

Posler, Kathryn

From: Jeff Caron <jeff.caron@aol.com>
Sent: Sunday, April 30, 2023 7:15 AM
To: Posler, Kathryn; Jeff Caron
Subject: Re: Proposed Site Plan Rejection

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

Hi Katie,

I recently opened a letter for a proposed site plan, from John Mahoney 4/25/2023, to all current land owners for new construction in my area. The project is located at 7429 Karen Drive, Scottsdale. Zoned as I-1 would need a variance to even have it used as a storage facility and should fall under Scottsdale Zoning requirements for such. Also mentioning the FAA requirements with airport access and safety.

I, REJECT this project as outlined. I however am 100% in favor and welcome new and proper business development in the area.

My company own's or manage several properties in the immediate location of the 7429 address. There is a big issue with on street parking and businesses ongoing parking on the street with NO PARKING posted signs. There has been no enforcement of parking violations by SPD for on street parking zones in years! So much so this is an ongoing problem in the streets and other cul-de-sacs in the area, Greenway, Hern, Acoma, etc. Nothing has been done about the illegal parking there and continues on.

This site plan does NOT HAVE ONE (1) onsite parking space for 34,000 of building sq/ft. This is in direct violation of ordinance 3662 and possibly others of the Scottsdale Code. The minimum parking is one space per 2,500 sq/ft for any storage facility. The smallest possible in Scottsdale Zoning. This also falls under FAA regulations that hanger space is restricted to aircraft storage only. No other vehicles, not pertaining to aircraft are permitted in the storage area if used for aircraft storage. Many current hangers have this dual used going on and need to be discontinued as a FAA regulation and safety hazard.

I do not know but, to have aircraft and auto storage in the same divided suite building maybe a FAA violation in itself. This facility must be designated to aircraft, auto storage or other use but I believe NOT ALL as it shares the same roof and structure.

I certainly hope that you see the serious nature of disregard to Scottsdale Code as well as FAA and safety hazards for the surrounding buildings and businesses. Ultimately the on street parking is effecting the surrounding business and created a hazardous environment for legitimate businesses, customers and property owners.

Additionally there is no open water basin as required for storm water retention. Maybe underground storage is considered but open space is still required for aesthetically pleasing architectural design and function. Seeing that the entire parcel is paved or concrete where is the required open areas and room for landscaping, screen walls, etc.? The project looks to maximize usable space with no thought to a visually pleasing building conducive to the area. Just two large box buildings and an eyesore.

On a side note several of these issues were brought up with the Otto Club Storage facility on 78st when it was under reconstruction/expansion. Scottsdale reduced the onsite parking and open space requirements for this building under a storage facility classification. This business continues to have frequent events that have both sides of 78th street used as parking in NO PARKING zones. With large car haulers unloading in the middle of the street and not on the building property regularly. Poor planning and disregard for surrounding businesses is the only explanation for this. This adding a hazard to other businesses in the area and certainly should be addressed. This is the type of thing that happens in South Phoenix and the reason for moving to Scottsdale for my businesses. I hope the illegal parking and truck loading regularly on public streets for private business discontinues in Scottsdale.

Regards,

Jeff Caron
7756 E Greenway Road

Posler, Kathryn

From: Marty Ceccarelli <Marty@mcdevaz.com>
Sent: Monday, May 01, 2023 3:16 PM
To: Posler, Kathryn
Cc: Marty Ceccarelli
Subject: 7429 E Karen Dr. Scottsdale Az

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Hello Katie,

We are a neighbor to this proposed hanger development and would like additional information please.

Thank you,

Marty Ceccarelli
623-694-8750
15029 N 74th St
Scottsdale, AZ 85260