applicable criteria in this section.* This narrative addressed the above criteria applicable to the Axon campus development.

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#### **DESIGN GUIDELINES FOR OFFICE DEVELOPMENT**

The following Design Guidelines for Office Development have been addressed for the proposed Axon campus development:

### Site Design and Planning:

#### **Natural and Built Site Characteristics**

Topography - Grading / Drainage

 Site planning should respond to the natural characteristics of a site such as topography/ drainage patterns, existing vegetation, and visual resources. Proposed development (i.e. buildings, parking, and other features) should be designed and adapted to the specific site as opposed to altering the character and form of the site to accommodate development.

The site is graded uniquely due to its proximity to the Loop 101 Freeway as well as a drainage channel currently being constructed. These present some constraints to grading the site but our civil engineers have designed the site so as to not interfere significantly with the existing grading conditions. Drainage will be implemented through numerous runoff basins and landscape islands. The landscape palette will include various Sonoran desert plant species that will effectively provide soil erosion control and stabilization. The building itself is a one-of-a-kind, iconic design intended to provide corporate identity of Axon at this location.

#### Vegetation

The vegetation provided will include a variety of native plant species such as Ironwood and Blue Palo Verde trees, Ocotillo and Saguaro cacti. Only desertappropriate vegetation has been planned for the site and will be placed in strategic, natural locations and densities.

2. The orientation of buildings and outdoor spaces should consider the effect of sun angles and other climatic conditions and the preservation of views. The Axon campus building is oriented at a diagonal so no one side of the building will receive the full effect of the sun on either east or west and the building architecture includes angles and building overhangs to protect southwest facing walls and windows from the sun. The location of the site, at the southeast corner of the Loop 101 and Hayden Road, ensures that the location of the building will not block views of the desert to the north as the Freeway on-and off-ramps and overpass exist in this location. Additionally, the building will be built to preserve the views to the direct east of the site.

Resolution No. 11950 Exhibit 1 Page 38 of 48 Outdoor space is planned for the entryway of the building, with tiered event space covered by a shade canopy and additional covered outdoor dining space on the west side of the building. An atrium has been included inside the building, connecting the ground level to the fifth level of the building, providing employees the sensation of being outside.

## Response to Context

- 3. Build upon the established development pattern of the surrounding area. The site is located at the intersection of Hayden Road and the Loop 101 Freeway, surrounded by various commercial and industrial uses and buildings and vacant parcels. The building reflects that character of the built environment, using greys, metal, glass and concrete materials that have been utilized by other existing buildings close to the site. The plant palette has been planned with native desert plant species, pulled from southwestern Arizona.
- 4. Site plans should demonstrate an understanding of how the new development will be served by utility systems. The development team should work proactively with utility providers to coordinate and locate to the developments advantage any above ground equipment and related improvements considering that the best location(s) for such equipment is not always the one that is most convenient or least expensive. Below grade equipment vaults should be considered in some contexts if a grade level solution that is visually unobtrusive cannot be achieved. The utility locations for this site have been planned and are provided on the landscape plans and provided for on the Preliminary Improvement Plan.
- 5. Locate above ground utility equipment and related improvements away from visually featured areas of the landscape and where possible 30 to 50 feet back from important intersections. Where possible, group or co-locate equipment to more effectively provide accessibility and screening. Utility locations have been carefully planned and are located away from important intersections.
- 6. The site plan design should demonstrate a coordinated approach with the site plans of adjacent development (existing or planned). The Axon campus site is designed with a similar approach as other sites in the vicinity. The main building will be separated from the surrounding uses and lots by the perimeter drive (Mayo Boulevard), parking and landscape. Mayo

Resolution No. 11950 Exhibit 1 Page 39 of 48 Boulevard is a shared access drive from Hayden Road and services the neighborhood and commercial buildings to the south.

The site has been designed to separate refuse, loading, etc. from the pedestrian and employee access to the building. Loading and refuse is located off of a separate drive which does not conflict with pedestrian uses. Additional phases of the site, including potential civic uses and future Axon buildings have been planned for with street alignments off of Hayden Road.

7. Not all development contexts are suitable for continuation in some development proposals nor do all areas or uses within in a community always present opportunities for interface. In situations where the continuation of an existing pattern of development is not desirable or is not feasible, the applicant should establish and document in the project narrative why the proposed design alternative is preferred and how the project will benefit the neighborhood and the community.

The site is situated in an ideal location for the Axon campus uses - other commercial uses exist in the area, and the close confines of the Loop 101 Freeway make the site undesirable for residential uses.

- 8. Unless constrained otherwise, buildings should have a strong relationship to the street including a functional public entrance that is also a visual focus for the building. In place of street oriented public entrance, a strong pedestrian connection that establishes a sense of a formal public entry may be substituted. The building will not necessarily be used or accessed by the general public. The entryway of the building is strongly defined with a water feature, arcaded entryway and interior Axon logo, all of which promotes intuition of a formal entrance.
- 9. Where appropriate buildings should be used to help enclosure and define exterior spaces that are human scaled and furnished to encourage human use. The Axon campus building will include an exterior tiered amphitheater and seating area, shaded by a canopy, for employee and company use. This area will be accented with landscape planters and a water feature, tastefully designed at human scale and encourage human use.
- 10. The siting of buildings and parking areas should reinforce existing desirable spatial characteristics such as a common setback, rhythms or patterns established by building masses and their relationship to the street and to each other

Resolution No. 11950 Exhibit 1 Page 40 of 48 (illustration). Parking in front setbacks is generally discouraged especially in areas with high pedestrian activity or potential.

The building and the parking relate to each other appropriately, separated by obvious drives and landscape islands. The parking and parking lot aisles all lead to the building entrance and parking is located behind the landscape setbacks from the perimeter streets.

## Circulation and Parking

11. The circulation and parking areas of adjoining sites should be coordinated to the extent possible in the interest of efficiency and to reduce the dominance of the private automobile on the community landscape. Simultaneously, pedestrian movement should be reinforced and supported by site plans wherever possible in the interest of enhancing the walk-ability of commercial areas. The desirability of connectivity to residential development should be evaluated on a case-by-case basis.

This site will utilize the existing street system of Mayo Boulevard, with access to Hayden Road. Additional, interior access road will be constructed around the building and through the site, ensuring that the appropriate vehicles are able to access their designated locations, without pedestrian conflicts.

12. Developments that exceed the parking required by City code or recognized industry standard are discouraged. All projects should seek opportunities and incorporate design features or transportation management strategies that strive to reduce automobile use (i.e. enhanced accessibility to public transit, enhanced pedestrian connectivity, trip reduction programs).

Although the development at this phase will exceed the required number of parking spaces (1,049 required and 1,083 provided), the 34 extra vehicular parking spaces ensure that all employees have parking and that parking for the Axon campus will not spill over into the adjacent neighborhood or other commercial uses. Additionally, the parking provided may serve future development on the rest of the site at a later date. At this time, the site and the adjacent streets are not serviced by the Valley Metro transit system.

13. Site planning should work to disperse parking areas as opposed to creating singular expanses of pavement.

The parking is provided on the site in three separate locations, all separated from each other by landscape islands and drive aisles.

Resolution No. 11950 Exhibit 1 Page 41 of 48 14. The use of varied paving materials (i.e. concrete pavers, stabilized granite and paving materials with textural and color variations) are encouraged to help relieve monotonous expanses of asphalt.

Five different types of paving materials and ground cover are proposed for the site including plain gray concrete in Light Broom finish, Integral Color Concrete in Light Acid Etch finish, asphalt, 3"-8" Stone Cobble and ½" Screened Decomposed Granite. These various ground covers provide textural and color variation and relieve monotony.

## Pedestrian, Transit and Bicycle Facilities

18. Clearly delineated pedestrian paths (or open plazas) should connect building(s) with each other, parking areas, perimeter sidewalks and trails, and transit facilities. Developments are encouraged to make internal connections to adjoining sites whenever such connections will encourage walking over driving to the same destination.

The pedestrian paths connect to the building entrance and each other, leading from the parking areas. The surrounding uses are commercial and industrial in nature and it is unlikely that visitors to the Axon campus will also patronize the surrounding uses.

#### Enhanced Pedestrian Areas

23. Developments should feature an enhanced pedestrian area(s) (i.e. a plaza, patio, courtyard, linear promenade, terrace or usable landscaped area) scaled accordingly to the size and demands of the particular user or facility. Some zoning categories set forth specific requirements for such spaces. The Axon campus will provide a tiered event space and amphitheater at the entrance of the building, complete with a shade structure, planter boxes and shade. Additional outdoor space will be provided in the form of a covered dining patio on the west side of the building. The size of the outdoor amenity spaces is appropriate for the size and the demand of the building.

25. Enhanced pedestrian areas should exhibit a higher level of design treatment incorporating seating, water features, sculpture, trash receptacles/ash urns, pedestrian scaled lighting, and other furnishings as appropriate for the specific user.

The dedicated pedestrian area has been designed to incorporate seating, a water feature, pedestrian scale lighting and landscape planters, all which will enhance the outdoor experience of the user.

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### Architecture

#### Local Influence on Design

The Greater Airpark Character Area Plan is addressed in the Rezoning portion of the narrative.

# 1. Building design should consider foremost the unique qualities (both natural and built) character of the surrounding area.

The building is designed to be both unique and unifying to the surrounding area. The materials and colors reflect the commercial and industrial uses surrounding the site and the distant mountain range and the desert landscape pulls from the surrounding Sonoran desert.

2. Multiple buildings on the same site or in closely related areas should share a common architectural theme and a similar vocabulary to that of nearby buildings. Precise replication or mirrored images of the same building on the same site or in the same area without adjustment for the building's unique setting and orientation are discouraged.

The Axon campus building will be the first building on the site. Future buildings are intended to share a common theme with the Axon campus, including glass facades, grey metal panels and unique, identifying signage and accents.

3. Architectural expressions that recall historic or current architectural styles that are unrelated or poorly adapted to the region are generally discouraged. The building is designed to reflect the current architectural character of the area.

4. Unless otherwise indicated by an historic local context, building designs should demonstrate a coherent response to regional preferences and influences as further delineated in the section on "Regional Context".

The regional context of the area is reflected in the design and architecture of the building.

## Regional Influence on Design

5. A building's design should refer to the dominant horizontal landforms of the Sonoran Desert and the southwest. Generally, a building's profile should step in increments to achieve full height. Forms of dramatic vertical proportion should accentuate the horizontal.

The Axon campus building is designed with a tall section of the building at one point and elevation stepdowns. The majority of the building is horizontal, with slight accents protruding from the building.

Resolution No. 11950 Exhibit 1 Page 43 of 48 9. The use of covered walkways, trellises, arcades and similar architectural shading features is encouraged where pedestrian use will be heaviest (i.e. building entries and port-a coheres, pathways between building/transit facilities, perimeter locations where pedestrian activity justifies). Avoid creating areas of redundant shade such as occurs by placing an awning beneath an extended eave.

The building entrance, the most heavily accessed location on the site, will feature a pedestrian arcade, with tiered, shaded event space on each side.

11. Roof pitches should be shallow, not to exceed a pitch of 4:1 (rise to run) or flat.

The proposed roof line of the Axon campus building will either be flat or have a very slight rise, created by metal wall panels and the metal panel exoskeleton.

# Scale and Proportion

12. New development should respect the predominant scale of development in the surrounding area especially the scale of development on adjoining sites. This proposed new development will be approximately the same scale as the surrounding commercial and industrial uses. The scale is appropriate based on the location of the adjacent Loop 101 Freeway and the Hayden Road on- and off-ramps.

# Architectural Detail, Material and Color

22. All sides of a building should reference consistent architectural detail and character. All site walls and screen walls should be architecturally integrated with the building or master planned area.

All four sides of the Axon campus building are consistent in architectural detail and character. This includes metal panels, a metal panel exoskeleton and glass glazing.

# Mechanical Systems

29. HVAC and other mechanical systems must be screened in a manner that is architecturally integrated and considerate of the overall composition of the building.

The proposed HVAC and other mechanical equipment proposed for the roof will be screened with metal panels that blend into the character of the overall composition of the building.

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# Office Industrial, Office Warehouse and Office Aircraft Hanger

48. The exterior design of a building should reveal where possible differences in its internal function as expressions of height, massing and the composition of their elevations.

The Axon campus building will include both manufacturing uses and office uses - the office portion will be located at the southeast side of the building, built to five-stories in height. The manufacturing section of the building, angled to a point at the most northwest portion of the building, will have a be housed in a lower elevation "behind" the office use.

49. All industrial buildings, including pre-cast and sit-cast concrete structures, should incorporate sufficient architectural detail in the form of applied finishes, integral textures, patterns, colors, three dimensional recesses and projection. The building is designed to house both office and industrial uses. The industrial / manufacturing use is located at the northwest section of the building and the exterior elevations have a variety of finished including metal panels, a metal panel exoskeleton, photovoltaic panels and concrete tilt panels. The colors include various shades of grey and signature Axon yellow accents.

## Landscape Design

2. Unless otherwise constrained, landscaping should reinforce the character of neighboring properties and abutting streetscapes.

The proposed landscape palette includes various native desert species of trees, shrubs, accents and groundcover, all of which come from the surrounding Sonoran desert and have been used in the surrounding developments.

3. As a general rule, low water use and drought tolerant plants are preferred. Exceptions to this would include perennial plantings in private settings and in public/quasi-public settings that are intended to provide enjoyment to the larger community.

The proposed native species of trees, including Blue Palo Verde and Ironwood, bushes, including Creosote and Chuparosa, accents, including Saguaro and Ocotillo cacti and groundcover, including Black Dalea and Triangle Leaf Bursage, are all native to southwest United States and therefore, are low water use and drought tolerant plants.

12. A combination of dense landscaping, site walls, or berming/mounding should be provided to screen parking facilities, service and loading areas,

Resolution No. 11950 Exhibit 1 Page 45 of 48 maintenance areas, storage areas, trash enclosures, utility cabinets and other similar elements.

Landscape has been provided along the exterior of the west side of the site where the loading and refuse will be located. This section of the site will also be shielded from the view of vehicles on Hayden Road by the future uses planned for the site.

## Lighting

5. Lighting should operate for only the minimum number of hours required and should then be reduced in level or turned off. The design of lighting systems should anticipate lighting levels that will vary depending on building use, hours of operation, occupancy, and seasonal changes.

The proposed lighting for the site will conform to the City of Scottsdale standards are be appropriate for the uses on site.

7. Avoid competing light levels and ensure balanced light levels on-site and between adjacent properties. The exterior lighting design must take into consideration background lighting levels, lighting from other sources, and characteristics of the surrounding area.

The lighting planned for the Axon campus will be balanced and take into consideration the background lighting levels from other sources and the characteristics of the surrounding area.

# **Corporate Identification / Signage**

1. Business identity, either by awnings, accent bands, paint or other applied color, literal depiction of a product, decorative roof details or materials should not be the dominant architectural feature. Accent colors should be used judiciously and corporate colors should be modified in intensity and chroma to fit within the larger proposed palette of colors and materials.

The Axon logo and specific yellow color will be applied to the building as an accent rather than a dominant architectural feature. The accent color has been applied to building to provide architectural interest and is complimented by the grey tones and materials of the larger proposed palette.

## 5. Repetitious signage on a building front should be avoided.

Rather than provide repetitious signage on the building front, the Axon logo is strategically placed inside the building, yet visible to the outside via the glass window fronts and atrium.

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## SCOTTSDALE DESIGN STANDARDS & POLICIES MANUAL

The following General Considerations & Requirements from the Scottsdale Design Standards & Policies Manual, Chapter 2, Site Planning, have been addressed regarding the Axon campus development.

# Additional Design Guidelines

Site Context - Terrain: The Axon campus has been designed to incorporate the natural site landscape features into the design. This includes a native desert plant palette proposed in natural groupings and densities. The site is located at the intersection of the Loop 101 Freeway and Hayden Road, therefore natural views are not readily available but open spaces for employees have been incorporated into the building and native landscape is provided in this location in landscape planters.

Site Context - Buffering for Adjacent Land Uses: The site is diagonally adjacent to a residential use across Mayo Boulevard, therefore, buffering has been employed in the site design to separate the commercial and industrial uses in the Axon building from this residential neighborhood. This includes locating the refuse and loading as far north from the residential use as possible, separating the Axon building from the neighborhood with the parking lot, landscape islands and landscape setbacks, and orienting the building so that the office and commercial portion of the Axon building is the closest to the neighborhood while the manufacturing and industrial portion of the Axon building is located adjacent to the Loop 101 Freeway.

*Site Context - Airport & Airpark Development*: The site is located within the Scottsdale Airport Area and the Airport Vicinity Development Short Form is provided in the formal submittal package to the City of Scottsdale.

*Site Context - Site Design Standards:* The mechanical roof equipment will be screened from view via metal screens that match the character and design of the Axon campus building.

Site Context - Outdoor Lighting Ambient Lighting Zones: The proposed site is located in the Suburban Area, which allows for moderate to higher density uses. The site lighting is designed to be appropriate for this location in order to provide a safe, welllit environment.

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## **On-Site Circulation & Parking Area Design**

*Emergency Access & Fire Lanes*: A Fire Access Plan is provided with this formal submittal plan set and provides locations of fire lanes, FDC and hydrant locations.

*Parking Areas*: The parking on the site has been designed to conform to the City of Scottsdale Zoning Ordinance. The landscape materials proposed for the parking lot landscape islands are part of the native plant palette curated for this site and are heat tolerant trees, bushes, accents and groundcovers. None of the parking aisles proposed will feature dead end turnarounds and the parking surface will be comprised of asphaltic pavement.

*Refuse Collection:* The location of the refuse is above ground and located in a location that is easily accessible for refuse trucks. The approach will provide vertical clearance and provides a minimum 50-foot radius for turnaround.

*Pedestrian Circulation Within a Development*: The pedestrian circulation has been designed to clearly lead from the parking areas to the front of the building entrance and should avoid conflicts with vehicles throughout the site.

# Landscape Design

Landscape Design - Design Standards: The plant palette provided will adhere to the ADWR Low Water Use / Drought Tolerant plant list. The plants proposed will not be planted in either a PUE or Emergency Vehicle Access Easement and will be planted at least 7 feet from an underground public water or sewer lines, etc. and the proposed plant palette does not include the prohibited plants listed.

The decomposed granite on the site has been proposed as installed at a minimum of 2" depth, per the design standards. Trees will not be planted to overhand vehicle lanes or within 2 feet overhand at the head of a parking stall.

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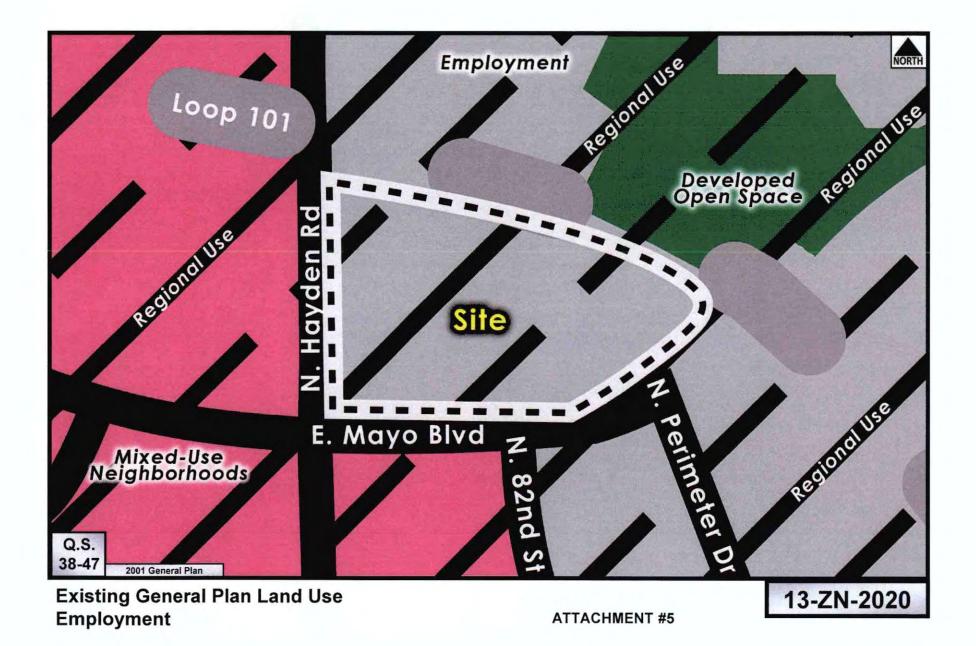
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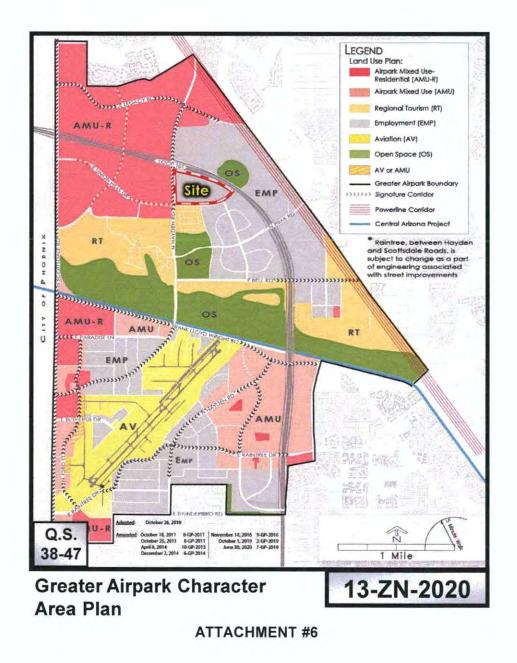
## Axon

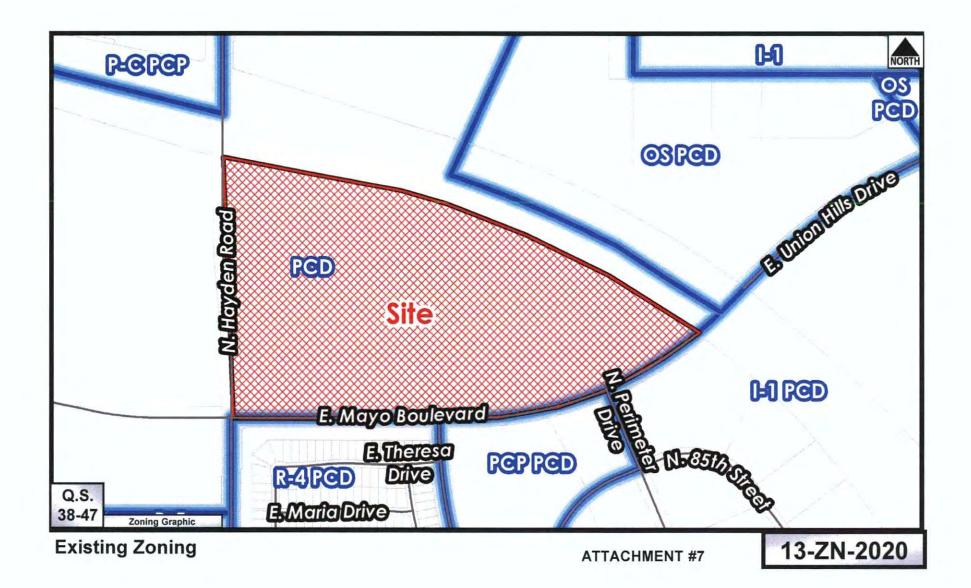
# Case: 13-ZN-2020

#### PLANNING/DEVELOPMENT

- 1. DEVELOPMENT CONTINGENCIES Each element of this zoning case—including density/intensity, lot/unit placement, access and other development contingencies—may be changed as more information becomes available to address public health, safety and welfare issues related to drainage, open space, infrastructure and other requirements.
- 2. DEVELOPMENT REVIEW BOARD. The City Council directs the Development Review Board's attention to:
  - a. a plan indicating the treatment of washes and retention/detention areas,
  - b. wall design,
  - c. the type, height, design, and intensity of proposed lighting on the site, to ensure that it is compatible with the adjacent use,
  - d. improvement plans for common open space, common buildings and/or walls, and amenities such as ramadas, landscape buffers on public and/or private property (back-of-curb to right-of-way or access easement line included).
  - e. major stormwater management systems, and
  - f. signage
- 3. RESPONSIBILITY FOR CONSTRUCTION OF INFRASTRUCTURE. The developer shall be responsible for all improvements associated with the development or phase of the development and/or required for access or service to the development or phase of the development. Improvements shall include, but not be limited to washes, storm drains, drainage structures, water systems, sanitary sewer systems, curbs and gutters, paving, sidewalks, streetlights, street signs, and landscaping. The granting of zoning/use permit does not and shall not commit the city to provide any of these improvements.
- 4. EASEMENTS DEDICATED BY PLAT. The owner shall dedicate to the city on the final plat, all easements necessary to serve the site, in conformance with the Scottsdale Revised Code and the Design Standards and Policies Manual.
- 5. EASEMENTS CONVEYED BY SEPARATE INSTRUMENT. Prior to issuance of any building permit for the development project, each easement conveyed to the city separate from a final plat shall be conveyed by an instrument or map of dedication subject to city staff approval, and accompanied by a title policy in favor of the City, in conformance with the Design Standards and Policies Manual.
- 6. FEES. The construction of water and sewer facilities necessary to serve the site shall not be in-lieu of those fees that are applicable at the time building permits are granted. Fees shall include, but not be limited to the water development fee, water resources development fee, water recharge fee, sewer development fee or development tax, water replenishment district charge, pump tax, or any other water, sewer, or effluent fee.









September 10, 2020

Charles Huellmantel Huellmantell & Affiliates 605 South Ash Avenue Tempe, Arizona 85281 Telephone: (480) 921-2800 Email: charles@huellmantel.com



### RE: ENHANCED TRAFFIC STATEMENT FOR THE AXON CAMPUS - SCOTTSDALE, ARIZONA

Dear Mr. Huellmantel:

CivTech is pleased to present this enhanced traffic statement for the proposed Axon Campus ('project site') located in on the south and west side of Loop 101, north of the Mayo Boulevard/Union Hills alignment and east of Hayden Road in Scottsdale, Arizona. The proposed project would develop one (1) parcel on approximately 70 acres that was previously proposed as a part of the Crossroads East PCD (Parcel 13). The previous assumptions for this parcel included industrial, manufacturing and warehousing uses totaling approximately 1.5 million square feet. The Axon Campus is an allowable use for Parcel 13 with the PCD. The proposed trip generation assumptions utilized during the Crossroads East TIA prepared for the PCD zoning process with the Arizona State Land Department (ASLD) were similar in scale. The proposed site plan can be found in **Attachment A**.

#### PURPOSE AND SCOPE

The purpose of this traffic statement is to determine if the relocated Mayo Boulevard, which is now proposed in a different location than originally shown within the Crossroads East TIA, can utilize roundabouts to help realign the roadway and provide more developable land for the Axon Campus. The location and potential size of roundabouts used in the relocation will be reviewed to determine if adequate spacing is provided from the arterial street network to avoid queueing through the roundabout. The typical section required for Mayo Boulevard east of Hayden Road with the Axon Campus is also being reviewed as part of this statement.

The Crossroads east TIA was approved by the City of Scottsdale on September 23, 2011 with a stipulation that the developer provide an additional lane in the northbound direction on Hayden Road fronting the project. This lane has been considered within the analysis. A trip generation comparison will be conducted as well as a capacity analysis to determine if there are additional changes to the surrounding roadway network that are needed due to the development of this parcel.

### **EXISTING CONDITIONS**

#### SURROUNDING LAND USES

The project site is currently undeveloped land. Directly north of the site is the Pima (Loop 101) Freeway, and the City of Scottsdale water treatment plant. Directly to the south of the site is the Scottsdale Stonebrook single-family detached housing, Pacesetter Business complex, Hilton Garden Inn, Scottsdale Sports Complex, Sonoran Corporate Center Condominium, Hartford Place Condominium, Scottsdale Liberty Hospital, and other business buildings. Directly to the east of the site is the Pima (Loop 101) Freeway, DC Ranch Crossing Shopping Center, DC Ranch Crossing Apartment complex, Corporate Center at DC Ranch, and single-family detached housing. Directly to the west of the site is currently undeveloped land.

#### EXISTING ROADWAY NETWORK

The existing roadway network within the study area includes Mayo Boulevard and Hayden Road. The study roadways are discussed in further detail as follows:

**Mayo Boulevard** is an east-west collector roadway with one (1) lane in each direction within the vicinity of the proposed site. Mayo Boulevard begins at the southwest corner of the site at Hayden Road and continues for approximately half a mile where it turns into Union Hills Drive at Perimeter Drive. The posted speed limit is 35 miles per hour (mph) within the vicinity of the site.

**Hayden Road** is a north-west minor arterial roadway with two (2) lanes and a bike lane in each direction with a raised center median within the vicinity of the proposed site. Hayden Road begins southwest of the site at Scottsdale Road and continues north of the site to Deer Valley Road where it turns into Miller Road. Hayden Road provides direct access to the Loop 101 Freeway. The posted speed limit is 40 miles per hour (mph) within the vicinity of the site.

#### EXISTING INTERSECTION CONFIGURATION

The intersection of **Hayden Road & Mayo Boulevard** operates as an unsignalized "T" intersection with stop control in the westbound approach. The northbound approach consists of two (2) through lanes, one (1) dedicated right-turn lane, and a bike lane. The southbound approach consists of two (2) through lanes, one (1) left-turn lane, and a bike lane. The westbound approach consists of one (1) shared left-turn/through/right-turn lane. Designated pedestrian crosswalks are provided along all legs of the intersection.

#### **EXISTING CAPACITY ANALYSIS**

Peak hour capacity analyses have been conducted for the study intersections based on existing intersection configurations and traffic volumes. All intersections have been analyzed using the methodologies presented in the *Highway Capacity Manual (HCM), Special Report 209,* and Updated 2016 and using Synchro software, version 10.0 under the HCM 6<sup>th</sup> edition methodology.

The concept of level of service (LOS) uses qualitative measures that characterize operational conditions within the traffic stream. The individual levels of service are described by factors that



include speed, travel time, freedom to maneuver, traffic interruptions, and comfort and convenience. Six levels of service are defined for each type of facility for which analysis procedures are available. They are given letter designations A through F, with LOS A representing the best operating conditions and LOS F the worst. Each level of service represents a range of operating conditions. Levels of service for intersections are defined in terms of delay ranges. **Table 3** lists the level of service criteria for signalized and unsignalized intersections, respectively.

Level-of-Service	Signalized Control Delay (sec/veh)	Unsignalized Control Delay (sec/veh)
Α	≤ 10	≤ 10
B	> 10-20	> 10-15
С	> 20-35	> 15-25
D	> 35-55	> 25-35
E	> 55-80	> 35-50
F	> 80 (or v/c > 1)	> 50 (or v/c > 1)

## Table 3 – Level of Service Criteria for Controlled Intersections

Source: Exhibits 19-8, 20-2, 21-8, and 22-8, Highway Capacity Manual 2017

Synchro 10.0 software calculates the LOS per the HCM 2016 methodology. The 2016 HCM documents the signalized LOS calculation methodology which takes into account lane geometry, traffic volumes and cycle length/phasing to compute LOS. Synchro analysis worksheets report individual movement delay/LOS and overall delay/LOS for signalized intersections; unsignalized intersection worksheets report the worst-case delay/LOS and the average overall intersection delay. Results of the existing level of service analyses are shown in **Table 4** for both AM and PM peak hours. The existing conditions analysis worksheets have been included in **Attachment B**.

Existing volumes for this analysis were determined by using traffic counts previously conducted at this intersection from June of 2018. These counts were grown by a factor of 2.1% per year from 2018 to 2020 in order to represent traffic as it would be today.

## Table 4 – Existing Peak Hour Levels of Service

ID	Intersection	Intersection Control	Approach/ Movement	Existing LOS AM (PM)
1	Hayden Road & Mayo Boulevard	1-way stop (WB)	SB left WB Shared	A (B) A (C)

The results of the existing conditions analysis summarized in Table 4 indicate that the intersection of Hayden Road & Mayo Boulevard operates with acceptable levels of service (LOS D or better).

## FUTURE ROADWAY CONDITIONS

Upon buildout of this project, the Mayo Boulevard alignment will be reconstructed approximately 760 feet, center to center, north of the existing alignment. Mayo Boulevard west of Hayden Road is also currently under construction so that it connects to the existing alignment east of Scottsdale Road.



The City of Scottsdale will assist with constructing Mayo Boulevard east of Hayden Road to Perimeter Drive, no access to the Loop 101 freeway will be constructed. Mayo Boulevard could provide up to a four lane section with two lanes of travel in each direction of travel. The proposed cross-section will be determined as part of this traffic analysis and to accommodate the needs of the Axon Campus.

#### SITE ACCESS

Access to the site will be via one main access point along Mayo Boulevard. Future development could also provide a second access from Mayo Boulevard. Both access points will utilize the proposed roundabouts to connect to private driveways. The primary access, located at 82<sup>nd</sup> Street will be a four-legged roundabout with two eastbound approach lanes and two westbound departure lanes. All other approach and departure lanes have been assumed with one lane in each direction.

### TRIP GENERATION

The potential trip generation for the Axon Campus was estimated utilizing the Institute of Transportation Engineers (ITE) *Trip Generation Manual*,  $10^{th}$  Edition and *Trip Generation Handbook*,  $3^{rd}$  Edition. The ITE *Trip Generation Manual* contains data collected by various transportation professionals for a wide range of different land uses. The data are summarized in the report and average rates and equations have been established that correlate the relationship between an independent variable that describes the development size and generated trips for each categorized land use. The anticipated trip generation comparison for the project site is provided in **Table 1**.



13-ZN-2020 9/11/2020

FC: T=0.12\*X+27.82 [0.33]

Land Use	ITE		Innell	Ico Nama		Quantit	at Linitet	AM Di	stribution	PM Dis	tribution
Land Use Code		Land	Land Use Name		Quantity Units <sup>+</sup>		In	Out	In	Out	
Previous Assumption (Cro	ssroads	East)									
Industrial Park	130	19-24-1-3	Indus	trial Park		490.76	6 KSF	82%	18%	21%	79%
Manufacturing	140		Manut	facturing		490.76	6 KSF	78%	22%	36%	64%
Warehousing	150		Ware	housing		490.76	6 KSF	79%	21%	25%	75%
Proposed											
General Office Building	710	11-10	General O	ffice build	ing	780.00	0 KSF	86%	14%	16%	84%
Warehousing	150		Ware	housing		130.00	0 KSF	77%	23%	27%	73%
	-	A	DT		AM Pe	ak Hour			PM Pea	k Hour	
Land Use		Avg. Rate*	Total	Avg. Rate*	In	Out	Total	Avg. Rate*	In	Out	Total
Previous Assumption (Cro	ssroads	East)									
Industrial Park		5.25	2,576	0.49	196	43	239	0.79	81	305	386
Manufacturing		3.87	1,900	0.82	313	88	402	0.77	137	243	380
Warehousing		3.13	1,534	0.19	74	20	94	0.18	23	68	91
Total			6,010		583	151	732		241	616	857
Proposed	Same in	The second	100	1.1.1				Ju Sale	apande e la car	1920 - M.S.	1201
General Office Buildin	g	9.98	7,782	0.97	654	106	760	1.03	128	673	801
Warehousing	14-25	1.93	250	0.31	32	9	41	0.33	12	31	43
Total		_	8,032		686	115	801		140	704	844
Difference (Proposed-Previ	ous Assu	mption	1,797		103	-36	66		-101	88	-13
Difference (		Pa ton	30%		18%	-24%	9%		42%	14%	-2%
Notes: "All average rates wer KSF = 1,000 square feet	-	ed by divi	ding total t	rips genera	ated using r	egression e	quation by t	he number	of dwelling	units. (Se	e below.
		CALCL		(Equation	ns shown a	only where		)	-		
Land Use [Units]			Daily			AM Peak	Hour		PM P	Peak Hour	
General Office Building	FC: L	N(T)=0.9	97*LN(X)+	2.5 [9.98]	FC: 1	r=0.94*X+2	6.49 [0.97	FC: L	N(T)=0.95	*LN(X)+0.	36 [1.0

## **Table 1 - Trip Generation Summary**

The proposed Axon Campus development could generate up to 8,032 weekday daily trips with 801 trips occurring during the AM peak hour (686 in/115 out) and 844 trips occurring during the PM peak hour (140 in/704 out)

FC: T=0.12\*X+25.32 [0.31]

FC: LN(T)=0.97\*LN(X)+2.5 [9.98]

FC: T=1.58\*X+45.54 [1.93]

The Axon Campus is expected to generate 1,797 additional external daily trips as compared to the original Crossroads East TIA, with 66 additional trips generated during the AM peak hour (103 trips in/-36 trips out) and 13 fewer trips generated during the PM peak hour (-101 trips in/88 trips out).

### TRIP DISTRIBUTION AND ASSIGNMENT

A single trip distribution pattern was taken from the previously approved Crossroads East TIA. It is expected that the development will generate trips based on future population within a 10-mile radius of the site. Future total population within a 10-mile radius of the site, as predicted by the 2030 socioeconomic data compiled by the Maricopa Association of Governments (MAG), was used in that study as a basis to estimate trip distribution for the development.



[X = 780 SF] Warehousing

[X = 130 SF]

Based on this information and the local street network, distribution percentages were assigned to the study roadway network. The resulting trip distribution percentages were applied to the generated trips to determine the AM and PM peak hour site traffic at the intersections within the study area and are illustrated in **Figure 1**.

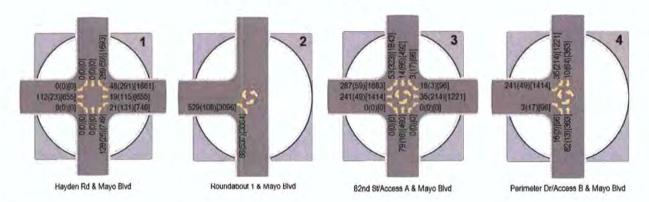


Figure 1 – Site Trip Distribution

## **BACKGROUND TRAFFIC GROWTH PROJECTIONS**

Background traffic along Hayden Road was determined by growing the existing 2020 traffic volumes by 2.1% per year to the opening year 2035. This gives a growth factor of 1.366 applied to the existing Hayden Road volumes.

CivTech recently conducted a traffic study for the Cavasson development, located on the southwest corner of Hayden Road and Legacy Boulevard. This development is anticipated to produce additional traffic on Hayden Road by the horizon year 2035. This anticipated additional traffic was added to the grown existing volumes to represent future traffic on the surrounding roadway network.

Along with the Cavasson development, Mayo Boulevard is currently being constructed so that it connects west to Scottsdale Road. The original Crossroads East TIA projected volumes for this portion of Mayo Boulevard between Hayden Road and Scottsdale Road. In order to have a more conservative estimate of approach traffic volumes, the eastbound and westbound volumes from Crossroads East for this portion of Mayo Boulevard were included in place of the existing volumes since the roadway is not yet completed and existing traffic that was present is likely construction vehicles. The horizon year for Crossroads East TIA was 2030, so the volumes used in the Axon Campus background traffic were grown by 2.1% per year for 5 years in order to represent the 2035 horizon year as projected for the Cavasson development.

Background traffic calculations as well as the Cavasson and Crossroads East volumes referenced above are located within **Attachment C**.



### TRAFFIC AND IMPROVEMENT ANALYSIS

The overall intersection and approach levels of service are summarized in **Table 5** for the 2035 background and total traffic conditions. Detailed analysis worksheets for the 2035 analyses can be found in **Attachment D**.

		Technologia	Annyanch /	2035	
ID	Intersection	Intersectio n Control	Approach/ Movement	No Build AM (PM)	Build AM(PM)
			NB	C(C)	D(D)
			SB	C(C)	D(D)
1	Hayden Road & Mayo Boulevard	Signalized	EB	D(D)	D(D)
			WB	D(D)	D(D)
			Overall	C(C)	D(D)
			NB		A(B)
2	Development 1 0 Marco Devloyment	Roundabout	EB	NA	A(A)
2	Roundabout 1 & Mayo Boulevard		WB		A(A)
			Overall		A(A)
			NB		A(A)
			SB		A(A)
3	82 <sup>nd</sup> Street & Mayo Boulevard	Roundabout	EB	NA	A(A)
	a construction of the construction of the second		WB	100	A(A)
		Over	Overall		A(A)
		NB	NB		A(A)
4 <sup>P</sup>	Perimeter Drive & Mayo	D	SB		A(A)
	Boulevard	Roundabout	EB	NA	A(A)
			Overall		A(A)

## Table 5 – Peak Hour Levels of Service

The results of the Synchro analysis summarized in **Table 5** indicate that all study intersections operate with overall acceptable levels of service D or better.

### QUEUE STORAGE ANALYSIS

Adequate turn storage should be supplied on any approach where turn lanes are permitted and/or warranted. A queuing analysis was performed for all warranted/recommended and existing intersection turn lanes where site traffic is expected as well as left turn lanes adjacent to the site. According to the methodology documented in *A Policy on Geometric Design of Highways and Streets* (the AASHTO "Green Book"), the storage length for a turn lane is typically estimated as the length required to hold the average number of arriving vehicles per two minutes, where unsignalized, or per



one-and-a half signal cycles, where signalized.<sup>1</sup> The formulas used for the calculations are shown below.

For signalized intersections, the storage length is determined by the following formula:

Storage Length = [1.5 x (veh/hr)/(cycles/hr)] x 25 feet

For unsignalized intersections, the storage length is determined by the following formula:

Storage Length = [(veh/hr)/(30 periods/hr)] x 25 feet

The total projected traffic volumes were utilized for the calculations. From this, the resulting turn lane storage for turn movements using AASHTO guidelines were calculated and are summarized in **Table**. Calculations for the AASHTO queue storage length recommendations and the 50<sup>th</sup> percentile HCM 2016 queue storage length recommendations are provided in **Appendix E**. The 50<sup>th</sup> percentile HCM 2016 queue storage lengths are given in vehicles and multiplied by 25 feet per vehicle to determine the storage length.

		Intersection			Queue Stor	rage
ID	Intersection	Control	Movement	AASHTO	HCM <sup>(2)</sup>	Recommended
			NB Left	50'	35'	150'
			SB Left	900'	45'	(1)300'
Havden Road &	Hayden Road & Cincellined	EB Left	50'	225'	150'	
1	<sup>1</sup> Mayo Boulevard Signalized WB Left	Signalized	WB Left	225'	85'	150'
the second second		SB Right	75'	160'	200'	
			WB Right	1025'	390'	(3)

## Table 6 – Queue Storage Lengths

(1) A minimum of 150-feet of queue storage is recommended at all signalized intersections.

(2) HCM 50th percentile queue reported in vehicles/lane, assuming 1 vehicle ~ 25 feet.

(3) Westbound right-turn lane is a through trap lane that will provide more then the calculated queue storage.

The recommended storage lengths in **Table 6** is provided for study horizon year 2035 using the total traffic projections.

<sup>&</sup>lt;sup>1</sup> The American Association of Highway and Transportation Officials on pages 714-715 of its publication, Geometric Design of Highways and Streets ("AASHTO Green Book"), indicates that storage length for a turn lane, exclusive of taper, "should usually be based on one and one-half to two times the average number of vehicles that would store per cycle" at a signalized intersection.



## Conclusions

The following conclusions and recommendations have been documented in this statement:

- The proposed Axon Campus development could generate up to 8,032 weekday daily trips with 801 trips occurring during the AM peak hour (686 in/115 out) and 844 trips occurring during the PM peak hour (140 in/704 out).
- The Axon Campus is expected to generate 1,797 additional external daily trips as compared to the original Crossroads East TIA, with 66 additional trips generated during the AM peak hour (103 trips in/-36 trips out) and 13 fewer trips generated during the PM peak hour (-101 trips in/88 trips out).
- All proposed intersections are anticipated to operate at acceptable levels of service.
- All intersections are anticipated to operate at acceptable levels of service with the proposed intersection lane configuration and the following roadway typical sections:
  - Mayo Boulevard should be constructed with a four-lane section, two lanes in each direction of travel between Hayden Road and 82<sup>nd</sup> Street. This will require the construction of a two-lane roundabout approximately 400 feet east of the Hayden Road alignment.
  - Mayo Boulevard could be reduced to provide a two-lane section, one lane in each direction of travel from 82<sup>nd</sup> Street to Perimeter Drive.
- Queue storage recommendations and proposed lane configuration recommendation have been provided in Attachment E.

Thank you for allowing CivTech to assist you on this project. We wish you the best as you proceed with the development. Please call me if you have any questions about this statement and/or if we can be of further assistance.

Sincerely,

CivTech

awar

Dawn D Cartier, P.E., PTOE Project Manager/President

Attachments:

- A. Site Plan
- B. Existing Conditions Analysis
- C. Background Growth Calculations
- D. 2035 Analysis Worksheets
- E. Queue Storage Analysis

2:\Civtech\Projects\20-0170 InTown Suites NWC Dobson & Pecos Roads Traffic Statement, Chandler\Submittals\1st Submittals\InTown Suites TIS V1\_1.docx



## **Bloemberg**, Greg

From: Sent: To: Cc: Subject: Donovan Zimmerman <donovan.zimmerman@pesmail.com> Wednesday, October 07, 2020 8:03 PM Bloemberg, Greg Connie Zimmerman Protest of Axon zonning change

A External Email: Please use caution if opening links or attachments!

Dear Mr. Bloemberg:

As a resident of Scottsdale Stonebrook I since 1996, I am appalled that the City of Scottsdale is planning on changing Zoning so a 7 story building can be built by Axon. In addition to increased traffic, the plans call for elimination of one of the few access points Mayo blvd. for our neighborhood. Proposed we have to travel through multiple traffic circles, traveling North and West to reach Hayden Loop. I current travel I city block to reach that know. This is a road I am my fellow neighbor use on a daily basis.

This is also a concern about the extra traffic traveling south bound on 82<sup>nd</sup> street to a very dangerous intersection Princess and 82<sup>nd</sup> Street. With no new traffic light and triple the traffic this is a death trap in the making.

Please vote NO to the axon yoning request.

Sincerely;

**Donovan Zimmerman, Stonebrook II HOA Vice President** 17905 N. 81<sup>st</sup> Way

Scottsdale, AZ 85255 (480) 948-7871 Office (480) 948-6123 Fax (888) 850-9528 Toll Free

Greg Bloemberg

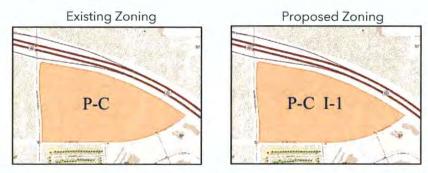
Senior Planner Current Planning City of Scottsdale e-mail: <u>gblogmbgrg@scottsdalgaz.gov</u> phong: 480-312-4306

### October 2, 2020

Dear Neighbor:

The purpose of this letter is to invite you to attend a neighborhood open house meeting for a proposed new corporate campus expansion in the Greater Airpark area. The approximately 73.6 acre site is currently zoned Planned Community (P-C) and is located south of the Loop 101 on the east side of Hayden Road.

Our proposal is consistent with the City's General Plan and the Greater Airpark Area Plan, and includes a request to rezone from Planned Community (P-C) to Planned Community Light Industrial District (P-C I-1). The graphic below demonstrates the zoning district before and after the requested rezoning:



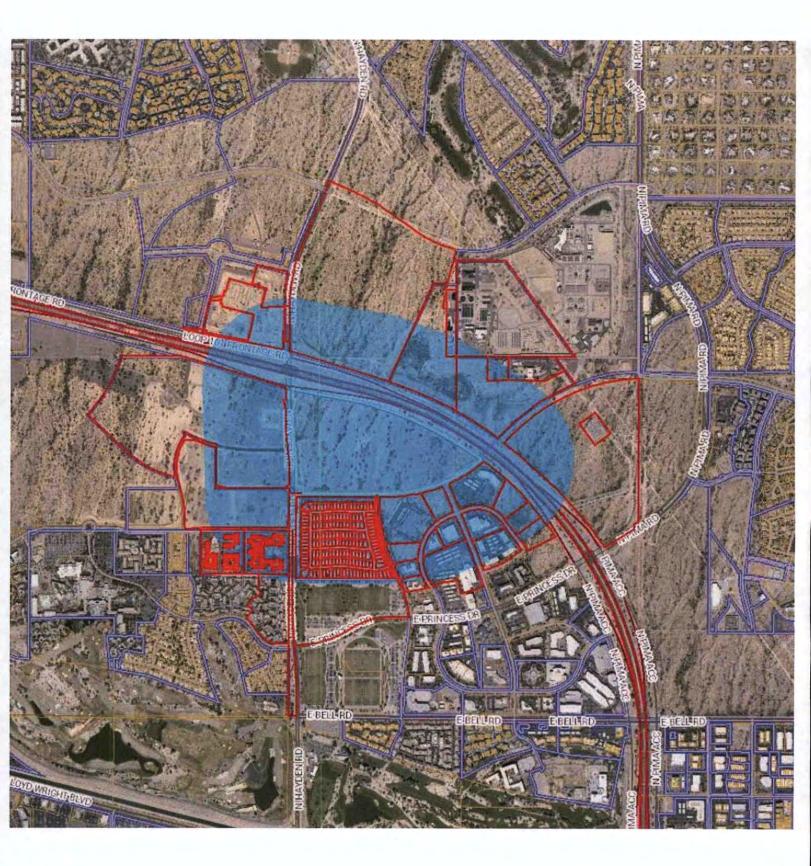
Additionally, we are requesting amended development standards and a development plan review. Given the ongoing COVID-19 pandemic and in compliance with current CDC and Arizona Department of Health recommendations, we are talking with neighbors over the phone and have scheduled a virtual neighborhood open house meeting to discuss the case with anyone who may have questions regarding this proposal:

Date:	Tuesday, October 13, 2020
Time:	5:30 p.m.
Call In/Log In:	https://global.gotomeeting.com/join/820507045
	Dial In: +1 (872) 240-3212
	Access Code: 820-507-045

If you would like to discuss this project in greater detail prior to or in place of the neighborhood open house meeting, I can be reached at (480) 921-2800 or via e-mail at charles@huellmantel.com. The City of Scottsdale planner assigned to the case is Greg Bloemberg, who can be reached at (480) 312-4306 or through email at gbloemberg@scottsdaleaz.gov. Our case numbers are 716-PA-2020/13-ZN-2020/28-DR-2020.

Again, please do not hesitate to contact me to discuss this proposal further. I am happy to answer any questions you may have.

Thank you.



Dear members of the Scottsdale Planning Department, the Scottsdale Planning Commission, and the Scottsdale City Council:

I am writing to express my deep concern about the Axon proposed development (13-ZN-2020 and 2S-DR-2020) in Crossroads East, which abuts our residential community. This proposal as it stands leaves us with many serious concerns, specifically:

1) Traffic impacts and road redesigns: The impacts to us could be dramatic. There needs to be a traffic study.

2) Noise impacts: The noise impacts to our community could be substantial. There needs to be a noise study.

3) Building design: The design of the proposed building is objectionable. The request for a 7-story variance is obtrusive and likely will obstruct our view of the McDowell Mountains. An elevation analysis of this last item is needed.

4) Environmental impacts. There needs to be an environmental impact study that addresses emissions, groundwater, project discharges, and any odors.

5) Light pollution: the lighting impacts to our community are substantial and will negatively affect the enjoyment of our homes and community. There needs to be a lighting review and light pollution study.

This proposal as it stands requires a greater analysis by the city and more transparency by the developer. It should be noted that while our community, Scottsdale Stonebrook II, is the ONLY residential single-family home community affected by this proposal, there is no mention of considerations in the proposal that would speak to the issues above nor have they contacted any community representative.

Please take another look at what this proposal suggests and how it might negatively impact our community. It deserves more time for review, revision, and studies.

Thank you very much for your consideration.

Sincerely,

Signed <u>Jerry Reed</u>

Date 10/15/2020

Dear members of the Scottsdale Planning Department, the Scottsdale Planning Commission, and the Scottsdale City Council:

I am writing to express my deep concern about the Axon proposed development (13-ZN-2020 and 2S-DR-2020) in Crossroads East, which abuts our residential community. This proposal as it stands leaves us with many serious concerns, specifically:

1) Traffic impacts and road redesigns: The impacts to us could be dramatic. There needs to be a traffic study.

2) Noise impacts: The noise impacts to our community could be substantial. There needs to be a noise study.

3) Building design: The design of the proposed building is objectionable. The request for a 7-story variance is obtrusive and likely will obstruct our view of the McDowell Mountains. An elevation analysis of this last item is needed.

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This proposal as it stands requires a greater analysis by the city and more transparency by the developer. It should be noted that while our community, Scottsdale Stonebrook II, is the ONLY residential single-family home community affected by this proposal, there is no mention of considerations in the proposal that would speak to the issues above nor have they contacted any community representative.

Please take another look at what this proposal suggests and how it might negatively impact our community. It deserves more time for review, revision, and studies.

Thank you very much for your consideration.

Sincerely,	1.1
Signed	company
Date	10/14/2020

Dear members of the Scottsdale Planning Department, the Scottsdale Planning Commission, and the Scottsdale City Council:

I am writing to express my deep concern about the Axon proposed development (13-ZN-2020 and 2S-DR-2020) in Crossroads East, which abuts our residential community. This proposal as it stands leaves us with many serious concerns, specifically:

1) Traffic impacts and road redesigns: The impacts to us could be dramatic. There needs to be a traffic study.

2) Noise impacts: The noise impacts to our community could be substantial. There needs to be a noise study.

3) Building design: The design of the proposed building is objectionable. The request for a 7-story variance is obtrusive and likely will obstruct our view of the McDowell Mountains. An elevation analysis of this last item is needed.

4) Environmental impacts. There needs to be an environmental impact study that addresses emissions, groundwater, project discharges, and any odors.

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This proposal as it stands requires a greater analysis by the city and more transparency by the developer. It should be noted that while our community, Scottsdale Stonebrook II, is the ONLY residential single-family home community affected by this proposal, there is no mention of considerations in the proposal that would speak to the issues above nor have they contacted any community representative.

Please take another look at what this proposal suggests and how it might negatively impact our community. It deserves more time for review, revision, and studies.

Thank you very much for your consideration.

Sincerely,

Signed Christopher Green Date October 13, 2020

Dear members of the Scottsdale Planning Department, the Scottsdale Planning Commission, and the Scottsdale City Council:

I am writing to express my deep concern about the Axon proposed development (13-ZN-2020 and 2S-DR-2020) in Crossroads East, which abuts our residential community. This proposal as it stands leaves us with many serious concerns, specifically:

1) Traffic impacts and road redesigns: The impacts to us could be dramatic. There needs to be a traffic study.

2) Noise impacts: The noise impacts to our community could be substantial. There needs to be a noise study.

3) Building design: The design of the proposed building is objectionable. The request for a 7-story variance is obtrusive and likely will obstruct our view of the McDowell Mountains. An elevation analysis of this last item is needed.

4) Environmental impacts. There needs to be an environmental impact study that addresses emissions, groundwater, project discharges, and any odors.

5) Light pollution: the lighting impacts to our community are substantial and will negatively affect the enjoyment of our homes and community. There needs to be a lighting review and light pollution study.

This proposal as it stands requires a greater analysis by the city and more transparency by the developer. It should be noted that while our community, Scottsdale Stonebrook II, is the ONLY residential single-family home community affected by this proposal, there is no mention of considerations in the proposal that would speak to the issues above nor have they contacted any community representative.

Please take another look at what this proposal suggests and how it might negatively impact our community. It deserves more time for review, revision, and studies.

Thank you very much for your consideration, Sincerely Signed

## Zimmer, Christopher

From:	Rosemary Catroppa <cafeforte.az@gmail.com></cafeforte.az@gmail.com>
Sent:	Wednesday, October 7, 2020 9:37 AM
To:	Bloemberg, Greg
Subject:	Proposed plans and the impact on the Stonebrook 2 community

▲ External Email: Please use caution if opening links or attachments! Hello this is regarding my opposition to any changes regarding case # 's 716-PA-2020 / 13-ZN-2020 / 28-DR-2020.

I am a resident of the Stonebrook 2 community that will be directly impacted by the future plans regarding the case #'s above. I would like to formally note my opposition to these changes.

I would like to know why the developer is requesting a rezoning from P-C to P-CL-1. Which I believe would allow for a height increase from a 5 story to a 7 story building of which I am completely opposed. Please inform me of what steps, aside from the virtual open house, I can take in order for my opinion to be heard.

I have resided in my home in Stonebrook 2 since its inception in 1996 and have enjoyed the majestic view of the mountains from my backyard, these buildings will ruin the view which I have enjoyed for the last 24 years.

I am also concerned about the impact of traffic & the future of Mayo Blvd being rerouted. Can someone please explain to me the exact plans for the roads behind and around our development, and the forecasted impact of the traffic from these changes.

Thank You,

Rosemary Catroppa & Grace Rubel Stonebrook 2 residents since 1996

From:	Patrick and Ruthann Hanley
To:	Development Review Board
Cc:	Sarah Douglas
Subject:	13-ZN-2020 AXON Application for Rezoning, Development Review (Major) and Amended Development Standards
Date:	Thursday, October 15, 2020 9:31:52 AM

External Email: Please use caution if opening links or attachments!

# 13-ZN-2020 AXON Application for Rezoning, Development Review (Major) and Amended Development Standards

Request

Request by owner for a Zoning District Map Amendment from Planned Community (P-C) District to Planned Community District with the P-C comparable Industrial Park District (P-C I-1), including a development plan and an amendment to the maximum building height for this site from 52 feet (exclusive of rooftop appurtenances) to 82 feet (exclusive of rooftop appurtenances) on a +/-60-acre site located at the southeast corner of Hayden Road and Loop 101.

Axon is proposing an increased maximum height for its main building that will provide a contrast to the surrounding buildings and promote visual interest in Axon's campus expansion.

AXON hosted an initial (and only) virtual open house meeting 10/13/2020 with residents of Stonebrook II residents and we have experienced limited exposure to AXONs plans for this property.

AXON provided no feedback to concerns raised by Stonebrook II residents during this virtual open house.

As a resident family of Scottsdale Stonebrook II, we request the City Development Review Board to deny this building height amendment by AXON. Thank you for your attention to this memo.

Dennis Patrick & Ruthann Hanley Community: Scottsdale Stonebrook II Address: 8164 E. Michelle Drive, Scottsdale, AZ 85255 Phone: 480-661-8779 Email: <u>dphanley410@outlook.com</u>

Sent from Mail for Windows 10

From:	DevelopmentReviewBoard@scottsdaleaz.gov
To:	Development Review Board
Subject:	Development Review Board Public Comment (response #172)
Date:	Thursday, October 15, 2020 2:49:51 PM

# Development Review Board Public Comment (response #172)

# Survey Information

Site:	ScottsdaleAZ.gov
Page Title:	Development Review Board Public Comment
URL:	https://www.scottsdaleaz.gov/boards/development- review-board/public-comment
Submission Time/Date:	10/15/2020 2:48:14 PM

COMMENT	
	I have lived in the Scottsdale Stonebrook II neighborhood since 1998 and I join my neighbors in all the concerns that were expressed at the October 13 open house meeting, including but not limited to: 1. As THE single-family neighborhood impacted by the development, what we understand of this project to date threatens our quality of life and home values. 2. We received seven business days' notice of the "open house" meeting on October 13. This was insufficient time for residents of Scottsdale Stonebrook II to review and research the Axon proposal and to come together as community to identify and prioritize our concerns. 3. The Axon meeting notice sign on the site had wrong information about signing into the meeting, preventing many from participating. 4. There are a multitude of concerns from our community that have not been given consideration. I would include my personal concerns regarding the planned amphitheater and its use - is it solely for Axon or will this be a performing arts venue drawing thousands of people on weekends and evenings; and I am concerned about the city's plans for a water treatment plant and
Comment:	fire house immediately north of our neighborhood. 5. The "Open house"

meeting did not offer an exchange with the developer. Residents expressed our concerns, but we did not receive answers or feedback in return. 6. As the residential neighborhood impacted the most by developing this land, pretty much in our backyard, we would like the opportunity for an open exchange with the developer so we can learn more and they can consider our concerns. 7. In consideration of the items 4,5 and 6 above, Axon has failed to meet the Community Involvement Elements of the city's general plan. I join my neighbors in requesting that Axon's proposal be delayed to give the Scottsdale residents most impacted by this development more time to understand the details of this proposal. Scottsdale Stonebrook II residents should be given the opportunity to participate in community involvement activities with Axon with the purpose of creating compromises to reduce the great negative impacts that this development will bring to our community as a whole and our individual investments of owning homes in Scottsdale Stonebrook II.

Comments are limited to 8,000 characters and may be cut and pasted from another source.

First & Last Name:	Cyndi Suttle
AND ONE OR MORE OF	THE FOLLOWING ITEMS:
Email: Cyndi.Suttle@gmail.com	
Phone:	
Address:	8150 E. Rita Drive , Scottsdale 85255

# Development Review Board Public Comment (response #163)

# Survey Information

Site:	ScottsdaleAZ.gov
Page Title:	Development Review Board Public Comment
URL:	https://www.scottsdaleaz.gov/boards/development- review-board/public-comment
Submission Time/Date:	10/15/2020 9:26:08 AM

# Survey Response

Comment:	Thank you hearing the concerns of our Stonebrook 2 Community. It was made clear on Tuesday evening that Axon was just listening to our comments, now I would like to know when we can expect some answers to all our concerns. 1. Please clear up why Axon is requesting a re-zoning amendment that will allow for greater height from 52 feet to 82 feet. 2. I also feel that Axon needs to build a frontage road directly off Hayden north of Mayo and one off Perimeter that carries their traffic to campus entrance. Leave Mayo alone, our community needs Mayo Blvd. 3. Environmental concerns including noise, chemicals & lighting. We need to see the studies that (hopefully) were done that address the impact of these issues. 4. We need to know more about the amphitheater that is in the plans. 5. Will this be a 24 hour facility? 6. Landscaping should be abundant and fit into the natural dessert landscaping that flows through the Perimeter center.
----------	--

### PLEASE PROVIDE YOUR NAME:

First & Last Name:	Rosemary Catroppa , Grace Rube
ND ONE OR MORE OF	THE FOLLOWING ITEMS:
Email:	grubel3@cox.net
Phone:	
Address:	17959 N. 81st Way, Stonebrook 2 community

From:	DevelopmentReviewBoard@scottsdaleaz.gov
To:	Development Review Board
Subject:	Development Review Board Public Comment (response #162)
Date:	Thursday, October 15, 2020 9:22:56 AM

# Development Review Board Public Comment (response #162)

# Survey Information

Site:	ScottsdaleAZ.gov	
Page Title:	Development Review Board Public Comment	
URL:	https://www.scottsdaleaz.gov/boards/development- review-board/public-comment	
Submission Time/Date:	10/15/2020 9:21:28 AM	

COMMENT	
Comment:	As resident of Stonebrook II am glad to have Taser/Axon as a neighbor. However as an HOA officer we are concerned that not enough time to respond and study the plan. Our other concern is mixed reports on whether the main building will be 5 or 7 Stories tall- we have the Case Info 13-ZN- 2020 and feel 7 or 82 feet is too tall. We are concerned about additional traffic as SB II only has access off 82nd St. We also feel the decor selected does not fit well in AZ and may stand out badly. All of these negative may effect our living standards and home values. Please make some adaptions to our concerns.
Comments are limited to and pasted from anothe	o 8,000 characters and may be cut er source.
PLEASE PROVIDE YOU	R NAME:
First & Last Name:	Bill F Miller
AND ONE OR MORE OF	THE FOLLOWING ITEMS:
Email:	billmillerscottsdale@gmail.com
Phone:	(480) 363-6220
Address:	8131 E Michelle Drive, 85255

Example: 3939 N. Drinkwater Blvd, Scottsdale 85251

From:	DevelopmentReviewBoard@scottsdaleaz.gov
To:	Development Review Board
Subject:	Development Review Board Public Comment (response #161)
Date:	Thursday, October 15, 2020 9:04:12 AM

# Development Review Board Public Comment (response #161)

# Survey Information

Site:	ScottsdaleAZ.gov	
Page Title:	Development Review Board Public Comment	
URL:	https://www.scottsdaleaz.gov/boards/development- review-board/public-comment	
Submission Time/Date:	10/15/2020 9:02:58 AM	

COMMENT	
Comment:	I live in Scottsdale Stonebrook II. We are the single-family neighborhood impacted by the development, and what we can see so far threatens our quality of life and home values. We were given 7 business days' notice of the "open house" meeting on Oct. 13, insufficient time for us to review and research the Axon proposal and to mobilize our community members. The Axon meeting notice sign on the site had wrong information about signing into the meeting, preventing many from participating. There are a multitude of concerns from our community that have not been given consideration. The "Open house" meeting did not include an exchange with the developer, only residents spoke. The developer has not given us an opportunity for an open exchange so we can learn more and they can consider our concerns. Axon has failed to meet the Community Involvement Elements of the city's general plan. We respectfully request that Axon's proposal be delayed so we have more time to understand the details of this proposal, and to allow community involvement activities with Axon to occur so that we can achieve compromises that reduce the great negative impacts that this

	development will bring upon us.
Comments are limited to 8,0 and pasted from another so	000 characters and may be cut urce.
PLEASE PROVIDE YOUR N	AME:
First & Last Name:	Irene Wilson
AND ONE OR MORE OF THI	E FOLLOWING ITEMS:
Email:	irenewilson2188@gmail.com
Phone:	
Address:	
Example: 3939 N. Drinkwate	er Blvd, Scottsdale 85251

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# Development Review Board Public Comment (response #160)

# Survey Information

Site:	ScottsdaleAZ.gov
Page Title:	Development Review Board Public Comment
URL:	https://www.scottsdaleaz.gov/boards/development- review-board/public-comment
Submission Time/Date:	10/15/2020 9:01:24 AM

COMMENT	
Comment:	I live in Scottsdale Stonebrook II. We are the single-family neighborhood impacted by the development, and what we can see so far threatens our quality of life and home values. We were given 7 business days' notice of the "open house" meeting on Oct. 13, insufficient time for us to review and research the Axon proposal and to mobilize our community members. The Axon meeting notice sign on the site had wrong information about signing into the meeting, preventing many from participating. There are a multitude of concerns from our community that have not been given consideration. The "Open house" meeting did not include an exchange with the developer, only residents spoke. The developer has not given us an opportunity for an open exchange so we can learn more and they can consider our concerns. Axon has failed to meet the Community Involvement Elements of the city's general plan. We respectfully request that Axon's proposal be delayed so we have more time to understand the details of this proposal, and to allow community involvement activities with Axon to occur so that we can achieve compromises that reduce the great negative impacts that this

development will bring upon us.
8,000 characters and may be cut source.
RNAME:
Christopher Green
THE FOLLOWING ITEMS:
cjgreen7904@yahoo.com

From:	DevelopmentReviewBoard@scottsdaleaz.gov
To:	Development Review Board
Subject:	Development Review Board Public Comment (response #160)
Date:	Thursday, October 15, 2020 9:02:53 AM

# Development Review Board Public Comment (response #160)

# Survey Information

Site:	ScottsdaleAZ.gov
Page Title:	Development Review Board Public Comment
URL:	https://www.scottsdaleaz.gov/boards/development- review-board/public-comment
Submission Time/Date:	10/15/2020 9:01:25 AM

COMMENT	1
Comment:	I am writing with my concerns regarding the AXON proposed development at Hayden and the 101. Our meeting on Tuesday via zoom was a disappointment in that none of our concerns were addressed. Since we are the only single- family neighborhood in the area this development will have a huge impact on our home values and quality of life! There are many concerns that have not been addresses. Thank you so much for your time on this. Sherry Switzenberg Scottsdale Stonebrook II
Comments are limited t and pasted from anothe	o 8,000 characters and may be cut er source.
PLEASE PROVIDE YOU	R NAME:
First & Last Name:	Sherry Switzenberg
	THE FOLLOWING ITEMS:
AND ONE OR MORE OF	THE FOLLOWING TIEWS.
AND ONE OR MORE OF Email:	sherryswitz@gmail.com
AND ONE OR MORE OF Email: Phone:	

From:	DevelopmentReviewBoard@scottsdaleaz.gov
To:	Development Review Board
Subject:	Development Review Board Public Comment (response #158)
Date:	Thursday, October 15, 2020 8:40:50 AM

# Development Review Board Public Comment (response #158)

# Survey Information

Site:	ScottsdaleAZ.gov
Page Title:	Development Review Board Public Comment
URL:	https://www.scottsdaleaz.gov/boards/development- review-board/public-comment
Submission Time/Date:	10/15/2020 8:39:49 AM

COMMENT	
Comment:	My husband and I are primarily concerned about access issues caused by the rerouting of Mayo, the increase in traffic, light pollution, and noise from the proposed fire station. Axon has failed to meet the Community Involvement Elements of the city's general plan. We respectfully request that Axon's proposal be delayed so we have more time to understand the details of this proposal, and to allow community involvement activities with Axon to occur so that we can achieve compromises that reduce the great negative impacts that this development will bring upon us. Sherry and John Hartman, Scottsdale Stonebrook II
Comments are limited to and pasted from anothe	o 8,000 characters and may be cut or source.
PLEASE PROVIDE YOU	R NAME:
First & Last Name:	Sherry Hartman
AND ONE OR MORE OF	THE FOLLOWING ITEMS:
Email:	sherry@republiccap.com
Phone:	(760) 650-6369

Address:	8114 E Theresa Dr. Scottsdale, AZ 85255
Example: 3939 N. Drinkwate	er Blvd, Scottsdale 85251

# Development Review Board Public Comment (response #157)

#### Survey Information

Site:	ScottsdaleAZ.gov
Page Title:	Development Review Board Public Comment
URL:	https://www.scottsdaleaz.gov/boards/development- review-board/public-comment
Submission Time/Date:	10/15/2020 8:28:36 AM

	As a resident family of Scottsdale
	Stonebrook !! we request the City
	Development Review Board to deny this
	Element 7 of the AZON Application
	Narrative for Rezoning, Development
	Review (Major) and Amended
	Development Standards, Specifically
	issue is the proposed Water Treatment
	facility. Growth Areas Element 7. Promote
	development timing that is guided by the
	adequacy of existing and/or expandable
	infrastructure, services, and facilities. •
	Anticipate the need and secure land for
	public facilities, such as water treatment
	plants, reservoirs, transportation rights-of-
	way, parks, libraries, community centers,
	and other public needs, such as police
	and fire. Axon has been working with the
	City to identify a location within the subject
	site that would be suitable for a water
	treatment facility as well as a possible
	future command center and/or fire training
	facility for use by public safety officials.
	Primary concern is the unanswered
	question "Is this the water treatment
	facility to be used to treat waste water? If
	so, odors drifting into the community
2	present environmental concerns as well
Comment:	as home value issues. This is just one of

	AZON land use project. AXON hosted an initial (and only) virtual open house meeting 10/13/2020 with residents of Stonebrook II residents and we have experienced limited exposure to AZONs plans for this property. AXON provided no feedback to concerns raised by Stonebrook II residents during this virtual open house. AXON slates "This site is located so as to provide minimal impact to residential neighborhoods and is concentrated in an area specifically planned to limit adjacent residential uses due to the nearby Airpark. As noted above, the site is also bounded on two sides by the Loop 101 freeway, which provides a physical barrier from the neighborhoods located to the north and east of the site." However, they neglected to include Stonebrook II residents in their impact assessment until the last mnute. Regards. Dennis Patrick & Ruthann Hanley Community: Scottsdale Stonebrook II Address: 8164 E. Michelle Drive, Scottsdale, AZ 85255 Phone: 480- 661-8779 Email: dphanley410@outlook.com
Comments are limited to 8 and pasted from another s	0,000 characters and may be cut source.
PLEASE PROVIDE YOUR	NAME:
First & Last Name:	Dennis Patrick & Ruthann Hanley
AND ONE OR MORE OF T	HE FOLLOWING ITEMS:
Email:	dphanley410@outlook.com
Phone	(480) 661-8779
Address:	8164 E. Michelle Drive, Scottsdale, AZ 85255
Example: 3939 N. Drinkwa	ater Blvd, Scottsdale 85251

## Development Review Board Public Comment (response #156)

### Survey Information

Site:	ScottsdaleAZ.gov
Page Title:	Development Review Board Public Comment
URL:	https://www.scottsdaleaz.gov/boards/development- review-board/public-comment
Submission Time/Date:	10/15/2020 8:24:02 AM

Comment:	We object to change in regulations from the City of Scottsdale to allow construction of 5 floors being presented by AXON for building on the land north of Mayo Blvd, east of Hayden and south of the 101.
and pasted from anot	d to 8,000 characters and may be cut her source.
PLEASE PROVIDE YO	Edward Walwork
	OF THE FOLLOWING ITEMS:
Email:	Ewedmaria@q.com
	(480) 205-7368
Phone:	

# Development Review Board Public Comment (response #155)

### Survey Information

Site:	ScottsdaleAZ.gov
Page Title:	Development Review Board Public Comment
URL:	https://www.scottsdaleaz.gov/boards/development- review-board/public-comment
Submission Time/Date:	10/15/2020 7:07:30 AM

COMMENT	
Comment:	My name is Doug Salmi. I live in Scottsdale Stonebrook 11. We are The single-family neighborhood impacted by the Axon development, and what we can see so far threatens our quality of life and home values. We were given 7 business days notice of the "open house" meeting on Oct. 13, insufficient time for us to review and research the Axon proposal. The Axon meeting notice sign on the site had wrong information about signing into the meeting, preventing participation and the developer has not given us an opportunity for an open exchange. Axon has failed to meet the Community Involvement Elements of the city's genera plan. I respectfully request that Axon's proposal be delayed so we have more time to understand the details of this proposal.
Comments are limited and pasted from anoth	to 8,000 characters and may be cut er source.
PLEASE PROVIDE YOU	JR NAME:
First & Last Name:	Doug Salmi
	F THE FOLLOWING ITEMS:

Phone:	(501) 213-8900
Address:	8136 E Maria Dr. Scottsdale, AZ 85255

# Development Review Board Public Comment (response #154)

### Survey Information

Site:	ScottsdaleAZ.gov
Page Title:	Development Review Board Public Comment
URL:	https://www.scottsdaleaz.gov/boards/development- review-board/public-comment
Submission Time/Date:	10/15/2020 7:04:49 AM

Comment:	This multi-story building will negatively impact the quality of my life in our quiet neighborhood!!! The noise, traffic, and construction mess will go on and on and on!!!
Comments are limited t and pasted from anothe	o 8,000 characters and may be cut er source.
PLEASE PROVIDE YOU	R NAME:
PLEASE PROVIDE YOU First & Last Name:	R NAME: Wende Wilkerson Birkholz
First & Last Name:	
First & Last Name:	Wende Wilkerson Birkholz
First & Last Name: AND ONE OR MORE OF	Wende Wilkerson Birkholz THE FOLLOWING ITEMS:

From:	DevelopmentReviewBoard@scottsdaleaz.gov
To:	Development Review Board
Subject:	Development Review Board Public Comment (response #171)
Date:	Thursday, October 15, 2020 1:50:01 PM

# Development Review Board Public Comment (response #171)

## Survey Information

Site:	ScottsdaleAZ.gov
Page Title:	Development Review Board Public Comment
URL:	https://www.scottsdaleaz.gov/boards/development- review-board/public-comment
Submission Time/Date:	10/15/2020 1:49:10 PM

COMMENT	
Comment:	Community: Scottsdale Stonebrook Case No. 13-ZN-2020 Axon project We were given very little notice of this development and these meetings. I would like the following questions/issues logged regarding this project: 1. This is a 24/7 operation with an amphitheater. What considerations are being made related to noise/sound between the hours of 9PM and 6AM? 2. This will be a high volume employer. What considerations are being made for blockages in an out of the neighborhood at shift change? 3. This is a manufacturing operation that uses gas in their process. Has there been an environmental study? Are there hazardous or cancer causing agents being used/released into the air? What is the hazardous waste contingency plan? 4. When the Mark Taylor community was approved, we were told the road would connect north of the northern border to the neighborhood and connect to Perimeter for freeway access. The current proposal would dump traffic directly into the only northern ingress/exit from the neighborhood. 5. This is a 24/7 operation. What considerations are being made regarding lighting in and around the property that will be within view of the

	neighborhood? 6. There seems to be some confusion regarding the maximum height of this project. Is it 5 stories or 7 stories? 7. The owners are proposing a metal structure which is opposite the desert landscape. The Henckel building to the east is an eyesore. What considerations are being made to blend the elevation into the natural landscape? 8. Has a flood study been performed? What is the risk to the neighborhood from flooding?
Comments are limited to and pasted from anothe	o 8,000 characters and may be cut r source.
PLEASE PROVIDE YOU	R NAME:
First & Last Name:	Carol Mulloy
AND ONE OR MORE OF	THE FOLLOWING ITEMS:
Email:	cmulloy@cox.net
Phone:	(623) 521-1500
Address:	8093 E THERESA DR, Scottsdale 85255
Example: 3939 N. Drink	water Blvd, Scottsdale 85251

# Development Review Board Public Comment (response #153)

### Survey Information

Site:	ScottsdaleAZ.gov
Page Title:	Development Review Board Public Comment
URL:	https://www.scottsdaleaz.gov/boards/development- review-board/public-comment
Submission Time/Date:	10/15/2020 7:03:36 AM

	My main comment about the Axon
Comment:	development is how traffic in and out of the Stonebrook II development well be impacted. Also, ensuring that the light industrial portion of the complex is located as far away from Stonebrook II development so as to minimize noise impact to the neighborhood. Thank you.
Commente ere limited	to 8 000 characters and may be out
and pasted from anoth	
	er source.
and pasted from anoth PLEASE PROVIDE YOU First & Last Name:	JR NAME:
and pasted from anoth PLEASE PROVIDE YOU First & Last Name:	JR NAME: Madhu Nair
and pasted from anoth PLEASE PROVIDE YOU First & Last Name: AND ONE OR MORE O	IR NAME: Madhu Nair F THE FOLLOWING ITEMS:

From:	DevelopmentReviewBoard@scottsdaleaz.gov
To:	Development Review Board
Subject:	Development Review Board Public Comment (response #152)
Date:	Thursday, October 15, 2020 6:59:56 AM

# Development Review Board Public Comment (response #152)

## Survey Information

Site:	ScottsdaleAZ.gov
Page Title:	Development Review Board Public Comment
URL:	https://www.scottsdaleaz.gov/boards/development- review-board/public-comment
Submission Time/Date:	10/15/2020 6:59:19 AM

Comment:	This Multi story building will negatively impact my neighborhood. Too much traffic and noise!!! The construction will take forever!!!
Comments are limited to and pasted from anothe	o 8,000 characters and may be cut
PLEASE PROVIDE YOU	R NAME:
First & Last Name:	Blake W Birkholz
AND ONE OR MORE OF	THE FOLLOWING ITEMS:
Email:	bwbirkho@me.com
Phone:	(480) 406-1305
Address:	8096 E Maria DR

From:	DevelopmentReviewBoard@scottsdaleaz.gov
To:	Development Review Board
Subject:	Development Review Board Public Comment (response #151)
Date:	Thursday, October 15, 2020 6:58:50 AM

# Development Review Board Public Comment (response #151)

## Survey Information

Site:	ScottsdaleAZ.gov
Page Title:	Development Review Board Public Comment
URL:	https://www.scottsdaleaz.gov/boards/development- review-board/public-comment
Submission Time/Date:	10/15/2020 6:57:56 AM

COMMENT	
Comment:	My name is Carla Salmi. I live in Scottsdale Stonebrook 11. We are THE single-family neighborhood impacted by the Axon development and what we see so far threatens our quality of life and home values. We were given 7 business days notice of the "open house" meeting on Oct. 13, insufficient time to review and research the Axon proposal and mobilize our community members. The Axon meeting notice sign on the site had wrong info about signing into the meeting, preventing participating. I respectfully request that Axon's proposal be delayed for more time to review and reduce the great negative impacts this development will bring upon our neighborhood. Thank you!
Comments are limited and pasted from anoth	to 8,000 characters and may be cut er source.
PLEASE PROVIDE YOU	IR NAME:
First & Last Name:	Carla Salmi
AND ONE OR MORE OF	THE FOLLOWING ITEMS:
Email:	cjslrock@vahoo.com

Phone:	(501) 247-6851	
Address:	8136 E Maria Dr	
Example: 3939 N.	Drinkwater Blvd, Scottsdale 85251	

From:	DevelopmentReviewBoard@scottsdaleaz.gov
To:	Development Review Board
Subject:	Development Review Board Public Comment (response #150)
Date:	Thursday, October 15, 2020 6:56:54 AM

# Development Review Board Public Comment (response #150)

## Survey Information

Site:	ScottsdaleAZ.gov
Page Title:	Development Review Board Public Comment
URL:	https://www.scottsdaleaz.gov/boards/development- review-board/public-comment
Submission Time/Date:	10/15/2020 6:55:30 AM

Comment:	I don't want a multi story commercial building with all the traffic in my backyard!!! It's bad enough living with the traffic during the car auction and the WM Open - so inconvenient not being able to easily access my home! Between the construction noise and the the snakes and scorpions who will be stirred up in the desert, it's going to be a HUGE mess for a long time!!!
and pasted from anothe	
	er source.
and pasted from anothe PLEASE PROVIDE YOU First & Last Name:	R NAME:
and pasted from anothe PLEASE PROVIDE YOU First & Last Name:	r source. R NAME: LeRoy Birkholz
and pasted from anothe PLEASE PROVIDE YOU First & Last Name: AND ONE OR MORE OF	R NAME: LeRoy Birkholz THE FOLLOWING ITEMS:

From:	DevelopmentReviewBoard@scottsdaleaz.gov
To:	Development Review Board
Subject:	Development Review Board Public Comment (response #149)
Date:	Thursday, October 15, 2020 5:08:53 AM

# Development Review Board Public Comment (response #149)

## Survey Information

Site:	ScottsdaleAZ.gov
Page Title:	Development Review Board Public Comment
URL:	https://www.scottsdaleaz.gov/boards/development- review-board/public-comment
Submission Time/Date:	10/15/2020 5:07:36 AM

COMMENT	
Comment:	Very concerned about projects impact to our neighborhood, regarding construction noise/dirt, planned rerouting of Mayo Blvd, additional traffic brought on by the new project, lighting issues etc. We are the only community near this project, and it seems there has not been enough consideration of our concerns, or an opportunity to have those addressed by the developers. Equally of concern, is the city development of the southwest corner of land at Mayo/Hayden. We have heard police/ fire facilities?What does that mean? Lastly, a water treatment plant? How will noise/smell impact us? This does not exactly fit adjacent to a residential neighborhood.
Comments are limited to and pasted from anothe	o 8,000 characters and may be cut er source.
PLEASE PROVIDE YOU	R NAME:
First & Last Name:	Simon Spaizman
AND ONE OR MORE OF	THE FOLLOWING ITEMS:
Email:	simnmel@yahoo.com
Phone:	(650) 430-1593

Address:	8081 E Rita Dr Scottsdale AZ 85255
Example: 3939 N. Drinkwate	er Blvd, Scottsdale 85251

## Development Review Board Public Comment (response #148)

### Survey Information

Site:	ScottsdaleAZ.gov
Page Title:	Development Review Board Public Comment
URL:	https://www.scottsdaleaz.gov/boards/development- review-board/public-comment
Submission Time/Date:	10/15/2020 4:27:16 AM

COMMENT	
Comment:	I am a home owner in the Scottsdale Stonebrook II community for over 10 years. I am writing to ask for a delay in the Axon request for the following reasons: 1. We were only given "7" business days notice for the Open House meeting on Oct 13.2020. Not sufficient time to research the Axon proposal. 2. Axon's sign for the meeting had the misinformation on it that prevented some from participating in the meeting. 3. There are many concerns of our community that have not been addressed . 4. The Open House Meeting did not allow us to have an exchange with the developer. Only Residence spoke. Thus not having an opportunity to find out what the developer has in mind and to hear our concerns. 5. Axon has failed to meet the Community Involvement Elements of the city's general plan and thus i am asking that the City of Scottsdale postpone Axon's request and allow us, the home owners of the single family Scottsdale Stonebrook II development , to understand the details of the proposal. In doing so we will have the time to interact with Axon and flush out any possible negative impacts on our community. Respectfully appreciate the time and your listening to our community

and pasted from anothe	5 8,000 characters and may be cut r source.
PLEASE PROVIDE YOU	R NAME:
First & Last Name:	David Silverman
	THE FOLLOWING ITEMS:
Email:	davids@acmemeat.com

From:	DevelopmentReviewBoard@scottsdaleaz.gov
To:	Development Review Board
Subject:	Development Review Board Public Comment (response #147)
Date:	Thursday, October 15, 2020 1:05:46 AM

# Development Review Board Public Comment (response #147)

## Survey Information

Site:	ScottsdaleAZ.gov
Page Title:	Development Review Board Public Comment
URL:	https://www.scottsdaleaz.gov/boards/development- review-board/public-comment
Submission Time/Date:	10/15/2020 1:04:39 AM

COMMENT	
Comment:	My name is Ryan Anderson and I am a resident homeowner in Scottsdale Stonebrook II. We are THE single-family neighborhood impacted by the development, and what we can see so far threatens our quality of life and home. The developer has not given us an opportunity for an open exchange so we can learn more and they can consider our concerns in the community. Axon has failed to meet the Community Involvement Elements of the city's general plan. We respectfully request that Axon's proposal be delayed so we have more time to understand the details of this proposal, and to allow community involvement activities with Axon to occur so that we can achieve compromises that reduce the great negative impacts that this development will bring upon established residents in the neighborhood as well as families with young children. My wife and I purchased a home in Stonebrook 6 years ago to start our family (We are now proud parents to a 4y/o and a 6/mo infant). We chose this community deliberately due to the friendly neighborhood culture, minimal vehicle traffic, and expansive sports fields that present a safe, and bucolic atmosphere for kids. I have concerns that this project

	will negatively impact the unique, appealing, and desirable attributes of the neighborhood, to the detriment of both long term residents and younger families who have made this a home for their children.
Comments are limited to and pasted from anothe	o 8,000 characters and may be cut er source.
PLEASE PROVIDE YOU	R NAME:
First & Last Name:	Ryan Anderson
	Ryan Anderson THE FOLLOWING ITEMS:
AND ONE OR MORE OF	THE FOLLOWING ITEMS:

# Development Review Board Public Comment (response #146)

### Survey Information

Site:	ScottsdaleAZ.gov
Page Title:	Development Review Board Public Comment
URL:	https://www.scottsdaleaz.gov/boards/development- review-board/public-comment
Submission Time/Date:	10/14/2020 10:46:42 PM

COMMENT	1
Comment:	My name is Mark Loera and I am a resident of Stonebrook II. This community is the only single-family neighborhood that will be impacted by the Axon development. We were given seven business days notice for the open house meeting on October 13 which was unacceptable. This was insufficient time for us to discuss our concerns with Axon. There are multiple concerns that I have as a resident of Stonebrook II and the open house exchange on the 13th was a one- way conversation. The developer did not answer any of our questions and was only a forum for residents to speak. Axon has failed to meet the community Involvement elements of the city's general plan.I would like to request that Axon's Proposal be delayed so that we have more time to have our concerns addressed and to get a better understanding of the details on Axon's proposal and the impact it will have on the community. This will hopefully allow for proper engagement Between Axon, the Stonebrook II Community and the City of Scottsdale. The goal is to accomplish a positive exchange between all parties to address all concerns, develop solutions, and make it a win-win for everyone.

Comments are limited to and pasted from anothe	o 8,000 characters and may be cut er source.	
PLEASE PROVIDE YOUR NAME:		
First & Last Name:	Mark Loera	
AND ONE OR MORE OF	THE FOLLOWING ITEMS:	
Email:	maloera1@gmail.com	
Phone:	(619) 507-1992	
Address:	17779 N.81st Way, Scottsdale 85255	
Example: 3939 N. Drink	water Bivd, Scottsdale 85251	

# Development Review Board Public Comment (response #145)

### Survey Information

Site:	ScottsdaleAZ.gov
Page Title:	Development Review Board Public Comment
URL:	https://www.scottsdaleaz.gov/boards/development- review-board/public-comment
Submission Time/Date:	10/14/2020 10:39:11 PM

	Regarding Axon construction project Llive
	Regarding Axon construction project I live in Stonebrook II, the only neighborhood of single family homes directly impacted by this project. I have lived there since 1999. I feel this project is being rushed, without allowing sufficient time for the impacted neighborhood to understand the project and to have concerns addressed. I echo the other homeowners in the neighborhood who have expressed (copied below). i am not apposed to Axon building on this property. I am concerned that Axon be a good neighbor and not negatively impact the property values or quality of life this neighborhood has enjoyed for twenty five years. Lighting, traffic, and particularly neighborhood ingress and egress. We have limited options access becomes more difficult every year. Axon, and before it, Taser, have been good neighbors in their current location. I want to see them successful and at the same time minimize their impact on their neighbors. Below is the list of concerns distributed through the
	neighborhood, all of which I concur 1. Make sure to note your name and that you live in Scottsdale Stonebrook II 2.
Comment:	We are THE single-family neighborhood impacted by the development, and what

Email:	ricknovy@gmail.com
Phone:	(480) 363-2133
Address:	8035 E. Michelle Drive, Scottsdale 85255

Example: 3939 N. Drinkwater Blvd, Scottsdale 85251

# Development Review Board Public Comment (response #144)

### Survey Information

Site:	ScottsdaleAZ.gov
Page Title:	Development Review Board Public Comment
URL:	https://www.scottsdaleaz.gov/boards/development- review-board/public-comment
Submission Time/Date:	10/14/2020 10:36:35 PM

COMMENT	
Comment:	Scottsdale Stonebrook II resident since 1996 - Please allow time to consider the impact of additional traffic due to this project, the new apartment complex on Hayden and the proposed changes to Mayo and Hayden. How will these changes improve our resident access to Hayden and the 101? Additional traffic on 82nd Street is a concern particularly at the intersection of Princess and 82nd Street. I understand it has been studied and was designed for traffic flow from Pima to Hayden/101; however, it is a dangerous intersection for sightlines and drivers are often confused there. Additional traffic will make it more dangerous. Please allow adequate time for residents to be educated and heard on these traffic design changes. Thank you -
Comments are limited to and pasted from anothe	o 8,000 characters and may be cut er source.
PLEASE PROVIDE YOU	R NAME:
First & Last Name:	Connie Zimmerman
AND ONE OR MORE OF	THE FOLLOWING ITEMS:
Email:	conniezimmerman@earthlink.net

Phone:	(480) 980-6984
Address:	17851 North 81st Way
Example: 3939 N. D	rinkwater Blvd, Scottsdale 85251

# Development Review Board Public Comment (response #170)

#### Survey Information

Site:	ScottsdaleAZ.gov
Page Title:	Development Review Board Public Comment
URL:	https://www.scottsdaleaz.gov/boards/development- review-board/public-comment
Submission Time/Date:	10/15/2020 12:46:34 PM

COMMENT	
Comment:	Good afternoon, My name is Lara Allen, and I live in the Stonebrook II neighborhood, the only single family neighborhood impacted by the development of Axon, and what we can see so far threatens our quality of life and home values. We were given 7 business days' notice of the "open house" meeting on Oct. 13, insufficient time for us to review and research the Axon proposal and to mobilize our community members. The Axon meeting notice sign on the site had wrong information about signing into the meeting, preventing many from participating. There are a multitude of concerns from our community that have not been given consideration. The "Open house" meeting did not include an exchange with the developer, only residents spoke. The developer has not given us an opportunity for an open exchange so we can learn more and they can consider our concerns. Axon has failed to meet the Community Involvement Elements of the city's general plan. We respectfully request that Axon's proposal be delayed so we have more time to understand the details of this proposal, and to allow community involvement activities with Axon to occur so that we

	can achieve compromises that reduce to great negative impacts that this development will bring upon us.
Comments are limited t and pasted from anothe	o 8,000 characters and may be cut er source.
PLEASE PROVIDE YOU	R NAME:
First & Last Name:	Lara Allen
AND ONE OR MORE OF	THE FOLLOWING ITEMS:
Email:	laallen@pmi.edu
	laallen@pmi.edu (480) 652-9137

# Development Review Board Public Comment (response #143)

#### Survey Information

Site:	ScottsdaleAZ.gov
Page Title:	Development Review Board Public Comment
URL:	https://www.scottsdaleaz.gov/boards/development- review-board/public-comment
Submission Time/Date:	10/14/2020 10:34:09 PM

COMMENT	
Comment:	The open house was a disgrace IMO. the developer listened to our concerns but NEVER offered any comment other than to say "we will take it under advisement" Additionally, we were given only 7 days notice for the "open house" & then given incorrect information on the code to sign into the meeting. I for one, am VERY concerned about Axon wanting to close Mayo Blvd/union hills. As stated at the meetingwe have only 2 exits from our development & they want to put us down to one. I feel that there should be a delay in which we can gather more information & perhaps get some real comments from AXON. Thank You.
Comments are limited t and pasted from anothe	o 8,000 characters and may be cut er source.
PLEASE PROVIDE YOU	R NAME:
First & Last Name:	Paula Gordon
AND ONE OR MORE OF	THE FOLLOWING ITEMS:
Email:	avalentinegal@aol.com
Phone:	(602) 803-8286
Address:	8062 East Rita Drive

Example: 3939 N. Drinkwater Blvd, Scottsdale 85251

•

From:	DevelopmentReviewBoard@scottsdaleaz.gov
To:	Development Review Board
Subject:	Development Review Board Public Comment (response #142)
Date:	Wednesday, October 14, 2020 10:24:44 PM

# Development Review Board Public Comment (response #142)

### Survey Information

Site:	ScottsdaleAZ.gov
Page Title:	Development Review Board Public Comment
URL:	https://www.scottsdaleaz.gov/boards/development- review-board/public-comment
Submission Time/Date:	10/14/2020 10:23:59 PM

OMMENT	
	Scottsdale Stonebrook II Homeowners Association Inc Hello all, Thanks to everyone who participated last night on the call with Axon! Now we are asking you to take the next step, as this proposal goes to the City's Development Review Board at 1PM tomorrow. But don't worry, you don't have to attend because it's on the city's government channel on TV, which does not allow for live comments. So all you have to do is fill out the comment card (link attached at bottom), which will be put into the meeting's mix. We've been advised to emphasize the lack of involvement with Axon, and that the more comment cards we can get submitted, the better. We are trying to delay the process so we can have better involvement, we are NOT trying to get the project cancelled. Comment cards must be submitted no later that 11:30 AM TOMORROW. Please fill out your card ASAP because our attendance yesterday really made an impact with Axon. (Link is at the end.) Key messages on comment cards to consider: 1. Make sure to note your name and that you live in Scottsdale Stonebrook II 2. We are THE single-family neighborhood impacted by the development, and what we can see so far threatens our quality of life and home values. 3. We were given 7 business
Comment:	what we can see so far threatens our quality of life

	site had wrong information about signing into the meeting, preventing many from participating. 5. There are a multitude of concerns from our community that have not been given consideration. 6. The "Open house" meeting did not include an exchange with the developer, only residents spoke. 7. The developer has not given us an opportunity for an open exchange so we can learn more and they can consider our concerns. 8. Axon has failed to meet the Community Involvement Elements of the city's general plan. 9. We respectfully request that Axon's proposal be delayed so we have more time to understand the details of this proposal, and to allow community involvement activities with Axon to occur so that we can achieve compromises that reduce the great negative impactsthat this development will bring upon us. https://www.scottsdaleaz.gov/boards/development-review-board/public-comment Thank you for taking the time for an important cause to all of us! Board of Directors, Scottsdale Stonebrook II Homeowners Association
Comments are limit and pasted from an	ted to 8,000 characters and may be cut nother source.
PLEASE PROVIDE	OUR NAME:
First & Last Name:	Chris DiChiara
AND ONE OR MORE	OF THE FOLLOWING ITEMS:
Email:	chrisdichiara@hotmail.com
Phone:	(480) 330-0811
Address:	17792 N.80th Place
Example: 3939 N.	Drinkwater Blvd, Scottsdale 85251

From:	DevelopmentReviewBoard@scottsdaleaz.gov
То:	Development Review Board
Subject:	Development Review Board Public Comment (response #141)
Date:	Wednesday, October 14, 2020 10:20:49 PM

# Development Review Board Public Comment (response #141)

### Survey Information

Site:	ScottsdaleAZ.gov
Page Title:	Development Review Board Public Comment
URL:	https://www.scottsdaleaz.gov/boards/development- review-board/public-comment
Submission Time/Date:	10/14/2020 10:19:59 PM

COMMENT	
Comment:	As a homeowner in Scottsdale Stonebrook 2, I respectfully request that Axon's proposal be delayed so we have more time to understand the details of this proposal, and to allow community involvement activities with Axon to occur so that we can achieve compromises that reduce the negative impacts that this development will bring upon us. We were given 7 business days' notice of the "open house" meeting on Oct. 13, insufficient time for us to review and research the Axon proposal and to mobilize our community members.
Comments are limited to and pasted from anothe	o 8,000 characters and may be cut er source.
PLEASE PROVIDE YOU	R NAME:
First & Last Name:	Wayne Tanner
AND ONE OR MORE OF	THE FOLLOWING ITEMS:
Email:	waynetanner@cox.net
	(000) 740 0400
Phone:	(602) 740-6109

-----

# Development Review Board Public Comment (response #140)

### Survey Information

Site:	ScottsdaleAZ.gov
Page Title:	Development Review Board Public Comment
URL:	https://www.scottsdaleaz.gov/boards/development- review-board/public-comment
Submission Time/Date:	10/14/2020 10:04:34 PM

COMMENT	
Comment:	Regarding the Axon development I am a resident of the Stonebrook II community. As such, I feel that the current proposal as we know it would negatively impact us relative to home values and quality of life. Noise traffic and safety issues are concerns. 2. Axon only gave us 7 business days notice of their "open house" which is insufficient time to research and review their proposal. Unacceptable! 3. Axon's meeting notice sign gave wrong information regarding log in to the meeting to voice concerns. Awful! Residents logged in late as a result trying to figure out how to log in. Crazy! 4. The open house did not allow us to engage in discussions but rather just voice concerns. It appeared as though he did not want discussion. Unacceptable! 5. Respectfully, our community requests that Axon delay their proposal so we have more time to understand the details so we can achieve compromises to reduce the negative impacts. 6. Personally I do not understand why Axon cannot move their development further north away from single family homes. I cannot believe that they did not know their proposal would not negatively impact our single family home community. Tells me they completely ignored this.

	Unacceptable! 7. Please take our concerns seriously. Thank you!
Comments are limited t and pasted from anothe	o 8,000 characters and may be cut er source.
PLEASE PROVIDE YOU	R NAME:
First & Last Name:	Richard Isaac
AND ONE OR MORE OF	THE FOLLOWING ITEMS:
Email:	rpi2@cox.net
	rpi2@cox.net (602) 741-9500

From:	DevelopmentReviewBoard@scottsdaleaz.gov
To:	Development Review Board
Subject:	Development Review Board Public Comment (response #139)
Date:	Wednesday, October 14, 2020 9:14:47 PM

# Development Review Board Public Comment (response #139)

## Survey Information

Site:	ScottsdaleAZ.gov
Page Title:	Development Review Board Public Comment
URL:	https://www.scottsdaleaz.gov/boards/development- review-board/public-comment
Submission Time/Date:	10/14/2020 9:13:49 PM

COMMENT	
Comment:	Board Members, Thanks for considering the views of the only neighborhood impacted by the Axon proposal; a neighborhood as old as Taser. We were given 7 business days' notice of the "open house" meeting on Oct. 13, insufficient time for us to review and research the Axon proposal and to mobilize our community members. There are a multitude of concerns from our community that have not been given consideration, most important traffic and Axon's plan for the main road, Mayo, used to access the neighnorhood for many of us. No green barrier on Mayo is also a huge concern. And a YELLOW building?! Oh, please! Sadly, the so-called "Open house" meeting did not include an exchange with the developer, only residents spoke, Charles REFUSED to answer our questions! The developer has not given us an opportunity for an open exchange so we can learn more and they can consider our concerns. Further, Axon has failed to meet the Community Involvement Elements of the city's general plan. That is inexcusable, they should roundly be called on that refusal. We We long time Scottsdale neighbors and taxpayers have been treated shabbily by Axon. The

	feeling of the meeting was that it was just a pro forma bother before they ran over us with the city's prearranged blessing. Maybe not, but that was the feeling I had based on a lot of experience. Hope you prove me wrong and grant us several weeks to get up to speed and hire some help to try and protect our neighborhood from numerous environmental problems. Thank you.
Comments are limited t and pasted from anothe PLEASE PROVIDE YOU	
First & Last Name:	Gary Witt
AND ONE OR MORE OF	THE FOLLOWING ITEMS:
Email:	witt@marketingpsychology.com
Phone:	(480) 223-7705
Address:	17743 N 81st Way, Scottsdale 85255
Example: 3939 N. Drink	water Blvd, Scottsdale 85251

From:	DevelopmentReviewBoard@scottsdaleaz.gov
То:	Development Review Board
Subject:	Development Review Board Public Comment (response #138)
Date:	Wednesday, October 14, 2020 8:53:46 PM

## Development Review Board Public Comment (response #138)

## Survey Information

Site:	ScottsdaleAZ.gov
Page Title:	Development Review Board Public Comment
URL:	https://www.scottsdaleaz.gov/boards/development- review-board/public-comment
Submission Time/Date:	10/14/2020 8:53:01 PM

COMMENT	
Comment:	Good day, and thank you for allowing me to submit comments on the proposed Axon project. Please consider my comments below: 1, My name is Robert Stone, address 8059 E Michelle Dr, which is part of the Stonebrpook-2 development. 2. We are THE single-family neighborhood impacted by the development, and what we are able to determine so far, the project threatens our home values, and more importantly, our quality of life. 3. We were given seven (7) business days' notice of the "open house" meeting on Oct. 13, insufficient time for us to adequately review and research the Axon proposal and to communicate to our community members. 4. The Axon meeting notice sign on the site had wrong information about signing into the meeting, preventing some of our neighbors from participating. 5. There are a multitude of concerns from our community that have not been given consideration. 6. The "Open house" meeting did not include an exchange with the developer, only residents spoke. 7. The developer has not given us an opportunity for an open exchange so we can learn more and they can consider our concerns. 8. Axon has failed to meet the Community Involvement

	Elements of the city's general plan. 9. The residents of the Stonebrook-2 development respectfully request that Axon's proposal be delayed to allow more time for us to understand the details of this proposal, and to allow community involvement activities with Axon to occur so that we can achieve compromises that reduce the great negative impacts that this development will bring upon us.
Comments are limited to and pasted from anothe PLEASE PROVIDE YOU	
First & Last Name:	Robert Stone
AND ONE OR MORE OF	THE FOLLOWING ITEMS:
Email:	bobstone1048@gmail.com
Phone:	(978) 987-6912
Address	8059 E Michelle Dr. Scottsdale 85255
Example: 3939 N. Drink	water Blvd, Scottsdale 85251

From:	DevelopmentReviewBoard@scottsdaleaz.gov
To:	Development Review Board
Subject:	Development Review Board Public Comment (response #137)
Date:	Wednesday, October 14, 2020 8:44:49 PM

# Development Review Board Public Comment (response #137)

### Survey Information

Site:	ScottsdaleAZ.gov
Page Title:	Development Review Board Public Comment
URL:	https://www.scottsdaleaz.gov/boards/development- review-board/public-comment
Submission Time/Date:	10/14/2020 8:43:42 PM

Comment:	Regarding Axon and the Scottsdale Stonebrook II community. First, Axon is a wonderful company and has done so much for the city of Scottsdale and our police departments. The company has been a great neighbor a few blocks from Scottsdale Stonebrook II. With that being said Axon's new project and their proposed location just recently came to the attention of the single family homeowners in our community. We have concerns and presented them on Tuesday to the Axon representative but without discussion. Some of my concerns as one of the first homeowners, 1996, in the community are the increased traffic and congestion that this development is likely to cause, the aesthetic appearance of the projected campus, the height of the buildings presented and the noise levels from a manufacturing complex. We are the only residential neighborhood in the immediate area of this project and further study and community involvement needs to occur before this project is approved. Thank you
----------	--

First & Last Name:	Peggy Fawcett
	THE FOLLOWING ITEMS:
Email:	pjf0731@aot.com
Phone:	(480) 585-8148
Address:	8075 E Maria Dr, Scottsdale 85255

## Development Review Board Public Comment (response #136)

### Survey Information

Site:	ScottsdaleAZ.gov
Page Title:	Development Review Board Public Comment
URL:	https://www.scottsdaleaz.gov/boards/development- review-board/public-comment
Submission Time/Date:	10/14/2020 8:41:32 PM

COMMENT	
Comment:	Dear Council, I have owned my house in Scottsdale Stonebrook II for 14 years and I am terribly concerned about the dramatic change in character of the development adjacent to our single-family neighborhood. I am specifically asking for the council to postpone decision-making on this project so the community has an opportunity to properly address this important development. Without intentional, planned beautification of the perimeter of this development, the value of our homes and the quality of our lives could be damaged. You may not be aware of this, but our neighborhood was only given seven business days' notice of the "open house" meeting on Oct. 13, insufficient time for us to review and research the Axon proposal and to mobilize our community members. Furthermore, the Axon meeting notice sign had incorrect information to sign into the meeting, preventing many from participating. The "Open house" meeting was one-sided and was not an open exchange with the developer, so we can learn more and they can consider our concerns. We believe Axon has failed to meet the Community Involvement Elements of the city's general plan.

PLEASE PROVIDE YOU	R NAME:
First & Last Name:	Leslie Lerman
AND ONE OR MORE OF	THE FOLLOWING ITEMS:
Email:	l eslielerman@gmail.com
Email: Phone:	Leslielerman@gmail.com (602) 697-2125

## Development Review Board Public Comment (response #135)

#### Survey Information

Site:	ScottsdaleAZ.gov
Page Title:	Development Review Board Public Comment
URL:	https://www.scottsdaleaz.gov/boards/development- review-board/public-comment
Submission Time/Date:	10/14/2020 8:24:53 PM

Comment:	My name is Nicholas VanHyfte and I'm a resident of the Scottsdale Stonebrook II subdivision. I'm writing to provide my full support for the proposed Axon development at Hayden and Mayo. You're probably hearing negativity from a lot of the folks in my subdivision, but I'm not in agreement with them or the BOD. I look forward to having Axon as a neighbor and to the jobs that it will bring to Scottsdale.
and pasted from anothe	
	er source.
and pasted from anothe	er source.
and pasted from anothe PLEASE PROVIDE YOUI First & Last Name:	R NAME:
and pasted from anothe PLEASE PROVIDE YOUI First & Last Name:	r source.
and pasted from anothe PLEASE PROVIDE YOUI First & Last Name: AND ONE OR MORE OF	R NAME: Nicholas VanHyfte THE FOLLOWING ITEMS:

# Development Review Board Public Comment (response #134)

#### Survey Information

Site:	ScottsdaleAZ.gov
Page Title:	Development Review Board Public Comment
URL:	https://www.scottsdaleaz.gov/boards/development- review-board/public-comment
Submission Time/Date:	10/14/2020 8:19:41 PM

Comment:	Please delay the Axiom project hearing. We, the property owners in Stonebrook II are requesting the delay in order to completely understand the project and how it will impact us and our families.
Comments are limited to and pasted from anothe	o 8,000 characters and may be cut er source.
PLEASE PROVIDE YOUI First & Last Name:	R NAME: Mary Casagranede
First & Last Name:	Mary Casagranede
First & Last Name: AND ONE OR MORE OF	Mary Casagranede THE FOLLOWING ITEMS:

From:	DevelopmentReviewBoard@scottsdaleaz.gov
To:	Development Review Board
Subject:	Development Review Board Public Comment (response #169)
Date:	Thursday, October 15, 2020 11:38:54 AM

## Development Review Board Public Comment (response #169)

## Survey Information

Site:	ScottsdaleAZ.gov
Page Title:	Development Review Board Public Comment
URL:	https://www.scottsdaleaz.gov/boards/development- review-board/public-comment
Submission Time/Date:	10/15/2020 11:37:44 AM

COMMENT	
Comment:	Re: 28-DR-2020 AXON My name is Ji Woon Park at the Stonebrook II community at 82nd St. and Union Hills. Regarding the new zoning, I would like to express the following concerns. Quiet Neighborhood: We are THE single-family neighborhood impacted by the development, and what we can see so far threatens our quality of life and home values. Poor governance: We were given 7 business days' notice of the "open house" meeting on Oct. 13, insufficient time to review and research the Axon proposal and mobilize our community members. The Axon meeting notice sign on the site had the wrong information about signing in to the meeting, preventing many from participating. There is a multitude of concerns from our community that has not been given consideration. The "Open house" meeting did not include an exchange with the developer; only residents spoke. The developer has not given us an opportunity for an open exchange so we can learn more, and they can consider our concerns. Axon has failed to meet the Community Involvement Elements of the city's general plan. I would like to respectfully request that Axon's proposal be delayed. Hence, we

	have more time to understand the details of this proposal and to allow community involvement activities with Axon to occur so that we can achieve compromises that reduce the great negative impacts that this development will bring upon us. Best, Ji Woon Park
Comments are limited to 8 and pasted from another s	3,000 characters and may be cut source.
PLEASE PROVIDE YOUR	NAME:
First & Last Name:	Ji Woon Park
AND ONE OR MORE OF T	HE FOLLOWING ITEMS:
Email:	jiwoon.park@gmail.com
Phone:	(602) 315-4920
Address:	8154 E THERESA DR
Example: 3939 N. Drinkwa	ater Blvd. Scottsdale 85251

From:	DevelopmentReviewBoard@scottsdaleaz.gov
То:	Development Review Board
Subject:	Development Review Board Public Comment (response #133)
Date:	Wednesday, October 14, 2020 7:45:50 PM

# Development Review Board Public Comment (response #133)

### Survey Information

Site:	ScottsdaleAZ.gov
Page Title:	Development Review Board Public Comment
URL:	https://www.scottsdaleaz.gov/boards/development- review-board/public-comment
Submission Time/Date:	10/14/2020 7:44:02 PM

Comment:	I live in Scottsdale Stonebrook 2 and have lived here 25 years. We are THE single- family neighborhood impacted by the development, and what we can see so far threatens our quality of life and home values.
Comments are limited to and pasted from anothe	o 8,000 characters and may be cut r source.
	R NAME:
PLEASE PROVIDE YOU	R NAME: Nancy Ham
PLEASE PROVIDE YOUI First & Last Name:	
PLEASE PROVIDE YOUI First & Last Name:	Nancy Ham
PLEASE PROVIDE YOUI First & Last Name: AND ONE OR MORE OF	Nancy Ham THE FOLLOWING ITEMS:

From:	DevelopmentReviewBoard@scottsdaleaz.gov
To:	Development Review Board
Subject:	Development Review Board Public Comment (response #132)
Date:	Wednesday, October 14, 2020 7:30:48 PM

# Development Review Board Public Comment (response #132)

### Survey Information

Site:	ScottsdaleAZ.gov
Page Title:	Development Review Board Public Comment
URL:	https://www.scottsdaleaz.gov/boards/development- review-board/public-comment
Submission Time/Date:	10/14/2020 7:29:44 PM

Comment:	Very disappointed that Mayo blvd will be changing into two traffic circles going northbound to get to Hayden. We need to keep the Current Mayo/Union Hills open for the Scottsdale Stonebrook II residents that are already landlocked with only access to 82nd street. We request a 60 day review and redesign prior to any zoning changes!!!
and pasted from anothe	
	er source.
and pasted from anothe PLEASE PROVIDE YOU First & Last Name:	R NAME:
and pasted from anothe PLEASE PROVIDE YOU First & Last Name:	R NAME: Donovan Zimmerman
and pasted from anothe PLEASE PROVIDE YOU First & Last Name: AND ONE OR MORE OF	R NAME: Donovan Zimmerman THE FOLLOWING ITEMS:

From:	DevelopmentReviewBoard@scottsdaleaz.gov
To:	Development Review Board
Subject:	Development Review Board Public Comment (response #131)
Date:	Wednesday, October 14, 2020 7:28:43 PM

## Development Review Board Public Comment (response #131)

### Survey Information

Site:	ScottsdaleAZ.gov
Page Title:	Development Review Board Public Comment
URL:	https://www.scottsdaleaz.gov/boards/development- review-board/public-comment
Submission Time/Date:	10/14/2020 7:27:39 PM

Comment:	My name is Carrah Abele, and my husband and I live in Scottsdale Stonebrook II. We are the only single- family neighborhood impacted by this development, and we are concerned this will affect our quality of life in the area. The 7 day notice to the "open house" was insufficient time to prepare and research the project to educate the members of our community. We are disappointed that the "open house" was simply a chance for residents to speak, but not receive any answers. I do not feel like this was a meeting for us, it felt like a meeting for Axon to get our information. There are so many concerns from our community that are not being addressed. In particular, my husband and I are concerned about the noise from the Axon building and amphitheater. We have not been provided a timeline of when the construction would be done. We ask that Axon's proposal be delayed so that we have more time to understand the details of this proposal, and to allow community involvement activities with Axon to occur so that we can achieve compromises that reduce the great negative impacts that this development will bring upon us.

PLEASE PROVIDE YOU	R NAME:
First & Last Name:	Carrah Abele
AND ONE OP MORE OF	THE FOLLOWING ITEMS:
Email:	carrah1@yahoo.com

From:	DevelopmentReviewBoard@scottsdaleaz.gov
To:	Development Review Board
Subject:	Development Review Board Public Comment (response #130)
Date:	Wednesday, October 14, 2020 7:23:44 PM

# Development Review Board Public Comment (response #130)

### Survey Information

Site:	ScottsdaleAZ.gov
Page Title:	Development Review Board Public Comment
URL:	https://www.scottsdaleaz.gov/boards/development- review-board/public-comment
Submission Time/Date:	10/14/2020 7:22:07 PM

COMMENT	
Comment:	1. We are THE single-family neighborhood impacted by the development, and what we can see so far threatens our quality of life and home values. 2. We were given 7 business days' notice of the "open house" meeting on Oct. 13, insufficient time for us to review and research the Axon proposal and to mobilize our community members. 3. The Axon meeting notice sign on the site had wrong information about signing into the meeting, preventing many from participating. 4. There are a multitude of concerns from our community that have not been given consideration. 5. The "Open house" meeting did not include an exchange with the developer, only residents spoke. 6. The developer has not given us an opportunity for an open exchange so we can learn more and they can consider our concerns. 7. Axon has failed to meet the Community Involvement Elements of the city's general plan. 8. We respectfully request that Axon's proposal be delayed so we have more time to understand the details of this proposal, and to allow community involvement activities with Axon to occur so that we can achieve compromises that reduce the great negative impactsthat this development will bring upon us.

Comments are limited to 8,000 characters and may be cut and pasted from another source. PLEASE PROVIDE YOUR NAME:	
AND ONE OR MORE OF	THE FOLLOWING ITEMS:
Email:	kwbint@cox.net
Phone:	(480) 538-0100
Address:	8170 East Theresa Drive, Scottsdale, Arizona 85255 (Scottsdale Stonebrook II)
Example: 3939 N. Drink	water Blvd, Scottsdale 85251

From:	DevelopmentReviewBoard@scottsdaleaz.gov
To:	Development Review Board
Subject:	Development Review Board Public Comment (response #129)
Date:	Wednesday, October 14, 2020 7:22:44 PM

## Development Review Board Public Comment (response #129)

## Survey Information

Site:	ScottsdaleAZ.gov
Page Title:	Development Review Board Public Comment
URL:	https://www.scottsdaleaz.gov/boards/development- review-board/public-comment
Submission Time/Date:	10/14/2020 7:21:24 PM

COMMENT	
Comment:	1.My name is Kristin Clark, I am a resident in Scottsdale Stonebrook II. 2.We are THE single-family neighborhood impacted by the development, and what we can see so far threatens our quality of life and home values. 3. We were given 7 business days notice of the "open house" meeting on Oct. 13, insufficient time for us to review and research the Axon proposal and to mobilize our community members. 4. The Axon meeting notice sign on the site had wrong information about signing into the meeting, preventing many from participating. 5. There are a multitude of concerns from our community that have not been given consideration. 6. The "Open house" meeting did not include an exchange with the developer, only residents spoke. 7. The developer has not given us an opportunity for an open exchange so we can learn more and they can consider our concerns. 8. Axon has failed to meet the Community Involvement Elements of the city's general plan. 9. We respectfully request that Axon's proposal be delayed so we have more time to understand the details of this proposal, and to allow community involvement activities with Axon to occur so that we can achieve compromises that reduce the

	great negative impactsthat this development will bring upon us.
Comments are limited to and pasted from anothe	8,000 characters and may be cut r source.
PLEASE PROVIDE YOUR	R NAME:
First & Last Name:	Kristin Clark
AND ONE OR MORE OF	THE FOLLOWING ITEMS:
Email:	kristinclark5@gmail.com
Рһопе:	(480) 745-4718
Address:	8160 E. Maria Drive, Scottsdale, AZ 85255
Example: 3939 N. Drink	water Blvd, Scottsdale 85251

## Development Review Board Public Comment (response #128)

#### Survey Information

Site:	ScottsdaleAZ.gov
Page Title:	Development Review Board Public Comment
URL:	https://www.scottsdaleaz.gov/boards/development- review-board/public-comment
Submission Time/Date:	10/14/2020 6:57:13 PM

Comment:	We are Mike and Raquel Newhart from Stonebrook II. We live in the only single family neighborhood impacted by the Axon project. We ask that you delay the start of the project so we have time to better understand the environmental impact to our community as well as the potential impact to quality of life and home values. Please consider this request because we are directly going to be impacted and just want to make sure we understand exactly how. Thank you.
Comments are limited t and pasted from anothe	o 8,000 characters and may be cut er source.
PLEASE PROVIDE YOU	R NAME:
First & Last Name:	Mike Newhart
AND ONE OR MORE OF	THE FOLLOWING ITEMS:
	mnewhart07@gmail.com
Email:	
Email: Phone:	

## Development Review Board Public Comment (response #168)

#### Survey Information

Site:	ScottsdaleAZ.gov
Page Title:	Development Review Board Public Comment
URL:	https://www.scottsdaleaz.gov/boards/development- review-board/public-comment
Submission Time/Date:	10/15/2020 10:58:01 AM

#### Survey Response

Comment:	Dear Development Review Board Members, Thank you for the opportunity to provide public comments. My name is Julie Bacon and I am a resident of Scottsdale Stonebrook II. My family and I have lived in Stonebrook II since 1996 and are original owners of our home. We love the many benefits of living in Scottsdale. I am writing to ask you to consider delaying the Axon project you will be discussing today. The project has been limited time for consideration and, as the only neighborhood with single family homes that will be impacted, our community would like more time to work with and consider the development parameters. Our neighborhood is also significantly impacted by the Phoenix Open. While the ramifications pf that event are many, my family (and many of my neighbors) considers it an honor to be part of an event that creates so much good for so many members of our community. You can see we are not adverse to being part of the solution, but we need to be involved in the conversation to do so. Please allow time for that to occur. Thank you for your service to our City.

Comments are limited to 8,000 characters and may be cut

PLEASE PROVIDE YOU	R NAME:
First & Last Name:	Julie Bacon
AND ONE OR MORE OF	THE FOLLOWING ITEMS:
Email:	jwbacon@cox.net
Phone:	(602) 284-2763
Address:	8098 E Theresa Drive

-

From:	DevelopmentReviewBoard@scottsdaleaz.gov
To:	Development Review Board
Subject:	Development Review Board Public Comment (response #167)
Date:	Thursday, October 15, 2020 10:51:56 AM

# Development Review Board Public Comment (response #167)

## Survey Information

Site:	ScottsdaleAZ.gov
Page Title:	Development Review Board Public Comment
URL:	https://www.scottsdaleaz.gov/boards/development- review-board/public-comment
Submission Time/Date:	10/15/2020 10:50:51 AM

COMMENT	
Comment:	Case 13-ZN-2020 Case 28-DR-2020 Concerns with new Axon Headquarters 1. Building too tall for Perimeter Center, should remain at 3 floor max to be consistent with other properties in area, especially of finish floor elevation going to be raised like Nationwide. 2. Traffic to/from campus needs better route to Haden Rd. Sending traffic south into roundabout near Stonebrook II. Especially truck traffic to/from their loading dock, which will be pushed into the 82nd St. roundabout. Preferred previous master plan showing Perimeter Dr. extending through Axon's site and connecting to new Mayo Blvd on east side of Hayden, but understand this cuts site and makes it less useable. 3. Structure should be more complementary to existing architecture in the Perimeter Center. 4. Would like to see more greenbelt along Mayo Blvd to similar to other commercial developments in the Perimeter Center to create more buffer. 5. OK with manufacturing, but concerned if operations are 24/7, concerned with noise (deliveries) if these are occurring after hours and those trucks coming south and either continuing south on 82nd St vs either going NW to Hayden or east to Perimeter Dr. 6. Feels like the loading

	dock should be on the east side of the building to allow access down Perimeter Dr. to Princess/101. Would push building west, but gets loading dock further from residential area. Shape of this building sure lends itself to being flipped and pointed southeast corner of site! 7. Probably not part of this, but would like to see the new fire station/water treatment moved further north on Hayden.
Comments are limited to and pasted from anothe	o 8,000 characters and may be cut r source.
PLEASE PROVIDE YOU	R NAME:
PLEASE PROVIDE YOU	R NAME: Christopher & Erin Harper
First & Last Name:	Christopher & Erin Harper
First & Last Name:	Christopher & Erin Harper THE FOLLOWING ITEMS:
First & Last Name: AND ONE OR MORE OF Email:	Christopher & Erin Harper THE FOLLOWING ITEMS: harper.cs@gmail.com

## Development Review Board Public Comment (response #166)

#### Survey Information

Site:	ScottsdaleAZ.gov
Page Title:	Development Review Board Public Comment
URL:	https://www.scottsdaleaz.gov/boards/development- review-board/public-comment
Submission Time/Date:	10/15/2020 10:29:38 AM

COMMENT	
Comment:	Hello- My name is Nichole Howarth and I live in Scottsdale Stonebrook II. I have been a homeowner and living in this single-family neighborhood impacted by the Axon development for 4 years now. I love this gem of a neighborhood and am concerned that this new development, from what I can see so far, threatens my quality of life and home value. The neighborhood was only given 7 business days' notice of the "open house" meeting on Oct. 13, and the Axon meeting notice sign on the site had the wrong information about signing into the meeting. I was personally impacted by the wrong information and joined the "open house" 30 minutes late. I also have concerns that our community has not been given the proper consideration through the "open house" meeting did not include an exchange with the developer, only residents could voice concerns and Axon has failed to meet the Community Involvement Elements of the city's general plan. All in all, I respectfully request that Axon's proposal be delayed so we have more time to understand the details of this proposal, and to allow community involvement activities with Axon to occur so that we can achieve compromises that

	reduce the great negative impacts that this development will bring upon me and my neighborhood.
Comments are limited to and pasted from anothe	o 8,000 characters and may be cut r source.
PLEASE PROVIDE YOUF	R NAME:
First & Last Name:	Nichole Howarth
	THE FOLLOWING ITEMS:
AND ONE OR MORE OF	
Email:	nmhowarth@gmail.com
Email:	

## Development Review Board Public Comment (response #165)

#### Survey Information

Site:	ScottsdaleAZ.gov
Page Title:	Development Review Board Public Comment
URL:	https://www.scottsdaleaz.gov/boards/development- review-board/public-comment
Submission Time/Date:	10/15/2020 9:56:54 AM

COMMENT	
Comment:	13-ZN-2020 AXON Application for Rezoning, Development Review (Major) and Amended Development Standards Request by AXON for a Zoning District Map Amendment from Planned Community (P-C) District to Planned Community District with the P-C comparable Industrial Park District (P-C I- 1), including a development plan and an amendment to the maximum building height for this site from 52 feet (exclusive of rooftop appurtenances) to 82 feet (exclusive of rooftop appurtenances) on a +/-60-acre site located at the southeast corner of Hayden Road and Loop 101. Axon is proposing an increased maximum height for its main building that will provide a contrast to the surrounding buildings and promote visual interest in Axon's campus expansion. AXON hosted an initial (and only) virtual open house meeting 10/13/2020 with residents of Stonebrook II residents and we have experienced limited exposure to AXONs plans for this property. AXON provided no feedback to concerns raised by Stonebrook II residents during this virtual open house. As a resident family of Scottsdale Stonebrook II, we request the City Development Review Board to deny

	this building height amendment by AXON. Thank you for your attention to this memo. Dennis Patrick & Ruthann Hanley Community: Scottsdale Stonebrook II Address: 8164 E. Michelle Drive, Scottsdale, AZ 85255 Phone: 480-661- 8779 Email: dphanley410@outlook.com
Comments are limited to 8,0 and pasted from another so	000 characters and may be cut urce.
PLEASE PROVIDE YOUR N	AME:
First & Last Name:	Dennis Patrick Hanley
AND ONE OR MORE OF TH	E FOLLOWING ITEMS:
Email:	dphanleyh410@outlook.com
Phone:	(480) 661-8779
Address:	8164 E. Michelle Drive, Scottsdale, AZ 85255
Example: 3939 N. Drinkwat	er Blvd, Scottsdale 85251

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## Development Review Board Public Comment (response #164)

#### Survey Information

Site:	ScottsdaleAZ.gov
Page Title:	Development Review Board Public Comment
URL:	https://www.scottsdaleaz.gov/boards/development- review-board/public-comment
Submission Time/Date:	10/15/2020 9:45:53 AM

COMMENT	
Comment:	Hello- I am a home owner and resident of the Scottsdale Stonebrook II community. I have serious concerns about the Axon development next to our neighborhood of which we have not been given ample opportunity to address. We are THE single-family neighborhood impacted by the development, and what we can see so far threatens our quality of life and home values. We were given 7 business days' notice of the "open house" meeting on Oct. 13, insufficient time for us to review and research the Axon proposal and to mobilize our community members. The Axon meeting notice sign on the site had wrong information about signing into the meeting, preventing many from participating. The "Open house" meeting did not include an exchange with the developer, only residents spoke. The developer has not given us an opportunity for an open exchange so we can learn more and they can consider our concerns. Axon has failed to meet the Community Involvement Elements of the city's general plan. I respectfully request that Axon's proposal be delayed so we have more time to understand the details of this proposal, and to allow community involvement activities with Axon to occur

	so that we can achieve compromises that reduce the great negative impacts that this development will bring upon us. Thank you. Brian Deane
Comments are limited to and pasted from anothe	o 8,000 characters and may be cut r source.
PLEASE PROVIDE YOU	R NAME:
First & Last Name:	Brian Deane
AND ONE OR MORE OF	THE FOLLOWING ITEMS:
Email:	bdeane5180@yahoo.com
Phone:	
Address:	17185 N 81st Way
Example: 3939 N. Drink	water Blvd, Scottsdale 85251

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From:	DevelopmentReviewBoard@scottsdaleaz.gov
To:	Development Review Board
Subject:	Development Review Board Public Comment (response #173)
Date:	Thursday, October 15, 2020 3:34:55 PM

## Development Review Board Public Comment (response #173)

### Survey Information

Site:	ScottsdaleAZ.gov
Page Title:	Development Review Board Public Comment
URL:	https://www.scottsdaleaz.gov/boards/development- review-board/public-comment
Submission Time/Date:	10/15/2020 3:33:47 PM

#### Survey Response

Comment:	Hello, My name is Melenie Dunn. I'm a resident of almost 5 yearss of Scottsdale Stonebrook II. This is my first home. I absolutely love it. Since living here, an explosion of construction, both commercial and residential (a huge apartment complex across the street), has taken place. Now I understand another project, Axon, has been initiated without consideration for this community or without the opportunity for the members of this community to have a voice or inquiries. Axon apparently even failed to meet the city's standard for community involvement. I sincerely hope that the City of Scottsdale Board will pause the process allowing this community opportunity to earn how exactly we will be affected. It is literally across the street from my home and I understand the height, signage and
	and I understand the height, signage and traffic seem to promise a great decline in the peace, beauty, safety and value in my community, Scottsdale Stonebrook II. Thank you for your consideration, Melenie Dunn

Comments are limited to 8,000 characters and may be cut and pasted from another source.

First & Last Name:	Melenie Dunn
AND ONE OR MORE OF	THE FOLLOWING ITEMS:
Email:	mdunnnd@aol.com
Phone:	(480) 227-3555
Address:	17900 N 80th PI, Scottsdale 85255

From:	Susan McGarry
To:	Development Review Board
Subject:	Re: Development Review Board Public Comment (response #123)
Date:	Wednesday, October 14, 2020 9:52:47 PM

#### External Email: Please use caution if opening links or attachments!

Comment correction: last name is McGarry Please change it on comment. OK otherwise

On Oct 14, 2020, at 5:01 PM, "DevelopmentReviewBoard@scottsdaleaz.gov" <DevelopmentReviewBoard@scottsdaleaz.gov> wrote:

### Development Review Board Public Comment (response #123)

#### Survey Information

Site:	ScottsdaleAZ.gov
Page Title:	Development Review Board Public Comment
URL:	https://www.scottsdaleaz.gov/boards/development- review-board/public-comment
Submission Time/Date:	10/14/2020 5:00:39 PM

Susan Albrecht, president of the
scottsdale Stonebrook II homeowners association board of directors: We are THE single-family neighborhood impacted by the development, and what we can see so far threatens our quality of life and home values. —We were given
7 business days' notice of the "open house" meeting on Oct. 13, insufficient time for us to review and research the Axon proposal and to mobilize our community members. —The Axon meeting notice for Oct
13 "open house" sign on the site had wrong information about signing into the meeting, preventing many from participating. —There

Comment:	are a multitude of concerns from our community that have not been given consideration. — The "Open house" meeting did not include an exchange with the developer, only residents spoke. —The developer has not given us an opportunity for an open exchange so we can learn more and they can consider our concerns. —Axon has failed to meet the Community Involvement Elements of the city's general plan. Thank you. 9. We respectfully request that Axon's proposal be delayed so we have more time to understand the details of this proposal, and to allow community involvement activities with Axon to occur so that we can achieve compromises that reduce the great negative impactsthat this development will bring upon us.
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may be cut and pasted normaliother source

#### PLEASE PROVIDE YOUR NAME:

First & Last Name:

Susan McGarry

#### AND ONE OR MORE OF THE FOLLOWING ITEMS:

Email:	susan.mcgarry@live.com
Phone:	(760) 994-6368
Address:	8074 Theresa Dr

From:	Mail Delivery Subsystem
To:	dphanleyh410@outlook.com
Subject:	Undeliverable: Development Review Board Public Comment (response #165)
Date:	Thursday, October 15, 2020 10:05:56 AM
Attachments:	Development Review Board Public Comment (response #165).msg

Delivery has failed to these recipients or groups:

dphanleyh410@outlook.com <mailto:dphanleyh410@outlook.com>

A communication failure occurred during the delivery of this message. Please try to resend the message later. If the problem continues, contact your email admin.

The following organization rejected your message: outlook-com.olc.protection.outlook.com.

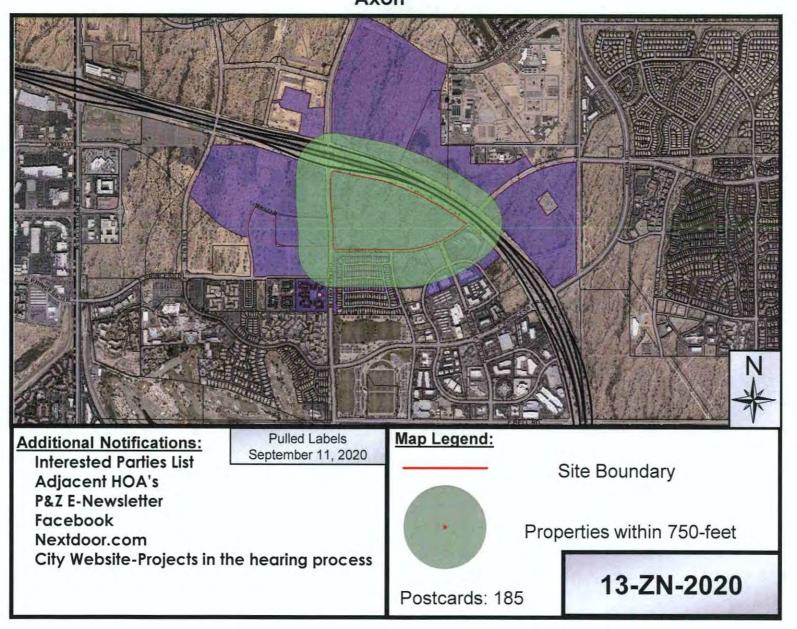
Diagnostic information for administrators: Generating server: cosmail.scottsdaleaz.gov

dphanleyh410@outlook.com

outlook-com.olc.protection.outlook.com Remote Server returned '554 5.5.0 <outlook-com.olc.protection.outlook.com #5.5.0 SMTP; 550 5.5.0 Requested action not taken: mailbox unavailable (S2017062302). [DM6NAM11FT065.eop-nam11.prod.protection.outlook.com]><sup>4</sup> Original message headers:

Return-Path: <prvs=2557c536ec=developmentreviewboard@scottsdaleaz.gov> Received: from pps.filterd (cosmail.scottsdaleaz.gov [127.0.0.1]) by cosmail.scottsdaleaz.gov (8.16.0.43/8.16.0.43) with SMTP id 09FGvGuB026716 for <dphanleyh410@outlook.com>; Thu, 15 Oct 2020 09:57:16 -0700 DKIM-Signature: v=1; a=rsa-sha256; c=relaxed/relaxed; d=scottsdaleaz.gov; h=subject : date ; from : to : message id : content-type : content-transfer-encoding; s=primarydomain; bh=HlqHA6mFH+LYK ou YB91eZrQ+Y89APzxX31Z18c2t2cM=; s=primarydomain; bh=HlqHA6mFH+LYKouYB91eZrQ+Y89APzxX31Z18c2t2cM=; b=sJcq9YxJXLM9TyWLBccTq/+/ySYVpCoQsY6Kelkp3GteH/4tMuUBd9xL4EG7qp+ccd8 6yJ5m3uRiDCi9M53CuVUS1N4Sc0Sq3HsZoWIKRJG7Vxq7v6pjYX3IVosMbXtKEuUyTfd cdSp4kGFPYNLHqtNplvkBXK2hg2QzEU5HALT5/Fs/1SL6JaWSBayZ6NTMtQOoyFaY00q RDhfOovCXVGVCX1UDoGRUBkEfNvtPKaRvodWpDD8nYeovoS+tf2MYRGu7wwQHy5aznGY D4oVRCTAcNay1kUaUqvyaUZO+NoLZmstZl3M5SzXCKw29bjqa3l+/CiXPdruRi6uh7+x qg= Received: from vm2wa026 (vm2wa026.dmz.scottsdaleaz.gov [172.25.1.50]) bw cosmail scottsdaleaz.gov by cosmail.scottsdaleaz.gov with ESMTP id 34394ne3x3-1 for <dphanleyh410@outlook.com>; Thu, 15 Oct 2020 09:57:16 -0700 Subject: Development Review Board Public Comment (response #165) Date: Thu, 15 Oct 2020 16:57:16 +0000 From: "DevelopmentReviewBoard@scottsdaleaz.gov" <DevelopmentReviewBoard@scottsdaleaz.gov> To: "dphanleyh410@outlook.com" <dphanleyh410@outlook.com> Message-ID: <AU544820101509571642527202370@VM2WA026> Content-Type: text/html; charset="utf-8" Content-Transfer-Encoding: quoted-printable X-Mailer: ActiveUp.MailSystem 3.0.3048 www.activeup.com X-Proofpoint-Virus-Version: vendor=fsecure engine=2.50.10434:6.0.235,18.0.687 definitions=2020-10-15\_14:2020-10-14,2020-10-15 signatures=0 MIME-Version: 1.0

## City Notifications – Mailing List Selection Map Axon





## SCOTTSDALE DEVELOPMENT REVIEW BOARD KIVA-CITY HALL 3939 DRINKWATER BOULEVARD SCOTTSDALE, ARIZONA Thursday, October 15, 2020

#### \*DRAFT SUMMARIZED MEETING MINUTES\*

### PRESENT:

Suzanne Klapp, Councilmember Paul Alessio, Planning Commissioner Shakir Gushgari, Design Member Doug Craig, Design Member Michal Ann Joyner, Development Member

#### ABSENT:

None

## STAFF:

Brad Carr Joe Padilla Chris Zimmer Bronte Ibsen Lorraine Castro Brian Hancock Al Kane

#### CALL TO ORDER

Councilwoman Klapp called the meeting of the Development Review Board to order at 1:00 PM.

#### ROLL CALL

A formal roll call was conducted confirming members present as stated above.

## ATTACHMENT 11

\* Note: These are summary action minutes only. A complete copy of the meeting audio/video is available on the Development Review Board website at: <u>http://scottsdale.granicus.com/ViewPublisher.php?view\_id=36</u>

### ADMINISTRATIVE REPORT

1. Identify supplemental information, if any, related to October 15, 2020 Development Review Board agenda items, and other correspondence.

## STAFF LIAISON BRAD CARR NOTED ADDITIONAL COMMUNITY INPUT RECEIVED REGARDING REGULAR AGENDA ITEM #6.

#### MINUTES

2. Approval of the October 1, 2020 Development Review Board Meeting Minutes.

BOARD MEMBER GUSHGARI MOVED TO APPROVE THE OCTOBER 1, 2020 DEVELOPMENT REVIEW BOARD MEETING MINUTES, 2ND BY BOARD MEMBER JOYNER. THE MOTION CARRIED UNANIMOUSLY IN FAVOR BY COUNCILMEMBER KLAPP, COMMISSIONER ALESSIO, BOARD MEMBERS GUSHGARI, JOYNER, AND CRAIG WITH AN AYE VOTE OF FIVE (5) TO ZERO (0).

#### CONSENT AGENDA

3. <u>3-PP-2020 (Emerald Hills Ranch)</u>

Request for approval of the preliminary plat for a new 7-lot single-family residential subdivision with amended development standards on an +/- 8.5-acre site with Single-family Residential, Environmentally Sensitive Lands (R1-43 ESL) zoning. 10030 N. 124th Street Kimley-Horn, Engineer

BOARD MEMBER JOYNER MOVED TO RECOMMEND APPROVAL OF 3-PP-2020, 2ND BY BOARD MEMBER GUSHGARI. THE MOTION CARRIED UNANIMOUSLY IN FAVOR BY COUNCILMEMBER KLAPP, COMMISSIONER ALESSIO, BOARD MEMBERS GUSHGARI, AND JOYNER WITH AN AYE VOTE OF FOUR (4) TO ZERO (0), WITH BOARD MEMBER CRAIG RECUSED.

## REGULAR AGENDA

 <u>Scottsdale General Plan Update Citizen Review Committee Appointment</u> Appoint the Development Review Board Vice Chair, or other public member of the Development Review Board, to serve on the 2035 General Plan Update Citizen Review Committee.

BOARD MEMBER CRAIG MOVED TO APPOINT BOARD MEMBER GUSHGARI TO THE CITIZEN REVIEW COMMITTEE, 2ND BY BOARD MEMBER GUSHGARI. THE MOTION CARRIED UNANIMOUSLY IN FAVOR BY COUNCILMEMBER KLAPP, COMMISSIONER ALESSIO, BOARD MEMBERS GUSHGARI, JOYNER, AND CRAIG WITH AN AYE VOTE OF FIVE (5) TO ZERO (0).

## **REGULAR AGENDA**

5. 14-ZN-2018 (South Scottsdale Mixed-Use)

Pursuant to the requirements of the Planned Unit Development (PUD) zoning district, the applicant is requesting a review by the Development Review Board with a subsequent recommendation to the Planning Commission and City Council regarding the Development Plan and proposed amended development standards for a proposed zoning district map amendment from Highway Commercial (C-3) zoning to PUD zoning for a new mixed-use development consisting of 281 dwelling units and 10,125 square feet of commercial floor area, on a +/- 4.32-acre site.

1000 N. Scottsdale Road Biltform Architecture Group, Architect/Designer

BOARD MEMBER GUSHGARI MOVED TO RECOMMEND APPROVAL OF 14-ZN-2018 TO THE PLANNING COMMISSION, 2ND BY BOARD MEMBER THE MOTION CARRIED UNANIMOUSLY IN FAVOR BY CRAIG. COUNCILMEMBER KLAPP, COMMISSIONER ALESSIO, BOARD MEMBERS GUSHGARI, JOYNER, AND CRAIG WITH AN AYE VOTE OF FIVE (5) TO ZERO (0).

## 6. 28-DR-2020 (Axon)

Request by property owner for approval of a site plan, landscape plan, and building elevations for a new 5-story corporate office/manufacturing building with approximately 400,000 square feet of floor area on a +/- 60-acre site. SEC of Havden Road and Loop 101

SmithGroup, Architect/Designer

BOARD MEMBER CRAIG MOVED TO APPROVE 28-DR-2020 WITH THE ADDED STIPULATION THAT THE APPLICANT WILL CONTINUE TO WORK WITH STAFF TO ENHANCE THE LANDSCAPING ON THE NORTH SIDE OF E. MAYO BOULEVARD, 2ND BY BOARD MEMBER JOYNER. THE MOTION CARRIED UNANIMOUSLY IN FAVOR BY COUNCILMEMBER KLAPP, COMMISSIONER ALESSIO, BOARD MEMBERS GUSHGARI, JOYNER, AND CRAIG WITH AN AYE VOTE OF FIVE (5) TO ZERO (0).

## REGULAR AGENDA

7. 9-ZN-2020 (The Scottsdale Collection)

Pursuant to the requirements of the Planned Block Development (PBD) zoning district, the applicant is requesting a review by the Development Review Board with a subsequent recommendation to the Planning Commission regarding the Development Plan and proposed site development standards for a proposed zoning district map amendment for multiple parcels from Central Business, Parking P-3 District, Downtown Overlay and Parking P-2 District; Vehicle Parking, Downtown Overlay (C-2/P-3 DO and P-2 DO), Central Business, Downtown Overlay (C-2 DO), and Highway Commercial, Downtown Overlay (C-3 DO) zoning to Downtown/Downtown Multiple Use - Type 3, Planned Block Development, Downtown Overlay (D/DMU-3 PBD DO) zoning, with an Infill Incentive (II) District to allow for amended development standards at the Old Town boundary, on an overall +/- 10.2-acre (gross land area) site generally located between E. Camelback Road to the north, N. Civic Center Plaza to the east, E. 6th Avenue to the south, and N. Scottsdale Road to the west.

Nelsen Partners, Architect/Designer

BOARD MEMBER GUSHGARI MOVED TO RECOMMEND APPROVAL OF 9-ZN-2020 TO THE PLANNING COMMISSION, 2ND BY BOARD MEMBER JOYNER. THE MOTION CARRIED UNANIMOUSLY IN FAVOR BY COUNCILMEMBER KLAPP, COMMISSIONER ALESSIO, BOARD MEMBERS GUSHGARI AND JOYNER WITH AN AYE VOTE OF FOUR (4) TO ZERO (0), WITH BOARD MEMBER CRAIG RECUSED.

## ADJOURNMENT

With no further business to discuss, the regular meeting of the Development Review Board adjourned at 3:37 PM.



## SCOTTSDALE PLANNING COMMISSION KIVA-CITY HALL 3939 DRINKWATER BOULEVARD SCOTTSDALE, ARIZONA

## WEDNESDAY, OCTOBER 28, 2020

## \*DRAFT SUMMARIZED MEETING MINUTES \*

PRESENT: Paul Alessio, Chair Prescott Smith, Vice Chair Renee Higgs, Commissioner William Scarbrough, Commissioner Joe Young, Commissioner Barry Graham, Commissioner George Ertel, Commissioner

#### ABSENT:

STAFF:

Tim Curtis Joe Padilla Bronte Ibsen Brad Carr Greg Bloemberg Bryan Cluff Jesus Murillo

## CALL TO ORDER

Chair Alessio called the regular session of the Scottsdale Planning Commission to order at 5:03 p.m.

#### ROLL CALL

A formal roll call was conducted confirming members present as stated above.

#### MINUTES REVIEW AND APPROVAL

1. Approval of June 14, 2019 Regular Meeting Minutes including Study Session.

## Vice Chair Smith moved to approve the October 14<sup>th</sup>, 2020 regular meeting minutes. 2<sup>nd</sup> by Commissioner Scarbrough.

\* Note: These are summary action minutes only. A complete copy of the meeting audio is available on the Planning Commission page on ScottsdaleAZ.gov, search "Planning Commission" Planning Commission October 28, 2020 Page 2 of 5

> The motion carried unanimously with a vote of seven (7) to zero (0); by Chair Alessio, Commissioner Smith, Commissioner Higgs, Commissioner Scarbrough, Commissioner Young, Commissioner Graham and Commissioner Ertel.

## Continuance

2. <u>9-ZN-2020 (The Scottsdale Collection) & 1-II-2020 (The Scottsdale Collection)</u> Continued to the November 18, 2020 meeting.

Request by owner for a Zoning District Map Amendment for multiple parcels from Central Business, Parking P-3 District, Downtown Overlay and Parking P-2 District; Vehicle Parking, Downtown Overlay (C-2/P-3 DO and P-2 DO), Central Business, Downtown Overlay (C-2 DO), and Highway Commercial, Downtown Overlay (C-3 DO) zoning to Downtown/Downtown Multiple Use - Type 3, Planned Block Development, Downtown Overlay (D/DMU-3 PBD DO) zoning, with an Infill Incentive (II) District to allow for amended development standards at the Old Town boundary, and a Development Plan with development standards, and a Parking Master Plan on an overall +/- 10.2-acre (gross land area) site generally located between E. Camelback Road to the north, N. Civic Center Plaza to the east, E. 6th Avenue to the south, and N. Scottsdale Road to the west. Staff contact person is Greg Bloemberg, 480-312-4306. **Applicant contact person is John Berry, 480 385-2727.** 

3. <u>9-AB-2020 (The Scottsdale Collection)</u>

## Continued to the November 18, 2020 meeting.

Request by owner to abandon alley right-of-way, varying in width from 18 feet to 20 feet, between E. Indian Plaza to the north and E. Shoeman Lane to the south, bordered by parcels 173-41-260, 173-41-182, 173-41-183 and 173-41-259. Staff contact person is Greg Bloemberg, 480-312-4306. Applicant contact person is John Berry, 480 385-2727.

# Items No's 2&3; Motion to continue cases 9-ZN-2020, 1-II-2020, and 9-AB-2020 (the Scottsdale Collection) until the November 18<sup>th</sup>, 2020 Planning Commission meeting made by Commissioner Graham. 2<sup>nd</sup> by Commissioner Higgs. With Vice Chair Smith recusing himself.

The motion carried unanimously with a vote of six (6) to zero (0); by Chair Alessio, Commissioner Higgs, Commissioner Scarbrough, Commissioner Young, Commissioner Ertel, and Commissioner Graham. Planning Commission October 28, 2020 Page 3 of 5

## **Consent Agenda**

4. 5-AB-2020 (Osterkamp GLO Abandonment)

Request by owner to abandon the 33-foot-wide GLO easement located along the western and southern boundaries, and the western 8 feet of the 33-foot-wide GLO easement located along the eastern boundary of parcel 217-32-046A, with Single-family Residential, Environmentally Sensitive Lands (R1-43 ESL) zoning located at 10050 N. 126th Street. Staff contact person is Jesus Murillo, 480-312-7849. **Applicant contact person is Wayne Rosendahl, 480-599-1263.** 

## Item No. 4; Moved to Regular Agenda.

Motion to recommend City Council approve case 5-AB-2020; Motion by Commissioner Higgs, per the staff recommended stipulations, after determining that the proposed Abandonment is consistent and conforms with the adopted General Plan. 2<sup>nd</sup> by Commissioner Ertel.

The motion carried unanimously with a vote of seven (7) to zero (0); by Chair Alessio, Vice Chair Smith, Commissioner Higgs, Commissioner Scarbrough, Commissioner Young, Commissioner Ertel, and Commissioner Graham.

Request to Speak Cards: Susan Houde

Written Comment by: Susan Houde, and Andre Lamarre.

5. 8-UP-2020 (Lucid Fashion Square Mall)

Request by owner for approval of a Conditional Use Permit for vehicle leasing, rental or sales in a 2,799 square foot space within Suite #1428 of Scottsdale Fashion Square mall, with Downtown/ Downtown Regional Use Type-2 Planned Block Development Downtown Overlay (D/DRU-2 PBD DO) zoning, located at 7014 E Camelback Road. Staff contact person is Bryan Cluff, 480-312- 2258. Applicant contact person is Timothy Gudgel, 650 454-9302.

Item No. 5; Motion by Commissioner Young for a recommendation to City Council for approval of case 8-UP-2020, per the staff recommended stipulations, based upon the finding that the Conditional Use Permit criteria have been met. 2<sup>nd</sup> by Commissioner Ertel.

The motion carried unanimously with a vote of seven (7) to zero (0); by Chair Alessio, Vice Chair Smith, Commissioner Higgs, Commissioner Scarbrough, Commissioner Young, Commissioner Ertel, and Commissioner Graham.

\* Note: These are summary action minutes only. A complete copy of the meeting audio is available on the Planning Commission page on ScottsdaleAZ.gov, search "Planning Commission" Planning Commission October 28, 2020 Page 4 of 5

## 6. <u>14-ZN-2018 (Continental)</u>

Moved to Regular Agenda.

Request by owner for a Zoning District Map Amendment from Highway Commercial (C-3) to Planned Unit Development (PUD) zoning, including a development plan and amended development standards for stepbacks and setbacks, for a mixed-use development consisting of 281 dwelling units and 10,125 square feet of commercial floor area, on a +/-4.32-acre site located at 1000 N. Scottsdale Road. Staff contact person is Greg Bloemberg, 480-312-4306. Applicant contact person is Jason Morris, 602-230-0600.

Item No 6; Motion by Commissioner Ertel for a recommendation to City Council for approval of case 14-ZN-2018, per the staff recommended stipulations after determining that the proposed Zoning District Map Amendment is consistent and conforms with the adopted General Plan. 2<sup>nd</sup> by Vice Chair Smith.

The motion carried unanimously with a vote of seven (7) to zero (0); by Chair Alessio, Vice Chair Smith, Commissioner Higgs, Commissioner Scarbrough, Commissioner Young, Commissioner Ertel, and Commissioner Graham.

Written Comment by: Karin L. Crawford.

## **Regular Agenda**

1. 7-ZN-2016#2 (Palmeraie Phase II)

Request by owner for a zoning district map amendment from Planned Regional Center (PRC) zoning to Planned Regional Center, Planned Shared Development overlay (PRC PSD) zoning, with approval of an amended Development Plan for the site that includes amended development standards for building height up to 90 feet (inclusive of rooftop appurtenances) and an increase of the floor area ratio (FAR) to a maximum of 1.0, on a +/-20-acre site located at 6990 N. Scottsdale Road. Staff contact person is Brad Carr, AICP, 480-312-7713. Applicant contact person is George Pasquel III, 602-230-0600.

Item No. 7; Motion by Commissioner Ertel to recommend to City Council for approval of case 7-ZN-2016#2, per the staff recommended stipulations after determining that the proposed Zoning District Map Amendment is consistent and conforms with the adopted General Plan. 2<sup>nd</sup> by Commissioner Young. With Vice Chair Smith recusing himself.

The motion carries with a vote of five (5) to one (1); with Chair Alessio, Commissioner Higgs, Commissioner Scarbrough, Commissioner **y**oung, and Commissioner Ertel voting in favor, and Commissioner Graham voting against.

\* Note: These are summary action minutes only. A complete copy of the meeting audio is available on the Planning Commission page on ScottsdaleAZ.gov, search "Planning Commission" Planning Commission October 28, 2020 Page 5 of 5

Request to Speak Cards: Susan Wesley, McKenna Wesley, Heather Wagenhals, Barry Lewis, Beth McRae, Monica Samuels, Cynthia Sassi, Ali Saman Chopra, and Oscar De Las Salas.

Written Comment by: Douglas Cole

## 8. 13-ZN-2020 (Axon)

Request by applicant for a zoning district map amendment from Planned Community (P-C) District to Planned Community District with the P-C comparable Industrial Park District (P-C I-1), including a development plan and an amendment to the maximum building height, for The Axon Building only, from 52 feet (exclusive of rooftop appurtenances) to 82 feet (exclusive of rooftop appurtenances) on a +/- 30-acre portion of a +/-60-acre site located at the southeast corner of Hayden Road and Loop 101. Staff contact person is Greg Bloemberg, 480-312-4306. Applicant contact person is Charles Huellmantel, 480-921-2800.

Item No. 8; Motion by Commissioner Young for a recommendation to City Council for approval of case 13-ZN-2020, per the staff recommended stipulations after determining that the (<u>PCD</u>) findings have been met, and the proposed Zoning District Map Amendment is consistent and conforms with the adopted General Plan. 2<sup>nd</sup> by Commissioner Scarbrough.

The motion carried unanimously with a vote of seven (7) to zero (0); by Chair Alessio, Vice Chair Smith, Commissioner Higgs, Commissioner Scarbrough, Commissioner Young, Commissioner Ertel, and Commissioner Graham.

Written comment by: Christopher Harper, Erin Harper, and Ed Grant.

## ADJOURNMENT

With no further business to discuss, the regular session of the Planning Commission adjourned at 8:41 p.m.

From: Sent: To: Subject: Riad Nizam <riad.nizam@masterelectronics.com> Wednesday, October 28, 2020 5:53 PM Jagger, Carolyn 13-ZN-2020 (Axon)

A External Email: Please use caution if opening links or attachments! Carolyn,

Hope you are doing well! I am writing to you to extend my support for Axon expanded office. Axon is a company that I admire and respect because they have great leadership and are a people focused company that believes their people are key to success. I know expanding their office will bring more jobs to Scottsdale and attract talented people that we want part of our community. The benefit of Axon expanding in Scottsdale has so many more benefits for other companies in Scottsdale and Arizona that will be suppliers and vendors to Axon.

Currently Scottsdale is known most for tourism and spring training which is nice but would be great to have Scottsdale attract great companies and this is a step in that direction. As a resident of Scottsdale I want to support growing companies that focus on people that will help Scottsdale be destination for more companies like Axon.

Thank you for your consideration

RIAD NIZAM President

Q (602) 685-3888 (office)

www.masterelectronics.com



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From: Sent: To: Subject: Ed Grant IV <egrant4@simaz.com> Thursday, October 29, 2020 5:52 AM Jagger, Carolyn 13-ZN-2020

#### $\triangle$ External Email: Please use caution if opening links or attachments!

Thank you for the opportunity to submit comments on the upcoming case for Axon's Corporate Headquarters. I lead a Scottsdale-based real estate investment firm called Scottsdale Investment Management. We have been based in Scottsdale for over 32 years, and have significant ties to our wonderful City. While we are now located at Raintree & the 101, our previous office was at the Perimeter Center...right across from Axon's current building. They were a great neighbor, invested in our community constantly (much through the police), and are THE premier employer in Scottsdale. Their willingness to cement their Corporate Headquarters in Scottsdale by investing in this new campus is a tremendous achievement for Scottsdale, which is why I wholeheartedly encourage you to support this application. I was also a member of Scottsdale's Planning Commission between 2009 and 2015. I have reviewed their application and found it to meet both the intent and spirit of the General Plan, Greater Airpark Character Area Plan, and P-C zoning. I was on the Commission when the State brought through the master rezoning application for Crossroads East, and it's nice to see them deliver on what they promised. This application checks all the boxes, and is something we should be proud of. Thank you for your support!



**Ed Grant** Executive Vice President Egrant4@simaz.com 8901 E. Raintree Drive, Suite 140 Scottsdale, AZ 85260 www.SIMAZ.com

From:	
Sent:	
To:	
Cc:	
Subject:	

Michael Reagan <mreagan@alkaline88.com> Thursday, October 29, 2020 9:21 AM Jagger, Carolyn Luke Larson 13-ZN-2020 (Axon)

A External Email: Please use caution if opening links or attachments! Carolyn -

My name is Mike Reagan and i am a principal with The Alkaline Water Company - a high growth publicly traded batted water company based here in North Scottsdale very close to Axon's corporate headquarters.

As a business leader based (and living) in North Scottsdale for over 25 years, I can not emphasize the tremendous impact the success of Axon has had on the business climate here in Scottsdale and throughout the valley. They are a locally grown company that has developed a global brand that is helping save and protect lives. Axon's proposed expansion of their corporate campus will ensure they continue to grow in SCOTTSDALE - where they have had such a huge impact AND continue to add hundreds of new, high-tech jobs that will contribute to our local economy. This is vital to our local business community - Axon is the type of company we want to headquarter themselves in North Scottsdale and STAY in North Scottsdale.

I can not emphasize enough my (and our company's) support for the approval of their expansion. Given we are headquartered right around the corner from Axon, I trust our support speaks volumes to you.

If you have any questions, i can be reached at the contact information below.

Michael Reagan



8541 E. Anderson Drive | Suite 100 Scottsdale, AZ 85255 O: 480-320-3565 C: 480-227-7310 F: 480-393-2907 mreagan@alkaline88.com www.alkaline88.com

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From: Sent: To: Cc: Subject: Attachments: Sarah deCaussin <s.decaussin@hotmail.com> Thursday, October 29, 2020 11:23 AM Jagger, Carolyn Luke Larson 13-ZN-2020 AXON Axon.docx

**External Email: Please use caution if opening links or attachments!** Please see our attached letter. We are in FULL support of Axon's new proposed building. What a great opportunity for our city!!!

Kindly, Sarah deCaussin 602.793.1232 City of Scottsdale Reference 13-ZN-2020 (Axon)

To Whom It May Concern:

We are writing in support of Axon's new building proposal located at Loop 101 and Hayden. Myself and husband have been residents here in Scottsdale for over 20 years. We fully support Axon's new building for reasons including overall growth of Scottsdale and the success of Axon.

Over the past 20 years we have watched the city grow and develop through mostly tourism. Our world class golf, horse events, car shows, spring training and resort lifestyle are wonderful opportunities that obviously drive people and money into Scottsdale. However, as we have learned during the Covid Era this revenue stream can be greatly disturbed. Our city should diversify and find other sustainable tax revenue sources. One being the need to create opportunities for major companies to call Scottsdale home! Axon is in fact a locally grown company that has seen much success and tremendous growth. It is our duty as a city to support our local companies that have chosen to establish business here. By approving the building and giving Axon the green light to grow, all involved will benefit greatly.

Axon has brought 1000s of jobs to Scottsdale since they opened up their business. The job opportunity for our community members is invaluable. They offer a full scope of positions from assembly to sales, high tech jobs, high level executives and everything in between. In addition, the company supports our local police departments and promotes the overall protection of our town. I know first hand Axon donates to many local causes and truly cares about our community. The visionaries at Axon seem to have a passion for all the lives they impact...the people they employ, serve and protect.

It is obviously a win-win situation for Scottsdale to allow Axon to build their headquarters in North Scottsdale! We hope our city will support the growth of a dynamic company!! Please feel free to reach our directly if need be.

Sincerely, Bradley & Sarah deCaussin 9045 E Rimrock Drive Scottsdale, AZ 85255 602.478.8353 602.793.1232

Item 19

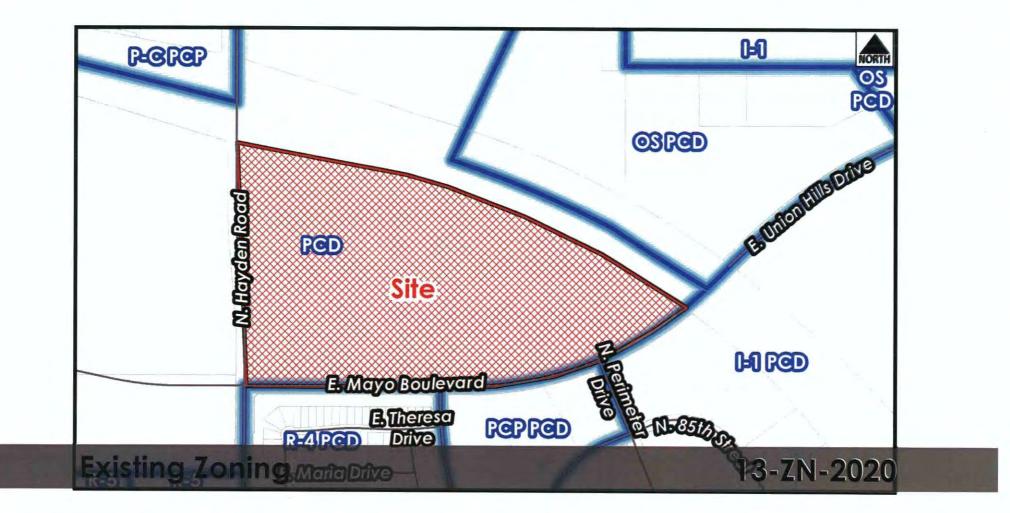
# Axon Corporate Headquarters 13-ZN-2020

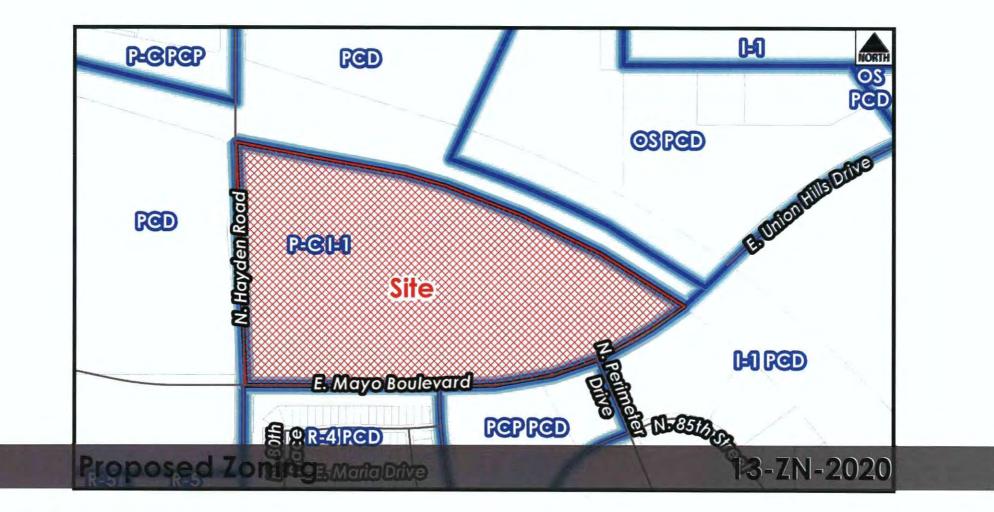
City Council November 10, 2020

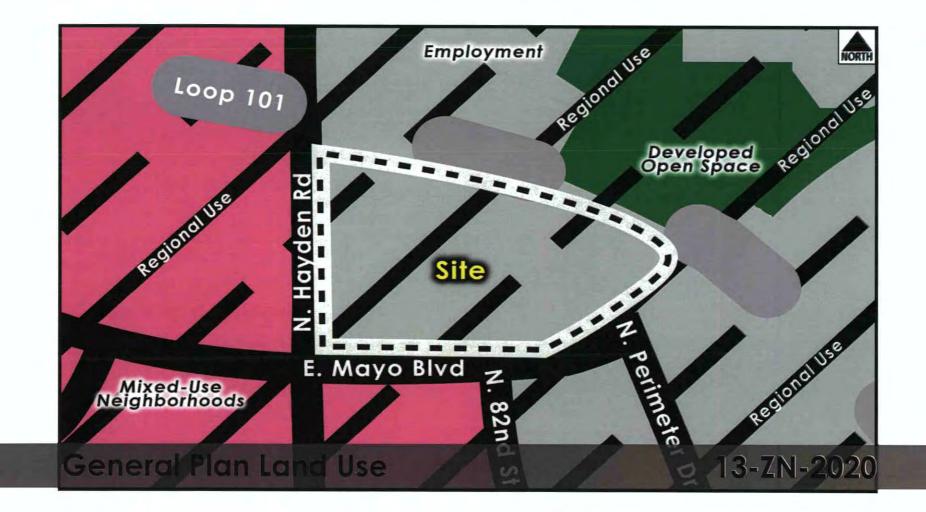
**Coordinator: Greg Bloemberg** 

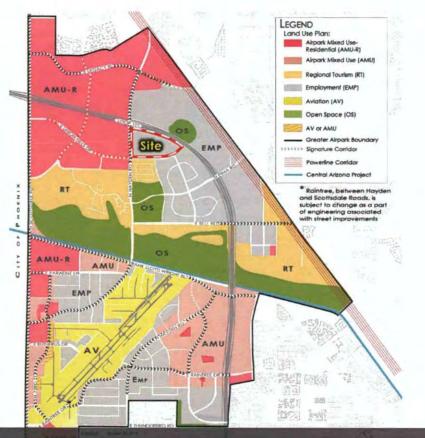












## Character Area

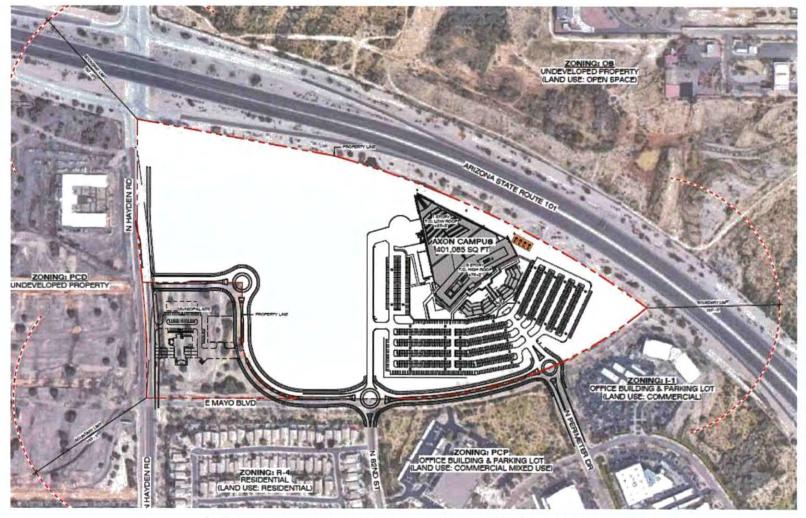
13-ZN-2020

## Amended Development Standards

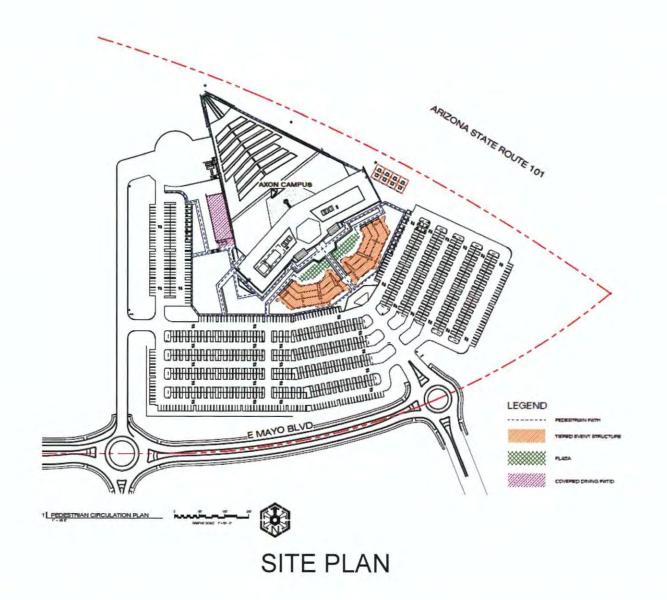
- Industrial Park (I-1) District:
- Amendment to building height only
- Maximum: Fifty-two eighty-two (52 82) feet, except as otherwise provided below or in Article VII
- > No other amended development standards proposed.

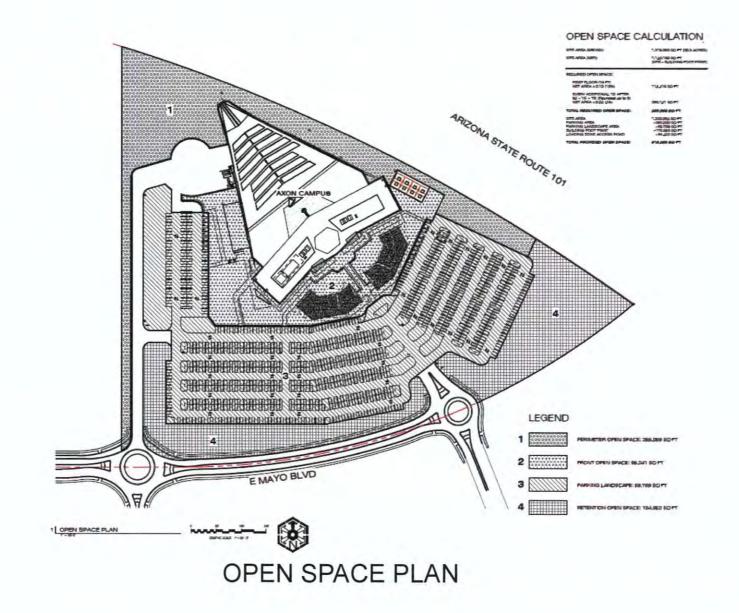


## **BUILDING HEIGHT EXHIBIT**

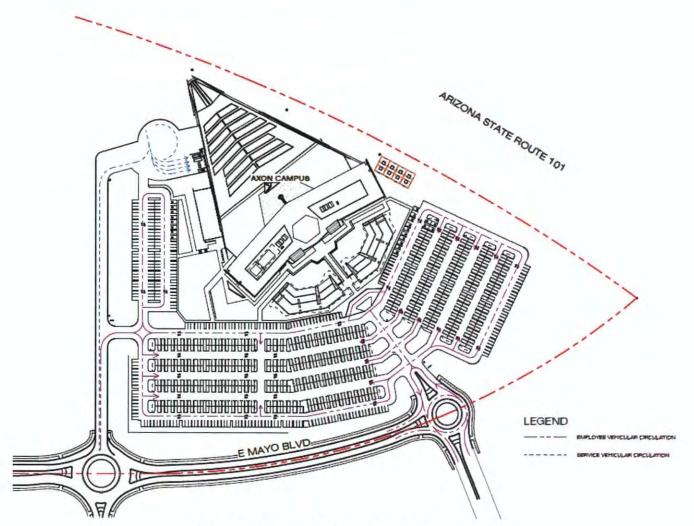


## CONTEXT AERIAL W/ SITE PLAN





## **CIRCULATION PLAN**



## **BUILDING ELEVATIONS**



NOTE: REFER TO MATERIAL BOARD FOR MATERIAL AND RINISH INFORMATION



## **REQUEST SUMMARY / BACKGROUND**

- > No bonus development standards requested
- Retention and expansion of major employer headquarters
- Widening of N. Hayden Road and extension of E. Mayo Blvd.
- > Future civic site that may include new fire station
- Enhanced landscaping along E. Mayo Blvd.
- Planning Commission recommended approval (7-0)

## COMMUNITY INVOLVEMENT

- 9/18/20 Site posted with Project Under Consideration sign advertising 10/13 Open House
- > 9/23/20 Property owners within 750 feet of the site were notified via heads-up postcard
- 10/1/20 Property owners within 750 feet were notified via postcard of the 10/28 Planning Commission hearing
- > 10/7/20 A red hearing sign was posted on the site advertising the PC hearing
- > 10/13/20 Applicant held virtual Open House
- 10/16/20 Property owners within 750 feet were notified via postcard of the 11/10 City Council hearing

## Axon Corporate Headquarters 13-ZN-2020

City Council November 10, 2020

**Coordinator: Greg Bloemberg** 

From: Sent: To: Cc: Subject: Jordan Tate <jtate@montagepartners.com> Thursday, October 29, 2020 12:25 PM Jagger, Carolyn Luke Larson 13-ZN-2020 (Axon) - Letter of Support

A External Email: Please use caution if opening links or attachments! Dear Carolyn,

As a Scottsdale resident and business owner, I'm writing to express my support to the city council for Axon's request to rezone and expand its operations on the west side of Loop 101. I've been a Scottsdale resident consistently since 2008 and, prior to that, lived in Scottsdale from 1994-1998 and again from 2004-2006. I keep coming back and I'm proud to call Scottsdale home! I'm also co-founder and Managing Partner of Scottsdale-based private equity firm, Montage Partners.

As an individual, an employer, and a capital provider to growing companies, it brings me great joy and optimism to see a purpose-driven, NASDAQ-listed company keep its headquarters in Scottsdale. Axon supports more than 700 jobs and its growth contributes greatly to Scottsdale's progress in diversifying its economy to include more technology jobs. Cities across the U.S. compete to win employers like Axon. We're fortunate that Axon is already a Scottsdale-headquartered company and, as a community, we want to make sure we keep Axon here.

Axon's expansion within the Airpark growth area is ideally located in a core employment hub. Against the backdrop of the many difficult problems of 2020, as the city council considers Axon's request, I kindly ask that we, as the Scottsdale community, make the right decision in supporting a company that has a significant positive impact on our community.

All the best, Jordan

Jordan Tate Montage Partners, Inc. 7150 East Camelback Road, Suite 230 Scottsdale, AZ 85251 Office: (480) 675-5005 | Cell: (602) 615-3079 jtate@montagepartners.com



From:Eric Kufel <ekufel77@gmail.com>Sent:Thursday, October 29, 2020 1:03 PMTo:Jagger, CarolynCc:Luke LarsonSubject:Letter of Support for Axon Enterprise Inc.'s Expansion

## ▲ External Email: Please use caution if opening links or attachments! Reference: 13-ZN-2020 (Axon)

Dear City Clerk,

As a proud Scottsdale resident and someone who has operated businesses with multiple locations and hundreds of employees in the City, <u>I am writing today to offer my full and unequivocal support to Axon Enterprise</u>, <u>Inc. as they</u> work with you to rezone and expand their operations on the west side of Loop 101 freeway.

Axon is a locally grown gem that the local business community is proud to support as it's a terrific example of the types of businesses that help form the backbone of a strong and vibrant local economy. Specifically, expansion of their campus will allow Axon to continue to grow, <u>creating hundreds of coveted high-tech jobs</u> that will contribute significantly to our local economy.

I'm particularly supportive of this particular expansion because I believe it's imperative that Scottsdale continue to further diversify our economy beyond tourism and hospitality. Axon is exactly the type of company we want to support as in addition to new jobs, they also serve as a role model to help attract similar high growth tech businesses in the future.

Approval of this expansion to the proposed new campus location <u>will keep Axon's new campus in Scottsdale</u> and will help support their growth within the City for years to come. This project also fits well into the decades-long master plan for this area and is the result of collaboration with the Crossroads East Planned Community.

Simply put, this is exactly the type of campus expansion we want to occur within the Airpark growth area as it continues to serve as a thriving employment hub.

Thank you for your time and consideration.

Sincerely,

Eric Kufel

Board of Directors, Leslie's Poolmart

Former Executive Choirman of Leslie's Poolmart and CEO and Chairman of Corepawer Yoga (both with multiple locotions in Scottsdale)

From: Sent: To: Cc: Subject: Takis Makridis <takis.makridis@equitymethods.com> Thursday, October 29, 2020 4:05 PM Jagger, Carolyn Luke S. Larson Axon Expansion: 13-ZN-2020 (Axon)

 $\underline{\Lambda}$  External Email: Please use caution if opening links or attachments! Carolyn,

Good afternoon. My understanding is there is an upcoming city council meeting regard expansion plans for Axon, referenced as <u>13-ZN-2020 (Axon)</u>. We wholeheartedly support the expansion plans that are currently under review and consideration.

Let me briefly introduce myself. I am a long-time Scottsdale resident and native of Arizona. I lead a Scottsdale-based consulting firm of approximately 100 professionals. We are an international consultancy serving 37 of the Fortune 100, but, coincidentally, have our headquarters directly across the street from Axon. Therefore, we are familiar with their organization both as a local brand and physically insofar as I am writing this email while looking out my office window at their building.

I spend a lot of my time in hubs like Silicon Valley, New York, Chicago, and Texas. I've seen first-hand the criticality of having diverse commercial enterprises that create different types of employment opportunities. Publicly traded companies are particularly valuable because they can make larger investments in people, pay higher wages, and drive exponential growth through M&A and other expansion activity. Arizona, and especially Scottsdale, has a very real shot at unlocking considerably more economic opportunity—building on the tremendous momentum we have seen and benefited from these last few decades. However, I believe this requires ongoing diversification beyond real estate, health care, and tourism. A thriving enterprise like Axon is an outstanding asset to the city and represents the type of diversification needed.

One of the non-profit hats I wear is that I am on the Dean's Council at the WP Carey School of Business. In this role, I spend a lot of time interacting with faculty and students. A repeated concern I hear is that there is too little job diversity. The finance jobs are very sales-focused and engineering opportunities are relatively light. Many of the top graduating seniors from the undergraduate and masters programs are leaving Arizona for opportunities on the coasts. When I speak with these individuals, many remark that they would like to stay in Arizona, have received job offers locally, but the roles are not the ones they are looking for. Axon's continued expansion is precisely what chips away at this phenomenon and helps keep outstanding talent local.

Finally, I would like to note that Axon has been a terrific neighbor. We consider them to be responsible and focused on doing the right thing. Growth certainly can introduce local disruption, but I am confident they will be responsible in their expansion initiatives. More generally, I firmly believe both the short-run and long-run benefits of the points enumerated above will far outweigh any potential cons.

We support Axon's expansion plan and are excited to see such a high-caliber organization demonstrate commitment toward Arizona and building a world-class operational home base here.

Please let me know if I can be helpful in any capacity.

Best regards,



Takis Makridis President and CEO 480-428-1203 takis.makridis@equitymethods.com 17800 N Perimeter Dr, Ste 200, Scottsdale, AZ 85255 www.equitymethods.com

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From: Sent: To: Cc: Subject: Turbow, Geoffrey @ Phoenix <Geoffrey.Turbow@cbre.com> Friday, October 30, 2020 12:23 PM Jagger, Carolyn Luke Larson; Jon Rosenberg 13-ZN-2020 (Axon)

A External Email: Please use caution if opening links or attachments! Carolyn,

I am a proud property owner of a few buildings located in Scottsdale Arizona – particularly 4235 Brown Ave and 7017 E Main Street.

I would like to this email to serve as my support for our local firm Axon with their development referenced in 13-ZN-2020. Selling investment properties here in the valley for a living I can attest to the importance of employment growth as it helps maintain and push property values! Axon plans to hire hundreds of new, high tech jobs which will further support employment growth and Scottsdale's local economy. With this employment growth will come diversity to our city, tourism and much needed support for our current hospitality industry.

Thank you!

Geoff

Geoffrey Turbow | Senior Vice President CBRE | Investment Properties | Capital Markets 2575 E. Camelback Road #500 | Phoenix, AZ 85016 T +1 602 735 1900 | C +1 480 205 1921 geoffrey.turbow@cbre.com | ipsocal.com

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From: Sent: To: Cc: Subject: Paul Mashni <paul@pemreg.com> Friday, October 30, 2020 2:15 PM Jagger, Carolyn Luke Larson Support for New Axon Building - 13-ZN-2020

A External Email: Please use caution if opening links or attachments! Carolyn,

I am writing in support of file 13-ZN-2020, the new Axon Building Project.

Our high paying and technically skilled job base in Scottsdale is critical for our long time success both for our tax base and our residential community. Axon has been a great long term contributor to our community and its success.

It is my hope that this project gains the support of everyone to ensure that we are able to support this valued community partner in their new building project.

Warm Regards,

PAUL MASHNI | CEO PEM REAL ESTATE GROUP 14822 N. 73rd St. Suite 101 | Scottsdale, AZ 85260 480-422-6930 x223 D | 480-422-6940 F | 480-544-6975 C paul@pemreg.com | www.pemreg.com

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From: Sent: To: Cc: Subject: Billy Malkovich <billym@riseservicesinc.org> Friday, October 30, 2020 3:18 PM Jagger, Carolyn luke@axon.com Support for Axon 13-ZN-2020

#### A External Email: Please use caution if opening links or attachments! Hello.

I am writing to lend my support to Axon and their desire to expand in the city of Scottsdale. As a long time Scottsdale resident and business executive, I believe we should support and encourage, our Scottsdale based businesses. The proposed expansion will create hundreds of new high paying jobs and improve the city's tax base. Further, it will signal to other blue chip organizations that Scottsdale is a destination for the business community. Thank you for taking the time to read this and feel free to reach out to me.

Billy Malkovich Chief Operating Officer RISE Inc./ Opportunity Management Group L.L.C. Tel: 480-295-3314

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From: Sent: To: Cc: Subject: Chris P. Camacho <cpcamacho@gpec.org> Monday, November 2, 2020 9:31 AM Jagger, Carolyn luke@axon.com Letter of Support: 13-ZN-2020 (Axon)

A External Email: Please use caution if opening links or attachments! Ms. Jagger:

As president & CEO of the <u>Greater Phoenix Economic Council</u> (GPEC), recently named the <u>top economic development</u> <u>organization in the U.S</u>. by the International Economic Development Council, I write in full support for the growth and continued success of Axon Enterprise, Inc., and their request to rezone and expand operations on the west side of the Arizona 101 Loop between the Hayden Road and Princess Drive exits (13-ZN-2020; Axon).

Axon has been a staple in the Scottsdale community since 1993 and a long-standing partner of GPEC, as is the City of Scottsdale who is a part of our public-private partnership. It is becoming more common now, but it's still unique to have a startup go to scale in the region and ultimately become one our state's top public companies. The project under consideration would not only secure 850 existing jobs, but also create 650 new, high-tech jobs in Scottsdale that will significantly impact the local economy for years to come.

These are challenging times for our region, and we need large, export-oriented businesses to drive the industry diversification when tourism spend slows. Companies like Axon sell their products around the world but retain the earnings and payroll in Arizona and induce significant indirect spending in our community.

For all of the reasons noted above, I fully support the expansion of Axon's operations tied to project 13-ZN-2020.

Sincerely, Chris

Chris Camacho President & CEO

T 602.262.8619 | C 602.881.5446 cpcamacho@gpec.org | <u>gpec.org</u>

2 N Central Avenue, Suite 2500 Phoenix, AZ 85004





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From: Sent: To: Cc: Subject: Peter Flick <pflick@remarkablehealth.com> Tuesday, November 3, 2020 9:15 AM Jagger, Carolyn Luke Larson 13-ZN-2020 (Axon)

### <u>A External Email: Please use caution if opening links or attachments!</u> Carolyn

As a resident of Scottsdale and a business owner in Scottsdale, I would like to emphatically express my support for Axons requested rezoning and office expansion. This expansion is good for Scottsdale as Axon is a global brand that is locally grown. This will create significant jobs and do a great deal to help Scottsdale thrive in the coming decades.

Thanks



Peter Flick | CEO

REMARKABLE HEALTH

610.724.9040 (mobile) peter@remarkablehealth.com www.remarkablehealth.com

Create more WOW moments for others

From: Sent: To: Cc: Subject: Matthew Dorr <mdorr@nxtphz.com> Tuesday, November 3, 2020 3:34 PM Jagger, Carolyn Luke Larson 13-ZN-2020 (Axon)

### A External Email: Please use caution if opening links or attachments! Good afternoon Carolyn,

My name is Matt Dorr, a Scottsdale resident and local business operator, in support of the growth and the continued success of Axon Enterprise, Inc. and its request to rezone and expand their operations on the west side of the Loop 101 freeway between the Hayden Road and Princess Drive exits. Axon is a locally grown company providing products that are transforming public safety with technology. The expansion of the campus will allow Axon to continue to grow, creating hundreds of new, high-tech jobs that will contribute significantly to the local economy. Axon's expansion will also help diversify Scottsdale's economy beyond tourism and hospitality by contributing to the City's economic diversity. Approval of the expansion of Axon's operations to the proposed new campus location will keep Axon's new campus in Scottsdale and will help support the company's growth within the City for many years to come. I fully support Axon's new building and thank the City of Scottsdale for their consideration.

#### Matt Dorr

President | Next Phase Enterprises C: 509-570-8951 | mdorr@nxtphz.com

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From: Sent: To: Cc: Subject: Medley, Andrew <Andrew.Medley@am.jll.com> Wednesday, November 4, 2020 2:32 PM Jagger, Carolyn Luke Larson Axon

### A External Email: Please use caution if opening links or attachments! Reference number - 13-ZN-2020 (Axon)

To whom it may concern at the City of Scottsdale,

I'm reaching out in support of Axon's new headquarter facility in North Scottsdale. I am an 18 year Scottsdale resident and have been on the front line of witnessing population growth, job growth, development growth, etc. in the City of Scottsdale due to my executive position in the commercial real estate industry and it's been exciting to see and be a part of. We have been quite fortunate over the years to represent some of the largest Headquarter companies in Scottsdale (Dial/Henkel, Axway, 41st Paramater, Choice Hotels, Katerra, etc.) and I couldn't think of a better opportunity and location to showcase a success story like Axon's. I'm in full support of Axon's new HQ campus as it will bring hundreds of new jobs to Scottsdale and will simply help diversify Scottsdale's economy beyond golf, tourism, hospitality, etc. Economic diversity in the City of Scottsdale has come a long way since I moved here from Mississippi 18 years ago and I continue to believe that it's of extreme importance as we continue to bring jobs to Arizona.

In regards to the location of the proposed Headquarters, I couldn't think of a more viable and accessible location in the Valley to share and showcase the Axon success story! I'm hopeful the City of Scottsdale will see the long term value this development will bring to our wonderful City.

Regards, Andrew

Andrew Medley Managing Director Direct: + 1 602 282 6287 Mobile: + 1 602 524 0551 andrew.medley@am.jll.com

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From:	Dean Gilderoy <gilderoy4@cox.net></gilderoy4@cox.net>	
Sent:	Wednesday, November 4, 2020 3:55 PM	
To:	Jagger, Carolyn	
Cc:	luke@axon.com	
Subject:	Fwd: Axon Enterprise, Inc., new building support	
Attachments:	Axon support letter.pdf	

▲ External Email: Please use caution if opening links or attachments! Good afternoon,

Please see the attached letter in support of Axon Enterprise, Inc.'s new Scottsdale location.

Feel free to contact me with any questions or comments.

Have a great day!

Dean Gilderoy 602-909-9571

From:	Charles Mitchell <charles@allaboutpeople.net></charles@allaboutpeople.net>
Sent:	Thursday, November 5, 2020 5:15 PM
To:	Jagger, Carolyn
Cc:	Sherri Mitchell
Subject:	Scottsdale City Council Meeting - November 10th, Agenda Item #8: 13-ZN-2020 (Axon)

A External Email: Please use caution if opening links or attachments! Dear Scottsdale City Clerk:

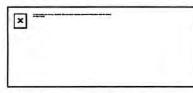
My name is Charles Mitchell and I serve as CEO of All About People, Inc., a local Arizona company and am also a resident of the City of Scottsdale along with my wife, Sherri and three children, Haley, Jadyn & Tate. I am writing this letter in support of Axon Enterprise, Inc.'s request to expand and rezone their operations on the west side of the Loop 101 freeway between the Hayden Road and Princess Drive exits.

As I am sure you are aware, Axon's existence in this location within Scottsdale has contributed greatly to the local economy. The company's continued growth will only create more opportunity for new jobs and additional employees and their families to support the retail, hospitality and housing markets within the Loop 101/North Scottsdale area community. We need more large employers such as Axon within the Airpark corridor to support the infrastructure expansion needs in this area. In addition, Axon is one of the few publicly traded companies headquartered in Scottsdale and serves as a shining example of the innovation and entrepreneurial spirit that we should all celebrate and be proud of. Lastly, Axon's expansion will help diversify Scottsdale's economic diversity beyond tourism and hospitality while also serving as an example of a high-tech, rapid growth company bringing hundreds, if not thousands, of jobs and additional tax revenues to our city.

Thank you for the opportunity to express my family's strong interest in seeing Axon expand its current Scottsdale location and continue the exceptional work the organization has done in building a worldclass organization right in our backyard. From our collective interest as city residents and stakeholders, approval of this request should be an absolute no brainer.

All the best,

Charles Mitchell Chief Executive Officer



4422 E. Indian School Road Phoenix, Arizona 85018

P (602) 955-1212

C (602) 790-1835

"There comes a time when silence is betrayal" - Martin Luther King, Jr.

website| map



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From: PlanningCommission@ScottsdaleAZ.gov <PlanningCommission@ScottsdaleAZ.gov> Sent: Friday, November 06, 2020 5:22 PM To: Curtis, Tim <tcurtis@scottsdaleaz.gov> Subject: Planning Commission Public Comment (response #198)

## Planning Commission Public Comment (response #198)

## Survey Information

Site:	ScottsdaleAZ.gov
Page Title:	Planning Commission Public Comment
URL:	https://www.scottsdaleaz.gov/boards/planning-commission/public- comment
Submission Time/Date:	11/6/2020 5:20:52 PM

### Survey Response

What agenda item are you commenting on?	8
COMMENT	
Comment:	As a lifetime Scottsdale resident, I support Axon and their desire to move to the airpark area. Axon is one o Arizona's gems and Scottsdale is very lucky to have them. I don't want to lose their presence as they are doing important work for our police forces nationwide. Thank you, Kimberly Kingsley Scottsdale Resident
Comments are limited to 8,000 chara	acters and may be cut and pasted from another source.

First & Last Name:	Kimberly Kingsley	
AND ONE OR MORE OF TH	E FOLLOWING ITEMS:	
Email:	kk@kimberlykingsley.com	
Phone:	(480) 443-0840	
Address:	7603 N. Via Del Elemental, Scottsdale, Arizona 85258	

From: Sent: To: Cc: Subject: Josh McCarter <josh.mccarter@mindbodyonline.com> Sunday, November 8, 2020 12:13 PM Jagger, Carolyn Luke Larson Axon's New Building

### A External Email: Please use caution if opening links or attachments!

Hello Carolyn- I am writing this email in support of Axon's new building in Scottsdale. As CEO of a local technology company, Mindbody, that has significantly increased its footprint in Scottsdale (@ Skysong), I believe it is critical for the future growth of the city and employment opportunities within the technology sector for the City of Scottsdale to support expansion opportunities like this. I can share that as we looked for expansion options, Scottsdale was on a list of five other cities and we ultimate decided to expand here due to the business favorable climate, access to technology and related talent, and to the low tax structure for our executives and team. With the recent passing of Prop 208, I believe there will be headwinds on attracting both SMB and larger enterprise clients who are looking to expand. It certainly would have impacted my decision to move my family to Scottsdale versus other areas like Austin, Denver and Las Vegas that we were considering. With this as a new dynamic, it is even more critical to support the locally grown technology businesses that have already established themselves as industry leaders and key contributors to job creation in the local community.

If you would like to discuss any aspect of this with me further, please do not hesitate to reach out.

Best regards-JM

Josh McCarter CEO MINDBODY, INC. e: josh.mccarter@mindbodyonline.com

## () mindbody

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Kevin Kopp <kevin@cazco.com></kevin@cazco.com>	
Monday, November 9, 2020 11:06 AM	
Jagger, Carolyn	
Luke Larson	
LETTER OF SUPPORT: 13-ZN-2020 (Axon)	

### A External Email: Please use caution if opening links or attachments!

City of Scottsdale Clerk:

I am writing this letter in <u>SUPPORT OF AXON</u> and their desire to grow their presence in Scottsdale with the rezone and expansion of their operations on the west side of the Loop 101 freeway between the Hayden Rd. & Princess Dr. exits. I am a business owner located here in Scottsdale, in the Scottsdale Airpark. Axon has been a major presence in this City and submarket and have been a great neighbor to have in the area. It is so exciting to see a home grown business take off like AXON has and as a homegrown business owner myself, I fully support their rezone and expansion efforts and ask the City of Scottsdale to do the same. The Scottsdale Airpark is a marquee area within the City of Scottsdale to do the right thing and champion AXON in their efforts to continue to call Scottsdale home, vote to give them the approvals necessary to stay right here and expand in Scottsdale. This expansion will undoubtedly create hundreds of new, high tech jobs, keep AXON's growth in the City of Scottdale city limits and contribute to the economic diversity the City of Scottsdale should thrive to have.

AXON has been a great neighbor of mine in the Scottsdale Airpark and phenomenal ambassador for the City of Scottsdale. I urge the City of Scottsdale to join me in my ardent support for AXON by providing AXON with the necessary approvals to accommodate their rezone and expansion and to keep AXON a Scottsdale based company for generation to come. <u>YES ON AXON!!!!</u>

Kevin P. Kopp CAZCO Asset Management 16055 N. Dial Blvd. Ste. 8 Scottsdale, AZ 85260 480-515-4343

From: Sent: To: Cc: Subject: Darryl Berger <darryl@bergerholdings.com> Monday, November 9, 2020 11:39 AM Jagger, Carolyn Luke Larson 13-ZN-2020 (Axon)

A External Email: Please use caution if opening links or attachments! Hello,

I am a Scottsdale business owner. Several hundred folks work for and with our company. We are a production homebuilder for rent and we invest in hotels and other real estate asset classes in Scottsdale and around the United States.

I am writing in support of Axon's plan to build a new headquarters building in the Crossroads East Planned Community. Everything Axon does is first class, and their new campus is guaranteed to be first-class as well. Axon is a critical business and employer in our city of Scottsdale. Scottsdale needs to be pro-growth and probusiness. Supporting their plans is a no-brainer for our community. I strongly encourage your support of Axon's plans.

Thank you.

-Darryl Berger

Darryl Berger, Jr. Founder & CEO – <u>BergerHoldings.com</u> Co-Founder — <u>BBLivingResidential.com</u> Principal – <u>TheBergerCo.com</u> (o) 480-922-5965 (c) 504-650-5869



From: Sent: To: Cc: Subject: Darryl Berger <darryl@bergerholdings.com> Monday, November 9, 2020 11:43 AM Jagger, Carolyn Luke Larson 13-ZN-2020 (Axon)

A External Email: Please use caution if opening links or attachments! Hello,

I am a Scottsdale business owner. Several hundred folks work for and with our company. We are a production homebuilder for rent and we invest in hotels and other real estate asset classes in Scottsdale and around the United States.

I am writing in support of Axon's plan to build a new headquarters building in the Crossroads East Planned Community. Everything Axon does is first class, and their new campus is guaranteed to be first-class as well. Axon is a critical business and employer in our city of Scottsdale. Scottsdale needs to be pro-growth and probusiness. Supporting their plans is a no-brainer for our community. I strongly encourage your support of Axon's plans.

Thank you.

-Darryl Berger

Darryl Berger, Jr. Founder & CEO – <u>BergerHoldings.com</u> Co-Founder — <u>BBLivingResidential.com</u> Principal – <u>TheBergerCo.com</u> (o) 480-922-5965 (c) 504-650-5869



notifications@cognitoforms.com on behalf of City of Scottsdale
<notifications@cognitoforms.com></notifications@cognitoforms.com>
Monday, November 9, 2020 12:34 PM
Jagger, Carolyn; Butteweg, Cathleen; Cordova, Rommel; Kiva Presentation
City Council Written Public Comment Form - Rosemary Catroppa

A External Email: Please use caution if opening links or attachments!

# **City of Scottsdale**

City Council Written Public Comment Form 11-10-2020 Meeting

View full entry at CognitoForms.com.

## **Entry Details**

## Agenda Item

COMMENTING ON?

WHAT WOULD YOU LIKE TO COMMENT ON?

WHICH AGENDA ITEM ARE YOU

An item on the agenda

Oppose

19. Axon Rezoning (13-ZN-2020) - Regular Agenda

FOR THE AGENDA ITEM, DO YOU:

## Comment

COMMENT

Dear members of the Scottsdale Planning Department, the Scottsdale Planning Commission, and the Scottsdale City Council:

I am writing to express my deep concern about the Axon proposed development (13- ZN-2020 and 2S-DR-2020) in Crossroads East, which abuts our residential community. This proposal as it stands leaves us with many serious concerns, specifically: 1) Traffic impacts and road redesigns: The impacts to us could be dramatic. There needs to be a traffic study.

2) Noise impacts: The noise impacts to our community could be substantial. There needs to be

a noise study.

3) Building design: The design of the proposed building is objectionable. The request for a 7-story variance is obtrusive and likely will obstruct our view of the McDowell Mountains. An elevation analysis of this last item is needed.

4) Environmental impacts. There needs to be an environmental impact study that addresses emissions, groundwater, project discharges, and any odors.

5) Light pollution: the lighting impacts to our community are substantial and will negatively affect the enjoyment of our homes and community. There needs to be a lighting review and light pollution study.

This proposal as it stands requires a greater analysis by the city and more transparency by the developer. It should be noted that while our community, Scottsdale Stonebrook II, is the ONLY residential single-family home community affected by this proposal, there is no mention of

considerations in the proposal that would speak to the issues above nor have they contacted any community representative.

Please take another look at what this proposal suggests and how it might negatively impact our community. It deserves more time for review, revision, and studies.

Thank you very much for your consideration. Sincerely,

Signed \_Rosemary Catroppa\_\_\_\_ Date Nov.9,2020

## Name

FULL NAME

**Rosemary Catroppa** 

NAME OF GROUP OR ORGANIZATION Stonebrook 2 Community resident

## **Contact Information**

EMAIL

grubel3@cox.net

CITY

Scottsdale

From:	notifications@cognitoforms.com on behalf of City of Scottsdale
	<notifications@cognitoforms.com></notifications@cognitoforms.com>
Sent:	Monday, November 9, 2020 1:53 PM
To:	Jagger, Carolyn; Butteweg, Cathleen; Cordova, Rommel; Kiva Presentation
Subject:	City Council Written Public Comment Form - Alex McLaren

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# **City of Scottsdale**

City Council Written Public Comment Form 11-10-2020 Meeting

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## **Entry Details**

## Agenda Item

COMMENTING ON?

WHAT WOULD YOU LIKE TO COMMENT ON?

WHICH AGENDA ITEM ARE YOU

An item on the agenda

19. Axon Rezoning (13-ZN-2020) - Regular Agenda

FOR THE AGENDA ITEM, DO YOU: Support

## Comment

COMMENT

I strongly support this rezoning case. This property is part of the Crossroads East area which is a major economic development area for the City. The property is adjacent to the Freeway and was always envisioned as an area where additional height for certain buildings made sense. Axon was the successful bidder on this State Land property and has already entered into a Development Agreement with the City for the construction of certain infrastructure. This Zoning is the next logical step in the process.

## Name

FULL NAME	Alex McLaren	
Contact Informat	tion	
EMAIL	Alexmclaren9@gmail.com	
PREFERRED PHONE	(480) 322-8404	
ADDRESS	7624 E Osborn Rd	
CITY	Scottsdale	

From: Sent: To: Cc: Subject: Vicki Mayo <vicki.mayo@valorglobal.com> Monday, November 9, 2020 5:23 PM Jagger, Carolyn luke@axon.com; simer.mayo@gmi.com 13-ZN-2020 (Axon)

A External Email: Please use caution if opening links or attachments! Ms. Jagger,

I am writing this letter on behalf of myself and Simer Mayo. We are the owners of both Valor Global and GMI and we have offices in Scottsdale. I am writing in regard to the expansion of the Axon campus. Over the years, I have personally watched Axon grow and become a considerable asset to Scottsdale. While Scottsdale will always tout tourism as its primary economic driver, I strongly believe that allowing companies like Axon to expand in Scottsdale allows for the creation of hundreds of new, high-tech jobs that will supplement the tourism cornerstone. In addition, I believe that Axon's expansion also fits well within Scottsdale long term growth plans.

I hope the City's takes the support of Valor Global, GMI and other companies like ours into consideration when makes its decision tomorrow.

Vg Thank you for your time!

Vicki Mayo | Owner | Valor Global | Direct: 1.602.405.5192 | vicki.mayo@valorglobal.com | www.valorglobal.com |

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Monday, November 9, 2020 9:27 PM
Jagger, Carolyn; Butteweg, Cathleen; Cordova, Rommel; Kiva Presentation
City Council Written Public Comment Form - Carol Mulloy

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# **City of Scottsdale**

City Council Written Public Comment Form 11-10-2020 Meeting

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## **Entry Details**

## Agenda Item

COMMENTING ON?

WHAT WOULD YOU LIKE TO COMMENT ON?

WHICH AGENDA ITEM ARE YOU

An item on the agenda

19. Axon Rezoning (13-ZN-2020) - Regular Agenda

FOR THE AGENDA ITEM, DO YOU: Oppose

## Comment

COMMENT

What studies have been conducted for environmental, noise and traffic impacts to the Scottsdale Stonebrook II neighborhood? We had one meeting with a coordinator for Axon, shortly before plans were submitted, who made a rushed presentation lacking any details other than that the road which was supposed to go further north of the community was now going to directly impact the traffic to and from the neighborhood.

Are there any plans for additional landscaping to maintain the desert landscape and to provide a segway between the neighborhood and a manufacturing facility that will be running 24/7?

The residents of the community have many questions about this development that have not been answered and do not appear to have been addressed because no one is providing answers.

Please postpone approval until Axon can share the work they have done to address our very important questions regarding environmental, noise and traffic impacts.

Thank you for your consideration.

## Name

FULL NAME

**Carol Mulloy** 

NAME OF GROUP OR ORGANIZATION Scottsdale Stonebrook II Resident

## **Contact Information**

EMAIL	cmulloy@cox.net
PREFERRED PHONE	(623) 521-1500
ADDRESS	8093 E Theresa Dr
СІТҮ	Scottsdale

From: Sent: To: Cc: Subject: Attachments: Taylor Burke <taylor@rainypartners.com> Monday, November 9, 2020 7:35 PM Jagger, Carolyn Luke Larson 13-ZN-2020 (Axon) City of Scottsdale AXON letter-11-7-20.pdf

A External Email: Please use caution if opening links or attachments! Carolyn

Please see attached letter re 13-ZN-2020 (Axon)

Sincerely,



R. Taylor Burke, Jr. Rainy Partners Office (480) 483-7444 Fax (480) 619-6350 e-mail: taylor@rainypartners.com



7114 East Stetson Drive, Suite 400, Scottsdale, Arizona 85251

Telephone: 480.483.7444, Facsimile: 480.584.4874

November 8, 2020

Ms. Carolyn Jagger Clerk City of Scottsdale

Dear Carolyn,

I write you as a City of Scottsdale business owner to express my strong support for the City taking the necessary zoning-related action required to accommodate Axon Enterprises' expansion of their Scottsdale campus on the West side of the Loop 101 between Hayden and Princess drive.

My company, Rainy Partners, owns and operates the Ice Den Scottsdale, as well as significant commercial real estate holdings throughout the City. Home grown companies, of the significance of Axon, are few and far between in our community. It is paramount that we proactively accommodate their growth, as they truly hold the keys to creating a more balanced and diverse economy, that is currently too reliant upon tourism and hospitality. The proposed expansion of the Scottsdale campus, located within the Airpark growth area, will keep Axon in Scottsdale for years to come, and allow the company to continue to grow, creating hundreds of new well-paid high-tech jobs.

Sincerely,

R. Taylor Burke Jr. President Rainy Partners

Simer Mayo <ssm@gmi.com></ssm@gmi.com>	
Tuesday, November 10, 2020 8:00 AM	
Vicki Mayo; Jagger, Carolyn	
luke@axon.com	
RE: 13-ZN-2020 (Axon)	

### A External Email: Please use caution if opening links or attachments!

Good Morning Ms. Jagger,

I would like to echo Vicki's comments and add that it is critical for the business community to have pioneers like Axon be anchor employers in our cities. Axon provides significant employment opportunities which allows other companies to attract good employees locally and from out of state.

For our businesses, Valor Global we recently acquired another Scottsdale call center company DRS Services and announced 500 additional jobs over the next 12 months. We expect to have the # of employees in Arizona to go over 2,000 under Valor.

https://news.yahoo.com/valor-global-acquires-drs-services-130000803.html

Valor was named the largest minority owned company in Arizona and GMI has surpassed that over the last 3 months. <u>https://www.prweb.com/releases/valor global named largest phoenix area minority owned business/prweb17299</u> 562.htm#:~:text=Valor%20Global%20was%20ranked%20the,omni%2Dchannel%20contact%20center%20experiences.

For GMI (<u>www.gmi.com</u>), we will be announcing another local company acquisition in December and growing over 200+ IT employees.

We are confident that the City will support Axon's expansion. Please don't hesitate to contact us if you have any questions!

Thank you,



Simer S. Mayo

e. simer.mayo@gmi.com

w. www.gmi.com p. 602.722.2718

a. Arizona, Washington, Idaho, California, Philippines, Costa Rica

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From: Vicki Mayo <vicki.mayo@valorglobal.com> Sent: Monday, November 9, 2020 5:23 PM To: cjagger@scottsdaleaz.gov Cc: luke@axon.com; Simer Mayo <ssm@gmi.com> Subject: 13-ZN-2020 (Axon)

### Ms. Jagger,

I am writing this letter on behalf of myself and Simer Mayo. We are the owners of both Valor Global and GMI and we have offices in Scottsdale. I am writing in regard to the expansion of the Axon campus. Over the years, I have personally watched Axon grow and become a considerable asset to Scottsdale. While Scottsdale will always tout tourism as its primary economic driver, I strongly believe that allowing companies like Axon to expand in Scottsdale allows for the creation of hundreds of new, high-tech jobs that will supplement the tourism cornerstone. In addition, I believe that Axon's expansion also fits well within Scottsdale long term growth plans.

I hope the City's takes the support of Valor Global, GMI and other companies like ours into consideration when makes its decision tomorrow.

Thank you for your time!

Vicki Mayo | Owner | Valor Global | Direct: 1.602.405.5192 | vicki.mayo@valorglobal.com | www.valorglobal.com |

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<u>https://htmlsig.com/t/000001CS6FXS</u>" style='position:absolute;marginleft:-12.75pt;margin-top:-80.15pt;width:34.15pt;height:34.15pt;z-index:251659264;visibility:visible;mso-wrapstyle:square;mso-width-percent:0;mso-height-percent:0;mso-wrap-distance-left:9pt;mso-wrap-distancetop:0;mso-wrap-distance-right:9pt;mso-wrap-distance-bottom:0;mso-position-horizontal:absolute;msoposition-horizontal-relative:text;mso-position-vertical:absolute;mso-position-vertical-relative:text;mso-widthpercent:0;mso-height-percent:0;mso-width-relative:page;mso-height-relative:page' o:button="t">

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	<notifications@cognitoforms.com></notifications@cognitoforms.com>	
Sent:	Tuesday, November 10, 2020 12:53 PM	
То:	Jagger, Carolyn; Butteweg, Cathleen; Cordova, Rommel; Kiva Presentation	
Subject:	City Council Written Public Comment Form - Michael Zanders	

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# **City of Scottsdale**

City Council Written Public Comment Form 11-10-2020 Meeting

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## **Entry Details**

## Agenda Item

COMMENTING ON?

WHAT WOULD YOU LIKE TO COMMENT ON?

WHICH AGENDA ITEM ARE YOU

An item on the agenda

Oppose

19. Axon Rezoning (13-ZN-2020) - Regular Agenda

FOR THE AGENDA ITEM, DO YOU:

### Comment

COMMENT

To the Scottsdale City Council,

As a resident of Scottsdale Stonebrook II, I can assure you that when I moved in to the neighborhood 7 years ago I knew that the prime parcel north of us would eventually be developed. What I didn't expect is the rapidity with which this project has gone from purchase to design to zoning to planning committee to city council. My hope is that this council will step back and allow a few weeks to really digest the impact this project will have on the approximately 200 homes in the subdivision. Although Axon would have you believe that we were given ample due process and time to raise concerns, the opposite has been the case from where this resident sits. Simply look at the time line and, thus, rapidity with which this very huge and impactful project made it to your desks.

Please give us an opportunity to further reflect our concerns. We want all the best for the city of Scottsdale but not at the expense of our neighborhood and property values.

Please consider an extension of time to have a dialogue. Sincerely, Michael Zanders 8145 E Rita Drive

## Name

FULL NAME

Michael Zanders

NAME OF GROUP OR ORGANIZATION Scottsdale Stonebrook II

## **Contact Information**

EMAIL	mzanders1950@gmail.com	
PREFERRED PHONE	(913) 706-3161	
ADDRESS	8145 E Rita Drive	

CITY

Scottsdale

notifications@cognitoforms.com on behalf of City of Scottsdale	
<notifications@cognitoforms.com></notifications@cognitoforms.com>	
Tuesday, November 10, 2020 1:44 PM	
Jagger, Carolyn; Butteweg, Cathleen; Cordova, Rommel; Kiva Presentation	
City Council Written Public Comment Form - Simon Spaizman	

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## **City of Scottsdale**

City Council Written Public Comment Form 11-10-2020 Meeting

View full entry at CognitoForms.com.

## **Entry Details**

## Agenda Item

COMMENTING ON?

WHAT WOULD YOU LIKE TO COMMENT ON?

WHICH AGENDA ITEM ARE YOU

An item on the agenda

19. Axon Rezoning (13-ZN-2020) - Regular Agenda

FOR THE AGENDA ITEM, DO YOU: Oppose

### Comment

COMMENT

As a homeowner in the adjacent residential community of Stonebrook II, I am extremely concerned about the traffic impact of this development. There has been no addressing of this issue to date. Traffic has steadily increased with all of the development recently. The proposed rerouting of traffic in and near our neighborhood is unacceptable and will degrade daily access to our residents.

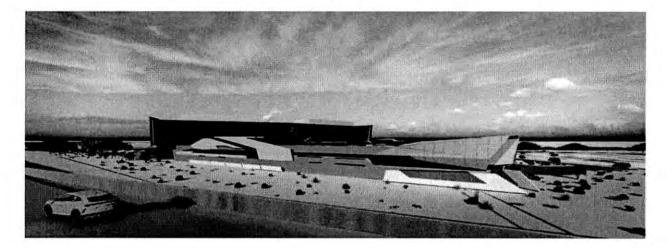
### Name

FULL NAME	Simon Spaizman	
Contact Inform	ation	
EMAIL	simnmel@yahoo.com	
PREFERRED PHONE	(650) 430-1593	
ADDRESS	8081 E Rita Dr	
CITY	Scottsdale	



## **Axon Scottsdale Campus**

Letters of Support for Rezoning, Development Review (Major) and Amended Development Standards



Representative:

H UELLMANTEL A FFILIATES

Charles Huellmantel 480.921.2800 charles@huellmantel.com P.O. Box 1833 Tempe, Arizona 85280 Applicant:

Axon Enterprise, Inc. 17800 N 85th Street Scottsdale, Arizona 85255

From: Charles Mitchell <<u>charles@allaboutpeople.net</u>> Date: Thursday, November 5, 2020 at 5:15 PM To: "<u>cjagger@scottsdaleaz.gov</u>" <<u>cjagger@scottsdaleaz.gov</u>> Cc: Sherri Mitchell <<u>sherri@allaboutpeople.net</u>> Subject: Scottsdale City Council Meeting - November 10th, Agenda Item #8: 13-ZN-2020 (Axon)

#### Dear Scottsdale City Clerk:

My name is Charles Mitchell and I serve as CEO of All About People, Inc., a local Arizona company and am also a resident of the City of Scottsdale along with my wife, Sherri and three children, Haley, Jadyn & Tate. I am writing this letter in support of Axon Enterprise, Inc.'s request to expand and re-zone their operations on the west side of the Loop 101 freeway between the Hayden Road and Princess Drive exits.

As I am sure you are aware, Axon's existence in this location within Scottsdale has contributed greatly to the local economy. The company's continued growth will only create more opportunity for new jobs and additional employees and their families to support the retail, hospitality and housing markets within the Loop 101/North Scottsdale area community. We need more large employers such as Axon within the Airpark corridor to support the infrastructure expansion needs in this area. In addition, Axon is one of the few publicly traded companies headquartered in Scottsdale and serves as a shining example of the innovation and entrepreneurial spirit that we should all celebrate and be proud of. Lastly, Axon's expansion will help diversify Scottsdale's economic diversity beyond tourism and hospitality while also serving as an example of a high-tech, rapid growth company bringing hundreds, if not thousands, of jobs and additional tax revenues to our city.

Thank you for the opportunity to express my family's strong interest in seeing Axon expand its current Scottsdale location and continue the exceptional work the organization has done in building a world-class organization right in our backyard. From our collective interest as city residents and stakeholders, approval of this request should be an absolute no brainer.

All the best,

Charles Mitchell Chief Executive Officer

2

4422 E. Indian School Road Phoenix, Arizona 85018 P (602) 955-1212 C (602) 790-1835

"There comes a time when silence is betrayal" - Martin Luther King, Jr.

#### DID

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From: Andrew Medley <<u>Andrew.Medley@am.jll.com</u>> Date: Wednesday, November 4, 2020 at 2:32 PM To: "<u>Cjagger@scottsdaleaz.gov</u>" <<u>Cjagger@scottsdaleaz.gov</u>> Cc: Luke Larson <<u>luke@axon.com</u>> Subject: Axon

Reference number - 13-ZN-2020 (Axon)

To whom it may concern at the City of Scottsdale,

I'm reaching out in support of Axon's new headquarter facility in North Scottsdale. I am an 18 year Scottsdale resident and have been on the front line of witnessing population growth, job growth, development growth, etc. in the City of Scottsdale due to my executive position in the commercial real estate industry and I's been exciting to see and be a part of. We have been quite fortunate over the years to represent some of the largest Headquarter companies in Scottsdale (Dial/Henkel, Axway, 41st Paramater, Choice Hotels, Katerra, etc.) and I couldn't think of a better opportunity and location to showcase a success story like Axon's. I'm in full support of Axon's new HQ campus as it will bring hundreds of new jobs to Scottsdale and will simply help diversify Scottsdale's economy beyond golf, tourism, hospitality, etc. Economic diversity in the City of Scottsdale has come a long way since I moved here from Mississippi 18 years ago and I continue to believe that it's of extreme importance as we continue to bring jobs to Arizona.

In regards to the location of the proposed Headquarters, I couldn't think of a more viable and accessible location in the Valley to share and showcase the Axon success story! I'm hopeful the City of Scottsdale will see the long term value this development will bring to our wonderful City.

Regards, Andrew

Andrew Medley Managing Director Direct: + 1 602 282 6287 Mobile: + 1 602 524 0551 andrew.medley@am.jll.com

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Good afternoon Carolyn,

My name is Matt Dorr, a Scottsdale resident and local business operator, in support of the growth and the continued success of Axon Enterprise, Inc. and its request to rezone and expand their operations on the west side of the Loop 101 freeway between the Hayden Road and Princess Drive exits. Axon is a locally grown company providing products that are transforming public safety with technology. The expansion of the campus will allow Axon to continue to grow, creating hundreds of new, high-tech jobs that will contribute significantly to the local economy. Axon's expansion will also help diversify Scottsdale's economy beyond tourism and hospitality by contributing to the City's economic diversity. Approval of the expansion of Axon's operations to the proposed new campus location will keep Axon's new campus in Scottsdale and will help support the company's growth within the City for many years to come. I fully support Axon's new building and thank the City of Scottsdale for their consideration.

#### Matt Dorr

President | Next Phase Enterprises C: 509-570-8951 | mdorr@nxtphz.com

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From: Peter Flick <pflick@remarkablehealth.com> Date: November 3, 2020 at 10:15:27 AM CST To: gjagger@scottsdaleaz.gov Cc: Luke Larson <luke@axon.com> Subject: 13-ZN-2020 (Axon)

Carolyn

As a resident of Scottsdale and a business owner in Scottsdale, I would like to emphatically express my support for Axons requested rezoning and office expansion. This expansion is good for Scottsdale as Axon is a global brand that is locally grown. This will create significant jobs and do a great deal to help Scottsdale thrive in the coming decades.

Thanks



Peter Flick | CEO

REMARKABLE HEALTH

610.724.9040 (mobile) peter@remarkablehealth.com www.remarkablehealth.com

Create more WOW moments for others

From: "Chris P. Camacho" <<u>cpcamacho@gpec.org</u>> Date: Monday, November 2, 2020 at 11:31 AM To: "<u>cjagger@scottsdaleaz.gov</u>" <<u>cjagger@scottsdaleaz.gov</u>> Cc: Luke Larson <<u>luke@axon.com</u>> Subject: Letter of Support: 13-ZN-2020 (Axon)

#### Ms. Jagger:

As president & CEO of the Greater Phoenix Economic Council (GPEC), recently named the top economic development organization in the U.S. by the International Economic Development Council, I write in full support for the growth and continued success of Axon Enterprise, Inc., and their request to rezone and expand operations on the west side of the Arizona 101 Loop between the Hayden Road and Princess Drive exits (13-ZN-2020; Axon).

Axon has been a staple in the Scottsdale community since 1993 and a long-standing partner of GPEC, as is the City of Scottsdale who is a part of our publicprivate partnership. It is becoming more common now, but it's still unique to have a startup go to scale in the region and ultimately become one our state's top public companies. The project under consideration would not only secure 850 existing jobs, but also create 650 new, high-tech jobs in Scottsdale that will significantly impact the local economy for years to come.

These are challenging times for our region, and we need large, export-oriented businesses to drive the industry diversification when tourism spend slows. Companies like Axon sell their products around the world but retain the earnings and payroll in Arizona and induce significant indirect spending in our community.

For all of the reasons noted above, I fully support the expansion of Axon's operations tied to project 13-ZN-2020.

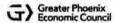
Sincerely, Chris

Chris Camacho President & CEO

T 602.262.8619 | C 602.881.5446 cpcamacho@gpec.org | gpec.org

2 N Central Avenue, Suite 2500 Phoenix, AZ 85004

#### 🗹 🖬 in 🖸 🗃



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#### Hello,

I am writing to lend my support to Axon and their desire to expand in the city of Scottsdale. As a long time Scottsdale resident and business executive, I believe we should support and encourage, our Scottsdale based businesses. The proposed expansion will create hundreds of new high paying jobs and improve the city's tax base. Further, it will signal to other blue chip organizations that Scottsdale is a destination for the business community. Thank you for taking the time to read this and feel free to reach out to me.

#### **Billy Malkovich**

Chief Operating Officer RISE Inc./ Opportunity Management Group L.L.C. Tel: 480-295-3314

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From: Paul Mashnl <<u>paul@pemreg.com</u>> Date: Friday, October 30, 2020 at 2:14 PM To: "<u>cjagger@scottsdaleaz.gov</u>" <<u>cjagger@scottsdaleaz.gov</u>> Cc: Luke Larson <<u>luke@axon.com</u>> Subject: Support for New Axon Building - 13-ZN-2020

Carolyn,

I am writing in support of file 13-ZN-2020, the new Axon Building Project.

Our high paying and technically skilled job base in Scottsdale is critical for our long time success both for our tax base and our residential community. Axon has been a great long term contributor to our community and its success.

It is my hope that this project gains the support of everyone to ensure that we are able to support this valued community partner in their new building project.

Warm Regards,

PAUL MASHNI | CEO PEM REAL ESTATE GROUP 14822 N. 73rd St. Suite 101 | Scottsdale, AZ 85260 480-422-6930 x223 D | 480-422-6940 F | 480-544-6975 C paul@pemreg.com | www.pemreg.com

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From: "Turbow, Geoffrey @ Phoenix" <<u>Geoffrey,Turbow@cbre.com</u>> Date: October 30, 2020 at 12:23:22 PM MST To: <u>cjagger@scottsdaleaz.gov</u> Cc: Luke Lasson <<u>luke@axon.com</u>>, Jon Rosenberg <<u>jrosenberg@levrose.com</u>> Subject: 13-ZN-2020 (Axon)

Carolyn,

I am a proud property owner of a few buildings located in Scottsdale Arizona - particularly 4235 Brown Ave and 7017 E Main Street.

I would like to this email to serve as my support for our local firm Axon with their development referenced in 13-ZN-2020. Selling investment properties here in the valley for a living I can attest to the importance of employment growth as it helps maintain and push property values! Axon plans to hire hundreds of new, high tech jobs which will further support employment growth and Scottsdale's local economy. With this employment growth will come diversity to our city, tourism and much needed support for our current hospitality industry.

Thank you!

Geoff

Geoffrey Turbow | Senior Vice President CBRE | Investment Properties | Capital Markets 2575 E. Camelback Road #500 | Phoenix, AZ 85016 T+1 602 735 1900 | C +1 480 205 1921 geoffrey.turbow@cbre.com | ipsocal.com

Connect with me on Linkedin

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From: Takis Makridis <<u>takis.makridis@equitymethods.com</u>> Date: Thursday, October 29, 2020 at 4:05 PM To: "<u>cjagger@scottsdaleaz.gov</u>" <<u>cjagger@scottsdaleaz.gov</u>> Cc: Luke Larson <<u>luke@axon.com</u>> Subject: Axon Expansion: 13-ZN-2020 (Axon)

Carolyn,

Good afternoon. My understanding is there is an upcoming city council meeting regard expansion plans for Axon, referenced as 13-ZN-2020 (Axon). We wholeheartedly support the expansion plans that are currently under review and consideration.

Let me briefly introduce myself. I am a long-time Scottsdale resident and native of Arizona. I lead a Scottsdale-based consulting firm of approximately 100 professionals. We are an international consultancy serving 37 of the Fortune 100, but, coincidentally, have our headquarters directly across the street from Axon. Therefore, we are familiar with their organization both as a local brand and physically insofar as I am writing this email while looking out my office window at their building.

I spend a lot of my time in hubs like Silicon Valley, New York, Chicago, and Texas. I've seen first-hand the criticality of having diverse commercial enterprises that create different types of employment opportunities. Publicly traded companies are particularly valuable because they can make larger investments in people, pay higher wages, and drive exponential growth through M&A and other expansion activity. Arizona, and especially Scottsdale, has a very real shot at unlocking considerably more economic opportunity—building on the tremendous momentum we have seen and benefited from these last few decades. However, I believe this requires ongoing diversification beyond real estate, health care, and tourism. A thriving enterprise like Axon is an outstanding asset to the city and represents the type of diversification needed.

One of the non-profit hats I wear is that I am on the Dean's Council at the WP Carey School of Business. In this role, I spend a lot of time interacting with faculty and students. A repeated concern I hear is that there is too little job diversity. The finance jobs are very sales-focused and engineering opportunities are relatively light. Many of the top graduating seniors from the undergraduate and masters programs are leaving Arizona for opportunities on the coasts. When I speak with these individuals, many remark that they would like to stay in Arizona, have received job offers locally, but the roles are not the ones they are looking for. Axon's continued expansion is precisely what chips away at this phenomenon and helps keep outstanding talent local.

Finally, I would like to note that Axon has been a terrific neighbor. We consider them to be responsible and focused on doing the right thing. Growth certainly can introduce local disruption, but I am confident they will be responsible in their expansion initiatives. More generally, I firmly believe both the short-run and long-run benefits of the points enumerated above will far outweigh any potential cons.

We support Axon's expansion plan and are excited to see such a high-caliber organization demonstrate commitment toward Arizona and building a world-class operational home base here.

Please let me know if I can be helpful in any capacity.

Best regards,

Takis



Takis Makridis President and CEO 480-428-1203 takis.makridis@equitymethods.com 17800 N Perimeter Dr, Ste 200, Scottsdale, AZ 85255 www.equitymethods.com FW:

#### Reference: 13-ZN-2020 (Axon)

Dear City Clerk,

As a proud Scottsdale resident and someone who has operated businesses with multiple locations and hundreds of employees in the City, <u>I am writing today to</u> offer my full and unequivocal support to Axon Enterprise, Inc. as they work with you to rezone and expand their operations on the west side of Loop 101 freeway.

Axon is a locally grown gem that the local business community is proud to support as it's a terrific example of the types of businesses that help form the backbone of a strong and vibrant local economy. Specifically, expansion of their campus will allow Axon to continue to grow, creating hundreds of coveted hightech jobs that will contribute significantly to our local economy.

I'm particularly supportive of this particular expansion because I believe it's imperative that Scottsdale continue to further diversify our economy beyond tourism and hospitality. Axon is exactly the type of company we want to support as in addition to new jobs, they also serve as a role model to help attract similar high growth tech businesses in the future.

Approval of this expansion to the proposed new campus location will keep Axon's new campus in Scottsdale and will help support their growth within the City for years to come. This project also fits well into the decades-long master plan for this area and is the result of collaboration with the Crossroads East Planned Community.

Simply put, this is exactly the type of campus expansion we want to occur within the Airpark growth area as it continues to serve as a thriving employment hub.

Thank you for your time and consideration.

Sincerely,

#### Eric Kufel

Board of Directors, Leslie's Poolmart

Former Executive Chairman of Leslie's Poolmart and CEO and Chairman of Corepower Yaga (both with multiple locations in Scottsdale)

From: Jordan Tate <<u>itate@montagepartners.com</u>> Date: October 29, 2020 at 12:25:03 PM MST To: "<u>cjagger@scottsdaleaz.gov</u>" <<u>cjagger@scottsdaleaz.gov</u>> Cc: Luke Larson <<u>luke@axon.com</u>> Subject: 13-ZN-2020 (Axon) - Letter of Support

#### Dear Carolyn,

As a Scottsdale resident and business owner, I'm writing to express my support to the city council for Axon's request to rezone and expand its operations on the west side of Loop 101. I've been a Scottsdale resident consistently since 2008 and, prior to that, lived in Scottsdale from 1994-1998 and again from 2004-2006. I keep coming back and I'm proud to call Scottsdale home! I'm also co-founder and Managing Partner of Scottsdale-based private equity firm, Montage Partners.

As an individual, an employer, and a capital provider to growing companies, it brings me great joy and optimism to see a purpose-driven, NASDAQlisted company keep its headquarters in Scottsdale. Axon supports more than 700 jobs and its growth contributes greatly to Scottsdale's progress in diversifying its economy to include more technology jobs. Cities across the U.S. compete to win employers like Axon. We're fortunate that Axon is already a Scottsdale-headquartered company and, as a community, we want to make sure we keep Axon here.

Axon's expansion within the Airpark growth area is ideally located in a core employment hub. Against the backdrop of the many difficult problems of 2020, as the city council considers Axon's request, I kindly ask that we, as the Scottsdale community, make the right decision in supporting a company that has a significant positive impact on our community.

All the best, Jordan

Jordan Tate Montage Partners, Inc. 7150 East Camelback Road, Suite 230 Scottsdale, AZ 85251 Office: (480) 675-5005 | Cell: (602) 615-3079 itate@montagepartners.com

MONTAGE PARTNERS

From: Michael Reagan <<u>mreagan@alkaline88.com</u>> Date: Thursday, October 29, 2020 at 9:21 AM To: "<u>cjagger@scottsdaleaz.gov</u>" <<u>cjagger@scottsdaleaz.gov</u>> Cc: Luke Larson <<u>luke@axon.com</u>> Subject: 13-ZN-2020 (Axon)

Carolyn -

My name is Mike Reagan and I am a principal with The Alkaline Water Company - a high growth publicly traded batted water company based here in North Scottsdale very close to Axon's corporate headquarters.

As a business leader based (and living) in North Scottsdale for over 25 years, I can not emphasize the tremendous impact the success of Axon has had on the business climate here in Scottsdale and throughout the valley. They are a locally grown company that has developed a global brand that is helping save and protect lives. Axon's proposed expansion of their corporate campus will ensure they continue to grow in SCOTTSDALE - where they have had such a huge impact AND continue to add hundreds of new, high-tech jobs that will contribute to our local economy. This is vital to our local business community - Axon is the type of company we want to headquarter themselves in North Scottsdale and STAY in North Scottsdale.

I can not emphasize enough my (and our company's) support for the approval of their expansion. Given we are headquartered right around the corner from Axon, I trust our support speaks volumes to you.

If you have any questions, I can be reached at the contact information below.

Michael Reagan



8541 E. Anderson Drive | Suite 100 Scottsdale, AZ 85255 O: 480-320-3565 C: 480-227-7310 F: 480-393-2907 mreagan@alkaline88.com www.alkaline88.com

Alkaline 88, LLC is a subsidiary of: The Alkaline Water Co., Inc. Publicly Traded: NASDAQ WTER www.thealkalinewaterco.com From: Ed Grant IV <<u>egrant4@simaz.com</u>> Date: October 29, 2020 at 5:51:54 AM MST To: "<u>cjagger@scottsdaleaz.gov</u>" <<u>cjagger@scottsdaleaz.gov</u>> Subject: 13-ZN-2020

Thank you for the opportunity to submit comments on the upcoming case for Axon's Corporate Headquarters. I lead a Scottsdale-based real estate investment firm called Scottsdale Investment Management. We have been based in Scottsdale for over 32 years, and have significant ties to our wonderful City. While we are now located at Raintree & the 101, our previous office was at the Perimeter Center...right across from Axon's current building. They were a great neighbor, invested in our community constantly (much through the police), and are THE premier employer in Scottsdale. Their willingness to cement their Corporate Headquarters in Scottsdale by investing in this new campus is a tremendous achievement for Scottsdale, which is why I wholeheartedly encourage you to support this application. I was also a member of Scottsdale's Planning Commission between 2009 and 2015. I have reviewed their application and found it to meet both the intent and spirit of the General Plan, Greater Airpark Character Area Plan, and P-C zoning. I was on the Commission when the State brought through the master rezoning application for Crossroads East, and it's nice to see them deliver on what they promised. This application checks all the boxes, and is something we should be proud of. Thank you for your support!



ED GRANT Executive Vice President Egrant48simaz.com 8801 E. Raintree Drive, Suite 140 Scottsbale, AZ 85260 www.SIMAZ.com From: Riad Nizam <riad.nizam@masterelectronics.com> Date: Wednesday, October 28, 2020 at 5:53 PM To: Luke Larson <<u>luke@axon.com</u>> Subject: FW: 13-ZN-2020 (Axon)

RIAD NIZAM

President © (602) 685-3888 (office)

www.masterelectronics.com

9 2425 South 21st Street, Phoenix, AZ, 85034



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Unique Solutions - A Click Away

From: Riad Nizam Sent: Wednesday, October 28, 2020 5:53 PM To: <u>cjagger@scottsdalea2.gov</u> Subject: 13-ZN-2020 (Axon)

Carolyn,

Hope you are doing well I am writing to you to extend my support for Axon expanded office. Axon is a company that I admire and respect because they have great leadership and are a people focused company that believes their people are key to success. I know expanding their office will bring more jobs to Scottsdale and attract talented people that we want part of our community. The benefit of Axon expanding in Scottsdale has so many more benefits for other companies in Scottsdale and Arizona that will be suppliers and vendors to Axon.

Currently Scottsdale is known most for tourism and spring training which is nice but would be great to have Scottsdale attract great companies and this is a step in that direction As a resident of Scottsdale I want to support growing companies that focus on people that will help Scottsdale be destination for more companies like Axon.

Thank you for your consideration

RIAD NIZAM President (602) 685-3888 (office)

Www.masterelectronics.com

MASTER

Line Card | ISO 9001:2015

Unique Solutions - A Click Away

From: Kevin Kopp <<u>kevin@cazco.com</u>> Date: November 9, 2020 at 11:06:32 AM MST To: <u>cjagger@scottsdaleaz.gov</u> Cc: Luke Larson <<u>luke@axon.com</u>> Subject: LETTER OF SUPPORT: 13-ZN-2020 (Axon)

#### **City of Scottsdale Clerk:**

I am writing this letter in <u>SUPPORT OF AXON</u> and their desire to grow their presence in Scottsdale with the rezone and expansion of their operations on the west side of the Loop 101 freeway between the Hayden Rd. & Princess Dr. exits. I am a business owner located here in Scottsdale, in the Scottsdale Airpark. Axon has been a major presence in this City and submarket and have been a great neighbor to have in the area. It is so exciting to see a home grown business take off like AXON has and as a homegrown business owner myself, I fully support their rezone and expansion efforts and ask the City of Scottsdale to do the same. The Scottsdale Airpark is a marquee area within the City of Scottsdale and I am proud to see such an amazing company continue to grow globally, all right here in the back yard of Scottsdale. Don't miss this chance to do the right thing and champion AXON in their efforts to continue to call Scottsdale home, vote to give them the approvals necessary to stay right here and expansion in Scottsdale. This expansion will undoubtedly create hundreds of new, high tech jobs, keep AXON's growth in the City of Scottdale city limits and contribute to the economic diversity the City of Scottsdale should thrive to have.

AXON has been a great neighbor of mine in the Scottsdale Airpark and phenomenal ambassador for the City of Scottsdale. I urge the City of Scottsdale to join me in my ardent support for AXON by providing AXON with the necessary approvals to accommodate their rezone and expansion and to keep AXON a Scottsdale based company for generation to come. <u>YES ON AXONIIII</u>

Kevin P. Kopp CAZCO Asset Management 16055 N. Dial Blvd. Ste. 8 Scottsdale, AZ 85260 480-515-4343

From: Darryl Berger <<u>darryl@bergerholdings.com</u>> Date: Monday, November 9, 2020 at 11:43 AM To: "<u>cjagger@scottsdaleaz.gov</u>" <<u>cjagger@scottsdaleaz.gov</u>> Cc: Luke Larson <<u>luke@axon.com</u>> Subject: 13-ZN-2020 (Axon)

Hello,

I am a Scottsdale business owner. Several hundred folks work for and with our company. We are a production homebuilder for rent and we invest in hotels and other real estate asset classes in Scottsdale and around the United States.

I am writing in support of Axon's plan to build a new headquarters building in the Crossroads East Planned Community. Everything Axon does is first class, and their new campus is guaranteed to be first-class as well. Axon is a critical business and employer in our city of Scottsdale. Scottsdale needs to be pro-growth and pro-business. Supporting their plans is a no-brainer for our community. I strongly encourage your support of Axon's plans.

Thank you.

-Darryl Berger

Danyi Berger, Jr. Founder & CEO - BergerHoldings.com Co-Founder - <u>BBLivingResidential.com</u> Principal - <u>TheBergerCo.com</u> (o) 480-922-5965



From: Vicki Mayo <<u>vicki.mayo@valorglobal.com</u>> Date: November 9, 2020 at 5:23:25 PM MST To: <u>cjagger@scottsdaleaz.gov</u> Cc: Luke Larson <<u>luke@axon.com</u>>, <u>simer.mayo@gmi.com</u> Subject: 13-ZN-2020 (Axon)

Ms. Jagger,

I am writing this letter on behalf of myself and Simer Mayo. We are the owners of both Valor Global and GMI and we have offices in Scottsdale. I am writing in regard to the expansion of the Axon campus. Over the years, I have personally watched Axon grow and become a considerable asset to Scottsdale. While Scottsdale will always tout tourism as its primary economic driver, I strongly believe that allowing companies like Axon to expand in Scottsdale allows for the creation of hundreds of new, high-tech jobs that will supplement the tourism cornerstone. In addition, I believe that Axon's expansion also fits well within Scottsdale long term growth plans.

I hope the City's takes the support of Valor Global, GMI and other companies like ours into consideration when makes its decision tomorrow.

Thank you for your time!

Vicki Mayo | Owner | Valor Global | Direct: 1.602.405.5192 | vicki.mayo@valorglobal.com | www.valorglobal.com |



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7114 East Stetson Drive, Suite 400, Scottsdale, Arizona 85251

Telephone: 480.483.7444, Facsimile: 480.584.4874

November 8, 2020

Ms. Carolyn Jagger Clerk City of Scottsdale

Dear Carolyn,

I write you as a City of Scottsdale business owner to express my strong support for the City taking the necessary zoning-related action required to accommodate Axon Enterprises' expansion of their Scottsdale campus on the West side of the Loop 101 between Hayden and Princess drive.

My company, Rainy Partners, owns and operates the Ice Den Scottsdale, as well as significant commercial real estate holdings throughout the City. Home grown companies, of the significance of Axon, are few and far between in our community. It is paramount that we proactively accommodate their growth, as they truly hold the keys to creating a more balanced and diverse economy, that is currently too reliant upon tourism and hospitality. The proposed expansion of the Scottsdale campus, located within the Airpark growth area, will keep Axon in Scottsdale for years to come, and allow the company to continue to grow, creating hundreds of new well-paid high-tech jobs.

Sincerely,

R. Taylor Burke Jr. President Rainy Partners

Case # 13-ZN-2020 & 28-DR-2020 - Axon

Mr. Bloemberg (and members of the Planning Commission & City Council):

As a small business owner in the airpark, I support the growth and the continued success of Axon Enterprise, Inc. and their request to rezone and expand their campus on the parcel of land located on the west side of the Loop 101 freeway between the Hayden Road and Princess Drive exits to expand their campus. Axon is a locally-grown company and a valuable asset to our city.

Axon has been a good neighbor throughout their long tenure in the area, and the proposed expansion will contribute greatly to both their long-term success, as well as the overall success of the airpark area.

This development is important for several reasons. First, the expansion of the campus will allow Axon to continue to grow, creating many new, high-paying, engineering jobs in research and programming that will contribute significantly to the local economy. Axon's expansion will also help diversity Scottsdale's economy beyond tourism and hospitality.

In addition to the creation of new jobs and the protection of the many existing jobs, the high quality of life that Scottsdale residents enjoy will be improved by the economic impact of the increased property tax generated by the expansion.

Further, the sense of place of the entire Airpark area will be enhanced by the iconic building design. The modern elements and high-quality architecture reflect the spirit and brand of our local community. The design is wellintegrated and boldly defines Axon's prominent place in our landscape.

Finally, it is important to recognize that this project complies with the Goals and Policies of the General Plan as defined by the voters and supported by the City Council. The project fits well within the decades-long master plan for this area and is the result of positive collaboration for the Crossroads East Planned Community.

I encourage the Planning Commission and the Scottsdale City Council to approve this zoning request without delay.

Name

**Busines Nan** 

Case # 13-ZN-2020 & 28-DR-2020 - Axon

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Name

City/State/Zig

Date

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I encourage the Planning Commission and the Scottsdale City Council to approve this zoning request without delay.

Vince Rana Name Stark 48 Lager House

15600 N Huydy R.L. Scutts Lk AZ 85260 Address City/State/Zip

11-5-20

Date

Case # 13-ZN-2020 & 28-DR-2020 - Axon

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Finally, it is important to recognize that this project complies with the Goals and Policies of the General Plan as defined by the voters and supported by the City Council. The project fits well within the decades-long master plan for this area and is the result of positive collaboration for the Crossroads East Planned Community.

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Case # 13-ZN-2020 & 28-DR-2020 - Axon

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Axon has been a good neighbor throughout their long tenure in the area, and the proposed expansion will contribute greatly to both their long-term success, as well as the overall success of the airpark area.

This development is important for several reasons. First, the expansion of the campus will allow Axon to continue to grow, creating many new, high-paying, engineering jobs in research and programming that will contribute significantly to the local economy. Axon's expansion will also help diversity Scottsdale's economy beyond tourism and hospitality.

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1-7-2020

Date

# PLANNING COMMISSION **REPORT**



Meeting Date: General Plan Element: General Plan Goal:

October 28, 2020 Land Use Create a sense of community through land uses

# ACTION

Axon 13-ZN-2020

#### **Request to consider the following:**

 A recommendation to City Council regarding a request by owner for approval of a zoning district map amendment from Planned Community (P-C) District to Planned Community District with the P-C comparable Industrial Park District (P-C I-1), including a development plan and an amendment to the maximum building height for the Axon building only from 52 feet (exclusive of rooftop appurtenances) to 82 feet (exclusive of rooftop appurtenances) on a +/- 30-acre portion of a +/-60-acre site located at the southeast corner of Hayden Road and Loop 101.

#### **Goal/Purpose of Request**

The applicant seeks approval to develop the property for a corporate office/manufacturing building.

#### **Key Items for Consideration**

- PCD Criteria
- Investment in vacant property
- Retention and expansion of major employer/headquarters
- No bonus development standards requested
- Development plan includes civic site for future fire station
- Parcel is part of the +/- 1,000-acre Crossroads East Master Plan
- Proposal includes widening of Hayden Road and extension of Mayo Boulevard
- Infrastructure to be upgraded as needed to accommodate project intensity
- Public comment received
- Development Review Board considered the Development Plan and amended development standards on 10/15/2020 and approved with a vote of 5-0.

Action Taken

#### OWNER

Axon Technologies 480-921-2800

#### **APPLICANT CONTACT**

Charles Huellmantel Huellmantel & Affiliates/Lauren Proper Potter 480-921-2800

#### **LOCATION**

Southeast corner of N. Hayden Road and Loop 101



## BACKGROUND

#### **General Plan**

The General Plan Land Use Element designates the property as Employment and Regional Use Overlay District. The Employment category permits a range of employment uses form light manufacturing to light industrial and office uses. The Regional Use designation provides flexibility for land uses when it can be demonstrated that new lands uses service a regional market. In determining whether a proposed land use is regional in nature, City Council is to consider whether the use has a regional draw, implements current economic development policies, enhances the employment core and the city's attractiveness to regional markets, benefits from good freeway access, and complements the established character for the area.

Furthermore, the subject site is located within a General Plan designated Growth Area - specific locations within the community that are most appropriate for development focus, and will best accommodate future growth, new development, and redevelopment.

Consequently, Axon is proposing to rezone its site to I-1 (Industrial Park) to be consistent with the General Plan in order to develop light industrial uses including associated office, research and development, manufacturing, and warehousing on this site. This zoning category is appropriate to implement the General Plan Employment Land Use Category for this site in the Crossroads East Planned Community Development Plan (19-ZN-2002#6).

#### **Greater Airpark Character Area Plan**

The Greater Airpark Character Area Plan designates the property as Employment land use within the Type C Development Type. This category includes an array of office, commercial, warehousing, and light industrial land uses that provide opportunities for business enterprises, as well as regional and local jobs. Within the Greater Airpark, Development Types help define the size and scale of development within various areas of the Airpark. Type C development represents medium to higher scale development, which supports pedestrian activity in the Greater Airpark. The subject site also

E: Mayo Boulevard

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has frontage to North Hayden Road, a designated Signature Corridor in the Greater Airpark Character Area Plan.

Consistent with Policies CD2.1, CD2.1.5 and CD2.2 of the GACAP, the Hayden North Corridor, expects "urban characteristics that celebrate transitions from the urban environment to the native desert and residential areas". Although there is no request for development adjacent to North Hayden Road at this time, it is recommended future development provide a minimum forty (40) foot wide buffered setback (average of 50 feet) along N. Hayden Road, measured from the edge of the right-of-way.

#### Zoning

The Crossroads East Master Plan is zoned Planned Community District (P-C). Case 19-ZN-2002, which established the master plan for the Crossroads East project, included a Land Use Budget Table that identified the allowable zoning districts for the entire 1,000-acre project; including maximum acreage and maximum residential densities for those districts that allow residential. A subsequent amendment processed under case 19-ZN-2002#6 added the Highway Commercial District (C-3) to the Land Use Budget Table and increased the total maximum number of multifamily dwelling units for the entire Crossroads East project from 3,443 to 4,378. To date, three sites within the Crossroads Master Plan have been fully developed (Scottsdale Lexus and two mixed-use projects along N. Scottsdale Road), and two are under construction (Nationwide and Mark-Taylor).

Prior to development of any parcel in Crossroads East, the applicant must select a zoning district from the Land Use Budget Table. Once a comparable zoning district has been selected, the Arizona State Land Department (ASLD), which oversees the master plan for Crossroads East, must approve the location, acreage and, if residential is proposed, the allowable density and total number of units for the proposed zoning. The developer than coordinates with the City to adopt the P-C comparable zoning district for the site.

#### Context

The subject property is located south of Loop 101 and east of N. Hayden Road and is presently vacant. Directly south of the proposed building location is the Perimeter Center industrial park, which is occupied by uses of similar intensity, and building heights averaging 48 feet. Southwest of the building location is primarily single-story residential, single- and multi-family.

#### **Adjacent Uses and Zoning**

- North: Loop 101
- South: Office/Light Industrial, zoned I-1 PCD
- East: Loop 101
- West: Multi-family Residential, zoned P-C R-5

#### **Other Related Policies, References:**

- Scottsdale General Plan 2001, as amended
- Greater Airpark Character Area Plan 2010
- Zoning Ordinance

- 19-ZN-2002: Approved the original Crossroads East Development Plan, including a Land Use Budget for future development.
- 19-ZN-2002#6: Approved amendment to Crossroads East, including addition of Planned Airpark Core (PCP) to available P-C comparable districts and increase in total number of multi-family dwelling units.

## **APPLICANT'S PROPOSAL**

#### **Development Information**

The applicant seeks approval to rezone the subject site from P-C to P-C with the P-C comparable I-1 zoning (P-C I-1) to allow for development of a new corporate office/manufacturing building. This building will ultimately be part of a larger development, with future phasing yet to be determined. The proposal consists of one +/- 400,000 square foot building with surface parking on approximately 30 of the 60 overall acres.

•	Existing Use:	Vacant
٠	Proposed Use:	Office/Manufacturing
•	Parcel Size:	+/- 60 acres (net)
•	Building Height Allowed:	52 feet (exclusive of rooftop appurtenances)
•	Building Height Proposed:	82 feet (exclusive of rooftop appurtenances)
•	Parking Required:	1,049 spaces (753 for office, 296 for manufacturing)
٠	Parking Provided:	1,083 spaces
٠	Open Space Required:	480,559 square feet (for entire site)
•	Open Space Provided:	615,950 square feet (pending future development)
٠	Floor Area Ratio Allowed:	0.8
•	Floor Area Ratio Proposed:	0.15

## **IMPACT ANALYSIS**

#### Land Use

The Greater Airpark Character Area Plan (GACAP) designates this site as Employment. The proposed use mix of office and manufacturing is consistent with the intent of the Employment designation. Though no residential is proposed as part of this development, the proposed development is intended to accommodate up to 1,500 employees over the next five years, which should increase demand for work force housing in the surrounding residential communities. Employment uses are deemed appropriate for sites within the Airport's 55 DNL areas.

#### **Airport Vicinity**

The entire Crossroads PCD falls under the Airport Influence Area; as designated by the Part 150 Noise Compatibility Study. Most of the project falls under the AC-1 Influence Area (no land use restrictions) and a small portion (+/- 40 acres) near the southeast corner of the project falls under the AC-2 Influence Area (noise-sensitive uses require noise abatement and disclosure). This request would not introduce any sensitive land uses to the Airpark Influence Area. Many GACAP goals and policies support the proposed Development Plan (Goals LU 1, 5 and 7; and Policies LU 1.1, 1.3, 1.6, 5.1, 5.5 and 7.2); including the proposed land use, which is consistent with the intent of the Employment designation. This and future development associated with the Crossroads East Master Plan will be required to provide disclosures of proximity to the Airport and dedicate Avigation Easements over project sites. Additionally, the applicant will need to coordinate with the Federal Aviation Administration (FAA) to obtain a Determination of No Conflict with regard to the proposed building height prior to issuance of a building permit for vertical construction.

#### **PCD Findings**

Per Section 5.2104 of the Zoning Ordinance, before approval or modified approval of an application for a proposed P-C District, the Planning Commission and City Council must find:

- A. That the development proposed is in substantial harmony with the General Plan and can be coordinated with existing and planned development of surrounding areas.
- This proposal does not include any amendments to the General Plan or Greater Airpark Character Area Plan (GACAP) for the area. Most of the Crossroads PCD is designated as Mixed-Use Neighborhoods by the General Plan, and Airpark Mixed-Use – Residential (AMU-R) by the GACAP. The remaining area east of N. Hayden Road and north of E. Mayo Blvd, where this site is located, is designated as Employment. Future development for this site is anticipated to be consistent with the existing land use designations, and may include restaurants, travel accommodations, and additional office space.
- B. The streets and thoroughfares proposed are suitable and adequate to serve the proposed uses and the anticipated traffic which will be generated thereby.
- A Transportation Master Plan (MP) was created as part of the original entitlement for Crossroads, and identified the alignments for all future major streets, including N. Hayden Road. As each new development proposal is presented to the City, staff analyzes the MP to determine if existing streets need to be extended, or if new local streets are needed to accommodate proposed development intensity. N. Hayden Road has been completed and is being widened north of the Loop 101 Freeway as part of the Nationwide development. This proposal also includes widening of N. Hayden Road south of the Loop 101 Freeway to accommodate demand generated by the proposed development. Additionally, E. Mayo Blvd. will be extended east of N. Hayden Road as part of this development, eventually connecting with N. Perimeter Drive and the Perimeter Center industrial park south of the subject site. This extension will provide a much-needed additional north/south connection from E. Bell Road to the freeway and should help with traffic flows generated by events at the TPC Scottsdale and Westworld.
- C. The Planning Commission and City Council shall further find that the facts submitted with the application presented at the hearing establish beyond reasonable doubt that:

1. In the case of proposed residential development, that such development will constitute a residential environment of sustained desirability and stability; that it will be in harmony with the character of the surrounding area; and that the sites proposed for public facilities, such as schools, playgrounds, and parks are adequate to serve the anticipated population.

No residential is proposed as part of this development.

2. In the case of proposed industrial or research uses, that such development will be appropriate in area, location and overall planning to the purpose intended; and that the design and development standards are such that an industrial environment of sustained desirability and stability will be created.

The proposed development is located along the Loop 101 Freeway and is approximately 800 feet from the nearest residence (southwest of the project site). The proposed maximum building height of 82 feet (exclusive of rooftop appurtenances) is only proposed for this building. It is anticipated future phases of development on this site will be able to adhere to the 52-foot maximum height (exclusive of rooftop appurtenances) allowed in the I-1 zoning district. As such, the overall development plan is appropriate in area, location and overall planning to the purpose intended. The proposed building will sever as the headquarters for a major employer in the area. That combined with the future supportive uses anticipated for the site creates an industrial environment of sustained desirability and stability.

3. In the case of proposed commercial, institutional, recreational and other nonresidential uses, that such development will be appropriate in area, location and overall planning to the purpose intended; and that such development will be in harmony with the character of the surrounding area.

No other commercial, institutional, recreational or non-residential uses are proposed as part of this development. Future uses on the site will help to support the corporate headquarters and surrounding community; and will be in harmony with the character of the surrounding area.

#### **Transportation/Trails**

A traffic analysis was included as part of this application and has been accepted by the Transportation Division. Per the report, the proposed Axon Campus is anticipated to generate up to 8,032 weekday trips, with 801 trips occurring during the AM peak hour and 844 trips occurring during the PM peak hour. It should be noted that the changes to the zoning district does not change the land uses that will be allowed on the site; it allows an increase in building area and height allowed on the site. Compared to the original Traffic Impact Analysis generated for the Crossroads East development, this development is anticipated to generate 1,797 additional daily trips with 66 additional trips occurring during the AM peak hour and 13 fewer trips occurring during the PM peak hour. All intersections are anticipated to operate at acceptable levels of service. E. Mayo Blvd should be constructed with a four-lane section, two lanes in each direction, to accommodate anticipated traffic volumes.

In addition to the street improvements that will be constructed in conjunction with the development of the site discussed above, intersection improvements will also be provided. A traffic signal will be constructed at the Hayden Road and Mayo Boulevard intersection. Roundabouts will be constructed along Mayo Boulevard at the 82<sup>nd</sup> Street and Perimeter Drive intersections. The changes to the existing roadway system for this area include the elimination of the current Mayo Boulevard alignment between Hayden Road and 82<sup>nd</sup> Street. The modification to the Mayo Boulevard alignment will result in the new street aligning with the recently constructed Mayo Boulevard on the west side of Hayden Road.

#### Water/Sewer

Existing water and sewer infrastructure in the Hayden Road right-of-way is anticipated to be sufficient to serve this development. As part of the original master-planning process, N. Hayden Road, including underground utilities, was designed in anticipation of future development needs for the Crossroads PCD. Basis of Design (BOD) reports were included as part the application and have been accepted by the Water Resources Division. Water and sewer infrastructure will be extended as necessary to serve the proposed development, as recommended by the BOD's.

#### **Public Safety**

A +/- four-acre civic site is included as part of the proposed Development Plan, which at a future date will be home to a new fire station, and possibly a Police and Fire Command Center. No impact to existing service levels is anticipated.

#### **Open Space**

Open space for the entire project site will be provided on a phased basis. Open space provided with this building exceeds the minimum requirement of the I-1 district and includes frontage open space along perimeter streets (N. Hayden Road and E. Mayo Blvd.).

#### **Community Involvement**

Property owners within 750 feet of the project site have been notified by mail of the applicant's request. Additionally, the applicant held a virtual Open House on 10/13, which was advertised on the City's P & Z Link and on an Early Notification sign posted at the site. A call-in number was provided with screen sharing capabilities for sharing of plans and exhibits. The Open House was well-attended, and staff has received written correspondence from 40+ residents of the Scottsdale Stonebrooke II community southwest of the project site. Concerns raised by the residents include lack of sufficient time to review the proposal and provide comments, traffic, noise, lighting, environmental impacts and the proposed building height.

#### **Community Impact**

- Project includes widening of N. Hayden Road and Extension of E. Mayo Blvd. to the Perimeter Center
- Investment by major local employer to expand in Scottsdale

#### **Policy Implications**

• Proposed height increase would only apply to this building. All other buildings on the project site will adhere to the standard maximum allowed height in the I-1 district (52 feet exclusive of rooftop appurtenances)

## **OTHER BOARDS & COMMISSIONS**

#### **Development Review Board**

The Development Review Board considered the Development Plan and amended development standards at the 10/15/2020 hearing. During discussion, one citizen spoke and expressed concern about the lack of time available for the residents of her subdivision (Stonebrook II southwest of the building location) to review the proposal and provide feedback/suggestions. Other concerns expressed included traffic, environmental concerns, noise and lighting. In response to the concerns, the applicant indicated that the building is proposed to be located approximately 840 feet from the nearest residence to the southwest of the site. The applicant also committed to providing enhanced landscaping, including mature trees, along the north side of E. Mayo Blvd. to enhance buffering between the building and the residential community. Board members inquired about community outreach, lighting, building colors and the use of roundabouts in E. Mayo Blvd.

## **STAFF RECOMMENDATION**

#### **Recommended Approach:**

Staff recommends that the Planning Commission find that the P-C findings have been met, determine that the proposed zoning district map amendment is consistent with and conforms to the adopted General Plan, and make a recommendation to City Council for approval of a zoning district map amendment from Planned Community (P-C) District to Planned Community District with the P-C comparable Industrial Park District (P-C I-1), including a development plan and an amendment to the maximum building height for the Axon building only from 52 feet (exclusive of rooftop appurtenances) to 82 feet (exclusive of rooftop appurtenances) on a +/- 30-acre portion of a +/-60-acre site located at the southeast corner of Hayden Road and Loop 101., per the attached stipulations.

#### **RESPONSIBLE DEPARTMENT**

# Planning and Development Services

Current Planning Services

#### **STAFF CONTACT**

Greg Bloemberg Senior Planner 480-312-4306 E-mail: gbloemberg@ScottsdaleAZ.gov

## **APPROVED BY**

Greg Bloc thor mberg

Tim Curtis, AICP, Current Planning Director 480-312-4210, tcurtis@scottsdaleaz.gov

Rand Grant, Executive Director Planning and Development Services 480-212-2664, rgrant@scottsdaleaz.gov

# **ATTACHMENTS**

- 1. Context Aerial
- 1A. Aerial Close-Up
- 2. Stipulations Exhibit A to Attachment 2: "Axon Development Plan"
- 3. Additional Information
- 4. General Plan Land Use Map
- 5. Greater Airpark Character Area Plan Land Use Map
- 6. Current Zoning Map
- 7. Proposed Zoning Map
- 8. Traffic Impact Summary
- 9. Citizen Involvement
- 10. City Notification Map
- 11. 10/15/2020 Development Review Board Meeting Minutes

Date

Date

ate 10/19/2020 ate 10/20/20 10/20/20 Date



**Context Aerial** 

13-ZN-2020



# **Stipulations for the Zoning Application:**

# Axon

# Case Number: 13-ZN-2020

These stipulations are in order to protect the public health, safety, welfare, and the City of Scottsdale.

#### SITE DESIGN

- CONFORMANCE TO DEVELOPMENT PLAN. Development shall conform with the Development Plan, entitled "Axon Development Plan," which is on file with the City Clerk and made a public record by Resolution No. 11950 and incorporated into these stipulations and ordinance by reference as if fully set forth herein. The Development Plan is contingent upon the fulfilment of special public improvements requirements as outlined in the associated Development Agreement. Any proposed significant change to the Development Plan, as determined by the Zoning Administrator, shall be subject to additional action and public hearings before the Planning Commission and City Council. Where there is a conflict between the Development Plan and these stipulations, these stipulations shall prevail.
- 2. CONFORMANCE TO AMENDED DEVELOPMENT STANDARDS. Development shall conform with the amended development standards that are included as part of the Development Plan. Any change to the development standards shall be subject to additional public hearings before the Planning Commission and City Council.
- 3. LAND USE. All land uses for this site shall be consistent with the Employment designation, per the Greater Airpark Character Area Plan. No residential use is approved for this site. Any future request to add residential to the Development Plan shall return to Planning Commission and City Council for approval and be subject to review and recommendation by the Airport Advisory Commission.
- 4. MAXIMUM BUILDING HEIGHT. The maximum building height of 82 feet (exclusive of rooftop appurtenances) shall only apply to the Axon building. All other buildings within the Development Plan boundary shall be limited to 52 feet in height (exclusive of rooftop appurtenances), measured as provided in the applicable section of the Zoning Ordinance.
- 5. SIGNATURE CORRIDOR. Future development along the Hayden Road frontage shall be setback a minimum of 40 feet (average 50 feet), to allow for a landscape buffer, in conformance with the Greater Airpark Character Area Plan
- 6. PRIVATE ART. The illuminated private art features, specifically the feature at the "nose" of the building and the roof-mounted feature angled toward the building, shall be subject to Development Review Board approval.
- ALTERATIONS TO NATURAL WATERCOURSES. Any proposed alteration to the natural state of watercourses with a peak flow rate of 750 cfs or less based on the 100 year – 2-hour rain event shall be subject to Development Review Board approval.
- 8. ACCESS RESTRICTIONS. Access to the development project shall conform to the Development Plan and the city's published standards and requirements.

- 9. PEDESTRIAN CIRCULATION. At the time of final construction plan submittal, the site plan shall be revised to include a minimum six-foot wide pedestrian connection from E. Union Hills Drive to the main building entrance, to be located at the 2<sup>nd</sup> roundabout (N. Perimeter Drive). Possible locations for future pedestrian connectivity to future phases shall be identified on the site plan.
- 10. REFUSE. With the construction document submittal, the property owner shall include refuse infrastructure in accordance with published city standards and requirements, with documentation in support thereof, and site modifications made to accommodate said refuse infrastructure as required.
- 11. FUTURE SUBDIVIDING. Any future platting shall conform to the development standards of the I-1 zoning district. If future parcels cannot "stand alone" with regard to development standards, or require shared facilities such as refuse collection, drainage, etc., a separate zoning application to add the Planned Shared District (PSD) Overlay to the site shall be submitted and approved by Planning Commission and City Council prior to recordation of any future final plat.
- 12. PROTECTION OF ARCHAEOLOGICAL RESOURCES. With the construction plan submittal, the applicant shall provide an archaeological survey and report prepared by a qualified archaeologist, as required by Chapter 46 of the Scottsdale Revised Code. In lieu of a new report, the applicant may provide an SHPO survey short form to provide an update to the original report conducted for Crossroads East in 1986 and 1989.

#### **AIRPORT**

- 13. FAA DETERMINATION. With the final construction plan submittal, the property owner shall submit a copy of the FAA Determination letter on the FAA Form 7460-1 for any proposed building that penetrates the 100:1 slope. The highest point of the building, including rooftop appurtenances, must be detailed in the FAA form 7460-1 submittal.
- 14. AVIGATION EASEMENT. Prior to issuance of a building permit for vertical construction, the owner shall dedicate an Avigation Easement over the entire Development Plan area, in a form acceptable to the City Attorney or designee.

#### **DEDICATIONS**

- 15. RIGHT-OF-WAY DEDICATIONS. Prior to issuance of any permit for the development project, the property owner shall make the following fee-simple right-of-way dedications to the City of Scottsdale with site modifications made to accommodate these dedications as required:
  - a. E. UNION HILLS DRIVE. N Perimeter Drive to approximately five hundred fifty (550) feet west of N. 82<sup>nd</sup> Street, fifty (50) foot dedication north half right-of-way width.
  - b. E UNION HILLS DRIVE. Approximately five hundred fifty (550) feet west of N. 82<sup>nd</sup> Street to E. Mayo Boulevard, one hundred (100) foot dedication full right of way width.
  - c. E UNION HILLS DRIVE. Intersection with N Perimeter Drive, right-of-way to accommodate a city standard round about for a major collector classified roadway.
  - d. E UNION HILLS DRIVE. Intersection with N. 82<sup>nd</sup> Street, right-of-way to accommodate a city standard round about for a major collector classified roadway.
  - e. E UNION HILLS DRIVE. Intersection with E Mayo Boulevard (as realigned west of N Hayden Road), right-of-way to accommodate a city standard round about for a major collector classified roadway.

- f. E. UNION HILLS DRIVE and E MAYO BOULEVARD. Project development driveways, right-of-way to accommodate city standard deceleration lanes.
- g. N HAYDEN ROAD. Along project frontage, twenty (20) foot dedication east half outstanding right-of-way width.
- h. E. MAYO BOULEVARD. E Union Hills Drive to N Hayden Road, one hundred (100) foot dedication full right of way width.

#### **INFRASTRUCTURE**

- 16. CONSTRUCTION COMPLETED. Prior to issuance of any Certificate of Occupancy or Certification of Shell Building, whichever is first, for the development project, the property owner shall complete all the infrastructure and improvements required by the Scottsdale Revised Code and these stipulations.
- 17. STANDARDS OF IMPROVEMENTS. All improvements (curb, gutter, sidewalk, curb ramps, driveways, pavement, concrete, water, wastewater, etc.) shall be designed and constructed in accordance with the applicable City of Scottsdale Supplements to the Maricopa Association of Governments (MAG) Uniform Standard Specifications and Details for Public Works Construction, Maricopa Association of Governments (MAG) Uniform Standard Specifications and Details for Public Works Construction, the Design Standards and Policies Manual (DSPM), and all other applicable city codes and policies with site modifications made to accommodate these dedications as required.
- 18. CIRCULATION IMPROVEMENTS. Prior to issuance of any permit for the development project, the property owner shall submit and obtain approval of construction documents to construct the following improvements with site modifications made to accommodate these dedications as required.
  - a. E MAYO BOULEVARD (through project site).
    - 1. From N. Hayden Road to E. Union Hills Drive, construct full street improvements to include roundabout, curb, gutter, pavement, bike lanes, sidewalk etc. in accordance with the Major Arterial Suburban Character roadway classification as specified in the DSPM.
  - b. N. HAYDEN ROAD.
    - 1. Construct outstanding east half street improvements along entire site frontage to include northbound deceleration/right-turn lane at E. Mayo Blvd. intersection, curb, gutter, pavement, bike lanes, and minimum eight (8) foot wide sidewalk separated from back of street curb.
  - c. E. UNION HILLS DRIVE.
    - 1. N. Perimeter Drive to N. Hayden Road, construct full improvements for north half-street, including pavement, sidewalk, curb, gutter, etc.
    - 2. East from N. Perimeter Drive to Loop 101, demolish existing full street improvements.
    - 3. Intersections with N. Perimeter Drive and N. 82<sup>nd</sup> Street, construct full roundabouts in accordance with a Major Collector Suburban Character roadway classification.
    - 4. Approximately five hundred fifty (550) feet west from N. 82nd Street to E Mayo Boulevard, construct full street improvements to include curb, gutter, pavement, bike lanes, sidewalk etc. in accordance with the Major Collector Suburban Character roadway classification as specified in the DSPM.

- 19. TRAFFIC SIGNAL PARTICIPATION, PEDESTRIAN HAWK SIGNALIZED CROSSING. Prior to issuance of any permit for the development project, the property owner shall pay to the city fifty percent of the design and construction costs, as determined by city staff, for the installation of a hawk pedestrian signal on Hayden Road just south of project development.
- 20. TRAFFIC SIGNAL CONSTRUCTION. Prior to issuance of any permit for the development project, the property owner shall submit and obtain approval of construction documents to construct a traffic signal and associated improvements at the intersection of N Hayden Road and E Mayo Boulevard. Traffic signal and associated improvements shall be constructed prior to the issuance of any Certificate of Occupancy or Certification of Shell Building, whichever is first.
- 21. WATER INFRASTRUCTURE. Prior to issuance of any permit for the development project, the property owner shall submit and obtain approval of construction documents to construct waterlines, potable and non-potable, adjacent to and within project development boundaries in accordance with city master plan, code and design standards and policies manual to the satisfaction of the city's water resources department. No connection to city water system, nor commitment to provide water service, shall be allowed without prior approval from water resources through an applicant completed, to water resources satisfaction, basis of design report. Such report may conclude with additional on-site and off-site water system infrastructure to be design and constructed by property owner prior to any project development connections to city system, with site modifications as needed to accommodate.
- 22. WASTEWATER INFRASTRUCTURE. Prior to issuance of any permit for the development project, the property owner shall submit and obtain approval of construction documents to construct wastewater infrastructure adjacent to and within project development boundaries in accordance with city master plan, code and design standards and policies manual to the satisfaction of the city's water resources department. No connection to city wastewater system, nor commitment to provide wastewater service, shall be allowed without prior approval from water resources through an applicant completed, to water resources satisfaction, basis of design report. Such report may conclude with additional on-site and off-site wastewater system infrastructure to be design and constructed by property owner prior to any project development connections to city system, with site modifications as needed to accommodate. Only sewers serving multiple parcels are to be dedicated as public systems.
- 23. FIRE HYDRANT. The property owner shall provide fire hydrant(s) and related water infrastructure adjacent to lot, in the locations determined by the Fire Department Chief, or designee.

#### **REPORTS AND STUDIES**

24. DRAINAGE. Subsequent project submittal shall evaluate and address the following:

- Develop and submit exhibit depicting natural pre-development contours to identify locations of highest adjacent grade (HAG) and lowest adjacent grade (LAG). Note, it is important for the design team to be aware of FEMA's requirement to elevate all electromechanical equipment servicing subject building to regulatory flood depth (RFD).
- Design team should to consider regional Basin 53R emergency surface spillway location and associated potential for emergency surface overflow. In event of back to back major rainfall events, malfunctioning basin outfall via two barrel 60 inch pipes, or storm of magnitude greater than design standard; emergency spillway will experience surface overflow and

send potentially significant discharge to the project site via existing ADOT LOOP 101 culvert crossings.

- Develop surface runoff routing summary table, which includes columns of volume required, volume provided and basin drain time.
- Submit topographic data in support of watersheds depicted on the off site drainage map. Note, offsite flows are subject to change upon review of subject topographic data.
- Depict pre and post development flows along downstream project boundary. Verify downstream capacity to receive post development flow if they are greater than pre development flows.

Axon Development Plan 13-ZN-2020

> Exhibit A to Attachment 2



# **Axon Scottsdale Campus**

Application Narrative for Rezoning, Development Review (Major) and Amended Development Standards



Representative:

H UELLMANTEL A FFILIATES

Charles Huellmantel 480.921.2800 charles@huellmantel.com P.O. Box 1833 Tempe, Arizona 85280 Applicant:



Axon Enterprise, Inc. 17800 N 85th Street Scottsdale, Arizona 85255

> 13-ZN-2020 9/11/2020

#### PROJECT OVERVIEW

Axon Enterprise, Inc. ("Axon") is in the process of acquiring approximately 73.57 acres on the west side of the Loop 101 freeway between the Hayden Road and Princess Drive exits to expand its campus to the area shown below:



The Arizona State Land Department (ASLD) held an auction on September 10, 2020. Axon was the successful bidder and will be the owner of the land by the time this case reaches a hearing. The City of Scottsdale has previously entered into a Public Infrastructure Reimbursement Development Agreement with Axon to encourage development of this site for Axon's proposed campus. Pursuant to that agreement, Axon is filing its requests to rezone the land as well as to amend the development standards in conjunction with a request for a development review. Axon is requesting to rezone the approximately 74-acre site from PCD (Planned Community) to I-1 (Industrial Park), an amendment to the Development Standards for I-1 to accommodate an increased building height, and a Development Review (Major) for the proposed building design. The proposed Axon campus is located within a larger planning area within the City of Scottsdale known as Crossroads East that has been subject to various Development Agreements, rezonings, and other entitlement cases over many years. The Crossroads East area is depicted below in this City-created image:

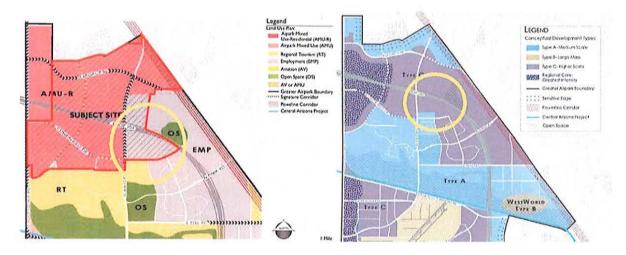


Crossroads East is divided into Planning Units, which have been broken up over time. The future Axon campus is located in Planning Units X and XI as shown in the map below created by rezoning case 19-ZN-2002#6:

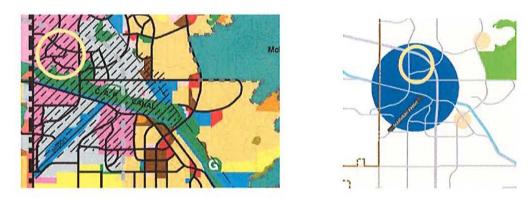
PROPOSED PLANNING UNITS	
Reads & Alignments Existing Read Proposed Read Planning Units VV VII	
H V X H V X X X X X X X X X X X X X X X X X X	200 As 10, 10 As 10, 10 As
	C41 Act VID G Dave 11 Act X1 Act X1 BO Act Act Act X1 BO Act Act Act X1 BO Act

All of the land contained within the Crossroads East area was previously rezoned by the City to Planned Community (PCD) with a zoning bank allowance for various zoning categories to be permitted in the Planning Units as well as dictating the amount of land that could utilize each zoning category and placing restrictions on the number of residential units permitted.

In addition to being included in the Crossroads East Planned Community Development Plan, the future Axon campus is located with the Greater Airpark Area Plan with an Employment designation projected to be a Type C - Higher Scale Development type as shown on the maps below:



The site's overall General Plan designation is Mixed-Use Neighborhoods with a Regional Use District overlay within the Greater Airpark Growth Area as shown below:



The proposed Axon campus is proposed as an Industrial office use at a scale designed to fit well with land use plans for this area. Accordingly, the proposed rezoning, development plan and amended development standards will effectuate the City's long-term planning goals for this area and are consistent with decades of vision for this area of Scottsdale. We were pleased at the council hearing for the Development Agreement to hear the Council unanimously agree that we share a common vision for this important land.

# **REZONING NARRATIVE**

Axon seeks to rezone the current Planned Community (PCD) designation to the more specific I-1 (Industrial Park) category allotted in the Crossroads East Development Agreement zoning bank/Land Use Budget allotment for Planning Units X and XI.

The subject site is located within Planning Units X and XI (created by 19-ZN-2002#6) with the following zoning allowances:

Catagory	Zoning		Permitted Zoning Districts									
Category	Zoning				IV	V	VI	VII	VIII	IX	X	XI
Employment	I-1		•	•	•	•	•	•	•	•	•	•
Employment	C-0	•	•	•	•	•	•	٠	۰	•	•	•
Mixed Use	PRC & PCP		•	•		8	•	•		•		
Commercial	C-2/C-3		•	•	9	•	•	•	•	•	•	•
Residential	R-5	•	•	•	0	•	•	•	•			

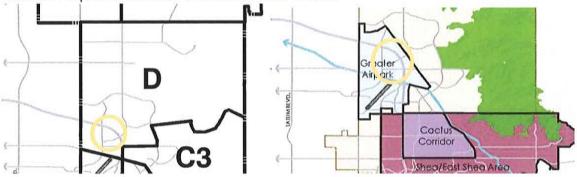
The proposed rezoning is consistent with the Land Use Budget allowance for Planning Units X and XI, which currently is as follows:

Category	Zoning	Gross Acreage by Zoning	Maximum Dwelling Unit per Gross Acre	Maximum Allowable		
		, ,	(DU/AC)	Dwelling Units		
Employment	I-1	210	NP	NP		
Employment	C-0	81	NP	NP		
Mixed Use	PRC & PCP	407	See Schedule C	4,163		
Commercial	C-2/C-3	170	NP	NP		
Residential	R-5	132	23	2,806		
Total		1,000		6,969		

Axon proposes to utilize 74 acres of the I-1 allotment in the Land Use Budget for the rezoning of Planning Units X and XI in Crossroads East.

# **Compliance with Goals and Policies of the General Plan**

Axon is located within Zone D of the General Plan's Five Planning Zones as well as the Greater Airpark Character Area as shown below:



# Character and Design Element

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

Respond to regional and citywide context with new and revitalized development

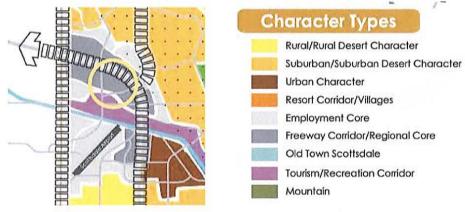
Axon's proposed campus expansion is located on a vacant parcel owned by the Arizona State Land Department that is part of a larger master planned community known as Crossroads East. Development of this parcel with Axon's proposed campus expansion helps meet this Character and Design Element Goal by furthering the City's Policy of providing new development within a regional and citywide context.

 Enrich the lives of all Scottsdale citizens by promoting safe, attractive and context compatible development

This area is bounded on two sides by the curve of the Loop 101 freeway, with the other portions of the site oriented towards a Major Arterial – Urban Street (Hayden Road) and a Major Collector – Urban Street (Mayo Boulevard). The parcel has been planned as an employment center of larger scale with associated intensity in relationship to its proximity to the Scottsdale Airpark and freeway.

Accordingly, Axon has designed an appropriately scaled building with a unique design that is oriented closer to the Loop 101 adjacent portion of the site with the remainder of the site as open space pending future phases. The context of the building including its design, height and materials are consistent with the Greater Airpark Area modern and contemporary design principles featuring a sleek design and significant glazing.

- Ensure that all development is part of and contributes to the established or planned character of the area of the proposed location.
  - o Urban Character Type Freeway Corridor/Regional Core



As depicted in the image above, Axon is located with the Freeway Corridor/Regional Core Character Type of the General Plan. These areas are planned as "dense mixed-use employment core that includes a number of region-serving offices, retail and hotel uses . . . Employment along the freeway corridor will be second only to Old Town Scottsdale in intensity and positive impact on the City's economic development . . . " as detailed in the Urban Character Type section in the General Plan.

Consistent with the vision the City has for this area – as approved by Scottsdale voters – Axon is proposing an expansion of its facilities to a world-class campus and employment center. Its location off of the Hayden Road exit for the Loop 101 freeway creates a regional presence with easy access throughout the Valley that will be home to more than a thousand quality jobs in the highly sought-after technology field.

2. Review the design of all development proposals to foster quality design that enhanced Scottsdale as a unique southwestern design community.

 Continue the development review process.
 We have been collaborating with the City for some time in the preparation of this application, including ongoing conversations about conceptual design.
 This application includes a Development Review (Major) request, which will require ongoing development review with both members of City staff as well as members of the public through the Open House and hearing process.

 Recognize that Scottsdale's economic and environmental well-being depends a great deal upon the distinctive character and natural attractiveness of the community, which are based in part on good site planning aesthetics in the design and development review process.

The proposed Axon campus expansion is part of a decades-long master plan for this area between the City of Scottsdale and Arizona State Land Department for the Crossroads East Planned Community. Axon has worked with both ASLD and the City to ensure that its proposed campus meets the long-term vision for this area.

The building itself is likely to be one of Scottsdale's most distinctive buildings, designed with high quality materials with a unique design aesthetic that is complimentary to the Greater Airpark Area. The site has been planned in a manner that allows for a variety of uses, designs and intensities that will foster aesthetically pleasing design while encouraging the planned industrial/office uses in this area.

 Promote, develop, and adopt comprehensive policies and guidelines for use in the design and development review process, which establish principles and standards for public and private development and recognize the diverse scope of development projects in the community.

As previously mentioned, the site is located within the Crossroads East Planned Community area. ASLD and the City have worked collaboratively for many years to ensure that third parties developed within Crossroads East in a manner consistent with a unified vision for progress in this area. Axon's campus expansion is another piece of this master planned area that has been designed and planned in conjunction with the overall vision for Crossroads East.

The policies and guidelines set forth in the Crossroads East Development Plan have provided the basis for the proposed design and process through which Axon is pursuing approval of its proposed campus expansion.

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

• Ensure compatibility with the natural desert in Natural streetscape areas.



The streetscapes have been designed consistent with the guidelines for Suburban Streetscapes including native and/or desert adapted trees that include mulga acacia trees as well as blue palo verde trees along frontages adjacent to the site.

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

Maintain the landscaping materials and pattern within a character area.
 Axon's proposed campus expansion has thoughtfully planned the landscape design in a manner that recognizes the importance of cohesive landscape palettes to reinforce the character of this area.

The landscape design utilizes materials and patterns consistent with the surrounding area and include: palo verde trees, ironwood, saguaro cactus, prickly pear, creosote, sage, jojoba, yucca and cholla as well as a variety of other shrubs, accents and groundcovers.

- Discourage plant materials that contribute substantial air-borne pollen.
   The landscape palette has specifically chosen desert appropriate plants and excludes the use of plant materials that contribute substantial air-borne pollen.
- Encourage landscape designs that promote water conservation, safe public settings, erosion protection, and reduce the "urban heat island" effect.
   By utilizing a landscape palette consistent with the surrounding area that is sensitive to the native desert environment, the proposed project utilizes low water usage / xeriscape plantings to promote water conservation. Landscape that interferes with natural visibility has been discouraged to promote safe public settings.

 Encourage the retention of mature landscape plant materials.
 The phasing of the development of the Axon campus will allow for retention of mature landscape plant materials surrounding the site in areas that will not be disturbed for this initial phase.

#### Land Use Element

1. Recognize Scottsdale's role as a major regional economic and cultural center, featuring business, tourism, and cultural activities.

- Strengthen the identity of Scottsdale by encouraging land uses that contribute to the character of the community and sustain a viable economic base. Axon's campus expansion will further the City's goal to increase its economic base beyond tourism and recreation as noted by Mayor Lane and Councilmembers Milhaven and Phillips at a public hearing on August 25, 2020, related to public infrastructure for the proposed project. Axon's high quality, engineering jobs in programing and research and development significantly contribute to the City's economic diversity.
- Encourage land uses that preserve a high quality of life and define Scottsdale's sense of place within the region.

The proposed campus expansion is located within a planned industrial employment hub within the Greater Airpark Character Area and along the Loop 101 freeway that places it appropriately within an area planned for this type of use. The increase in property tax generated by the expansion combined with the economic impact of additional jobs the campus will bring to this area only furthers to improve the high quality of life for Scottsdale residents.

Additionally, the iconic building design will contribute to a sense of place specific to the Greater Airpark Area. The aeronautical influence in the building shape and modern elements reflect the high quality of development Axon proposes to bring to the area.

2. Coordinate land uses affecting regional networks (mobility, economic, and open space) with adjacent jurisdictions to maintain the integrity and efficiency of each network.

• Support the location of regional land uses, such as major employment centers along regional mobility networks.

Axon will employ more than a thousand Valley residents at this campus expansion to complement its existing presence located directly adjacent to the project site, and its proximity to the Loop 101 freeway will allow ease of access to regional mobility networks for employees and visitors.

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

• Encourage the location of more intense mixed-use centers and regional employment cores along regional networks while incorporating appropriate transitions to adjoining land uses.

Axon's proposed campus expansion is located with easy access to the Loop 101 Freeway, placing this employment core in close proximity to a regional transportation network. Because the proposed project is buffered by the Loop 101 on two sides, the more intense buildings are located on this portion of the site. On the remaining portions of the site, the scale of the building provides appropriate transition to the nearby office uses.

 Locate employment uses where impacts on residential neighborhoods are limited and access is available at citywide and regional levels. This site is located so as to provide minimal impact to residential neighborhoods and is concentrated in an area specifically planned to limit adjacent residential uses due to the nearby Airpark. As noted above, the site is also bounded on two sides by the Loop 101 freeway, which provides a physical barrier from the neighborhoods located to the north and east of the site.

4. Maintain a balance of land uses that support a high quality of life, a diverse mixture of housing and leisure opportunities and the economic base needed to secure resources to support the community.

• Support jobs/housing balance by integrating housing, employment, and supporting infrastructure in mixed-use centers located at appropriate locations.

Axon's campus expansion is located within the Crossroads East Planned Community, which is master planned for a mix of commercial, residential, industrial and office uses. The Crossroads East area currently contains a mix of office and residential space, and the location of Axon's campus expansion is planned as an industrial use consistent with the General Plan's goals for this area. The proposed project fits well within the variety of uses and is consistent with a number of City planning documents including the General Plan and Greater Airpark Character Area. 5. Develop land use patterns that are compatible with and support a variety of mobility opportunities/choices and service provisions.

 Integrate the pattern of land uses and mobility systems in ways that allow for shorter and fewer automobile trips and greater choices for mobility.
 Because portions of Crossroads East have been planned with multifamily residential uses located nearby, the inclusion of Axon's proposed campus expansion provides additional employment opportunities close to dense residential uses. Axon will employ more than a thousand individuals at this location, providing ample opportunities for those nearby residents who are employees to utilize multi-modal options.

6. Promote land use patterns that conserve resources, such as land, clean air, water, and energy, and serve all people, within the community.

• Concentrate future development in "growth areas" and other centers of activity, thereby discouraging sprawl, conserving energy, and promoting community identity.

The subject site is located within a growth area that extends from generally Scottsdale Road on the west to 96<sup>th</sup> Street on the east and from Thunderbird Road on the south to the Loop 101 on the north. The site is also located within the Greater Airpark Character Area, a part of the City targeted as a center of activity. The Airpark aims to serve as the largest employment hub outside of Old Town, highlighting a significant desire for growth in the Greater Airpark Character Area.

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

• Focus intense land uses along major transportation networks (such as the Pima Freeway and major arterial streets) and in urban centers (such as Old Town and the Airpark).

The proposed Axon campus expansion is located at the Hayden Road exit for the Loop 101 and is bounded on the north and east portions of the site by the Loop 101 curve. The site is both along a major transportation network (the Loop 101) as well as being located in an urban center (the Airpark). The intensity of employment center is well-located within these areas planned for growth and activity.

# Economic Vitality Element

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

- Nurture and support established businesses as well as new businesses. Axon (formerly known as TASER International, Inc.) is a well-established global company founded in Scottsdale in 1993. Axon currently operates out of a building located directly adjacent to the proposed campus expansion. Approval of the expansion of Axon's operations to the proposed new campus location will keep Axon's new campus in Scottsdale and will help support the company's growth within the City for many years to come.
- Ensure adequate opportunities for future and expanded commercial and business activity throughout the community.
   Axon has long since outgrown its existing corporate building and has been leasing space throughout the globe for its operations as we have continued to expand. Approval of the proposed campus expansion will consolidate those operations within the City of Scottsdale and will provide future opportunities for Axon to continue growing within Scottsdale as the site is designed to accommodate future phases.
- Develop existing and attract new high value/low impact businesses.
   Axon is a technology company and provides high quality employment with minimal impact on the community in terms of resource usage. Even now, hundreds of our employees live in Scottsdale. The value to the City of Axon's expansion is projected into the billions over 10 years by the City's Economic Development staff.

4. Foster new and existing economic activities and employment opportunities that are compatible with Scottsdale's lifestyle.

• Support businesses in adapting to the constantly changing market as a result of new technologies and support those companies that are integral to the "new economy."

Axon is a well-known inventor, designer, programmer and manufacturer of industry leading cutting-edge technology and public safety tools and equipment. Axon seeks to continue evolving its products and technology, and is a business that is built upon adapting to changing markets and policies through technological advancement. The approval of Axon's campus expansion will further the City's goal to attract and retain leaders in technology.  Target specific economic sectors for expansion or relocation in Scottsdale that will provide for the greatest positive impact and the fewest negative impacts. These include medical and health care services, biomedical research and development, technology related research and development, business and professional services, administrative office, corporate and regional headquarters.

Axon is a technology company, with a robust research and design component, seeking to expand its existing current building into a unified campus located on land directly adjacent to the current building. Axon is the type of company and employer the City has long sought to attract and retain, and the approval of the proposed campus expansion for Axon will further the City's goal.

 Emphasize the retention and expansion of businesses in Scottsdale and provide support mechanisms for small businesses in Scottsdale. This larger contiguous campus parcel allows Axon to consolidate and expand in Scottsdale. Without this unique land opportunity, we would likely need to find another city to build the campus.

6. Maintain and develop partnerships that will support and promote quality employment and business opportunities.

- Maintain and develop relationships with businesses that provide the contacts that can enhance the city's presence and position in enhancing and attracting quality and innovative business opportunities.
   Axon and the City have worked together to facilitate the proposed development of Axon's campus expansion on the subject site. The City's outreach and assistance has encouraged Axon to maintain and expand its operations within Scottsdale consistent with this goal.
- Work with other jurisdictions and agencies (i.e. Scottsdale Area Chamber, School Districts, adjacent communities, Greater Phoenix Economic Council, etc.) to coordinate business and employment opportunities. The City has worked with the Arizona State Land Department to master plan the Crossroads East area and ensure compatible development is encouraged in the area. Additional collaboration with the Greater Phoenix Economic Council on Axon's specific desire to expand in this location has furthered this collaborative effort to attract and maintain quality businesses in this area.

7. Sustain the long-term economic well being of the city and its citizens through redevelopment and revitalization efforts.

- Encourage quality redevelopment in employment areas to provide new jobs, new retail, and new entertainment opportunities in the Scottsdale market. The City has encouraged us to consolidate existing jobs into Scottsdale and to bring new jobs as we grow. Approval of the proposed campus expansion will allow Axon to provide these jobs that might otherwise not be located within the City (and in many cases are already located outside of the City).
- Encourage and support the renovation and reuse of underutilized or vacant parcels/buildings/shopping centers.
   The subject site has long been vacant and approval of the proposed campus expansion for Axon will provide for development of this large, nearly 75-acre portion of land within the key growth area of the Greater Airpark.

#### Community Involvement Element

- 1. Seek early and ongoing involvement in project/policy-making discussions.
  - Maximize opportunities for early notification of proposed projects, or projects/issues under consideration using signs, information display boards, web site postings, written correspondence, and other methods, as they become available.

From the time Axon identified the subject property as a prime location for our campus expansion within the City of Scottsdale, we began outreach with various stakeholders in the community that included phone calls and meetings. This outreach has continued, and we have spoken with several nearby property owners and/or their representatives to notify them of Axon's plans and to begin open and early communication.

In addition to this early outreach, we have provided the City with draft language for both "white" and "red" sign postings that include the Early Notification of a Project Under Consideration and will host a Neighborhood Open House Meeting approximately 1 month after filing of the formal submittal.

 Encourage that project developers/owners, realtors and the real estate industry, corporations, and other public entities take responsibility for sharing information, framing issues surrounding projects, and shows accountability for being responsive to constructive citizen comments. As noted above, we have been proactive in our outreach with area stakeholders and surrounding property owners and/or their representatives to discuss Axon's plans for the site.  Ensure project developer/owner is able to demonstrate citizen involvement and how comments were incorporated into proposal/issue recommendations. Our team is experienced in conducting neighborhood outreach. We are prepared to provide the City with prompt and accurate information related to neighborhood contacts regarding the proposed project as well as to provide responses to any potential issues or concerns that are raised.

2. Proactively seek community-wide representation on issues through vigorous outreach programs that engage citizens who are not typically involved.

 Create and use community-wide mailing lists that include representation from homeowners associations, neighborhood and service groups, the faith community, the school districts, the business community and other special interest groups.

The City has provided a very detailed Interested Parties list that includes community members throughout Scottsdale who will receive notice of our Neighborhood Open House Meeting and an invitation to participate as well as our contact information to reach out at their convenience to discuss the project.

• Utilize communication vehicles that reach minority populations within the community.

We are proposing a virtual Neighborhood Open House Meeting, which is appropriate given the current status of the ongoing COVID-19 pandemic. Our virtual neighborhood meetings can be attended telephonically or virtually and do not require travel to a location near the subject site, which we have experienced allows for an increase in public participation due to the added convenience of remote attendance.

- 4. Accept and respond to new ways of communicating and new technologies.
  - Use technologies like teleconferencing and broadcasting of meetings to allow greater participation at locations throughout the community.
     We are proposing a virtual Neighborhood Open House Meeting with the option to attend telephonically as well, which will facilitate greater participation for interested community members throughout the City.
  - Embrace new techniques and technologies for communication.
     Our proposed virtual Neighborhood Open House Meeting utilizes
     GoToMeeting format, a secure method of conducting public meetings. This is

one of the new methods for conducting neighborhood outreach we have utilized as the ongoing COVID-19 pandemic necessitated alternative public meeting methods.

Adapt communication techniques and technologies to each situation.
 We believe that the proposed virtual Neighborhood Open House Meeting is appropriately adapted to the unique challenges presented by the ongoing COVID-19 pandemic as well as to accommodate potential attendees from across the City.

# **Open Space and Recreation Element**

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

 Promote creative residential and commercial development techniques consistent with the Character Plan for an area, to further preserve meaningful and accessible open space.

The proposed Axon campus expansion is designed to work within the physical constraints of the site while providing a unique and open aesthetic. The main building has been designed close to the Loop 101 freeway which acts as a physical barrier to the eastern portion of the site. The site also features an open amphitheater area for events and retains large portions of open space for possible future phases.

The project itself is consistent with the building techniques identified in the Greater Airpark Area Plan, which is discussed in greater detail below.

• Protect and use existing native plants, the design themes of character areas within which they are sited, and response to local conditions in landscape designs.

Axon has designed the site with native plantings to compliment the surrounding natural landscape areas and consistent with the design palette of nearby buildings.

# Preservation and Environmental Planning Element

- 5. Conserve water and encourage the reuse of wastewater.
  - Encourage landscape improvements, which limit the amount of turf area (to "people places") and make optimal use of indigenous desert plants.

The proposed landscape palette includes native desert plantings including: palo verde trees, ironwood, saguaro cactus, prickly pear, creosote, sage, jojoba, yucca and cholla and does not propose any turf areas.

- 9. Protect and conserve native plants as a significant natural and visual resource.
  - Discourage non-indigenous plants (e.g. olives) that produce pollen in landscape design.

Landscape plantings have been carefully selected so as to not include nonnative plantings, including those that produce pollen.

# Growth Areas Element

7. Promote development timing that is guided by the adequacy of existing and/or expandable infrastructure, services, and facilities.

 Anticipate the need and secure land for public facilities, such as water treatment plants, reservoirs, transportation rights-of-way, parks, libraries, community centers, and other public needs, such as police and fire.
 Axon has been working with the City to identify a location within the subject site that would be suitable for a water treatment facility as well as a possible future command center and/or fire training facility for use by public safety officials.

# Public Services and Facilities Element

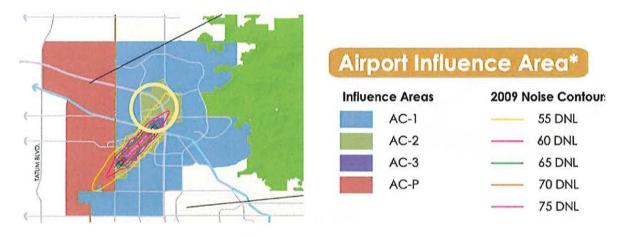
7. Provide a safe environment for all Scottsdale citizens, visitors, and private interests by alleviating physical risks that may be encountered in the normal operation and development of the community.

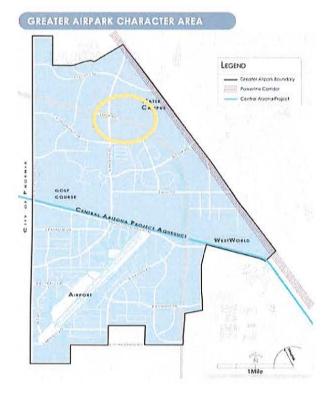
 Provide Police and Fire deployment stations, support facilities, and public safety information and training programs to minimize response times and maximize effectiveness in protecting the public from potential natural and man-made hazards.

Axon has been working with the City, including both Police and Fire Departments, to identify a location within the subject site that would be suitable for a possible future command center and/or fire training facility for use by public safety officials. This facility would include resources to be utilized by police and fire during the Phoenix Open to maximize access and minimize response time for public safety officials.

# Compliance with Goals and Policies of the Greater Airpark Character Area Plan

Axon is located within Influence Area AC-2 of the Greater Airpark Character Area as shown below:





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#### Land Use Element

Goal LU1: Maintain and expand the Greater Airpark's role as a national and international economic destination through appropriate land uses, development, and revitalization.

Policy LU 1.2: Support a mix of uses within the Greater Airpark that promote a sense of community and economic efficiency, such as clustering similar/supportive uses and incorporating residential intended for the area's workforce, where appropriate.

Axon's proposed campus expansion is located adjacent to other office uses and within the Employment center of the Greater Airpark Area Plan. Although the immediately adjacent uses are also of an office nature, several nearby developments incorporate multifamily residential components that are intended to serve the surrounding employment hubs. The addition of Axon's campus expansion will provide additional employment opportunities for those residents as well as for people throughout the Valley.

Policy LU1.4: Encourage the redevelopment of underutilized land to more productive uses.

The subject site is undeveloped. Axon's proposed campus expansion will make productive use of this site by providing hundreds of additional jobs within this key employment area of the City.

Policy LU1.5: Maintain and continue to foster dialogue between the City of Scottsdale and Arizona State Land Department to facilitate innovative use and development of State-owned land.

Axon has agreed to purchase the subject site from the Arizona State Land Department, and both the City and ASLD have been actively involved in conversations regarding appropriate development of this site for some time. ASLD has expressed its desire for an industrial use on this site and required I-1 uses in its auction notice to convey its position on the use of the land. Consistent with this desire, Axon's application includes a request to rezone the land to I-1 and is proposing a use consistent with the zoning designation.

Policy LU1.8: Prevent erosion of Greater Airpark Employment land uses through land use regulations, such as limiting retail and restaurants in areas designated for employment.

The proposed Axon campus expansion is an employment land use within the Employment Land Use area, consistent with the Greater Airpark Character Area's Land Use Plan.

# Goal LU 4: Utilize development types to guide the physical and built form of the Greater Airpark

Policy LU 4.3: Encourage higher-scale Type C development in areas with access to major transportation corridors and where lower-scale residential areas will be buffered from higher-scale development.

Axon's proposed campus expansion is located almost entirely within a Type C – Higher Scale Conceptual Development Type Area. A small portion of the site, mostly slated to be utilized by the City for its water treatment facility, is within the Type A – Medium Scale Conceptual Development Type Area. Type C Development Areas are appropriate for higher scale and building mass and intensity, and Axon is proposing a larger scale building consistent with this Conceptual Development Type.

Goal LU 5: Encourage Greater Airpark development flexibility.

Policy LU5.1: Update and provide greater flexibility in development regulations to achieve the goals of the Greater Airpark Character Plan and encourage revitalization in the area.

Axon is requesting an Amendment to the Development Standards for the I-1 Zoning District to accommodate a building with a greater height than is permitted by I-1 district standards. This flexibility allows the building to be constructed in a manner consistent with the Conceptual Development Type C area that projects higher scale projects to be located closer to the Loop 101 freeway within the Greater Airpark Area Plan.

Policy LU5.2: Greater Airpark public amenities and benefits should be provided by the private sector when development bonuses, such as increased floor area, greater intensity, greater height, development standard flexibility, and/or street abandonment are considered.

The proposed Axon campus expansion proposed public amenities which may include a water treatment facility and future command center and/or fire training facility on site. These public benefits justify flexibility in application of the development standards, and accordingly Axon requests a minor modification to the I-1 standards to allow an increased building height. Policy LU5.5: Promote flexibility of land uses when it can be demonstrated that new land uses are viable in serving a regional market, such as corporate headquarters, tourism, and educational campuses.

The subject site is a viable location for Axon's campus expansion as it is located directly adjacent to the existing Axon facility. Axon's employment base serves a regional market and this location adjacent to the Loop 101 freeway increases its function as a regional facility.

Goal LU 6: Promote the Greater Airpark as a mixed-use economic and aviationbased employment center that is complementary to Downtown Scottsdale, the city's premier cultural, civic, and residential mixed-use core.

Axon's proposed campus expansion furthers the City's goal of having the Greater Airpark serve as an economic core and employment center. The expansion of Axon's campus on the subject site will bring hundreds of new high quality jobs to Scottsdale within the Airpark.

Policy LU6.1: Prioritize employment uses over residential uses in the Greater Airpark.

Axon proposes a purely employment use in this area and does not propose any residential uses, consistent with the goals of the Greater Airpark Area Plan and its vision as an employment core.

#### Economic Vitality Element

#### Goal EV1: Sustain the long-term economic prosperity of the Greater Airpark.

Policy EV1.3: Develop strategies, such as amending regulatory processes, that will incentivize and encourage new development and redevelopment. Axon is requesting Amended Development Standards to accommodate an increased building height in the I-1 zoning district, and the City has previously provided a path for properties within the Crossroads East Planned Community a method of modifying standards that will encourage redevelopment of the area as ASLD sells portions to private development within the Airpark area that furthers its goals and policies by providing additional employment of an existing Scottsdale company.

Policy EV1.4: Retain and expand established Greater Airpark businesses. Axon established its current location directly adjacent to the proposed campus expansion but has since outgrown the location. As a result, Axon has expanded its operations throughout the Valley and into other locations outside of Arizona to accommodate its growth. By approving Axon's requests, the City will allow this established Greater Airpark business the opportunity to concentrate its operations in the Valley to its Scottsdale campus and accommodate future additional growth at this location.

Policy EV1.5: Develop existing and attract new high value businesses to the Greater Airpark.

The proposed campus expansion will allow Axon, an existing high value Greater Airpark business, the opportunity to continue growing its employment base within the City and the Greater Airpark area.

Policy EV1.8: Attract a diversified business base to help insulate the city during economic downturns.

At the City Council hearing on August 25, 2020, regarding infrastructure at the proposed site, Councilmember Milhaven touted Axon's expansion as "a watershed moment in Scottsdale history" similar to when Mayo Clinic opened a campus in Scottsdale. Councilmember Milhaven noted that diversifying Scottsdale's economy beyond real estate and tourism would provide a more stable City economy.

Axon's technology-based business provides a diversified business base as noted by Councilmember Milhaven, which in turn adds economic protection to the City during periods of financial slowdown.

Goal EV2: Maintain and strengthen established economic engines in the Greater Airpark.

Policy EV2.1: Provide performance-based development incentives to area businesses to encourage reinvestment in the Greater Airpark. The City Council recently approved a Public Infrastructure Reimbursement Development Agreement that ties Axon construction and payroll milestones to City return of infrastructure funds Axon will pay as part of the project. This agreement is a form of performance-based incentive that was the basis to encourage Axon to retain and expand its operations within the City of Scottsdale and the Greater Airpark area. Policy EV2.3: Support the growth and development of light industrial, research and development, and manufacturing companies in the Greater Airpark that are compatible with mixed land uses and Scottsdale's environmental values. Axon is proposing to rezone its site to I-1 (Industrial Park) to perform light industrial uses that include associated office, research and development, manufacturing and warehousing. This zoning category has been previously identified as appropriate for this site in the Crossroads East Planned Community Development Plan and associated documents. Accordingly, it reflects a compatible land use with the Greater Airpark and does not have a heavy environmental impact on the City consistent with this policy goal.

Policy EV2.4: Support the growth and development of the Greater Airpark's office industries and corporate headquarters.

Axon has an existing corporate presence within the Greater Airpark that is located directly adjacent to the proposed campus expansion. Approval of the requests would support Axon's existing corporate continued expansion within the Greater Airpark.

Goal EV4: Support the continued development of new economic opportunities that capitalize on market trends and the Greater Airpark's competitive strength.

Policy EV4.1: Encourage public and private partnerships that will pursue joint ventures between emerging technology-based research and businesses. The City and Axon have worked collaboratively to find solutions limiting Axon's growth to identify land and incentivize Axon's expansion within the Greater Airpark area.

Policy EV4.1.1: Identify and market land that is most advantageous for locating emerging technology-based industries. The subject site, which Axon is currently purchasing from the Arizona State Land Department, was identified as an ideal site for a light industrial use by Axon as a technology-based industry.

Policy EV4.5: Recognizing that there are limited, large scale, economicproducing opportunities remaining in Scottsdale, work with the State Land Department to attract revenue generating projects to their Greater Airpark land holdings, so as to benefit both the State and local community. The City worked with the Arizona State Land Department to prepare the subject site for sale at public auction with the goal to find a compatible user based on the Crossroads East Development Agreements and Development Plan between the City and ASLD.

Goal EV5: Enhance existing and develop new partnerships that support quality employment, business opportunities, and workforce development.

Policy EV5.2: Maintain and develop national and international relationships that enhance the Greater Airpark's position as a premier locale for businesses. Axon is an international company founded in Scottsdale within the Greater Airpark. Approval of the requests would allow continued expansion of this globally-recognized technology business within the Greater Airpark and further its reputation as a premier location within the City for corporate expansion.

#### Character and Design Element

Goal CD1: Enhance and strengthen the design character of Greater Airpark Future Land Use Areas (See Land Use Plan Map, pg 11).

Policy CD1.1: Promote innovative, high quality design using specific design criteria associated with each Future Land Use Area in the Greater Airpark: Employment Future Land Use Area.

The Greater Airpark Area Plan's vision for Employment Future Land Use Areas calls for buildings with "... contemporary architecture, technological and corporate/executive character, campuses, and unique expressions of corporate identify ..." Axon's building design is extraordinarily unique and pays homage to the science fiction roots of the company's founding and features a spaceship-like building façade with futuristic contemporary designs.

Policy CD1.3: Encourage a variety of building shapes and heights that are appropriate in each Future Land Use Area in order to promote visual interest in the Greater Airpark and to promote the overall character of the specific Future Land Use Area within which they are located.

Axon is proposing an increased maximum height for its main building that will provide a contrast to the surrounding buildings and promote visual interest in Axon's campus expansion. The unique building design will provide a specific character for this site and set it apart from other nearby office buildings. The slightly taller building provides for better use of the land including allowing for more jobs in a more iconic building.

#### Public Services and Facilities Element

Goal PSF3: Maintain and enhance public services including public safety, human services, and customer services in the Greater Airpark.

Policy PSF 3.1: Encourage the development of additional public safety facilities, including law enforcement, emergency, and medical services, in conjunction with area growth in order to provide and maintain adequate response time.

Axon and the City are working to identify locations on the subject site that would be suitable for a command center and/or a fire training facility. These public facilities would support police and fire operations in the area to promote more efficient management in this area, particularly during nearby events.

# AMENDED DEVELOPMENT STANDARDS NARRATIVE

In order to accommodate Axon's proposed building height, we are requesting an amendment to the Development Standards for the I-1 Industrial Park zoning district. We are proposing the following modification to the I-1 Development Standards:

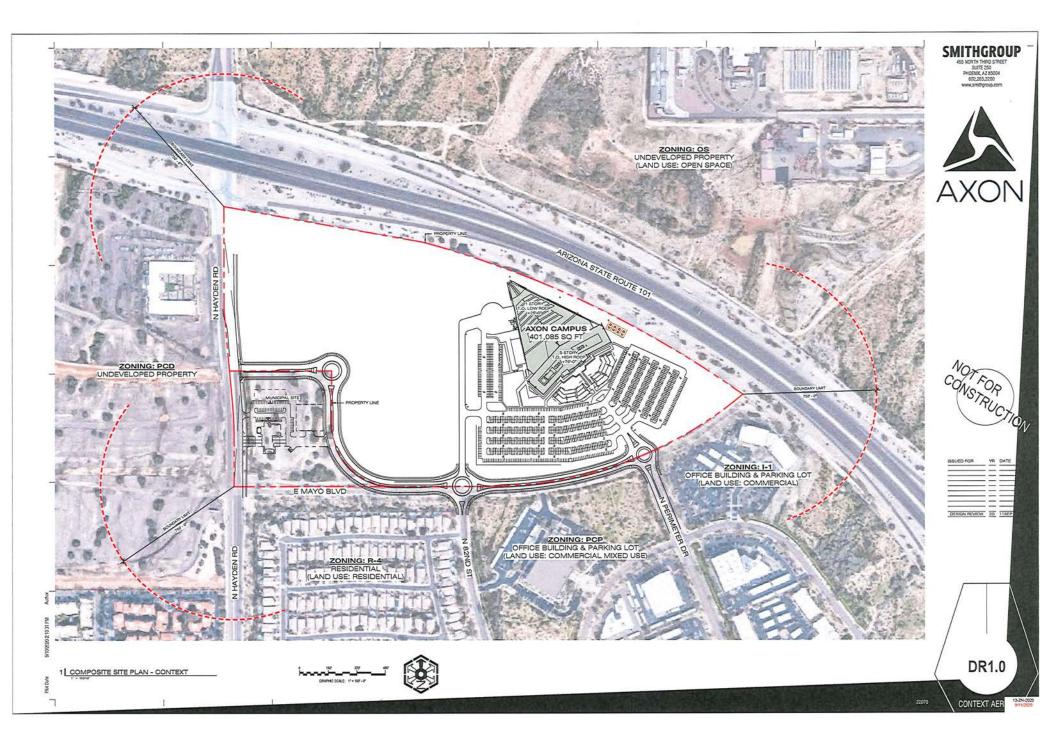
# I-1 Property Development Standards Sec. 5.1804

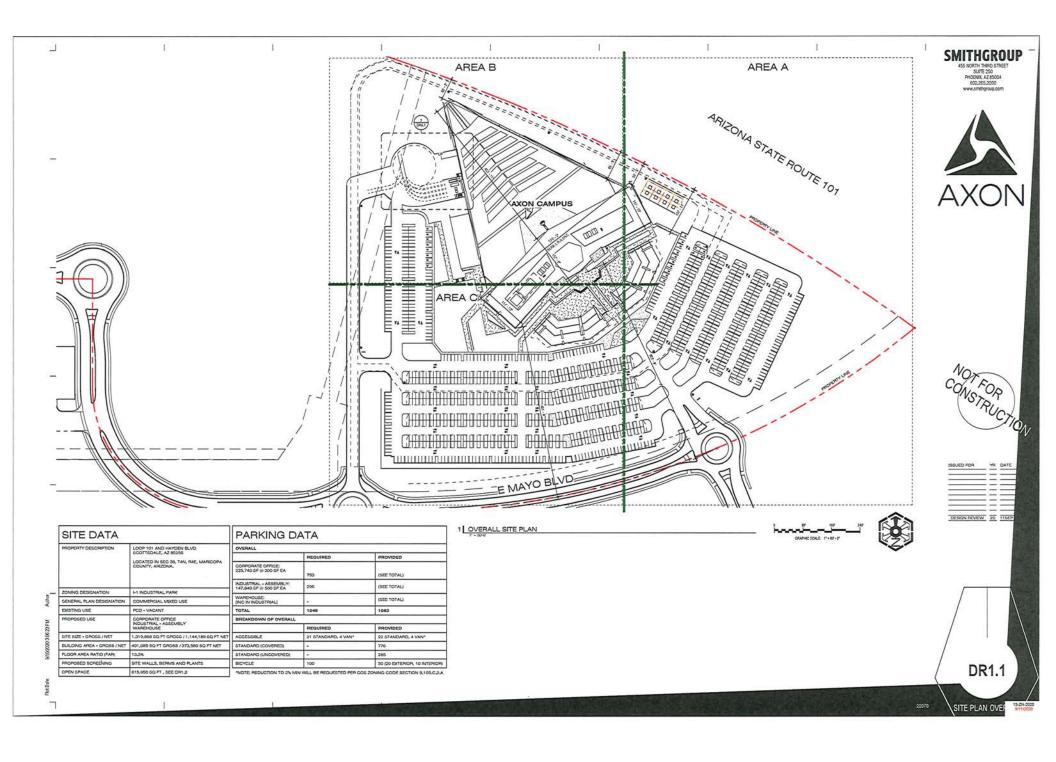
The following property development standards apply to all land and buildings in the I-1 District:

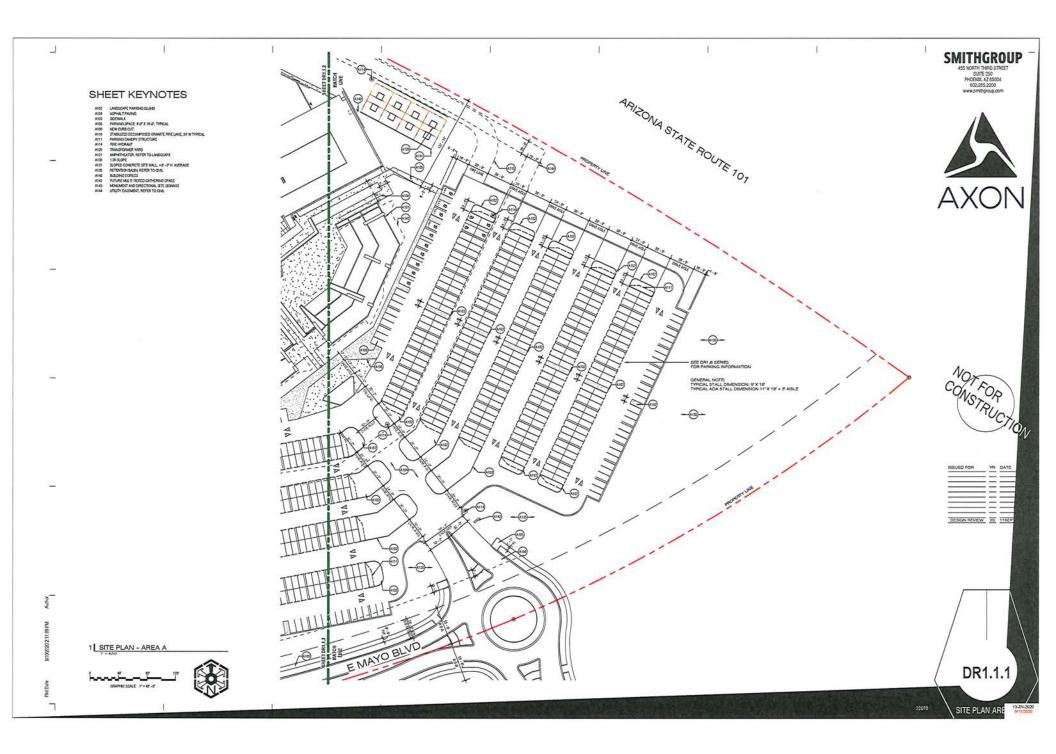
- A. Floor area ratio.
  - 1. Maximum: 0.80 multiplied by the net lot area.
- B. Required open space.
  - 1. Minimum: 0.10 multiplied by the net lot area.
  - 2. For building heights over twelve (12) feet: the minimum required open space plus 0.003 multiplied by the net lot area, for each foot of building height over twelve (12) feet.
  - 3. Reduction for on-lot taxilane safety area and aircraft staging area: the open space calculated in B.1. or B.2. above may be reduced by up to 0.50 multiplied by the required open space, for the amount of on-lot taxilane safety area and aircraft staging area provided.
  - 4. Parking areas and parking lot landscaping are not included in the required open space.
  - 5. NAOS may be included in the required open space.
- C. Building height.
  - 1. Maximum: Fifty-two **EIGHTY-TWO** (5282) feet, except as otherwise provided below and in Article VII.
  - Maximum building height within three hundred (300) feet of a residential district shown on Table 4.100.A., or the residential portion of a Planned Community P-C, or any portion of a Planned Residential Development PRD with an underlying zoning district comparable to the residential districts shown on Table 4.100.A.: Thirty-six (36) feet.
- D. Yards.
  - 1. Front minimum: Twenty (20) feet.
  - 2. Side and rear minimum: Thirty (30) feet from a residential district shown on Table 4.100.A., or the residential portion of a P-C, or any portion of a

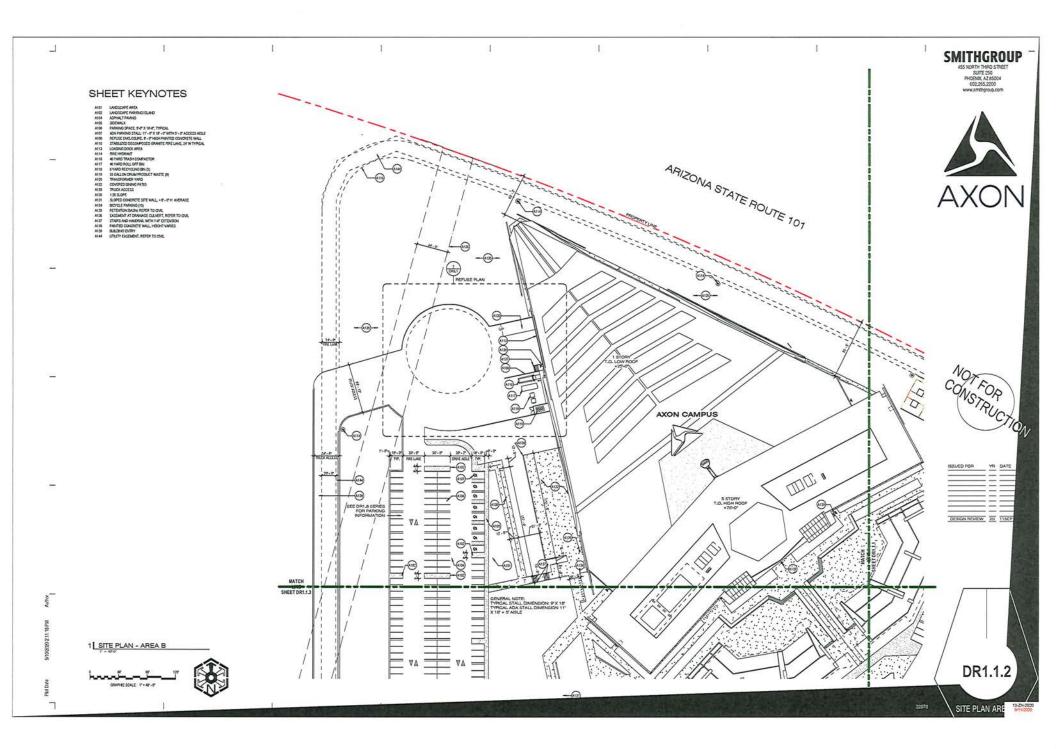
PRD with an underlying zoning district comparable to the residential districts shown on Table 4.100.A.

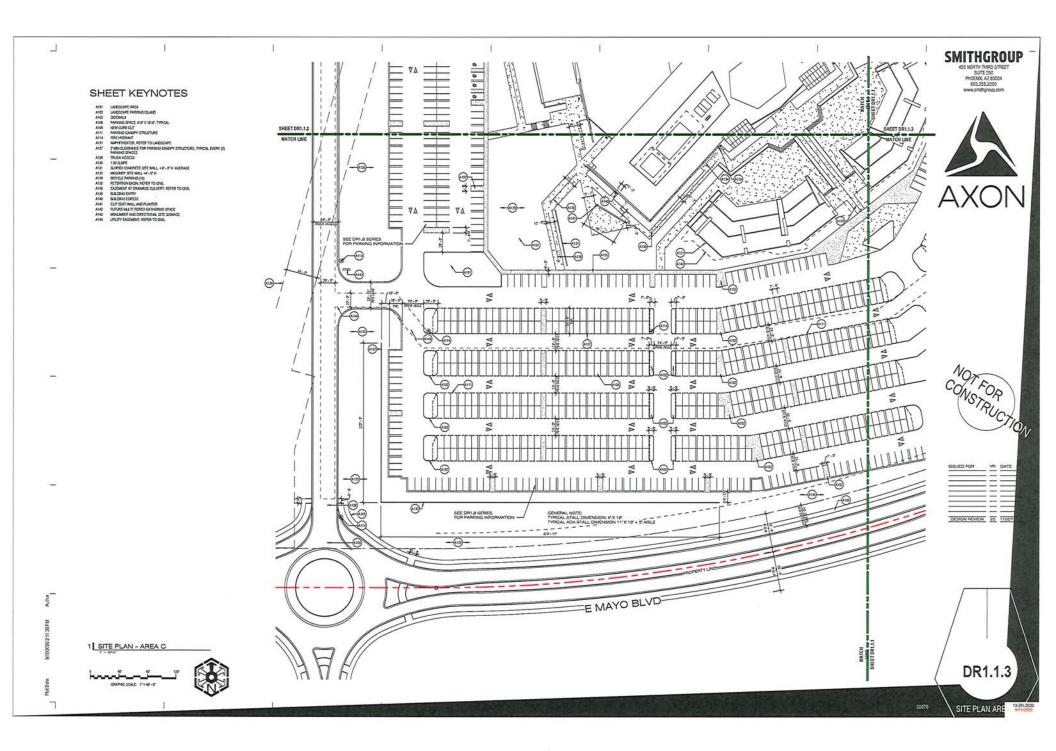
- 3. All outdoor activities, including storage, minimum: Fifty (50) feet from a residential district shown on Table 4.100.A., or the residential portion of a P-C, or any portion of a PRD with an underlying zoning district comparable to the residential districts shown on Table 4.100.A.
- E. Screening.
  - 1. All outdoor activities, mechanical equipment, outdoor storage and refuse areas shall be within an enclosed building, or screened by a solid wall at least six (6) feet in height or as otherwise approved by the Development Review Board.
  - 2. No outdoor storage shall be visible from off-site.
  - 3. Other requirements and exceptions are as specified in Article VII and Article X.

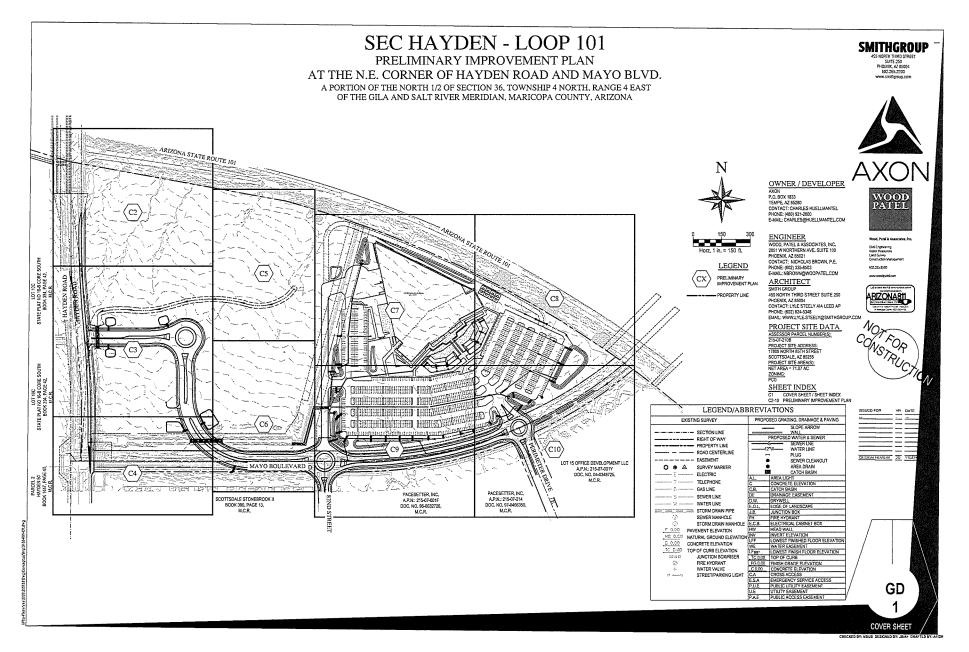


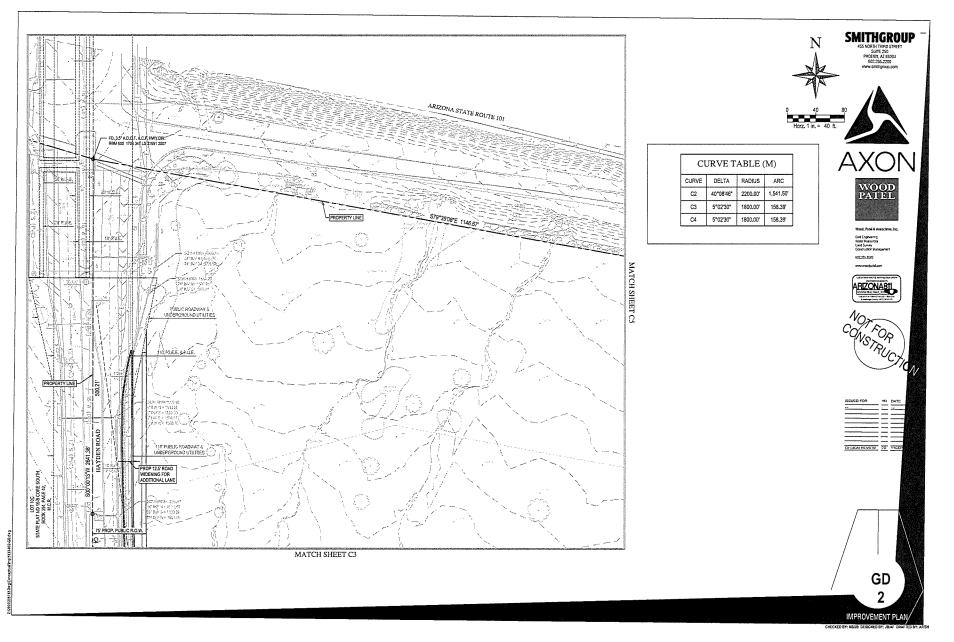


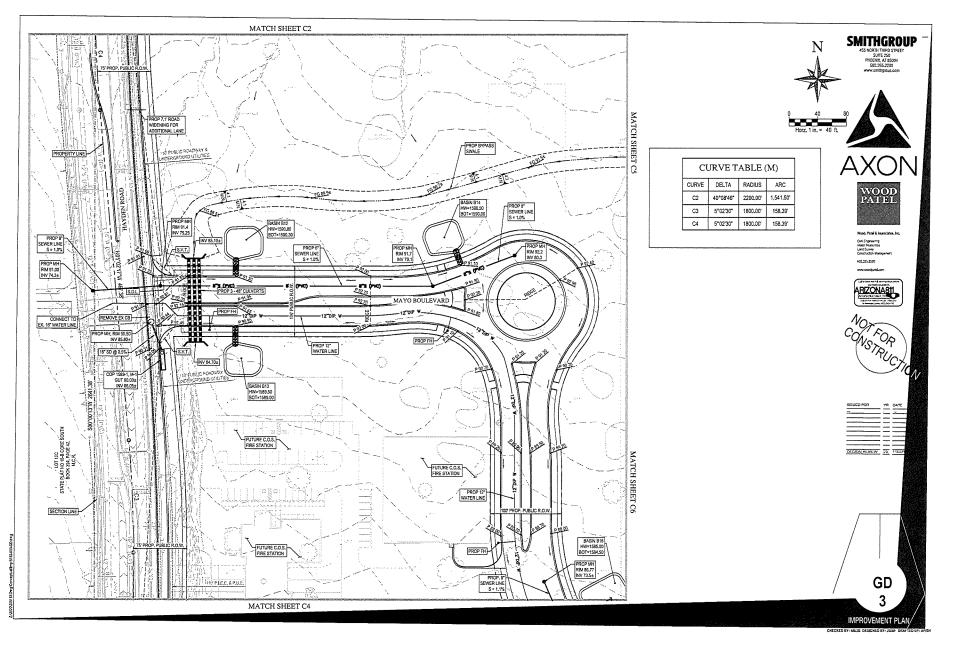




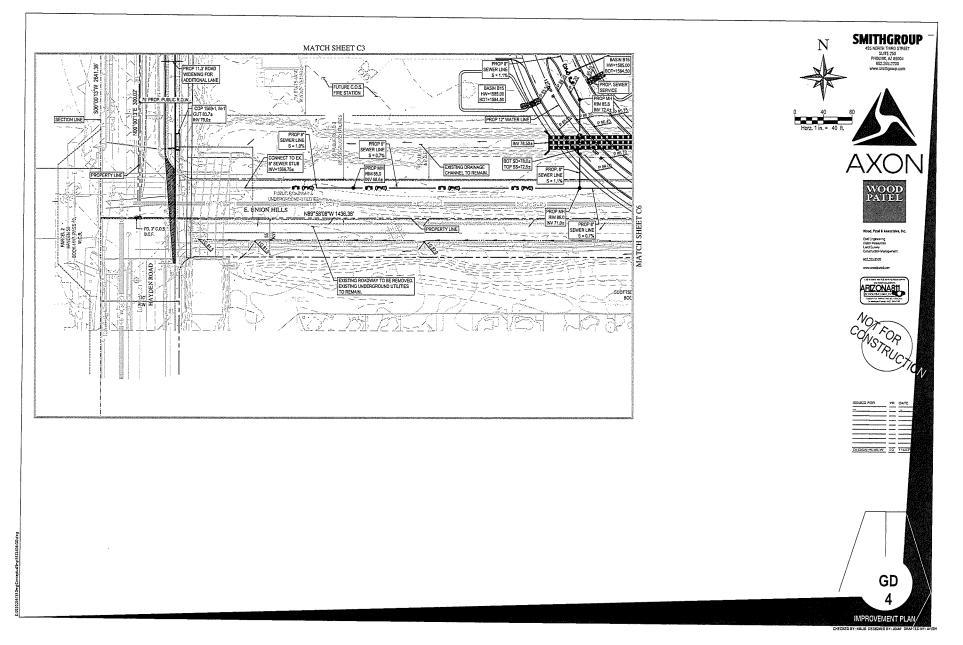


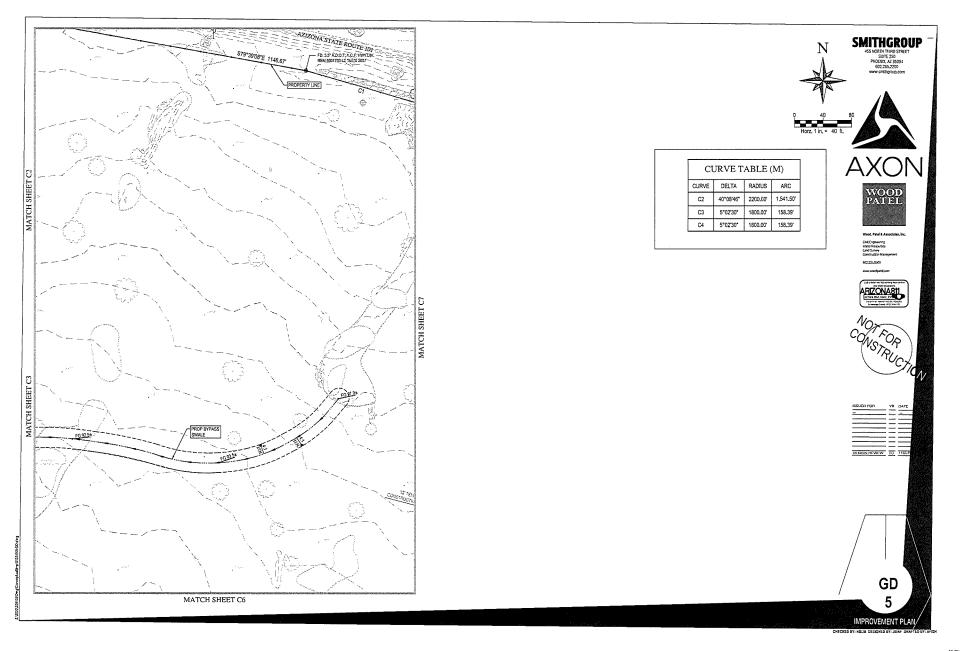


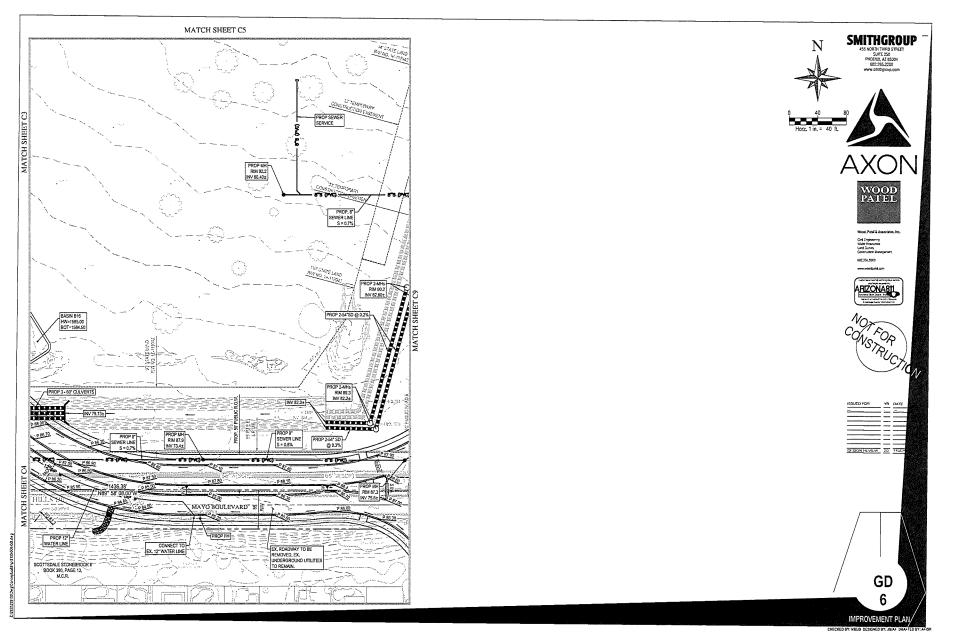


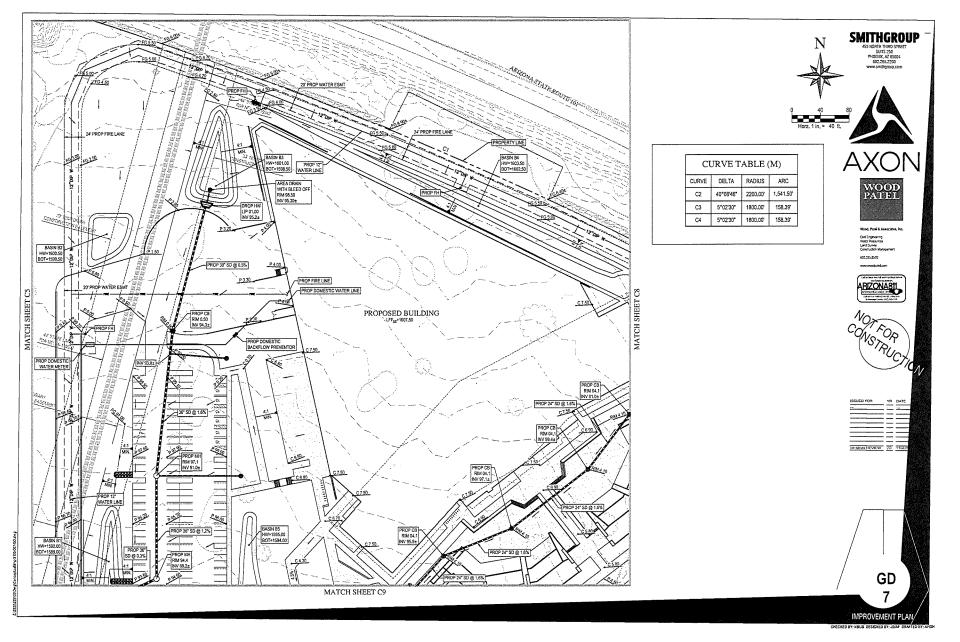


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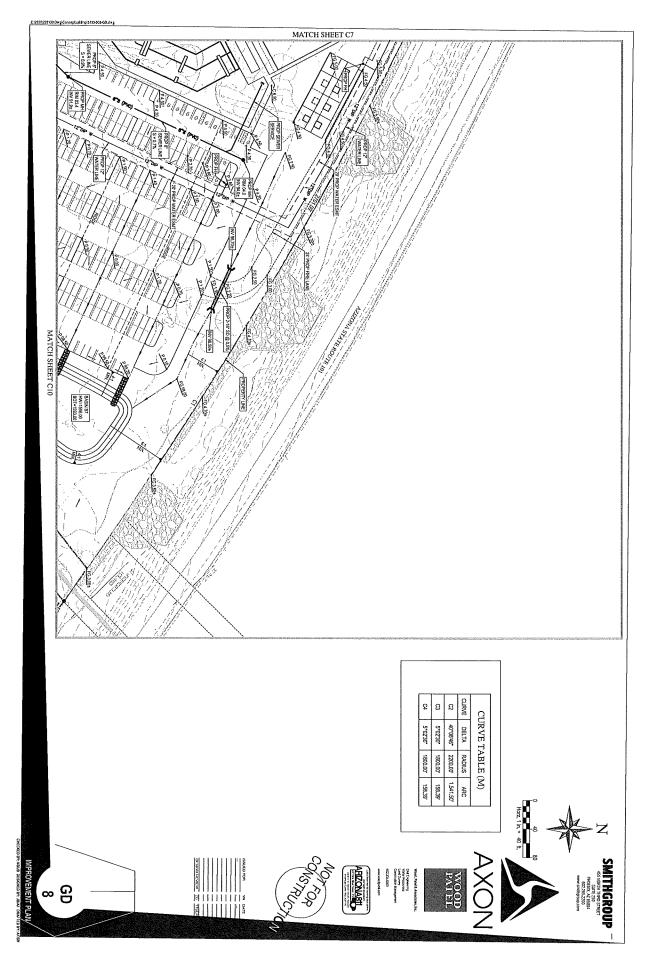


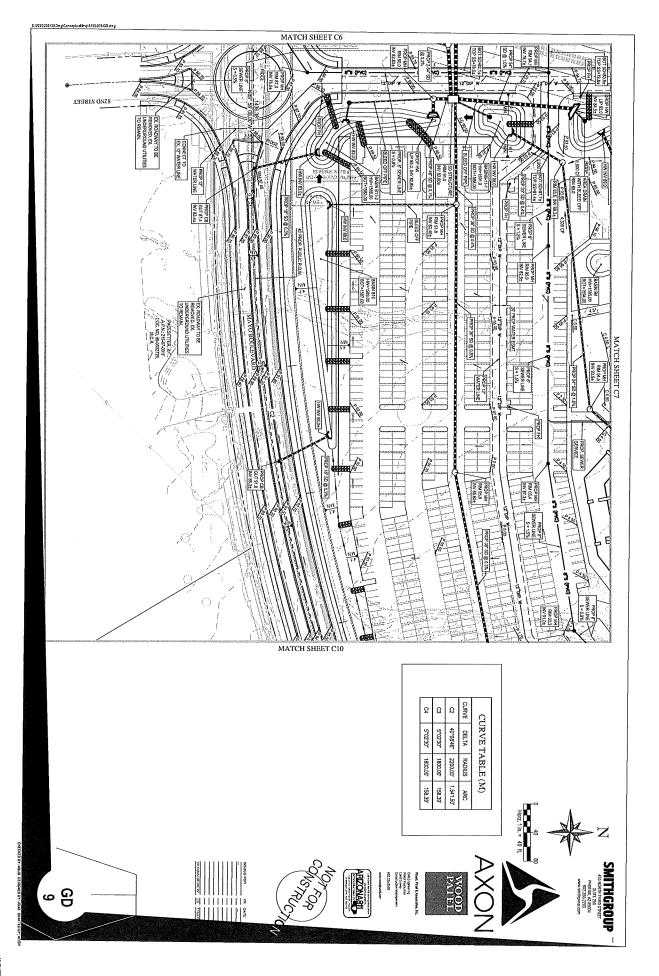


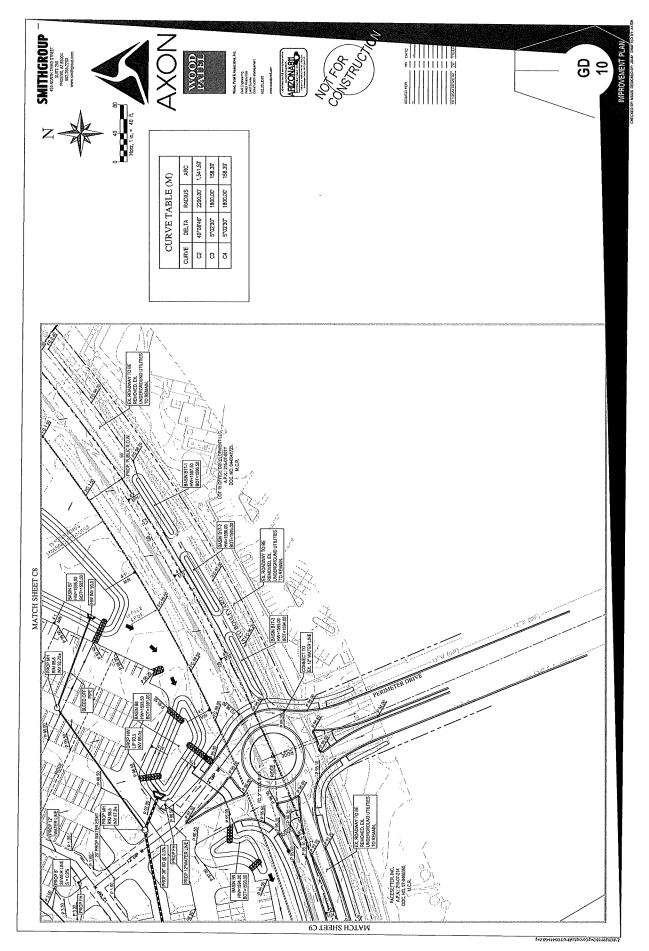


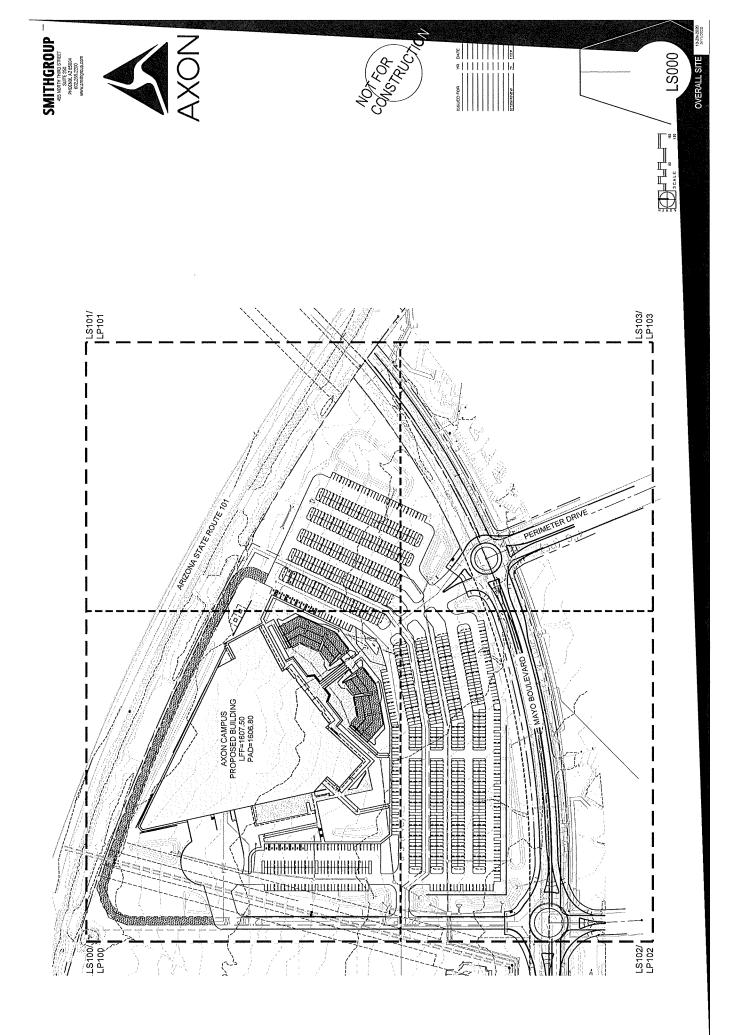


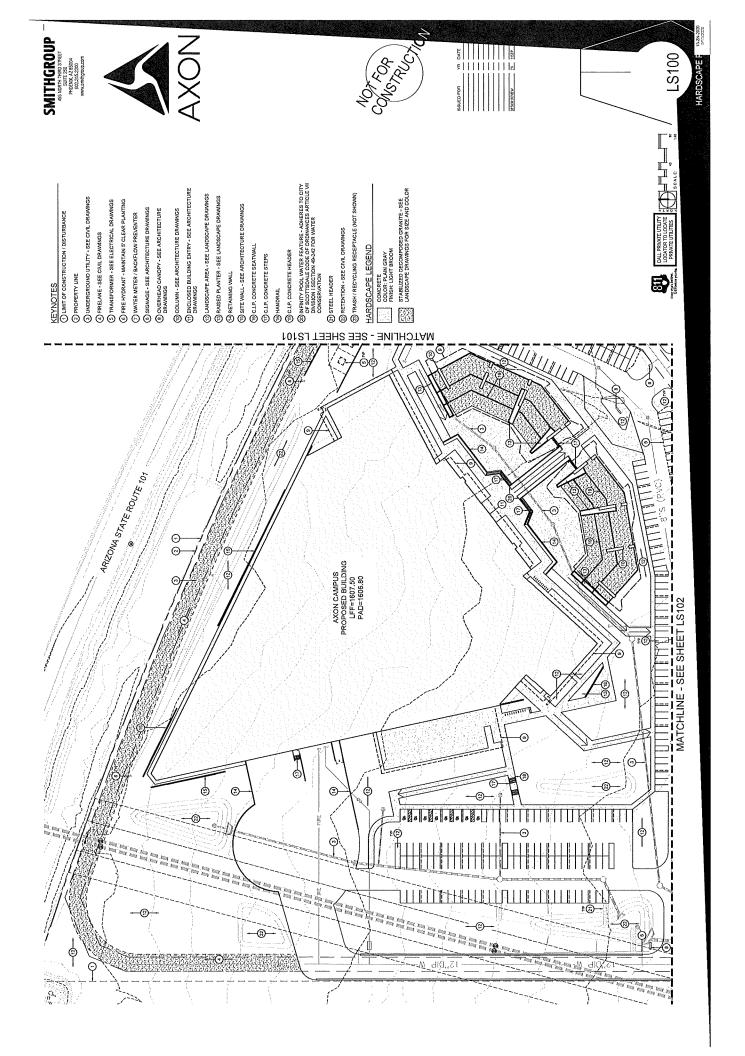
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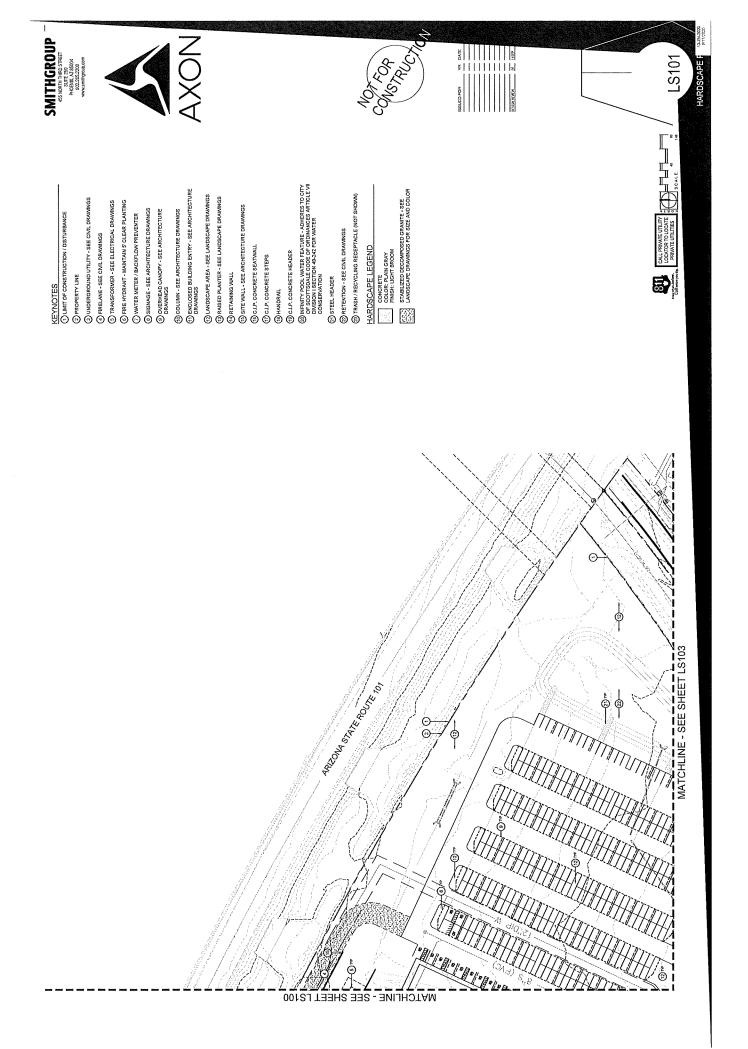


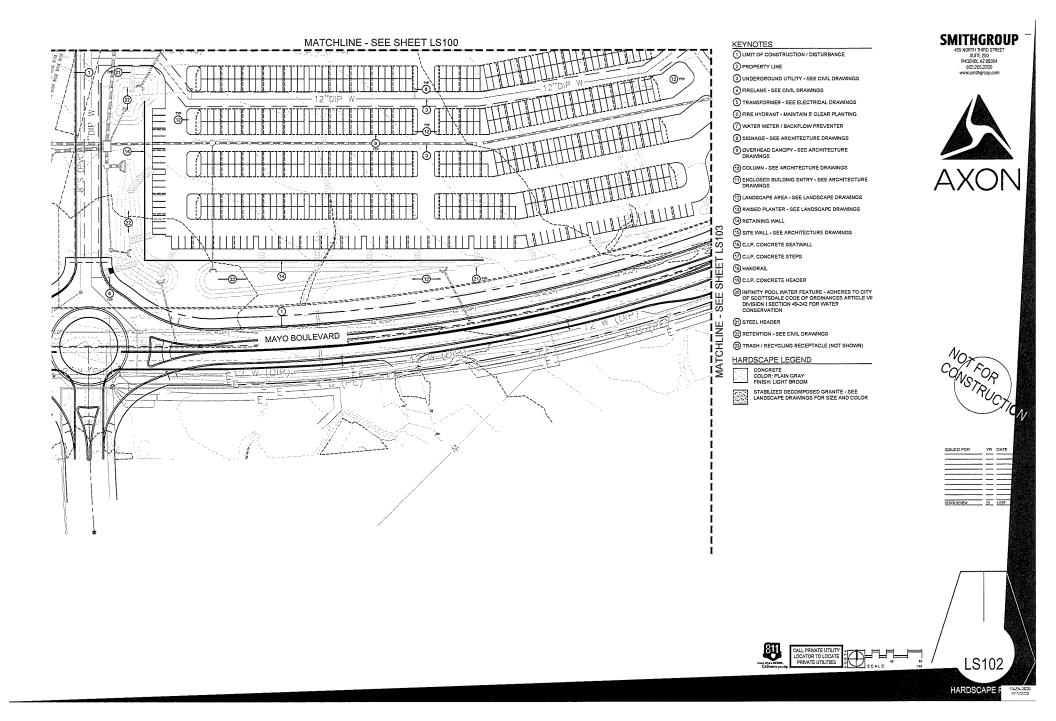


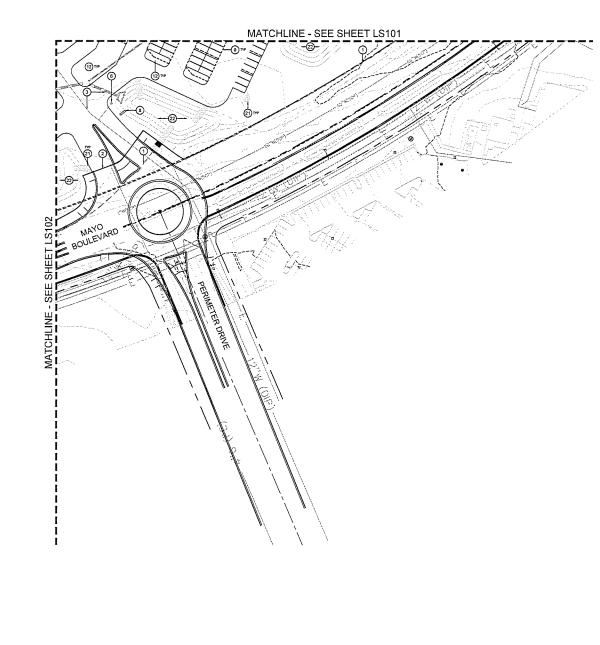




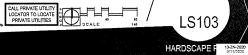




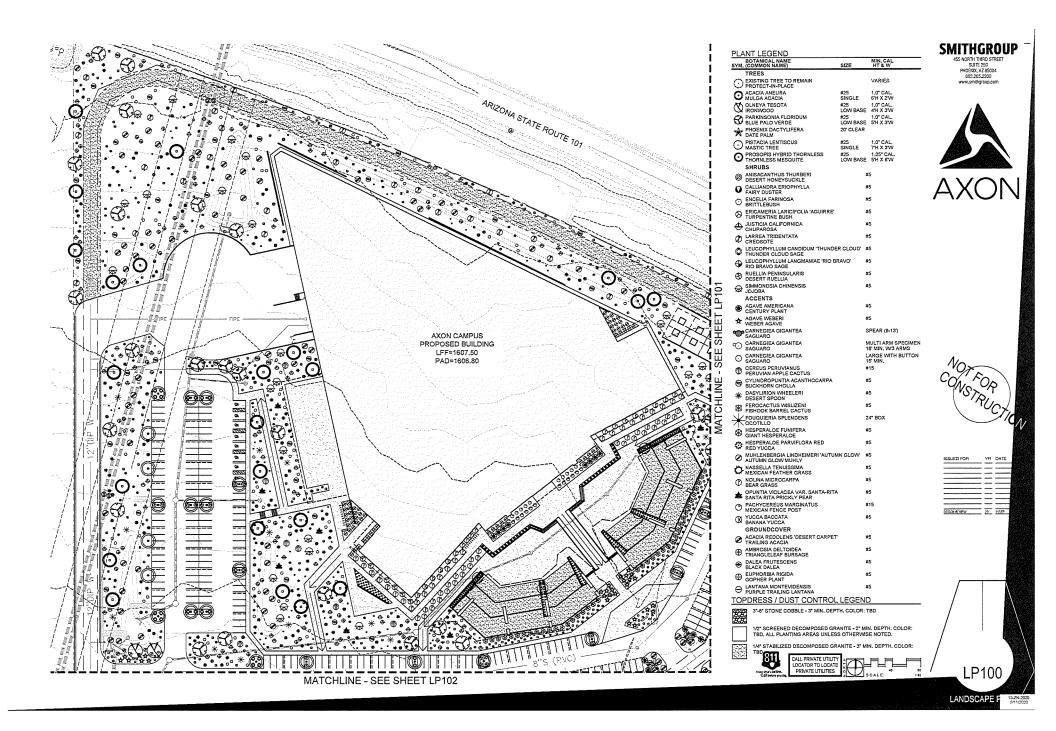


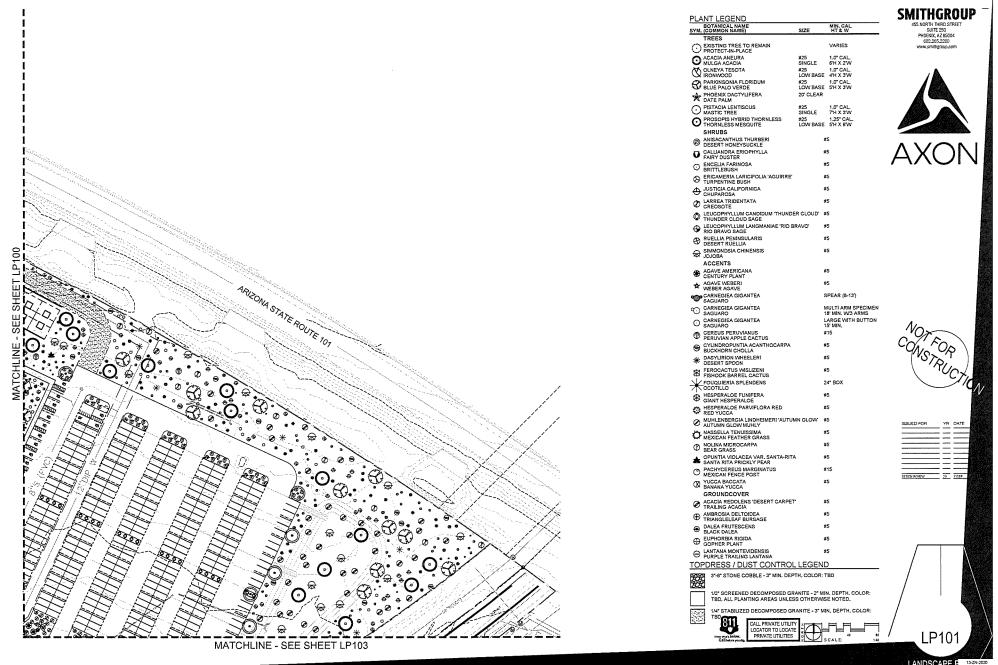


KEYNOTES	SMITHGROUP
1 LIMIT OF CONSTRUCTION / DISTURBANCE	SUITE 250 PHOENIX, AZ 85004
2 PROPERTY LINE	602.265.220D www.smithgroup.com
3 UNDERGROUND UTILITY - SEE CIVIL DRAWINGS	www.sime@cop.com
FIRELANE - SEE CIVIL DRAWINGS	
3 TRANSFORMER - SEE ELECTRICAL DRAWINGS	
6 FIRE HYDRANT - MAINTAIN 5' CLEAR PLANTING	
7) WATER METER / BACKFLOW PREVENTER	
B SIGNAGE - SEE ARCHITECTURE DRAWINGS	
OVERHEAD CANOPY - SEE ARCHITECTURE DRAWINGS	
10 COLUMN - SEE ARCHITECTURE DRAWINGS	
1 ENCLOSED BUILDING ENTRY - SEE ARCHITECTURE DRAWINGS	AXON
12 LANDSCAPE AREA - SEE LANDSCAPE DRAWINGS	
3 RAISED PLANTER - SEE LANDSCAPE DRAWINGS	
1 RETAINING WALL	
15 SITE WALL - SEE ARCHITECTURE DRAWINGS	
16 C.I.P. CONCRETE SEATWALL	
TO C.I.P. CONCRETE STEPS	
18 HANDRAIL	
19 C.J.P. CONCRETE HEADER	
INFINITY POOL WATER FEATURE - ADHERES TO CITY OF SCOTTSDALE CODE OF ORDINANCES ARTICLE VII DIVISION I SECTION 45-242 FOR WATER CONSERVATION	
21) STEEL HEADER	
2 RETENTION - SEE CIVIL DRAWINGS	
(2) TRASH / RECYCLING RECEPTACLE (NOT SHOWN)	4.
HARDSCAPE LEGEND	NON
CONCRETE COLOR: PLAIN GRAY FINISH: LIGHT BROOM	NOT FOR CONSTRUCTION
STABILIZED DECOMPOSED GRANITE - SEE LANDSCAPE DRAWINGS FOR SIZE AND COLOR	PUCX.
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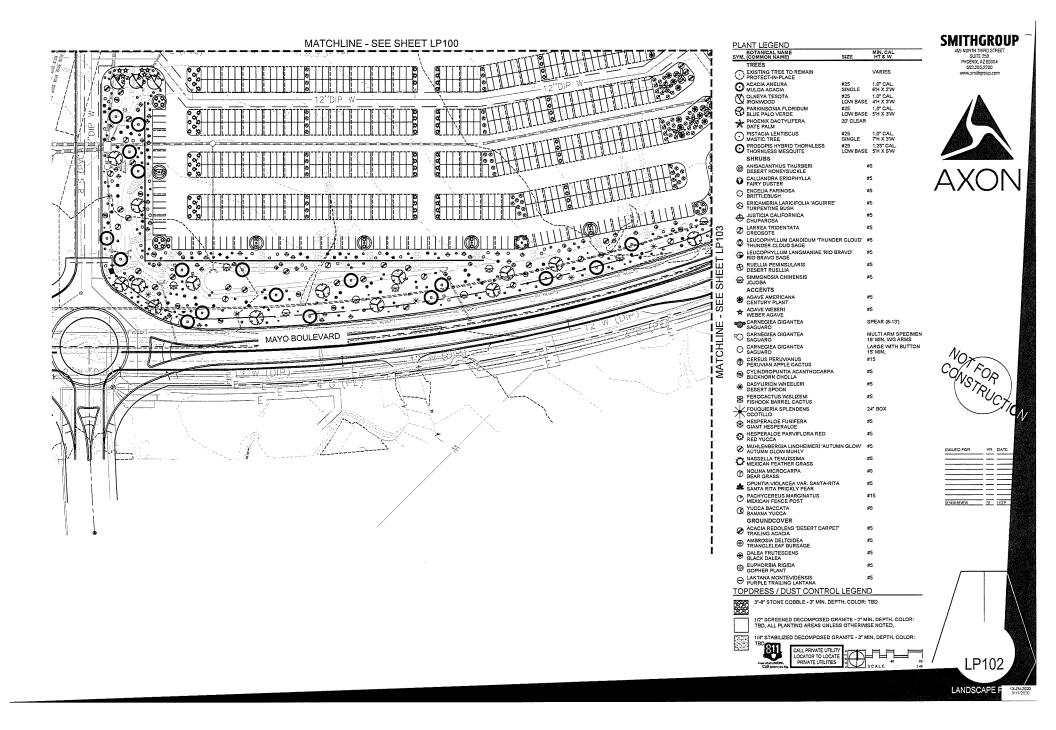


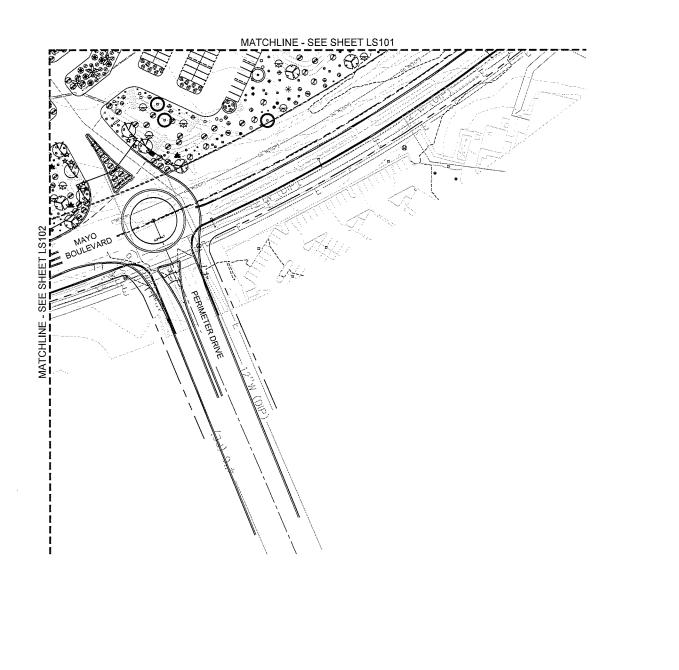
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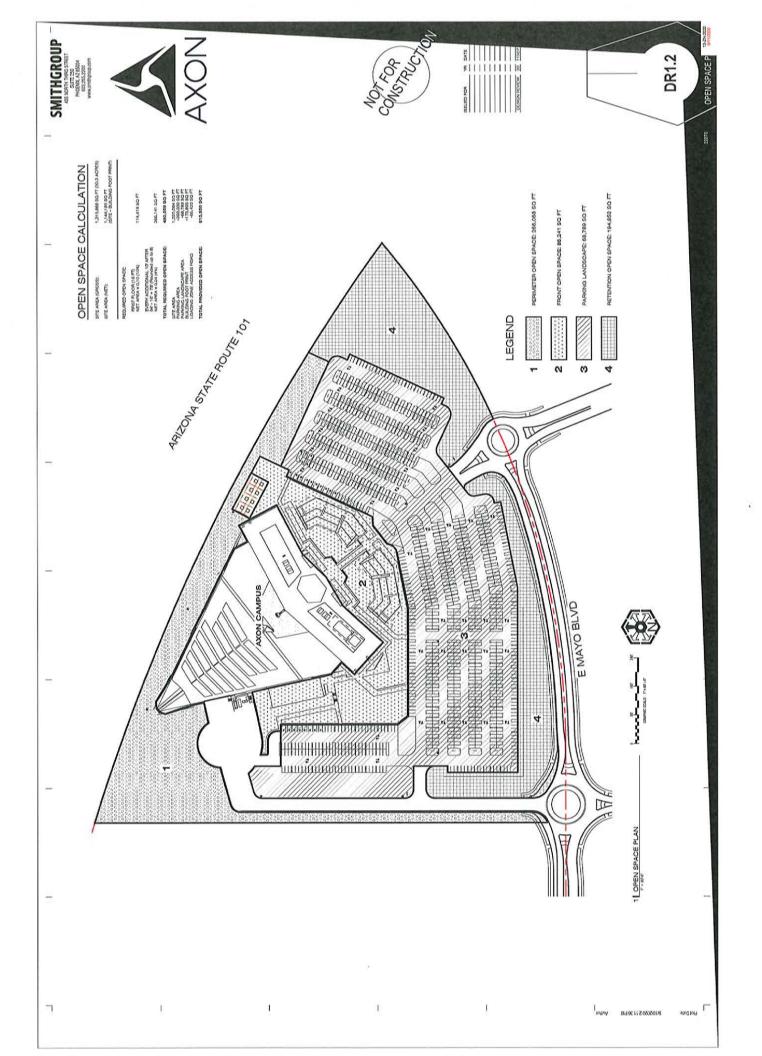
LANDSCAPE P 13-ZN-2020 9/11/2020

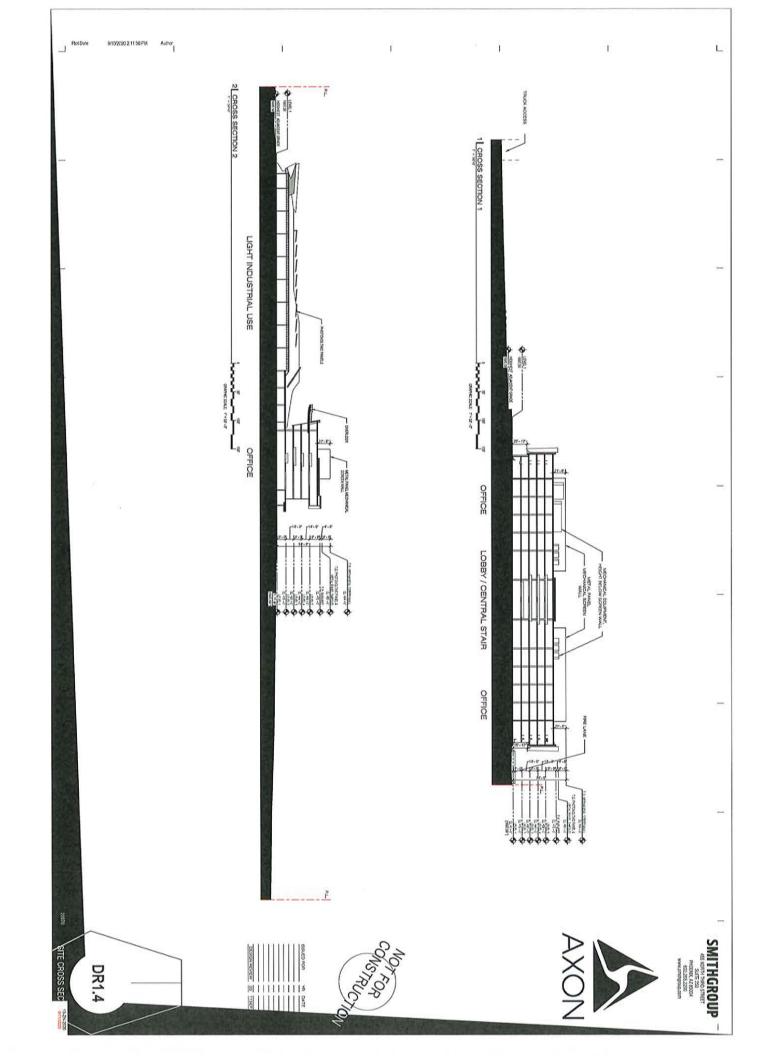


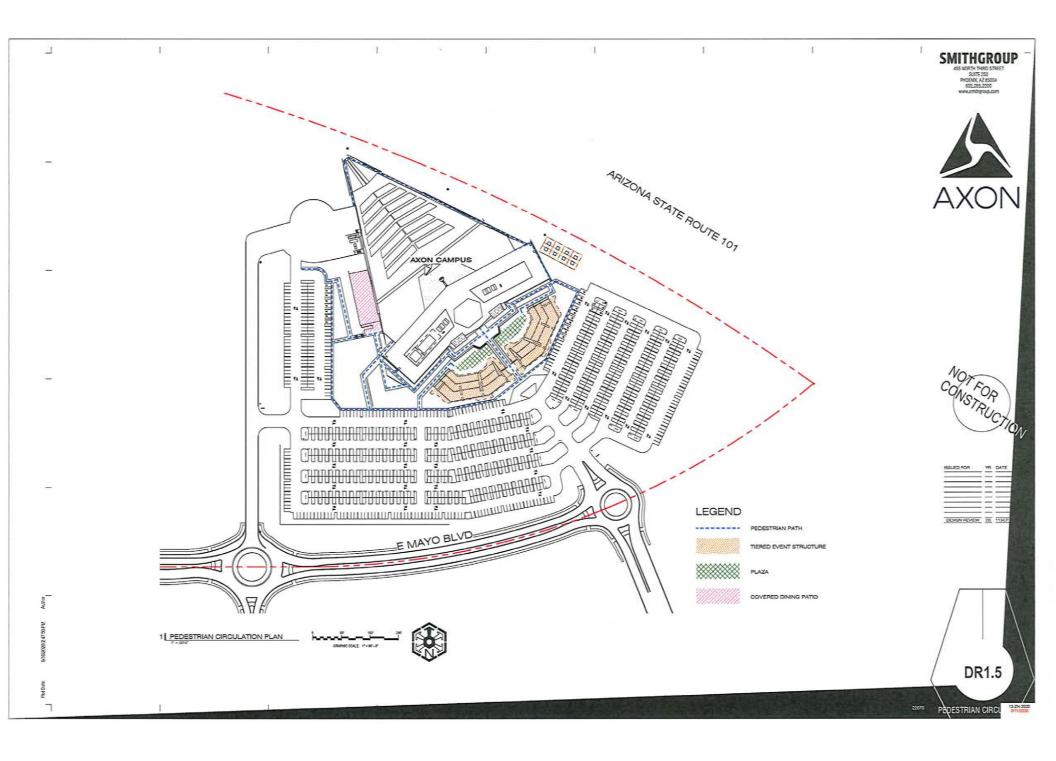


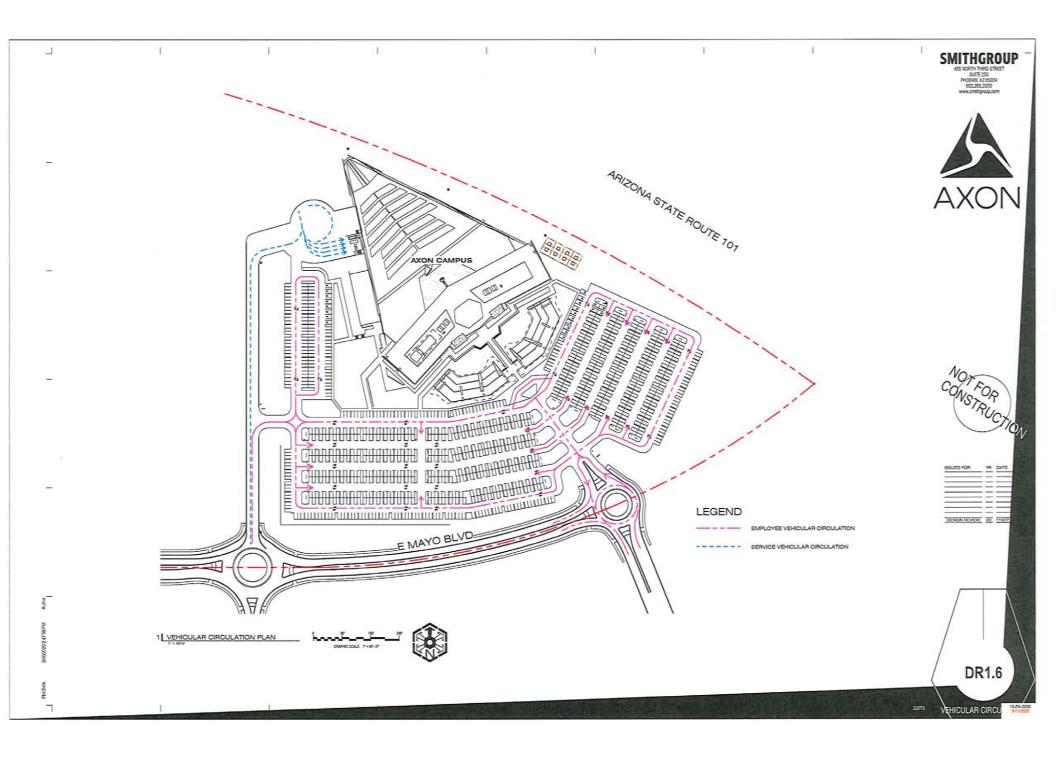
YM.	ANT LEGEND BOTANICAL NAME (COMMON NAME)	SIZE	MIN. CAL HT&W	455 NORTH THIRD STREET SUITE 250
	TREES			PHOENIX, AZ 85004 602.265.2200
0	EXISTING TREE TO REMAIN PROTECT-IN-PLACE		VARIES	www.smithgroup.com
0	ACACIA ANEURA MULGA ACACIA	#25 SINGLÉ	1.0" CAL. 6'H X 2'W	
ō	OLNEYA TESOTA	#25 LOW BASE	1.0" CAL.	/ <b>A</b>
$\widetilde{\mathbf{a}}$	PARKINSONIA FLORIDUM BLUE PALO VERDE	#25 LOW BASE	1.0° CAL. 5'H X 3'W	
4		20' CLEAR	54 2 300	
ŝ	PISTACIA LENTISCUS	#25	1.0" CAL. 7"H X 3"W	
ÿ	MASTIC TREE PROSOPIS HYBRID THORNLESS	SINGLE	7"H X 3"W 1.25" CAL	
	SHRUBS	#25 LOW BASE	5'H X 6'W	
Ø	ANISACANTHUS THURBERI DESERT HONEYSUCKLE			
0	CALLIANDRA ERIOPHYLLA FAIRY DUSTER		15	
	ENCELIA FARINOSA BRITTLEBUSH	1	15	
Ø	ERICAMERIA LARICIFOLIA 'AGUIRRE' TURPENTINE BUSH	1	5	
Φ	JUSTICIA CALIFORNICA CHUPAROSA	1	15	
Ø	LARREA TRIDENTATA CREOSOTE	1	15	
ő	LEUCOPHYLLUM CANDIDUM 'THUNDER THUNDER CLOUD SAGE	CLOUD' #	15	
т Ф	THUNDER CLOUD SAGE LEUCOPHYLLUM LANGMANIAE 'RIO BR. RIO BRAVO SAGE	AVO' #	15	
₩ @	RIO BRAVO SAGE RUELLIA PENINSULARIS DESERT RUELLIA		15	
9	DESERT RUELLIA SIMMONDSIA CHINENSIS JOJOBA	1	15	
क्रि	JOJOBA ACCENTS		-	
se a	AGAVE AMERICANA CENTURY PLANT	1	15	
ž	CENTURY PLANT AGAVE WEBERI WEBER AGAVE	1	15	
~	WEBER AGAVE CARNEGIEA GIGANTEA	5	SPEAR (8-13')	
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Ð			115	NOT FOR CONSTRUCTIO
•	CYLINDROPUNTIA ACANTHOCARPA BUCKHORN CHOLLA	1	15	$Q_{1/2} O_{2} \setminus$
*	DASYLIRION WHEELERI DESERT SPOON	1	15	1075.1
索	FEROCACTUS WISLIZENI FISHOOK BARREL CACTUS	1	15	( TUNI
$\bar{\mathbf{Y}}$	FOUQUIERIA SPLENDENS	1	24" BOX	
л Ф	HESPERALOE FUNIFERA GIANT HESPERALOE	1	15	- Y
æ ns	GIANT HESPERALOE HESPERALOE PARVIFLORA RED RED YUCCA	;	15	
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0		•	15	ISSUED FOR YR DATE
	NASSELLA TENUISSIMA MEXICAN FEATHER GRASS		15	
Ø	NOLINA MICROCARPA BEAR GRASS			=
*	OPUNTIA VIOLACEA VAR. SANTA-RITA SANTA RITA PRICKLY PEAR		15	
٢	PACHYCEREUS MARGINATUS MEXICAN FENCE POST		115	DISION REVIEW 20 115EP
	YUCCA BACCATA BANANA YUCCA GROUNDCOVER	1	15	
ø	ACACIA REDOLENS 'DESERT CARPET' TRAILING ACACIA	*	15	
Ð	AMBROSIA DELTOIDEA TRIANGLELEAF BURSAGE	;	15	
	DALEA FRUTESCENS BLACK DALEA	,	15	
т	EUPHORBIA RIGIDA	;	15	
	GOPHER PLANT LANTANA MONTEVIDENSIS PURPLE TRAILING LANTANA		15	
	PURPLE TRAILING LANTANA PDRESS / DUST CONTROL		-	
	1/2" SCREENED DECOMPOSED GRA TBD. ALL PLANTING AREAS UNLESS	OTHERWIS	SE NOTED.	
3	1/4" STABILIZED DECOMPOSED GRA	NITE - 3" M	IN. DEPTH. COLOR:	/ 🛛
	CALL PRIVATE UTILITY			
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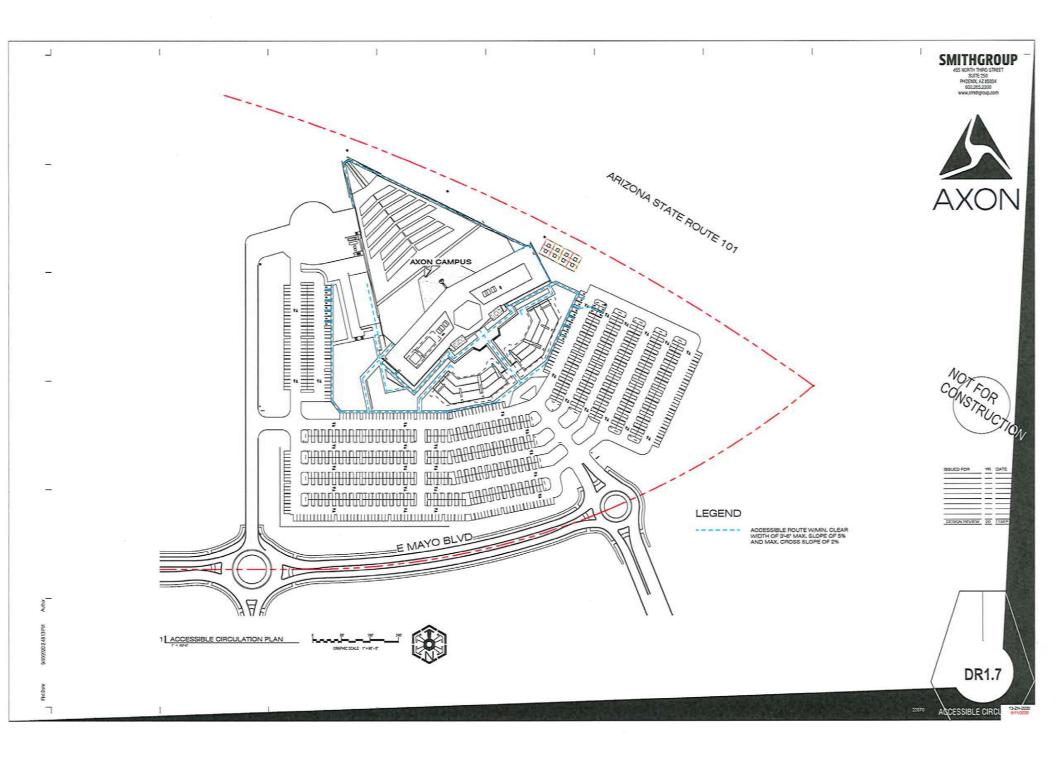
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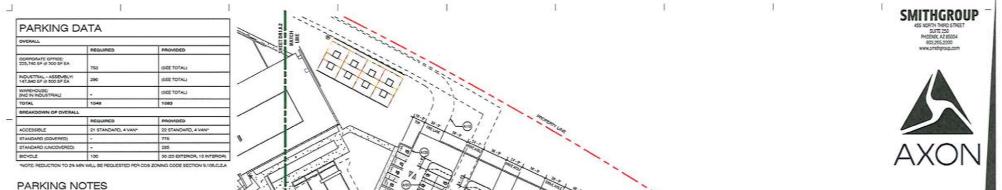












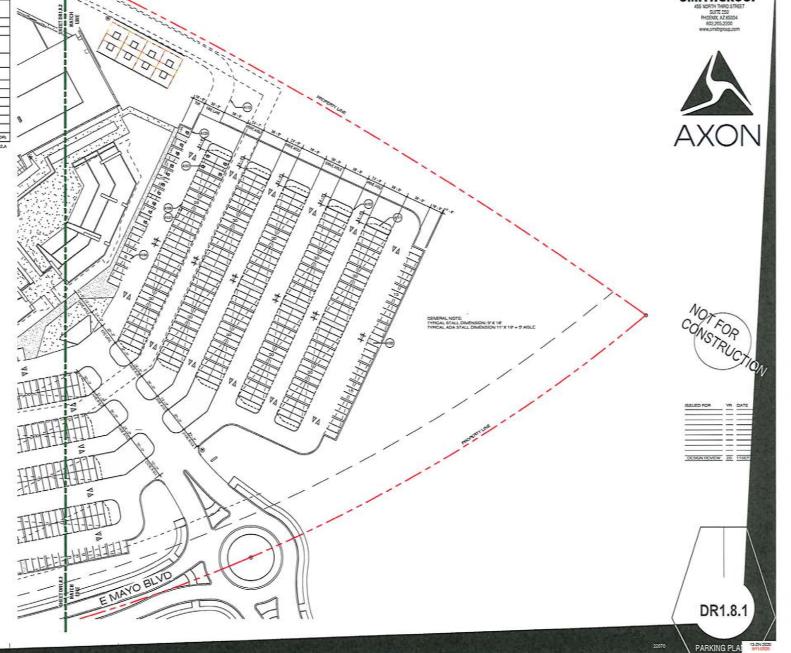
- ALL CURBS ARE TO BE AUGNED ON THE OUTSIDE OF ENCLOSUR WALLS. THE CURBS SHALL NOT INTERFERE WITH THE ROUTE OF THE SOLD WASTE COLLECTION VEHICLE.
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- FOR THE SAFETY OF OTHERS, SOLID WASTE COLLECTION VEHICLES WILL NOT BACK UP MORE THAN SO FEET AFTER
- E OF 14 FEET IS REQUIRED IN DRIVE, 20 FEET OVER RVDE LOCATION AND 25 FEET OVER BIN ENCLOSI
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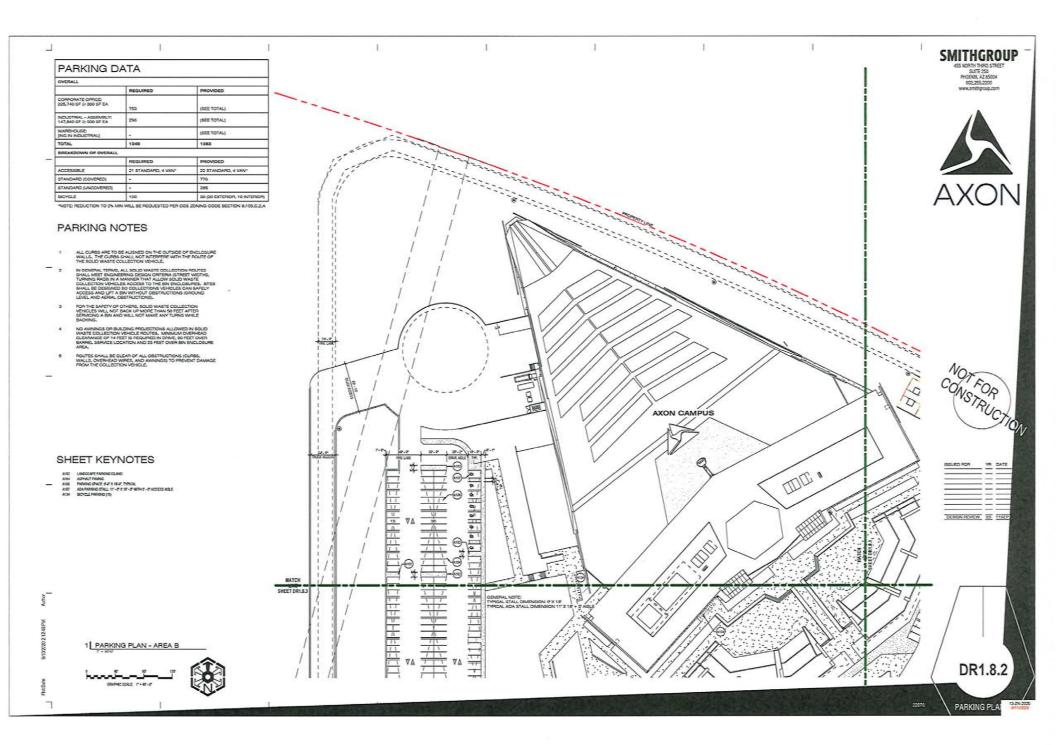
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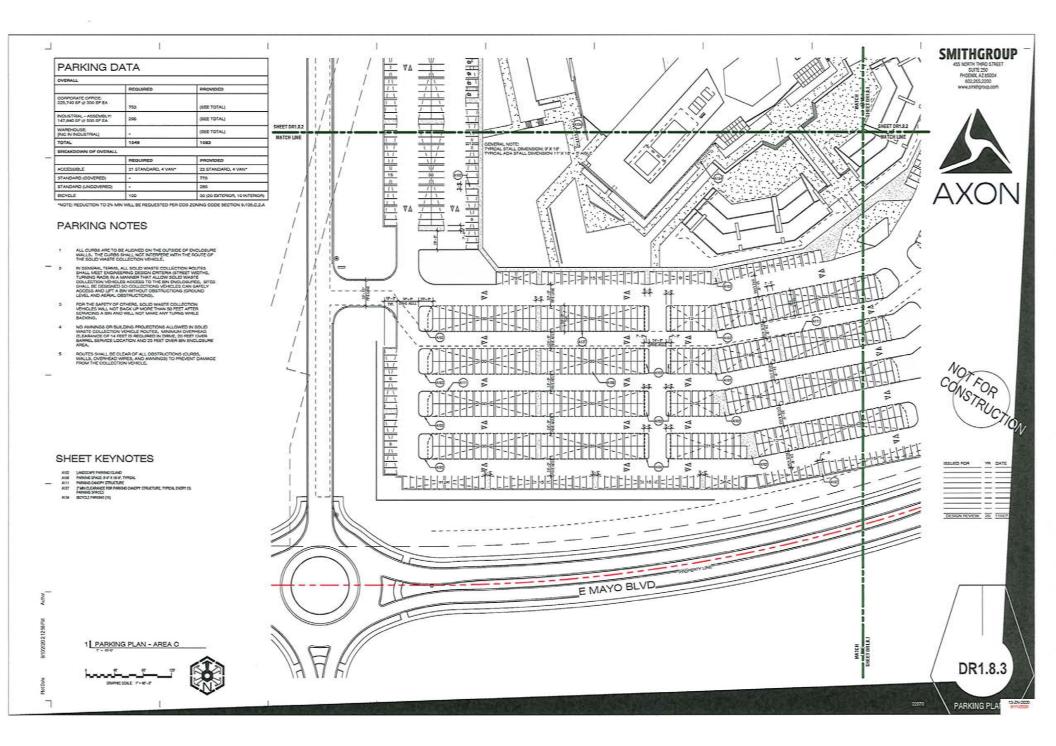
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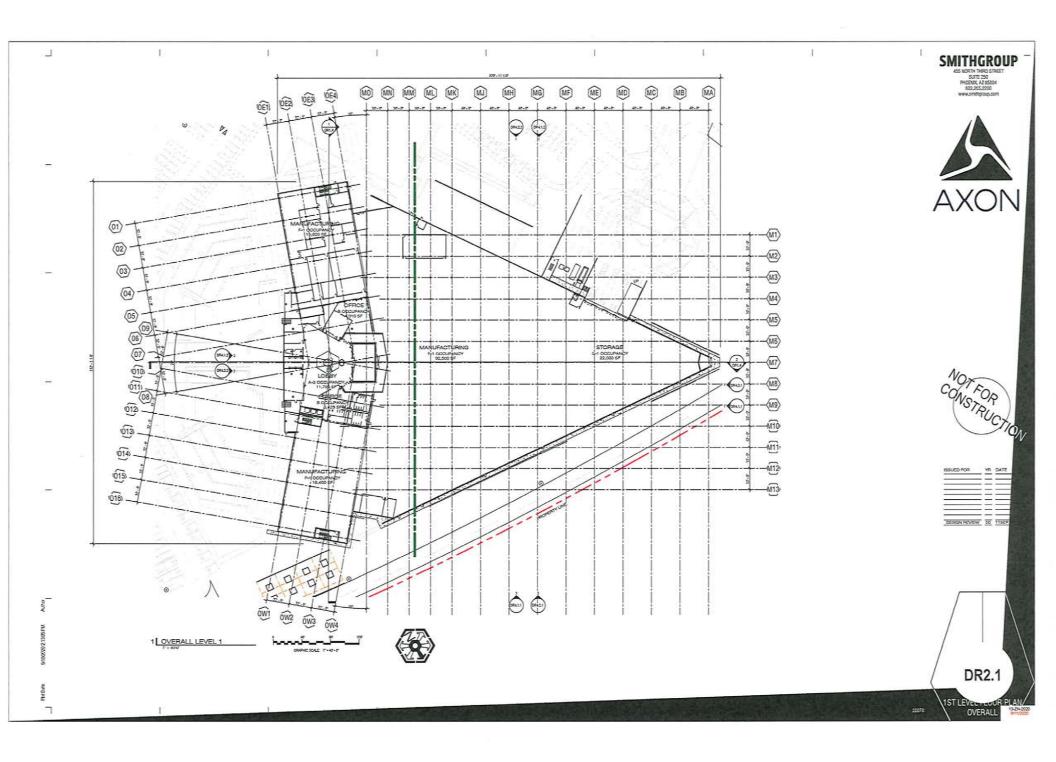
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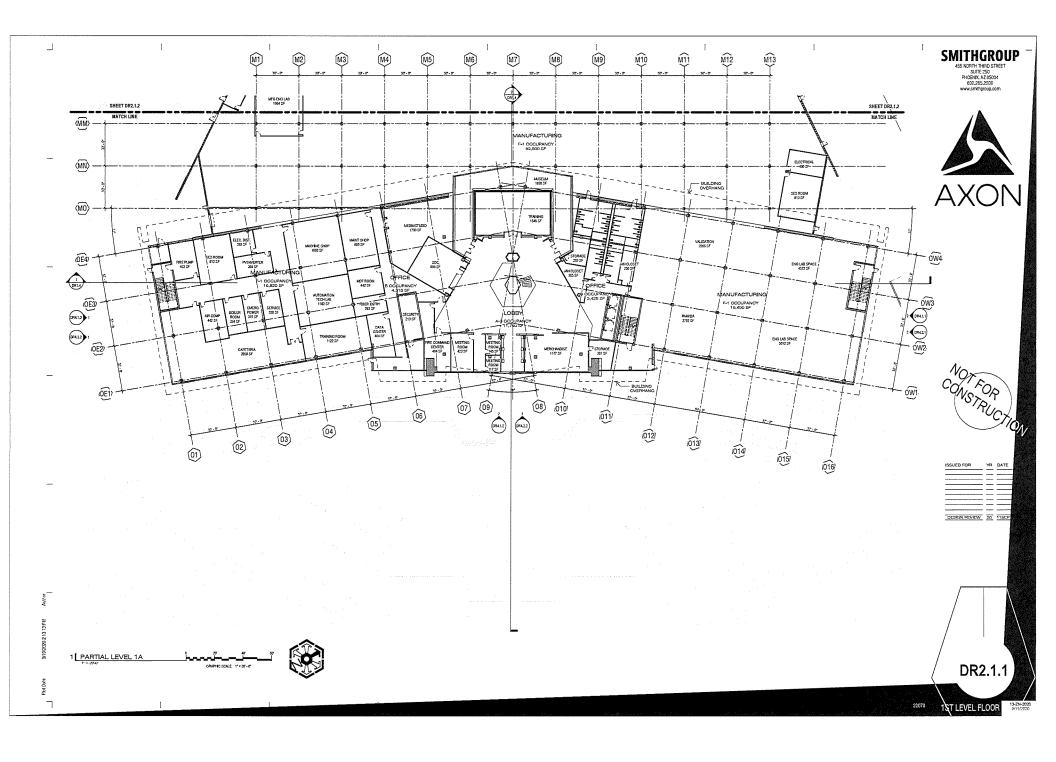


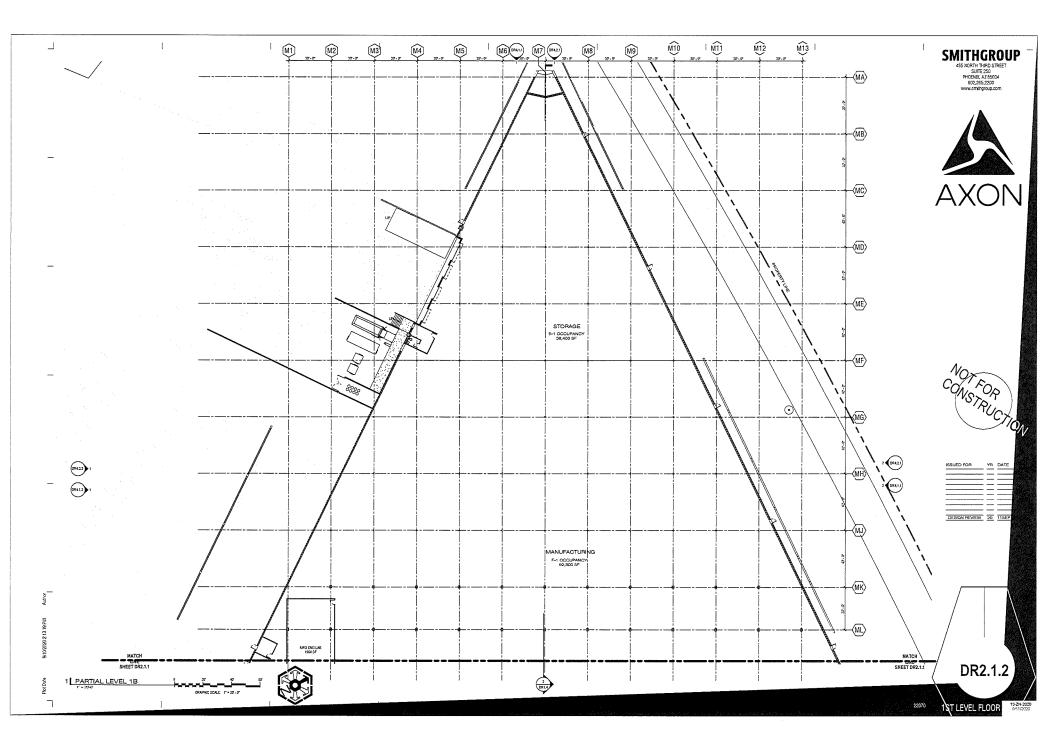


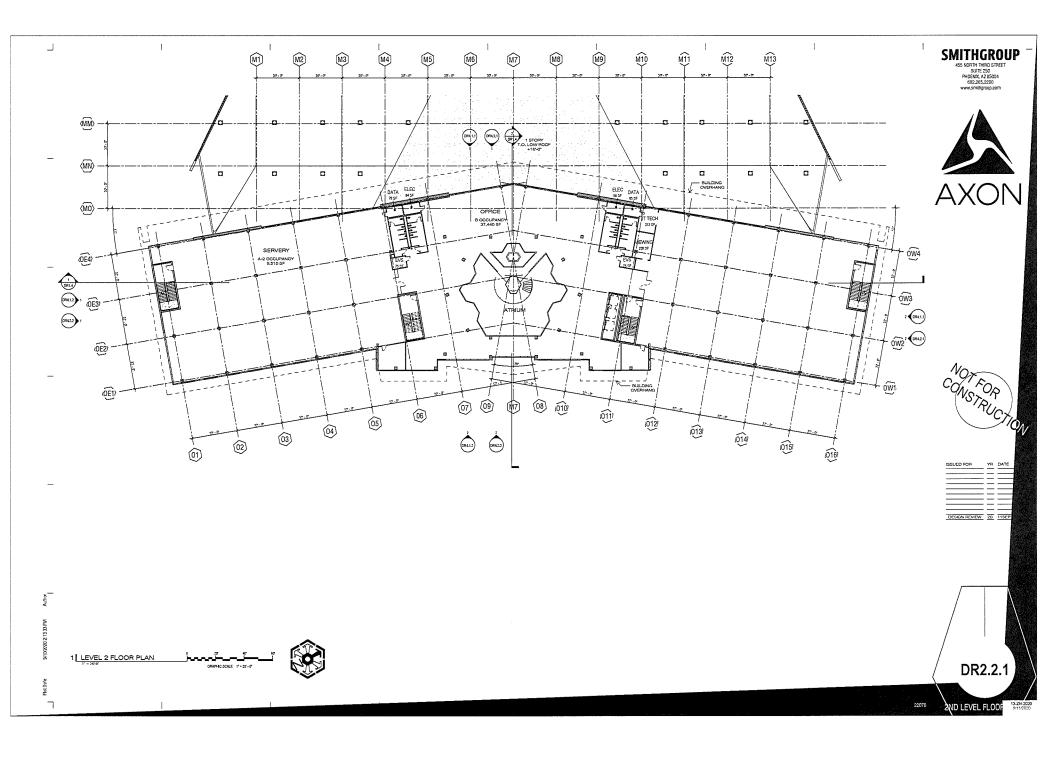


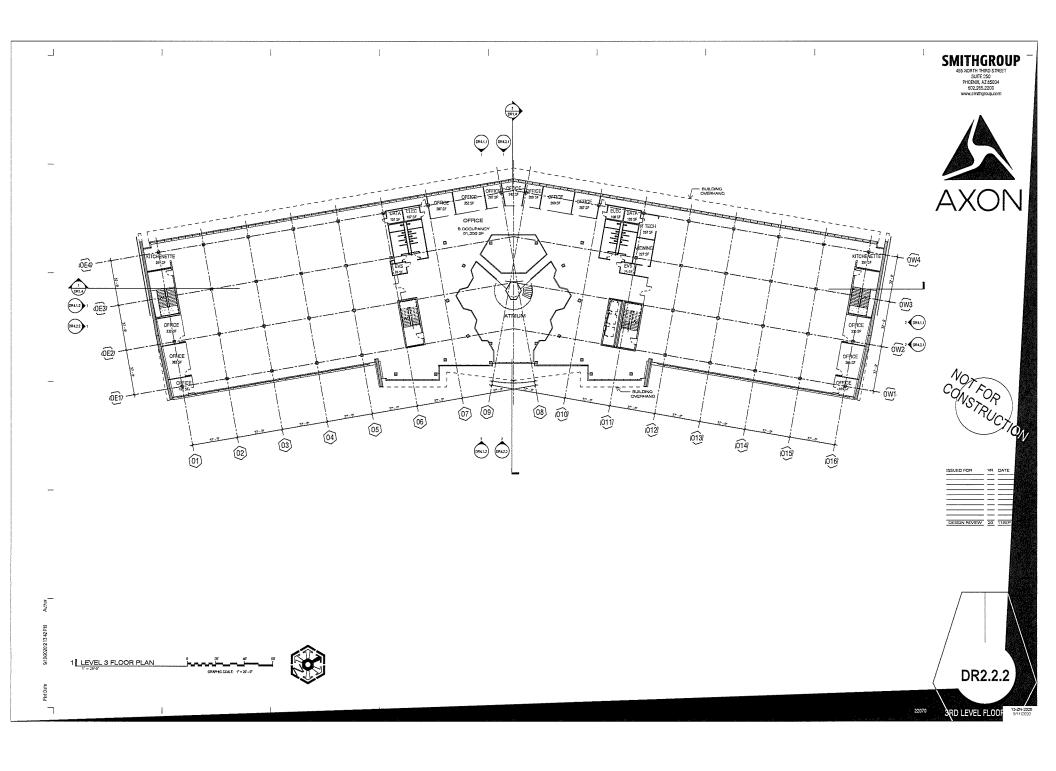


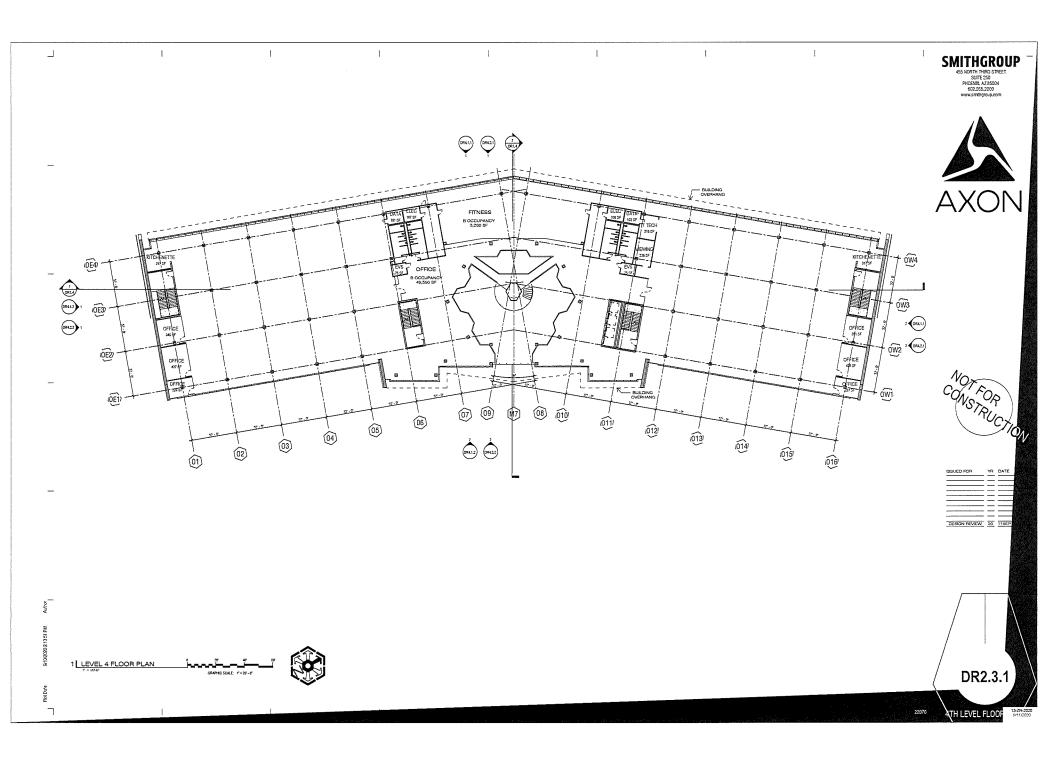


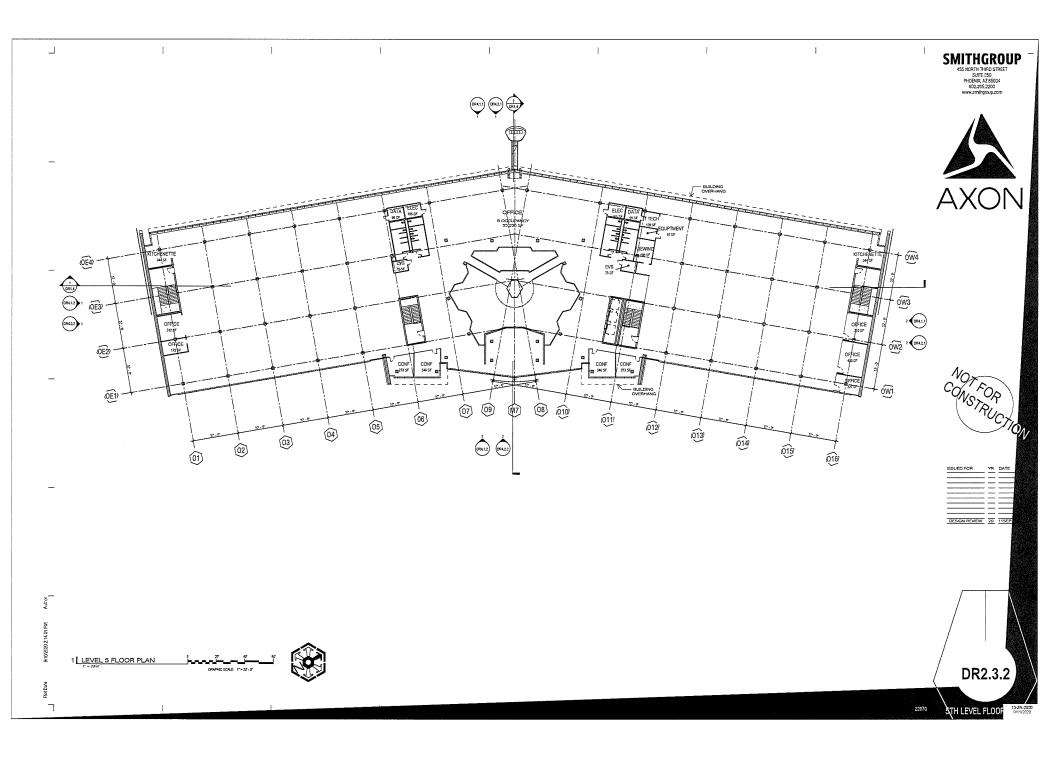


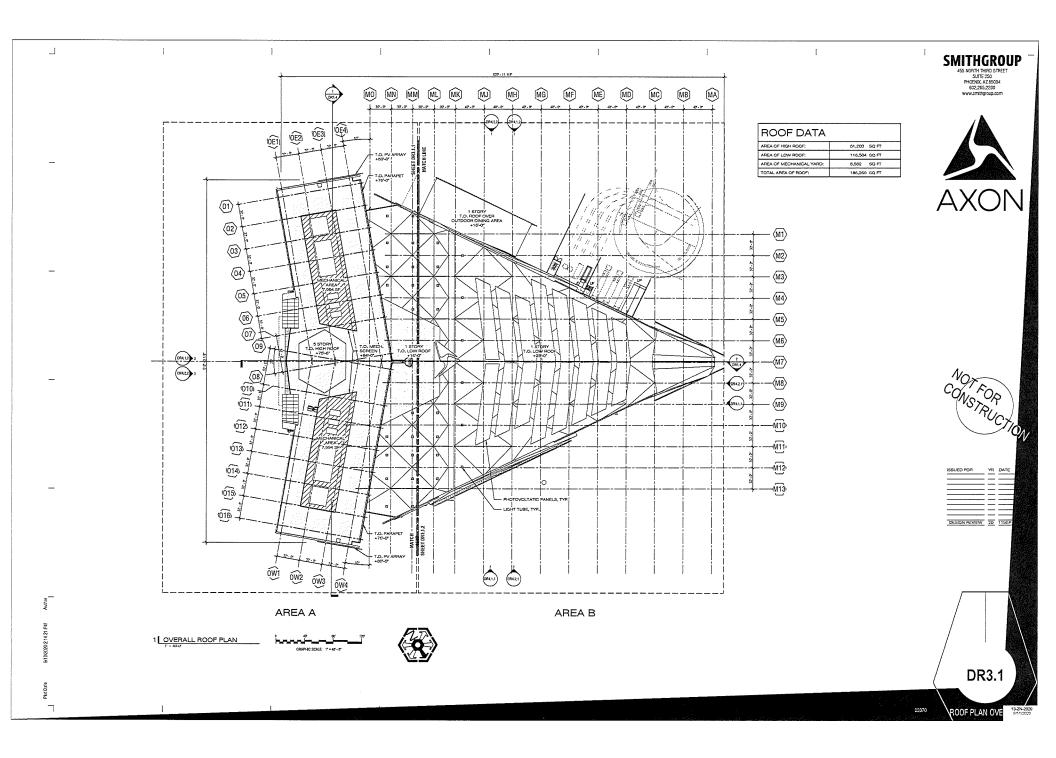


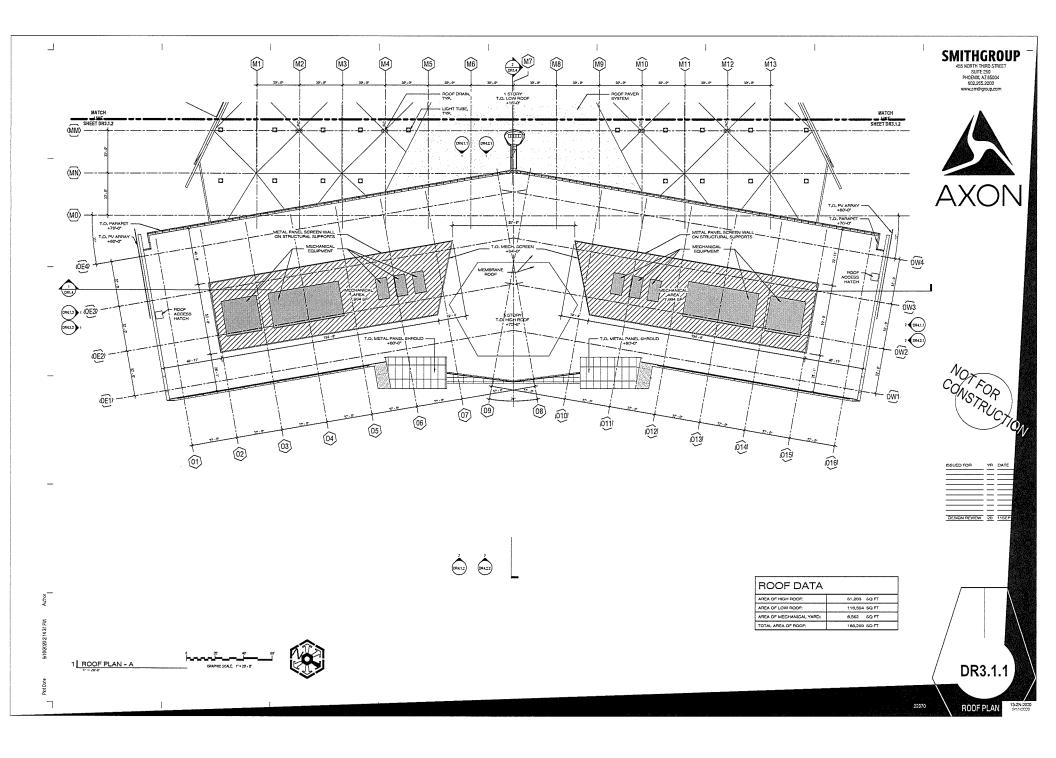


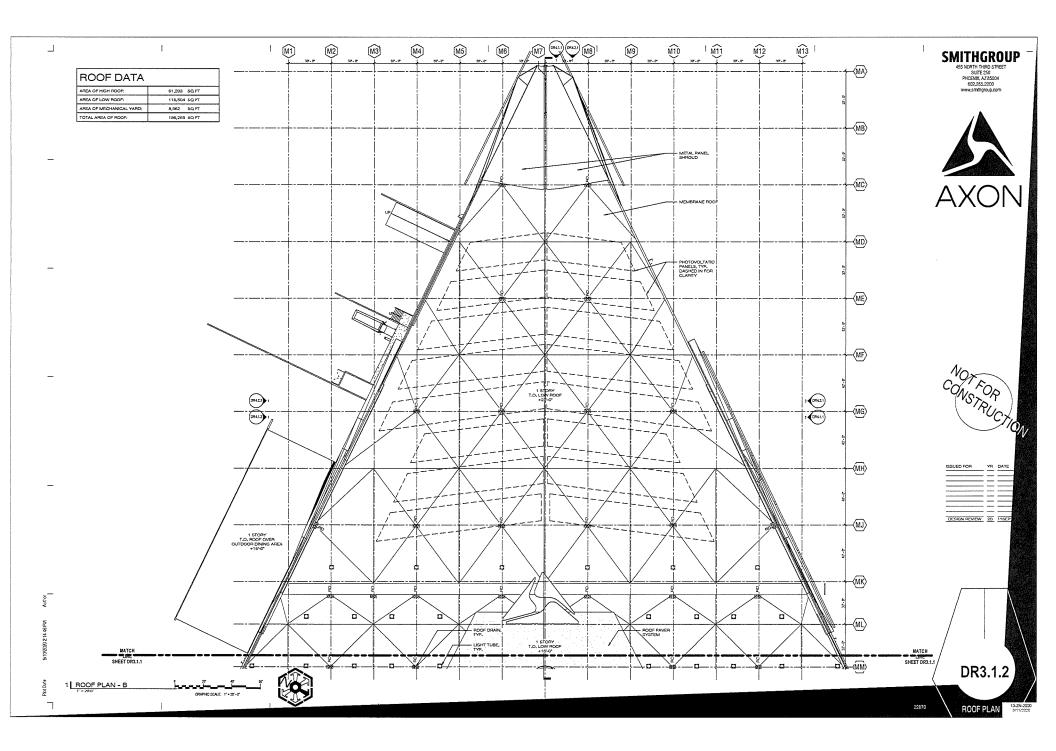


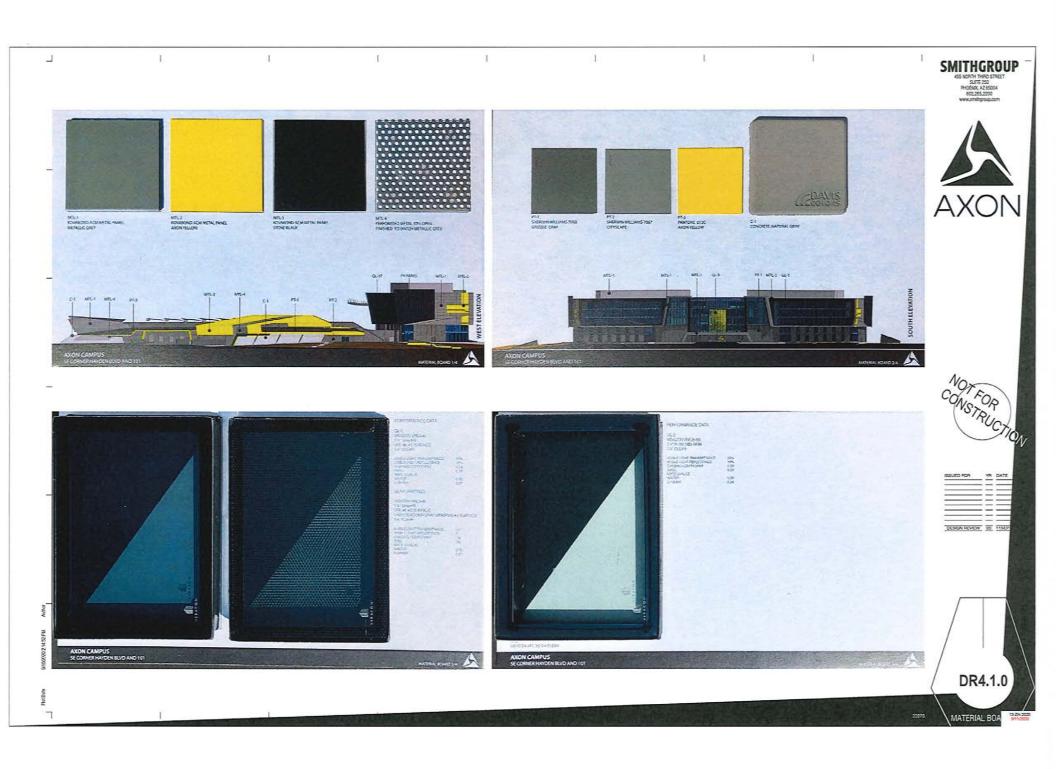






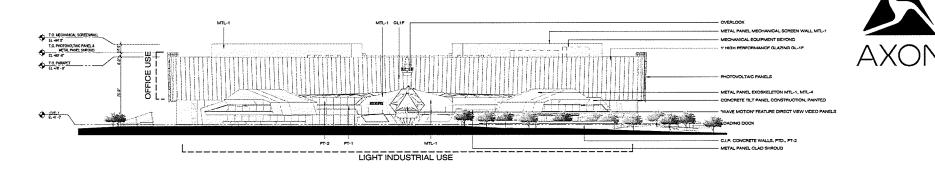






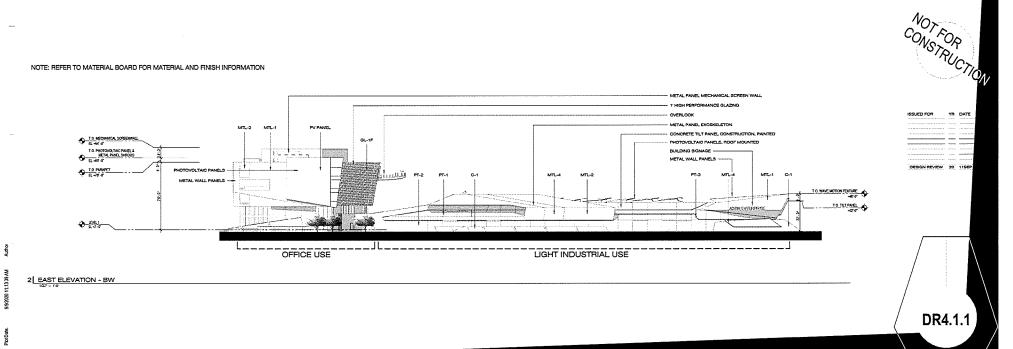


#### NOTE: REFER TO MATERIAL BOARD FOR MATERIAL AND FINISH INFORMATION



1 NORTH ELEVATION - BW

NOTE: REFER TO MATERIAL BOARD FOR MATERIAL AND FINISH INFORMATION

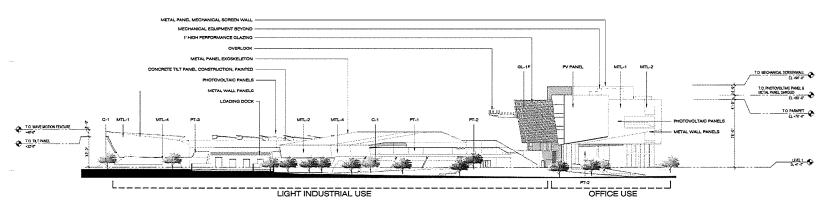


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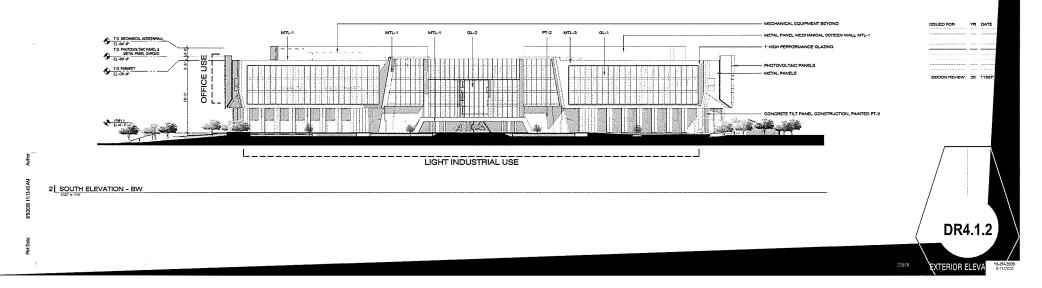
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1 WEST ELEVATION - BW

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NOTE: REFER TO MATERIAL BOARD FOR MATERIAL AND FINISH INFORMATION

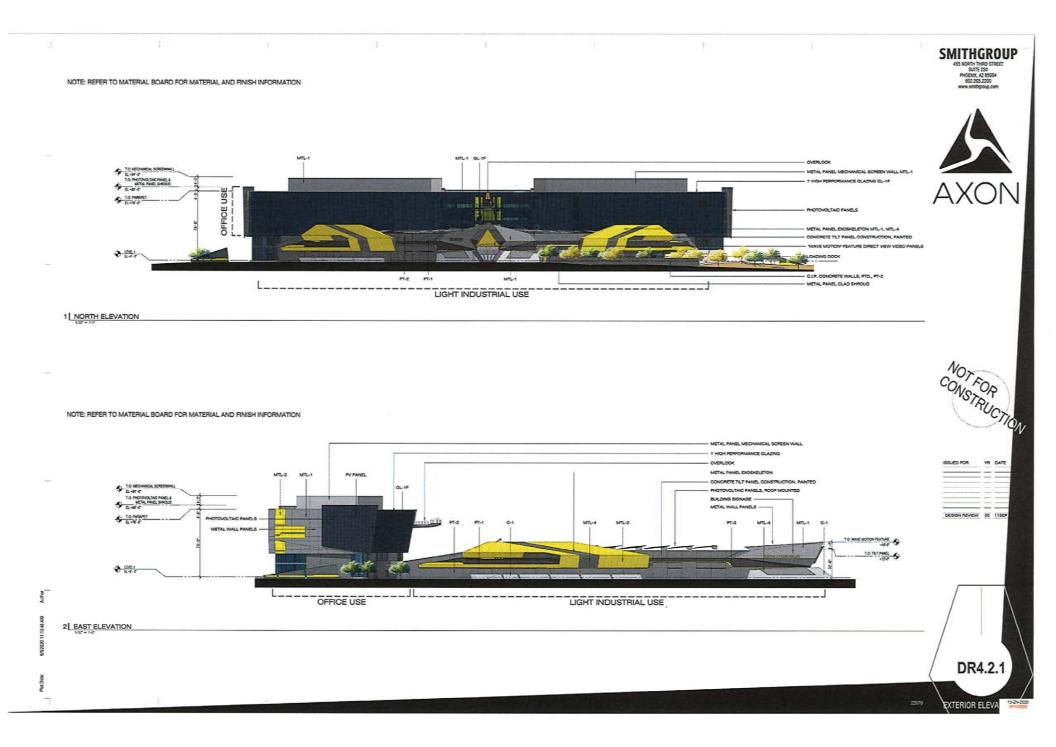


AXON

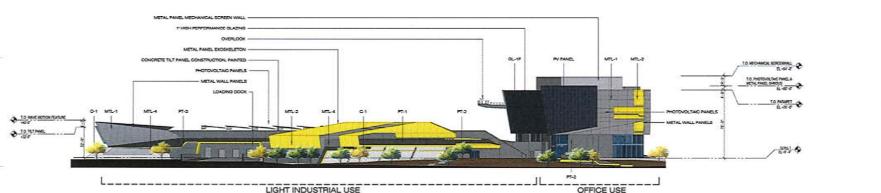
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SMITHGROUP 455 NORTH THIND STREET







#### NOTE: REFER TO MATERIAL BOARD FOR MATERIAL AND FINISH INFORMATION

SMITHGROUP 455 NORTH THRD STREET SUITE 250 PHOENX, A2 85004 602 265 2200 www.smithgroup.com

AXON

## Additional Information for:

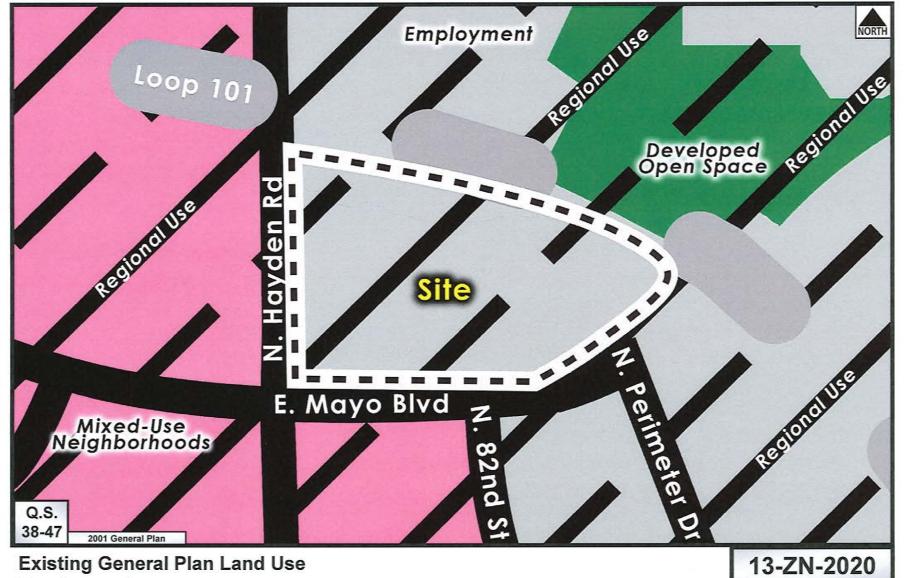
### Axon

### Case: 13-ZN-2020

#### PLANNING/DEVELOPMENT

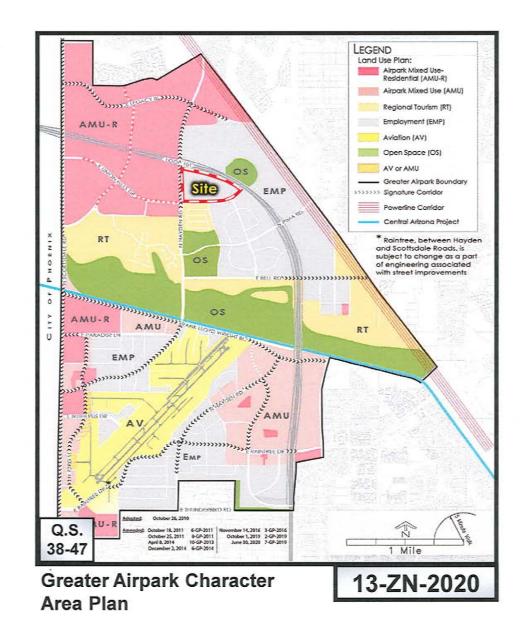
- 1. DEVELOPMENT CONTINGENCIES Each element of this zoning case—including density/intensity, lot/unit placement, access and other development contingencies—may be changed as more information becomes available to address public health, safety and welfare issues related to drainage, open space, infrastructure and other requirements.
- 2. DEVELOPMENT REVIEW BOARD. The City Council directs the Development Review Board's attention to:
  - a. a plan indicating the treatment of washes and retention/detention areas,
  - b. wall design,
  - c. the type, height, design, and intensity of proposed lighting on the site, to ensure that it is compatible with the adjacent use,
  - d. improvement plans for common open space, common buildings and/or walls, and amenities such as ramadas, landscape buffers on public and/or private property (back-of-curb to right-of-way or access easement line included).
  - e. major stormwater management systems, and
  - f. signage
- 3. RESPONSIBILITY FOR CONSTRUCTION OF INFRASTRUCTURE. The developer shall be responsible for all improvements associated with the development or phase of the development and/or required for access or service to the development or phase of the development. Improvements shall include, but not be limited to washes, storm drains, drainage structures, water systems, sanitary sewer systems, curbs and gutters, paving, sidewalks, streetlights, street signs, and landscaping. The granting of zoning/use permit does not and shall not commit the city to provide any of these improvements.
- 4. EASEMENTS DEDICATED BY PLAT. The owner shall dedicate to the city on the final plat, all easements necessary to serve the site, in conformance with the Scottsdale Revised Code and the Design Standards and Policies Manual.
- 5. EASEMENTS CONVEYED BY SEPARATE INSTRUMENT. Prior to issuance of any building permit for the development project, each easement conveyed to the city separate from a final plat shall be conveyed by an instrument or map of dedication subject to city staff approval, and accompanied by a title policy in favor of the City, in conformance with the Design Standards and Policies Manual.
- 6. FEES. The construction of water and sewer facilities necessary to serve the site shall not be in-lieu of those fees that are applicable at the time building permits are granted. Fees shall include, but not be limited to the water development fee, water resources development fee, water recharge fee,
- sewer development fee or development tax, water replenishment district charge, pump tax, or any other water, sewer, or effluent fee.

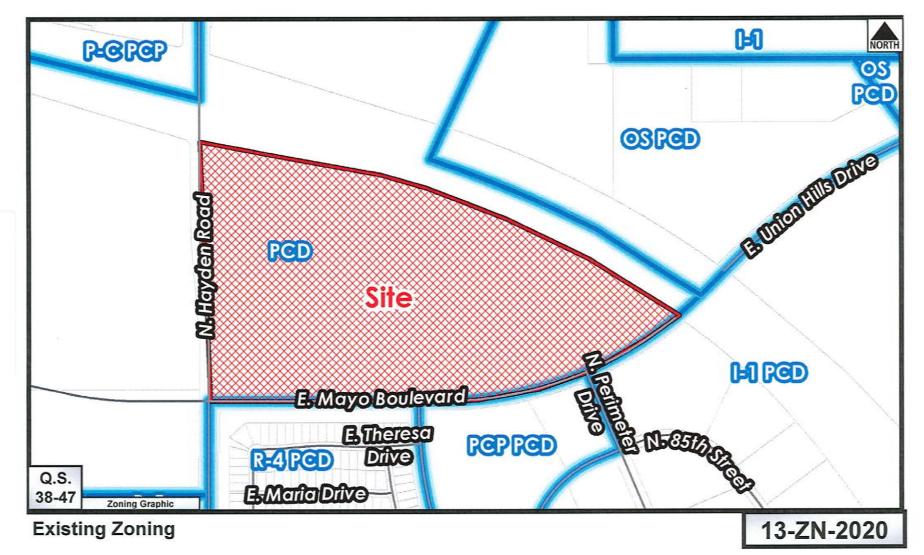
#### **ATTACHMENT #3**



**Existing General Plan Land Use** Employment

**ATTACHMENT 4** 









September 10, 2020

Charles Huellmantel Huellmantell & Affiliates 605 South Ash Avenue Tempe, Arizona 85281 Telephone: (480) 921-2800 Email: charles@huellmantel.com



#### RE: ENHANCED TRAFFIC STATEMENT FOR THE AXON CAMPUS - SCOTTSDALE, ARIZONA

Dear Mr. Huellmantel:

CivTech is pleased to present this enhanced traffic statement for the proposed Axon Campus ('project site') located in on the south and west side of Loop 101, north of the Mayo Boulevard/Union Hills alignment and east of Hayden Road in Scottsdale, Arizona. The proposed project would develop one (1) parcel on approximately 70 acres that was previously proposed as a part of the Crossroads East PCD (Parcel 13). The previous assumptions for this parcel included industrial, manufacturing and warehousing uses totaling approximately 1.5 million square feet. The Axon Campus is an allowable use for Parcel 13 with the PCD. The proposed trip generation assumptions utilized during the Crossroads East TIA prepared for the PCD zoning process with the Arizona State Land Department (ASLD) were similar in scale. The proposed site plan can be found in **Attachment A**.

#### PURPOSE AND SCOPE

The purpose of this traffic statement is to determine if the relocated Mayo Boulevard, which is now proposed in a different location than originally shown within the Crossroads East TIA, can utilize roundabouts to help realign the roadway and provide more developable land for the Axon Campus. The location and potential size of roundabouts used in the relocation will be reviewed to determine if adequate spacing is provided from the arterial street network to avoid queueing through the roundabout. The typical section required for Mayo Boulevard east of Hayden Road with the Axon Campus is also being reviewed as part of this statement.

The Crossroads east TIA was approved by the City of Scottsdale on September 23, 2011 with a stipulation that the developer provide an additional lane in the northbound direction on Hayden Road fronting the project. This lane has been considered within the analysis. A trip generation comparison will be conducted as well as a capacity analysis to determine if there are additional changes to the surrounding roadway network that are needed due to the development of this parcel.

CivTech Inc. • 10605 North Hayden Road • Suite 140 • Scottsdale, AZ 85260 Phone: 480.659.4250 • Fax: 480.659.0566

### ATTACHMENT 8

#### **EXISTING CONDITIONS**

#### SURROUNDING LAND USES

The project site is currently undeveloped land. Directly north of the site is the Pima (Loop 101) Freeway, and the City of Scottsdale water treatment plant. Directly to the south of the site is the Scottsdale Stonebrook single-family detached housing, Pacesetter Business complex, Hilton Garden Inn, Scottsdale Sports Complex, Sonoran Corporate Center Condominium, Hartford Place Condominium, Scottsdale Liberty Hospital, and other business buildings. Directly to the east of the site is the Pima (Loop 101) Freeway, DC Ranch Crossing Shopping Center, DC Ranch Crossing Apartment complex, Corporate Center at DC Ranch, and single-family detached housing. Directly to the west of the site is currently undeveloped land.

#### EXISTING ROADWAY NETWORK

The existing roadway network within the study area includes Mayo Boulevard and Hayden Road. The study roadways are discussed in further detail as follows:

*Mayo Boulevard* is an east-west collector roadway with one (1) lane in each direction within the vicinity of the proposed site. Mayo Boulevard begins at the southwest corner of the site at Hayden Road and continues for approximately half a mile where it turns into Union Hills Drive at Perimeter Drive. The posted speed limit is 35 miles per hour (mph) within the vicinity of the site.

**Hayden Road** is a north-west minor arterial roadway with two (2) lanes and a bike lane in each direction with a raised center median within the vicinity of the proposed site. Hayden Road begins southwest of the site at Scottsdale Road and continues north of the site to Deer Valley Road where it turns into Miller Road. Hayden Road provides direct access to the Loop 101 Freeway. The posted speed limit is 40 miles per hour (mph) within the vicinity of the site.

#### EXISTING INTERSECTION CONFIGURATION

The intersection of **Hayden Road & Mayo Boulevard** operates as an unsignalized "T" intersection with stop control in the westbound approach. The northbound approach consists of two (2) through lanes, one (1) dedicated right-turn lane, and a bike lane. The southbound approach consists of two (2) through lanes, one (1) left-turn lane, and a bike lane. The westbound approach consists of one (1) shared left-turn/through/right-turn lane. Designated pedestrian crosswalks are provided along all legs of the intersection.

#### EXISTING CAPACITY ANALYSIS

Peak hour capacity analyses have been conducted for the study intersections based on existing intersection configurations and traffic volumes. All intersections have been analyzed using the methodologies presented in the *Highway Capacity Manual (HCM), Special Report 209,* and Updated 2016 and using Synchro software, version 10.0 under the HCM 6<sup>th</sup> edition methodology.

The concept of level of service (LOS) uses qualitative measures that characterize operational conditions within the traffic stream. The individual levels of service are described by factors that



include speed, travel time, freedom to maneuver, traffic interruptions, and comfort and convenience. Six levels of service are defined for each type of facility for which analysis procedures are available. They are given letter designations A through F, with LOS A representing the best operating conditions and LOS F the worst. Each level of service represents a range of operating conditions. Levels of service for intersections are defined in terms of delay ranges. **Table 3** lists the level of service criteria for signalized and unsignalized intersections, respectively.

Level-of-Service	Signalized Control Delay (sec/veh)	Unsignalized Control Delay (sec/veh)
A	≤ 10	≤ 10
В	> 10-20	> 10-15
С	> 20-35	> 15-25
D	> 35-55	> 25-35
E	> 55-80	> 35-50
F	> 80 (or v/c > 1)	> 50 (or v/c > 1)

#### Table 3 – Level of Service Criteria for Controlled Intersections

Source: Exhibits 19-8, 20-2, 21-8, and 22-8, Highway Capacity Manual 2017

Synchro 10.0 software calculates the LOS per the HCM 2016 methodology. The 2016 HCM documents the signalized LOS calculation methodology which takes into account lane geometry, traffic volumes and cycle length/phasing to compute LOS. Synchro analysis worksheets report individual movement delay/LOS and overall delay/LOS for signalized intersections; unsignalized intersection worksheets report the worst-case delay/LOS and the average overall intersection delay. Results of the existing level of service analyses are shown in **Table 4** for both AM and PM peak hours. The existing conditions analysis worksheets have been included in **Attachment B**.

Existing volumes for this analysis were determined by using traffic counts previously conducted at this intersection from June of 2018. These counts were grown by a factor of 2.1% per year from 2018 to 2020 in order to represent traffic as it would be today.

#### Table 4 – Existing Peak Hour Levels of Service

ID	Intersection	Intersection Control	Approach/ Movement	Existing LOS AM (PM)
1	Hayden Road & Mayo Boulevard	1-way stop (WB)	SB left WB Shared	A (B) A (C)

The results of the existing conditions analysis summarized in Table 4 indicate that the intersection of Hayden Road & Mayo Boulevard operates with acceptable levels of service (LOS D or better).

#### FUTURE ROADWAY CONDITIONS

Upon buildout of this project, the Mayo Boulevard alignment will be reconstructed approximately 760 feet, center to center, north of the existing alignment. Mayo Boulevard west of Hayden Road is also currently under construction so that it connects to the existing alignment east of Scottsdale Road.



The City of Scottsdale will assist with constructing Mayo Boulevard east of Hayden Road to Perimeter Drive, no access to the Loop 101 freeway will be constructed. Mayo Boulevard could provide up to a four lane section with two lanes of travel in each direction of travel. The proposed cross-section will be determined as part of this traffic analysis and to accommodate the needs of the Axon Campus.

#### SITE ACCESS

Access to the site will be via one main access point along Mayo Boulevard. Future development could also provide a second access from Mayo Boulevard. Both access points will utilize the proposed roundabouts to connect to private driveways. The primary access, located at 82<sup>nd</sup> Street will be a four-legged roundabout with two eastbound approach lanes and two westbound departure lanes. All other approach and departure lanes have been assumed with one lane in each direction.

#### TRIP GENERATION

The potential trip generation for the Axon Campus was estimated utilizing the Institute of Transportation Engineers (ITE) *Trip Generation Manual*,  $10^{th}$  Edition and *Trip Generation Handbook*,  $3^{d}$  Edition. The ITE *Trip Generation Manual* contains data collected by various transportation professionals for a wide range of different land uses. The data are summarized in the report and average rates and equations have been established that correlate the relationship between an independent variable that describes the development size and generated trips for each categorized land use. The anticipated trip generation comparison for the project site is provided in **Table 1**.



Land Use	ITE	Land Use Name	Quantity Units <sup>+</sup>	AM Dis	tribution	PM Distribution	
Land Ose	Code	cand Ose Name	Quantity Units		Out	In	Out
Previous Assumption (Cro	ssroads Ea	st)					
Industrial Park	130	Industrial Park	490.766 KSF	82%	18%	21%	79%
Manufacturing	140	Manufacturing	490.766 KSF	78%	22%	36%	64%
Warehousing	150	Warehousing	490.766 KSF	79%	21%	25%	75%
Proposed		Contraction of the subscription of the	NI USANA UNGANAN				
General Office Building	710	General Office building	780.000 KSF	86%	14%	16%	84%
Warehousing	150	Warehousing	130.000 KSF	77%	23%	27%	73%

#### **Table 1 - Trip Generation Summary**

trai circusing 200		Trai ci	Todoling		200100	0 1101	1110	1010	21.10	1010
	A	DT		AM Pe	ak Hour			PM Pea	k Hour	
Land Use	Avg. Rate*	Total	Avg. Rate*	In	Out	Total	Avg. Rate*	In	Out	Tota
Previous Assumption (Crossroads	East)									
Industrial Park	5.25	2,576	0.49	196	43	239	0.79	81	305	386
Manufacturing	3.87	1,900	0.82	313	88	402	0.77	137	243	380
Warehousing	3.13	1,534	0.19	74	20	94	0.18	23	68	91
Total		6,010		583	151	732		241	616	857
Proposed										
General Office Building	9.98	7,782	0.97	654	106	760	1.03	128	673	801
Warehousing	1.93	250	0.31	32	9	41	0.33	12	31	43
Total		8,032		686	115	801		140	704	844
		0.000								
Difference (Proposed-Previous Assu	imption)	1,797		103	-36	66		-101	88	-13
Difference (%)		30%		18%	-24%	9%		42%	14%	-2%

Notes: \*All average rates were calculated by dividing total trips generated using regression equation by the number of dwelling units. (See below.) \* KSF = 1,000 square feet

	CALCULATIONS (Equations	shown only where applicable)	
Land Use [Units]	Daily	AM Peak Hour	PM Peak Hour
General Office Building [X = 780 SF]	FC: LN(T)=0.97*LN(X)+2.5 [9.98]	FC: T=0.94*X+26.49 [0.97]	FC: LN(T)=0.95*LN(X)+0.36 [1.03]
Warehousing [X = 130 SF]	FC: T=1.58*X+45.54 [1.93]	FC: T=0.12*X+25.32 [0.31]	FC: T=0.12*X+27.82 [0.33]

The proposed Axon Campus development could generate up to 8,032 weekday daily trips with 801 trips occurring during the AM peak hour (686 in/115 out) and 844 trips occurring during the PM peak hour (140 in/704 out)

The Axon Campus is expected to generate 1,797 additional external daily trips as compared to the original Crossroads East TIA, with 66 additional trips generated during the AM peak hour (103 trips in/-36 trips out) and 13 fewer trips generated during the PM peak hour (-101 trips in/88 trips out).

#### **TRIP DISTRIBUTION AND ASSIGNMENT**

A single trip distribution pattern was taken from the previously approved Crossroads East TIA. It is expected that the development will generate trips based on future population within a 10-mile radius of the site. Future total population within a 10-mile radius of the site, as predicted by the 2030 socioeconomic data compiled by the Maricopa Association of Governments (MAG), was used in that study as a basis to estimate trip distribution for the development.



Based on this information and the local street network, distribution percentages were assigned to the study roadway network. The resulting trip distribution percentages were applied to the generated trips to determine the AM and PM peak hour site traffic at the intersections within the study area and are illustrated in **Figure 1**.

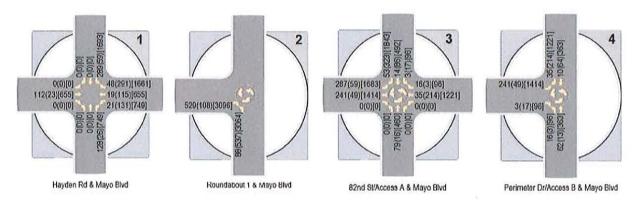


Figure 1 – Site Trip Distribution

#### **BACKGROUND TRAFFIC GROWTH PROJECTIONS**

Background traffic along Hayden Road was determined by growing the existing 2020 traffic volumes by 2.1% per year to the opening year 2035. This gives a growth factor of 1.366 applied to the existing Hayden Road volumes.

CivTech recently conducted a traffic study for the Cavasson development, located on the southwest corner of Hayden Road and Legacy Boulevard. This development is anticipated to produce additional traffic on Hayden Road by the horizon year 2035. This anticipated additional traffic was added to the grown existing volumes to represent future traffic on the surrounding roadway network.

Along with the Cavasson development, Mayo Boulevard is currently being constructed so that it connects west to Scottsdale Road. The original Crossroads East TIA projected volumes for this portion of Mayo Boulevard between Hayden Road and Scottsdale Road. In order to have a more conservative estimate of approach traffic volumes, the eastbound and westbound volumes from Crossroads East for this portion of Mayo Boulevard were included in place of the existing volumes since the roadway is not yet completed and existing traffic that was present is likely construction vehicles. The horizon year for Crossroads East TIA was 2030, so the volumes used in the Axon Campus background traffic were grown by 2.1% per year for 5 years in order to represent the 2035 horizon year as projected for the Cavasson development.

Background traffic calculations as well as the Cavasson and Crossroads East volumes referenced above are located within **Attachment C**.



#### **TRAFFIC AND IMPROVEMENT ANALYSIS**

The overall intersection and approach levels of service are summarized in **Table 5** for the 2035 background and total traffic conditions. Detailed analysis worksheets for the 2035 analyses can be found in **Attachment D**.

			American	20	35
ID	Intersection	Intersectio n Control	Approach/ Movement	No Build AM (PM)	Build AM(PM)
1	Hayden Road & Mayo Boulevard	Signalized	NB SB EB WB <b>Overall</b>	C(C) C(C) D(D) D(D) <b>C(C)</b>	D(D) D(D) D(D) D(D) D(D)
2	Roundabout 1 & Mayo Boulevard	Roundabout	NB EB WB <b>Overall</b>	NA	A(B) A(A) A(A) A(A) A(A)
3	82 <sup>nd</sup> Street & Mayo Boulevard	Roundabout	NB SB EB WB Overall	NA	A(A) A(A) A(A) A(A) A(A) A(A)
4	Perimeter Drive & Mayo Boulevard	Roundabout	NB SB EB Overall	NA	A(A) A(A) A(A) A(A) A(A)

#### Table 5 – Peak Hour Levels of Service

The results of the Synchro analysis summarized in **Table 5** indicate that all study intersections operate with overall acceptable levels of service D or better.

#### **QUEUE STORAGE ANALYSIS**

Adequate turn storage should be supplied on any approach where turn lanes are permitted and/or warranted. A queuing analysis was performed for all warranted/recommended and existing intersection turn lanes where site traffic is expected as well as left turn lanes adjacent to the site. According to the methodology documented in *A Policy on Geometric Design of Highways and Streets* (the AASHTO "Green Book"), the storage length for a turn lane is typically estimated as the length required to hold the average number of arriving vehicles per two minutes, where unsignalized, or per



one-and-a half signal cycles, where signalized.<sup>1</sup> The formulas used for the calculations are shown below.

For signalized intersections, the storage length is determined by the following formula:

Storage Length = [1.5 x (veh/hr)/(cycles/hr)] x 25 feet

For unsignalized intersections, the storage length is determined by the following formula:

Storage Length = [(veh/hr)/(30 periods/hr)] x 25 feet

The total projected traffic volumes were utilized for the calculations. From this, the resulting turn lane storage for turn movements using AASHTO guidelines were calculated and are summarized in **Table**. Calculations for the AASHTO queue storage length recommendations and the 50<sup>th</sup> percentile HCM 2016 queue storage length recommendations are provided in **Appendix E**. The 50<sup>th</sup> percentile HCM 2016 queue storage lengths are given in vehicles and multiplied by 25 feet per vehicle to determine the storage length.

		Intersection			Queue Stor	rage
ID	Intersection	Control	Movement	AASHTO	HCM <sup>(2)</sup>	Recommended
			NB Left	50'	35'	150'
	, Hayden Road &	layden Road &	SB Left	900'	45'	(1)300'
4			EB Left	50'	225'	150'
-	Mayo Boulevard	Signalized	WB Left	225'	85'	150'
			SB Right	75′	160'	200'
			WB Right	1025'	390'	(3)

#### Table 6 – Queue Storage Lengths

(1) A minimum of 150-feet of queue storage is recommended at all signalized intersections.

(2) HCM 50<sup>th</sup> percentile queue reported in vehicles/lane, assuming 1 vehicle ~ 25 feet.

(3) Westbound right-turn lane is a through trap lane that will provide more then the calculated queue storage.

The recommended storage lengths in **Table 6** is provided for study horizon year 2035 using the total traffic projections.

<sup>&</sup>lt;sup>1</sup> The American Association of Highway and Transportation Officials on pages 714-715 of its publication, Geometric Design of Highways and Streets ("AASHTO Green Book"), indicates that storage length for a turn lane, exclusive of taper, "should usually be based on one and one-half to two times the average number of vehicles that would store per cycle" at a signalized intersection.



#### Conclusions

The following conclusions and recommendations have been documented in this statement:

- The proposed Axon Campus development could generate up to 8,032 weekday daily trips with 801 trips occurring during the AM peak hour (686 in/115 out) and 844 trips occurring during the PM peak hour (140 in/704 out).
- The Axon Campus is expected to generate 1,797 additional external daily trips as compared to the original Crossroads East TIA, with 66 additional trips generated during the AM peak hour (103 trips in/-36 trips out) and 13 fewer trips generated during the PM peak hour (-101 trips in/88 trips out).
- All proposed intersections are anticipated to operate at acceptable levels of service.
- All intersections are anticipated to operate at acceptable levels of service with the proposed intersection lane configuration and the following roadway typical sections:
  - Mayo Boulevard should be constructed with a four-lane section, two lanes in each direction of travel between Hayden Road and 82<sup>nd</sup> Street. This will require the construction of a two-lane roundabout approximately 400 feet east of the Hayden Road alignment.
  - Mayo Boulevard could be reduced to provide a two-lane section, one lane in each direction of travel from 82<sup>nd</sup> Street to Perimeter Drive.
- Queue storage recommendations and proposed lane configuration recommendation have been provided in **Attachment E.**

Thank you for allowing CivTech to assist you on this project. We wish you the best as you proceed with the development. Please call me if you have any questions about this statement and/or if we can be of further assistance.

Sincerely,

CivTech

aunc

Dawn D Cartier, P.E., PTOE Project Manager/President

Attachments:

- A. Site Plan
- B. Existing Conditions Analysis
- C. Background Growth Calculations
- D. 2035 Analysis Worksheets
- E. Queue Storage Analysis

Z:{CrvtechiProjects}20-0170 InTown Suites MWC Dobson & Pecos Roads Traffic Statement, Chandler\Submittak\1st Submittak\1st Submi



#### **Bloemberg**, Greg

From: Sent: To: Cc: Subject: Donovan Zimmerman <donovan.zimmerman@pesmail.com> Wednesday, October 07, 2020 8:03 PM Bloemberg, Greg Connie Zimmerman Protest of Axon zonning change

A External Email: Please use caution if opening links or attachments!

Dear Mr. Bloemberg:

As a resident of Scottsdale Stonebrook IT since 1996, I am appalled that the City of Scottsdale is planning on changing Joning so a 7 story building can be built by Axon. In addition to increased traffic, the plans call for elimination of one of the few access points Mayo blvd, for our neighborhood. Proposed we have to travel through multiple traffic circles, traveling North and West to reach Hayden Loop. I current travel I city. block to reach that know. This is a road I am my fellow neighbor use on a daily basis.

This is also a concern about the extra traffic traveling south bound on 82<sup>rd</sup> street to a very dangerous intersection Princess and 82<sup>rd</sup> Street. With no new traffic light and triple the traffic this is a death trap in the making.

Please vote NO to the aXON yoning request.

Sincerely;

**Donovan Zimmerman, Stonebrook II HOA Vice President** 17905 N. 81<sup>st</sup> Way Scottsdale, AZ 85255 (480) 948-7871 Office (480) 948-6123 Fax (888) 850-9528 Toll Free

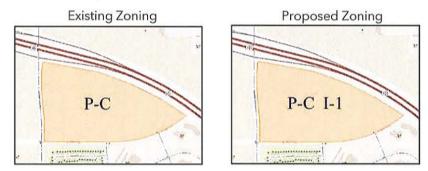
**ATTACHMENT 9** 

#### October 2, 2020

#### Dear Neighbor:

The purpose of this letter is to invite you to attend a neighborhood open house meeting for a proposed new corporate campus expansion in the Greater Airpark area. The approximately 73.6 acre site is currently zoned Planned Community (P-C) and is located south of the Loop 101 on the east side of Hayden Road.

Our proposal is consistent with the City's General Plan and the Greater Airpark Area Plan, and includes a request to rezone from Planned Community (P-C) to Planned Community Light Industrial District (P-C I-1). The graphic below demonstrates the zoning district before and after the requested rezoning:



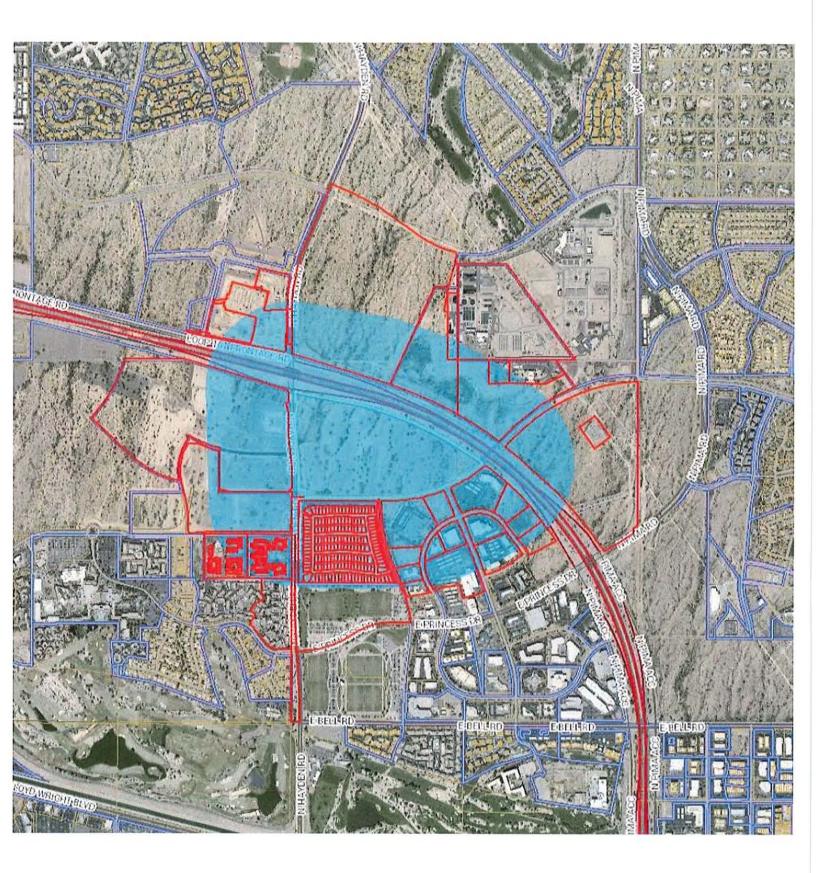
Additionally, we are requesting amended development standards and a development plan review. Given the ongoing COVID-19 pandemic and in compliance with current CDC and Arizona Department of Health recommendations, we are talking with neighbors over the phone and have scheduled a virtual neighborhood open house meeting to discuss the case with anyone who may have questions regarding this proposal:

Date:	Tuesday, October 13, 2020
Time:	5:30 p.m.
Call In/Log In:	https://global.gotomeeting.com/join/820507045
	Dial In: +1 (872) 240-3212
	Access Code: 820-507-045

If you would like to discuss this project in greater detail prior to or in place of the neighborhood open house meeting, I can be reached at (480) 921-2800 or via e-mail at charles@huellmantel.com. The City of Scottsdale planner assigned to the case is Greg Bloemberg, who can be reached at (480) 312-4306 or through email at gbloemberg@scottsdaleaz.gov. Our case numbers are 716-PA-2020/13-ZN-2020/28-DR-2020.

Again, please do not hesitate to contact me to discuss this proposal further. I am happy to answer any questions you may have.

Thank you.



Dear members of the Scottsdale Planning Department, the Scottsdale Planning Commission, and the Scottsdale City Council:

I am writing to express my deep concern about the Axon proposed development (13-ZN-2020 and 2S-DR-2020) in Crossroads East, which abuts our residential community. This proposal as it stands leaves us with many serious concerns, specifically:

1) Traffic impacts and road redesigns: The impacts to us could be dramatic. There needs to be a traffic study.

2) Noise impacts: The noise impacts to our community could be substantial. There needs to be a noise study.

3) Building design: The design of the proposed building is objectionable. The request for a 7-story variance is obtrusive and likely will obstruct our view of the McDowell Mountains. An elevation analysis of this last item is needed.

4) Environmental impacts. There needs to be an environmental impact study that addresses emissions, groundwater, project discharges, and any odors.

5) Light pollution: the lighting impacts to our community are substantial and will negatively affect the enjoyment of our homes and community. There needs to be a lighting review and light pollution study.

This proposal as it stands requires a greater analysis by the city and more transparency by the developer. It should be noted that while our community, Scottsdale Stonebrook II, is the ONLY residential single-family home community affected by this proposal, there is no mention of considerations in the proposal that would speak to the issues above nor have they contacted any community representative.

Please take another look at what this proposal suggests and how it might negatively impact our community. It deserves more time for review, revision, and studies.

Thank you very much for your consideration.

Sincerely,

Signed <u>Gerry Reed</u> Date \_\_10/15/2020

Dear members of the Scottsdale Planning Department, the Scottsdale Planning Commission, and the Scottsdale City Council:

I am writing to express my deep concern about the Axon proposed development (13-ZN-2020 and 2S-DR-2020) in Crossroads East, which abuts our residential community. This proposal as it stands leaves us with many serious concerns, specifically:

1) Traffic impacts and road redesigns: The impacts to us could be dramatic. There needs to be a traffic study.

2) Noise impacts: The noise impacts to our community could be substantial. There needs to be a noise study.

3) Building design: The design of the proposed building is objectionable. The request for a 7-story variance is obtrusive and likely will obstruct our view of the McDowell Mountains. An elevation analysis of this last item is needed.

4) Environmental impacts. There needs to be an environmental impact study that addresses emissions, groundwater, project discharges, and any odors.

5) Light pollution: the lighting impacts to our community are substantial and will negatively affect the enjoyment of our homes and community. There needs to be a lighting review and light pollution study.

This proposal as it stands requires a greater analysis by the city and more transparency by the developer. It should be noted that while our community, Scottsdale Stonebrook II, is the ONLY residential single-family home community affected by this proposal, there is no mention of considerations in the proposal that would speak to the issues above nor have they contacted any community representative.

Please take another look at what this proposal suggests and how it might negatively impact our community. It deserves more time for review, revision, and studies.

Thank you very much for your consideration.

Sincerely,	1-1-1	
Signed	company	
Date	10/14/2020	

Dear members of the Scottsdale Planning Department, the Scottsdale Planning Commission, and the Scottsdale City Council:

I am writing to express my deep concern about the Axon proposed development (13-ZN-2020 and 2S-DR-2020) in Crossroads East, which abuts our residential community. This proposal as it stands leaves us with many serious concerns, specifically:

1) Traffic impacts and road redesigns: The impacts to us could be dramatic. There needs to be a traffic study.

2) Noise impacts: The noise impacts to our community could be substantial. There needs to be a noise study.

3) Building design: The design of the proposed building is objectionable. The request for a 7-story variance is obtrusive and likely will obstruct our view of the McDowell Mountains. An elevation analysis of this last item is needed.

4) Environmental impacts. There needs to be an environmental impact study that addresses emissions, groundwater, project discharges, and any odors.

5) Light pollution: the lighting impacts to our community are substantial and will negatively affect the enjoyment of our homes and community. There needs to be a lighting review and light pollution study.

This proposal as it stands requires a greater analysis by the city and more transparency by the developer. It should be noted that while our community, Scottsdale Stonebrook II, is the ONLY residential single-family home community affected by this proposal, there is no mention of considerations in the proposal that would speak to the issues above nor have they contacted any community representative.

Please take another look at what this proposal suggests and how it might negatively impact our community. It deserves more time for review, revision, and studies.

Thank you very much for your consideration.

Sincerely,

Signed Christopher Green

Date \_\_\_October 13, 2020

Dear members of the Scottsdale Planning Department, the Scottsdale Planning Commission, and the Scottsdale City Council:

I am writing to express my deep concern about the Axon proposed development (13-ZN-2020 and 2S-DR-2020) in Crossroads East, which abuts our residential community. This proposal as it stands leaves us with many serious concerns, specifically:

1) Traffic impacts and road redesigns: The impacts to us could be dramatic. There needs to be a traffic study.

2) Noise impacts: The noise impacts to our community could be substantial. There needs to be a noise study.

3) Building design: The design of the proposed building is objectionable. The request for a 7-story variance is obtrusive and likely will obstruct our view of the McDowell Mountains. An elevation analysis of this last item is needed.

4) Environmental impacts. There needs to be an environmental impact study that addresses emissions, groundwater, project discharges, and any odors.

5) Light pollution: the lighting impacts to our community are substantial and will negatively affect the enjoyment of our homes and community. There needs to be a lighting review and light pollution study.

This proposal as it stands requires a greater analysis by the city and more transparency by the developer. It should be noted that while our community, Scottsdale Stonebrook II, is the ONLY residential single-family home community affected by this proposal, there is no mention of considerations in the proposal that would speak to the issues above nor have they contacted any community representative.

Please take another look at what this proposal suggests and how it might negatively impact our community. It deserves more time for review, revision, and studies.

Thank you very much for your consideration Sincerely Sianed

#### Zimmer, Christopher

From:	Rosemary Catroppa <cafeforte.az@gmail.com></cafeforte.az@gmail.com>
Sent:	Wednesday, October 7, 2020 9:37 AM
То:	Bloemberg, Greg
Subject:	Proposed plans and the impact on the Stonebrook 2 community

▲ External Email: Please use caution if opening links or attachments! Hello this is regarding my opposition to any changes regarding case # 's 716-PA-2020 / 13-ZN-2020 / 28-DR-2020.

I am a resident of the Stonebrook 2 community that will be directly impacted by the future plans regarding the case #'s above. I would like to formally note my opposition to these changes.

I would like to know why the developer is requesting a rezoning from P-C to P-CL-1. Which I believe would allow for a height increase from a 5 story to a 7 story building of which I am completely opposed. Please inform me of what steps, aside from the virtual open house, I can take in order for my opinion to be heard.

I have resided in my home in Stonebrook 2 since its inception in 1996 and have enjoyed the majestic view of the mountains from my backyard, these buildings will ruin the view which I have enjoyed for the last 24 years.

I am also concerned about the impact of traffic & the future of Mayo Blvd being rerouted. Can someone please explain to me the exact plans for the roads behind and around our development, and the forecasted impact of the traffic from these changes.

Thank You,

Rosemary Catroppa & Grace Rubel Stonebrook 2 residents since 1996

Patrick and Ruthann Hanley
Development Review Board
Sarah Douglas
13-ZN-2020 AXON Application for Rezoning, Development Review (Major) and Amended Development Standards
Thursday, October 15, 2020 9:31:52 AM

External Email: Please use caution if opening links or attachments!

# 13-ZN-2020

# **AXON** Application for Rezoning, Development Review (Major) and Amended Development Standards

Request

Request by owner for a Zoning District Map Amendment from Planned Community (P-C) District to Planned Community District with the P-C comparable Industrial Park District (P-C I-1), including a development plan and an amendment to the maximum building height for this site from 52 feet (exclusive of rooftop appurtenances) to 82 feet (exclusive of rooftop appurtenances) on a +/-60-acre site located at the southeast corner of Hayden Road and Loop 101.

Axon is proposing an increased maximum height for its main building that will provide a contrast to the surrounding buildings and promote visual interest in Axon's campus expansion.

AXON hosted an initial (and only) virtual open house meeting 10/13/2020 with residents of Stonebrook II residents and we have experienced limited exposure to AXONs plans for this property.

AXON provided no feedback to concerns raised by Stonebrook II residents during this virtual open house.

As a resident family of Scottsdale Stonebrook II, we request the City Development Review Board to deny this building height amendment by AXON. Thank you for your attention to this memo.

Dennis Patrick & Ruthann Hanley Community: Scottsdale Stonebrook II Address: 8164 E. Michelle Drive, Scottsdale, AZ 85255 Phone: 480-661-8779 Email: <u>dphanley410@outlook.com</u>

Sent from Mail for Windows 10

From:	DevelopmentReviewBoard@scottsdaleaz.gov
То:	Development Review Board
Subject:	Development Review Board Public Comment (response #172)
Date:	Thursday, October 15, 2020 2:49:51 PM

# Development Review Board Public Comment (response #172)

## Survey Information

Site:	ScottsdaleAZ.gov
Page Title:	Development Review Board Public Comment
URL:	https://www.scottsdaleaz.gov/boards/development review-board/public-comment
Submission Time/Date:	10/15/2020 2:48:14 PM

	I have lived in the Scottsdale Stonebrook
	I have lived in the Scottsdale Stonebrook II neighborhood since 1998 and I join my neighbors in all the concerns that were expressed at the October 13 open house meeting, including but not limited to: 1. As THE single-family neighborhood impacted by the development, what we understand of this project to date threatens our quality of life and home values. 2. We received seven business days' notice of the "open house" meeting on October 13. This was insufficient time for residents of Scottsdale Stonebrook II to review and research the Axon proposal and to come together as community to identify and prioritize our concerns. 3. The Axon meeting notice sign on the site had wrong information about signing into the meeting, preventing many from participating. 4. There are a multitude of concerns from our community that have not been given consideration. I would include my personal concerns regarding the planned amphitheater and its use - is it solely for Axon or will this be a performing arts venue drawing thousands of people on weekends and evenings; and I am concerned about the
Comment:	city's plans for a water treatment plant and fire house immediately north of our neighborhood. 5. The "Open house"

	concerns, but we did not receive answers or feedback in return. 6. As the residential neighborhood impacted the most by developing this land, pretty much in our backyard, we would like the opportunity for an open exchange with the developer - so we can learn more and they can consider our concerns. 7. In consideration of the items 4,5 and 6 above, Axon has failed to meet the Community Involvement Elements of the city's general plan. I join my neighbors in requesting that Axon's proposal be delayed to give the Scottsdale residents most impacted by this development more time to understand the details of this proposal. Scottsdale Stonebrook II residents should be given the opportunity to participate in community involvement activities with Axon with the purpose of creating compromises to reduce the great negative impacts that this development will bring to our community as a whole and our individual investments of owning homes in Scottsdale Stonebrook II.
and pasted from anothe	
PLEASE PROVIDE YOU	R NAME:
First & Last Name:	Cyndi Suttle
AND ONE OR MORE OF	THE FOLLOWING ITEMS:
Email:	Cyndi.Suttle@gmail.com
Phone:	
Address:	8150 E. Rita Drive , Scottsdale 85255

# Development Review Board Public Comment (response #163)

## Survey Information

Site:	ScottsdaleAZ.gov
Page Title:	Development Review Board Public Comment
URL:	https://www.scottsdaleaz.gov/boards/development- review-board/public-comment
Submission Time/Date:	10/15/2020 9:26:08 AM

	Thank you bearing the concerns of our
Comment:	Thank you hearing the concerns of our Stonebrook 2 Community. It was made clear on Tuesday evening that Axon was just listening to our comments, now I would like to know when we can expect some answers to all our concerns. 1. Please clear up why Axon is requesting a re-zoning amendment that will allow for greater height from 52 feet to 82 feet. 2. I also feel that Axon needs to build a frontage road directly off Hayden north of Mayo and one off Perimeter that carries their traffic to campus entrance. Leave Mayo alone, our community needs Mayo Blvd. 3. Environmental concerns including noise, chemicals & lighting. We need to see the studies that (hopefully) were done that address the impact of these issues. 4 We need to know more about the amphitheater that is in the plans. 5. Will this be a 24 hour facility? 6. Landscaping should be abundant and fit into the natura dessert landscaping that flows through the Perimeter center.
Comments are limite and pasted from ano	d to 8,000 characters and may be cut ther source.

First & Last Name:	Rosemary Catroppa , Grace Rube
ND ONE OR MORE O	F THE FOLLOWING ITEMS:
Email:	grubel3@cox.net
Phone:	
Address:	17959 N. 81st Way, Stonebrook 2 community

From:	DevelopmentReviewBoard@scottsdaleaz.gov
To:	Development Review Board
Subject:	Development Review Board Public Comment (response #162)
Date: .	Thursday, October 15, 2020 9:22:56 AM

# Development Review Board Public Comment (response #162)

## Survey Information

Site:	ScottsdaleAZ.gov
Page Title:	Development Review Board Public Comment
URL:	https://www.scottsdaleaz.gov/boards/development- review-board/public-comment
Submission Time/Date:	10/15/2020 9:21:28 AM

COMMENT	
Comment:	As resident of Stonebrook II am glad to have Taser/Axon as a neighbor. However as an HOA officer we are concerned that not enough time to respond and study the plan. Our other concern is mixed reports on whether the main building will be 5 or 7 Stories tall- we have the Case Info 13-ZN- 2020 and feel 7 or 82 feet is too tall. We are concerned about additional traffic as SB II only has access off 82nd St. We also feel the decor selected does not fit well in AZ and may stand out badly. All of these negative may effect our living standards and home values. Please make some adaptions to our concerns.
Comments are limited to and pasted from anothe	o 8,000 characters and may be cut r source.
PLEASE PROVIDE YOU	R NAME:
First & Last Name:	Bill F Miller
AND ONE OR MORE OF	THE FOLLOWING ITEMS:
Email:	billmillerscottsdale@gmail.com
Phone:	(480) 363-6220
Address:	8131 E Michelle Drive, 85255

Example: 3939 N. Drinkwater Blvd, Scottsdale 85251

From:	DevelopmentReviewBoard@scottsdaleaz.gov
То:	Development Review Board
Subject:	Development Review Board Public Comment (response #161)
Date:	Thursday, October 15, 2020 9:04:12 AM

# Development Review Board Public Comment (response #161)

## Survey Information

Site:	ScottsdaleAZ.gov
Page Title:	Development Review Board Public Comment
URL:	https://www.scottsdaleaz.gov/boards/development- review-board/public-comment
Submission Time/Date:	10/15/2020 9:02:58 AM

COMMENT	
Comment:	I live in Scottsdale Stonebrook II. We are the single-family neighborhood impacted by the development, and what we can see so far threatens our quality of life and home values. We were given 7 business days' notice of the "open house" meeting on Oct. 13, insufficient time for us to review and research the Axon proposal and to mobilize our community members. The Axon meeting notice sign on the site had wrong information about signing into the meeting, preventing many from participating. There are a multitude of concerns from our community that have not been given consideration. The "Open house" meeting did not include an exchange with the developer, only residents spoke. The developer has not given us an opportunity for an open exchange so we can learn more and they can consider our concerns. Axon has failed to meet the Community Involvement Elements of the city's general plan. We respectfully request that Axon's proposal be delayed so we have more time to understand the details of this proposal, and to allow community involvement activities with Axon to occur so that we can achieve compromises that reduce the great negative impacts that this

	development will bring upon us.
Comments are limited t and pasted from anothe	o 8,000 characters and may be cut er source.
PLEASE PROVIDE YOU	R NAME:
First & Last Name:	Irene Wilson
	THE FOLLOWING ITEMS:
AND ONE OR MORE OF	THE FOLLOWING ITEMS:

## Development Review Board Public Comment (response #160)

#### Survey Information

Site:	ScottsdaleAZ.gov
Page Title:	Development Review Board Public Comment
URL:	https://www.scottsdaleaz.gov/boards/development- review-board/public-comment
Submission Time/Date:	10/15/2020 9:01:24 AM

Comment:	I live in Scottsdale Stonebrook II. We are the single-family neighborhood impacted by the development, and what we can see so far threatens our quality of life and home values. We were given 7 business days' notice of the "open house" meeting on Oct. 13, insufficient time for us to review and research the Axon proposal and to mobilize our community members. The Axon meeting notice sign on the site had wrong information about signing into the meeting, preventing many from participating. There are a multitude of concerns from our community that have not been given consideration. The "Open house" meeting did not include an exchange with the developer, only residents spoke. The developer has not given us an opportunity for an open exchange so we can learn more and they can consider our concerns. Axon has failed to meet the Community Involvement Elements of the city's general plan. We respectfully request that Axon's proposal be delayed so we have more time to understand the details of this proposal, and to allow community involvement activities with Axon to occur so that we can achieve compromises that reduce the great negative impacts that this

	development will bring upon us.
Comments are limited to and pasted from anothe	o 8,000 characters and may be cut r source.
PLEASE PROVIDE YOU	R NAME:
First & Last Name:	Christopher Green
AND ONE OR MORE OF	THE FOLLOWING ITEMS:
Email:	cjgreen7904@yahoo.com
Phone:	
Address:	
Example: 3939 N. Drink	water Blvd, Scottsdale 85251

From:	DevelopmentReviewBoard@scottsdaleaz.gov
То:	Development Review Board
Subject:	Development Review Board Public Comment (response #160)
Date:	Thursday, October 15, 2020 9:02:53 AM

# Development Review Board Public Comment (response #160)

### Survey Information

Site:	ScottsdaleAZ.gov
Page Title:	Development Review Board Public Comment
URL:	https://www.scottsdaleaz.gov/boards/development- review-board/public-comment
Submission Time/Date:	10/15/2020 9:01:25 AM

COMMENT	
Comment:	I am writing with my concerns regarding the AXON proposed development at Hayden and the 101. Our meeting on Tuesday via zoom was a disappointment in that none of our concerns were addressed. Since we are the only single- family neighborhood in the area this development will have a huge impact on our home values and quality of life! There are many concerns that have not been addresses. Thank you so much for your time on this. Sherry Switzenberg Scottsdale Stonebrook II
Comments are limited t and pasted from anothe	o 8,000 characters and may be cut er source.
PLEASE PROVIDE YOU	R NAME:
First & Last Name:	Sherry Switzenberg
AND ONE OR MORE OF	THE FOLLOWING ITEMS:
Email:	sherryswitz@gmail.com
	(480) 629-4646
Phone:	

From:	DevelopmentReviewBoard@scottsdaleaz.gov
То:	Development Review Board
Subject:	Development Review Board Public Comment (response #158)
Date:	Thursday, October 15, 2020 8:40:50 AM

# Development Review Board Public Comment (response #158)

### Survey Information

Site:	ScottsdaleAZ.gov
Page Title:	Development Review Board Public Comment
URL:	https://www.scottsdaleaz.gov/boards/development- review-board/public-comment
Submission Time/Date:	10/15/2020 8:39:49 AM

COMMENT	
Comment:	My husband and I are primarily concerned about access issues caused by the rerouting of Mayo, the increase in traffic, light pollution, and noise from the proposed fire station. Axon has failed to meet the Community Involvement Elements of the city's general plan. We respectfully request that Axon's proposal be delayed so we have more time to understand the details of this proposal, and to allow community involvement activities with Axon to occur so that we can achieve compromises that reduce the great negative impacts that this development will bring upon us. Sherry and John Hartman, Scottsdale Stonebrook II
Comments are limited to and pasted from anothe	o 8,000 characters and may be cut r source.
PLEASE PROVIDE YOU	R NAME:
First & Last Name:	Sherry Hartman
AND ONE OR MORE OF	THE FOLLOWING ITEMS:
Email:	sherry@republiccap.com
Phone:	(760) 650-6369

Address:	8114 E Theresa Dr. Scottsdale, AZ 85255
Example: 3939 N. Drinkwate	er Blvd, Scottsdale 85251

From:	DevelopmentReviewBoard@scottsdaleaz.gov
То:	Development Review Board
Subject:	Development Review Board Public Comment (response #157)
Date:	Thursday, October 15, 2020 8:29:58 AM

# Development Review Board Public Comment (response #157)

### Survey Information

Site:	ScottsdaleAZ.gov
Page Title:	Development Review Board Public Comment
URL:	https://www.scottsdaleaz.gov/boards/development- review-board/public-comment
Submission Time/Date:	10/15/2020 8:28:36 AM

	As a resident family of Scottsdale
	Stonebrook !! we request the City
	Development Review Board to deny this
	Element 7 of the AZON Application
	Narrative for Rezoning, Development
	Review (Major) and Amended
	Development Standards, Specifically
	issue is the proposed Water Treatment
	facility. Growth Areas Element 7. Promote
	development timing that is guided by the adequacy of existing and/or expandable
	infrastructure, services, and facilities.
	Anticipate the need and secure land for
	public facilities, such as water treatment
	plants, reservoirs, transportation rights-of-
	way, parks, libraries, community centers,
	and other public needs, such as police
	and fire. Axon has been working with the
	City to identify a location within the subjec
	site that would be suitable for a water
	treatment facility as well as a possible
	future command center and/or fire training
	facility for use by public safety officials. Primary concern is the unanswered
	question "Is this the water treatment
	facility to be used to treat waste water? If
	so, odors drifting into the community
	present environmental concerns as well
Comment:	as home value issues. This is just one of
	many concerns we have regarding this

AZON land use project. AXON hosted an initial (and only) virtual open house meeting 10/13/2020 with residents of Stonebrook II residents and we have experienced limited exposure to AZONs plans for this property. AXON provided no feedback to concerns raised by Stonebrook II residents during this virtual open house. AXON slates "This site is located so as to provide minimal impact to residential neighborhoods and is concentrated in an area specifically planned to limit adjacent residential uses due to the nearby Airpark. As noted above, the site is also bounded on two sides by the Loop 101 freeway, which provides a physical barrier from the neighborhoods located to the north and east of the site." However, they neglected to include Stonebrook II residents in their impact assessment until the last mnute. Regards. Dennis Patrick & Ruthann Hanley Community: Scottsdale Stonebrook II Address: 8164 E. Michelle Drive, Scottsdale, AZ 85255 Phone: 480-661-8779 Email: dphanley410@outlook.com

Comments are limited to 8,000 characters and may be cut and pasted from another source.

#### PLEASE PROVIDE YOUR NAME:

First & Last Name:

Dennis Patrick & Ruthann Hanley

#### AND ONE OR MORE OF THE FOLLOWING ITEMS:

Email:	dphanley410@outlook.com
Phone:	(480) 661-8779
Address:	8164 E. Michelle Drive, Scottsdale, AZ 85255

Example: 3939 N. Drinkwater Blvd, Scottsdale 85251

From:	DevelopmentReviewBoard@scottsdaleaz.gov
То:	Development Review Board
Subject:	Development Review Board Public Comment (response #156)
Date:	Thursday, October 15, 2020 8:26:16 AM

# Development Review Board Public Comment (response #156)

### Survey Information

Site:	ScottsdaleAZ.gov
Page Title:	Development Review Board Public Comment
URL:	https://www.scottsdaleaz.gov/boards/development- review-board/public-comment
Submission Time/Date:	10/15/2020 8:24:02 AM

Comment:	We object to change in regulations from the City of Scottsdale to allow construction of 5 floors being presented by AXON for building on the land north of Mayo Blvd, east of Hayden and south of the 101.
Comments are limited t and pasted from anothe	o 8,000 characters and may be cut er source.
PLEASE PROVIDE YOU	R NAME:
First & Last Name:	Edward Walwork
AND ONE OR MORE OF	THE FOLLOWING ITEMS:
Email:	Ewedmaria@q.com
Phone:	(480) 205-7368
Address:	8178 E Theresa Drive, Scottsdale, AZ 85255

From:	DevelopmentReviewBoard@scottsdaleaz.gov
То:	Development Review Board
Subject:	Development Review Board Public Comment (response #155)
Date:	Thursday, October 15, 2020 7:08:28 AM

# Development Review Board Public Comment (response #155)

#### Survey Information

Site:	ScottsdaleAZ.gov
Page Title:	Development Review Board Public Comment
URL:	https://www.scottsdaleaz.gov/boards/development- review-board/public-comment
Submission Time/Date:	10/15/2020 7:07:30 AM

My name is Doug Salmi. I live in Scottsdale Stonebrook 11. We are The single-family neighborhood impacted by the Axon development, and what we can see so far threatens our quality of life and home values. We were given 7 business days notice of the "open house" meeting on Oct. 13, insufficient time for us to review and research the Axon proposal. The Axon meeting notice sign on the site had wrong information about signing into the meeting, preventing participation and the developer has not given us an opportunity for an open exchange. Axon has failed to meet the Community Involvement Elements of the city's general plan. I respectfully request that Axon's proposal be delayed so we have more time to understand the details of this proposal.
o 8,000 characters and may be cut er source.
R NAME:
Doug Salmi

Phone:	(501) 213-8900
Filone.	(301) 213-8900
Address:	8136 E Maria Dr. Scottsdale, AZ 85255

From:	DevelopmentReviewBoard@scottsdaleaz.gov
То:	Development Review Board
Subject:	Development Review Board Public Comment (response #154)
Date:	Thursday, October 15, 2020 7:06:52 AM

# Development Review Board Public Comment (response #154)

### Survey Information

Site:	ScottsdaleAZ.gov
Page Title:	Development Review Board Public Comment
URL:	https://www.scottsdaleaz.gov/boards/development- review-board/public-comment
Submission Time/Date:	10/15/2020 7:04:49 AM

Comment:	This multi-story building will negatively impact the quality of my life in our quiet neighborhood!!! The noise, traffic, and construction mess will go on and on and on!!!
Comments are limited to and pasted from anothe	o 8,000 characters and may be cut er source.
PLEASE PROVIDE YOU	R NAME:
First & Last Name:	Wende Wilkerson Birkholz
	Wende Wilkerson Birkholz THE FOLLOWING ITEMS:
AND ONE OR MORE OF	THE FOLLOWING ITEMS:

From:	DevelopmentReviewBoard@scottsdaleaz.gov
то:	Development Review Board
Subject:	Development Review Board Public Comment (response #171)
Date:	Thursday, October 15, 2020 1:50:01 PM

# Development Review Board Public Comment (response #171)

### Survey Information

Site:	ScottsdaleAZ.gov
Page Title:	Development Review Board Public Comment
URL:	https://www.scottsdaleaz.gov/boards/development- review-board/public-comment
Submission Time/Date:	10/15/2020 1:49:10 PM

	Community: Scottsdale Stonebrook Case No. 13-ZN-2020 Axon project We were
	given very little notice of this development and these meetings. I would like the following questions/issues logged regarding this project: 1. This is a 24/7 operation with an amphitheater. What considerations are being made related to noise/sound between the hours of 9PM and 6AM? 2. This will be a high volume employer. What considerations are being made for blockages in an out of the neighborhood at shift change? 3. This is a manufacturing operation that uses gas in their process. Has there been an environmental study? Are there hazardous or cancer causing agents being used/released into the air? What is the hazardous waste contingency plan? 4.
Comment:	When the Mark Taylor community was approved, we were told the road would connect north of the northern border to the neighborhood and connect to Perimeter for freeway access. The current proposal would dump traffic directly into the only northern ingress/exit from the neighborhood. 5. This is a 24/7 operation. What considerations are being made regarding lighting in and around the property that will be within view of the

	<ul> <li>neighborhood? 6. There seems to be some confusion regarding the maximum height of this project. Is it 5 stories or 7 stories? 7. The owners are proposing a metal structure which is opposite the desert landscape. The Henckel building to the east is an eyesore. What considerations are being made to blend the elevation into the natural landscape?</li> <li>8. Has a flood study been performed? What is the risk to the neighborhood from flooding?</li> </ul>
Comments are limited to and pasted from anothe	o 8,000 characters and may be cut er source.
PLEASE PROVIDE YOU	R NAME:
First & Last Name:	Carol Mulloy
AND ONE OR MORE OF	THE FOLLOWING ITEMS:
Email:	cmulloy@cox.net
	(600) 501 1500
Phone:	(623) 521-1500

From:	DevelopmentReviewBoard@scottsdaleaz.gov
То:	Development Review Board
Subject:	Development Review Board Public Comment (response #153)
Date:	Thursday, October 15, 2020 7:06:22 AM

# Development Review Board Public Comment (response #153)

### Survey Information

Site:	ScottsdaleAZ.gov
Page Title:	Development Review Board Public Comment
URL:	https://www.scottsdaleaz.gov/boards/development- review-board/public-comment
Submission Time/Date:	10/15/2020 7:03:36 AM

Comment:	My main comment about the Axon development is how traffic in and out of the Stonebrook II development well be impacted. Also, ensuring that the light industrial portion of the complex is located as far away from Stonebrook II development so as to minimize noise impact to the neighborhood. Thank you.
	The Advert of the second se
and pasted from anothe	
	r source.
and pasted from anothe PLEASE PROVIDE YOUF First & Last Name:	r source.
and pasted from anothe PLEASE PROVIDE YOUF First & Last Name:	r source. R NAME: Madhu Nair
and pasted from anothe PLEASE PROVIDE YOUF First & Last Name: AND ONE OR MORE OF	r source.

DevelopmentReviewBoard@scottsdaleaz.gov
Development Review Board
Development Review Board Public Comment (response #152)
Thursday, October 15, 2020 6:59:56 AM

# Development Review Board Public Comment (response #152)

### Survey Information

Site:	ScottsdaleAZ.gov
Page Title:	Development Review Board Public Comment
URL:	https://www.scottsdaleaz.gov/boards/development- review-board/public-comment
Submission Time/Date:	10/15/2020 6:59:19 AM

	This Multi story building will pagethick
Comment:	This Multi story building will negatively impact my neighborhood. Too much traffic and noise!!! The construction will take forever!!!
Comments are limited and pasted from anot	l to 8,000 characters and may be cut her source.
PLEASE PROVIDE YO	UR NAME:
First & Last Name:	Blake W Birkholz
AND ONE OR MORE O	OF THE FOLLOWING ITEMS:
Email:	bwbirkho@me.com
	(480) 406-1305
Phone:	A SA CARACTER ST. SACE ST. SACE STREET

From:	DevelopmentReviewBoard@scottsdaleaz.gov
То:	Development Review Board
Subject:	Development Review Board Public Comment (response #151)
Date:	Thursday, October 15, 2020 6:58:50 AM

# Development Review Board Public Comment (response #151)

### Survey Information

Site:	ScottsdaleAZ.gov
Page Title:	Development Review Board Public Comment
URL:	https://www.scottsdaleaz.gov/boards/development- review-board/public-comment
Submission Time/Date:	10/15/2020 6:57:56 AM

COMMENT	
Comment:	My name is Carla Salmi. I live in Scottsdale Stonebrook 11. We are THE single-family neighborhood impacted by the Axon development and what we see so far threatens our quality of life and home values. We were given 7 business days notice of the "open house" meeting on Oct. 13, insufficient time to review and research the Axon proposal and mobilize our community members. The Axon meeting notice sign on the site had wrong info about signing into the meeting, preventing participating. I respectfully request that Axon's proposal be delayed for more time to review and reduce the great negative impacts this development will bring upon our neighborhood. Thank you!
Comments are limited to and pasted from anothe	o 8,000 characters and may be cut r source.
PLEASE PROVIDE YOU	R NAME:
First & Last Name:	Carla Salmi
AND ONE OR MORE OF	THE FOLLOWING ITEMS:
Email:	cislrock@yahoo.com

Phone:	(501) 247-6851
Address:	8136 E Maria Dr
Example: 3939 N. Drinkwate	

From:	DevelopmentReviewBoard@scottsdaleaz.gov
то:	Development Review Board
Subject:	Development Review Board Public Comment (response #150)
Date:	Thursday, October 15, 2020 6:56:54 AM

# Development Review Board Public Comment (response #150)

### Survey Information

Site:	ScottsdaleAZ.gov
Page Title:	Development Review Board Public Comment
URL:	https://www.scottsdaleaz.gov/boards/development- review-board/public-comment
Submission Time/Date:	10/15/2020 6:55:30 AM

Comment:	I don't want a multi story commercial building with all the traffic in my backyard!!! It's bad enough living with the traffic during the car auction and the WM Open - so inconvenient not being able to easily access my home! Between the construction noise and the the snakes and scorpions who will be stirred up in the desert, it's going to be a HUGE mess for a long time!!!
Comments are limited to and pasted from anothe	o 8,000 characters and may be cut er source.
PLEASE PROVIDE YOU	R NAME:
PLEASE PROVIDE YOU First & Last Name:	R NAME: LeRoy Birkholz
First & Last Name:	
First & Last Name:	LeRoy Birkholz
First & Last Name: AND ONE OR MORE OF	LeRoy Birkholz THE FOLLOWING ITEMS:

From:	DevelopmentReviewBoard@scottsdaleaz.gov
то:	Development Review Board
Subject:	Development Review Board Public Comment (response #149)
Date:	Thursday, October 15, 2020 5:08:53 AM

# Development Review Board Public Comment (response #149)

### Survey Information

Site:	ScottsdaleAZ.gov
Page Title:	Development Review Board Public Comment
URL:	https://www.scottsdaleaz.gov/boards/development- review-board/public-comment
Submission Time/Date:	10/15/2020 5:07:36 AM

COMMENT	
Comment:	Very concerned about projects impact to our neighborhood, regarding construction noise/dirt, planned rerouting of Mayo Blvd additional traffic brought on by the new project, lighting issues etc. We are the only community near this project, and it seems there has not been enough consideration of our concerns, or an opportunity to have those addressed by the developers. Equally of concern, is the city development of the southwest corner of land at Mayo/Hayden. We have heard police/ fire facilities?What does that mean? Lastly, a water treatment plant? How will noise/smell impact us? This does not exactly fit adjacent to a residential neighborhood.
Comments are limited to and pasted from anothe	o 8,000 characters and may be cut er source.
PLEASE PROVIDE YOU	R NAME:
First & Last Name:	Simon Spaizman
AND ONE OR MORE OF	THE FOLLOWING ITEMS:
Email:	simnmel@yahoo.com
Phone:	(650) 430-1593

Addre	ess:
-------	------

#### 8081 E Rita Dr Scottsdale AZ 85255

Example: 3939 N. Drinkwater Blvd, Scottsdale 85251

### Development Review Board Public Comment (response #148)

#### Survey Information

Site:	ScottsdaleAZ.gov
Page Title:	Development Review Board Public Comment
URL:	https://www.scottsdaleaz.gov/boards/development- review-board/public-comment
Submission Time/Date:	10/15/2020 4:27:16 AM

COMMENT	
Comment:	I am a home owner in the Scottsdale Stonebrook II community for over 10 years. I am writing to ask for a delay in the Axon request for the following reasons: 1. We were only given "7" business days notice for the Open House meeting on Oct 13.2020. Not sufficient time to research the Axon proposal. 2. Axon's sign for the meeting had the misinformation on it that prevented some from participating in the meeting. 3. There are many concerns of our community that have not been addressed . 4. The Open House Meeting did not allow us to have an exchange with the developer. Only Residence spoke. Thus not having an opportunity to find out what the developer has in mind and to hear our concerns. 5. Axon has failed to meet the Community Involvement Elements of the city's general plan and thus i am asking that the City of Scottsdale postpone Axon's request and allow us, the home owners of the single family Scottsdale Stonebrook II development , to understand the details of the proposal. In doing so we will have the time to interact with Axon and flush out any possible negative impacts on our community. Respectfully appreciate the time and your listening to our community

Comments are limited to and pasted from anothe	o 8,000 characters and may be cut r source.
PLEASE PROVIDE YOUR	R NAME:
First & Last Name:	David Silverman
	David Silverman THE FOLLOWING ITEMS: davids@acmemeat.com
AND ONE OR MORE OF	THE FOLLOWING ITEMS:

## Development Review Board Public Comment (response #147)

#### Survey Information

Site:	ScottsdaleAZ.gov
Page Title:	Development Review Board Public Comment
URL:	https://www.scottsdaleaz.gov/boards/development- review-board/public-comment
Submission Time/Date:	10/15/2020 1:04:39 AM

COMMENT	
Comment:	My name is Ryan Anderson and I am a resident homeowner in Scottsdale Stonebrook II. We are THE single-family neighborhood impacted by the development, and what we can see so far threatens our quality of life and home. The developer has not given us an opportunity for an open exchange so we can learn more and they can consider our concerns in the community. Axon has failed to meet the Community Involvement Elements of the city's general plan. We respectfully request that Axon's proposal be delayed so we have more time to understand the details of this proposal, and to allow community involvement activities with Axon to occur so that we can achieve compromises that reduce the great negative impacts that this development will bring upon established residents in the neighborhood as well as families with young children. My wife and I purchased a home in Stonebrook 6 years ago to start our family (We are now proud parents to a 4y/o and a 6/mo infant). We chose this community deliberately due to the friendly neighborhood culture, minimal vehicle traffic, and expansive sports fields that present a safe, and bucolic atmosphere for kids. I have concerns that this project

	will negatively impact the unique, appealing, and desirable attributes of the neighborhood, to the detriment of both long term residents and younger families who have made this a home for their children.
Comments are limited to and pasted from anothe	9 8,000 characters and may be cut r source.
PLEASE PROVIDE YOUF	R NAME:
First & Last Name:	Ryan Anderson
AND ONE OR MORE OF	THE FOLLOWING ITEMS:
Email:	Rcanderson25@gmail.com
Phone:	(480) 227-0122
Address:	8179 e Michelle dr, Scottsdale 85255
Example: 3939 N. Drink	water Blvd, Scottsdale 85251

From:	DevelopmentReviewBoard@scottsdaleaz.gov
То:	Development Review Board
Subject:	Development Review Board Public Comment (response #146)
Date:	Wednesday, October 14, 2020 10:47:45 PM

# Development Review Board Public Comment (response #146)

### Survey Information

Site:	ScottsdaleAZ.gov
Page Title:	Development Review Board Public Comment
URL:	https://www.scottsdaleaz.gov/boards/development- review-board/public-comment
Submission Time/Date:	10/14/2020 10:46:42 PM

	A REPORT OF A R
Comment:	My name is Mark Loera and I am a resident of Stonebrook II. This community is the only single-family neighborhood that will be impacted by the Axon development. We were given seven business days notice for the open house meeting on October 13 which was unacceptable. This was insufficient time for us to discuss our concerns with Axon. There are multiple concerns that I have as a resident of Stonebrook II and the open house exchange on the 13th was a one- way conversation. The developer did not answer any of our questions and was only a forum for residents to speak. Axon has failed to meet the community Involvement elements of the city's general plan.I would like to request that Axon's Proposal be delayed so that we have more time to have our concerns addressed and to get a better understanding of the details on Axon's proposal and the impact it will have on the community. This will hopefully allow for proper engagement Between Axon, the Stonebrook II Community and the City of Scottsdale. The goal is to accomplish a positive exchange between all parties to address all concerns, develop solutions, and make it a win-win for everyone.

Comments are limited to 8,000 characters and may be cut and pasted from another source.

### PLEASE PROVIDE YOUR NAME: First & Last Name: Mark Loera

#### AND ONE OR MORE OF THE FOLLOWING ITEMS:

Email:	maloera1@gmail.com
Phone:	(619) 507-1992
Address:	17779 N.81st Way, Scottsdale 85255

From:	DevelopmentReviewBoard@scottsdaleaz.gov
То:	Development Review Board
Subject:	Development Review Board Public Comment (response #145)
Date:	Wednesday, October 14, 2020 10:39:46 PM

# Development Review Board Public Comment (response #145)

### Survey Information

Site:	ScottsdaleAZ.gov
Page Title:	Development Review Board Public Comment
URL:	https://www.scottsdaleaz.gov/boards/development- review-board/public-comment
Submission Time/Date:	10/14/2020 10:39:11 PM

COMMENT	Regarding Axon construction project I live in Stonebrook II, the only neighborhood of single family homes directly impacted by this project. I have lived there since 1999. I feel this project is being rushed, without allowing sufficient time for the impacted neighborhood to understand the project and to have concerns addressed. I echo the other homeowners in the neighborhood who have expressed (copied below). i am not apposed to Axon building on this property. I am concerned that Axon be a good neighbor and not negatively impact the property values or quality of life this neighborhood has enjoyed for twenty five years. Lighting,
Comment:	traffic, and particularly neighborhood ingress and egress. We have limited options access becomes more difficult every year. Axon, and before it, Taser, have been good neighbors in their current location. I want to see them successful and at the same time minimize their impact on their neighbors. Below is the list of concerns distributed through the neighborhood, all of which I concur 1. Make sure to note your name and that you live in Scottsdale Stonebrook II 2. We are THE single-family neighborhood impacted by the development, and what

we can see so far threatens our quality of life and home values. 3. We were given 7 business days' notice of the "open house" meeting on Oct. 13, insufficient time for us to review and research the Axon proposal and to mobilize our community members. 4. The Axon meeting notice sign on the site had wrong information about signing into the meeting, preventing many from participating. 5. There are a multitude of concerns from our community that have not been given consideration. 6. The "Open house" meeting did not include an exchange with the developer, only residents spoke. 7. The developer has not given us an opportunity for an open exchange so we can learn more and they can consider our concerns. 8. Axon has failed to meet the Community Involvement Elements of the city's general plan. 9. We respectfully request that Axon's proposal be delayed so we have more time to understand the details of this proposal, and to allow community involvement activities with Axon to occur so that we can achieve compromises that reduce the great negative impacts that this development will bring upon us.

Comments are limited to 8,000 characters and may be cut and pasted from another source.

#### PLEASE PROVIDE YOUR NAME:

First & Last Name:	Richard Novy
AND ONE OR MORE OF THE FOLLOWING ITEMS:	
Email:	ricknovy@gmail.com
Phone:	(480) 363-2133
Address:	8035 E. Michelle Drive, Scottsdale 85255

Example: 3939 N. Drinkwater Blvd, Scottsdale 85251

From:	DevelopmentReviewBoard@scottsdaleaz.gov
то:	Development Review Board
Subject:	Development Review Board Public Comment (response #144)
Date:	Wednesday, October 14, 2020 10:37:46 PM

# Development Review Board Public Comment (response #144)

### Survey Information

Site:	ScottsdaleAZ.gov
Page Title:	Development Review Board Public Comment
URL:	https://www.scottsdaleaz.gov/boards/development- review-board/public-comment
Submission Time/Date:	10/14/2020 10:36:35 PM

COMMENT	
Comment:	Scottsdale Stonebrook II resident since 1996 - Please allow time to consider the impact of additional traffic due to this project, the new apartment complex on Hayden and the proposed changes to Mayo and Hayden. How will these changes improve our resident access to Hayden and the 101? Additional traffic on 82nd Street is a concern particularly at the intersection of Princess and 82nd Street. I understand it has been studied and was designed for traffic flow from Pima to Hayden/101; however, it is a dangerous intersection for sightlines and drivers are often confused there. Additional traffic will make it more dangerous. Please allow adequate time for residents to be educated and heard on these traffic design changes. Thank you -
Comments are limited to and pasted from anothe	o 8,000 characters and may be cut r source.
PLEASE PROVIDE YOU	R NAME:
First & Last Name:	Connie Zimmerman
AND ONE OR MORE OF	THE FOLLOWING ITEMS:
Email:	conniezimmerman@earthlink.net

Phone:	(480) 980-6984
Address:	17851 North 81st Way
Example: 3939 N. Drinkwa	

From:	DevelopmentReviewBoard@scottsdaleaz.gov
То:	Development Review Board
Subject:	Development Review Board Public Comment (response #170)
Date:	Thursday, October 15, 2020 12:47:02 PM

# Development Review Board Public Comment (response #170)

### Survey Information

Site:	ScottsdaleAZ.gov
Page Title:	Development Review Board Public Comment
URL:	https://www.scottsdaleaz.gov/boards/development- review-board/public-comment
Submission Time/Date:	10/15/2020 12:46:34 PM

COMMENT	
Comment:	Good afternoon, My name is Lara Allen, and I live in the Stonebrook II neighborhood impacted by the development of Axon, and what we can see so far threatens our quality of life and home values. We were given 7 business days' notice of the "open house" meeting on Oct. 13, insufficient time for us to review and research the Axon proposal and to mobilize our community members. The Axon meeting notice sign on the site had wrong information about signing into the meeting, preventing many from participating. There are a multitude of concerns from our community that have not been given consideration. The "Open house" meeting did not include an exchange with the developer, only residents spoke. The developer has not given us an opportunity for an open exchange so we can learn more and they can consider our concerns. Axon has failed to meet the Community Involvement Elements of the city's general plan. We respectfully request that Axon's proposal be delayed so we have more time to understand the details of this proposal, and to allow community involvement activities with Axon to occur so that we

ŭ	can achieve compromises that reduce th great negative impacts that this development will bring upon us.
Comments are limited t and pasted from anothe	o 8,000 characters and may be cut er source.
PLEASE PROVIDE YOU	R NAME:
First & Last Name:	Lara Allen
	Lara Allen THE FOLLOWING ITEMS:
AND ONE OR MORE OF	THE FOLLOWING ITEMS:

From:	DevelopmentReviewBoard@scottsdaleaz.gov
То:	Development Review Board
Subject:	Development Review Board Public Comment (response #143)
Date:	Wednesday, October 14, 2020 10:34:49 PM

# Development Review Board Public Comment (response #143)

### Survey Information

Site:	ScottsdaleAZ.gov
Page Title:	Development Review Board Public Comment
URL:	https://www.scottsdaleaz.gov/boards/development- review-board/public-comment
Submission Time/Date:	10/14/2020 10:34:09 PM

COMMENT	
Comment:	The open house was a disgrace IMO. the developer listened to our concerns but NEVER offered any comment other than to say "we will take it under advisement" Additionally, we were given only 7 days notice for the "open house" & then given incorrect information on the code to sign into the meeting. I for one, am VERY concerned about Axon wanting to close Mayo Blvd/union hills. As stated at the meetingwe have only 2 exits from our development & they want to put us down to one. I feel that there should be a delay in which we can gather more information & perhaps get some real comments from AXON. Thank You.
Comments are limited to and pasted from anothe	o 8,000 characters and may be cut r source.
PLEASE PROVIDE YOU	R NAME:
First & Last Name:	Paula Gordon
AND ONE OR MORE OF	THE FOLLOWING ITEMS:
Email:	avalentinegal@aol.com
Phone:	(602) 803-8286
Address:	8062 East Rita Drive

Example: 3939 N. Drinkwater Blvd, Scottsdale 85251

## Development Review Board Public Comment (response #142)

#### Survey Information

Site:	ScottsdaleAZ.gov
Page Title:	Development Review Board Public Comment
URL:	https://www.scottsdaleaz.gov/boards/development- review-board/public-comment
Submission Time/Date:	10/14/2020 10:23:59 PM

COMMENT	
	Scottsdale Stonebrook II Homeowners Association Inc Hello all, Thanks to everyone who participated last night on the call with Axon! Now we are asking you to take the next step, as this proposal goes to the City's Development Review Board at 1PM tomorrow. But don't worry, you don't have to attend because it's on the city's government channel on TV, which does not allow for live comments. So all you have to do is fill out the comment card (link attached at bottom), which will be put into the meeting's mix. We've been advised to emphasize the lack of involvement with Axon, and that the more comment cards we can get submitted, the better. We are trying to delay the process so we can have better involvement, we are NOT trying to get the project cancelled. Comment cards must be submitted no later that 11:30 AM TOMORROW. Please fill out your card ASAP because our attendance yesterday really made an impact with Axon. (Link is at the end.) Key messages on comment cards to consider: 1. Make sure to note your name and that you live in Scottsdale Stonebrook II 2. We are THE single-family neighborhood impacted by the development, and what we can see so far threatens our quality of life and home values. 3. We were given 7 business
Comment:	days' notice of the "open house" meeting on Oct. 13, insufficient time for us to review and research the Axon proposal and to mobilize our community members. 4. The Axon meeting notice sign on the

	site had wrong information about signing into the meeting, preventing many from participating. 5. There are a multitude of concerns from our community that have not been given consideration. 6. The "Open house" meeting did not include an exchange with the developer, only residents spoke. 7. The developer has not given us an opportunity for an open exchange so we can learn more and they can consider our concerns. 8. Axon has failed to meet the Community Involvement Elements of the city's general plan. 9. We respectfully request that Axon's proposal be delayed so we have more time to understand the details of this proposal, and to allow community involvement activities with Axon to occur so that we can achieve compromises that reduce the great negative impactsthat this development will bring upon us. https://www.scottsdaleaz.gov/boards/development-review-board/public-comment Thank you for taking
Comments are limi and pasted from ar	the time for an important cause to all of us! Board of Directors, Scottsdale Stonebrook II Homeowners Association ted to 8,000 characters and may be cut nother source.
PLEASE PROVIDE )	OUR NAME:
First & Last Name:	Chris DiChiara
AND ONE OR MORE	OF THE FOLLOWING ITEMS:
AND ONE OR MORE Email:	OF THE FOLLOWING ITEMS: chrisdichiara@hotmail.com

From:	DevelopmentReviewBoard@scottsdaleaz.gov
То:	Development Review Board
Subject:	Development Review Board Public Comment (response #141)
Date:	Wednesday, October 14, 2020 10:20:49 PM

# Development Review Board Public Comment (response #141)

## Survey Information

Site:	ScottsdaleAZ.gov
Page Title:	Development Review Board Public Comment
URL:	https://www.scottsdaleaz.gov/boards/development- review-board/public-comment
Submission Time/Date:	10/14/2020 10:19:59 PM

COMMENT	
Comment:	As a homeowner in Scottsdale Stonebrook 2, I respectfully request that Axon's proposal be delayed so we have more time to understand the details of this proposal, and to allow community involvement activities with Axon to occur so that we can achieve compromises that reduce the negative impacts that this development will bring upon us. We were given 7 business days' notice of the "oper house" meeting on Oct. 13, insufficient time for us to review and research the Axon proposal and to mobilize our community members.
Comments are limited to and pasted from anothe	o 8,000 characters and may be cut er source.
PLEASE PROVIDE YOU	R NAME:
First & Last Name:	Wayne Tanner
AND ONE OR MORE OF	THE FOLLOWING ITEMS:
Email:	waynetanner@cox.net
Phone:	(602) 740-6109
Address:	17864 N 80th Place, Scottsdale 85255

From:	DevelopmentReviewBoard@scottsdaleaz.gov
То:	Development Review Board
Subject:	Development Review Board Public Comment (response #140)
Date:	Wednesday, October 14, 2020 10:05:47 PM

# Development Review Board Public Comment (response #140)

# Survey Information

Site:	ScottsdaleAZ.gov
Page Title:	Development Review Board Public Comment
URL:	https://www.scottsdaleaz.gov/boards/development- review-board/public-comment
Submission Time/Date:	10/14/2020 10:04:34 PM

COMMENT	
Comment:	Regarding the Axon development I am a resident of the Stonebrook II community. As such, I feel that the current proposal as we know it would negatively impact us relative to home values and quality of life. Noise traffic and safety issues are concerns. 2. Axon only gave us 7 business days notice of their "open house" which is insufficient time to research and review their proposal. Unacceptablel 3. Axon's meeting notice sign gave wrong information regarding log in to the meeting to voice concerns. Awfull Residents logged in late as a result trying to figure out how to log in. Crazy! 4. The open house did not allow us to engage in discussions but rather just voice concerns. It appeared as though he did not want discussion. Unacceptable! 5. Respectfully, our community requests that Axon delay their proposal so we have more time to understand the details so we can achieve compromises to reduce the negative impacts. 6. Personally I do not understand why Axon cannot move their development further north away from single family homes. I cannot believe that they did not know their proposal would not negatively impact our single family home community. Tells me they completely ignored this.

	Unacceptable! 7. Please take our concerns seriously. Thank you!
Comments are limited to and pasted from anothe	9 8,000 characters and may be cut r source.
PLEASE PROVIDE YOU	R NAME:
First & Last Name:	Richard Isaac
AND ONE OR MORE OF	THE FOLLOWING ITEMS:
Email:	rpi2@cox.net
Phone:	(602) 741-9500
Address:	
Example: 3939 N. Drink	water Blvd, Scottsdale 85251

From:	DevelopmentReviewBoard@scottsdaleaz.gov
То:	Development Review Board
Subject:	Development Review Board Public Comment (response #139)
Date:	Wednesday, October 14, 2020 9:14:47 PM

# Development Review Board Public Comment (response #139)

# Survey Information

Site:	ScottsdaleAZ.gov
Page Title:	Development Review Board Public Comment
URL:	https://www.scottsdaleaz.gov/boards/development- review-board/public-comment
Submission Time/Date:	10/14/2020 9:13:49 PM

COMMENT	
Comment:	Board Members, Thanks for considering the views of the only neighborhood impacted by the Axon proposal; a neighborhood as old as Taser. We were given 7 business days' notice of the "open house" meeting on Oct. 13, insufficient time for us to review and research the Axon proposal and to mobilize our community members. There are a multitude of concerns from our community that have not been given consideration, most important traffic and Axon's plan for the main road, Mayo, used to access the neighnorhood for many of us. No green barrier on Mayo is also a huge concern. And a YELLOW building?! Oh, please! Sadly, the so-called "Open house" meeting did not include an exchange with the developer, only residents spoke, Charles REFUSED to answer our questions! The developer has not given us an opportunity for an open exchange so we can learn more and they can consider our concerns. Further, Axon has failed to meet the Community Involvement Elements of the city's general plan. That is inexcusable, they should roundly be called on that refusal. We We long time Scottsdale neighbors and taxpayers have been treated shabbily by Axon. The

	feeling of the meeting was that it was just a pro forma bother before they ran over us with the city's prearranged blessing. Maybe not, but that was the feeling I had based on a lot of experience. Hope you prove me wrong and grant us several weeks to get up to speed and hire some help to try and protect our neighborhood from numerous environmental problems. Thank you.
Commente que lissite d t	o 9 000 obergetere and may be aut
and pasted from anothe	
	R NAME:
and pasted from anothe PLEASE PROVIDE YOU First & Last Name:	er source.
and pasted from anothe PLEASE PROVIDE YOU First & Last Name:	R NAME: Gary Witt
and pasted from anothe PLEASE PROVIDE YOU First & Last Name: AND ONE OR MORE OF	R NAME: Gary Witt THE FOLLOWING ITEMS:

From:	DevelopmentReviewBoard@scottsdaleaz.gov
То:	Development Review Board
Subject:	Development Review Board Public Comment (response #138)
Date:	Wednesday, October 14, 2020 8:53:46 PM

# Development Review Board Public Comment (response #138)

# Survey Information

Site:	ScottsdaleAZ.gov
Page Title:	Development Review Board Public Comment
URL:	https://www.scottsdaleaz.gov/boards/development- review-board/public-comment
Submission Time/Date:	10/14/2020 8:53:01 PM

	Good day, and thank you for allowing me
Comment:	Good day, and thank you for allowing me to submit comments on the proposed Axon project. Please consider my comments below: 1, My name is Robert Stone, address 8059 E Michelle Dr, which is part of the Stonebrpook-2 development. 2. We are THE single-family neighborhood impacted by the development, and what we are able to determine so far, the project threatens our home values, and more importantly, our quality of life. 3. We were given seven (7) business days' notice of the "open house" meeting on Oct. 13, insufficient time for us to adequately review and research the Axon proposal and to communicate to our community members. 4. The Axon meeting notice sign on the site had wrong information about signing into the meeting, preventing some of our neighbors from participating. 5. There are a multitude of concerns from our community that have not been given consideration. 6. The "Open house" meeting did not include an exchange with the developer, only residents spoke. 7. The developer has not

	Elements of the city's general plan. 9. The residents of the Stonebrook-2 development respectfully request that Axon's proposal be delayed to allow more time for us to understand the details of this proposal, and to allow community involvement activities with Axon to occur so that we can achieve compromises that reduce the great negative impacts that this development will bring upon us.
and pasted from anothe	
PLEASE PROVIDE YOU	R NAME:
First & Last Name:	Robert Stone
AND ONE OR MORE OF	THE FOLLOWING ITEMS:
Email:	bobstone1048@gmail.com
Phone:	(978) 987-6912
Address:	8059 E Michelle Dr, Scottsdale 85255
Example: 3939 N. Drink	water Blvd, Scottsdale 85251

From:	DevelopmentReviewBoard@scottsdaleaz.gov	
то:	Development Review Board	
Subject:	Development Review Board Public Comment (response #137)	
Date:	Wednesday, October 14, 2020 8:44:49 PM	

# Development Review Board Public Comment (response #137)

## Survey Information

Site:	ScottsdaleAZ.gov
Page Title:	Development Review Board Public Comment
URL:	https://www.scottsdaleaz.gov/boards/development- review-board/public-comment
Submission Time/Date:	10/14/2020 8:43:42 PM

Comment:	Regarding Axon and the Scottsdale Stonebrook II community. First, Axon is a wonderful company and has done so much for the city of Scottsdale and our police departments. The company has been a great neighbor a few blocks from Scottsdale Stonebrook II. With that being said Axon's new project and their proposed location just recently came to the attention of the single family homeowners in our community. We have concerns and presented them on Tuesday to the Axon representative but without discussion. Some of my concerns as one of the first homeowners, 1996, in the community are the increased traffic and congestion that this development is likely to cause, the aesthetic appearance of the projected campus, the height of the buildings presented and the noise levels from a manufacturing complex. We are the only residential neighborhood in the immediate area of this project and further study and community involvement needs to occur before this project is approved. Thank you
----------	--

First & Last Name:	Peggy Fawcett
AND ONE OR MORE OF	THE FOLLOWING ITEMS:
Email:	pjf0731@aol.com
Phone:	(480) 585-8148
Address:	8075 E Maria Dr, Scottsdale 85255

From:	DevelopmentReviewBoard@scottsdaleaz.gov	
То:	Development Review Board	
Subject:	Development Review Board Public Comment (response #136)	
Date:	Wednesday, October 14, 2020 8:42:49 PM	

# Development Review Board Public Comment (response #136)

# Survey Information

Site:	ScottsdaleAZ.gov
Page Title:	Development Review Board Public Comment
URL:	https://www.scottsdaleaz.gov/boards/development- review-board/public-comment
Submission Time/Date:	10/14/2020 8:41:32 PM

COMMENT	
Comment:	Dear Council, I have owned my house in Scottsdale Stonebrook II for 14 years and I am terribly concerned about the dramatic change in character of the development adjacent to our single-family neighborhood. I am specifically asking for the council to postpone decision-making on this project so the community has an opportunity to properly address this important development. Without intentional, planned beautification of the perimeter of this development, the value of our homes and the quality of our lives could be damaged. You may not be aware of this, but our neighborhood was only given seven business days' notice of the "open house" meeting on Oct. 13, insufficient time for us to review and research the Axon proposal and to mobilize our community members. Furthermore, the Axon meeting notice sign had incorrect information to sign into the meeting, preventing many from participating. The "Open house" meeting was one-sided and was not an open exchange with the developer, so we can learn more and they can consider our concerns. We believe Axon has failed to meet the Community Involvement Elements of the city's general plan.

	Comments an and pasted fro	Course of the Course of the Course	ers and r	nay be	cut	
-			 		-	

#### PLEASE PROVIDE YOUR NAME:

First & Last Name:

.

Leslie Lerman

#### AND ONE OR MORE OF THE FOLLOWING ITEMS:

Email:	Leslielerman@gmail.com	
Phone:	(602) 697-2125	
Address:	8149 E. Michelle Dr., Scottsdale 85255	

Example: 3939 N. Drinkwater Blvd, Scottsdale 85251

From:	DevelopmentReviewBoard@scottsdaleaz.gov
То:	Development Review Board
Subject:	Development Review Board Public Comment (response #135)
Date:	Wednesday, October 14, 2020 8:25:46 PM

# Development Review Board Public Comment (response #135)

## Survey Information

Site:	ScottsdaleAZ.gov
Page Title:	Development Review Board Public Comment
URL:	https://www.scottsdaleaz.gov/boards/development- review-board/public-comment
Submission Time/Date:	10/14/2020 8:24:53 PM

Comment:	My name is Nicholas VanHyfte and I'm a resident of the Scottsdale Stonebrook II subdivision. I'm writing to provide my full support for the proposed Axon development at Hayden and Mayo. You're probably hearing negativity from a lot of the folks in my subdivision, but I'm not in agreement with them or the BOD. I look forward to having Axon as a neighbor and to the jobs that it will bring to Scottsdale.
Comments are limited to and pasted from anothe	o 8,000 characters and may be cut r source.
	r source.
and pasted from anothe	r source.
and pasted from anothe PLEASE PROVIDE YOUI First & Last Name:	r source.
and pasted from anothe PLEASE PROVIDE YOUI First & Last Name:	r source. R NAME: Nicholas VanHyfte
and pasted from anothe PLEASE PROVIDE YOUI First & Last Name: AND ONE OR MORE OF	R NAME: Nicholas VanHyfte THE FOLLOWING ITEMS:

From:	DevelopmentReviewBoard@scottsdaleaz.gov
То:	Development Review Board
Subject:	Development Review Board Public Comment (response #134)
Date:	Wednesday, October 14, 2020 8:20:44 PM

# Development Review Board Public Comment (response #134)

# Survey Information

Site:	ScottsdaleAZ.gov
Page Title:	Development Review Board Public Comment
URL:	https://www.scottsdaleaz.gov/boards/development- review-board/public-comment
Submission Time/Date:	10/14/2020 8:19:41 PM

Comment:	Please delay the Axiom project hearing. We, the property owners in Stonebrook II are requesting the delay in order to completely understand the project and how it will impact us and our families.
Comments are limited to and pasted from anothe PLEASE PROVIDE YOUI	
	Mary Casagranede
First & Last Name:	Mary Casagranede
	THE FOLLOWING ITEMS:
AND ONE OR MORE OF	THE FOLLOWING ITEMS:

From:	DevelopmentReviewBoard@scottsdaleaz.gov
To:	Development Review Board
Subject:	Development Review Board Public Comment (response #169)
Date:	Thursday, October 15, 2020 11:38:54 AM

# Development Review Board Public Comment (response #169)

# Survey Information

Site:	ScottsdaleAZ.gov
Page Title:	Development Review Board Public Comment
URL:	https://www.scottsdaleaz.gov/boards/development- review-board/public-comment
Submission Time/Date:	10/15/2020 11:37:44 AM

COMMENT	
Comment:	Re: 28-DR-2020 AXON My name is Ji Woon Park at the Stonebrook II community at 82nd St. and Union Hills. Regarding the new zoning, I would like to express the following concerns. Quiet Neighborhood: We are THE single-family neighborhood impacted by the development, and what we can see so far threatens our quality of life and home values. Poor governance: We were given 7 business days' notice of the "open house" meeting on Oct. 13, insufficient time to review and research the Axon proposal and mobilize our community members. The Axon meeting notice sign on the site had the wrong information about signing in to the meeting, preventing many from participating. There is a multitude of concerns from our community that has not been given consideration. The "Open house" meeting did not include an exchange with the developer; only residents spoke. The developer has not given us an opportunity for an open exchange so we can learn more, and they can consider our concerns. Axon has failed to meet the Community Involvement Elements of the city's general plan. I would like to respectfully request that Axon's proposal be delayed. Hence, we

characters and may be cut e.
E:
i Woon Park
OLLOWING ITEMS:
woon.park@gmail.com
602) 315-4920
154 E THERESA DR
•

From:	DevelopmentReviewBoard@scottsdaleaz.gov
To:	Development Review Board
Subject:	Development Review Board Public Comment (response #133)
Date:	Wednesday, October 14, 2020 7:45:50 PM

# Development Review Board Public Comment (response #133)

# Survey Information

Site:	ScottsdaleAZ.gov
Page Title:	Development Review Board Public Comment
URL:	https://www.scottsdaleaz.gov/boards/development- review-board/public-comment
Submission Time/Date:	10/14/2020 7:44:02 PM

Comment:	I live in Scottsdale Stonebrook 2 and have lived here 25 years. We are THE single- family neighborhood impacted by the development, and what we can see so far threatens our quality of life and home values.
Comments are limited to and pasted from anothe	o 8,000 characters and may be cut r source.
PLEASE PROVIDE YOUR	RNAME
PLEASE PROVIDE YOUR First & Last Name:	R NAME: Nancy Ham
First & Last Name:	
First & Last Name:	Nancy Ham
First & Last Name: AND ONE OR MORE OF	Nancy Ham THE FOLLOWING ITEMS:

From:	DevelopmentReviewBoard@scottsdaleaz.gov
To:	Development Review Board
Subject:	Development Review Board Public Comment (response #132)
Date:	Wednesday, October 14, 2020 7:30:48 PM

# Development Review Board Public Comment (response #132)

# Survey Information

Site:	ScottsdaleAZ.gov
Page Title:	Development Review Board Public Comment
URL:	https://www.scottsdaleaz.gov/boards/development- review-board/public-comment
Submission Time/Date:	10/14/2020 7:29:44 PM

Comment:	Very disappointed that Mayo blvd will be changing into two traffic circles going northbound to get to Hayden. We need to keep the Current Mayo/Union Hills open for the Scottsdale Stonebrook II residents that are already landlocked with only access to 82nd street. We request a 60 day review and redesign prior to any zoning changes!!!
Comments are limited to and pasted from anothe PLEASE PROVIDE YOU	
and pasted from anothe	er source.
and pasted from anothe PLEASE PROVIDE YOUI First & Last Name:	R NAME:
and pasted from anothe PLEASE PROVIDE YOUI First & Last Name:	R NAME: Donovan Zimmerman
and pasted from anothe PLEASE PROVIDE YOUI First & Last Name: AND ONE OR MORE OF	R NAME: Donovan Zimmerman THE FOLLOWING ITEMS:

From:	DevelopmentReviewBoard@scottsdaleaz.gov
То:	Development Review Board
Subject:	Development Review Board Public Comment (response #131)
Date:	Wednesday, October 14, 2020 7:28:43 PM

# Development Review Board Public Comment (response #131)

# Survey Information

Site:	ScottsdaleAZ.gov
Page Title:	Development Review Board Public Comment
URL:	https://www.scottsdaleaz.gov/boards/development- review-board/public-comment
Submission Time/Date:	10/14/2020 7:27:39 PM

	My name is Carrah Abele, and my
Comment:	My name is Carrah Abele, and my husband and I live in Scottsdale Stonebrook II. We are the only single- family neighborhood impacted by this development, and we are concerned this will affect our quality of life in the area. The 7 day notice to the "open house" was insufficient time to prepare and research the project to educate the members of our community. We are disappointed that the "open house" was simply a chance for residents to speak, but not receive any answers. I do not feel like this was a meeting for us, it felt like a meeting for Axon to get our information. There are so many concerns from our community that are not being addressed. In particular, my husband and I are concerned about the noise from the Axon building and amphitheater. We have not been provided a timeline of when the construction would be done. We ask that Axon's proposal be delayed so that we have more time to understand the details of this proposal, and to allow community involvement activities with Axon to occur so that we can achieve compromises that reduce the great negative impacts that this

Comments are limited to 8,000 characters and may be cut and pasted from another source.

#### PLEASE PROVIDE YOUR NAME:

First & Last Name:

Carrah Abele

#### AND ONE OR MORE OF THE FOLLOWING ITEMS:

Email:	carrah1@yahoo.com
Phone:	(480) 440-7855
Address:	8106 E. Theresa Dr, Scottsdale 85255

Example: 3939 N. Drinkwater Blvd, Scottsdale 85251

From:	DevelopmentReviewBoard@scottsdaleaz.gov
To:	Development Review Board
Subject:	Development Review Board Public Comment (response #130)
Date:	Wednesday, October 14, 2020 7:23:44 PM

# Development Review Board Public Comment (response #130)

# Survey Information

Site:	ScottsdaleAZ.gov
Page Title:	Development Review Board Public Comment
URL:	https://www.scottsdaleaz.gov/boards/development- review-board/public-comment
Submission Time/Date:	10/14/2020 7:22:07 PM

COMMENT	
Comment:	1. We are THE single-family neighborhood impacted by the development, and what we can see so far threatens our quality of life and home values. 2. We were given 7 business days' notice of the "open house" meeting on Oct. 13, insufficient time for us to review and research the Axon proposal and to mobilize our community members. 3. The Axon meeting notice sign on the site had wrong information about signing into the meeting, preventing many from participating. 4. There are a multitude of concerns from our community that have not been given consideration. 5. The "Open house" meeting did not include an exchange with the developer, only residents spoke. 6. The developer has not given us an opportunity for an open exchange so we can learn more and they can consider our concerns. 7. Axon has failed to meet the Community Involvement Elements of the city's general plan. 8. We respectfully request that Axon's proposal be delayed so we have more time to understand the details of this proposal, and to allow community involvement activities with Axon to occur so that we can achieve compromises that reduce the great negative impactsthat this development will bring upon us.

and pasted from anothe	r source.
PLEASE PROVIDE YOU	R NAME:
First & Last Name:	Kenneth Brown
AND ONE OR MORE OF	THE FOLLOWING ITEMS:
Email:	kwbint@cox.net
Phone:	(480) 538-0100
Address:	8170 East Theresa Drive, Scottsdale, Arizona 85255 (Scottsdale Stonebrook II)

From:	DevelopmentReviewBoard@scottsdaleaz.gov
То:	Development Review Board
Subject:	Development Review Board Public Comment (response #129)
Date:	Wednesday, October 14, 2020 7:22:44 PM

# Development Review Board Public Comment (response #129)

# Survey Information

Site:	ScottsdaleAZ.gov
Page Title:	Development Review Board Public Comment
URL:	https://www.scottsdaleaz.gov/boards/development- review-board/public-comment
Submission Time/Date:	10/14/2020 7:21:24 PM

	1.My name is Kristin Clark, I am a resident
Comment:	in Scottsdale Stonebrook II. 2. We are THE single-family neighborhood impacted by the development, and what we can see so far threatens our quality of life and home values. 3. We were given 7 business days' notice of the "open house" meeting on Oct. 13, insufficient time for us to review and research the Axon proposal and to mobilize our community members. 4. The Axon meeting notice sign on the site had wrong information about signing into the meeting, preventing many from participating. 5. There are a multitude of concerns from our community that have not been given consideration. 6. The "Open house" meeting did not include an exchange with the developer, only residents spoke. 7. The developer has not given us an opportunity for an open exchange so we can learn more and they can consider our concerns. 8. Axon has failed to meet the Community Involvement Elements of the city's general plan. 9. We respectfully request that Axon's proposal be delayed so we have more time to understand the details of this proposal, and to allow community involvement activities with Axon to occur so that we can achieve compromises that reduce the

	great negative impactsthat this development will bring upon us.	
Comments are limited t and pasted from anothe	o 8,000 characters and may be cut er source.	
PLEASE PROVIDE YOU	R NAME:	
First & Last Name:	Last Name: Kristin Clark	
AND ONE OR MORE OF	THE FOLLOWING ITEMS:	
Email:	kristinclark5@gmail.com	
Phone:	(480) 745-4718	
Address:	8160 E. Maria Drive, Scottsdale, AZ 85255	
		-

From:	DevelopmentReviewBoard@scottsdaleaz.gov
То:	Development Review Board
Subject:	Development Review Board Public Comment (response #128)
Date:	Wednesday, October 14, 2020 6:58:44 PM

# Development Review Board Public Comment (response #128)

# Survey Information

Site:	ScottsdaleAZ.gov
Page Title:	Development Review Board Public Comment
URL:	https://www.scottsdaleaz.gov/boards/development- review-board/public-comment
Submission Time/Date:	10/14/2020 6:57:13 PM

We are Mike and Raquel Newhart from Stonebrook II. We live in the only single family neighborhood impacted by the Axon project. We ask that you delay the start of the project so we have time to better understand the environmental impact to our community as well as the potential impact to quality of life and home values. Please consider this request because we are directly going to be impacted and just want to make sure we understand exactly how. Thank you.
o 8,000 characters and may be cut r source.
R NAME:
Mike Newhart
THE FOLLOWING ITEMS:
mnewhart07@gmail.com
F

DevelopmentReviewBoard@scottsdaleaz.gov
Development Review Board
Development Review Board Public Comment (response #168)
Thursday, October 15, 2020 10:58:59 AM

# Development Review Board Public Comment (response #168)

## Survey Information

Site:	ScottsdaleAZ.gov
Page Title:	Development Review Board Public Comment
URL:	https://www.scottsdaleaz.gov/boards/development- review-board/public-comment
Submission Time/Date:	10/15/2020 10:58:01 AM

#### Survey Response

	Deep Development Device D
Comment:	Dear Development Review Board Members, Thank you for the opportunity to provide public comments. My name is Julie Bacon and I am a resident of Scottsdale Stonebrook II. My family and I have lived in Stonebrook II since 1996 and are original owners of our home. We love the many benefits of living in Scottsdale. I am writing to ask you to consider delaying the Axon project you will be discussing today. The project has been limited time for consideration and, as the only neighborhood with single family homes that will be impacted, our community would like more time to work with and consider the development parameters. Our neighborhood is also significantly impacted by the Phoenix Open. While the ramifications pf that event are many, my family (and many of my neighbors) considers it an honor to be part of an event that creates so much good for so many members of our community. You can see we are not adverse to being part of the solution, but we need to be involved in the conversation to do so. Please allow time for that to occur. Thank you for your service to our City.

Comments are limited to 8,000 characters and may be cut

PLEASE PROVIDE YOU	R NAME:
First & Last Name: Julie Bacon	
AND ONE OR MORE OF	THE FOLLOWING ITEMS:
Email:	jwbacon@cox.net
Phone:	(602) 284-2763
Address:	8098 E Theresa Drive

κ.

# Development Review Board Public Comment (response #167)

#### Survey Information

Site:	ScottsdaleAZ.gov
Page Title:	Development Review Board Public Comment
URL:	https://www.scottsdaleaz.gov/boards/development- review-board/public-comment
Submission Time/Date:	10/15/2020 10:50:51 AM

	building to allow access down Perimeter Dr. to Princess/101. Would push building west, but gets loading dock further from residential area. Shape of this building sure lends itself to being flipped and pointed southeast corner of site! 7. Probably not part of this, but would like to see the new fire station/water treatment moved further north on Hayden.
Comments are limited to and pasted from anothe	o 8,000 characters and may be cut r source.
	R NAME.
PLEASE PROVIDE YOU	R NAME: Christopher & Erin Harper
First & Last Name:	Christopher & Erin Harper
First & Last Name: AND ONE OR MORE OF	Christopher & Erin Harper THE FOLLOWING ITEMS:
First & Last Name: AND ONE OR MORE OF Email:	Christopher & Erin Harper THE FOLLOWING ITEMS: harper.cs@gmail.com

From:	DevelopmentReviewBoard@scottsdaleaz.gov
То:	Development Review Board
Subject:	Development Review Board Public Comment (response #166)
Date:	Thursday, October 15, 2020 10:31:02 AM

# Development Review Board Public Comment (response #166)

# Survey Information

Site:	ScottsdaleAZ.gov
Page Title:	Development Review Board Public Comment
URL:	https://www.scottsdaleaz.gov/boards/development- review-board/public-comment
Submission Time/Date:	10/15/2020 10:29:38 AM

COMMENT	
Comment:	Hello- My name is Nichole Howarth and I live in Scottsdale Stonebrook II. I have been a homeowner and living in this single-family neighborhood impacted by the Axon development for 4 years now. I love this gem of a neighborhood and am concerned that this new development, from what I can see so far, threatens my quality of life and home value. The neighborhood was only given 7 business days' notice of the "open house" meeting on Oct. 13, and the Axon meeting notice sign on the site had the wrong information about signing into the meeting. I was personally impacted by the wrong information and joined the "open house" 30 minutes late. I also have concerns that our community has not been given the proper consideration through the "open house" meeting did not include an exchange with the developer, only residents could voice concerns and Axon has failed to meet the Community Involvement Elements of the city's general plan. All in all, I respectfully request that Axon's proposal be delayed so we have more time to understand the details of this proposal, and to allow community involvement activities with Axon to occur so that we can achieve compromises that

	reduce the great negative impacts that this development will bring upon me and my neighborhood.
Comments are limited to and pasted from anothe	o 8,000 characters and may be cut r source.
PLEASE PROVIDE YOU	R NAME:
First & Last Name:	Nichole Howarth
AND ONE OR MORE OF	THE FOLLOWING ITEMS:
Email:	nmhowarth@gmail.com
Phone:	

,

 From:
 DevelopmentReviewBoard@scottsdaleaz.gov

 To:
 Development Review Board

 Subject:
 Development Review Board Public Comment (response #165)

 Date:
 Thursday, October 15, 2020 9:57:53 AM

# Development Review Board Public Comment (response #165)

#### Survey Information

Site:	ScottsdaleAZ.gov
Page Title:	Development Review Board Public Comment
URL:	https://www.scottsdaleaz.gov/boards/development- review-board/public-comment
Submission Time/Date:	10/15/2020 9:56:54 AM

COMMENT	
Comment:	13-ZN-2020 AXON Application for Rezoning, Development Review (Major) and Amended Development Standards Request by AXON for a Zoning District Map Amendment from Planned Community (P-C) District to Planned Community District with the P-C comparable Industrial Park District (P-C I- 1), including a development plan and an amendment to the maximum building height for this site from 52 feet (exclusive of rooftop appurtenances) to 82 feet (exclusive of rooftop appurtenances) on a +/-60-acre site located at the southeast corner of Hayden Road and Loop 101. Axon is proposing an increased maximum height for its main building that will provide a contrast to the surrounding buildings and promote visual interest in Axon's campus expansion. AXON hosted an initial (and only) virtual open house meeting 10/13/2020 with residents of Stonebrook II residents and we have experienced limited exposure to AXONs plans for this property. AXON provided no feedback to concerns raised by Stonebrook II residents during this virtual open house. As a resident family of Scottsdale Stonebrook II, we request the City Development Review Board to deny

	this building height amendment by AXON. Thank you for your attention to this memo. Dennis Patrick & Ruthann Hanley Community: Scottsdale Stonebrook II Address: 8164 E. Michelle Drive, Scottsdale, AZ 85255 Phone: 480-661- 8779 Email: dphanley410@outlook.com
Comments are limited to and pasted from anothe	9 8,000 characters and may be cut r source.
PLEASE PROVIDE YOU	R NAME:
First & Last Name:	Dennis Patrick Hanley
AND ONE OR MORE OF	THE FOLLOWING ITEMS:
Email:	dphanleyh410@outlook.com
Phone:	(480) 661-8779
Address:	8164 E. Michelle Drive, Scottsdale, AZ 85255
Example: 3939 N. Drink	unter Plud. Septendala 95254

¥

From:	DevelopmentReviewBoard@scottsdaleaz.gov
То:	Development Review Board
Subject:	Development Review Board Public Comment (response #164)
Date:	Thursday, October 15, 2020 9:46:50 AM

# Development Review Board Public Comment (response #164)

## Survey Information

Site:	ScottsdaleAZ.gov
Page Title:	Development Review Board Public Comment
URL:	https://www.scottsdaleaz.gov/boards/development- review-board/public-comment
Submission Time/Date:	10/15/2020 9:45:53 AM

COMMENT	
Comment:	Hello- I am a home owner and resident of the Scottsdale Stonebrook II community. have serious concerns about the Axon development next to our neighborhood of which we have not been given ample opportunity to address. We are THE single-family neighborhood impacted by the development, and what we can see se far threatens our quality of life and home values. We were given 7 business days' notice of the "open house" meeting on Oct. 13, insufficient time for us to review and research the Axon proposal and to mobilize our community members. The Axon meeting notice sign on the site had wrong information about signing into the meeting, preventing many from participating. The "Open house" meeting did not include an exchange with the developer, only residents spoke. The developer has not given us an opportunity for an open exchange so we can learn more and they can consider our concerns Axon has failed to meet the Community Involvement Elements of the city's general plan. I respectfully request that Axon's proposal be delayed so we have more time to understand the details of this proposal, and to allow community involvement activities with Axon to occur

so that we can achieve compromises that reduce the great negative impacts that this development will bring upon us. Thank you. Brian Deane

Comments are limited to 8,000 characters and may be cut and pasted from another source.

#### PLEASE PROVIDE YOUR NAME:

First & Last Name: Bria

Brian Deane

# AND ONE OR MORE OF THE FOLLOWING ITEMS:

 Email:
 bdeane5180@yahoo.com

 Phone:

 Address:
 17185 N 81st Way

 Example: 3939 N. Drinkwater Blvd, Scottsdale 85251

From:	DevelopmentReviewBoard@scottsdaleaz.gov
То:	Development Review Board
Subject:	Development Review Board Public Comment (response #173)
Date:	Thursday, October 15, 2020 3:34:55 PM

# Development Review Board Public Comment (response #173)

## Survey Information

Site:	ScottsdaleAZ.gov
Page Title:	Development Review Board Public Comment
URL:	https://www.scottsdaleaz.gov/boards/development- review-board/public-comment
Submission Time/Date:	10/15/2020 3:33:47 PM

#### Survey Response

Comment:	<ul> <li>Hello, My name is Melenie Dunn. I'm a resident of almost 5 yearss of Scottsdale Stonebrook II. This is my first home. I absolutely love it. Since living here, an explosion of construction, both commercial and residential (a huge apartment complex across the street), has taken place. Now I understand another project, Axon, has been initiated without consideration for this community or without the opportunity for the members of this community to have a voice or inquiries. Axon apparently even failed to meet the city's standard for community involvement. I sincerely hope that the City of Scottsdale Board will pause the process allowing this community opportunity to earn how exactly we will be affected. It is literally across the street from my home and I understand the height, signage and traffic seem to promise a great decline in the peace, beauty, safety and value in my community, Scottsdale Stonebrook II. Thank you for your consideration, Melenie Dunn</li> </ul>

Comments are limited to 8,000 characters and may be cut and pasted from another source.

First & Last Name:	Melenie Dunn
AND ONE OR MORE OF	THE FOLLOWING ITEMS:
Email:	mdunnnd@aol.com
Phone:	(480) 227-3555
Address:	17900 N 80th Pl, Scottsdale 85255

(34)

From:	Susan McGarry
То:	Development Review Board
Subject:	Re: Development Review Board Public Comment (response #123)
Date:	Wednesday, October 14, 2020 9:52:47 PM

External Email: Please use caution if opening links or attachments!

Comment correction: last name is McGarry Please change it on comment. OK otherwise

On Oct 14, 2020, at 5:01 PM, "DevelopmentReviewBoard@scottsdaleaz.gov" <DevelopmentReviewBoard@scottsdaleaz.gov> wrote:

## Development Review Board Public Comment (response #123)

#### **Survey Information**

Site:	ScottsdaleAZ.gov
Page Title:	Development Review Board Public Comment
URL:	https://www.scottsdaleaz.gov/boards/development- review-board/public-comment
Submission Time/Date:	10/14/2020 5:00:39 PM

COMMENT	
	Susan Albrecht, president of the scottsdale Stonebrook II homeowners association board of directors: We are THE single-family neighborhood impacted by the development, and what we can see so far threatens our quality of life and home values. —We were given 7 business days' notice of the "oper house" meeting on Oct. 13, insufficient time for us to review and research the Axon proposal and to mobilize our community members. —The Axon meeting notice for Oct 13 "open house" sign on the site had wrong information about signing into the meeting, preventing many from participating. —There

susan.mcgarry@live.com

(760) 994-6368

8074 Theresa Dr

Example: 3939 N. Drinkwater Blvd, Scottsdale

Email:

Phone:

Address:

85251

From:	Mail Delivery Subsystem
To:	dphanleyh410@outlook.com
Subject:	Undeliverable: Development Review Board Public Comment (response #165)
Date:	Thursday, October 15, 2020 10:05:56 AM
Attachments:	Development Review Board Public Comment (response #165).msg

Delivery has failed to these recipients or groups:

dphanleyh410@outlook.com <mailto:dphanleyh410@outlook.com>

A communication failure occurred during the delivery of this message. Please try to resend the message later. If the problem continues, contact your email admin.

The following organization rejected your message: outlook-com.olc.protection.outlook.com.

Diagnostic information for administrators: Generating server: cosmail.scottsdaleaz.gov

#### dphanleyh410@outlook.com

outlook-com.olc.protection.outlook.com Remote Server returned '554 5.5.0 <outlook-com.olc.protection.outlook.com #5.5.0 SMTP; 550 5.5.0 Requested action not taken: mailbox unavailable (S2017062302). [DM6NAM11FT065.eop-nam11.prod.protection.outlook.com]>'

#### Original message headers:

MIME-Version: 1.0

Return-Path: cyvs=2557c536ec=developmentreviewboard@scottsdaleaz.gov>
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by cosmail.scottsdaleaz.gov (8.16.0.43) with SMTP id 09FGvGuB026716
for <dphanleyh410@outlook.com>; Thu, 15 Oct 2020 09:57:16 -0700
DKIM-Signature: v=1; a=rsa-sha256; c=relaxed/relaxed; d=scottsdaleaz.gov; h=subject : date
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Received: from vm2wa026 (vm2va026.dmz.scottsdaleaz.gov [172.25.1.50])
by cosmail.scottsdaleaz.gov with ESMTP id 34394ne3x3-1
for <dphanleyh410@outlook.com>; Thu, 15 Oct 2020 09:57:16 -0700
Subject: DevelopmentReviewBoard@scottsdaleaz.gov"
<DevelopmentReviewBoard@scottsdaleaz.gov"
<DevelopmentReviewBoard@scottsdaleaz.gov
Fo: "dphanleyh410@outlook.com> <dphanleyh410@outlook.com>
To: "dphanleyh410@outlook.com" <dphanleyh410@outlook.com>
To: "dphanleyh410@outlook.com" <dphanleyh410@outlook.com>
ActiveUp.MailSystem 3.0.3048 www.activeup.com
X-Proofpoint-Virus-Version: vendor=fsecure engine=2.50.10434:6.0.235,18.0.687
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