

From: [Mayor David D. Ortega](#)
To: tim@timlasota.com
Cc: [Barnes, Jeff](#)
Subject: RE: Please vote NO-FLW Storage Rezoning and Use Permit Application (8-ZN-2021 and 16-UP-2021), 6/7/22, Agenda Item 7
Date: Monday, June 6, 2022 11:58:31 AM
Attachments: [image001.png](#)
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Good Morning Mr. La Sota,

Thank you for emailing City Council with your input prior to the discussion on this topic. Senior Planner Jeff Barnes is copied on this email and will include your comments in the case file.

For more information on the zoning proposal 8-ZN-2021 and 16-UP-2021, the case info sheet can be found here:

<https://eservices.scottsdaleaz.gov/bldgresources/Cases/Details/52293>

Respectfully,

Rebecca Kurth

Management Assistant to the Mayor and City Council Office of Mayor David D. Ortega

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From: tim@timlasota.com <tim@timlasota.com>

Sent: Monday, June 6, 2022 9:38 AM

To: Mayor David D. Ortega <DOrtega@Scottsdaleaz.gov>

Subject: Please vote NO-FLW Storage Rezoning and Use Permit Application (8-ZN-2021 and 16-UP-2021), 6/7/22, Agenda Item 7

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

Dear Mayor Ortega:

On behalf of Casiano Holdings, LLC a directly adjacent property owner, please vote NO on the rezoning and conditional use permit proposed for the property near 8700 E. Frank Lloyd Wright Boulevard. This proposal is for a visually unattractive, windowless or largely windowless self-storage facility.

Casiano Holdings has invested much in this area. It owns the three parcels outlined in red--two directly touching the Applicant's property to the north and the other just a few feet from it:



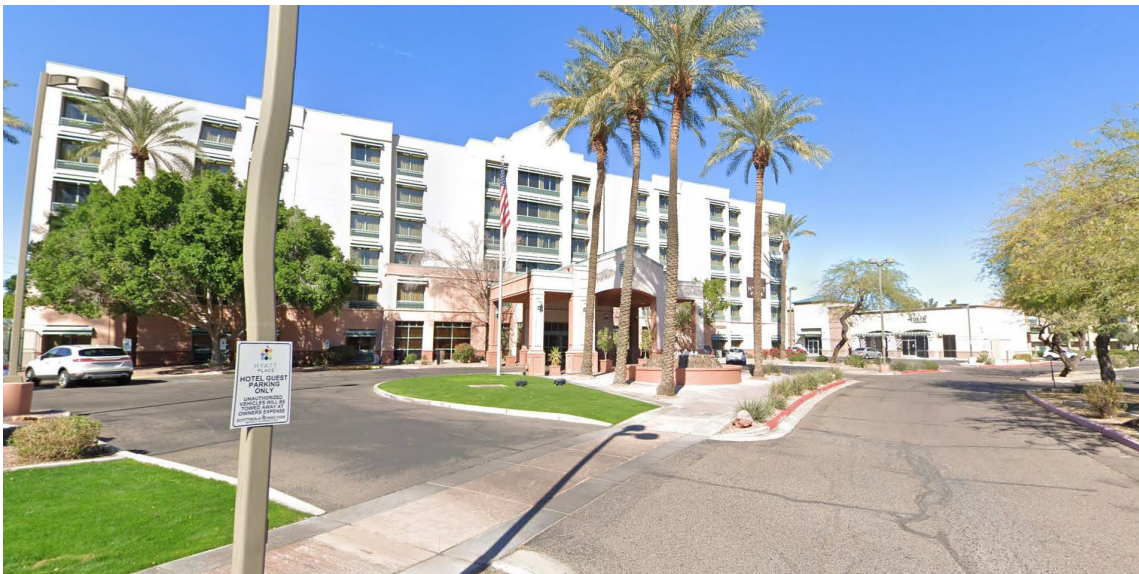
The Applicant is a classic example of a speculating buyer--the Applicant bought land on the hope the Applicant could rezone it. We agree that the Applicant should be able to make some use of the property and the current zoning designation is hardly ideal. However, we disagree that this is the only potential use--there are any number of other uses, including office or even a boutique hotel. This Applicant should not be permitted to devalue and degrade this area simply because the Applicant would rather pursue a more lucrative alternative.

The property is long and narrow. However, many uses are conducive to long and narrow, including offices and hotels, which often have a single interior hallway with spaces on both sides, that stretches out for some distance in a "long and narrow" fashion.

This parcel is about 90 feet wide. Many office building fit within that range for width. For example, this office building on the northeast corner of Hayden and McDowell in Scottsdale is a mere 56 feet:



Hotels are often much narrower than 90 feet. Here are a couple of examples of hotels in Scottsdale. This one in Old Town is about 70 feet at its widest:



And this one near the Airpark, about 72 feet at its widest:



Just for illustration purposes, the massive Sheraton hotel in downtown Phoenix, built by the City of Phoenix, is a mere 68 feet wide! (Obviously any building here would not be anywhere nearly this tall--but it could be significantly longer)

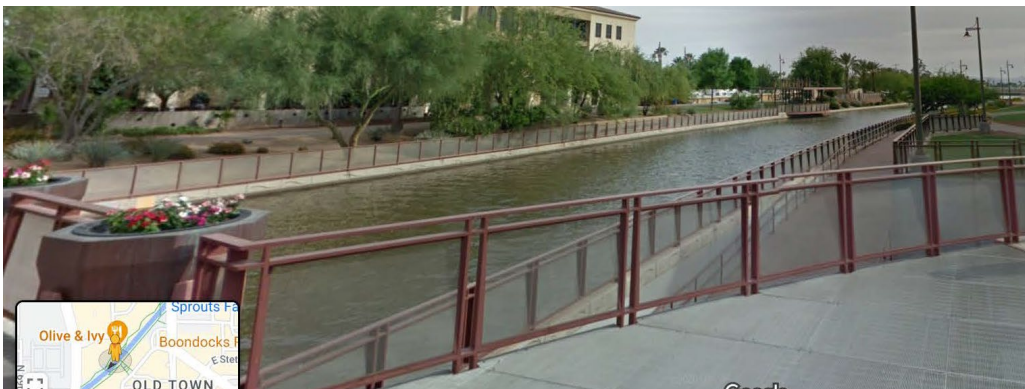


And the Applicant is already planning on having a floor below anyway. That's where the Applicant could put parking for a hotel or office, with additional surface parking available on the part of the parcel unutilized.

In addition, the canal will one day be more attractive visually. It is part of the Central Arizona Project trail system:



This is an asset that should be taken advantage of and developed. One day it should look more like this canal path:



Hotel rooms and maybe even a rooftop area could look down into an attractive, landscaped canal path and the TPC.

Casiano Holdings' parcel is even narrower in the Applicant's and not nearly as long. And yet, Casiano Holdings, thanks to a \$5.5 million investment, has developed a unique and visually pleasing use:



This is what this looked like prior to Casiano Holdings' refurbishing:



This is a before and after rendering of Casiano Holdings' plans for the easternmost parcel:



Instead of creating an unattractive, devaluing on the backs of the Applicant's neighbors, this Applicant needs to go back to the drawing board. My client stands ready to support this Applicant in any of these other pursuits. But a storage facility will negatively impact the values of the neighboring properties. There are plenty of uses for this parcel despite its unusual shape. Any assertion to the contrary is belied by the countless number of buildings much narrower than this parcel. Please vote NO.

Very truly yours,

Timothy La Sota
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