



Notification Letter

Pima McDowell
#582-PA-2021
8705 East Pima McDowell Rd,
Scottsdale, Arizona 85257

Dear neighbor,

We would like to invite you to an Open House on July 22, 2021 at 5 p.m. at Clayton Companies 7340 E. Main St. #200, Scottsdale, AZ 85251

This Rezoning and General Plan Amendment application entails a change in the zoning type from C-4 to C-3. The intent of this change is to provide additional allowed uses to the site. The site is to remain as constructed and no new construction is proposed. This zoning change affects the general plan noting mixed use neighborhoods, therefore an amendment to the general plan is required.

GENERAL PLAN

The Land Use Element of the General Plan designates the site area as Mixed-Use Neighborhoods. This category includes higher density residential, office and retail uses.

The General Plan is being amended to maintain the existing density of the site with stipulations based on C-3 zoning.

MIXED USE

Neighborhoods are also characterized by being located in areas having multiple modes of transportation available. In addition, the site areas are located in a growth area, as designated by the Growth Areas Element of the General Plan. The purpose of this designation is to approach growth management from a perspective of ... identifying those " ... areas of the community that are most appropriate for development focus [that] will best accommodate future growth " The Growth Areas are intended to encourage development in a mixed-use environment.

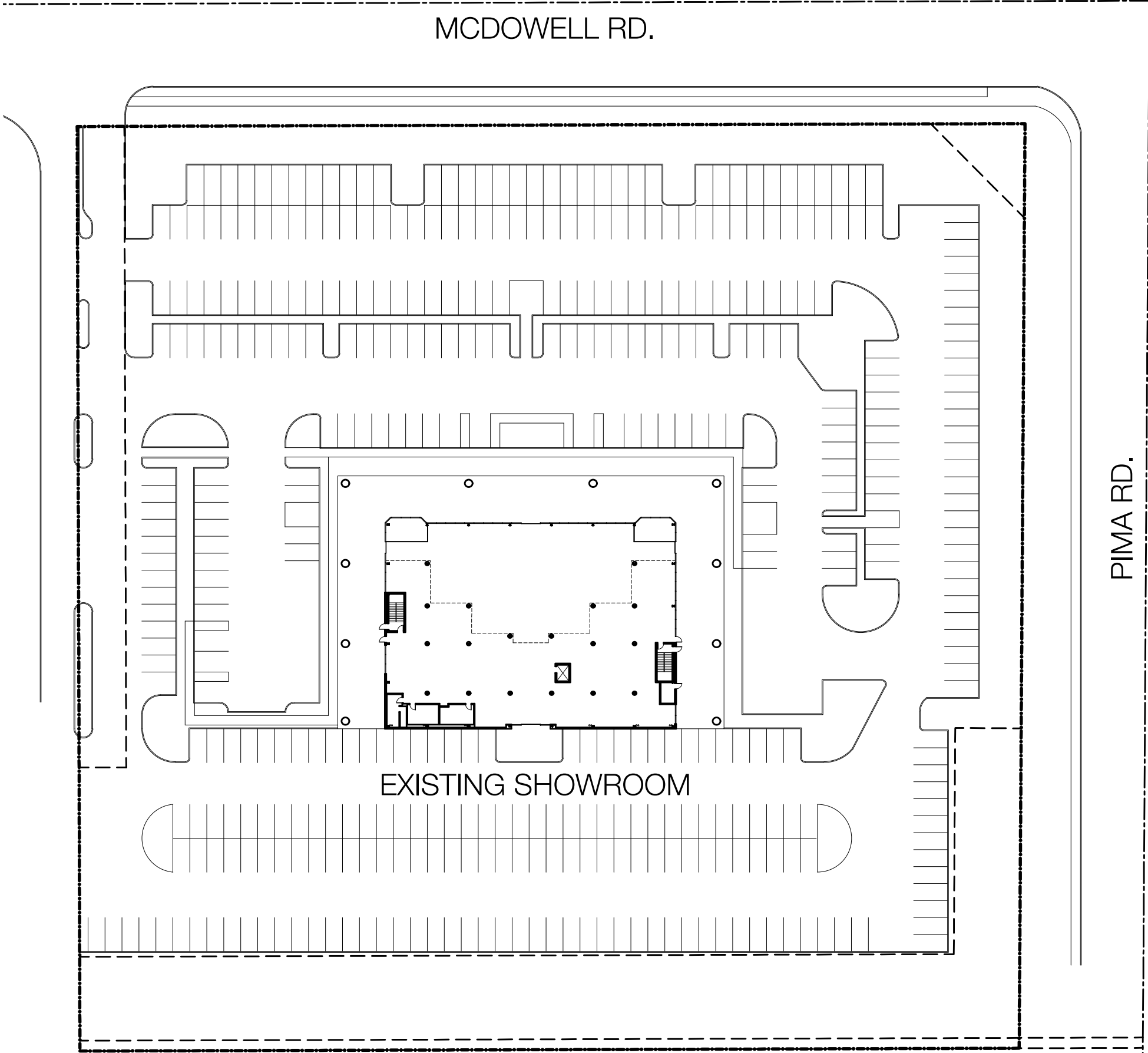
This amendment does not hinder the growth and communal intent of the site per mixed use, and only permits more allowable uses.

If you have any questions, feel free to call me, Tom, at 602-989-7295, or email at tom@claytoncompanies.com.

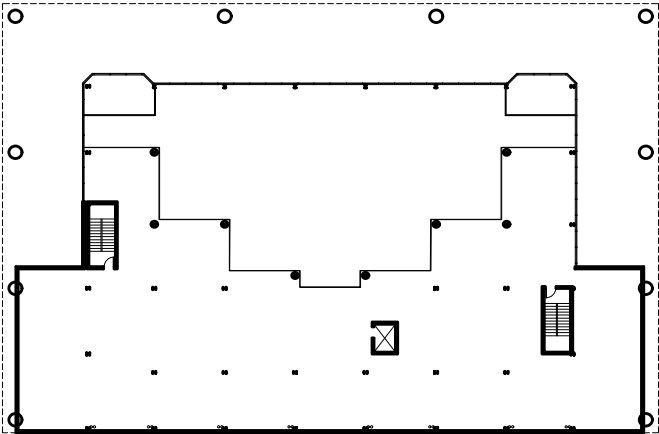
City Contact: Jeff Barnes, Phone no: 480-312-2376, Email: jbarnes@scottsdaleaz.gov

Sincerely,

Tom Frenkel
Clayton Companies
7340 E. Main St. #200
Scottsdale, AZ 85251



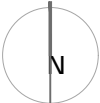
EX. SITE AREA: 245,471 S.F. (5.64 ACRES)
EX. FIRST FLOOR AREA: 17,000 S.F.
EX. MEZZANINE AREA: 12,150 S.F.
EX. LAND USE: C-4 AUTO DEALERSHIP
PROP. LAND USE: C-3 MEDICAL OFFICE



EXISTING MEZZANINE

8705 E. McDowell rd.
Scottsdale, AZ 85257
July 1, 2021
Scale: 1" = 60' - 0"

7340 EAST MAIN STREET #210
SCOTTSDALE, ARIZONA 85251
MADEWITHALINE.COM



PIMA MCDOWELL SHOWROOM

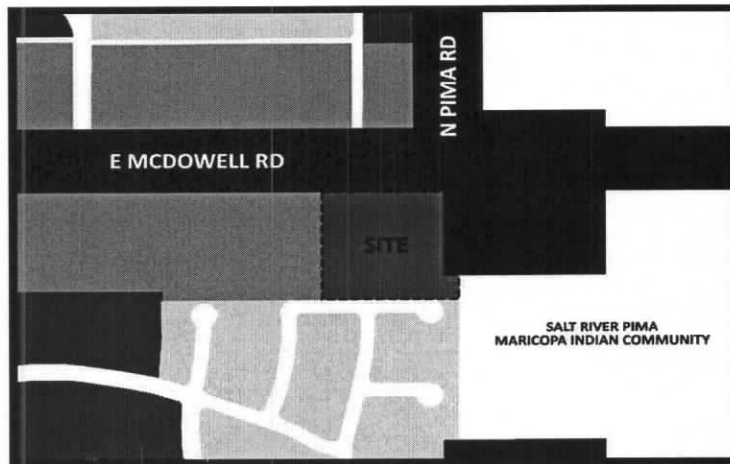
ALINE
ARCHITECTURE CONCEPTS

**582-PA-2021 - Pima McDowell Showroom
Existing and Proposed General Plan Land Uses**

Existing Land Use: Mixed-Use Neighborhoods



Proposed Land Use: Commercial



2001 General Plan Land Use Map

Land Use Map Legend

RURAL NEIGHBORHOODS	COMMERCIAL	CULTURAL/INSTITUTIONAL OR PUBLIC USE
SUBURBAN NEIGHBORHOODS	OFFICE	MCDOWELL SONORAN PRESERVE
URBAN NEIGHBORHOODS	EMPLOYMENT	RECOMMENDED STUDY BOUNDARY OF THE MCDOWELL SONORAN PRESERVE
MIXED-USE NEIGHBORHOODS	NATURAL OPEN SPACE	
RESORTS/TOURISM	DEVELOPED OPEN SPACE	

Request by owner for a non-major General Plan amendment to the City of Scottsdale General Plan 2001 to change the land use designation from Mixed-Use Neighborhoods to Commercial on ±7 acre site.

MAILING LIST

Name	MAIL_ADDR1	MAIL_CITY	MAIL_STATE	MAIL_ZIP
CLAYTON AMBORN LLC	7340 E MAIN ST STE-200	SCOTTSDALE	AZ	85251
SSC PROPERTY HOLDINGS INC	PO BOX 25025	GLENDALE	CA	91201-5025
8701 MCDOWELL LLC	5330 S DURANGO DR	LAS VEGAS	NV	89113-1835
MORFORD RICHARD F/SARI-ANITA	8761 E CORONADO DR	SCOTTSDALE	AZ	85257
NOVACK LISA A	8755 E CORONADO	SCOTTSDALE	AZ	85257
GANDRUD NICHOLAS	8749 E CORONADO RD	SCOTTSDALE	AZ	85259
MDA TRUST	8770 E MCDOWELL RD STE 101	SCOTTSDALE	AZ	85257
MCDOWELL LP	2528 CAMINITO LA PAZ	LA JOLLA	CA	92037
SCOTTSDALE CITY OF	3939 CIVIC CENTER PLZ	SCOTTSDALE	AZ	85251
QUIKTRIP CORPORATION	PO BOX 3475	TULSA	OK	74101-3475
PS MOUNTAIN WEST LLC	PO BOX 25025	GLENDALE	CA	91221
TMARTIN33 LLC	1321 N 87TH PL	SCOTTSDALE	AZ	85257
LUSKO CHRISTOPHER	8749 E CULVER ST	SCOTTSDALE	AZ	85257
ORTNER LAURA M/JASON	8745 E CULVER ST	SCOTTSDALE	AZ	85257
OSTHUES ROBIN	8741 E CULVER ST	SCOTTSDALE	AZ	85257
FOSTER JAMES H JR/LYNDA S TR	4860 JAMES AVE	CASTRO VALLEY	CA	94546
RIND RONALD A & LAURA	8735 E CULVER ST	SCOTTSDALE	AZ	85257
WAGEHOFT KYLE/LAUREN	8734 E CULVER ST	SCOTTSDALE	AZ	85257
LEVINE RACHEL	8738 E CULVER ST	SCOTTSDALE	AZ	85257
ROMETTY STEPHEN/JEANINE	8744 E CULVER ST	SCOTTSDALE	AZ	85257
FICARRA ANDREW	5750 E CULVER ST	SCOTTSDALE	AZ	85257
MCCORMACK CHRISTOPHER J	8749 E WILLETТА ST	SCOTTSDALE	AZ	85257
MARTIN LAUREN	8745 E WILLETТА ST	SCOTTSDALE	AZ	85257
KWAN KENNY	8741 E WILLETТА ST	SCOTTSDALE	AZ	85257
HUSSAIN EMILY	8735 E WILLETТА ST	SCOTTSDALE	AZ	85257
POLLOCK WILLIAM J	1392 N 87TH PL	SCOTTSDALE	AZ	85257
HUGGINS CODY/STEPHANIE	1382 N 87TH PL	SCOTTSDALE	AZ	85257
MUDRA WILLIAM GEORGE/ELLISON NANCY CAROL	1372 N 87TH PL	SCOTTSDALE	AZ	85257
BOYD DOUGLAS A/KAREN S	7930 DARNELL LN	LENEXA	KS	66215
WOOD KEVIN M	1352 N 87TH PL	SCOTTSDALE	AZ	85257
RESCH PAUL/AMY NICOLE	1342 N 87TH PL	SCOTTSDALE	AZ	85257
BANGLE CAT INVESTMENTS LLC	1332 N 87TH PL	SCOTTSDALE	AZ	85257
ZUCKERMAN WAYNE/CHONA	1322 N 87TH PL	SCOTTSDALE	AZ	85257
NADIR ABDUL	3045 E CANYON CREEK DR	GILBERT	AZ	85295

GERMAIN-GOMUC EROL	1345 N 87TH ST	SCOTTSDALE	AZ	85257
CHERRY BRUCE A/KATHLEEN G	20 UTE CT	SAN RAMON	CA	94583
WENTZ ASHLEY L	1365 N 87TH ST	SCOTTSDALE	AZ	85257
ARROWOOD LAUREN/MICHAEL S	1375 N 87TH ST	SCOTTSDALE	AZ	85257
ADAMS RAYMOND A/HELEN L	1385 N 87TH ST	SCOTTSDALE	AZ	85257
ALVAREZ LESLEY/FENNERN ROBIN	1395 N 87TH ST	SCOTTSDALE	AZ	85257
WANG YUE	1396 N 87TH ST	SCOTTSDALE	AZ	85257
LOCHMILLER AMANDA	1390 N 87TH ST	SCOTTSDALE	AZ	85257
SOLBERG BROOKS	1386 N 87TH ST	SCOTTSDALE	AZ	85257
SWEDLER DAVID A/MIKELA/REBECCA	6118 E COYOTE WASH DR	SCOTTSDALE	AZ	85266
IH6 PROPERTY PHOENIX LP	8665 E HARTFORD DR STE 200	SCOTTSDALE	AZ	85255
KMF TRUST	531 HINMAN AVE	EVANSTON	IL	60202
CLOAR STEPHEN H & CINDY ROSE	1346 N 87TH ST	SCOTTSDALE	AZ	85257
BETZ MARJORIE A	1305 N 86TH WAY	SCOTTSDALE	AZ	85257
FRANCO EVELYN/NORMOYLE SEAN	435 DEXTER AVE N APT 619	SEATTLE	WA	98109-5939
YOUKHANNA BASIL	7011 W STOCKMAN RD	GLENDALE	AZ	85308
ODONNELL KAREN S	1343 N 86TH WY	SCOTTSDALE	AZ	85257
GILLETTE KELLY PAUL	1355 N 86TH WAY	SCOTTSDALE	AZ	85257
GRENCI ANTHONY/PATRICIA M	1379 N 86TH WAY	SCOTTSDALE	AZ	85257
WIRICK MATTHEW GLENN	1380 N 86TH WY	SCOTTSDALE	AZ	85257
FORAL DONALD D/ROSE M TR	1356 N 86TH WAY	SCOTTSDALE	AZ	85257
DEBRA JEAN GERLACH LIVING TRUST	1338 N 86TH WAY	SCOTTSDALE	AZ	85257
VELAZQUEZ WILLIAM/GONZALEZ THERESA	1326 N 86TH WY	SCOTTSDALE	AZ	85257
TRAILS AT SCOTTSDALE III HOA	PO BOX 3691	SCOTTSDALE	AZ	85271
Trails at Scottsdale III & IV HOA	1176 N 87th Pl	Scottsdale	AZ	85257
Scottsdale Trails	760 S Stapley Dr	Mesa	AZ	85204-3400
Trails at Scottsdale III & IV HOA	1376 N 87th St	Scottsdale	AZ	85257

Community Input Certification



CASE NO: _____

PROJECT LOCATION: _____

COMMUNITY INPUT CERTIFICATION

In the City of Scottsdale it is important that all applicants for rezoning, use permit, and/or variances inform neighboring residents, affected school districts, and other parties that may be impacted by the proposed use, as well as invite their input. The applicant shall submit this completed certification with the application as verification that such contact has been made.

DATE	NAME (Person, Organization, Etc. and Address)	Type of Contact		
		Meeting	Phone	Letter
	NO ONE SHOWED UP FOR THE MEETING			

Dorota Grodzinska for Tom Frenkel

Signature of owner/applicant

Date

Planning and Development Services

7447 E Indian School Road, Suite 105, Scottsdale, AZ 85251 • www.ScottsdaleAZ.gov