

PLANNING COMMISSION REPORT



Meeting Date: October 28, 2020
General Plan Element: *Land Use*
General Plan Goal: *Create a sense of community through land uses*

ACTION

Axon
13-ZN-2020

Request to consider the following:

1. A recommendation to City Council regarding a request by owner for approval of a zoning district map amendment from Planned Community (P-C) District to Planned Community District with the P-C comparable Industrial Park District (P-C I-1), including a development plan and an amendment to the maximum building height for the Axon building only from 52 feet (exclusive of rooftop appurtenances) to 82 feet (exclusive of rooftop appurtenances) on a +/- 30-acre portion of a +/-60-acre site located at the southeast corner of Hayden Road and Loop 101.

Goal/Purpose of Request

The applicant seeks approval to develop the property for a corporate office/manufacturing building.

Key Items for Consideration

- PCD Criteria
- Investment in vacant property
- Retention and expansion of major employer/headquarters
- No bonus development standards requested
- Development plan includes civic site for future fire station
- Parcel is part of the +/- 1,000-acre Crossroads East Master Plan
- Proposal includes widening of Hayden Road and extension of Mayo Boulevard
- Infrastructure to be upgraded as needed to accommodate project intensity
- Public comment received
- Development Review Board considered the Development Plan and amended development standards on 10/15/2020 and approved with a vote of 5-0.

OWNER

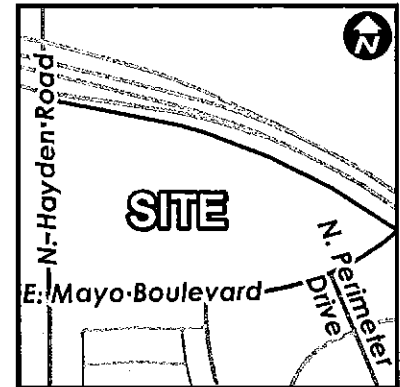
Axon Technologies
480-921-2800

APPLICANT CONTACT

Charles Huellmantel
Huellmantel & Affiliates/Lauren Proper Potter
480-921-2800

LOCATION

Southeast corner of N. Hayden Road and Loop 101



BACKGROUND

General Plan

The General Plan Land Use Element designates the property as Employment and Regional Use Overlay District. The Employment category permits a range of employment uses from light manufacturing to light industrial and office uses. The Regional Use designation provides flexibility for land uses when it can be demonstrated that new lands uses service a regional market. In determining whether a proposed land use is regional in nature, City Council is to consider whether the use has a regional draw, implements current economic development policies, enhances the employment core and the city's attractiveness to regional markets, benefits from good freeway access, and complements the established character for the area.

Furthermore, the subject site is located within a General Plan designated Growth Area - specific locations within the community that are most appropriate for development focus, and will best accommodate future growth, new development, and redevelopment.

Consequently, Axon is proposing to rezone its site to I-1 (Industrial Park) to be consistent with the General Plan in order to develop light industrial uses including associated office, research and development, manufacturing, and warehousing on this site. This zoning category is appropriate to implement the General Plan Employment Land Use Category for this site in the Crossroads East Planned Community Development Plan (19-ZN-2002#6).

Greater Airpark Character Area Plan

The Greater Airpark Character Area Plan designates the property as Employment land use within the Type C Development Type. This category includes an array of office, commercial, warehousing, and light industrial land uses that provide opportunities for business enterprises, as well as regional and local jobs. Within the Greater Airpark, Development Types help define the size and scale of development within various areas of the Airpark. Type C development represents medium to higher scale development, which supports pedestrian activity in the Greater Airpark. The subject site also

has frontage to North Hayden Road, a designated Signature Corridor in the Greater Airpark Character Area Plan.

Consistent with Policies CD2.1, CD2.1.5 and CD2.2 of the GACAP, the Hayden North Corridor, expects “urban characteristics that celebrate transitions from the urban environment to the native desert and residential areas”. Although there is no request for development adjacent to North Hayden Road at this time, it is recommended future development provide a minimum forty (40) foot wide buffered setback (average of 50 feet) along N. Hayden Road, measured from the edge of the right-of-way.

Zoning

The Crossroads East Master Plan is zoned Planned Community District (P-C). Case 19-ZN-2002, which established the master plan for the Crossroads East project, included a Land Use Budget Table that identified the allowable zoning districts for the entire 1,000-acre project; including maximum acreage and maximum residential densities for those districts that allow residential. A subsequent amendment processed under case 19-ZN-2002#6 added the Highway Commercial District (C-3) to the Land Use Budget Table and increased the total maximum number of multi-family dwelling units for the entire Crossroads East project from 3,443 to 4,378. To date, three sites within the Crossroads Master Plan have been fully developed (Scottsdale Lexus and two mixed-use projects along N. Scottsdale Road), and two are under construction (Nationwide and Mark-Taylor).

Prior to development of any parcel in Crossroads East, the applicant must select a zoning district from the Land Use Budget Table. Once a comparable zoning district has been selected, the Arizona State Land Department (ASLD), which oversees the master plan for Crossroads East, must approve the location, acreage and, if residential is proposed, the allowable density and total number of units for the proposed zoning. The developer then coordinates with the City to adopt the P-C comparable zoning district for the site.

Context

The subject property is located south of Loop 101 and east of N. Hayden Road and is presently vacant. Directly south of the proposed building location is the Perimeter Center industrial park, which is occupied by uses of similar intensity, and building heights averaging 48 feet. Southwest of the building location is primarily single-story residential, single- and multi-family.

Adjacent Uses and Zoning

- North: Loop 101
- South: Office/Light Industrial, zoned I-1 PCD
- East: Loop 101
- West: Multi-family Residential, zoned P-C R-5

Other Related Policies, References:

- Scottsdale General Plan 2001, as amended
- Greater Airpark Character Area Plan 2010
- Zoning Ordinance

- 19-ZN-2002: Approved the original Crossroads East Development Plan, including a Land Use Budget for future development.
- 19-ZN-2002#6: Approved amendment to Crossroads East, including addition of Planned Airpark Core (PCP) to available P-C comparable districts and increase in total number of multi-family dwelling units.

APPLICANT'S PROPOSAL

Development Information

The applicant seeks approval to rezone the subject site from P-C to P-C with the P-C comparable I-1 zoning (P-C I-1) to allow for development of a new corporate office/manufacturing building. This building will ultimately be part of a larger development, with future phasing yet to be determined. The proposal consists of one +/- 400,000 square foot building with surface parking on approximately 30 of the 60 overall acres.

- Existing Use: Vacant
- Proposed Use: Office/Manufacturing
- Parcel Size: +/- 60 acres (net)
- Building Height Allowed: 52 feet (exclusive of rooftop appurtenances)
- Building Height Proposed: 82 feet (exclusive of rooftop appurtenances)
- Parking Required: 1,049 spaces (753 for office, 296 for manufacturing)
- Parking Provided: 1,083 spaces
- Open Space Required: 480,559 square feet (for entire site)
- Open Space Provided: 615,950 square feet (pending future development)
- Floor Area Ratio Allowed: 0.8
- Floor Area Ratio Proposed: 0.15

IMPACT ANALYSIS

Land Use

The Greater Airpark Character Area Plan (GACAP) designates this site as Employment. The proposed use mix of office and manufacturing is consistent with the intent of the Employment designation. Though no residential is proposed as part of this development, the proposed development is intended to accommodate up to 1,500 employees over the next five years, which should increase demand for work force housing in the surrounding residential communities. Employment uses are deemed appropriate for sites within the Airport's 55 DNL areas.

Airport Vicinity

The entire Crossroads PCD falls under the Airport Influence Area; as designated by the Part 150 Noise Compatibility Study. Most of the project falls under the AC-1 Influence Area (no land use restrictions) and a small portion (+/- 40 acres) near the southeast corner of the project falls under

the AC-2 Influence Area (noise-sensitive uses require noise abatement and disclosure). This request would not introduce any sensitive land uses to the Airpark Influence Area. Many GACAP goals and policies support the proposed Development Plan (Goals LU 1, 5 and 7; and Policies LU 1.1, 1.3, 1.6, 5.1, 5.5 and 7.2); including the proposed land use, which is consistent with the intent of the Employment designation. This and future development associated with the Crossroads East Master Plan will be required to provide disclosures of proximity to the Airport and dedicate Avigation Easements over project sites. Additionally, the applicant will need to coordinate with the Federal Aviation Administration (FAA) to obtain a Determination of No Conflict with regard to the proposed building height prior to issuance of a building permit for vertical construction.

PCD Findings

Per Section 5.2104 of the Zoning Ordinance, before approval or modified approval of an application for a proposed P-C District, the Planning Commission and City Council must find:

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

- This proposal does not include any amendments to the General Plan or Greater Airpark Character Area Plan (GACAP) for the area. Most of the Crossroads PCD is designated as Mixed-Use Neighborhoods by the General Plan, and Airpark Mixed-Use – Residential (AMU-R) by the GACAP. The remaining area east of N. Hayden Road and north of E. Mayo Blvd, where this site is located, is designated as Employment. Future development for this site is anticipated to be consistent with the existing land use designations, and may include restaurants, travel accommodations, and additional office space.

B. The streets and thoroughfares proposed are suitable and adequate to serve the proposed uses and the anticipated traffic which will be generated thereby.

- A Transportation Master Plan (MP) was created as part of the original entitlement for Crossroads, and identified the alignments for all future major streets, including N. Hayden Road. As each new development proposal is presented to the City, staff analyzes the MP to determine if existing streets need to be extended, or if new local streets are needed to accommodate proposed development intensity. N. Hayden Road has been completed and is being widened north of the Loop 101 Freeway as part of the Nationwide development. This proposal also includes widening of N. Hayden Road south of the Loop 101 Freeway to accommodate demand generated by the proposed development. Additionally, E. Mayo Blvd. will be extended east of N. Hayden Road as part of this development, eventually connecting with N. Perimeter Drive and the Perimeter Center industrial park south of the subject site. This extension will provide a much-needed additional north/south connection from E. Bell Road to the freeway and should help with traffic flows generated by events at the TPC Scottsdale and Westworld.

C. The Planning Commission and City Council shall further find that the facts submitted with the application presented at the hearing establish beyond reasonable doubt that:

1. **In the case of proposed residential development, that such development will constitute a residential environment of sustained desirability and stability; that it will be in harmony with the character of the surrounding area; and that the sites proposed for public facilities, such as schools, playgrounds, and parks are adequate to serve the anticipated population.**

No residential is proposed as part of this development.

2. **In the case of proposed industrial or research uses, that such development will be appropriate in area, location and overall planning to the purpose intended; and that the design and development standards are such that an industrial environment of sustained desirability and stability will be created.**

The proposed development is located along the Loop 101 Freeway and is approximately 800 feet from the nearest residence (southwest of the project site). The proposed maximum building height of 82 feet (exclusive of rooftop appurtenances) is only proposed for this building. It is anticipated future phases of development on this site will be able to adhere to the 52-foot maximum height (exclusive of rooftop appurtenances) allowed in the I-1 zoning district. As such, the overall development plan is appropriate in area, location and overall planning to the purpose intended. The proposed building will sever as the headquarters for a major employer in the area. That combined with the future supportive uses anticipated for the site creates an industrial environment of sustained desirability and stability.

3. **In the case of proposed commercial, institutional, recreational and other non-residential uses, that such development will be appropriate in area, location and overall planning to the purpose intended; and that such development will be in harmony with the character of the surrounding area.**

No other commercial, institutional, recreational or non-residential uses are proposed as part of this development. Future uses on the site will help to support the corporate headquarters and surrounding community; and will be in harmony with the character of the surrounding area.

Transportation/Trails

A traffic analysis was included as part of this application and has been accepted by the Transportation Division. Per the report, the proposed Axon Campus is anticipated to generate up to 8,032 weekday trips, with 801 trips occurring during the AM peak hour and 844 trips occurring during the PM peak hour. It should be noted that the changes to the zoning district does not change the land uses that will be allowed on the site; it allows an increase in building area and height allowed on the site. Compared to the original Traffic Impact Analysis generated for the Crossroads East development, this development is anticipated to generate 1,797 additional daily trips with 66 additional trips occurring during the AM peak hour and 13 fewer trips occurring during the PM peak hour. All intersections are anticipated to operate at acceptable levels of service. E.

Mayo Blvd should be constructed with a four-lane section, two lanes in each direction, to accommodate anticipated traffic volumes.

In addition to the street improvements that will be constructed in conjunction with the development of the site discussed above, intersection improvements will also be provided. A traffic signal will be constructed at the Hayden Road and Mayo Boulevard intersection. Roundabouts will be constructed along Mayo Boulevard at the 82nd Street and Perimeter Drive intersections. The changes to the existing roadway system for this area include the elimination of the current Mayo Boulevard alignment between Hayden Road and 82nd Street. The modification to the Mayo Boulevard alignment will result in the new street aligning with the recently constructed Mayo Boulevard on the west side of Hayden Road.

Water/Sewer

Existing water and sewer infrastructure in the Hayden Road right-of-way is anticipated to be sufficient to serve this development. As part of the original master-planning process, N. Hayden Road, including underground utilities, was designed in anticipation of future development needs for the Crossroads PCD. Basis of Design (BOD) reports were included as part the application and have been accepted by the Water Resources Division. Water and sewer infrastructure will be extended as necessary to serve the proposed development, as recommended by the BOD's.

Public Safety

A +/- four-acre civic site is included as part of the proposed Development Plan, which at a future date will be home to a new fire station, and possibly a Police and Fire Command Center. No impact to existing service levels is anticipated.

Open Space

Open space for the entire project site will be provided on a phased basis. Open space provided with this building exceeds the minimum requirement of the I-1 district and includes frontage open space along perimeter streets (N. Hayden Road and E. Mayo Blvd.).

Community Involvement

Property owners within 750 feet of the project site have been notified by mail of the applicant's request. Additionally, the applicant held a virtual Open House on 10/13, which was advertised on the City's P & Z Link and on an Early Notification sign posted at the site. A call-in number was provided with screen sharing capabilities for sharing of plans and exhibits. The Open House was well-attended, and staff has received written correspondence from 40+ residents of the Scottsdale Stonebrooke II community southwest of the project site. Concerns raised by the residents include lack of sufficient time to review the proposal and provide comments, traffic, noise, lighting, environmental impacts and the proposed building height.

Community Impact

- Project includes widening of N. Hayden Road and Extension of E. Mayo Blvd. to the Perimeter Center
- Investment by major local employer to expand in Scottsdale

Policy Implications

- Proposed height increase would only apply to this building. All other buildings on the project site will adhere to the standard maximum allowed height in the I-1 district (52 feet exclusive of rooftop appurtenances)

OTHER BOARDS & COMMISSIONS

Development Review Board

The Development Review Board considered the Development Plan and amended development standards at the 10/15/2020 hearing. During discussion, one citizen spoke and expressed concern about the lack of time available for the residents of her subdivision (Stonebrook II southwest of the building location) to review the proposal and provide feedback/suggestions. Other concerns expressed included traffic, environmental concerns, noise and lighting. In response to the concerns, the applicant indicated that the building is proposed to be located approximately 840 feet from the nearest residence to the southwest of the site. The applicant also committed to providing enhanced landscaping, including mature trees, along the north side of E. Mayo Blvd. to enhance buffering between the building and the residential community. Board members inquired about community outreach, lighting, building colors and the use of roundabouts in E. Mayo Blvd.

STAFF RECOMMENDATION

Recommended Approach:

Staff recommends that the Planning Commission find that the P-C findings have been met, determine that the proposed zoning district map amendment is consistent with and conforms to the adopted General Plan, and make a recommendation to City Council for approval of a zoning district map amendment from Planned Community (P-C) District to Planned Community District with the P-C comparable Industrial Park District (P-C I-1), including a development plan and an amendment to the maximum building height for the Axon building only from 52 feet (exclusive of rooftop appurtenances) to 82 feet (exclusive of rooftop appurtenances) on a +/- 30-acre portion of a +/-60-acre site located at the southeast corner of Hayden Road and Loop 101., per the attached stipulations.

RESPONSIBLE DEPARTMENT

Planning and Development Services

Current Planning Services

STAFF CONTACT

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APPROVED BY



Greg Bloomberg, Report Author

10-19-2020

Date



Tim Curtis, AICP, Current Planning Director
480-312-4210, tcurtis@scottsdaleaz.gov

10/19/2020

Date



Randy Grant, Executive Director
Planning and Development Services
480-312-2664, rgrant@scottsdaleaz.gov

10/20/20

Date

ATTACHMENTS

1. Context Aerial
- 1A. Aerial Close-Up
2. Stipulations
Exhibit A to Attachment 2: "Axon Development Plan"
3. Additional Information
4. General Plan Land Use Map
5. Greater Airpark Character Area Plan Land Use Map
6. Current Zoning Map
7. Proposed Zoning Map
8. Traffic Impact Summary
9. Citizen Involvement
10. City Notification Map
11. 10/15/2020 Development Review Board Meeting Minutes



Context Aerial

13-ZN-2020



Close-up Aerial

13-ZN-2020

Stipulations for the Zoning Application:

Axon

Case Number: 13-ZN-2020

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

SITE DESIGN

1. **CONFORMANCE TO DEVELOPMENT PLAN.** Development shall conform with the Development Plan, entitled "Axon Development Plan," which is on file with the City Clerk and made a public record by Resolution No. 11950 and incorporated into these stipulations and ordinance by reference as if fully set forth herein. The Development Plan is contingent upon the fulfillment of special public improvements requirements as outlined in the associated Development Agreement. Any proposed significant change to the Development Plan, as determined by the Zoning Administrator, shall be subject to additional action and public hearings before the Planning Commission and City Council. Where there is a conflict between the Development Plan and these stipulations, these stipulations shall prevail.
2. **CONFORMANCE TO AMENDED DEVELOPMENT STANDARDS.** Development shall conform with the amended development standards that are included as part of the Development Plan. Any change to the development standards shall be subject to additional public hearings before the Planning Commission and City Council.
3. **LAND USE.** All land uses for this site shall be consistent with the Employment designation, per the Greater Airpark Character Area Plan. No residential use is approved for this site. Any future request to add residential to the Development Plan shall return to Planning Commission and City Council for approval and be subject to review and recommendation by the Airport Advisory Commission.
4. **MAXIMUM BUILDING HEIGHT.** The maximum building height of 82 feet (exclusive of rooftop appurtenances) shall only apply to the Axon building. All other buildings within the Development Plan boundary shall be limited to 52 feet in height (exclusive of rooftop appurtenances), measured as provided in the applicable section of the Zoning Ordinance.
5. **SIGNATURE CORRIDOR.** Future development along the Hayden Road frontage shall be setback a minimum of 40 feet (average 50 feet), to allow for a landscape buffer, in conformance with the Greater Airpark Character Area Plan
6. **PRIVATE ART.** The illuminated private art features, specifically the feature at the "nose" of the building and the roof-mounted feature angled toward the building, shall be subject to Development Review Board approval.
7. **ALTERATIONS TO NATURAL WATERCOURSES.** Any proposed alteration to the natural state of watercourses with a peak flow rate of 750 cfs or less based on the 100 year – 2-hour rain event shall be subject to Development Review Board approval.
8. **ACCESS RESTRICTIONS.** Access to the development project shall conform to the Development Plan and the city's published standards and requirements.

9. PEDESTRIAN CIRCULATION. At the time of final construction plan submittal, the site plan shall be revised to include a minimum six-foot wide pedestrian connection from E. Union Hills Drive to the main building entrance, to be located at the 2nd roundabout (N. Perimeter Drive). Possible locations for future pedestrian connectivity to future phases shall be identified on the site plan.
10. REFUSE. With the construction document submittal, the property owner shall include refuse infrastructure in accordance with published city standards and requirements, with documentation in support thereof, and site modifications made to accommodate said refuse infrastructure as required.
11. FUTURE SUBDIVIDING. Any future platting shall conform to the development standards of the I-1 zoning district. If future parcels cannot "stand alone" with regard to development standards, or require shared facilities such as refuse collection, drainage, etc., a separate zoning application to add the Planned Shared District (PSD) Overlay to the site shall be submitted and approved by Planning Commission and City Council prior to recordation of any future final plat.
12. PROTECTION OF ARCHAEOLOGICAL RESOURCES. With the construction plan submittal, the applicant shall provide an archaeological survey and report prepared by a qualified archaeologist, as required by Chapter 46 of the Scottsdale Revised Code. In lieu of a new report, the applicant may provide an SHPO survey short form to provide an update to the original report conducted for Crossroads East in 1986 and 1989.

AIRPORT

13. FAA DETERMINATION. With the final construction plan submittal, the property owner shall submit a copy of the FAA Determination letter on the FAA Form 7460-1 for any proposed building that penetrates the 100:1 slope. The highest point of the building, including rooftop appurtenances, must be detailed in the FAA form 7460-1 submittal.
14. AVIGATION EASEMENT. Prior to issuance of a building permit for vertical construction, the owner shall dedicate an Avigation Easement over the entire Development Plan area, in a form acceptable to the City Attorney or designee.

DEDICATIONS

15. RIGHT-OF-WAY DEDICATIONS. Prior to issuance of any permit for the development project, the property owner shall make the following fee-simple right-of-way dedications to the City of Scottsdale with site modifications made to accommodate these dedications as required:
 - a. E. UNION HILLS DRIVE. N Perimeter Drive to approximately five hundred fifty (550) feet west of N. 82nd Street, fifty (50) foot dedication north half right-of-way width.
 - b. E UNION HILLS DRIVE. Approximately five hundred fifty (550) feet west of N. 82nd Street to E. Mayo Boulevard, one hundred (100) foot dedication full right of way width.
 - c. E UNION HILLS DRIVE. Intersection with N Perimeter Drive, right-of-way to accommodate a city standard round about for a major collector classified roadway.
 - d. E UNION HILLS DRIVE. Intersection with N. 82nd Street, right-of-way to accommodate a city standard round about for a major collector classified roadway.
 - e. E UNION HILLS DRIVE. Intersection with E Mayo Boulevard (as realigned west of N Hayden Road), right-of-way to accommodate a city standard round about for a major collector classified roadway.

- f. E. UNION HILLS DRIVE and E MAYO BOULEVARD. Project development driveways, right-of-way to accommodate city standard deceleration lanes.
- g. N HAYDEN ROAD. Along project frontage, twenty (20) foot dedication east half outstanding right-of-way width.
- h. E. MAYO BOULEVARD. E Union Hills Drive to N Hayden Road, one hundred (100) foot dedication full right of way width.

INFRASTRUCTURE

- 16. 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.
- 17. STANDARDS OF IMPROVEMENTS. All improvements (curb, gutter, sidewalk, curb ramps, driveways, pavement, concrete, water, wastewater, etc.) shall be designed and 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 with site modifications made to accommodate these dedications as required.
- 18. CIRCULATION IMPROVEMENTS. Prior to issuance of any permit for the development project, the property owner shall submit and obtain approval of construction documents to construct the following improvements with site modifications made to accommodate these dedications as required.
 - a. E MAYO BOULEVARD (through project site).
 - 1. From N. Hayden Road to E. Union Hills Drive, construct full street improvements to include roundabout, curb, gutter, pavement, bike lanes, sidewalk etc. in accordance with the Major Arterial – Suburban Character roadway classification as specified in the DSPM.
 - b. N. HAYDEN ROAD.
 - 1. Construct outstanding east half street improvements along entire site frontage to include northbound deceleration/right-turn lane at E. Mayo Blvd. intersection, curb, gutter, pavement, bike lanes, and minimum eight (8) foot wide sidewalk separated from back of street curb.
 - c. E. UNION HILLS DRIVE.
 - 1. N. Perimeter Drive to N. Hayden Road, construct full improvements for north half-street, including pavement, sidewalk, curb, gutter, etc.
 - 2. East from N. Perimeter Drive to Loop 101, demolish existing full street improvements.
 - 3. Intersections with N. Perimeter Drive and N. 82nd Street, construct full roundabouts in accordance with a Major Collector – Suburban Character roadway classification.
 - 4. Approximately five hundred fifty (550) feet west from N. 82nd Street to E Mayo Boulevard, construct full street improvements to include curb, gutter, pavement, bike lanes, sidewalk etc. in accordance with the Major Collector – Suburban Character roadway classification as specified in the DSPM.

19. **TRAFFIC SIGNAL PARTICIPATION, PEDESTRIAN HAWK SIGNALIZED CROSSING.** Prior to issuance of any permit for the development project, the property owner shall pay to the city fifty percent of the design and construction costs, as determined by city staff, for the installation of a hawk pedestrian signal on Hayden Road just south of project development.
20. **TRAFFIC SIGNAL CONSTRUCTION.** Prior to issuance of any permit for the development project, the property owner shall submit and obtain approval of construction documents to construct a traffic signal and associated improvements at the intersection of N Hayden Road and E Mayo Boulevard. Traffic signal and associated improvements shall be constructed prior to the issuance of any Certificate of Occupancy or Certification of Shell Building, whichever is first.
21. **WATER INFRASTRUCTURE.** Prior to issuance of any permit for the development project, the property owner shall submit and obtain approval of construction documents to construct waterlines, potable and non-potable, adjacent to and within project development boundaries in accordance with city master plan, code and design standards and policies manual to the satisfaction of the city's water resources department. No connection to city water system, nor commitment to provide water service, shall be allowed without prior approval from water resources through an applicant completed, to water resources satisfaction, basis of design report. Such report may conclude with additional on-site and off-site water system infrastructure to be design and constructed by property owner prior to any project development connections to city system, with site modifications as needed to accommodate.
22. **WASTEWATER INFRASTRUCTURE.** Prior to issuance of any permit for the development project, the property owner shall submit and obtain approval of construction documents to construct wastewater infrastructure adjacent to and within project development boundaries in accordance with city master plan, code and design standards and policies manual to the satisfaction of the city's water resources department. No connection to city wastewater system, nor commitment to provide wastewater service, shall be allowed without prior approval from water resources through an applicant completed, to water resources satisfaction, basis of design report. Such report may conclude with additional on-site and off-site wastewater system infrastructure to be design and constructed by property owner prior to any project development connections to city system, with site modifications as needed to accommodate. Only sewers serving multiple parcels are to be dedicated as public systems.
23. **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

24. **DRAINAGE.** Subsequent project submittal shall evaluate and address the following:
 - Develop and submit exhibit depicting natural pre-development contours to identify locations of highest adjacent grade (HAG) and lowest adjacent grade (LAG). Note, it is important for the design team to be aware of FEMA's requirement to elevate all electromechanical equipment servicing subject building to regulatory flood depth (RFD).
 - Design team should to consider regional Basin 53R emergency surface spillway location and associated potential for emergency surface overflow. In event of back to back major rainfall events, malfunctioning basin outfall via two barrel 60 inch pipes, or storm of magnitude greater than design standard; emergency spillway will experience surface overflow and

send potentially significant discharge to the project site via existing ADOT LOOP 101 culvert crossings.

- Develop surface runoff routing summary table, which includes columns of volume required, volume provided and basin drain time.
- Submit topographic data in support of watersheds depicted on the off site drainage map. Note, offsite flows are subject to change upon review of subject topographic data.
- Depict pre and post development flows along downstream project boundary. Verify downstream capacity to receive post development flow if they are greater than pre development flows.

**Axon Development Plan
13-ZN-2020**



Axon Scottsdale Campus

Application Narrative for
Rezoning, Development Review (Major) and
Amended Development Standards



Representative:

HUELLMANTEL
AFFILIATES

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Applicant:



Axon Enterprise, Inc.
17800 N 85th Street
Scottsdale, Arizona 85255

PROJECT OVERVIEW

Axon Enterprise, Inc. ("Axon") is in the process of acquiring approximately 73.57 acres on the west side of the Loop 101 freeway between the Hayden Road and Princess Drive exits to expand its campus to the area shown below:

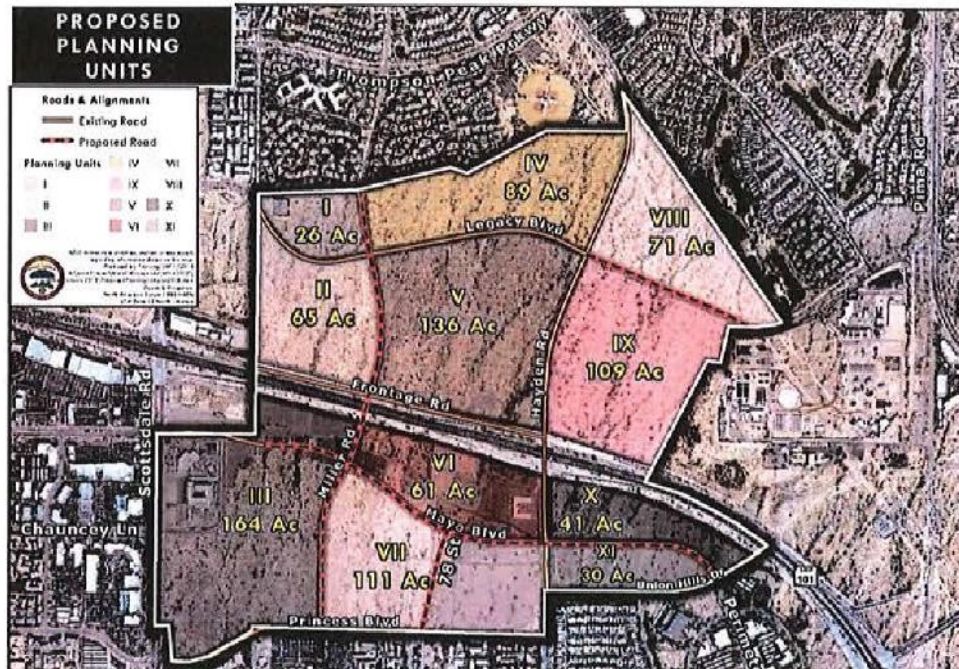


The Arizona State Land Department (ASLD) held an auction on September 10, 2020. Axon was the successful bidder and will be the owner of the land by the time this case reaches a hearing. The City of Scottsdale has previously entered into a Public Infrastructure Reimbursement Development Agreement with Axon to encourage development of this site for Axon's proposed campus. Pursuant to that agreement, Axon is filing its requests to rezone the land as well as to amend the development standards in conjunction with a request for a development review. Axon is requesting to rezone the approximately 74-acre site from PCD (Planned Community) to I-1 (Industrial Park), an amendment to the Development Standards for I-1 to accommodate an increased building height, and a Development Review (Major) for the proposed building design.

The proposed Axon campus is located within a larger planning area within the City of Scottsdale known as Crossroads East that has been subject to various Development Agreements, rezonings, and other entitlement cases over many years. The Crossroads East area is depicted below in this City-created image:

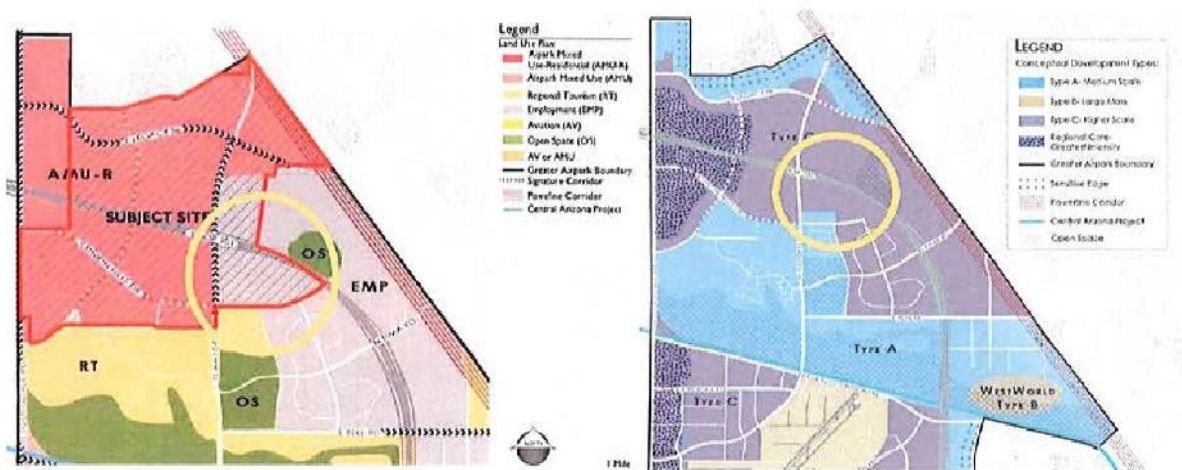


Crossroads East is divided into Planning Units, which have been broken up over time. The future Axon campus is located in Planning Units X and XI as shown in the map below created by rezoning case 19-ZN-2002#6:



All of the land contained within the Crossroads East area was previously rezoned by the City to Planned Community (PCD) with a zoning bank allowance for various zoning categories to be permitted in the Planning Units as well as dictating the amount of land that could utilize each zoning category and placing restrictions on the number of residential units permitted.

In addition to being included in the Crossroads East Planned Community Development Plan, the future Axon campus is located with the Greater Airpark Area Plan with an Employment designation projected to be a Type C - Higher Scale Development type as shown on the maps below:



The site's overall General Plan designation is Mixed-Use Neighborhoods with a Regional Use District overlay within the Greater Airpark Growth Area as shown below:



The proposed Axon campus is proposed as an Industrial office use at a scale designed to fit well with land use plans for this area. Accordingly, the proposed rezoning, development plan and amended development standards will effectuate the City's long-term planning goals for this area and are consistent with decades of vision

for this area of Scottsdale. We were pleased at the council hearing for the Development Agreement to hear the Council unanimously agree that we share a common vision for this important land.

REZONING NARRATIVE

Axon seeks to rezone the current Planned Community (PCD) designation to the more specific I-1 (Industrial Park) category allotted in the Crossroads East Development Agreement zoning bank/Land Use Budget allotment for Planning Units X and XI.

The subject site is located within Planning Units X and XI (created by 19-ZN-2002#6) with the following zoning allowances:

Category	Zoning	Permitted Zoning Districts										
		I	II	III	IV	V	VI	VII	VIII	IX	X	XI
Employment	I-1		•	•	•	•	•	•	•	•	•	•
Employment	C-O	•	•	•	•	•	•	•	•	•	•	•
Mixed Use	PRC & PCP		•	•		•	•	•		•		
Commercial	C-2/C-3		•	•	•	•	•	•	•	•	•	•
Residential	R-5	•	•	•	•	•	•	•	•			

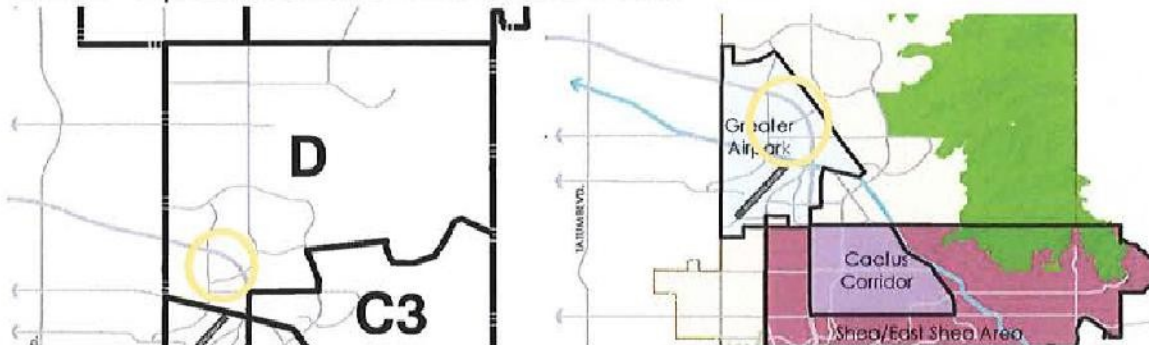
The proposed rezoning is consistent with the Land Use Budget allowance for Planning Units X and XI, which currently is as follows:

Category	Zoning	Gross Acreage by Zoning	Maximum Dwelling Unit per Gross Acre (DU/AC)	Maximum Allowable Dwelling Units
Employment	I-1	210	NP	NP
Employment	C-O	81	NP	NP
Mixed Use	PRC & PCP	407	See Schedule C	4,163
Commercial	C-2/C-3	170	NP	NP
Residential	R-5	132	23	2,806
Total		1,000		6,969

Axon proposes to utilize 74 acres of the I-1 allotment in the Land Use Budget for the rezoning of Planning Units X and XI in Crossroads East.

Compliance with Goals and Policies of the General Plan

Axon is located within Zone D of the General Plan's Five Planning Zones as well as the Greater Airpark Character Area as shown below:



Character and Design Element

1. Determine the appropriateness of all development in terms of community goals, surrounding area character, and the specific context of the surrounding neighborhood.

- Respond to regional and citywide context with new and revitalized development

Axon's proposed campus expansion is located on a vacant parcel owned by the Arizona State Land Department that is part of a larger master planned community known as Crossroads East. Development of this parcel with Axon's proposed campus expansion helps meet this Character and Design Element Goal by furthering the City's Policy of providing new development within a regional and citywide context.

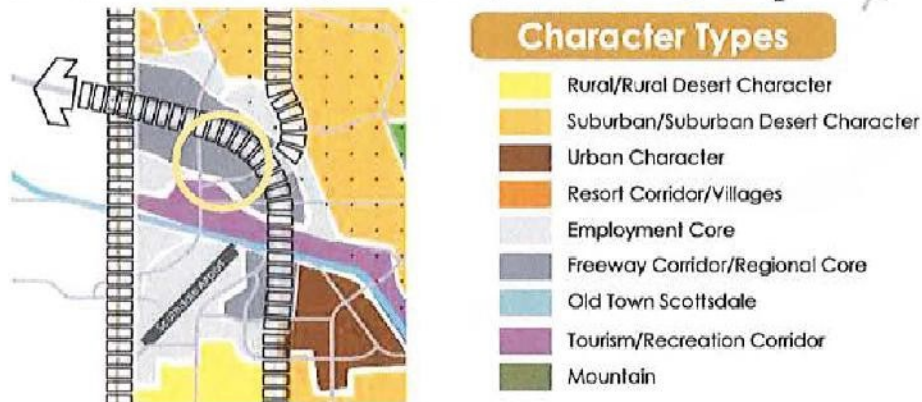
- Enrich the lives of all Scottsdale citizens by promoting safe, attractive and context compatible development

This area is bounded on two sides by the curve of the Loop 101 freeway, with the other portions of the site oriented towards a Major Arterial - Urban Street (Hayden Road) and a Major Collector - Urban Street (Mayo Boulevard). The parcel has been planned as an employment center of larger scale with associated intensity in relationship to its proximity to the Scottsdale Airpark and freeway.

Accordingly, Axon has designed an appropriately scaled building with a unique design that is oriented closer to the Loop 101 adjacent portion of the site with the remainder of the site as open space pending future phases. The

context of the building including its design, height and materials are consistent with the Greater Airpark Area modern and contemporary design principles featuring a sleek design and significant glazing.

- Ensure that all development is part of and contributes to the established or planned character of the area of the proposed location.
 - Urban Character Type - Freeway Corridor/Regional Core



As depicted in the image above, Axon is located with the Freeway Corridor/Regional Core Character Type of the General Plan. These areas are planned as "dense mixed-use employment core that includes a number of region-serving offices, retail and hotel uses . . . Employment along the freeway corridor will be second only to Old Town Scottsdale in intensity and positive impact on the City's economic development . . ." as detailed in the Urban Character Type section in the General Plan.

Consistent with the vision the City has for this area - as approved by Scottsdale voters - Axon is proposing an expansion of its facilities to a world-class campus and employment center. Its location off of the Hayden Road exit for the Loop 101 freeway creates a regional presence with easy access throughout the Valley that will be home to more than a thousand quality jobs in the highly sought-after technology field.

2. Review the design of all development proposals to foster quality design that enhanced Scottsdale as a unique southwestern design community.

- Continue the development review process.

We have been collaborating with the City for some time in the preparation of this application, including ongoing conversations about conceptual design. This application includes a Development Review (Major) request, which will

require ongoing development review with both members of City staff as well as members of the public through the Open House and hearing process.

- Recognize that Scottsdale's economic and environmental well-being depends a great deal upon the distinctive character and natural attractiveness of the community, which are based in part on good site planning aesthetics in the design and development review process.

The proposed Axon campus expansion is part of a decades-long master plan for this area between the City of Scottsdale and Arizona State Land Department for the Crossroads East Planned Community. Axon has worked with both ASLD and the City to ensure that its proposed campus meets the long-term vision for this area.

The building itself is likely to be one of Scottsdale's most distinctive buildings, designed with high quality materials with a unique design aesthetic that is complimentary to the Greater Airpark Area. The site has been planned in a manner that allows for a variety of uses, designs and intensities that will foster aesthetically pleasing design while encouraging the planned industrial/office uses in this area.

- Promote, develop, and adopt comprehensive policies and guidelines for use in the design and development review process, which establish principles and standards for public and private development and recognize the diverse scope of development projects in the community.

As previously mentioned, the site is located within the Crossroads East Planned Community area. ASLD and the City have worked collaboratively for many years to ensure that third parties developed within Crossroads East in a manner consistent with a unified vision for progress in this area. Axon's campus expansion is another piece of this master planned area that has been designed and planned in conjunction with the overall vision for Crossroads East.

The policies and guidelines set forth in the Crossroads East Development Plan have provided the basis for the proposed design and process through which Axon is pursuing approval of its proposed campus expansion.

4. Encourage "streetscapes" for major roadways that promote the city's visual quality and character, and blend into the character of the surrounding area.

- Ensure compatibility with the natural desert in Natural streetscape areas.



The streetscapes have been designed consistent with the guidelines for Suburban Streetscapes including native and/or desert adapted trees that include mulga acacia trees as well as blue palo verde trees along frontages adjacent to the site.

6. Recognize the value and visual significance that landscaping has upon the character of the community and maintain standards that result in substantial, mature landscaping that reinforces the character of the city.

- Maintain the landscaping materials and pattern within a character area. Axon’s proposed campus expansion has thoughtfully planned the landscape design in a manner that recognizes the importance of cohesive landscape palettes to reinforce the character of this area.

The landscape design utilizes materials and patterns consistent with the surrounding area and include: palo verde trees, ironwood, saguaro cactus, prickly pear, creosote, sage, jojoba, yucca and cholla as well as a variety of other shrubs, accents and groundcovers.

- Discourage plant materials that contribute substantial air-borne pollen. The landscape palette has specifically chosen desert appropriate plants and excludes the use of plant materials that contribute substantial air-borne pollen.
- Encourage landscape designs that promote water conservation, safe public settings, erosion protection, and reduce the “urban heat island” effect. By utilizing a landscape palette consistent with the surrounding area that is sensitive to the native desert environment, the proposed project utilizes low water usage / xeriscape plantings to promote water conservation. Landscape that interferes with natural visibility has been discouraged to promote safe public settings.

- Encourage the retention of mature landscape plant materials.
The phasing of the development of the Axon campus will allow for retention of mature landscape plant materials surrounding the site in areas that will not be disturbed for this initial phase.

Land Use Element

1. Recognize Scottsdale's role as a major regional economic and cultural center, featuring business, tourism, and cultural activities.

- Strengthen the identity of Scottsdale by encouraging land uses that contribute to the character of the community and sustain a viable economic base.
Axon's campus expansion will further the City's goal to increase its economic base beyond tourism and recreation as noted by Mayor Lane and Councilmembers Milhaven and Phillips at a public hearing on August 25, 2020, related to public infrastructure for the proposed project. Axon's high quality, engineering jobs in programing and research and development significantly contribute to the City's economic diversity.
- Encourage land uses that preserve a high quality of life and define Scottsdale's sense of place within the region.
The proposed campus expansion is located within a planned industrial employment hub within the Greater Airpark Character Area and along the Loop 101 freeway that places it appropriately within an area planned for this type of use. The increase in property tax generated by the expansion combined with the economic impact of additional jobs the campus will bring to this area only furthers to improve the high quality of life for Scottsdale residents.

Additionally, the iconic building design will contribute to a sense of place specific to the Greater Airpark Area. The aeronautical influence in the building shape and modern elements reflect the high quality of development Axon proposes to bring to the area.

2. Coordinate land uses affecting regional networks (mobility, economic, and open space) with adjacent jurisdictions to maintain the integrity and efficiency of each network.

- Support the location of regional land uses, such as major employment centers along regional mobility networks.

Axon will employ more than a thousand Valley residents at this campus expansion to complement its existing presence located directly adjacent to the project site, and its proximity to the Loop 101 freeway will allow ease of access to regional mobility networks for employees and visitors.

3. Encourage the transition of land uses from more intense regional and citywide activity areas to less intense activity areas within local neighborhoods.

- Encourage the location of more intense mixed-use centers and regional employment cores along regional networks while incorporating appropriate transitions to adjoining land uses.

Axon's proposed campus expansion is located with easy access to the Loop 101 Freeway, placing this employment core in close proximity to a regional transportation network. Because the proposed project is buffered by the Loop 101 on two sides, the more intense buildings are located on this portion of the site. On the remaining portions of the site, the scale of the building provides appropriate transition to the nearby office uses.

- Locate employment uses where impacts on residential neighborhoods are limited and access is available at citywide and regional levels. This site is located so as to provide minimal impact to residential neighborhoods and is concentrated in an area specifically planned to limit adjacent residential uses due to the nearby Airpark. As noted above, the site is also bounded on two sides by the Loop 101 freeway, which provides a physical barrier from the neighborhoods located to the north and east of the site.

4. Maintain a balance of land uses that support a high quality of life, a diverse mixture of housing and leisure opportunities and the economic base needed to secure resources to support the community.

- Support jobs/housing balance by integrating housing, employment, and supporting infrastructure in mixed-use centers located at appropriate locations.

Axon's campus expansion is located within the Crossroads East Planned Community, which is master planned for a mix of commercial, residential, industrial and office uses. The Crossroads East area currently contains a mix of office and residential space, and the location of Axon's campus expansion is planned as an industrial use consistent with the General Plan's goals for this area. The proposed project fits well within the variety of uses and is consistent with a number of City planning documents including the General Plan and Greater Airpark Character Area.

5. Develop land use patterns that are compatible with and support a variety of mobility opportunities/choices and service provisions.

- Integrate the pattern of land uses and mobility systems in ways that allow for shorter and fewer automobile trips and greater choices for mobility.

Because portions of Crossroads East have been planned with multifamily residential uses located nearby, the inclusion of Axon's proposed campus expansion provides additional employment opportunities close to dense residential uses. Axon will employ more than a thousand individuals at this location, providing ample opportunities for those nearby residents who are employees to utilize multi-modal options.

6. Promote land use patterns that conserve resources, such as land, clean air, water, and energy, and serve all people, within the community.

- Concentrate future development in "growth areas" and other centers of activity, thereby discouraging sprawl, conserving energy, and promoting community identity.

The subject site is located within a growth area that extends from generally Scottsdale Road on the west to 96th Street on the east and from Thunderbird Road on the south to the Loop 101 on the north. The site is also located within the Greater Airpark Character Area, a part of the City targeted as a center of activity. The Airpark aims to serve as the largest employment hub outside of Old Town, highlighting a significant desire for growth in the Greater Airpark Character Area.

7. Sensitively integrate land uses into the surrounding physical and natural environments, the neighborhood setting, and the neighborhood itself.

- Focus intense land uses along major transportation networks (such as the Pima Freeway and major arterial streets) and in urban centers (such as Old Town and the Airpark).

The proposed Axon campus expansion is located at the Hayden Road exit for the Loop 101 and is bounded on the north and east portions of the site by the Loop 101 curve. The site is both along a major transportation network (the Loop 101) as well as being located in an urban center (the Airpark). The intensity of employment center is well-located within these areas planned for growth and activity.

Economic Vitality Element

3. Encourage and support a diversity of businesses that contribute to Scottsdale's sale and property tax base so that needed infrastructure, physical amenities, services, and the expansion of such services are provided.

- Nurture and support established businesses as well as new businesses.
Axon (formerly known as TASER International, Inc.) is a well-established global company founded in Scottsdale in 1993. Axon currently operates out of a building located directly adjacent to the proposed campus expansion. Approval of the expansion of Axon's operations to the proposed new campus location will keep Axon's new campus in Scottsdale and will help support the company's growth within the City for many years to come.

- Ensure adequate opportunities for future and expanded commercial and business activity throughout the community.
Axon has long since outgrown its existing corporate building and has been leasing space throughout the globe for its operations as we have continued to expand. Approval of the proposed campus expansion will consolidate those operations within the City of Scottsdale and will provide future opportunities for Axon to continue growing within Scottsdale as the site is designed to accommodate future phases.

- Develop existing and attract new high value/low impact businesses.
Axon is a technology company and provides high quality employment with minimal impact on the community in terms of resource usage. Even now, hundreds of our employees live in Scottsdale. The value to the City of Axon's expansion is projected into the billions over 10 years by the City's Economic Development staff.

4. Foster new and existing economic activities and employment opportunities that are compatible with Scottsdale's lifestyle.

- Support businesses in adapting to the constantly changing market as a result of new technologies and support those companies that are integral to the "new economy."
Axon is a well-known inventor, designer, programmer and manufacturer of industry leading cutting-edge technology and public safety tools and equipment. Axon seeks to continue evolving its products and technology, and is a business that is built upon adapting to changing markets and policies through technological advancement. The approval of Axon's campus expansion will further the City's goal to attract and retain leaders in technology.

- Target specific economic sectors for expansion or relocation in Scottsdale that will provide for the greatest positive impact and the fewest negative impacts. These include medical and health care services, biomedical research and development, technology related research and development, business and professional services, administrative office, corporate and regional headquarters.

Axon is a technology company, with a robust research and design component, seeking to expand its existing current building into a unified campus located on land directly adjacent to the current building. Axon is the type of company and employer the City has long sought to attract and retain, and the approval of the proposed campus expansion for Axon will further the City's goal.

- Emphasize the retention and expansion of businesses in Scottsdale and provide support mechanisms for small businesses in Scottsdale. This larger contiguous campus parcel allows Axon to consolidate and expand in Scottsdale. Without this unique land opportunity, we would likely need to find another city to build the campus.

6. Maintain and develop partnerships that will support and promote quality employment and business opportunities.

- Maintain and develop relationships with businesses that provide the contacts that can enhance the city's presence and position in enhancing and attracting quality and innovative business opportunities.

Axon and the City have worked together to facilitate the proposed development of Axon's campus expansion on the subject site. The City's outreach and assistance has encouraged Axon to maintain and expand its operations within Scottsdale consistent with this goal.

- Work with other jurisdictions and agencies (i.e. Scottsdale Area Chamber, School Districts, adjacent communities, Greater Phoenix Economic Council, etc.) to coordinate business and employment opportunities. The City has worked with the Arizona State Land Department to master plan the Crossroads East area and ensure compatible development is encouraged in the area. Additional collaboration with the Greater Phoenix Economic Council on Axon's specific desire to expand in this location has furthered this collaborative effort to attract and maintain quality businesses in this area.

7. Sustain the long-term economic well being of the city and its citizens through redevelopment and revitalization efforts.

- Encourage quality redevelopment in employment areas to provide new jobs, new retail, and new entertainment opportunities in the Scottsdale market. The City has encouraged us to consolidate existing jobs into Scottsdale and to bring new jobs as we grow. Approval of the proposed campus expansion will allow Axon to provide these jobs that might otherwise not be located within the City (and in many cases are already located outside of the City).
- Encourage and support the renovation and reuse of underutilized or vacant parcels/buildings/shopping centers. The subject site has long been vacant and approval of the proposed campus expansion for Axon will provide for development of this large, nearly 75-acre portion of land within the key growth area of the Greater Airpark.

Community Involvement Element

1. Seek early and ongoing involvement in project/policy-making discussions.

- Maximize opportunities for early notification of proposed projects, or projects/issues under consideration using signs, information display boards, web site postings, written correspondence, and other methods, as they become available.

From the time Axon identified the subject property as a prime location for our campus expansion within the City of Scottsdale, we began outreach with various stakeholders in the community that included phone calls and meetings. This outreach has continued, and we have spoken with several nearby property owners and/or their representatives to notify them of Axon's plans and to begin open and early communication.

In addition to this early outreach, we have provided the City with draft language for both "white" and "red" sign postings that include the Early Notification of a Project Under Consideration and will host a Neighborhood Open House Meeting approximately 1 month after filing of the formal submittal.

- Encourage that project developers/owners, realtors and the real estate industry, corporations, and other public entities take responsibility for sharing information, framing issues surrounding projects, and shows accountability for being responsive to constructive citizen comments. As noted above, we have been proactive in our outreach with area stakeholders and surrounding property owners and/or their representatives to discuss Axon's plans for the site.

- Ensure project developer/owner is able to demonstrate citizen involvement and how comments were incorporated into proposal/issue recommendations. Our team is experienced in conducting neighborhood outreach. We are prepared to provide the City with prompt and accurate information related to neighborhood contacts regarding the proposed project as well as to provide responses to any potential issues or concerns that are raised.

2. Proactively seek community-wide representation on issues through vigorous outreach programs that engage citizens who are not typically involved.

- Create and use community-wide mailing lists that include representation from homeowners associations, neighborhood and service groups, the faith community, the school districts, the business community and other special interest groups.

The City has provided a very detailed Interested Parties list that includes community members throughout Scottsdale who will receive notice of our Neighborhood Open House Meeting and an invitation to participate as well as our contact information to reach out at their convenience to discuss the project.

- Utilize communication vehicles that reach minority populations within the community.

We are proposing a virtual Neighborhood Open House Meeting, which is appropriate given the current status of the ongoing COVID-19 pandemic. Our virtual neighborhood meetings can be attended telephonically or virtually and do not require travel to a location near the subject site, which we have experienced allows for an increase in public participation due to the added convenience of remote attendance.

4. Accept and respond to new ways of communicating and new technologies.

- Use technologies like teleconferencing and broadcasting of meetings to allow greater participation at locations throughout the community.

We are proposing a virtual Neighborhood Open House Meeting with the option to attend telephonically as well, which will facilitate greater participation for interested community members throughout the City.

- Embrace new techniques and technologies for communication.

Our proposed virtual Neighborhood Open House Meeting utilizes GoToMeeting format, a secure method of conducting public meetings. This is

one of the new methods for conducting neighborhood outreach we have utilized as the ongoing COVID-19 pandemic necessitated alternative public meeting methods.

- Adapt communication techniques and technologies to each situation. We believe that the proposed virtual Neighborhood Open House Meeting is appropriately adapted to the unique challenges presented by the ongoing COVID-19 pandemic as well as to accommodate potential attendees from across the City.

Open Space and Recreation Element

1. Protect and improve the quality of Scottsdale's natural and urban environments as defined in the quality and quantity of its open spaces.

- Promote creative residential and commercial development techniques consistent with the Character Plan for an area, to further preserve meaningful and accessible open space.

The proposed Axon campus expansion is designed to work within the physical constraints of the site while providing a unique and open aesthetic. The main building has been designed close to the Loop 101 freeway which acts as a physical barrier to the eastern portion of the site. The site also features an open amphitheater area for events and retains large portions of open space for possible future phases.

The project itself is consistent with the building techniques identified in the Greater Airpark Area Plan, which is discussed in greater detail below.

- Protect and use existing native plants, the design themes of character areas within which they are sited, and response to local conditions in landscape designs. Axon has designed the site with native plantings to compliment the surrounding natural landscape areas and consistent with the design palette of nearby buildings.

Preservation and Environmental Planning Element

5. Conserve water and encourage the reuse of wastewater.

- Encourage landscape improvements, which limit the amount of turf area (to "people places") and make optimal use of indigenous desert plants.

The proposed landscape palette includes native desert plantings including: palo verde trees, ironwood, saguaro cactus, prickly pear, creosote, sage, jojoba, yucca and cholla and does not propose any turf areas.

9. Protect and conserve native plants as a significant natural and visual resource.

- Discourage non-indigenous plants (e.g. olives) that produce pollen in landscape design.

Landscape plantings have been carefully selected so as to not include non-native plantings, including those that produce pollen.

Growth Areas Element

7. Promote development timing that is guided by the adequacy of existing and/or expandable infrastructure, services, and facilities.

- Anticipate the need and secure land for public facilities, such as water treatment plants, reservoirs, transportation rights-of-way, parks, libraries, community centers, and other public needs, such as police and fire. Axon has been working with the City to identify a location within the subject site that would be suitable for a water treatment facility as well as a possible future command center and/or fire training facility for use by public safety officials.

Public Services and Facilities Element

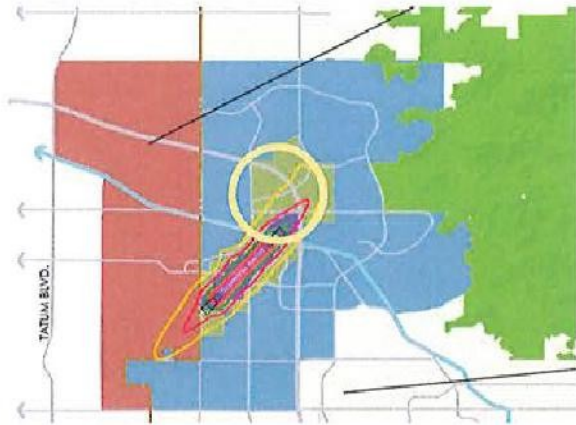
7. Provide a safe environment for all Scottsdale citizens, visitors, and private interests by alleviating physical risks that may be encountered in the normal operation and development of the community.

- Provide Police and Fire deployment stations, support facilities, and public safety information and training programs to minimize response times and maximize effectiveness in protecting the public from potential natural and man-made hazards.

Axon has been working with the City, including both Police and Fire Departments, to identify a location within the subject site that would be suitable for a possible future command center and/or fire training facility for use by public safety officials. This facility would include resources to be utilized by police and fire during the Phoenix Open to maximize access and minimize response time for public safety officials.

Compliance with Goals and Policies of the Greater Airpark Character Area Plan

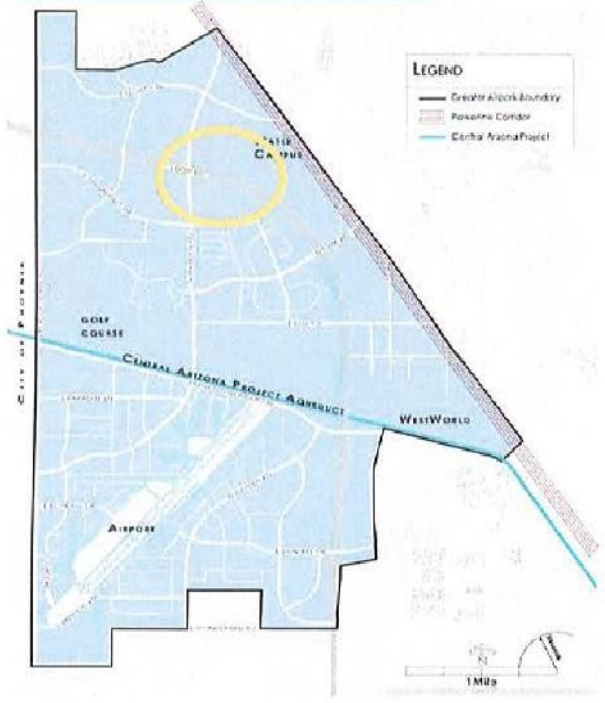
Axon is located within Influence Area AC-2 of the Greater Airpark Character Area as shown below:



Airport Influence Area*

Influence Areas	2009 Noise Contour:
AC-1	55 DNL
AC-2	60 DNL
AC-3	65 DNL
AC-P	70 DNL
	75 DNL

GREATER AIRPARK CHARACTER AREA



Land Use Element

Goal LU1: Maintain and expand the Greater Airpark's role as a national and international economic destination through appropriate land uses, development, and revitalization.

Policy LU 1.2: Support a mix of uses within the Greater Airpark that promote a sense of community and economic efficiency, such as clustering similar/supportive uses and incorporating residential intended for the area's workforce, where appropriate.

Axon's proposed campus expansion is located adjacent to other office uses and within the Employment center of the Greater Airpark Area Plan. Although the immediately adjacent uses are also of an office nature, several nearby developments incorporate multifamily residential components that are intended to serve the surrounding employment hubs. The addition of Axon's campus expansion will provide additional employment opportunities for those residents as well as for people throughout the Valley.

Policy LU1.4: Encourage the redevelopment of underutilized land to more productive uses.

The subject site is undeveloped. Axon's proposed campus expansion will make productive use of this site by providing hundreds of additional jobs within this key employment area of the City.

Policy LU1.5: Maintain and continue to foster dialogue between the City of Scottsdale and Arizona State Land Department to facilitate innovative use and development of State-owned land.

Axon has agreed to purchase the subject site from the Arizona State Land Department, and both the City and ASLD have been actively involved in conversations regarding appropriate development of this site for some time. ASLD has expressed its desire for an industrial use on this site and required I-1 uses in its auction notice to convey its position on the use of the land. Consistent with this desire, Axon's application includes a request to rezone the land to I-1 and is proposing a use consistent with the zoning designation.

Policy LU1.8: Prevent erosion of Greater Airpark Employment land uses through land use regulations, such as limiting retail and restaurants in areas designated for employment.

The proposed Axon campus expansion is an employment land use within the Employment Land Use area, consistent with the Greater Airpark Character Area's Land Use Plan.

Goal LU 4: Utilize development types to guide the physical and built form of the Greater Airpark

Policy LU 4.3: Encourage higher-scale Type C development in areas with access to major transportation corridors and where lower-scale residential areas will be buffered from higher-scale development.

Axon's proposed campus expansion is located almost entirely within a Type C - Higher Scale Conceptual Development Type Area. A small portion of the site, mostly slated to be utilized by the City for its water treatment facility, is within the Type A - Medium Scale Conceptual Development Type Area. Type C Development Areas are appropriate for higher scale and building mass and intensity, and Axon is proposing a larger scale building consistent with this Conceptual Development Type.

Goal LU 5: Encourage Greater Airpark development flexibility.

Policy LU5.1: Update and provide greater flexibility in development regulations to achieve the goals of the Greater Airpark Character Plan and encourage revitalization in the area.

Axon is requesting an Amendment to the Development Standards for the I-1 Zoning District to accommodate a building with a greater height than is permitted by I-1 district standards. This flexibility allows the building to be constructed in a manner consistent with the Conceptual Development Type C area that projects higher scale projects to be located closer to the Loop 101 freeway within the Greater Airpark Area Plan.

Policy LU5.2: Greater Airpark public amenities and benefits should be provided by the private sector when development bonuses, such as increased floor area, greater intensity, greater height, development standard flexibility, and/or street abandonment are considered.

The proposed Axon campus expansion proposed public amenities which may include a water treatment facility and future command center and/or fire training facility on site. These public benefits justify flexibility in application of the development standards, and accordingly Axon requests a minor modification to the I-1 standards to allow an increased building height.

Policy LU5.5: Promote flexibility of land uses when it can be demonstrated that new land uses are viable in serving a regional market, such as corporate headquarters, tourism, and educational campuses.

The subject site is a viable location for Axon's campus expansion as it is located directly adjacent to the existing Axon facility. Axon's employment base serves a regional market and this location adjacent to the Loop 101 freeway increases its function as a regional facility.

Goal LU 6: Promote the Greater Airpark as a mixed-use economic and aviation-based employment center that is complementary to Downtown Scottsdale, the city's premier cultural, civic, and residential mixed-use core.

Axon's proposed campus expansion furthers the City's goal of having the Greater Airpark serve as an economic core and employment center. The expansion of Axon's campus on the subject site will bring hundreds of new high quality jobs to Scottsdale within the Airpark.

Policy LU6.1: Prioritize employment uses over residential uses in the Greater Airpark.

Axon proposes a purely employment use in this area and does not propose any residential uses, consistent with the goals of the Greater Airpark Area Plan and its vision as an employment core.

Economic Vitality Element

Goal EV1: Sustain the long-term economic prosperity of the Greater Airpark.

Policy EV1.3: Develop strategies, such as amending regulatory processes, that will incentivize and encourage new development and redevelopment.

Axon is requesting Amended Development Standards to accommodate an increased building height in the I-1 zoning district, and the City has previously provided a path for properties within the Crossroads East Planned Community a method of modifying standards that will encourage redevelopment of the area as ASLD sells portions to private developers. By approving Axon's requests, the City will encourage new development within the Airpark area that furthers its goals and policies by providing additional employment opportunities through retaining and encouraging expansion of an existing Scottsdale company.

Policy EV1.4: Retain and expand established Greater Airpark businesses. Axon established its current location directly adjacent to the proposed campus expansion but has since outgrown the location. As a result, Axon has expanded its operations throughout the Valley and into other locations outside of Arizona to accommodate its growth. By approving Axon's requests, the City will allow this established Greater Airpark business the opportunity to concentrate its operations in the Valley to its Scottsdale campus and accommodate future additional growth at this location.

Policy EV1.5: Develop existing and attract new high value businesses to the Greater Airpark. The proposed campus expansion will allow Axon, an existing high value Greater Airpark business, the opportunity to continue growing its employment base within the City and the Greater Airpark area.

Policy EV1.8: Attract a diversified business base to help insulate the city during economic downturns. At the City Council hearing on August 25, 2020, regarding infrastructure at the proposed site, Councilmember Milhaven touted Axon's expansion as "a watershed moment in Scottsdale history" similar to when Mayo Clinic opened a campus in Scottsdale. Councilmember Milhaven noted that diversifying Scottsdale's economy beyond real estate and tourism would provide a more stable City economy.

Axon's technology-based business provides a diversified business base as noted by Councilmember Milhaven, which in turn adds economic protection to the City during periods of financial slowdown.

Goal EV2: Maintain and strengthen established economic engines in the Greater Airpark.

Policy EV2.1: Provide performance-based development incentives to area businesses to encourage reinvestment in the Greater Airpark. The City Council recently approved a Public Infrastructure Reimbursement Development Agreement that ties Axon construction and payroll milestones to City return of infrastructure funds Axon will pay as part of the project. This agreement is a form of performance-based incentive that was the basis to encourage Axon to retain and expand its operations within the City of Scottsdale and the Greater Airpark area.

Policy EV2.3: Support the growth and development of light industrial, research and development, and manufacturing companies in the Greater Airpark that are compatible with mixed land uses and Scottsdale's environmental values. Axon is proposing to rezone its site to I-1 (Industrial Park) to perform light industrial uses that include associated office, research and development, manufacturing and warehousing. This zoning category has been previously identified as appropriate for this site in the Crossroads East Planned Community Development Plan and associated documents. Accordingly, it reflects a compatible land use with the Greater Airpark and does not have a heavy environmental impact on the City consistent with this policy goal.

Policy EV2.4: Support the growth and development of the Greater Airpark's office industries and corporate headquarters. Axon has an existing corporate presence within the Greater Airpark that is located directly adjacent to the proposed campus expansion. Approval of the requests would support Axon's existing corporate continued expansion within the Greater Airpark.

Goal EV4: Support the continued development of new economic opportunities that capitalize on market trends and the Greater Airpark's competitive strength.

Policy EV4.1: Encourage public and private partnerships that will pursue joint ventures between emerging technology-based research and businesses. The City and Axon have worked collaboratively to find solutions limiting Axon's growth to identify land and incentivize Axon's expansion within the Greater Airpark area.

Policy EV4.1.1: Identify and market land that is most advantageous for locating emerging technology-based industries. The subject site, which Axon is currently purchasing from the Arizona State Land Department, was identified as an ideal site for a light industrial use by Axon as a technology-based industry.

Policy EV4.5: Recognizing that there are limited, large scale, economic-producing opportunities remaining in Scottsdale, work with the State Land Department to attract revenue generating projects to their Greater Airpark land holdings, so as to benefit both the State and local community.

The City worked with the Arizona State Land Department to prepare the subject site for sale at public auction with the goal to find a compatible user based on the Crossroads East Development Agreements and Development Plan between the City and ASLD.

Goal EV5: Enhance existing and develop new partnerships that support quality employment, business opportunities, and workforce development.

Policy EV5.2: Maintain and develop national and international relationships that enhance the Greater Airpark's position as a premier locale for businesses. Axon is an international company founded in Scottsdale within the Greater Airpark. Approval of the requests would allow continued expansion of this globally-recognized technology business within the Greater Airpark and further its reputation as a premier location within the City for corporate expansion.

Character and Design Element

Goal CD1: Enhance and strengthen the design character of Greater Airpark Future Land Use Areas (See Land Use Plan Map, pg 11).

Policy CD1.1: Promote innovative, high quality design using specific design criteria associated with each Future Land Use Area in the Greater Airpark: Employment Future Land Use Area.

The Greater Airpark Area Plan's vision for Employment Future Land Use Areas calls for buildings with " . . . contemporary architecture, technological and corporate/executive character, campuses, and unique expressions of corporate identity . . ." Axon's building design is extraordinarily unique and pays homage to the science fiction roots of the company's founding and features a spaceship-like building façade with futuristic contemporary designs.

Policy CD1.3: Encourage a variety of building shapes and heights that are appropriate in each Future Land Use Area in order to promote visual interest in the Greater Airpark and to promote the overall character of the specific Future Land Use Area within which they are located.

Axon is proposing an increased maximum height for its main building that will provide a contrast to the surrounding buildings and promote visual interest in Axon's campus expansion. The unique building design will provide a specific character for this site and set it apart from other nearby office buildings. The

slightly taller building provides for better use of the land including allowing for more jobs in a more iconic building.

Public Services and Facilities Element

Goal PSF3: Maintain and enhance public services including public safety, human services, and customer services in the Greater Airpark.

Policy PSF 3.1: Encourage the development of additional public safety facilities, including law enforcement, emergency, and medical services, in conjunction with area growth in order to provide and maintain adequate response time.

Axon and the City are working to identify locations on the subject site that would be suitable for a command center and/or a fire training facility. These public facilities would support police and fire operations in the area to promote more efficient management in this area, particularly during nearby events.

AMENDED DEVELOPMENT STANDARDS NARRATIVE

In order to accommodate Axon's proposed building height, we are requesting an amendment to the Development Standards for the I-1 Industrial Park zoning district. We are proposing the following modification to the I-1 Development Standards:

I-1 Property Development Standards Sec. 5.1804

The following property development standards apply to all land and buildings in the I-1 District:

A. Floor area ratio.

1. Maximum: 0.80 multiplied by the net lot area.

B. Required open space.

1. Minimum: 0.10 multiplied by the net lot area.
2. For building heights over twelve (12) feet: the minimum required open space plus 0.003 multiplied by the net lot area, for each foot of building height over twelve (12) feet.
3. Reduction for on-lot taxilane safety area and aircraft staging area: the open space calculated in B.1. or B.2. above may be reduced by up to 0.50 multiplied by the required open space, for the amount of on-lot taxilane safety area and aircraft staging area provided.
4. Parking areas and parking lot landscaping are not included in the required open space.
5. NAOS may be included in the required open space.

C. Building height.

1. Maximum: ~~Fifty-two~~ **EIGHTY-TWO (82)** feet, except as otherwise provided below and in Article VII.
2. Maximum building height within three hundred (300) feet of a residential district shown on Table 4.100.A., or the residential portion of a Planned Community P-C, or any portion of a Planned Residential Development PRD with an underlying zoning district comparable to the residential districts shown on Table 4.100.A.: Thirty-six (36) feet.

D. Yards.

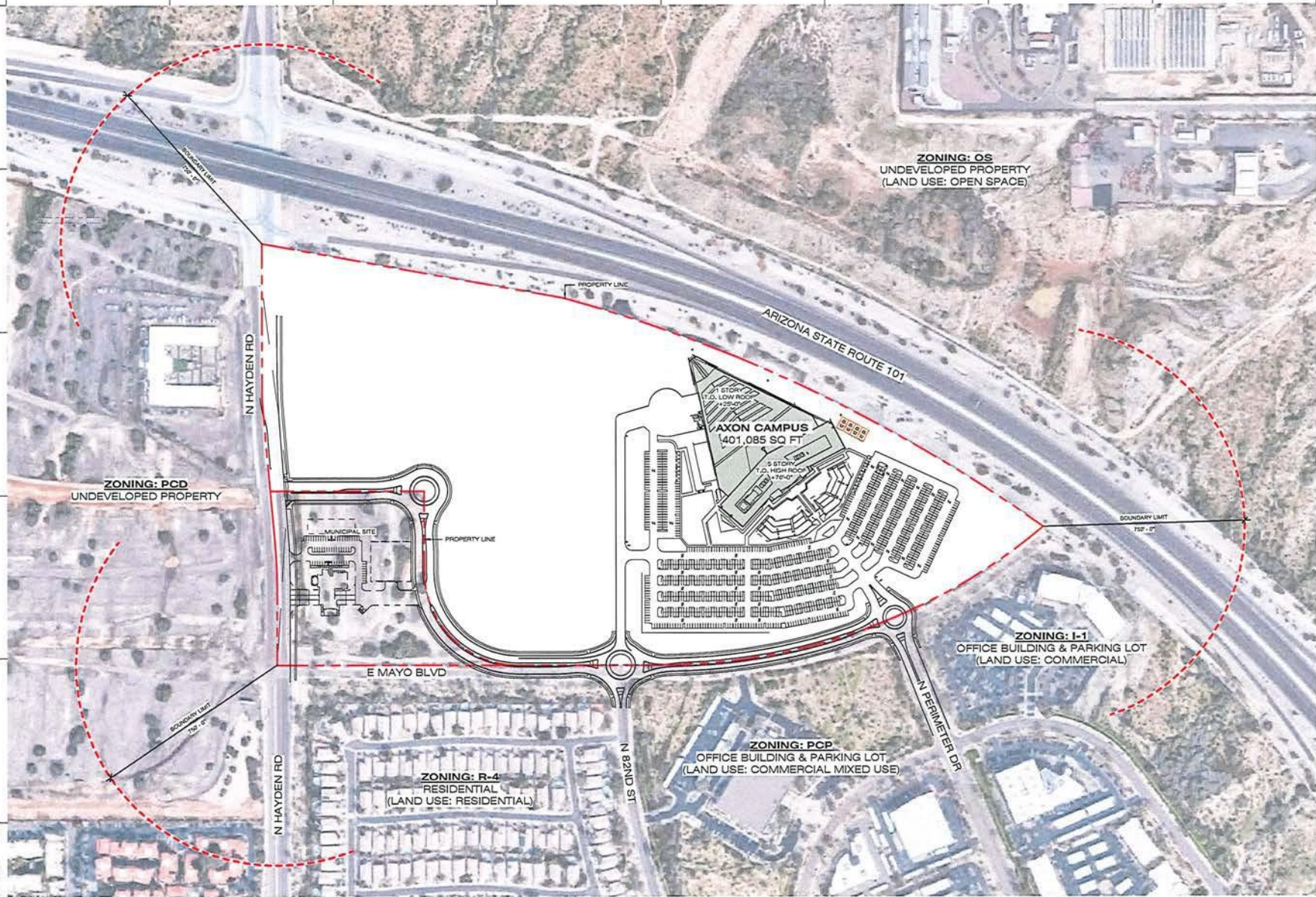
1. Front minimum: Twenty (20) feet.
2. Side and rear minimum: Thirty (30) feet from a residential district shown on Table 4.100.A., or the residential portion of a P-C, or any portion of a

PRD with an underlying zoning district comparable to the residential districts shown on Table 4.100.A.

3. All outdoor activities, including storage, minimum: Fifty (50) feet from a residential district shown on Table 4.100.A., or the residential portion of a P-C, or any portion of a PRD with an underlying zoning district comparable to the residential districts shown on Table 4.100.A.

E. *Screening.*

1. All outdoor activities, mechanical equipment, outdoor storage and refuse areas shall be within an enclosed building, or screened by a solid wall at least six (6) feet in height or as otherwise approved by the Development Review Board.
2. No outdoor storage shall be visible from off-site.
3. Other requirements and exceptions are as specified in Article VII and Article X.



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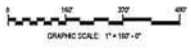


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 CONSTRUCTION

ISSUED FOR	YR	DATE
DESIGN REVIEW	20	11/28/17

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1 | COMPOSITE SITE PLAN - CONTEXT
 1" = 110'-0"



22070

DR1.0

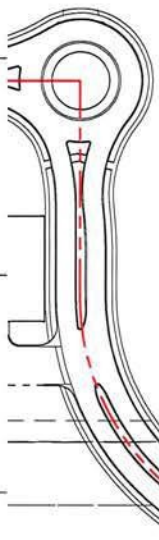
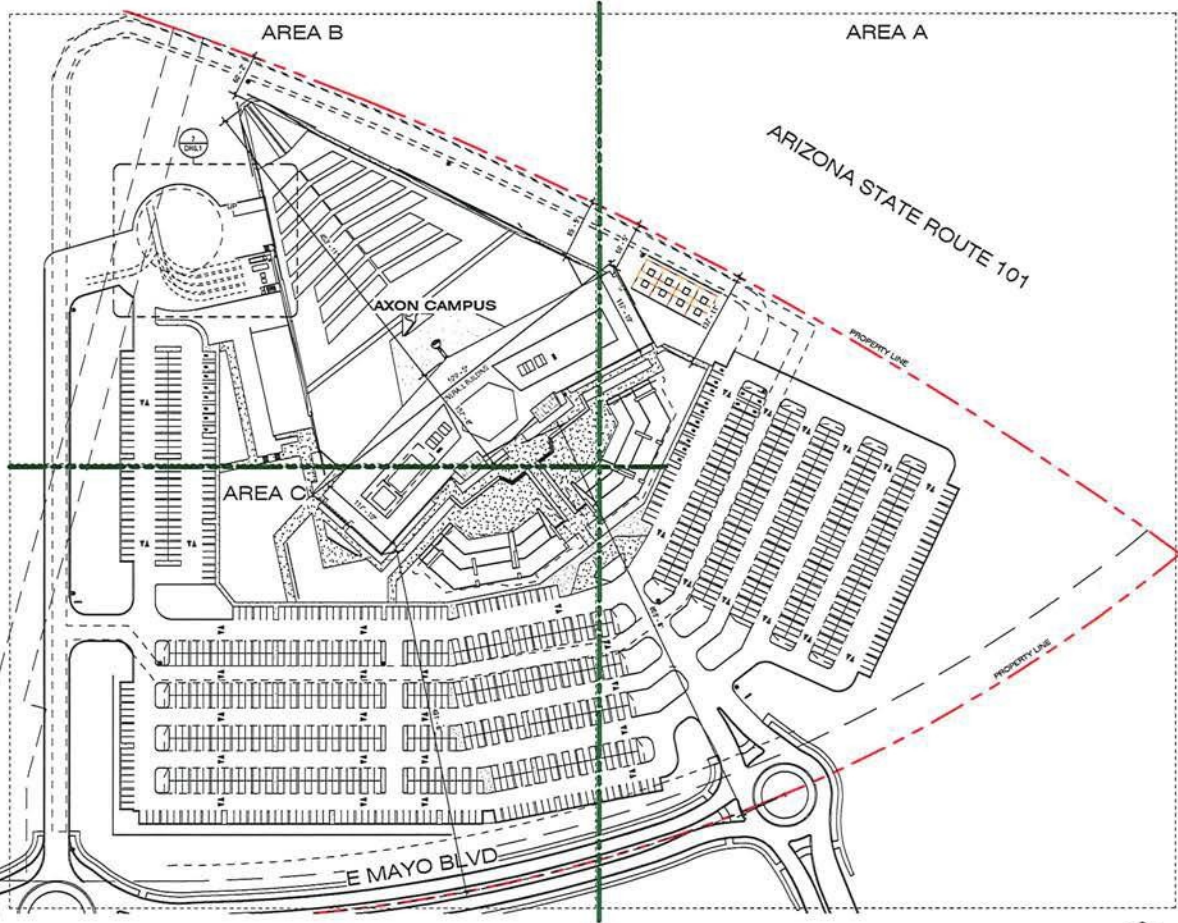
CONTEXT AER

13-24-2020
 2/11/2020



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CONSTRUCTION

ISSUED FOR	YR	DATE
DESIGN REVIEW	20	11/21/17



SITE DATA

PROPERTY DESCRIPTION	LOOP 101 AND HAYDEN BLVD SCOTTSDALE, AZ 85055 LOCATED IN SEC 36, T4N, R4E, MARICOPA COUNTY, ARIZONA.
ZONING DESIGNATION	I-1 INDUSTRIAL PARK
GENERAL PLAN DESIGNATION	COMMERCIAL MIXED USE
EXISTING USE	PCD - VACANT
PROPOSED USE	CORPORATE OFFICE INDUSTRIAL - ASSEMBLY WAREHOUSE
SITE SIZE - GROSS / NET	1,319,866 SQ FT GROSS / 1,144,189 SQ FT NET
BUILDING AREA - GROSS / NET	401,085 SQ FT GROSS / 373,580 SQ FT NET
FLOOR AREA RATIO (FAR)	13.3%
PROPOSED SCREENING	SITE WALLS, BERMS AND PLANTS
OPEN SPACE	615,950 SQ FT, SEE DR1.2

PARKING DATA

OVERALL	REQUIRED	PROVIDED
CORPORATE OFFICE: 225,740 SF @ 300 SF EA	753	(SEE TOTAL)
INDUSTRIAL - ASSEMBLY: 147,840 SF @ 300 SF EA	206	(SEE TOTAL)
WAREHOUSE: (INC IN INDUSTRIAL)	-	(SEE TOTAL)
TOTAL	1049	1083
BREAKDOWN OF OVERALL	REQUIRED	PROVIDED
ACCESSIBLE	21 STANDARD, 4 VAN*	22 STANDARD, 4 VAN*
STANDARD (COVERED)	-	776
STANDARD (UNCOVERED)	-	285
BICYCLE	100	30 (20 EXTERIOR, 10 INTERIOR)

*NOTE: REDUCTION TO 2% MIN WILL BE REQUESTED PER OOS ZONING CODE SECTION 9.01.05.C.2.A

1 | OVERALL SITE PLAN
1" = 80'-0"



REVISED: 5/10/2020 10:25:51 AM

DR1.1
SITE PLAN OVER



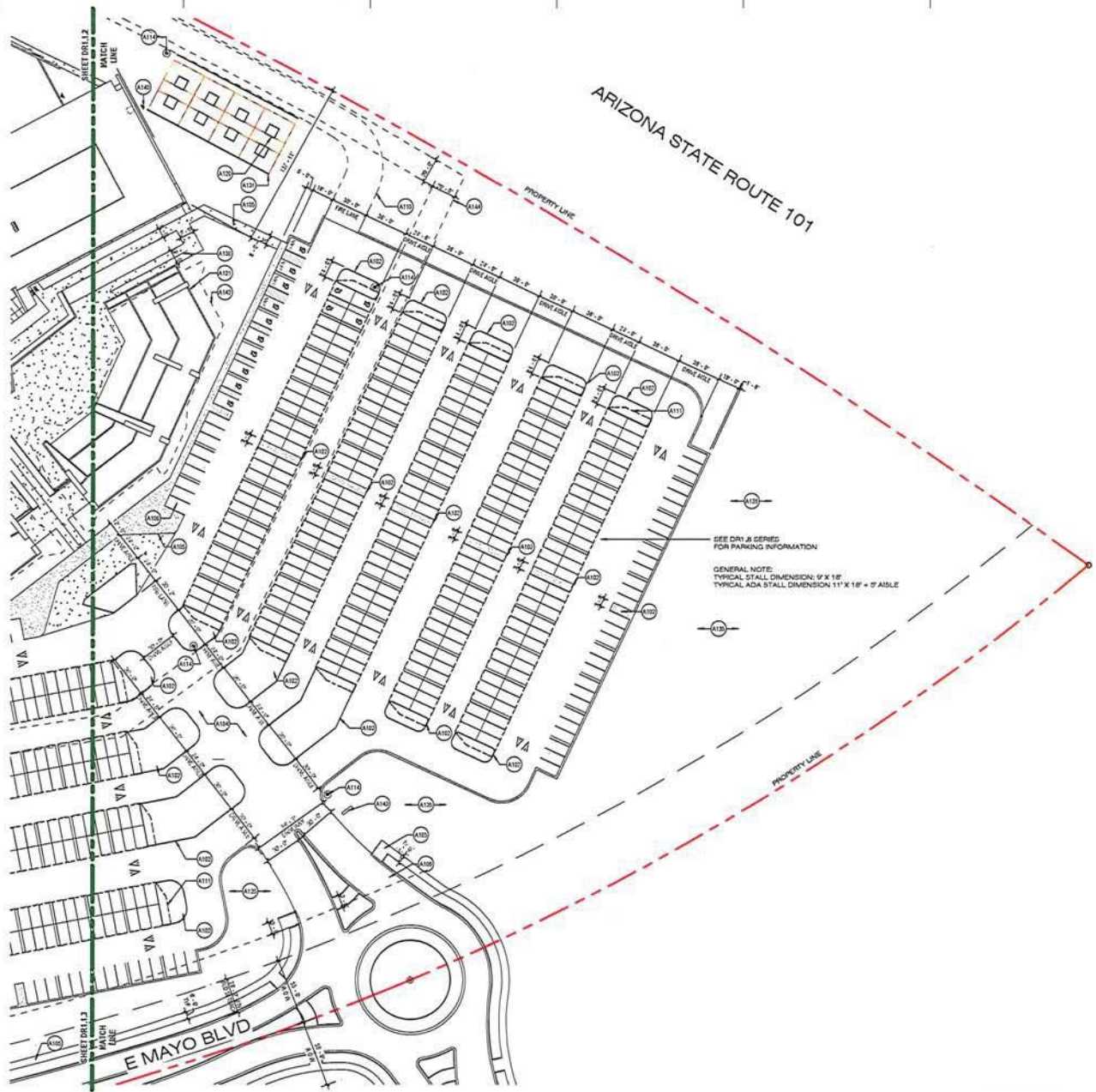
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ISSUED FOR	VS	DATE
DESIGN REVIEW	20	11/26/20

DR1.1.1

SHEET KEYNOTES

- A102 LANDSCAPE PARKING ISLAND
- A104 ASPHALT PAVING
- A105 SIGNALE
- A106 PARKING SPACE: 8'-0" X 18'-0", TYPICAL
- A109 NEW CURB CUT
- A110 STABILIZED DECOMPOSED GRANITE FIRE LAKE, 24" W TYPICAL
- A111 PARKING CANOPY STRUCTURE
- A114 FIRE HYDRANT
- A120 TRANSFORMER YARD
- A121 AIR-TO-WATER, REFER TO LANDSCAPE
- A130 1.0% SLOPE
- A131 SLOPED CONCRETE SITE WALL, +8'-0" H. AVERAGE
- A132 RETENTION BASIN, REFER TO CIVIL
- A140 BUILDING EXPANSION
- A142 FUTURE MAIL SORTING GATHERING SPACE
- A143 MONUMENT AND DIRECTIONAL SITE SIGNAGE
- A144 UTILITY FACILITY, REFER TO CIVIL



1 | SITE PLAN - AREA A



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 AUSA
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SEC HAYDEN - LOOP 101

PRELIMINARY IMPROVEMENT PLAN

AT THE N.E. CORNER OF HAYDEN ROAD AND MAYO BLVD.

A PORTION OF THE NORTH 1/2 OF SECTION 36, TOWNSHIP 4 NORTH, RANGE 4 EAST
OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

SMITHGROUP
455 NORTH THIRD STREET
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Wood Patel & Associates, Inc.
Civil Engineering
1400 Westcott
Suite 200
Glendale, AZ 85306
PH: 602.944.8800
www.wpatel.com



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OWNER / DEVELOPER
AXON
P.O. BOX 1833
TEMPE, AZ 85280
CONTACT: CHARLES HUELLMANTL
PHONE: 480.517.0200
E-MAIL: CHARLES.HUELLMANTL.COM

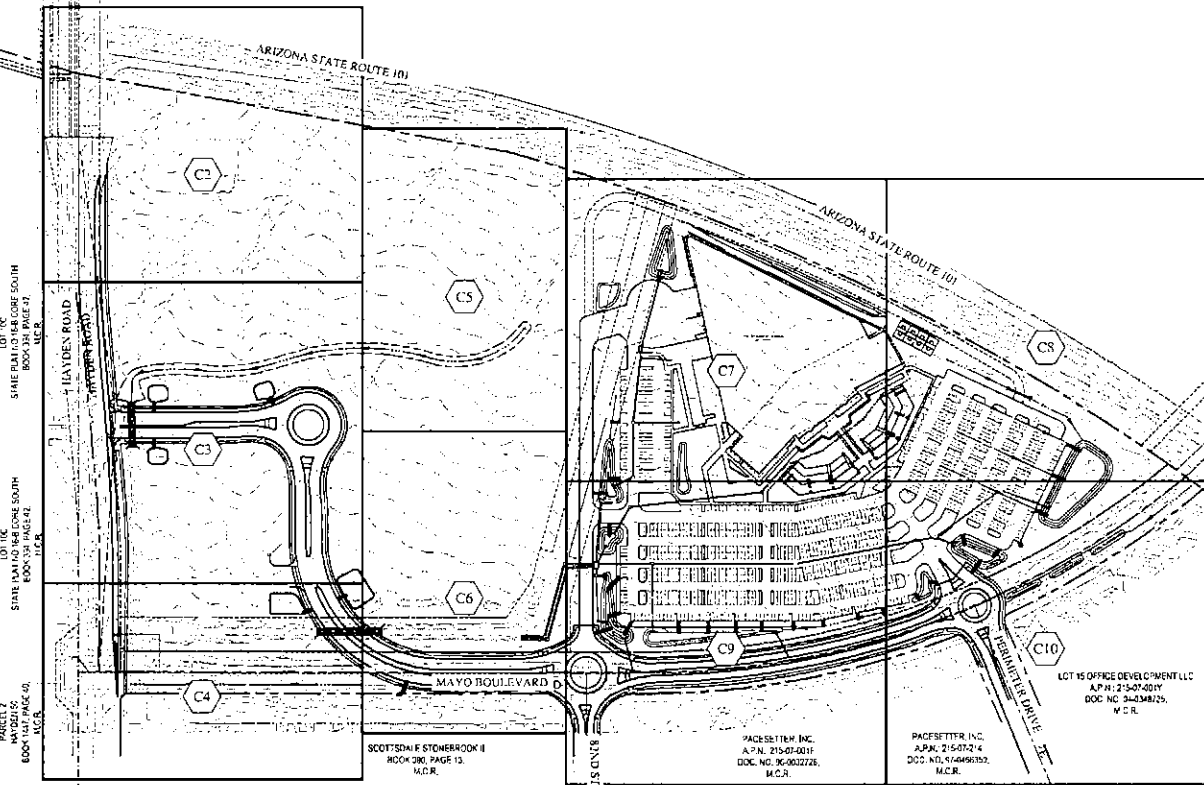
ENGINEER
WOOD PATEL & ASSOCIATES, INC.
2031 W NORTHERN AVE, SUITE 100
PHOENIX, AZ 85021
CONTACT: NICKOLAS BROWN, P.E.
PHONE: (602) 235-4033
E-MAIL: NBROWN@WOODPATEL.COM

ARCHITECT
SMITH GROUP
455 NORTH THIRD STREET SUITE 200
PHOENIX, AZ 85004
CONTACT: LYLE STEELY
PHONE: (602) 894-5018
EMAIL: NYWAL@LSTEELY@SMITHGROUP.COM

PROJECT SITE DATA
ASSESSOR PARCEL NUMBER(S)
215-312108
PROJECT SITE ADDRESS
17800 NORTHERN 14 STREET
SCOTTSDALE, AZ 85258
PROJECT SITE AREA(S)
NET AREA = 11.07 AC
ZONING
PUD

SHEET INDEX
C1 COVER SHEET / SHEET INDEX
C2-10 PRELIMINARY IMPROVEMENT PLAN

LEGEND/ABBREVIATIONS			
	SECTION LINE		SLOPE ARROW
	RIGHT-OF-WAY		PROPOSED WATER & SEWER
	PROPERTY LINE		SEWER LINE
	ROAD CENTERLINE		WATER LINE
	EASEMENT		PLUS
	SURVEY MARKER		SEWER CLEANOUT
	ELECTRIC		AREA DRAIN
	TELEPHONE		CATCH BASIN
	GAS LINE		TANK LIGHT
	SEWER LINE		CONCRETE ELEVATION
	WATER LINE		CATCH BASIN
	STORM DRAIN PIPE		DRAINAGE EASEMENT
	SEWER MANHOLE		DRIVEWAY
	STORM DRAIN MANHOLE		EDGE OF LANDSCAPE
	PAVEMENT ELEVATION		JUNCTION BOX
	NATURAL GROUND ELEVATION		TYPE OF EASEMENT
	CONCRETE ELEVATION		ELECTRICAL CABINET BCC
	TOP OF CURB ELEVATION		HEAD WALL
	JUNCTION MANHOLE		INVERT ELEVATION
	FIRE HYDRANT		LOWEST FINISH FLOOR ELEVATION
	WATER VALVE		WASH EASEMENT
	STREET PARKING SIGN		ELEVATION OF FINISH FLOOR ELEVATION
			TOP OF CORE
			FINISH GRADE ELEVATION
			LOW WATER ELEVATION
			CROSS ACCESS
			EMERGENCY SERVICE ACCESS
			PUBLIC UTILITY EASEMENT
			UTILITY EASEMENT
			PUBLIC ACCESS EASEMENT



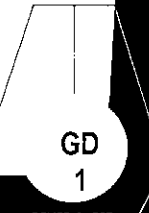
LOT 10C STATE BANK OF ARIZONA SOUTH BOOK 134 PAGE 42 M.C.R.
 LOT 10E STATE BANK OF ARIZONA SOUTH BOOK 134 PAGE 42 M.C.R.
 PARCEL 7 STATE BANK OF ARIZONA SOUTH BOOK 134 PAGE 42 M.C.R.

SCOTTSDALE STONEROCK II
BOOK 280 PAGE 13
M.C.R.

PACKS/ITER INC.
A.P.N. 215-07-0011
DOC. NO. 96-002728
M.C.R.

PACKS/ITER INC.
A.P.N. 215-07-0011
DOC. NO. 96-002728
M.C.R.

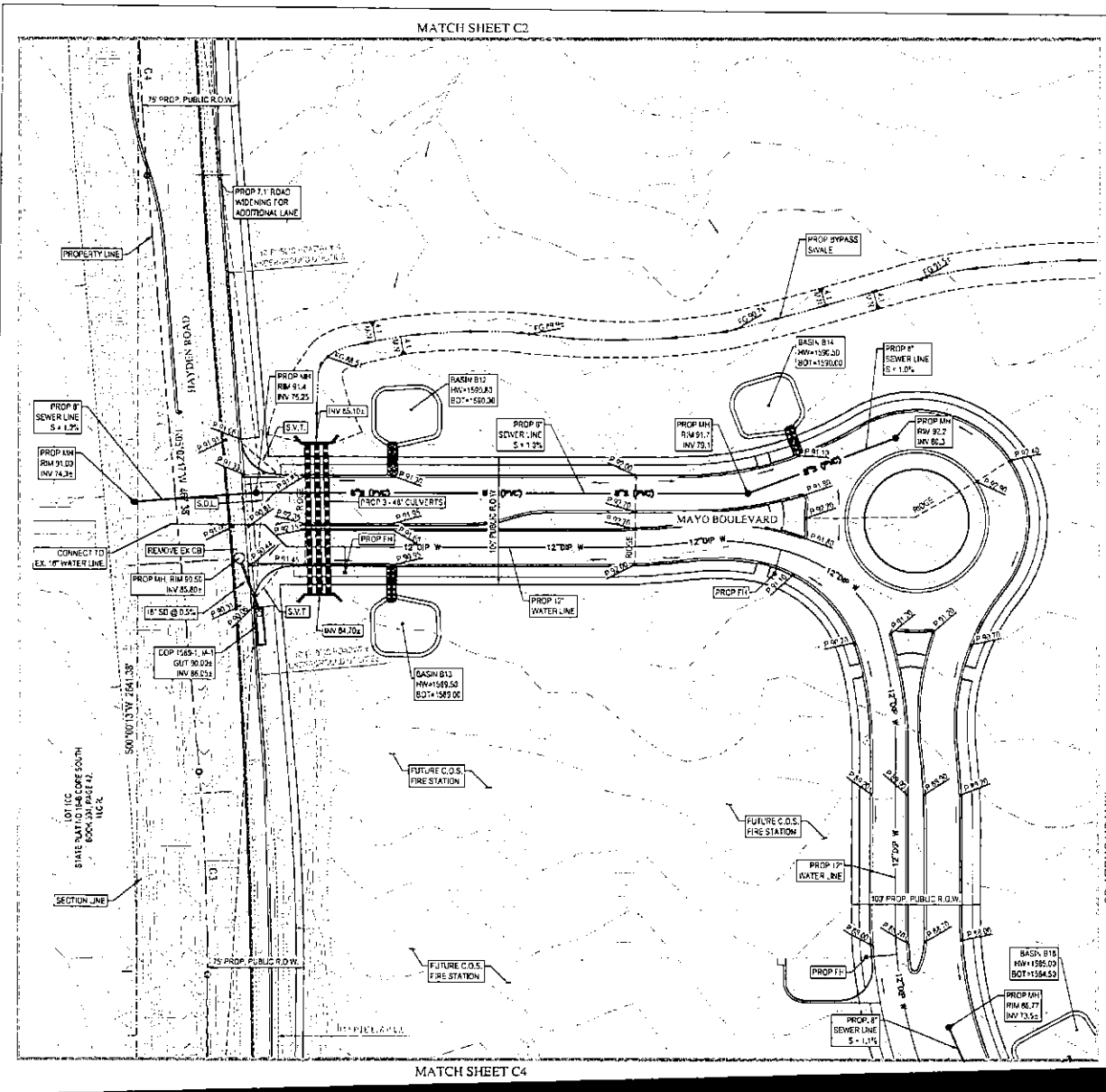
LOT 15 OFFICE DEVELOPMENT LLC
A.P.N. 215-07-0011
DOC. NO. 24034825
M.C.R.



COVER SHEET

CHECKED BY: [Name] DESIGNED BY: [Name] DRAWN BY: [Name]

MATCH SHEET C3



MATCH SHEET C4



SMITHGROUP
 455 NORTH THIRD STREET
 SUITE 200
 PHOENIX, AZ 85001
 500.763.2200
 www.smithgroup.com



Wood, Peck & Associates, Inc.
 Civil Engineer
 Licensed Professional
 Land Surveyor
 License No. 100000000000000
 460.231.2200
 www.woodpeck.com



CURVE TABLE (M)

CURVE	DELTA	RADIUS	ARC
C2	40°08'46"	2200.00'	1,541.50'
C3	5°02'30"	1800.00'	158.39'
C4	5°02'30"	1800.00'	158.39'

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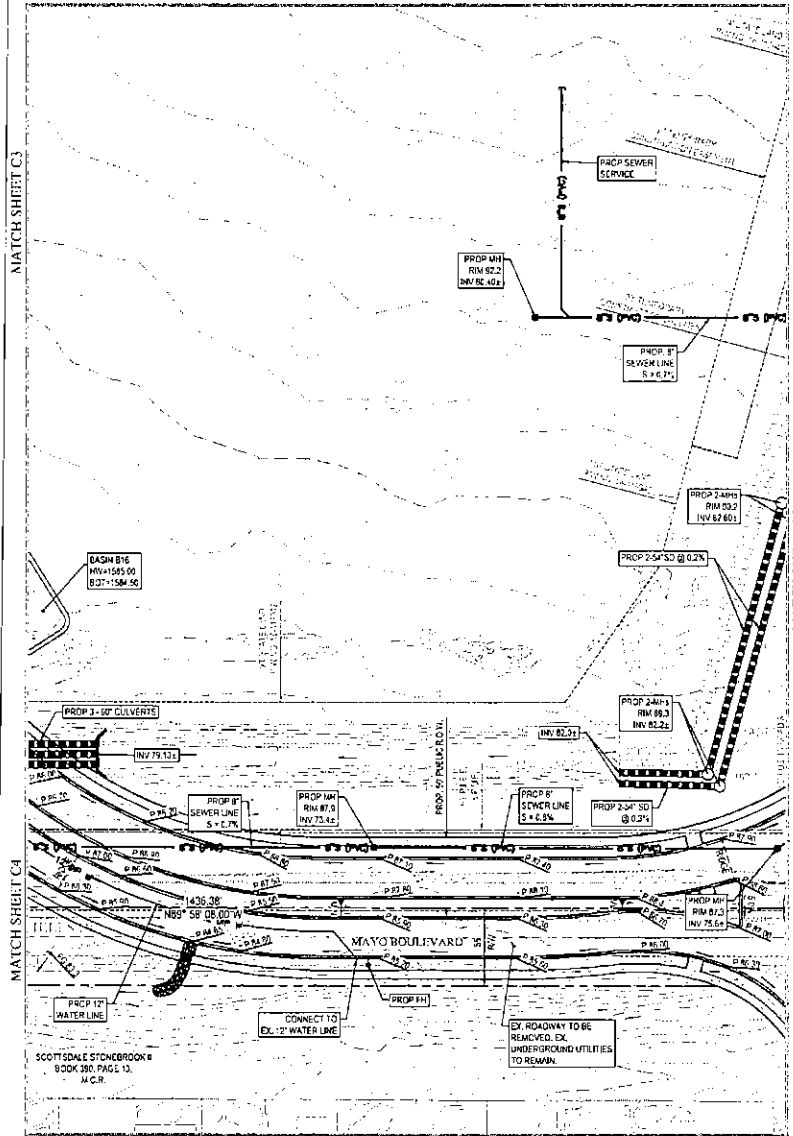
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IMPROVEMENT PLAN

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MATCH SHEET C5



MATCH SHEET C3

MATCH SHEET C4

MATCH SHEET C9



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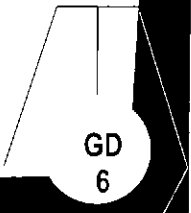


Wood, Patel & Associates, Inc.
 Civil Engineering
 Land Surveying
 Construction Management
 402.333.8422
 www.woodpatel.com



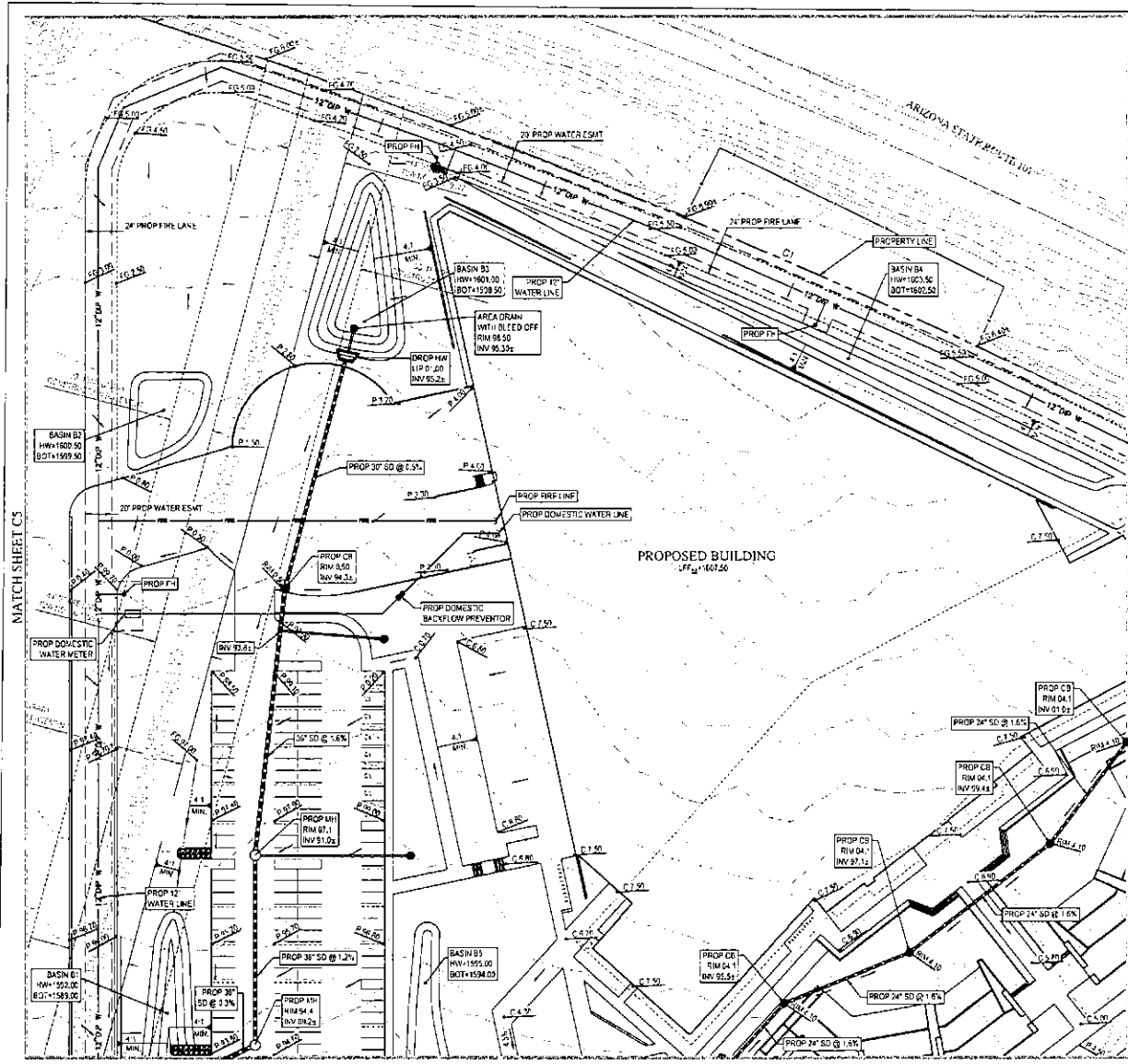
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ISSUED FOR	BY	DATE



IMPROVEMENT PLAN

CHECKED BY: REB, DESIGNED BY: JWB, DRAWN BY: JWB



SMITHGROUP
 453 NORTH THARP STREET
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 PHOENIX, AZ 85024
 602.552.2700
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Wood, Patel & Associates, Inc.
 Civil Engineers
 1985 PUEBLO
 LANE, SUITE 100
 GLENDALE, ARIZONA 85305
 602.333.8000
 www.wpa.com



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ISSUE NO	DATE	BY	CHKD

CURVE TABLE (M)

CURVE	DELTA	RADIUS	ARC
C2	40°08'46"	2200.00'	1,541.53'
C3	5°02'30"	1800.00'	158.39'
C4	5°02'30"	1800.00'	158.39'

GD
7

IMPROVEMENT PLAN

CHECKED BY: A. BUR DESIGNED BY: D. BUR DRAWN BY: A. BUR

SMITHGROUP
455 NORTH HANCOCK STREET
PHOENIX, AZ 85003
602.955.2000
www.smithgroup.com



Wood Pulp & Paper, Inc.
1000 N. CENTRAL
PHOENIX, AZ 85004
602.233.6500
www.woodpulp.com



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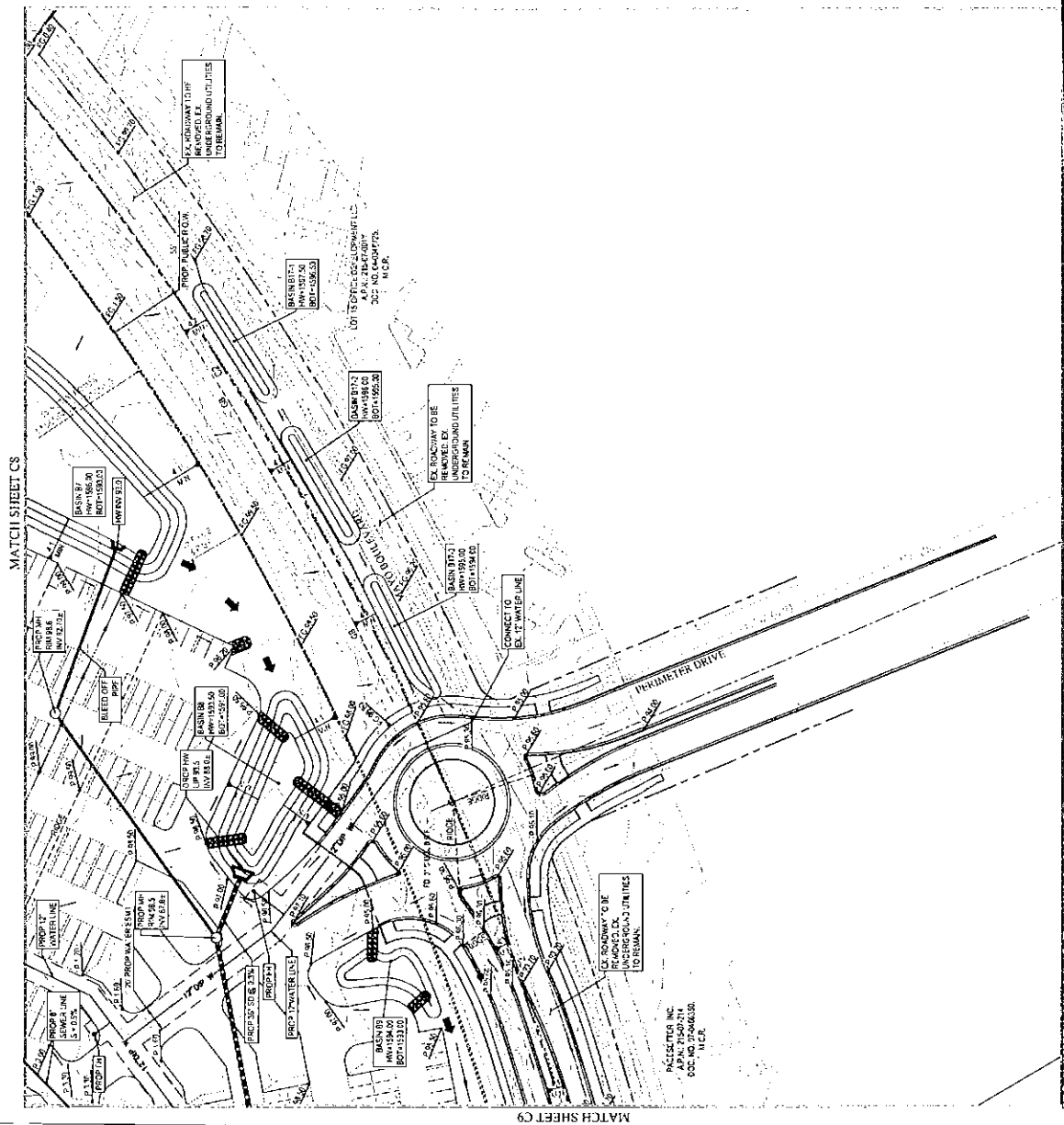
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BY	...
CHKD BY	...
APP'D BY	...
SCALE	AS SHOWN

GD 10

IMPROVEMENT PLAN

CURVE TABLE (M)

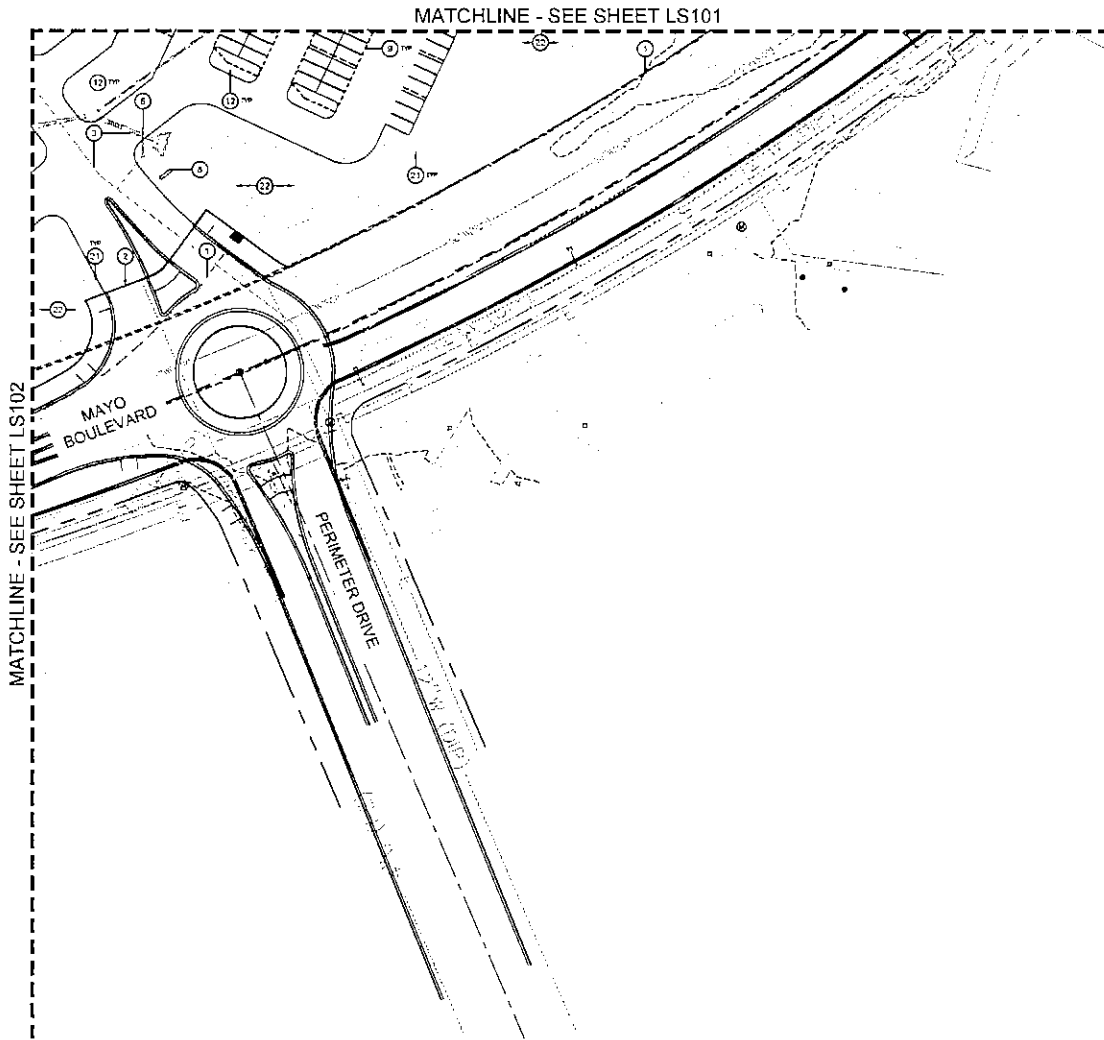
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C3	5°42'38"	1800.00'	158.77'
C4	5°42'38"	1800.00'	158.77'



MATCH SHEET CS

MATCH SHEET C9

PACIFICOR INC.
APAL 2140-214
602.955.2000
N.C.P.



KEYNOTES

- ① LIMIT OF CONSTRUCTION / DISTURBANCE
- ② PROPERTY LINE
- ③ UNDERGROUND UTILITY - SEE CIVIL DRAWINGS
- ④ FIRELAVE - SEE CIVIL DRAWINGS
- ⑤ TRANSFORMER - SEE ELECTRICAL DRAWINGS
- ⑥ FIRE HYDRANT - MAINTAIN 5' CLEAR PLANTING
- ⑦ WATER METER / BACKFLOW PREVENTER
- ⑧ SIGNAGE - SEE ARCHITECTURE DRAWINGS
- ⑨ OVERHEAD CANOPY - SEE ARCHITECTURE DRAWINGS
- ⑩ COLUMN - SEE ARCHITECTURE DRAWINGS
- ⑪ ENCLOSED BUILDING ENTRY - SEE ARCHITECTURE DRAWINGS
- ⑫ LANDSCAPE AREA - SEE LANDSCAPE DRAWINGS
- ⑬ RAISED PLANTER - SEE LANDSCAPE DRAWINGS
- ⑭ RETAINING WALL
- ⑮ SITE WALL - SEE ARCHITECTURE DRAWINGS
- ⑯ C.I.P. CONCRETE SEATWALL
- ⑰ C.I.P. CONCRETE STEPS
- ⑱ HANDRAIL
- ⑲ C.I.P. CONCRETE HEADER
- ⑳ INFINITY POOL WATER FEATURE - ADHERES TO CITY OF SCOTTSDALE CODE OF ORDINANCES ARTICLE VII DIVISION I SECTION 45-242 FOR WATER CONSERVATION
- ㉑ STEEL HEADER
- ㉒ RETENTION - SEE CIVIL DRAWINGS
- ㉓ TRASH / RECYCLING RECEPTACLE (NOT SHOWN)

HARDSCAPE LEGEND

- CONCRETE
COLOR: PLAIN GRAY
FINISH: LIGHT BROOM
- STABILIZED DECOMPOSED GRANITE - SEE LANDSCAPE DRAWINGS FOR SIZE AND COLOR

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AXON

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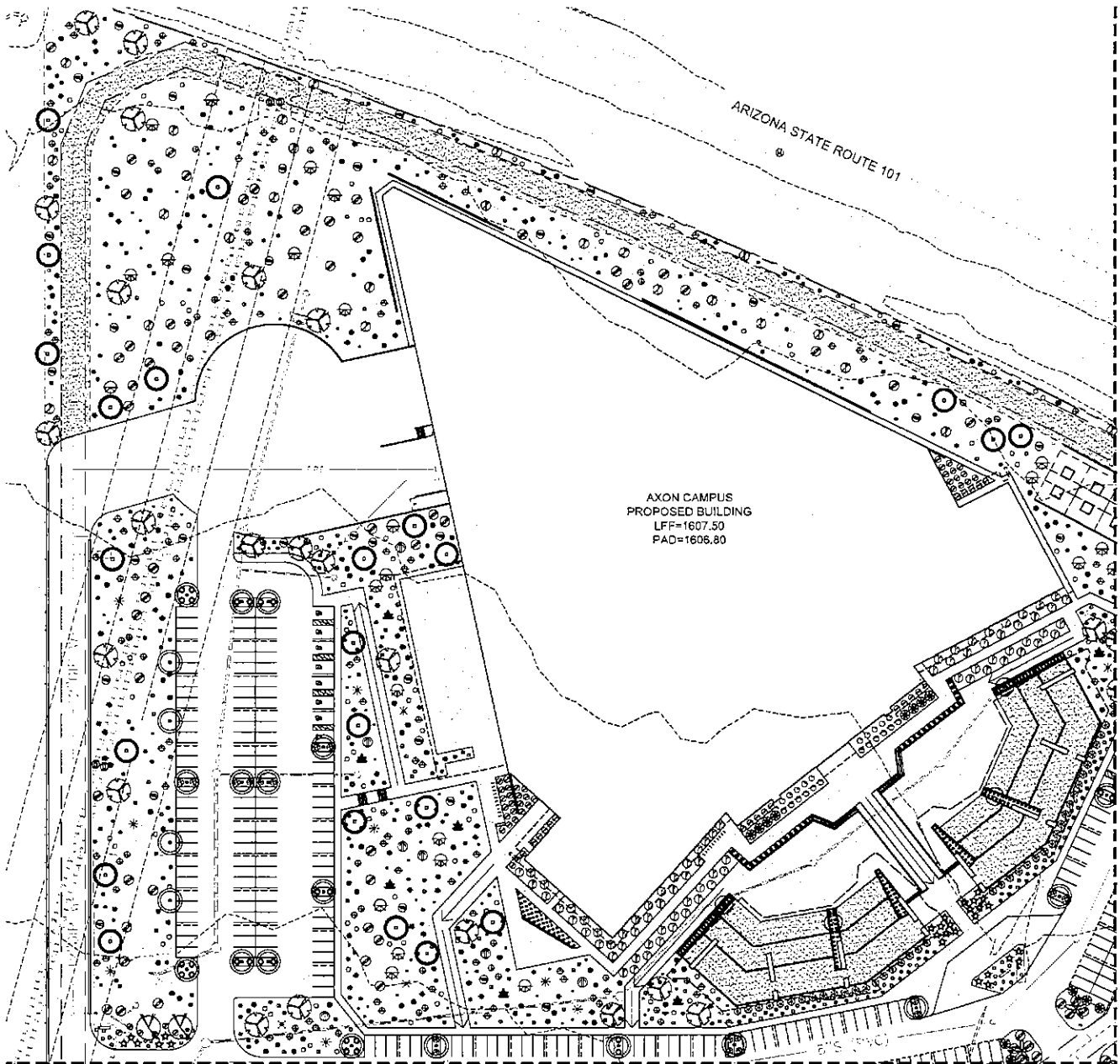
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TOTAL SHEETS	11	11/18



CALL PRIVATE UTILITY
LOCATOR TO LOCATE
PRIVATE UTILITIES



LS103



PLANT LEGEND

BOTANICAL NAME SYM. (COMMON NAME)	SIZE	MIN. CAL HT & W
TREES		
⊙ EXISTING TREE TO REMAIN		VARIABLES
⊙ PROTECT SURFACE		
⊙ ACACIA ANEURA	#25	1.0' CAL. SINGLE 6H X 2W
⊙ MULGA ACACIA	#15	1.0' CAL. LOW BASE 4H X 3W
⊙ OLNEYA TESOTA	#15	1.0' CAL. LOW BASE 5H X 3W
⊙ IRONWOOD	#25	1.0' CAL. LOW BASE 5H X 3W
⊙ PARKINSONIA FLORIDUM	#25	1.0' CAL. LOW BASE 5H X 3W
⊙ BLUE PALM VERDE	#25	1.0' CAL. LOW BASE 5H X 3W
⊙ PHOENIX DACTYLIFERA	#25	1.0' CAL. LOW BASE 5H X 3W
⊙ DATE PALM	#25	1.0' CAL. LOW BASE 5H X 3W
⊙ PISTACIA LENTISCUS	#25	1.0' CAL. SINGLE 7H X 3W
⊙ MASTIC TREE	#25	1.0' CAL. SINGLE 7H X 3W
⊙ PROSOPIS HYBRID THORNLESS	#25	1.0' CAL. SINGLE 7H X 3W
⊙ THORNLESS MESQUITE	#25	1.0' CAL. SINGLE 7H X 3W
SHRUBS		
⊙ ANISACANTHUS THURBERI	#5	
⊙ DESERT HONEYSUCKLE	#5	
⊙ CALLANDRA ERIOPHYLLA	#5	
⊙ FAIRY DUSTER	#5	
⊙ ENOCLIA FARRINOSA	#5	
⊙ BRITTLEBUSH	#5	
⊙ ERICAMERIA LARICIFOLIA AGUIRRE	#5	
⊙ TURPENTINE BUSH	#5	
⊙ JUSTICIA CALIFORNICA	#5	
⊙ CHIPARROSA	#5	
⊙ LARRICA TRIDENTATA	#5	
⊙ CREOSOTE	#5	
⊙ LEUCOPHYLLUM CANDIDUM 'THUNDER CLOUD'	#5	
⊙ THUNDER CLOUD SAGE	#5	
⊙ LEUCOPHYLLUM LANGMANIAE 'RIO BRAVO'	#5	
⊙ RIO BRAVO SAGE	#5	
⊙ RUELLIA PENINSULARIS	#5	
⊙ DESERT RUELLIA	#5	
⊙ SIMMONDSIA CHINENSIS	#5	
⊙ JOJOBA	#5	
ACCENTS		
⊙ AGAVE AMERICANA	#5	
⊙ CENTURY PLANT	#5	
⊙ AGAVE WEBERI	#5	
⊙ WEDER AGAVE	#5	
⊙ CARNEGIEA GIGANTEA	#5	SPEAR (6-13)
⊙ SAGUARO	#5	
⊙ CARNEGIEA GIGANTEA	#5	MULTI ARM SPECIMEN 18" MIN. W/3 ARMS
⊙ SAGUARO	#5	
⊙ CARNEGIEA GIGANTEA	#5	LARGE WITH BUTTON 15" MIN.
⊙ SAGUARO	#5	
⊙ CEREUS BERGMANUS	#5	
⊙ PERUVIAN APPLE CACTUS	#5	
⊙ CYLINDROPUNTIA ACANTHOCARPA	#5	
⊙ BUCKHORN CHOLLA	#5	
⊙ DASYLIRION WHEELERI	#5	
⊙ DESERT SPOON	#5	
⊙ FEROCACTUS WAGLZENI	#5	
⊙ FISHHOOK BARREL CACTUS	#5	
⊙ FOUQUIERIA SPLENDENS	#5	24" BOX
⊙ COCTILLO	#5	
⊙ HESPERALOE FUNIFERA	#5	
⊙ GIANT HESPERALOE	#5	
⊙ HESPERALOE PARVIFLORA RED	#5	
⊙ RED YUCCA	#5	
⊙ MUNCHBERGIA LINDHEMERI 'AUTUMN GLOW'	#5	
⊙ AUTUMN GLOW MUHLY	#5	
⊙ HASSELLA TENUISSIMA	#5	
⊙ MEXICAN FEATHER GRASS	#5	
⊙ NOLINA MICROCARPA	#5	
⊙ BEAR GRASS	#5	
⊙ OPUNTIA VIDUA VAR. SANTA-RITA	#5	
⊙ SANTA RITA PRICKLY PEAR	#5	
⊙ PACHYERESUS MARGINATUS	#15	
⊙ MEXICAN FENCE POST	#15	
⊙ YUCCA BACCATA	#5	
⊙ BANANA YUCCA	#5	
GROUND COVER		
⊙ ACACIA REDOLENS 'DESERT CARPET'	#5	
⊙ TRAILING ACACIA	#5	
⊙ AMBROSIA DELTOIDEA	#5	
⊙ TRIANGLELEAF BURSAGE	#5	
⊙ DALEA FRUTESCENS	#5	
⊙ BLACK DALEA	#5	
⊙ EUPHORBIA RIGIDA	#5	
⊙ GOPHER PLANT	#5	
⊙ LANTANA MONTEVIDENSIS	#5	
⊙ PURPLE TRAILING LANTANA	#5	

TOPDRESS / DUST CONTROL LEGEND

⊙	3"-6" STONE COBBLE - 3" MIN. DEPTH. COLOR TBD
⊙	1/2" SCREENED DECOMPOSED GRANITE - 2" MIN. DEPTH. COLOR TBD. ALL PLANTING AREAS UNLESS OTHERWISE NOTED.
⊙	1/4" STABILIZED DECOMPOSED GRANITE - 3" MIN. DEPTH. COLOR TBD



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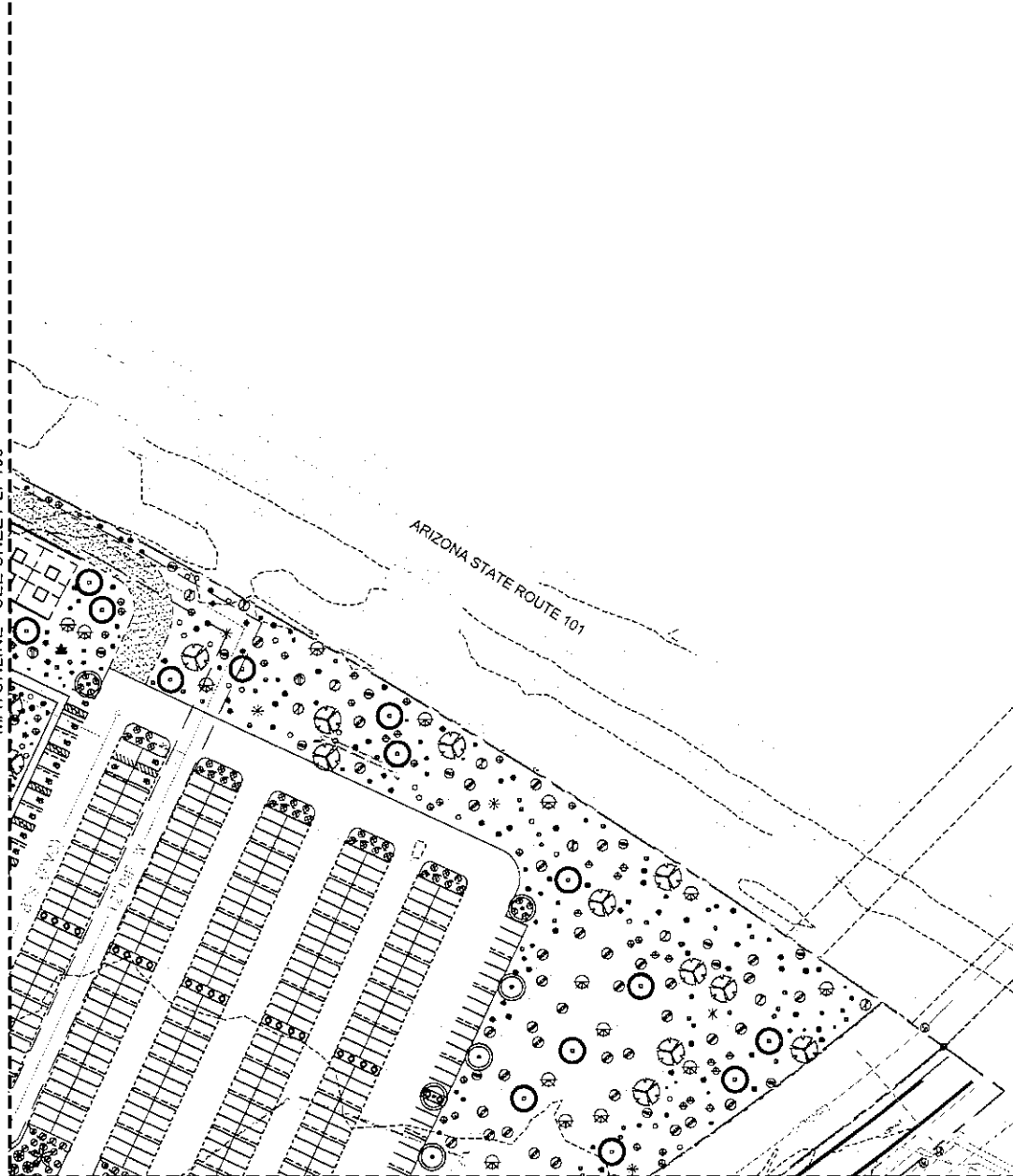


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LP100

MATCHLINE - SEE SHEET LP100



MATCHLINE - SEE SHEET LP103

PLANT LEGEND

BOTANICAL NAME SYM. (COMMON NAME)	SIZE	MIN. CAL HT & W
TREES		
⊙ EXISTING TREE TO REMAIN PROTECT-IN PLACE		VARIABLES
⊙ ACACIA ANEURA MULGA ACACIA	#55 SINGLE	1.0' CAL. 6H X 2W
⊙ OLNEYA TESOTA IRONWOOD	#25	1.0' CAL. 4H X 3W LOW BASE
⊙ PARKINSONIA FLORIDUM BLUE PALM VERDE	#25	1.0' CAL. LOW BASE 5H X 3W
★ PHOENIX DACTYLIFERA DATE PALM		20' CLEAR
⊙ PISTACIA LENTISCUS MAGTIC TREE	#25 SINGLE	1.0' CAL. 7H X 3W
⊙ PROSOPIS HYBRID THORNLESS THORNLESS MESQUITE	#25 LOW BASE	1.25' CAL. 5H X 6W
SHRUBS		
⊙ ANISACANTHUS THURBERI DESERT HONEYSUCKLE	#5	
⊙ CALLIANDRA ERIOPHYLLA FAIRY DUSTER	#5	
⊙ ENCELIA PANINOSA BRITTLEBUSH	#5	
⊙ ERICAMERIA LARICIFOLIA 'AGUIRRE' TURPENTINE BUSH	#5	
⊙ JUSTICIA CALIFORNICA CHIPARROSA	#5	
⊙ LARREA TRIDENTATA CREOSOTE	#5	
⊙ LEUCOPHYLLUM CANDIDUM 'THUNDER CLOUD' THUNDER CLOUD SAGE	#5	
⊙ LEUCOPHYLLUM LANGMANIAE 'RIO BRAVO' RIO BRAVO SAGE	#5	
⊙ RUELLIA PENINSULARIS DESERT RUELLIA	#5	
⊙ SIMMONDSIA CHINENSIS JOJOBA	#5	
ACCENTS		
⊙ AGAVE AMERICANA CENTURY PLANT	#5	
★ AGAVE WEBERI WEBER AGAVE	#5	
⊙ CARNEGIEA GIGANTEA SAGUARO		SPCAR (8-13)
⊙ CARNEGIEA GIGANTEA SAGUARO		MULTI ARM SPECIMEN 18" MIN. W/O ARMS
⊙ CARNEGIEA GIGANTEA SAGUARO		LARGE WITH BUTTON 15" MIN.
⊙ CEREUS PERUVIANUS PERUVIAN APPLE CACTUS	#15	
⊙ CYLINDROPUNTIA ACANTHOCARPA BUCKHORN CHOLLA	#5	
⊙ DASYLIRODION VANCELERI DESERT SPOON	#5	
⊙ FEROCACTUS WISLIZENI FISHHOOK BARREL CACTUS	#5	
★ FOQUIERIA SPLENDENS COCOTILO		24" BOX
⊙ HESPERALOE FUNIFERA GIANT HESPERALOE	#5	
⊙ HESPERALOE PARVIFLORA RED RED YUCCA	#5	
⊙ MUEHLBERGIA LINDEMEYERI 'AUTUMN GLOW' AUTUMN GLOW WINKLY	#5	
⊙ NASSELLA TENUISSIMA MEXICAN FEATHER GRASS	#5	
⊙ NOLINA MICROCARPA BEAR GRASS	#5	
⊙ OPUNTIA VIOLACEA VAR. SANTA-RITA SANTA RITA PRICKLY PEAR	#5	
⊙ PACHYCEPHEUS MARGINATUS MEXICAN FENCE POST	#15	
⊙ YUCCA BACCATA BANANA YUCCA	#5	
GROUNDCOVER		
⊙ ACACIA REDOLENS 'DESERT CARPET' TRAILING ACACIA	#5	
⊙ AMBROSIA DELTOIDEA TRIANGLELEAF BURSAGE	#5	
⊙ DALEA FRUTESCENS BLACK DALEA	#5	
⊙ EUPHORBIA RIGIDA GOPHER PLANT	#5	
⊙ LANTANA MONTEVIDENSIS PURPLE TRAILING LANTANA	#5	

TOPDRESS / DUST CONTROL LEGEND

	3'-6" STONE DOBBLE - 3" MIN. DEPTH, COLOR: TBD
	1/2" SCREENED DECOMPOSED GRANITE - 2" MIN. DEPTH, COLOR: TBD. ALL PLANTING AREAS UNLESS OTHERWISE NOTED.
	1" STABILIZED DECOMPOSED GRANITE - 3" MIN. DEPTH, COLOR: TBD



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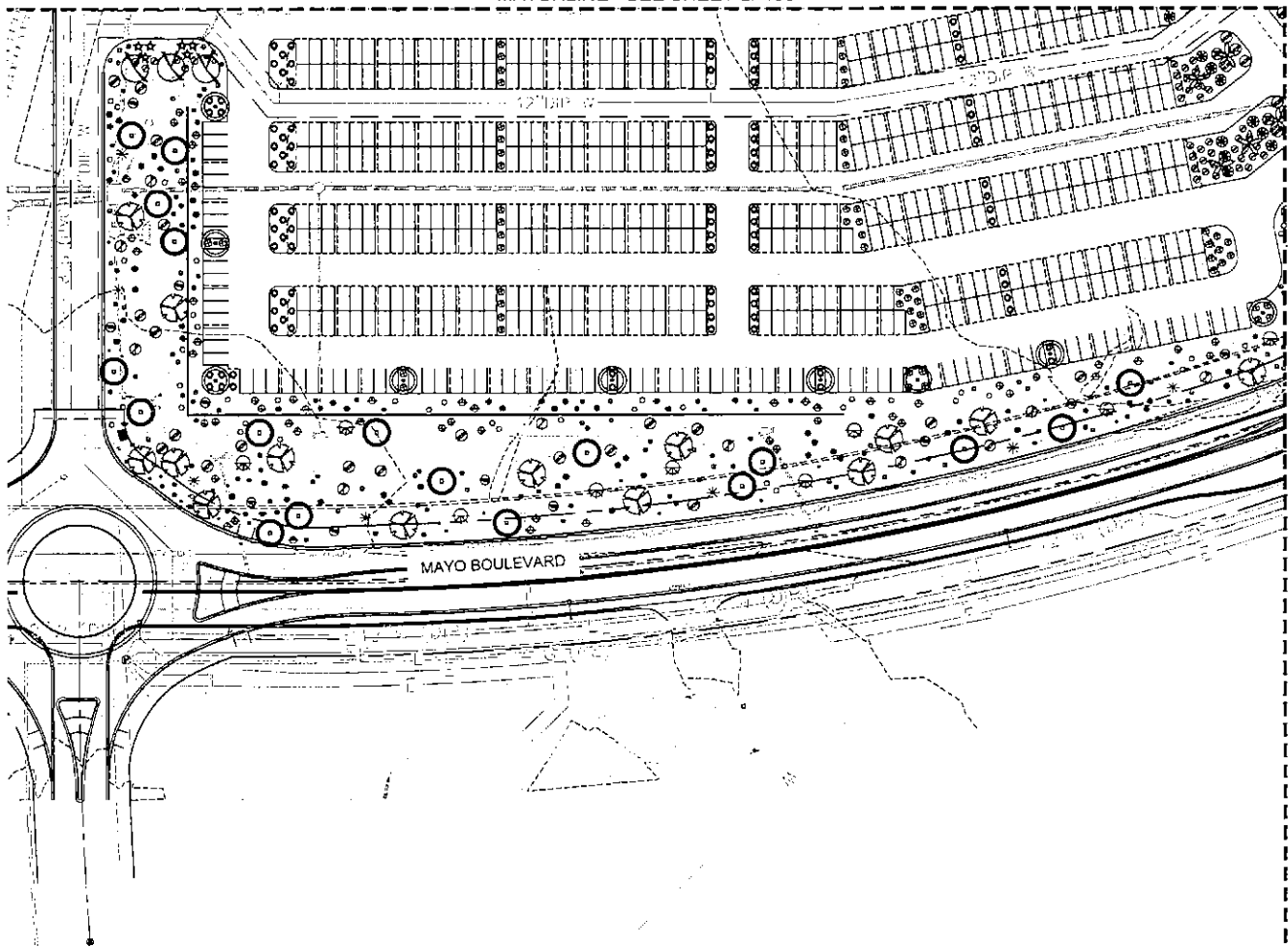


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LP101

MATCHLINE - SEE SHEET LP100

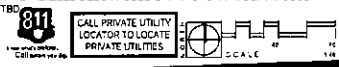


PLANT LEGEND

BOTANICAL NAME SYM. (COMMON NAME)	SIZE	MIN. CAL HT & W
TREES		
EXISTING TREE TO REMAIN PROTECTED-IN-PLACE		VARIABLES
ACACIA ANEURA	#25	1.0' CAL 6H X 2W
MULGA ACACIA	#25	1.0' CAL 4H X 2W
OLNEYA TESOTA	#25	1.0' CAL 4H X 2W
IRONWOOD	#25	1.0' CAL 5H X 3W
PARKINSONIA FLORIDUM	#25	1.0' CAL 5H X 3W
BLUE PALO VERDE	#25	1.0' CAL 5H X 3W
PHOENIX DACTYLIFERA	20' CLEAR	
DATE PALM		
PISTACIA LENTISCUS	#25	1.0' CAL 7H X 3W
MASTIC TREE	#25	1.25' CAL 5H X 6W
PROSOPIA HYBRID THORNLESS THORNLESS MESQUITE		
SHRUBS		
ANISACANTHUS THLABERTI	#5	
DESERT MONEY-SUCKLE	#5	
CALLIANDRA ERIOPHYLLA	#5	
FAIRY DUSTER	#5	
ENCLETTA FARINOSA	#5	
BRITTLEBUSH	#5	
ERICAMERIA LARICIFOLIA 'AGUIRRE'	#5	
TURPENTINE BUSH	#5	
JUSTICIA CALIFORNICA	#5	
CHURARROCA	#5	
LARREA TRIDENTATA	#5	
CREOSOTE	#5	
LEUCOPHYLLUM CANDIDUM 'THUNDER CLOUD'	#5	
THUNDER CLOUD SAGE	#5	
LEUCOPHYLLUM LANGMANIAE 'RIO BRAVO'	#5	
RIO BRAVO SAGE	#5	
RUELLIA PENINSULARIS	#5	
DESERT RUELLIA	#5	
SIAMONDSIA CHINENSIS	#5	
YUOBA	#5	
ACCENTS		
AGAVE AMERICANA	#5	
CENTURY PLANT	#5	
AGAVE WEBERI	#5	
WEBER AGAVE	#5	
CARNEGIEA GIGANTEA	SPEAR (8-12)	
SAGUARO		
CARNEGIEA GIGANTEA	MULTI ARM SPECIMEN	18" MIN. W/O ARMS
SAGUARO		
CARNEGIEA GIGANTEA	LARGE WITH BUTTON	15" MIN.
SAGUARO		
PEREUS PERUVIANUS	#15	
PERUVIAN APPLE CACTUS		
CYLINDROPUNTIA ACANTHOCARPA	#5	
BUCKHORN CHOLLA	#5	
DAEYLIORIN WHEELERI	#5	
DESERT SPOON	#5	
FEROCACTUS WISLIZENI	#5	
FISHHOOK BARREL CACTUS	#5	
FOLIOLIFERA SPLENDENS	24" BOX	
COOTILLO		
HESPERALOE FUNIFERA	#5	
GIANT HESPERALOE	#5	
HESPERALOE PARVIFLORA RED	#5	
RED YUCCA	#5	
MULLENBERGIA LINDENHMERI 'AUTUMN GLOW'	#5	
AUTUMN GLOW MUHLY	#5	
NASSELLA TENUISSIMA	#5	
MEXICAN FEATHER GRASS	#5	
NOLINA MICROCARPA	#5	
BEAR GRASS	#5	
OPUNTIA VIOLACEA VAR. SANTA-RITA	#5	
SANTA RITA PRICKLY PEAR	#5	
PACHYGEREUS MARGINATUS	#15	
MEXICAN FENCE POST	#5	
YUCCA BACCATA	#5	
BANANA YUCCA	#5	
GROUNDCOVER		
ACACIA REDOLENS 'DESERT CARPET'	#5	
TRAILING ACACIA	#5	
AMBROSIA DELTOIDEA	#5	
TRIANGLELEAF BURSAGE	#5	
DALEA FRUTESCENS	#5	
BLACK DALEA	#5	
EUPHORBIA RIGIDA	#5	
GOPHER PLANT	#5	
LANTANA MONTEVIDENSIS	#5	
PURPLE TRAILING LANTANA	#5	

TOPDRESS / DUST CONTROL LEGEND

	3"-8" STONE COBBLE - 3" MIN. DEPTH. COLOR: TBD
	1/2" SCREENED DECOMPOSED GRANITE - 2" MIN. DEPTH. COLOR: TBD. ALL PLANTING AREAS UNLESS OTHERWISE NOTED.
	1/4" STABILIZED DECOMPOSED GRANITE - 3" MIN. DEPTH. COLOR: TBD



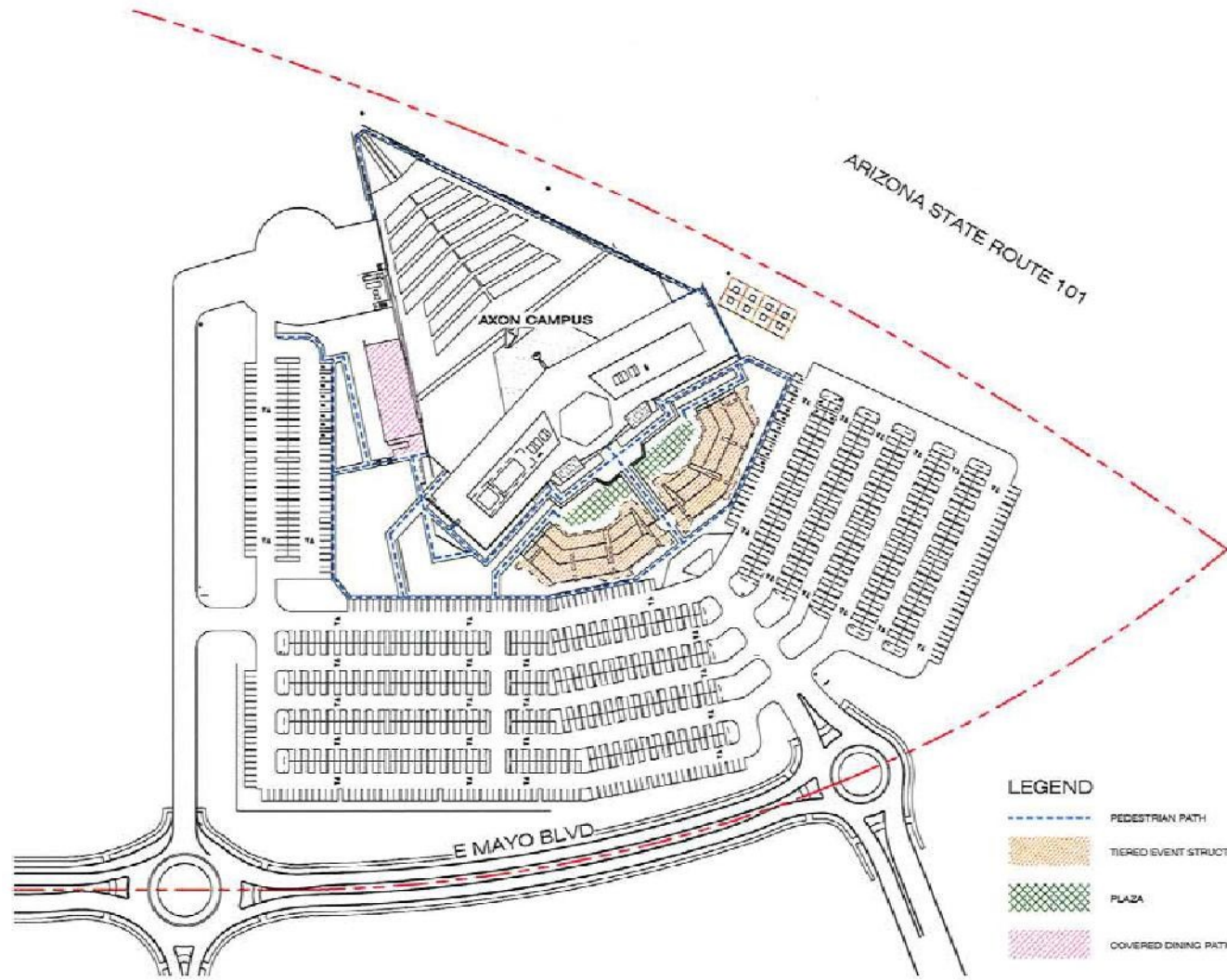
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LP102



LEGEND

-  PEDESTRIAN PATH
-  TIERED EVENT STRUCTURE
-  PLAZA
-  COVERED DINING PATIO

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ISSUED FOR	VR	DATE
DESIGN REVIEW	SS	11/26/17

PEDESTRIAN CIRCULATION PLAN
1" = 300'



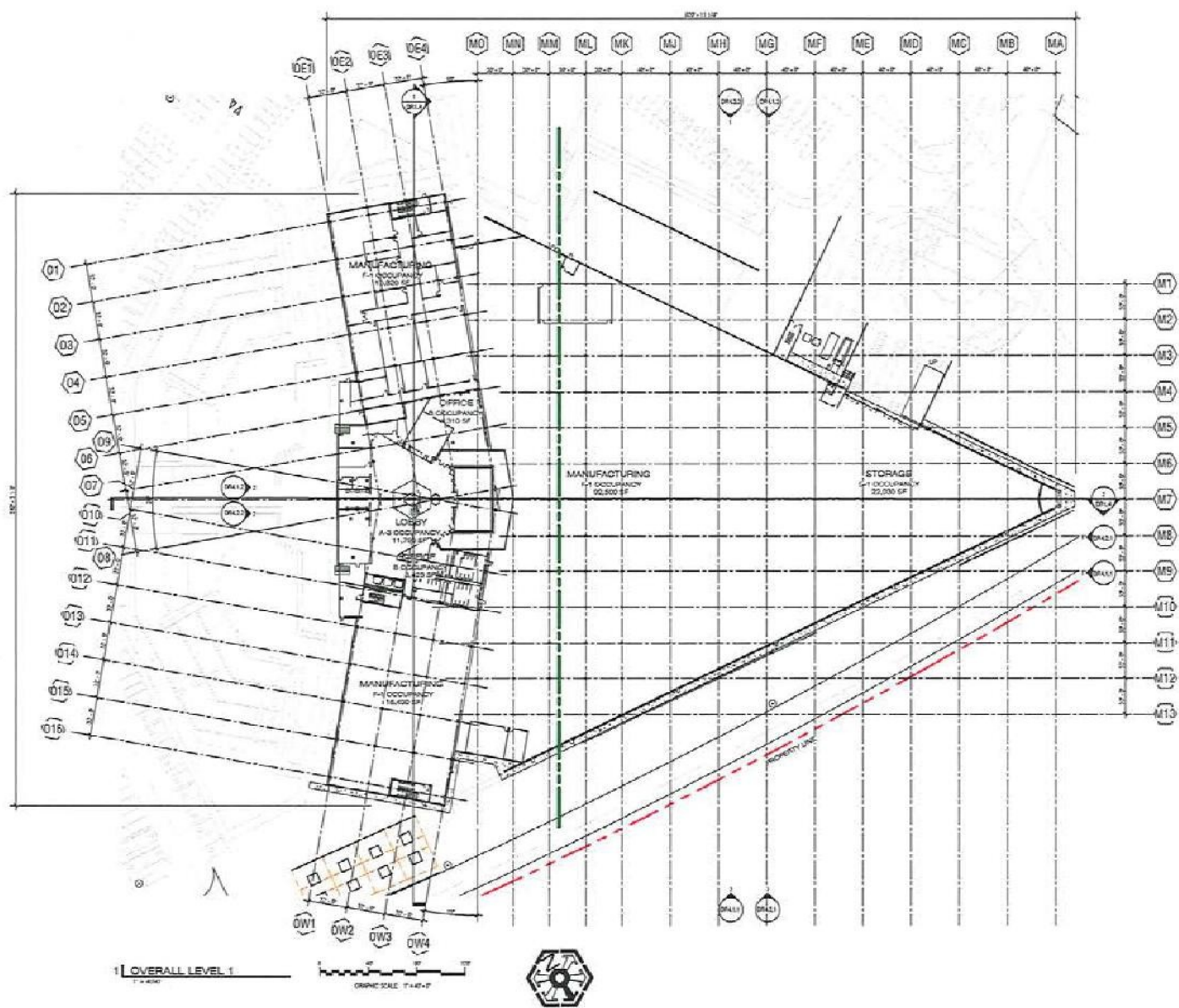
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 01/05/2017 10:41 AM

DR1.5



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DESIGN REVIEW:	SC	11/26/14



OVERALL LEVEL 1

GRAPHIC SCALE 1" = 4'-0"

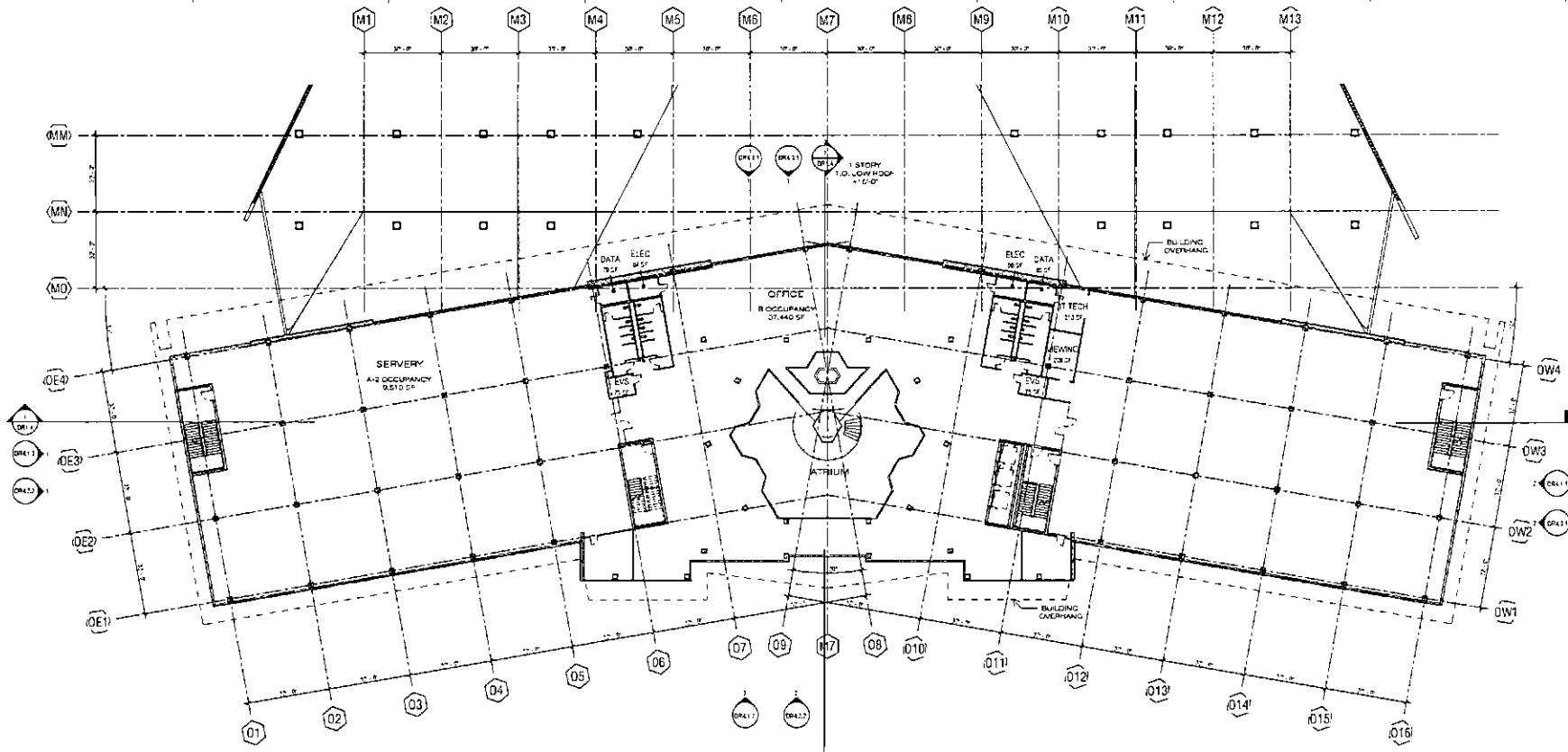


5/16/2015 2:11:06 PM AMF

22070

DR2.1

1ST LEVEL FLOOR PLAN
 OVERALL



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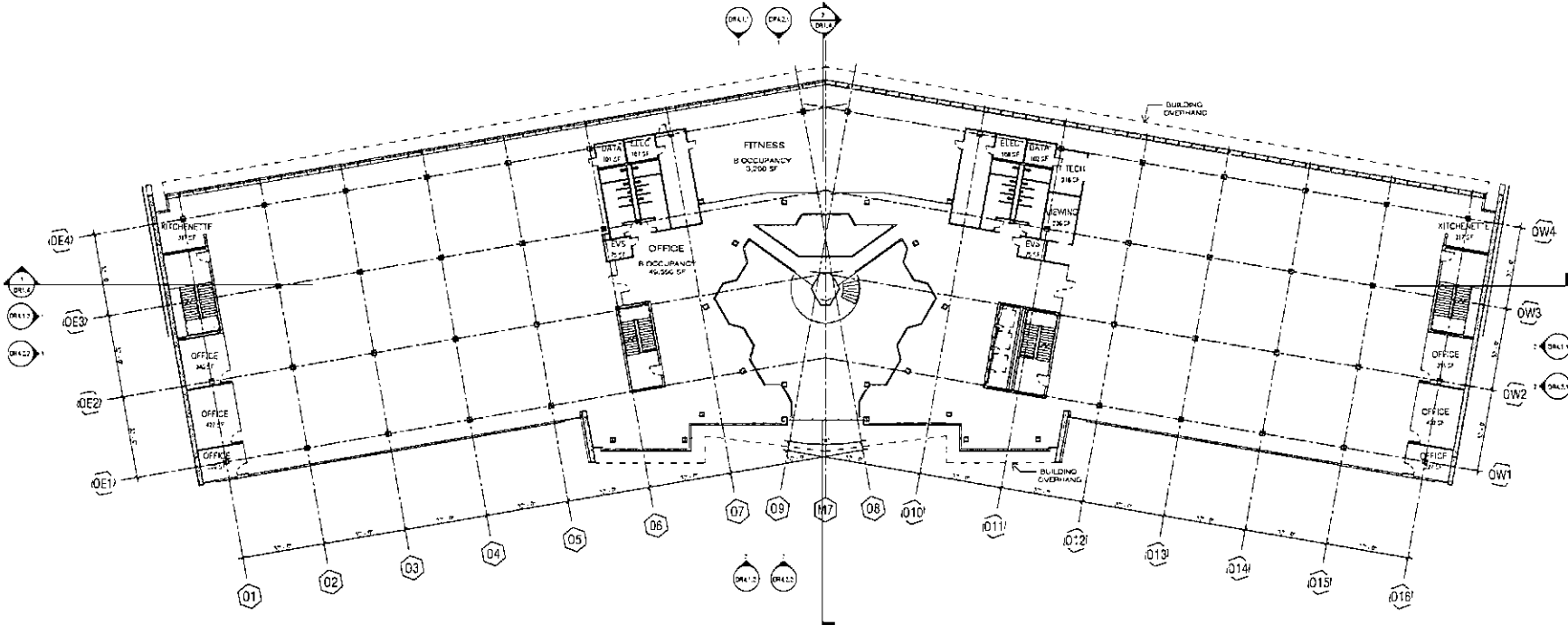
ISSUED FOR	BY	DATE
DESIGN REVIEW		

1 LEVEL 2 FLOOR PLAN



13-0006713 BFM AXON
 13-0006713

DR2.2.1



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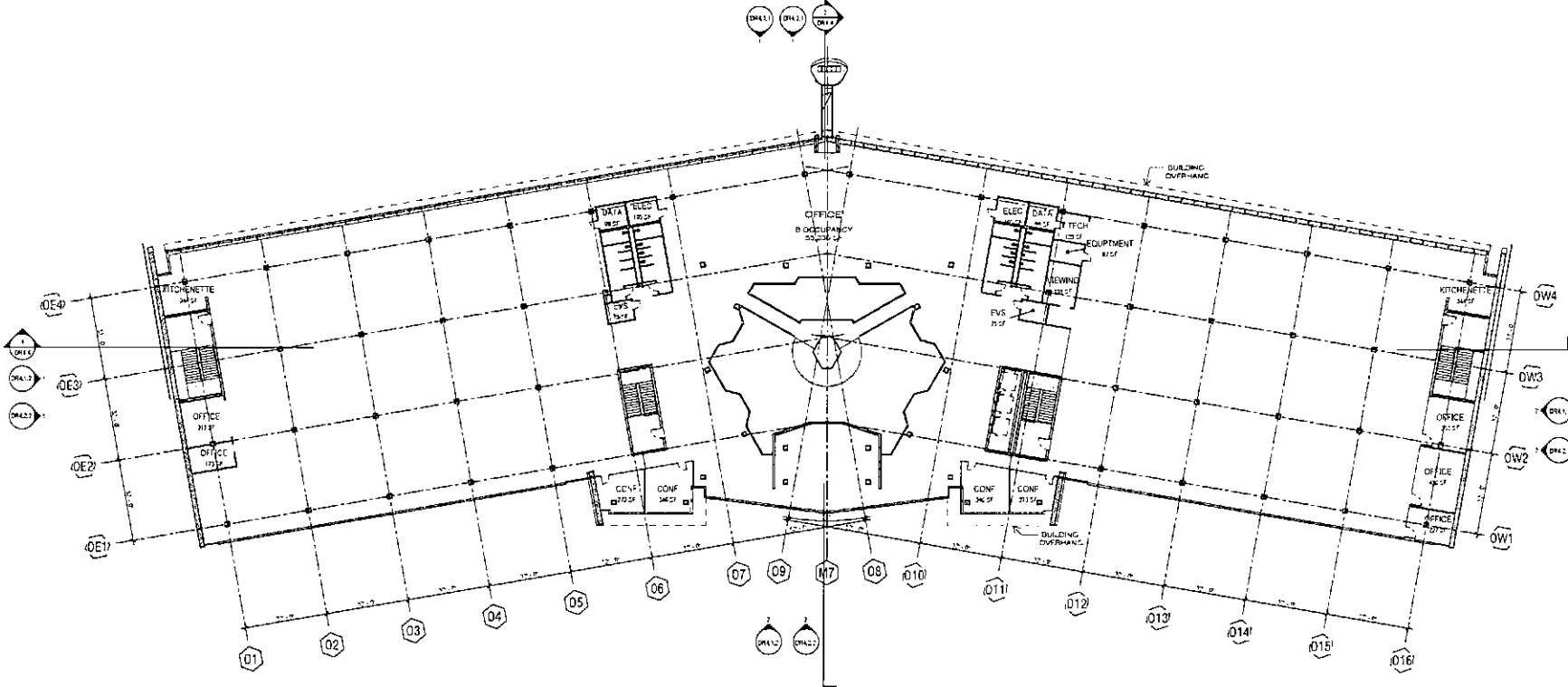
ISSUED FOR	NO.	DATE
DESIGN REVIEW		

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1 | LEVEL 4 FLOOR PLAN
GRAPHIC SCALE 1" = 20'-0"



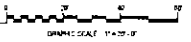
DR2.3.1



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CONSTRUCTION

ISSUED FOR	VS	DATE
DESIGN REVIEW	22	11/24/17

1 | LEVEL 5 FLOOR PLAN



RUC:00 04/20/14 04/16/14 04/16/14

DR2.3.2

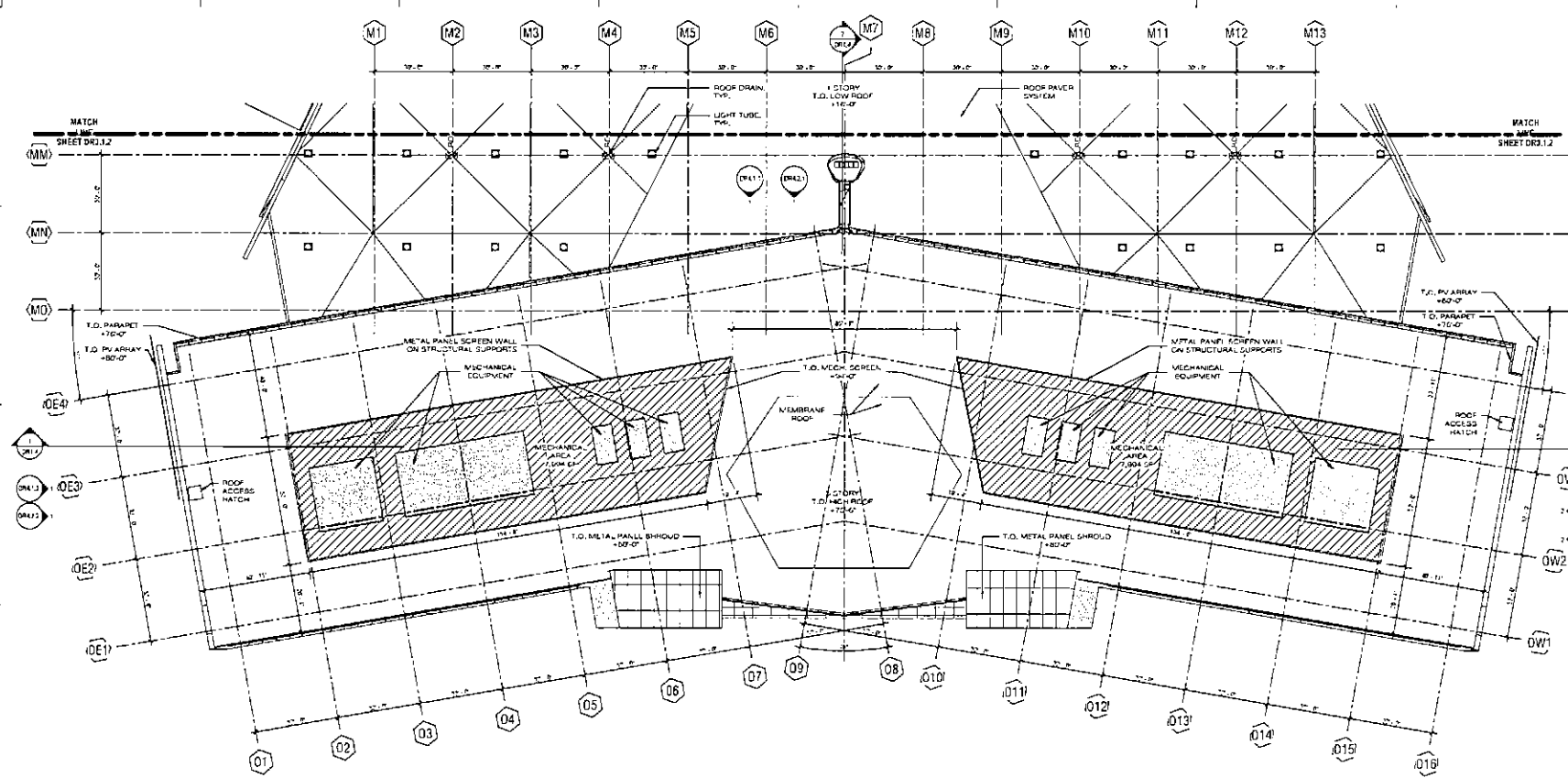


AXON

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ISSUED FOR	NO.	DATE
DESIGN REVIEW	00	11/25/07

ROOF DATA	
AREA OF HIGH ROOF	61,200 SQ FT
AREA OF LOW ROOF	118,504 SQ FT
AREA OF MECHANICAL YARD	8,562 SQ FT
TOTAL AREA OF ROOF	188,266 SQ FT



1 ROOF PLAN - A



PLOTTER SHOWN HERE ONLY

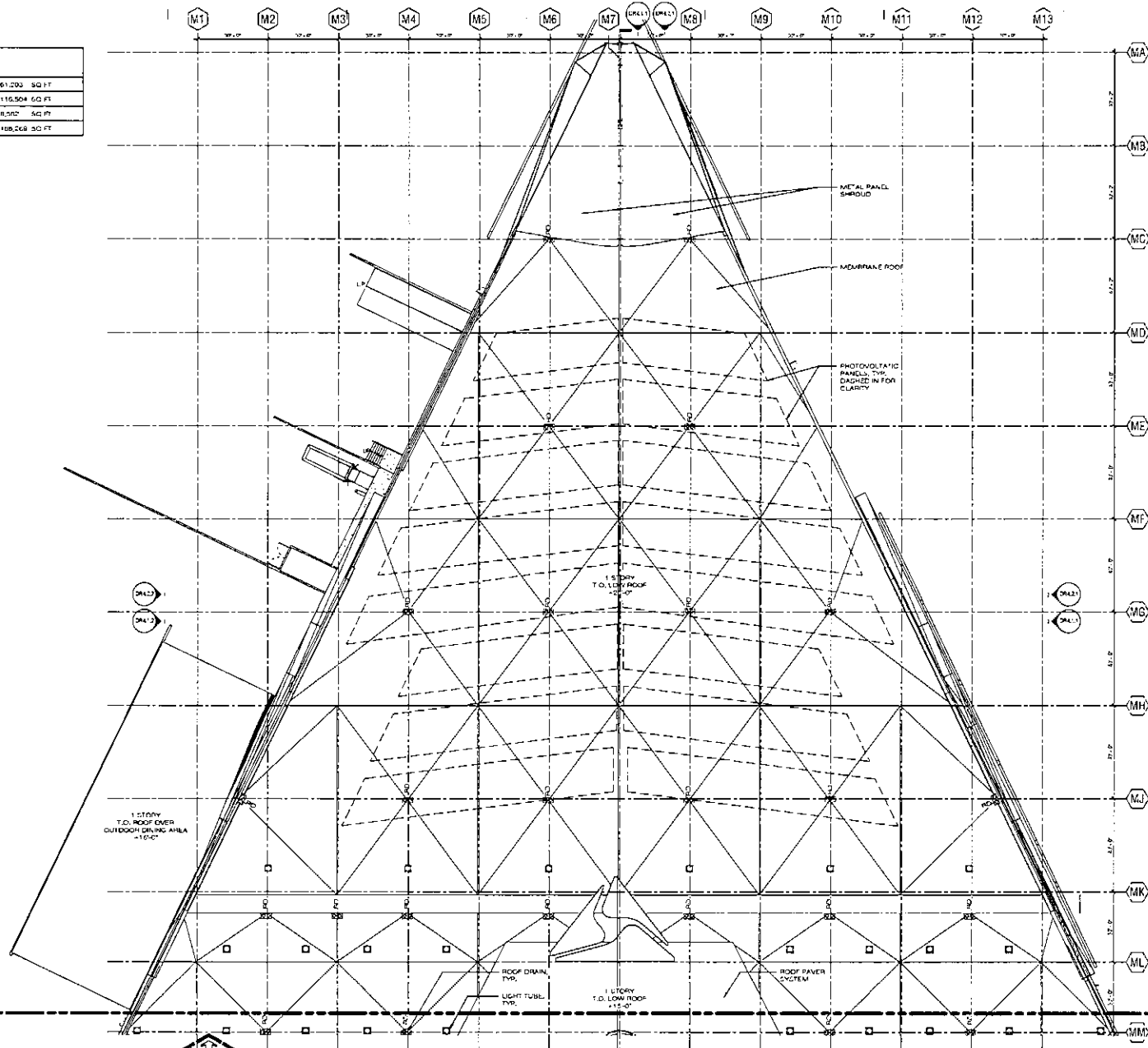
ROOF DATA	
AREA OF HIGH ROOF:	61,200 SQ FT
AREA OF LOW ROOF:	116,504 SQ FT
AREA OF MECHANICAL YARD:	8,582 SQ FT
TOTAL AREA OF ROOF:	186,286 SQ FT

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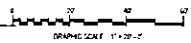
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ISSUED FOR	BY	DATE
DESIGN REVIEW		



PROVIDE SYSTEMS BY ARCH

1 | ROOF PLAN - B
 1" = 1/8"

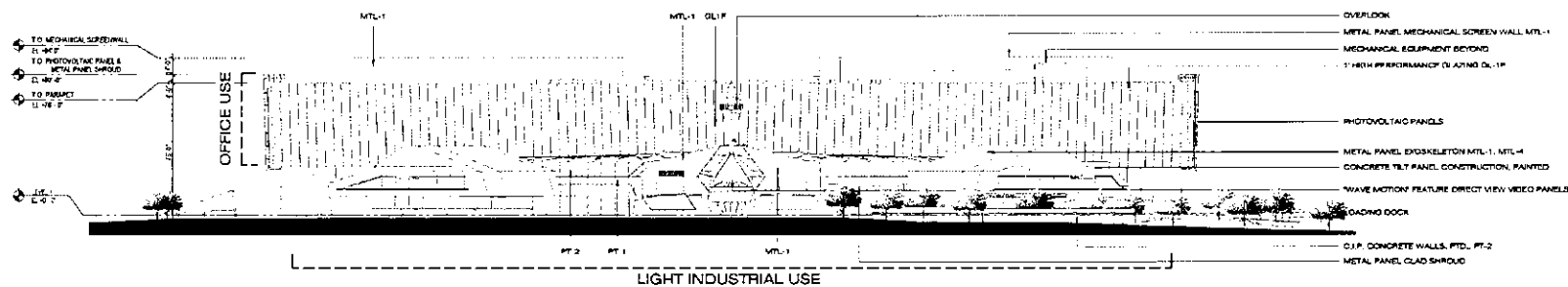


MATCH SHEET DR3.1.1

DR3.1.2

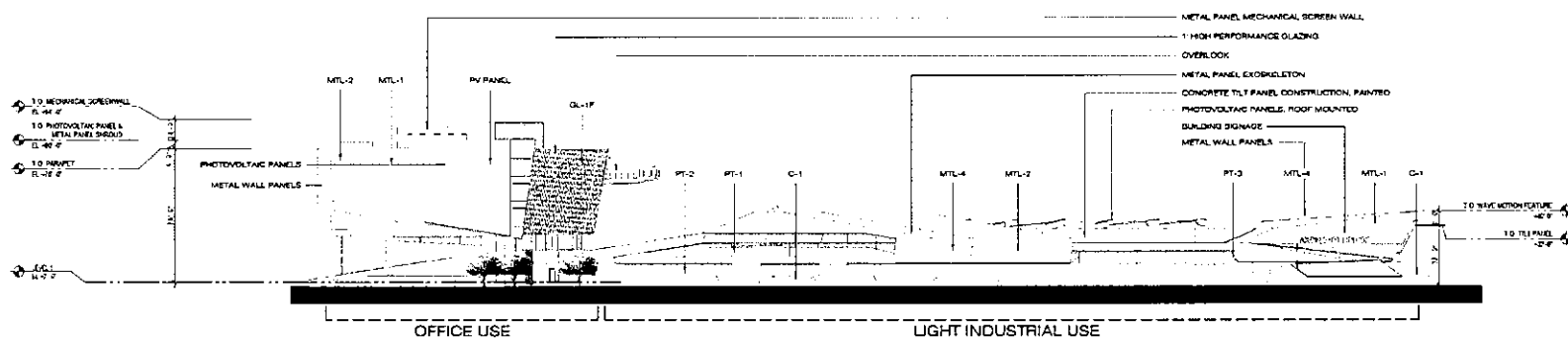


NOTE: REFER TO MATERIAL BOARD FOR MATERIAL AND FINISH INFORMATION



1 | NORTH ELEVATION - BW

NOTE: REFER TO MATERIAL BOARD FOR MATERIAL AND FINISH INFORMATION



2 | EAST ELEVATION - BW

NOT FOR CONSTRUCTION

ISSUED FOR: YR DATE

DESIGN REVIEW: 20 1156P

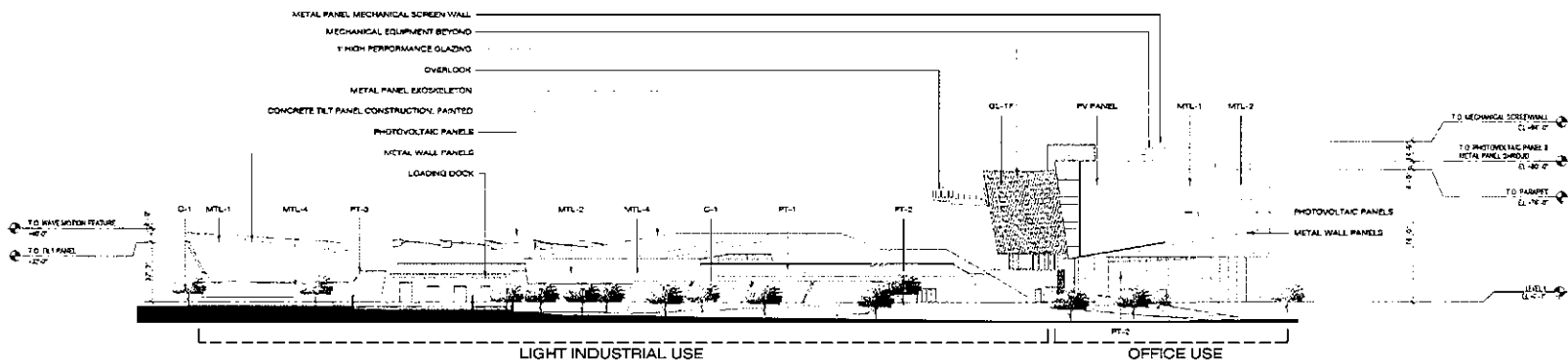
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DR4.1.1

EXTERIOR ELEVATION 13.24.2020 11:14:22

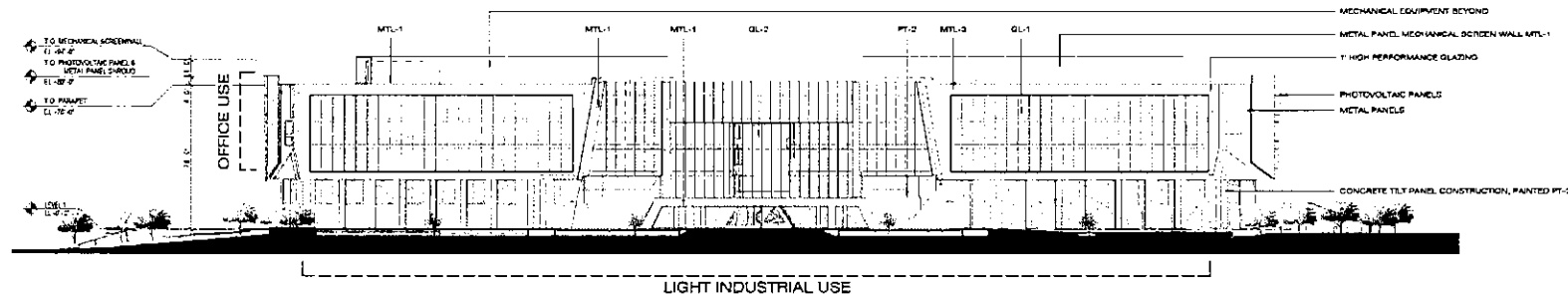


NOTE: REFER TO MATERIAL BOARD FOR MATERIAL AND FINISH INFORMATION



1 | WEST ELEVATION - BW
 1/8" = 1'-0"

NOTE: REFER TO MATERIAL BOARD FOR MATERIAL AND FINISH INFORMATION



2 | SOUTH ELEVATION - BW
 1/8" = 1'-0"

NOT FOR CONSTRUCTION

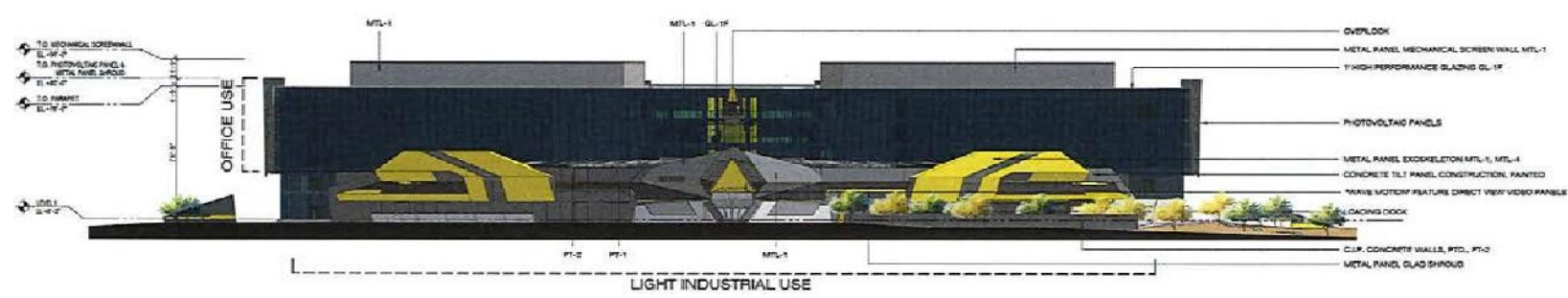
ISSUED FOR	YR	DATE
DESIGN REVIEW	20	11/05/19

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 ACP
 PLO

DR4.1.2

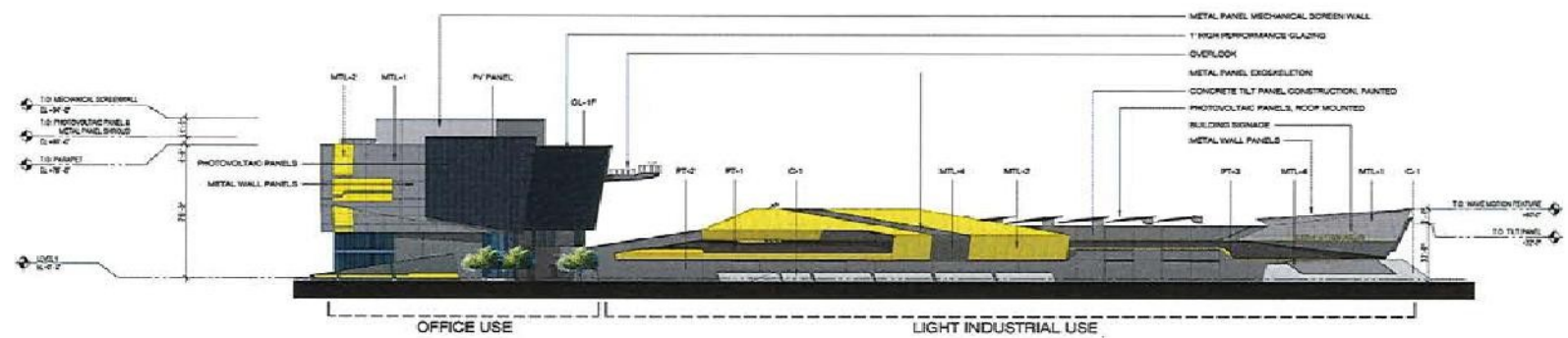


NOTE: REFER TO MATERIAL BOARD FOR MATERIAL AND FINISH INFORMATION



1 | NORTH ELEVATION
 102' x 102'

NOTE: REFER TO MATERIAL BOARD FOR MATERIAL AND FINISH INFORMATION



2 | EAST ELEVATION
 102' x 142'

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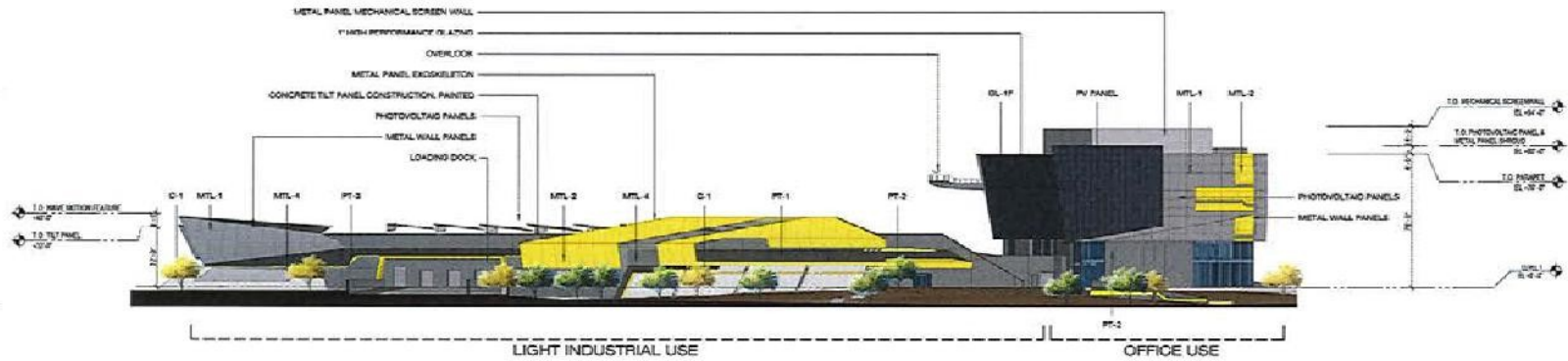
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DESIGN REVIEW	20	11SEP

PDS DATE: 05/20/2019 11:13:34 AM
 A:W

DR4.2.1



NOTE: REFER TO MATERIAL BOARD FOR MATERIAL AND FINISH INFORMATION



1 | WEST ELEVATION
100' - 11'6"

NOTE: REFER TO MATERIAL BOARD FOR MATERIAL AND FINISH INFORMATION



2 | SOUTH ELEVATION
100' - 11'6"

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ISSUED FOR	YR	DATE
DESIGN REVIEW	20	11/20/21

Rev Date: 10/20/21 11:52:48 AM

DR4.2.2

EXTERIOR ELEVATION

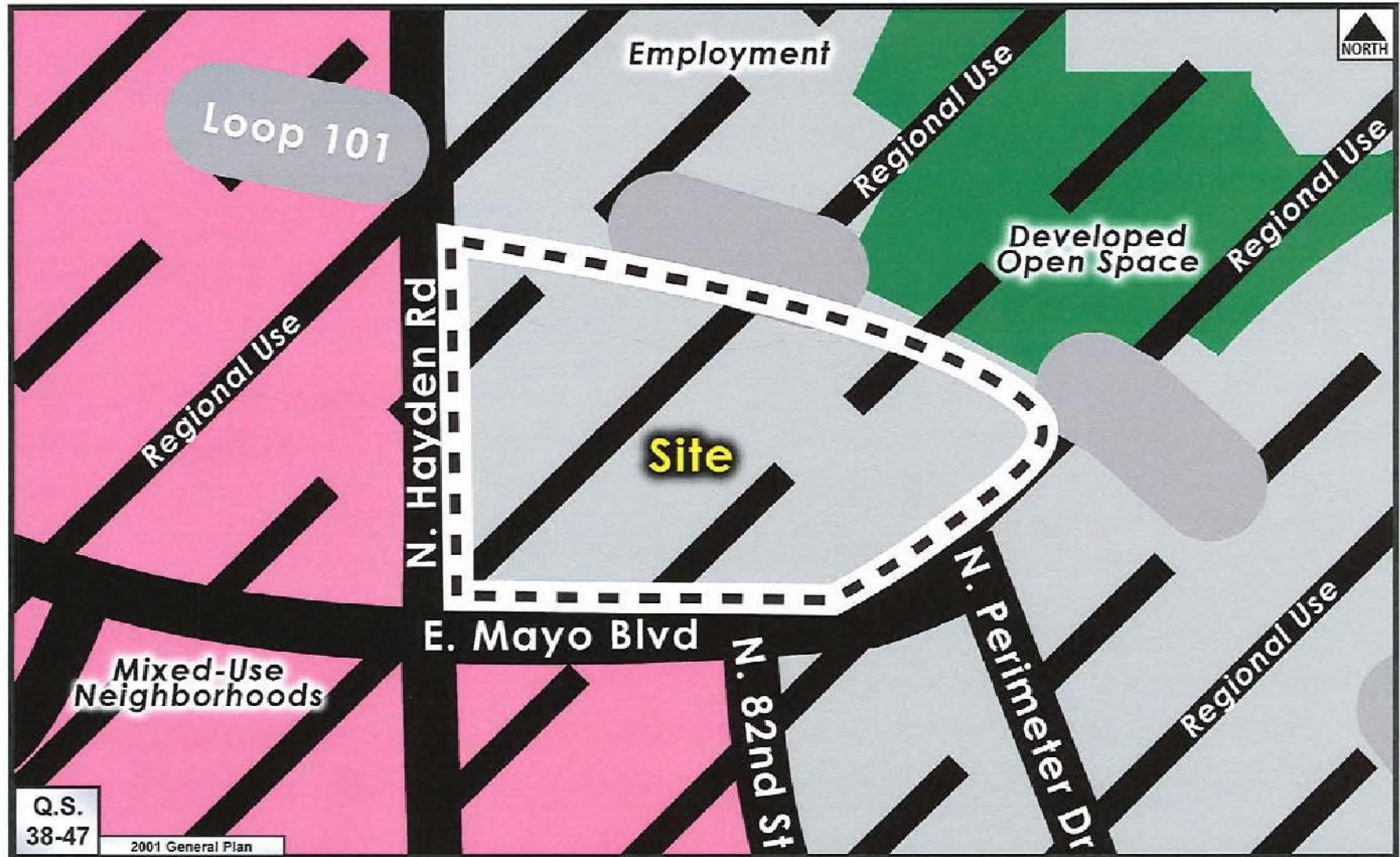
Additional Information for:

Axon

Case: 13-ZN-2020

PLANNING/DEVELOPMENT

1. **DEVELOPMENT CONTINGENCIES** Each element of this zoning case—including density/intensity, lot/unit placement, access and other development contingencies—may be changed as more information becomes available to address public health, safety and welfare issues related to drainage, open space, infrastructure and other requirements.
2. **DEVELOPMENT REVIEW BOARD.** The City Council directs the Development Review Board's attention to:
 - a. a plan indicating the treatment of washes and retention/detention areas,
 - b. wall design,
 - c. the type, height, design, and intensity of proposed lighting on the site, to ensure that it is compatible with the adjacent use,
 - d. improvement plans for common open space, common buildings and/or walls, and amenities such as ramadas, landscape buffers on public and/or private property (back-of-curb to right-of-way or access easement line included).
 - e. major stormwater management systems, and
 - f. signage
3. **RESPONSIBILITY FOR CONSTRUCTION OF INFRASTRUCTURE.** The developer shall be responsible for all improvements associated with the development or phase of the development and/or required for access or service to the development or phase of the development. Improvements shall include, but not be limited to washes, storm drains, drainage structures, water systems, sanitary sewer systems, curbs and gutters, paving, sidewalks, streetlights, street signs, and landscaping. The granting of zoning/use permit does not and shall not commit the city to provide any of these improvements.
4. **EASEMENTS DEDICATED BY PLAT.** The owner shall dedicate to the city on the final plat, all easements necessary to serve the site, in conformance with the Scottsdale Revised Code and the Design Standards and Policies Manual.
5. **EASEMENTS CONVEYED BY SEPARATE INSTRUMENT.** Prior to issuance of any building permit for the development project, each easement conveyed to the city separate from a final plat shall be conveyed by an instrument or map of dedication subject to city staff approval, and accompanied by a title policy in favor of the City, in conformance with the Design Standards and Policies Manual.
6. **FEES.** The construction of water and sewer facilities necessary to serve the site shall not be in-lieu of those fees that are applicable at the time building permits are granted. Fees shall include, but not be limited to the water development fee, water resources development fee, water recharge fee, sewer development fee or development tax, water replenishment district charge, pump tax, or any other water, sewer, or effluent fee.

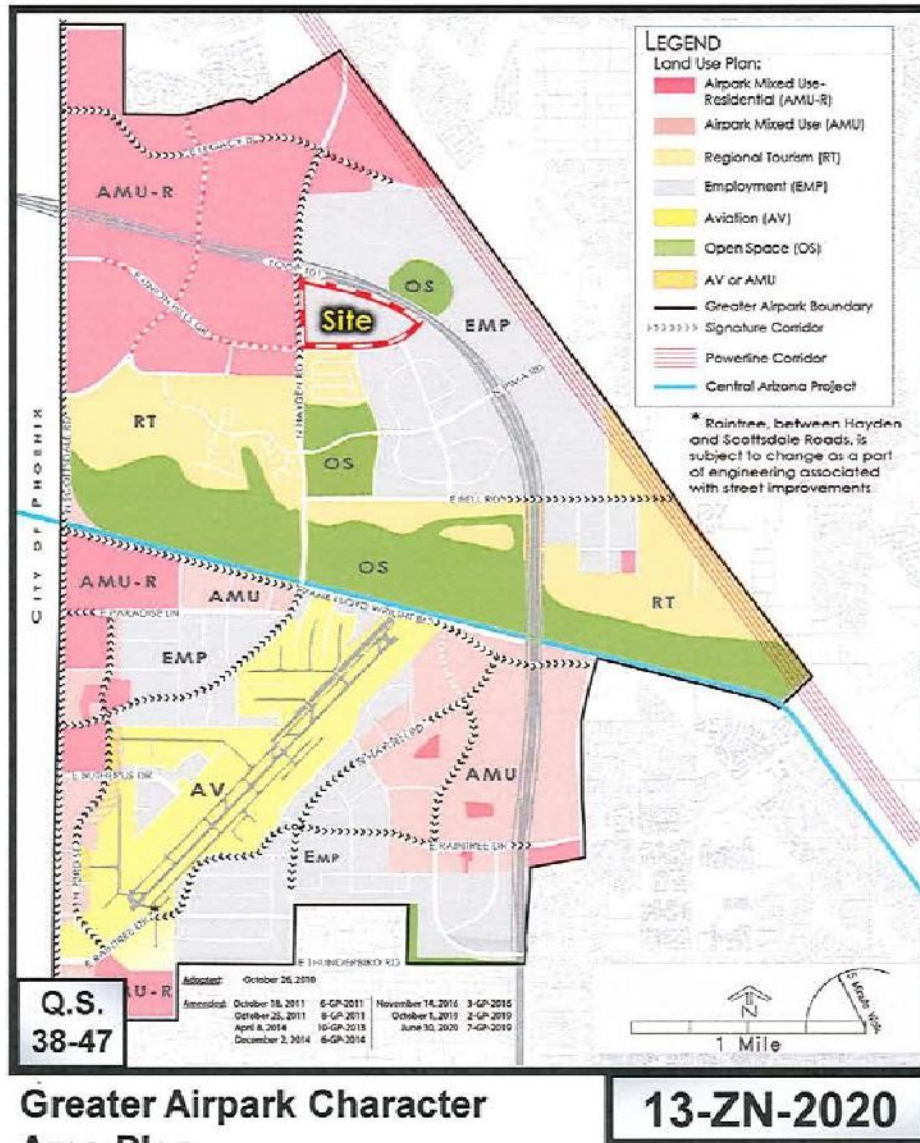


Q.S.
38-47

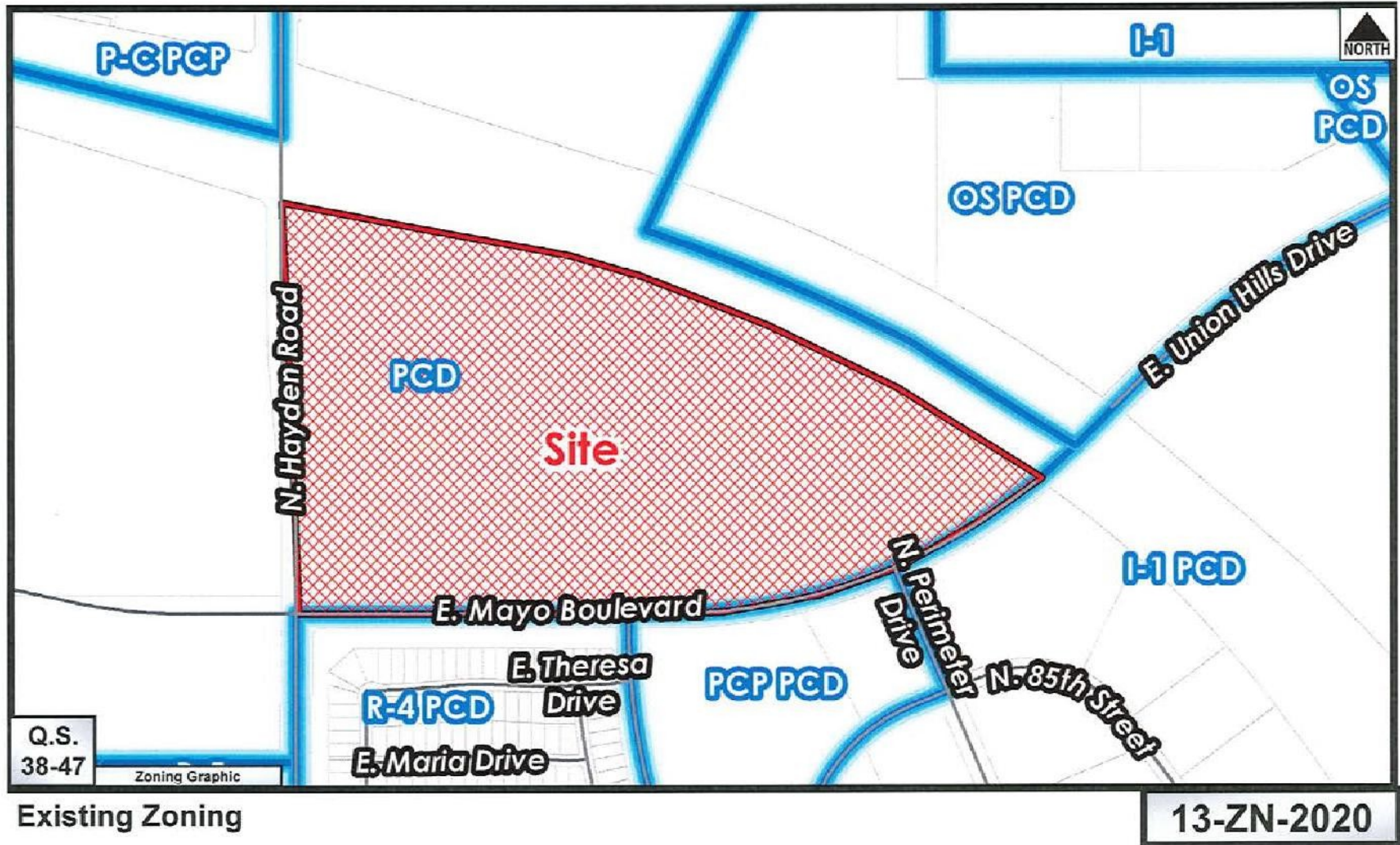
2001 General Plan

Existing General Plan Land Use
Employment

13-ZN-2020

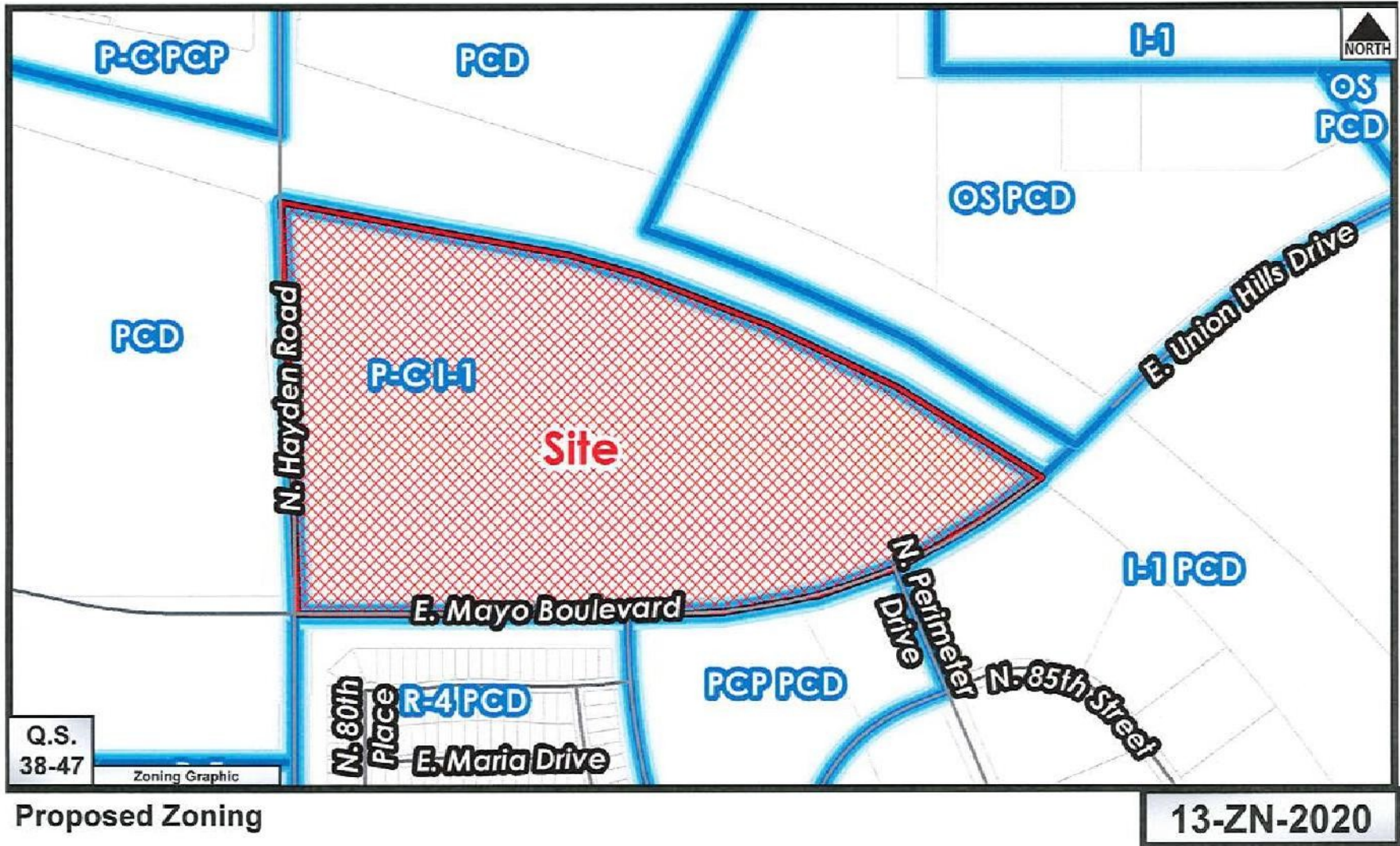


Greater Airpark Character Area Plan



Existing Zoning

13-ZN-2020



Proposed Zoning

13-ZN-2020



September 10, 2020

Charles Huellmantel
Huellmantell & Associates
605 South Ash Avenue
Tempe, Arizona 85281
Telephone: (480) 921-2800
Email: charles@huellmantel.com



RE: ENHANCED TRAFFIC STATEMENT FOR THE AXON CAMPUS – SCOTTSDALE, ARIZONA

Dear Mr. Huellmantel:

CivTech is pleased to present this enhanced traffic statement for the proposed Axon Campus (‘project site’) located in on the south and west side of Loop 101, north of the Mayo Boulevard/Union Hills alignment and east of Hayden Road in Scottsdale, Arizona. The proposed project would develop one (1) parcel on approximately 70 acres that was previously proposed as a part of the Crossroads East PCD (Parcel 13). The previous assumptions for this parcel included industrial, manufacturing and warehousing uses totaling approximately 1.5 million square feet. The Axon Campus is an allowable use for Parcel 13 with the PCD. The proposed trip generation assumptions utilized during the Crossroads East TIA prepared for the PCD zoning process with the Arizona State Land Department (ASLD) were similar in scale. The proposed site plan can be found in **Attachment A**.

PURPOSE AND SCOPE

The purpose of this traffic statement is to determine if the relocated Mayo Boulevard, which is now proposed in a different location than originally shown within the Crossroads East TIA, can utilize roundabouts to help realign the roadway and provide more developable land for the Axon Campus. The location and potential size of roundabouts used in the relocation will be reviewed to determine if adequate spacing is provided from the arterial street network to avoid queueing through the roundabout. The typical section required for Mayo Boulevard east of Hayden Road with the Axon Campus is also being reviewed as part of this statement.

The Crossroads east TIA was approved by the City of Scottsdale on September 23, 2011 with a stipulation that the developer provide an additional lane in the northbound direction on Hayden Road fronting the project. This lane has been considered within the analysis. A trip generation comparison will be conducted as well as a capacity analysis to determine if there are additional changes to the surrounding roadway network that are needed due to the development of this parcel.

EXISTING CONDITIONS

SURROUNDING LAND USES

The project site is currently undeveloped land. Directly north of the site is the Pima (Loop 101) Freeway, and the City of Scottsdale water treatment plant. Directly to the south of the site is the Scottsdale Stonebrook single-family detached housing, Pacesetter Business complex, Hilton Garden Inn, Scottsdale Sports Complex, Sonoran Corporate Center Condominium, Hartford Place Condominium, Scottsdale Liberty Hospital, and other business buildings. Directly to the east of the site is the Pima (Loop 101) Freeway, DC Ranch Crossing Shopping Center, DC Ranch Crossing Apartment complex, Corporate Center at DC Ranch, and single-family detached housing. Directly to the west of the site is currently undeveloped land.

EXISTING ROADWAY NETWORK

The existing roadway network within the study area includes Mayo Boulevard and Hayden Road. The study roadways are discussed in further detail as follows:

Mayo Boulevard is an east-west collector roadway with one (1) lane in each direction within the vicinity of the proposed site. Mayo Boulevard begins at the southwest corner of the site at Hayden Road and continues for approximately half a mile where it turns into Union Hills Drive at Perimeter Drive. The posted speed limit is 35 miles per hour (mph) within the vicinity of the site.

Hayden Road is a north-west minor arterial roadway with two (2) lanes and a bike lane in each direction with a raised center median within the vicinity of the proposed site. Hayden Road begins southwest of the site at Scottsdale Road and continues north of the site to Deer Valley Road where it turns into Miller Road. Hayden Road provides direct access to the Loop 101 Freeway. The posted speed limit is 40 miles per hour (mph) within the vicinity of the site.

EXISTING INTERSECTION CONFIGURATION

The intersection of **Hayden Road & Mayo Boulevard** operates as an unsignalized "T" intersection with stop control in the westbound approach. The northbound approach consists of two (2) through lanes, one (1) dedicated right-turn lane, and a bike lane. The southbound approach consists of two (2) through lanes, one (1) left-turn lane, and a bike lane. The westbound approach consists of one (1) shared left-turn/through/right-turn lane. Designated pedestrian crosswalks are provided along all legs of the intersection.

EXISTING CAPACITY ANALYSIS

Peak hour capacity analyses have been conducted for the study intersections based on existing intersection configurations and traffic volumes. All intersections have been analyzed using the methodologies presented in the *Highway Capacity Manual (HCM), Special Report 209*, and Updated 2016 and using Synchro software, version 10.0 under the HCM 6th edition methodology.

The concept of level of service (LOS) uses qualitative measures that characterize operational conditions within the traffic stream. The individual levels of service are described by factors that

include speed, travel time, freedom to maneuver, traffic interruptions, and comfort and convenience. Six levels of service are defined for each type of facility for which analysis procedures are available. They are given letter designations A through F, with LOS A representing the best operating conditions and LOS F the worst. Each level of service represents a range of operating conditions. Levels of service for intersections are defined in terms of delay ranges. **Table 3** lists the level of service criteria for signalized and unsignalized intersections, respectively.

Table 3 – Level of Service Criteria for Controlled Intersections

Level-of-Service	Signalized Control Delay (sec/veh)	Unsignalized Control Delay (sec/veh)
A	≤ 10	≤ 10
B	> 10-20	> 10-15
C	> 20-35	> 15-25
D	> 35-55	> 25-35
E	> 55-80	> 35-50
F	> 80 (or v/c > 1)	> 50 (or v/c > 1)

Source: Exhibits 19-8, 20-2, 21-8, and 22-8, Highway Capacity Manual 2017

Synchro 10.0 software calculates the LOS per the HCM 2016 methodology. The 2016 HCM documents the signalized LOS calculation methodology which takes into account lane geometry, traffic volumes and cycle length/phasing to compute LOS. Synchro analysis worksheets report individual movement delay/LOS and overall delay/LOS for signalized intersections; unsignalized intersection worksheets report the worst-case delay/LOS and the average overall intersection delay. Results of the existing level of service analyses are shown in **Table 4** for both AM and PM peak hours. The existing conditions analysis worksheets have been included in **Attachment B**.

Existing volumes for this analysis were determined by using traffic counts previously conducted at this intersection from June of 2018. These counts were grown by a factor of 2.1% per year from 2018 to 2020 in order to represent traffic as it would be today.

Table 4 – Existing Peak Hour Levels of Service

ID	Intersection	Intersection Control	Approach/Movement	Existing LOS
				AM (PM)
1	Hayden Road & Mayo Boulevard	1-way stop (WB)	SB left WB Shared	A (B) A (C)

The results of the existing conditions analysis summarized in Table 4 indicate that the intersection of Hayden Road & Mayo Boulevard operates with acceptable levels of service (LOS D or better).

FUTURE ROADWAY CONDITIONS

Upon buildout of this project, the Mayo Boulevard alignment will be reconstructed approximately 760 feet, center to center, north of the existing alignment. Mayo Boulevard west of Hayden Road is also currently under construction so that it connects to the existing alignment east of Scottsdale Road.

The City of Scottsdale will assist with constructing Mayo Boulevard east of Hayden Road to Perimeter Drive, no access to the Loop 101 freeway will be constructed. Mayo Boulevard could provide up to a four lane section with two lanes of travel in each direction of travel. The proposed cross-section will be determined as part of this traffic analysis and to accommodate the needs of the Axon Campus.

SITE ACCESS

Access to the site will be via one main access point along Mayo Boulevard. Future development could also provide a second access from Mayo Boulevard. Both access points will utilize the proposed roundabouts to connect to private driveways. The primary access, located at 82nd Street will be a four-legged roundabout with two eastbound approach lanes and two westbound departure lanes. All other approach and departure lanes have been assumed with one lane in each direction.

TRIP GENERATION

The potential trip generation for the Axon Campus was estimated utilizing the Institute of Transportation Engineers (ITE) *Trip Generation Manual, 10th Edition* and *Trip Generation Handbook, 3rd Edition*. The ITE *Trip Generation Manual* contains data collected by various transportation professionals for a wide range of different land uses. The data are summarized in the report and average rates and equations have been established that correlate the relationship between an independent variable that describes the development size and generated trips for each categorized land use. The anticipated trip generation comparison for the project site is provided in **Table 1**.

Table 1 - Trip Generation Summary

Land Use	ITE Code	Land Use Name	Quantity Units [†]	AM Distribution		PM Distribution				
				In	Out	In	Out			
Previous Assumption (Crossroads East)										
Industrial Park	130	Industrial Park	490,766 KSF	82%	18%	21%	79%			
Manufacturing	140	Manufacturing	490,766 KSF	78%	22%	36%	64%			
Warehousing	150	Warehousing	490,766 KSF	79%	21%	25%	75%			
Proposed										
General Office Building	710	General Office building	780,000 KSF	86%	14%	16%	84%			
Warehousing	150	Warehousing	130,000 KSF	77%	23%	27%	73%			
ADT										
Land Use	ADT		AM Peak Hour			PM Peak Hour				
	Avg. Rate*	Total	Avg. Rate*	In	Out	Total	Avg. Rate*	In	Out	Total
Previous Assumption (Crossroads East)										
Industrial Park	5.25	2,576	0.49	196	43	239	0.79	81	305	386
Manufacturing	3.87	1,900	0.82	313	88	402	0.77	137	243	380
Warehousing	3.13	1,534	0.19	74	20	94	0.18	23	68	91
Total		6,010		583	151	732		241	616	857
Proposed										
General Office Building	9.98	7,782	0.97	654	106	760	1.03	128	673	801
Warehousing	1.93	250	0.31	32	9	41	0.33	12	31	43
Total		8,032		686	115	801		140	704	844
Difference (Proposed-Previous Assumption)		1,797		103	-36	66		-101	88	-13
Difference (%)		30%		18%	-24%	9%		42%	14%	-2%

Notes: *All average rates were calculated by dividing total trips generated using regression equation by the number of dwelling units. (See below.)
† KSF = 1,000 square feet

<i>CALCULATIONS (Equations shown only where applicable)</i>			
Land Use [Units]	Daily	AM Peak Hour	PM Peak Hour
General Office Building [X = 780 SF]	FC: LN(T)=0.97*LN(X)+2.5 [9.98]	FC: T=0.94*X+26.49 [0.97]	FC: LN(T)=0.95*LN(X)+0.36 [1.03]
Warehousing [X = 130 SF]	FC: T=1.58*X+45.54 [1.93]	FC: T=0.12*X+25.32 [0.31]	FC: T=0.12*X+27.82 [0.33]

The proposed Axon Campus development could generate up to 8,032 weekday daily trips with 801 trips occurring during the AM peak hour (686 in/115 out) and 844 trips occurring during the PM peak hour (140 in/704 out)

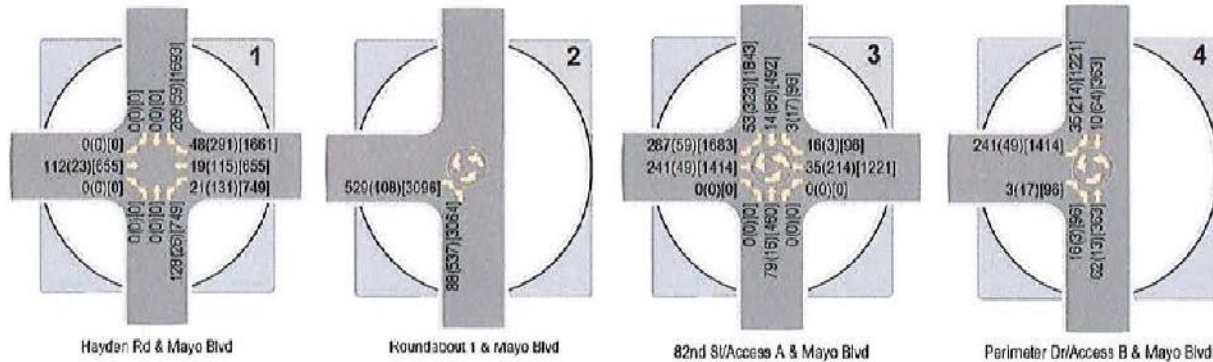
The Axon Campus is expected to generate 1,797 additional external daily trips as compared to the original Crossroads East TIA, with 66 additional trips generated during the AM peak hour (103 trips in/-36 trips out) and 13 fewer trips generated during the PM peak hour (-101 trips in/88 trips out).

TRIP DISTRIBUTION AND ASSIGNMENT

A single trip distribution pattern was taken from the previously approved Crossroads East TIA. It is expected that the development will generate trips based on future population within a 10-mile radius of the site. Future total population within a 10-mile radius of the site, as predicted by the 2030 socio-economic data compiled by the Maricopa Association of Governments (MAG), was used in that study as a basis to estimate trip distribution for the development.

Based on this information and the local street network, distribution percentages were assigned to the study roadway network. The resulting trip distribution percentages were applied to the generated trips to determine the AM and PM peak hour site traffic at the intersections within the study area and are illustrated in **Figure 1**.

Figure 1 – Site Trip Distribution



BACKGROUND TRAFFIC GROWTH PROJECTIONS

Background traffic along Hayden Road was determined by growing the existing 2020 traffic volumes by 2.1% per year to the opening year 2035. This gives a growth factor of 1.366 applied to the existing Hayden Road volumes.

CivTech recently conducted a traffic study for the Cavasson development, located on the southwest corner of Hayden Road and Legacy Boulevard. This development is anticipated to produce additional traffic on Hayden Road by the horizon year 2035. This anticipated additional traffic was added to the grown existing volumes to represent future traffic on the surrounding roadway network.

Along with the Cavasson development, Mayo Boulevard is currently being constructed so that it connects west to Scottsdale Road. The original Crossroads East TIA projected volumes for this portion of Mayo Boulevard between Hayden Road and Scottsdale Road. In order to have a more conservative estimate of approach traffic volumes, the eastbound and westbound volumes from Crossroads East for this portion of Mayo Boulevard were included in place of the existing volumes since the roadway is not yet completed and existing traffic that was present is likely construction vehicles. The horizon year for Crossroads East TIA was 2030, so the volumes used in the Axon Campus background traffic were grown by 2.1% per year for 5 years in order to represent the 2035 horizon year as projected for the Cavasson development.

Background traffic calculations as well as the Cavasson and Crossroads East volumes referenced above are located within **Attachment C**.

TRAFFIC AND IMPROVEMENT ANALYSIS

The overall intersection and approach levels of service are summarized in **Table 5** for the 2035 background and total traffic conditions. Detailed analysis worksheets for the 2035 analyses can be found in **Attachment D**.

Table 5 – Peak Hour Levels of Service

ID	Intersection	Intersection Control	Approach/Movement	2035	
				No Build AM (PM)	Build AM(PM)
1	Hayden Road & Mayo Boulevard	Signalized	NB	C(C)	D(D)
			SB	C(C)	D(D)
			EB	D(D)	D(D)
			WB	D(D)	D(D)
			Overall	C(C)	D(D)
2	Roundabout 1 & Mayo Boulevard	Roundabout	NB	NA	A(B)
			EB		A(A)
			WB		A(A)
			Overall		A(A)
3	82 nd Street & Mayo Boulevard	Roundabout	NB	NA	A(A)
			SB		A(A)
			EB		A(A)
			WB		A(A)
			Overall		A(A)
4	Perimeter Drive & Mayo Boulevard	Roundabout	NB	NA	A(A)
			SB		A(A)
			EB		A(A)
			Overall		A(A)

The results of the Synchro analysis summarized in **Table 5** indicate that all study intersections operate with overall acceptable levels of service D or better.

QUEUE STORAGE ANALYSIS

Adequate turn storage should be supplied on any approach where turn lanes are permitted and/or warranted. A queuing analysis was performed for all warranted/recommended and existing intersection turn lanes where site traffic is expected as well as left turn lanes adjacent to the site. According to the methodology documented in *A Policy on Geometric Design of Highways and Streets* (the AASHTO "Green Book"), the storage length for a turn lane is typically estimated as the length required to hold the average number of arriving vehicles per two minutes, where unsignalized, or per

one-and-a half signal cycles, where signalized.¹ The formulas used for the calculations are shown below.

For signalized intersections, the storage length is determined by the following formula:

$$\text{Storage Length} = [1.5 \times (\text{veh/hr})/(\text{cycles/hr})] \times 25 \text{ feet}$$

For unsignalized intersections, the storage length is determined by the following formula:

$$\text{Storage Length} = [(\text{veh/hr})/(30 \text{ periods/hr})] \times 25 \text{ feet}$$

The total projected traffic volumes were utilized for the calculations. From this, the resulting turn lane storage for turn movements using AASHTO guidelines were calculated and are summarized in **Table 6**. Calculations for the AASHTO queue storage length recommendations and the 50th percentile HCM 2016 queue storage length recommendations are provided in **Appendix E**. The 50th percentile HCM 2016 queue storage lengths are given in vehicles and multiplied by 25 feet per vehicle to determine the storage length.

Table 6 – Queue Storage Lengths

ID	Intersection	Intersection Control	Movement	Queue Storage		
				AASHTO	HCM ⁽²⁾	Recommended
1	Hayden Road & Mayo Boulevard	Signalized	NB Left	50'	35'	150'
			SB Left	900'	45'	⁽¹⁾ 300'
			EB Left	50'	225'	150'
			WB Left	225'	85'	150'
			SB Right	75'	160'	200'
			WB Right	1025'	390'	⁽³⁾

- (1) A minimum of 150-feet of queue storage is recommended at all signalized intersections.
- (2) HCM 50th percentile queue reported in vehicles/lane, assuming 1 vehicle ~ 25 feet.
- (3) Westbound right-turn lane is a through trap lane that will provide more than the calculated queue storage.

The recommended storage lengths in **Table 6** is provided for study horizon year 2035 using the total traffic projections.

¹ The American Association of Highway and Transportation Officials on pages 714-715 of its publication, Geometric Design of Highways and Streets ("AASHTO Green Book"), indicates that storage length for a turn lane, exclusive of taper, "should usually be based on one and one-half to two times the average number of vehicles that would store per cycle" at a signalized intersection.

Conclusions

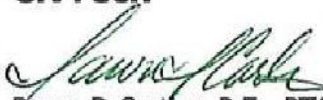
The following conclusions and recommendations have been documented in this statement:

- The proposed Axon Campus development could generate up to 8,032 weekday daily trips with 801 trips occurring during the AM peak hour (686 in/115 out) and 844 trips occurring during the PM peak hour (140 in/704 out).
- The Axon Campus is expected to generate 1,797 additional external daily trips as compared to the original Crossroads East TIA, with 66 additional trips generated during the AM peak hour (103 trips in/-36 trips out) and 13 fewer trips generated during the PM peak hour (-101 trips in/88 trips out).
- All proposed intersections are anticipated to operate at acceptable levels of service.
- All intersections are anticipated to operate at acceptable levels of service with the proposed intersection lane configuration and the following roadway typical sections:
 - Mayo Boulevard should be constructed with a four-lane section, two lanes in each direction of travel between Hayden Road and 82nd Street. This will require the construction of a two-lane roundabout approximately 400 feet east of the Hayden Road alignment.
 - Mayo Boulevard could be reduced to provide a two-lane section, one lane in each direction of travel from 82nd Street to Perimeter Drive.
- Queue storage recommendations and proposed lane configuration recommendation have been provided in **Attachment E**.

Thank you for allowing CivTech to assist you on this project. We wish you the best as you proceed with the development. Please call me if you have any questions about this statement and/or if we can be of further assistance.

Sincerely,

CivTech


Dawn D Cartier, P.E., PTOE
Project Manager/President

Attachments:

- A. Site Plan
- B. Existing Conditions Analysis
- C. Background Growth Calculations
- D. 2035 Analysis Worksheets
- E. Queue Storage Analysis

Z:\CivTech\Projects\20-0170 InTown Suites NYC Dobson & Peccos Roads Traffic Statement, Chandler\Submittals\1st Submittal\Drafts\InTown Suites TIS V1_1.docx

Bloemberg, Greg

From: Donovan Zimmerman <donovan.zimmerman@pesmail.com>
Sent: Wednesday, October 07, 2020 8:03 PM
To: Bloemberg, Greg
Cc: Connie Zimmerman
Subject: Protest of Axon zoning change

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

Dear Mr. Bloemberg:

As a resident of Scottsdale Stonebrook II since 1996, I am appalled that the City of Scottsdale is planning on changing zoning so a 7 story building can be built by Axon. In addition to increased traffic, the plans call for elimination of one of the few access points Mayo Blvd. for our neighborhood. Proposed we have to travel through multiple traffic circles, traveling North and West to reach Hayden Loop. I current travel 1 city block to reach that know. This is a road I am my fellow neighbor use on a daily basis.

This is also a concern about the extra traffic traveling south bound on 82nd street to a very dangerous intersection Princess and 82nd Street. With no new traffic light and triple the traffic this is a death trap in the making.

Please vote NO to the AXON zoning request.

Sincerely;

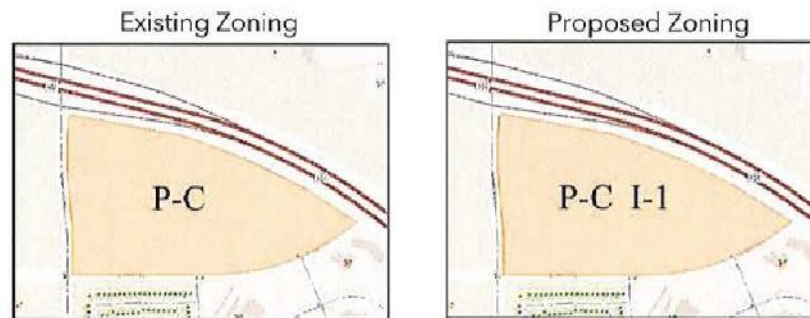
**Donovan Zimmerman,
Stonebrook II HOA Vice President**
17905 N. 81st Way
Scottsdale, AZ 85255
(480) 948-7871 Office
(480) 948-6123 Fax
(888) 850-9528 Toll Free

October 2, 2020

Dear Neighbor:

The purpose of this letter is to invite you to attend a neighborhood open house meeting for a proposed new corporate campus expansion in the Greater Airpark area. The approximately 73.6 acre site is currently zoned Planned Community (P-C) and is located south of the Loop 101 on the east side of Hayden Road.

Our proposal is consistent with the City's General Plan and the Greater Airpark Area Plan, and includes a request to rezone from Planned Community (P-C) to Planned Community Light Industrial District (P-C I-1). The graphic below demonstrates the zoning district before and after the requested rezoning:



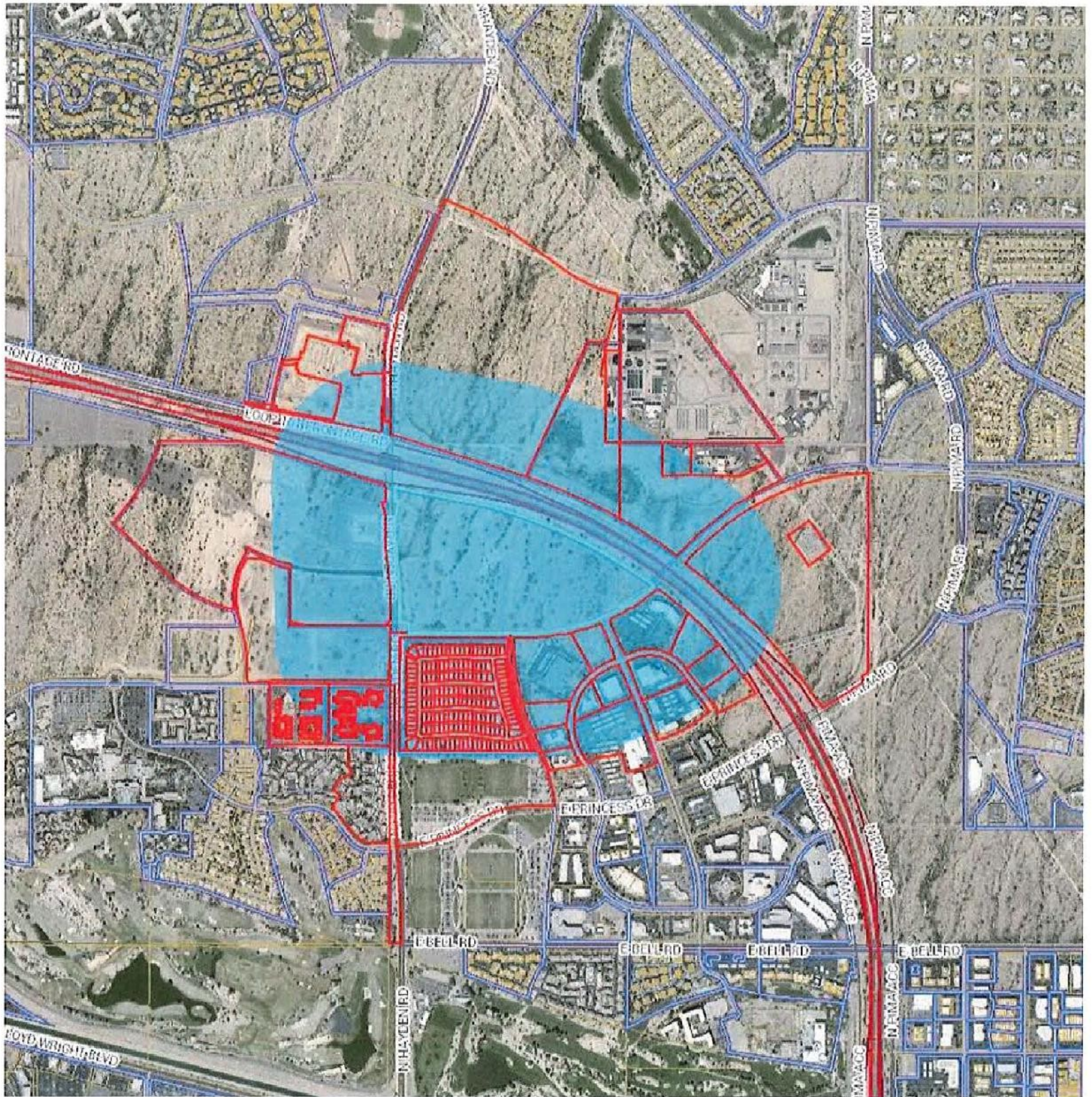
Additionally, we are requesting amended development standards and a development plan review. Given the ongoing COVID-19 pandemic and in compliance with current CDC and Arizona Department of Health recommendations, we are talking with neighbors over the phone and have scheduled a virtual neighborhood open house meeting to discuss the case with anyone who may have questions regarding this proposal:

Date:	Tuesday, October 13, 2020
Time:	5:30 p.m.
Call In/Log In:	https://global.gotomeeting.com/join/820507045
	Dial In: +1 (872) 240-3212
	Access Code: 820-507-045

If you would like to discuss this project in greater detail prior to or in place of the neighborhood open house meeting, I can be reached at (480) 921-2800 or via e-mail at charles@huellmantel.com. The City of Scottsdale planner assigned to the case is Greg Bloemberg, who can be reached at (480) 312-4306 or through email at gbloemberg@scottsdaleaz.gov. Our case numbers are 716-PA-2020/13-ZN-2020/28-DR-2020.

Again, please do not hesitate to contact me to discuss this proposal further. I am happy to answer any questions you may have.

Thank you.



Dear members of the Scottsdale Planning Department, the Scottsdale Planning Commission, and the Scottsdale City Council:

I am writing to express my deep concern about the Axon proposed development (13-ZN-2020 and 2S-DR-2020) in Crossroads East, which abuts our residential community. This proposal as it stands leaves us with many serious concerns, specifically:

- 1) Traffic impacts and road redesigns: The impacts to us could be dramatic. There needs to be a traffic study.
- 2) Noise impacts: The noise impacts to our community could be substantial. There needs to be a noise study.
- 3) Building design: The design of the proposed building is objectionable. The request for a 7-story variance is obtrusive and likely will obstruct our view of the McDowell Mountains. An elevation analysis of this last item is needed.
- 4) Environmental impacts. There needs to be an environmental impact study that addresses emissions, groundwater, project discharges, and any odors.
- 5) Light pollution: the lighting impacts to our community are substantial and will negatively affect the enjoyment of our homes and community. There needs to be a lighting review and light pollution study.

This proposal as it stands requires a greater analysis by the city and more transparency by the developer. **It should be noted that while our community, Scottsdale Stonebrook II, is the ONLY residential single-family home community affected by this proposal, there is no mention of considerations in the proposal that would speak to the issues above nor have they contacted any community representative.**

Please take another look at what this proposal suggests and how it might negatively impact our community. It deserves more time for review, revision, and studies.

Thank you very much for your consideration.

Sincerely,

Signed *Jerry Reed*

Date 10/15/2020

Dear members of the Scottsdale Planning Department, the Scottsdale Planning Commission, and the Scottsdale City Council:

I am writing to express my deep concern about the Axon proposed development (13-ZN-2020 and 2S-DR-2020) in Crossroads East, which abuts our residential community. This proposal as it stands leaves us with many serious concerns, specifically:


- 1) Traffic impacts and road redesigns: The impacts to us could be dramatic. There needs to be a traffic study.
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Please take another look at what this proposal suggests and how it might negatively impact our community. It deserves more time for review, revision, and studies.

Thank you very much for your consideration.

Sincerely,

Signed  _____

Date 10/14/2020

Dear members of the Scottsdale Planning Department, the Scottsdale Planning Commission, and the Scottsdale City Council:

I am writing to express my deep concern about the Axon proposed development (13-ZN-2020 and 2S-DR-2020) in Crossroads East, which abuts our residential community. This proposal as it stands leaves us with many serious concerns, specifically:

- 1) Traffic impacts and road redesigns: The impacts to us could be dramatic. There needs to be a traffic study.
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This proposal as it stands requires a greater analysis by the city and more transparency by the developer. **It should be noted that while our community, Scottsdale Stonebrook II, is the ONLY residential single-family home community affected by this proposal, there is no mention of considerations in the proposal that would speak to the issues above nor have they contacted any community representative.**

Please take another look at what this proposal suggests and how it might negatively impact our community. It deserves more time for review, revision, and studies.

Thank you very much for your consideration.

Sincerely,

Signed Christopher Green

Date October 13, 2020

Dear members of the Scottsdale Planning Department, the Scottsdale Planning Commission, and the Scottsdale City Council:

I am writing to express my deep concern about the Axon proposed development (13-ZN-2020 and 2S-DR-2020) in Crossroads East, which abuts our residential community. This proposal as it stands leaves us with many serious concerns, specifically:

- 1) Traffic impacts and road redesigns: The impacts to us could be dramatic. There needs to be a traffic study.
- 2) Noise impacts: The noise impacts to our community could be substantial. There needs to be a noise study.
- 3) Building design: The design of the proposed building is objectionable. The request for a 7-story variance is obtrusive and likely will obstruct our view of the McDowell Mountains. An elevation analysis of this last item is needed.
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This proposal as it stands requires a greater analysis by the city and more transparency by the developer. **It should be noted that while our community, Scottsdale Stonebrook II, is the ONLY residential single-family home community affected by this proposal, there is no mention of considerations in the proposal that would speak to the issues above nor have they contacted any community representative.**

Please take another look at what this proposal suggests and how it might negatively impact our community. It deserves more time for review, revision, and studies.

Thank you very much for your consideration

Sincerely,

Signed

Date



10/12/2020

Zimmer, Christopher

From: Rosemary Catroppa <cafeorte.az@gmail.com>
Sent: Wednesday, October 7, 2020 9:37 AM
To: Bloemberg, Greg
Subject: Proposed plans and the impact on the Stonebrook 2 community

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

Hello this is regarding my opposition to any changes regarding case #'s 716-PA-2020 / 13-ZN-2020 / 28-DR-2020.

I am a resident of the Stonebrook 2 community that will be directly impacted by the future plans regarding the case #'s above. I would like to formally note my opposition to these changes.

I would like to know why the developer is requesting a rezoning from P-C to P-CL-1. Which I believe would allow for a height increase from a 5 story to a 7 story building of which I am completely opposed.

Please inform me of what steps, aside from the virtual open house, I can take in order for my opinion to be heard.

I have resided in my home in Stonebrook 2 since its inception in 1996 and have enjoyed the majestic view of the mountains from my backyard, these buildings will ruin the view which I have enjoyed for the last 24 years.

I am also concerned about the impact of traffic & the future of Mayo Blvd being rerouted. Can someone please explain to me the exact plans for the roads behind and around our development, and the forecasted impact of the traffic from these changes.

Thank You,

Rosemary Catroppa & Grace Rubel
Stonebrook 2 residents since 1996

From: [Patrick and Ruthann Hanley](#)
To: [Development Review Board](#)
Cc: [Sarah Douglas](#)
Subject: 13-ZN-2020 AXON Application for Rezoning, Development Review (Major) and Amended Development Standards
Date: Thursday, October 15, 2020 9:31:52 AM

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

13-ZN-2020

AXON Application for Rezoning, Development Review (Major) and Amended Development Standards

Request

Request by owner for a Zoning District Map Amendment from Planned Community (P-C) District to Planned Community District with the P-C comparable Industrial Park District (P-C I-1), including a development plan and an amendment to the maximum building height for this site from 52 feet (exclusive of rooftop appurtenances) to 82 feet (exclusive of rooftop appurtenances) on a +/-60-acre site located at the southeast corner of Hayden Road and Loop 101.

Axon is proposing an increased maximum height for its main building that will provide a contrast to the surrounding buildings and promote visual interest in Axon's campus expansion.

AXON hosted an initial (and only) virtual open house meeting 10/13/2020 with residents of Stonebrook II residents and we have experienced limited exposure to AXONs plans for this property.

AXON provided no feedback to concerns raised by Stonebrook II residents during this virtual open house.

As a resident family of Scottsdale Stonebrook II, we request the City Development Review Board to deny this building height amendment by AXON.

Thank you for your attention to this memo.

Dennis Patrick & Ruthann Hanley
Community: Scottsdale Stonebrook II
Address: 8164 E. Michelle Drive, Scottsdale, AZ 85255
Phone: 480-661-8779
Email: dphanley410@outlook.com

Sent from [Mail](#) for Windows 10

From: DevelopmentReviewBoard@scottsdaleaz.gov
To: [Development Review Board](#)
Subject: Development Review Board Public Comment (response #172)
Date: Thursday, October 15, 2020 2:49:51 PM

Development Review Board Public Comment (response #172)

Survey Information

Site:	ScottsdaleAZ.gov
Page Title:	Development Review Board Public Comment
URL:	https://www.scottsdaleaz.gov/boards/development-review-board/public-comment
Submission Time/Date:	10/15/2020 2:48:14 PM

Survey Response

COMMENT	
Comment:	<p>I have lived in the Scottsdale Stonebrook II neighborhood since 1998 and I join my neighbors in all the concerns that were expressed at the October 13 open house meeting, including but not limited to: 1. As THE single-family neighborhood impacted by the development, what we understand of this project to date threatens our quality of life and home values. 2. We received seven business days' notice of the "open house" meeting on October 13. This was insufficient time for residents of Scottsdale Stonebrook II to review and research the Axon proposal and to come together as community to identify and prioritize our concerns. 3. The Axon meeting notice sign on the site had wrong information about signing into the meeting, preventing many from participating. 4. There are a multitude of concerns from our community that have not been given consideration. I would include my personal concerns regarding the planned amphitheater and its use - is it solely for Axon or will this be a performing arts venue drawing thousands of people on weekends and evenings; and I am concerned about the city's plans for a water treatment plant and fire house immediately north of our neighborhood. 5. The "Open house"</p>

meeting did not offer an exchange with the developer. Residents expressed our concerns, but we did not receive answers or feedback in return. 6. As the residential neighborhood impacted the most by developing this land, pretty much in our backyard, we would like the opportunity for an open exchange with the developer - so we can learn more and they can consider our concerns. 7. In consideration of the items 4,5 and 6 above, Axon has failed to meet the Community Involvement Elements of the city's general plan. I join my neighbors in requesting that Axon's proposal be delayed to give the Scottsdale residents most impacted by this development more time to understand the details of this proposal. Scottsdale Stonebrook II residents should be given the opportunity to participate in community involvement activities with Axon with the purpose of creating compromises to reduce the great negative impacts that this development will bring to our community as a whole and our individual investments of owning homes in Scottsdale Stonebrook II.

Comments are limited to 8,000 characters and may be cut and pasted from another source.

PLEASE PROVIDE YOUR NAME:

First & Last Name:	Cyndi Suttle
--------------------	--------------

AND ONE OR MORE OF THE FOLLOWING ITEMS:

Email:	Cyndi.Suttle@gmail.com
--------	--

Phone:	
--------	--

Address:	8150 E. Rita Drive , Scottsdale 85255
----------	---------------------------------------

Example: 3939 N. Drinkwater Blvd, Scottsdale 85251

From: DevelopmentReviewBoard@scottsdaleaz.gov
To: [Development Review Board](#)
Subject: Development Review Board Public Comment (response #163)
Date: Thursday, October 15, 2020 9:28:00 AM

Development Review Board Public Comment (response #163)

Survey Information

Site:	ScottsdaleAZ.gov
Page Title:	Development Review Board Public Comment
URL:	https://www.scottsdaleaz.gov/boards/development-review-board/public-comment
Submission Time/Date:	10/15/2020 9:26:08 AM

Survey Response

COMMENT	
Comment:	<p>Thank you hearing the concerns of our Stonebrook 2 Community. It was made clear on Tuesday evening that Axon was just listening to our comments, now I would like to know when we can expect some answers to all our concerns. 1. Please clear up why Axon is requesting a re-zoning amendment that will allow for greater height from 52 feet to 82 feet. 2. I also feel that Axon needs to build a frontage road directly off Hayden north of Mayo and one off Perimeter that carries their traffic to campus entrance. Leave Mayo alone, our community needs Mayo Blvd. 3. Environmental concerns including noise, chemicals & lighting. We need to see the studies that (hopefully) were done that address the impact of these issues. 4. We need to know more about the amphitheater that is in the plans. 5. Will this be a 24 hour facility? 6. Landscaping should be abundant and fit into the natural dessert landscaping that flows through the Perimeter center.</p>
<p>Comments are limited to 8,000 characters and may be cut and pasted from another source.</p>	
PLEASE PROVIDE YOUR NAME:	
<input type="text"/>	

First & Last Name:	Rosemary Catroppa , Grace Rubel
AND ONE OR MORE OF THE FOLLOWING ITEMS:	
Email:	grubel3@cox.net
Phone:	
Address:	17959 N. 81st Way, Stonebrook 2 community
Example: 3939 N. Drinkwater Blvd, Scottsdale 85251	

From: DevelopmentReviewBoard@scottsdaleaz.gov
To: [Development Review Board](#)
Subject: Development Review Board Public Comment (response #162)
Date: Thursday, October 15, 2020 9:22:56 AM

Development Review Board Public Comment (response #162)

Survey Information

Site:	ScottsdaleAZ.gov
Page Title:	Development Review Board Public Comment
URL:	https://www.scottsdaleaz.gov/boards/development-review-board/public-comment
Submission Time/Date:	10/15/2020 9:21:28 AM

Survey Response

COMMENT	
Comment:	As resident of Stonebrook II am glad to have Taser/Axon as a neighbor. However as an HOA officer we are concerned that not enough time to respond and study the plan. Our other concern is mixed reports on whether the main building will be 5 or 7 Stories tall- we have the Case Info 13-ZN-2020 and feel 7 or 82 feet is too tall. We are concerned about additional traffic as SB II only has access off 82nd St. We also feel the decor selected does not fit well in AZ and may stand out badly. All of these negative may effect our living standards and home values. Please make some adaptions to our concerns.
Comments are limited to 8,000 characters and may be cut and pasted from another source.	
PLEASE PROVIDE YOUR NAME:	
First & Last Name:	Bill F Miller
AND ONE OR MORE OF THE FOLLOWING ITEMS:	
Email:	billmillerscottsdale@gmail.com
Phone:	(480) 363-6220
Address:	8131 E Michelle Drive, 85255

Example: 3939 N. Drinkwater Blvd, Scottsdale 85251

From: DevelopmentReviewBoard@scottsdaleaz.gov
To: [Development Review Board](#)
Subject: Development Review Board Public Comment (response #161)
Date: Thursday, October 15, 2020 9:04:12 AM

Development Review Board Public Comment (response #161)

Survey Information

Site:	ScottsdaleAZ.gov
Page Title:	Development Review Board Public Comment
URL:	https://www.scottsdaleaz.gov/boards/development-review-board/public-comment
Submission Time/Date:	10/15/2020 9:02:58 AM

Survey Response

COMMENT	
Comment:	<p>I live in Scottsdale Stonebrook II. We are the single-family neighborhood impacted by the development, and what we can see so far threatens our quality of life and home values. We were given 7 business days' notice of the "open house" meeting on Oct. 13, insufficient time for us to review and research the Axon proposal and to mobilize our community members. The Axon meeting notice sign on the site had wrong information about signing into the meeting, preventing many from participating. There are a multitude of concerns from our community that have not been given consideration. The "Open house" meeting did not include an exchange with the developer, only residents spoke. The developer has not given us an opportunity for an open exchange so we can learn more and they can consider our concerns. Axon has failed to meet the Community Involvement Elements of the city's general plan. We respectfully request that Axon's proposal be delayed so we have more time to understand the details of this proposal, and to allow community involvement activities with Axon to occur so that we can achieve compromises that reduce the great negative impacts that this</p>

	development will bring upon us.
Comments are limited to 8,000 characters and may be cut and pasted from another source.	
PLEASE PROVIDE YOUR NAME:	
First & Last Name:	Irene Wilson
AND ONE OR MORE OF THE FOLLOWING ITEMS:	
Email:	irenewilson2188@gmail.com
Phone:	
Address:	
Example: 3939 N. Drinkwater Blvd, Scottsdale 85251	

From: DevelopmentReviewBoard@scottsdaleaz.gov
To: [Development Review Board](#)
Subject: Development Review Board Public Comment (response #159)
Date: Thursday, October 15, 2020 9:03:53 AM

Development Review Board Public Comment (response #160)

Survey Information

Site:	ScottsdaleAZ.gov
Page Title:	Development Review Board Public Comment
URL:	https://www.scottsdaleaz.gov/boards/development-review-board/public-comment
Submission Time/Date:	10/15/2020 9:01:24 AM

Survey Response

COMMENT	
Comment:	<p>I live in Scottsdale Stonebrook II. We are the single-family neighborhood impacted by the development, and what we can see so far threatens our quality of life and home values. We were given 7 business days' notice of the "open house" meeting on Oct. 13, insufficient time for us to review and research the Axon proposal and to mobilize our community members. The Axon meeting notice sign on the site had wrong information about signing into the meeting, preventing many from participating. There are a multitude of concerns from our community that have not been given consideration. The "Open house" meeting did not include an exchange with the developer, only residents spoke. The developer has not given us an opportunity for an open exchange so we can learn more and they can consider our concerns. Axon has failed to meet the Community Involvement Elements of the city's general plan. We respectfully request that Axon's proposal be delayed so we have more time to understand the details of this proposal, and to allow community involvement activities with Axon to occur so that we can achieve compromises that reduce the great negative impacts that this</p>

development will bring upon us.

Comments are limited to 8,000 characters and may be cut and pasted from another source.

PLEASE PROVIDE YOUR NAME:

First & Last Name: Christopher Green

AND ONE OR MORE OF THE FOLLOWING ITEMS:

Email: cjgreen7904@yahoo.com

Phone:

Address:

Example: 3939 N. Drinkwater Blvd, Scottsdale 85251

From: DevelopmentReviewBoard@scottsdaleaz.gov
To: [Development Review Board](#)
Subject: Development Review Board Public Comment (response #160)
Date: Thursday, October 15, 2020 9:02:53 AM

Development Review Board Public Comment (response #160)

Survey Information

Site:	ScottsdaleAZ.gov
Page Title:	Development Review Board Public Comment
URL:	https://www.scottsdaleaz.gov/boards/development-review-board/public-comment
Submission Time/Date:	10/15/2020 9:01:25 AM

Survey Response

COMMENT	
Comment:	I am writing with my concerns regarding the AXON proposed development at Hayden and the 101. Our meeting on Tuesday via zoom was a disappointment in that none of our concerns were addressed. Since we are the only single-family neighborhood in the area this development will have a huge impact on our home values and quality of life! There are many concerns that have not been addresses. Thank you so much for your time on this. Sherry Switzenberg Scottsdale Stonebrook II
Comments are limited to 8,000 characters and may be cut and pasted from another source.	
PLEASE PROVIDE YOUR NAME:	
First & Last Name:	Sherry Switzenberg
AND ONE OR MORE OF THE FOLLOWING ITEMS:	
Email:	sherryswitz@gmail.com
Phone:	(480) 629-4646
Address:	8056 E. Maria Drive, Scottsdale 85255
Example: 3939 N. Drinkwater Blvd, Scottsdale 85251	

From: DevelopmentReviewBoard@scottsdaleaz.gov
To: [Development Review Board](#)
Subject: Development Review Board Public Comment (response #158)
Date: Thursday, October 15, 2020 8:40:50 AM

Development Review Board Public Comment (response #158)

Survey Information

Site:	ScottsdaleAZ.gov
Page Title:	Development Review Board Public Comment
URL:	https://www.scottsdaleaz.gov/boards/development-review-board/public-comment
Submission Time/Date:	10/15/2020 8:39:49 AM

Survey Response

COMMENT	
Comment:	<p>My husband and I are primarily concerned about access issues caused by the rerouting of Mayo, the increase in traffic, light pollution, and noise from the proposed fire station. Axon has failed to meet the Community Involvement Elements of the city's general plan. We respectfully request that Axon's proposal be delayed so we have more time to understand the details of this proposal, and to allow community involvement activities with Axon to occur so that we can achieve compromises that reduce the great negative impacts that this development will bring upon us. Sherry and John Hartman, Scottsdale Stonebrook II</p>
Comments are limited to 8,000 characters and may be cut and pasted from another source.	
PLEASE PROVIDE YOUR NAME:	
First & Last Name:	Sherry Hartman
AND ONE OR MORE OF THE FOLLOWING ITEMS:	
Email:	sherry@republiccap.com
Phone:	(760) 650-6369

Address: 8114 E Theresa Dr. Scottsdale, AZ 85255

Example: 3939 N. Drinkwater Blvd, Scottsdale 85251

From: DevelopmentReviewBoard@scottsdaleaz.gov
To: [Development Review Board](#)
Subject: Development Review Board Public Comment (response #157)
Date: Thursday, October 15, 2020 8:29:58 AM

Development Review Board Public Comment (response #157)

Survey Information

Site:	ScottsdaleAZ.gov
Page Title:	Development Review Board Public Comment
URL:	https://www.scottsdaleaz.gov/boards/development-review-board/public-comment
Submission Time/Date:	10/15/2020 8:28:36 AM

Survey Response

COMMENT	
Comment:	<p>As a resident family of Scottsdale Stonebrook !! we request the City Development Review Board to deny this Element 7 of the AZON Application Narrative for Rezoning, Development Review (Major) and Amended Development Standards, Specifically issue is the proposed Water Treatment facility. Growth Areas Element 7. Promote development timing that is guided by the adequacy of existing and/or expandable infrastructure, services, and facilities. • Anticipate the need and secure land for public facilities, such as water treatment plants, reservoirs, transportation rights-of-way, parks, libraries, community centers, and other public needs, such as police and fire. Axon has been working with the City to identify a location within the subject site that would be suitable for a water treatment facility as well as a possible future command center and/or fire training facility for use by public safety officials. Primary concern is the unanswered question "Is this the water treatment facility to be used to treat waste water? If so, odors drifting into the community present environmental concerns as well as home value issues. This is just one of many concerns we have regarding this</p>

AZON land use project. AXON hosted an initial (and only) virtual open house meeting 10/13/2020 with residents of Stonebrook II residents and we have experienced limited exposure to AZONs plans for this property. AXON provided no feedback to concerns raised by Stonebrook II residents during this virtual open house. AXON states "This site is located so as to provide minimal impact to residential neighborhoods and is concentrated in an area specifically planned to limit adjacent residential uses due to the nearby Airpark. As noted above, the site is also bounded on two sides by the Loop 101 freeway, which provides a physical barrier from the neighborhoods located to the north and east of the site." However, they neglected to include Stonebrook II residents in their impact assessment until the last minute. Regards, Dennis Patrick & Ruthann Hanley Community: Scottsdale Stonebrook II Address: 8164 E. Michelle Drive, Scottsdale, AZ 85255 Phone: 480-661-8779 Email: dphanley410@outlook.com

Comments are limited to 8,000 characters and may be cut and pasted from another source.

PLEASE PROVIDE YOUR NAME:

First & Last Name:	Dennis Patrick & Ruthann Hanley
--------------------	---------------------------------

AND ONE OR MORE OF THE FOLLOWING ITEMS:

Email:	dphanley410@outlook.com
Phone:	(480) 661-8779
Address:	8164 E. Michelle Drive, Scottsdale, AZ 85255

Example: 3939 N. Drinkwater Blvd, Scottsdale 85251

From: DevelopmentReviewBoard@scottsdaleaz.gov
To: [Development Review Board](#)
Subject: Development Review Board Public Comment (response #156)
Date: Thursday, October 15, 2020 8:26:16 AM

Development Review Board Public Comment (response #156)

Survey Information

Site:	ScottsdaleAZ.gov
Page Title:	Development Review Board Public Comment
URL:	https://www.scottsdaleaz.gov/boards/development-review-board/public-comment
Submission Time/Date:	10/15/2020 8:24:02 AM

Survey Response

COMMENT	
Comment:	We object to change in regulations from the City of Scottsdale to allow construction of 5 floors being presented by AXON for building on the land north of Mayo Blvd, east of Hayden and south of the 101.
Comments are limited to 8,000 characters and may be cut and pasted from another source.	
PLEASE PROVIDE YOUR NAME:	
First & Last Name:	Edward Walwork
AND ONE OR MORE OF THE FOLLOWING ITEMS:	
Email:	Ewedmaria@q.com
Phone:	(480) 205-7368
Address:	8178 E Theresa Drive, Scottsdale, AZ 85255
Example: 3939 N. Drinkwater Blvd, Scottsdale 85251	

From: DevelopmentReviewBoard@scottsdaleaz.gov
To: [Development Review Board](#)
Subject: Development Review Board Public Comment (response #155)
Date: Thursday, October 15, 2020 7:08:28 AM

Development Review Board Public Comment (response #155)

Survey Information

Site:	ScottsdaleAZ.gov
Page Title:	Development Review Board Public Comment
URL:	https://www.scottsdaleaz.gov/boards/development-review-board/public-comment
Submission Time/Date:	10/15/2020 7:07:30 AM

Survey Response

COMMENT	
Comment:	<p>My name is Doug Salmi. I live in Scottsdale Stonebrook 11. We are The single-family neighborhood impacted by the Axon development, and what we can see so far threatens our quality of life and home values. We were given 7 business days notice of the "open house" meeting on Oct. 13, insufficient time for us to review and research the Axon proposal. The Axon meeting notice sign on the site had wrong information about signing into the meeting, preventing participation and the developer has not given us an opportunity for an open exchange. Axon has failed to meet the Community Involvement Elements of the city's general plan. I respectfully request that Axon's proposal be delayed so we have more time to understand the details of this proposal.</p>
Comments are limited to 8,000 characters and may be cut and pasted from another source.	
PLEASE PROVIDE YOUR NAME:	
First & Last Name:	Doug Salmi
AND ONE OR MORE OF THE FOLLOWING ITEMS:	

Email:	dougerif@aol.com
Phone:	(501) 213-8900
Address:	8136 E Maria Dr. Scottsdale, AZ 85255
Example: 3939 N. Drinkwater Blvd, Scottsdale 85251	

From: DevelopmentReviewBoard@scottsdaleaz.gov
To: [Development Review Board](#)
Subject: Development Review Board Public Comment (response #154)
Date: Thursday, October 15, 2020 7:06:52 AM

Development Review Board Public Comment (response #154)

Survey Information

Site:	ScottsdaleAZ.gov
Page Title:	Development Review Board Public Comment
URL:	https://www.scottsdaleaz.gov/boards/development-review-board/public-comment
Submission Time/Date:	10/15/2020 7:04:49 AM

Survey Response

COMMENT	
Comment:	This multi-story building will negatively impact the quality of my life in our quiet neighborhood!!! The noise, traffic, and construction mess will go on and on and on!!!
Comments are limited to 8,000 characters and may be cut and pasted from another source.	
PLEASE PROVIDE YOUR NAME:	
First & Last Name:	Wende Wilkerson Birkholz
AND ONE OR MORE OF THE FOLLOWING ITEMS:	
Email:	wendiebirkholz@gmail.com
Phone:	(602) 430-0981
Address:	8096 E Maria DR
Example: 3939 N. Drinkwater Blvd, Scottsdale 85251	

From: DevelopmentReviewBoard@scottsdaleaz.gov
To: [Development Review Board](#)
Subject: Development Review Board Public Comment (response #171)
Date: Thursday, October 15, 2020 1:50:01 PM

Development Review Board Public Comment (response #171)

Survey Information

Site:	ScottsdaleAZ.gov
Page Title:	Development Review Board Public Comment
URL:	https://www.scottsdaleaz.gov/boards/development-review-board/public-comment
Submission Time/Date:	10/15/2020 1:49:10 PM

Survey Response

COMMENT	
Comment:	<p>Community: Scottsdale Stonebrook Case No. 13-ZN-2020 Axon project We were given very little notice of this development and these meetings. I would like the following questions/issues logged regarding this project: 1. This is a 24/7 operation with an amphitheater. What considerations are being made related to noise/sound between the hours of 9PM and 6AM? 2. This will be a high volume employer. What considerations are being made for blockages in an out of the neighborhood at shift change? 3. This is a manufacturing operation that uses gas in their process. Has there been an environmental study? Are there hazardous or cancer causing agents being used/released into the air? What is the hazardous waste contingency plan? 4. When the Mark Taylor community was approved, we were told the road would connect north of the northern border to the neighborhood and connect to Perimeter for freeway access. The current proposal would dump traffic directly into the only northern ingress/exit from the neighborhood. 5. This is a 24/7 operation. What considerations are being made regarding lighting in and around the property that will be within view of the</p>

neighborhood? 6. There seems to be some confusion regarding the maximum height of this project. Is it 5 stories or 7 stories? 7. The owners are proposing a metal structure which is opposite the desert landscape. The Henckel building to the east is an eyesore. What considerations are being made to blend the elevation into the natural landscape? 8. Has a flood study been performed? What is the risk to the neighborhood from flooding?

Comments are limited to 8,000 characters and may be cut and pasted from another source.

PLEASE PROVIDE YOUR NAME:

First & Last Name:	Carol Mulloy
--------------------	--------------

AND ONE OR MORE OF THE FOLLOWING ITEMS:

Email:	cmulloy@cox.net
--------	--

Phone:	(623) 521-1500
--------	----------------

Address:	8093 E THERESA DR, Scottsdale 85255
----------	-------------------------------------

Example: 3939 N. Drinkwater Blvd, Scottsdale 85251

From: DevelopmentReviewBoard@scottsdaleaz.gov
To: [Development Review Board](#)
Subject: Development Review Board Public Comment (response #153)
Date: Thursday, October 15, 2020 7:06:22 AM

Development Review Board Public Comment (response #153)

Survey Information

Site:	ScottsdaleAZ.gov
Page Title:	Development Review Board Public Comment
URL:	https://www.scottsdaleaz.gov/boards/development-review-board/public-comment
Submission Time/Date:	10/15/2020 7:03:36 AM

Survey Response

COMMENT	
Comment:	My main comment about the Axon development is how traffic in and out of the Stonebrook II development will be impacted. Also, ensuring that the light industrial portion of the complex is located as far away from Stonebrook II development so as to minimize noise impact to the neighborhood. Thank you.
Comments are limited to 8,000 characters and may be cut and pasted from another source.	
PLEASE PROVIDE YOUR NAME:	
First & Last Name:	Madhu Nair
AND ONE OR MORE OF THE FOLLOWING ITEMS:	
Email:	mmnair2003@yahoo.com
Phone:	(480) 406-5398
Address:	8161 E Michelle Drive
Example: 3939 N. Drinkwater Blvd, Scottsdale 85251	

From: DevelopmentReviewBoard@scottsdaleaz.gov
To: [Development Review Board](#)
Subject: Development Review Board Public Comment (response #152)
Date: Thursday, October 15, 2020 6:59:56 AM

Development Review Board Public Comment (response #152)

Survey Information

Site:	ScottsdaleAZ.gov
Page Title:	Development Review Board Public Comment
URL:	https://www.scottsdaleaz.gov/boards/development-review-board/public-comment
Submission Time/Date:	10/15/2020 6:59:19 AM

Survey Response

COMMENT	
Comment:	This Multi story building will negatively impact my neighborhood. Too much traffic and noise!!! The construction will take forever!!!
Comments are limited to 8,000 characters and may be cut and pasted from another source.	
PLEASE PROVIDE YOUR NAME:	
First & Last Name:	Blake W Birkholz
AND ONE OR MORE OF THE FOLLOWING ITEMS:	
Email:	bwbirkho@me.com
Phone:	(480) 406-1305
Address:	8096 E Maria DR
Example: 3939 N. Drinkwater Blvd, Scottsdale 85251	

From: DevelopmentReviewBoard@scottsdaleaz.gov
To: [Development Review Board](#)
Subject: Development Review Board Public Comment (response #151)
Date: Thursday, October 15, 2020 6:58:50 AM

Development Review Board Public Comment (response #151)

Survey Information

Site:	ScottsdaleAZ.gov
Page Title:	Development Review Board Public Comment
URL:	https://www.scottsdaleaz.gov/boards/development-review-board/public-comment
Submission Time/Date:	10/15/2020 6:57:56 AM

Survey Response

COMMENT	
Comment:	<p>My name is Carla Salmi. I live in Scottsdale Stonebrook 11. We are THE single-family neighborhood impacted by the Axon development and what we see so far threatens our quality of life and home values. We were given 7 business days notice of the "open house" meeting on Oct. 13, insufficient time to review and research the Axon proposal and mobilize our community members. The Axon meeting notice sign on the site had wrong info about signing into the meeting, preventing participating. I respectfully request that Axon's proposal be delayed for more time to review and reduce the great negative impacts this development will bring upon our neighborhood. Thank you!</p>
Comments are limited to 8,000 characters and may be cut and pasted from another source.	
PLEASE PROVIDE YOUR NAME:	
First & Last Name:	Carla Salmi
AND ONE OR MORE OF THE FOLLOWING ITEMS:	
Email:	cjslrock@yahoo.com

Phone: (501) 247-6851

Address: 8136 E Maria Dr

Example: 3939 N. Drinkwater Blvd, Scottsdale 85251

From: DevelopmentReviewBoard@scottsdaleaz.gov
To: [Development Review Board](#)
Subject: Development Review Board Public Comment (response #150)
Date: Thursday, October 15, 2020 6:56:54 AM

Development Review Board Public Comment (response #150)

Survey Information

Site:	ScottsdaleAZ.gov
Page Title:	Development Review Board Public Comment
URL:	https://www.scottsdaleaz.gov/boards/development-review-board/public-comment
Submission Time/Date:	10/15/2020 6:55:30 AM

Survey Response

COMMENT	
Comment:	I don't want a multi story commercial building with all the traffic in my backyard!!! It's bad enough living with the traffic during the car auction and the WM Open - so inconvenient not being able to easily access my home! Between the construction noise and the the snakes and scorpions who will be stirred up in the desert, it's going to be a HUGE mess for a long time!!!
Comments are limited to 8,000 characters and may be cut and pasted from another source.	
PLEASE PROVIDE YOUR NAME:	
First & Last Name:	LeRoy Birkholz
AND ONE OR MORE OF THE FOLLOWING ITEMS:	
Email:	leroybirkholz@gmail.com
Phone:	(480) 818-3219
Address:	8096 E Maria DR
Example: 3939 N. Drinkwater Blvd, Scottsdale 85251	

From: DevelopmentReviewBoard@scottsdaleaz.gov
To: [Development Review Board](#)
Subject: Development Review Board Public Comment (response #149)
Date: Thursday, October 15, 2020 5:08:53 AM

Development Review Board Public Comment (response #149)

Survey Information

Site:	ScottsdaleAZ.gov
Page Title:	Development Review Board Public Comment
URL:	https://www.scottsdaleaz.gov/boards/development-review-board/public-comment
Submission Time/Date:	10/15/2020 5:07:36 AM

Survey Response

COMMENT	
Comment:	Very concerned about projects impact to our neighborhood, regarding construction noise/dirt, planned rerouting of Mayo Blvd, additional traffic brought on by the new project, lighting issues etc. We are the only community near this project, and it seems there has not been enough consideration of our concerns, or an opportunity to have those addressed by the developers. Equally of concern, is the city development of the southwest corner of land at Mayo/Hayden. We have heard police/ fire facilities?What does that mean? Lastly, a water treatment plant? How will noise/smell impact us? This does not exactly fit adjacent to a residential neighborhood.
Comments are limited to 8,000 characters and may be cut and pasted from another source.	
PLEASE PROVIDE YOUR NAME:	
First & Last Name:	Simon Spaizman
AND ONE OR MORE OF THE FOLLOWING ITEMS:	
Email:	simmel@yahoo.com
Phone:	(650) 430-1593

Address: 8081 E Rita Dr Scottsdale AZ 85255

Example: 3939 N. Drinkwater Blvd, Scottsdale 85251

From: DevelopmentReviewBoard@scottsdaleaz.gov
To: [Development Review Board](#)
Subject: Development Review Board Public Comment (response #148)
Date: Thursday, October 15, 2020 4:27:51 AM

Development Review Board Public Comment (response #148)

Survey Information

Site:	ScottsdaleAZ.gov
Page Title:	Development Review Board Public Comment
URL:	https://www.scottsdaleaz.gov/boards/development-review-board/public-comment
Submission Time/Date:	10/15/2020 4:27:16 AM

Survey Response

COMMENT	
Comment:	<p>I am a home owner in the Scottsdale Stonebrook II community for over 10 years. I am writing to ask for a delay in the Axon request for the following reasons: 1. We were only given "7" business days notice for the Open House meeting on Oct 13.2020. Not sufficient time to research the Axon proposal. 2. Axon's sign for the meeting had the misinformation on it that prevented some from participating in the meeting. 3. There are many concerns of our community that have not been addressed . 4. The Open House Meeting did not allow us to have an exchange with the developer. Only Residence spoke. Thus not having an opportunity to find out what the developer has in mind and to hear our concerns. 5. Axon has failed to meet the Community Involvement Elements of the city's general plan and thus i am asking that the City of Scottsdale postpone Axon's request and allow us, the home owners of the single family Scottsdale Stonebrook II development , to understand the details of the proposal. In doing so we will have the time to interact with Axon and flush out any possible negative impacts on our community. Respectfully appreciate the time and your listening to our community</p>

on this important issue!

Comments are limited to 8,000 characters and may be cut and pasted from another source.

PLEASE PROVIDE YOUR NAME:

First & Last Name:

David Silverman

AND ONE OR MORE OF THE FOLLOWING ITEMS:

Email:

davids@acmemeat.com

Phone:

(602) 697-1943

Address:

Example: 3939 N. Drinkwater Blvd, Scottsdale 85251

From: DevelopmentReviewBoard@scottsdaleaz.gov
To: [Development Review Board](#)
Subject: Development Review Board Public Comment (response #147)
Date: Thursday, October 15, 2020 1:05:46 AM

Development Review Board Public Comment (response #147)

Survey Information

Site:	ScottsdaleAZ.gov
Page Title:	Development Review Board Public Comment
URL:	https://www.scottsdaleaz.gov/boards/development-review-board/public-comment
Submission Time/Date:	10/15/2020 1:04:39 AM

Survey Response

COMMENT	
Comment:	<p>My name is Ryan Anderson and I am a resident homeowner in Scottsdale Stonebrook II. We are THE single-family neighborhood impacted by the development, and what we can see so far threatens our quality of life and home. The developer has not given us an opportunity for an open exchange so we can learn more and they can consider our concerns in the community. Axon has failed to meet the Community Involvement Elements of the city's general plan. We respectfully request that Axon's proposal be delayed so we have more time to understand the details of this proposal, and to allow community involvement activities with Axon to occur so that we can achieve compromises that reduce the great negative impacts that this development will bring upon established residents in the neighborhood as well as families with young children. My wife and I purchased a home in Stonebrook 6 years ago to start our family (We are now proud parents to a 4y/o and a 8/mo infant). We chose this community deliberately due to the friendly neighborhood culture, minimal vehicle traffic, and expansive sports fields that present a safe, and bucolic atmosphere for kids. I have concerns that this project</p>

will negatively impact the unique, appealing, and desirable attributes of the neighborhood, to the detriment of both long term residents and younger families who have made this a home for their children.

Comments are limited to 8,000 characters and may be cut and pasted from another source.

PLEASE PROVIDE YOUR NAME:

First & Last Name: Ryan Anderson

AND ONE OR MORE OF THE FOLLOWING ITEMS:

Email: Rcanderson25@gmail.com

Phone: (480) 227-0122

Address: 8179 e Michelle dr, Scottsdale 85255

Example: 3939 N. Drinkwater Blvd, Scottsdale 85251

From: DevelopmentReviewBoard@scottsdaleaz.gov
To: [Development Review Board](#)
Subject: Development Review Board Public Comment (response #146)
Date: Wednesday, October 14, 2020 10:47:45 PM

Development Review Board Public Comment (response #146)

Survey Information

Site:	ScottsdaleAZ.gov
Page Title:	Development Review Board Public Comment
URL:	https://www.scottsdaleaz.gov/boards/development-review-board/public-comment
Submission Time/Date:	10/14/2020 10:46:42 PM

Survey Response

COMMENT	
Comment:	<p>My name is Mark Loera and I am a resident of Stonebrook II. This community is the only single-family neighborhood that will be impacted by the Axon development. We were given seven business days notice for the open house meeting on October 13 which was unacceptable. This was insufficient time for us to discuss our concerns with Axon. There are multiple concerns that I have as a resident of Stonebrook II and the open house exchange on the 13th was a one-way conversation. The developer did not answer any of our questions and was only a forum for residents to speak. Axon has failed to meet the community involvement elements of the city's general plan. I would like to request that Axon's Proposal be delayed so that we have more time to have our concerns addressed and to get a better understanding of the details on Axon's proposal and the impact it will have on the community. This will hopefully allow for proper engagement between Axon, the Stonebrook II Community and the City of Scottsdale. The goal is to accomplish a positive exchange between all parties to address all concerns, develop solutions, and make it a win-win for everyone.</p>

Comments are limited to 8,000 characters and may be cut and pasted from another source.

PLEASE PROVIDE YOUR NAME:

First & Last Name:	Mark Loera
--------------------	------------

AND ONE OR MORE OF THE FOLLOWING ITEMS:

Email:	maloera1@gmail.com
--------	--

Phone:	(619) 507-1992
--------	----------------

Address:	17779 N.81st Way, Scottsdale 85255
----------	------------------------------------

Example: 3939 N. Drinkwater Blvd, Scottsdale 85251

From: DevelopmentReviewBoard@scottsdaleaz.gov
To: [Development Review Board](#)
Subject: Development Review Board Public Comment (response #145)
Date: Wednesday, October 14, 2020 10:39:46 PM

Development Review Board Public Comment (response #145)

Survey Information

Site:	ScottsdaleAZ.gov
Page Title:	Development Review Board Public Comment
URL:	https://www.scottsdaleaz.gov/boards/development-review-board/public-comment
Submission Time/Date:	10/14/2020 10:39:11 PM

Survey Response

COMMENT	
Comment:	<p>Regarding Axon construction project I live in Stonebrook II, the only neighborhood of single family homes directly impacted by this project. I have lived there since 1999. I feel this project is being rushed, without allowing sufficient time for the impacted neighborhood to understand the project and to have concerns addressed. I echo the other homeowners in the neighborhood who have expressed (copied below). i am not apposed to Axon building on this property. I am concerned that Axon be a good neighbor and not negatively impact the property values or quality of life this neighborhood has enjoyed for twenty five years. Lighting, traffic, and particularly neighborhood ingress and egress. We have limited options access becomes more difficult every year. Axon, and before it, Taser, have been good neighbors in their current location. I want to see them successful and at the same time minimize their impact on their neighbors. Below is the list of concerns distributed through the neighborhood, all of which I concur. ----- ----- 1. Make sure to note your name and that you live in Scottsdale Stonebrook II 2. We are THE single-family neighborhood impacted by the development, and what</p>

we can see so far threatens our quality of life and home values. 3. We were given 7 business days' notice of the "open house" meeting on Oct. 13, insufficient time for us to review and research the Axon proposal and to mobilize our community members. 4. The Axon meeting notice sign on the site had wrong information about signing into the meeting, preventing many from participating. 5. There are a multitude of concerns from our community that have not been given consideration. 6. The "Open house" meeting did not include an exchange with the developer, only residents spoke. 7. The developer has not given us an opportunity for an open exchange so we can learn more and they can consider our concerns. 8. Axon has failed to meet the Community Involvement Elements of the city's general plan. 9. We respectfully request that Axon's proposal be delayed so we have more time to understand the details of this proposal, and to allow community involvement activities with Axon to occur so that we can achieve compromises that reduce the great negative impacts that this development will bring upon us.

Comments are limited to 8,000 characters and may be cut and pasted from another source.

PLEASE PROVIDE YOUR NAME:

First & Last Name:	Richard Novy
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AND ONE OR MORE OF THE FOLLOWING ITEMS:

Email:	ricknovy@gmail.com
Phone:	(480) 363-2133
Address:	8035 E. Michelle Drive, Scottsdale 85255

Example: 3939 N. Drinkwater Blvd, Scottsdale 85251

From: DevelopmentReviewBoard@scottsdaleaz.gov
To: [Development Review Board](#)
Subject: Development Review Board Public Comment (response #144)
Date: Wednesday, October 14, 2020 10:37:46 PM

Development Review Board Public Comment (response #144)

Survey Information

Site:	ScottsdaleAZ.gov
Page Title:	Development Review Board Public Comment
URL:	https://www.scottsdaleaz.gov/boards/development-review-board/public-comment
Submission Time/Date:	10/14/2020 10:36:35 PM

Survey Response

COMMENT	
Comment:	Scottsdale Stonebrook II resident since 1996 - Please allow time to consider the impact of additional traffic due to this project, the new apartment complex on Hayden and the proposed changes to Mayo and Hayden. How will these changes improve our resident access to Hayden and the 101? Additional traffic on 82nd Street is a concern particularly at the intersection of Princess and 82nd Street. I understand it has been studied and was designed for traffic flow from Pima to Hayden/101; however, it is a dangerous intersection for sightlines and drivers are often confused there. Additional traffic will make it more dangerous. Please allow adequate time for residents to be educated and heard on these traffic design changes. Thank you -
Comments are limited to 8,000 characters and may be cut and pasted from another source.	
PLEASE PROVIDE YOUR NAME:	
First & Last Name:	Connie Zimmerman
AND ONE OR MORE OF THE FOLLOWING ITEMS:	
Email:	conniezimmerman@earthlink.net

Phone: (480) 980-6984

Address: 17851 North 81st Way

Example: 3939 N. Drinkwater Blvd, Scottsdale 85251

From: DevelopmentReviewBoard@scottsdaleaz.gov
To: [Development Review Board](#)
Subject: Development Review Board Public Comment (response #170)
Date: Thursday, October 15, 2020 12:47:02 PM

Development Review Board Public Comment (response #170)

Survey Information

Site:	ScottsdaleAZ.gov
Page Title:	Development Review Board Public Comment
URL:	https://www.scottsdaleaz.gov/boards/development-review-board/public-comment
Submission Time/Date:	10/15/2020 12:46:34 PM

Survey Response

COMMENT	
Comment:	<p>Good afternoon, My name is Lara Allen, and I live in the Stonebrook II neighborhood, the only single family neighborhood impacted by the development of Axon, and what we can see so far threatens our quality of life and home values. We were given 7 business days' notice of the "open house" meeting on Oct. 13, insufficient time for us to review and research the Axon proposal and to mobilize our community members. The Axon meeting notice sign on the site had wrong information about signing into the meeting, preventing many from participating. There are a multitude of concerns from our community that have not been given consideration. The "Open house" meeting did not include an exchange with the developer, only residents spoke. The developer has not given us an opportunity for an open exchange so we can learn more and they can consider our concerns. Axon has failed to meet the Community Involvement Elements of the city's general plan. We respectfully request that Axon's proposal be delayed so we have more time to understand the details of this proposal, and to allow community involvement activities with Axon to occur so that we</p>

can achieve compromises that reduce the great negative impacts that this development will bring upon us.

Comments are limited to 8,000 characters and may be cut and pasted from another source.

PLEASE PROVIDE YOUR NAME:

First & Last Name: Lara Allen

AND ONE OR MORE OF THE FOLLOWING ITEMS:

Email: laallen@pmi.edu

Phone: (480) 652-9137

Address: 8120 E Maria Dr Scottsdale, AZ 85255

Example: 3939 N. Drinkwater Blvd, Scottsdale 85251

From: DevelopmentReviewBoard@scottsdaleaz.gov
To: [Development Review Board](#)
Subject: Development Review Board Public Comment (response #143)
Date: Wednesday, October 14, 2020 10:34:49 PM

Development Review Board Public Comment (response #143)

Survey Information

Site:	ScottsdaleAZ.gov
Page Title:	Development Review Board Public Comment
URL:	https://www.scottsdaleaz.gov/boards/development-review-board/public-comment
Submission Time/Date:	10/14/2020 10:34:09 PM

Survey Response

COMMENT	
Comment:	The open house was a disgrace IMO. the developer listened to our concerns but NEVER offered any comment other than to say "we will take it under advisement" Additionally, we were given only 7 days notice for the "open house" & then given incorrect information on the code to sign into the meeting. I for one, am VERY concerned about Axon wanting to close Mayo Blvd/union hills. As stated at the meeting--we have only 2 exits from our development & they want to put us down to one. I feel that there should be a delay in which we can gather more information & perhaps get some real comments from AXON.Thank You.
Comments are limited to 8,000 characters and may be cut and pasted from another source.	
PLEASE PROVIDE YOUR NAME:	
First & Last Name:	Paula Gordon
AND ONE OR MORE OF THE FOLLOWING ITEMS:	
Email:	avalentinegal@aol.com
Phone:	(602) 803-8286
Address:	8062 East Rita Drive

Example: 3939 N. Drinkwater Blvd, Scottsdale 85251

From: DevelopmentReviewBoard@scottsdaleaz.gov
To: [Development Review Board](#)
Subject: Development Review Board Public Comment (response #142)
Date: Wednesday, October 14, 2020 10:24:44 PM

Development Review Board Public Comment (response #142)

Survey Information

Site:	ScottsdaleAZ.gov
Page Title:	Development Review Board Public Comment
URL:	https://www.scottsdaleaz.gov/boards/development-review-board/public-comment
Submission Time/Date:	10/14/2020 10:23:59 PM

Survey Response

COMMENT	
Comment:	<p>Scottsdale Stonebrook II Homeowners Association Inc Hello all, Thanks to everyone who participated last night on the call with Axon! Now we are asking you to take the next step, as this proposal goes to the City's Development Review Board at 1PM tomorrow. But don't worry, you don't have to attend because it's on the city's government channel on TV, which does not allow for live comments. So all you have to do is fill out the comment card (link attached at bottom), which will be put into the meeting's mix. We've been advised to emphasize the lack of involvement with Axon, and that the more comment cards we can get submitted, the better. We are trying to delay the process so we can have better involvement, we are NOT trying to get the project cancelled. Comment cards must be submitted no later than 11:30 AM TOMORROW. Please fill out your card ASAP because our attendance yesterday really made an impact with Axon. (Link is at the end.) Key messages on comment cards to consider: 1. Make sure to note your name and that you live in Scottsdale Stonebrook II 2. We are THE single-family neighborhood impacted by the development, and what we can see so far threatens our quality of life and home values. 3. We were given 7 business days' notice of the "open house" meeting on Oct. 13, insufficient time for us to review and research the Axon proposal and to mobilize our community members. 4. The Axon meeting notice sign on the</p>

site had wrong information about signing into the meeting, preventing many from participating. 5. There are a multitude of concerns from our community that have not been given consideration. 6. The "Open house" meeting did not include an exchange with the developer, only residents spoke. 7. The developer has not given us an opportunity for an open exchange so we can learn more and they can consider our concerns. 8. Axon has failed to meet the Community Involvement Elements of the city's general plan. 9. We respectfully request that Axon's proposal be delayed so we have more time to understand the details of this proposal, and to allow community involvement activities with Axon to occur so that we can achieve compromises that reduce the great negative impacts that this development will bring upon us.

<https://www.scottsdaleaz.gov/boards/development-review-board/public-comment> Thank you for taking the time for an important cause to all of us! Board of Directors, Scottsdale Stonebrook II Homeowners Association

Comments are limited to 8,000 characters and may be cut and pasted from another source.

PLEASE PROVIDE YOUR NAME:

First & Last Name: Chris DiChiara

AND ONE OR MORE OF THE FOLLOWING ITEMS:

Email: chrisdichiara@hotmail.com

Phone: (480) 330-0811

Address: 17792 N.80th Place

Example: 3939 N. Drinkwater Blvd, Scottsdale 85251

From: DevelopmentReviewBoard@scottsdaleaz.gov
To: [Development Review Board](#)
Subject: Development Review Board Public Comment (response #141)
Date: Wednesday, October 14, 2020 10:20:49 PM

Development Review Board Public Comment (response #141)

Survey Information

Site:	ScottsdaleAZ.gov
Page Title:	Development Review Board Public Comment
URL:	https://www.scottsdaleaz.gov/boards/development-review-board/public-comment
Submission Time/Date:	10/14/2020 10:19:59 PM

Survey Response

COMMENT	
Comment:	As a homeowner in Scottsdale Stonebrook 2, I respectfully request that Axon's proposal be delayed so we have more time to understand the details of this proposal, and to allow community involvement activities with Axon to occur so that we can achieve compromises that reduce the negative impacts that this development will bring upon us. We were given 7 business days' notice of the "open house" meeting on Oct. 13, insufficient time for us to review and research the Axon proposal and to mobilize our community members.
Comments are limited to 8,000 characters and may be cut and pasted from another source.	
PLEASE PROVIDE YOUR NAME:	
First & Last Name:	Wayne Tanner
AND ONE OR MORE OF THE FOLLOWING ITEMS:	
Email:	waynetanner@cox.net
Phone:	(602) 740-6109
Address:	17864 N 80th Place, Scottsdale 85255
Example: 3939 N. Drinkwater Blvd, Scottsdale 85251	

From: DevelopmentReviewBoard@scottsdaleaz.gov
To: [Development Review Board](#)
Subject: Development Review Board Public Comment (response #140)
Date: Wednesday, October 14, 2020 10:05:47 PM

Development Review Board Public Comment (response #140)

Survey Information

Site:	ScottsdaleAZ.gov
Page Title:	Development Review Board Public Comment
URL:	https://www.scottsdaleaz.gov/boards/development-review-board/public-comment
Submission Time/Date:	10/14/2020 10:04:34 PM

Survey Response

COMMENT	
Comment:	<p>Regarding the Axon development I am a resident of the Stonebrook II community. As such, I feel that the current proposal as we know it would negatively impact us relative to home values and quality of life. Noise traffic and safety issues are concerns. 2. Axon only gave us 7 business days notice of their "open house" which is insufficient time to research and review their proposal. Unacceptable! 3. Axon's meeting notice sign gave wrong information regarding log in to the meeting to voice concerns. Awful! Residents logged in late as a result trying to figure out how to log in. Crazy! 4. The open house did not allow us to engage in discussions but rather just voice concerns. It appeared as though he did not want discussion. Unacceptable! 5. Respectfully, our community requests that Axon delay their proposal so we have more time to understand the details so we can achieve compromises to reduce the negative impacts. 6. Personally I do not understand why Axon cannot move their development further north away from single family homes. I cannot believe that they did not know their proposal would not negatively impact our single family home community. Tells me they completely ignored this.</p>

Unacceptable! 7. Please take our concerns seriously. Thank you!

Comments are limited to 8,000 characters and may be cut and pasted from another source.

PLEASE PROVIDE YOUR NAME:

First & Last Name: Richard Isaac

AND ONE OR MORE OF THE FOLLOWING ITEMS:

Email: rpi2@cox.net

Phone: (602) 741-9500

Address:

Example: 3939 N. Drinkwater Blvd, Scottsdale 85251

From: DevelopmentReviewBoard@scottsdaleaz.gov
To: [Development Review Board](#)
Subject: Development Review Board Public Comment (response #139)
Date: Wednesday, October 14, 2020 9:14:47 PM

Development Review Board Public Comment (response #139)

Survey Information

Site:	ScottsdaleAZ.gov
Page Title:	Development Review Board Public Comment
URL:	https://www.scottsdaleaz.gov/boards/development-review-board/public-comment
Submission Time/Date:	10/14/2020 9:13:49 PM

Survey Response

COMMENT	
Comment:	<p>Board Members, Thanks for considering the views of the only neighborhood impacted by the Axon proposal; a neighborhood as old as Taser. We were given 7 business days' notice of the "open house" meeting on Oct. 13, insufficient time for us to review and research the Axon proposal and to mobilize our community members. There are a multitude of concerns from our community that have not been given consideration, most important traffic and Axon's plan for the main road, Mayo, used to access the neighborhood for many of us. No green barrier on Mayo is also a huge concern. And a YELLOW building?! Oh, please! Sadly, the so-called "Open house" meeting did not include an exchange with the developer, only residents spoke, Charles REFUSED to answer our questions! The developer has not given us an opportunity for an open exchange so we can learn more and they can consider our concerns. Further, Axon has failed to meet the Community Involvement Elements of the city's general plan. That is inexcusable, they should roundly be called on that refusal. We We long time Scottsdale neighbors and taxpayers have been treated shabbily by Axon. The</p>

feeling of the meeting was that it was just a pro forma bother before they ran over us with the city's prearranged blessing. Maybe not, but that was the feeling I had based on a lot of experience. Hope you prove me wrong and grant us several weeks to get up to speed and hire some help to try and protect our neighborhood from numerous environmental problems. Thank you.

Comments are limited to 8,000 characters and may be cut and pasted from another source.

PLEASE PROVIDE YOUR NAME:

First & Last Name:	Gary Witt
--------------------	-----------

AND ONE OR MORE OF THE FOLLOWING ITEMS:

Email:	witt@marketingpsychology.com
--------	--

Phone:	(480) 223-7705
--------	----------------

Address:	17743 N 81st Way, Scottsdale 85255
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Example: 3939 N. Drinkwater Blvd, Scottsdale 85251

From: DevelopmentReviewBoard@scottsdaleaz.gov
To: [Development Review Board](#)
Subject: Development Review Board Public Comment (response #138)
Date: Wednesday, October 14, 2020 8:53:46 PM

Development Review Board Public Comment (response #138)

Survey Information

Site:	ScottsdaleAZ.gov
Page Title:	Development Review Board Public Comment
URL:	https://www.scottsdaleaz.gov/boards/development-review-board/public-comment
Submission Time/Date:	10/14/2020 8:53:01 PM

Survey Response

COMMENT	
Comment:	<p>Good day, and thank you for allowing me to submit comments on the proposed Axon project. Please consider my comments below: 1, My name is Robert Stone, address 8059 E Michelle Dr, which is part of the Stonebrpook-2 development. 2. We are THE single-family neighborhood impacted by the development, and what we are able to determine so far, the project threatens our home values, and more importantly, our quality of life. 3. We were given seven (7) business days' notice of the "open house" meeting on Oct. 13, insufficient time for us to adequately review and research the Axon proposal and to communicate to our community members. 4. The Axon meeting notice sign on the site had wrong information about signing into the meeting, preventing some of our neighbors from participating. 5. There are a multitude of concerns from our community that have not been given consideration. 6. The "Open house" meeting did not include an exchange with the developer, only residents spoke. 7. The developer has not given us an opportunity for an open exchange so we can learn more and they can consider our concerns. 8. Axon has failed to meet the Community Involvement</p>

Elements of the city's general plan. 9. The residents of the Stonebrook-2 development respectfully request that Axon's proposal be delayed to allow more time for us to understand the details of this proposal, and to allow community involvement activities with Axon to occur so that we can achieve compromises that reduce the great negative impacts that this development will bring upon us.

Comments are limited to 8,000 characters and may be cut and pasted from another source.

PLEASE PROVIDE YOUR NAME:

First & Last Name:	Robert Stone
--------------------	--------------

AND ONE OR MORE OF THE FOLLOWING ITEMS:

Email:	bobstone1048@gmail.com
--------	--

Phone:	(978) 987-6912
--------	----------------

Address:	8059 E Michelle Dr, Scottsdale 85255
----------	--------------------------------------

Example: 3939 N. Drinkwater Blvd, Scottsdale 85251

From: DevelopmentReviewBoard@scottsdaleaz.gov
To: [Development Review Board](#)
Subject: Development Review Board Public Comment (response #137)
Date: Wednesday, October 14, 2020 8:44:49 PM

Development Review Board Public Comment (response #137)

Survey Information

Site:	ScottsdaleAZ.gov
Page Title:	Development Review Board Public Comment
URL:	https://www.scottsdaleaz.gov/boards/development-review-board/public-comment
Submission Time/Date:	10/14/2020 8:43:42 PM

Survey Response

COMMENT	
Comment:	<p>Regarding Axon and the Scottsdale Stonebrook II community. First, Axon is a wonderful company and has done so much for the city of Scottsdale and our police departments. The company has been a great neighbor a few blocks from Scottsdale Stonebrook II. With that being said Axon's new project and their proposed location just recently came to the attention of the single family homeowners in our community. We have concerns and presented them on Tuesday to the Axon representative but without discussion. Some of my concerns as one of the first homeowners, 1996, in the community are the increased traffic and congestion that this development is likely to cause, the aesthetic appearance of the projected campus, the height of the buildings presented and the noise levels from a manufacturing complex. We are the only residential neighborhood in the immediate area of this project and further study and community involvement needs to occur before this project is approved. Thank you</p>
Comments are limited to 8,000 characters and may be cut and pasted from another source.	

PLEASE PROVIDE YOUR NAME:	
First & Last Name:	Peggy Fawcett
AND ONE OR MORE OF THE FOLLOWING ITEMS:	
Email:	pjf0731@aol.com
Phone:	(480) 585-8148
Address:	8075 E Maria Dr, Scottsdale 85255
Example: 3939 N. Drinkwater Blvd, Scottsdale 85251	

From: DevelopmentReviewBoard@scottsdaleaz.gov
To: [Development Review Board](#)
Subject: Development Review Board Public Comment (response #135)
Date: Wednesday, October 14, 2020 8:42:49 PM

Development Review Board Public Comment (response #136)

Survey Information

Site:	ScottsdaleAZ.gov
Page Title:	Development Review Board Public Comment
URL:	https://www.scottsdaleaz.gov/boards/development-review-board/public-comment
Submission Time/Date:	10/14/2020 8:41:32 PM

Survey Response

COMMENT	
Comment:	<p>Dear Council, I have owned my house in Scottsdale Stonebrook II for 14 years and I am terribly concerned about the dramatic change in character of the development adjacent to our single-family neighborhood. I am specifically asking for the council to postpone decision-making on this project so the community has an opportunity to properly address this important development. Without intentional, planned beautification of the perimeter of this development, the value of our homes and the quality of our lives could be damaged. You may not be aware of this, but our neighborhood was only given seven business days' notice of the "open house" meeting on Oct. 13, insufficient time for us to review and research the Axon proposal and to mobilize our community members. Furthermore, the Axon meeting notice sign had incorrect information to sign into the meeting, preventing many from participating. The "Open house" meeting was one-sided and was not an open exchange with the developer, so we can learn more and they can consider our concerns. We believe Axon has failed to meet the Community Involvement Elements of the city's general plan.</p>

Comments are limited to 8,000 characters and may be cut and pasted from another source.

PLEASE PROVIDE YOUR NAME:

First & Last Name:	Leslie Lerman
--------------------	---------------

AND ONE OR MORE OF THE FOLLOWING ITEMS:

Email:	Leslielerman@gmail.com
--------	--

Phone:	(502) 697-2125
--------	----------------

Address:	8149 E. Michelle Dr., Scottsdale 85255
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Example: 3939 N. Drinkwater Blvd, Scottsdale 85251

From: DevelopmentReviewBoard@scottsdaleaz.gov
To: [Development Review Board](#)
Subject: Development Review Board Public Comment (response #135)
Date: Wednesday, October 14, 2020 8:25:46 PM

Development Review Board Public Comment (response #135)

Survey Information

Site:	ScottsdaleAZ.gov
Page Title:	Development Review Board Public Comment
URL:	https://www.scottsdaleaz.gov/boards/development-review-board/public-comment
Submission Time/Date:	10/14/2020 8:24:53 PM

Survey Response

COMMENT	
Comment:	My name is Nicholas VanHyfte and I'm a resident of the Scottsdale Stonebrook II subdivision. I'm writing to provide my full support for the proposed Axon development at Hayden and Mayo. You're probably hearing negativity from a lot of the folks in my subdivision, but I'm not in agreement with them or the BOD. I look forward to having Axon as a neighbor and to the jobs that it will bring to Scottsdale.
Comments are limited to 8,000 characters and may be cut and pasted from another source.	
PLEASE PROVIDE YOUR NAME:	
First & Last Name:	Nicholas VanHyfte
AND ONE OR MORE OF THE FOLLOWING ITEMS:	
Email:	vanhyfte2279@yahoo.com
Phone:	(480) 601-0717
Address:	8088 E. Maria Dr.
Example: 3939 N. Drinkwater Blvd, Scottsdale 85251	

From: DevelopmentReviewBoard@scottsdaleaz.gov
To: [Development Review Board](#)
Subject: Development Review Board Public Comment (response #134)
Date: Wednesday, October 14, 2020 8:20:44 PM

Development Review Board Public Comment (response #134)

Survey Information

Site:	ScottsdaleAZ.gov
Page Title:	Development Review Board Public Comment
URL:	https://www.scottsdaleaz.gov/boards/development-review-board/public-comment
Submission Time/Date:	10/14/2020 8:19:41 PM

Survey Response

COMMENT	
Comment:	Please delay the Axiom project hearing. We, the property owners in Stonebrook II are requesting the delay in order to completely understand the project and how it will impact us and our families.
Comments are limited to 8,000 characters and may be cut and pasted from another source.	
PLEASE PROVIDE YOUR NAME:	
First & Last Name:	Mary Casagranede
AND ONE OR MORE OF THE FOLLOWING ITEMS:	
Email:	Macasa4848@gmail.com
Phone:	(623) 293-8713
Address:	8102 E Rita, Scottsdale,AZ
Example: 3939 N. Drinkwater Blvd, Scottsdale 85251	

From: DevelopmentReviewBoard@scottsdaleaz.gov
To: [Development Review Board](#)
Subject: Development Review Board Public Comment (response #169)
Date: Thursday, October 15, 2020 11:38:54 AM

Development Review Board Public Comment (response #169)

Survey Information

Site:	ScottsdaleAZ.gov
Page Title:	Development Review Board Public Comment
URL:	https://www.scottsdaleaz.gov/boards/development-review-board/public-comment
Submission Time/Date:	10/15/2020 11:37:44 AM

Survey Response

COMMENT	
Comment:	<p>Re: 28-DR-2020 AXON My name is Ji Woon Park at the Stonebrook II community at 82nd St. and Union Hills. Regarding the new zoning, I would like to express the following concerns. Quiet Neighborhood: We are THE single-family neighborhood impacted by the development, and what we can see so far threatens our quality of life and home values. Poor governance: We were given 7 business days' notice of the "open house" meeting on Oct. 13, insufficient time to review and research the Axon proposal and mobilize our community members. The Axon meeting notice sign on the site had the wrong information about signing in to the meeting, preventing many from participating. There is a multitude of concerns from our community that has not been given consideration. The "Open house" meeting did not include an exchange with the developer; only residents spoke. The developer has not given us an opportunity for an open exchange so we can learn more, and they can consider our concerns. Axon has failed to meet the Community Involvement Elements of the city's general plan. I would like to respectfully request that Axon's proposal be delayed. Hence, we</p>

have more time to understand the details of this proposal and to allow community involvement activities with Axon to occur so that we can achieve compromises that reduce the great negative impacts that this development will bring upon us. Best, Ji Woon Park

Comments are limited to 8,000 characters and may be cut and pasted from another source.

PLEASE PROVIDE YOUR NAME:

First & Last Name: Ji Woon Park

AND ONE OR MORE OF THE FOLLOWING ITEMS:

Email: jiwoon.park@gmail.com

Phone: (602) 315-4920

Address: 8154 E THERESA DR

Example: 3939 N. Drinkwater Blvd, Scottsdale 85251

From: DevelopmentReviewBoard@scottsdaleaz.gov
To: [Development Review Board](#)
Subject: Development Review Board Public Comment (response #133)
Date: Wednesday, October 14, 2020 7:45:50 PM

Development Review Board Public Comment (response #133)

Survey Information

Site:	ScottsdaleAZ.gov
Page Title:	Development Review Board Public Comment
URL:	https://www.scottsdaleaz.gov/boards/development-review-board/public-comment
Submission Time/Date:	10/14/2020 7:44:02 PM

Survey Response

COMMENT	
Comment:	I live in Scottsdale Stonebrook 2 and have lived here 25 years. We are THE single-family neighborhood impacted by the development, and what we can see so far threatens our quality of life and home values.
Comments are limited to 8,000 characters and may be cut and pasted from another source.	
PLEASE PROVIDE YOUR NAME:	
First & Last Name:	Nancy Ham
AND ONE OR MORE OF THE FOLLOWING ITEMS:	
Email:	hamiam05@gmail.com
Phone:	
Address:	8137 E. Michelle Dr., Scottsdale 85255
Example: 3939 N. Drinkwater Blvd, Scottsdale 85251	

From: DevelopmentReviewBoard@scottsdaleaz.gov
To: [Development Review Board](#)
Subject: Development Review Board Public Comment (response #132)
Date: Wednesday, October 14, 2020 7:30:48 PM

Development Review Board Public Comment (response #132)

Survey Information

Site:	ScottsdaleAZ.gov
Page Title:	Development Review Board Public Comment
URL:	https://www.scottsdaleaz.gov/boards/development-review-board/public-comment
Submission Time/Date:	10/14/2020 7:29:44 PM

Survey Response

COMMENT	
Comment:	Very disappointed that Mayo blvd will be changing into two traffic circles going northbound to get to Hayden. We need to keep the Current Mayo/Union Hills open for the Scottsdale Stonebrook II residents that are already landlocked with only access to 82nd street. We request a 60 day review and redesign prior to any zoning changes!!!
Comments are limited to 8,000 characters and may be cut and pasted from another source.	
PLEASE PROVIDE YOUR NAME:	
First & Last Name:	Donovan Zimmerman
AND ONE OR MORE OF THE FOLLOWING ITEMS:	
Email:	Donzimmerman@earthlink.net
Phone:	(480) 948-7871
Address:	17905 N 81st Way Scottsdale AZ 85255
Example: 3939 N. Drinkwater Blvd, Scottsdale 85251	

From: DevelopmentReviewBoard@scottsdaleaz.gov
To: [Development Review Board](#)
Subject: Development Review Board Public Comment (response #131)
Date: Wednesday, October 14, 2020 7:28:43 PM

Development Review Board Public Comment (response #131)

Survey Information

Site:	ScottsdaleAZ.gov
Page Title:	Development Review Board Public Comment
URL:	https://www.scottsdaleaz.gov/boards/development-review-board/public-comment
Submission Time/Date:	10/14/2020 7:27:39 PM

Survey Response

COMMENT	
Comment:	<p>My name is Carrah Abele, and my husband and I live in Scottsdale Stonebrook II. We are the only single-family neighborhood impacted by this development, and we are concerned this will affect our quality of life in the area. The 7 day notice to the "open house" was insufficient time to prepare and research the project to educate the members of our community. We are disappointed that the "open house" was simply a chance for residents to speak, but not receive any answers. I do not feel like this was a meeting for us, it felt like a meeting for Axon to get our information. There are so many concerns from our community that are not being addressed. In particular, my husband and I are concerned about the noise from the Axon building and amphitheater. We have not been provided a timeline of when the construction would be done. We ask that Axon's proposal be delayed so that we have more time to understand the details of this proposal, and to allow community involvement activities with Axon to occur so that we can achieve compromises that reduce the great negative impacts that this development will bring upon us.</p>

Comments are limited to 8,000 characters and may be cut and pasted from another source.

PLEASE PROVIDE YOUR NAME:

First & Last Name:	Carrah Abele
--------------------	--------------

AND ONE OR MORE OF THE FOLLOWING ITEMS:

Email:	carrah1@yahoo.com
--------	--

Phone:	(480) 440-7855
--------	----------------

Address:	8106 E. Theresa Dr, Scottsdale 85255
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Example: 3939 N. Drinkwater Blvd, Scottsdale 85251

From: DevelopmentReviewBoard@scottsdaleaz.gov
To: [Development Review Board](#)
Subject: Development Review Board Public Comment (response #130)
Date: Wednesday, October 14, 2020 7:23:44 PM

Development Review Board Public Comment (response #130)

Survey Information

Site:	ScottsdaleAZ.gov
Page Title:	Development Review Board Public Comment
URL:	https://www.scottsdaleaz.gov/boards/development-review-board/public-comment
Submission Time/Date:	10/14/2020 7:22:07 PM

Survey Response

COMMENT	
Comment:	<p>1. We are THE single-family neighborhood impacted by the development, and what we can see so far threatens our quality of life and home values. 2. We were given 7 business days' notice of the "open house" meeting on Oct. 13, insufficient time for us to review and research the Axon proposal and to mobilize our community members. 3. The Axon meeting notice sign on the site had wrong information about signing into the meeting, preventing many from participating. 4. There are a multitude of concerns from our community that have not been given consideration. 5. The "Open house" meeting did not include an exchange with the developer, only residents spoke. 6. The developer has not given us an opportunity for an open exchange so we can learn more and they can consider our concerns. 7. Axon has failed to meet the Community Involvement Elements of the city's general plan. 8. We respectfully request that Axon's proposal be delayed so we have more time to understand the details of this proposal, and to allow community involvement activities with Axon to occur so that we can achieve compromises that reduce the great negative impacts that this development will bring upon us.</p>

Comments are limited to 8,000 characters and may be cut and pasted from another source.

PLEASE PROVIDE YOUR NAME:

First & Last Name:	Kenneth Brown
--------------------	---------------

AND ONE OR MORE OF THE FOLLOWING ITEMS:

Email:	kwbint@cox.net
--------	--

Phone:	(480) 538-0100
--------	----------------

Address:	8170 East Theresa Drive, Scottsdale, Arizona 85255 (Scottsdale Stonebrook II)
----------	--

Example: 3939 N. Drinkwater Blvd, Scottsdale 85251

From: DevelopmentReviewBoard@scottsdaleaz.gov
To: [Development Review Board](#)
Subject: Development Review Board Public Comment (response # 129)
Date: Wednesday, October 14, 2020 7:22:44 PM

Development Review Board Public Comment (response #129)

Survey Information

Site:	ScottsdaleAZ.gov
Page Title:	Development Review Board Public Comment
URL:	https://www.scottsdaleaz.gov/boards/development-review-board/public-comment
Submission Time/Date:	10/14/2020 7:21:24 PM

Survey Response

COMMENT	
Comment:	<p>1.My name is Kristin Clark, I am a resident in Scottsdale Stonebrook II. 2.We are THE single-family neighborhood impacted by the development, and what we can see so far threatens our quality of life and home values. 3. We were given 7 business days' notice of the "open house" meeting on Oct. 13, insufficient time for us to review and research the Axon proposal and to mobilize our community members. 4. The Axon meeting notice sign on the site had wrong information about signing into the meeting, preventing many from participating. 5. There are a multitude of concerns from our community that have not been given consideration. 6. The "Open house" meeting did not include an exchange with the developer, only residents spoke. 7. The developer has not given us an opportunity for an open exchange so we can learn more and they can consider our concerns. 8. Axon has failed to meet the Community Involvement Elements of the city's general plan. 9. We respectfully request that Axon's proposal be delayed so we have more time to understand the details of this proposal, and to allow community involvement activities with Axon to occur so that we can achieve compromises that reduce the</p>

great negative impacts that this development will bring upon us.

Comments are limited to 8,000 characters and may be cut and pasted from another source.

PLEASE PROVIDE YOUR NAME:

First & Last Name: Kristin Clark

AND ONE OR MORE OF THE FOLLOWING ITEMS:

Email: kristinclark5@gmail.com

Phone: (480) 745-4718

Address: 8160 E. Maria Drive, Scottsdale, AZ
85255

Example: 3939 N. Drinkwater Blvd, Scottsdale 85251

From: DevelopmentReviewBoard@scottsdaleaz.gov
To: [Development Review Board](#)
Subject: Development Review Board Public Comment (response #128)
Date: Wednesday, October 14, 2020 6:58:44 PM

Development Review Board Public Comment (response #128)

Survey Information

Site:	ScottsdaleAZ.gov
Page Title:	Development Review Board Public Comment
URL:	https://www.scottsdaleaz.gov/boards/development-review-board/public-comment
Submission Time/Date:	10/14/2020 6:57:13 PM

Survey Response

COMMENT	
Comment:	We are Mike and Raquel Newhart from Stonebrook II. We live in the only single family neighborhood impacted by the Axon project. We ask that you delay the start of the project so we have time to better understand the environmental impact to our community as well as the potential impact to quality of life and home values. Please consider this request because we are directly going to be impacted and just want to make sure we understand exactly how. Thank you.
Comments are limited to 8,000 characters and may be cut and pasted from another source.	
PLEASE PROVIDE YOUR NAME:	
First & Last Name:	Mike Newhart
AND ONE OR MORE OF THE FOLLOWING ITEMS:	
Email:	mnewhart07@gmail.com
Phone:	
Address:	8130 E Theresa Dr, Scottsdale 85255
Example: 3939 N. Drinkwater Blvd, Scottsdale 85251	

From: DevelopmentReviewBoard@scottsdaleaz.gov
To: [Development Review Board](#)
Subject: Development Review Board Public Comment (response #168)
Date: Thursday, October 15, 2020 10:58:59 AM

Development Review Board Public Comment (response #168)

Survey Information

Site:	ScottsdaleAZ.gov
Page Title:	Development Review Board Public Comment
URL:	https://www.scottsdaleaz.gov/boards/development-review-board/public-comment
Submission Time/Date:	10/15/2020 10:58:01 AM

Survey Response

COMMENT	
Comment:	<p>Dear Development Review Board Members, Thank you for the opportunity to provide public comments. My name is Julie Bacon and I am a resident of Scottsdale Stonebrook II. My family and I have lived in Stonebrook II since 1996 and are original owners of our home. We love the many benefits of living in Scottsdale. I am writing to ask you to consider delaying the Axon project you will be discussing today. The project has been limited time for consideration and, as the only neighborhood with single family homes that will be impacted, our community would like more time to work with and consider the development parameters. Our neighborhood is also significantly impacted by the Phoenix Open. While the ramifications of that event are many, my family (and many of my neighbors) considers it an honor to be part of an event that creates so much good for so many members of our community. You can see we are not adverse to being part of the solution, but we need to be involved in the conversation to do so. Please allow time for that to occur. Thank you for your service to our City.</p>
Comments are limited to 8,000 characters and may be cut	

and pasted from another source.

PLEASE PROVIDE YOUR NAME:

First & Last Name:	Julie Bacon
--------------------	-------------

AND ONE OR MORE OF THE FOLLOWING ITEMS:

Email:	jwbacon@cox.net
--------	--

Phone:	(602) 284-2763
--------	----------------

Address:	8098 E Theresa Drive
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Example: 3939 N. Drinkwater Blvd, Scottsdale 85251

From: DevelopmentReviewBoard@scottsdaleaz.gov
To: [Development Review Board](#)
Subject: Development Review Board Public Comment (response #167)
Date: Thursday, October 15, 2020 10:51:56 AM

Development Review Board Public Comment (response #167)

Survey Information

Site:	ScottsdaleAZ.gov
Page Title:	Development Review Board Public Comment
URL:	https://www.scottsdaleaz.gov/boards/development-review-board/public-comment
Submission Time/Date:	10/15/2020 10:50:51 AM

Survey Response

COMMENT	
Comment:	<p>Case 13-ZN-2020 Case 28-DR-2020 Concerns with new Axon Headquarters 1. Building too tall for Perimeter Center, should remain at 3 floor max to be consistent with other properties in area, especially of finish floor elevation going to be raised like Nationwide. 2. Traffic to/from campus needs better route to Haden Rd. Sending traffic south into roundabout near Stonebrook II. Especially truck traffic to/from their loading dock, which will be pushed into the 82nd St. roundabout. Preferred previous master plan showing Perimeter Dr. extending through Axon's site and connecting to new Mayo Blvd on east side of Hayden, but understand this cuts site and makes it less useable. 3. Structure should be more complementary to existing architecture in the Perimeter Center. 4. Would like to see more greenbelt along Mayo Blvd to similar to other commercial developments in the Perimeter Center to create more buffer. 5. OK with manufacturing, but concerned if operations are 24/7, concerned with noise (deliveries) if these are occurring after hours and those trucks coming south and either continuing south on 82nd St vs either going NW to Hayden or east to Perimeter Dr. 6. Feels like the loading</p>

dock should be on the east side of the building to allow access down Perimeter Dr. to Princess/101. Would push building west, but gets loading dock further from residential area. Shape of this building sure lends itself to being flipped and pointed southeast corner of site! 7. Probably not part of this, but would like to see the new fire station/water treatment moved further north on Hayden.

Comments are limited to 8,000 characters and may be cut and pasted from another source.

PLEASE PROVIDE YOUR NAME:

First & Last Name:	Christopher & Erin Harper
--------------------	---------------------------

AND ONE OR MORE OF THE FOLLOWING ITEMS:

Email:	harper.cs@gmail.com
--------	--

Phone:	(480) 502-3325
--------	----------------

Address:	8104 East Maria Drive, Scottsdale, AZ 85255
----------	--

Example: 3939 N. Drinkwater Blvd, Scottsdale 85251

From: DevelopmentReviewBoard@scottsdaleaz.gov
To: [Development Review Board](#)
Subject: Development Review Board Public Comment (response #166)
Date: Thursday, October 15, 2020 10:31:02 AM

Development Review Board Public Comment (response #166)

Survey Information

Site:	ScottsdaleAZ.gov
Page Title:	Development Review Board Public Comment
URL:	https://www.scottsdaleaz.gov/boards/development-review-board/public-comment
Submission Time/Date:	10/15/2020 10:29:38 AM

Survey Response

COMMENT	
Comment:	<p>Hello- My name is Nichole Howarth and I live in Scottsdale Stonebrook II. I have been a homeowner and living in this single-family neighborhood impacted by the Axon development for 4 years now. I love this gem of a neighborhood and am concerned that this new development, from what I can see so far, threatens my quality of life and home value. The neighborhood was only given 7 business days' notice of the "open house" meeting on Oct. 13, and the Axon meeting notice sign on the site had the wrong information about signing into the meeting. I was personally impacted by the wrong information and joined the "open house" 30 minutes late. I also have concerns that our community has not been given the proper consideration through the "open house" meeting did not include an exchange with the developer, only residents could voice concerns and Axon has failed to meet the Community Involvement Elements of the city's general plan. All in all, I respectfully request that Axon's proposal be delayed so we have more time to understand the details of this proposal, and to allow community involvement activities with Axon to occur so that we can achieve compromises that</p>

	reduce the great negative impacts that this development will bring upon me and my neighborhood.
Comments are limited to 8,000 characters and may be cut and pasted from another source.	
PLEASE PROVIDE YOUR NAME:	
First & Last Name:	Nichole Howarth
AND ONE OR MORE OF THE FOLLOWING ITEMS:	
Email:	nmhowarth@gmail.com
Phone:	
Address:	
Example: 3939 N. Drinkwater Blvd, Scottsdale 85251	

From: DevelopmentReviewBoard@scottsdaleaz.gov
To: [Development Review Board](#)
Subject: Development Review Board Public Comment (response #165)
Date: Thursday, October 15, 2020 9:57:53 AM

Development Review Board Public Comment (response #165)

Survey Information

Site:	ScottsdaleAZ.gov
Page Title:	Development Review Board Public Comment
URL:	https://www.scottsdaleaz.gov/boards/development-review-board/public-comment
Submission Time/Date:	10/15/2020 9:56:54 AM

Survey Response

COMMENT	
Comment:	<p>13-ZN-2020 AXON Application for Rezoning, Development Review (Major) and Amended Development Standards Request by AXON for a Zoning District Map Amendment from Planned Community (P-C) District to Planned Community District with the P-C comparable Industrial Park District (P-C I-1), including a development plan and an amendment to the maximum building height for this site from 52 feet (exclusive of rooftop appurtenances) to 82 feet (exclusive of rooftop appurtenances) on a +/-60-acre site located at the southeast corner of Hayden Road and Loop 101. Axon is proposing an increased maximum height for its main building that will provide a contrast to the surrounding buildings and promote visual interest in Axon's campus expansion. AXON hosted an initial (and only) virtual open house meeting 10/13/2020 with residents of Stonebrook II residents and we have experienced limited exposure to AXONs plans for this property. AXON provided no feedback to concerns raised by Stonebrook II residents during this virtual open house. As a resident family of Scottsdale Stonebrook II, we request the City Development Review Board to deny</p>

this building height amendment by AXON.
Thank you for your attention to this memo.
Dennis Patrick & Ruthann Hanley
Community: Scottsdale Stonebrook II
Address: 8164 E. Michelle Drive,
Scottsdale, AZ 85255 Phone: 480-661-
8779 Email: dphanley410@outlook.com

Comments are limited to 8,000 characters and may be cut
and pasted from another source.

PLEASE PROVIDE YOUR NAME:

First & Last Name:	Dennis Patrick Hanley
--------------------	-----------------------

AND ONE OR MORE OF THE FOLLOWING ITEMS:

Email:	dphanleyh410@outlook.com
--------	--

Phone:	(480) 661-8779
--------	----------------

Address:	8164 E. Michelle Drive, Scottsdale, AZ 85255
----------	---

Example: 3939 N. Drinkwater Blvd, Scottsdale 85251

From: DevelopmentReviewBoard@scottsdaleaz.gov
To: [Development Review Board](#)
Subject: Development Review Board Public Comment (response #164)
Date: Thursday, October 15, 2020 9:46:50 AM

Development Review Board Public Comment (response #164)

Survey Information

Site:	ScottsdaleAZ.gov
Page Title:	Development Review Board Public Comment
URL:	https://www.scottsdaleaz.gov/boards/development-review-board/public-comment
Submission Time/Date:	10/15/2020 9:45:53 AM

Survey Response

COMMENT	
Comment:	<p>Hello- I am a home owner and resident of the Scottsdale Stonebrook II community. I have serious concerns about the Axon development next to our neighborhood of which we have not been given ample opportunity to address. We are THE single-family neighborhood impacted by the development, and what we can see so far threatens our quality of life and home values. We were given 7 business days' notice of the "open house" meeting on Oct. 13, insufficient time for us to review and research the Axon proposal and to mobilize our community members. The Axon meeting notice sign on the site had wrong information about signing into the meeting, preventing many from participating. The "Open house" meeting did not include an exchange with the developer, only residents spoke. The developer has not given us an opportunity for an open exchange so we can learn more and they can consider our concerns. Axon has failed to meet the Community Involvement Elements of the city's general plan. I respectfully request that Axon's proposal be delayed so we have more time to understand the details of this proposal, and to allow community involvement activities with Axon to occur</p>

so that we can achieve compromises that reduce the great negative impacts that this development will bring upon us. Thank you. Brian Deane

Comments are limited to 8,000 characters and may be cut and pasted from another source.

PLEASE PROVIDE YOUR NAME:

First & Last Name: Brian Deane

AND ONE OR MORE OF THE FOLLOWING ITEMS:

Email: bdeane5180@yahoo.com

Phone:

Address: 17185 N 81st Way

Example: 3939 N. Drinkwater Blvd, Scottsdale 85251

From: DevelopmentReviewBoard@scottsdaleaz.gov
To: [Development Review Board](#)
Subject: Development Review Board Public Comment (response #173)
Date: Thursday, October 15, 2020 3:34:55 PM

Development Review Board Public Comment (response #173)

Survey Information

Site:	ScottsdaleAZ.gov
Page Title:	Development Review Board Public Comment
URL:	https://www.scottsdaleaz.gov/boards/development-review-board/public-comment
Submission Time/Date:	10/15/2020 3:33:47 PM

Survey Response

COMMENT	
Comment:	<p>Hello, My name is Melenie Dunn. I'm a resident of almost 5 years of Scottsdale Stonebrook II. This is my first home. I absolutely love it. Since living here, an explosion of construction, both commercial and residential (a huge apartment complex across the street), has taken place. Now I understand another project, Axon, has been initiated without consideration for this community or without the opportunity for the members of this community to have a voice or inquiries. Axon apparently even failed to meet the city's standard for community involvement. I sincerely hope that the City of Scottsdale Board will pause the process allowing this community opportunity to earn how exactly we will be affected. It is literally across the street from my home and I understand the height, signage and traffic seem to promise a great decline in the peace, beauty, safety and value in my community, Scottsdale Stonebrook II. Thank you for your consideration, Melenie Dunn</p>
Comments are limited to 8,000 characters and may be cut and pasted from another source.	

PLEASE PROVIDE YOUR NAME:

First & Last Name:	Melenie Dunn
--------------------	--------------

AND ONE OR MORE OF THE FOLLOWING ITEMS:

Email:	mdunnnd@aol.com
--------	--

Phone:	(480) 227-3555
--------	----------------

Address:	17900 N 80th Pl, Scottsdale 85255
----------	-----------------------------------

Example: 3939 N. Drinkwater Blvd, Scottsdale 85251

From: [Susan McGarry](#)
To: [Development Review Board](#)
Subject: Re: Development Review Board Public Comment (response #123)
Date: Wednesday, October 14, 2020 9:52:47 PM

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

Comment correction: last name is McGarry Please change it on comment. OK otherwise

On Oct 14, 2020, at 5:01 PM,
"DevelopmentReviewBoard@scottsdaleaz.gov"
<DevelopmentReviewBoard@scottsdaleaz.gov> wrote:

Development Review Board Public Comment (response #123)

Survey Information

Site:	ScottsdaleAZ.gov
Page Title:	Development Review Board Public Comment
URL:	https://www.scottsdaleaz.gov/boards/development-review-board/public-comment
Submission Time/Date:	10/14/2020 5:00:39 PM

Survey Response

COMMENT	
	<p>Susan Albrecht, president of the scottsdale Stonebrook II homeowners association board of directors: We are THE single-family neighborhood impacted by the development, and what we can see so far threatens our quality of life and home values. —We were given 7 business days' notice of the "open house" meeting on Oct. 13, insufficient time for us to review and research the Axon proposal and to mobilize our community members. —The Axon meeting notice for Oct 13 "open house" sign on the site had wrong information about signing into the meeting, preventing many from participating. —There</p>

Comment:

are a multitude of concerns from our community that have not been given consideration. — The "Open house" meeting did not include an exchange with the developer, only residents spoke. —The developer has not given us an opportunity for an open exchange so we can learn more and they can consider our concerns. —Axon has failed to meet the Community Involvement Elements of the city's general plan. Thank you. 9. We respectfully request that Axon's proposal be delayed so we have more time to understand the details of this proposal, and to allow community involvement activities with Axon to occur so that we can achieve compromises that reduce the great negative impactsthat this development will bring upon us.

Comments are limited to 8,000 characters and may be cut and pasted from another source.

PLEASE PROVIDE YOUR NAME:

First & Last Name: Susan McGarry

AND ONE OR MORE OF THE FOLLOWING ITEMS:

Email: susan.mcgarry@live.com

Phone: (760) 994-6368

Address: 8074 Theresa Dr

Example: 3939 N. Drinkwater Blvd, Scottsdale
85251

From: [Mail Delivery Subsystem](#)
To: dphanleyh410@outlook.com
Subject: Undeliverable: Development Review Board Public Comment (response #165)
Date: Thursday, October 15, 2020 10:05:56 AM
Attachments: [Development Review Board Public Comment \(response #165\).msg](#)

Delivery has failed to these recipients or groups:

dphanleyh410@outlook.com <<mailto:dphanleyh410@outlook.com>>

A communication failure occurred during the delivery of this message. Please try to resend the message later. If the problem continues, contact your email admin.

The following organization rejected your message: [outlook-com.olc.protection.outlook.com](#).

Diagnostic information for administrators:
Generating server: [cosmail.scottsdaleaz.gov](#)

dphanleyh410@outlook.com

[outlook-com.olc.protection.outlook.com](#)

Remote Server returned '554 5.5.0 <[outlook-com.olc.protection.outlook.com](#) #5.5.0 SMTP: 550 5.5.0 Requested action not taken: mailbox unavailable (S2017062302). [DM6NAM11FT065.eop-nam11.prod.protection.outlook.com]>'

Original message headers:

Return-Path: <prvs=2557c536cc=developmentreviewboard@scottsdaleaz.gov>

Received: from [pps.filterd.cosmail.scottsdaleaz.gov](#) [127.0.0.1]

by [cosmail.scottsdaleaz.gov](#) (8.16.0.43/8.16.0.43) with SMTP id 09FGvGuB026716

for <dphanleyh410@outlook.com>; Thu, 15 Oct 2020 09:57:16 -0700

DKIM-Signature: v=1; a=rsa-sha256; c=relaxed/relaxed; d=scottsdaleaz.gov; h=subject:date

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D4oVRCTAcNay1kUaUqvyaUZO+NeLZ.mstZi3M5SzXCKw29bjqa31+/CiXPdruRi6uh7+x qg=

Received: from [vm2wa026.vm2wa026.dnz.scottsdaleaz.gov](#) [172.25.1.50]

by [cosmail.scottsdaleaz.gov](#) with ESMTP id 34394ne3x3-1

for <dphanleyh410@outlook.com>; Thu, 15 Oct 2020 09:57:16 -0700

Subject: Development Review Board Public Comment (response #165)

Date: Thu, 15 Oct 2020 16:57:16 +0000

From: "DevelopmentReviewBoard@scottsdaleaz.gov"

<DevelopmentReviewBoard@scottsdaleaz.gov>

To: "dphanleyh410@outlook.com" <dphanleyh410@outlook.com>

Message-ID: <AU544820101599571642527202370@VM2WA026>

Content-Type: text/html; charset="utf-8"

Content-Transfer-Encoding: quoted-printable

X-Mailer: ActiveUp.MailSystem 3.0.3048 www.activeup.com

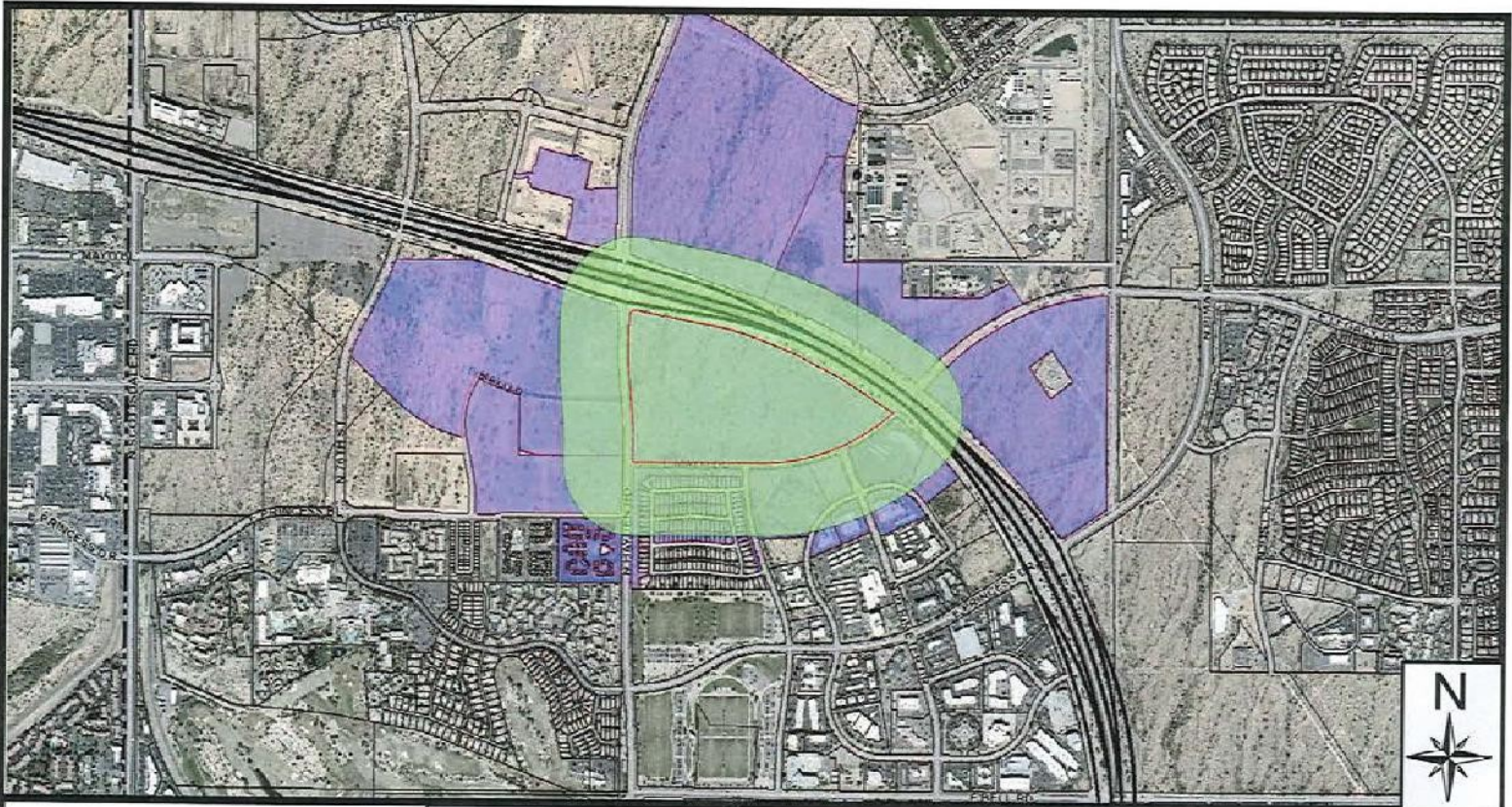
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definitions=2020-10-15_14:2020-10-14,2020-10-15 signatures=0

MIME-Version: 1.0

City Notifications – Mailing List Selection Map Axon

ATTACHMENT 10



Additional Notifications:

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

Pulled Labels
September 11, 2020

Map Legend:



Site Boundary



Properties within 750-feet

Postcards: 185

13-ZN-2020



**SCOTTSDALE DEVELOPMENT REVIEW BOARD
KIVA-CITY HALL
3939 DRINKWATER BOULEVARD
SCOTTSDALE, ARIZONA
Thursday, October 15, 2020**

DRAFT SUMMARIZED MEETING MINUTES

PRESENT:

Suzanne Klapp, Councilmember
Paul Alessio, Planning Commissioner
Shakir Gushgari, Design Member
Doug Craig, Design Member
Michal Ann Joyner, Development Member

ABSENT:

None

STAFF:

Brad Carr
Joe Padilla
Chris Zimmer
Bronte Ibsen
Lorraine Castro
Brian Hancock
Al Kane

CALL TO ORDER

Councilwoman Klapp called the meeting of the Development Review Board to order at 1:00 PM.

ROLL CALL

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

* Note: These are summary action minutes only. A complete copy of the meeting audio/video is available on the Development Review Board website at:
http://scottsdale.granicus.com/ViewPublisher.php?view_id=36

ADMINISTRATIVE REPORT

1. Identify supplemental information, if any, related to October 15, 2020 Development Review Board agenda items, and other correspondence.

STAFF LIAISON BRAD CARR NOTED ADDITIONAL COMMUNITY INPUT RECEIVED REGARDING REGULAR AGENDA ITEM #6.

MINUTES

2. Approval of the October 1, 2020 Development Review Board Meeting Minutes.

BOARD MEMBER GUSHGARI MOVED TO APPROVE THE OCTOBER 1, 2020 DEVELOPMENT REVIEW BOARD MEETING MINUTES, 2ND BY BOARD MEMBER JOYNER. THE MOTION CARRIED UNANIMOUSLY IN FAVOR BY COUNCILMEMBER KLAPP, COMMISSIONER ALESSIO, BOARD MEMBERS GUSHGARI, JOYNER, AND CRAIG WITH AN AYE VOTE OF FIVE (5) TO ZERO (0).

CONSENT AGENDA

3. 3-PP-2020 (Emerald Hills Ranch)

Request for approval of the preliminary plat for a new 7-lot single-family residential subdivision with amended development standards on an +/- 8.5-acre site with Single-family Residential, Environmentally Sensitive Lands (R1-43 ESL) zoning.
10030 N. 124th Street
Kimley-Horn, Engineer

BOARD MEMBER JOYNER MOVED TO RECOMMEND APPROVAL OF 3-PP-2020, 2ND BY BOARD MEMBER GUSHGARI. THE MOTION CARRIED UNANIMOUSLY IN FAVOR BY COUNCILMEMBER KLAPP, COMMISSIONER ALESSIO, BOARD MEMBERS GUSHGARI, AND JOYNER WITH AN AYE VOTE OF FOUR (4) TO ZERO (0), WITH BOARD MEMBER CRAIG RECUSED.

REGULAR AGENDA

4. Scottsdale General Plan Update Citizen Review Committee Appointment
Appoint the Development Review Board Vice Chair, or other public member of the Development Review Board, to serve on the 2035 General Plan Update Citizen Review Committee.

BOARD MEMBER CRAIG MOVED TO APPOINT BOARD MEMBER GUSHGARI TO THE CITIZEN REVIEW COMMITTEE, 2ND BY BOARD MEMBER GUSHGARI. THE MOTION CARRIED UNANIMOUSLY IN FAVOR BY COUNCILMEMBER KLAPP, COMMISSIONER ALESSIO, BOARD MEMBERS GUSHGARI, JOYNER, AND CRAIG WITH AN AYE VOTE OF FIVE (5) TO ZERO (0).

REGULAR AGENDA

5. 14-ZN-2018 (South Scottsdale Mixed-Use)

Pursuant to the requirements of the Planned Unit Development (PUD) zoning district, the applicant is requesting a review by the Development Review Board with a subsequent recommendation to the Planning Commission and City Council regarding the Development Plan and proposed amended development standards for a proposed zoning district map amendment from Highway Commercial (C-3) zoning to PUD zoning for a new mixed-use development consisting of 281 dwelling units and 10,125 square feet of commercial floor area, on a +/- 4.32-acre site.

1000 N. Scottsdale Road

Biltform Architecture Group, Architect/Designer

BOARD MEMBER GUSHGARI MOVED TO RECOMMEND APPROVAL OF 14-ZN-2018 TO THE PLANNING COMMISSION, 2ND BY BOARD MEMBER CRAIG. THE MOTION CARRIED UNANIMOUSLY IN FAVOR BY COUNCILMEMBER KLAPP, COMMISSIONER ALESSIO, BOARD MEMBERS GUSHGARI, JOYNER, AND CRAIG WITH AN AYE VOTE OF FIVE (5) TO ZERO (0).

6. 28-DR-2020 (Axon)

Request by property owner for approval of a site plan, landscape plan, and building elevations for a new 5-story corporate office/manufacturing building with approximately 400,000 square feet of floor area on a +/- 60-acre site.

SEC of Hayden Road and Loop 101

SmithGroup, Architect/Designer

BOARD MEMBER CRAIG MOVED TO APPROVE 28-DR-2020 WITH THE ADDED STIPULATION THAT THE APPLICANT WILL CONTINUE TO WORK WITH STAFF TO ENHANCE THE LANDSCAPING ON THE NORTH SIDE OF E. MAYO BOULEVARD, 2ND BY BOARD MEMBER JOYNER. THE MOTION CARRIED UNANIMOUSLY IN FAVOR BY COUNCILMEMBER KLAPP, COMMISSIONER ALESSIO, BOARD MEMBERS GUSHGARI, JOYNER, AND CRAIG WITH AN AYE VOTE OF FIVE (5) TO ZERO (0).

REGULAR AGENDA

7. 9-ZN-2020 (The Scottsdale Collection)

Pursuant to the requirements of the Planned Block Development (PBD) zoning district, the applicant is requesting a review by the Development Review Board with a subsequent recommendation to the Planning Commission regarding the Development Plan and proposed site development standards for a proposed zoning district map amendment for multiple parcels from Central Business, Parking P-3 District, Downtown Overlay and Parking P-2 District; Vehicle Parking, Downtown Overlay (C-2/P-3 DO and P-2 DO), Central Business, Downtown Overlay (C-2 DO), and Highway Commercial, Downtown Overlay (C-3 DO) zoning to Downtown/Downtown Multiple Use - Type 3, Planned Block Development, Downtown Overlay (D/DMU-3 PBD DO) zoning, with an Infill Incentive (II) District to allow for amended development standards at the Old Town boundary, on an overall +/- 10.2-acre (gross land area) site generally located between E. Camelback Road to the north, N. Civic Center Plaza to the east, E. 6th Avenue to the south, and N. Scottsdale Road to the west.

Nelsen Partners, Architect/Designer

BOARD MEMBER GUSHGARI MOVED TO RECOMMEND APPROVAL OF 9-ZN-2020 TO THE PLANNING COMMISSION, 2ND BY BOARD MEMBER JOYNER. THE MOTION CARRIED UNANIMOUSLY IN FAVOR BY COUNCILMEMBER KLAPP, COMMISSIONER ALESSIO, BOARD MEMBERS GUSHGARI AND JOYNER WITH AN AYE VOTE OF FOUR (4) TO ZERO (0), WITH BOARD MEMBER CRAIG RECUSED.

ADJOURNMENT

With no further business to discuss, the regular meeting of the Development Review Board adjourned at 3:00 PM.