

Michael P. Leary, LTD

10278 E. Hillery Drive
Scottsdale, Arizona 85255

cell 480.991.1111
michaelpleary@cox.net

DATE: May 25, 2021

TO: Jeff Barnes, Senior Planner

FROM: Mike Leary

RE: 136-PA-2021 — **Citizen Review Report**

Per the Citizen Review Plan the attached informational letter was sent to interested parties and property owners within 750' of the subject property. A "Project Under Consideration" sign was erected on May 3rd announcing the virtual Open House.

On May 19th the project was presented to the DC Ranch HOA Design Review Manager and the project was well-received.

Prior to the virtual Open House on May 19th, there were no contacts from the "Project Under Consideration" sign nor the mailout. Likewise, there were no public members participating in the virtual Open House. There have been no other contacts.

We will continue to encourage and respond to any questions, comments or concerns throughout the entire application process. The Citizen Review Report will be updated as needed prior to the Planning Commission and City Council hearings.

Attachments

- : citizen review plan
- : map showing the area of notification
- : list of interested parties and property owners within the 750' notification area
- : letter sent to interested parties and property owners within 750' notification area
- : affidavit of posting
- : Community Input Certification

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Scottsdale, Arizona 85255

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DATE: May 25, 2021

TO: Jeff Barnes, Scottsdale Senior Planner

FROM: Mike Leary

RE: 136-PA-2021 – Citizen Review Plan

The Citizen Review Plan consists of the following:

- : mailing informational letters to interested parties and property owners/HOAs within 750' of the subject property by first class letter
- : posting a “Project Under Consideration” sign a minimum of 10 days prior to the virtual Open House
- : responding to communications from the public
- : completing a “Citizen Review Report” to be submitted with the filing of the application.

Thank you ml

DUPONT MARK/ANNE T
100 E 14TH ST UNIT 3203
CHICAGO, IL 60605

GRIGGS RHETT/LISA
379 SMITH RD
CRESTED BUTTE, CO 81224

SCOTTSDALE VISTELLA
40 N CENTRAL AVE STE 2700
PHOENIX, AZ 85004

DC RANCH ASSOCIATION INC
2600 N CENTRAL AVE STE 1600
PHOENIX, AZ 85004

CORPORATE CENTER AT DC RANCH
ASSOCIATION
2394 E CAMELBACK RD SUITE 600
PHOENIX, AZ 85016

LIPA LLC
4510 N 34TH PL
PHOENIX, AZ 85018

FOX JEFFREY/HEATHER
4724 E WEAVER RD
PHOENIX, AZ 85050

SCOTTSDALE CITY OF
7227 E INDIAN SCHOOL RD STE 205
SCOTTSDALE, AZ 85251

9304 E VERDE GROVE VIEW LLC
9304 E VERDE GROVE VW #100
SCOTTSDALE, AZ 85255

DC CENTER LOT 13 LLC
9141 E HIDDEN SPUR TRAIL
SCOTTSDALE, AZ 85255

SWVP DC RANCH LLC
9217 E VERDE GROVE VIEW
SCOTTSDALE, AZ 85255

KALYANAM GOWRI
9255 E DESERT ARROYOS
SCOTTSDALE, AZ 85255

OSTAFF DOROTHY DP/JOHN S
9261 E DESERT ARROYOS
SCOTTSDALE, AZ 85255

SWAN RICHARD/NICOLA
9267 E DESERT ARROYOS
SCOTTSDALE, AZ 85255

PETER CATALANO AND JENNIFER
CATALANO TRUST
9273 E DESERT ARROYOS
SCOTTSDALE, AZ 85255

MIELCAREK BRIAN/JESSICA
9301 E DESERT ARROYOS
SCOTTSDALE, AZ 85255

HOLDER JOHN M JR
9319 E DESERT ARROYOS
SCOTTSDALE, AZ 85255

FURIO DANE/KATHARINE
9325 E DESERT ARROYOS
SCOTTSDALE, AZ 85255

JASON DEAN LLC
17491 N 93RD ST
SCOTTSDALE, AZ 85255

17465 N 93RD ST LLC
9304 E VERDE GROVE VIEW STE 100
SCOTTSDALE, AZ 85255

VICTORIUM LLC
8541 E ANDERSON DR STE 100
SCOTTSDALE, AZ 85255-5430

CAPITAL INDUSTRIAL HOLDINGS LLC
8700 GAINEY CENTER DR SUITE 125
SCOTTSDALE, AZ 85258

SWVP DC RANCH LLC
12790 EL CAMINO REAL STE 150
SAN DIEGO, CA 92130

SRGMF III PALO BREA SCOTTSDALE LLC
18802 BARDEEN AVE
IRVINE, CA 92612

DC COMMERCIAL LLC
P O BOX 8540
STOCKTON, CA 95208

SCOTTSDALE REAL CO LLC
1220 20TH ST SE NO 310
SALEM, OR 97302

Commissioner, Paul Alessio - Chair
Scottsdale Planning Commission
7527 E. Tailspin Lane
Scottsdale, AZ 85255

Commissioner, Renee J. Higgs
Scottsdale Planning Commission
15192 N. 104th Way
Scottsdale, AZ 85255

Commissioner, William Scarbrough
Scottsdale Planning Commission
5639 E. Edgemont Ave.
Scottsdale, AZ 85257

Commissioner Joe Young
Scottsdale Planning Commission
7234 E. Shoeman Lane, Suite #8
Scottsdale, AZ 85251

Commissioner, George Ertel
Scottsdale Planning Commission
11725 N. 129th Way
Scottsdale, AZ 85259

Commissioner, Graham, Barry
Scottsdale Planning Commission
7842 E. Monterosa St.
Scottsdale, AZ 85251

Audry Villaverde
Withey Morris, PLC
2525 E. AZ Biltmore Circle; #A-212
Phoenix, AZ 85016

Bob Griffith
7127 E. Rancho Vista Dr. #4002
Scottsdale, AZ 85251

Carla
3420 N. 78th Street
Scottsdale, AZ 85251

Chris Schaffner
7346 E. Sunnyside Dr.
Scottsdale, AZ 85260

Community Development Director
Town of Paradise Valley
6401 E Lincoln Drive
Paradise Valley, AZ 85253

Constance Laub
10105 E. Via Linda Suite 345
Scottsdale, AZ 85258

Dan Sommer
12005 N 84th Street
Scottsdale, AZ 85260

David G. Gulino
5235 N. Woodmere Fairway
Scottsdale, AZ 85250

Dr. Sonnie Kirtley
COGS
8507 East Highland Avenue
Scottsdale, AZ 85251

Ed Toschik, President
7657 E Mariposa Grande Dr
Scottsdale, AZ 85255

Edwin Bull
Burch & Cracchiolo PA
1850 N, Central Ave. ste 1700
Phoenix, AZ 85004

Eric Gold
25499 N. 104th Way
Scottsdale, AZ 85255

Guy Phillips
7131 E. Cholla St.
Scottsdale, AZ 85254

Betty Janik
City of Scottsdale City Council
3939 N. Drinkwater Blvd.
Scottsdale, AZ 85251

Howard Myers
6631 E Horned Owl Trail
Scottsdale, AZ 85266

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

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

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

John Washington
3518 N. Chambers Court
Scottsdale, AZ 85251

Kathy Littlefield
City of Scottsdale City Council
3939 N. Drinkwater Blvd.
Scottsdale, AZ 85251

Kirste Kowalsky
Withey Morris, PLC
2525 E. AZ Biltmore Circle, #A-212
Phoenix, AZ 85016

Leon Spiro
7814 E Oberlin Way
Scottsdale, AZ 85266

Linda Milhaven
City of Scottsdale City Council
3939 N. Drinkwater Blvd.
Scottsdale, AZ 85251

Linda Whitehead
9681 E Chuckwagon Lane
Scottsdale, AZ 85262

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

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

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

Mike McNeal, Supervisor
AT&T
1231 W. University Drive
Mesa, AZ 85201

Mike Ratzken
8725 E. Palo Verde Dr
Scottsdale, AZ 85250

Patti Badenoch
5027 N. 71st Pl
Scottsdale, AZ 85253

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

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

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

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

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

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

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

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

Planning & Zoning Division
Town of Fountain Hills
16705 E. Ave. of the Fountains
Fountain Hills, AZ 85268

Prescott Smith
Technical Solutions
5111 N. Scottsdale Road, Suite 260
Scottsdale, AZ 85260

Steve Tyrrell
7753 E. Catalina Drive
Scottsdale, AZ 85251

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

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

Susan McGarry
8074 E. Theresa Drive
Scottsdale, AZ 85255

Tom Durham
City of Scottsdale City Council
3939 N. Drinkwater Blvd.
Scottsdale, AZ 85251

Vickie Falen
10520 N 117th Pl
Scottsdale, AZ 85259

Tammy Caputi
City of Scottsdale City Council
3939 N. Drinkwater Blvd.
Scottsdale, AZ 85251

Dave Ortega - Mayor
City of Scottsdale City Council
3939 N. Drinkwater Blvd.
Scottsdale, AZ 85251

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

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

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

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

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

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

Maggie Keasler
7127 E. 6th Ave.
Scottsdale, AZ 85251

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

Kurt Jones
Tiffany & Bosco P.A.
2525 E. Camelback Road
Phoenix, AZ 85016

Edmond Richard, Vice Chair
Community Council of Scottsdale
2119 N 69th Place
Scottsdale, AZ 85257

Nancy Cantor, Chair
Community Council of Scottsdale
3408 N Paiute Way #5
Scottsdale, AZ 85251

Jessica Wrubel
Lux Home Pro Holdings
2901 E Camelback Rd Suite 200
Phoenix, AZ 85016

Nick A. Sobraske
Gammage & Burnham
40 N. Central Ave., 20th Floor
Phoenix, AZ 85004

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Michael P. Leary, LTD

10278 E. Hillery Drive
Scottsdale, Arizona 85255

cell (480) 991-1111
michaelpleary@cox.net

DATE: April 30, 2021

TO: Neighboring Property Owners and Interested Parties

FROM: Mike Leary, Development Consultant

RE: DC Ranch Corporate Center vehicle storage

I am the development consultant for the proposed internal vehicle storage facility at 9271 E. Hidden Spur Trail within the DC Ranch Corporate Center (DCRCC) located south of Palo Brea Bend and east of 91st street. The 1-story storage facility will consist of condominium units for predominantly storing of owners' vehicles including classic, rare and antique cars. As part of the City's public outreach process, this notice is provided to property owners with 750 feet of the subject property and other interested parties.

The 1.34-acre lot is located in the furthestmost southeast corner of the subdivision bounded by the 2-story REI adventure tours building to the north, the 2-story Sante Rehabilitation center to the northwest, the 3-story Desert Parks Vista apartments to the east, the 2-story Victorium sports facility to the west and the 40-acre Bell Road Sports Complex undergoing construction to the south. A preliminary site plan and elevations are enclosed.

The DCRCC property was zoned I-1 PCD (Industrial Park within a Planned Community District) with the overall zoning of the 8,300-acre DC Ranch back in 1990. The I-1 permitted use list included vehicle storage subject to City Council approval of a Conditional Use Permit. A few I-1 development standards were amended in 2006 which included a building height limitation of 24 feet within 50 feet of residentially-zoned property which only affects the eastern building adjoining the apartments and park. Beyond the 50 feet, buildings or portions of buildings are allowed to 36 feet in height. The preliminary design of the buildings is architecturally enhanced with a shallow angled roofline at the ends of the western building and the southern end of the eastern building (shown in brown on the attached site plan). The angled roof line is consistent with the approved architectural features within DCRCC. The angled portion on the eastern building occurs at the southern end where the clubhouse overlooks the park. The 1-story main portion of the building (shown in white) is approximately 26 feet and the angled portion approximately 32 feet both of which are measured from finished floor due to drainage considerations. The clubhouse space at the southern end of the eastern building will be 2-stories to take advantage of park views. A 30-foot building setback (yard) and landscaped

buffer with a 6-foot screen wall was also required adjoining the residentially-zoned apartment property and park. However, the proposed eastern building is in excess of 70 feet away from the nearest 3-story apartment building with a combined 30-foot landscape area and the apartment parking lot in between. A related anomaly applies to the residentially-zoned but non-residentially-developed city park. Accordingly, the proposal is to reduce the 30-foot landscaped setback to 20 feet.

The 2006 amended standards were intended to provide compatibility between residential uses and potential industrial uses. However, the standards did not anticipate that DCRCC would develop with less intensive uses such as office buildings, a rehab facility, a sports facility, or an adjoining 40-acre park. The proposed vehicle storage facility is likely the most benign use that is permitted in the I-1 zoning district.

In summary, our request is for a Conditional Use Permit for internal vehicle storage and amendment to the 2006 amended development standards eliminating the 24-foot height restriction on the eastern building, reducing the building setback/yard from 30 feet to 20 feet from the apartment and park boundaries, and eliminating the landscape buffer and 6-foot screen wall requirement adjoining the apartments and park. These minor amendments will not negatively impact the adjoining apartments or park.

If you should have any questions/comments/concerns, please feel free to contact me directly. I will also be hosting a remote meeting for those interested in more information. The zoom meeting is scheduled for Wednesday May 12th starting promptly at 6:15 pm MST and will conclude no later than 7:00 pm per below:

Join Zoom Meeting

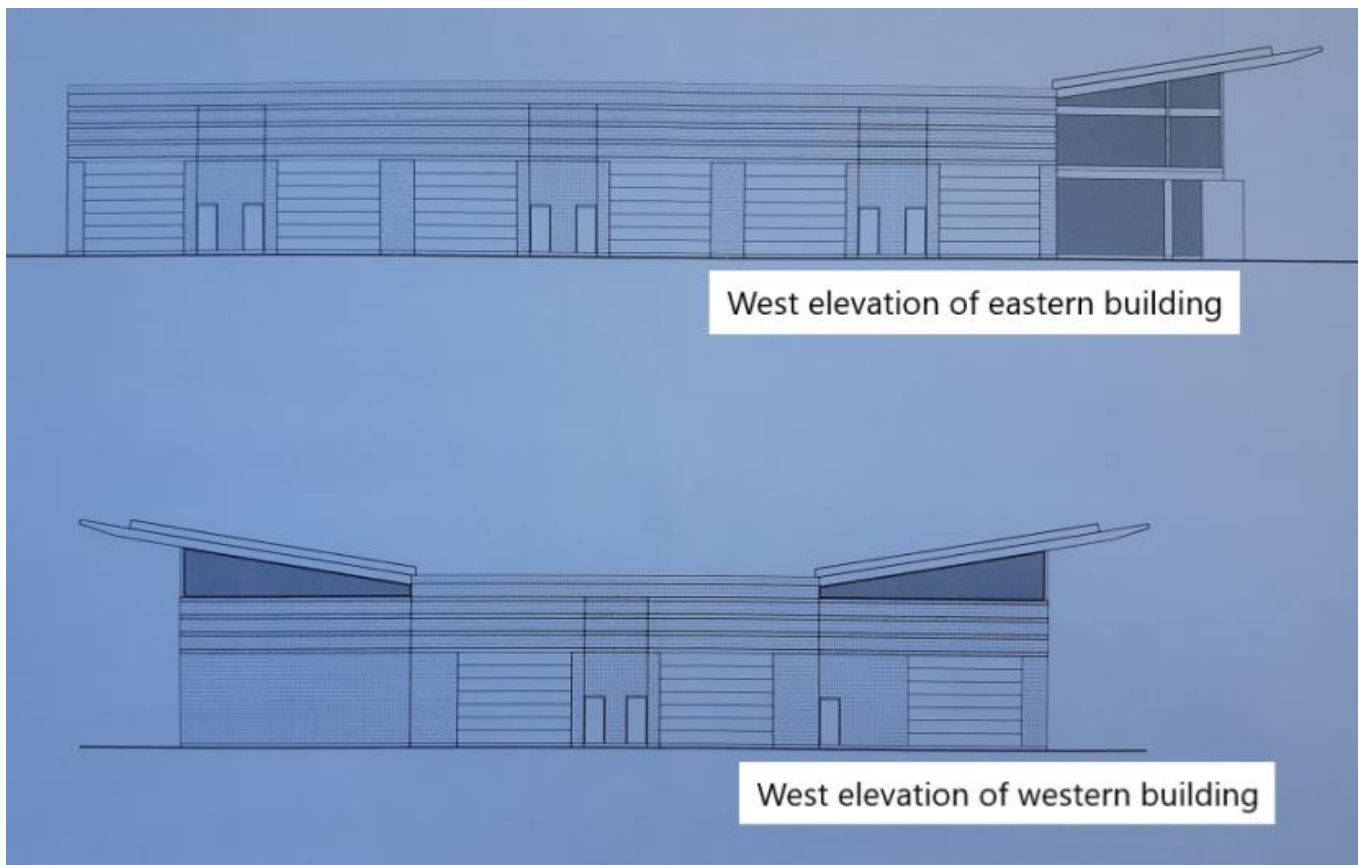
<https://us04web.zoom.us/j/2193807656?pwd=Q1dEaWw5TGfVMENhNGpHeWJSVStJQT09>

Meeting ID: 219 380 7656

Passcode: 9WieW9

Scottsdale's Senior Planner Jeff Barnes is the assigned project coordinator who can be reached at 480.312.2376 and jbarnes@scottsdaleaz.gov. The pre-application case number is 136-PA-2021. Once submitted, you will be receiving postcard notification from the City of the filing of the formal application.

Best Regards, ML



Early Notification of Project Under Consideration

Virtual Open House Meeting:

Date: May 12, 2021
Time: 6:15 P.M.
Location: Join Zoom Meeting [https://us04web.zoom.us/j/2193807656?](https://us04web.zoom.us/j/2193807656?pwd=Q1dEaWw5TGZVMENhNGpHeWJSVSJQT09)
pwd=Q1dEaWw5TGZVMENhNGpHeWJSVSJQT09
Meeting ID: 219 380 7656 Passcode: 9Wiew9

Location: 9271 E. Hidden Spur Trail, Scottsdale, AZ

Project Overview:

- Request: Conditional Use Permit and Amendment to development standards
- Description of Project and Proposed Use: Internal Vehicle Storage
- Site Acreage: 1.34 acres
- Site Zoning: I-1 PCD (Industrial Park in a Planned Community District)

Applicant Contact:

Michael Leary
480-991-1111
michaelporary@cox.net

City Contact:

Jeff Barnes
480-312-2376
jbarnes@scottsdaleaz.gov

Pre-Application#: 136-PA-2021

Posting Date: 5/3/2021

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



Affidavit of Posting

Required: Signed, Notarized originals.

Recommended: E-mail copy to your project coordinator.

☒ Project Under Consideration Sign (White)

☐ Public Hearing Notice Sign (Red)

Case Number: 136-PA-2021

Project Name:

Location: 9271 E. Hidden Spur Trail, Scottsdale, AZ

Site Posting Date: May 3rd, 2021

Applicant Name: Michael Leary

Sign Company Name: Dynamite Signs

Phone Number: 480-585-3031

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

Applicant Signature

Date: 5.3.2021

Return completed original notarized affidavit AND pictures to the Current Planning Office no later than 14 days after your application submittal.

Acknowledged before me this the 3rd day of May, 2021



Notary Public

My commission expires: 10-25-2024

City of Scottsdale -- Current Planning Division

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

Community Input Certification



CASE NO: 136-PA-2021

PROJECT LOCATION: 9271 E. Hidden Spur Trail

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
04/30/21	Project Under Consideration letter sent to interested parties and the property owners within 750 feet			X
05/03/21	Project Under Consideration sign posted			
05/19/21	Project Under Consideration Open House	virtual		
05/19/21	Jan Baratta, DC Ranch HOA Design Review Manager	virtual		
05/11/21	Jim Fox, Victorium 9219 E Hidden Spur Trail	email		

Michael P. Leary
Signature of owner/applicant

05/25/21

Date

Planning and Development Services

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