

CITY COUNCIL REPORT



Meeting Date: February 28, 2023
 General Plan Element: *Land Use*
 General Plan Goal: *Create a sense of community through land uses*

ACTION

Desert Cove Internalized Self Storage 108-ZN-1984#2

Request to consider the following:

1. Adopt Ordinance No. 4581 approving a zoning district map amendment to modify the stipulations of previously adopted Ordinance No. 1812, via case 108-ZN-1984; including changes to land uses and property development standards, for a +/- 1.8-acre site with Industrial Park (I-1) zoning located at 8888 East Desert Cove Avenue.

Goal/Purpose of Request

The applicant's request is to modify some of the restrictive stipulations of zoning case 108-ZN-1984, to allow for the proposal of a new internalized community storage facility on this site.

Key Items for Consideration

- Modifying the stipulations of 108-ZN-1984 as they pertain to this site
- Original zoning action restricted land use and development standards
- Maintaining buffering from single-family residential
- Planning Commission recommended Approval of this case on January 25, 2023, with a vote of 7-0.

OWNER

BEBAF Enterprises LLP

APPLICANT CONTACT

Mike Leary
 Michael P. Leary, LTD
 480-991-1111

LOCATION

8888 E Desert Cove Avenue



BACKGROUND

General Plan

The City of Scottsdale General Plan 2035 Future Land Use Map designates the property as Employment: Light Industrial/Office. The Employment-Light Industrial/Office areas provide a variety of employment opportunities, business enterprises, light manufacturing, warehousing, and other light industrial and heavy commercial type activities. Light Industrial/Office uses should be located and designed to limit impacts on and access to residential neighborhoods. These areas should also have excellent access to labor pools and transportation networks. Major streets serving Light Industrial/Office areas should accommodate truck traffic. Transit facilities and other multimodal options are also needed at significant employment centers to accommodate commuters and minimize traffic congestion.

Character Area Plan

The subject site is located within the boundary of the Shea Character Area, which was adopted by the City Council in June 1993. As defined in the Shea Area Plan, the subject site is located within the Shea Corridor Overlay, which is generally located $\frac{1}{4}$ mile north and south of Shea Boulevard from Hayden Road to the eastern city limit. The Shea Area Plan contains goals, policies, and guidelines to enhance and protect existing neighborhoods, encourage site planning that is sensitive to environmental features, and ensures that new development is compatible with existing development.

Zoning

The site is zoned Industrial Park (I-1) district. The I-1 District is intended to provide for light manufacturing, aeronautical, light industrial, office and supportive uses to sustain and enhance major employment opportunities. The development standards are intended to provide development flexibility consistent with the sensitive design principles, and appropriate transition in areas adjacent to residential districts.

The I-1 zoning in this area was established through case 108-ZN-1984 and the adoption of Ordinance No. 1812. That action included stipulations limiting building height and restricting the other property development standards and allowable uses to those of the Light Employment (I-G) district.

Context

The subject property is located along the north side of E. Desert Cove Avenue, east of the Loop 101 Freeway. This site is the last vacant parcel along that segment of Desert Cove Avenue. Please refer to context graphics attached.

Adjacent Uses and Zoning

- North: Marlboro Court, residential subdivision; zoned Single-family Residential Planned Residential Development (R1-7 PRD).
- South: Internalized Community Storage; zoned Industrial Park (I-1).
- East: Medical Offices; zoned Industrial Park (I-1) and Light Employment (I-G).
- West: Medical Office and Diagnostics Laboratory; zoned Industrial Park (I-1).

Other Related Policies, References:

Scottsdale General Plan 2035, as amended

Shea Character Area Plan
Zoning Ordinance
Zoning Case 108-ZN-1984 (Ord. 1812)

APPLICANT'S PROPOSAL

Development Information

The proposed stipulation modifications ultimately seek development of a new Internalized Community Storage Facility on the site, as conceptually represented on the submitted Site Plan.

- Existing Use: Vacant Lot
- Proposed Use: Internalized Community Storage
- Building/Description: 2-levels below ground and 2-levels above ground
- Parcel Size: 1.48-acres (gross) / 1.38-acres (net)
- Building Height Proposed: 22-feet (exclusive of rooftop appurtenances)
- Open Space Required: 14,471.28sqft (24%)
- Open Space Provided: 20,494sqft (34%)

IMPACT ANALYSIS

Land Use

The original stipulations of case 108-ZN-1984 (Ordinance No. 1812) included the following restrictions:

- a. Building height shall be limited to 14-feet for one-story buildings and 22-feet for two-story buildings.
- b. The use of the property shall be limited to uses allowed in the I-G zone.
- c. In addition to complying with I-1 development standards, the project shall conform to I-G development standards with the exception of building height and massing standards.

The applicant identifies that those parameters restrict the ability to develop the property and are proposing the following modifications/clarifications:

- a. Building height shall be limited to a maximum of 22-feet, as stipulated, but clarifying the additional screening of rooftop appurtenances as allowable in the General Provisions section of the Zoning Ordinance covering not more than 50% of the roof area.
- b. This property be allowed the typical uses of the I-1 zoning district, including Internalized Community Storage as proposed.
- c. Development shall comply with the I-G property development standards, with the exception of FAR aligning with the I-1 development standards.

Those stipulation modifications would allow the applicant to propose development of an Internalized Community Storage facility, as permissible in the I-1 zoning district. The design details would be refined and reviewed through the subsequent Development Review Board process.

Below is a table for comparison of proposed modifications to the development standards:

Development Standard	I-1 zoning (Existing Restrictions)	I-1 zoning (typical)	I-1 zoning (Requested Modifications)
Building Height	14-feet (1-story) 22-feet (2-story)	52-feet 36-feet (within 300-foot residential)	14-feet (1-story) 22-feet (2-story)
Floor Area Ratio	0.60	0.80	0.80
Open Space	24%	10% + building height factor	24%
Rear Setback	50-feet (adjacent to residential)	30-feet (adjacent to residential)	50-feet (adjacent to residential)

Transportation/Trails

This site is the last vacant parcel to develop along this segment of Desert Cove Avenue. The site is served by existing Desert Cove Avenue street infrastructure, including a continuous 5-foot sidewalk along both sides of the street. Access is intended to utilize the existing central shared driveway with the medical office to the southeast, that this site wraps around.

Water/Sewer

The applicant provided Basis of Design reports for water and sewer, which have been accepted by the Water Resources Division. The City of Scottsdale is an Arizona Department of Water Resources designated provider with a 100 years Assured Water Supply and will supply water in accordance with City codes, ordinances, and the City's Drought Management Plan. All infrastructure upgrades necessary to serve this project will be completed by the applicant.

Fire/Police

The nearest fire station is within 1.25 miles of the site and located at Cactus and 96th Street. The subject site is served by Police District Via Linda, Beat 13. As with any project that contributes to growth, the fire department and police department continually anticipate and evaluate resource needs for the city's budget process.

Open Space

The current stipulations for the existing I-1 zoning on the site specify adhering to the I-G property development standards which would require a minimum of 24% of the Net Lot Area as Open Space. The applicant's conceptual Site Plan accounts for being able to provide 34% of the site as Open Space.

Housing Cost

The approval of the zoning district map amendment proposed by the applicant provides an opportunity for different commercial uses for the existing commercial property. In conjunction with state law, staff has considered the scope of the zoning district map amendment, as well as aspects which would affect the cost of construction of housing for sale or rent. Staff has not identified any factors that would substantially impact the cost to construct housing for sale or rent.

Community Involvement

Prior to their application submittal, the applicant sent out notification to neighboring property owners within 750-feet of the site and held a virtual open house meeting 10/12/2021. Upon submittal of this application the City also sent out notification postcards to property owners within 750-feet and other interested parties.

Feedback received focused on ensuring that the previously agreed upon 50-foot building setback and 30-foot landscape buffer, from the single-family residential properties to the north, would continue to be accounted for with the development of this site. Other feedback related to an earlier site layout that featured less parking and raised concerns from the neighboring office about overflow into their customer parking.

Policy Implications

The proposed stipulation modifications will allow for the proposed Internalized Community Storage land use and other permissible land uses in the I-1 zoning district. If the zoning stipulation modifications are approved, the applicant will be able to submit for design review via the Development Review Board application process.

OTHER BOARDS AND COMMISSIONS

Planning Commission:

Planning Commission Continued this case on December 14, 2022 to the January 11, 2023 meeting, with a vote of 4-1. (Commissioner Gonzales dissenting, Commissioners Serena and Kaminski absent)

With their Continuance action, the Planning Commission discussed a desire for additional clarity on the proposed building height(s) relative to the context of the surrounding residential neighborhood. Also discussed was a desire for more clarity on rooftop mechanical screening and the potential to step the height of the proposed building.

Planning Commission Continued this case, at the applicant's request, on January 11, 2023 to the January 25, 2023 meeting, with a vote of 7-0.

The applicant requested more time to update their application in response to the initial Continuance, the Commissioner's feedback, and feedback received from the adjacent neighbors. The associated stipulations have been updated accordingly.

Planning Commission heard this case on January 25, 2023. With the application updates and additional outreach efforts, the Planning Commission recommended Approval of with a vote of 7-0.

STAFF RECOMMENDATION

Recommended Approach:

Adopt Ordinance No. 4581 approving a zoning district map amendment to modify the stipulations of previously adopted Ordinance No. 1812, via case 108-ZN-1984; including changes to land uses and property development standards, for a +/- 1.8-acre site with Industrial Park (I-1) zoning located at 8888 East Desert Cove Avenue.

RESPONSIBLE DEPARTMENT

Planning and Development Services

Current Planning Services

STAFF CONTACT

Jeff Barnes
Senior Planner
480-312-2376
E-mail: jbarnes@ScottsdaleAZ.gov

APPROVED BY



Jeff Barnes, Report Author

1/31/2023

Date



Tim Curtis, AICP, Current Planning Director

Planning Commission Liaison
Phone: 480-312-4210 Email: tcurtis@scottsdaleaz.gov

2/9/2023

Date



Erin Perreault, AICP, Executive Director

Planning, Economic Development, and Tourism
Phone: 480-312-7093 Email: eperreault@scottsdaleaz.gov

02/14/2023

Date

ATTACHMENTS

1. Context Aerial
- 1A. Aerial Close-Up
2. Ordinance No. 4581
 - Exhibit 1: Zoning Map
 - Exhibit 2: Stipulations
 - Exhibit A to Exhibit 2: Conceptual Site Plan
3. Existing General Plan Land Use Map
4. Shea Character Area Plan
5. Application Narrative
6. 108-ZN-1984 Zoning Area (for reference)
7. 108-ZN-1984 Stipulations (for reference)
8. Community Involvement
9. City Notification Map
10. Public Comment
11. January 25, 2023 Draft Planning Commission meeting minutes



Context Aerial

108-ZN-1984#2



Close-up Aerial

108-ZN-1984#2

ORDINANCE NO. 4581

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SCOTTSDALE, MARICOPA COUNTY, ARIZONA, AMENDING ORDINANCE NO. 455, THE ZONING ORDINANCE OF THE CITY OF SCOTTSDALE, BY AND FOR THE PURPOSE OF AMENDING THE ZONING ON THE "DISTRICT MAP" TO ZONING APPROVED IN CASE NO. 108-ZN-1984#2 BY AMENDING THE STIPULATIONS OF PREVIOUSLY ADOPTED ORDINANCE NO. 1812 VIA CASE 108-ZN-1984, INCLUDING CHANGES TO BUILDING HEIGHT, LAND USES, AND PROPERTY DEVELOPMENT STANDARDS, ON A +/-1.8-ACRE SITE WITH INDUSTRIAL PARK (I-1) ZONING LOCATED AT 8888 EAST DESERT COVE AVENUE.

WHEREAS, the Planning Commission held hearings on December 14, 2022, January 11, 2023, and January 25, 2023; and

WHEREAS, the City Council has considered the probable impact of Zoning Ordinance 4581 on the cost to construct housing for sale or rent; and

WHEREAS, the City Council finds that the proposed development is in substantial harmony with the General Plan of the City of Scottsdale and will be coordinated with existing and planned development; and

WHEREAS, it is now necessary that the comprehensive zoning map of the City of Scottsdale ("District Map") be amended to conform with the decision of the Scottsdale City Council in Case No. 108-ZN-1984#2.

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Scottsdale, as follows:

Section 1. That the "District Map" adopted as a part of the Zoning Ordinance of the City of Scottsdale, showing the zoning district boundaries, is amended by rezoning and amending the zoning stipulations on a +/-1.8-acre site, located at 8888 East Desert Cove Avenue and marked as "Site" (the Property) on the map attached as **Exhibit 1**, incorporated herein by reference. The stipulations of previously adopted Ordinance No. 1812 via case 108-ZN-1984, are amended which include changes to building height, land uses, and property development standards.

Section 2. That the above rezoning approval amending the zoning stipulations is conditioned upon compliance with all stipulations attached hereto as **Exhibit 2** and incorporated herein by reference.

Ordinance No. 4581

Page 1 of 2

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PASSED AND ADOPTED by the Council of the City of Scottsdale, Maricopa County, Arizona this _____ day of _____, 2023.

ATTEST:

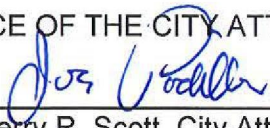
CITY OF SCOTTSDALE, an Arizona
municipal corporation

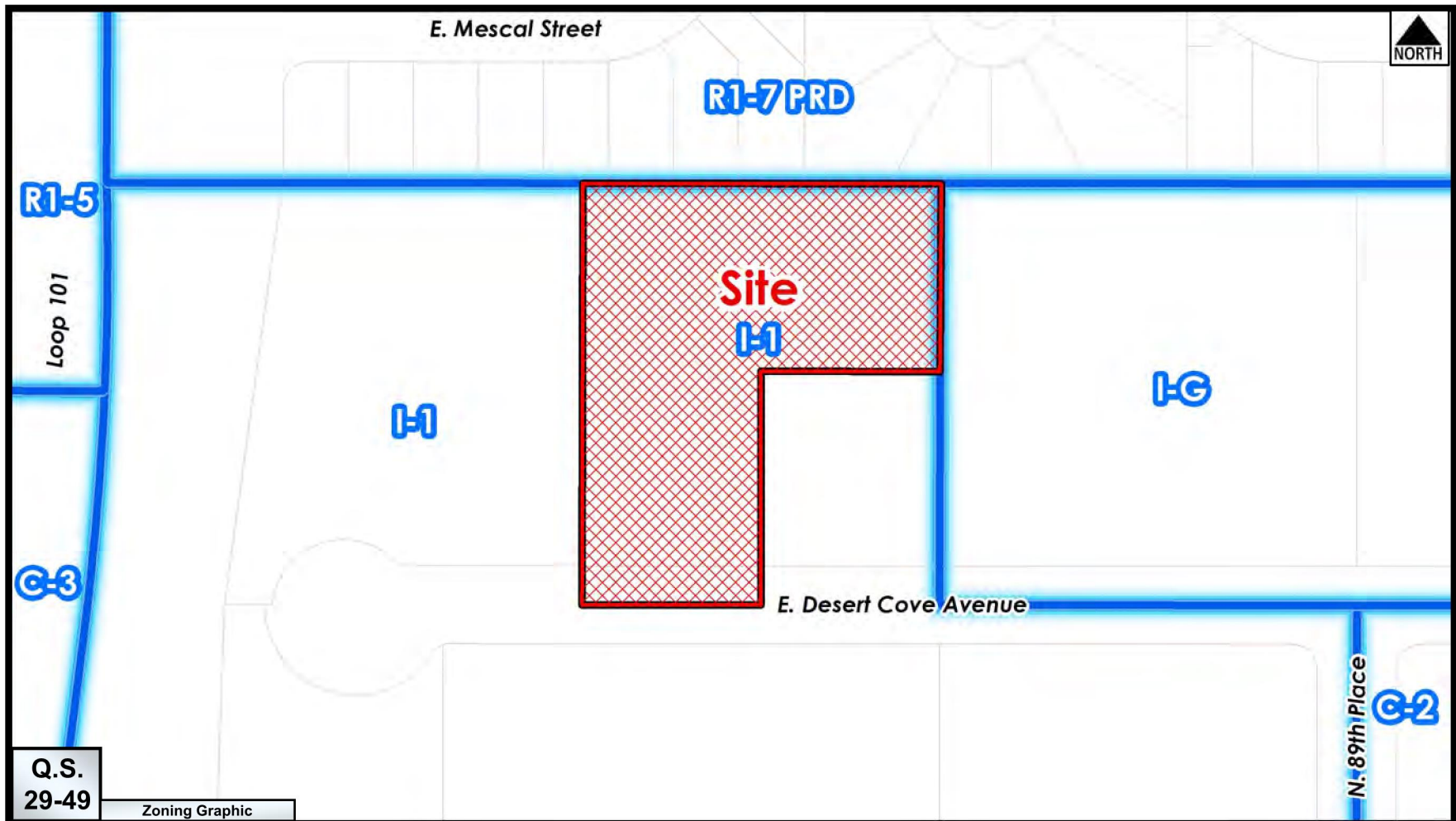
By: _____
Ben Lane
City Clerk

By: _____
David D. Ortega
Mayor

APPROVED AS TO FORM:

OFFICE OF THE CITY ATTORNEY

By:  _____
Sherry R. Scott, City Attorney
By: Joe Padilla, Deputy City Attorney



Zoning

Ordinance No. 4581
Exhibit 1
Page 1 of 1

108-ZN-1984#2

**Stipulations for the Zoning Application:
Desert Cove Internalized Self Storage
Case Number: 108-ZN-1984#2**

These stipulations are in order to protect the public health, safety, welfare, and the City of Scottsdale.

SITE DESIGN

1. GOVERNANCE. The original stipulations of case 108-ZN-1984 (Ordinance No. 1812) shall be modified for this site as reflected below (in **BOLD** and ~~Strikethrough~~):
 - a. Development shall be in substantial conformance with the site plan submitted as part of the application, **INCLUDED AS EXHIBIT A TO EXHIBIT 2.**
 - b. Building height shall be limited to 14-feet for one-story buildings and 22-feet for two-story buildings. **BUILDING HEIGHT SHALL BE EXCLUSIVE OF SCREENING FOR ROOFTOP APPURTENANCES, AS PROVIDED FOR IN ARTICLE VII OF THE ZONING ORDINANCE.**
 - c. Dedication of 30 feet (half-street) terminating into a 45 foot radius cul-de-sac for Desert Cove Drive shall be made within 6 months of the date of City Council approval.
 - d. A 1 foot V.N.E. (vehicular non-access easement) shall be provided along Pima Road. Access to Pima Road shall be prohibited.
 - e. The use of the property shall be limited to uses allowed in the I-G **AND I-1** zone.
 - f. In addition to complying with I-1 development standards, the project shall conform to I-G development standards with the exception of building height, **FAR**, and massing standards.
 - g. The Development Review Board shall pay particular attention to the landscape treatment of the drainage channel along the north property line.
2. CONFORMANCE TO CONCEPTUAL SITE PLAN. Development shall substantially conform with the conceptual site plan submitted by EAPC attached as Exhibit A to Exhibit 2 of Ordinance No. 4581, except that the existing 5-foot-wide sidewalk along the site frontage may be maintained instead of replacing with 6-foot as reflected on the site plan. Any proposed significant change to the conceptual site plan, as determined by the Zoning Administrator, shall be subject to additional action and public hearings before the Planning Commission and City Council.
3. SETBACKS AND BUFFERING. Development shall conform with the additional setback and buffering dimensions as listed below:
 - a. REAR BUILDING SETBACK: Minimum fifty (50) feet adjacent to R1- zoned properties.
 - b. LANDSCAPE BUFFER: Minimum thirty (30) feet adjacent to R1- zoned properties
4. REFUSE. With the construction document submittal, the property owner shall submit plans to construct refuse infrastructure in accordance with conceptual site plan, or as otherwise approved by City Solid Waste/Engineering staff.

5. PROTECTION OF ARCHAEOLOGICAL RESOURCES. Any development on the property is subject to the requirements of Scottsdale Revised Code, Chapter 46, Article VI, Protection of Archaeological Resources, Section 46-134 - Discoveries of archaeological resources during construction.

DEDICATIONS

6. AVIGATION EASEMENT. Prior to the issuance of any permit for the development project, the property owner shall dedicate an Avigation Easement to the City of Scottsdale, in a form acceptable to the City Attorney, or designee.

INFRASTRUCTURE

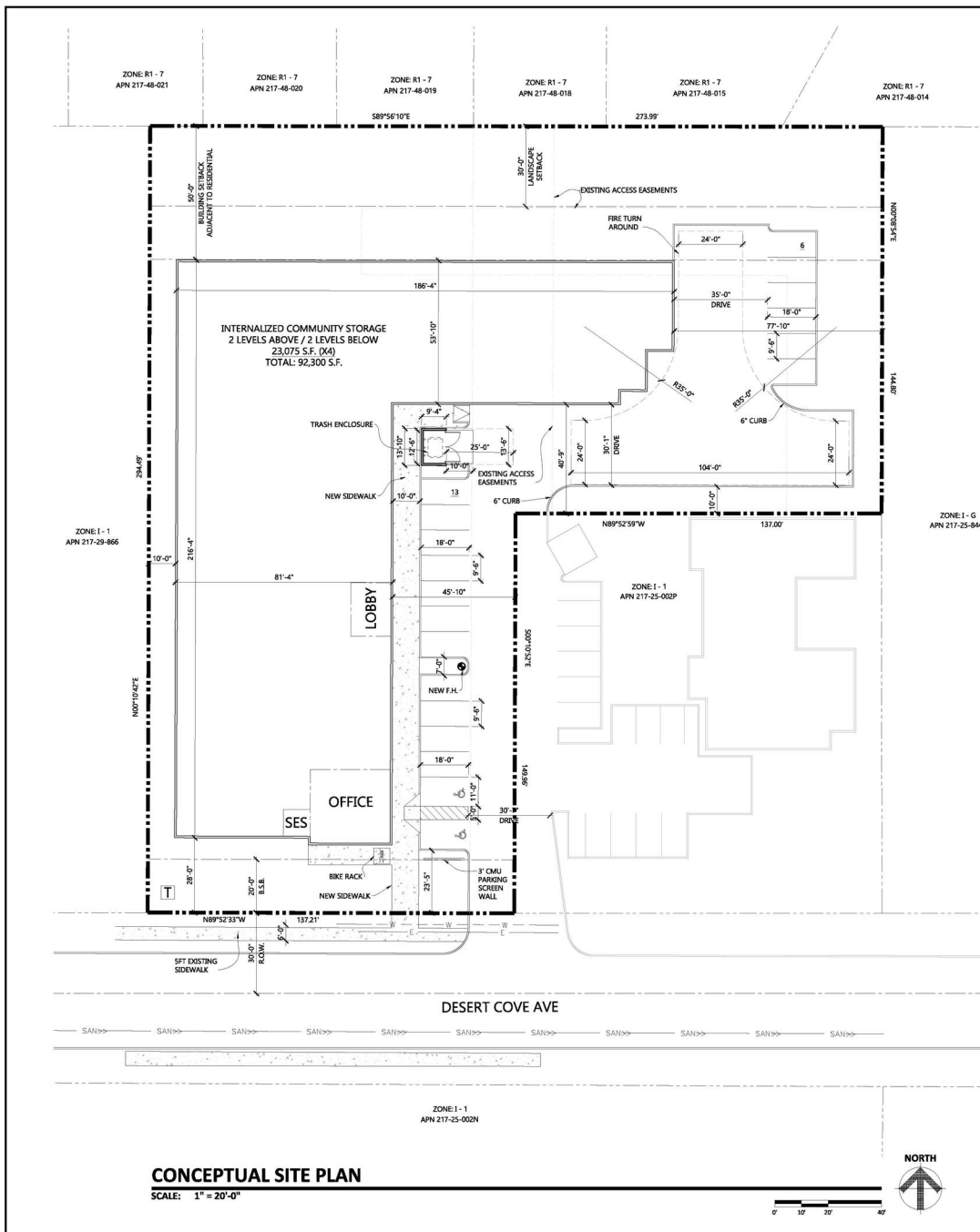
7. CONSTRUCTION COMPLETED. Prior to issuance of any Certificate of Occupancy or Certification of Shell Building, whichever is first, for the development project, the property owner shall complete all the infrastructure and improvements required by the Scottsdale Revised Code and these stipulations.
8. STANDARDS OF IMPROVEMENTS. All improvements (curb, gutter, sidewalk, curb ramps, driveways, pavement, concrete, water, wastewater, etc.) shall be constructed in accordance with the applicable City of Scottsdale Supplements to the Maricopa Association of Governments (MAG) Uniform Standard Specifications and Details for Public Works Construction, Maricopa Association of Governments (MAG) Uniform Standard Specifications and Details for Public Works Construction, the Design Standards and Policies Manual (DSPM), and all other applicable city codes and policies.
9. WATER AND WASTEWATER IMPROVEMENTS. The property owner shall provide all water and wastewater infrastructure improvements, including any new service lines, connection, fire-hydrants, and man-holes, necessary to serve the development.
10. FIRE HYDRANT. The property owner shall provide fire hydrant(s) and related water infrastructure adjacent to lot, in the locations determined by the Fire Department Chief, or designee.

REPORTS AND STUDIES

11. DRAINAGE REPORT. With the Development Review Board submittal, the property owner shall submit a Drainage report in accordance with the Design Standards and Policies Manual for the development project.

LANDSCAPE DESIGN

12. ADDITIONAL PLANTING. With the Development Review Board submittal, the Landscape Plans shall address specifics on the installation of trees for screening along the north boundary of the project site specifically where abutting adjacent residential lot APN 217-48-019.



CONCEPTUAL SITE PLAN
SCALE: 1" = 20'-0"

PROJECT DIRECTORY:

DEVELOPER:

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

ARCHITECT:

EAPC ARCHITECTS ENGINEERS
901 E. MADISON ST.
PHOENIX, ARIZONA 85084
POINT OF CONTACT: MICHELLE BACH
PHONE: (602) 441-4505
EMAIL: mibach@eapc.net

LANDSCAPE ARCHITECT:

T.J. MCQUEEN & ASSOCIATES, INC.
19450 N. 14TH ST., SUITE 100
SCOTTSDALE, ARIZONA 85258
POINT OF CONTACT: TIM MCQUEEN
PHONE: (602) 265-0320
EMAIL: timmcqueen@gmail.com

CIVIL ENGINEER:

LARSON ENGINEERING, INC.
6880 E. THOMAS RD., SUITE 300
SCOTTSDALE, ARIZONA 85251
POINT OF CONTACT: DILLON CORRINGTON
PHONE: (602) 473-8848
EMAIL: dcorrington@larsonengr.com

SITE PLAN DATA:

EXISTING ZONING: I-1 FOLLOWING I-G DEVELOPMENT STANDARDS
PROPOSED ZONING: I-1 FOLLOWING I-G DEVELOPMENT STANDARDS
PAST ZONING CASE: ORDINANCE 1812 CASE 108-2-84
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: 14FT FOR SINGLE STORY, 22FT FOR 2-STORY
STRUCTURES PER ORDINANCE 1812 CASE 108-2-84
BUILDING HEIGHT PROPOSED: 22 FT

BUILDING AREA:
TOTAL BUILDING AREA: 92,300 S.F. (2 UP/2 DOWN)
ALLOWED FAR (0.6 MAX): 36,178 S.F. / 60%
REQUESTED FAR (0.6 MAX): 48,218 S.F. / 80%
PROVIDED FAR (ABOVE GROUND): 46,150 S.F.
FAR PERCENTAGE: 77%
BUILDING AREA (BELOW GROUND): 46,150 S.F.

LOT COVERAGE ALLOWED: 50% / 30,149 S.F.
LOT COVERAGE PROVIDED: 38% / 23,075 S.F.

PARKING CALCULATION:
REQUIRED PARKING:
1/2500 S.F. OF ABOVE GRADE
INTERNALIZED COMMUNITY STORAGE
46,150 S.F. @ 1/2500 = 19 SPACES

PROVIDED PARKING: 19 SPACES

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

PARKING LOT LANDSCAPING:
PARKING LOT AREA: 3,394 S.F.
PARKING LOT LANDSCAPING REQUIRED (15%): 510 S.F.
PARKING LOT LANDSCAPING PROVIDED: 623 S.F.

33% OF PARKING LOT LANDSCAPE AREA MUST BE 7'-0" WIDE
33% OF LANDSCAPE AREA PROVIDED = 0.33 X 623 S.F. = 206 S.F. REQUIRED
623 S.F. PROVIDED

OPEN SPACE:
REQUIRED OPEN SPACE (24%): 14,471 S.F.
FRONT OPEN SPACE PROVIDED: 4,405 S.F.
OTHER OPEN SPACE PROVIDED: 16,088 S.F.
TOTAL OPEN SPACE PROVIDED: 20,494 S.F.

SITE NOTES:

- FIRE LANE SURFACES SHALL BE DESIGNED FOR ALL WEATHER USE AND WILL SUPPORT 8,000 LB GVW, IN ACCORDANCE WITH THE DESIGN STANDARDS & POLICES MANUAL, SECTION 2-1.8(2)(2).
- ALL BACK FLOW PREVENTERS ARE TO BE PER COS 2554
- 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 387 of Maps, page 20, Maricopa County Records;

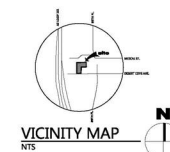
Thence South 00 degrees 11 minutes 34 seconds West, along the west line of said Edwards Business Park, 145.00 feet;

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 158.99 feet;

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



EAPC
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Interior Design Interiors
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www.eapc.net

CONSULTANTS

CIENT
RAN Properties, LLC.

PROJECT DESCRIPTION
**PROPOSED
INTERNALIZED
COMMUNITY STORAGE**

CITY SCOTTSDALE
STATE ARIZONA

ISSUE DATES

DP	PC	HEARING	01-16-2022
DP	2ND ZONING SUBMITTAL		07-22-2022
DP	ZONING SUBMITTAL		12-01-2021
SP	PRE APPLICATION		01-16-2021
MARK	DESCRIPTION		DATE

PROJECT NO: 20213970
DRAWN BY: AAB
CHECKED BY: MAB

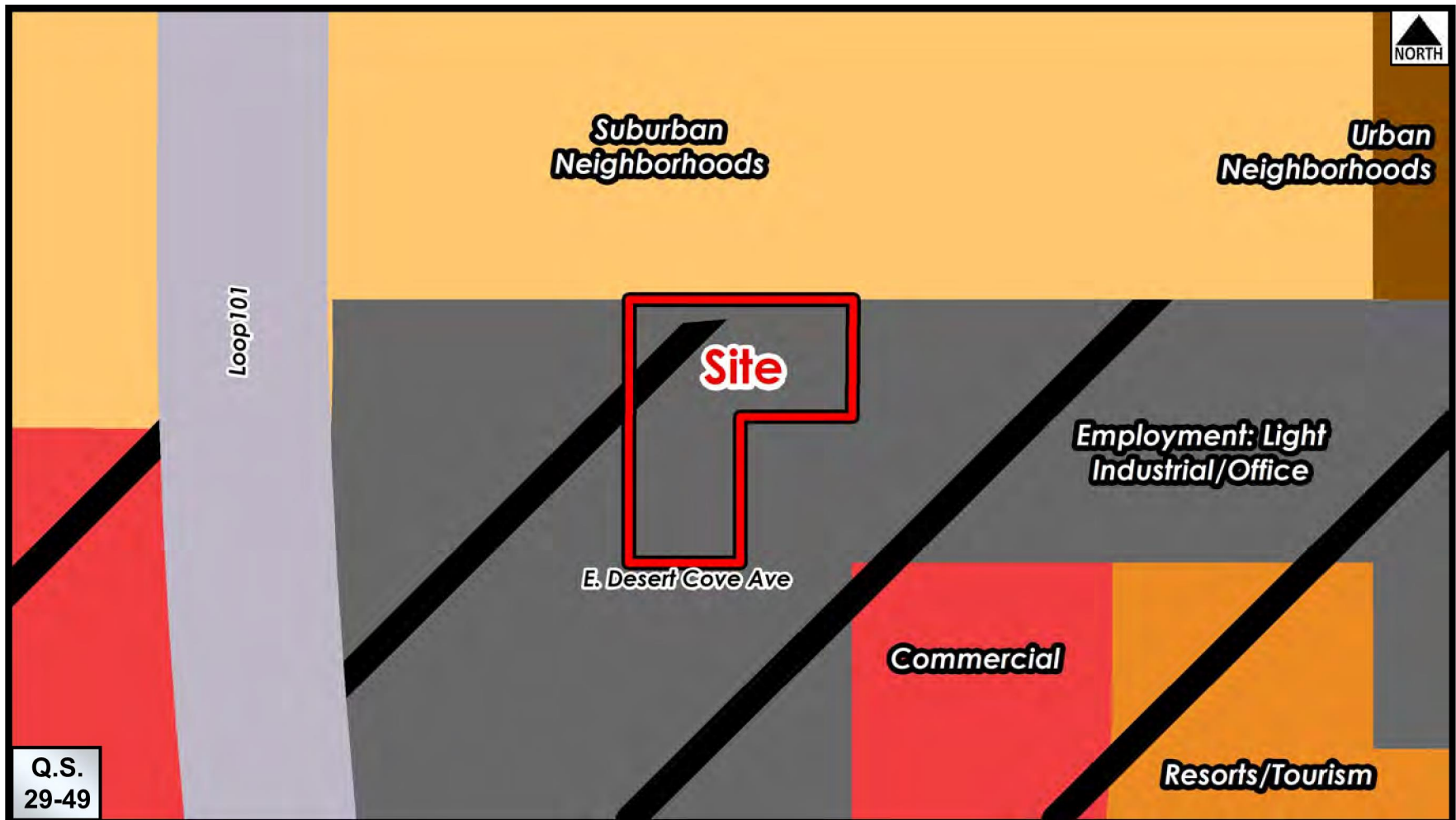
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STAMP

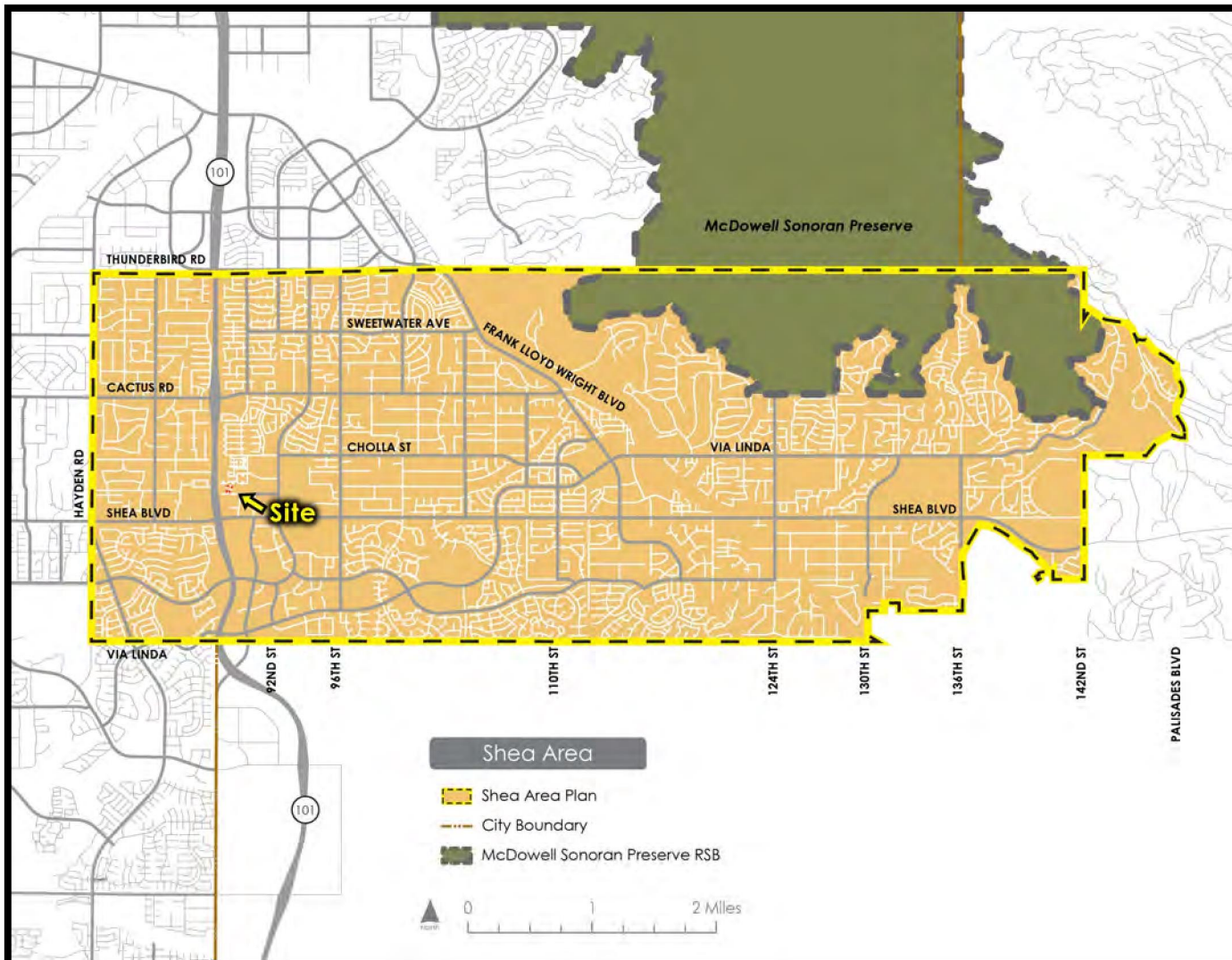
DRAWING TITLE
SITE PLAN

A002



Existing General Plan 2035 Future Land Use Map
+/- +/- 1.8-acres of Employment: Light Industrial / Office

108-ZN-1984#2



East Shea Character Area Plan

108-ZN-1984#2

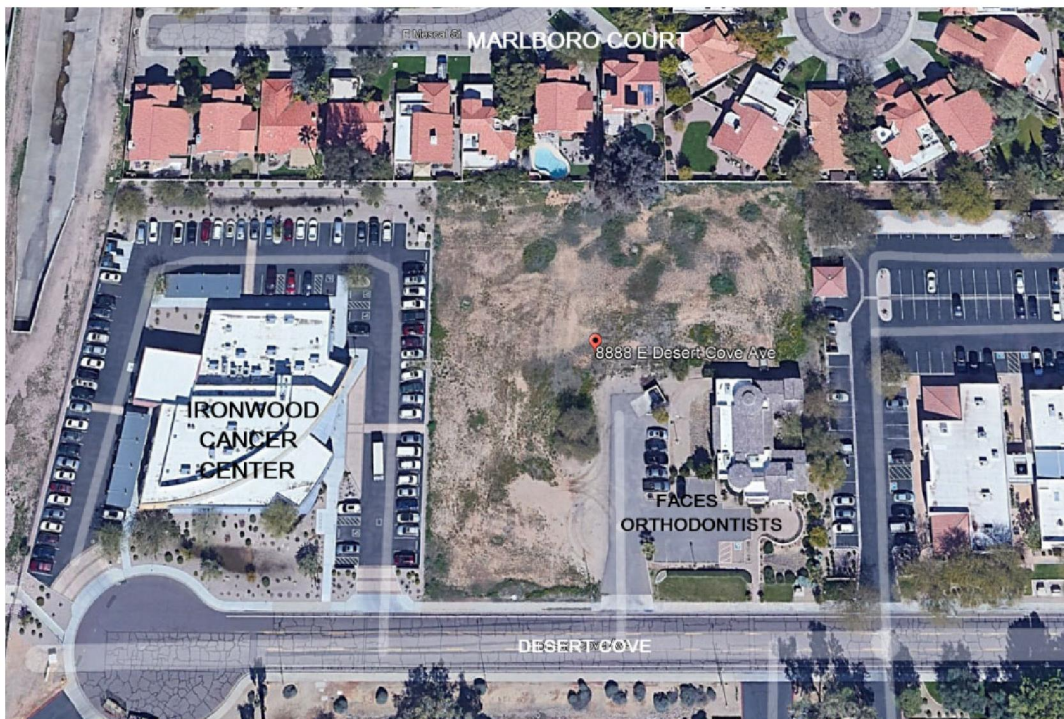
DESERT COVE COMMUNITY STORAGE PROJECT NARRATIVE

Updated 01.16.23

The proposal is to develop an indoor self-storage facility on the last vacant property at the terminus of Desert Cove Avenue located within the commercial area developed in the 1990's bounded by Shea Boulevard, the 101 Freeway and 92nd Street.



The 1.8-acre L-shaped orphaned parcel is adjacent to Ironwood Cancer Research Center to the west, Faces Orthodontics to the east, Public Storage mini-warehouse to the south, and the Marlboro Court single-family subdivision to the north.



The property was zoned Industrial Park (I-1) in 1984 subject to stipulations including that the property be subject to Light Industrial (I-G) uses and development standards as well as limiting 1-story building height to 14' and 22' for 2-story. The remote location of the property, the extremely limited I-G permitted use list, and height restrictions have severely impacted development opportunities over the past 40 years.

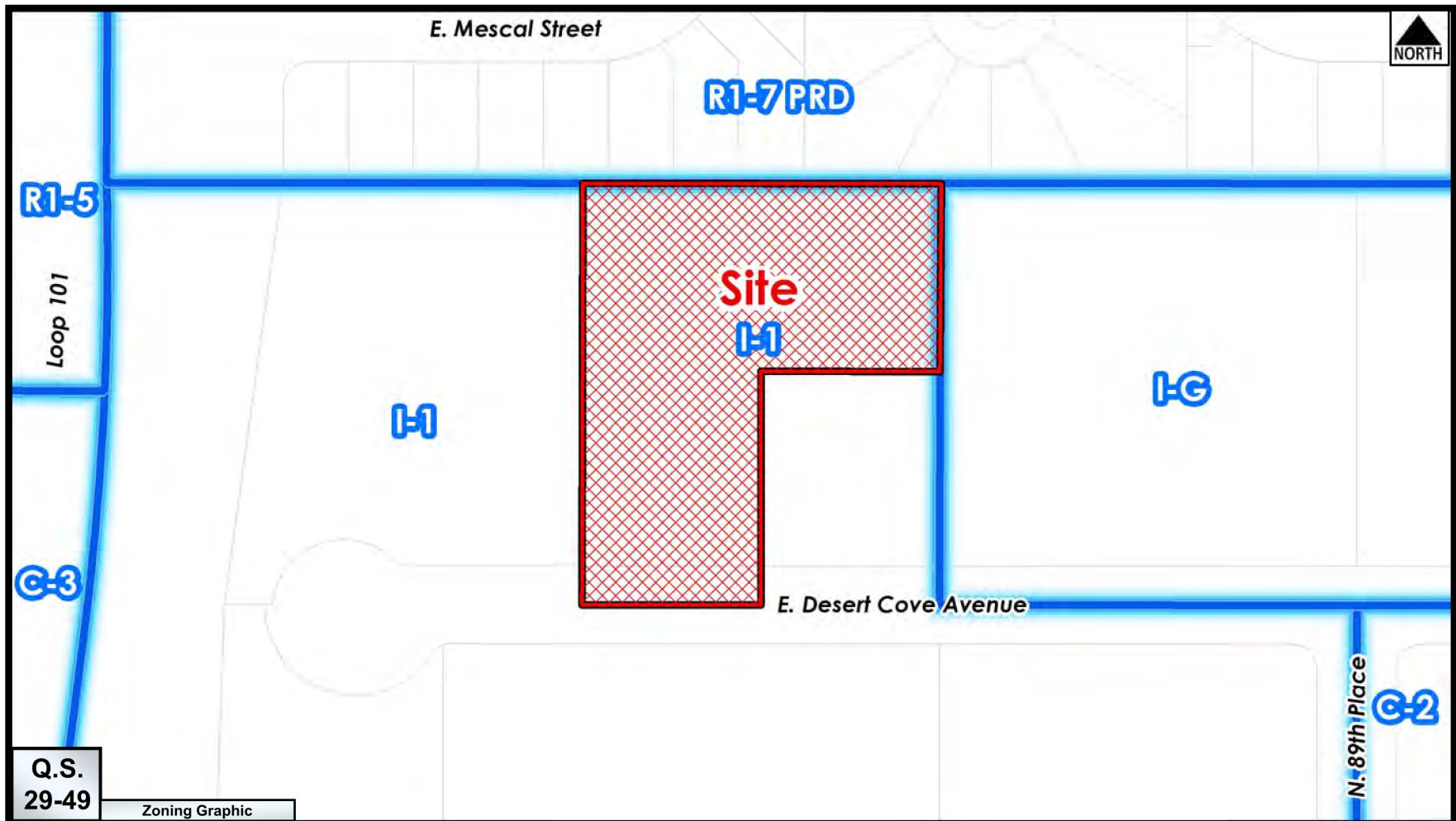
The proposed building consists of 2 levels below grade and 2 levels above. The initial proposal included a design feature to provide vertical articulation of the building by stepping the parapet – and just the parapet - from the allowed 22’ along the northern portion of the building opposite the single-family residences and then 27’ at the southern portion fronting Desert Cove. However, the stepped parapet proposal was unclear and perceived by some as increasing the overall building height to as much as 30’. To clarify and simplify the application , no change to the parapet height is proposed and the building will meet the previously stipulated 22’ just as any other proposed development would be required.

The development of the self-storage project provides significant benefits to the residential area to the north that other uses would not necessarily be able to provide :

- : removes the “fear of the unknown” which affects values of the abutting residential properties;
- : stipulates conformance to the site plan limiting development functionally to a storage facility and no other use;
 - : precludes other I-G use such as light manufacturing, daycare and auction sales;
- : proposes a treed 50’ wide landscape buffer with the intent to preclude views of the building;
- : avoids windows overlooking residences which might occur with a 2-story office or other use;
- : eliminates parking fields and lighting within 30’ of residences which might otherwise occur with another use;
- : provides a sound barrier from properties to the south as well as Shea Boulevard traffic; and
 - : generates minimal traffic and parking.



In summary, self-storage facilities are considered one of the most “benign” uses allowed by the zoning ordinance and considered residentially-compatible. In addition to the benefits to the adjoining residences, the project will provide economic benefits City-wide by substantially increasing property taxes and producing lease taxes which otherwise would not occur. Furthermore, the minimal traffic produced by this use will have no impact on the substantial traffic congestion on Shea Boulevard at 92nd Street and the 101 Freeway interchange.



108-ZN-1984 Zoning Boundary

108-ZN-1984#2

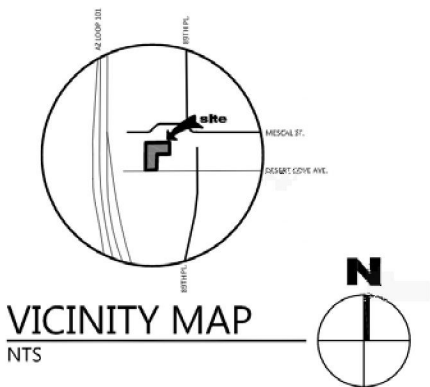
EXHIBIT A

1. Development shall be in substantial conformance with the site plan submitted as part of the application.
2. Building height shall be limited to 14 feet for one-story buildings and 22 feet for two-story buildings.
3. Dedication of 30 feet (half-street) terminating into a 45 foot radius cul-de-sac for Desert Cove Drive shall be made within 6 months of the date of City Council approval.
4. A 1 foot V.N.E. (vehicular non-access easement) shall be provided along Pima Road. Access to Pima Road shall be prohibited.
5. Use of the property shall be limited to the uses allowed in the I-G zone.
6. In addition to complying with I-1 development standards, the project shall conform to I-G development standards with the exception of building height and massing standards.
7. The Development Review Board shall pay particular attention to the landscape treatment of the drainage channel along the north property line.

Citizen Participation Report

Internalized Community Storage

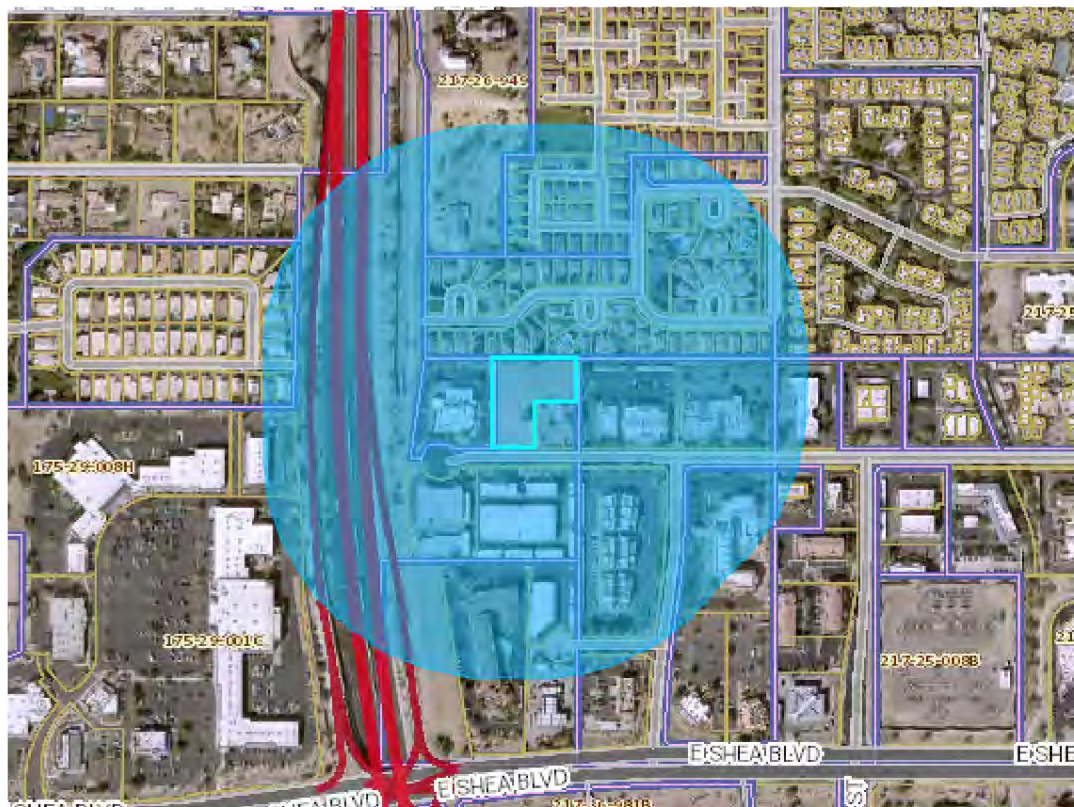
NWC of 89th Place and Desert Cove Ave



Project No.:
697-PA-2021



I. Maps



750-foot buffer map



eapc.net



II. Outreach

Neighborhood meeting notification was mailed on September 27th, 2021 for the neighborhood meeting. The neighborhood meeting was held October 12th, 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 89th 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 89th 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 12th, 2021

Time: 6:00pm

Virtual Platform: Zoom

<https://us02web.zoom.us/j/82041916450?pwd=b0JlcnNqWjIxExOWIBYejhsTGhlQT09>

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 to learn more about the case and express your concerns.

Sincerely,

A handwritten signature in black ink that reads "Michelle Bach".

Michelle Bach
EAPC Architects Engineers
(602) 441-4505
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**



III. Neighborhood Meeting

Date: October 12th, 2021

Time: 6pm-7pm

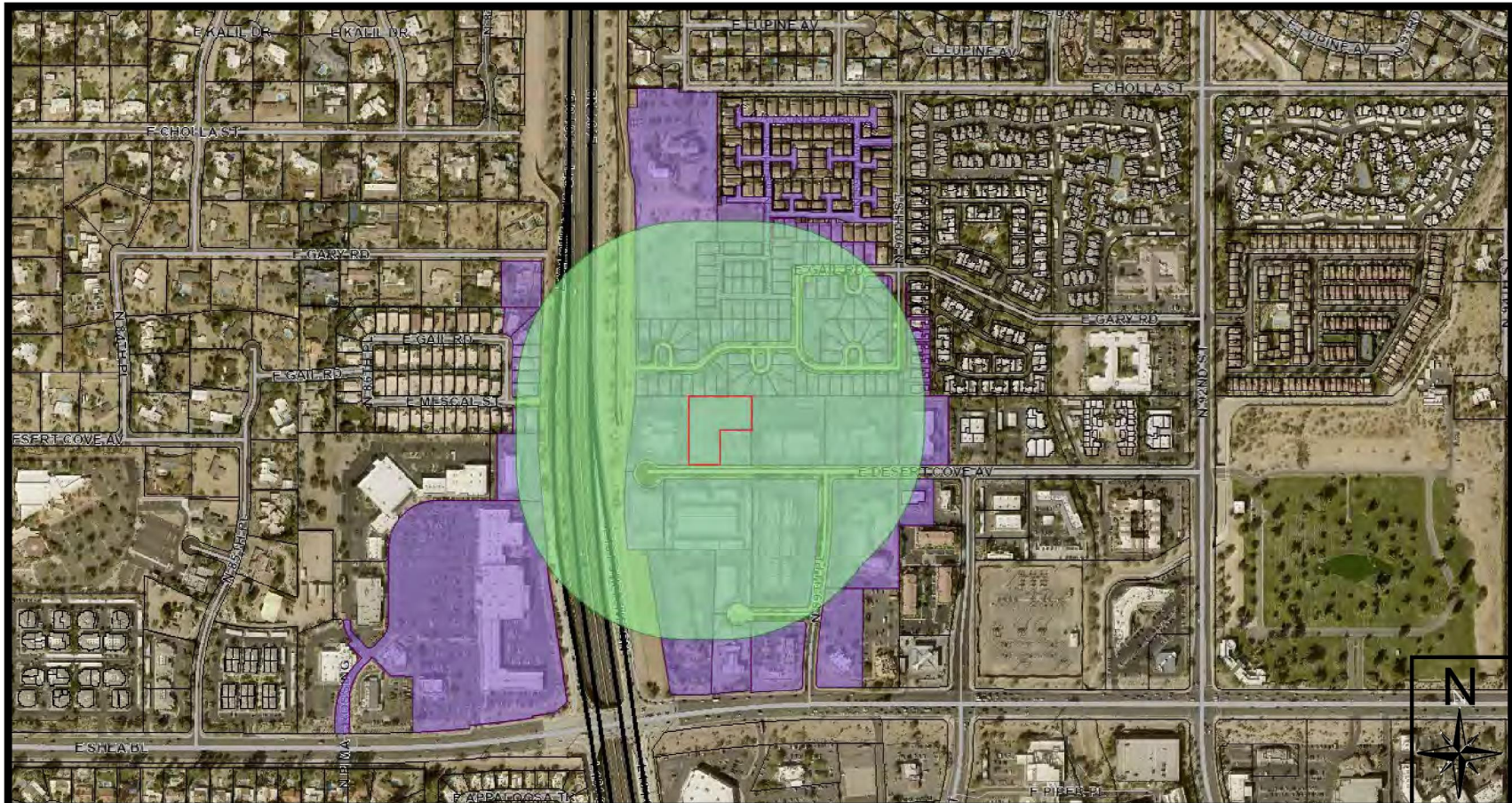
Virtual Platform: Zoom

- 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.

City Notifications – Desert Cove Internalized Self Storage



Additional Notifications:

Interested Parties List
Adjacent HOA's
P&Z E-Newsletter
Facebook
Nextdoor.com
City Website-Projects in the hearing process

Pulled Labels
December 8, 2021

Map Legend:



Site Boundary



Properties within 750-feet

Postcards: 130

108-ZN-1984#2

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

drb@facesorthodontics.com

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)

From: [Gulsvig, Caitlyn](#)
To: [Barnes, Jeff](#)
Cc: [Curtis, Tim](#)
Subject: FW: Planning Commission Public Comment
Date: Monday, December 12, 2022 8:33:31 AM
Importance: High

Public comment re: 108-ZN-1984#2.

Caitlyn Gulsvig

Planning Specialist

Planning & Development Services

City of Scottsdale

Phone: 480-312-7678 | Email: CGulsvig@scottsdaleaz.gov

From: WebServices <WebServices@scottsdaleaz.gov>
Sent: Sunday, December 11, 2022 11:30 PM
To: Planning Commission <Planningcommission@scottsdaleaz.gov>
Subject: Planning Commission Public Comment
Importance: High

Name: Bryan Saba

Address: 8851 E Mescal St, Scottsdale, AZ 85260

Email: saba.bryan@gmail.com

Phone: (480) 444-8332

Comment:

Regarding Case Number: 108-ZN-1984#2 Dear City of Scottsdale Planning Commission, I am writing to you today to express my concern and categorical opposition to the rezoning request for the site at 8888 E Desert Cove Avenue. My home is located at 8851 E Mescal Street, directly north of the site, and would be the home primarily impacted by the drafted construction. I am particularly opposed to the overall mass and scale of the proposed structure, which is inconsistent with the zoning that is in place today. My number one concern is the request to increase allowable height on the property from 22 feet to 30 feet. This is an increase of over 35% in the allowable height, and mass, of buildings on this site, and will adversely impact enjoyment of my backyard and property values due to the imposing height of the structure. When I purchased my property in 2019, my assumption was that any building behind my house would be consistent with the buildings to the east and west, due to the current zoning at the time. This proposal is not consistent with those buildings. This proposal is for a hulking structure immediately to the south of the residential area, significantly taller than any structures on the street to the east or west or the houses to the north. Finally, the current owners of the property have not been particularly good neighbors today, allowing the property to overgrow in an unsightly way,

allowing homeless individuals to camp on the property unsafely, and honestly have done very little to encourage members of the community to believe that what they are seeking here is consistent with being any more a “good neighbor”. I strongly oppose providing them any considerations as a good neighbor in return. I look forward to your rejection of the requested zoning change as the approval would have a significant adverse affect on the existing neighborhood. I will be attending the zoning meeting on December 14 to express my vehement objection to this rezoning request. Regards, Bryan Saba

From: [Gulsvig, Caitlyn](#)
To: [Barnes, Jeff](#)
Cc: [Curtis, Tim](#)
Subject: FW: Planning Commission Public Comment
Date: Wednesday, December 14, 2022 12:51:07 PM
Importance: High

Just in....

Caitlyn Gulsvig

Planning Specialist

Planning & Development Services

City of Scottsdale

Phone: 480-312-7678 | Email: CGulsvig@scottsdaleaz.gov

From: WebServices <WebServices@scottsdaleaz.gov>
Sent: Wednesday, December 14, 2022 12:50 PM
To: Planning Commission <Planningcommission@scottsdaleaz.gov>
Subject: Planning Commission Public Comment
Importance: High

Name: Leslie Homcho
Address: 8859 east Mescal Street
Email: lhomcjo@gmail.com
Phone: (480) 407-8299

Comment:

I do NOT agree with the new height proposal of 30 feet, the buildings around my home are not that tall. Please stick to less than 24 feet. Case # 108 ZN 1984. 2



REQUEST TO SPEAK



Request to Speak cards must be submitted to City Staff **BEFORE** public testimony begins.

Public testimony is limited to three (3) minutes per speaker.

Additional time MAY be granted to speakers representing two or more persons.

Cards for designated speakers and the person(s) they represent must be submitted together.

NAME (print) Grant Holmes MEETING DATE 12/14/22

NAME OF GROUP/ORGANIZATION (if applicable) _____

ADDRESS 8883 E mescul st Scottsdale ZIP _____

HOME PHONE 480-451-1060 WORK PHONE _____

E-MAIL ADDRESS (optional) _____

☒ I WISH TO SPEAK ON AGENDA ITEM # 3 ☐ I WISH TO DONATE MY TIME TO _____

☐ I WISH TO SPEAK DURING "PUBLIC COMMENT"* CONCERNING _____

*Citizens may complete one Request to Speak "Public Comment" card per meeting and submit it to City Staff. "Public Comment" time is reserved for citizen comments regarding non-agendized items. The Board and Commission may hear "Public Comment" testimony, but is prohibited by state law from discussing items which are not listed on the agenda.

This card constitutes a public record under Arizona law.

From: [Bryan Saba](#)
To: [Barnes, Jeff](#)
Cc: [mike leary](#)
Subject: 8888 Desert Cove Project
Date: Tuesday, January 17, 2023 11:24:05 AM

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

Hi Jeff,

My name is Bryan Saba and I recently wrote to the Scottsdale Planning Commission about my objections to the project at 8888 Desert Cove. I live immediately north of the development site, at 8851 E Mescal St, and am probably one of the 3-5 properties most impacted by the work.

After a number of discussions with the team, and in light of their updates to account for my concerns, I would like to let you know that I know longer object to the plan. The plan, which now remains under 22 feet on the north side, and which includes trees to shield my property from the building, is not only something I do not object to, but something I am willing to support. There have been a number of issues with the empty lot (squatters, campers, potential crimes) over the last few years so I really do want it developed. I think the new plan would be good for our neighborhood.

Please let me know if there is any additional info I can provide to you.

Regards,
Bryan Saba

Email: saba.bryab@gmail.com
Phone: (480) 444-8332

Sent from my iPhone



**SCOTTSDALE PLANNING COMMISSION
KIVA-CITY HALL
3939 DRINKWATER BOULEVARD
SCOTTSDALE, ARIZONA**

WEDNESDAY, JANUARY 25, 2023

***DRAFT SUMMARIZED MEETING MINUTES ***

PRESENT: Renee Higgs, Chair
Joe Young, Vice Chair
Barney Gonzales, Commissioner
Diana Kaminski, Commissioner
William Scarbrough, Commissioner
Christian Serena, Commissioner

REMOTE: George Ertel, Commissioner

STAFF: Tim Curtis
Eric Anderson
Chris Zimmer
Keith Niederer
Meredith Tessier
Jeff Barnes
Becca Cox
Caitlyn Gulsvig
Jason McWilliams
Lorraine Castro

CALL TO ORDER

Chair Higgs called the regular session of the Scottsdale Planning Commission to order at 5:00 p.m.

ROLL CALL

A formal roll call was conducted confirming members present as stated above.

MINUTES REVIEW AND APPROVAL

1. Approval of the January 11, 2023 [Regular Meeting Minutes](#).

Vice Chair Young moved to approve the January 11, 2023 regular meeting minutes. Seconded by Commissioner Scarbrough, the motion carried unanimously with a vote of seven (7) to zero (0) by Chair Higgs, Vice Chair Young, Commissioner Gonzales, Commissioner Kaminski, Commissioner Ertel, Commissioner Scarbrough and Commissioner Serena.

ATTACHMENT #11

* Note: These are summary action minutes only. A complete copy of the meeting audio is available on the Planning Commission page on ScottsdaleAZ.gov, search "Planning Commission"

CONTINUANCES

2. [5-AB-2022 \(Martinson GLOPE Abandonment\)](#)

City staff requests a continuance to February 8, 2023 to fix a notice error.

Request by owner to abandon the 33-foot wide GLO roadway easement along the northern property line and to abandon 250 square feet of a ¼ cul-de-sac abutting N. 69th Street of parcel 216-50-028A, with Single-family Residential, Environmentally Sensitive Lands, Foothills Overlay (R1-70 ESL FO) zoning located at 31421 N. 69th Street. Staff contact person is Chris Zimmer, (480) 312-2347. **Applicant contact person is Wayne Rosendahl, (480) 599-1263.**

Item No. 2; Commissioner Scarbrough moved to continue case 5-AB-2022 to the February 8, 2023 Planning Commission hearing per request by staff. Seconded by Commissioner Kaminski, the motion carried six (6) to one (1) with Chair Higgs, Vice Chair Young, Commissioner Kaminski, Commissioner Ertel, Commissioner Scarbrough and Commissioner Serena all voting in favor and Commissioner Gonzales dissenting.

3. [6-UP-2022 \(Crown Castle Sunrise Sonoran View 831832/PH60845A\)](#)

Applicant requests a continuance to a future date to be determined.

Request by owner for approval of a Conditional Use Permit for a new Type 4 Alternative Concealment Wireless Communication Facility (WCF), concealed within a new +/- 61-foot 3-inch-tall church belltower, with associated ground mounted equipment, located at 29505 N. Scottsdale Rd. with Single-family Residential, Environmentally Sensitive Lands, Foothills Overlay (R1-70 ESL FO) zoning. Staff contact person is Keith Niederer, (480) 312-2953. **Applicant contact person is Michael Campbell, (602) 616-8396.**

Item No. 3; Commissioner Scarbrough moved to continue case 6-UP-2022 to a Planning Commission hearing date to be determined per request by the applicant. Seconded by Commissioner Kaminski, the motion carried six (6) to one (1) with Chair Higgs, Vice Chair Young, Commissioner Kaminski, Commissioner Ertel, Commissioner Scarbrough and Commissioner Serena all voting in favor and Commissioner Gonzales dissenting.

CONSENT AGENDA

4. [12-ZN-2021 \(Valero Gas Redevelopment\)](#)

Request by owner for a zoning district map amendment from Planned Community District with comparable General Commercial (PCD C-4) zoning to Planned Community District with comparable Central Business (PCD C-2) zoning with an amendment to the development plan to allow additional commercial uses on a +/- .47-acre site located at 9550 N. 90th Street. Staff contact person is Meredith Tessier, (480) 312-4211. **Applicant contact person is Clint Jameson, (602) 538-3637.**

Item No. 4 moved to the regular agenda; Vice Chair Young moved to make a recommendation to City Council for approval of Case 12-ZN-2021 per the staff recommended stipulations and after determining that the proposed Zoning District Map Amendment is consistent and conforms with the adopted General Plan. Seconded by Commissioner Serena, the motion carried six (6) to one (1) with Chair Higgs, Vice Chair Young, Commissioner Kaminski, Commissioner Ertel, Commissioner Scarbrough and Commissioner Serena all voting in favor and Commissioner Gonzales dissenting.

* Note: These are summary action minutes only. A complete copy of the meeting audio is available on the Planning Commission page on ScottsdaleAZ.gov, search "Planning Commission"

REGULAR AGENDA

5. [108-ZN-1984#2 \(Desert Cove Internalized Self Storage\)](#)

Request by owner for approval of a zoning district map amendment to modify the stipulations of previously adopted Ordinance No. 1812 via case 108-ZN-1984, including changes to building height, land uses, and property development standards, for a +/- 1.8-acre site with Industrial Park (I-1) zoning located at 8888 East Desert Cove Avenue. Staff contact person is Jeff Barnes, (480) 312-2376. **Applicant contact person is Mike Leary, (480) 991-1111.**

Item No. 5; Commissioner Scarbrough moved to make a recommendation to City Council for approval of Case 108-ZN-1984#2 per the staff recommended stipulations and after determining that the proposed Zoning District Map Amendment is consistent and conforms with the adopted General Plan. Seconded by Commissioner Ertel, the motion carried unanimously with a vote of seven (7) to zero (0) by Chair Higgs, Vice Chair Young, Commissioner Gonzales, Commissioner Kaminski, Commissioner Ertel, Commissioner Scarbrough and Commissioner Serena.

ADJOURNMENT

With no further business to discuss, the regular session of the Planning Commission adjourned at 5:55 p.m.



Desert Cove Internalized Self Storage

108-ZN-1984#2

**City Council
February 28, 2023**

Coordinator: Jeff Barnes



Context Aerial

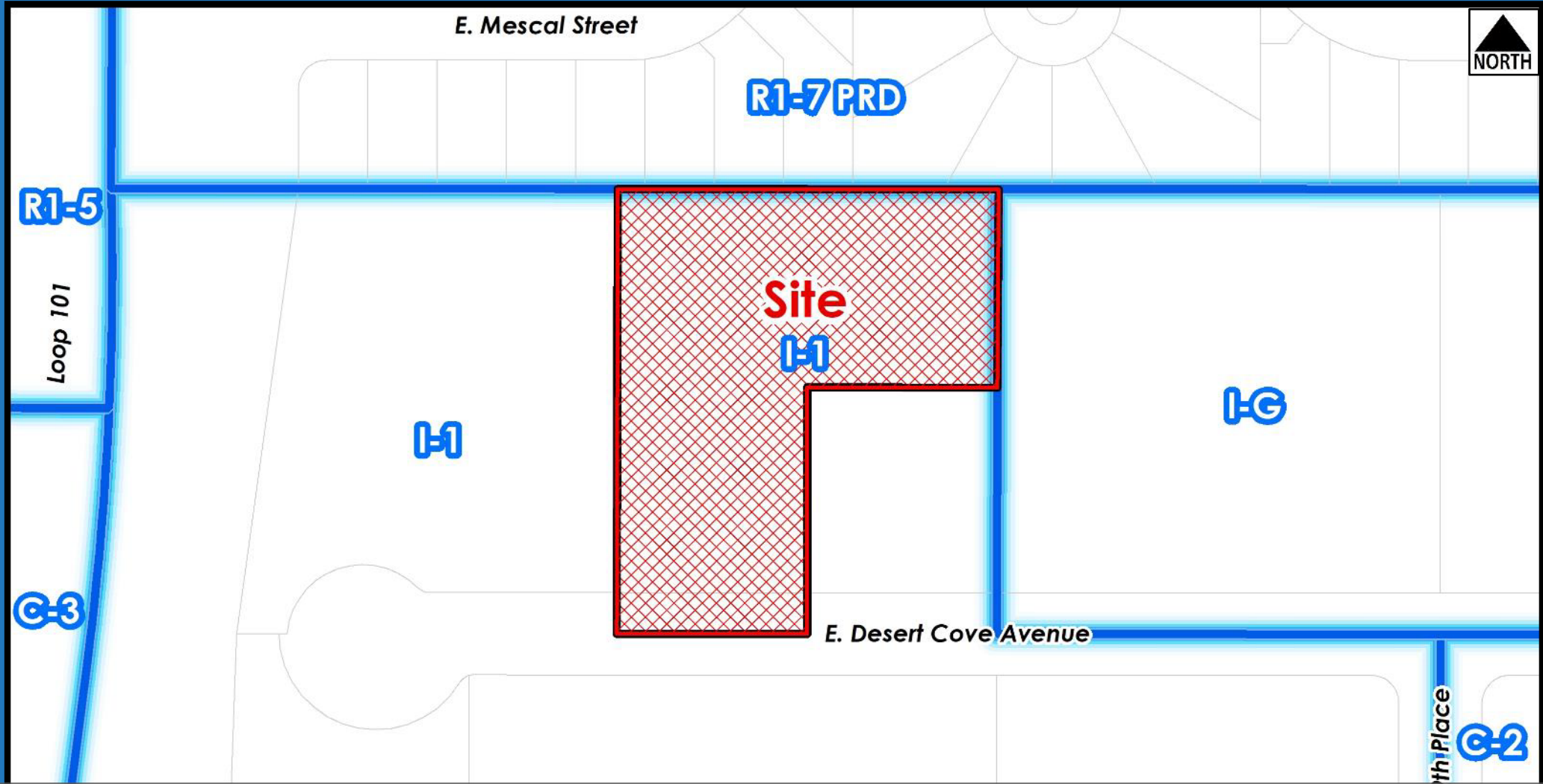
108-ZN-1984#2



Detail Aerial

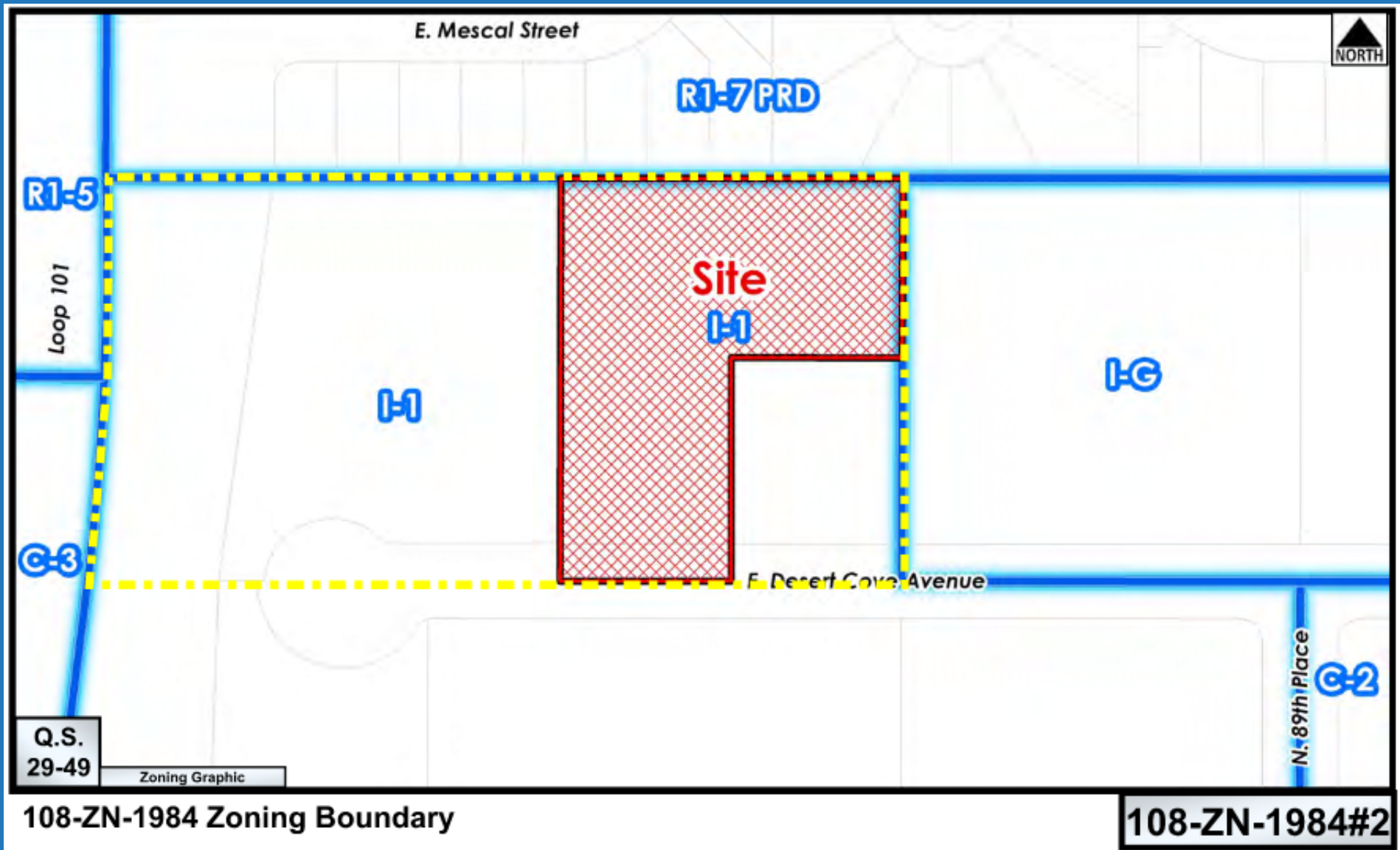
Public Storage

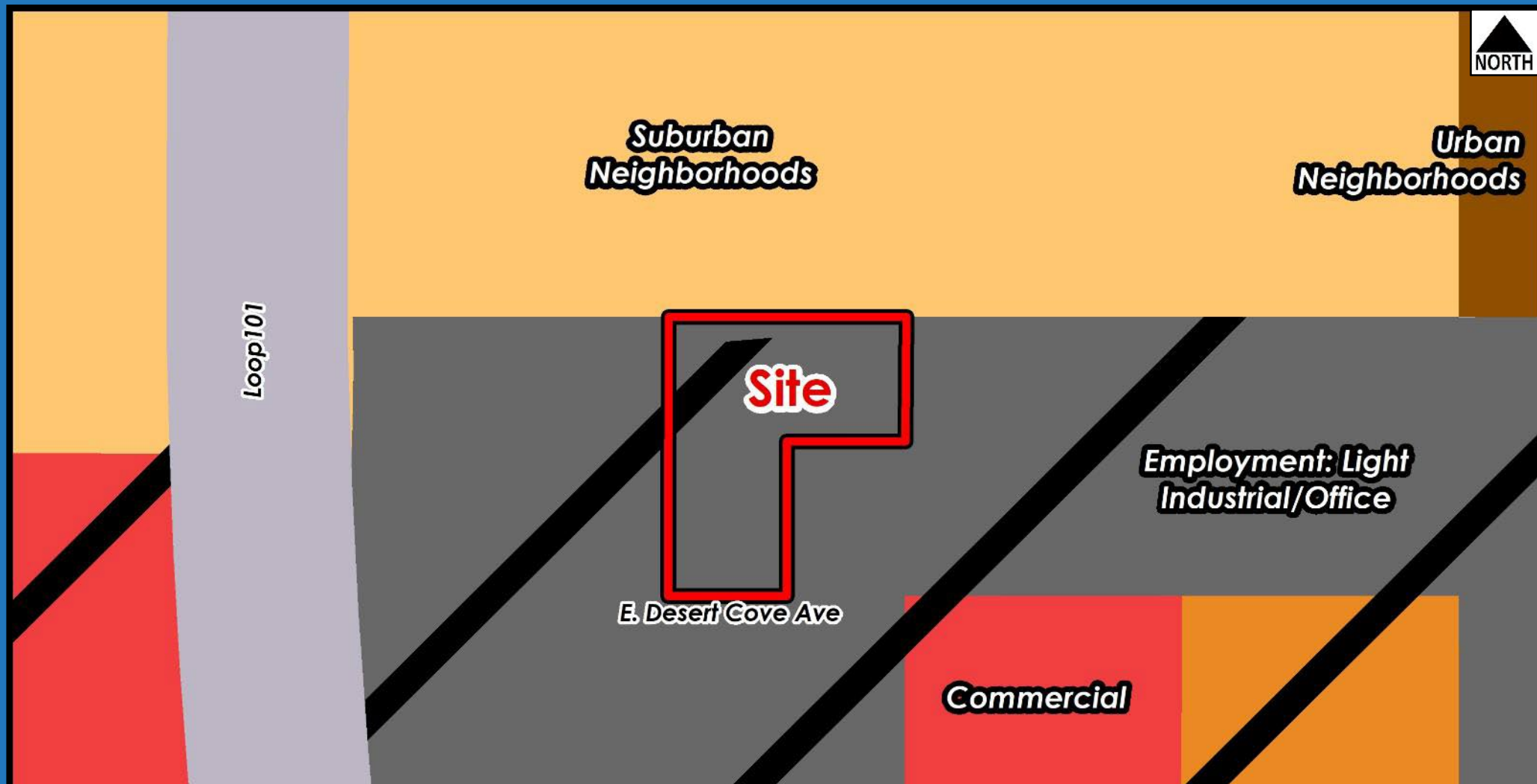
108-ZN-1984#2



Zoning

108-ZN-1984#2





General Plan 2035 Future Land Use Map 108-ZN-1984#2



Character Area

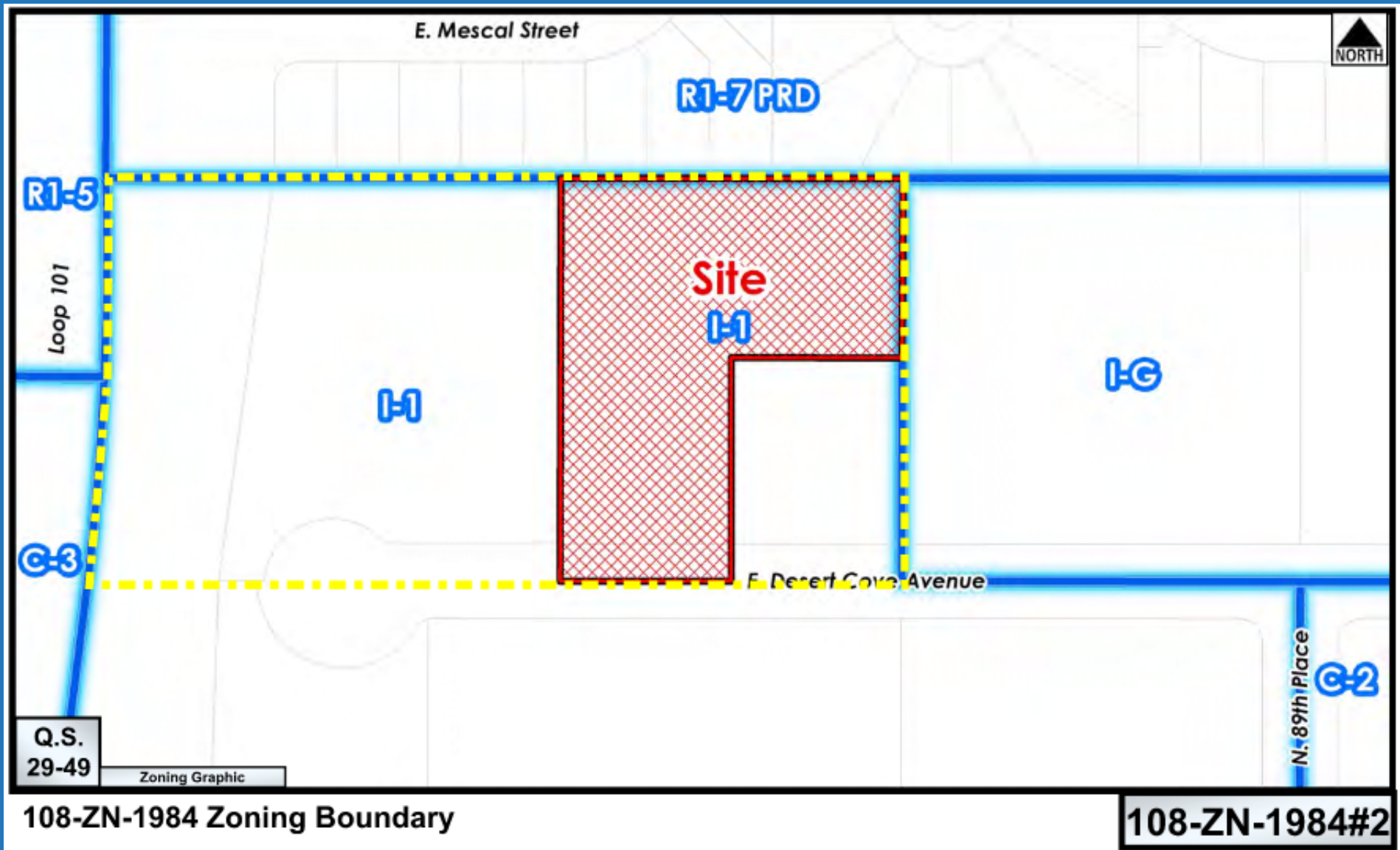
108-ZN-1984#2

Board and Commission Actions

- Heard by Planning Commission on 12/14/2022, Continued after discussion, with a vote of 4-1.
- Heard by Planning Commission on 1/11/2023, Continued at Applicant's request, with a vote of 7-0.
- Heard by Planning Commission on 1/25/2023, Recommended Approval, with a vote of 7-0.

Request:

Adopt Ordinance No. 4581 approving a zoning district map amendment to modify the stipulations of previously adopted Ordinance No. 1812, via case 108-ZN-1984; including changes to land uses and property development standards, for a +/- 1.8-acre site with Industrial Park (1-1) zoning located at 8888 East Desert Cove Avenue.

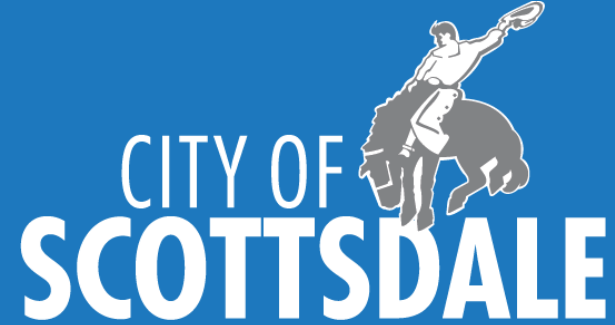


1. GOVERNANCE. The original stipulations of case 108-ZN-1984 (Ordinance No. 1812) shall be modified for this site as reflected below (in **BOLD** and ~~Strikethrough~~):
 - a. Development shall be in substantial conformance with the site plan submitted as part of the application, **INCLUDED AS EXHIBIT A TO EXHIBIT 2.**
 - b. Building height shall be limited to 14-feet for one-story buildings and 22-feet for two-story buildings. **BUILDING HEIGHT SHALL BE EXCLUSIVE OF SCREENING FOR ROOFTOP APPURTENANCES, AS PROVIDED FOR IN ARTICLE VII OF THE ZONING ORDINANCE.**
 - c. Dedication of 30 feet (half-street) terminating into a 45 foot radius cul-de-sac for Desert Cove Drive shall be made within 6 months of the date of City Council approval.
 - d. A 1 foot V.N.E. (vehicular non-access easement) shall be provided along Pima Road. Access to Pima Road shall be prohibited.
 - e. The use of the property shall be limited to uses allowed in the I-G **AND I-1** zone.
 - f. In addition to complying with I-1 development standards, the project shall conform to I-G development standards with the exception of building height, **FAR**, and massing standards.
 - g. The Development Review Board shall pay particular attention to the landscape treatment of the drainage channel along the north property line.

Development Information:

The proposed stipulation modifications ultimately seek development of a new Internalized Community Storage Facility on the site, as conceptually represented on the submitted Site Plan.

- Existing Use: Vacant Lot
- Proposed Use: Internalized Community Storage
- Building/Description: 2-levels below and 2-levels above
- Parcel Size: 1.48-acres (gross) / 1.38-acres (net)
- Building Height Proposed: 22-feet (exclusive of rooftop appurtenances)
- Open Space Required: 14,471.28sqft (24%)
- Open Space Provided: 20,494sqft (34%)



Desert Cove Internalized Self Storage

108-ZN-1984#2

**City Council
February 28, 2023**

Coordinator: Jeff Barnes

From: [NoReply](#)
To: [Barnes, Jeff](#)
Subject: Parking at sight
Date: Tuesday, February 21, 2023 9:41:47 PM



I am concerned about the amount of parking being provided in this design case number 108-ZN-1984#2. Since the lot is share with my buildings parking lot I am concerned that spaces designated for my employees and patients will be occupied by customers of the storage facility. I think that there either needs to be more parking spots for this new building or the location of the parking should be moved to west side of the building. Dr. Shawn Bader Faces Orthodontics 480-661-1818 -- sent by Dr. Shawn Bader (case# 108-ZN-1984#2)

[City of Scottsdale](#)



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