



Development Review Board – Citizen Participation

Scottsdale & Thunderbird

May 20, 2022

Background

In 2019, the overall AZCCSDA 75-acre property was rezoned to the Planned Airpark Core Development (“PCP”) zoning districts. Through the use of the Aviation (“AV”), Airpark Mixed-Use (“AMU”), Employment (“Emp”) and Airpark Mixed-Use – Residential (“AMU-R”) sub-districts, the AZCCSDA created a development plan that redevelops underutilized portions of their property to create an employment hub of office, industrial and aeronautical uses consistent with the uses within the Greater Airpark. The zoning provides for flexibility with development standards while protecting the nearby single family residential neighborhoods and the operations of the airport. The Property is approximately 18 acres of the overall 75-acre campus. A significant outreach and open houses occurred during this process.

Proposal

On behalf of LGE Design Build and Creation RE (“LGE”), the following is a request for the approval of single building industrial building located in the northern portion of the Arizona Conference Corporation of Seventh-day Adventists property located at the northeast corner of Sutton Drive and Scottsdale Road (“Property”). The proposal, approximately 18 acres, requests Development Review Board (“DRB”) approval for the building elevations and site plan for the industrial project (“Project”).

Citizen Participation Plan

During the outreach for the rezoning case in 2019 and 2020, we met with stakeholders for over the course of the approval process. Our open house was held on June 5, 2019 and was well attended. Our neighborhood consultants at the time walked the surrounding residential neighborhood and were in constant contact with neighbors and stakeholders on the progress of case. At the time of the approval of the rezoning application, we had many neighbors, businesses and other stakeholders supporting the proposal. One of the key stakeholders along Miller Rd. (76th Street) wanted the temporary outdoor uses along



the northwest portion of the campus removed. By approving this DRB case, all of the outdoor temporary storage uses will be removed from the site.

The DRB Public Participation checklist outlines the below outreach components.

- Provide a list of names, phone numbers/addresses of contacted parties
- Provide a map showing where notified neighbors are located
- Provide the dates contacted, and the number of times contacted
- Indicate how they were contacted (e.g. letter, phone call). If certified mail was used, provide receipts of delivery
- Provide copies of letters or other means used to contact parties
- Provide originals of all comments, letters, and correspondence received

We intend on noticing property owners within 750 feet of the 18+/- acre Property. With our resubmittal, after the City's first review comments, we will provide the list of contacts, maps and any information we received with the outreach at that time. We will continue to update City staff on any other contacts and/or outreach that occurs through the DRB process.