

FLW Storage

PUBLIC PARTICIPATION PLAN

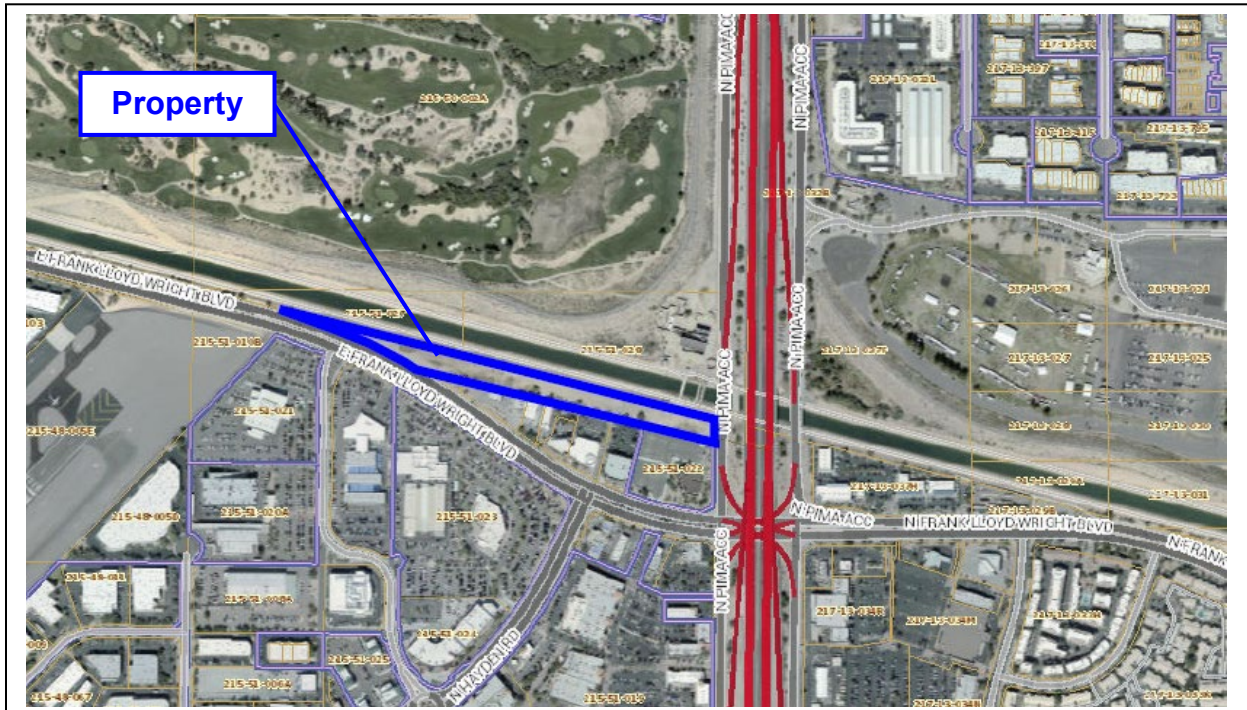
related to a request for a

Zone Change

(RE-35 (Single-family Residential) to C-4 (General Commercial))

To allow for the development of a Class-A self-storage business on approximately 3.38 acres located north of Frank Lloyd Wright Boulevard, west of the Loop 101 / Pima Freeway (former address of 16136 North Pima Road)

VICINITY MAP



Application #: _____

Date Submitted: **June 7, 2021**

INTRODUCTION:

This Citizen Participation Plan is included in conjunction with an application for a zone change from RE-35 to C-4 on approximately 3.38 acres located north of Frank Lloyd Wright Boulevard, west of the Loop 101 / Pima Freeway (former address of 16136 North Pima Road) (the “Property”).

The proposed use is as a Class A Recreational Vehicle and Self-Storage facility.

PARTIES AFFECTED BY APPLICATION:

Those parties and stakeholders most likely to be affected by the request for a Zone Change include the following:

- All property owners within 750-feet of the subject site
- Neighborhood and property associations/groups within the vicinity of the subject site (and/or having an interest in the area of the subject site) – as identified by the City of Scottsdale
- Any other interested person(s) or party as identified by City of Scottsdale staff

INITIAL OUTREACH EFFORTS:

NOTIFICATION AND INFORMATION PROCEDURES:

As required by the City of Scottsdale, the following initial outreach efforts have been completed in regard to this proposal:

- An “open house / neighborhood meeting” was held virtually on June 2, 2021
- The property was posted with the “White Sign” indicating that the project is being proposed

Notice of the open house / neighborhood was sent to all property owners within 750-feet of the Property, as indicated on the mailing list attached as Exhibit ‘A’. A copy of the map for the 750-foot notification area is also included with Exhibit ‘A’. The notice included information regarding the proposed development, contact information, pre-application meeting information and details regarding the open house/neighborhood meeting, which was held virtually/online due to the ongoing pandemic. A copy of the site plan was also included. A copy of the notification that was mailed to all property owners within 750-feet is included under Exhibit ‘B’.

Details regarding the Open House / Neighborhood Meeting are noted later in this Public Participation Plan.

As noted above, the Property was also posted in two (2) locations with the “White Sign,” which is used to provide notice “For Early Notification of Project Under Consideration.”

Information regarding the postings, including photographs of the postings and the signed Affidavit of Posting, is included under Exhibit ‘C’.

OPEN HOUSE / NEIGHBORHOOD MEETING RESULTS:

As noted above, an “open house / neighborhood meeting” was held regarding the proposed development on Wednesday, June 2, 2021, from 6:00 p.m. to 7:00 p.m. This meeting was held virtually/online due to the ongoing pandemic.

The format for the meeting was as follows:

- Introduction of all attendees, including the public
- Presentation and overview of the proposed development, including the evolution/reduction of the project’s height
- An opportunity for questions and answers

A total of ten (10) persons were in attendance, including 6 persons representing the Development Team (developer, applicant, architect, etc.).

The remaining four (4) persons were members of the public and were included in the mailing that went to all property owners within 750-feet of the Property.

Questions by the Public:

Only two (2) questions were asked by members of the public to the Development Team:

- Tim La Sota. Tim asked whether or not the storage was exclusively for recreational vehicles.

We stated that “no,” there is a proposed self-storage component to the proposed development. Mr. La Sota had no further comments or questions.

- Mary Kathleen Collins. Ms. Collins asked whether or not the proposed development would alter the main private internal driveway (Hayden Road extending northward from Frank Lloyd Wright Boulevard) by becoming a one-way driveway.

We stated that this private internal driveway will remain two-way. Ms. Collins had no further comments or questions.

There being no additional questions, the open house / neighborhood meeting adjourned at approximately 6:38 p.m.

A copy of the attendance list is attached under Exhibit 'D'.

Follow-up:

None of the questions raised by any of the “public attendees” were related to design or development issues; therefore, no changes to the proposed development are contemplated at this time.

FUTURE RESPONSE PROCEDURES:

Going forward, should any comments be received on this application from any individual or group, the applicant will respond via phone call or email to discuss the project, any possible issues, and work to mitigate any concerns. As needed, virtual (online) meetings may occur. Due to the ongoing pandemic, in-person meetings will not occur.

Additionally, the applicant will work closely with the Scottsdale Planning Department to ensure that the proposed development is in conformance with their requirements.

From these discussions, as well as any other comments provided by other interested parties and/or the City of Scottsdale, the related rezoning request may be amended to the extent possible to address any comments/concerns that are made.

When requested by the City of Scottsdale, a Citizen Review Report, prepared as required by the City of Scottsdale and outlining the process, comments and participation efforts, will be prepared and submitted to the Scottsdale Planning Department for review and comment.

Upon receiving approval of the Citizens Participation Results Report and notification by City of Scottsdale staff that the related zone change is scheduled for public hearings, the following will be completed by the applicant at least 15 days prior to any public hearings (to the extent possible). These efforts will include the following:

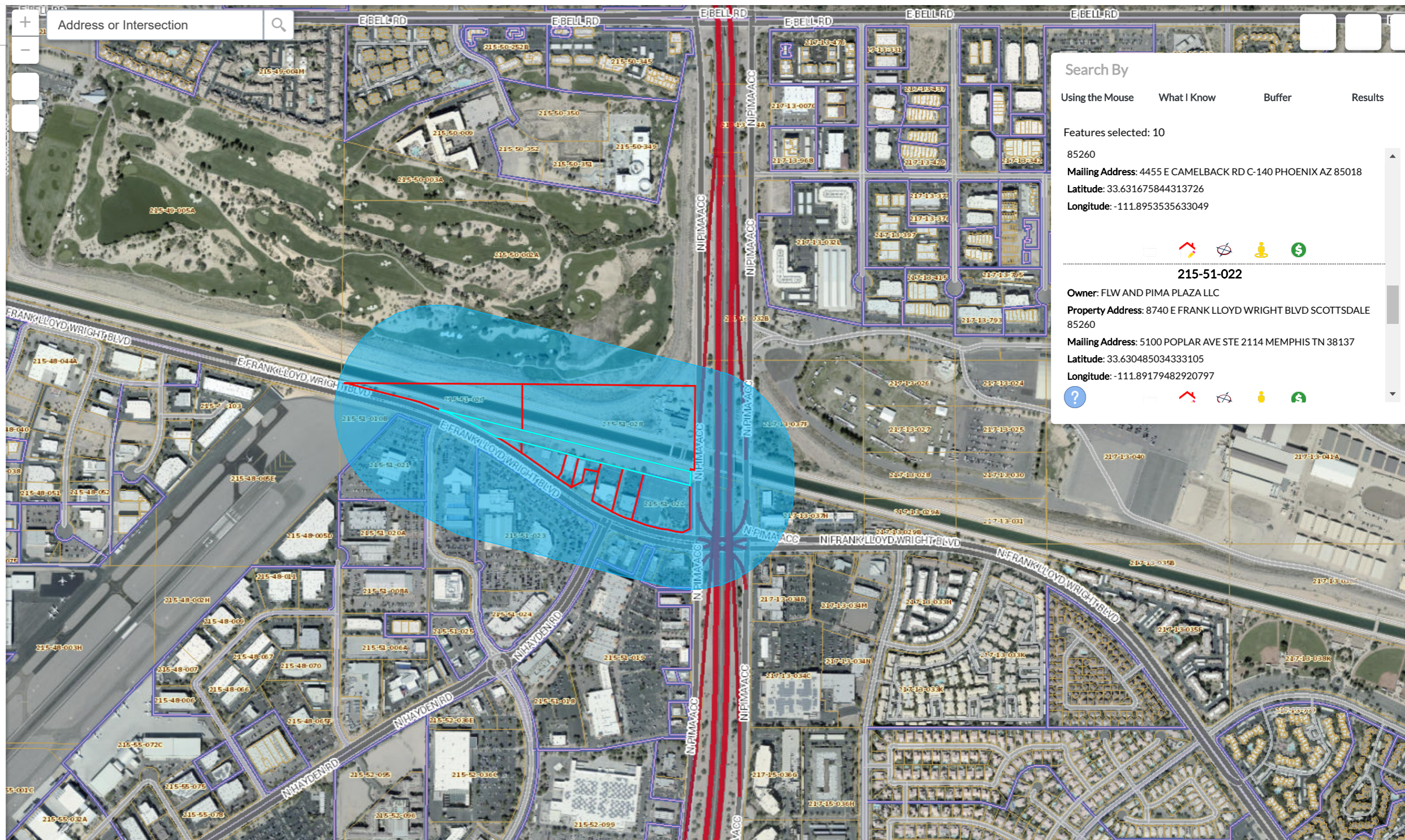
- The site posting will also be revised to reflect the hearing dates for the Scottsdale Planning & Zoning Commission and the Scottsdale City council, in accordance with Scottsdale requirements (replacement of the “White Sign” with the “Red Sign,” which is used information regarding the project and the hearing dates for the Planning Commission and City Council.

Exhibit 'A'

Mailing list and map of all property owners within 750-feet

Property Owners within 750-feet of APN 215-51-026

APN	Owner	Mailing Address
215-48-005E	SCOTTSDALE CITY OF	7447 E INDIAN SCHOOL RD STE 205 SCOTTSDALE AZ 85251
215-49-005A	USA-BOR	23636 N 7TH ST PHOENIX AZ 85024
215-50-002A	USA-BOR	23636 N 7TH ST PHOENIX AZ 85024
215-51-001J	SPIRIT SPE PORTFOLIO 2007-3 LLC	14631 N SCOTTSDALE RD STE 200 SCOTTSDALE AZ 85254
215-51-001M	CASIANO HOLDINGS LLC	PO BOX 13422 SCOTTSDALE AZ 85267
215-51-001N	DUNN-EDWARDS CORPORATION	4885 E 52ND PL LOS ANGELES CA 90058
215-51-001R	VANS GOLF PROPERTIES LLC	1430 S VILLAGE WAY STE T SANTA ANA CA 92705
215-51-001V	FLW AND PIMA PLAZA LLC	5100 POPLAR AVE STE 2114 MEMPHIS TN 38137
215-51-001W	COLLINS MARY KATHLEEN TR	1053 E SANDPIPER DR TEMPE AZ 85283-2020
215-51-009F	CASIANO HOLDINGS LLC	8650 E FRANK LLOYD WRIGHT BLVD SCOTTSDALE AZ 85260
215-51-009V	LOU GRUBB FORD INC	8555 E FRANK LLOYD WRIGHT BLVD SCOTTSDALE AZ 85260
215-51-010B	SCOTTSDALE CITY OF	7447 E INDIAN SCHOOL RD STE 205 SCOTTSDALE AZ 85251
215-51-011G	MALL AT THE CROSSROADS INC	16097 N 82ND ST STE 300 SCOTTSDALE AZ 85260
215-51-011P	COBBLESTONE PROPCO LLC	8900 E BAHIA DR SCOTTSDALE AZ 85260
215-51-011Q	GOLDEN ARCH LTD PARTNERSHIP	16097 N 82ND STREET SUTE 300 SCOTTSDALE AZ 85260-1800
215-51-011T	SHERMAN C LITTLE AND DELAINE K LITTLE REV TR	296 CROWN RD KENTFIELD CA 94904
215-51-019	SONORA VILLAGE LLC	15475 N 84TH ST SCOTTSDALE AZ 85260
215-51-020A	AN MOTORS OF SCOTTSDALE LLC	8555 E FRANK LLOYD WRIGHT BLVD SCOTTSDALE AZ 85260
215-51-021	EARNHARDT ARIZONA PROPERTIES LLC	7300 W ORCHID LN CHANDLER AZ 85226
215-51-022	FLW AND PIMA PLAZA LLC	5100 POPLAR AVE STE 2114 MEMPHIS TN 38137
215-51-023	BCC DEVELOPMENT LIMITED PARTNERSHIP	8333 ROYHAL RIDGE PKWY STE 100 IRVING TX 75063
215-51-026	FLW STORAGE LLC	PO BOX 19207 LAS VEGAS NV 89132
215-51-027	USA-BOR	23636 N 7TH ST PHOENIX AZ 85024
215-51-028	USA-BOR	23636 N 7TH ST PHOENIX AZ 85024
217-13-034P	IMAGINE SCOTTSDALE TOWNE CENTER LLC	3941 W MOHAVE NO 110 PHOENIX AZ 85009
217-13-037F	USA-BOR	23636 N 7TH ST PHOENIX AZ 85024
217-13-037G	U S A -BUREAU OF RECLAMATION-C A P	201 N CENTRAL AVE #2100 PHOENIX AZ 85073
217-13-037H	FLW 101 LLC	15815 N FRANK LLOYD WRIGHT BLVD STE 100 SCOTTSDALE AZ 85260



Feature Information

(1 of 6)

Clear ?

215-51-026

Owner Information

Owner Name: FLW STORAGE LLC
 Property Address:
 Mailing Address: PO BOX 19207 LAS VEGAS NV 89132
 Deed Number: 190693139
 Sale Date:
 Sale Price: \$

Property Information

Lat/Long: 33.631540, -111.893753
 S/T/R: 13N 4E
 Jurisdiction: SCOTTSDALE
 Zoning: R1-35
 PUC: 0012
 Lot Size (sq ft): 147,160
 MCR #:
 Subdivision:
 Lot #:
 Floor: 1
 Construction Year:
 Living Space (sq ft):

Valuation Information

Tax Year:	2022	2021
FCV:	\$666,200	\$666,000
LPV:	\$398,601	\$379,620
Legal Class:	2.R	2.R



Zoom to Clear Selected

Search By

Using the Mouse What I Know Buffer Results

Features selected: 10

85260
 Mailing Address: 4455 E CAMELBACK RD C-140 PHOENIX AZ 85018
 Latitude: 33.631675844313726
 Longitude: -111.8953535633049



215-51-022

Owner: FLW AND PIMA PLAZA LLC
 Property Address: 8740 E FRANK LLOYD WRIGHT BLVD SCOTTSDALE 85260
 Mailing Address: 5100 POPLAR AVE STE 2114 MEMPHIS TN 38137
 Latitude: 33.630485034333105
 Longitude: -111.89179482920797



600ft

-111.894475 33.635538 Degrees

Exhibit 'B'

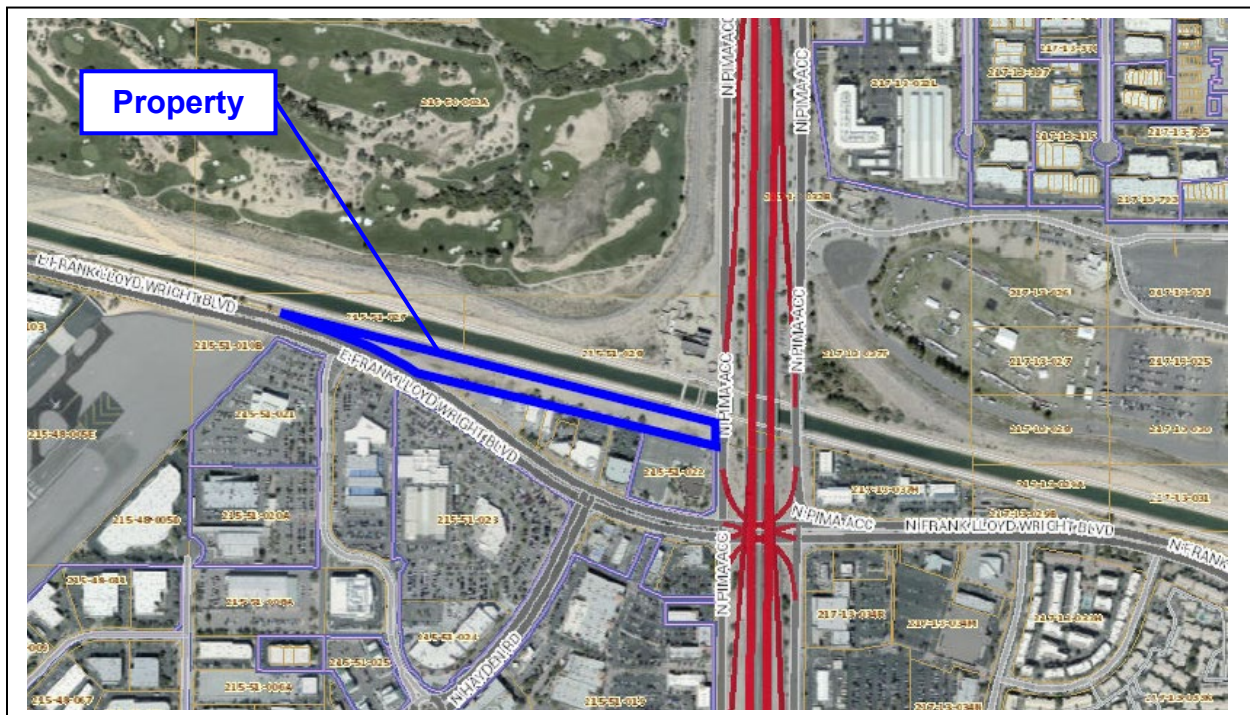
Notice of the project and open house/neighborhood meeting sent to all property owners within 750-feet

May 19, 2021

RE: Proposed Self-Storage Business located north of Frank Lloyd Wright Boulevard and west of the Loop 101 / Pima Freeway in Scottsdale (former address of 16136 N. Pima Road); Notice of Open House Meeting and Information regarding proposed rezoning (Pre-Application #962-PA-2020)

Dear Neighbor:

The purpose of this letter is to inform you we are proposing to rezone and develop a Class-A self-storage business on approximately 3.38 acres located north of Frank Lloyd Wright Boulevard, west of the Loop 101/Pima Freeway (former address of 16136 North Pima Road), as depicted below:



The proposed rezoning is from RE-35 (Single-family Residential) to C-4 (General Commercial). In addition to the rezoning, the proposed development will undergo the Development Review process through the City of Scottsdale. A Pre-Application Meeting was held with the City of Scottsdale on December 20, 2020, under Pre-Application #962-PA-2020.

The development proposes approximately 130,347 square feet of self-storage space within a 3-story above ground / 1-story below ground (basement) building with a ground-level office, along with 22 covered recreational vehicle storage spaces.

We would like to invite you to learn more about this project, and have scheduled an online/virtual "Open House meeting" to discuss our proposal, which due to the ongoing COVID-19 pandemic, will be held online/virtually as follows:

Date and Time: **Wednesday, June 2nd, 2021, from 6:00 p.m. to 7:00 p.m.**

Website Information: <https://us02web.zoom.us/j/85615164496>

Or dial either of the following phone numbers:

- (+1) 669 900 9128
- (+1) 253 215 8782

The Meeting ID is: 856 1516 4496

Our team will show you various exhibits at this online/virtual meeting and we are looking forward to the opportunity to hear your comments and to answer any questions you may have.


If you questions regarding this proposal, please feel free to contact John Stevenson at 480-309-6184, or via email at jstevenson@clearskycap.com or Greg Loper at 602-550-7004, or via email at greg.loper@hotmail.com.

You can also contact the Planner at the City of Scottsdale, Jeff Barnes, who can be reached at 480-312-2376 or via email at jbarnes@scottsdaleaz.gov, and referencing Pre-Application #962-PA-2020).

In the meantime, I would be happy to answer any questions or address any comments you may have regarding this proposal.

A site plan is included with this letter.

Sincerely,



John Stevenson

Attachments: Site Plan

Exhibit 'C'

Site Postings Information

Early Notification of Project Under Consideration

Neighborhood Open House Meeting:

Date: Wednesday, June 2nd, 2021

Time: 6:00 p.m. to 7:00 p.m

Location: <https://us02web.zoom.us/j/85615164496> Or dial either of the following phone numbers: (+1) 669 900 9128 (+1) 253 215 8782 The Meeting ID is: 856 1516 4496

Site Address: 16136 N. Pima Road, Scottsdale, AZ 85260

Project Overview:

- **Request:** Rezoning (Zoning District Map Amendment) from RE-35 (Single-family Residential) to C-4 (General Commercial)
- **Description of Project and Proposed Use:** Self-storage space (~130,347 sq. ft.) within a 3-story above ground / 1-story below ground (basement) building, a ground-level office, along with 22 covered recreational vehicle storage spaces
- **Site Acreage:** ~3.38 acres
- **Site Zoning:** RE-35 (Single-family Residential)

Applicant Contact:

John Stevenson
480-309-6184
jstevenson@clearskycap.com

Pre-Application#: 962-PA-2020

City Contact:

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

Posting Date: 5/21/2021

* Penalty for removing or defacing sign prior to date of last hearing. Applicant Responsible for sign Removal.

5/21/21 08:46:18

Early Notification of Project Under Consideration

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Posting Date: 5/21/2021

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5/21/21 09:04:09



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: 962-PA-2020

Project Name: _____

Location: 16136 N. Pima Road, Scottsdale, AZ 85260

Site Posting Date: May 21st, 2021

Applicant Name: John Stevenson

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.

John Stevenson
Applicant Signature

5-21-2021
Date

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 21st day of May 2021



Marybeth Conrad
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

Exhibit 'D'

Open House / Neighborhood Meeting Attendance List

Property Owners within 750-feet of APN 215-51-026

APN	Owner	Mailing Address
215-48-005E	SCOTTSDALE CITY OF	7447 E INDIAN SCHOOL RD STE 205 SCOTTSDALE AZ 85251
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