



**The Loop
Development Plan Amendment
Citizen Review Plan & Report
January 29, 2024**

The following is an initial citizen review plan and report (“Report”) for the proposed development Plan Amendment request by Creation Equity (“Developer”) for the four (4) vacant parcels located within the Perimeter Center. The parcels are located at the intersection of E. St. John Road and 85th Street (“Property”). The request is to amend the approved development plan approved in case 2-ZN-2010.

As part of the Citizen outreach we will comply with the City’s requirements as follows:

The City requires the Plan to include, prior to submittal:

1. Where and when the open house will be held
2. How and when the public will be notified

On December 29, 2023, we sent letters first class and notified all property owners and stakeholders within 1,250 feet of the property of our open house we held from 6pm to approximately 8pm on January 11, 2024 at the Hilton Garden Inn at the Perimeter Center directly adjacent to the Property. During the meeting, the Developers and Mr. Kurt Jones, the Owners representative, were present for any attendees to discuss the development plan amendment proposal. We also posted the site with a large white notification sign facing Princess Drive and 85th Street with information on the request, the date, time and location of the open house and our contact information. Refer to **Tab 1** for a photo and affidavit of the site posting and updated site posting. Refer to **Tab 2** for a copy of the letter that was mailed on 12/29/2023 to all property owners within 1,250 feet of the Property and those listed on the City’s notification list. Refer to **Tab 3** for the list of property owners within 1,250 feet of the Property.

At the open house, there was one (1) attendee who walks the area and noticed the open house signs. After explaining the development plan proposal, she had no further questions.

There have been no phone calls to our office since we sent out the notices. If contacted, we will attempt to explain the request over the phone. If follow-up meetings are required, we will meet with those parties interested.

We will provide an update to this Report if major input is received or there is significant outreach that staff should be aware of.

TAB 1



Affidavit of Posting

Required: Signed, Notarized originals.

Recommended: E-mail copy to your project coordinator.

☐ Project Under Consideration Sign (White)

☐ Public Hearing Notice Sign (Red)

Case Number:

308-PA-2023

Project Name:

Location:

SWC 101 Freeway & Princess Dr.

Site Posting Date:

12/29/23

Applicant Name:

Tiffany & Bosco

Sign Company Name:

Dynamite Signs

Phone Number:

480-585-3031

I confirm that the site has been posted as indicated by the Project Manager for the case as listed above.

Applicant Signature

12/29/23

Date

Return completed original notarized affidavit AND pictures to the Current Planning Office no later than 14 days after your application submittal.

Acknowledged before me on

12/29/23



Notary Public

My commission expires:

5/31/27

City of Scottsdale -- Current Planning Division

7447 E Indian School Road, Suite 105, Scottsdale, AZ 85251 • Phone: 480-312-7000 • Fax: 480-312-7088

Early Notification of Project Under Consideration

Neighborhood Open House Meeting:

Date: Thursday, January 11, 2024

Time: 6:00 P.M.

Location: Hilton Garden Inn - 8550 E. Princess Drive
Hilton Garden Inn meeting room. Look for signage for the meeting room.

Site Address: North and West of the Loop 101 Freeway
and Princess Drive

Project Overview:

- Request: Development Plan Amendment to existing zoning
- Description of Project and Proposed Use: Amend the Development Plan approved in case 2-ZN-2010 to utilize the existing I-1 zoning for flex-industrial type development
- Site Acreage: +/- 16.5 acres
- Site Zoning: Current Zoning is PCD I-1 (Planned Community District with comparable Industrial Park District zoning)

Applicant/Contact:

Kurt Jones
602-452-2729
Kajones@tblaw.com

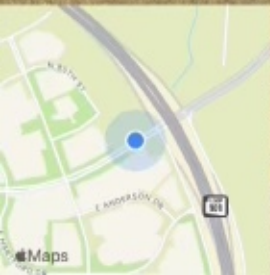
City Contact:

Meredith Tessier
480-312-4211
mtessier@scottsdaleaz.gov

Pre-Application #: 308-PA-2023

Posting Date: 12/29/2023

Penalty for removing or defacing sign prior to date of last hearing. Applicant Responsible for Sign Removal.



December 29, 2023 at 9:07 AM
17761 N 85th St
2-ZN-2010#2
Maricopa County
2/13/24

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Applicant/Contact:

Kurt Jones
602-452-2729
Kajones@tblaw.com

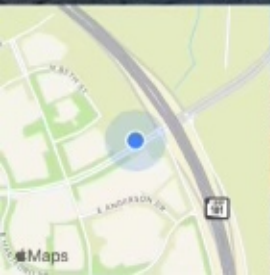
City Contact:

Meredith Tessier
480-312-4211
mtessier@scottsdaleaz.gov

Pre-Application #: 308-PA-2023

Posting Date: 12/29/2023

Penalty for removing or defacing sign prior to date of last hearing. Applicant Responsible for Sign Removal.



December 29, 2023 at 9:25 AM
17791 N 85th St
2-ZN-2010#2
Maricopa County
2/13/24

TAB 2



December 29th, 2023

RE: Perimeter Center – Proposed Development Plan Amendment to Existing Zoning Informational Open House

Dear Neighbor/Stakeholder:

Creation Equity, a real estate development and alternative investment firm, is seeking input on a revised land use proposal for the property located north and west of the Loop 101 freeway and Princess Drive. Please see the attached aerial for the location of the property. The four (4) parcels are currently undeveloped within the Perimeter Center development. Creation is seeking to develop four (4) flex-industrial buildings within the property. Please see attached schematic site plan proposed for the property.

The property was subject to a zoning case in 2010 (case # 2-ZN-2010) which permitted taller office buildings and associated site improvements. Creation is seeking to amend that approved development plan and develop the property more in line with the existing PCD I-1 development standards. As part of the City of Scottsdale's public participation requirements, you are receiving this notice because of your property's proximity to our development proposal.

You are invited to attend the in-person open house that will be held on Thursday evening January 11, 2024, at 6:00 p.m. The meeting will be held at the Hilton Garden Inn meeting room, at 8550 E. Princess Drive, also within the Perimeter Center.

If you have any questions or cannot attend the meeting, please feel free to call or email me at 602.600.6363 or jaggere@creationequity.com or our entitlements representative Kurt Jones at 602-452-2729 or kajones@tblaw.com. The City's Project Coordinator is Meredith Tessier, who can be reached at mtessier@scottsdaleaz.gov or 480-312-4211.

Sincerely,

A handwritten signature in black ink, appearing to read "Jagger Everett".

Jagger Everett,
Director of Development



TAB 3

The Loop - 1,250 Ft Notification List

Owner	MAIL_ADDR1	MAIL_CITY	MAIL_STATE	MAIL_ZIP
SCOTTSDALE CITY OF	7447 E INDIAN SCHOOL RD STE 205	SCOTTSDALE	AZ	85251
PACESETTER INC	8300 E PACESETTER WAY	SCOTTSDALE	AZ	85255
PACESETTER WAY LLC	4555 E MAYO BLVD UNIT 17101	PHOENIX	AZ	85050
SLR TURNSTONE LLC/NHR TURNSTONE LLC	10320 E MOUNTAIN SPRING RD	SCOTTSDALE	AZ	85255
TASER INTERNATIONAL INC	7860 E MCCLAIN DR 2	SCOTTSDALE	AZ	85260
PINNACLE 101 LLC	17851 N 85TH ST	SCOTTSDALE	AZ	85255
ARIZONA STATE LAND DEPT	1616 W ADAMS ST	PHOENIX	AZ	85007
MREG 101 BELL NORTH LLC	60 COLUMBUS CIR FL 20	NEW YORK	NY	10023
IO DATA CENTERS LLC	1101 ENTERPRISE DR	ROYERSFORD	PA	19468
KPN INDUSTRIAL LLC	11225 W BERNARDO CT 100	SAN DIEGO	CA	92127
SPECIALTY HOSPITAL SCOTTSDALE LLC	701 SHADOW LN	LAS VEGAS	NV	89106
ONE PRINCESS DRIVE LLC/KPN INDUSTRIAL LLC	11225 W BERNARDO CT STE 100	SAN DIEGO	CA	92127
SCOTTSDALE PERIMETER I LLC	14648 N SCOTTSDALE RD 345	SCOTTSDALE	AZ	85254
ASHTON PRINCESS PROPERTY LLC	1201 MONSTER RD SW STE 350	RENTON	WA	98055
APPLE TEN SPE SCOTTSDALE INC	814 E MAIN ST	RICHMOND	VA	23219
PEGASUS DEER VALLEY OWNER LLC	8888 E RAINTREE DR 155	SCOTTSDALE	AZ	85260
VALK PROPERTIES THREE LLC	1450 TL TOWNSEND STE 100	ROCKWALL	TX	75032
ILLUMINATE HOLDINGS LLC	17800 N PERIMETER DR	SCOTTSDALE	AZ	85255
CEDAR TREE PROPERTIES LLC	15029 N THOMPSON PEAK PKWY	SCOTTSDALE	AZ	85260
PERIMETER OFFICE OWNERSHIP LLLP	PO BOX 28216	SCOTTSDALE	AZ	85255
EWR SCOTTSDALE P&P LLC	51 BROADWAY N STE 600	FARGO	ND	58102
PERIMETER SCOTTSDALE PROPERTY LLC	333 S GRANDE AVE 28TH	LOS ANGELES	CA	90071
AWW PRINCESS MOB OWNER LLC	802 N 3RD AVE	PHOENIX	AZ	85003
17207 PERIMETER DR LLC	2424 RIDGE RD	ROCKWALL	TX	75087
EWR SCOTTSDALE TOWERS LLC	51 BROADWAY N 600	FARGO	ND	58102
SCOTTSDALE AREA ASSOC OF REALTORS	4221 N SCOTTSDALE RD	SCOTTSDALE	AZ	85251
MMAC 300 SCOTTSDALE AZ LLC	3807 CLEGHORN AVE STE 903	NASHVILLE	TN	37215
AXON ENTERPRISE INC	17800 N 85TH ST	SCOTTSDALE	AZ	85255