

The Collector's Garage at Westworld

Luxury Car Collection Accommodations



DESIGN REVIEW APPLICATION

CASE: 9-DR-2025

1st Submittal: April 8, 2025

2nd Submittal: July 9, 2025

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PROJECT OVERVIEW

This narrative serves to provide Design Review information concerning a proposal for the creation of The Collector's Garage at Westworld, an upscale indoor storage facility designed specifically for high end automobiles. This project is brought to you by the developers of Apex Motor Club (Arizona's premier private car club) in collaboration with Craig Jackson. The City of Scottsdale has developed a global reputation as one of the top Cities in the world for high-end car collectors and The Collector's Garage at Westworld will allow car enthusiasts from all over to spend more time in Scottsdale with their prized possessions. This will encourage collectors to store their high-end cars in Scottsdale, attracting more tourists and business owners who may decide to invest further in Scottsdale. Situated on approximately 5.09 acres, a quarter mile west of the intersection at Thompson Peak Parkway and McDowell Mountain Ranch Road, adjacent to a gas station, sports fields, and self-storage facility, this is the perfect location for this private luxury use.

APPLICANT BACKGROUND

This proposal is brought to you by the developers of Apex Motors, the creators of Arizona's premier private car clubs with collaboration from Craig Jackson. There is no other team that knows the needs and desires of the classic car industry better than them. With a proven track record of constructing and managing exclusive automotive communities, the developers consistently deliver unparalleled experiences to car enthusiasts. The Scottsdale location aims to capitalize on its strategic proximity to Westworld, drawing in enthusiasts from across Arizona and beyond.

CONFORMANCE WITH DEVELOPMENT AND DESIGN STANDARDS OF HORSEMAN'S PARK PCD

	C-4	Overlays & PCD Stipulations	Proposed
Floor Area Ratio (FAR)	Maximum .80	Maximum .40	.36
Required Open Space	Minimum .05*	.25 NAOS	.25
Building Height	36 ft.	36ft (42 ft for mechanical screening)	36ft (42 with screening)

**For building heights over twelve (12) feet, the minimum open space requirement is the sum of the standard requirement plus 0.004 multiplied by the net lot area for each additional foot of building height over twelve (12) feet. The total open space is distributed as follows: a frontage open space minimum of 0.50 multiplied by the required total open space, with the remainder, less the frontage open space, designated as common open space. Parking areas and parking lot landscaping are not included in the required open space, but NAOS may be included in the required open space.*

The Property is situated within the Horseman's Park East Planned Community District (PCD). This PCD is governed by stipulations that impose enhanced development standards, placing heightened obligations on developers. These stipulations introduce unique building height and floor area ratio requirements. Additionally, the ESL overlay mandates NAOS

requirements as outlined below.

This proposed rezoning to C-4 PCD ESL does not interfere with the development standards of the Horseman's Park East PCD Area.

CONFORMANCE WITH PLANNED COMMUNITY DEVELOPMENT (PCD) DISTRICT FINDINGS

Per Section 5.2104 of the Scottsdale Zoning Ordinance. The proposed site complies with the P-C District findings as follows:

- A. That the development proposed is in substantial harmony with the General Plan and can be coordinated with existing and planned development in surrounding areas.*

The proposed development is ideally positioned to capitalize on surrounding uses while maintaining harmony with the broader area. The General Plan designation aligns closely with the proposed business, and the minor amendment will further enhance the character envisioned for the area, making it a fitting and valuable addition to the region.

- B. That the streets and thoroughfares proposed are suitable and adequate to serve the proposed uses and the anticipated traffic to be generated*

As outlined in the traffic impact analysis submitted with this application, the overall traffic generated by this use is minimal and poses a negligible impact on surrounding neighborhoods and businesses. The streets and thoroughfares are more than adequate to accommodate this low-traffic use.

- C. The Planning Commission and City Council shall also find that the facts submitted with the application and presented at the hearing establish beyond reasonable doubt that: For proposed commercial, educational, cultural, recreational, and other nonresidential uses, the development will be appropriate in scale, location, and overall planning for the intended purpose, and will be in harmony with the character of the surrounding areas.*

This luxury development will complement nearby special events and neighborhoods, serving the needs of both Scottsdale residents and tourists. It is a low-traffic, low-impact use that aligns with the design elements of the area. The beautifully designed and curated garages will be in perfect harmony with the surrounding character, and no concerns or objections have been raised by neighboring areas.

CONFORMANCE WITH ENVIRONMENTALLY SENSITIVE LAND (ESL) & NAOS REGULATIONS

The Environmentally Sensitive Lands Ordinance (ESLO) overlay zoning district requires special care to be taken to minimize the impacts of development. Sensitive areas in the ESL overlay should ultimately prioritize the preservation of natural open space, following the regulations of ESLO. The ESL overlay preserves the natural environment by requiring a certain amount of natural area open space (NAOS) based on the site's location and physical characteristics.

The required amount of NAOS is based on the location and slope of the property. The Property is located in the lower desert landform and has a slope of 2%-5%, necessitating a NAOS area equivalent to 25% of the total property square footage. However, land designated as a permanently protected historical or archaeological site, approved by the city, allows a reduction of the required NAOS by two square feet for each one square foot of approved site (2:1).

In this case, the Old Verde Canal is a protected historic site, permitting the applicant to use the alternate 2:1 calculation for NAOS area. Using this reduction for the designated historical or archaeological site, the required amount of NAOS is 28,640 square feet. This NAOS proposal conforms with the ESLO requirements, protecting and maintaining meaningful desert open space while also preserving a historic canal.

PROTECTING AND PRESERVING HISTORIC & CULTURAL ELEMENTS

The Old Verde Canal, a significant cultural resource located on-site, holds historical value as a testament to Arizona's early efforts in water management. Constructed in the 1920s to support population growth in the region, the canal project was ultimately abandoned and no longer serves its original drainage purpose. However, it remains an important artifact, reflecting the state's past and the critical role of canals in its development.

Recognizing the canal's historical importance, the applicant has commissioned an archaeological survey to thoroughly assess how this cultural resource can be protected. The survey aims to identify specific areas of concern that may require careful attention to ensure the canal's preservation.

In a dedicated effort to safeguard this resource, the applicant plans to integrate the Old Verde Canal into the designated natural open space area of the project. This area will remain undisturbed and unaltered, thereby preserving the canal in its existing condition and honoring its historical significance for future generations. As such, the applicant plans to install a commemorative plaque, in line with the historic preservation plaque guidelines, providing a historical overview of the canal. Furthermore, surrounding properties north and south of this site have also chosen to protect and preserve The Old Verde Canal. This project will carry on that tradition so the Old Verde Canal will remain intact in continuity!

DESIGN REVIEW CRITERIA

The Collector's Garage has been thoughtfully designed to protect and preserve the historically significant Old Verde Canal that cuts through the northeast corner of the property. There will be 5 garage buildings spaciouly located on the site with a total of 46 for sale units in addition to the main community office building. These garage buildings will be 24 feet tall clear, which is less than the maximum height allowed in C-4 zoning. The main office building/clubhouse will also be less than the maximum 36 feet allowed. Potential owners will purchase their unimproved garage and will design and build out their space to fit their individual needs. Each garage can fit about 5-6 classic automobiles and also has room for a mezzanine if desired. The property also provides a community office/meeting space that owners can utilize. The meeting space will be furnished with a very high-end country club feel. The Developers anticipate the majority of owners will be out of state seasonal visitors who need space to store their classic yet expensive automobiles. This project

complies with all of the Design Review approval criteria outlined in Section 1.904 of the City's Zoning Ordinance as described below.

Architectural Character, Landscaping, and Site Design

Explain how the proposed development has been designed so that it:

- *Promotes a desirable relationship of structures to one another, to open spaces and topography, both on the site and in the surrounding neighborhood;*

Response: The buildings have been designed to allow for easy access into the site and to the garage units with the high end owners in mind. The main office/clubhouse is located along the street frontage but set back to preserve the scenic McDowell Mountain Ranch Road. Additionally, this site layout protects the Old Verde Canal on the northeast corner which is visible from the road and has significant historical value in the area and throughout the community.

- *Avoids excessive variety and monotonous repetition;*

Response: There will be multiple garage unit buildings spaciouly located on the site to avoid monotonous rows of buildings. The main office/clubhouse will be the most visible building and has been aesthetically designed to set itself apart from the garage buildings.

- *Recognizes the unique climatic and other environmental factors of this region to respond to the Sonoran Desert environment, as specified in the Sensitive Design Principles;*

Response: The buildings have been designed to blend with the surrounding Sonoran Desert environment and will comply with all Sensitive Design Principles.

- *Conforms to the recommendations and guidelines in the Environmentally Sensitive Lands (ESL) Ordinance, in the ESL Overlay District*

Response: The proposed design conforms with the ESL Overlay District as previously mentioned in the section above.

- *Incorporates unique or characteristic architectural features, including building height, size, shape, color, texture, setback, or architectural details, in the Historic Property Overlay District.*

Response: The architectural features of these buildings have been creatively designed to blend with the existing area and respect the beautiful Sonoran Desert in which it is a part. Buildings have been appropriately setback from McDowell Mountain Ranch Road and the Old Verde Canal is being respectfully preserved and appropriately acknowledged.

Ingress, Egress, On-site Circulation

Describe how the site layout of the proposed development has been designed to promote safety and convenience, relative to ingress, egress, internal traffic circulation, off-street parking facilities, loading and service areas, and pedestrian ways.

Response: The site is easily accessible from McDowell Mountain Ranch Road with close attention to existing entrances along the street for other surrounding land uses. The office/clubhouse building is prominently displayed at the entrance to the site to present a sense of arrival for the garage owners. Once in the site the drive aisles to the garages are clean and the units are easily accessible for vehicles and by pedestrians.

Mechanical and Utility Equipment

Describe how the proposed development will locate mechanical equipment, appurtenances, and utilities so that these elements will not conflict with street frontage open space, pedestrian amenities, resident amenities, landscape features, or on-site circulation, and has utilized screening devices that are integral to the design of the building, in order to screen mechanical equipment, appurtenances and utilities.

Response: Mechanical and utility equipment will be roof top mounted and properly screened from view in compliance with the city's regulations. Roof top equipment will have no conflicts with open space, pedestrian amenities and/or landscaping on site.

Old Town Scottsdale

Specify how the proposal is in conformance with the Old Town Scottsdale Urban Design and Architectural Guidelines.

Response: This site is located near Westworld and is not subject to the Old Town Scottsdale Urban Design Guidelines.

Design Standards and Policies Manual

The Collector's Garage at Westworld has been designed in compliance with Scottsdale's 2018 Design Standards and Policies Manual. Thoughtful consideration has been give to the spacious layout of the garage units with the visually enhanced main office/clubhouse building located at the entrance which is most visible from McDowell Mountain Ranch Road.

The garage units will be privately owned so this site will not be accessible to the general public; only owners and their guests will be allowed on the property. That said, this is a quiet, low impact use that will blend with the surrounding Sonoran Desert that backs up into the city's recreational outdoor park. Outdoor lighting on buildings will be thoughtfully considered to protect the dark skies of the city while still providing the necessary security within the property.

Refuse

The site contains one communal refuse enclosure that is easily accessible and appropriately screened from view. The enclosure will abide by the city's regulations and will be properly screened from public view.

Parking

Based on the city's parking calculations this project requires 15 parking spaces to be provided on site. The proposed plan offers a total of 17 parking spaces located throughout the site including ADA accessible spaces and EV Charging stations. The site plan even provides bicycle parking. The garage units will be privately owned and each owner will have parking located in his garage unit which is ample parking for this private use.

SUMMARY

Approval of The Collector's Garage at Westworld will bring a new and much desired use for car enthusiasts within close proximity to Westworld. Westworld is renowned for its spectacular classic and antique car expositions and this use will allow car enthusiasts around the world to securely store their precious vehicles in the city. As mentioned, the garage units will be privately owned so this use will not be open to the general public. Thus, minimal traffic will be generated from this approval. The buildings are being appropriately designed to blend with the surrounding Sonoran Desert and will have no negative impact on the surrounding neighbors.

This request meets all of the Design Review criteria to justify approval of this application.

