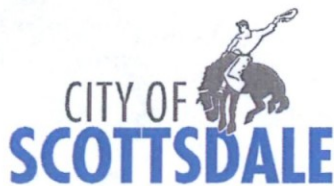


Correspondence Between
Staff and Applicant
Approval Letter



Planning & Development Services, Long Range Planning

Sara Javoronok, AICP, Project Coordination Liaison
Taylor Reynolds, Senior Planner
7447 E. Indian School Rd.
Scottsdale, AZ 85251

PHONE 480-312-7918

PHONE 480-312-7924

WEB ScottsdaleAZ.gov

July 20, 2017

To Whom It May Concern:

Enclosed are documents and web links pertaining to the four major General Plan Amendment Cases for 2017. The cases are scheduled to be heard according to the following schedule:

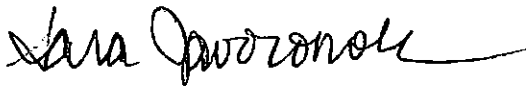
- City Sponsored Open House
Date: Thursday, September 14
Time: 5 – 7 p.m.
Place: Cocopah Middle School
6615 E. Cholla St.
Scottsdale, AZ 85254
- Planning Commission Remote Site Hearing
Date: Wednesday, October 4
Time: 5 p.m.
Place: Cocopah Middle School
6615 E. Cholla St.
Scottsdale, AZ 85254
- Planning Commission Regular Hearing for Recommendation
Date: Wednesday, October 25
Time: 5 p.m.
Place: Scottsdale City Hall Kiva
3939 N. Drinkwater Blvd.
Scottsdale, AZ 85251
- City Council Major General Plan Amendments Hearing
Date: Monday & Tuesday, December 4-5
Time: 5 p.m.
Place: Scottsdale City Hall Kiva
3939 N. Drinkwater Blvd.
Scottsdale, AZ 85251

The case files are located at 7447 E. Indian School Road, Suite 105, and can be reviewed by any interested person. For information on the status of these cases, or to view application materials, call 480-312-7918 or 480-312-7924. Additional information is on the case info sheet at <https://eservices.scottsdaleaz.gov/bldgresources/Cases> under the applicable case number.

Pursuant to Arizona Revised Statutes, the City of Scottsdale is providing you the required minimum sixty (60) day notice prior to notification of hearing by the Scottsdale Planning Commission. Comments and questions can be directed to the Staff Contact(s) shown on the notice enclosed or to Planning's General Line at 480-312-7800 or email at projectinput@ScottsdaleAZ.gov.

We have attempted to send the documents to the appropriate person in your organization. If we have misdirected these documents, please forward them to the person or department who is responsible for such review, and notify us as to whom the documents should be sent in the future.

Thank you,



Sara Javoronok, AICP
Project Coordination Liaison
1-GP-2017 & 4-GP-2017



Taylor Reynolds
Senior Planner
2-GP-2017 & 3-GP-2017

Attachments:

1. 1-GP-2017, Siena Estates
 - a. Notice of Proposed Major General Plan Amendment
 - b. Existing/Proposed General Plan Conceptual Land Use Map
 - c. Context Aerial
 - d. Submitted Zoning Site Plan
2. 2-GP-2017, Solare on McDowell
 - a. Notice of Proposed Major General Plan Amendment
 - b. Existing/Proposed General Plan Conceptual Land Use Map
 - c. Context Aerial
 - d. Submitted Zoning Site Plan
3. 3-GP-2017, 7676 E. Pinnacle Peak
 - a. Notice of Proposed Major General Plan Amendment
 - b. Existing/Proposed General Plan Conceptual Land Use Map
 - c. Context Aerial
 - d. Submitted Zoning Site Plan
4. 4-GP-2017, Bell Group Self Storage
 - a. Notice of Proposed Major General Plan Amendment
 - b. Existing/Proposed General Plan Conceptual Land Use Map
 - c. Context Aerial
 - d. Submitted Zoning Site Plan
5. 2017 Major General Plan Amendments – Location Map

Attachment 1a: 1-GP-2017, Siena Estates,
Notice of Proposed Major General Plan Amendment



CITY OF SCOTTSDALE

Proposed Major General Plan Amendment

This Notice of Proposal is being sent, pursuant to A.R.S. Section 9-461.06, to inform you of the request for a major General Plan amendment.

Project Name:

1-GP-2017 – Siena Estates

Project Description:

Request by owner for a major General Plan Amendment to the City of Scottsdale General Plan 2001 to change the land use designation from Rural Neighborhoods to Suburban Neighborhoods on a +/-3.2 acre site located at 5814 N. Cattletrack Rd., and 5811 and 5805 N. Sundown Drive.



Staff contacts:

General Plan Case: 1-GP-2017

Sara Javoronok, 480-312-7918
sjavoronok@scottsdaleaz.gov

Associated Zoning Case: 10-ZN-2017

Jesus Murillo, 480-312-7849
jmurillo@scottsdaleaz.gov

Applicant contact:

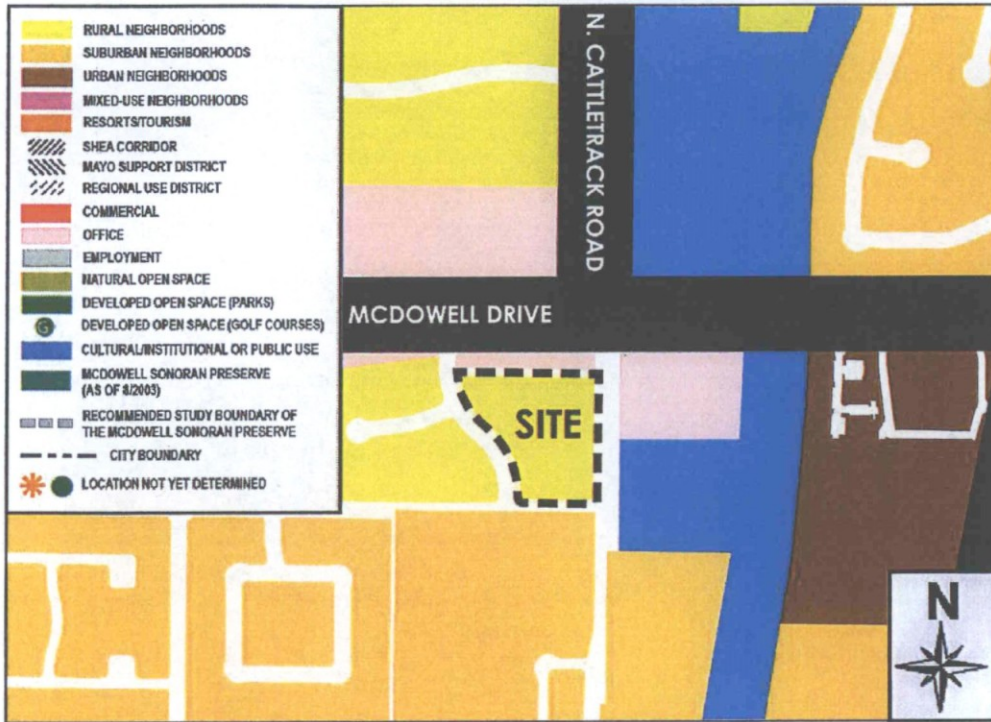
Stephen Adams, 480-244-
2557 sadams@adamsraigacq.com

The case file is located at 7447 E. Indian School Road, Suite 105, and can be reviewed by any interested person. For information on the status of this case, or to view application materials, call 480-312-7918 or view the case info sheet at:

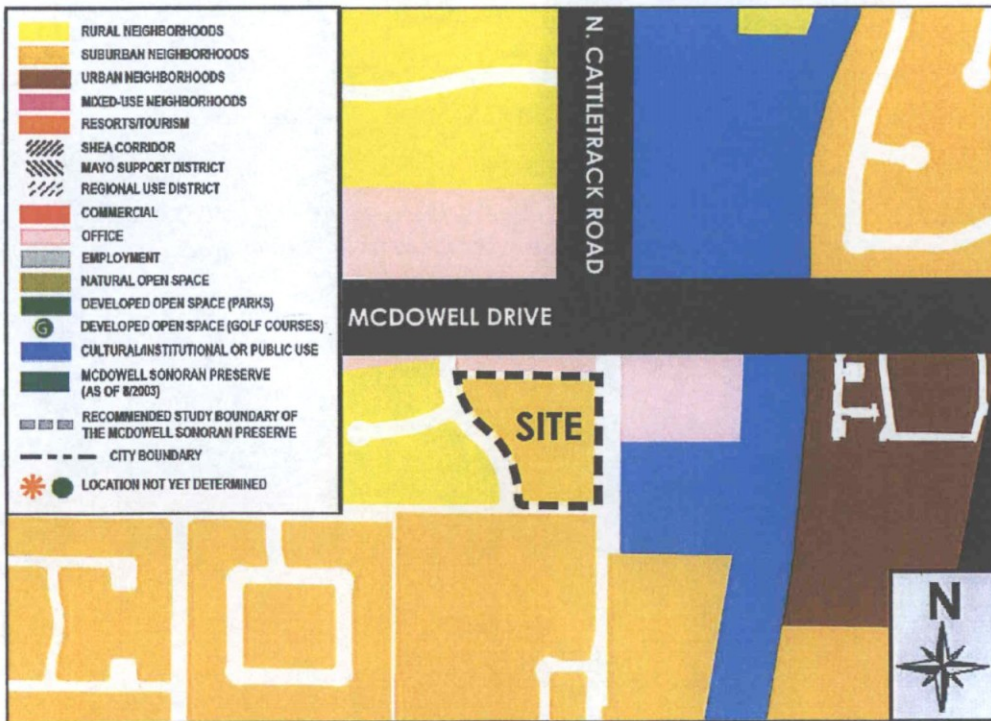
<https://eservices.scottsdaleaz.gov/bldgresources/Cases/Details/47350>

Attachment 1b: 1-GP-2017, Siena Estates,
Existing / Proposed General Plan Conceptual Land Use Map

Existing General Plan Conceptual Land Use Map – Rural Neighborhoods



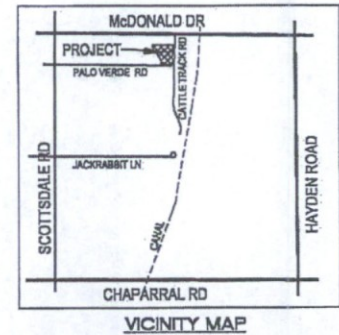
Proposed General Plan Conceptual Land Use Map – Suburban Neighborhoods



Context Aerial



ADAMS CRAIG ACQUISITIONS
REPLAT OF LOTS 3-5 OF SCHAFFNER ESTATES
PALO VERDE LANE AND CATTLETRACK ROAD SCOTTSDALE, AZ 85250
 APN's 173-04-016, 173-04-017, 173-04-018



ENGINEER'S NOTES:

1. NO SIDEWALKS EXIST ON ANY PART OF PALO VERDE OR SUNDOWN WITHIN THE AREA OF THE PROJECT
2. SIDEWALKS EXIST ON CATTLETRACK. TRAILS EXIST ALONG THE CANAL AND ARE ACCESSED FROM McDONALD AND THE SOUTH END OF CATTLETRACK.
3. PLOTS 1, 2, 11, 12 OF THE SCHAFFNER ESTATES SUBDIVISION HAVE BEEN REZONED TO S-R FROM THE ORIGINAL R1-43
4. AN EMERGENCY ACCESS ONLY GATE EXISTS ACROSS SUNDOWN AT THE BOUNDARY LINE BETWEEN LOTS 2 AND 3-4. THIS POINT PROVIDES PEDESTRIAN BUT NOT VEHICULAR ACCESS.
5. THE EXISTING STRUCTURES AND UTILITIES ON LOTS 3-4 WILL BE DECONSTRUCTED AND REMOVED DURING THE COURSE OF CONSTRUCTION OF THE SUBDIVISION.

LEGEND

- BUILDING SETBACK LINE (BSL)
- [Pattern] EXISTING CONCRETE (TO REMAIN)
- [Pattern] PROPOSED CONCRETE
- PROPOSED LOT LINE
- EXISTING WALL (TO REMAIN)
- PROPOSED WALL
- ZONING BOUNDARY
- PATH/TRAIL
- SUBDIVISION BOUNDARY

BUILDER:

ADAMS CRAIG ACQUISITIONS
 7904 E. CHAPARRAL RD.
 SUITE A110-113
 SCOTTSDALE, ARIZONA 85250
 PHONE: (480) 634-5015

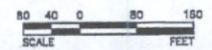
ENGINEER:

6K CONSULTING, L.L.C.
 4858 EAST BASELINE ROAD
 SUITE 101
 MESA, ARIZONA 85206
 PHONE: (480) 564-8592
 FAX: (480) 275-5512

PROJECT DATA

EXISTING ZONING: R1-43
 PROPOSED ZONING: R1-18 PRD
 EXISTING CP: RURAL
 PROPOSED CP: SUBURBAN
 GROSS AREA: 3.80 AC
 NET AREA: 2.98 AC

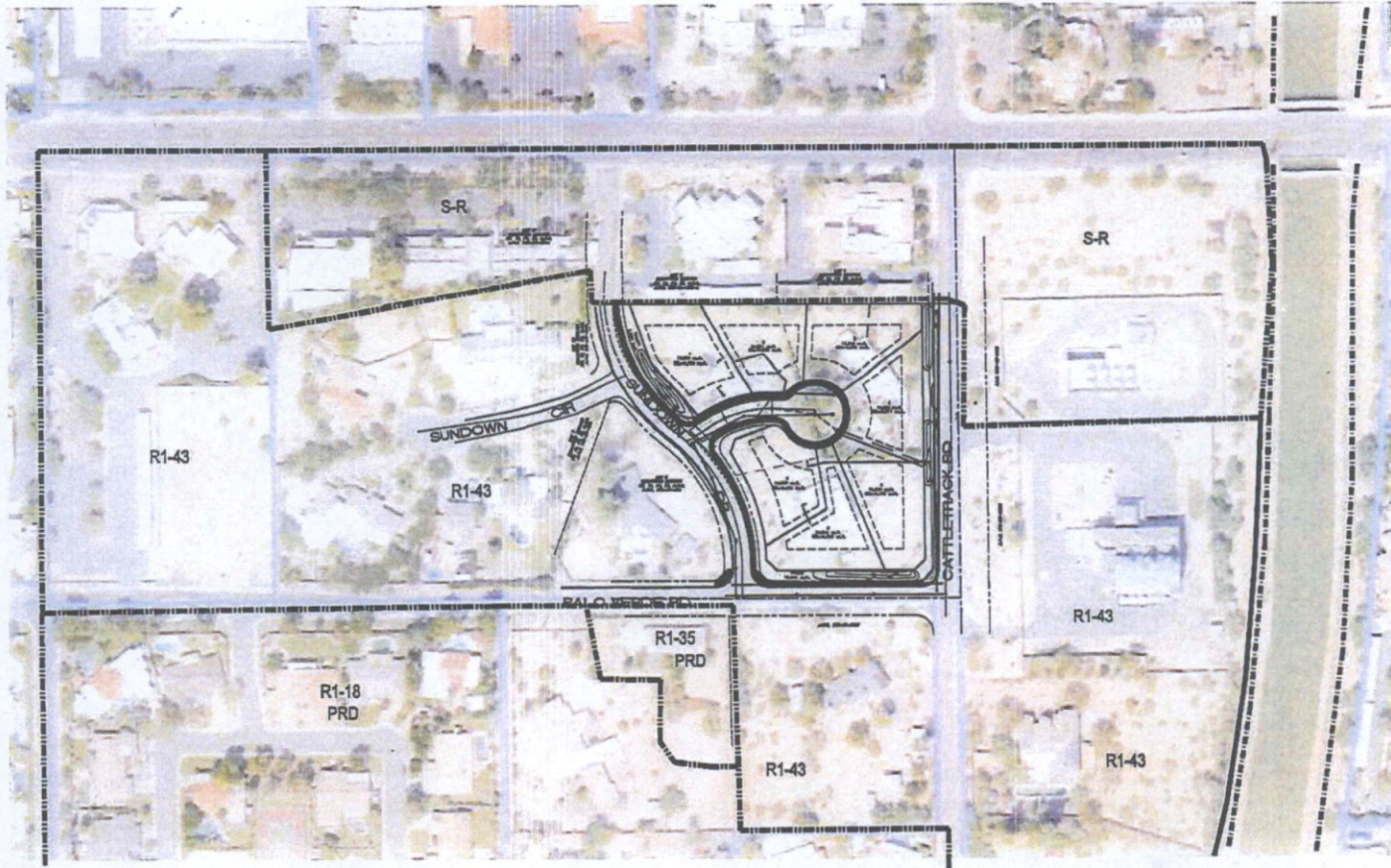
NOTE: GROSS AREA IS CALCULATED AS THE AREA TO THE CL OF THE ADJACENT STREETS (ZONING BOUNDARY)



SIENA ESTATES
 PALO VERDE LANE AND CATTLETRACK ROAD
 SCOTTSDALE, AZ 85250

CONTEXT AERIAL EXHIBIT

PROJ. No.: 3839	6K CONSULTING L.L.C.
DATE: JUNE 2017	
SCALE: 1"=80'	
DESIGNED: BK	DRAWN: BK
REV.	APPROVED: CHB
	DRAWING NO. 1
	SHT. 1 OF 1



Attachment 2a: 2-GP-2017, Solare on McDowell,
Notice of Proposed Major General Plan Amendment



CITY OF SCOTTSDALE

Proposed Major General Plan Amendment

This Notice of Proposal is being sent, pursuant to A.R.S. Section 9-461.06., to inform you of the request for a major General Plan amendment.

Project Name:

2-GP-2017 - Solare on McDowell

Project Description:

Request for a major General Plan amendment to change the land use designation from Mixed-Use Neighborhoods to Urban Neighborhoods on a 12.3 +/- acre site located at 6601 E. McDowell Rd.



Staff contacts:

General Plan Case: 2-GP-2017

Taylor Reynolds, 480-312-7924
treynolds@scottsdaleaz.gov

Associated Zoning Case: 8-ZN-2017

Greg Bloemberg, 480-312-4306
gblo@scottsdaleaz.gov

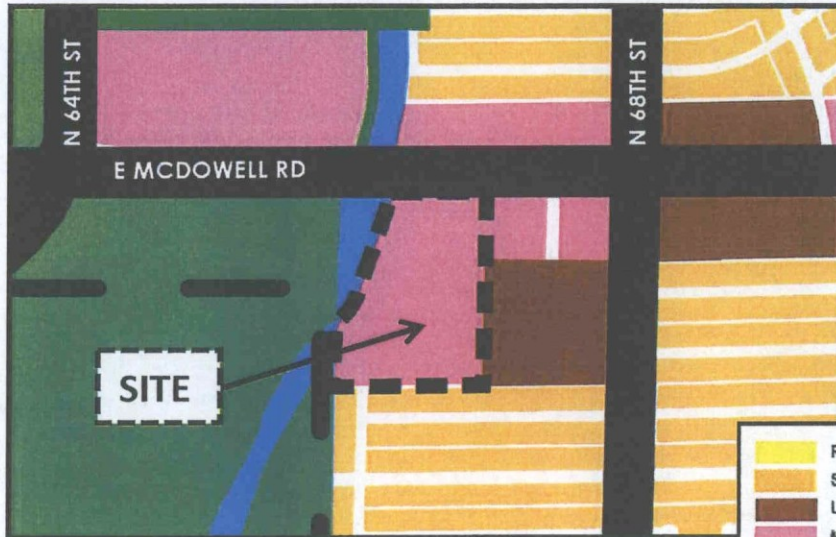
Applicant contact: John Berry, 480-385-2727

The case file is located at 7447 E. Indian School Road, Suite 105, and can be reviewed by any interested person. For information on the status of this case, or to view application materials, call 480-312-7924 or view the case info sheet at:

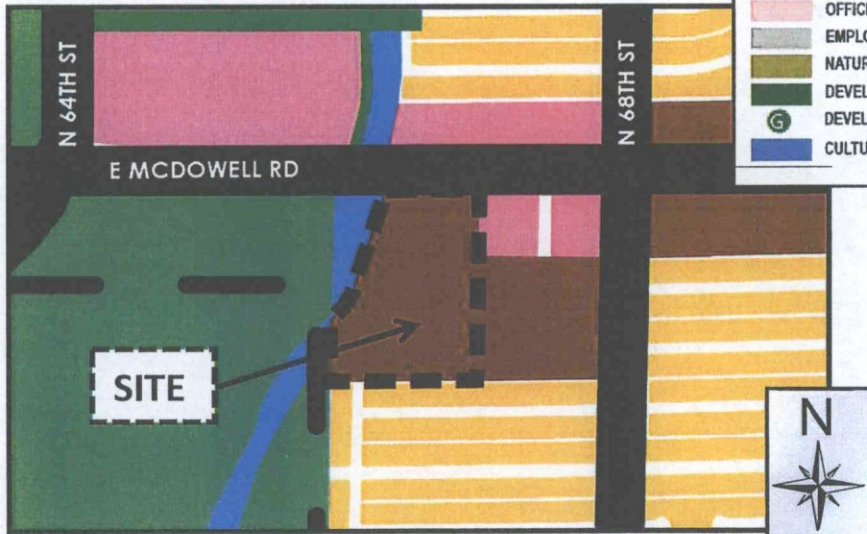
<https://eservices.scottsdaleaz.gov/bldgresources/Cases/Details/47393>

Attachment 2b: 2-GP-2017, Solare on McDowell, Existing/Proposed General Plan Conceptual Land Use Map

Existing General Plan Conceptual Land Use Map –
Mixed-Use Neighborhoods



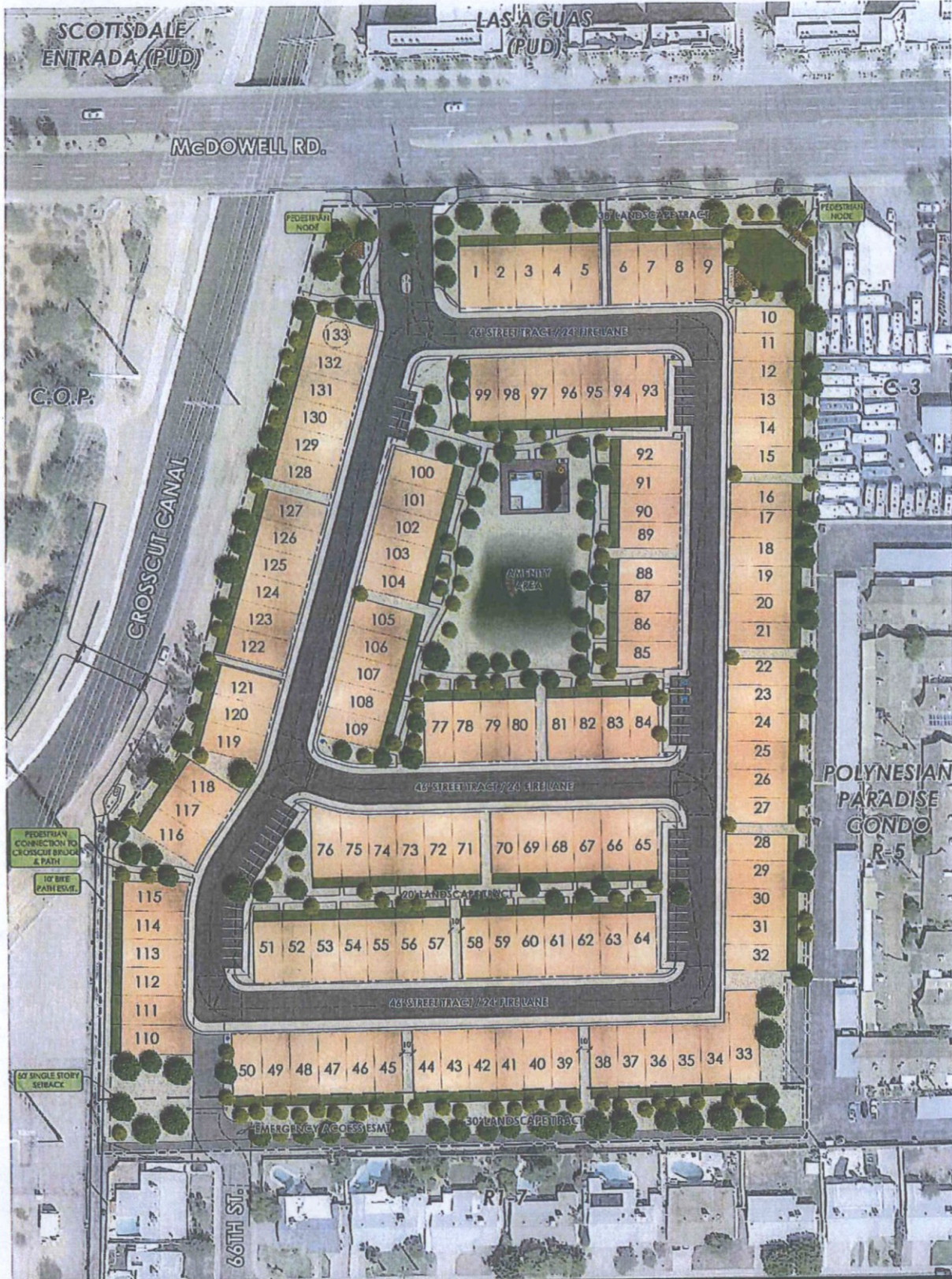
Proposed General Plan Conceptual Land Use Map –
Urban Neighborhoods



- RURAL NEIGHBORHOODS
- SUBURBAN NEIGHBORHOODS
- URBAN NEIGHBORHOODS
- MIXED-USE NEIGHBORHOODS
- RESORTS/TOURISM
- SHEA CORRIDOR
- MAYO SUPPORT DISTRICT
- REGIONAL USE DISTRICT
- COMMERCIAL
- OFFICE
- EMPLOYMENT
- NATURAL OPEN SPACE
- DEVELOPED OPEN SPACE (PARKS)
- G DEVELOPED OPEN SPACE (GOLF COURSES)
- CULTURAL/INSTITUTIONAL OR PUBLIC USE

Context Aerial

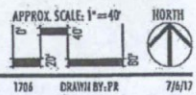




SITE DATA	OPEN SPACE	LEGEND
ADDRESS: 4601 E. McDowell Rd. SITE AREA (NET): 303,112 SF (1.16 AC) SITE AREA (GROSS): 335,039 SF (12.3 AC) PROPOSED # OF LOTS: 133 GROSS DENSITY: 10.8 DU/AC CURRENT ZONING: C-3 PROPOSED ZONING: R-5 RESIDENT PARKING: 264 (2 GARAGE SPACES/UNIT) GUEST PARKING: 45 SPACES (INCLUDES 2 ACCESSIBLE SPACES) MAX. BUILDING HEIGHT: 35' (2-STORY) TYPICAL LOT DIMENSIONS: 28'x67' <small>*REFUSE COLLECTION TO BE PROVIDED VIA INDIVIDUAL WASTE BINS.</small>	FRONTAGE OVS REQUIRED: 23,120 SF PROVIDED: 32,000 SF COMMON OVS REQUIRED: 110,685 SF PROVIDED: 115,000 SF PRIVATE OUTDOOR LIVING SPACE REQUIRED: 146 SF/UNIT PROVIDED: 240 SF/UNIT	- - - - - SITE BOUNDARY DWELLING UNITS PRIVATE REAR YARD

LVA urban design studio
 land planning • development entitlements • landscape architecture
 120 south avenue • tempe, arizona 85281 • 480.994.0994

SOLARE ON McDOWELL
 CONCEPTUAL SITE PLAN



8-ZN-2017
07/11/2017
2-GP-2017
07/11/2017

Attachment 3a: 3-GP-2017, 7676 E Pinnacle Peak,
Notice of Proposed Major General Plan Amendment



CITY OF SCOTTSDALE

Proposed Major General Plan Amendment

This Notice of Proposal is being sent, pursuant to A.R.S. Section 9-461.06., to inform you of the request for a major General Plan amendment.

Project Name:

3-GP-2017 - 7676 E Pinnacle Peak

Project Description:

Request for a major General Plan amendment to change the land use designation from Office to Suburban Neighborhoods on a 19.7 +/- acre site located at 7676 E. Pinnacle Peak Rd.



Staff contacts:

General Plan Case: 3-GP-2017

Taylor Reynolds, 480-312-7924
treynolds@scottsdaleaz.gov

Associated Zoning Case: 11-ZN-2017

Jesus Murillo, 480-312-7849
jmurillo@scottsdaleaz.gov

Applicant contact: Nick Wood, 602-382-6269

The case file is located at 7447 E. Indian School Road, Suite 105, and can be reviewed by any interested person. For information on the status of this case, or to view application materials, call 480-312-7924 or view the case info sheet at:

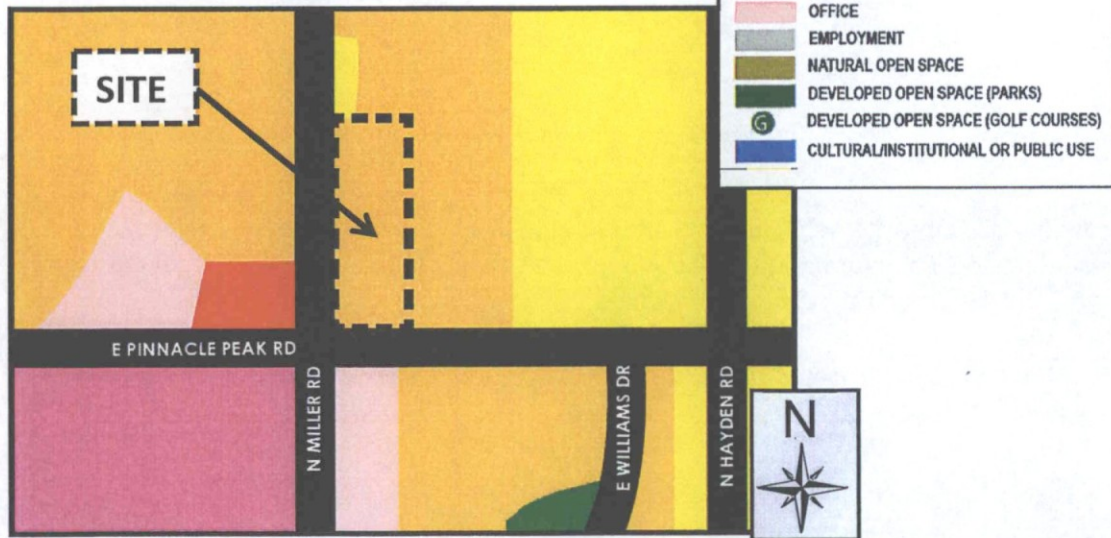
<https://eservices.scottsdaleaz.gov/bldgresources/Cases/Details/47447>

Attachment 3b: 3-GP-2017, 7676 E Pinnacle Peak, Existing/Proposed General Plan Conceptual Land Use Map

Existing General Plan Conceptual Land Use Map
Office



Proposed General Plan Conceptual Land Use Map
Suburban Neighborhoods



Context Aerial





LEGEND	SITE DATA	TYPICAL LOT	INTERNAL STREET SECTION
<ul style="list-style-type: none"> --- GROSS SITE BOUNDARY (19.7 ACRES) --- NET SITE BOUNDARY (17.0 ACRES) * LOTS LIMITED TO 1-STORY 	<p>EXISTING ZONING: S-R E.S.L. PROPOSED ZONING: R1-10 E.S.L. TOTAL # LOTS: 47 GROSS DENSITY: 2.4 DU/AC TYPICAL LOT SIZE: 60' x 125' PARKING: 2 SPACES/UNIT REFUSE: INDIVIDUAL BIN</p>	<p>DEVELOPMENT STANDARDS</p> <p>MIN. LOT AREA: 7,500 SQ. FT. MIN. LOT WIDTH: 60' FRONT YARD: 23' SIDE YARD: 5' (10' AGGREGATE) REAR YARD: 19'</p>	<p>INTERNAL STREET SECTION</p> <p>46' SIDEWALK</p> <p>12' 12' 12'</p> <p>ROLL CURB TO 5.3-20 LOCAL RESIDENTIAL - SUBURBAN CHARACTER</p>

LVA urban design studio
 land planning • development entitlements • landscape architecture
 120 south oak avenue • Tempe, arizona 85281 • 480.994.0994

PINNACLE PEAK & MILLER CONCEPTUAL SITE PLAN

APPROX. SCALE: 1" = 60'
 NORTH
 1231 DRAWN BY: PR 4/21/17

Attachment 4a: 4-GP-2017, Bell Group Self Storage,
Notice of Proposed Major General Plan Amendment



CITY OF SCOTTSDALE

Proposed Major General Plan Amendment

This Notice of Proposal is being sent, pursuant to A.R.S. Section 9-461.06., to inform you of the request for a major General Plan amendment.

Project Name:

4-GP-2017 – Bell Group Self Storage

Project Description:

Request by owner for a Major General Plan Amendment to the City of Scottsdale General Plan 2001 to change land use designations from Rural Neighborhoods and Cultural/Institutional or Public Use to Commercial on a +/- 4.6-acre site located at the southeast corner of Shea Blvd and 116th St.



Staff contacts:

General Plan Case: 4-GP-2017

Sara Javoronok, 480-312-7918
sjavoronok@scottsdaleaz.gov

Associated Zoning Case: 9-ZN-2017

Bryan Cluff, 480-312-2258
bcluff@scottsdaleaz.gov

Applicant contact:

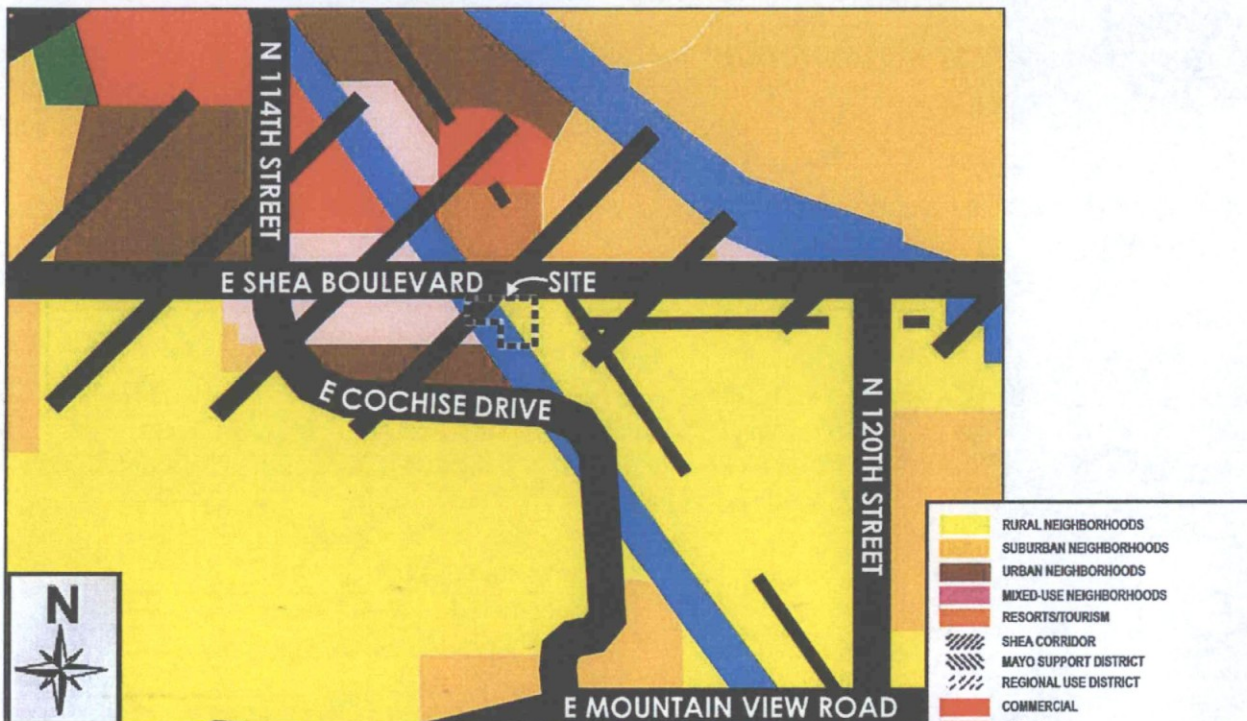
Jennifer Hall, 480-505-3938
jhall@roselawgroup.com

The case file is located at 7447 E. Indian School Road, Suite 105, and can be reviewed by any interested person. For information on the status of this case, or to view application materials, call 480-312-7918 or view the case info sheet at:

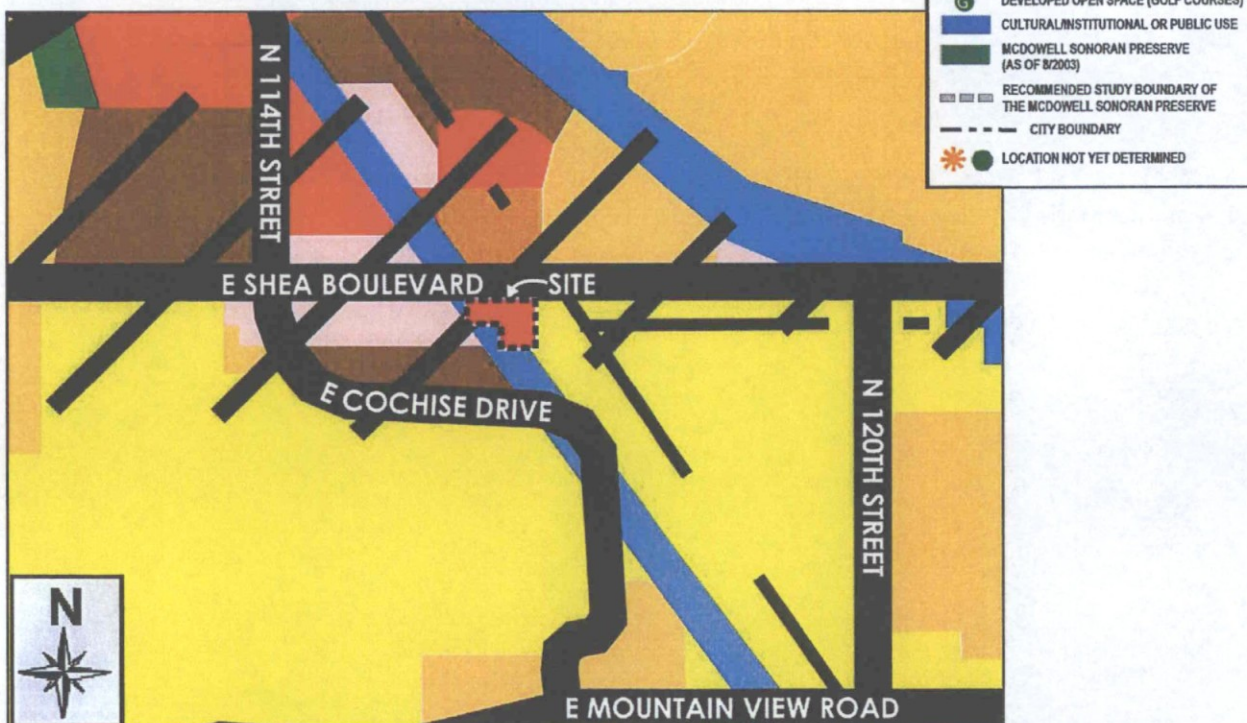
<https://eservices.scottsdaleaz.gov/bldgresources/Cases/Details/47448>

Attachment 4b: 4-GP-2017, Bell Group Self Storage, Existing/Proposed General Plan Conceptual Land Use Map

Existing General Plan Conceptual Land Use Map – Rural Neighborhoods & Cultural/Institutional or Public Use

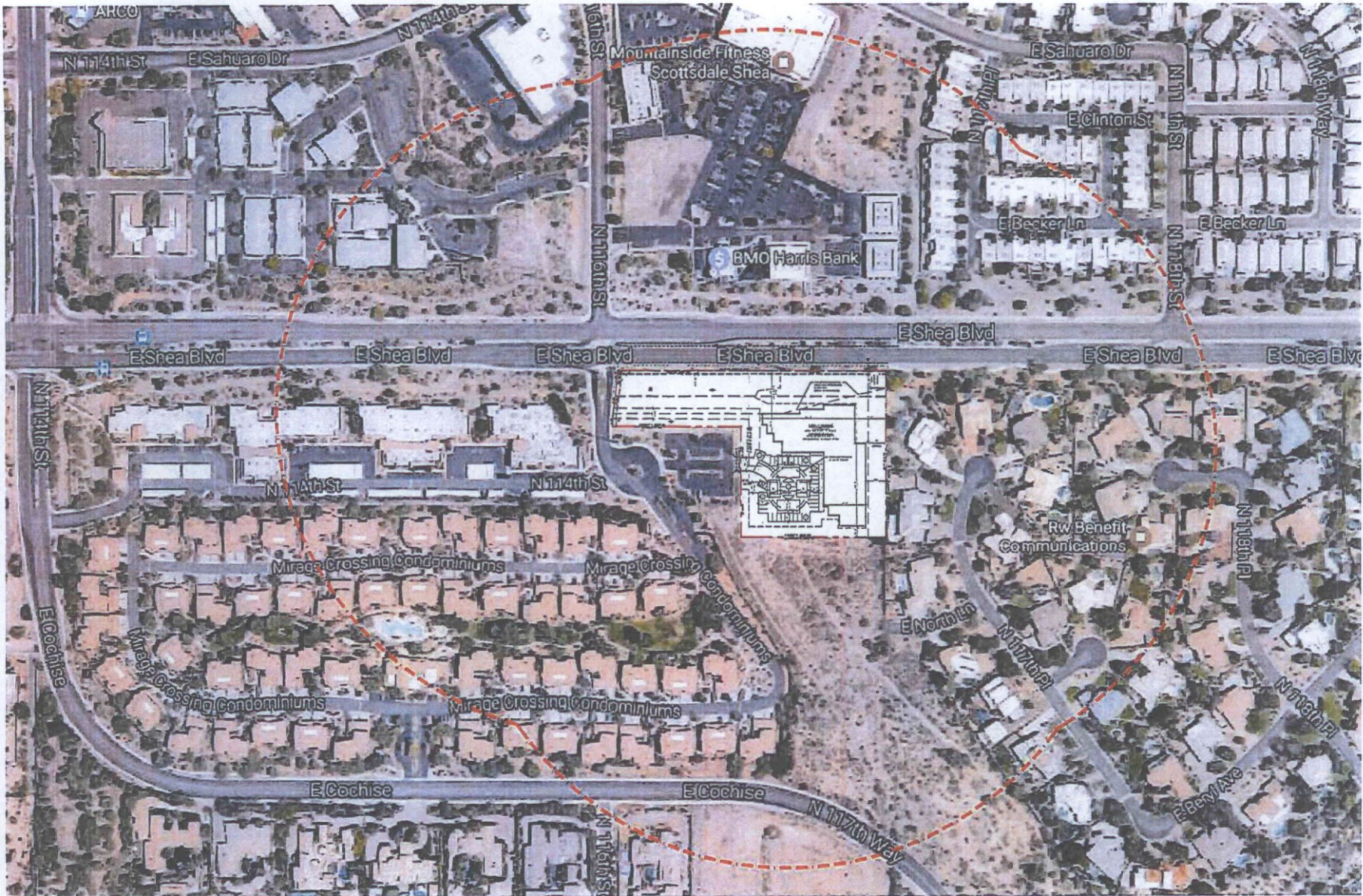


Proposed General Plan Conceptual Land Use Map – Commercial



Context Aerial





AERIAL: RADIUS 750'

STORAGE AT SHEA
 SEC 116TH STREET AND SHEA BOULEVARD
 SCOTTSDALE, AZ
 DATE: 06-06-2017 (PRELIMINARY)

AERIAL
 RKA# 17120.5



Attachment 5: 2017 Major General Plan Amendments – Location Map

- 1-GP-2017, Siena Estates
Northwest corner of Palo Verde Drive and Cattletrack Road
- 2-GP-2017, Solare on McDowell
6601 E. McDowell Road
- 3-GP-2017, 7676 E Pinnacle Peak
7676 E. Pinnacle Peak Road
- 4-GP-2017, Bell Group Self Storage
Southeast corner of Shea Boulevard and 116th Street

