

CITY COUNCIL REPORT



Meeting Date: July 1, 2026
General Plan Element: *Land Use*
General Plan Goal: *Create a sense of community through land uses*

ACTION

Rivian Service and Delivery Center
ZN-0001-2026

Request to consider the following:

1. Adopt Ordinance No. 4716 a zoning district map amendment from Industrial Park, Planned Community District (I-1 PCD) to General Commercial, Planned Community District (C-4 PCD) and a request to amend development standards including Floor Area Ratio, Open Space, Building Height, and Setbacks, on a +/- 5.4 acre portion of a +/- 57.5 acre site located at 17771 N. Pima Road and APNs 215-04-471 and 215-04-470.

Goal/Purpose of Request

The applicant's request is to amend the previously approved development plan (case 10-Z-1988) including amended development standards to allow for different land uses, including a new tenant user to utilize an existing building for a new vehicle service and delivery facility.

Key Items for Consideration

- Associated previous zoning case 10-ZN-1988
- Conformance with Scottsdale General Plan 2035, as amended
- Conformance with the Greater Airpark Character Area Plan, as amended
- Consistency with the previously approved MEDCP (case 1-MP-2008)
- Amended Development Standards
- Planned Community District Findings
- To date, one public comment has been received
- Planning Commission heard this case 6/10/2026 and recommended approval with a vote of 6-0

OWNER

101 Bell P1 North LLC
Mack Real Estate Group

APPLICANT CONTACT

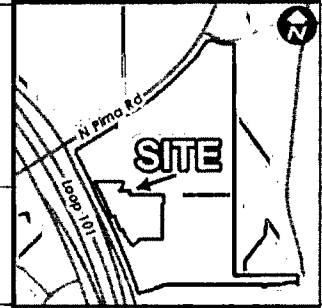
George Pasquel III

Action Taken _____

Withey Morris Baugh, PLC
602-230-0600

LOCATION

17771 N Pima Rd., APNs 215-04-471 and 215-04-470



BACKGROUND

General Plan

City of Scottsdale General Plan 2035 designates the property as Employment: Light Industrial/Office. The Employment: Light Industrial/Office land use category provides a variety of employment opportunities, business enterprises, aviation uses, light manufacturing, warehousing, and other light industrial and heavy commercial type activities.

The subject site is located within the General Plan designated Greater Airpark Growth Area – an identified location within the community that is most appropriate for development focus, and will best accommodate future growth, new development, revitalization, and redevelopment. Scottsdale’s Growth Areas focus on higher intensity development, a planned concentration of land uses, and enhanced transportation and infrastructure in designated areas.

Character Area Plan

The Greater Airpark Character Area Plan (GACAP) designates the property as Employment (EMP) land use within the Type C Development Type. This land use 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. Type C development represents medium to higher scale development, which supports pedestrian activity in the Greater Airpark.

Zoning

The site is currently zoned Industrial Park, Planned Community District (I-1 PCD). The I-1 zoning district allows for light manufacturing, light industrial, and other supportive uses but prohibits vehicle sales, rental, or repair uses within this zoning district.

The proposed General Commercial (C-4) zoning district allows for high intensity uses similar to those of the I-1 zoning district and allows for vehicle sales, rental, or repair. As a part of this rezoning, the applicant is requesting that the C-4 property development standards be amended to the current I-1 Zoning Ordinance development standards.

Context

The subject property is located within the Mack 101 development along the east side of the loop 101 Freeway, and west of the DC Ranch neighborhood park, with E. Bell Road to the south, and N. Pima Road to the north. The Rivian tenant suite is proposed to be located within a portion of one of the two existing buildings on site and comprises +/- 65,000 square feet of the overall total +/- 185,000 building square footage. The applicant is also requesting additional parking adjacent to this site to assist Rivian operations. Please refer to context graphics attached.

Adjacent Uses and Zoning

Planning Commission Report | ZN-0001-2026: Rivian Rezone

- North: Vacant Light industrial pad within Mack 101 development, zoned Industrial Park Planned Community District (I-1 PCD).
- South: Vacant Light industrial pad within Mack 101 development, zoned Industrial Park Planned Community District (I-1 PCD).
- East: Existing internalized community storage facility within DC Ranch Corporate Center, zoned Industrial Park, Planned Community District (I-1 PCD).
- West: Loop 101 Freeway, further west is the Perimeter Center development, zoned Industrial Park Planned Community District (I-1 PCD).

Other Related Policies, References:

Scottsdale General Plan 2035, as amended

The Greater Airpark Character Area Plan

Zoning Ordinance

11-ZN-1986: Rezoned the subject site from R1-35 to I-1 PCD

Case 49-DR-2022#2: design review approval Mack 101 industrial development buildings C & D

Case 1-MP-2008: established design standards for Mack development

APPLICANT'S PROPOSAL

Development Information

The applicant is requesting to amend the previously approved development plan to allow C-4 land uses and amend the C-4 property development standards to align with the current I-1 property development standards. The rezone request primarily serves to allow for a vehicle service, delivery and repair facility to be located within a constructed building at the Mack Innovation Park.

- Existing Use: Light Industrial and Office development
- Proposed Use: Vehicle leasing, rental or sales with indoor or outdoor vehicle display, storage, and vehicle repair
- Buildings/Description: Existing 1-story light industrial building
- Parcel Size: +/-57.49 Acres
- Rezone Area Size: +/-5.4 Acres

IMPACT ANALYSIS

Land Use

Below is a summary table that compares the existing I-1 development standards and the proposed amended C-4 development standards.

Development Standard	Current C-4 Standards	Current I-1 Standards	Proposed Amended C-4 standards (Request)
Floor Area Ratio	Maximum: 0.80 multiplied by the net lot area	Maximum: 0.80 multiplied by the net lot area	Maximum: 0.80 multiplied by the net lot area
Open Space	Minimum: 0.05 multiplied by the net lot area. For building heights over twelve (12) feet: the minimum required open space plus 0.004 multiplied by the net lot area, for each foot of building height over twelve (12) feet.	Minimum: 0.10 multiplied by the net lot area. 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.	Minimum: 0.10 multiplied by the net lot area. 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.
Building Height	Maximum: thirty-six (36) feet	Maximum: Fifty-two (52) feet	Maximum: Fifty-two (52) feet
Yards: Front	Front minimum: Twenty (20) feet.	Front minimum: Twenty (20) feet.	Front minimum: Twenty (20) feet.

Airport Vicinity

As part of the development process within proximity to the airport, the applicant is required to submit for an FAA Determination (Form 7460-1) on any proposed structures to make sure the buildings will not be a hazard for aircraft. Before final plan approval, the owner shall submit the FAA response to FAA Form 7460-1. Airport staff reviewed the application and indicated support of the proposal subject to the review and approval of the FAA.

PCD Findings/Criteria

- A. That the development proposed is in substantial harmony with the General Plan of the City of Scottsdale and can be coordinated with existing and planned development of surrounding areas.
- *The proposed development plan amendment is in substantial harmony with the General Plan 'Employment: Light Industrial/Office land use designation. The proposal intends to utilize existing buildings for a new user.*
- B. That the streets and thoroughfares proposed are suitable and adequate to serve the proposed uses and the anticipated traffic which will be generated thereby.
- *The existing established street system is not impacted with this request. Internal streets have been constructed to provide access to N. Pima Road to the north, newly constructed N. 91st Street to the east, E. Bell Road to the south, and the Loop 101 frontage to the west.*
- C. The Planning Commission and City Council shall further find that the facts submitted with the application and presented at the hearing will establish beyond reasonable doubt that:
1. In the case of proposed 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. The Planning Commission and City Council shall be presented written acknowledgment of this from the appropriate school district, the Scottsdale Parks and Recreation Commission and any other responsible agency.
 - *The proposed development plan does not include residential uses.*
 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 as to create an industrial environment of sustained desirability and stability.
 - *Although the request is to implement new land uses within an existing industrial park, those additional uses do not fundamentally cause concern for the surroundings as the additional uses (vehicle sales, rental, or repair) are similar uses to those of the I-1 zoning district and commonly found in the Greater Airpark Character Area. This request does seek amended development standards, but no major modifications to the existing building would need to be made.*
 3. In the case of proposed commercial, educational, cultural, recreational and other nonresidential 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 areas.

- *The proposed development plan amendment will be in full conformance with the amended C-4 property development standards. The scale and intensity of the development proposed is congruent with surrounding sites. The proposed development plan will be in harmony with the character of the surrounding area, which shares the same property development standards.*

Transportation

The proposed rezoning associated with the Rivian development is anticipated to generate an additional 1,714 daily trips, 99 AM peak hour trips and 116 PM peak hour trips compared to previous land use assumptions. The results of the queueing analysis indicate that queues at the dedicated left-turn and right-turn lanes are anticipated to remain similar to queues under previous land use assumptions. Therefore, the left-turn and right-turn lane lengths previously recommended at the study intersections in the approved TIMAs for the overall Mack development are recommended to be maintained.

Water/Sewer

The applicant provided Basis of Design reports for water and sewer have been accepted by the Water Resources Division. The City of Scottsdale is an Arizona Department of Water Resources designated provider with a 100 years Assured Water Supply and will supply water in accordance with City codes, ordinances, and the City's Drought Management Plan. All infrastructure upgrades necessary to serve this project will be completed by the applicant.

Fire/Police

The nearest fire station is within 1 mile of the site and is located at 18455 N Hayden Rd. The subject site is served by Police District Foothills, Beat 18. As with any project that contributes to growth, the fire department and police department continually anticipate and evaluate resource needs for the city's budget process.

Open Space

The development conforms with the overall open space requirement with a minimum requirement of 216,670 square feet and a provided amount of 265,306 square feet. This request will have no effect on the established desert arroyos or landscaping .

Housing Cost

The approval of the zoning district map amendment proposed by the applicant provides an opportunity for additional commercial uses for the existing property. In conjunction with state law, staff has considered the scope of the zoning district map amendment, as well as aspects which would affect the cost of construction of housing for sale or rent. Staff has not identified any factors that would substantially impact the cost to construct housing for sale or rent.

Community Involvement

The City of Scottsdale promotes public participation in the development of the built environment. The applicant complied with the city's suggested best practices for public outreach. At the time of writing this report, staff only received one public comment requesting additional information from the applicant about potential noise, pollution, and water usage.

Significant Updates to Development Proposal Since Initial Submittal

- Added on-site amenities for customers and employees
- Added masonry screen walls and mature landscaping along N. Pima Road frontage

Community Impact

The proposed development will not create any significant adverse effects on the surrounding development or the community at large.

Other Boards and Commissions

Planning Commission:

Planning Commission heard this case on June 10, 2026 and recommended approval with a 6-0 vote.

Recommended Approach:

Staff recommended that the Planning Commission find that the Planned Community District criteria have been met, and determine that the proposed zoning district map amendment, development plan, and amended development standards are consistent and conform with the adopted General Plan, and make a recommendation to City Council for approval, per the attached stipulations.

RECOMMENDATION

Recommended Approach:

Adopt Ordinance No. 4716 a zoning district map amendment from Industrial Park, Planned Community District (I-1 PCD) to General Commercial, Planned Community District (C-4 PCD) and a request to amend development standards including Floor Area Ratio, Open Space, Building Height, and Setbacks, on a +/- 5.4 acre portion of a +/- 57.5 acre site located at 17771 N. Pima Road and APNs 215-04-471 and 215-04-470.

RESPONSIBLE DEPARTMENT/STAFF CONTACTS

Planning and Development Services Current Planning Services	Chris Zimmer Senior Planner 480-312-2347	Email: czimmer@scottsdaleaz.gov
Public Works Traffic Engineering	John Hoang Senior Manager - Traffic Engineering 480-312-7645	Email: jhoang@scottsdaleaz.gov
Community & Economic Development Stormwater Management	Ghassan Aouad Stormwater Engineer Senior 480-312-7055	Email: gaouad@scottsdaleaz.gov
Engineering Services Water Resources	Rezaur Rahman Water Resources Engineer Principal 480-312-5636	Email: rrahman@scottsdaleaz.gov

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	Urmias Grossthal Water Resources Engineer Principal 480-312-2831	Email: ugrossthal@scottsdaleaz.gov
Community & Economic Development Plan Review	Eliana Hayes Development Engineering Manager 480-312-2757	Email: ehayes@scottsdaleaz.gov
Public Safety-Fire Fire & Life Safety Services	Linda Wilson Senior Plans Examiner 480-312-2372	Email: lwilson@scottsdaleaz.gov

APPROVED BY

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Chris Zimmer, Senior Planner	6/15/2026
	Date
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Tim Curtis, AICP, Current Planning Director Planning Commission Liaison Phone: 480-312-4210 Email: tcurtis@scottsdaleaz.gov	6/14/2026
	Date
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Erin Perreault, AICP, Executive Director Planning and Development Services Phone: 480-312-7093 Email: eperreault@scottsdaleaz.gov	06/11/2026
	Date

ATTACHMENTS

1. Context Aerial
2. Aerial Close-Up
3. Ordinance No. 4716
 - Exhibit 1: Zoning Map
 - Exhibit 2: Stipulations
 - Exhibit A to Exhibit 2: Rivian Development plan
4. Existing General Plan Land Use Map
5. Greater Airport Character Area Land Use Plan
6. Existing Zoning Map
7. Zoning Land Use Comparison Summary
8. Traffic Impact Summary
9. Community Involvement
10. Correspondence
11. City Notification Map
12. Planning Commission Draft Meeting Minutes June 10, 2026



Q.S.
37-49

Google Earth Pro Imagery

Context Aerial

ZN-0001-2026

ATTACHMENT #1



Close-up Aerial

ZN-0001-2026

ATTACHMENT #2

ORDINANCE NO. 4716

AN ORDINANCE OF THE COUNCIL OF THE CITY OF SCOTTSDALE, MARICOPA COUNTY, ARIZONA, AMENDING ORDINANCE NO. 455, THE ZONING ORDINANCE OF THE CITY OF SCOTTSDALE, BY AND FOR THE PURPOSE OF CHANGING THE ZONING ON THE "DISTRICT MAP" TO ZONING APPROVED IN CASE NO. ZN-0001-2026 FROM INDUSTRIAL PARK PLANNED COMMUNITY DISTRICT (I-1 PCD) TO GENERAL COMMERCIAL PLANNED COMMUNITY DISTRICT (C-4 PCD), AND A REQUEST TO AMEND DEVELOPMENT STANDARDS INCLUDING FLOOR AREA RATIO, OPEN SPACE, BUILDING HEIGHT, AND SETBACKS, ON A +/-5.4 ACRE PORTION OF A +/-57.5 ACRE SITE LOCATED AT 17771 N. PIMA ROAD AND APNs 215-04-471 AND 215-04-470.

WHEREAS, the Planning Commission held a hearing on June 10, 2026; and

WHEREAS, the City Council has considered the probable impact of Zoning Ordinance No. 4716 on the cost to construct housing for sale or rent; and

WHEREAS, The Planning Commission has made findings in conformance with the requirements of the PCD district and the City Council also finds:

- 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.
- B. That the streets and thoroughfares proposed are suitable and adequate to serve the proposed uses and the anticipated traffic which will be generated thereby.
- C. The Planning Commission and City Council shall find that the facts submitted with the application and presented at the hearing establish beyond reasonable doubt that:

1. 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 as to create an industrial environment of sustained desirability and stability.

2. In the case of proposed commercial, educational, cultural, recreational and other nonresidential 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 areas.

WHEREAS, the City Council finds that the proposed development is in substantial harmony with the General Plan of the City of Scottsdale and will be coordinated with existing and planned development; and

WHEREAS, it is now necessary that the comprehensive zoning map of the City of Scottsdale ("District Map") be amended to conform with the decision of the Scottsdale City Council in Case No. ZN-0001-2026.

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Scottsdale, as follows:

Section 1. That the "District Map" adopted as a part of the Zoning Ordinance of the City of Scottsdale, showing the zoning district boundaries, is amended by rezoning a +/- 5.4 acre site located at the 17771 N. Pima Road and APNs 215-04-471 and 215-04-470 and marked as "Site" (the Property) on the map attached as **Exhibit 1**, incorporated herein by reference, from Industrial Park, Planned Community District (I-1 PCD) to General Commercial, Planned Community District (C-4 PCD).

Section 2. That the above rezoning approval is conditioned upon compliance with all stipulations attached hereto as **Exhibit 2** incorporated herein by reference.

PASSED AND ADOPTED by the Council of the City of Scottsdale, Maricopa County, Arizona this _____ day of _____, 2026.

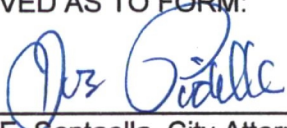
ATTEST:

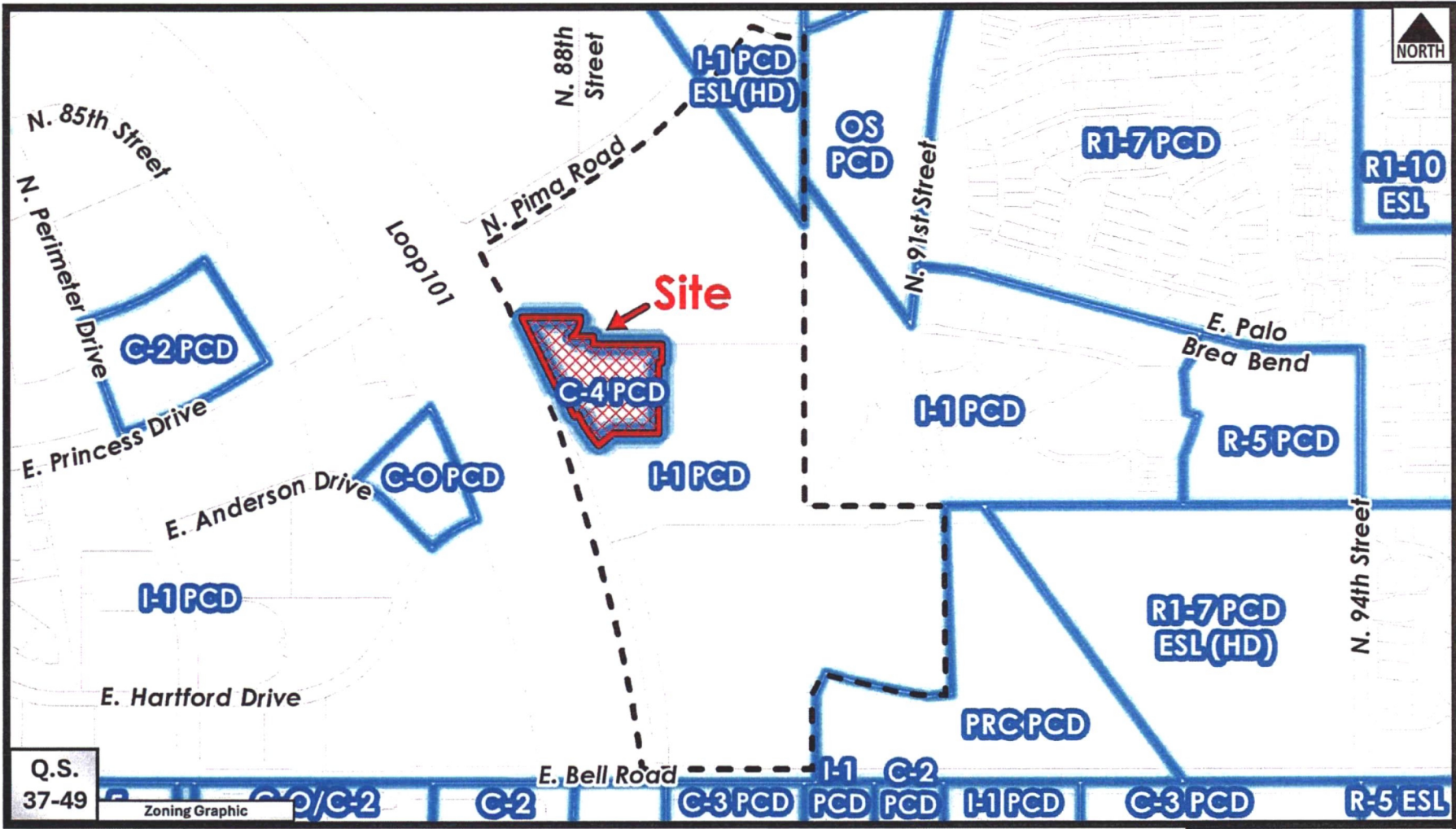
CITY OF SCOTTSDALE, an Arizona
municipal corporation

By: _____
Ben Lane
City Clerk

By: _____
Lisa Borowsky
Mayor

APPROVED AS TO FORM:

By:  _____
Luis E. Santaella, City Attorney
By: Joe Padilla, Deputy City Attorney



Zoning

ZN-0001-2026

Ordinance No. 4716
 Exhibit 1
 Page 1 of 1

Stipulations for the Zoning Application:

Rivian Rezone

Application Number: ZN-0001-2026

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 "Rivian Development Plan" attached as Exhibit A to Exhibit 2 incorporated into these stipulations and ordinance by reference as if fully set forth herein. 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, as shown in the development plan. Any change to the development standards shall be subject to additional public hearings before the Planning Commission and City Council.

INFRASTRUCTURE

3. **WASTEWATER LINE.** The Developer shall design and construct an eight (8) inch, dry, sewer main from N Pima Road, at the existing, dry, sewer crossing, within existing water and sewer facilities easement and right-of-way to the existing eighteen (18) inch sewer main crossing of the ADOT 101, connecting into same; an approximately twelve hundred (1200) lineal foot Dry Sewer Extension. The design of the Dry Sewer Extension shall occur such that within six (6) months of zoning adoption, the Developer shall complete the design of the Dry Sewer Extension and submit to the City for approval. The completion of the Dry Sewer Extension shall occur such that within twenty-four (24) months of zoning adoption, the Developer shall have constructed and caused the city to accept the Dry Sewer Extension.
4. **WATER AND WASTEWATER IMPROVEMENTS.** The property owner shall provide all water and wastewater infrastructure improvements, including any new service lines, connection, fire-hydrants, and man-holes, necessary to serve the development.
5. **WATER DEMAND.** Water usage within the zoning boundary, as verified through water billing, shall not exceed an average daily demand of one hundred ninety-eight (198) gallons per minute, a max daily demand of three hundred ninety-five gallons per minute (395 gpm), or a peak daily demand of eight hundred sixty-three gallons per minute (863 gpm), any underage's remain the property of the city.

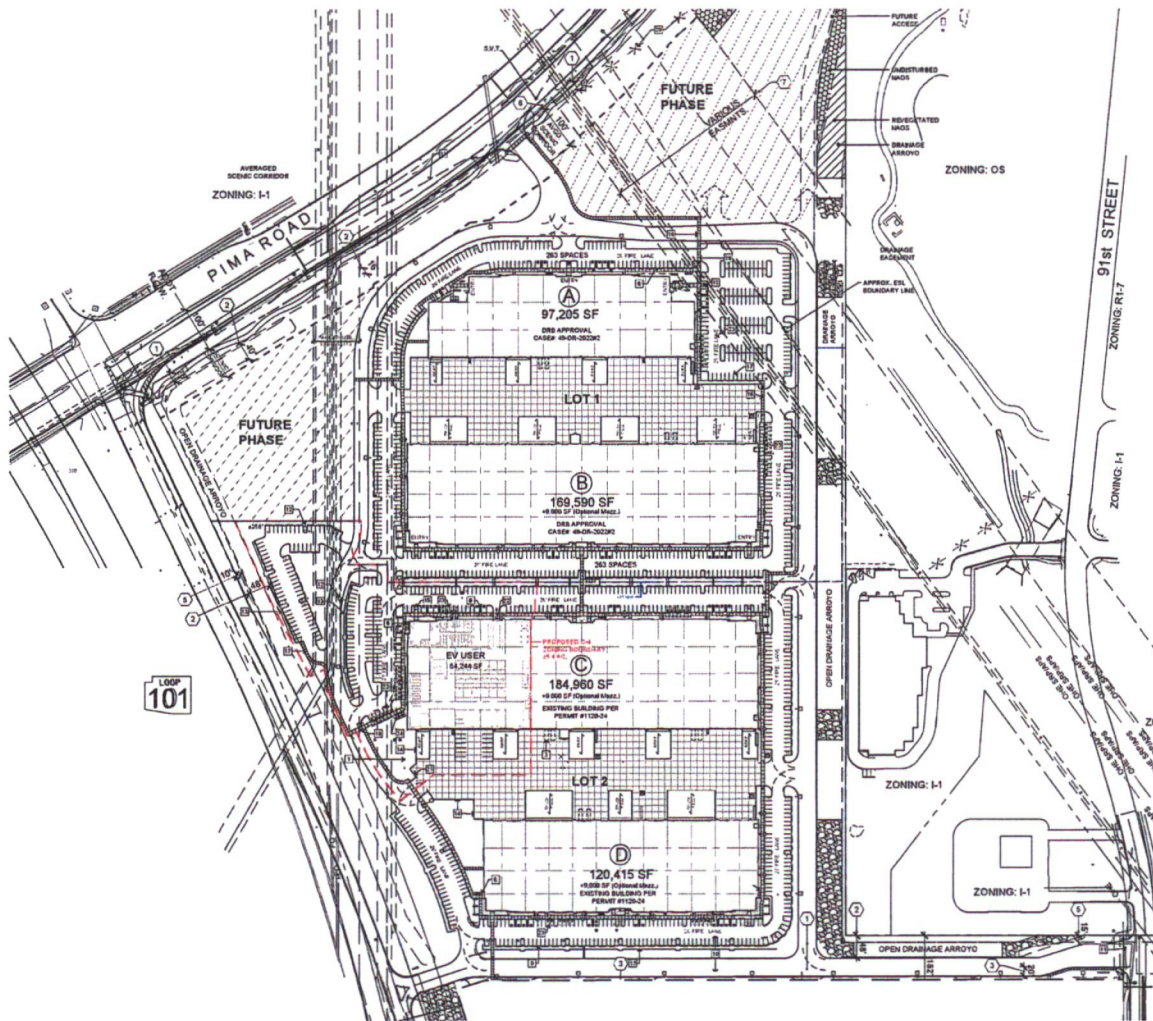
EXTERIOR LIGHTING:

6. All exterior luminaires shall have integral lighting shield and be directed downward, including landscape lighting.
7. All exterior luminaires mounted eight (8) feet or higher above finished grade, shall be directed downward and have an integral lighting shield.
8. Any exterior luminaire with a total initial lumen output of greater than 1600 lumens shall have an integral lighting shield.
9. Any exterior luminaire with a total initial lumen output of greater than 3050 lumens shall be directed downward and comply with the Illuminating Engineering Society of North America (IES) requirements for full cutoff.
10. The initial vertical luminance at 6-foot above grade, along the north, south, east, west, property line shall not exceed 0.3 foot-candles. All exterior luminaires shall be included in this calculation.
11. All exterior luminaires shall meet all IES requirements for full cutoff and shall be aimed downward and away from property line except for sign and landscape lighting.
12. Incorporate the following parking lot and site lighting into the project's design:
 - a. The maintained average horizontal luminance level, at grade on the site, shall not exceed 2.0 foot-candles. All exterior luminaires shall be included in this calculation.
 - b. The maintained maximum horizontal luminance level, at grade on the site, shall not exceed 8.0 foot-candles. All exterior luminaires shall be included in this calculation.
 - c. The initial vertical luminance at 6-foot above grade, along the entire property line shall not exceed 0.8 foot-candles. All exterior luminaires shall be included in this calculation.
 - d. All exterior lighting shall have a color temperature of 3,000 Kelvin or less.
 - e. The total lumen per luminaire shall not exceed 24,000 lumens.

REPORTS AND STUDIES

13. DRAINAGE REPORT. The development shall conform with submitted drainage report submitted with this review, in accordance with the Design Standards and Policies Manual to the satisfaction of stormwater staff.

Rivian Development plan



SITE AREAS	LOT 1		LOT 2	
	SF	AC	SF	AC
Gross Site Area	1,672,813	38.10	1,189,426	25.47
Net Site Area	1,429,396	32.61	1,072,626	24.87

BUILDING AREAS - LOT 1	Bldg. A	Bldg. B	TOTAL
Bldg. Gross SF	97,205	169,590	266,795
Warehouse Gross SF	32,205	159,550	191,755
1st Floor Office Gross SF	65,000	10,000	75,000
Optional Mezz. Office SF	3,000	0	3,000
Max Bldg Height Allowed	52'	52'	
Max Bldg Height Proposed	42'	42'	
Lot Coverage	266,795 SF / 1,429,396 SF =	19%	
F.A.R.	266,795 SF / 1,429,396 SF =	0.19	
F.A.R. (including Mezz Office)	(274,795 SF + 18,000 SF) / 1,429,396 SF =	0.23	

PARKING - LOT 1	Bldg. A	Bldg. B	TOTAL
Warehouse Parking Required (1 Space/300 SF)	41	200	241
1st Floor Office Parking Req. (1 Space/200 SF)	217	34	251
Mezz. Office Parking Req. (1 Space/200 SF)	30	20	50
Total Parking Required	288	254	542
Total Parking Provided	281	287	568
ADA Parking Required (4%)	11	11	22
ADA Parking Provided	12	12	24
Bicycle Parking Required (1/100 Parking Required, Not to exceed 100)	20	27	47
Bicycle Parking Provided	20	28	48
EV Parking Provided	9	12	21

BUILDING AREAS - LOT 2	Bldg. C	Bldg. D	TOTAL
Bldg. Gross Floor Area	184,850	120,415	305,265
Industrial Users	120,415	120,415	240,830
Warehouse Gross SF	120,340	100,415	220,755
1st Floor Office Gross SF	15,054	20,000	35,054
Optional Mezz. Office SF	3,000	3,000	6,000
Auto Service & Delivery (RV/MV)	84,344		84,344
Merchandise Retail	3,800		3,800
Service Floor (14 Bays)	60,700		60,700
Office/Venue Deck	3,132		3,132
Storage	6,844		6,844
Max Bldg Height Allowed	52'	52'	
Max Bldg Height Proposed	42'	42'	
Lot Coverage	305,265 SF / 1,020,752 SF =	29%	
F.A.R.	305,265 SF / 1,020,752 SF =	0.23	
F.A.R. (including Mezz Office)	(313,265 SF + 20,000 SF) / 1,020,752 SF =	0.24	

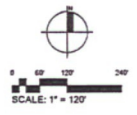
PARKING - LOT 2	Bldg. C	Bldg. D	TOTAL
Industrial Users			
Warehouse Parking Required (1 Space/300 SF)	126	126	252
1st Floor Office Parking Required (1 Space/200 SF)	64	67	131
Mezz. Office Parking Required (1 Space/200 SF)	30	30	60
EV User (RV/MV)			453
Auto Service & Delivery (RV/MV)	18	0	18
Merchandise Retail (1 Space/200 SF)	42	0	42
Service Floor (1 Space/200 SF)	16	0	16
Storage Parking Required (1 Space/200 SF)	9	0	9
Total Parking Required	303	225	528
Total Parking Provided	370	224	594
ADA Parking Required (4%)	13	9	24
ADA Parking Provided	16	12	28
Bicycle Parking Required (1/100 Parking Required, Not to exceed 100)	31	29	60
Bicycle Parking Provided	22	24	46
EV Parking Provided	24	12	36

SITE PLAN KEYNOTES

- EXISTING FIRE W/DRUM
- FIRE PUMP HOUSE WITH PDC
- P.T.L. TRASH COMPACTOR LOCATION
- 20 FT. WIDE FIRE LANE
- RED PAINTED CURBING AND WHITE LETTERING AT FIRE LANES
- BIKE RACKS PER CODE MAG DET 2205
- TRANSFORMERS
- 8' X 10' TYPICAL PARKING STALL
- 2' TYPICAL CAR OVERHANG
- UTILITY EASEMENT REF. CIVIL DWG#
- VISIBILITY TRIANGLE LANE
- NEW LIGHT FIXTURE
- 3' SCREEN WALL REF. SITE DETAILS SHEET
- EXISTING # MASONRY WALL TYP.
- ENHANCED ENTRY HARDSCAPE REF.
- INTEGRAL COLORED CONCRETE SIDEWALK - REF. INTERNAL BOARD
- # CONCRETE SW EXCLUDING CAR OVERHANG TYP. - TO MATCH EXISTING
- SES
- OWNER'S ROOM
- EXISTING ELEC. TOWERS
- DECORATIVE METAL ROLLING GATES
- NEW DECORATIVE OVERHEAD DOOR, REF. COLOR ELEV
- EV PARKING & CHARGING STATION
- AMENITY AREA - INTEGRAL COLORED CONCRETE HARDSCAPE REF. INTERNAL BOARD

EASEMENT LEGEND

- (Reference Civil Drawings)
- PHASE EASEMENT
 - DRAINAGE EASEMENT
 - WATER EASEMENT
 - PROPOSED PUBLIC UTILITY EASEMENT
 - EXISTING SEWER EASEMENT
 - SCENIC CORRIDOR EASEMENT
 - VARIOUS ELECTRIC EASEMENTS
 - EXISTING 130' COUNTY HIGHWAY EASEMENT TO BE ABANDONED
 - REQUIRED 20' EASEMENT BUFFER



ENLARGED SITE PLAN - NORTH



NEC Loop 101 & Bell Road
SCOTTSDALE, AZ

Ordinance No. 4716
Exhibit A to Exhibit 2
Page 2 of 4

RZ21-C



03-20-2026
22024-ST18_Enlarged North_032026

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Legislative Draft of C-4 Development Standards

CHANGES MADE ARE SHOWN IN STRIKE-THROUGH AND BOLD AND UPPERCASE

Sec. 5.1600. - General Commercial (C-4).

Sec. 5.1601. - Purpose.

The C-4 District is intended to provide space for the heaviest type of commercial activities found in the city, including light manufacturing, warehousing, wholesaling and vehicle leasing, rental, sales and repair. This district provides opportunities for light industrial uses in order to sustain and enhance the community's economic viability and employment opportunities. The development standards are intended to provide development flexibility consistent with the community's sensitive design principles, and appropriate transition in areas adjacent to residential districts.

Sec. 5.1602. - Reserved.

Sec. 5.1603. - Use regulations.

A. *Permitted uses.* Buildings, structures, or premises shall be used and buildings and structures shall hereafter be erected, altered, or enlarged only for the following uses:

1. Any use shown as permitted in Table 11.201.A., subject to the limitations as listed.

B. *Uses permitted by conditional use permit.*

1. Any use shown as permitted by conditional use permit in Table 11.201.A., subject to the limitations as listed, and any additional conditional use permit criteria.

Sec. 5.1604. - Property development standards.

The following property development standards shall apply to all land and buildings in the C-4 District.

A. *Floor area ratio.*

1. Maximum: 0.80 multiplied by net lot area.

B. *Required open space.*

1. **MINIMUM: 0.10 MULTIPLIED BY THE NET LOT AREA.** ~~Total open space:~~

~~a. Minimum: 0.05 multiplied by the net lot area.~~

2. ~~b. For building heights over twelve (12) feet: the minimum open space requirement plus 0.0043 multiplied by the net lot area for each additional foot of building height over twelve (12) feet.~~

~~2. Total open space is distributed as follows:~~

~~a. Frontage open space minimum: 0.50 multiplied by the required total open space.~~

~~b. The remainder of the total open space, less the frontage open space, shall be common open space.~~

3. Parking areas and parking lot landscaping are not included in the required open space.

4. NAOS may be included in the required open space.

C. *Building height.*

1. Maximum: ~~Thirty-six (36)~~ **FIFTY-TWO (52)** feet, except as otherwise provided in Article VII.

D. *Yards.*

1. Front ~~MINIMUM:Yard~~ **TWENTY (20) FEET.**

a. ~~No front yard is required except as required in Article VII and this subsection D.1.~~

b. ~~If a block is partly in 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 4.100A., the front yard regulations of the applicable residential district shall apply.~~

c. ~~Refer to B.2.a. above, Frontage open space minimum.~~

2. Side and rear minimum: ~~THIRTY (30)~~ **Fifty (50)** feet from a ~~single-family 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.~~ and ~~twenty five (25) feet from a multiple family residential district.~~ Measurement may include the width of an alley adjacent to a residential district.

3. All outdoor activities, including storage, minimum: **Fifty (50)** feet from a residential district as 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.

E. *Screening.*

1. All 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.

Sec. 5.1605. - General provisions.

Unless otherwise provided in this district, the provisions of Article VII shall apply.

Sec. 5.1606. - Signs.

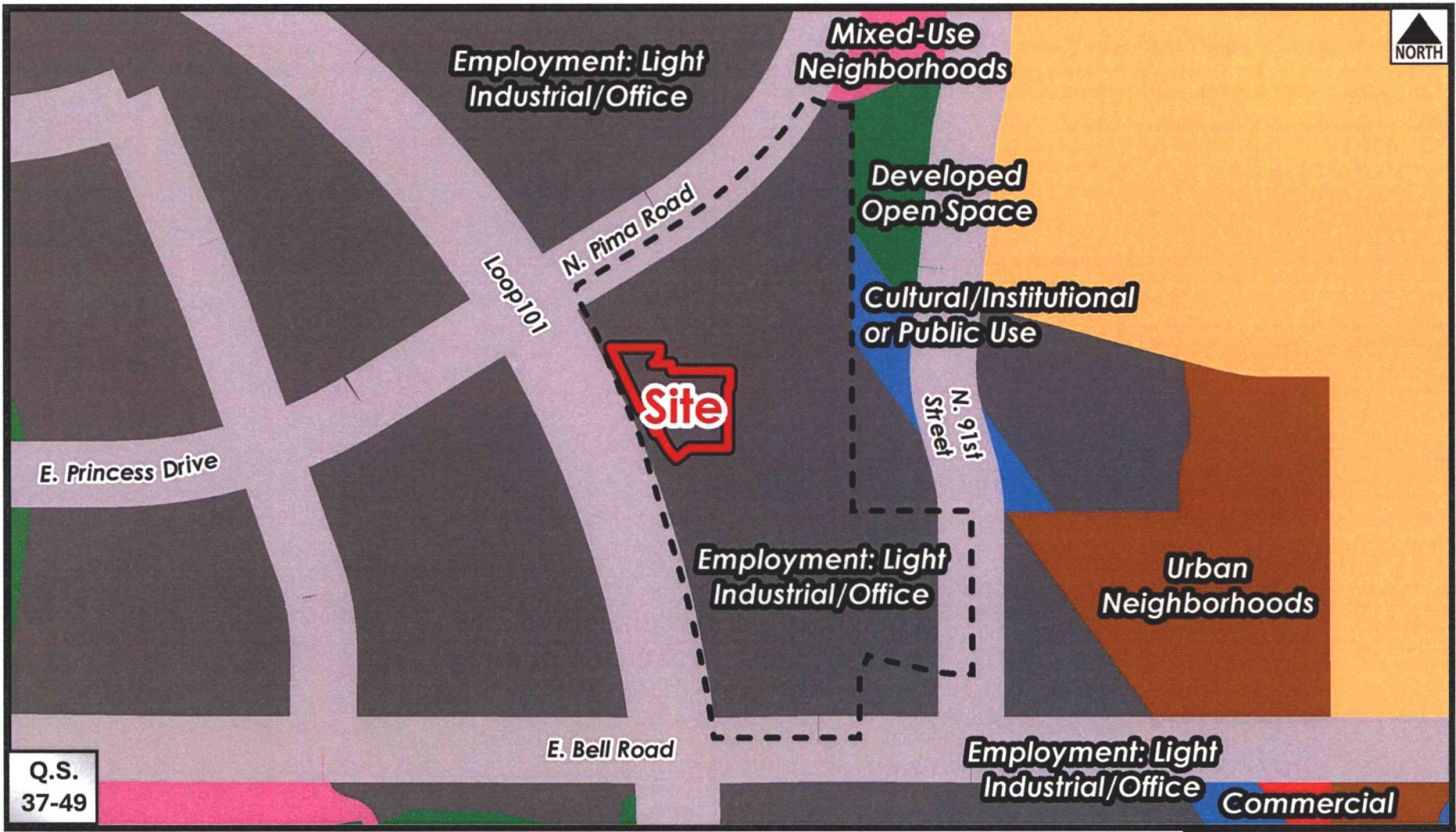
The provisions of Article VIII shall apply.

Sec. 5.1607. - Off-street parking.

The provisions of Article IX shall apply.

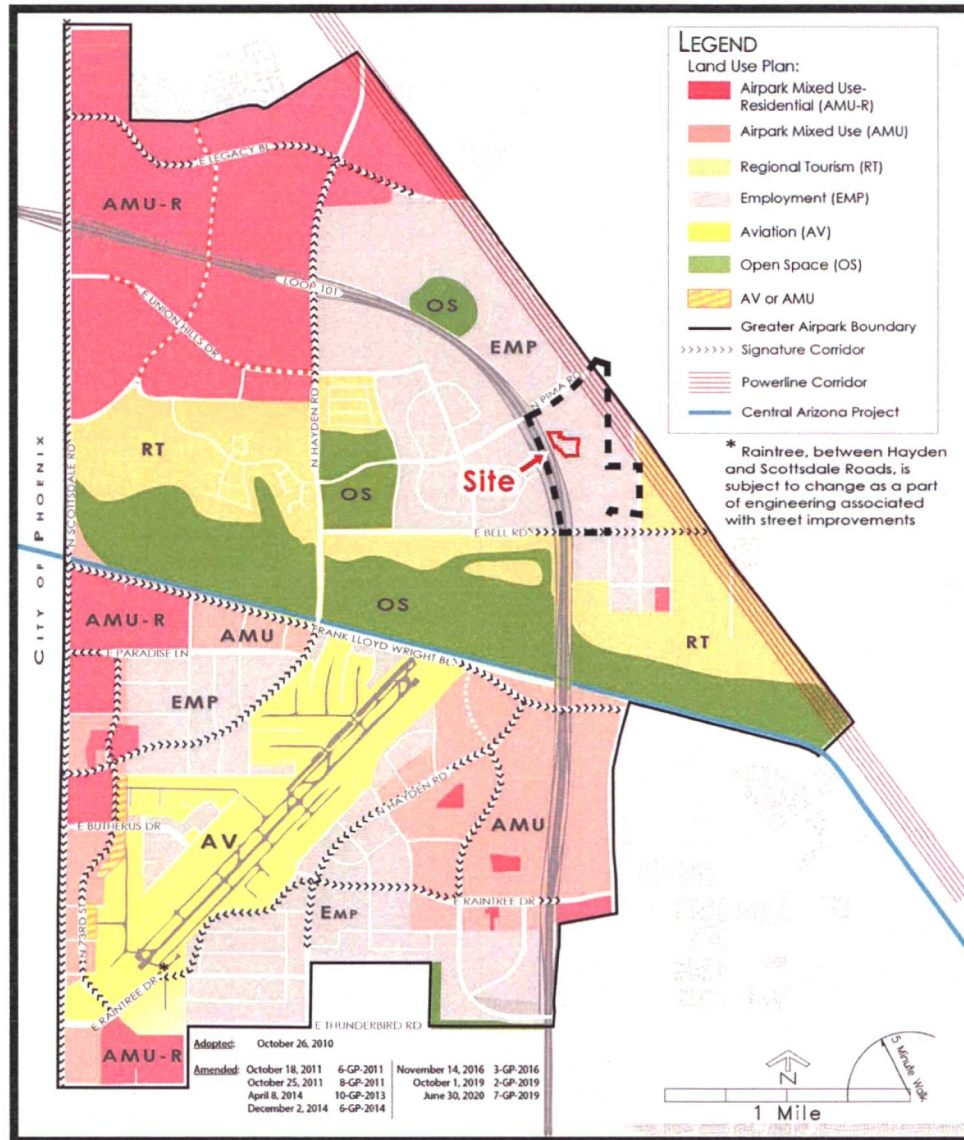
Sec. 5.1608. - Landscaping.

Unless otherwise provided, the provisions of Article X. apply.



Existing General Plan 2035 Future Land Use Map
 +/- 5.4-acres of Employment: Light Industrial / Office

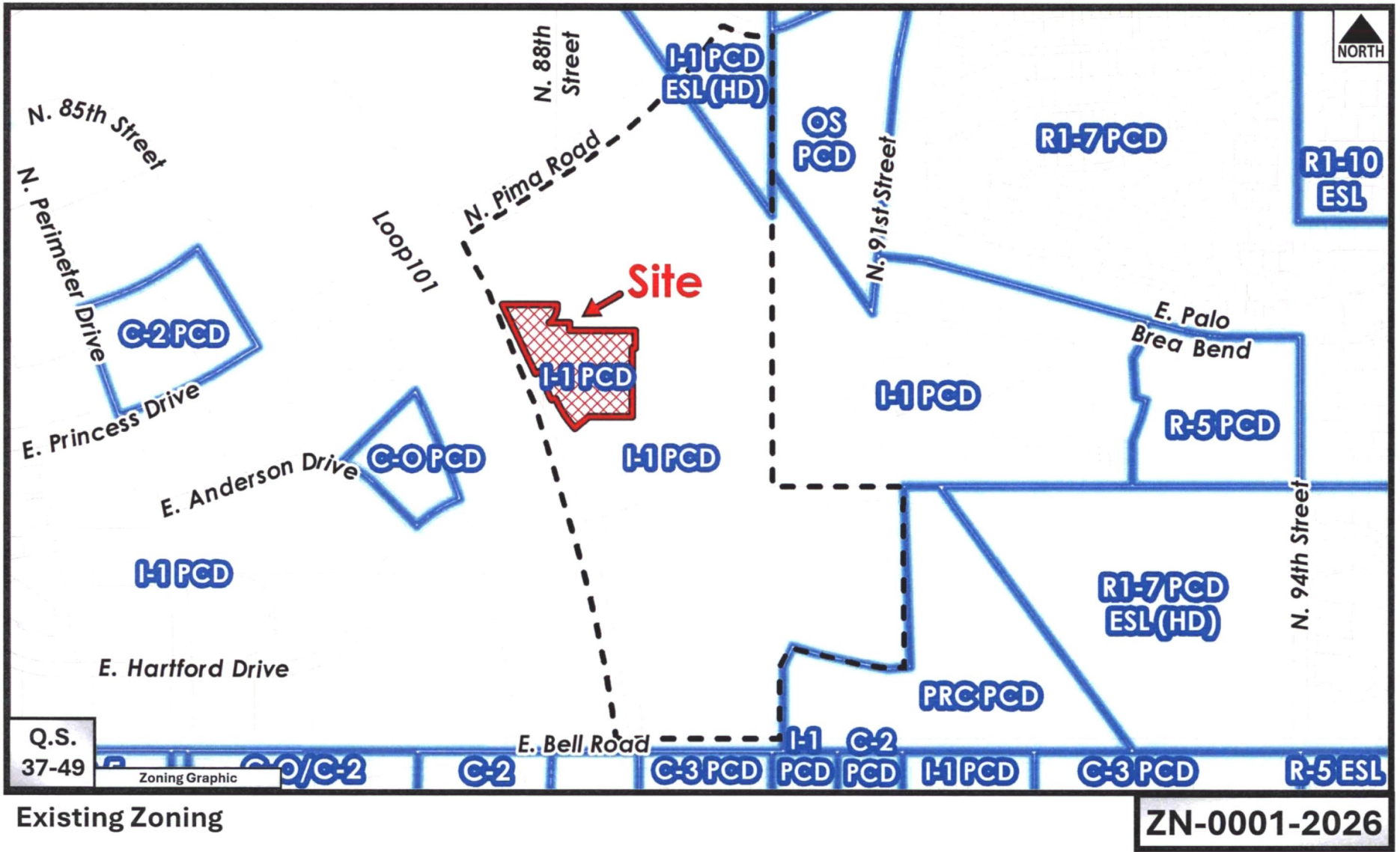
ZN-0001-2026



**Greater Airpark
 Land Use Plan**

ZN-0001-2026

ATTACHMENT #5



ATTACHMENT #6

SUMMARY OF C-4 AND I-1 LAND USES

LAND USES	ZONING DISTRICTS - Permitted (P) or Conditional Use (CU)	
	C-4	I-1
Aeronautical use, except off-airport heliport or helipad		P
Amusement and theme parks	CU	
Appliance sales	P	
Arts and craft production	P	
Auction sales		CU
Big box	P/CU	
Building material and garden sales	P	
Carwash	CU	
Courier and messenger		P
Data processing, hosting and related service		P
Day care center with drop off or outdoor play area farther than 100 feet from a residential district	P	P
Day care center with drop off or outdoor play area within 100 feet of a residential district		CU
Educational service, elementary and secondary school	P	CU
Educational service, other than elementary and secondary school	P	P
Electronic shopping and mail-order service		P
Equipment storage		P
Equipment sales, rental, and storage	P	
Farm supply sales	P	
Financial institution		P/CU
Funeral home and funeral services		
Furniture and home furnishing sales	P	P
Gas station	CU	
General and specialty trade contractors	P	
Health and fitness studio		P
Industrial launderer		P
Internalized community storage	P	P
Light manufacturing	P	P
Medical and diagnostics laboratory		P
Medical marijuana caregiver cultivation		CU
Medical marijuana use		CU
Multifamily Conversion	P	
Multimedia production with communication tower equal to or less than 100 feet in height	P	P
Multimedia production with communication tower over 100 feet in height	CU	CU
Multimedia production without communication tower	P	P
Municipal use	P	P
Off-airport heliport or helipad		CU
Office		P
Outdoor sales display area	CU	
Personal care service		P
Place of worship		P
Recyclable material collection center	P	
Repair and maintenance	P	
Restaurant, excluding drive-through restaurant and excluding drive-in restaurant		P
Restaurant, including drive-through restaurant but excluding drive-in restaurant		
Restaurant, including drive-through restaurant and including drive-in restaurant		CU
Restoration service		P
Scenic and sightseeing transportation		P
Scientific research and development	P	P
Seasonal art festival	CU	
Swimming pool sales, including display pools only and including construction equipment storage yard	P	
Swimming pool sales, including display pools only, but excluding construction equipment storage yard	P	
Taxi and limousine service		P
Towing service	CU	
Travel accommodation		
Utility service yard	P	CU
Vehicle emissions testing facility	P	P
Vehicle leasing, rental or sales with indoor or outdoor vehicle display and storage	P	
Vehicle leasing, rental or sales with indoor vehicle display and storage located in an enclosed building	P	
Vehicle repair	P	
Vehicle storage adjacent to residential districts	P	CU
Vehicle storage not adjacent to residential districts	P	P
Veterinary and pet care service	P	
Wholesale, warehouse and distribution	P	P
Wireless communications facility, Type 1, 2, and 3	P	P
Wireless communications facility, Type 4	CU	CU

January 9, 2026

Brad Kanwischer, VP, Development Equity Investment
Mack Real Estate Group
2415 E Camelback Rd, Suite 920
Phoenix, AZ 85016

RE: Rivian Traffic Impact Statement – Scottsdale, Arizona

Dear Mr. Kanwischer:

This statement documents the trip generation of the proposed automobile sales and service center, identified as Rivian, that is proposed to be located within the Mack Innovation Park on the southeast corner of the intersection of State Route 101 (SR101) & Pima Road in Scottsdale, Arizona. A portion of the warehousing land use that was previously planned within the Mack Innovation Park development, the first two buildings are nearing completion of construction, is proposed to be rezoned from I-1 (PCD) to C-2 prior to development of the Rivian site. Approximately 65,566 square feet (SF) of warehousing land use and a portion of the parking is proposed to be rezoned for use by the Rivian site. A copy of the project site plan is provided in **Attachment 1**.

Kimley-Horn previously analyzed the trip generation of the overall site in two traffic impact and mitigation analyses (TIMAs), *SEC SR101 and Pima Road Traffic Impact and Mitigation Analysis*, and *NEC SR101 and Bell Road Traffic Impact and Mitigation Analysis*, in September 2023. Both TIMAs have since been approved by the City of Scottsdale and the Arizona Department of Transportation (ADOT). Relevant excerpts from the approved TIMAs are included in **Attachment 2**.

SITE ACCESS

No new site access points are proposed with the Rivian site. Access to the site will be provided by the site driveways described in the approved TIMAs, which have been constructed at the time of this statement as part of the Mack Innovation Park’s offsite improvements. All offsite roadway and intersection improvements have also been constructed at the time of this statement.

TRIP GENERATION

The trip generation of the currently proposed Rivian site was compared to that of the previously proposed warehousing land use. Trip generation projections for the currently proposed site were estimated using the weekday trip generation rates published by the Institute of Transportation Engineers’ (ITE) *Trip Generation Manual, 12th Edition*. Trip generation projections for the previously proposed warehousing land use were estimated using the weekday trip generation rates published by the Institute of Transportation Engineers’ (ITE) *Trip Generation Manual, 11th Edition* to maintain consistency with the methodology of the previously approved TIMAs. **Table 1** summarizes the trip generation comparison. Trip generation calculations are provided in **Attachment 3**.

ATTACHMENT #8

Table 1: Trip Generation Comparison

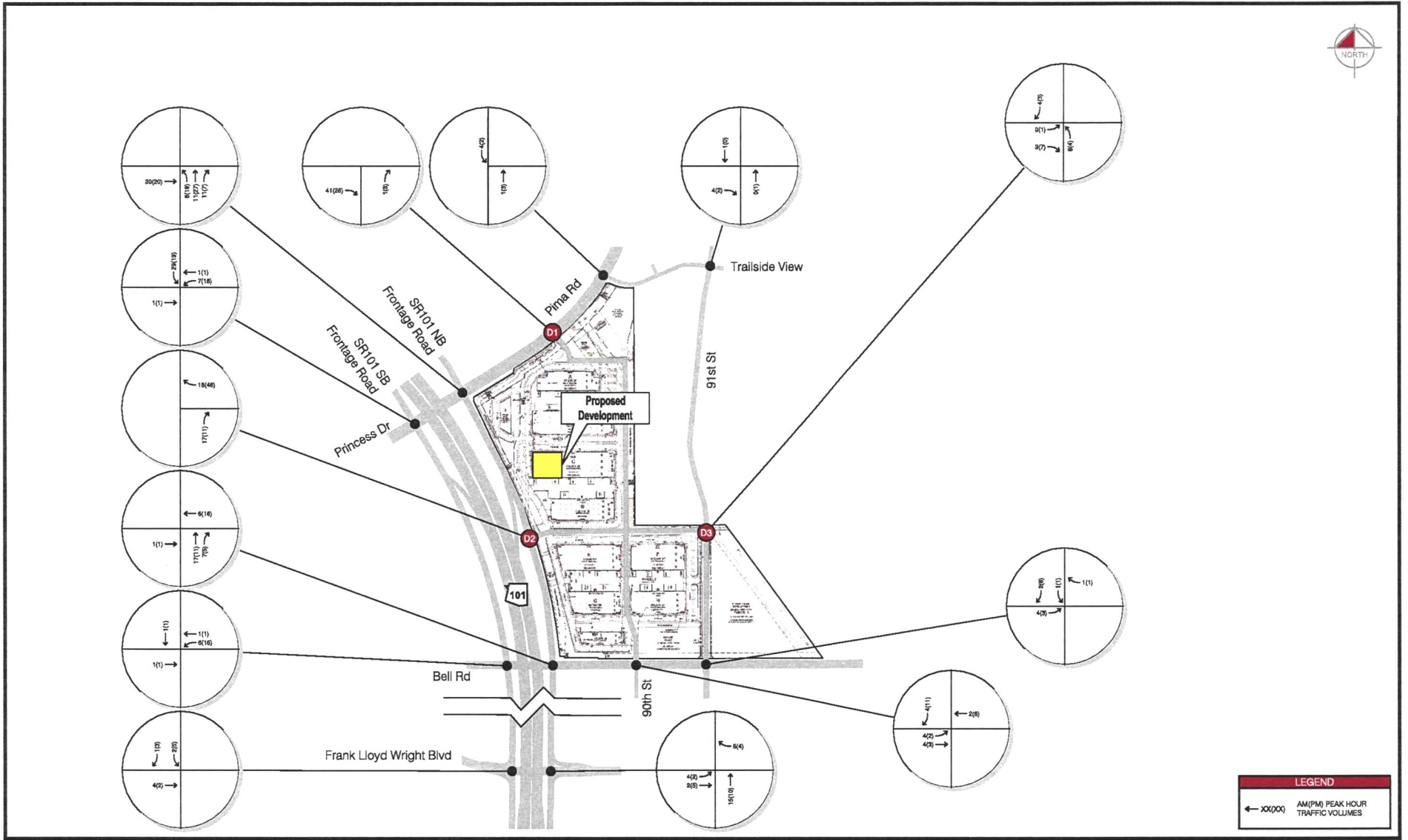
Land Use	Land Use Code	Size/Quantity	Units	Total Weekday Trips						
				Daily	AM Peak Hour			PM Peak Hour		
					In	Out	Total	In	Out	Total
Current Land Use Assumptions (ITE 12th Edition)										
Automobile Sales (New)	840	65,566	SF	1,826	80	30	110	51	77	128
Previous Land Use Assumptions (ITE 11th Edition)										
Warehousing	150	65,566	SF	112	8	3	11	3	9	12
Difference				1,714	72	27	99	48	68	116

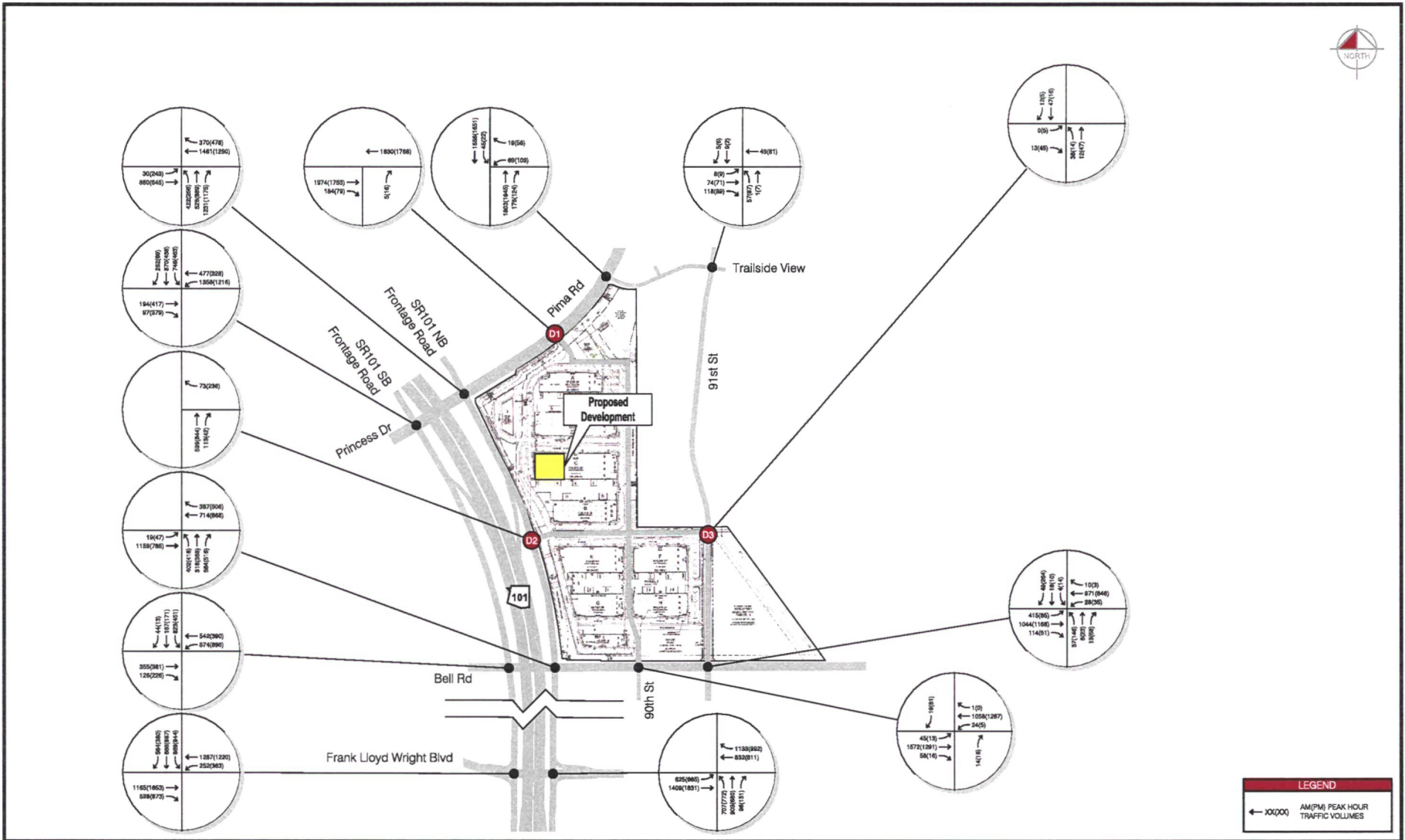
Compared to previous land use assumptions, the proposed land use is expected to generate 1,714 additional daily trips, with 99 additional trips during the AM peak hour and 116 additional trips during the PM peak hour. The additional peak hour trips generated by the proposed site exceed the threshold of 100 peak hour trips that would generally require additional traffic analysis. Therefore, additional analysis was performed to determine if the previous turn lane storage length recommendations would accommodate the additional traffic.

REVISED 2028 TOTAL TRAFFIC VOLUME PROJECTIONS

Revised 2028 total traffic volumes for the overall Mack Innovation Park under current land use assumptions were estimated using the 2028 total traffic volumes previously developed in the approved TIMAs and the traffic assignment of the additional trips generated by the proposed land use change. The additional trips, shown as the difference between the previous and current land uses’ trip generation in **Table 1**, were distributed and assigned to the surrounding roadway network based on the methodology described in the approved TIMAs. The additional site traffic assignment was added to the 2028 total traffic under previous land use assumptions to obtain revised 2028 total traffic volume projections. The study area intersections from the approved TIMAs were maintained. Relevant excerpts from the approved TIMAs are included in **Attachment 2**.

Figure 1 shows the additional site traffic assignment associated with proposed change in land use. **Figure 2** shows the revised 2028 total traffic volumes.





TURN LANE STORAGE LENGTH ANALYSIS

After reviewing the results of the additional site traffic assignment shown in **Figure 1**, any intersections with a negligible increase in turning movement volumes were excluded from the storage length calculations since the added volumes would not be expected to significantly change the results. The following intersections were considered in the storage analysis (further referred to as the “study intersections”):

- SR101 SB Frontage Road & Pima Road/Princess Drive
- SR101 NB Frontage Road & Pima Road/Princess Drive
- SR101 NB Frontage Road & Bell Road
- SR101 SB Frontage Road & Bell Road
- SR101 NB Frontage Road & Frank Lloyd Wright Boulevard
- SR101 SB Frontage Road & Frank Lloyd Wright Boulevard
- Driveway D1 & Pima Road
- SR101 SB Frontage Road & Driveway D2

Queueing was analyzed at the dedicated left-turn and right-turn lanes at the study intersections to confirm that the storage length recommendations from the approved TIMAs can accommodate the revised 2028 total traffic volumes. The left-turn and right-turn storage calculations at the traffic interchanges utilized the ADOT turn lane storage length methodology described in ADOT Traffic Guidelines and Processes, Section 430 (TGP 430). ADOT calculates storage length by summing queue length multiplied by a factor of 1.5 to 2 times plus braking distance. Additionally, 95th percentile queues were analyzed using Synchro 12 analysis software. The Synchro queueing methodology was analyzed at the traffic interchanges, and the Highway Capacity Manual, 7th Edition (HCM 7) methodology was analyzed at all other intersections.

Table 2 provides the storage length calculations for the dedicated left-turn lanes at the study area intersections. The calculations associated with these conclusions are included in **Attachment 4**.

Table 2. Left-Turn Storage

Intersection and Approach	Previously Recommended Storage Length	Calculated Base Queue Length	Desired (Minimum) Braking Distance	95 th Percentile Storage Length	Recommended Storage
SR101 SB Frontage Road & Pima Road/Princess Drive					
Southbound Approach	355 feet (LT) 355 feet (Th/LT)	490 feet (LT) 490 feet (Th/LT)	200 feet (85 feet)	821 feet (LT) 821 feet (Th/LT)	355 feet (LT) ⁽¹⁾⁽²⁾ 355 feet (Th/LT)
Westbound Approach	1,215 feet (Triple)	450 feet (Triple)	200 feet (85 feet)	472 feet (Triple)	1,215 feet ⁽¹⁾⁽⁵⁾ (Triple)
SR101 NB Frontage Road & Pima Road/Princess Drive					
Northbound Approach	275 feet (LT) 275 feet (Th/LT)	270 feet (LT) 270 feet (Th/LT)	200 feet (85 feet)	426 feet (LT) 426 feet (Th/LT)	275 feet (LT) ⁽¹⁾⁽²⁾ 275 feet (Th/LT)
Eastbound Approach	400 feet	240 feet	200 feet (85 feet)	330 feet	400 feet ⁽¹⁾
SR101 SB Frontage Road & Bell Road					
Southbound Approach	385 feet (LT) 385 feet (Th/LT)	530 feet (LT) 530 feet (Th/LT)	200 feet (85 feet)	931 feet (LT) 931 feet (Th/LT)	385 feet (LT) ⁽¹⁾⁽²⁾ 385 feet (Th/LT)
Westbound Approach	625 feet (Dual)	445 feet (Dual)	200 feet (85 feet)	1028 feet (Dual)	625 feet (Dual) ⁽¹⁾
SR101 NB Frontage Road & Bell Road					
Northbound Approach	310 feet (LT) 310 feet (Th/LT)	270 feet (LT) 270 feet (Th/LT)	200 feet (85 feet)	702 feet (LT) 702 feet (Th/LT)	310 feet (LT) ⁽¹⁾ 310 feet (Th/LT)
Eastbound Approach	450 feet	85 feet	200 feet (85 feet)	115 feet	450 feet ⁽¹⁾
SR101 SB Frontage Road & Frank Lloyd Wright Boulevard					
Southbound Approach	250 feet (Dual) ⁽⁵⁾	435 feet (Dual)	200 feet (85 feet)	583 feet (Dual)	250 feet (Dual) ⁽¹⁾⁽⁵⁾
Westbound Approach	580 feet (Dual) ⁽⁵⁾	190 feet (Dual)	200 feet (85 feet)	254 feet (Dual)	580 feet (Dual) ⁽¹⁾⁽⁵⁾
SR101 NB Frontage Road & Frank Lloyd Wright Boulevard					
Northbound Approach	285 feet (Dual) ⁽⁵⁾	395 feet (Dual)	200 feet (85 feet)	449 feet (Dual)	285 feet (Dual) ⁽¹⁾⁽⁵⁾
Eastbound Approach	450 feet (Dual) ⁽⁵⁾	350 feet (Dual)	200 feet (85 feet)	400 feet (Dual)	450 feet (Dual) ⁽¹⁾⁽⁵⁾

TWLT = Two-way left-turn lane.

LT and Th/LT = Exclusive left-turn lane and through/left-turn lane.

Dual = Two left-turn lanes.

Triple = three left-turn lanes.

⁽¹⁾ Recommendation is consistent with previously recommended storage length.

⁽²⁾ Additional storage available beyond striped turn lane.

⁽⁵⁾ Value represents proposed improvements per Pima Freeway DCR. Interchange is currently under construction.

The results of the analysis show that left-turn queue lengths are generally expected to remain similar to previous projections with the revised site land use. Therefore, the left-turn lane storage lengths previously recommended at the study intersections in the approved TIMAs are recommended to be maintained.

Table 3 provides the storage length calculations for the dedicated right-turn lanes at the study area intersections. The calculations associated with these conclusions are included in **Attachment 4**.

Table 3. Right-Turn Storage

Intersection and Approach	Previously Recommended Storage Length	Calculated Queue Length	Desired (Minimum) Braking Distance	95 th Percentile Storage Length	Recommended Storage
SR101 SB Frontage Road & Pima Road/Princess Drive					
Southbound Approach	355 feet (RT) 355 feet (Th/RT)	140 feet (RT) 140 feet (Th/RT)	200 feet (85 feet)	63 feet (RT) 63 feet (Th/RT)	355 feet (RT) ⁽¹⁾⁽²⁾ 355 feet (Th/RT)
Eastbound Approach	245 feet (Dual)	150 feet (Dual)	200 feet (85 feet)	162 feet (Dual)	245 feet (Dual) ⁽¹⁾
SR101 NB Frontage Road & Pima Road/Princess Drive					
Northbound Approach	275 feet (Dual, Drop, Channelized, Free-Flow)	- ⁽⁶⁾	200 feet (85 feet)	- ⁽⁹⁾	275 feet ⁽¹⁾⁽²⁾⁽⁹⁾ (Dual, Drop, Channelized, Free-Flow)
Westbound Approach	285 feet	350 feet	200 feet (85 feet)	236 feet	285 feet ⁽¹⁾⁽²⁾
SR101 SB Frontage Road & Bell Road					
Southbound Approach	385 feet (RT) 385 feet (Th/RT)	120 feet (RT) 120 feet (Th/RT)	200 feet (85 feet)	0 feet (RT) 0 feet (Th/RT)	385 feet (RT) ⁽¹⁾ 385 feet (Th/RT)
Eastbound Approach	315 feet	175 feet	200 feet (85 feet)	83 feet	315 feet ⁽¹⁾
SR101 NB Frontage Road & Bell Road					
Northbound Approach	310 feet (RT) 310 feet (Th/RT)	265 feet (RT) 265 feet (Th/RT)	200 feet (85 feet)	102 feet (RT) 102 feet (Th/RT)	310 feet (RT) ⁽¹⁾ 310 feet (Th/RT)
Westbound Approach	350 feet	335 feet	200 feet (85 feet)	464 feet	350 feet ⁽¹⁾
SR101 SB Frontage Road & Frank Lloyd Wright Boulevard					
Southbound Approach	225 feet ⁽⁵⁾	270 feet	200 feet (85 feet)	704 feet	225 feet ⁽¹⁾⁽⁵⁾
Eastbound Approach	175 feet (Channelized) ⁽⁵⁾	435 feet	200 feet (85 feet)	- (Channelized)	175 feet (Channelized) ⁽¹⁾⁽⁵⁾

RT and Th/RT = Exclusive right-turn lane and through/right-turn lane.

Dual = Two right-turn lanes.

Drop = Through lane that transitions to right-turn only lane.

Channelized = Channel-separated right-turn lane.

Free Flow = Operates without traffic conflicts.

⁽¹⁾ Recommendation is consistent with previously recommended storage length.

⁽²⁾ Additional storage available beyond striped turn lane.

⁽⁵⁾ Value represents proposed improvements per Pima Freeway DCR. Interchange is currently under construction.

⁽⁶⁾ Calculated value not available for this movement.

⁽⁸⁾ Storage length does not account for free-flowing right-turn.

⁽⁹⁾ Free-flowing right-turn. Significant queueing not anticipated.

(Table 3 continued)

Intersection and Approach	Previously Recommended Storage Length	Calculated Queue Length	Desired (Minimum) Braking Distance	95 th Percentile Storage Length	Recommended Storage
SR101 NB Frontage Road & Frank Lloyd Wright Boulevard					
Northbound Approach	285 feet ⁽⁵⁾	120 feet	200 feet (85 feet)	51 feet	285 feet ⁽¹⁾⁽⁵⁾
Westbound Approach	225 feet (Dual) (Channelized) ⁽⁵⁾	275 feet (Dual)	200 feet (85 feet)	- (Channelized)	225 feet (Dual) (Channelized) ⁽¹⁾⁽⁵⁾
Driveway D1 & Pima Road					
Eastbound Approach	150 feet (Drop)	- ⁽⁶⁾	-	- ⁽⁹⁾	150 feet (Drop)
SR101 NB Frontage Road & Driveway D2					
Northbound Approach	300 feet	130 feet ⁽⁸⁾	200 feet (85 feet)	- ⁽⁹⁾	300 feet ⁽¹⁾

RT and Th/RT = Exclusive right-turn lane and through/right-turn lane.

Dual = Two right-turn lanes.

Drop = Through lane that transitions to right-turn only lane.

Channelized = Channel-separated right-turn lane.

Free Flow = Operates without traffic conflicts.

⁽¹⁾ Recommendation is consistent with previously recommended storage length.

⁽²⁾ Additional storage available beyond striped turn lane.

⁽⁵⁾ Value represents proposed improvements per Pima Freeway DCR. Interchange is currently under construction.

⁽⁶⁾ Calculated value not available for this movement.

⁽⁸⁾ Storage length does not account for free-flowing right-turn.

⁽⁹⁾ Free-flowing right-turn. Significant queueing not anticipated.

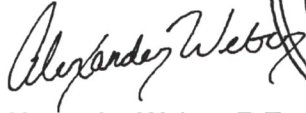
The results of the analysis show that right-turn queue lengths are generally expected to remain similar to previous projections with the revised site land use. Therefore, the right-turn lane storage lengths previously recommended at the study intersections in the approved TIMAs are recommended to be maintained.

CONCLUSION

The proposed rezoning associated with the proposed Rivian development is anticipated to generate an additional 1,714 daily trips, 99 AM peak hour trips and 116 PM peak hour trips compared to previous land use assumptions. The results of the queueing analysis indicate that queues at the dedicated left-turn and right-turn lanes are anticipated to remain similar to queues under previous land use assumptions. Therefore, the left-turn and right-turn lane lengths previously recommended at the study intersections in the approved TIMAs for the overall development are recommended to be maintained.

If you have any further questions, please feel free to contact me at (602) 944-5500.

Sincerely,



Alexander Weber, P.E.



KIMLEY-HORN AND ASSOCIATES, INC.

Attachments:

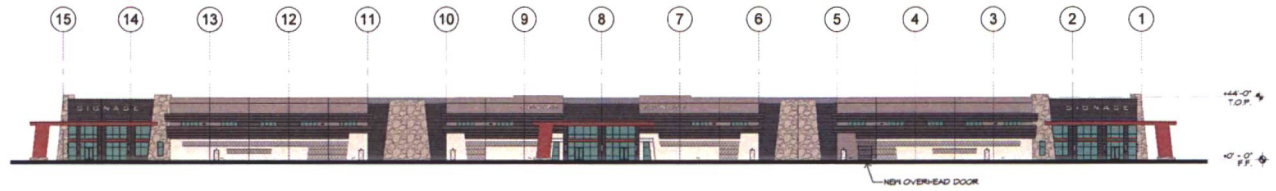
- Attachment 1: Site Plan
- Attachment 2: Relevant TIMA Excerpts
- Attachment 3: Trip Generation Calculations
- Attachment 4: Storage Length Calculations

PROJECT DATA:

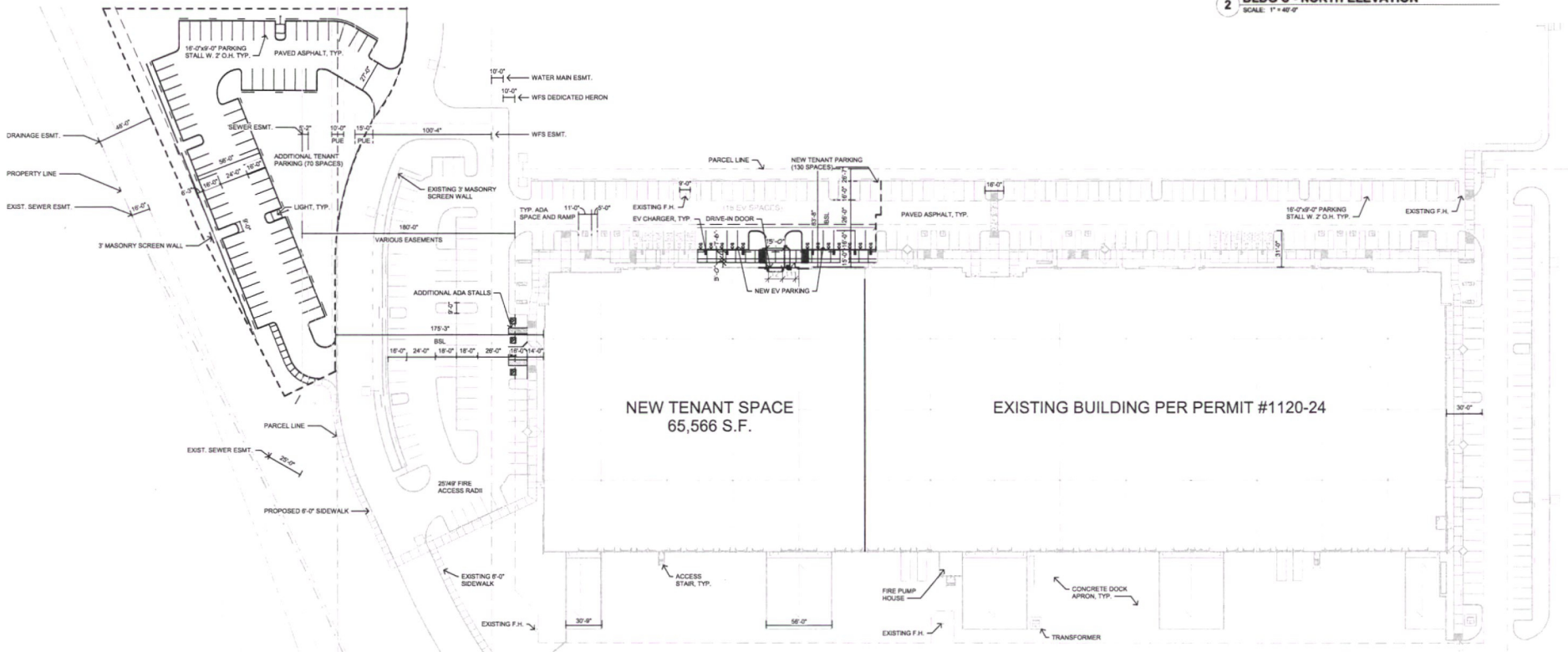
PROJECT ADDRESS 17771 N PIMA ROAD SCOTTSDALE, AZ	
EXISTING ZONING	: L-1
BLDG C AREA	: 184,960 S.F.
TENANT AREA	: 65,566 S.F.
PARKING LOT 1 SITE AREA	: 1.1 AC
OFFICE PARKING STALLS (7,712 S.F. / 300)	: 25 SPACES
WAREHOUSE PARKING STALLS (37,854 S.F. / 800)	: 73 SPACES
TOTAL PARKING REQUIRED	: 98 SPACES
EXISTING PARKING ALLOCATED TO TENANT	: 130 SPACES
NEW PARKING LOT 1	: 70 SPACES
TOTAL PARKING PROVIDED FOR TENANT	: 200 SPACES
EXISTING EV STALLS PROVIDED	: 6 SPACES
NEW EV STALLS PROVIDED	: 12 SPACES
REQUIRED ADA PARKING	: 8 SPACES
PROVIDED ADA PARKING	: 8 SPACES
EXISTING BICYCLE PARKING	: 6 SPACES

LEGEND

- PROPOSED NEW WORK
- EXISTING WORK PER PERMIT #1120-24



2 BLDG C - NORTH ELEVATION
SCALE: 1" = 40'





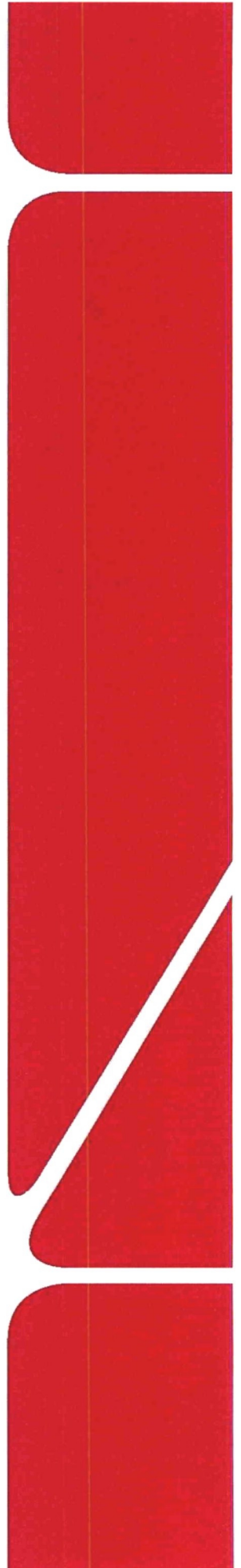
TRAFFIC IMPACT AND MITIGATION ANALYSIS

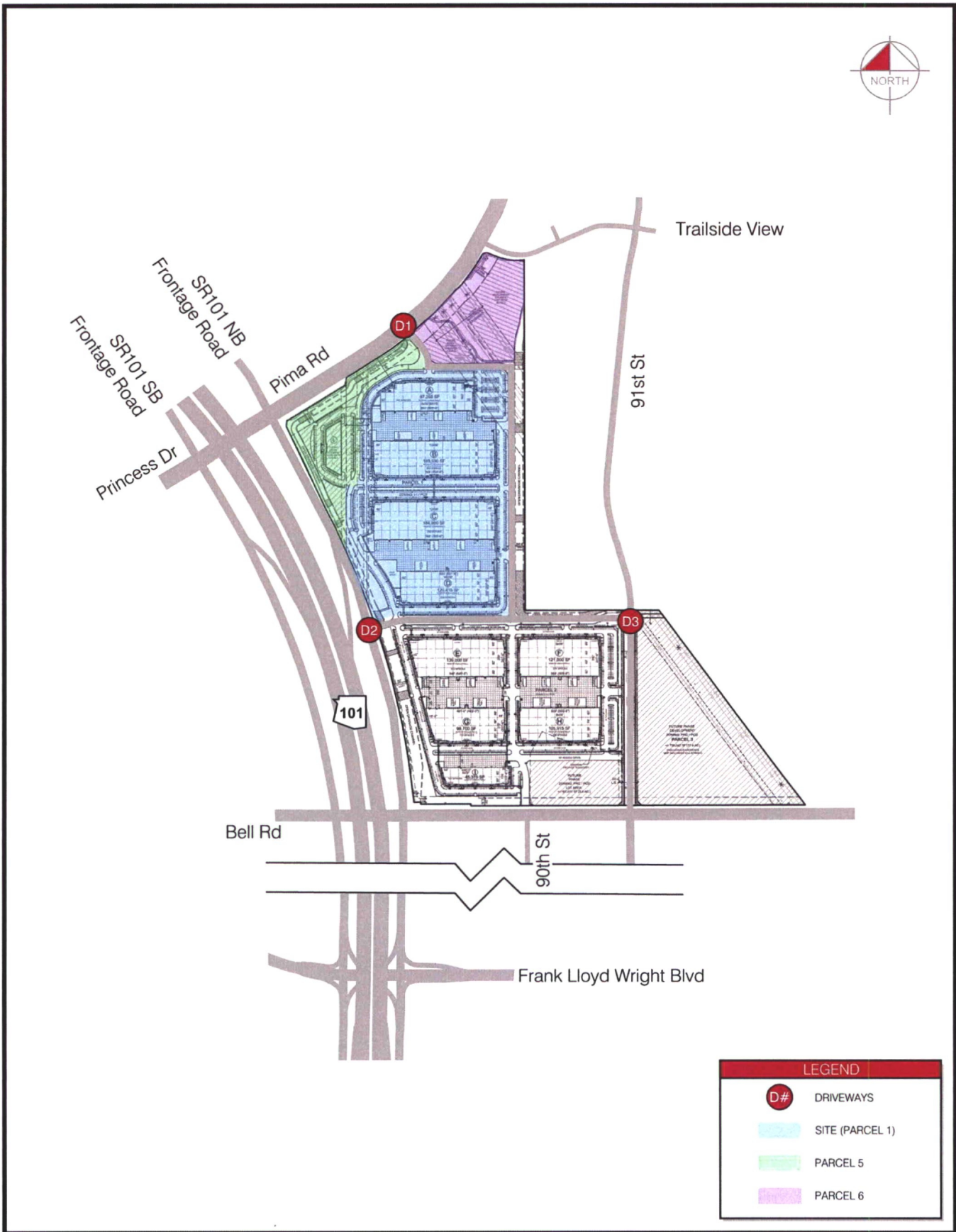
SEC SR101 and Pima Road
Scottsdale, Arizona

Prepared for:

Mack Real Estate Development

Kimley»»Horn







TRAFFIC IMPACT AND MITIGATION ANALYSIS

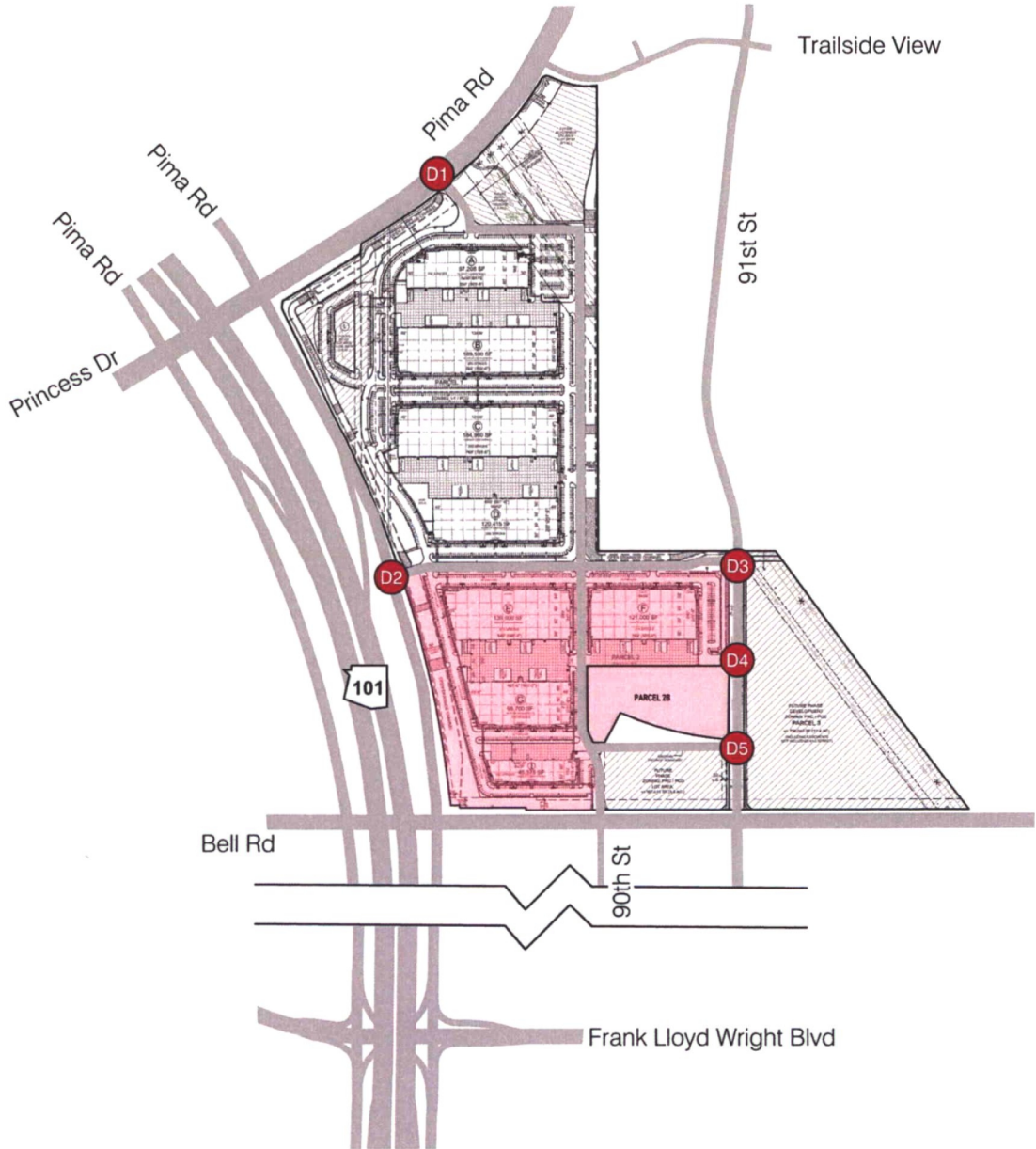
NEC SR101 and Bell Road
Scottsdale, Arizona

Prepared for:

Mack Real Estate Development

Kimley»»Horn





LEGEND	
	DRIVEWAYS
	SITE

5.0 PROJECTED TRAFFIC

5.1 SITE TRAFFIC FORECASTS

5.1.1 TRIP GENERATION

The Institute of Transportation Engineers' (ITE) *Trip Generation, 11th Edition* was used to obtain daily and peak hour trip generation rates and inbound-outbound percentages, which were then used to estimate the number of daily and peak hour trips that can be attributed to the proposed development. The site trip generation was further divided into car and truck trips based on the truck trip percentages for Warehousing land uses presented in Appendix I of the ITE *Trip Generation Handbook, 3rd Edition*. The trip generation characteristics of the site are summarized in **Table 6**. Trip generation calculations can be found in the **Appendix**.

Table 6. Project Trip Generation

Land Use	ITE Code	Quantity	Units	Daily Total	AM Peak			PM Peak		
					In	Out	Total	In	Out	Total
Parcel 2A										
Warehousing	150	404,075	SF	692	53	16	69	20	53	73
Parcel 2B*										
Warehousing	150	105,915	SF	182	14	4	18	5	14	19
Total Trips				874	67	20	87	25	67	92
Car Trips				700	53	16	69	20	53	73
Truck Trips				174	14	4	18	5	14	19

*Future phase development. Site traffic assignment volumes to be realized in the ultimate buildout of Parcel 2.

The proposed development is expected to generate 874 daily trips, with 87 trips occurring in the AM peak hour and 92 trips occurring in the PM peak hour.

5.1.2 TRIP DISTRIBUTION

Daily passenger car trips were distributed over the cardinal directions based on the Maricopa Association of Governments' (MAG) estimate of total households within an 11.5-mile radius of the site. This radius is based on the average employment-based trip length as reported in the *2017 National Household Travel Survey*.

Percent to and from:	2020	2040
North	11 %	13 %
East	9 %	8 %
South	32 %	29 %
West	49 %	50 %

The results of this distribution were used as a basis for determining the ultimate passenger car trip distribution for the site. In addition to the MAG land use database for current and future land use projections, the ultimate surrounding roadway system was also taken into consideration when trip distribution was determined; therefore, the distribution shown above was further refined by considering

the future roadway network near the site. **Figure 4** illustrates the passenger car trip distribution for the study area.

Truck traffic utilized a different trip distribution that was oriented predominantly to the freeway to account for differences in truck travel patterns. **Figure 4** illustrates the truck trip distribution for the study area.

5.1.4 SITE TRAFFIC ASSIGNMENT

Trips generated by the proposed development were assigned to the roadway network based on the trip distribution and the likely travel patterns to and from the site. **Figure 5** shows the results of the site traffic assignment. Additional figures showing the routes into and out of the site from SR101 and the site traffic assignment broken out into car and truck traffic are included in the **Appendix**.

5.2 FUTURE TRAFFIC FORECASTING

The background traffic volumes for the buildout year 2025 were calculated based on 2022 traffic counts and the annual traffic growth rate. Based on historical trends in the COS average daily traffic volume data from 2014, 2016, and 2018 and development potential in the area, an annual growth rate of 1.0 percent per year was applied to the existing turning movements to obtain background traffic volumes for the year 2025. The resulting 2025 background traffic volumes are shown in **Figure 6**. The relevant COS average daily segment traffic volume maps are included in the **Appendix**.

In addition to applying the annual traffic growth rate to the existing 2022 traffic counts, traffic from the adjacent developments discussed in Section 3.2 of this report was included in the background traffic volumes for the horizon year 2028. To account for the impacts of the adjacent developments on the surrounding roadway network, trip generation rates from the Institute of Transportation Engineers' (ITE) *Trip Generation, 11th Edition* were used to estimate the development's peak hour trip generation, shown below in **Table 7**.

Table 7. Adjacent Development Trip Generation

Land Use	ITE Code	Quantity	Units	Daily Total	AM Peak			PM Peak		
					In	Out	Total	In	Out	Total
Parcel 1										
Warehousing	150	572,170	SF	980	75	22	97	29	74	103
Parcel 3										
General Office Building	710	300,000	SF	3,252	401	55	456	73	359	432
Parcel 4										
General Office Building	710	49,200	SF	534	66	9	75	12	59	71
Parcel 5										
General Office Building	710	54,000	SF	586	72	10	82	13	65	78
High-Turnover (Sit-Down) Restaurant	932	6,000	SF	644	31	26	57	33	21	54
Parcel 6										
General Office Building	710	40,000	SF	434	54	7	61	10	48	58
Total Trips				6,430	699	129	828	195	626	796

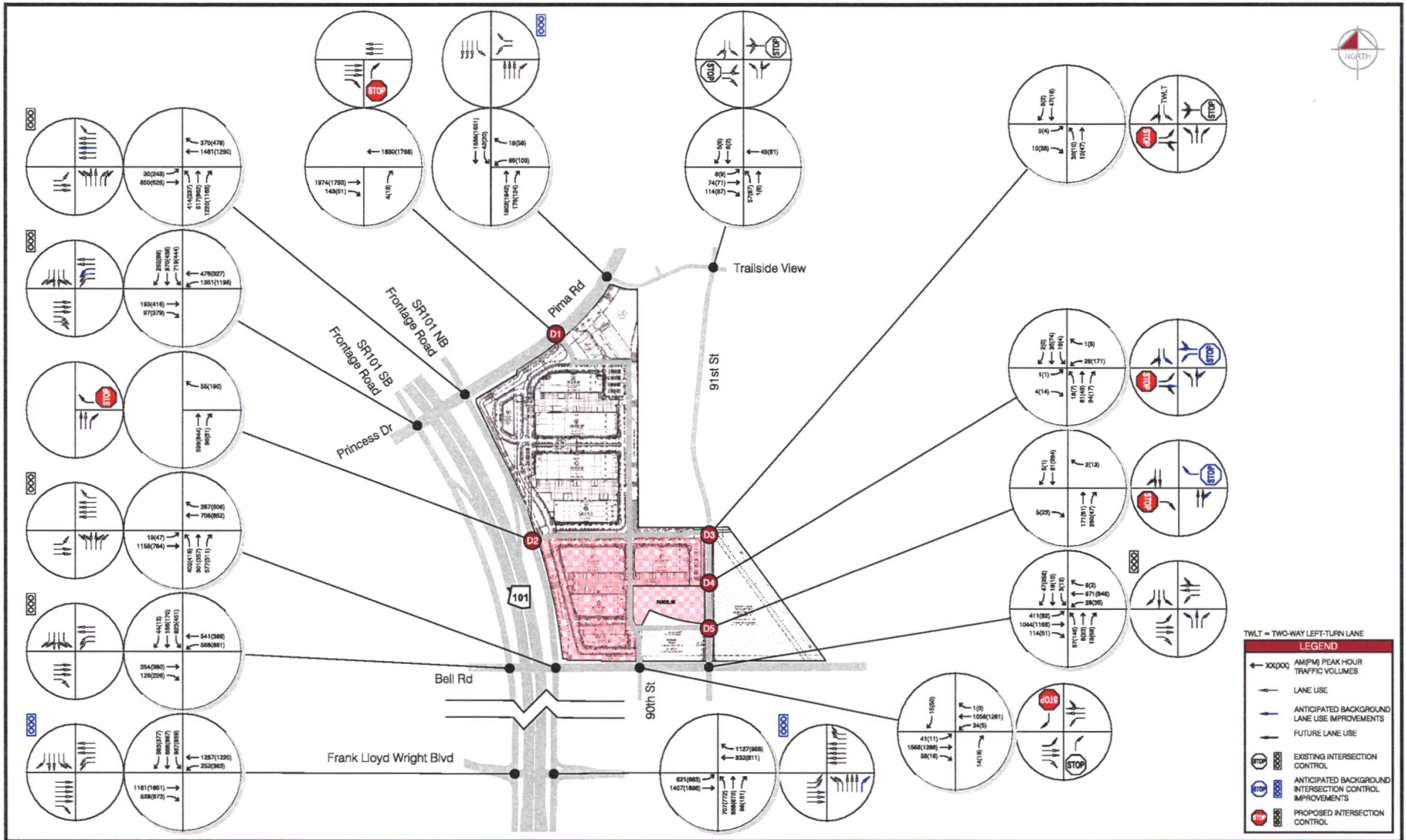


Figure 9
2028 Total Traffic and Recommended Geometry
NEC SR101 and Bell Rd | Traffic Impact Analysis

Intersection	NB			SB			EB			WB			Intersection LOS
	L	T	R	L	T	R	L	T	R	L	T	R	
	52	43	7				55	43			19	15	31
SR101 SB Frontage Road & Frank Lloyd Wright Boulevard													
AM Peak				C 28	C 28	D 46		D 43	A 1	D 54	C 29		C 32
PM Peak				D 38	D 50	D 37		D 51	A 2	D 54	C 22		D 36
SR101 NB Frontage Road & Frank Lloyd Wright Boulevard													
AM Peak	C 29	C 27	A 5				D 55	C 23			D 47	A 1	C 27
PM Peak	D 45	C 34	B 12				D 54	B 19			D 35	A 1	C 27

As shown in **Table 16**, the alternative scenario review indicated that the LOS of each movement at the TIs can be improved to LOS E or better with the implementation of the previously mentioned improvements.

There are constraints that would need review if geometric improvements were to be considered at these TI locations. These constraints include but are not limited to right-of-way acquisition, underpass bridge modifications, and utility and traffic signal equipment relocations.

6.2 LEFT-TURN LANES

The City of Scottsdale requires left-turn lanes at all street intersections on major collector and arterial roadways. Turn lane lengths are to be determined based on the anticipated turning volume and the traffic control type. The City of Scottsdale requires left-turn lanes to be constructed with a standard storage length of 150 feet and minimum storage length of 100 feet. Left-turn lanes should be constructed with a reverse curve length per COS Standard Detail 2225.

The signalized and unsignalized intersections and site driveways in the study area were analyzed to determine the left-turn storage needed to accommodate the expected traffic volumes in the horizon year 2028. The left-turn storage calculations at the traffic interchanges utilized ADOT turn lane criteria. Per ADOT TGP 430, ADOT calculates storage length by summing queue length multiplied by a factor of 1.5 to 2 times plus braking distance. The left-turn storage calculations at the remaining intersections utilized AASHTO turn lane criteria. Additionally, Synchro 95th percentile queues were analyzed at the traffic interchanges, and HCM 95th percentile queues were analyzed at all other intersections. **Table 17** provides the recommended left-turn storage at the study area intersections. The recommended storage lengths are based on total traffic volumes shown in **Figure 9**. The calculations associated with these conclusions and the relevant COS and ADOT standards are included in the **Appendix**.

Table 17. Left-Turn Storage

Intersection and Approach	Existing Storage Length	Calculated Queue Length	Desired (Minimum) Braking Distance	95 th Percentile Storage Length	Recommended Storage
SR101 SB Frontage Road & Pima Road/Princess Drive					
Southbound Approach	355 feet (LT) 355 feet (Th/LT)	470 feet (LT) 470 feet (Th/LT)	200 feet (85 feet)	781 feet (LT) 781 feet (Th/LT)	355 feet (LT) ⁽²⁾ 355 feet (Th/LT)
Westbound Approach	765 feet (Dual)	450 feet (Triple)	200 feet (85 feet)	462 feet (Triple)	1,215 feet ⁽¹⁾⁽⁵⁾ (Triple)
SR101 NB Frontage Road & Pima Road/Princess Drive					
Northbound Approach	275 feet (LT) 275 feet (Th/LT)	265 feet (LT) 265 feet (Th/LT)	200 feet (85 feet)	397 feet (LT) 397 feet (Th/LT)	275 feet (LT) ⁽²⁾ 275 feet (Th/LT)
Eastbound Approach	400 feet	240 feet	200 feet (85 feet)	326 feet	400 feet ⁽¹⁾⁽⁴⁾
Pima Road & Trailside View					
Southbound Approach	140 feet	150 feet	N/A	25 feet	115 feet ⁽¹⁾⁽⁴⁾⁽⁶⁾
Westbound Approach	195 feet	225 feet	N/A	175 feet	190 feet ⁽¹⁾⁽⁴⁾⁽⁶⁾
91st Street & Trailside View					
Northbound Approach	150 feet	100 feet	N/A	25 feet	150 feet ⁽¹⁾
91st Street & Driveway D3					
Northbound Approach	-	100 feet	N/A	25 feet	150 feet
Southbound Approach	-	-	N/A	-	TWLT
91st Street & Driveway D4					
Northbound Approach	-	100 feet	N/A	25 feet	150 feet
SR101 SB Frontage Road & Bell Road					
Southbound Approach	385 feet (LT) 385 feet (Th/LT)	530 feet (LT) 530 feet (Th/LT)	200 feet (85 feet)	916 feet (LT) 916 feet (Th/LT)	385 feet (LT) ⁽²⁾ 385 feet (Th/LT)
Westbound Approach	625 feet (Dual)	440 feet (Dual)	200 feet (85 feet)	992 feet (Dual)	625 feet (Dual) ⁽¹⁾
SR101 NB Frontage Road & Bell Road					
Northbound Approach	310 feet (LT) 310 feet (Th/LT)	270 feet (LT) 270 feet (Th/LT)	200 feet (85 feet)	683 feet (LT) 683 feet (Th/LT)	310 feet (LT) ⁽⁴⁾ 310 feet (Th/LT)
Eastbound Approach	450 feet	85 feet	200 feet (85 feet)	113 feet	450 feet ⁽¹⁾⁽⁴⁾
90th Street & Bell Road					
Eastbound Approach	-	100 feet	N/A	25 feet	250 feet
Westbound Approach	55 feet	100 feet	N/A	25 feet	55 feet ⁽¹⁾⁽⁴⁾

Intersection and Approach	Existing Storage Length	Calculated Queue Length	Desired (Minimum) Braking Distance	95 th Percentile Storage Length	Recommended Storage
91st Street & Bell Road					
Northbound Approach	120 feet (Dual)	275 feet	N/A	300 feet	120 feet ⁽⁴⁾
Southbound Approach	-	100 feet	N/A	25 feet	150 feet
Eastbound Approach	-	550 feet	N/A	525 feet	400 feet ⁽³⁾
Westbound Approach	245 feet	125 feet	N/A	50 feet	245 feet ⁽¹⁾⁽⁴⁾
SR101 SB Frontage Road & Frank Lloyd Wright Boulevard					
Southbound Approach	250 feet (Dual) ⁽⁵⁾	435 feet (Dual)	200 feet (85 feet)	534 feet (Dual)	250 feet (Dual) ⁽²⁾⁽⁵⁾
Westbound Approach	580 feet (Dual) ⁽⁵⁾	190 feet (Dual)	200 feet (85 feet)	224 feet (Dual)	580 feet (Dual) ⁽¹⁾⁽⁴⁾⁽⁵⁾
SR101 NB Frontage Road & Frank Lloyd Wright Boulevard					
Northbound Approach	285 feet (Dual) ⁽⁵⁾	395 feet (Dual)	200 feet (85 feet)	442 feet (Dual)	285 feet (Dual) ⁽⁴⁾⁽⁵⁾
Eastbound Approach	450 feet (Dual) ⁽⁵⁾	350 feet (Dual)	200 feet (85 feet)	371 feet (Dual)	450 feet (Dual) ⁽²⁾⁽⁵⁾

TWLT = Two-way left-turn lane.

LT and Th/LT = Exclusive left-turn lane and through/left-turn lane.

Dual = Two left-turn lanes.

Triple = three left-turn lanes.

⁽¹⁾ Calculated or 95% Percentile Storage Length value less than or equal to existing.

⁽²⁾ Additional storage available beyond striped turn lane.

⁽³⁾ Turn lane is geometrically constrained. Maximize turn storage.

⁽⁴⁾ Site does not contribute or minimally contributes traffic to movement.

⁽⁵⁾ Value represents proposed improvements per Pima Freeway DCR.

⁽⁶⁾ Value represents proposed improvements per Pima Rd and Trailside View Intersection Improvement Plans.

The left-turn lanes should provide the storage recommended in **Table 17** and an appropriate reverse curve length per COS Standard Detail 2225.

The northbound approaches to Driveway D3 and Driveway D4 are recommended to be constructed with 150 feet of northbound left-turn lane storage.

The proposed eastbound left-turn lane at the intersection of 91st Street & Bell Road is geometrically constrained by the existing westbound left-turn lane at the intersection of 90th Street & Bell Road. The eastbound left turn lane storage is recommended to be maximized. Approximately 400 feet of eastbound left-turn storage is anticipated to be provided.

The westbound dual left-turn lanes at the intersection of SR101 NB Frontage Road & Bell Road are geometrically constrained by the existing median width east of the TI. Since these turn lanes are unlikely to be extended in the future, the proposed eastbound left-turn lane storage at the intersection of 90th Street & Bell Road is recommended to be maximized to provide approximately 250 feet of storage.

The existing outer northbound left-turn lane at the intersection of 91st Street & Bell Road is recommended to be restriped as a dedicated through lane to accommodate northbound through traffic on 91st Street. It is

anticipated that the existing two-way left-turn lane on 91st Street south of Bell Road will accommodate expected left-turn queues.

6.3 RIGHT-TURN LANES

Right-turn lanes are often recommended on roadways where right-turning vehicles create delays or safety concerns for other traffic movements. The need for a right-turn lane depends on the speed of traffic on the road, the volume of traffic turning right, and the through traffic volume in the same lane as the right-turning traffic.

6.3.1 INTERSECTIONS

The City of Scottsdale recommends a right-turn lane at all street intersections on major arterial roadways and on other roadways based on anticipated turning volumes and traffic control.

Based on a review of roadway classifications and the 2028 total traffic volumes, a right-turn lane is recommended at the southbound approach to the intersection of 91st Street & Bell Road. The City of Scottsdale requires right-turn lanes to be constructed with a standard storage length of 150 feet and minimum storage length of 100 feet. Right-turn lanes should be constructed with a reverse curve length per COS Standard Detail 2225.

The signalized and unsignalized intersections and site driveways in the study area were analyzed to determine the right-turn storage needed to accommodate the expected traffic volumes in the horizon year 2028. The right-turn storage calculations at the traffic interchanges utilized ADOT turn lane criteria. Per ADOT TGP 430, ADOT calculates storage length by summing queue length multiplied by a factor of 1.5 to 2 times plus braking distance. The right-turn storage calculations at the remaining intersections utilized AASHTO turn lane criteria. Additionally, Synchro 95th percentile queues were analyzed at the traffic interchanges, and HCM 95th percentile queues were analyzed at all other intersections. **Table 18** provides the recommended right-turn storage at the study area intersections. The recommended storage lengths are based on total traffic volumes shown in **Figure 9**. The calculations associated with these conclusions and the relevant COS and ADOT standards are included in the **Appendix**.

Table 18. Right-Turn Storage

Intersection and Approach	Existing Storage Length	Calculated Queue Length	Desired (Minimum) Braking Distance	95 th Percentile Storage Length	Recommended Storage
SR101 SB Frontage Road & Pima Road/Princess Drive					
Southbound Approach	355 feet (RT) 355 feet (Th/RT)	140 feet (RT) 140 feet (Th/RT)	200 feet (85 feet)	62 feet (RT) 62 feet (Th/RT)	355 feet (RT) ⁽¹⁾⁽⁴⁾ 355 feet (Th/RT)
Eastbound Approach	245 feet (Dual)	150 feet (Dual)	200 feet (85 feet)	159 feet (Dual)	245 feet (Dual) ⁽⁴⁾
SR101 NB Frontage Road & Pima Road/Princess Drive					
Northbound Approach	275 feet (Trap, Free Flow)	- ⁽⁶⁾	200 feet (85 feet)	-	275 feet (Dual, Trap) ⁽²⁾⁽⁹⁾ (Channelized, Free Flow)
Westbound Approach	285 feet	350 feet	200 feet (85 feet)	233 feet	285 feet ⁽¹⁾⁽⁴⁾
Pima Road & Trailside View					
Northbound Approach	100 feet	300 feet	N/A	225 feet	300 feet ⁽⁴⁾
Westbound Approach	200 feet	175 feet	N/A	200 feet	200 feet ⁽¹⁾
91st Street & Trailside View					
Eastbound Approach	125 feet	150 feet	N/A	25 feet	125 feet ⁽¹⁾
SR101 SB Frontage Road & Bell Road					
Southbound Approach	385 feet (RT) 385 feet (Th/RT)	120 feet (RT) 120 feet (Th/RT)	200 feet (85 feet)	0 feet (RT) 0 feet (Th/RT)	385 feet (RT) ⁽¹⁾⁽⁴⁾ 385 feet (Th/RT)
Eastbound Approach	315 feet	175 feet	200 feet (85 feet)	82 feet	315 feet ⁽¹⁾⁽⁴⁾
SR101 NB Frontage Road & Bell Road					
Northbound Approach	310 feet (RT) 310 feet (Th/RT)	260 feet (RT) 260 feet (Th/RT)	200 feet (85 feet)	97 feet (RT) 97 feet (Th/RT)	310 feet (RT) ⁽²⁾ 310 feet (Th/RT)
Westbound Approach	175 feet	335 feet	200 feet (85 feet)	441 feet	350 feet ⁽⁴⁾
90th Street & Bell Road					
Eastbound Approach	150 feet	100 feet	N/A	-	150 feet ⁽¹⁾⁽⁴⁾
91st Street & Bell Road					
Northbound Approach	120 feet	150 feet	N/A	75 feet	120 feet ⁽¹⁾⁽⁴⁾
Southbound Approach	-	250 feet	N/A	175 feet	250 feet (Trap)
Eastbound Approach	205 feet	200 feet	N/A	75 feet	205 feet ⁽¹⁾⁽⁴⁾
SR101 SB Frontage Road & Frank Lloyd Wright Boulevard					
Southbound Approach	225 feet ⁽⁵⁾	270 feet	200 feet (85 feet)	672 feet	225 feet ⁽²⁾⁽⁵⁾
Eastbound Approach	175 feet (Channelized) ⁽⁵⁾	435 feet	200 feet (85 feet)	- (Channelized)	175 feet (Channelized) ⁽⁴⁾⁽⁵⁾

Intersection and Approach	Existing Storage Length	Calculated Queue Length	Desired (Minimum) Braking Distance	95 th Percentile Storage Length	Recommended Storage
SR101 NB Frontage Road & Frank Lloyd Wright Boulevard					
Northbound Approach	285 feet ⁽⁵⁾	120 feet	200 feet (85 feet)	50 feet	285 feet ⁽⁴⁾⁽⁵⁾
Westbound Approach	225 feet (Dual) (Channelized) ⁽⁵⁾	270 feet (Dual)	200 feet (85 feet)	- (Channelized)	225 feet (Dual) (Channelized) ⁽¹⁾⁽⁵⁾

RT and Th/RT = Exclusive right-turn lane and through/right-turn lane.

Dual = Two right-turn lanes.

Trap = Through lane that transitions to right-turn only lane.

Channelized = Channel-separated right-turn lane.

Free Flow = Operates without traffic conflicts.

⁽¹⁾ Calculated or 95% Percentile Storage Length value less than or equal to existing.

⁽²⁾ Additional storage available beyond striped turn lane.

⁽³⁾ Turn lane is geometrically constrained.

⁽⁴⁾ Site does not contribute or minimally contributes traffic to movement.

⁽⁵⁾ Value represents proposed improvements per Pima Freeway DCR.

⁽⁶⁾ Calculated value not available for this movement.

⁽⁷⁾ Storage length does not account for free-flowing right-turn.

⁽⁸⁾ Free-flowing right-turn. Significant queueing not anticipated.

The right-turn lanes should provide the storage recommended in **Table 18** and an appropriate reverse curve length per COS Standard Detail 2225.

Per coordination with ADOT and the City of Scottsdale, dual channelized free-flow right-turn lanes are anticipated to be installed on the northbound approach to the intersection of the SR101 NB Frontage Road & Pima Road/Princess Drive with construction of Parcel 1 north of the site to improve traffic operations at the TI. Both turn lanes are anticipated to be trap lanes. The turn lanes are recommended to be striped with 275 feet of storage.

An additional eastbound receiving lane is anticipated to be constructed at the intersection of SR101 NB Frontage Road & Pima Road/Princess Drive to accommodate the additional free-flowing northbound right-turn lane. The additional lane is anticipated to transition to a right-turn trap lane at Driveway D1.

The westbound right-turn lane at the intersection of SR101 NB Frontage Road & Bell Road is recommended to be extended to provide 350 feet of westbound right turn storage and an appropriate taper length per ADOT TGP 430.

The northbound right-turn lane at the intersection of Pima Road and Trailside View is recommended to be extended to provide 300 feet of northbound right-turn storage and an appropriate reverse curve length per COS Standard Detail 2225.

The outer southbound through lane at the intersection of 91st Street and Bell Road is recommended to transition to a right-turn trap lane with 250 feet of storage.

6.3.2 DRIVEWAY

The City of Scottsdale recommends a right-turn lane at site driveways on major arterial roadways and when the criteria specified in the COS Design Standards & Policies Manual (DSPM) are met. These

criteria consider the daily traffic volumes on the street, the 85th percentile traffic speed on the street, and the turning volume into the driveway.

Based on a review of the 2028 total traffic volumes and roadway conditions, a right-turn lane is warranted at the eastbound approach of Driveway D1 on Pima Road. An additional eastbound through lane is also anticipated to be installed along Pima Road from SR101 NB Frontage Road and will transition to a right-turn lane at Driveway D1. Therefore, a right-turn trap lane is recommended to be striped at this location with 150 feet of storage.

A northbound right-turn trap lane is recommended to be striped at the intersection of 91st Street & Driveway D3 to transition the 91st Street cross-section to a single northbound through lane north of Driveway D3. The trap lane is recommended to be striped with 150 feet of storage.

ADOT recommends a right-turn lane when the criteria in ADOT TGP 245 are met. These criteria consider the peak hour volume on the adjacent street, the posted speed on the roadway, and the right-turn volume.

Based on a review of the 2028 total traffic volumes and roadway conditions, a right-turn lane is warranted at the northbound approach to Driveway D2 on SR101 NB Frontage Road. Therefore, a right-turn lane is recommended to be constructed at this location with 300 feet of storage and an appropriate taper length per ADOT TGP 430.

The relevant COS and ADOT right-turn lane standards are included in the **Appendix**.

6.4 DRIVEWAY CRITERIA

The City of Scottsdale requires driveways to be spaced from each other and street intersections as defined in the COS DSPM Section 5-3.2000. Standard driveway spacing is 500 feet along a major arterial roadway, 330 feet along a minor arterial roadway, and 250 feet along a major collector roadway, measured between centerlines of driveways or roadways. Site driveways are also recommended to align with driveways on the opposite side of the street.

Based on the site plan and coordination with the City of Scottsdale, the proposed driveway locations are anticipated to satisfy these driveway spacing requirements.

6.5 CROSS-SECTIONS

The 91st Street alignment is identified as a major collector roadway by the 2016 COS Transportation Master Plan. 91st Street appears to be constructed to a three-lane urban minor collector cross-section north of the site and a five-lane urban major collector cross-section south of the site. Based on the recommended storage lengths along 91st Street, it is recommended that 91st Street be constructed to a suburban major collector cross-section from Driveway D3 to Bell Road to match the street section on the south side of Bell Road. The cross-section should maintain a raised median and two travel lanes in each direction. The outer northbound through lane is recommended to transition to a right-turn trap lane at Driveway D3 to transition from a major collector to a minor collector cross-section north of the driveway.

ITE Trip Generation Summary



Weekday Trip Generation
Trips Based on Average Rates/Equations

Project Name
Project Number

SEC SR101 & Pima Road
291335001

Current Land Use

Trip Generation Characteristics					Average Rate/Equation			Total Trips						
ITE Version	Land Use + Code	Subcategory	No. Units	Independent Variable	Daily	AM	PM	Daily	AM			PM		
									In	Out	Total	In	Out	Total
ITE 12th Ed	(840) Automobile Sales (New)	All Sites	65,566	KSF	$T = 27.84(X)$	$\ln(T) = 0.81 \ln(X) + 1.31$	$\ln(T) = 0.84 \ln(X) + 1.34$	1,826	80	30	110	51	77	128

Previous Land Use

Trip Generation Characteristics					Average Rate/Equation			Total Trips						
ITE Version	Land Use + Code	Subcategory	No. Units	Independent Variable	Daily	AM	PM	Daily	AM			PM		
									In	Out	Total	In	Out	Total
ITE 11th Ed	(150) Warehousing	All Sites	65,566	KSF	$T = 1.71(X)$	$T = 0.17(X)$	$T = 0.18(X)$	112	8	3	11	3	9	12

Difference (Current Land Use - Previous Land Use)

1,714	72	27	99	48	68	116
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ADOT Left-Turn Storage Analysis

Intersection	Movement	Peak volume (vph)	Signalized? (Place an "X")		If signalized		Gap (feet)	Braking Distance		Queue Length (ft)								ADOT Required Turn Lane (ft)													
			Yes	No	Cycle Length (seconds)	# of Turn Lanes		Desirable	Minimum	Base Queue (TGP 430)	Site HV Assignment Volume (vph)	Existing Volume (vph)	Estimated Existing HV Volume (vph)	Average HV%	Calculated HV Volume (veh)	HV Storage Adjustment (ft)	Adjusted Base Queue (ft)	1.5x Queue	2x Queue	SIGNALIZED											
																				Minimum (Min. + 1.5)	Conservative (Des. + 1.5)	Conservative (Des. + 2)									
SR101 SB Frontage Rd & Pima Rd/Princess Dr	SB	719	X		120	1.5	90	200	85	400	9	569	57	9%	2	70	470	705	940	800	925	1150									
	WB	1351	X		120	3	90	200	85	380	1	1253	125	9%	2	70	450	675	900	775	875	1100									
SR101 NB Frontage Rd & Pima Rd/Princess Dr	NB	414	X		120	1.5	90	200	85	230	1	369	37	9%	1	35	265	400	530	500	600	750									
	EB	243	X		120	1	90	200	85	205	0	229	23	9%	1	35	240	360	480	450	575	700									
SR101 SB Frontage Rd & Bell Rd	SB	823	X		120	1.5	90	200	85	460	6	583	58	8%	2	70	530	795	1060	900	1000	1275									
	WB	881	X		120	2	90	200	85	370	11	578	58	8%	2	70	440	660	880	750	875	1100									
SR101 NB Frontage Rd & Bell Rd	NB	418	X		120	1.5	90	200	85	235	0	394	39	9%	1	35	270	405	540	500	625	750									
	EB	47	X		120	1	90	200	85	40	0	44	4	9%	1	35	85	130	170	225	350	375									
SR101 SB Frontage Rd & Frank Lloyd Wright Blvd	SB	867	X		120	2	90	200	85	365	0	807	81	9%	2	70	435	655	870	750	875	1075									
	WB	363	X		120	2	90	200	85	155	0	342	34	9%	1	35	190	285	380	375	500	600									
SR101 NB Frontage Rd & Frank Lloyd Wright Blvd	NB	772	X		120	2	90	200	85	325	0	727	73	9%	2	70	395	595	790	700	800	1000									
	EB	663	X		120	2	90	200	85	280	0	615	62	9%	2	70	350	525	700	625	725	900									
Estimated Existing HV%		10%	Truck Length (ft)		60																										
HV Storage Adjustment (ft)		35	Car Length (ft)		25																										

ADOT Right-Turn Storage Analysis

Intersection	Movement	Peak volume (vph)	RTOR Reduction?	Reduced Right-Turn Volume (vph)	Signalized?		If signalized		Gap (feet)	Braking Distance		Queue Length (ft)								ADOT Required Turn Lane (ft)						
					(Place an "X")		Cycle Length (seconds)	# of Turn Lanes		Desirable	Minimum	Base Queue (TGP 430)	Site HV Assignment Volume (vph)	Existing Volume (vph)	Estimated Existing HV Volume (vph)	Average HV%	Calculated HV Volume (veh)	HV Storage Adjustment (ft)	Adjusted Base Queue (ft)	1.5x Queue	2x Queue	UNSIGNALIZED		SIGNALIZED		
					Yes	No																Minimum	Conservative	Minimum (Min. + 1.5)	Conservative (Des. + 1.5)	Conservative (Des. + 2)
																						Minimum	Conservative	Minimum (Min. + 1.5)	Conservative (Des. + 1.5)	Conservative (Des. + 2)
SR101 SB Frontage Rd & Pima Rd/Princess Dr	SB	262	30%	184	X		120	1.5	90	200	85	105	0	247	25	9%	1	35	140	210	280	N/A	N/A	300	425	500
	EB	379	30%	266	X		120	2	90	200	85	115	0	356	36	9%	1	35	150	225	300	N/A	N/A	325	425	500
SR101 NB Frontage Rd & Pima Rd/Princess Dr	WB	478	30%	335	X		120	1	90	200	85	280	0	450	45	9%	2	70	350	525	700	N/A	N/A	625	725	900
SR101 NB Frontage Rd & Driveway D2	NB	96				X			90	200	85	85	5	0	0	5%	1	35	120			170	285	N/A	N/A	N/A
SR101 SB Frontage Rd & Bell Rd	SB	44	30%	31	X		120	1.5	90	200	85	85	0	41	4	9%	1	35	120	180	240	N/A	N/A	275	400	450
	EB	228	30%	159	X		120	1	90	200	85	135	0	213	21	9%	1	35	170	255	340	N/A	N/A	350	475	550
SR101 NB Frontage Rd & Bell Rd	NB	577	30%	404	X		120	1.5	90	200	85	225	8	321	32	7%	1	35	260	390	520	N/A	N/A	475	600	725
	WB	506	30%	355	X		120	1	90	200	85	300	4	317	32	7%	1	35	335	505	670	N/A	N/A	600	725	875
SR101 SB Frontage Rd & Frank Lloyd Wright Blvd	SB	563	50%	282	X		120	1	90	200	85	235	0	524	52	9%	1	35	270	405	540	N/A	N/A	500	625	750
	EB	873	50%	437	X		120	1	90	200	85	365	0	822	82	9%	2	70	435	655	870	N/A	N/A	750	875	1075
SR101 NB Frontage Rd & Frank Lloyd Wright Blvd	NB	151	50%	76	X		120	1	90	200	85	85	0	142	14	9%	1	35	120	180	240	N/A	N/A	275	400	450
	WB	1127	50%	564	X		120	2	90	200	85	235	0	1005	101	9%	1	35	270	405	540	N/A	N/A	500	625	750
Estimated Existing HV%		10%	Truck Length (ft)		90																					
HV Storage Adjustment (feet)		35	Car Length (ft)		25																					

SAMPLE CALCULATIONS (ADOT TGP 430)

QUEUE LENGTH

SIGNALIZED INTERSECTIONS

Queue Length = $N \times Q / L \times \text{Average Vehicle Length}$

Where: N = veh/interval = $V \times C / 3600$
 V = peak hourly volume (vph)
 C = cycle length (sec)
 Q = queue factor = 1.5 to 2
 L = number of left turn lanes
 25 ft/veh = Average Length of Passenger Cars
 60 ft/veh = Average Length of Trucks

UNSIGNALIZED INTERSECTIONS

Queue Length = $V \times 2 \text{ min/interval} / 60 \text{ min/hr} \times \text{Average Vehicle Length}$

Where: V = peak turning volume (vehicles per hour)
 25 ft/veh = Average Length of Passenger Cars
 60 ft/veh = Average Length of Trucks

"POISSON METHOD"

Queue Length = $\frac{N + z * \sqrt{N}}{L} * \text{Average Vehicle Length}$

Where : N = vehicles/interval = $\frac{V * C}{3600}$
 V = peak turning volume (vehicles per hour)
 C = cycle length (seconds)
 L = number of left turn lanes
 z = 1.282 for 90% confidence level
 z = 1.645 for 95% confidence level (Typically used)
 25 ft/veh = Average Length of Passenger Cars
 60 ft/veh = Average Length of Trucks

BRAKING DISTANCE

Table 430-2. Braking Distance

POSTED or DESIGN SPEED (mph)	DESIRABLE		MINIMUM		
	BRAKING SPEED (mph)	BRAKING DISTANCE (feet)	ENTERING SPEED (mph)	BRAKING SPEED (mph)	BRAKING DISTANCE (feet)
30	29	80	20	20	20
35	34	115	25	25	40
40	38	150	30	29	50
45	43	200	35	34	85
50	47	245	40	38	120
55	52	300	45	42	145
60	56	360	50	47	200
65	60	415	55	52	265
70	64	490	60	56	315
75	70	585	65	61	400

GAP LENGTH

Table 430-1. Left Turn Lane Gap Lengths

POSTED or DESIGN SPEED (mph)	GAP (feet)
< 40	60
40 - 50	90
> 50	140

Mack Innovation Park – Rivian Rezoning

CITIZEN INVOLVEMENT REPORT ZN-0001-2026 – Updated March, 2026

I. Introduction

This Citizen Involvement Report is being provided in association with a rezoning application for the Mack Innovation Park located immediately east of the Loop 101 freeway between Bell Road and Pima Road. See aerial at **TAB A**. The application proposes to rezone a small, roughly 5-acre portion of the site from I-1, PCD to C-4, PCD while also modifying the PCD overlay that exists upon the full +/- 100-acre site. The purpose of the application is to enable Rivian Automotive to occupy an existing building within the Park.

The Property has a General Plan designation of "*Employment Light Industrial / Office*" and is also located within a "*Regional Use Overlay*" and within the Greater Airpark Character Area Plan. No change to the existing General Plan, Overlay or Character Area Plan designations are required or proposed for this application.

II. Overall Outreach Summary

This site has a long record of outreach dating back to the Development Review applications that were submitted in 2022 and eventually approved in 2024 under Case No. 49-DR-2022#2. Numerous open house meetings, small group meetings and notifications occurred during that process and the overall goal of the Park was discussed and conveyed in those meetings. That goal - to create something different from traditional industrial parks and to avoid an abundance of intense industrial operations and semi-truck traffic – is furthered by this application. Rivian's facilities are clean, technologically advanced, and aligned with Scottsdale's focus on innovation and economic growth. They also have a substantial customer base in Scottsdale that will be better served with the build-out of this new facility.

As with the prior application, before the formal open house was conducted or the rezoning application is even filed, our office conducted some preliminary outreach to gauge receptance to the forthcoming request – including with members of the DC Ranch community. Members of the development team also have ongoing call with Director of Public Affairs for DC Ranch Community Council.

III. Formal Outreach Milestones

September 4, 2025:

- First-class letters were mailed out to property owners within the vicinity of the Property including property owners within 1,250 feet of the overall site (not just the smaller area subject to the C-4 zoning request) and registered HOA's and interested parties as provided by the City. The letter included exhibits, described the application and invited the recipient to attend an open house meeting. The recipient was also encouraged to contact the applicant or City with any questions or comments and appropriate contact information was provided. See notification letter, exhibits and mailing list attached at **TAB B**.

September 5, 2025:

In addition to the letters, five (5) Project Under Consideration signs were posted along the perimeter of the site. The sign provided application information as well as contact information as required by the City. See affidavit of posting attached at **TAB C**. Open house information was also provided to City Staff for disbursement as needed.

September 17, 2025:

- An open house meeting was conducted in proximity to the site at the Scottsdale Marriot at McDowell Mountain. A presentation was made with exhibits and a Q&A session occurred. An estimated 25 people attended the meeting, though not all elected to sign in. See sign in sheet attached at **TAB D**.

January 20, 2026:

- Formal application submitted to the City. (Application No. ZN-0001-2026)

February, 2026:

- City sent out Notice of Zoning District Map Amendment Request postcard regarding submitted application and appropriate contact information.

Ongoing:

- Regular status update calls have been ongoing with the Director of Public Affairs for DC Ranch Community Council.

IV. Summary of Comments, Concerns, Issues

The overall response to the proposed use has been extremely positive. Attendees at the open house were happy to see a higher-end user and a less industrial type of use. The fact that the building was already constructed and a known entity also provided relief to some attendees.

There were questions about battery storage and safety. It was noted that Rivian utilizes a just-in-time delivery protocol for batteries. The vehicle batteries are not stored on-site and the old batteries leave the facility on the same palette the new one arrives on. It was also noted that no disassembly or repair of batteries occurs at this location.

Questions regarding the sale of vehicles at this location were asked. It was noted that the car buying process has drastically changed in recent years and a lot of car buying occurs online nowadays. Such online purchases might be delivered to this facility for customer pick-up. While some customers might purchase an onsite vehicle, that is not the typical experience. Most purchasing customers will view display models, ask questions and potentially pick out options with a Rivian associate at this location. They may even purchase the car at the facility, but typically the car would be delivered at a later date.

Questions regarding the PCD modification were also asked. It was also noted that, through the PCD amendment, the C-4 area will be required to conform to the existing I-1 development standards like the vast majority of the rest of the Park. It was also noted that C-4 has a lower building height than I-1, but that the building Rivian will be occupying was already constructed at the higher, I-1 district height.

The majority of questions dealt with what else may or may not be planned on the remainder of the Park. Residents are concerned about traffic and in particular the existing conditions along the Loop 101 ingress and egress roadways. The Applicant noted that they had worked extensively with ADOT and the City to try and make a better condition. This included the installation of an additional lane on the 101-frontage road, the addition of a second, free-flow right turn lane onto northbound Pima, and a new dedicated turn lane into the project along Pima. It was also conveyed that the new, 91st Street extension running north of Bell Road will be 4-lanes to start but then taper to only 2 lanes north of this site and that the northern 2-lane segment is not a truck route

The Applicant will continue to be available to answer questions from any interested parties regarding this exciting project and will continue to keep the City informed.

Tab A

Tab B

September 4, 2025

Re: Open House Invitation - Rezoning for *Rivian Automotive* and a Planned Shared Development (PSD) Overlay to share development standards and modifications to existing Planned Community District (PCD) - *Mack Innovation Park* - Southeast Corner of the Loop 101 Fwy & Pima Road (APN # 215-07-470, -471, and -022P) - Project No. 546-PA-2025

Dear Neighbor or Interested Citizen:

We are excited to invite you to an upcoming open house regarding an application within the Mack Innovation Park. As you likely know, the Park is adjacent to the Loop 101 Freeway between Pima and Bell Roads. The majority of the Property (+/-95-acres) is zoned Industrial Park, Planned Community District (I-1, PCD), a small portion of which also has an Environmentally Sensitive Lands overlay (I-1, PCD, ESL). The entire Property has a General Plan designation of "Employment: Light Industrial / Office."

We are thrilled to announce that *Rivian Automotive* has elected to locate a new Service & Delivery facility within the *Mack Innovation Park*! Rivian is a pioneering, American electric vehicle manufacturer and technology company. With this investment, they will occupy 65,000 square feet of Building C, which is already under construction on the campus. See enclosed exhibit for reference. While this is a significant investment that will produce substantial sales tax for the City, Rivian has elected to locate here without receiving sales tax incentives or any kickbacks from the City.

At *Mack Innovation Park*, our vision has always been to create something different from traditional industrial parks found elsewhere in the Valley - avoiding the abundance of intense industrial operations, nuisances, and heavy semi-truck traffic. Rivian exemplifies this vision. Their facilities are clean, technologically advanced, and aligned with Scottsdale's focus on innovation and economic growth. They also have a substantial customer base in Scottsdale.

It is important to note, no significant changes are occurring to the previously approved buildings or site approvals that have been extensively discussed and reviewed for this campus. Rivian is simply moving into one of the already approved buildings (Building C), which is nearing completion of construction. To allow for Rivian's use, a portion of that building and site (approximately 5.5-acres) will be rezoned from Industrial Park (I-1) to General Commercial (C-4). While technically a rezoning, this application is actually a down-zoning from the current Industrial (I-1) designation, which allows for more intensive industrial and manufacturing uses.

Concurrently with this C-4 application, we will also be processing an amendment to the existing PCD overlay and will add a PSD overlay over the full 95-acre campus. These applications are more technical in nature. The PCD amendment will enable the existing building height in the new, C-4 zoned area. (The C-4 district limits building height to 36 feet,

MREG 101 BELL LLC

but again, Building C has already been approved and constructed at the permissible I-1 building heights (up to 52 feet max.). The PSD overlay allows individual parcels within a campus setting to share development standards, thus enabling the campus to function more as one cohesive development, instead of a collection of individual parcels.

Again, no significant changes are occurring to the existing building or site approvals. Rivian is moving into a building which is already approved and nearing completion of construction. No modifications are proposed to the previously approved building heights, sizes, or other major site elements. This is simply a downzoning from Industrial to Commercial zoning to allow for this exciting new use, while also processing the PCD amendment and overlay to enable shared development standards.

To review this exciting project and meet the development team, we have scheduled an open house for September 17, 2025, from 6pm – 7pm at the Scottsdale Marriott at McDowell Mountains, 16770 N. Perimeter Drive in Scottsdale, 85260. We hope you can attend, but if this date and time are not convenient, we would, as always, be happy to speak with you by phone or in person at your convenience. Please contact George Pasquel III at Withey Morris Baugh, PLC, at 602.230.0600 or George@wmbattorneys.com. You can also reach the City's Project Coordinator, Meredith Tessier at 480.312.4211 or at MTessier@Scottsdaleaz.gov. Information can also be found on the City's website at: <https://www.scottsdaleaz.gov/planning-development/projects-in-process>.

Again, feel free to contact George Pasquel III at 602.230.0600 or George@wmbattorneys.com. We look forward to seeing you and thank you for your courtesy and consideration.

Sincerely,
MREG 101 BELL, LLC

By

Craig S. Henig
Authorized Signatory



COLOR MASTER SITE PLAN



NEC Loop 101 & Bell Road
Scottsdale, AZ

DR24-2



MACK REAL ESTATE GROUP



Butler Design Group, Inc
architects & planners

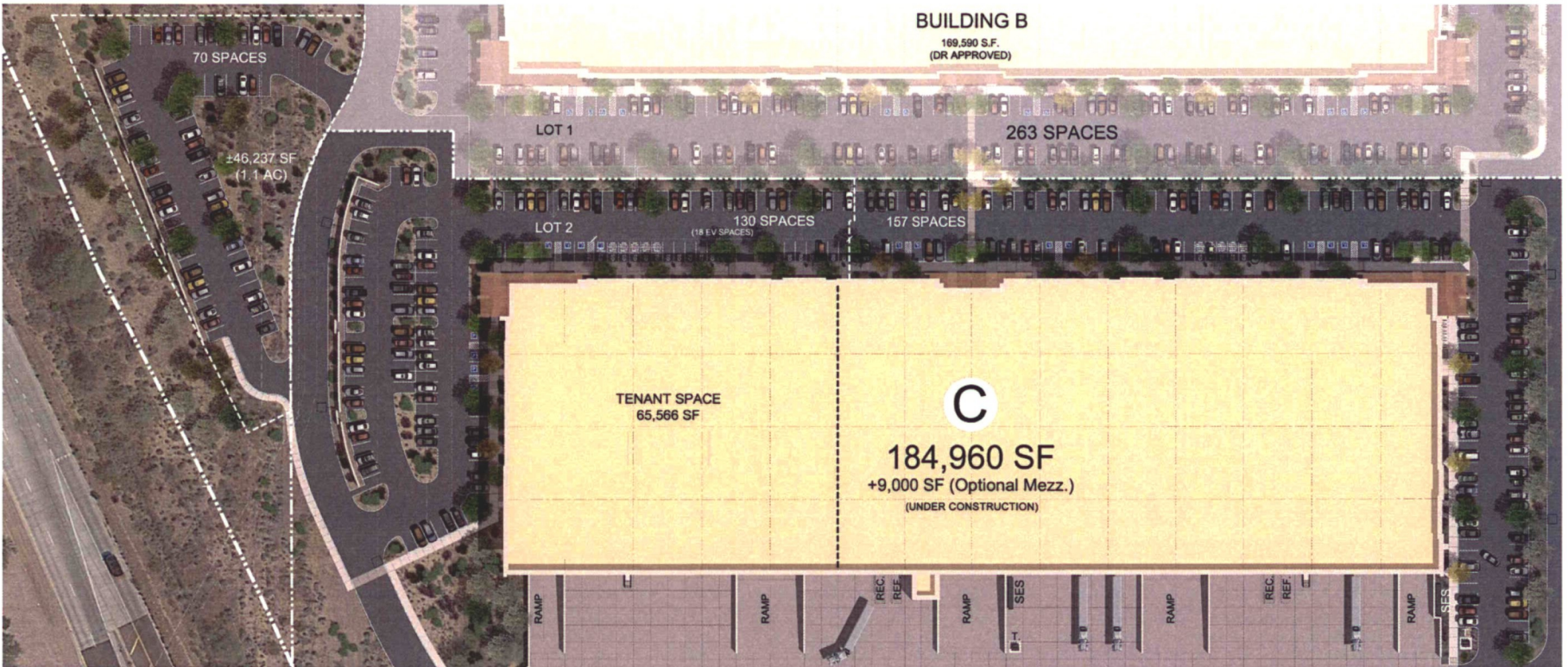
PROJECT DATA:

PROJECT ADDRESS:
17711 N PIMA ROAD SCOTTSDALE, AZ

EXISTING ZONING : I-1
BLDG C AREA : 184,960 S.F.
TENANT AREA : 65,566 S.F.
PARKING LOT 1 SITE AREA : 1.1 AC



2 BLDG C - NORTH ELEVATION
SCALE: 1" = 40'



101 BELL P1 NORTH LLC
2415 E CAMELBACK RD STE 920
PHOENIX, AZ 85016

101 BELL SOUTH LLC
2415 E CAMELBACK RD STE 920
PHOENIX, AZ 85016

16622 N 91ST STREET LLC
27668 N 85TH LN
PEORIA, AZ 85383

16624 NORTH 90TH STREET LLC
16624 N 90TH ST STE 200
SCOTTSDALE, AZ 85260

16631ST105 LLC
10632 N SCOTTSDALE RD UNIT 453
SCOTTSDALE, AZ 85254

16674 N 91ST STREET STE 106 LLC
16674 N 91ST ST STE 106
SCOTTSDALE, AZ 85260

16801 NORTH 94TH STREET 2012 LLC
10258 E GOLD DUST AVE
SCOTTSDALE, AZ 85258

17465 N 93RD ST LLC
9304 E VERDE GROVE VIEW STE 100
SCOTTSDALE, AZ 85255

190 WEST ST JAMES LLC
21710 STEVENS CREEK BLVD STE 200
CUPERTINO, CA 95014

8765 EAST BELL ROAD LLC
5600 N 4TH ST
PHOENIX, AZ 85012

8913 BELL LLC
4771 N 20TH ST STE B22
PHOENIX, AZ 85016

90TH & BELL LLC
16801 N 90TH ST 102
SCOTTSDALE, AZ 85260

9112 VERDE LLC
9112 E VERDE GROVE VW
SCOTTSDALE, AZ 85255

9208 VGV LLC
15029 N 74TH ST
SCOTTSDALE, AZ 85260

9220 VGV LLC
15029 N 74TH ST
SCOTTSDALE, AZ 85260

9221 DESERT VIEW LLC
9621 E BUTEO DR
SCOTTSDALE, AZ 85255

9304 E VERDE GROVE VIEW LLC
9304 E VERDE GROVE VIEW STE 100
SCOTTSDALE, AZ 85255

9393 VENTURES LLC
9393 E BELL RD
SCOTTSDALE, AZ 85260

ADELSON SPORTS LLC
6501 E GREENWAY PKWY 103-504
SCOTTSDALE, AZ 85254

AG LEAF LLC
20865 N 90TH PL STE 200
SCOTTSDALE, AZ 85255

AG-CW EAST BELL ROAD OWNER LLC
30021 TOMAS STE 130
RANCHO SANTA MARGARITA, CA 92688

ANDERSON ROBERT J
11906 LEMON CREST DR
LAKESIDE, CA 92040

ANSARI MOEEZ H/BEATRICE L TR
8105 IRVINE CENTER DR 1100
IRVINE, CA 92618

APPLE TEN SPE SCOTTSDALE INC
814 E MAIN ST
RICHMOND, VA 23219

ARIZONA PUBLIC SERVICE COMPANY
PO BOX 53999 MS 9565
PHOENIX, AZ 85072

ARIZONA STATE LAND DEPARTMENT
1616 W ADAMS ST
PHOENIX, AZ 85007

ARIZONA STATE OF DEPARTMENT OF
TRANSPORTATION
205 S 17TH AVE MD 612E
PHOENIX, AZ 85007

ARL 8 LLC
11445 E VIA LINDA STE 2-612
SCOTTSDALE, AZ 85259

AWW PRINCESS MOB OWNER LLC
802 N 3RD AVE
PHOENIX, AZ 85003

AZUL BELL 101 LLC
8889 E BELL RD 201
SCOTTSDALE, AZ 85260

B & F & Y PROPERTIES LLC
8765 E BELL RD 113
SCOTTSDALE, AZ 85260

B J & P INVESTMENTS LLC
31912 N 141ST ST
SCOTTSDALE, AZ 85262

BA NAMAK AZ LLC
13876 N 83RD PL
SCOTTSDALE, AZ 85260

BAHIA CAPITAL INVESTMENTS LLC
8900 E BAHIA DR 200
SCOTTSDALE, AZ 85260

BAHIA CONDO LLC
8475 E HARTFORD DR STE 100
SCOTTSDALE, AZ 85255

BAHIA DRIVE LLC
625 W DEER VALLEY DR UNIT 103 PMB 618
PHOENIX, AZ 85027

BAHIA HOLDINGS LLC
8340 E RAINTREE DR
SCOTTSDALE, AZ 85260

BAILEY FAMILY TRUST
9215 E DESERT ARROYOS
SCOTTSDALE, AZ 85255

BARAKAT HOLDINGS LLC
4602 E BERNEIL DR
PHOENIX, AZ 85028

BARNETCHE-LUGO FAMILY TRUST
9214 E DESERT PARK DR
SCOTTSDALE, AZ 85255

BASHAH PROPERTIES LLC
PO BOX 54837
PHOENIX, AZ 85078

BATES AARON
9221 E DESERT ARROYOS ST
SCOTTSDALE, AZ 85255

BAYAN HOLDINGS LLC
8961 E BELL RD STE 202
SCOTTSDALE, AZ 85260

BAYNE SQUAD FAMILY TRUST
15012 206TH AVE SE
RENTON, WA 98059

BEARDSLEY ROBERT D/MARTINEZ MAX J
103 CALLE PAULA
SANTA FE, NM 87505

BERNOFF SUCCESS INSTITUTE LLC
9801 E CARON ST
SCOTTSDALE, AZ 85258

BGH INVESTMENTS LLC
8913 E BELL RD BLDG E STE 101B
SCOTTSDALE, AZ 85260

BGH INVESTMENTS LLC
4821 N SCOTTSDALE RD
SCOTTSDALE, AZ 85251

BICKHAM JOHN MICHAEL
16801 N 94TH ST UNIT 1008
SCOTTSDALE, AZ 85260

BIG SCOTTSDALE LLC
14160 SW 72ND AVE STE 110
TIGARD, OR 97224

BLUE RIDGE HOLDING LLC
8757 E BELL RD
SCOTTSDALE, AZ 85260

BOTKIN JULIE M
10883 VIA LOMBARD UNIT 2105
SAN DIEGO, CA 92129

BOVAPA PARTNERS LLC
8970 E BAHIA DR STE 100
SCOTTSDALE, AZ 85260

BRANDEL RYAN
17708 N 92ND ST
SCOTTSDALE, AZ 85255

BRONNENKANT ADAM
23650 N 84TH PL
SCOTTSDALE, AZ 85255

BROWNELL PROPERTIES 2018 LLC
10270 E GOLD DUST AVE
SCOTTSDALE, AZ 85258

BROWNLEE CLAY R/DOROTHY J
16801 N 94TH ST UNIT 2002
SCOTTSDALE, AZ 85260

**BROWNLEE WILLIAM
ALEXANDER/MADISON**
17829 N 92ND ST
SCOTTSDALE, AZ 85255

BTS HOLDINGS 103 LLC
797 E CEDAR DR
CHANDLER, AZ 85249

BUCCI PATRICK/AIMEE
9232 E VIA DE VAQUERO DR
SCOTTSDALE, AZ 85255

BUELL CECILY A/L SCOTT
8355 DK RANCH RD
FLAGSTAFF, AZ 86005

BUNNELL JOHN
16801 N 94TH ST APT 2008
SCOTTSDALE, AZ 85260

C N S PROPERTIES LLC
16631 N 9TH ST
SCOTTSDALE, AZ 85260

C5 VENTURES LLC
6929 N HAYDEN RD C4-163
SCOTTSDALE, AZ 85250

CAMDEN USA INC
PO BOX 27329
HOUSTON, TX 77227

CARDELLA FAMILY LIVING TRUST
6343 CARLSBAD DR
TINLEY PARK, IL 60477

CARSON GROUP LLC
8269 E DEL CADENA DR
SCOTTSDALE, AZ 85258

CD 90TH ST LLC
7898 E ACOMA DR
SCOTTSDALE, AZ 85260

CHEYENNE INVESTMENT GROUP LLC
16650 N 91ST ST STE 107
SCOTTSDALE, AZ 85260

CHINNAPPAN AND RAMASAMY REVOCABLE
TRUST
1585 ANDERSON RD APT 322
MCLEAN, VA 85288

CHRISTAKOS PROPERTIES LLC
8573 E PRINCESS DR STE 201
SCOTTSDALE, AZ 85255

CHRISTENSEN SHARON E
16801 N 94TH STE 2013
SCOTTSDALE, AZ 85250

CILIENTO ANGELO
3917 E HALF HITCH PL
PHOENIX, AZ 85050

CLANTON REAL ESTATE HOLDINGS LLC
16674 N 91ST ST STE 106
SCOTTSDALE, AZ 85260

COMPULSIVE LLC
14516 FLAT TOP RANCH RD
AUSTIN, TX 78732

COMSTOCK FAMILY LLC
NO ADDRESS PROVIDED
SCOTTSDALE, AZ 85255

CORPORATE CENTER AT DC RANCH
ASSOCIATION
2394 E CAMELBACK RD 600
PHOENIX, AZ 85016

COYOTES ICE 3 LLC
7114 E STETSON DR STE 400
SCOTTSDALE, AZ 85251

COYOTES ICE LLC
9375 E BELL RD
SCOTTSDALE, AZ 85260

CRANE NORMAN B/VERNABELLE TR
23005 N 74TH ST UNIT 3007
SCOTTSDALE, AZ 85255

CROW JOHN/MARY MONICA
17828 N 92ND ST
SCOTTSDALE, AZ 85255

CROW MADELEINE GRACE/EBERT
MATTHEW
16801 N 94TH ST UNIT 1062
SCOTTSDALE, AZ 85260

DAGNEY ENTERPRISES LLC
7820 E EVANS RD STE 700
SCOTTSDALE, AZ 85260

DANA FREEWAY BUILDING LLC
3716 E PALM ST
MESA, AZ 85215

DC COMMERCIAL LLC
PO BOX 8540
STOCKTON, CA 95208

DC RANCH ASSOCIATION INC
20551 N PIMA RD
SCOTTSDALE, AZ 85331

DC RANCH ASSOCIATION INC
20551 N PIMA RD STE 180
SCOTTSDALE, AZ 85255

DC RANCH CROSSING ASSOCIATES LLC
1860 ALA MOANA BLVD
HONOLULU, HI 96815

DELLY MAHA
16801 N 94TH ST 1014
SCOTTSDALE, AZ 85260

DESCALSO DANIEL/JULIA GAMLEN
9214 E VIA DE VAQUERO DR
SCOTTSDALE, AZ 85255

DESERT FAIRWAYS 204-205, LLC
8765 E BELL RD
SCOTTSDALE, AZ 85260

DINKELMEYER ANDREW JOHN/LISA MARIE
17781 N 92ND ST
SCOTTSDALE, AZ 85255

DITTRICK PHILLIP
16674 N 91ST ST 104
SCOTTSDALE, AZ 85260

DUNBAR PROPERTIES LLC
9170 E BAHIA DR STE 102
SCOTTSDALE, AZ 85260

DYER HOLDINGS LLC
9236 E DESERT VILLAGE DR
SCOTTSDALE, AZ 85255

EDELBACH KENNETH/CHRISTINA R
2887 SLATE CT NW
ROCHESTER, MN 55901

ENDURANCE PROPERTIES LLC
9376 E BAHIA DR STE 103D
SCOTTSDALE, AZ 85259

ESSARY MATTHEW K/ALISON C
18198 N 92ND ST
SCOTTSDALE, AZ 85255

EWR SCOTTSDALE TERRA VERDE LLC
51 BROADWAY STE 600
FARGO, ND 58102

EWR SCOTTSDALE TOWERS LLC
51 BROADWAY N 600
FARGO, ND 58102

FARR GARY L/PATMORE-FARR CONNIE L
16801 N 94TH ST 2064
SCOTTSDALE, AZ 85260

FETZER SCOTTSDALE PARTNERS LLC
1019 W WISE RD STE 201
SCHAUMBERG, IL 60193

FISCHER 12 LLC
11153 E KAREN DR
SCOTTSDALE, AZ 85255

FISCHER FAMILY TRUST
16801 N 94TH ST 2011
SCOTTSDALE, AZ 85260

FRANCIS JASON/MORGAN
17776 N 92ND PL
SCOTTSDALE, AZ 85255

FRESHWATER LLC
16655 N 90TH ST STE 100
SCOTTSDALE, AZ 85260

G5BC LLC
7337 E DOUBLETREE RANCH RD STE C288
SCOTTSDALE, AZ 85258

GARON LIVING TRUST
17756 N 92ND ST
SCOTTSDALE, AZ 85255

GATES BOX LLC
4840 E JASMINE UNIT 105
MESA, AZ 85205

GIVENS JOHN K/JOREEN J
16801 N 94TH ST 1004
SCOTTSDALE, AZ 85260

GOLDSMITH MERYL
9225 E CANYON VIEW RD
SCOTTSDALE, AZ 85255

GOODMAN GARRISON M/LEIGH ANNE
18310 N 92ND ST
SCOTTSDALE, AZ 85255

GRADY JOHN T/JANELL J
9239 E CANYON VIEW RD
SCOTTSDALE, AZ 85255

GRADY JOHN T/JANELL J
17733 N 92ND ST
SCOTTSDALE, AZ 85255

GRANT RUSSELL REVOCABLE TRUST
9209 E DESERT ARROYOS
SCOTTSDALE, AZ 85255

GREENWAY SADDLERY INC
2902 E GREENWAY RD
PHOENIX, AZ 85032

GRSJ TRUST
8053 E THORNTREE DR
SCOTTSDALE, AZ 85266

GRUETZMACHER PATRICK JAMES
9245 E CANYON VW
SCOTTSDALE, AZ 85255

GUERRA PROPERTIES LLC
8765 E BELL RD STE 105
SCOTTSDALE, AZ 85260

H & L SPEEDWAY PROPERTIES LLC
30 E CALLE CLARAVISTA
TUCSON, AZ 85716

H F OFFICE LLC
10673 E FIRETHRON DR
SCOTTSDALE, AZ 85255

HAEBIG FAMILY TRUST
18182 N 92ND ST
SCOTTSDALE, AZ 85255

HALMI & ROENIGK PROPERTIES LLC
7402 E VISTA DR
SCOTTSDALE, AZ 85250

HEGEMON LLC
7402 E VISTA DR
SCOTTSDALE, AZ 85250

HHS REAL ESTATE LLC
8985 E BELL RD
SCOTTSDALE, AZ 85260

HICKEY DAVID/KELLY S
18426 N 65TH PL
PHOENIX, AZ 85054

HILL TROY M/TIFFANY D
17800 N 92ND PL
SCOTTSDALE, AZ 85255

HM FAMILY TRUST
18291 N PIMA RD STE 110 PMB 159
SCOTTSDALE, AZ 85255

HRUSHKA ADAM J/BARBARA ANN
16801 N 94TH ST 2006
SCOTTSDALE, AZ 85260

HUDWIL HOLDINGS LLC
1753 E. BROADWAY RD. STE 101-275
TEMPE, AZ 85282

HUFFMAN TODD D/LYNNE A
25401 ADDINGTON CT
PERRYSBURG, OH 43551

IGNARSKI JOLENE L
9249 E DESERT ARROYOS
SCOTTSDALE, AZ 85255

IO DATA CENTERS LLC
1101 ENTERPRISE DR
ROYERSFORD, PA 19468

IRRELEVANT INVESTMENTS LLC
10101 N 92ND ST STE 101
SCOTTSDALE, AZ 85258

IT CANYON LLC
6940 E DOUBLETREE RANCH RD
PARADISE VALLEY, AZ 85253

J&C ARIZONA PROPERTIES LLC
10673 E FIRETHORN DR
SCOTTSDALE, AZ 85255

JASON DEAN LLC
17491 N 93RD ST
SCOTTSDALE, AZ 85255

JCG 16621 PROPERTY LLC
10115 E BELL RD STE 107-621
SCOTTSDALE, AZ 85260

JCG 16631 PROPERTY LLC
10115 E BELL RD STE 107-621
SCOTTSDALE, AZ 85260

JCG 16631-106 PROPERTY LLC
10115 E BELL RD STE 107-621
SCOTTSDALE, AZ 85260

JCG 16650 PROPERTY LLC/R & J PROPERTY
HOLDINGS LLC
10115 E BELL RD STE 107-621
SCOTTSDALE, AZ 85260

JCG 9170 PROPERTY LLC
10115 E BELL RD STE 107-621
SCOTTSDALE, AZ 85260

JD STROM LLC
1709 181ST PL SW
LYNNWOOD, WA 98037

JLNI LLC
11445 E VIA LINDA STE 2-521
SCOTTSDALE, AZ 85259

JOCK AND SONCHEN PATTON TRUST
17805 N 92ND ST
SCOTTSDALE, AZ 85255

JOHN F HORNACEK TRUST/SUSAN C
HORNACEK TRUST
713 S STONE AVE
LA GRANGE, IL 60525

JOHN VAN ROOY AND ALLISON VAN ROOY
REV LIV TR
2918 SWEETWATER AVE
LAKE HAVASU CITY, AZ 86406

JR CLARK LLC
8765 E BELL RD STE 201
SCOTTSDALE, AZ 85260

JUGGERNAUT HOLDINGS LLC
16460 N 91ST ST
SCOTTSDALE, AZ 85260

KAKWANI FAMILY TRUST
9185 E CANYON VIEW
SCOTTSDALE, AZ 85255

KALYANAM GOWRI
9255 E DESERT ARROYOS
SCOTTSDALE, AZ 85255

KNASE RICHARD J
16801 N 94TH ST 1013
SCOTTSDALE, AZ 85260

KOO ELIZABETH LOKI
13675 NOEL RD 305
DALLAS, TX 75240

KRISHNANS FAMILY TRUST
17709 N 92ND ST
SCOTTSDALE, AZ 85255

LAMBERT STEVEN M/RABE JENNIFER L
674 NUVOLA VISTA CT
RICHLAND, WA 99352

LANNING PROPERTY 18140 LLC
12462 N 81ST ST
SCOTTSDALE, AZ 85260

LEAP DAY LLC
3317 E BELL RD STE 243
SCOTTSDALE, AZ 85032

LEBLANC INVESTMENT PROPERTIES LLC
8686 E STAGHORN LN
SCOTTSDALE, AZ 85266

LECKIE ALEX/JEANNE
9207 E TRAILSIDE VW
SCOTTSDALE, AZ 85255

LEVY KYLE/MCMILLAN LAUREL
18338 N 92ND ST
SCOTTSDALE, AZ 85255

LITERATI LLC
8424 E CALLE BUENA VIS
SCOTTSDALE, AZ 85255

LITERATI LLC
8424 E CALLE BUENA VIS
SCOTTSDALE, AZ 85255

LIU CHEN/XIAOYAN/ALEX JOHN
9239 E VIA DE VAQUERO DR
SCOTTSDALE, AZ 85255

LOEPPKY MARK/JILLIAN
45 CATHEDRAL BLUFFS RD
CORMAN PARK, SK 57P 1A1, CANADA

LONLEY CACTUS LLC
8937 E BELL RD STE 101
SCOTTSDALE, AZ 85260

LUZI SCOTT/ALECIA
9510 HARDING BLVD
WAUWATOSA, WI 53226

LYNCH JORDAN/KAILEY
18196 N 92ND ST
SCOTTSDALE, AZ 85255

M G REAL ESTATE HOLDINGS COMPANY LLC
6540 E CHOLLA DR
PARADISE VALLEY, AZ 85253

MACKAY NEIL V
16674 N 91ST ST UNIT 101D
SCOTTSDALE, AZ 85260

MACLEAN LIVING TRUST
9233 E VIA DE VAQUERO DR
SCOTTSDALE, AZ 85255

**MALO PROPERTIES LLC/NATIONAL LASER
INSTITUTE LLC**
16601 N 90TH ST 100/101
SCOTTSDALE, AZ 85260

**MARK A CHRISTENSEN & SHEILA W
CHRISTENSEN TR**
9221 E VIA DE VAQUERO DR
SCOTTSDALE, AZ 85255

MARLA A WALBERG LIVING TRUST
10092 E FLATHORN DR
SCOTTSDALE, AZ 85255

MCCAGUE THOMAS/LESLEY
9227 E VIA DE VAQUERO DR
SCOTTSDALE, AZ 85255

MCDONALD JULIE R FRANK
4859 E MOCKINGBIRD LN
PARADISE VALLEY, AZ 85253

**MCGARITY FAMILY REVOCABLE LIVING
TRUST**
9202 E VIA DE VAQUERO DR
SCOTTSDALE, AZ 85255

MCGOWAN TERENCE B
16801 N 94TH ST APT 2009
SCOTTSDALE, AZ 85260

MCGOWAN TERENCE B/KLASKO PATRICIA B
16801 N 94TH ST UNIT 1010
SCOTTSDALE, AZ 85260

MCLURG DAVE/VERA
9220 E DESERT PARK DR
SCOTTSDALE, AZ 85255

MD OFFICES LLC
5425 E BELL RD STE 121
SCOTTSDALE, AZ 85254

MEJIA SERGIO
17732 N 92ND ST
SCOTTSDALE, AZ 85255

MENG PROPERTIES LLC
6557 E VISTA DEL ORO DR
PRESCOTT, AZ 86303

METIS GROUP THE LLC
8312 E CALLE DE ALEGRIA
SCOTTSDALE, AZ 85255

MG REAL ESTATE HOLDINGS COMPANY LLC
20865 N 90TH PL UNIT 210
SCOTTSDALE, AZ 85255

MICHAEL AND JULIE SPEETZEN FAMILY
TRUST
374 FERNDAL RD W
WAYZATA, MN 55391

MILICEVIC FRANO P/ANTE
18254 N 92ND ST
SCOTTSDALE, AZ 85255

MILLSTEIN DIANNE F
16801 N 94TH ST UNIT 1012
SCOTTSDALE, AZ 85260

MINOU FAIZ LIVING TRUST
16801 N 94TH ST APT 2004
SCOTTSDALE, AZ 85260

MNMW LLC
11811 N TATUM BLVD P129
PHOENIX, AZ 85028

MOPAR RANCH LLC
28440 N 75TH ST
SCOTTSDALE, AZ 85266

MOREIRA LIVING TRUST
9267 E DESERT ARROYOS
SCOTTSDALE, AZ 85255

MORINA TEUTA
8 CIRCLE DR UNIT B
TIBURON, CA 94920

MREG 101 BELL LLC CP # 53-121889
60 COLUMBUS CIR FL 20
NEW YORK, NY 10023

MREG 101 BELL NORTH LLC
60 COLUMBUS CIR FL 20
NEW YORK, NY 10023

MSE INDUSTRIAL INVESTMENTS LLC
16410 N 91ST ST STE 112
SCOTTSDALE, AZ 85260

MULLINIKS BILL M
PO BOX 1460
CAREFREE, AZ 85377

NANCO PROPERTIES LLC
PO BOX 45347
PHOENIX, AZ 85064

NAVICAN HOLDINGS LLC
9170 E BAHIA DR 101
SCOTTSDALE, AZ 85260

NESTOR FAMILY LIVING TRUST
21036 N 102ND ST
SCOTTSDALE, AZ 85255

NGO KELVIN/VU KATHY N
18212 N 92ND ST
SCOTTSDALE, AZ 85255

NHP LLC
8900 E BAHIA STE 101
SCOTTSDALE, AZ 85260

NORTH HILL DEVELOPMENT LLC
501 NW GRAND BLVD
OKLAHOMA CITY, OK 73118

NORTH SCOTTSDALE AESTHETICS LLC
8900 E BAHIA DR STE 110
SCOTTSDALE, AZ 85260

NORTH SCOTTSDALE SPORTS COMPLEX
HOLDINGS LLC
1204 SUNCAST LN STE 2
EL DORADO HILLS, CA 95762

NUSS JENNIFER/MICHAEL
9225 E TRAILSIDE VW
SCOTTSDALE, AZ 85255

OBRIEN REALTY LLC
9380 E BAHIA DR 202
SCOTTSDALE, AZ 85260

OMALLEY JAY/STACEY
9213 E TRAILSIDE VW
SCOTTSDALE, AZ 85255

ORRISON RICHARD/SHERRY
9208 E VIA DE VAQUERO DR
SCOTTSDALE, AZ 85255

PARADISE FAB 4 LLC
8761 E BELL RD
SCOTTSDALE, AZ 85260

PARAGON HOLDINGS LLC
9096 E BAHIA DR UNIT 109
SCOTTSDALE, AZ 85260

PARANTHAMAN AND GOVINDAN TRUST
17757 N 92ND ST
SCOTTSDALE, AZ 85255

PATRICIA B KLASKO LIVING TRUST
16801 N 94TH ST APT 1017
SCOTTSDALE, AZ 85260

PATRICIA G LOGAN REVOCABLE TRUST
5621 SADDLE RIDGE DR
MEDFORD, OR 97504

PB SQUARED LLC
8596 E VOLTAIRE AVE
SCOTTSDALE, AZ 85260

PEGASUS DEER VALLEY OWNER LLC
8888 E RAINTREE DR 155
SCOTTSDALE, AZ 85260

PENNYPACKER ABBAJAY FAMILY TRUST
16495 N 113TH WAY
SCOTTSDALE, AZ 85255

PERIMETER GATEWAY PORTFOLIO LLC
802 N 3RD AVE
PHOENIX, AZ 85003

PETER CATALANO AND JENNIFER CATALANO TRUST
9273 E DESERT ARROYOS
SCOTTSDALE, AZ 85255

PITEA FAMILY TRUST
9820 E THOMPSON PEAK PKWY UNIT 718
SCOTTSDALE, AZ 85255

PLG HOLDINGS II LLC
8765 E BELL RD 110
SCOTTSDALE, AZ 85260

POLLY HOLDINGS LLC/JDR HOLDINGS LLC
17392 DAIMIER ST UNIT 100
IRVINE, CA 92614

POTATO GARDEN LLC
PO BOX 1078
HIGLEY, AZ 85236

PRECISE INSTRUMENTATION TRAINING & CONSULTANTS LLC
14648 S 46TH ST
PHOENIX, AZ 85044

R & K REAL ESTATE LLC
8761 E BELL RD STE 105
SCOTTSDALE, AZ 85260

R & N DURR TRUST
11845 E BECKER LN
SCOTTSDALE, AZ 85259

RAINTREE INVESTMENTS FAMILY LIMITED PARTNERSH
25457 N 114TH ST
SCOTTSDALE, AZ 85255

RBB HOLDINGS 2 LLC
7114 E STETSON DR STE 400
SCOTTSDALE, AZ 85251

REJUVENANT PROPERTIES LLC
9155 E BELL RD STE 101
SCOTTSDALE, AZ 85260

RENUE BAHIA LLC
8900 E BAHIA DR STE 105
SCOTTSDALE, AZ 85260

REVOCABLE TRUST WILLIAM J LYSTER AND JERE L LYSTER
929 HALECREST DR
ESCONDIDO, CA 92025

REYNOLDS KIMBERLY M
9233 E CANYON VIEW RD
SCOTTSDALE, AZ 85255

RICHARD ZACHARY/NICOLE
9220 E VIA DE VAQUERO DR
SCOTTSDALE, AZ 85255

ROBERT AND JULIANNE HITTENBERGER LIVING TRUST
18240 N 92ND ST
SCOTTSDALE, AZ 85255

ROBERTSON CONNOR
9233 E DESERT ARROYOS
SCOTTSDALE, AZ 85255

ROBISON PROPERTIES LLC
9376 E BAHIA DR UNIT D-107
SCOTTSDALE, AZ 85260

RUSCH ROBERT J JR/ANGELA F
9208 E DESERT PARK DR
SCOTTSDALE, AZ 85255

RW TRUST/ETAL
8729 LAKE EDGE DR
LAUREL, MD 20723

S & L KING LLC
9025 E KAREN DR
SCOTTSDALE, AZ 85260

SALIDA 1011 LLC
6412 E LARKSPUR DR
SCOTTSDALE, AZ 85254

SALKIN NEIL/LINDA/HALLDORSON RYAN/JENNIFER
7215 E SILVERSTONE DR APT 2100
SCOTTSDALE, AZ 85255

SANCHEZ ADALBERTO BARNETCHE/ETAL
9214 DESERT PARK DR
SCOTTSDALE, AZ 85255

SAVONE ANGELO/ANNA TR
26094 N 88TH WAY
SCOTTSDALE, AZ 85255

SCOTTSDALE AREA ASSOC OF REALTORS
8600 E ANDERSON DR STE 200
SCOTTSDALE, AZ 85255

SCOTTSDALE CITY OF
7227 E INDIAN SCHOOL RD STE 205
SCOTTSDALE, AZ 85251

SCOTTSDALE MEDICAL CAMPUS JPBRE LLC
9343 E BAHIA DR
SCOTTSDALE, AZ 85260

SCOTTSDALE REAL CO LLC
1220 20TH ST SE 310
SALEM, OR 97302

SH 781-796 LLC
6890 S 2300 E PO BOX 71870
SALT LAKE CITY, UT 84171

SHEFA BEIT YOSEF PROPERTIES LLC
7398 E CORTEZ RD
SCOTTSDALE, AZ 85260

SHELDON ROBERT C/JACQUELINE E
12917 SE 309TH PL
AUBURN, WA 98092

SILVERLEAF AUTO GARAGES LLC
16410 N 91ST ST STE 112
SCOTTSDALE, AZ 85260

SIMON JONGERT TRUST
18324 N 92ND ST
SCOTTSDALE, AZ 85255

SKIN & GRIN LLC
3811 E BELL RD STE 207
PHOENIX, AZ 85032

SNIDER ROBERT E/CHRISTINE Y
9572 FENDALL HALL CIR
MONTGOMERY, AL 36117

SONG BERNICE STURTEVANT TR
8577 VILLAGE LN
ROSEMEAD, CA 91770

SOP MCDOWELL MTN BUSINESS PARK II LLC
2390 E CAMELBACK RD 320
PHOENIX, AZ 85016

SPEUR PARTNERS LLC
8486 N 84TH PL
SCOTTSDALE, AZ 85258

STALEY LINDA L
9201 E DESERT ARROYOS
SCOTTSDALE, AZ 85255

STORAGE INVEST LINE LP
2042 BUSINESS CENTER DR STE 100
IRVINE, CA 92612

STRONG TOWER LLC
10610 E CHOLLA ST
SCOTTSDALE, AZ 85259

STUART BEVERLY
16801 N 94TH ST APT 1009
SCOTTSDALE, AZ 85260

SUGOVIC MILOS/BROOKE
16801 N 94TH ST APT 1016
SCOTTSDALE, AZ 85260

SULLIVAN CRAIG E/LORI M
17780 N 92ND ST
SCOTTSDALE, AZ 85255

SUNRENU PROPERTIES LLC
16674 N 91ST ST STE 105
SCOTTSDALE, AZ 85260

SYLVIE ANIEL LIVING TRUST
16801 N 94TH ST UNIT 1002
SCOTTSDALE, AZ 85260

SZABO PROPERTIES LLC
2907 LAUREL LAKE DR
KINGWOOD, TX 77339

TA DESERT PARKS VISTA LLC
610 NEWPORT CENTER DR STE 1550
NEWPORT BEACH, CA 92660

TATONKA PROPERTIES TWO LLC
345 SPRINGSIDE DR STE 101
AKRON, OH 44333

TIERRA MARKETING SERVICES LLC
9170 E BAHIA DR STE 103A
SCOTTSDALE, AZ 85260

TLG INVESTMENTS LLC
9096 E BAHIA DR 102
SCOTTSDALE, AZ 85260

TNT PROJECT LLC
7730 E REDFIELD RD BLD
SCOTTSDALE, AZ 85260

TONIC LLC
20909 N 90TH PL STE 202
SCOTTSDALE, AZ 85255

TOWNSEND FAMILY TRUST
18226 N 92ND ST
SCOTTSDALE, AZ 85255

TRAILSIDE VIEW LLC
7010 E ACOMA DR 103
SCOTTSDALE, AZ 85254

TRW 11971 TRUST
16801 N 94TH ST APT 1005
SCOTTSDALE, AZ 85260

TULLY REAGAN/MALATEK KEVIN ALAN
18154 N 92ND ST
SCOTTSDALE, AZ 85255

USA BUREAU OF RECLAMATION
23636 N 7TH ST
PHOENIX, AZ 85024

VALK PROPERTIES THREE LLC
1450 T L TOWNSEND DR STE 100
ROCKWALL, TX 75032

VEACH BRENT
17704 N 92ND PL
SCOTTSDALE, AZ 85255

VICTORIA ANNE ELIZABETH OBENSHAIN
DARBY REVOCABLE TRUST
17728 N 92ND PL
SCOTTSDALE, AZ 85255

VIKING CAKE HOLDINGS II LLC
11375 E PARADISE LN
SCOTTSDALE, AZ 85255

VOICE BUCCI HOLDINGS CORPORATION
1669 W 3RD AVE STE 202
VANCOUVER, BC V6J 1K1, CANADA

VOICE INSTITUTE LLC
16674 N 91ST ST STE 102
SCOTTSDALE, AZ 85260

WAGGONER JERRY/KRISTI
16801 N 94TH ST UNIT 1003
SCOTTSDALE, AZ 85260

WALLEY DONNA K
PO BOX 22070
FLAGSTAFF, AZ 86002

WDG ENTERPRISES LLC
11068 E JASMINE DR
SCOTTSDALE, AZ 85255

WEISS KAREN
9229 E CANYON VIEW RD
SCOTTSDALE, AZ 85255

WEST END HOTEL LLC
4211 REDWOOD AVE UNIT 401
LOS ANGELES, CA 90066

WOLD WILLIAM/JILL
16801 N 94TH ST UNIT 2019
SCOTTSDALE, AZ 85260

WOLLMANN ANDREW F
16621 N 91ST ST STE 106
SCOTTSDALE, AZ 85260

WREN VALERIE Q
18268 N 92ND ST
SCOTTSDALE, AZ 85255

WRIGHT JOSEPH PATRICK
16801 N 94TH ST APT 2001
SCOTTSDALE, AZ 85260

ZAMBRANO ALYSSA/DANIEL
3816 DAWSON ST
AURORA, CO 80014

ZLOTO DANIELLE/WILNER MICHAEL
9226 E VIA DE VAQUERO DR
SCOTTSDALE, AZ 85255

ZUCCA LLC
11852 E HUNT HWY
CHANDLER, AZ 85249

Commissioner George Ertel
City of Scottsdale Planning Commission
11725 N. 129th Way
Scottsdale, AZ 85259

Community Development Director
Town of Paradise Valley
6401 E Lincoln Drive
Paradise Valley, AZ 85253

Edwin Bull
Burch & Cracchiolo PA
1850 N. Central Ave., Ste. 1700
Phoenix, AZ 85004

Kathy Littlefield
City of Scottsdale City Council
3939 N. Drinkwater Blvd.
Scottsdale, AZ 85251

Planning & Development Director
City of Phoenix
200 West Washington Street, 2nd Floor
Phoenix, AZ 85003

Planning Department
Town of Cave Creek
37622 N Cave Creek Road
Cave Creek, AZ 85331

Planning & Zoning Division
Town of Fountain Hills
16705 E. Avenue of the Fountains
Fountain Hills, AZ 85268

Superintendent
Scottsdale Unified School District
8500 E. Jackrabbit Rd
Scottsdale, AZ 85250

Paradise Valley Unified School District
15002 N. 32nd Street
Phoenix, AZ 85032

Paul Alessio
7527 E. Tailspin Lane
Scottsdale, AZ 85255

Carla
3420 N. 78th Street
Scottsdale, AZ 85251

Constance Laub
10105 E. Via Linda Suite 345
Scottsdale, AZ 85258

John Berry/Michele Hammond
Berry Riddell, LLC
6750 E Camelback Rd, Ste 100
Scottsdale, AZ 85251

Maricopa County Superintendent of
Schools
4041 N. Central Avenue Suite 1200
Phoenix, AZ 85012

Planning & Engineering Section Manager
Arizona State Land Department
1110 W. Washington St.
Phoenix, AZ 85007

Planning Department
SRP-MIC
10005 E Osborn Road
Scottsdale, AZ 85256

SRP Land Department atten: Sherry
Wagner/Right-of-Way Technician, SR.
Mail Station PAB10W
P.O. Box 52025
Phoenix, AZ 85072-2025

Southwest Gas Corporation
2200 N. Central Avenue Ste 101
Phoenix, AZ 85004

Maggie Keasler
7127 E. 6th Ave.
Scottsdale, AZ 85251

Rose Law Group
Attn: Jennifer Hall
7144 E Stetson Drive, Suite 300
Scottsdale, AZ 85251

Chris Schaffner
7346 E. Sunnyside Dr.
Scottsdale, AZ 85260

David G. Gulino
5235 N. Woodmere Fairway
Scottsdale, AZ 85250

John Washington
3518 N. Chambers Court
Scottsdale, AZ 85251

Planning & Development Department
Maricopa County Planning & Development
301 W Jefferson St., Suite 170
Phoenix, AZ 85003

Planning and Zoning
Town of Carefree
8 Sundial Circle P.O. Box 740
Carefree, AZ 85377

ADOT Central District - Red Letter
Arizona Department of Transportation
2140 W. Hilton Avenue, Mail Drop PM00
Phoenix, AZ 85009

Superintendent
Cave Creek Unified School District
P.O. Box 426
Cave Creek, AZ 85327

Withey Morris, PLC
2525 E. Arizona Biltmore Circle Suite A-212
Phoenix, AZ 85016

Susan Demmitt/Nick Sobraske
Gammage & Burnham
40 N. Central Ave., 20th Floor
Phoenix, AZ 85004

City of Mesa
Attn: Tye Hodson
55 N Center Dr
Mesa, AZ 85201



5160

Easy Peel Address Labels
Bend along line to expose Pop-up Edge

Go to avery.com/templates
Use Avery Template 5160

Michael P. Leary
Commercial Development Consulting
10278 E. Hillery Dr.
Scottsdale, AZ 85255

Tom Emele Property Manager
Salida Condo Assn
3260 E Indian School Rd
Phoenix, AZ 85018

Theodore Meegan Vice-President
The Villas at Desert Park Village / DC Ranch
1600 W Broadway Rd Unit 200
Tempe, AZ 85282

Drew Ashmun Property Manager
The Villas at Desert Park Village / DC Ranch
1600 W Broadway Rd Unit 200
Tempe, AZ 85282

Katherine Benveniste
The Villas at Desert Park Village / DC Ranch
1600 W Broadway Rd Unit 200
Tempe, AZ 85282

Chey Harmon President
The Villas at Desert Park Village / DC Ranch
1600 W Broadway Rd Unit 200
Tempe, AZ 85282

Tab C



Affidavit of Posting

Required: Signed; Notarized originals.
Recommended: E-mail copy to your project coordinator.

Project Under Consideration Sign (White) **Public Hearing Notice Sign (Red)**

Case Number: 546-PA-2025

Project Name: _____

Location: SEC Pima Rd & Loop 101 Fwy

Site Posting Date: 09/05/25

Applicant Name: Withey Morris Baugh

Sign Company Name: Dynamite Signs

Phone Number: 480-585-3031

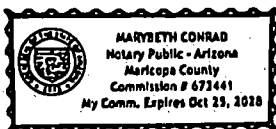
I confirm that the site has been posted as indicated by the Project Manager for the case as listed above.

Withey Morris Baugh
Applicant Signature

09/05/25
Date

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

Acknowledged before me on September 5, 2025



Marybeth Conrad
Notary Public

My commission expires: 10-25-28

City of Scottsdale -- Current Planning Division

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

Early Notification of Project Under Consideration

Neighborhood Open House Meeting

Date: Wednesday, September 17, 2025

Time: 6:00 P.M - 7:00 P.M.

Location: Scottsdale Marriott at McDowell Mountains - 16770 North Perimeter Drive, Scottsdale

Site Address: Southeast Corner of Pima Rd and Loop 101 Fwy, Scottsdale AZ

Project Overview:

Request: Planned Shared Development (PSD) Overlay to share development standards between parcels on existing campus (+/-95 acres) and Rezoning to add C-4 (General Commercial) zoning district and modify development standards of existing Planned Community District (PCD) on 5.4-acres of existing campus.

Description of Project and Proposed Use: Light Industrial Campus with New EV Automotive Service & Delivery on +/-5.4-acres

Site Acreage: +/-95 acres

Site Zoning: I-1, PCD (Industrial Park, Planned Community District) and I-1, PCD, ESL (Environmentally Sensitive Lands)

Applicant/Contact:

Name: George Pasquel III – Withey Morris Baugh, PLC

Phone #: 602-230-0600

Email Address: george@wmbattorneys.com

Pre-Application #: 546-PA-2025

Posting Date: 9/5/25

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

City Contact:

Name: Meredith Tessier

Phone #: 480-312-4211

Email Address:

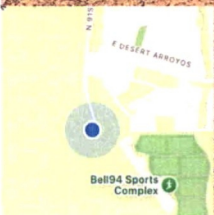
MTessier@scottsdaleaz.gov

September 5, 2025 at 12:31 PM

+33-643841,-111-885096

17400-17410 N 91st St

Scottsdale AZ 85255



Early Notification of Project Under Consideration

Neighborhood Open House Meeting

Date: Wednesday, September 17, 2025

Time: 6:00 P.M - 7:00 P.M.

Location: Scottsdale Marriott at McDowell Mountains - 16770 North Perimeter Drive, Scottsdale

Site Address: Southeast Corner of Pima Rd and Loop 101 Fwy, Scottsdale AZ

Project Overview:

Request: Planned Shared Development (PSD) Overlay to share development standards between parcels on existing campus (+/-95 acres) and Rezoning to add C-4 (General Commercial) zoning district and modify development standards of existing Planned Community District (PCD) on 5.4-acres of existing campus.

Description of Project and Proposed Use: Light Industrial Campus with New EV Automotive Service & Delivery on +/-5.4-acres

Site Acreage: +/-95 acres

Site Zoning: I-1, PCD (Industrial Park, Planned Community District) and I-1, PCD, ESL (Environmentally Sensitive Lands)

Applicant/Contact:

Name: George Pasquel III - Withey Morris Baugh, PLC

Phone #: 602-230-0600

Email Address: george@wmbattorneys.com

Pre-Application #: 546-PA-2025

Posting Date: 9/5/25

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

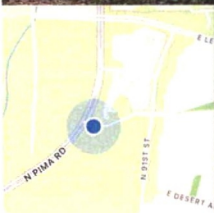
City Contact:

Name: Meredith Tessier

Phone #: 480-312-4211

Email Address:

MTessier@scottsdaleaz.gov



September 5, 2025 at 12:03 PM

+33.649918, -111.887694

E Trailside View

Scottsdale AZ 85255

Early Notification of Project Under Consideration

Neighborhood Open House Meeting

Date: Wednesday, September 17, 2025

Time: 6:00 P.M - 7:00 P.M.

Location: Scottsdale Marriott at McDowell Mountains - 16770 North Perimeter Drive, Scottsdale

Site Address: Southeast Corner of Pima Rd and Loop 101 Fwy, Scottsdale AZ

Project Overview:

Request: Planned Shared Development (PSD) Overlay to share development standards between parcels on existing campus (+/-95 acres) and Rezoning to add C-4 (General Commercial) zoning district and modify development standards of existing Planned Community District (PCD) on 5.4-acres of existing campus.

Description of Project and Proposed Use: Light Industrial Campus with New EV Automotive Service & Delivery on +/-5.4-acres

Site Acreage: +/-95 acres

Site Zoning: I-1, PCD (Industrial Park, Planned Community District) and I-1, PCD, ESL (Environmentally Sensitive Lands)

Applicant/Contact:

Name: George Pasquel III – Withey Morris Baugh, PLC

Phone #: 602-230-0600

Email Address: george@wmbattorneys.com

Pre-Application #: 546-PA-2025

Posting Date: 9/5/25

City Contact:

Name: Meredith Tessier

Phone #: 480-312-4211

Email Address:

MTessier@scottsdaleaz.gov

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

September 5, 2025 at 11:45 AM

+33-648275-111-890011

N Pima Rd

Scottsdale AZ 85255



Early Notification of Project Under Consideration

Neighborhood Open House Meeting

Date: Wednesday, September 17, 2025

Time: 6:00 P.M. - 7:00 P.M.

Location: Scottsdale Marriott at McDowell Mountains - 16770 North Perimeter Drive, Scottsdale

Site Address: Southeast Corner of Pima Rd and Loop 101 Fwy, Scottsdale AZ

Project Overview:

Request: Planned Shared Development (PSD) Overlay to share development standards between parcels on existing campus (+/-95 acres) and Rezoning to add C-4 (General Commercial) zoning district and modify development standards of existing Planned Community District (PCD) on 5.4-acres of existing campus.

Description of Project and Proposed Use: Light Industrial Campus with New EV Automotive Service & Delivery on +/-5.4-acres

Site Acreage: +/-95 acres

Site Zoning: I-1, PCD (Industrial Park, Planned Community District) and I-1, PCD, ESL (Environmentally Sensitive Lands)

Applicant/Contact:

Name: George Pasquel III - Withey Morris Baugh, PLC

Phone #: 602-230-0600

Email Address: george@wmbattorneys.com

Pre-Application #: 546-PA-2025

Posting Date: 9/5/25

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

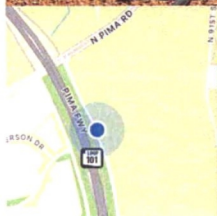
City Contact:

Name: Meredith Tessier

Phone #: 480-312-4211

Email Address:

MTessier@scottsdaleaz.gov



September 5, 2025 at 11:26 AM

+33 644340 -111 890776

N Pima Rd

Scottsdale AZ 85255

Early Notification of Project Under Consideration

Neighborhood Open House Meeting

Date: Wednesday, September 17, 2025

Time: 6:00 P.M. - 7:00 P.M.

Location: Scottsdale Marriott at McDowell Mountains - 16770 North Perimeter Drive, Scottsdale

Site Address: Southeast Corner of Pima Rd and Loop 101 Fwy, Scottsdale AZ

Project Overview:

Request: Planned Shared Development (PSD) Overlay to share development standards between parcels on existing campus (+/-95 acres) and Rezoning to add C-4 (General Commercial) zoning district and modify development standards of existing Planned Community District (PCD) on 5.4-acres of existing campus.

Description of Project and Proposed Use: Light Industrial Campus with New EV Automotive Service & Delivery on +/-5.4-acres

Site Acreage: +/-95 acres

Site Zoning: I-1, PCD (Industrial Park, Planned Community District) and I-1, PCD, ESL (Environmentally Sensitive Lands)

Applicant/Contact:

Name: George Pasquel III - Withey Morris Baugh, PLC

Phone #: 602-230-0600

Email Address: george@wmbattorneys.com

Pre-Application #: 546-PA-2025

Posting Date: 9/5/25

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

City Contact:

Name: Meredith Tessier

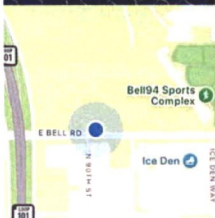
Phone #: 480-312-4211

Email Address:

MTessier@scottsdaleaz.gov

INNOVATIO
PARI
SCOTTSDALE

AC



September 5, 2025 at 11:03 AM

+33.640312,-111.886703

E Bell Rd

Scottsdale AZ 85255

Tab D

SIGN-IN

MREG 101 BELL, LLC

SOUTHEAST CORNER OF THE LOOP 101 FWY & PIMA ROAD, SCOTTSDALE, AZ

NEIGHBORHOOD OPEN HOUSE MEETING

SEPTEMBER 17TH, 2025 - 6:00 PM - SCOTTSDALE MARRIOTT AT McDOWELL MOUNTAINS - 16770 N. PERIMETER DRIVE, SCOTTSDALE, AZ 85260

NAME (Please Print)	ADDRESS	PHONE NO.	E-MAIL ADDRESS
1. DAVID A. GRANZA	20559 N 94 TH PLACE	480-221-7025	david.granza@gmail.com
2. PETER KOLIPOPOULOS	342 W. ENCANTO	480.600.7913	PETER@CIRCLEWEST.NET
3. FRANKY GONZALES	→	→	gobeejan@gmail.com
4. M KERAN	9230 E CANYON VIEW RD	4803125909	MKERAN@COW.COM
5. Karen Engelhardt	4178 E. Rusty Spur PL	480-213-7670	Kengellaard@gmail.com
6. Warren Pfeffer	18893 N 92 nd way	607-233-9299	warren@faith.net
7. Jamie Vassallo	Long Beach CA 90815	610-597-8676	jvassallo@rivian.com
8. Jeanette Orwala	DC Ranch	—	j1020102010@gmail.com
9. CHRIS IRISH	DC Ranch ^{community} council	480-710-9584	chistine.irish@dcraunchin.com
10. JOHN H. DUGAN	9258 E. DESERT VUE	480-585-4411	J.DUGAN@COW.NET

SIGN-IN

MREG 101 BELL, LLC

SOUTHEAST CORNER OF THE LOOP 101 FWY & PIMA ROAD, SCOTTSDALE, AZ

NEIGHBORHOOD OPEN HOUSE MEETING

SEPTEMBER 17TH, 2025 – 6:00 PM – SCOTTSDALE MARRIOTT AT McDOWELL MOUNTAINS - 16770 N. PERIMETER DRIVE, SCOTTSDALE, AZ 85260

NAME (Please Print)	ADDRESS	PHONE NO.	E-MAIL ADDRESS
11. Debra London-Pfeff	18893 N. 92 nd Way	609.439.8314	debra@londonpfeff.com
12. Chris Mullen	9313 E Canyon View Rd	708-846-3352	chrismullen@outlook.com
13. Mary Staker	20262 N. 102nd Place	Scottsdale, AZ	mbstaker@me.com
14. Bob Mayer	18723 W 93 RD PL	SCOTTSD	
15. Mike Zschunke	11445 E VIA LINDA	SCOTTSDALE	
16. David N. Smith	8205 E. Jordan DR	"	
17.			
18.		/	
19.			
20.			

From: B.K
To: Projectinput
Subject: What will be the impact? ZN-0001-2026
Date: Tuesday, February 17, 2026 3:51:33 PM

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

Hello,

I live in the DC Ranch Estates. Over the course of the last 2 years we've seen significant rise in neighborhood traffic, noise at all hours (due to improper original noise study not accounting for homes), and air pollution.

There is application for re-zoning. I request a new noise study and air pollution studies are conducted on business days. The last noise study was incorrect and did not include the proximity of the homes and only listed the soccer field. Im not sure, but also believe it was not conducted during business hours. Regardless, an updated study may help guide additional zoning requests.

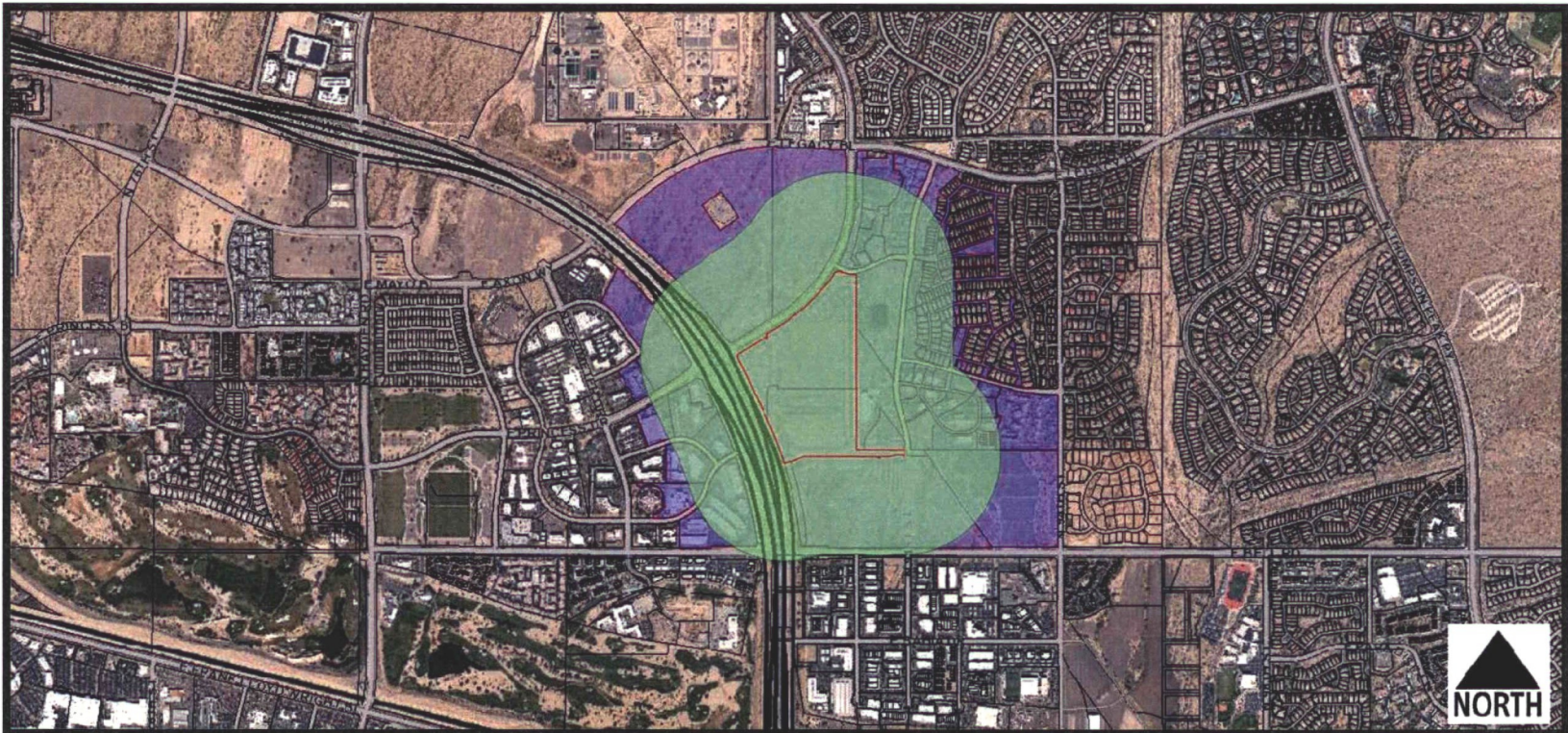
Additionally, how would the rezoning impact pollution and resource (particularly water) usage?

Thank you for looking into this matter.

Bobbi Hopkins

ATTACHMENT #10

City Notifications – Mailing List Selection Map
Rivian Service and Delivery Center



Labels Pulled
June 1st, 2026

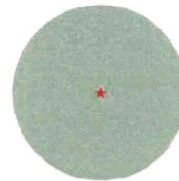
Additional Notifications:

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

Map Legend:



Site Boundary



Properties within 1250-foot

Postcards: 146

ZN-0001-2026



**SCOTTSDALE PLANNING COMMISSION
KIVA-CITY HALL
3939 DRINKWATER BOULEVARD
SCOTTSDALE, ARIZONA**

WEDNESDAY, JUNE 10, 2026

***DRAFT SUMMARIZED MEETING MINUTES ***

PRESENT: Joe Young, Chair
William Scarbrough, Vice Chair
George Ertel, Commissioner
Michal Ann Joyner, Commissioner
Doug Drake, Commissioner
Barney Gonzales, Commissioner
David Reid, Commissioner

ABSENT: William Scarbrough, Vice Chair

STAFF: Tim Curtis
Joe Padilla
Dustin Robertson
Casey Steinke
Chris Zimmer
Jack Kelly
Jason McWilliams

CALL TO ORDER

Chair Young called the regular session of the Scottsdale Planning Commission to order at 5:01 p.m.

ROLL CALL

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

MINUTES REVIEW AND APPROVAL

1. Approval of the May 27, 2026 Regular Meeting Minutes.
Commissioner Reid made a motion to approve the May 27, 2026 Regular Meeting Minutes. Second by Commissioner Joyner, the motion unanimously by a vote of six (6) to zero (0).

* Note: These are summary action minutes only. A complete copy of the meeting audio is available on the Planning Commission page on ScottsdaleAZ.gov, search "Planning Commission"

ATTACHMENT #12

CONSENT AGENDA

2. [ZN-0001-2026 \(Rivian Service and Delivery Center\)](#)

Request by owner for approval of a zoning district map amendment from Industrial Park, Planned Community District (I-1 PCD) to General Commercial, Planned Community District (C-4 PCD) and a request to amend development standards including Floor Area Ratio, Open Space, Building Height, and Setbacks, on a +/-5.4 acre portion of a +/-57.5 acre site located at 17771 N. Pima Road and 215-04-471 and 215-04-470. Staff contact person is Chris Zimmer, 480-312-2347. **Applicant contact person is George Pasquel III, 602-230-0600.**

3. [ZN-0004-2026 \(Scottsdale NEQ \(North East Quadrant\) Parking Structure\)](#)

Request by owner for a Zoning District Map Amendment from Parking District Downtown Overlay (P-2 DO) to Downtown/Multiple Use, Type 3 with Planned Block Development Overlay, Downtown Overlay (D/DMU-3 PBD DO) zoning with a development plan for a municipal use for a parking structure, including amended development standards for setbacks, stepbacks, and building location on a +/- 1.05-acre site located at 7375 E. Stetson Drive. Staff contact person is Casey Steinke, 480-312-2611. **Applicant contact person is Carlos De Alva, 520-519-9335.**

Items No. 2 & 3; Commissioner Ertel made a motion for recommendation of approval to City Council for cases ZN-0001-2026 and ZN-0004-2026 after finding that the proposed PCD and PBD criteria have been met and that the proposed Zoning District Map Amendments are consistent and conform with the adopted General Plan, per the attached stipulations. Second by Commissioner Reid, the motion unanimously by a vote of six (6) to zero (0).

ADJOURNMENT

With no further business to discuss, the regular session of the Planning Commission adjourned at 5:07 p.m.