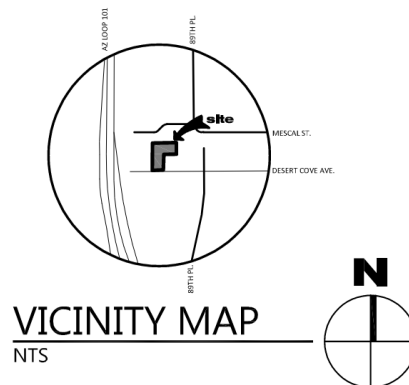


# Citizen Participation Report

## Internalized Community Storage

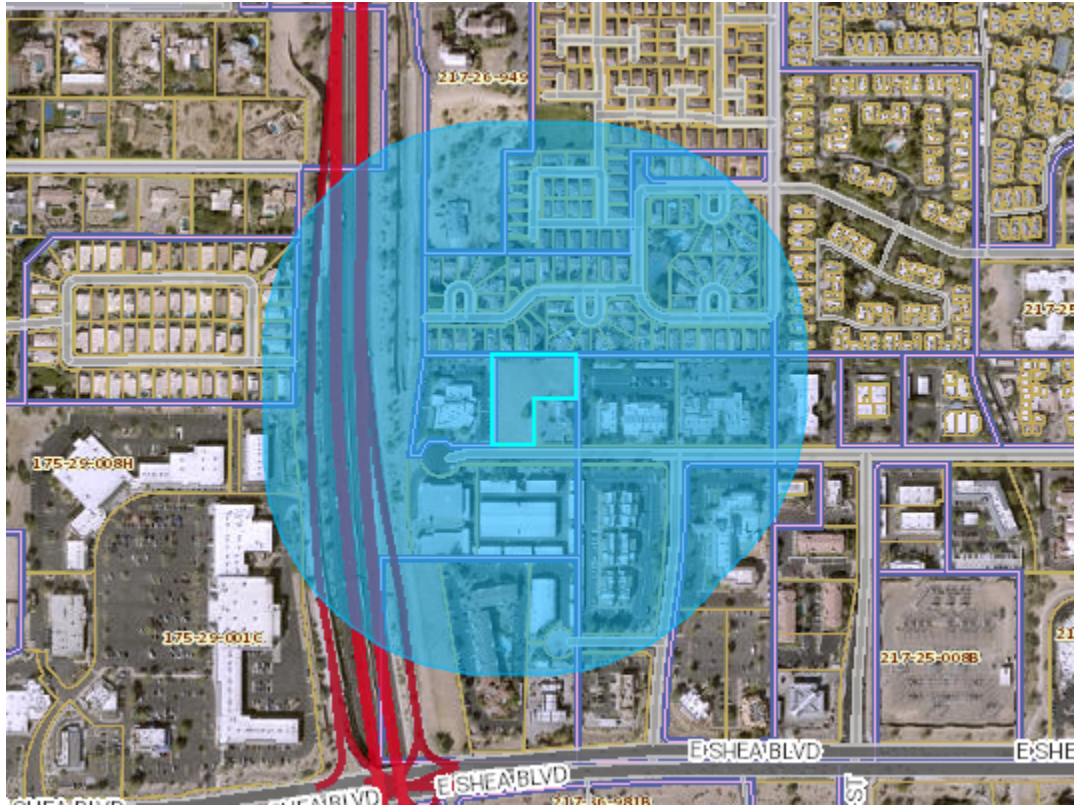
NWC of 89<sup>th</sup> Place and Desert Cove Ave



Project No.:  
697-PA-2021



## I. Maps



750-foot buffer map

8879 GAIL LLC  
9 YALE CT  
LIVINGSTON, NJ 07039

LYNDA GRIFFITH TRUST  
101 LITTLE SILVER POINT RD  
LITTLE SILVER, NJ 07739

DORMAN EILEEN C  
103 GREENSTONE LN  
CARY, NC 27518

8970 EAST SHEA BOULEVARD LLC  
2000 GLADES RD STE 302  
BOCA RATON, FL 33431

BOUCHER BEVERLY A TR  
1040 CENTERBROOK CIR  
KINGSPORT, TN 37663

FRATANTONI SAM/SANDRA A/MARIA P  
FRATANTONI TRUST  
17850 IROQUOIS TRCE  
TINLEY PARK, IL 60477

DESERT COVE MOB LLC  
15305 DALLAS PKWY SUITE 1600  
ADDISON, TX 75001

BRE LQ PROPERTIES LLC  
909 HIDDEN RIDGE STE 600  
IRVING, TX 75038

MARLBORO COURT HOMEOWNERS  
ASSN  
532 E MARYLAND AVE STE F  
PHOENIX, AZ 850121143

MARLBORO COURT HOMEOWNERS  
ASSN  
3001 E CAMELBACK RD STE 130  
PHOENIX, AZ 85016

SCOTTSDALE SPINE AND SPORTS  
CENTER LLC  
3700 N 24TH ST STE 210  
PHOENIX, AZ 85016

VI SHEA LLC  
4720 E CHOLLA ST  
PHOENIX, AZ 85028

ARIZONA PARK PLACE COMMUNITY  
ASSOCIATION INC  
PO BOX 12510  
CHANDLER, AZ 85248

HAGEN FAMILY TRUST  
24423 S LAKEWAY CIR SE  
SUN LAKES, AZ 85248

ARIZONA PARK PLACE COMMUNITY  
ASSOCIATION INC  
3930 S ALMA SCHOOL RD SUITE 10  
CHANDLER, AZ 85248

ARIZONA PARK PLACE COMMUNITY  
ASSOCIATION INC  
7904 E CHAPARRAL RD STE A110 214  
SCOTTSDALE, AZ 85250

MRR HOLDINGS III LLC/WCCP  
EDWARDS LLC/SOD BROOKSIDE  
6900 E CAMELBACK RD STE 280  
SCOTTSDALE, AZ 85251

KJELLBERG TIMOTHY H  
8514 E TURNEY AVE  
SCOTTSDALE, AZ 85251

GRAZIANO FRANCES  
8843 E MESCAL ST  
SCOTTSDALE, AZ 85253

MOUNT ALBERT MANAGEMENT LLC  
6429 E HEARN RD  
SCOTTSDALE, AZ 85254

SULLIVAN FAMILY TRUST  
10914 E GELDING DR  
SCOTTSDALE, AZ 85255

88 PALMS LLC  
2501 N HAYDEN RD STE 101  
SCOTTSDALE, AZ 85257

8901 GARDEN DRIVE LLC  
11867 E MISSION LN  
SCOTTSDALE, AZ 85259

KRON THEO/ANNELIESE TR  
9065 E GARY UNIT 132  
SCOTTSDALE, AZ 85260

GILBERT FAMILY REVOCABLE TRUST  
8984 E GAIL RD  
SCOTTSDALE, AZ 85260

YAM PIMA CROSSING LLC  
15750 N NORTHSIGHT BLVD  
SCOTTSDALE, AZ 85260

STANFORD MAX J  
8767 E MESCAL ST  
SCOTTSDALE, AZ 85260

ICEMAN LEASING LLC  
8438 E SHEA BLVD UNIT 101  
SCOTTSDALE, AZ 85260

WALKER JUDY A  
8995 E MESCAL ST  
SCOTTSDALE, AZ 85260

PIZER DAVID/TRUDY  
8971 E GAIL RD  
SCOTTSDALE, AZ 85260

HORTA-CONTRERAS ELOISA  
8891 E GAIL RD  
SCOTTSDALE, AZ 85260

WAHEED IMRAN/IMRAN HUMA  
15550 N FRANK LLOYD WRIGHT BLVD  
APT 1053  
SCOTTSDALE, AZ 85260

MACH MARK R/PONCE JILL E  
11128 N 88TH PL  
SCOTTSDALE, AZ 85260

FREDERICK L WARDEN AND JOYCE A  
WARDEN TRUST  
8880 E MESCAL ST  
SCOTTSDALE, AZ 85260

RIZOR JUSTIN M  
8995 E GAIL RD  
SCOTTSDALE, AZ 85260

YEAH FRED C/DONNA L  
8832 E MESCAL ST  
SCOTTSDALE, AZ 85260

BATSON DEAN C  
8899 E MESCAL ST  
SCOTTSDALE, AZ 85260

KENNETH C WOLFE REVOCABLE TRUST  
8907 E GARDEN DR  
SCOTTSDALE, AZ 85260

GRAHM JEANNIE S TR  
8925 E SHANGRI LA RD  
SCOTTSDALE, AZ 85260

SCHMIDT FAMILY LIVING TRUST  
8984 E MESCAL ST  
SCOTTSDALE, AZ 85260

JILL CLEMENTS TRUST  
8835 E MESCAL ST  
SCOTTSDALE, AZ 85260

FREEMAN DAVID  
8755 E GARY RD  
SCOTTSDALE, AZ 85260

MORLEY TIMOTHY J/CAROL A  
8856 E MESCAL ST  
SCOTTSDALE, AZ 85260

PADILLA-SHAVER NATALIE  
GRACE/SHAYER LAWRENCE D  
11077 N 87TH PL  
SCOTTSDALE, AZ 85260

UOTILA CAROLINE  
8889 E GARDEN DR  
SCOTTSDALE, AZ 85260

FIROUZI KAMERON REZA/ASHLEY  
LOUISE  
8971 E MESCAL ST  
SCOTTSDALE, AZ 85260

SABIN CHRISTOPHER R/AMY CRUMP  
11164 N 88TH PL  
SCOTTSDALE, AZ 85260

TERBUSH DALE L  
8939 E GAIL RD  
SCOTTSDALE, AZ 85260

NOWAK OLIVIA I  
8811 E MESCAL ST  
SCOTTSDALE, AZ 85260

HILLMAN MARGARET ANN  
9065 E GARY RD UNIT 135  
SCOTTSDALE, AZ 85260

CLANCY KIMBERLY J TR  
8923 E MESCAL ST  
SCOTTSDALE, AZ 85260

KINSLER MICAH/HODAR GINA  
8992 E MESCAL ST  
SCOTTSDALE, AZ 85260

PERLAS-SCHARN MAYBELLE  
8827 E MESCAL ST  
SCOTTSDALE, AZ 85260

GERANIS PATRICK M/JOYCE M  
8968 E GAIL RD  
SCOTTSDALE, AZ 85260

BEBAF ENTERPRISES LLP  
9930 E DESERT COVE AVE  
SCOTTSDALE, AZ 85260

JIMENEZ MARIA GUZMAN  
8888 E GARDEN DR  
SCOTTSDALE, AZ 85260

HELM BRAD/THERESA  
8944 E MESCAL ST  
SCOTTSDALE, AZ 85260

JERRY DONALD DAVIS LIVING TRUST  
11155 N 87TH PL  
SCOTTSDALE, AZ 85260

NIVEN CHRISTINE L  
8963 E MESCAL ST  
SCOTTSDALE, AZ 85260

PATEL RAJESHWAR B/BHANUMATI  
11176 N 88TH PL  
SCOTTSDALE, AZ 85260

SILVERMAN MORRIS/MARILYN  
8816 E MESCAL ST  
SCOTTSDALE, AZ 85260

WIN CAPITAL LLC  
8952 E DESERT COVE STE 110  
SCOTTSDALE, AZ 85260

SABA BRYAN  
8851 E MESCAL ST  
SCOTTSDALE, AZ 85260

MILLER RACHEL Y/MATTHEW T  
8873 E GAIL RD  
SCOTTSDALE, AZ 85260

KNIGHT FAMILY TRUST  
9065 E GARY RD UNIT 133  
SCOTTSDALE, AZ 85260

SALEMI ALYSSA  
8779 E MESCAL ST  
SCOTTSDALE, AZ 85260

ARABELLA HOLDINGS LLC  
8997 E DESERT COVE AVE  
SCOTTSDALE, AZ 85260

ALEXANDER CHARLES ARTHUR/KELLYE  
WAGNER  
8979 E GAIL RD  
SCOTTSDALE, AZ 85260

ROBINSON JIM R/MYRNA A  
8939 E MESCAL ST  
SCOTTSDALE, AZ 85260

CZERNEDA RICHARD T  
8840 E MESCAL ST  
SCOTTSDALE, AZ 85260

HERBOLSHEIMER ELIZABETH  
11148 N 88TH PL  
SCOTTSDALE, AZ 85260

SUDULA DINESH R/SUBHASHINI  
8949 E SHANGRI LA RD  
SCOTTSDALE, AZ 85260

MARCIA BLAINE WESNER TRUST  
8875 E MESCAL ST  
SCOTTSDALE, AZ 85260

NAYHOUSE SABRINA M  
8917 E SHANGRI LA RD  
SCOTTSDALE, AZ 85260

MANN MALEE TR  
8976 E MESCAL ST  
SCOTTSDALE, AZ 85260

BACARELLA FRANK S/MARILYN TR  
8912 E MESCAL ST  
SCOTTSDALE, AZ 85260

MOSICHUK ALEXANDR/NATALYA  
8952 E GAIL RD  
SCOTTSDALE, AZ 85260

KHALED MARWAN F/LAYLA F TR  
8876 E GARDEN DR  
SCOTTSDALE, AZ 85260

HAMPTON ARECE/EMILY  
8803 E MESCAL ST  
SCOTTSDALE, AZ 85260

SILBOR KEITH/JENNIFER  
11103 N 87TH PL  
SCOTTSDALE, AZ 85260

REITER NANCY A/SUSAN M  
8979 E MESCAL ST  
SCOTTSDALE, AZ 85260

GOLDSTEIN STEVEN M  
8895 E GARDEN DR  
SCOTTSDALE, AZ 85260

FRANK C SCHISSEL JR AND KATHRYN L  
SCHISSEL FAMILY TRUST  
15151 N 91ST WAY  
SCOTTSDALE, AZ 85260

CAMPBELL TERRI L  
8867 E MESCAL ST  
SCOTTSDALE, AZ 85260

KAPOOR AJAY  
9968 E ACACIA DR  
SCOTTSDALE, AZ 85260

MARY S CONNORS LIVING TRUST  
8819 E MESCALL ST  
SCOTTSDALE, AZ 85260

CARRAGHER FAMILY TRUST  
8976 E GAIL RD  
SCOTTSDALE, AZ 85260

MARDIAN JOHN/CHRISTINE  
8888 E MESCAL ST  
SCOTTSDALE, AZ 85260

CASPETA IVAN/HERMIS  
8894 E GARDEN DR  
SCOTTSDALE, AZ 85260

TIBBS HALEY  
8885 E GAIL RD  
SCOTTSDALE, AZ 85260

ZORN HEIDI L/RAAB ADAM K  
8764 E GAIL RD  
SCOTTSDALE, AZ 85260

ELTOHAMY GAMAL/KHALED  
8877 E GARDEN DR  
SCOTTSDALE, AZ 85260

SMETEK JOHN L/CYDNEE D  
8955 E GAIL  
SCOTTSDALE, AZ 85260

SANDERS JOAN E  
11149 N 89TH ST  
SCOTTSDALE, AZ 85260

MITCHELL FAMILY LIVING TRUST  
8891 E MESCAL ST  
SCOTTSDALE, AZ 85260

HOMCHO LESLIE A TR  
8859 E MESCAL ST  
SCOTTSDALE, AZ 85260

ST PATRICK ROMAN CATHOLIC PARISH  
SCOTTSDALE  
9065 E GARY RD UNIT 134  
SCOTTSDALE, AZ 85260

CHARLES RANDALL BARTON AND  
SUSAN E BARTON FAMILY TRUST  
8987 E GAIL RD  
SCOTTSDALE, AZ 85260

SKAGGS FAMILY TRUST  
8896 E MESCAL ST  
SCOTTSDALE, AZ 85260

VIDIC CAROL J  
8947 E GAIL RD  
SCOTTSDALE, AZ 85260

WALKER CHERYLL  
8848 E MESCAL ST  
SCOTTSDALE, AZ 85260

HOLMES FAMILY TRUST  
8883 E MESCAL ST  
SCOTTSDALE, AZ 85260

RICHARD DALE KENNEDY FAMILY  
LIVING TRUST  
8886 E GAIL RD  
SCOTTSDALE, AZ 85260

PERRY GAIL W  
8960 E GAIL RD  
SCOTTSDALE, AZ 85260

HENSLEY REGINALD ANDREW  
11051 N 87TH PL  
SCOTTSDALE, AZ 85260

GREENLEAF MICHAEL P/KRISTIN  
8936 E MESCAL ST  
SCOTTSDALE, AZ 85260

DIRK BARRY/JULIANNE  
8808 E MESCAL  
SCOTTSDALE, AZ 85260

MADUGU HELEN JO  
11129 N 87TH PL  
SCOTTSDALE, AZ 85260

SANDHU PRABHDEEP K  
8953 E MESCAL ST  
SCOTTSDALE, AZ 85260

REDDEN BRENT  
8872 E MESCAL ST  
SCOTTSDALE, AZ 85260

SPADAFORE TONY/JEANNETTE TR  
8957 E SHANGRI-LA RD  
SCOTTSDALE, AZ 85260

ARMENIAN APOSTOLIC CHURCH ETAL  
8849 E CHOLLA  
SCOTTSDALE, AZ 85260

HEBERLING CYNTHIA L/GARY S  
8824 E MESCAL ST  
SCOTTSDALE, AZ 85260

EWING CASEY RYAN/MELISSA CLAIRE  
BUDWIG  
8907 E MESCAL ST  
SCOTTSDALE, AZ 85260

HAMM GRETCHEN A  
8931 E MESCAL ST  
SCOTTSDALE, AZ 852606133

COE CORISSA J  
8882 E GARDEN DR  
SCOTTSDALE, AZ 852606175

ANDREA ESPLIN TRUST  
8776 E SHEA BLVD STE 106 PMB 612  
SCOTTSDALE, AZ 852606687

MM AND PM LLC  
PO BOX 5194  
SCOTTSDALE, AZ 85261

WIER FAMILY REVOCABLE LIVING  
TRUST  
6455 E GREYTHORN DR  
SCOTTSDALE, AZ 85266

C N V INC  
3116 S 52ND ST  
TEMPE, AZ 85282

ARIZONA HEALTHCARE II DST  
3855 S VAL VISTA DR  
GILBERT, AZ 85297

SHURGARD STORAGE CENTERS INC  
PO BOX 25025  
GLENDALE, CA 912015025

WILDWOOD MOBILE VILLA INC  
29747 EAGLE POINT DR  
CANYON LAKE, CA 92587

MCLINN MATHEW  
PMB120  
MONARCH BEACH, CA 926293424

MURAKAMI WAYNE/GALE LESLIE  
216 CORREAS ST  
HALF MOON BAY, CA 94019

AITKEN JOHN GATCHELL/LYNETTE ROSE  
91 RESERVOIR RD  
ATHERTON, CA 94027

PATRICIA NOACK TRUST  
661 CHAPMAN DR  
CAMPBELL, CA 95008

ROBERTS BRENDA/FOREST GUY  
6-65 OAKMONT DR  
ST ALBERT, AB T8N 6S3

CHEEMA DARSHAN  
11212 153 A ST  
SURREY, BC V3R6H9

FELL NADINE  
5900 FERRY RD UNIT 67  
DELTA, BC V4K5C3

ERICA ANGLIN  
REFLECTIONS AT PIMA CROSSINGS  
16551 N 91<sup>ST</sup> ST UNIT #104  
SCOTTSDALE, AZ 85260

ART & CHRISTY SCHMITT  
SUNDOWN RANCH NEIGHBORHOOD  
COMMITTEE  
10630 N 84<sup>TH</sup> ST  
SCOTTSDALE, AZ 85260

SUSAN WHEELER  
CACTUS CORRIDOR  
9616 E KALIL DR  
SCOTTSDALE, AZ 85260

DAWN BROKAW  
CACTUS CORRIDOR  
9909 E PARADISE DR  
SCOTTSDALE, AZ 85260

BARRY SHIFRIN  
ARROYO MADERA ESTATES HOA  
9065 E GARY RD UNIT #112  
SCOTTSDALE, AZ 85260

MEL KUPPINGER  
MARLBORO COURT  
532 E MARYLAND AVE UNIT F  
PHOENIX, AZ 85012

GRETCHEN ROTELLA  
ARIZONA PARK PLACE COMMUNITY  
ASSN  
7904 E CHAPARRAL RD A110 #214  
SCOTTSDALE, AZ 85250

TIM VOLKERS  
ARIZONA PARK PLACE COMMUNITY  
ASSN  
8922 E YUCCA ST  
SCOTTSDALE, AZ 8560

JOHN COLLINS  
ARROYO MADERA ESTATES HOA  
9070 E GARY RD #157  
SCOTTSDALE, AZ 85260

JOYCE GERANIS  
MARLBORO COURT  
8968 E GAIL RD  
SCOTTSDALE, AZ 85260

TOM EMELE  
ARROYO MADERA ESTATES HOA  
3260 E INDIAN SCHOOL RD  
PHOENIX, AZ 85018

TERRY SORENSEN  
MARLBORO COURT  
532 E MARYLAND AVE UNIT F  
PHOENIX, AZ 85012



## II. Outreach

Neighborhood meeting notification was mailed on September 27<sup>th</sup>, 2021 for the neighborhood meeting. The neighborhood meeting was held October 12<sup>th</sup>, 2021 at 6pm over a Zoom virtual platform.

Attached is a copy of the mailing that was sent out to the neighbors and HOAs.



**September 22, 2021**

Reference: Rezone

Project #: 697-PA-2021

Proposed Development: 8888 E. Desert Cove Ave

Project Location: Northwest corner of 89<sup>th</sup> Place and Desert Cove Ave

Dear Property Owner or Neighborhood Association representative:

The purpose of this letter is to inform you that EAPC Architects Engineers has recently filed a request to rezone for an approximately 1.5-acre site located at 89<sup>th</sup> Place and Desert Cove Avenue, project number 697-PA-2021, to change the zoning from I-1/I-G to I-1. We would like to invite you to a neighborhood meeting to discuss this rezoning request and proposed development.

Attached is a copy of the parcel map and site plan for our proposal. The following describes our request:

**Past zoning history:** The subject parcel has the existing Ordinance No. 1812 associated with Zoning Case Number 108-Z-84, adopted in October 1985 subjecting the parcel to the I-G Development Standards with stipulations from the City of Scottsdale Zoning Ordinance.

**Proposed change:** Zoning district change to I-1 (Industrial Park) for an approximately 90,000 square-foot 2-story with 2 basement levels of internalized community storage.

**Existing use:** The current property is vacant land zoned I-1/I-G (Industrial Park/Light Employment) for industrial use according to the City of Scottsdale.

A neighborhood meeting will be held on

**Date:** October 12<sup>th</sup>, 2021**Time:** 6:00pm**Virtual Platform:** Zoom<https://us02web.zoom.us/j/82041916450?pwd=b0JlcnNqWjIxExOWlBYejhsTGhlQT09>

Meeting ID: 820 4191 6450

Passcode: 128690



You are invited to attend this meeting to learn about the project and proposed zoning. If you are unable to attend, please contact me at (602) 441-4505 or email me at [michelle.bach@eapc.net](mailto:michelle.bach@eapc.net) to learn more about the case and express your concerns.

Sincerely,

A handwritten signature in black ink, reading "Michelle Bach", written over a light gray, textured rectangular background.

Michelle Bach  
EAPC Architects Engineers  
(602) 441-4505  
[michelle.bach@eapc.net](mailto:michelle.bach@eapc.net)

## Parcel Map



Phoenix **AZ**

St. Paul, Bemidji **MN**

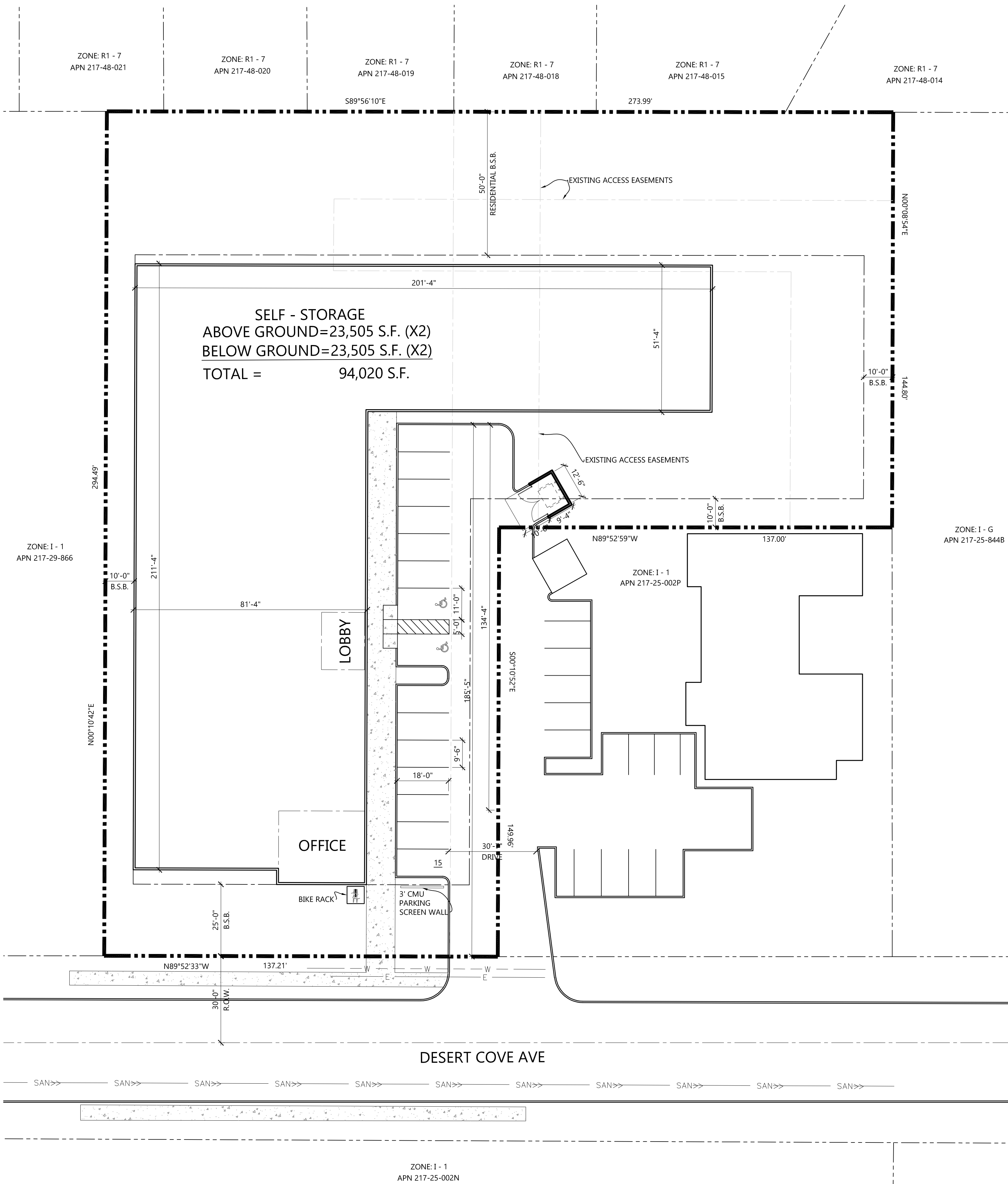
Minot, Bismarck, Fargo, Grand Forks, Williston **ND**

Sioux Falls **SD**

Fort Collins **CO**

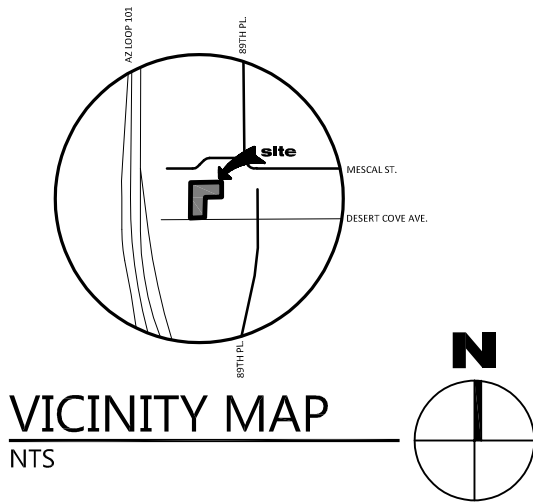
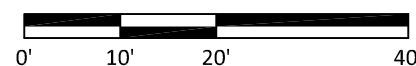
Norwich **VT**

Buenos Aires **ARG**



PRELIMINARY SITE PLAN

SCALE: 1" = 20'-0"



PROJECT DIRECTORY:

DEVELOPER:

RAN PROPERTIES, LLC  
6501 E. GREENWAY PARKWAY, 103-577  
SCOTTSDALE, ARIZONA 85254  
POINT OF CONTACT: RJ DELORTO  
PHONE: (480) 220-2280  
EMAIL: rjdelorto@gmail.com

ARCHITECT:

EAPC ARCHITECTS ENGINEERS  
901 E. MADISON ST.  
PHOENIX, ARIZONA 85034  
POINT OF CONTACT: MICHELLE BACH  
PHONE: (602) 441-4505  
EMAIL: michelle.bach@eapc.net

LANDSCAPE ARCHITECT:

T.J. MCQUEEN & ASSOCIATES, INC.  
10450 N. 74TH ST., SUITE 120  
SCOTTSDALE, ARIZONA 85258  
POINT OF CONTACT: TIM MCQUEEN  
PHONE: (602) 265-0320  
EMAIL: timmcqueen@tjmla.net

SITE PLAN DATA:

EXISTING ZONING: I - 1 (FOLLOWING I-G DEVELOPMENT STANDARDS)  
PROPOSED ZONING: I - 1  
PAST ZONING CASE: ORDINANCE  
APN: 217-25-002Q  
GROSS SITE AREA: 1.48 ACRES (64,479 S.F.)  
NET SITE AREA: 1.38 ACRES (60,297 S.F.)

PROPOSED LAND USE: INTERNALIZED COMMUNITY STORAGE

BUILDING HEIGHT ALLOWED: 22 FT  
BUILDING HEIGHT PROPOSED: 22 FT

BUILDING AREA:

TOTAL BUILDING AREA: 94,020 S.F. (2 UP/2 DOWN)  
ALLOWED FAR (0.8 MAX): 48,238 S.F.  
PROVIDED FAR (ABOVE GROUND): 47,010 S.F.  
FAR PERCENTAGE: 78%  
BUILDING AREA (BELOW GROUND): 47,010 S.F.

PARKING CALCULATION:

REQUIRED PARKING:  
1/2500 S.F. OF ABOVE GRADE  
INTERNALIZED COMMUNITY STORAGE  
47,010 S.F. @ 1/2,500 = 19 SPACES  
20% REDUCTION (19 X .20 = 3.8) 15 SPACES

PROVIDED PARKING:  
REQUIRED ADA PARKING: 1 SPACES  
ADA PARKING PROVIDED: 2 SPACES  
BIKE PARKING PROVIDED: 2 SPACES

OPEN SPACE:

REQUIRED OPEN SPACE (10%) (FIRST 12' BLDG. HEIGHT):  
0.10 X 60,297 S.F. = 6,029.7 S.F.  
OPEN SPACE REQUIRED ABOVE 12' OF BUILDING HEIGHT:  
10 X 0.003 X 60,297 = 1,808.91 S.F.

TOTAL OPEN SPACE REQUIRED: 7,838.61 S.F.

FRONT OPEN SPACE PROVIDED: 5,446 S.F.  
OTHER OPEN SPACE PROVIDED: 23,100 S.F.  
TOTAL OPEN SPACE PROVIDED: 28,546 S.F.

SITE NOTES:

- FIRE LANE SURFACES SHALL BE DESIGNED FOR ALL WEATHER USE AND WILL SUPPORT 83,000 LB GVW, IN ACCORDANCE WITH THE DESIGN STANDARDS & POLICIES MANUAL, SECTION 2-1.802(3)
- ALL BACK FLOW PREVENTERS ARE TO BE PER COS 2354
- GATES ON DOUBLE REFUSE ENCLOSURE WILL BE LOCKED FROM PUBLIC USE

LEGAL DESCRIPTION:

That portion of the Northwest quarter of the Southwest quarter of the Southwest quarter (Government Lot 4) of Section 19, Township 3 North, Range 5 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as follows;

COMMENCING at the Northwest corner of the Northwest quarter of the Southwest quarter of the Southwest quarter of said Section 19, from which the Southwest corner of said Section 19 bears South 00 degrees 20 minutes 21 seconds West, 1320.40 feet;

Thence South 89 degrees 52 minutes 33 seconds East, along the North line of the Northwest quarter of the Southwest quarter of the Southwest quarter of said Section 19, a distance of 365.39 feet to the Point of Beginning;

Thence continuing South 89 degrees 52 minutes 33 seconds East, 237.99 feet to the Northwest corner of Edwards Business Park, a subdivision recorded in Book 287 of Maps, page 20, Maricopa County Records;

Thence South 00 degrees 11 minutes 34 seconds West, along the west line of said Edwards Business Park, 145.00 feet;

Thence North 89 degrees 52 minutes 33 seconds West, parallel with the North line of the Northwest quarter of the Southwest quarter of the Southwest quarter, 137.00 feet;

Thence South 00 degrees 11 minutes 34 seconds West, a distance of 180.00 feet;

Thence North 89 degrees 52 minutes 33 seconds West, parallel with the North line of the Northwest quarter of the Southwest quarter of the Southwest quarter, a distance of 136.99 feet;

Thence North 00 degrees 11 minutes 34 seconds East, 325.00 feet to the Point of Beginning.



Architecture	Engineering
Interior Design	Industrial

TELE **602.441.4505** FAX  
901 E Madison St, Phoenix, AZ 85034  
www.eapc.net

CONSULTANTS

CLIENT

RAN Properties, LLC.

PROJECT DESCRIPTION

PROPOSED  
INTERNALIZED  
COMMUNITY STORAGE

CITY SCOTTSDALE  
STATE ARIZONA

ISSUE DATES

DD	PRELIMINARY SITE PLAN	09-20-21
MARK	DESCRIPTION	DATE

PROJECT NO: 20213970

DRAWN BY: AAB

CHECKED BY: MAB

COPYRIGHT:

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STAMP

DRAWING TITLE

PRELIMINARY SITE  
PLAN

A002



### III. Neighborhood Meeting

**Date: October 12<sup>th</sup>, 2021**

**Time: 6pm-7pm**

**Virtual Platform: Zoom**

- Attendance
  - EAPC Architects Engineers Owner Representative/Applicant: Michelle Bach
  - Owner: RJ Delorto
  - Neighbors: Robert, B Feingold, Patrick Hansen, Jim Keeley, Bryan Saba, Sue
- Meeting Notes
  - Resident had concerns about privacy for the houses on the north side of the property.
    - Response: Representative explained that there will be ample landscaping to the north in the 50-foot setback that will help to ensure privacy. Also explained that the windows on the north side of the building are fake spandrel windows that are purely decorative and don't allow view in or out.
  - Resident questioned the timing of the process with the rezone application and the stages of the project.
    - Response: Representative explained that the property is currently zoned I-1 with an I-G overlay, so the use is allowed by right. Explained that the idea behind the rezone is to clean the zoning up and revert to the I-1 standards, but the development will continue to reference the I-G standards for height. Explained that there will be no deviations in lot coverage or setbacks. Further explained the process by outlining that the first step in the process was the neighborhood meeting then a formal zoning application. After a formal zoning application has been completed there will then be a Planning Commission hearing followed by City Council the following month.
  - Neighbor wanted to know what type of security would be in place for the property.
    - Response: Representative explained that while there is no gate or fence around the property, following the same guidelines as the surrounding businesses, there will be security cameras on the property. Further explained that the lobby and loading area will be secure at all times and require a key card to access the building.



- Resident had concerns about the construction and dust during excavation for the basement portion of the building.
  - Response: Representative explained that they will be required to have a dust control permit in order to ensure that the amount of dust and debris is controlled throughout the process.
- Resident wanted to know if the height of the proposed development was consistent with the surrounding businesses.
  - Response: Representative explained that they are staying consistent with the other businesses and height, and that the building was designed so the higher points are furthest from the residences to the north.

**From:** [Ruenger, Jeffrey](#)  
**To:** [Barnes, Jeff](#)  
**Subject:** RE: 108-ZN-1984#2 DESERT COVE INTERNALIZED SELF STORAGE  
**Date:** Tuesday, December 14, 2021 9:48:11 AM

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drb@facesorthodontics.com

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**From:** NoReply <NoReply@Scottsdaleaz.gov>  
**Sent:** Monday, December 13, 2021 10:17 PM  
**To:** Projectinput <Projectinput@Scottsdaleaz.gov>  
**Subject:** 108-ZN-1984#2 DESERT COVE INTERNALIZED SELF STORAGE

[City of Scottsdale](#)



I am the owner of the adjacent property at 8890 E Desert Cove and I have serious concerns over this project as proposed. My main concern is over parking for this site which seems to be very lacking. My office is adjacent and I do not want to have the storage customers parking in my parking area which is for my employees and patients. Or have them blocking the ability on

my employees or patients to enter or exit my office. This project needs to add additional or move the proposed parking -- sent by Dr. Shawn Bader (case# 108-ZN-1984#2)