

PLANNING COMMISSION REPORT



Meeting Date: July 23, 2025
General Plan Element: *Land Use*
General Plan Goal: *Create a sense of community through land uses*

ACTION

The Collector's Garages at Westworld 4-GP-2024, 5-ZN-2024 and 8-AB-2024

Request to consider the following:

1. A recommendation to City Council regarding a request by owner for a minor General Plan Amendment to the City of Scottsdale General Plan 2035 from Employment Office to Employment Light Industrial/Office on a +/- 5.09-acre site located at 9875 and 9909 E. McDowell Mountain Ranch Road, and,
2. A recommendation to City Council regarding a request by owner for a Zoning District Map Amendment from Single-family Residential, Environmentally Sensitive Lands, Planned Community District (R1-35 ESL PCD) to General Commercial, Environmentally Sensitive Lands, Planned Community District (C-4 ESL PCD), with a Development Plan on a +/- 5.09-acre site, located at 9875 and 9909 E. McDowell Mountain Ranch Road for a new office and storage facility.
3. A recommendation to City Council regarding a request by owner to abandon the eastern 33-foot wide GLOPE half-street right-of way located on 9875 E. McDowell Mountain Ranch Road and the eastern, western and southern 33-foot wide GLOPE half-street right-of way located on 9909 E. McDowell Mountain Ranch Road, with Single-family Residential, Environmentally Sensitive Lands, Planned Community District (R1-35 ESL PCD) zoning, totaling approximately 1.05-acres of right-of-way. Owner to dedicate property interests to the City of Scottsdale.

Goal/Purpose of Request

The applicant's request is for a non-major general plan amendment to change the City of Scottsdale 2035 General Plan land use designation from Employment Office to Employment Light Industrial/Office, and to rezone to a commercial district that allows a storage facility and office. Additionally, the applicant is requesting to abandon the General Land Office Patent Easements (GLOPE) on the subject properties.

Key Items for Consideration

- Access to the property and adjacent properties is not impacted by the proposed abandonment
- Planned Community District Findings
- Protecting the Rio Verde Canal cultural resource with temporary berm
- Compensation for abandonment of GLO easement to be determined by City Council
- Public comments received

OWNER

Winstar Pro LLC
Stephen Weiss

APPLICANT CONTACT

Jordan Rose
Rose Law Group pc
(480) 505-3938

LOCATION

9875 and 9909 E McDowell Mountain Ranch Rd



BACKGROUND

General Plan

The General Plan Land Use Element designates the property as Employment: Office. This category includes areas designated for office uses at a size and scale compatible with the surrounding areas and minimize impacts on the neighborhood. The request by the owner includes a minor General Plan amendment to the Scottsdale General Plan 2035 Future Land Use map from Employment: Office to Employment: Light Industrial/Office land use designation. Employment: Light Industrial/Office provides a variety of employment opportunities, business enterprises, and warehousing. Uses should be located and designed to limit impacts on and access to residential neighborhoods.

Zoning

The site is currently zoned Single-family Residential, Environmentally Sensitive Lands Overlay Planned Community District (R1-35 ESL PCD). The R1-35 zoning district is intended to promote and preserve urban single-family residential development with lot sizes under one (1) acre, that typically results in a low density of population. The proposed request is a zoning change from Single-family Residential (R1-35) to General Commercial (C-4) Environmentally Sensitive Lands, Planned Community District zoning (C-4 ESL PCD). 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.

Context

The subject property is located west of the intersection of E McDowell Mountain Ranch Rd and N Thompsen Peak Parkway. The surrounding developments are a new internalized storage facility to the southeast, the new city of Scottsdale sports field to the south, and a mix of medium and low density single-family residential to the north. Please refer to context graphics attached.

Adjacent Uses and Zoning

- North: E. McDowell Mountain Ranch Road, Horseman's Park subdivision zoned Single-family Residential, Planned Community District, Environmentally Sensitive Lands (R1-5 PCD ESL) and Graythorn Condominium, zoned Service Residential, Planned Community District, Environmentally Sensitive Lands (S-R PCD ESL)
- South: Reata Sports Complex, zoned Western Theme Park (WP) and Arizona State Lands zoned Single Family Residential, Environmentally Sensitive Lands (R1-35 ESL)
- East: Vacant land zoned Single-family Residential, Planned Community District, Environmentally Sensitive Lands (R1-35 PCD ESL)
- West: Arizona State Land and the Reata Sports Complex, zoned Western Theme Park (WP)

General Land Office Patent Easements (general information)

- Within the City of Scottsdale there are General Land Office (GLO) lots or parcels of various sizes created by the Federal Small Tract Act. This act was passed in 1938 and repealed in 1976.
- Most GLO lots were patented with 33-foot (or sometimes 50-foot) roadway and public utility easements typically "as near as practicable to the exterior boundaries" of the GLO lot.
- The City has viewed these patent roadway and utility easements as assured access for these lots, at least until a local circulation plan is established.
- As GLO lots come in for development (i.e., lot splits, subdivisions or requesting building permits) staff requires city right-of-way dedications per city circulation plans. The City's transportation plan establishes a street system to replace the grid pattern created by the GLO easements.
- Any patent easements may be requested to be abandoned if it is in excess of the current requirements of the City's circulation plans (including trails) or City roadway standards, and not required to ensure access to any other lot.
- On 1981, City Ordinance 1386 was adopted delegating the authority for the release of GLO easements to the Engineering Services Director.
- On March 2, 1999, the City Council repealed Ordinance 1386 and adopted Ordinance 3219 which requires the abandonment of the GLO patent roadway easements to go through the same public hearing process currently used for all rights-of-way, alleys, and roadway easements. The City Attorney's office has concluded that this process for consideration of GLO roadway abandonment satisfies legal requirements.
- On August 12, 2005, Arizona Revised Statute section 9-500.24 became effective. This provision gives the local municipality the right to abandon GLO patent easements, and concurs with the City's position on abandonment of GLO patent easements.

Other Related Policies, References:

Scottsdale General Plan 2035, as amended
Zoning Ordinance
33-ZN-2000
Scenic Corridor Design Guidelines (7-DR-2003)
Scenic Roadway Designations (1-GP-2004)
Transportation Master Plan

APPLICANT’S PROPOSAL

Development Information

The development proposal is for a new office and community storage facility.

- Existing Use: Vacant, undeveloped land
- Proposed Use: Storage facility with office
- Buildings/Description: Two-story storage facility building
- Parcel Size: Gross 5.09 acres (221,720 square feet)
Net 5.05 acres (220,344 square feet)
- Building Height Allowed: 36 feet from natural grade
- Building Height Proposed: 36 feet from natural grade (42 feet for mechanical screening)
- Parking Required: 15 spaces
- Parking Provided: 17 spaces
- Floor Area Maximum: 0.4
- Floor Are Provided: 0.34
- Open Space Required: 21, 023 square feet
- Open Space Provided: 37, 871 square feet
- NAOS Required: 58, 633 square feet or 36, 899 square feet (with cultural resource credit)
- NAOS Provided: 37, 664 square feet

GENERAL PLAN AND ZONING DISTRICT MAP AMENDMENT IMPACT ANALYSIS

City of Scottsdale General Plan 2035

The request is for a minor General Plan amendment to the Scottsdale General Plan 2035 to change the land use designation from Employment: Office to Employment: Light Industrial/Office on a +/- 5.09-gross acres site. A request from Employment: Office (Group G) to Mixed-Use Neighborhoods (Group G) is defined as a minor General Plan amendment based upon criteria outlined in the Scottsdale General Plan 2035. The purpose of the applicant’s request is to allow for the development

of new indoor storage facility designed specifically for high end automobiles, as described and intended by the companion rezoning application, case 5-ZN-2024.

Per the General Plan Land Use Element, Employment: Light Industrial/Office focuses on limiting impacts on and access to residential neighborhoods. These areas accommodate a variety of employment opportunities, business enterprises, light manufacturing, warehousing, and other light industrial and heavy commercial type activities.

Case 5-ZN-2024 proposes to implement the Employment: Light Industrial/Office Land Use Designation with the General Commercial Planned Community Development Environmentally Sensitive Lands Overlay (C-4 PCD ESL) zoning district. The proposed zoning district allows for commercial uses including vehicle storage and warehousing.

Policy Implications (General Plan 2035)

The General Plan (Land Use Element Goals LU 1, LU 2, LU 3, and LU 6 and Economic Vitality Element Goal EV 5) supports maintaining a balance of land uses that are context-appropriate and transition to established areas of the community. Although the proposal is seeking both a minor General Plan amendment and rezoning request, the applicant's objective is to develop vacant commercial with a commercial development that will provide additional storage options to residents as well as support the surrounding commercial uses and signature vehicle events.

The City of Scottsdale General Plan 2035 Character & Design Element categorizes the property as Suburban Character Type (Character Types Map, page 40), and classified as Natural Streetscape (Policy CD 4.1, Streetscapes Map, page 42), embody the natural state of the Sonoran Desert environment to the greatest extent possible, while incorporating paths in the public realm. Native plants and plant densities should buffer adjoining uses, protect view corridors, and preserve rural and desert contexts. Further, the General Plan encourages improvements that support pedestrian activity (Circulation Element Policy C 8.1). The applicant's proposal includes an enhanced desert landscape along the frontage, a new sidewalk, as well as preserving the Old Verde Canal cultural resource as undeveloped with exception of a revegetated re-graded berm within a portion of the canal for stormwater runoff purposes.

Land Use Impact Model

In 2024, Long Range Planning Services contracted with Applied Economics to update a land use impact model to estimate the socioeconomic, development, and fiscal impacts associated with a change from one General Plan land use designation to another over a 20-year time period (in this instance, 2025-2044). From a fiscal standpoint, the model assesses both revenues generated from development (initial construction expenditures, yearly sales tax generation, etc.) as well as City expenditures (public safety, infrastructure maintenance, etc.), as a means to estimate how much value a project adds (or does not add) over time – or Net Present Value (NPV). In this instance, the model provided a general assessment of the subject site comparing the 20-year outlook of existing +/- 5.05-net acres of residential use and proposed +/- 5.05-net acres of commercial in the Central Sub-Area of the City. The model shows a positive NPV of \$189,677 for the existing commercial over 20 years. By comparison, the proposed commercial development of the site shows a positive NPV of \$1,577,495 over the same time period.

Land Use

The proposed zoning designation of General Commercial, Environmentally Sensitive Lands, Planned Community District (C-4 ESL PCD) will permit a new storage facility and office.

Horseman's Park- Planned Community District (PCD)

The project site is part of the Horseman's Park Planned Community (P-C) District which received zoning approval in 2001 under case 33-ZN-2000. The Horseman's Park PCD establishes specific regulations and amended development standards for all parcels within the PCD district boundary. There were two sets of amended development standards approved with this case and separated them into east and west Horseman's Park areas. This subject site is a part of the Eastern portion of the Horseman's Park PCD which does require any proposed development to meet a maximum floor area ratio of .40.

PCD Findings/Criteria

- A. That the development proposed is in conformance with the General Plan and can be coordinated with existing and planned development of surrounding areas.
 - The applicant states that the proposed development is ideally positioned to capitalize on surrounding uses while maintaining harmony with the broader area. The General Plan designation aligns closely with the proposed business, and the minor amendment will further enhance the character envisioned for the area, making it a fitting and valuable addition to the region.
- B. That the streets and thoroughfares proposed are suitable and adequate to serve the proposed uses and the anticipated traffic which will be generated thereby.
 - The applicant states that the overall traffic generated by this use is minimal and poses a negligible impact on surrounding neighborhoods and businesses. The streets and thoroughfares are more than adequate to accommodate this low traffic use.
- C. The Planning Commission and City Council shall further find that the facts submitted with the application and presented at the hearing establish beyond reasonable doubt that:
 1. In the case of proposed residential development, that such development will constitute a residential environment of sustained desirability and stability; that it will be in harmony with the character of the surrounding area; and that the sites proposed for public facilities, such as schools, playgrounds and parks, are adequate to serve the anticipated population. 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 is not comprised of any residential development.
 2. In the case of proposed industrial or research uses, that such development will be appropriate in area, location and overall planning to the purpose intended; and that the design and development standards are such as to create an industrial environment of sustained desirability and stability.

- The proposed request to rezone the site to the General Commercial (C-4) zoning district allows research and industrial uses, including light manufacturing and warehousing. The district provides opportunities for light industrial uses in order to sustain and enhance the community's economic vitality and employment opportunities. The C-4 zoning district 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.
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 applicant states that the luxury development will complement nearby special events and neighborhoods, serving the needs of both Scottsdale residents and tourists. It is a low-traffic, low-impact use that aligns with the design elements of the area. The beautifully designed and curated garages will be in perfect harmony with the surrounding character.

Airport Vicinity

The subject property is located within the Airport's AC-1 Influence area. Commercial and industrial uses are allowed and the FAA conducted an aeronautical study and determined that the structures do not exceed obstruction standards and would not be a hazard to air navigation.

GLO Abandonment

The subject 33-foot General Land Office Patent Easement(s) (GLO) located along the western, eastern and southern boundaries of 9875 and 9909 E. McDowell Mountain Ranch Road were dedicated in May and July 1954 through patent serial number(s) 114421 and 1145658. The subject GLO roadway easements were reserved on the original patent deed to assure legal access. Currently, the GLO easements are unimproved.

Transportation/Trails

The proposed development is estimated to generate 64 weekday daily vehicle trips, with an estimated 7 a.m. and pm. peak hour trips. According to the TIMA, during peak hours, the estimated trip generation is essentially the same for the proposed garage and six (6) single family detached homes. During weekdays, the garages are estimated to generate fewer trips than the equivalency of six (6) homes. Vehicular access is provided with a new driveway along E. McDowell Mountain Ranch and a new Non-motorized Access Easement will be provided along the alignment of the Verde Canal for pedestrian access.

Public Utilities

All public utilities have been notified of the applicant's request and have indicated no conflicts with the proposed abandonment.

Water/Sewer

The applicant provided Basis of Design reports for water and sewer, which 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 0.8 miles of the site and located at 16701 N. 100th Street. The subject site is served by Foothills Police District, 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.

Natural Area Open Space (NAOS)/Verde Canal/Desert Scenic Buffer

The Verde Canal and its associated berm, located at the northeast corner of the site, have been identified as a designated archaeological cultural resource site. In accordance with the Zoning Ordinance, the NAOS requirements have been reduced by preserving the majority of the Verde Canal and berm, which are considered significant cultural resources. The applicant has incorporated this area into the designated NAOS, ensuring that it will remain largely undisturbed, with the exception of a temporary basin that will not compromise the integrity of the canal. This approach allows the applicant to apply a 2:1 NAOS credit as permitted by the Zoning Ordinance for preservation of significant archaeological features. Prior to the NAOS credit, the total NAOS requirement for the site is 58,633 square feet. With the credit applied, the applicant is providing 37,664 square feet of NAOS, satisfying the minimum requirements. In addition to the preserved Verde Canal, the applicant is also providing a 30-foot-wide buffer setback along McDowell Mountain Ranch Road, further contributing to the site's open space and visual character.

Housing Cost

The approval of the zoning district map amendment proposed by the applicant provides an opportunity for different commercial uses for the existing commercial 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 and has used multiple public outreach methods. Property owners located within 1,250 feet of the site and on the City of Scottsdale Interested Parties List have been notified by mail of the applicant's request. According to the Affidavit of Posting, the project under consideration sign was posted on August 6, 2024 for an Open House meeting that was held on August 14, 2024. City best practices and policies state that the white sign should be posted on the site 10 days prior the Open House meeting, however, the applicant states that the required notification letters were mailed out on August 2, 2024. As of the writing of this report, staff has received public comments regarding these applications which are included in the attachments to the report.

Significant Updates to Development Proposal Since Initial Submittal

Since the initial submittal of the proposed zoning district map amendment, the following site improvements have been incorporated into the project:

- A Non-Building Area Easement over the proposed NAOS to preserve the Verde Canal.
- A marker/plaque placed at the northern portion of the Verde Canal
- A 30-foot-wide Scenic Corridor Easement along McDowell Mountain Ranch Road
- Detention basin removed from the scenic setback along McDowell Mountain Ranch Road
- The dedication of a 25-foot-wide Public Non-motorized Access Easement along the alignment of the Verde Canal
- Pedestrian on-site amenities

Policy Implications

The abandonment compensation amount has been determined by the City of Scottsdale Real Estate Department in accordance with the City's established valuation procedures for abandonments. The valuation methodology assumes the land is available for development at its highest and best use, consistent with the current zoning designation. Based on this methodology, the total compensation due to the City for the GLO patent easement is \$102,618.00. The property owner has agreed to remit this amount to the City.

The development plan protects an existing cultural resource and provides improved land use compatibility with the Westworld site located to the west.

STAFF RECOMMENDATION

Recommended Approach:

1. Staff recommends that the Planning Commission find that the proposed Minor General Plan Amendment is consistent and conforms with the adopted General Plan and make a recommendation to City Council for approval per the attached stipulations.
2. Staff recommends that the Planning Commission find that Planned Community Development (PCD) district criteria have been met and determine that the proposed zoning district map amendment is consistent and conforms with the adopted General Plan and make a recommendation to City Council for approval per the attached stipulations.
3. Staff recommends that the Planning Commission make a recommendation to City Council for the approval to abandon the eastern 33-foot wide GLOPE half-street right-of way located on 9875 E. McDowell Mountain Ranch Road and the eastern, western and southern 33-foot wide GLOPE half-street right-of way located on 9909 E. McDowell Mountain Ranch Road, with Single-family Residential, Environmentally Sensitive Lands, Planned Community District (R1-35 ESL PCD) zoning, totaling approximately 1.05-acres of right-of-way, finding that the proposal is consistent with and conforms to the adopted General Plan, subject to the following:

1. The property owner of the parcel to pay the City the total amount of \$102,618.00 for the Abandonment Right-of-Way.

RESPONSIBLE DEPARTMENTS

Planning and Development Services

Current & Long Range Planning Services

Stormwater Management

Traffic Engineering

Fire and Life Safety

Plan Review

Real Estate

STAFF CONTACT

Meredith Tessier

Senior Planner

480-312-4211

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APPROVED BY



Meredith Tessier, Report Author

07/08/2025

Date



Tim Curtis, AICP, Current Planning Director

Planning Commission Liaison

Phone: 480-312-4210 Email: tcurtis@scottsdaleaz.gov

7/10/2025

Date



Erin Perreault, AICP, Senior Director

Planning and Development Services

Phone: 480-312-7093 Email: eperreault@scottsdaleaz.gov

07/16/2025

Date

ATTACHMENTS

1. Context Aerial
- 1A. Aerial Close-Up
2. Resolution No. 13465(DRAFT)
Exhibit 1: Proposed General Plan Land Use Map
3. Ordinance No. 4683(DRAFT)
Exhibit 1: Zoning Map
Exhibit 2: Stipulations
Exhibit A to Exhibit 2: Streetlighting Plan
Exhibit B to Exhibit 2: Architectural Site Plan
4. Resolution No. 13464 (DRAFT)
Exhibit 1: The Collector's Garages at WestWorld Development Plan
5. Resolution No. 13466 (DRAFT)
Exhibit A: Legal Description
Exhibit B: Legal Graphic
Exhibit C: Depiction of subject parcel
6. Applicant's Abandonment Narrative
7. Existing General Plan Land Use Map
8. Existing Zoning Map
9. Traffic Impact Summary
10. Community Involvement Report
11. Correspondence
12. City Notification Map



Q.S.
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Google Earth Pro Imagery

Context Aerial

4-GP-2024 & 5-ZN-2024

ATTACHMENT 1



Close-up Aerial

4-GP-2024 & 5-ZN-2024

ATTACHMENT 1A

RESOLUTION NO. 13465

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SCOTTSDALE, MARICOPA COUNTY, ARIZONA, ADOPTING A MINOR GENERAL PLAN AMENDMENT TO THE CITY OF SCOTTSDALE GENERAL PLAN 2035 FUTURE LAND USE MAP FROM EMPLOYMENT OFFICE TO EMPLOYMENT LIGHT INDUSTRIAL/OFFICE LAND USE DESIGNATION ON A +/- 5.09-ACRE SITE LOCATED AT 9875 AND 9909 E. MCDOWELL MOUNTAIN RANCH ROAD.

WHEREAS, in consideration of the minor General Plan amendment, the City Council, Planning Commission and City staff have held public hearings and meetings with residents and property owners of Scottsdale and other interest parties, and have considered, wherever possible, the concern or alternatives expressed by those persons regarding the proposed amendment; and

WHEREAS, the Planning Commission held a recommendation hearing on July 23, 2025 concerning the minor General Plan amendment; and

WHEREAS, the City Council has incorporated, whenever possible, the concerns and alternatives expressed by all interested parties concerning the minor General Plan amendment.

NOW, THEREFORE, LET IT BE RESOLVED, by the City Council of the City of Scottsdale, Maricopa County, Arizona, as follows:

Section 1. That the City Council hereby amends the City of Scottsdale General Plan 2035 Future Land Use Map for the City of Scottsdale, for a +/- 5.09- acre site located at 9875 E. McDowell Mountain Ranch Road and 9909 E. McDowell Mountain Ranch Road from Employment Office to Employment Light Industrial/Office land use designation.

Section 2. That the above amendment is described in Case No. 4-GP-2025 (relating to zoning case 5-ZN-2024, and depicted on Exhibit "1", attached hereto and incorporated by this reference.

Section 3. That copies of this General Plan amendment shall be on file in the Office of the City Clerk, located at 3939 N. Drinkwater Boulevard, Scottsdale, Arizona.

PASSED AND ADOPTED by the Council of the City of Scottsdale, Maricopa County, Arizona this _____ day of _____, 2025.

ATTEST:

CITY OF SCOTTSDALE, an Arizona
Municipal Corporation

By: _____
Ben Lane
City Clerk

By: _____
Lisa Borowsky
Mayor

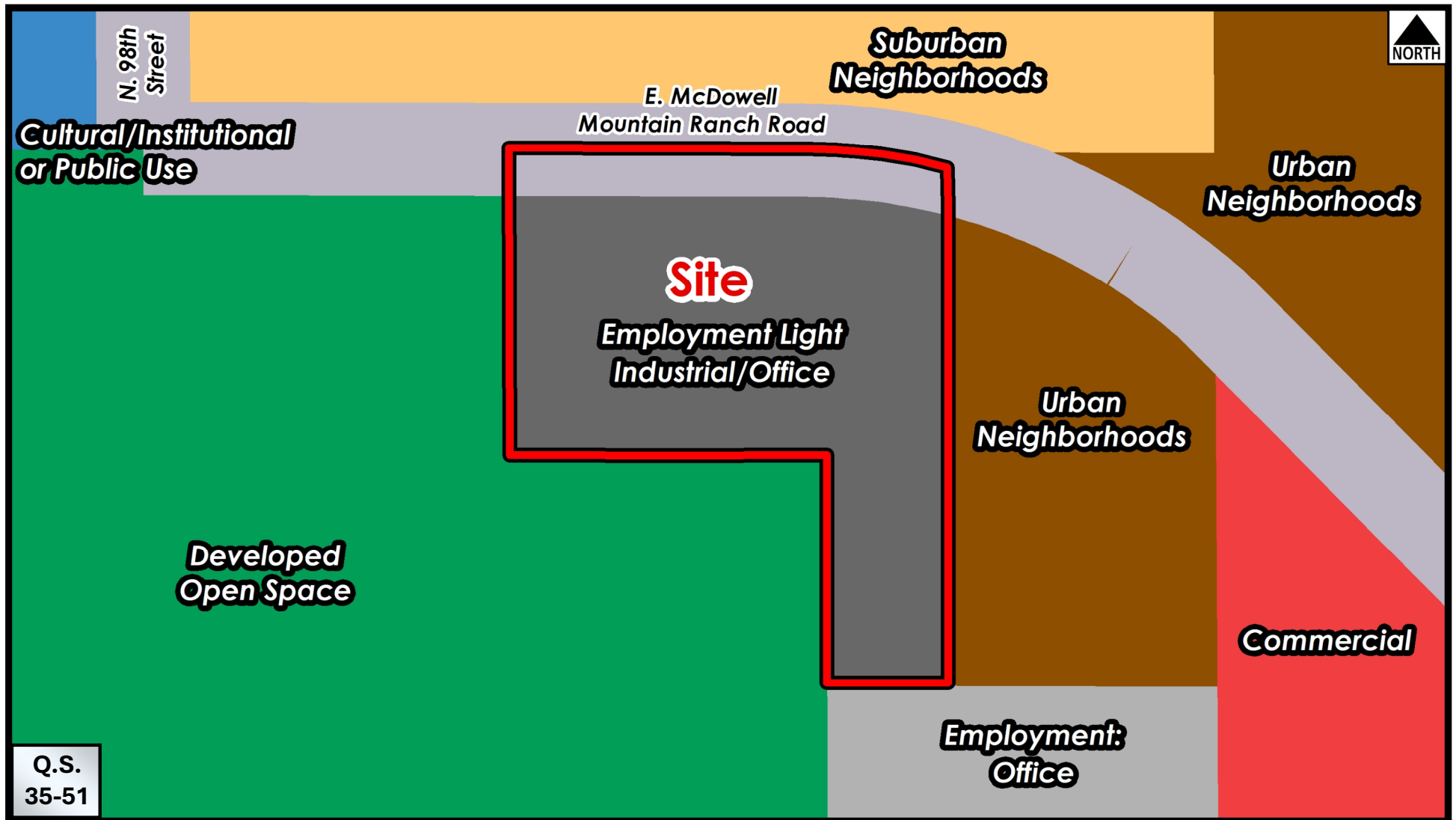
DRAFT

Resolution No. 13465
Page 1 of 2

ATTACHMENT 2

APPROVED AS TO FORM:
OFFICE OF THE CITY ATTORNEY

By: _____
Luis Santaella, Interim City Attorney
By: Joe Padilla, Deputy City Attorney



General Plan 2035 Future Land Use Map
+/- 5.09-acres of Employment Light Industrial/Office

4-GP-2024 & 5-ZN-2024

ORDINANCE NO. 4683

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. 5-ZN-2024 FROM SINGLE-FAMILY RESIDENTIAL, ENVIRONMENTALLY SENSITIVE LANDS, PLANNED COMMUNITY DISTRICT (R1-35 ESL PCD) TO GENERAL COMMERCIAL, ENVIRONMENTALLY SENSITIVE LANDS, PLANNED COMMUNITY DISTRICT (C-4 ESL PCD), WITH A DEVELOPMENT PLAN ON THE ENTIRE +/- 5.08-ACRES OF THE SITE, LOCATED AT 9875 E. MCDOWELL MOUNTAIN RANCH ROAD AND 9909 E. MCDOWELL MOUNTAIN RANCH ROAD FOR A NEW OFFICE AND STORAGE FACILITY.

WHEREAS, the Planning Commission held a hearing on July 23, 2025; and

WHEREAS, the City Council has considered the probable impact of Zoning Ordinance No. 4683 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, 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. 5-ZN-2024.

DRAFT

Ordinance No. 4683

Page 1 of 2

ATTACHMENT 3

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 +/- 5.09 acre site located at 9875 and 9909 E. McDowell Mountain Ranch Road and marked as "Site" (the Property) on the map attached as **Exhibit 1**, incorporated herein by reference, from Single-family Residential, Environmentally Sensitive Lands, Planned Community District (C-4 ESL PCD), and by adopting that certain document entitled "The Collector's Garages at WestWorld" declared as public record by Resolution No. 13464 which is incorporated into this ordinance by reference as if fully set forth herein.

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 _____, 2025.

ATTEST:

CITY OF SCOTTSDALE, an Arizona
municipal corporation

By: _____
Ben Lane
City Clerk

By: _____
Lisa Borowsky
Mayor

APPROVED AS TO FORM:
OFFICE OF THE CITY ATTORNEY

By: _____
Luis Santaella, Interim City Attorney
By: Joe Padilla, Deputy City Attorney

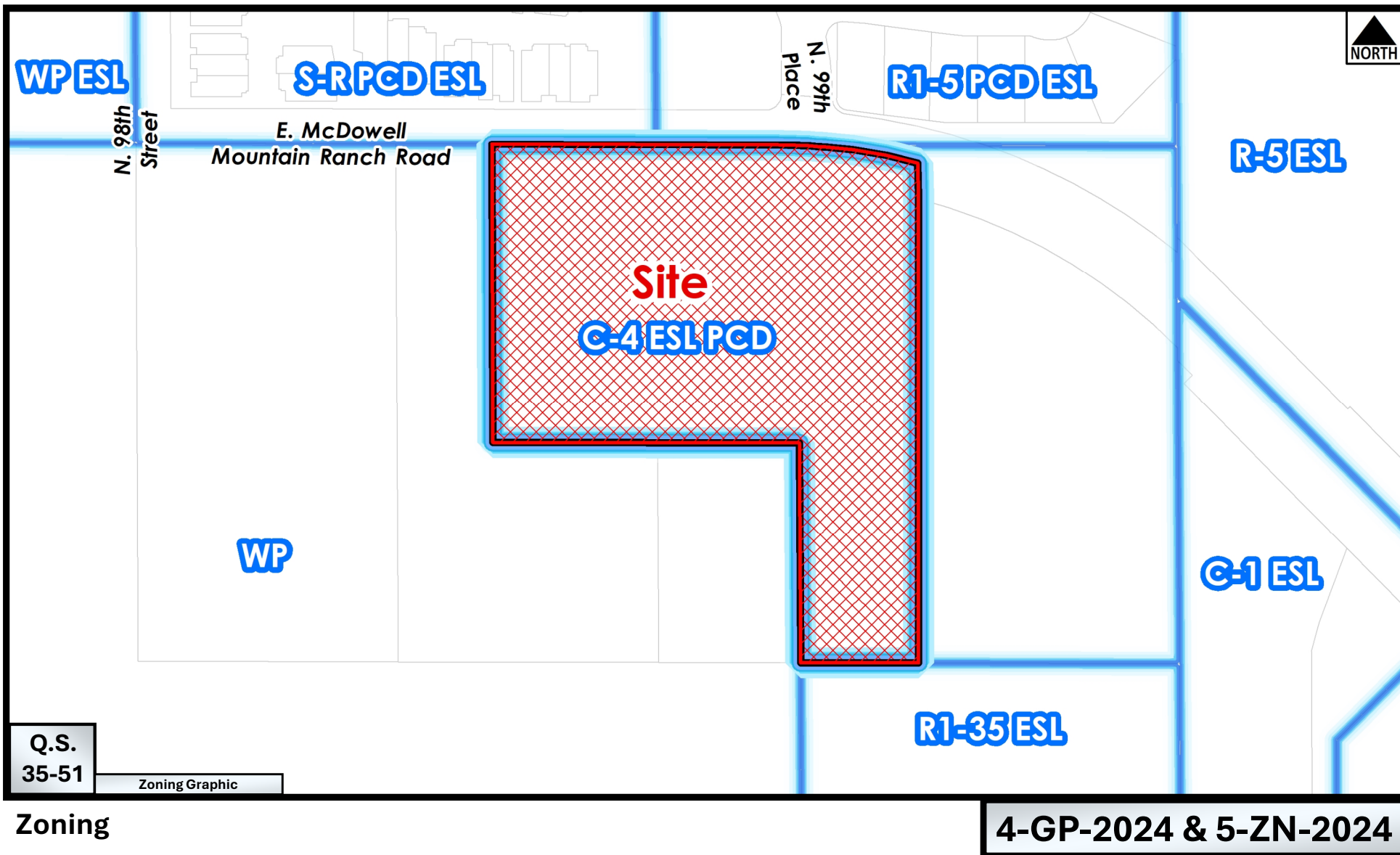


EXHIBIT 1 TO
ORDINANCE NO. 4683

**Stipulations for the Zoning Application:
The Collector's Garages at Westworld
Case Number: 5-ZN-2024 & 4-GP-2024**

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

SITE DESIGN

1. CONFORMANCE TO DEVELOPMENT PLAN. Development shall conform with the Development Plan, entitled "The Collector's Garages at Westworld," which is on file with the City Clerk and made a public record by Resolution No. 13464 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. STREETLIGHTS. With the civil improvement plans, the applicant shall submit a street lighting plan/detail showing a new streetlight pole in conformance with the plans prepared by Wright Engineering Corporation submitted on 3/31/2025 and sealed 11/21/2024.
3. INTERNATIONAL GREEN CONSTRUCTION CODE (IgCC). Final construction plans shall demonstrate compliance with the IgCC.
4. PROTECTION OF ARCHAEOLOGICAL RESOURCES. Any development on the property is subject to the requirements of Scottsdale Revised Code, Chapter 46, Article VI, Protection of Archaeological Resources, Section 46-134 - Discoveries of archaeological resources during construction.
5. HISTORIC MARKER & PLAQUE. At time of final plans, the applicant shall provide a plaque to commemorate the history of the Verde Canal as depicted within Architectural Site Plan – Overall, Sheet A1.1.1, by LGE Design Group with an Issue Date of 03/13/2025.
6. LAND ASSEMBLAGE. Prior to the city issuing any permit for the development project, the property owner shall assemble project parcels into one parcel through the city's final plat process.

DEDICATIONS

7. MULTI-USE TRAIL EASEMENT. Prior to issuance of any permit for the development project, the property owner shall dedicate a minimum twenty-five (25) foot wide Public Non-Motorized Access Easement to the City of Scottsdale to contain the multi-use trail to be constructed in accordance with the infrastructure requirements below. The alignment of the easement shall be generally as depicted within Architectural Site Plan – Overall, Sheet A1.1.1, by LGE Design Group with an Issue Date of 03/13/2025.
8. DESERT SCENIC ROADWAY SETBACKS LOCATION, EASEMENT, AND IMPROVEMENTS. Prior to issuance of any permit for the development project, the property owner shall dedicate a minimum 30-foot-wide continuous Scenic Corridor Easement to the City of Scottsdale along the development project's E. McDowell Mountain Ranch frontage. The width of the Scenic Corridor Easement shall be

measured from the property line. Unless otherwise approved by the Development Review Board, the area within the Scenic Corridor Easement shall be left in a natural condition.

9. PUBLIC NON-MOTORIZED ACCESS EASEMENT. Prior to issuance of any permit for the development project, the property owner shall dedicate a continuous Public Non-Motorized Access Easement to the City of Scottsdale to contain the public sidewalk in locations where the sidewalk crosses onto private property of the development project.
10. AVIGATION EASEMENT. Prior to the issuance of any permit for the development project, the property owner shall dedicate an Avigation Easement to the City of Scottsdale, in a form acceptable to the City Attorney, or designee.
11. NATURAL AREA OPEN SPACE. Prior to the issuance of any permit for the development project, the property owner shall dedicate to the City of Scottsdale a Natural Area Open Space Easement as depicted within Architectural Site Plan – Overall, Sheet A1.1.1, by LGE Design Group with an Issue Date of 03/13/2025.
12. NON-BUILDING AREA EASEMENT. Prior to the issuance of any permit for the development project, the property owner shall dedicate to the City of Scottsdale a Non-Building Area Easement as depicted within Architectural Site Plan – Overall, Sheet A1.1.1, by LGE Design Group with an Issue Date of 03/13/2025.

INFRASTRUCTURE

13. CONSTRUCTION COMPLETED. Prior to issuance of any Certificate of Occupancy or Certification of Shell Building, whichever is first, for the development project, the property owner shall complete all the infrastructure and improvements required by the Scottsdale Revised Code and these stipulations.
14. STANDARDS OF IMPROVEMENTS. All improvements (curb, gutter, sidewalk, curb ramps, driveways, pavement, concrete, water, wastewater, etc.) shall be constructed in accordance with the applicable City of Scottsdale Supplements to the Maricopa Association of Governments (MAG) Uniform Standard Specifications and Details for Public Works Construction, Maricopa Association of Governments (MAG) Uniform Standard Specifications and Details for Public Works Construction, the Design Standards and Policies Manual (DSPM), and all other applicable city codes and policies.
15. CIRCULATION IMPROVEMENTS. Prior to issuance of any permit for the development project, the property owner shall submit and obtain approval of construction documents to construct the improvements depicted within Architectural Site Plan – Overall, Sheet A1.1.1, by LGE Design Group with an Issue Date of 03/13/2025.
16. 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.
17. FIRE HYDRANT. The property owner shall provide fire hydrant(s) and related water infrastructure adjacent to lot, in the locations determined by the Fire Department Chief, or designee.

REPORTS AND STUDIES

18. DRAINAGE REPORT. With the Development Review Board submittal, the property owner shall submit a Drainage report in accordance with the Design Standards and Policies Manual for the development project. In the drainage report, the property owner shall address:
 1. The drainage report submitted for the zoning case and accepted in concept is adequate for the DRB submittal. The drainage report submitted with final plans is expected to be based on the drainage report submitted for the case review and updated to reflect final plans.
19. FINAL BASIS OF DESIGN REPORT (WATER). With the Development Review Board submittal, the property owner shall submit a Final Basis of Design Report for Water for the development project in accordance with the Design Standards and Policies Manual. In the basis of design report, the property owner shall address:
 1. Preliminary Basis of Design Report comments.
20. FINAL BASIS OF DESIGN REPORT (WASTEWATER). With the Development Review Board submittal, the property owner shall submit a Final Basis of Design Report for Wastewater for the development project in accordance with the Design Standards and Policies Manual. In the basis of design report, the property owner shall address:
 1. Preliminary Basis of Design Report comments.
20. FAA DETERMINATION. With the Development Review Board Application, the property owner shall submit a copy of the FAA Determination letter on the FAA FORM 7460-1 for any proposed structures and/or appurtenances that penetrate the 100:1 slope. The elevation of the highest point of those structures, including the appurtenances, must be detailed in the FAA form 7460-1 submittal.
21. ARCHAEOLOGY. With the submittal of a Development Review application, the applicant shall resubmit the archaeology survey and report prepared by SWCA Environmental Consultants and address the following:
 - a. The “Old Verde Canal” disturbances shall be limited to the berm as identified as “prop berm” identified on sheet “EXH A” of the accepted drainage report dated June 3, 2025, by staff approval stamp.
 - b. Further analysis shall be provided with the Development Review Board application, and the berm shall be lowered if further analysis identifies a smaller berm may be used to address the “ponding” and “backwater flow” form infiltrating the site.
 - c. The “prop berm” shall not be landscaped to blend in with the historic “Old Verde Canal” improvements.
 - d. The “prop berm” shall be removed once the project located to the immediate east, APN 217-14-039A, is developed and provide the sites “prop berm” to prevent “ponding” and “backwater flow” form infiltrating the site.
 - e. Once the adjacent parcel, APN 217-14-039A, is developed and provides the site’s own required “prop berm,” this subject site shall remove the “prop berm” constructed within the “Old Verde Canal”. The removal shall use the sandy bottom of the canal to enter and exit and shall not disturb the site further. The area where the “prop berm” has been removed from shall be revegetated to a natural state, subject to the satisfaction of city staff.

MASTER PLANS

22. MASTER INFRASTRUCTURE PLANS. The property owner shall have each Master Infrastructure Plan specified below prepared by a registered engineer licensed to practice in Arizona, and in accordance with the Design Standards and Policies Manual. Each Master Infrastructure Plan shall be accepted by city staff before any Development Review Board submittal. Each Master Infrastructure Plan shall include a complete description of project phasing, identifying the timing and parties responsible for construction.

1. Master Drainage Systems Plan

STREET LIGHTING GENERAL CONSTRUCTION NOTES

1. THE CONTRACTOR SHALL COMPLY WITH STATE AND CITY STATUTES AND ORDINANCES.
2. THE CONTRACTOR SHALL COMPLY WITH ALL LICENSING REQUIREMENTS SET FORTH BY THE STATE REGISTRAR OF CONTRACTORS OFFICE TO PERFORM WORK RELATING TO ELECTRICAL INSTALLATIONS.
3. PRIOR TO BID SUBMITTAL, THE CONTRACTOR SHALL EXAMINE ALL CONSTRUCTION DRAWINGS AND VISIT THE CONSTRUCTION SITE TO BECOME FAMILIAR WITH EXISTING CONDITIONS UNDER WHICH THEY WILL OPERATE, AND WHICH WILL IN ANY WAY AFFECT THE WORK UNDER THE CONTRACT.
4. THE CONTRACTOR SHALL VERIFY DIMENSIONS AT THE SITE AND IMMEDIATELY REPORT DIFFERENCES TO THE CITY'S INSPECTOR AND NOT PROCEED WITH WORK UNTIL THE CITY INSPECTOR RENDERS A DECISION.
5. THE CONTRACTOR SHALL OBTAIN ONE DRY UTILITY PERMIT FOR EACH STREET LIGHTING PROJECT, OR PHASE IF A MULTI-PHASE PROJECT, PRIOR TO CONSTRUCTION.
6. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE UTILITY COMPANIES FOR COORDINATION OF THE TRENCHING, THE INSTALLATION OF CONDUIT AND PULL BOXES, AND THE INSTALLATION OF ELECTRICAL CONDUCTORS FOR THE STREET LIGHTING SYSTEM.
7. TRENCHES AND EXCAVATION FOR ELECTRICAL CONDUIT AND PULL BOX INSTALLATIONS SHALL BE PER THE ELECTRICAL UTILITY COMPANY REQUIREMENTS. THE USE OF A COMMON ELECTRICAL UTILITY COMPANY TRENCH IS PERMITTED, UNLESS OTHERWISE DIRECTED BY THE ELECTRICAL UTILITY COMPANY.
8. SURPLUS EXCAVATION SHALL BE DISPOSED OF BY THE CONTRACTOR.
9. ELECTRICAL CONDUITS USED FOR CITY STREET LIGHTS SHALL BE UL RATED AND SUITABLE FOR UNDERGROUND USE PER THE ELECTRICAL UTILITY COMPANY REQUIREMENTS.
10. ALL ELECTRICAL CONDUIT SIZES, LOCATIONS AND INSTALLATIONS SHALL BE PER THE ELECTRICAL UTILITY COMPANY'S PLANS AND INSTALLATION REQUIREMENTS. EXCEPT FOR THE CONDUITS ENTERING LIGHT POLES, THE CONDUIT FROM THE LIGHT POLES TO THE PULL BOXES SHALL BE INSTALLED PER THESE PLANS.
11. ALL ELECTRICAL PULL BOX SIZES, LOCATIONS AND INSTALLATIONS SHALL BE PER THE ELECTRICAL UTILITY COMPANY'S PLANS AND INSTALLATION REQUIREMENTS. THESE PULL BOXES MAY BE REFERRED TO AS JUNCTION BOXES OR J-BOXES ON THE ELECTRICAL UTILITY COMPANY'S PLANS.
12. AN 8" X 8" MINIMUM SIZE COPPER CLAD GROUND ROD SHALL BE INSTALLED FOR EACH ELECTRICAL PULL BOX INSTALLATION ADJACENT TO EACH LIGHT POLE, GROUND ROD SIZES AND INSTALLATIONS SHALL BE PER THE ELECTRICAL UTILITY COMPANY'S REQUIREMENTS AND SHALL MEET THESE MINIMUM REQUIREMENTS.
13. STREET LIGHT POLE LOCATIONS SHALL BE PER THESE PLANS AND THE ELECTRICAL UTILITY COMPANY'S PLANS. IF A CONFLICT EXISTS BETWEEN THESE TWO LIGHTING PLANS, THE CONTRACTOR SHALL IMMEDIATELY REPORT DIFFERENCES TO THE CITY'S INSPECTOR AND NOT PROCEED WITH THE CONFLICTING WORK UNTIL THE CITY INSPECTOR PROVIDES DIRECTION ON HOW TO PROCEED.
14. STREET LIGHTING POLES SHALL BE SET NO CLOSER THAN 2.5 FEET FROM BACK OF CURB AND 1 FOOT FROM BACK OF SIDEWALK. ALL STREET LIGHTING POLES SHALL BE LOCATED WITHIN CITY RIGHT-OF-WAY.
15. STREET LIGHTING POLES SHALL BE INSTALLED PLUMB IN TWO DIRECTIONS, NINETY (90) DEGREES APART, AND SHALL BE ADJUSTED TO PROVIDE PROPER ALIGNMENT TO THE ROADWAY BEING LIGHTED.
16. LUMINAIRES SHALL BE INSTALLED LEVEL AND INCLUDE A PHOTOCELL AND OTHER LIGHTING SYSTEM COMPONENTS NEEDED TO BE FULLY OPERATIONAL. THE LUMINAIRES SHALL BE FREE OF DUST, DIRT OR ANYTHING THAT WOULD IMPAIR THE UTILITY OF THE LIGHT.
17. LUMINAIRES SHALL BE WIRED OR CONNECTED TO MATCH THE VOLTAGE SUPPLIED BY THE ELECTRIC UTILITY COMPANY.
18. THE CONTRACTOR SHALL PROVIDE A FUSE HOLDER FOR EACH POWER CONDUCTOR INSIDE EACH STREET LIGHT POLE. FUSE HOLDERS SHALL BE BREAKAWAY, IN-LINE, WATERPROOF STYLE WITH SA FUSE AND ACCESSIBLE FROM THE POLE HAND HOLE. THESE FUSE HOLDERS AND FUSES ARE REQUIRED IN ADDITION TO ANY FUSING THAT THE ELECTRICAL UTILITY MAY REQUIRE IN THE PULL BOXES.
19. THE CONTRACTOR SHALL PROVIDE ALL POWER CONDUCTORS AND WIRING CONNECTIONS WITHIN THE LIGHT POLES. POWER CONDUCTORS FROM THE LUMINAIRE DOWN TO THE FUSE HOLDERS SHALL HAVE A MINIMUM SIZE OF #12 AWG. THE GROUNDING CONDUCTOR FROM THE LUMINAIRE DOWN TO THE GROUND LUG, ACCESSIBLE FROM THE POLE HAND HOLE, SHALL HAVE GREEN COLOR INSULATION AND SHALL BE A MINIMUM SIZE OF #12 AWG. ALL CONDUCTORS INSTALLED WITHIN THE LIGHT POLE SHALL BE COPPER.
20. THE CONTRACTOR SHALL PROVIDE #6 AWG BARE COPPER GROUND WIRE BETWEEN THE POLE GROUND LUG AND THE ELECTRICAL PULL BOX ADJACENT TO THE LIGHT POLE. THE CONTRACTOR SHALL CONNECT THIS GROUND WIRE TO THE GROUND LUG WITHIN THE POLE AND THE CONTRACTOR SHALL FOLLOW THE ELECTRICAL UTILITY REQUIREMENTS FOR THE CONNECTION TO THE GROUND ROD AT THE PULL BOX END.
21. THE CONTRACTOR SHALL PROVIDE THE NECESSARY POWER CONDUCTORS BETWEEN THE LIGHT POLE AND THE ELECTRICAL PULL BOX ADJACENT TO THE LIGHT POLE. THESE COPPER POWER CONDUCTORS SHALL BE A MINIMUM SIZE OF #12 AWG, UNLESS OTHERWISE NOTED LARGER WITHIN THESE PLANS, AND SHALL BE CONNECTED TO THE FUSE HOLDER WITHIN THE LIGHT POLE. THE CONTRACTOR SHALL FOLLOW THE ELECTRICAL UTILITY'S REQUIREMENTS FOR THE POWER CONNECTIONS AT THE PULL BOX END.
22. STREET LIGHTING POLES SHALL BE PROPERLY GROUNDED PRIOR TO SUBMITTING A REQUEST TO HAVE THE ELECTRICAL CIRCUITS ENERGIZED.
23. IT IS THE CONTRACTOR'S RESPONSIBILITY TO RESTORE ALL PROPERTY, LANDSCAPING, PAVING AND DRIVEWAYS THAT ARE DISTURBED DURING STREETLIGHT CONSTRUCTION TO THEIR ORIGINAL CONDITION IN CONFORMANCE WITH MAG SPECIFICATION SECTION 107.5.
24. PRIOR TO ACCEPTANCE, THE CONTRACTOR SHALL INSTALL THE POLE NUMBERS ON EACH STREET LIGHTING POLE, PER THE UTILITY COMPANY REQUIREMENTS AND USING THE POLE NUMBERS IDENTIFIED WITHIN THE ELECTRICAL UTILITY COMPANY'S LIGHTING PLANS.
25. PRIOR TO ACCEPTANCE, THE CONTRACTOR SHALL ENERGIZE AND OPERATE THE ENTIRE ROADWAY LIGHTING SYSTEM, FROM SUNSET TO SUNRISE FOR TWO (2) CONSECUTIVE DAYS WITHOUT INTERRUPTION OR FAILURE. IF A LUMINAIRE OR COMPONENT WITHIN THE LUMINAIRE SHOULD FAIL, IT SHALL BE IMMEDIATELY REPLACED. THE DEVELOPER SHALL BE RESPONSIBLE FOR FURNISHING ALL PERSONNEL AND EQUIPMENT TO SUCCESSFULLY PERFORM THIS TEST.
26. THE CONTRACTOR SHALL GUARANTEE ALL WORK FOR A PERIOD OF ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE BY THE CITY INSPECTOR, AGAINST IMPERFECT WORKMANSHIP, FAILURE, MALFUNCTION OF MATERIALS AND/OR EQUIPMENT DUE TO FAULTY OR IMPERFECT WORKMANSHIP.
27. THIS GUARANTEE IS TO BE IN WRITING TO THE CITY AT THE TIME OF ISSUING FINAL ACCEPTANCE. MATERIALS AND WORKMANSHIP FOUND TO BE DEFECTIVE WITHIN THE WARRANTY PERIOD SHALL BE REPLACED WITHOUT COST TO THE CITY.

COLLECTOR'S GARAGE WESTWORLD SCOTTSDALE, ARIZONA STREET LIGHT PLAN

5.14 TEST:

The developer shall be responsible for furnishing all personnel and equipment to successfully perform the following test.

5.14.01 PERFORMANCE:

Prior to acceptance, the developer shall energize and operate the entire roadway lighting system, from sunset to sunrise for consecutive days without interruption or failure. If a lamp or ballast should fail, it shall be immediately replaced.

5.15 WARRANTY:

The Contractor shall guarantee all work for a period of one year from the date of final acceptance by the Engineering Manager, against imperfect workmanship, failure, malfunction of materials and/or equipment due to faulty or imperfect workmanship. This guarantee is to be in writing to the City at the time of issuing final acceptance. Work found to be defective within the warranty period shall be replaced without cost to the City.

BENCHMARK

INFORMATION - MCDOT POINT ID321
BRASS CAP FLUSH
PND, 1/4 COR, SEC. 34, 14N, R4E
ELEV.=1541.743' NAVD83

I HEREBY CERTIFY THAT ALL ELEVATIONS PRESENTED ON THIS PLAN ARE BASED ON NAVD-1988 AND MEET THE FEMA BENCHMARK MAINTENANCE (BMM) CRITERIA.

BASIS OF BEARINGS

BASIS OF BEARING FOR THIS SURVEY IS A BEARING OF SOUTH 89°52'19" EAST, ALONG THE SOUTH LINE OF SECTION 5, TOWNSHIP 3 NORTH, RANGE 5 EAST OF THE GLA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, ACCORDING TO THE PLSS SUBDIVISION RECORD OF THE SURVEY "MARICOPA COUNTY GEOLOGIC DENSIFICATION AND CADASTRAL SURVEY" AS RECORDED IN BK. 752, PG. 339, MARICOPA COUNTY RECORDS, ARIZONA.

MAINTENANCE NOTE

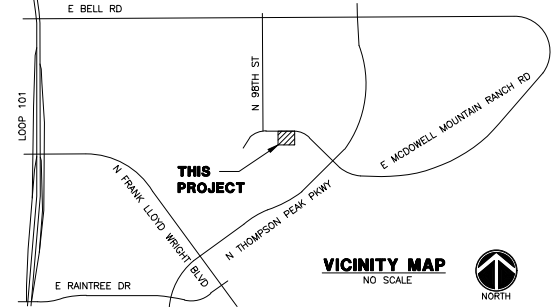
STREET LIGHT POLES SHALL BE MAINTAINED BY CITY OF SCOTTSDALE.

| CIVIL APPROVAL | |
|--|----------|
| Review & Recommended Approval by: | |
| Paving | Traffic |
| G & D | Planning |
| W & S | Fire |
| Rel. Wate | |
| Engineering Coordination Mgr. (or designee) _____ Date _____ | |

| NO CONFLICT SIGNATURE BLOCK | | |
|--|--------------------|------------|
| Utility | Utility Company | Date Sent |
| Electric | APS | 11/26/2024 |
| Telephone | CenturyLink | 11/26/2024 |
| Natural Gas | Southwest Gas | 11/26/2024 |
| Cable TV | Cox | 11/26/2024 |
| Sewer | City of Scottsdale | 11/26/2024 |
| Water | City of Scottsdale | 11/26/2024 |
| Engineer's Certification I, _____, as the Engineer of Record for this development, hereby certify that all utility companies listed above have been provided final improvement plans for review, and that all conflicts identified by the utilities have been resolved. | | |
| Signature | Date | |

POWER CONDUIT NOTE

TRENCH & CONDUIT RUNS FROM STREET LIGHT PULL BOX TO POINT OF ELECTRICAL SERVICE WILL BE DESIGNED BY THE POWER COMPANY, AND ARE SHOWN ON POWER COMPANY PLANS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN THESE PLANS FROM DEVELOPER/OWNER, AND INCLUDE THESE RUNS IN THE BID. COORDINATE THIS WORK WITH THE POWER COMPANY.



OWNER

MCDOWELL MOUNTAIN GARAGES, LLC
9035 E PINA CENTER PKWY, SUITE 13
SCOTTSDALE, AZ 85258
CONTACT: JASON PLOTKE

CIVIL ENGINEER

HUNTER ENGINEERING
10446 N. 74TH ST, SUITE 140
SCOTTSDALE, AZ 85258
PHONE: (480) 991-3085
CONTACT: BRAD LASKY, P.E.
EMAIL: BLASKY@HUNTERENGINEERINGPC.COM

ELECTRICAL ENGINEER

WRIGHT ENGINEERING CORPORATION
165 EAST CHILTON DRIVE
CHANDLER, AZ 85225
PHONE: (480) 497-5829
CONTACT: ADAM BOWERS
EMAIL: ABOWERS@WRIGHTENGINEERING.US

ARCHITECT

LOGE DESIGN BUILD
1200 N. 92ND ST.
SCOTTSDALE, AZ 85258
PHONE: (480) 966-4001
CONTACT: CARLOS ELIAS
EMAIL: CARLOSEL@LOGEDSIGNBUILD.COM

TRANSPORTATION

PLAN CHECKLIST

- ❑ Plans sheet size, scale, lettering, and seal/signature meet the "Improvement Plan Requirements" identified in DS&PM Section 1-2.
- ❑ The Plan set includes a cover sheet, per the "Cover Sheet Format & Information" requirements identified in DS&PM Section 1-2, and the Street Lighting Plans are clearly noted within the required Sheet Index.
- ❑ Cover sheet includes the name of the electrical utility service provider (APS/SRP) for the project area.
- ❑ The Plan set includes the "General Notes for Public Works Construction" as required in DS&PM Section 1-2.
- ❑ The Street Lighting General Construction Notes, as defined within DS&PM, have been included at the beginning of the Street Lighting section of the Plans.
- ❑ The Street Lighting Construction Notes for respective electrical utility company area (APS or SRP) are included, as defined within DS&PM, at the beginning of the Street Lighting Plans but following the Street Lighting General Construction Notes.
- ❑ The graphic scale and North arrow is present on each street lighting plan sheet.
- ❑ The street lighting design professional name, address and phone number is on Plan sheets within the Street Lighting section of the Plans.
- ❑ The Blue Scale label/phone number is on each plan sheet.
- ❑ All Existing and proposed utilities shown.
- ❑ Each type of proposed street lighting fixture and pole is clearly label on each plan sheet.
- ❑ The project site and adjacent parcels are clearly labeled on the Plan sheets.
- ❑ The Lot Lines, right-of-way lines, and utility easement lines are shown on the Plan sheets.
- ❑ The street names within and adjacent to the project site are labeled on the Plan sheets.
- ❑ Existing and proposed driveway locations shown.
- ❑ Dimension the following items from roadway centerline (Face of curb, R/W, existing and proposed utilities, edge of pavement, width of sidewalks).
- ❑ Top and bottom of all retention basins shown.
- ❑ Retaining walls shown.
- ❑ Construction notes indicating pole height, foundation (if required), mounting height, mast arm size, and luminaire (lumens).
- ❑ Provide station and offset from roadway centerline to center of all new and existing light poles.
- ❑ Show the location of the nearest existing streetlight including details of luminaire type, wattage, mounting height and pole type. Indicate station and offset to roadway centerline.
- ❑ All phasing must be shown on the plans.

Design Standards & Policies Manual
City of Scottsdale - 2021

APPENDIX 5-11E

Page 454

WRIGHT ENGINEERING
PROJECT NO:
24441
DESIGN BY: GRB
DRAWN BY: GRB
CHECKED BY: AMB

WRIGHT
engineering corporation
ELECTRICAL ENGINEERING AND DESIGN
165 EAST CHILTON DRIVE • CHANDLER, ARIZONA 85225
PHONE: (480) 497-5829
WWW.WRIGHTENGINEERING.US

PROJECT: TITLE
**COLLECTOR'S GARAGE WESTWORLD
STREET LIGHT PLAN**
STREET LIGHT COVER SHEET

| NO. | DATE | SUBMITTALS/REVISIONS (DESCRIPTIONS) |
|-----|------|-------------------------------------|
| | | |
| | | |
| | | |
| | | |



DRAWING NO:
SL1
OF 3



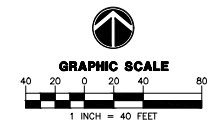
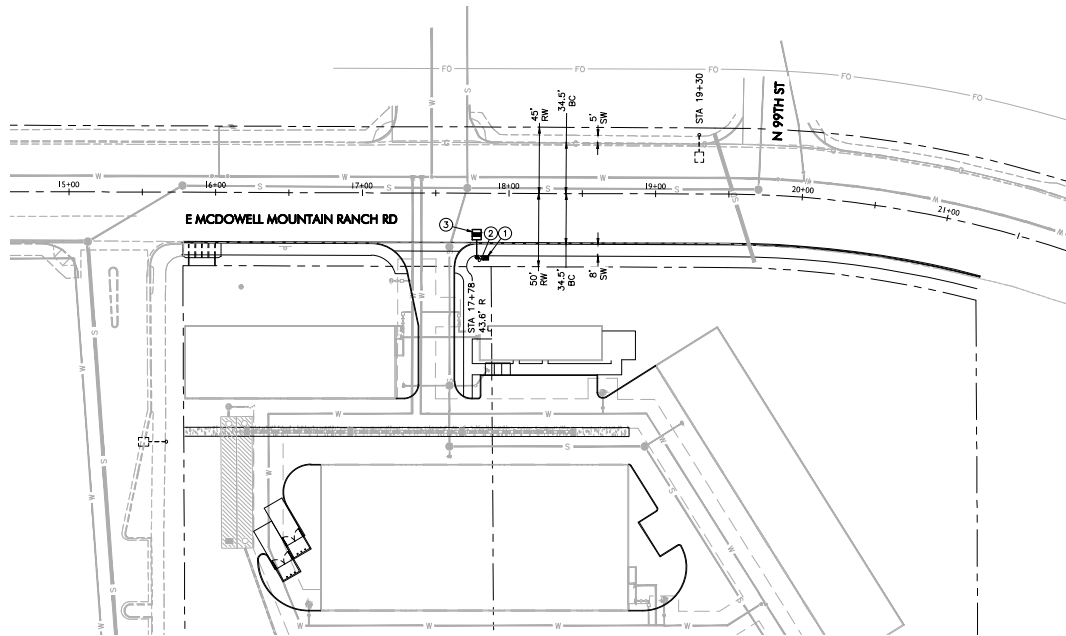
THESE DRAWINGS AND SPECIFICATIONS ARE THE SOLE PROPERTY OF WRIGHT ENGINEERING CORPORATION AND MAY NOT BE REPRODUCED OR MODIFIED FOR ANY USE WITHOUT THE EXPRESS WRITTEN PERMISSION OF WRIGHT ENGINEERING CORPORATION.
IN: 2024-24441-Collector's Garage Westworld 2 - Garage Westworld SL2 (2441) - SL2.dwg

LEGEND

- ① 7,600 LUMEN LED SHOEBOX STREETLIGHT, 32' MOUNTING HEIGHT
- ⌈---⌋ EXISTING STREET LIGHT
- NEW CONDUIT RUN
- PULL BOX
- ⦿ FIRE HYDRANT

CONSTRUCTION NOTES

- ① INSTALL PULL BOX NEXT TO THE POLE PER DETAIL #2 ON SHEET SL3.
- ② 1" CONDUIT WITH (2) #12 & #12 GROUND, & #6 BARE BOND FROM PULL BOX TO POLE. SEE DETAIL #1 ON SHEET SL3.
- ③ INSTALL ONE 59W LED (7,600 LUMEN) FIXTURE (SEE LUMINAIRE SCHEDULE ON SL1), INTERMATIC EK4536 ELECTRONIC PHOTO CONTROL, 32' MOUNTING HEIGHT, NO MAST ARM. (SEE DETAIL 2173 ON SHEET SL3). POLE SHALL BE CENTERED PER STATION AND OFFSET SHOWN ON PLANS.



WRIGHT ENGINEERING
PROJECT NO:
24441
DESIGN BY: GRB
DRAWN BY: GRB
CHECKED BY: AMB

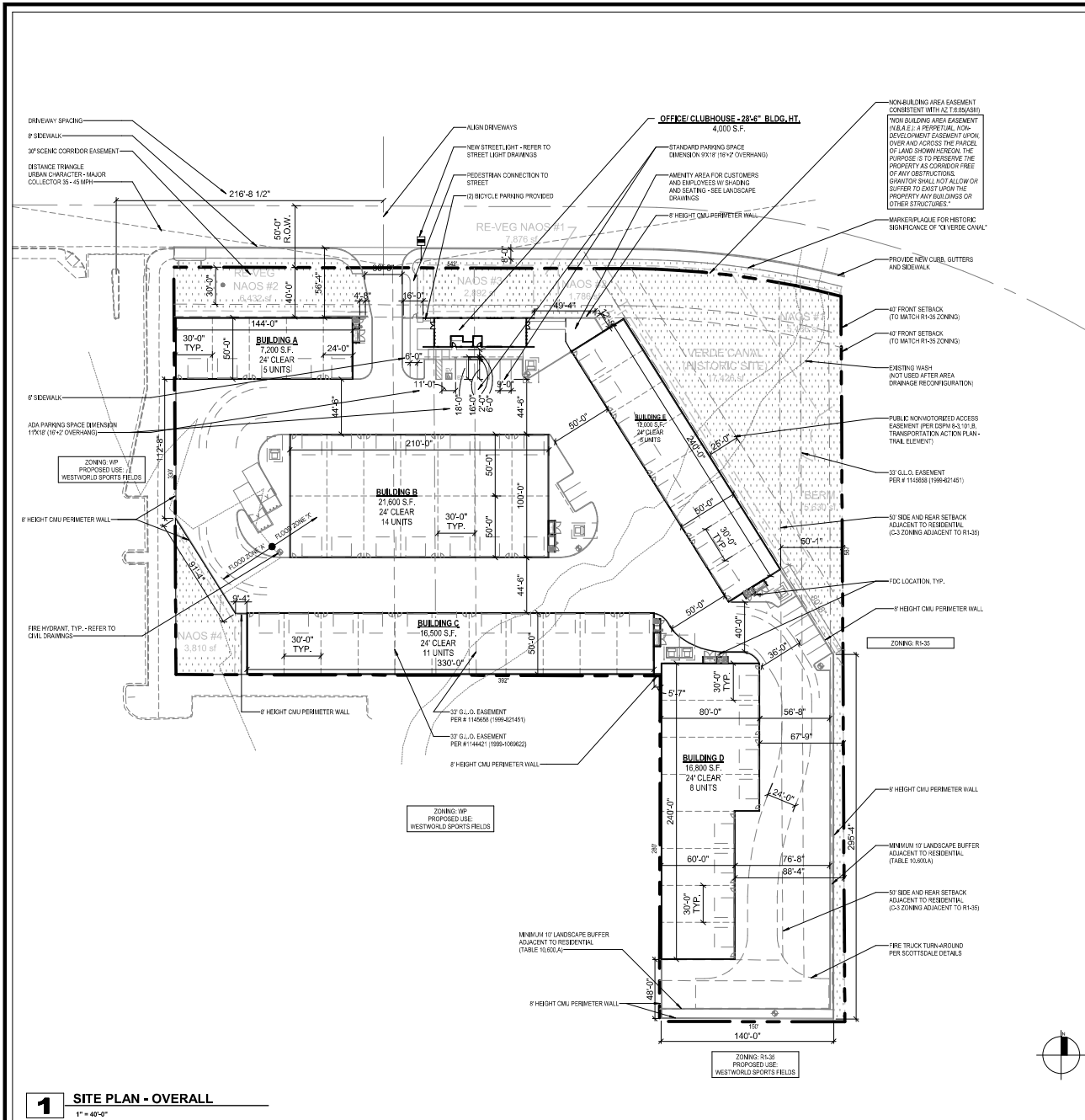
WRIGHT
ENGINEERING CORPORATION
ELECTRICAL ENGINEERING AND DESIGN
155 EAST CULBERTSON DRIVE • CHANDLER, ARIZONA 85225
PH: 480.844.1234 • FAX: 480.844.1237
WWW.WRIGHTENGINEERING.AZ

PROJECT: TITLE:
SCOTTSDALE, ARIZONA
COLLECTOR'S GARAGE WESTWORLD
STREET LIGHT PLAN
STREET LIGHT PLAN

| NO. | DATE | SUBMITTALS/REVISIONS (DESCRIPTIONS) |
|-----|------|-------------------------------------|
| | | |
| | | |
| | | |
| | | |
| | | |



DRAWING NO:
SL2
OF 3



1 SITE PLAN - OVERALL
1" = 40'-0"

GRAPHIC LEGEND

SYMBOL DESCRIPTION

MAIN ENTRY / EXIT

FIRE HYDRANT - COORDINATE LOCATIONS WITH CIVIL DRAWINGS

FIRE LANE (FIRE ACCESSIBILITY) SITE PLANS COORDINATE FINAL LOCATIONS WITH CIVIL DRAWINGS

INDICATES ADJACENT EXISTING SITE CONDITIONS

INDICATES PROPERTY LINE

LIGHT POLE, COORDINATE WITH ELECTRICAL DRAWINGS

PROJECT DATA

PROJECT ADDRESS: 10495 E MCDOWELL MT RANCH RD, SCOTTSDALE, AZ 85255

OWNER: MCDOWELL MOUNTAIN GARAGES, LLC
10495 E FINAL CENTER PKWY SUITE 13, SCOTTSDALE, AZ 85255
JASON PLOTKE

ARCHITECT: LGE DESIGN GROUP
1200 NORTH 82ND STREET PHOENIX, AZ 85028
STUDIO DIRECTOR: MARK S. CONE

PROJECT SCOPE: APPROXIMATELY 77,500 SF OF AUTO CONDOS; 48 TOTAL (UNIT) CLUBHOUSE

ASSESSOR PARCEL NO.: 217-14327A & 217-14328A

CURRENT ZONING: R1-SB PCD ESL

PROPOSED ZONING: C-4 PCD ESL

SITE AREA: 245,894 S.F. (5.64 AC) GROSS
+ 219,931 S.F. (5.02 AC) NET

GROSS BUILDING S.F.: 82,720 S.F. TOTAL

LOT COVERAGE: 34.5%

F.A.R. ALLOWED: 0.4

F.A.R. PROVIDED: 0.34

NAOS (NATURAL AREA OPEN SPACE): NAOS AREA (UNDEVELOPED) WITH CITY BONUS: 42,280 S.F. 25.8%
LOWER DESERT LANDFORM CATEGORY (2%-5% SLOPE) REQUIREMENT: 25%

OCCUPANCY: B / S-1

CONSTRUCTION TYPE: 1-4 W/ NFPA 13 SPRINKLER SYSTEM

BUILDING HEIGHT: MAX 36'-0"

PROJECT DESCRIPTION: PROJECT CONSIST OF 4 BUILDINGS (3 AUTO CONDOS + 1 OFFICE/CLUBHOUSE) ON A 5.02 ACRE SITE, LOCATED ON E MCDOWELL MOUNTAIN RANCH RD THAT IS CURRENTLY VACANT, WITH NO PREVIOUS BUILDINGS.

REQUIRED PARKING: OFFICE: 4,000 S.F. 200+ STORAGE (150 UNITS); TOTAL REQUIRED: 15 SPACES
PROVIDED PARKING: 17 SPACES
0.17 CARS/1000

REQUIRED ACCESSIBLE PARKING: 4% REQUIRED: 0.68 ± 1 SPACE
PROVIDED ACCESSIBLE PARKING: 1 SPACE

REQUIRED EV CHARGING: 4% REQUIRED: 0.68 ± 1 SPACE
PROVIDED EV CHARGING: 2 SPACES

REQUIRED EV CHARGING CAPABLE: 10% REQUIRED: 1.7 ± 2 SPACE
PROVIDED EV CHARGING CAPABLE: 2 SPACES

REQUIRED BICYCLE PARKING: 1% REQUIRED: 1 FOR 10 OF TOTAL VEHICLE PARKING
PROVIDED BICYCLE PARKING: 2 SPACES

GENERAL DRAWING NOTES

- REFER TO THE AXX SERIES DRAWINGS FOR ARCHITECTURAL, GENERAL NOTES, DRAWING, REFERENCE AND MATERIAL SYMBOLS AS WELL AS ABBREVIATIONS USED ON THIS DRAWING.
- FOR BASIC LIFE SAFETY AND CODE INFORMATION APPLYING TO THIS PROJECT, REFER TO GLX SERIES LOCATED PER THE PROJECT SHEET INDEX.
- REFER TO AXX.XX SERIES FOR ARCHITECTURAL, FLOOR PLANS, ROOF PLANS, & TILT WALL COORDINATION INFORMATION.
- REFER TO AND COORDINATE WITH CIVIL, LANDSCAPE, STRUCTURAL, MECHANICAL, AND ELECTRICAL DRAWINGS FOR ADDITIONAL SITE INFORMATION NOT SHOWN ON THIS DRAWING.
- SITE SCREEN WALLS A MINIMUM 8'-0" ABOVE THE HIGHEST FINISHED GRADE OF THE PARKING AREA OR STREET CURBS, WHICHEVER IS HIGHER.
- REFER TO AND COORDINATE WITH CIVIL DRAWINGS FOR ALL FINISH GRADES.
- REFER TO AXX.XX SERIES DRAWINGS FOR ENLARGED EXTERIOR ELEVATIONS, BUILDING SECTIONS, TILT WALL ELEVATIONS, & WALL SECTIONS.

AREA CALCULATIONS

BUILDING A AREA - USABLE

| Number | AREA |
|--|---------|
| (AREA UP TO INSIDE FACE OF BLDG PERIMETER) | |
| A1 | 1421 SF |
| A2 | 1442 SF |
| A3 | 1442 SF |
| A4 | 1442 SF |
| A5 | 1129 SF |
| Grand total | 6876 SF |

VICINITY MAP

DESIGNGROUP

LGE

1200 N. 52nd Street • Phoenix, AZ 85008
P: 480.966.4001

COLLECTOR'S GARAGE AT WESTWORLD

10495 E MCDOWELL MTN RANCH RD
SCOTTSDALE, AZ 85255

DESIGNBUILD

| # | REVISION | DATE |
|---|----------|------|
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NOT FOR CONSTRUCTION

SHEET TITLE: ARCHITECTURAL SITE PLAN - OVERALL

ISSUE DATE: 3/13/25

DRAWN BY: LGE DESIGN GROUP

CHECKED BY: -

PROJECT NO: -

A1.1.1

RESOLUTION NO. 13464

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SCOTTSDALE, MARICOPA COUNTY, ARIZONA, DECLARING AS A PUBLIC RECORD THAT CERTAIN DOCUMENT FILED WITH THE CITY CLERK OF THE CITY OF SCOTTSDALE AND ENTITLED "THE COLLECTOR'S GARAGES AT WESTWORLD DEVELOPMENT PLAN".

WHEREAS, State Law permits cities to declare documents a public record for the purpose of incorporation into city ordinances; and

WHEREAS, the City of Scottsdale wishes to incorporate by reference amendments to the Zoning Ordinance, Ordinance No. 455, by first declaring said amendments to be a public record.

NOW, THEREFORE BE IT RESOLVED, by the Council of the City of Scottsdale, Maricopa County, Arizona, as follows:

Section 1. That certain document entitled "The Collector's Garages at Westworld Development Plan", attached as **Exhibit 1**, a paper and an electronic copy of which are on file in the office of the City Clerk, is hereby declared to be a public record. Said copies are ordered to remain on file with the City Clerk for public use and inspection.

PASSED AND ADOPTED by the Council of the City of Scottsdale, Maricopa County, Arizona this _____ day of _____, 2025.

CITY OF SCOTTSDALE, an
Arizona municipal corporation

ATTEST:

By: _____
Ben Lane, City Clerk

By: _____
Lisa Borowsky, Mayor

APPROVED AS TO FORM:
OFFICE OF THE CITY ATTORNEY

Luis Santaella, Interim City Attorney
By: Joe Padilla, Deputy City Attorney

The Collector's Garage at Westworld Development Plan



MINOR GENERAL PLAN AMENDMENT AND ZONING AMENDMENT REQUEST PROJECT NARRATIVE

CASES: 4-GP-2024 AND 5-ZN-2024

1st Submittal: September 2024

2nd Submittal: December 3, 2024

Final Submittal: March 24, 2025

**EXHIBIT 1 TO
RESOLUTION NO. 13464**

PROJECT TEAM

Collector's Garage

Jason Plotke, Applicant
Managing Member
CollectorsGarages.com
480-720-1742



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Summit Land Management

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pbasha@summitlandmanagement.com
480-330-6087



PROJECT INFORMATION

Location:

- 9875 E McDowell Mountain Ranch Rd. (APN: 217-14-037A)
- 9909 E McDowell Mountain Ranch Rd. (APN: 217-14-038A)

Total Site Area:

- 5.05 net acres or 220,344 square feet
- 5.09 gross acres

Existing Zoning:

- R1-35 PCD ESL
- (Planned Community Development and Environmentally Sensitive Lands Overlay)

Proposed Zoning:

- C-4 PCD ESL

Surrounding Zoning:

- North: S-R PCD ESL
- South: Western Theme Park (WP)
- East: R1-35 PCD ESL
- West: Western Theme Park (WP)

Existing General Plan Designation:

- Employment: Office

Proposed General Plan Designation:

- Employment: Light Industrial/Office

Character Area Plan Designation: None

Neighborhood Plan: None

PROJECT OVERVIEW

This narrative serves to provide information concerning a proposal for the creation of The Collector's Garage at Westworld, an upscale indoor storage facility designed specifically for high end automobiles. This project is brought to you by the developers of Apex Motor Club (Arizona's premier private car club) in collaboration with Craig Jackson. The City of Scottsdale has developed a global reputation as one of the top Cities in the world for high-end car collectors and The Collector's Garage at Westworld will allow car enthusiasts from all over to spend more

time in Scottsdale with their prized possessions. This will encourage collectors to store their high-end cars in Scottsdale, attracting more tourists and business owners who may decide to invest further in Scottsdale. Situated on approximately 5.09 acres, a quarter mile west of the intersection at Thompson Peak Parkway and McDowell Mountain Ranch Road, adjacent to a gas station, sports fields, and self-storage facility, this is the perfect location for this private luxury use.

APPLICANT BACKGROUND

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

EXISTING CONDITIONS

The proposed site is approximately 5.09 gross acres to the south of the E McDowell Mountain Ranch Rd. and N 99th Pl. intersection (APNs: 217-14-037A & 217-14-038A) (the “**Property**”), the Property is zoned R1-35 PCD ESL (refer to Exhibit 1 – Zoning Context Map). The Property is vacant undeveloped land directly adjacent to public sports facilities and near Westworld, a self-storage facility, and a gas station. To the north, across E McDowell Mountain Ranch Road the property is adjacent to a mix of medium to high density residential land uses.

The Property is currently designated *Employment, Office* (refer to Exhibit 2 – Future Land Use Map) on the City’s General Plan Land Use Map. and for this use it needs to be slightly modified to *Employment: Light Industrial/Office*, which is intended to provide a variety of employment opportunities, business enterprises, light manufacturing, warehousing, and other light industrial and heavy commercial type activities.

The proposed use most appropriately fits into the proposed zoning use category C-4 allowing for a *Vehicle storage facility* used for storing four (4) or more vehicles that are not occupied for living purposes or used as dwellings. Despite being a commercial use the proposed private garages will be an extremely low intense use as it will not be open to the general public like most other commercial uses.

MINOR GENERAL PLAN AMENDMENT PROPOSAL

The requested Minor General Plan Amendment is in conformance with the approval criteria outlined in the City’s General Plan. The proposed change in land use designation is from Employment Office to Employment: Light Industrial Office, which as shown on Pages 56 of the 2035 General Plan, is considered a Minor Amendment.

The property is currently designated as Employment, Office on the City’s General Plan Land Use Map. For the proposed use, this designation needs to be slightly modified to Employment: Light

Industrial/Office. The Employment: Light Industrial/Office land use designation in the City of Scottsdale General Plan 2035 is defined as:

The Employment-Light Industrial/Office areas provide a variety of employment opportunities, business enterprises, aviation uses [see Greater Airpark Character Area Plan], light manufacturing, warehousing, and other light industrial and heavy commercial activities. These uses should be located and designed to limit impacts on and access to residential neighborhoods. Additionally, these areas should have excellent access to labor pools and transportation networks. Major streets serving Light Industrial/Office areas should accommodate truck traffic, and transit facilities and other multimodal options are needed at significant employment centers to accommodate commuters and minimize traffic congestion.

Employment: Light Industrial/Office is very similar to Employment but allows for additional uses beyond traditional office work. Many of the envisioned light industrial/office uses, including the proposed facility, will generate much less daily traffic and congestion due to the nature of their operations. The facility will not have full-time employees, and the owners of the storage units will visit sporadically throughout the year. This is expected to add a negligible amount of congestion to the area and have minimal impact on nearby residential neighborhoods.

This minor amendment to the existing General Plan does not represent a significant departure from the current vision. The proposed use is substantially similar to what is already designated on the general plan, ensuring continuity with the intended development framework. By modifying the designation to Employment: Light Industrial/Office, the amendment promotes a use that aligns well with the surrounding context, leading to less congestion due to its sporadic visitation patterns and absence of full-time employees. This adjustment not only adheres to the principles of good planning policy but also conforms with the other elements of the general plan, as detailed in the following narrative.

REZONING PROPOSAL

The Property is currently zoned R1-35 PCD ESL. This proposal requests a rezoning to C-4 PCD ESL to allow for the luxury auto storage facility under the use designation of Vehicle Storage, Adjacent to Residential.

Vehicle storage uses are not permitted in residentially zoned districts, such as R1-35. This rezoning request aims to align the zoning and land use with the adjacent areas south of McDowell Mountain Ranch Road. The general plan designates this area for employment uses and anticipates a transition away from its current residential zoning designation. Amending the property's zoning to C-4 PCD ESL is compatible with the surrounding uses.

This request does not seek to alter the existing overlay districts. Both the PCD and ESL overlays will remain in place, and compliance with each is demonstrated in the sections below. The specialized standards of the overlay districts are designed to maintain the character and unique development standards of the region. This proposal's conformance with these standards shows that

the request is primarily to allow for the new luxury use while maintaining compatibility in aesthetics and open space with the surrounding areas.

PROJECT DETAILS

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

The primary entrance to the site will be directly from McDowell Mountain Ranch Road with emergency access on the south side of the site. All drive aisles will be designed to accommodate fire and emergency vehicles.

Onsite staff and security will be available to ensure the privacy of the owners. The Collector's Garage will generate minimal traffic as the project will not be open to the general public but will only be accessed by private garage owners. This is a low intense use that will be a good neighbor to the nearby residential to the north – minimal traffic, not open to the public with little activity.

CONFORMANCE WITH THE CITY'S GENERAL PLAN

Land Use Goal 1: *Enhance Scottsdale's economic viability by encouraging land uses that reinforce the city's reputation as the premier international tourist destination in the Southwest and sustain the city's role as a regional cultural center and economic hub. Land uses should be compatible with Scottsdale's character and physical appearance.*

Policy 1.1 - Encourage land uses that preserve a high quality of life and further define Scottsdale's sense of place within the region.

Response: The Collector's Garage at Westworld offer a luxurious experience for both Scottsdale residents and tourists, providing access to one of the recreational and cultural hubs of Scottsdale, Westworld. Scottsdale, known for its upscale lifestyle and vibrant arts scene, is further defined by its thriving collector car community, in which visitors can become fully immersed.

Policy 1.3 - Promote development patterns that integrate with and reinforce the character of an area. The city will continually review development patterns to ensure consistency of development in areas with fragmented or evolving patterns.

Response: This proposal perfectly complements the recreational corridor, which encompasses all the cultural and community events at Westworld and the recreational opportunities at the Scottsdale sports facility. It serves as an excellent transitional space, seamlessly connecting Westworld with the broader Scottsdale area.

Arts Culture & Creativity Goal 2: *Build on Scottsdale's reputation as the regional leader and widely recognized destination in arts, culture, and creativity.*

Policy 2.1 - Increase promotion of Scottsdale's vibrant arts and culture programs.

Response: Scottsdale has established itself as a leader in the collector car community, hosting the premier event for car enthusiasts—the Barrett-Jackson auction—right next to the proposed site. This development will further promote and celebrate the vibrant cultural community that Scottsdale has wholeheartedly embraced.

Economic Vitality Goal 1: *Foster Scottsdale's resiliency to economic change through support of our core industries (e.g., tourism, healthcare, bio/life sciences, advanced business services), assets, regional competitiveness, and economic diversity.*

Policy 1.1: Direct economic growth and change through the implementation and regular update of economic and tourism development strategic plans, that:

- Identify major and emerging growth sectors in Scottsdale, the metropolitan area, and Southwest.
- Support Scottsdale's competitive strengths and are compatible with Scottsdale's lifestyle.
- Guide the coordination of the local economy with regional economic initiatives; and
- Encourage and support local businesses, well-paying jobs, fiscal sustainability, clean industries, and the broader community vision and goals

Response: The current Scottsdale Tourism Strategic Plan advocates for diversifying Westworld's hosting capacities and upgrading its existing facilities to optimize efficiency. This project complements Westworld by attracting private investment and engaging community members and visitors, enhancing the overall hosting experience at Westworld.

Policy 1.2 - Support retention and expansion of established businesses, and provide resources for businesses to adapt to changing market conditions.

Response: Adding complementary uses that support the car collector and recreational industries further solidifies Scottsdale's leadership in this space. This initiative enhances existing tourism and the car collector business, providing significant economic benefits.

Policy 1.5 - Foster collaboration and the creation of support networks among Scottsdale businesses.

Response: The Garage at Westworld and the car collector industry, centered around the Barrett-Jackson auctions and Westworld, aim to collaborate in solidifying Scottsdale's reputation as a premier destination for car enthusiasts.

Tourism Goal 1: *Strengthen Scottsdale's position as a premier regional, national, and international tourism and resort destination.*

Policy 1.2 - Accommodate diverse, high-quality lodging and tourism market segments according to regional and national visitor trends and community character.

Response: A luxury car storage facility in Scottsdale seamlessly caters to the city's diverse tourism industry by offering high-end, secure accommodations for both local and visiting car enthusiasts. Positioned within Scottsdale's vibrant cultural and recreational landscape, the facility provides an essential service to the collector car community, enhancing the overall visitor experience. Tourists drawn to Scottsdale for its renowned events, such as the Barrett-Jackson auctions, can now enjoy peace of mind knowing their prized vehicles are safely stored in a state-of-the-art environment. This addition not only elevates Scottsdale's appeal as a premier destination for car aficionados but also supports the broader tourism economy. Though this facility is not intended for major tourism events, its availability enhances Scottsdale's appeal to affluent car aficionados, complementing the city's vibrant cultural and recreational landscape.

Policy 1.3 - Preserve and enhance Scottsdale's natural, social, and cultural environments so that Scottsdale's tourism experiences remain uniquely competitive and viable while enriching the community's unique and extraordinary livability.

Response: The private garages play a crucial role in maintaining Scottsdale's tourism viability and competitiveness while enhancing the quality of life for residents and visitors alike. By addressing the recreational needs of both tourists and locals, the facility supports Scottsdale's reputation as a premier destination for car enthusiasts. It attracts high-value visitors who contribute to the local economy, ensuring sustained tourism growth. By offering exclusive services for owners, the facility preserves the city's cultural character while indirectly fostering high-value tourism that bolsters the local economy.

Policy 1.5 - Enhance Scottsdale's tourism and resident experience by supporting services that highlight the unique elements and characteristics of different areas of the community, including fine dining, specialty and high-quality retail, art galleries, museums, spas and wellness centers, transportation, recreation and leisure opportunities, event experiences, and entertainment activities.

Response: The Collector's Garage is a vital supporting service that significantly enhances Scottsdale's entertainment and recreation activities, while highlighting the city's unique car culture. The facility ensures that both residents and visitors can fully immerse themselves in the vibrant car culture.

While the facility is not open for large tourism events, it serves as an auxiliary service that allows owners to participate in Scottsdale's renowned car-related activities and events, enriching the broader tourism ecosystem.

Tourism Goal 3: *Support and expand special events, spaces, and venues.*

Policy 3.1- Provide destination attractions and events that celebrate Scottsdale's heritage and cultural diversity and provide unique entertainment and educational opportunities, including the key theme areas of the arts, southwestern culture, Native American culture, cowboy/western lore, and the Sonoran Desert environment.

Response: The Collector's Garage at Westworld will offer unique entertainment options not widely available outside of Scottsdale. The classic car collector community attracts tourism and investment to Scottsdale, drawn by its vibrant cultural offerings and distinctive recreational opportunities.

Policy 3.2 - Build on Scottsdale's strength for attracting sporting entertainment opportunities and signature special events.

Response: The Barrett-Jackson auction, a signature high-end event associated with Scottsdale, attracts top automotive brands and collectors. Adequate services are essential to accommodate the needs of this prestigious event and enhance Scottsdale's reputation as a premier destination.

Policy 3.4 -Maximize the potential of art and cultural events for generating economic activity.

Response: The Collector's Garage at Westworld cater to high-end art and car collectors visiting Scottsdale, providing essential services that encourage investments in the local community and its cultural scene. Scottsdale's appeal lies in its convenience and upscale entertainment options, drawing a sophisticated clientele nationwide.

Policy 3.8 - Grow existing and establish new, high-quality signature festivals, events, and programming to attract resident and visitor audiences.

Response: This proposal will expand one of Scottsdale's signature events, generating significant economic benefits for tourism, entertainment industries, and residents alike. While not hosting major events itself, the facility serves as a critical auxiliary service for owners participating in signature events. This approach strengthens Scottsdale's position as a premier destination for car enthusiasts and supports the growth of the local economy and tourism industries.

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

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

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

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

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

CONFORMANCE WITH PLANNED COMMUNITY DEVELOPMENT (PCD) DISTRICT FINDINGS

Per Section 5.2104 of the Scottsdale Zoning Ordinance.

The proposed site complies with the P-C District findings as follows:

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

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

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

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

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

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

CONFORMANCE WITH ENVIRONMENTALLY SENSITIVE LAND (ESL) & NAOS REGULATIONS

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

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

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

PROTECTING AND PRESERVING HISTORIC & CULTURAL ELEMENTS

The Old Verde Canal, a significant cultural resource located on-site, holds historical value as a testament to Arizona's early efforts in water management. Constructed in the 1920s to support population growth in the region, the canal project was ultimately abandoned and no longer serves

its original drainage purpose. However, it remains an important artifact, reflecting the state's past and the critical role of canals in its development.

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

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

PROJECT DESIGN ELEMENTS

The Master Environmental and Architectural Design Concept Plan is focused on harmonizing the development with its desert surroundings while ensuring functional and aesthetic coherence across various building designs and landscaping.

Architectural and Lighting Considerations: The architectural design will be context-sensitive, paying close attention to the desert environment in terms of building mass, form, materials, texture, and colors. Outdoor lighting plans will be tailored for both streetlights and parking areas, with specifications that complement the overall design ethos. Screening for rooftop equipment will be seamlessly integrated into the building's mass and form, constructed of materials that harmonize with the architecture.

Open Space and Landscape Design: The plan emphasizes creating open spaces that are in tune with the arid desert landscape, including strategic placement of corridors, trails, and bikeways. It integrates Desert Greenbelt solutions and drainage plans to enhance the natural environment. Streetscape concepts will be thoughtfully developed, incorporating streetside and median landscaping, as well as perimeter and screen wall designs that blend seamlessly with the overall aesthetic.

Vehicle Storage and Site Walls: Vehicles stored for extended periods will be secured behind screens that are architecturally compatible with the site and building. Site walls are encouraged to visually unify the buildings with the site, utilizing materials that echo the building's aesthetic and ensuring parking area screens reflect a consistent visual theme.

People Spaces and Materials: The development encourages the creation of visually appealing outdoor spaces, incorporating elements such as shaded sitting areas and special effect lighting to enhance user experience. The use of high-quality exterior materials that age gracefully and reflect the Sonoran Desert setting is prioritized, with a preference for natural stone, precast concrete, and other durable materials. Colors will be chosen to complement the desert environment and adjacent developments.

Building Integration and Compliance: Buildings will be visually integrated with the site, balancing form, materials, and colors with the surrounding environment. The design will respect the hierarchy of spatial definition and comply with the City of Scottsdale Zoning Ordinance, or specific stipulations outlined in individual zoning cases. Building details will reflect a contemporary architectural order, and signage will be limited to a maximum of three colors to maintain a cohesive visual identity.

CONCLUSION

Approval of this Minor Amendment to the General Plan and Zoning Amendment will allow this collaborative team to develop a world class, high-end luxury use to North Scottsdale, fostering tourism, economic growth, and the distinctive collector car culture that Scottsdale is renowned for. The Collector's Garage bring a discrete yet luxurious business that aligns perfectly with the General Plan's goals, enhancing the already amazing events at Westworld and further highlighting everything Scottsdale has to offer. The location is ideal for blending the private garages with the nearby event space, and neighboring park with the surrounding neighborhoods and the natural beauty of the North Scottsdale McDowell Mountain region.

EXHIBIT 1 – Zoning Amendment Map

The Collector's Garages at Westworld - Zoning Amendment Exhibit

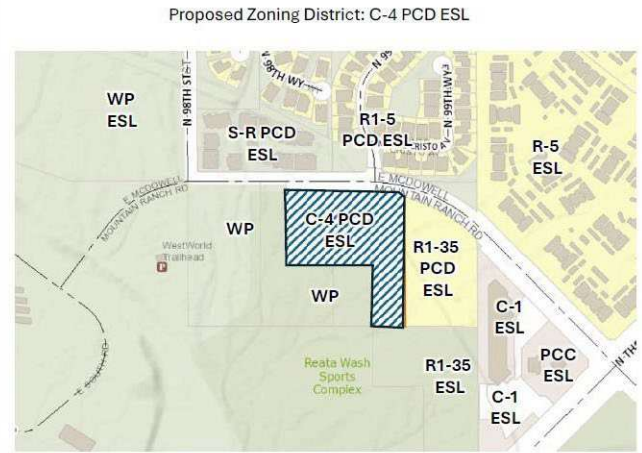
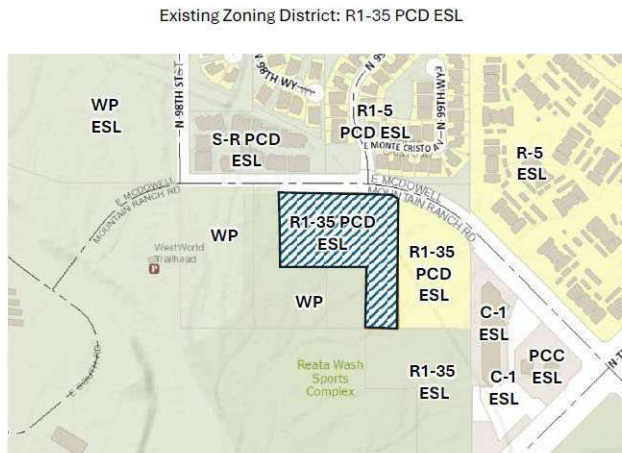
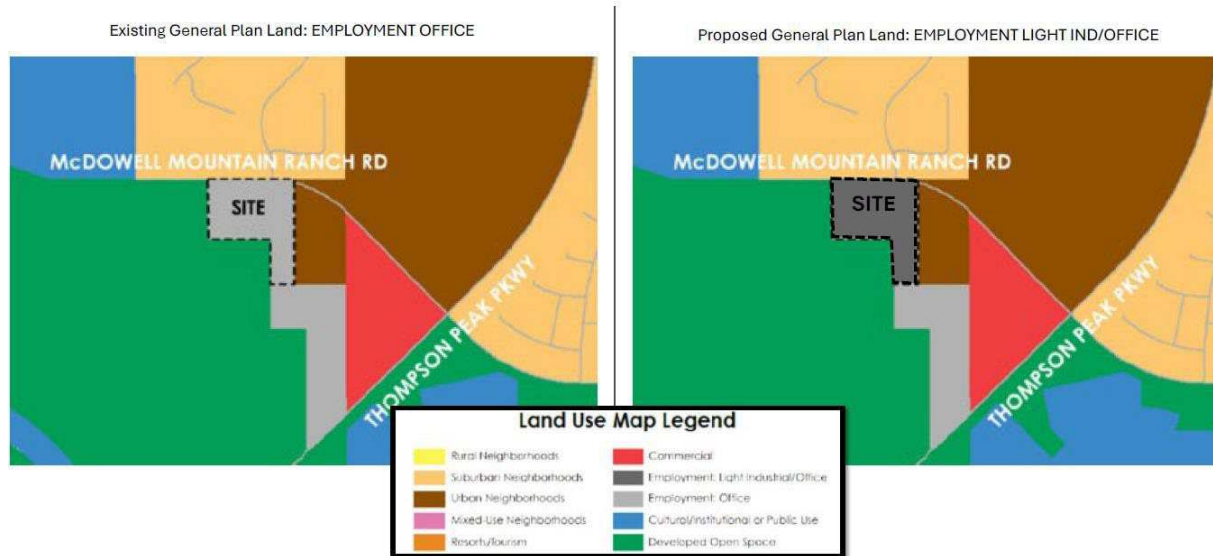


EXHIBIT 2 – General Plan Amendment Map

The Collector's Garages at Westworld - General Plan Exhibit





RESOLUTION NO. 13466

A RESOLUTION OF THE COUNCIL OF THE CITY OF SCOTTSDALE, MARICOPA COUNTY, ARIZONA ABANDONING, SUBJECT TO CONDITIONS AND RESERVATIONS, CERTAIN INTERESTS IN A PORTION OF THE PUBLIC RIGHTS-OF-WAY FOR PROPERTY LOCATED AT 9875 AND 9909 E. MCDOWELL MOUNTAIN RANCH ROAD.

(8-AB-2024)

(The Collector's Garages at Westworld GLO Abandonment)

WHEREAS:

A. A.R.S. Sec. 28-7201, et seq. and A.R.S. §9-500.24 provide that a city may dispose of a public roadway or portion thereof that is no longer necessary for public use.

B. Scottsdale Revised Code §2-221 and other applicable laws provide that the City may dispose of other real property interests.

C. After notice to the public, the City of Scottsdale Planning Commission and City Council have held hearings on the proposed abandonment of a certain portion of the street right-of-way and other interests (collectively the "Abandonment Rights-of-way").

D. The Abandonment Rights-of-way are legally described on **Exhibit "A"** and depicted on **Exhibit "B"** attached hereto, and comprise an area of approximately 45,608 square-feet.

E. comprising approximately 5.09 acres ("Owner's Parcel"), as depicted on **Exhibit "C"** attached hereto.

F. The Council finds that, subject to the conditions, requirements, reservations and limitations of this resolution, the Abandonment Rights-of-way are no longer necessary for public use.

G. The Council has considered the City expenditure, if any, authorized by this resolution and the direct consideration that City will receive and finds that there is a clearly identified public purpose for City's expenditure, if any, and that City will receive direct consideration substantially equal to its expenditure.

H. The Council finds that consideration and other public benefit commensurate with the value of the interests in the Abandonment Right-of-way being abandoned, giving due consideration to its degree of fragmentation and marketability, will be provided to City by the owners of the abutting property.

DRAFT

Page 1 of 9

Resolution No. 13466

ATTACHMENT 5

NOW, THEREFORE, BE IT RESOLVED by the city council of the City of Scottsdale, Arizona, as follows:

1. Abandonment. Subject to the reservations and conditions below, City's interests comprising the Abandonment Rights-of-way are hereby abandoned.

2. Reservations. City reserves to itself and excludes from this abandonment all of the following cumulative, perpetual interests:

2.1 Any and all interests in the Abandonment Rights-of-way that any related application, zoning case, plat, lot split, use permit, or other land use regulatory process or requirements may require to be dedicated to City.

2.2 Any of the following in favor of City that may already have been imposed on the Abandonment Rights-of-way prior to this resolution, if any:

2.2.1 Any V.N.A.E. or other vehicular non-access easement or covenant.

2.2.2 Any N.A.O.S. or other open space or similar easement or covenant.

2.2.3 Any drainage or flood control easement or similar easement or covenant.

2.2.4 Any public non-motorized access easement or trail easement or similar easement or covenant.

2.2.5 Any scenic corridor, setback or similar easement or covenant.

2.3 An easement for all existing utilities, if any.

2.4 Such rights and interests, if any, as are required to be reserved by A.R.S. Sec. 28-7210 and A.R.S. Sec. 28-7215.

3. Effective Date. This resolution shall not be recorded or become effective until the Zoning Administrator determines that all of the following conditions (the "Conditions") are satisfied in accordance with all applicable laws, regulations and policies and at no expense to City:

3.1 The owner of the parcel shall pay to City the total amount of One hundred-two thousand Six hundred Eighteen Dollars (\$102, 618.00) as compensation to the City for the Abandonment Right-of-way, in addition to any application fees or other amounts related to this resolution and in addition to any other amounts payable to City.

3.2 The owner has delivered to City a deed, plat or other instrument that is ready for recordation.

3.3 As proof of satisfaction of the conditions set forth in Section 3, The Zoning Administrator shall execute the certificate at the bottom of this resolution indicating that the Conditions have been satisfied.

4. Administration of Conditions. If the foregoing Conditions are not all satisfied prior to the second annual anniversary of this resolution, the Zoning Administrator shall report the same to the City Clerk and then the City Clerk shall mark this resolution to indicate that this resolution is void.

5. Exhibit Labeling. The text of this resolution controls any conflict with the exhibits as to the nature of the interests created, reserved or otherwise affected by this resolution. For example, if the text of this resolution indicates that City is reserving a particular type of easement, but the exhibit text or labels indicate a different type of real estate interest, then the text controls.

PASSED AND ADOPTED by the City Council of the City of Scottsdale this _____ day of _____, 2025.

CITY OF SCOTTSDALE, an Arizona municipal corporation

Lisa Borowsky, Mayor

ATTEST:

By: _____
Ben Lane, City Clerk

APPROVED AS TO FORM:

OFFICE OF THE CITY ATTORNEY

Luis Santaella, Interim City Attorney

By: Joe Padilla, Deputy City Attorney

CERTIFICATE

I am the zoning administrator of the City of Scottsdale. I certify that I have confirmed that the conditions stated in paragraph 3 of the abandonment resolution above have been fulfilled and the resolution is ready to be recorded and become effective.

DATED this _____ day of _____, 20____.

Signature

name printed

Table of Exhibits

| <u>EXHIBIT</u> | <u>PARAGRAPH</u> | <u>DESCRIPTION</u> |
|----------------|------------------|--|
| A | D | Legal description of street right-of-way to be abandoned |
| B | D | Scaled and dimensioned drawing to accompany legal description of street right-of-way to be abandoned |
| C | E | Depiction of Subject Parcel. |

LEGAL DESCRIPTION

EXHIBIT A

A PARTIAL RELEASE OF PATENT EASEMENT LYING WITHIN GLO LOT 38, AS IDENTIFIED IN DOCKET 2904, PAGE 175, OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA, LOCATED WITHIN THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 3 NORTH, RANGE 5 EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

EASEMENT RELEASE 1:

COMMENCING AT THE SOUTH 1/4 CORNER OF SAID SECTION 5, BEING A CALCULATED POSITION PER PLSS GDAC, BOOK 752, PAGE 339, MARICOPA COUNTY RECORDER, FROM WHICH A GLO BRASS CAP MARKING THE SOUTHWEST CORNER OF SAID SECTION 5 BEARS NORTH 89°52'19" WEST, A DISTANCE OF 2642.74 FEET;

THENCE NORTH 00°18'20" WEST, A DISTANCE OF 1320.02 FEET TO THE SOUTHEAST CORNER OF GLO LOT 40;

THENCE NORTH 00°18'54" WEST, A DISTANCE OF 659.70 FEET TO THE NORTHEAST CORNER OF GLO LOT 40;

THENCE NORTH 89°48'44" WEST, A DISTANCE OF 466.50 FEET TO THE NORTHEAST CORNER OF GLO LOT 39;

THENCE CONTINUING NORTH 89°48'44" WEST, A DISTANCE OF 329.89 FEET TO THE NORTHEAST CORNER OF GLO LOT 38;

THENCE SOUTH 00°22'51" EAST, A DISTANCE OF 45.00 FEET TO THE POINT OF BEGINNING OF EASEMENT RELEASE 1;

THENCE SOUTH 89°48'44" EAST, A DISTANCE OF 33.00 FEET;

THENCE SOUTH 00°22'50" EAST, A DISTANCE OF 334.97 FEET;

THENCE NORTH 89°50'20" WEST, A DISTANCE OF 33.00 FEET;

THENCE NORTH 00°22'51" WEST, A DISTANCE OF 334.98 FEET, TO THE POINT OF BEGINNING OF EASEMENT RELEASE 1.

SAID DESCRIPTION CONTAINING 0.253 ACRES \pm , **11,021 SQUARE FEET \pm .**

Resolution No. 13466
Exhibit A: Legal Description
Page 5 of 9



TITLE: XB01
DATE: 12/4/24
DESC: LEGAL DESC.
EASEMENT
RELEASE

HUNTER
ENGINEERING

10446 N. 74TH STREET,
SUITE 140
SCOTTSDALE, AZ 85258
T 480 991 3985
F 480 991 3986

CIVIL AND SURVEY

PAGE 1 OF 5

PROJ.NO. LGEC324

LEGAL DESCRIPTION

EXHIBIT A

PARTIAL RELEASE OF PATENT EASEMENT LYING WITHIN GLO LOT 39, AS IDENTIFIED IN DOCKET 2397, PAGE 159, OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA, LOCATED WITHIN THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 3 NORTH, RANGE 5 EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

EASEMENT RELEASE 2:

COMMENCING AT THE SOUTH 1/4 CORNER OF SAID SECTION 5, BEING A CALCULATED POSITION PER PLSS GDAC, BOOK 752, PAGE 339, MARICOPA COUNTY RECORDER, FROM WHICH A GLO BRASS CAP MARKING THE SOUTHWEST CORNER OF SAID SECTION 5 BEARS NORTH 89°52'19" WEST, A DISTANCE OF 2642.74 FEET;

THENCE NORTH 00°18'20" WEST, A DISTANCE OF 1320.02 FEET TO THE SOUTHEAST CORNER OF GLO LOT 40;

THENCE NORTH 00°18'54" WEST, A DISTANCE OF 659.70 FEET TO THE NORTHEAST CORNER OF GLO LOT 40;

THENCE NORTH 89°48'44" WEST, A DISTANCE OF 466.50 FEET TO THE NORTHEAST CORNER OF GLO LOT 39;

THENCE SOUTH 00°18'14" EAST, A DISTANCE OF 66.52 FEET TO THE POINT OF BEGINNING FOR EASEMENT RELEASE 2;

THENCE SOUTH 00°18'14" EAST, A DISTANCE OF 593.07 FEET TO THE SE CORNER OF GLO LOT 39;

THENCE NORTH 89°51'12" WEST, A DISTANCE OF 150.20 FEET;

THENCE NORTH 00°07'29" EAST, A DISTANCE OF 33.00 FEET;

THENCE SOUTH 89°51'12" EAST, A DISTANCE OF 116.95 FEET;

THENCE NORTH 00°18'14" WEST, A DISTANCE OF 567.63 FEET, TO A POINT OF NON-TANGENT CURVATURE, CONCAVE SOUTHERLY WHOSE RADIUS IS 706.81 FEET AND WHOSE CHORD BEARS SOUTH 76°58'00" EAST, A CHORD DISTANCE OF 33.91 FEET;

THENCE SOUTHEASTERLY ALONG SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 02°44'58", AN ARC LENGTH OF 33.92 FEET, TO THE POINT OF BEGINNING OF EASEMENT RELEASE 2.

SAID DESCRIPTION CONTAINING 0.541 ACRES \pm , **23,566 SQUARE FEET \pm** .

Resolution No. 13466
Exhibit A: Legal Description
Page 6 of 9



TITLE: XB01
DATE: 12/4/24
DESC: LEGAL DESC.
EASEMENT
RELEASE

HUNTER
ENGINEERING

10446 N. 74TH STREET,
SUITE 140
SCOTTSDALE, AZ 85258
T 480 991 3985
F 480 991 3986

CIVIL AND SURVEY

PAGE 2 OF 5

PROJ.NO. LGEC324

LEGAL DESCRIPTION EXHIBIT A

PARTIAL RELEASE OF PATENT EASEMENT LYING WITHIN GLO LOT 39, AS IDENTIFIED IN DOCKET 2397, PAGE 159, OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA, LOCATED WITHIN THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 3 NORTH, RANGE 5 EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

EASEMENT RELEASE 3:

COMMENCING AT THE SOUTH 1/4 CORNER OF SAID SECTION 5, BEING A CALCULATED POSITION PER PLSS GDAC, BOOK 752, PAGE 339, MARICOPA COUNTY RECORDER, FROM WHICH A GLO BRASS CAP MARKING THE SOUTHWEST CORNER OF SAID SECTION 5 BEARS NORTH 89°52'19" WEST, A DISTANCE OF 2642.74 FEET;

THENCE NORTH 00°18'20" WEST, A DISTANCE OF 1320.02 FEET TO THE SOUTHEAST CORNER OF GLO LOT 40;

THENCE NORTH 00°18'54" WEST, A DISTANCE OF 659.70 FEET TO THE NORTHEAST CORNER OF GLO LOT 40;

THENCE NORTH 89°48'44" WEST, A DISTANCE OF 466.50 FEET TO THE NORTHEAST CORNER OF GLO LOT 39;

THENCE CONTINUING NORTH 89°48'44" WEST, A DISTANCE OF 329.89 FEET TO THE NORTHEAST CORNER OF GLO LOT 38;

THENCE SOUTH 00°22'51" EAST, A DISTANCE OF 45.00 FEET TO THE POINT OF BEGINNING OF EASEMENT RELEASE 3;

THENCE SOUTH 00°22'51" EAST, A DISTANCE OF 334.98 FEET;

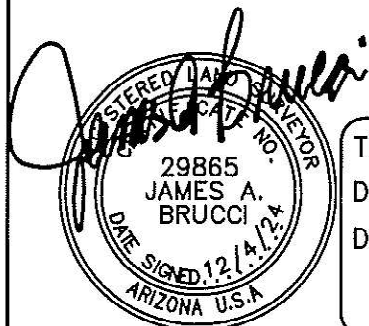
THENCE NORTH 89°50'17" WEST, A DISTANCE OF 33.00 FEET;

THENCE SOUTH 00°22'51" EAST, A DISTANCE OF 335.00 FEET;

THENCE SOUTH 89°48'44" EAST, A DISTANCE OF 33.00 FEET, TO THE POINT OF BEGINNING OF EASEMENT RELEASE 3.

SAID DESCRIPTION CONTAINING 0.253 ACRES ±, 11,021 SQUARE FEET ±.

Resolution No. 13466
Exhibit A: Legal Description
Page 7 of 9



TITLE: XB01
DATE: 12/4/24
DESC: LEGAL DESC.
EASEMENT
RELEASE

HUNTER
ENGINEERING

10446 N. 74TH STREET,
SUITE 140
SCOTTSDALE, AZ 85258
T 480 991 3985
F 480 991 3988

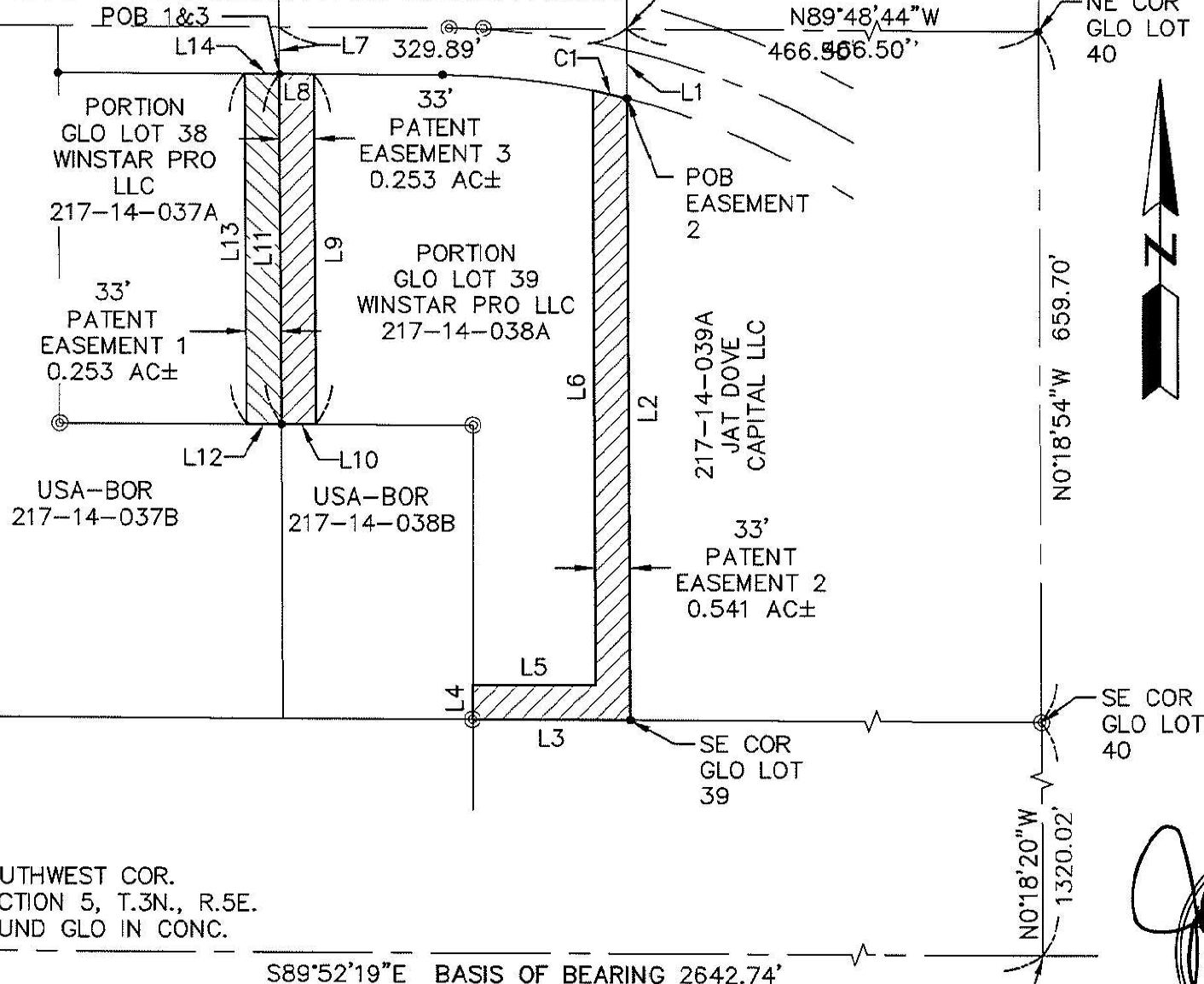
CIVIL AND SURVEY

PAGE 3 OF 5

PROJ. NO. LGEC324

EXHIBIT B

E MCDOWELL MOUNTAIN RANCH ROAD



Resolution No. 13466
Exhibit B: Legal Description
Page 8 of 9

SOUTH 1/4 COR. SEC. 5, T.3N., R.5E.,
CALCULATED PER PLSS GDAC BK.
752, PG. 339, M.C.R.

HUNTER
ENGINEERING

10446 N. 74TH STREET,
SUITE 140
SCOTTSDALE, AZ 85258
T 480 991 3985
F 480 991 3986

CIVIL AND SURVEY

PAGE 4 OF 5

PROJ. NO. LGEC324

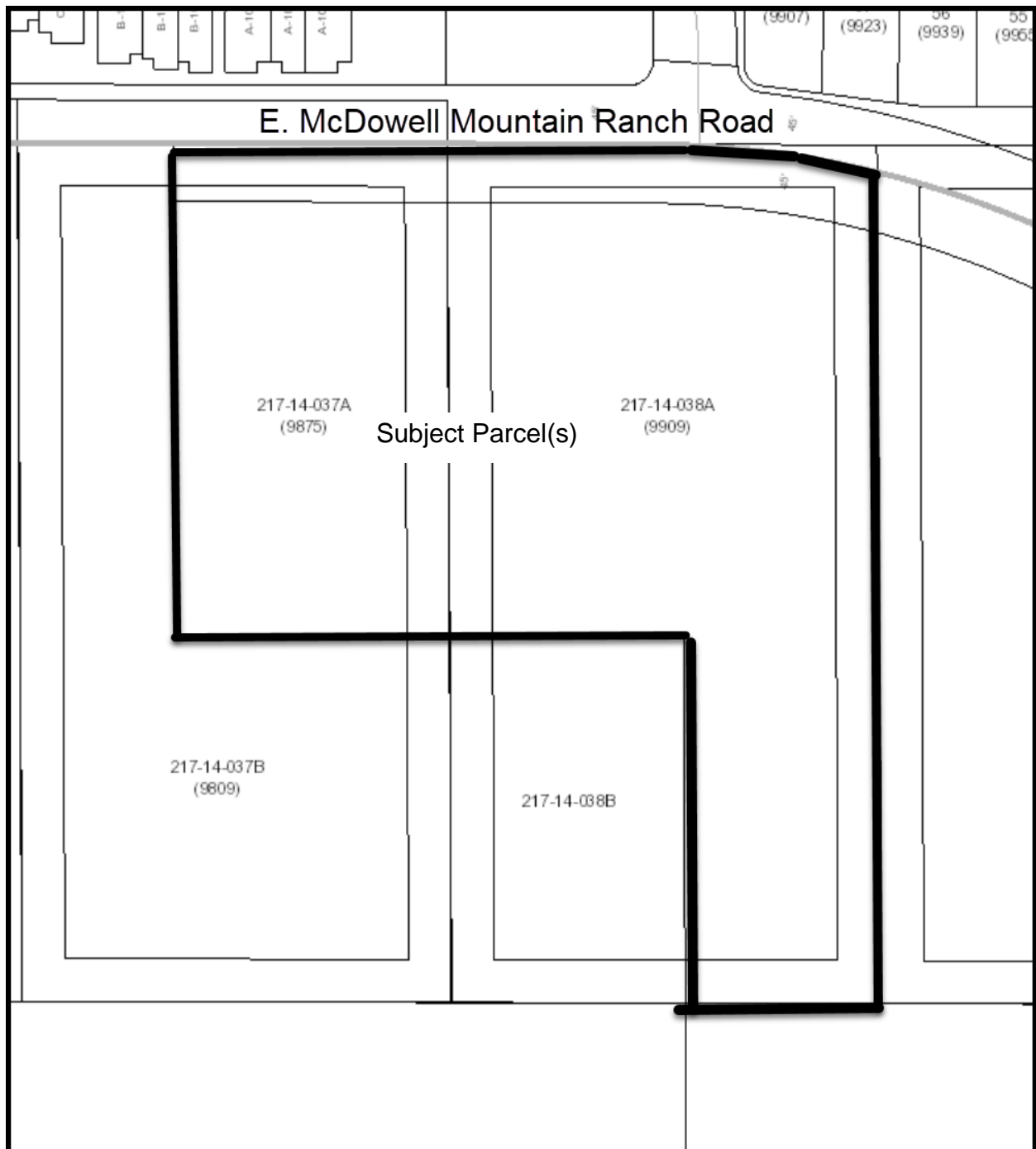
TITLE: XB01

DATE: 12/4/24

SCALE: 1"=150'

DESC:
EASEMENT RELEASE





**The Collectors Garages at Westworld
GLOPE ABANDONMENT REQUEST
Project #8-AB-2024**

1st Submittal: September 24, 2024

2nd Submittal: December 11, 2024

Final Submittal: May 2025

Property Address: 9875 & 9909 E McDowell Mountain Ranch Rd.

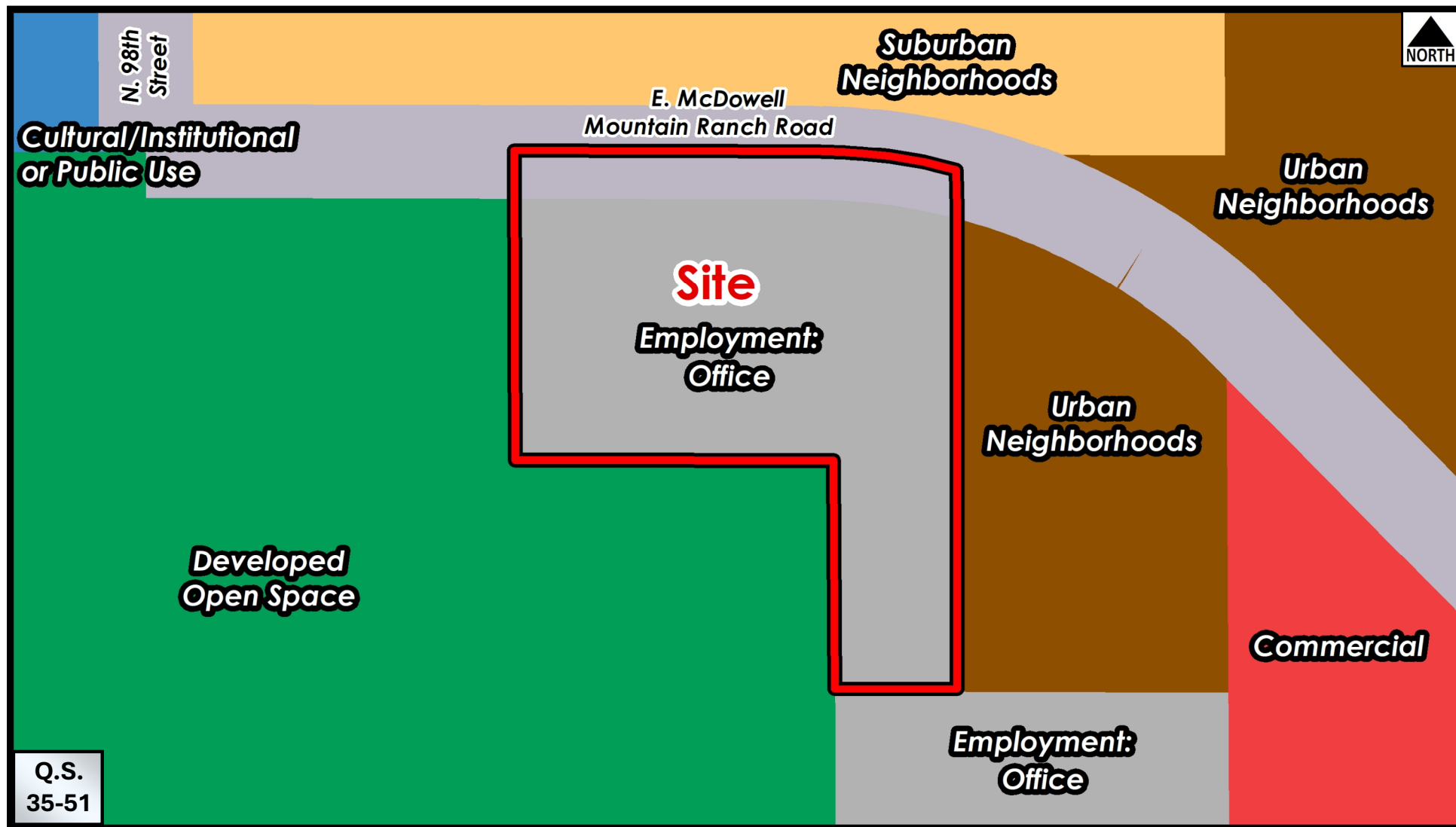
APNs: 217-14-037A & 217-14-038A

The Owners of the property identified at the address above are requesting to abandon the unused Government Land Office Public Easement (GLOPE) 33 feet on the eastern, western and southern boundaries of lot 217-14-038A and the eastern boundary of lot 217-14-037A. The site is approximately 5.06 acres combined in size and is currently undeveloped land. Additionally, this site is zoned R1-35 and designated as Environmentally Sensitive Land (ESL) in the Foothills Overlay (FO) area. ESL- designated properties must provide a certain amount of Natural Area Open Space (NAOS) to be designated on the site which must remain undeveloped and unused. Approving this abandonment will allow for more usable space on the property for the Owner's enjoyment.

This easement abandonment supports the property owner's objectives while ensuring no impact on the city's goals or existing utilities in the area. Total combined abandonment area is approximately 45,608 SF or 1.05 acres.

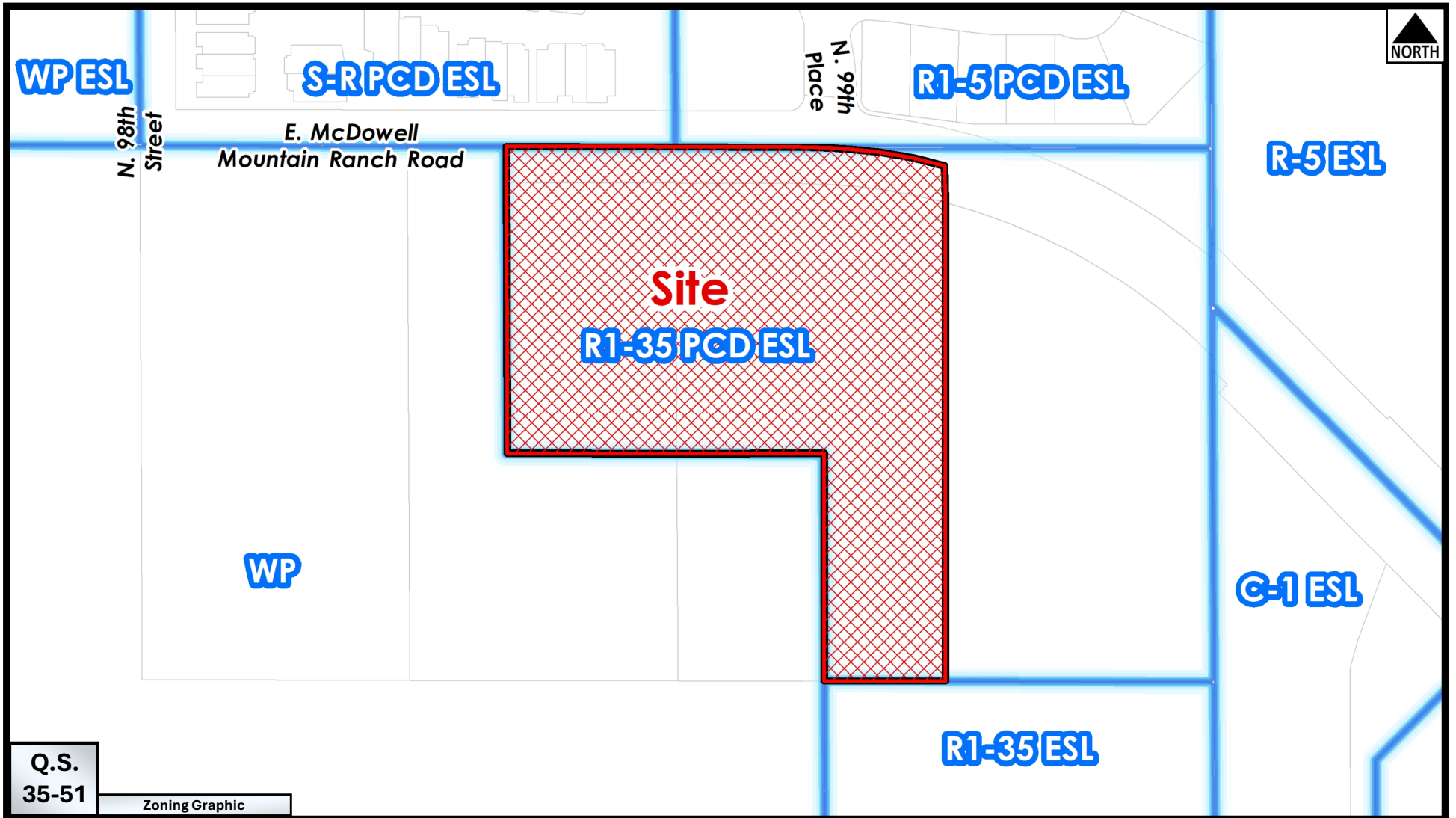
Consideration for Abandonment

The attached Appraisal has been prepared by Appraisal Technology, LLC using the Abandonment Valuation process provided by Michelle Colby. The Applicant is proposing to pay the city of Scottsdale 90% of the difference in before and after Market Value which equals \$114,020.



Existing General Plan 2035 Future Land Use Map
+/- 5.09-acres of Employment Office

4-GP-2024 & 5-ZN-2024



Existing Zoning

4-GP-2024 & 5-ZN-2024



Paul E. Basha, PE, PTOE
Traffic Engineering Manager
Suite 300, 7144 E. Stetson Drive
Scottsdale, Arizona 85251
Phone 480.505.3931
PBasha@SummitLandMgmt.com

23 September 2024

TO: City of Scottsdale

FROM: Paul E. Basha, PE, PTOE, Summit Land Management
Kayla Amado

RE: Traffic Statement for Garages at Westworld

Introduction

The developers of Apex Motor Sports are proposing to construct Garages at Westworld, luxury garages for collector vehicles, at the intersection of 99th Lane and McDowell Mountain Ranch Road in the City of Scottsdale, Arizona. The proposed development consists of 58 luxury vehicle garages, comprised of approximately 75,526 square feet on approximately 5.04 acres. The property is indicated in the greater vicinity aerial photograph in **Figure 1**.



Figure 1: Garages at Westworld General Location on Aerial Photograph

The site plan illustrates a development along McDowell Mountain Ranch Rd. The plan includes several key features:

- McDOWELL MOUNTAIN RANCH RD**: The main road at the top of the plan.
- ALIGN DRIVEWAYS**: Indicated by dashed lines along the road frontage.
- PEDESTRIAN CONNECTION TO STREET**: A designated path leading from the buildings to the sidewalk.
- BUILDING A**: 7,200 S.F., 24' CLEAR, 6 UNITS. Dimensions include 144'-0" width and 55'-7 1/2" depth.
- BUILDING B**: 21,600 S.F., 24' CLEAR, 18 UNITS. Dimensions include 216'-0" width and 100'-0" depth.
- BUILDING C**: 16,800 S.F., 24' CLEAR, 14 UNITS. Dimensions include 336'-0" width and 50'-0" depth.
- BUILDING D**: 18,320 S.F., 24' CLEAR, 10 UNITS. Dimensions include 240'-0" width and 60'-0" depth.
- BUILDING E**: 12,000 S.F., 24' CLEAR, 10 UNITS. Dimensions include 100'-0" width and 50'-0" depth.
- OFFICE / COURTHOUSE**: 1,600 S.F. building located near the street connection.
- NAOS AREA**: +/- 28,640 S.F. area located to the right of the main building cluster.
- FLOOD ZONE 'A'**: A shaded area labeled "FLOOD ZONE 'A'" and "FLOOD ZONE 'X'" is shown adjacent to Building B.
- Dimensions**: Various setbacks and lot dimensions are provided, such as 50'-0" ROW, 48'-0", 30'-0", 44'-5", 60'-0", 80'-0", 58'-0", and 78'-0".
- Orientation**: A north arrow is located in the upper right corner.

Figure 2: Garages at Westworld Site Plan

Traffic Data

Traffic counts were obtained on 10 July 2024 at the intersection of 99th Lane and McDowell Mountain Ranch Road. **Attachment 1** provides the complete traffic count data. Because traffic counts vary from month-to-month, often monthly factors are utilized to adjust a specific count month to an average for the year. The City of Scottsdale utilizes monthly factors developed by the Maricopa Association of Governments in 2007. **Table 1** provides these monthly factors. These factors indicate that counts in January, September, and October are the closest to typical. Counts in July are 93% of typical. The 2023 traffic counts were divided by 0.930 to represent the typical weekday traffic volume for the entire year.

Table 1: Monthly Factors

| | Factor |
|--------------|--------------|
| January | 1.003 |
| February | 1.045 |
| March | 1.040 |
| April | 1.044 |
| May | 1.022 |
| June | 0.972 |
| July | 0.930 |
| August | 0.975 |
| September | 0.995 |
| October | 0.994 |
| November | 1.008 |
| December | 0.974 |

Figure 3 below provides the 2024 adjusted day and peak hour traffic volumes, and the existing lane configurations, at the intersection of 99th Lane and McDowell Mountain Ranch Road.

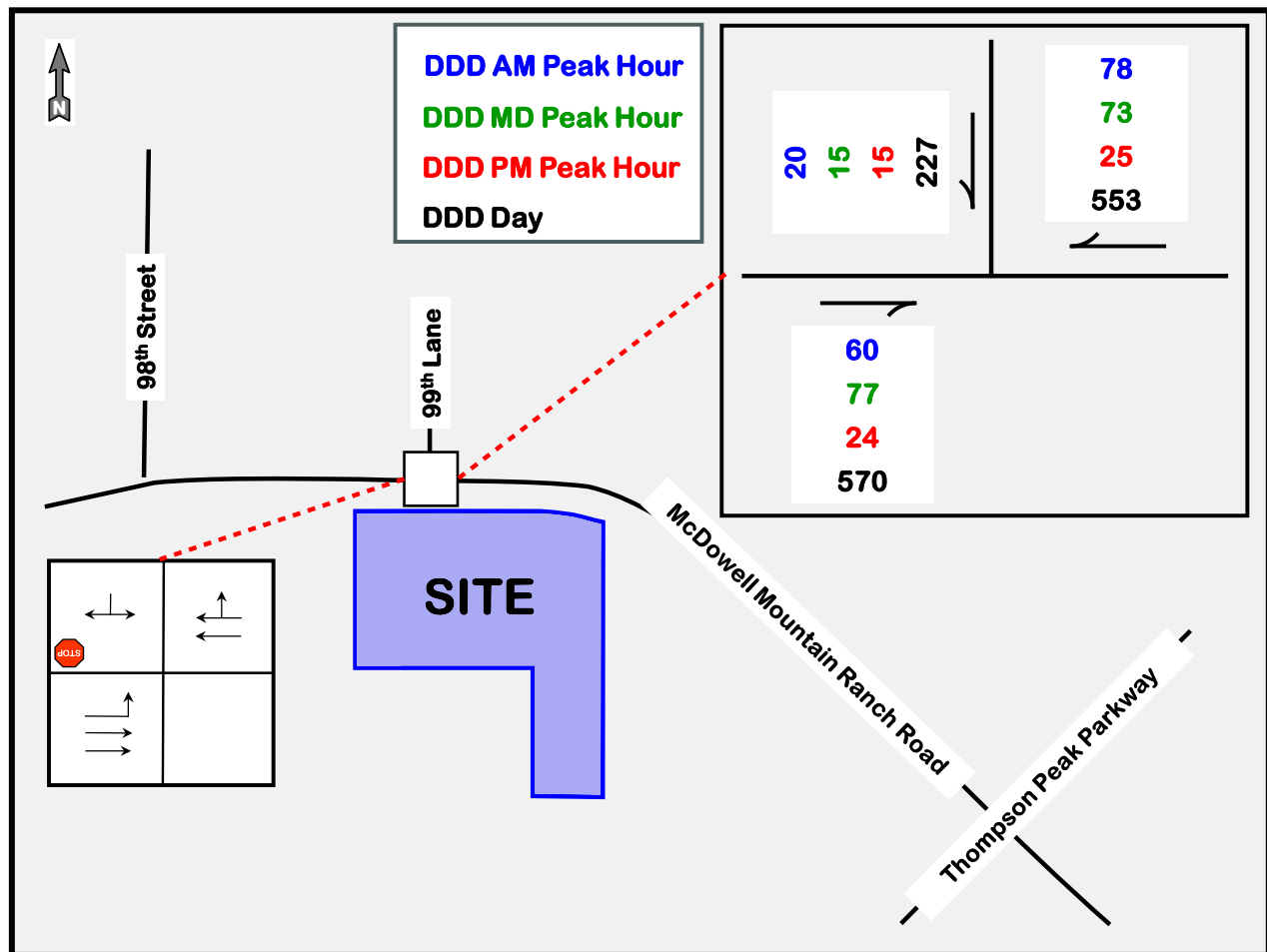


Figure 3: 2024 Adjusted Traffic Volumes and Lane Configurations

Trip Generation

Trip generation for proposed developments is estimated with the procedures and data contained within the Institute of Transportation Engineers *Trip Generation Manual, 11th Edition*, published in 2021. This document provides traffic volume data from existing developments throughout the United States and Canada, from 1980 through 2021, that can be utilized to estimate trips from proposed developments. The traffic data are provided for 179 land use categories separated into 10 major land use categories. The estimated traffic volume is dependent upon independent variables defined by the characteristics and size of each land use category. Data are typically provided for five (5) weekday time periods and four (4) weekend time periods.

There is no exact category for luxury vehicle garages in the *Trip Generation Manual, 11th Edition*. The closest appropriate land use category is Mini-Warehousing, land use code 151. This category best describes the property use. The luxury garages provide individual customized vehicle-homes for the storage of collector vehicles. These vehicles are collector items and driven sparingly. Four (4) independent variables are provided and were utilized: thousand feet of gross floor area, thousand square feet of net rentable area, hundred storage units, and occupied hundred storage units.

The average of the four (4) independent variables average rates was utilized, and the four (4) independent variables fitted curve equations were utilized, when available. The maximum of these two values for each time period was utilized to estimate the trip generation of the proposed luxury garages. The average of the four (4) independent variables average rates was utilized instead of the typical maximum value, as the maximum value was excessive – particularly for the daily volumes. The maximum daily volumes would be more than one (1) vehicle entering and one (1) vehicle exiting per day for each luxury garage. This is unreasonable for a vehicle storage facility. The results are provided, with both the maximum and average values, in **Attachment 2**.

The current zoning of the property is R1-35, providing a density of approximately 1.24 homes-per-acre. Therefore the 5.09 acres could accommodate six (6) individual houses. The land use category of Single-Family Detached Housing, land use code 220, was utilized to estimate the current zoning potential trip generation. The independent variable of dwelling unit was utilized. **Attachment 3** provides the results of the current zoning trip generation.

Table 2 provides a summary of the estimated trip generation for the proposed Garages at Westworld and the existing zoning for six (6) single-family detached houses.

Table 2: Trip Generation Summary

| | GARAGES AT WESTWORLD | | | EXISTING ZONING (SIX HOUSES) | | |
|------------------------|----------------------|---------|-------|------------------------------|---------|-------|
| | ENTERING | EXITING | TOTAL | ENTERING | EXITING | TOTAL |
| WEEKDAY DAILY | 32 | 32 | 64 | 55 | 55 | 110 |
| AM PEAK HOUR STREET | 4 | 3 | 7 | 2 | 4 | 6 |
| AM PEAK HOUR GENERATOR | 4 | 3 | 7 | 3 | 8 | 11 |
| PM PEAK HOUR STREET | 4 | 3 | 7 | 4 | 3 | 7 |
| PM PEAK HOUR GENERATOR | 4 | 4 | 8 | 5 | 3 | 8 |
| SATURDAY DAILY | 55 | 54 | 109 | 32 | 31 | 63 |
| PEAK HOUR GENERATOR | 4 | 4 | 8 | 8 | 7 | 15 |
| SUNDAY DAILY | 24 | 23 | 46 | 26 | 25 | 51 |
| PEAK HOUR GENERATOR | 3 | 4 | 7 | 5 | 5 | 10 |

During peak hours, the estimated trip generation is essentially the same for the proposed luxury garages and six (6) single family detached homes. During weekdays, the luxury garages are estimated to generate fewer trips than those generated by six (6) homes. During Saturdays, the luxury garages are estimated to generate more trips than six (6) homes. During Sundays, the estimated trip generation is essentially the same for the proposed luxury garages and six (6) detached homes.

Conclusions With Luxury Garages

The existing traffic volumes at the intersection of 99th Lane and McDowell Mountain Ranch Road are very low. The estimated traffic volumes for the Garages at Westworld are also very low, and similar to the estimated traffic volumes that would occur conforming to the existing zoning.

Please contact me at (480) 505-3931 or pbasha@summitlandmgmt.com if you have any questions or would like to discuss this traffic statement.

Attachments:

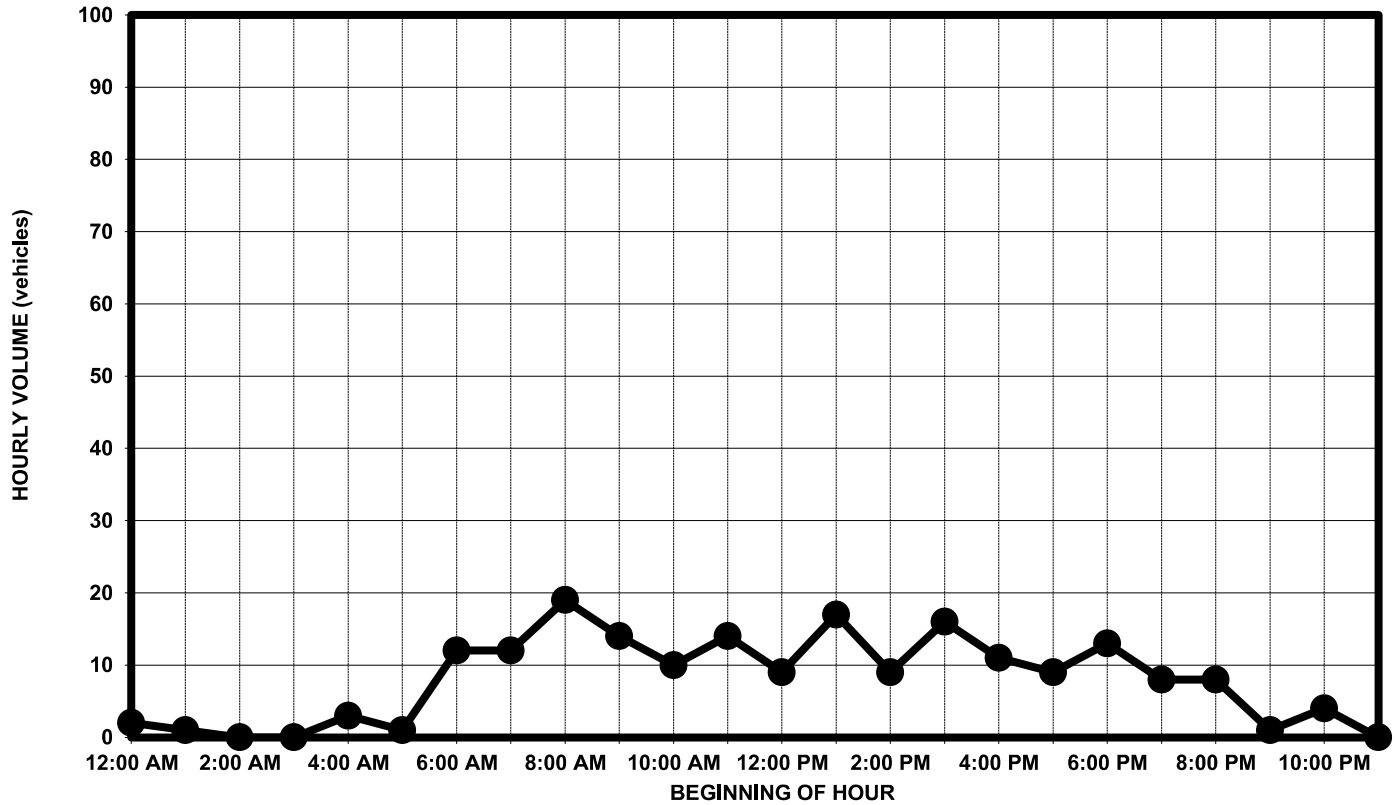
1. Traffic Counts
2. Trip Generation – Luxury Garages
3. Trip Generation – Single-family Houses

Attachment A

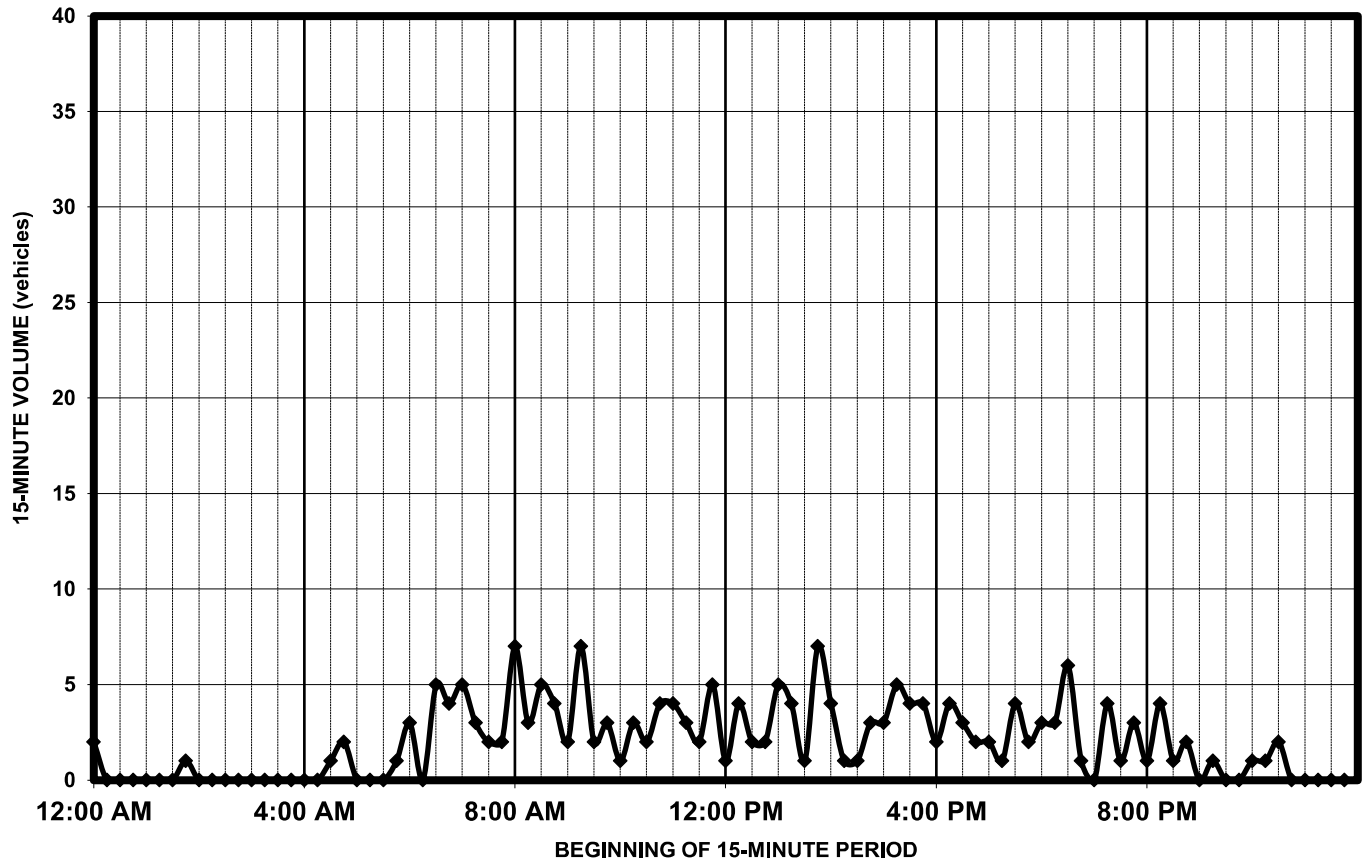
Traffic Counts



GARAGES AT WESTWORLD
MCDOWELL MOUNTAIN RANCH ROAD, EAST OF 99th LANE - WEDNESDAY 07/10/2024
SOUTHBOUND HOURLY VOLUMES



GARAGES AT WESTWORLD
MCDOWELL MOUNTAIN RANCH ROAD, EAST OF 99th PLACE - WEDNESDAY 07/10/2024
EASTBOUND 15-MINUTE TRAFFIC VOLUMES



GARAGES AT WESTWORLD

MCDOWELL MOUNTAIN RANCH ROAD, EAST OF 99th LANE - WEDNESDAY 07/10/2024

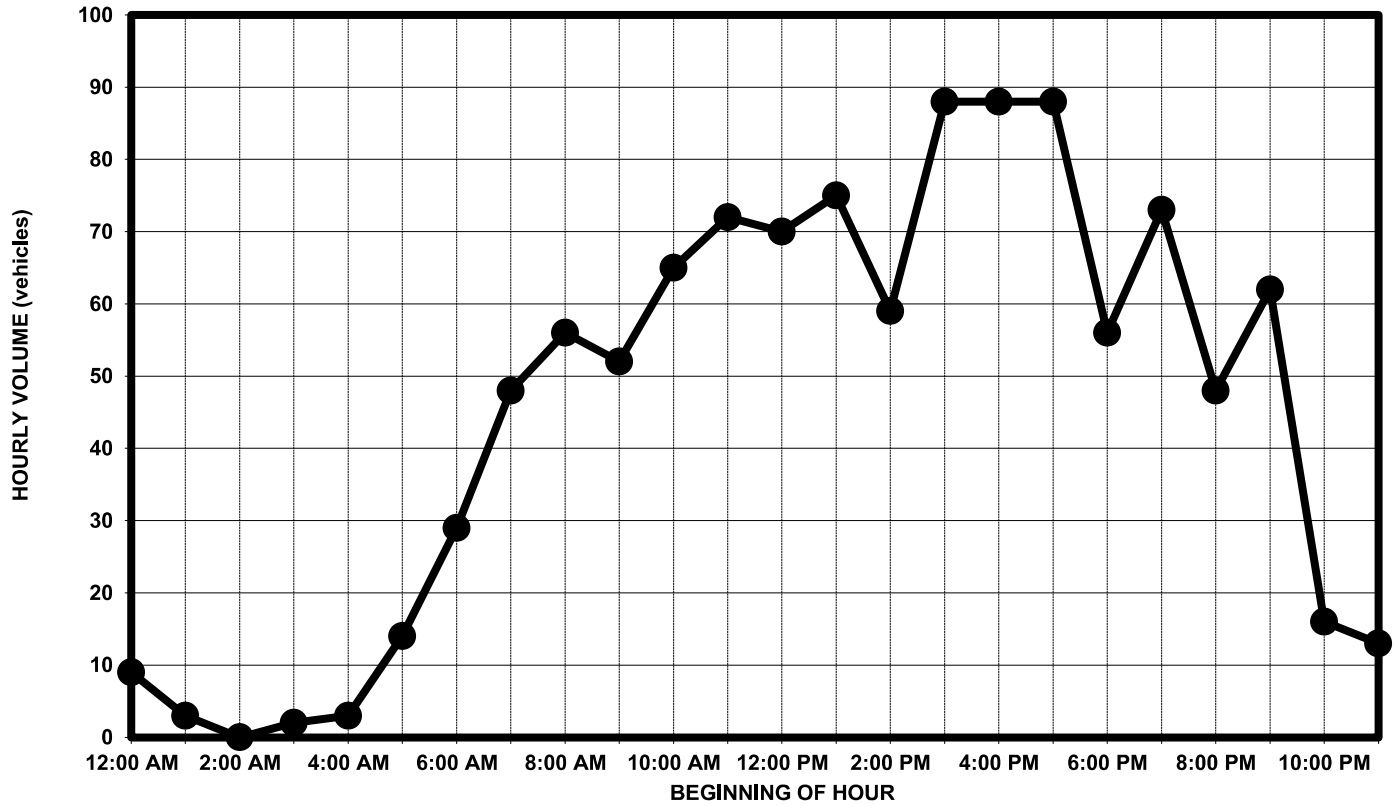
SOUTHBOUND 15-MINUTE TRAFFIC VOLUMES

| BEGIN PERIOD | MORNING | | | EVENING | | BEGIN PERIOD |
|---------------------|------------|------------|--|------------|------------|-----------------|
| | 15 MINUTES | 60 MINUTES | | 15 MINUTES | 60 MINUTES | |
| 12:00 AM | 2 | 2 | | 1 | 9 | 12:00 PM |
| 12:15 AM | 0 | 0 | | 4 | 13 | 12:15 PM |
| 12:30 AM | 0 | 0 | | 2 | 13 | 12:30 PM |
| 12:45 AM | 0 | 0 | | 2 | 12 | 12:45 PM |
| 1:00 AM | 0 | 1 | | 5 | 17 | 1:00 PM |
| 1:15 AM | 0 | 1 | | 4 | 16 | 1:15 PM |
| 1:30 AM | 0 | 1 | | 1 | 13 | 1:30 PM |
| 1:45 AM | 1 | 1 | | 7 | 13 | 1:45 PM |
| 2:00 AM | 0 | 0 | | 4 | 9 | 2:00 PM |
| 2:15 AM | 0 | 0 | | 1 | 8 | 2:15 PM |
| 2:30 AM | 0 | 0 | | 1 | 12 | 2:30 PM |
| 2:45 AM | 0 | 0 | | 3 | 15 | 2:45 PM |
| 3:00 AM | 0 | 0 | | 3 | 16 | 3:00 PM |
| 3:15 AM | 0 | 0 | | 5 | 15 | 3:15 PM |
| 3:30 AM | 0 | 0 | | 4 | 14 | 3:30 PM |
| 3:45 AM | 0 | 1 | | 4 | 13 | 3:45 PM |
| 4:00 AM | 0 | 3 | | 2 | 11 | 4:00 PM |
| 4:15 AM | 0 | 3 | | 4 | 11 | 4:15 PM |
| 4:30 AM | 1 | 3 | | 3 | 8 | 4:30 PM |
| 4:45 AM | 2 | 2 | | 2 | 9 | 4:45 PM |
| 5:00 AM | 0 | 1 | | 2 | 9 | 5:00 PM |
| 5:15 AM | 0 | 4 | | 1 | 10 | 5:15 PM |
| 5:30 AM | 0 | 4 | | 4 | 12 | 5:30 PM |
| 5:45 AM | 1 | 9 | | 2 | 14 | 5:45 PM |
| 6:00 AM | 3 | 12 | | 3 | 13 | 6:00 PM |
| 6:15 AM | 0 | 14 | | 3 | 10 | 6:15 PM |
| 6:30 AM | 5 | 17 | | 6 | 11 | 6:30 PM |
| 6:45 AM | 4 | 14 | | 1 | 6 | 6:45 PM |
| 7:00 AM | 5 | 12 | | 0 | 8 | 7:00 PM |
| 7:15 AM | 3 | 14 | | 4 | 9 | 7:15 PM |
| 7:30 AM | 2 | 14 | | 1 | 9 | 7:30 PM |
| 7:45 AM | 2 | 17 | | 3 | 9 | 7:45 PM |
| 8:00 AM | 7 | 19 | | 1 | 8 | 8:00 PM |
| 8:15 AM | 3 | 14 | | 4 | 7 | 8:15 PM |
| 8:30 AM | 5 | 18 | | 1 | 4 | 8:30 PM |
| 8:45 AM | 4 | 15 | | 2 | 3 | 8:45 PM |
| 9:00 AM | 2 | 14 | | 0 | 1 | 9:00 PM |
| 9:15 AM | 7 | 13 | | 1 | 2 | 9:15 PM |
| 9:30 AM | 2 | 9 | | 0 | 2 | 9:30 PM |
| 9:45 AM | 3 | 9 | | 0 | 4 | 9:45 PM |
| 10:00 AM | 1 | 10 | | 1 | 4 | 10:00 PM |
| 10:15 AM | 3 | 13 | | 1 | 3 | 10:15 PM |
| 10:30 AM | 2 | 13 | | 2 | 2 | 10:30 PM |
| 10:45 AM | 4 | 13 | | 0 | 0 | 10:45 PM |
| 11:00 AM | 4 | 14 | | 0 | 0 | 11:00 PM |
| 11:15 AM | 3 | 11 | | 0 | - | 11:15 PM |
| 11:30 AM | 2 | 12 | | 0 | - | 11:30 PM |
| 11:45 AM | 5 | 12 | | 0 | - | 11:45 PM |
| AM PEAK VOLUME | 7 | 19 | | 7 | 17 | PM PEAK VOLUME |
| PHF and TIME | 0.68 | 8:00 AM | | 0.61 | 1:00 PM | PHF and TIME |
| DAILY VOLUME | 193 | | | | | |

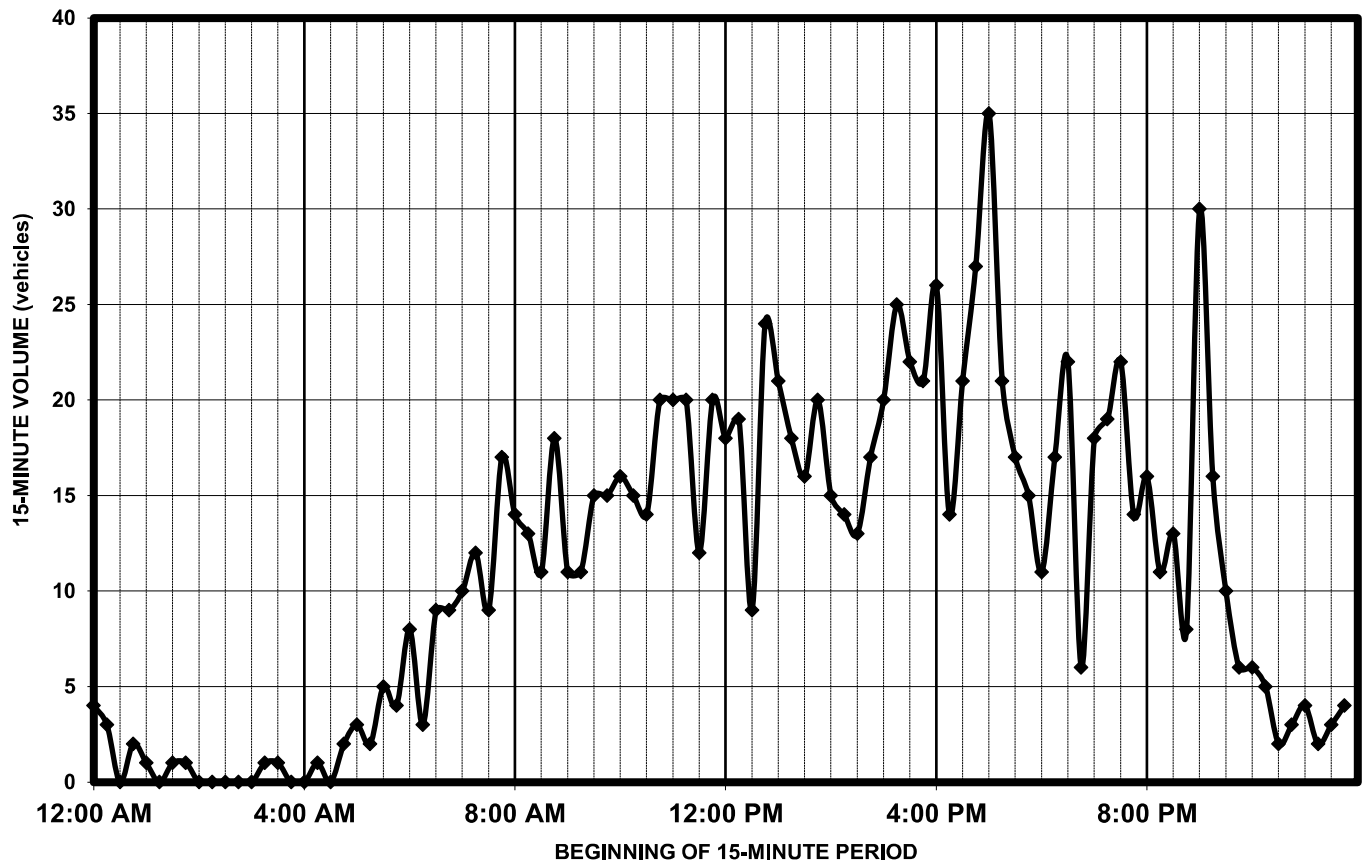
Analysis By: PEB Date: 07/10/2024



GARAGES AT WESTWORLD
MCDOWELL MOUNTAIN RANCH ROAD, EAST OF 99th LANE - WEDNESDAY 07/10/2024
EASTBOUND HOURLY VOLUMES



GARAGES AT WESTWORLD
MCDOWELL MOUNTAIN RANCH ROAD, EAST OF 99th PLACE - WEDNESDAY 07/10/2024
EASTBOUND 15-MINUTE TRAFFIC VOLUMES



GARAGES AT WESTWORLD

MCDOWELL MOUNTAIN RANCH ROAD, EAST OF 99th LANE - WEDNESDAY 07/10/2024

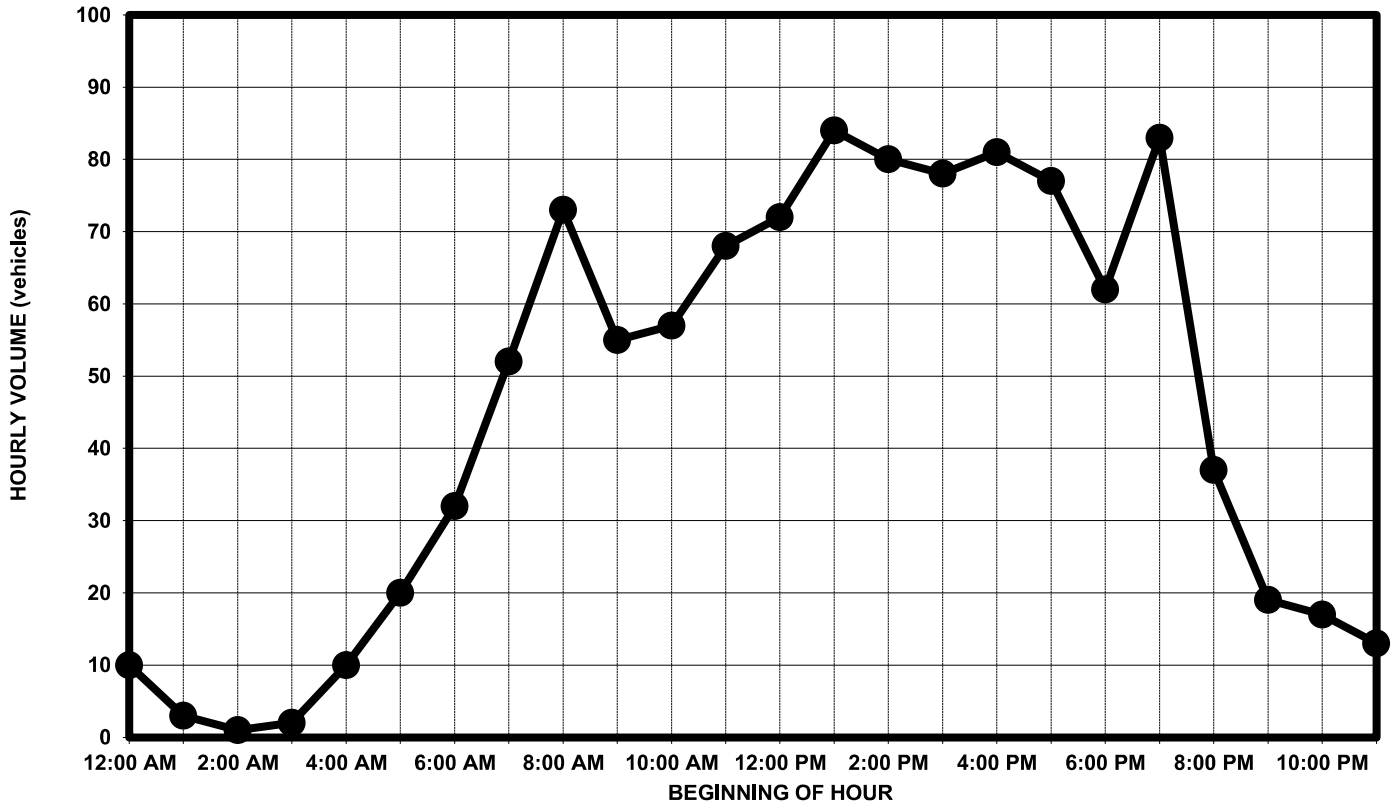
EASTBOUND 15-MINUTE TRAFFIC VOLUMES

| BEGIN PERIOD | MORNING | | | EVENING | | BEGIN PERIOD |
|---------------------|--------------|-----------------|--|-------------|----------------|-----------------|
| | 15 MINUTES | 60 MINUTES | | 15 MINUTES | 60 MINUTES | |
| 12:00 AM | 4 | 9 | | 18 | 70 | 12:00 PM |
| 12:15 AM | 3 | 6 | | 19 | 73 | 12:15 PM |
| 12:30 AM | 0 | 3 | | 9 | 72 | 12:30 PM |
| 12:45 AM | 2 | 4 | | 24 | 79 | 12:45 PM |
| 1:00 AM | 1 | 3 | | 21 | 75 | 1:00 PM |
| 1:15 AM | 0 | 2 | | 18 | 69 | 1:15 PM |
| 1:30 AM | 1 | 2 | | 16 | 65 | 1:30 PM |
| 1:45 AM | 1 | 1 | | 20 | 62 | 1:45 PM |
| 2:00 AM | 0 | 0 | | 15 | 59 | 2:00 PM |
| 2:15 AM | 0 | 0 | | 14 | 64 | 2:15 PM |
| 2:30 AM | 0 | 1 | | 13 | 75 | 2:30 PM |
| 2:45 AM | 0 | 2 | | 17 | 84 | 2:45 PM |
| 3:00 AM | 0 | 2 | | 20 | 88 | 3:00 PM |
| 3:15 AM | 1 | 2 | | 25 | 94 | 3:15 PM |
| 3:30 AM | 1 | 2 | | 22 | 83 | 3:30 PM |
| 3:45 AM | 0 | 1 | | 21 | 82 | 3:45 PM |
| 4:00 AM | 0 | 3 | | 26 | 88 | 4:00 PM |
| 4:15 AM | 1 | 6 | | 14 | 97 | 4:15 PM |
| 4:30 AM | 0 | 7 | | 21 | 104 | 4:30 PM |
| 4:45 AM | 2 | 12 | | 27 | 100 | 4:45 PM |
| 5:00 AM | 3 | 14 | | 35 | 88 | 5:00 PM |
| 5:15 AM | 2 | 19 | | 21 | 64 | 5:15 PM |
| 5:30 AM | 5 | 20 | | 17 | 60 | 5:30 PM |
| 5:45 AM | 4 | 24 | | 15 | 65 | 5:45 PM |
| 6:00 AM | 8 | 29 | | 11 | 56 | 6:00 PM |
| 6:15 AM | 3 | 31 | | 17 | 63 | 6:15 PM |
| 6:30 AM | 9 | 40 | | 22 | 65 | 6:30 PM |
| 6:45 AM | 9 | 40 | | 6 | 65 | 6:45 PM |
| 7:00 AM | 10 | 48 | | 18 | 73 | 7:00 PM |
| 7:15 AM | 12 | 52 | | 19 | 71 | 7:15 PM |
| 7:30 AM | 9 | 53 | | 22 | 63 | 7:30 PM |
| 7:45 AM | 17 | 55 | | 14 | 54 | 7:45 PM |
| 8:00 AM | 14 | 56 | | 16 | 48 | 8:00 PM |
| 8:15 AM | 13 | 53 | | 11 | 62 | 8:15 PM |
| 8:30 AM | 11 | 51 | | 13 | 67 | 8:30 PM |
| 8:45 AM | 18 | 55 | | 8 | 64 | 8:45 PM |
| 9:00 AM | 11 | 52 | | 30 | 62 | 9:00 PM |
| 9:15 AM | 11 | 57 | | 16 | 38 | 9:15 PM |
| 9:30 AM | 15 | 61 | | 10 | 27 | 9:30 PM |
| 9:45 AM | 15 | 60 | | 6 | 19 | 9:45 PM |
| 10:00 AM | 16 | 65 | | 6 | 16 | 10:00 PM |
| 10:15 AM | 15 | 69 | | 5 | 14 | 10:15 PM |
| 10:30 AM | 14 | 74 | | 2 | 11 | 10:30 PM |
| 10:45 AM | 20 | 72 | | 3 | 12 | 10:45 PM |
| 11:00 AM | 20 | 72 | | 4 | 13 | 11:00 PM |
| 11:15 AM | 20 | 70 | | 2 | - | 11:15 PM |
| 11:30 AM | 12 | 69 | | 3 | - | 11:30 PM |
| 11:45 AM | 20 | 66 | | 4 | - | 11:45 PM |
| AM PEAK VOLUME | 20 | 74 | | 35 | 104 | PM PEAK VOLUME |
| PHF and TIME | 0.93 | 10:30 AM | | 0.74 | 4:30 PM | PHF and TIME |
| DAILY VOLUME | 1,089 | | | | | |

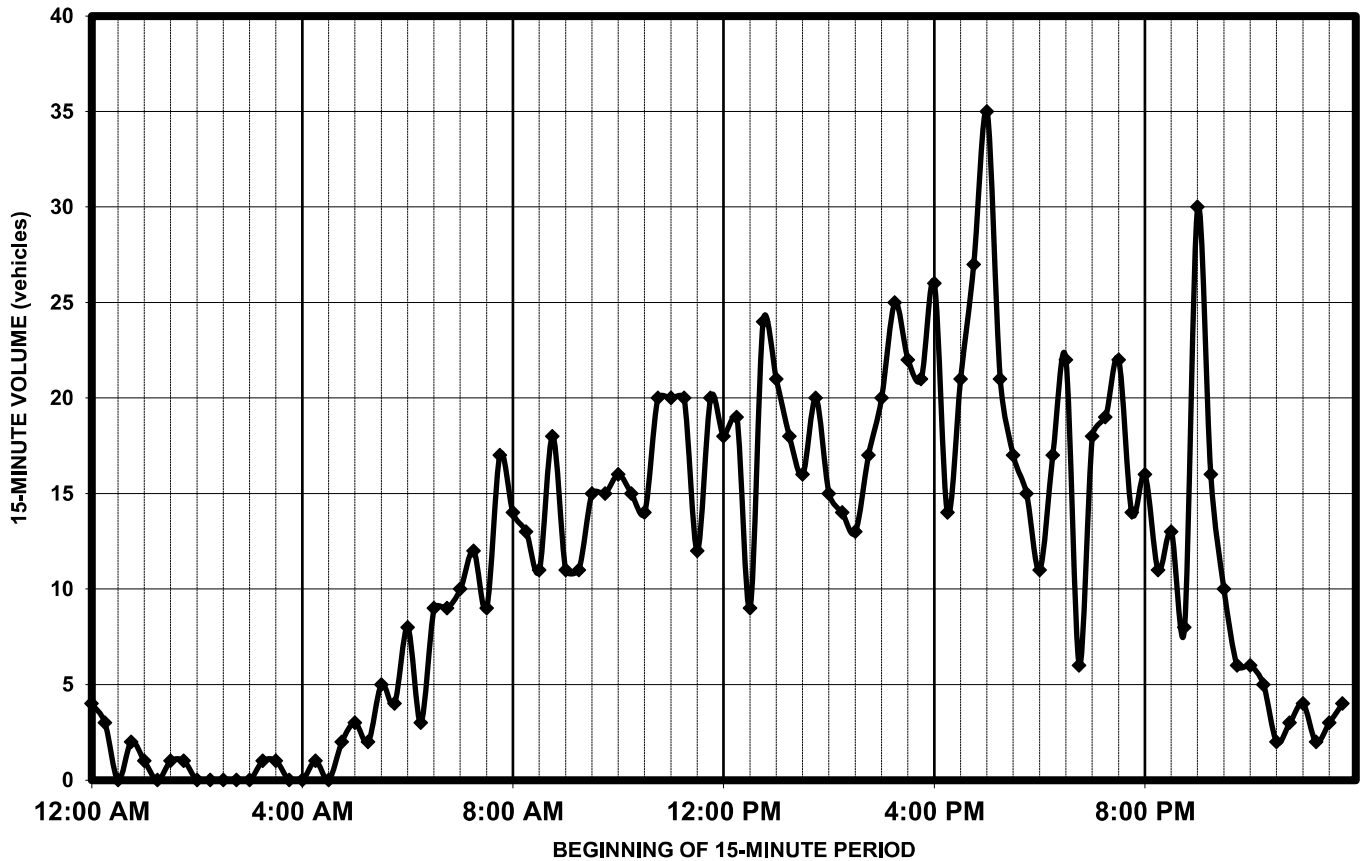
Analysis By: PEB Date: 07/10/2024



GARAGES AT WESTWORLD
MCDOWELL MOUNTAIN RANCH ROAD, EAST OF 99th LANE - WEDNESDAY 07/10/2024
WESTBOUND HOURLY VOLUMES



GARAGES AT WESTWORLD
MCDOWELL MOUNTAIN RANCH ROAD, EAST OF 99th PLACE - WEDNESDAY 07/10/2024
EASTBOUND 15-MINUTE TRAFFIC VOLUMES



GARAGES AT WESTWORLD

MCDOWELL MOUNTAIN RANCH ROAD, EAST OF 99th LANE - WEDNESDAY 07/10/2024

WESTBOUND 15-MINUTE TRAFFIC VOLUMES

| BEGIN PERIOD | MORNING | | | EVENING | | BEGIN PERIOD |
|---------------------|--------------|------------|--|------------|------------|-----------------|
| | 15 MINUTES | 60 MINUTES | | 15 MINUTES | 60 MINUTES | |
| 12:00 AM | 5 | 10 | | 16 | 72 | 12:00 PM |
| 12:15 AM | 2 | 5 | | 17 | 87 | 12:15 PM |
| 12:30 AM | 1 | 4 | | 22 | 86 | 12:30 PM |
| 12:45 AM | 2 | 4 | | 17 | 85 | 12:45 PM |
| 1:00 AM | 0 | 3 | | 31 | 84 | 1:00 PM |
| 1:15 AM | 1 | 3 | | 16 | 77 | 1:15 PM |
| 1:30 AM | 1 | 2 | | 21 | 82 | 1:30 PM |
| 1:45 AM | 1 | 1 | | 16 | 75 | 1:45 PM |
| 2:00 AM | 0 | 1 | | 24 | 80 | 2:00 PM |
| 2:15 AM | 0 | 1 | | 21 | 72 | 2:15 PM |
| 2:30 AM | 0 | 1 | | 14 | 76 | 2:30 PM |
| 2:45 AM | 1 | 3 | | 21 | 83 | 2:45 PM |
| 3:00 AM | 0 | 2 | | 16 | 78 | 3:00 PM |
| 3:15 AM | 0 | 2 | | 25 | 79 | 3:15 PM |
| 3:30 AM | 2 | 4 | | 21 | 79 | 3:30 PM |
| 3:45 AM | 0 | 6 | | 16 | 78 | 3:45 PM |
| 4:00 AM | 0 | 10 | | 17 | 81 | 4:00 PM |
| 4:15 AM | 2 | 13 | | 25 | 80 | 4:15 PM |
| 4:30 AM | 4 | 15 | | 20 | 79 | 4:30 PM |
| 4:45 AM | 4 | 19 | | 19 | 84 | 4:45 PM |
| 5:00 AM | 3 | 20 | | 16 | 77 | 5:00 PM |
| 5:15 AM | 4 | 25 | | 24 | 75 | 5:15 PM |
| 5:30 AM | 8 | 26 | | 25 | 70 | 5:30 PM |
| 5:45 AM | 5 | 25 | | 12 | 71 | 5:45 PM |
| 6:00 AM | 8 | 32 | | 14 | 62 | 6:00 PM |
| 6:15 AM | 5 | 29 | | 19 | 64 | 6:15 PM |
| 6:30 AM | 7 | 43 | | 26 | 65 | 6:30 PM |
| 6:45 AM | 12 | 47 | | 3 | 68 | 6:45 PM |
| 7:00 AM | 5 | 52 | | 16 | 83 | 7:00 PM |
| 7:15 AM | 19 | 60 | | 20 | 76 | 7:15 PM |
| 7:30 AM | 11 | 59 | | 29 | 70 | 7:30 PM |
| 7:45 AM | 17 | 69 | | 18 | 48 | 7:45 PM |
| 8:00 AM | 13 | 73 | | 9 | 37 | 8:00 PM |
| 8:15 AM | 18 | 73 | | 14 | 34 | 8:15 PM |
| 8:30 AM | 21 | 72 | | 7 | 29 | 8:30 PM |
| 8:45 AM | 21 | 63 | | 7 | 25 | 8:45 PM |
| 9:00 AM | 13 | 55 | | 6 | 19 | 9:00 PM |
| 9:15 AM | 17 | 64 | | 9 | 20 | 9:15 PM |
| 9:30 AM | 12 | 58 | | 3 | 14 | 9:30 PM |
| 9:45 AM | 13 | 55 | | 1 | 13 | 9:45 PM |
| 10:00 AM | 22 | 57 | | 7 | 17 | 10:00 PM |
| 10:15 AM | 11 | 51 | | 3 | 16 | 10:15 PM |
| 10:30 AM | 9 | 61 | | 2 | 15 | 10:30 PM |
| 10:45 AM | 15 | 68 | | 5 | 15 | 10:45 PM |
| 11:00 AM | 16 | 68 | | 6 | 13 | 11:00 PM |
| 11:15 AM | 21 | 68 | | 2 | - | 11:15 PM |
| 11:30 AM | 16 | 64 | | 2 | - | 11:30 PM |
| 11:45 AM | 15 | 70 | | 3 | - | 11:45 PM |
| AM PEAK VOLUME | 21 | 73 | | 31 | 87 | PM PEAK VOLUME |
| PHF and TIME | 0.87 | 2 peaks | | 0.70 | 12:15 PM | PHF and TIME |
| DAILY VOLUME | 1,086 | | | | | |

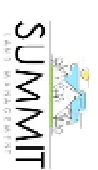
Analysis By: PEB Date: 07/10/2024



GARAGES AT WESTWORLD

99th LANE and MCDOWELL MOUNTAIN RANCH ROAD - WEDNESDAY 07/10/2024

EXISTING 5:00 AM to 10:00 AM



| BEGIN TIME | MCDOWELL MOUNTAIN RANCH ROAD EASTBOUND | MCDOWELL MOUNTAIN RANCH ROAD WESTBOUND | 99th LANE NORTHBOUND | 99th LANE SOUTHBOUND | ALL TOTAL | 60 MINUTE TOTAL |
|------------|--|--|----------------------|----------------------|-----------|-----------------|
| | ALL | ALL | ALL | ALL | | |
| 5:00 AM | 3 | 3 | 0 | 0 | 6 | 35 |
| 5:15 AM | 2 | 4 | 0 | 0 | 6 | 48 |
| 5:30 AM | 5 | 8 | 0 | 0 | 13 | 50 |
| 5:45 AM | 4 | 5 | 0 | 1 | 10 | 58 |
| 6:00 AM | 8 | 8 | 0 | 3 | 19 | 73 |
| 6:15 AM | 3 | 5 | 0 | 0 | 8 | 74 |
| 6:30 AM | 9 | 7 | 0 | 5 | 21 | 100 |
| 6:45 AM | 9 | 12 | 0 | 4 | 25 | 101 |
| 7:00 AM | 10 | 5 | 0 | 5 | 20 | 112 |
| 7:15 AM | 12 | 19 | 0 | 3 | 34 | 126 |
| 7:30 AM | 9 | 11 | 0 | 2 | 22 | 126 |
| 7:45 AM | 17 | 17 | 0 | 2 | 36 | 141 |
| 8:00 AM | 14 | 13 | 0 | 7 | 34 | 148 |
| 8:15 AM | 13 | 18 | 0 | 3 | 34 | 140 |
| 8:30 AM | 11 | 21 | 0 | 5 | 37 | 141 |
| 8:45 AM | 18 | 21 | 0 | 4 | 43 | 133 |
| 9:00 AM | 11 | 13 | 0 | 2 | 26 | 121 |
| 9:15 AM | 11 | 17 | 0 | 7 | 35 | 134 |
| 9:30 AM | 15 | 12 | 0 | 2 | 29 | 128 |
| 9:45 AM | 15 | 13 | 0 | 3 | 31 | 124 |
| AM PEAK | 56 | 73 | 0 | 19 | 148 | 148 |
| PHF | 0.78 | 0.87 | | 0.68 | | |

GARAGES AT WESTWORLD

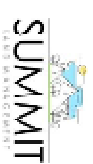
99th LANE and MCDOWELL MOUNTAIN RANCH ROAD - WEDNESDAY 07/10/2024

EXISTING 10:00 AM to 3:00 PM



| BEGIN TIME | MCDOWELL MOUNTAIN RANCH ROAD EASTBOUND | MCDOWELL MOUNTAIN RANCH ROAD WESTBOUND | 99th LANE NORTHBOUND | 99th LANE SOUTHBOUND | ALL TOTAL | 60 MIN. TOTAL |
|------------|--|--|----------------------|----------------------|-----------|---------------|
| | ALL | ALL | ALL | ALL | | |
| 10:00 AM | 16 | 22 | 0 | 1 | 39 | 132 |
| 10:15 AM | 15 | 11 | 0 | 3 | 29 | 133 |
| 10:30 AM | 14 | 9 | 0 | 2 | 25 | 148 |
| 10:45 AM | 20 | 15 | 0 | 4 | 39 | 153 |
| 11:00 AM | 20 | 16 | 0 | 4 | 40 | 154 |
| 11:15 AM | 20 | 21 | 0 | 3 | 44 | 149 |
| 11:30 AM | 12 | 16 | 0 | 2 | 30 | 120 |
| 11:45 AM | 20 | 15 | 0 | 5 | 40 | 96 |
| 12:00 PM | 18 | 16 | 0 | 1 | 35 | 60 |
| 12:15 PM | 6 | 3 | 0 | 6 | 15 | 42 |
| 12:30 PM | 3 | 2 | 0 | 1 | 6 | 38 |
| 12:45 PM | 2 | 0 | 0 | 2 | 4 | 37 |
| 1:00 PM | 9 | 4 | 0 | 4 | 17 | 48 |
| 1:15 PM | 5 | 1 | 0 | 5 | 11 | 41 |
| 1:30 PM | 4 | 0 | 0 | 1 | 5 | 47 |
| 1:45 PM | 7 | 5 | 0 | 3 | 15 | 52 |
| 2:00 PM | 3 | 2 | 0 | 5 | 10 | 48 |
| 2:15 PM | 7 | 4 | 0 | 6 | 17 | 35 |
| 2:30 PM | 4 | 3 | 0 | 3 | 10 | 29 |
| 2:45 PM | 6 | 3 | 0 | 2 | 11 | 31 |
| MD PEAK | 72 | 68 | 0 | 14 | 154 | 154 |
| PHF | 0.90 | 0.81 | | 0.70 | | |

GARAGES AT WESTWORLD



99th LANE and MCDOWELL MOUNTAIN RANCH ROAD - WEDNESDAY 07/10/2024

EXISTING 3:00 PM to 8:00 PM

| BEGIN TIME | MCDOWELL MOUNTAIN RANCH ROAD EASTBOUND | MCDOWELL MOUNTAIN RANCH ROAD WESTBOUND | 99th LANE NORTHBOUND | 99th LANE SOUTHBOUND | ALL TOTAL | 60 MIN. TOTAL |
|------------|--|--|----------------------|----------------------|-----------|---------------|
| | ALL | ALL | ALL | ALL | | |
| 3:00 PM | 4 | 3 | 0 | 1 | 8 | 30 |
| 3:15 PM | 5 | 3 | 0 | 1 | 9 | 34 |
| 3:30 PM | 5 | 0 | 0 | 2 | 7 | 38 |
| 3:45 PM | 2 | 2 | 0 | 2 | 6 | 41 |
| 4:00 PM | 5 | 3 | 0 | 4 | 12 | 49 |
| 4:15 PM | 4 | 5 | 0 | 4 | 13 | 50 |
| 4:30 PM | 6 | 2 | 0 | 2 | 10 | 51 |
| 4:45 PM | 7 | 3 | 0 | 4 | 14 | 58 |
| 5:00 PM | 5 | 4 | 0 | 4 | 13 | 55 |
| 5:15 PM | 3 | 7 | 0 | 4 | 14 | 59 |
| 5:30 PM | 9 | 5 | 0 | 3 | 17 | 57 |
| 5:45 PM | 3 | 5 | 0 | 3 | 11 | 47 |
| 6:00 PM | 7 | 6 | 0 | 4 | 17 | 44 |
| 6:15 PM | 4 | 5 | 0 | 3 | 12 | 34 |
| 6:30 PM | 3 | 3 | 0 | 1 | 7 | 29 |
| 6:45 PM | 4 | 2 | 0 | 2 | 8 | 28 |
| 7:00 PM | 3 | 3 | 0 | 1 | 7 | 24 |
| 7:15 PM | 1 | 3 | 0 | 3 | 7 | 35 |
| 7:30 PM | 2 | 2 | 0 | 2 | 6 | 29 |
| 7:45 PM | 1 | 1 | 0 | 2 | 4 | 31 |
| PM PEAK | 22 | 23 | 0 | 14 | 59 | 59 |
| PHF | 0.61 | 0.82 | | 0.88 | | |

Attachment B


Trip Generation – Luxury Garages



Garages at Westworld


| PROJECT | | GARAGES AT WESTWORLD | | | | |
|---|-----------------------|----------------------|----|----------|---------|-------|
| PARCEL | | ENTIRE | | | | |
| ITE LAND USE CATEGORY AND CODE | | MINI-WAREHOUSE - 151 | | | | |
| INDEPENDENT VARIABLE | | THOUSAND SQUARE FEET | | | | |
| SIZE | | 75.52 | | | | |
| | | | | ENTERING | EXITING | TOTAL |
| WEEKDAY DAILY | | | | 50% | 50% | |
| STUDIES and LOW, AVERAGE, AND HIGH SIZE | | 16 | 8 | 55 | 101 | |
| MINIMUM RATE | LOW RATES ACCEPTABLE | 0.38 | | 15 | 14 | 29 |
| AVERAGE RATE | | 1.45 | | 55 | 55 | 110 |
| MAXIMUM RATE | HIGH RATES ACCEPTABLE | 3.25 | | 123 | 122 | 245 |
| STANDARD DEVIATION | | 0.92 | | | | |
| EQUATION: NOT PROVIDED | | NA | | NA | NA | NA |
| LARGEST OF AVERAGE OR EQUATION | | | | 55 | 55 | 110 |
| AM PEAK HOUR ADJACENT STREET | | | | 59% | 41% | |
| STUDIES and LOW, AVERAGE, AND HIGH SIZE | | 13 | 27 | 70 | 114 | |
| MINIMUM RATE | LOW RATES ACCEPTABLE | 0.04 | | 2 | 1 | 3 |
| AVERAGE RATE | | 0.09 | | 4 | 3 | 7 |
| MAXIMUM RATE | HIGH RATES ACCEPTABLE | 0.17 | | 8 | 5 | 13 |
| STANDARD DEVIATION | | 0.05 | | | | |
| EQUATION: NOT PROVIDED | | NA | | NA | NA | NA |
| LARGEST OF AVERAGE OR EQUATION | | | | 4 | 3 | 7 |
| AM PEAK HOUR GENERATOR | | | | 51% | 49% | |
| STUDIES and LOW, AVERAGE, AND HIGH SIZE | | 11 | 8 | 66 | 114 | |
| MINIMUM RATE | LOW RATES ACCEPTABLE | 0.07 | | 3 | 2 | 5 |
| AVERAGE RATE | | 0.18 | | 7 | 7 | 14 |
| MAXIMUM RATE | HIGH RATES SUSPECT | 0.79 | | 31 | 29 | 60 |
| STANDARD DEVIATION | | 0.16 | | | | |
| EQUATION: NOT PROVIDED | | NA | | NA | NA | NA |
| LARGEST OF AVERAGE OR EQUATION | | | | 7 | 7 | 14 |
| PM PEAK HOUR ADJACENT STREET | | | | 47% | 53% | |
| STUDIES and LOW, AVERAGE, AND HIGH SIZE | | 18 | 8 | 66 | 114 | |
| MINIMUM RATE | LOW RATES ACCEPTABLE | 0.02 | | 1 | 1 | 2 |
| AVERAGE RATE | | 0.15 | | 5 | 6 | 11 |
| MAXIMUM RATE | HIGH RATES SUSPECT | 0.64 | | 23 | 25 | 48 |
| STANDARD DEVIATION | | 0.14 | | | | |
| EQUATION: NOT PROVIDED | | NA | | NA | NA | NA |
| LARGEST OF AVERAGE OR EQUATION | | | | 5 | 6 | 11 |
| PM PEAK HOUR GENERATOR | | | | 51% | 49% | |
| STUDIES and LOW, AVERAGE, AND HIGH SIZE | | 16 | 8 | 56 | 114 | |
| MINIMUM RATE | LOW RATES ACCEPTABLE | 0.06 | | 3 | 2 | 5 |
| AVERAGE RATE | | 0.18 | | 7 | 7 | 14 |
| MAXIMUM RATE | HIGH RATES SUSPECT | 1.05 | | 40 | 39 | 79 |
| STANDARD DEVIATION | | 0.14 | | | | |
| EQUATION: NOT PROVIDED | | NA | | NA | NA | NA |
| LARGEST OF AVERAGE OR EQUATION | | | | 7 | 7 | 14 |

Checked by: PEB 7/11/2024




| | | | | | | | | |
|---|-----------------------|--|----|-----------|-----|-----------|--|------------|
| PROJECT | | GARAGES AT WESTWORLD | | | | | | |
| PARCEL | | ENTIRE | | | | | | |
| ITE LAND USE CATEGORY AND CODE | | MINI-WAREHOUSE - 151 | | | | | | |
| INDEPENDENT VARIABLE | | THOUSAND SQUARE FEET NET RENTABLE AREA | | | | | | |
| SIZE | | 75.52 | | | | | | |
| | | | | ENTERING | | EXITING | | TOTAL |
| WEEKDAY DAILY | | | | 50% | | 50% | | |
| STUDIES and LOW, AVERAGE, AND HIGH SIZE | | 4 | 83 | 114 | 153 | | | |
| MINIMUM RATE | LOW RATES ACCEPTABLE | 1.19 | | 45 | | 45 | | 90 |
| AVERAGE RATE | | 1.65 | | 63 | | 62 | | 125 |
| MAXIMUM RATE | HIGH RATES ACCEPTABLE | 2.17 | | 82 | | 82 | | 164 |
| STANDARD DEVIATION | | 0.47 | | | | | | |
| EQUATION: NOT PROVIDED | | NA | | NA | | NA | | NA |
| LARGEST OF AVERAGE OR EQUATION | | | | 63 | | 62 | | 125 |
| AM PEAK HOUR ADJACENT STREET | | | | 52% | | 48% | | |
| STUDIES and LOW, AVERAGE, AND HIGH SIZE | | 8 | 27 | 88 | 153 | | | |
| MINIMUM RATE | LOW RATES ACCEPTABLE | 0.04 | | 2 | | 1 | | 3 |
| AVERAGE RATE | | 0.10 | | 4 | | 4 | | 8 |
| MAXIMUM RATE | HIGH RATES ACCEPTABLE | 0.19 | | 7 | | 7 | | 14 |
| STANDARD DEVIATION | | 0.06 | | | | | | |
| EQUATION: T = 0.12 * X - 1.70 | | R ² = 0.52 | | 4 | | 3 | | 7 |
| LARGEST OF AVERAGE OR EQUATION | | | | 4 | | 4 | | 8 |
| AM PEAK HOUR GENERATOR | | | | 53% | | 47% | | |
| STUDIES and LOW, AVERAGE, AND HIGH SIZE | | 9 | 50 | 93 | 153 | | | |
| MINIMUM RATE | LOW RATES ACCEPTABLE | 0.08 | | 3 | | 3 | | 6 |
| AVERAGE RATE | | 0.17 | | 7 | | 6 | | 13 |
| MAXIMUM RATE | HIGH RATES ACCEPTABLE | 0.24 | | 10 | | 8 | | 18 |
| STANDARD DEVIATION | | 0.06 | | | | | | |
| EQUATION: NOT PROVIDED | | NA | | NA | | NA | | NA |
| LARGEST OF AVERAGE OR EQUATION | | | | 7 | | 6 | | 13 |
| PM PEAK HOUR ADJACENT STREET | | | | 52% | | 48% | | |
| STUDIES and LOW, AVERAGE, AND HIGH SIZE | | 8 | 27 | 88 | 153 | | | |
| MINIMUM RATE | LOW RATES ACCEPTABLE | 0.04 | | 2 | | 1 | | 3 |
| AVERAGE RATE | | 0.17 | | 7 | | 6 | | 13 |
| MAXIMUM RATE | HIGH RATES SUSPECT | 0.64 | | 25 | | 23 | | 48 |
| STANDARD DEVIATION | | 0.12 | | | | | | |
| EQUATION: NOT PROVIDED | | NA | | NA | | NA | | NA |
| LARGEST OF AVERAGE OR EQUATION | | | | 7 | | 6 | | 13 |
| PM PEAK HOUR GENERATOR | | | | 53% | | 47% | | |
| STUDIES and LOW, AVERAGE, AND HIGH SIZE | | 8 | 60 | 98 | 153 | | | |
| MINIMUM RATE | LOW RATES ACCEPTABLE | 0.06 | | 3 | | 2 | | 5 |
| AVERAGE RATE | | 0.19 | | 7 | | 7 | | 14 |
| MAXIMUM RATE | HIGH RATES ACCEPTABLE | 0.33 | | 13 | | 12 | | 25 |
| STANDARD DEVIATION | | 0.08 | | | | | | |
| EQUATION: NOT PROVIDED | | NA | | NA | | NA | | NA |
| LARGEST OF AVERAGE OR EQUATION | | | | 7 | | 7 | | 14 |

Checked by: PEB 7/11/2024




| | | | | | | | | |
|---|-----------------------|--|-----|----------|-----|---------|----|----------|
| PROJECT | | GARAGES AT WESTWORLD | | | | | | |
| PARCEL | | ENTIRE | | | | | | |
| ITE LAND USE CATEGORY AND CODE | | MINI-WAREHOUSE - 151 | | | | | | |
| INDEPENDENT VARIABLE | | THOUSAND SQUARE FEET NET RENTABLE AREA | | | | | | |
| SIZE | | 75.52 | | | | | | |
| | | | | ENTERING | | EXITING | | SUM |
| SATURDAY DAILY | | | | 50% | | 50% | | |
| STUDIES and LOW, AVERAGE, AND HIGH SIZE | | 2 | 133 | 143 | 153 | | | |
| MINIMUM RATE | | 1.14 | | | 43 | 43 | 86 | |
| AVERAGE RATE | | 1.17 | | | 44 | 44 | 88 | |
| MAXIMUM RATE | | 1.22 | | | 46 | 46 | 92 | |
| STANDARD DEVIATION | | NA | | | | | | |
| EQUATION: NOT PROVIDED | | NA | | | NA | NA | NA | |
| LARGEST OF AVERAGE OR EQUATION | | | | | 44 | 44 | 88 | |
| PEAK HOUR GENERATOR | | | | 51% | | 49% | | |
| STUDIES and LOW, AVERAGE, AND HIGH SIZE | | 5 | 70 | 111 | 153 | | | |
| MINIMUM RATE | LOW RATES ACCEPTABLE | 0.04 | | | 2 | 1 | 3 | |
| AVERAGE RATE | | 0.19 | | | 7 | 7 | 14 | |
| MAXIMUM RATE | HIGH RATES ACCEPTABLE | 0.29 | | | 11 | 11 | 22 | |
| STANDARD DEVIATION | | 0.09 | | | | | | |
| EQUATION: NOT PROVIDED | | NA | | | NA | NA | NA | |
| LARGEST OF AVERAGE OR EQUATION | | | | | 7 | 7 | 14 | |
| SUNDAY DAILY | | | | 50% | | 50% | | |
| STUDIES and LOW, AVERAGE, AND HIGH SIZE | | 2 | 133 | 143 | 153 | | | |
| MINIMUM RATE | | 0.69 | | | 26 | 26 | 52 | |
| AVERAGE RATE | | 0.76 | | | 29 | 28 | 57 | |
| MAXIMUM RATE | | 0.83 | | | 32 | 31 | 63 | |
| STANDARD DEVIATION | | NA | | | | | | |
| EQUATION: NOT PROVIDED | | NA | | | NA | NA | NA | |
| LARGEST OF AVERAGE OR EQUATION | | | | | 29 | 28 | 57 | |
| PEAK HOUR GENERATOR | | | | 51% | | 49% | | Saturday |
| STUDIES and LOW, AVERAGE, AND HIGH SIZE | | 2 | 133 | 143 | 153 | | | |
| MINIMUM RATE | | 0.13 | | | 5 | 5 | 10 | |
| AVERAGE RATE | | 0.15 | | | 6 | 5 | 11 | |
| MAXIMUM RATE | | 0.16 | | | 6 | 6 | 12 | |
| STANDARD DEVIATION | | NA | | | | | | |
| EQUATION: NOT PROVIDED | | NA | | | NA | NA | NA | |
| LARGEST OF AVERAGE OR EQUATION | | | | | 6 | 5 | 11 | |

Checked by: PEB 7/11/2024



| PROJECT | | GARAGES AT WESTWORLD | | | |
|---|-----------------------|-----------------------|----------|----------|----------|
| PARCEL | | ENTIRE | | | |
| ITE LAND USE CATEGORY AND CODE | | MINI-WAREHOUSE - 151 | | | |
| INDEPENDENT VARIABLE | | HUNDRED STORAGE UNITS | | | |
| SIZE | | 0.58 | | | |
| | | | ENTERING | EXITING | TOTAL |
| WEEKDAY DAILY | | | 50% | 50% | |
| STUDIES and LOW, AVERAGE, AND HIGH SIZE | | 6 | 1 | 5 | 1 |
| MINIMUM RATE | LOW RATES ACCEPTABLE | 12.25 | | 4 | 3 |
| AVERAGE RATE | | 17.96 | | 5 | 5 |
| MAXIMUM RATE | HIGH RATES SUSPECT | 33.33 | | 10 | 9 |
| STANDARD DEVIATION | | 4.13 | | | |
| EQUATION: T = 18.86 * X - 4.09 | | R ² = 0.96 | | 4 | 3 |
| LARGEST OF AVERAGE OR EQUATION | | | | 5 | 5 |
| AM PEAK HOUR ADJACENT STREET | | | | 51% | 49% |
| STUDIES and LOW, AVERAGE, AND HIGH SIZE | | 7 | 3 | 7 | 11 |
| MINIMUM RATE | LOW RATES ACCEPTABLE | 0.45 | | 0 | 0 |
| AVERAGE RATE | | 1.21 | | 1 | 0 |
| MAXIMUM RATE | HIGH RATES ACCEPTABLE | 1.70 | | 1 | 0 |
| STANDARD DEVIATION | | 0.49 | | | |
| EQUATION: T = 1.64 * X - 2.90 | | R ² = 0.49 | | 4 | 3 |
| LARGEST OF AVERAGE OR EQUATION | | | | 4 | 3 |
| AM PEAK HOUR GENERATOR | | | | 58% | 42% |
| STUDIES and LOW, AVERAGE, AND HIGH SIZE | | 8 | 1 | 5 | 11 |
| MINIMUM RATE | | 1.02 | | 1 | 0 |
| AVERAGE RATE | | 2.04 | | 1 | 0 |
| MAXIMUM RATE | | 6.67 | | 2 | 2 |
| STANDARD DEVIATION | | NA | | | |
| EQUATION: LN (T) = 0.62 * LN(X) + 1.34 | | R ² = 0.80 | | 2 | 1 |
| LARGEST OF AVERAGE OR EQUATION | | | | 2 | 1 |
| PM PEAK HOUR ADJACENT STREET | | | | 50% | 50% |
| STUDIES and LOW, AVERAGE, AND HIGH SIZE | | 9 | 1 | 5 | 11 |
| MINIMUM RATE | LOW RATES ACCEPTABLE | 0.56 | | 0 | 0 |
| AVERAGE RATE | | 1.68 | | 1 | 0 |
| MAXIMUM RATE | HIGH RATES SUSPECT | 8.33 | | 3 | 2 |
| STANDARD DEVIATION | | 1.37 | | | |
| EQUATION: LN (T) = 0.60 * LN(X) + 1.07 | | R ² = 0.52 | | 1 | 1 |
| LARGEST OF AVERAGE OR EQUATION | | | | 1 | 1 |
| PM PEAK HOUR GENERATOR | | | | 48% | 52% |
| STUDIES and LOW, AVERAGE, AND HIGH SIZE | | 8 | 1 | 5 | 11 |
| MINIMUM RATE | LOW RATES ACCEPTABLE | 0.79 | | 0 | 0 |
| AVERAGE RATE | | 2.07 | | 0 | 1 |
| MAXIMUM RATE | HIGH RATES SUSPECT | 10.00 | | 3 | 3 |
| STANDARD DEVIATION | | 1.24 | | | |
| EQUATION: LN (T) = 0.59 * LN(X) + 1.43 | | R ² = 0.72 | | 1 | 2 |
| LARGEST OF AVERAGE OR EQUATION | | | | 1 | 2 |

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| | | | | | | | | | |
|---|--|-----------------------|---|----------|----|---------|----|-----|--|
| PROJECT | | GARAGES AT WESTWORLD | | | | | | | |
| PARCEL | | ENTIRE | | | | | | | |
| ITE LAND USE CATEGORY AND CODE | | MINI-WAREHOUSE - 151 | | | | | | | |
| INDEPENDENT VARIABLE | | HUNDRED STORAGE UNITS | | | | | | | |
| SIZE | | 0.58 | | | | | | | |
| | | | | ENTERING | | EXITING | | SUM | |
| SATURDAY DAILY | | | | 50% | | 50% | | | |
| STUDIES and LOW, AVERAGE, AND HIGH SIZE | | 2 | 9 | 10 | 11 | | | | |
| MINIMUM RATE | | 15.58 | | | | 5 | 4 | 9 | |
| AVERAGE RATE | | 16.29 | | | | 5 | 4 | 9 | |
| MAXIMUM RATE | | 17.12 | | | | 5 | 5 | 10 | |
| STANDARD DEVIATION | | NA | | | | | | | |
| EQUATION: NOT PROVIDED | | NA | | | | NA | NA | NA | |
| LARGEST OF AVERAGE OR EQUATION | | | | | | 5 | 4 | 9 | |
| PEAK HOUR GENERATOR | | | | 56% | | 44% | | | |
| STUDIES and LOW, AVERAGE, AND HIGH SIZE | | 5 | 5 | 8 | 11 | | | | |
| MINIMUM RATE | | 0.56 | | | | 0 | 0 | 0 | |
| AVERAGE RATE | | 2.67 | | | | 1 | 1 | 2 | |
| MAXIMUM RATE | | 4.81 | | | | 2 | 1 | 3 | |
| STANDARD DEVIATION | | 1.41 | | | | | | | |
| EQUATION: NOT PROVIDED | | NA | | | | NA | NA | NA | |
| LARGEST OF AVERAGE OR EQUATION | | | | | | 1 | 1 | 2 | |
| SUNDAY DAILY | | | | 50% | | 50% | | | |
| STUDIES and LOW, AVERAGE, AND HIGH SIZE | | 2 | 9 | 10 | 11 | | | | |
| MINIMUM RATE | | 9.49 | | | | 3 | 3 | 6 | |
| AVERAGE RATE | | 10.47 | | | | 3 | 3 | 6 | |
| MAXIMUM RATE | | 11.63 | | | | 4 | 3 | 7 | |
| STANDARD DEVIATION | | NA | | | | | | | |
| EQUATION: NOT PROVIDED | | NA | | | | NA | NA | NA | |
| LARGEST OF AVERAGE OR EQUATION | | | | | | 3 | 3 | 6 | |
| PEAK HOUR GENERATOR | | | | 45% | | 55% | | | |
| STUDIES and LOW, AVERAGE, AND HIGH SIZE | | 3 | 5 | 8 | 11 | | | | |
| MINIMUM RATE | | 1.80 | | | | 0 | 1 | 1 | |
| AVERAGE RATE | | 2.10 | | | | 0 | 1 | 1 | |
| MAXIMUM RATE | | 2.41 | | | | 0 | 1 | 1 | |
| STANDARD DEVIATION | | 0.30 | | | | | | | |
| EQUATION: NOT PROVIDED | | NA | | | | NA | NA | NA | |
| LARGEST OF AVERAGE OR EQUATION | | | | | | 0 | 1 | 1 | |


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SUMMIT
LAND MANAGEMENT

| PROJECT | | | | | GARAGES AT WESTWORLD | | | | | |
|---|--|-----------------------|--|--|--------------------------------|---|----------|---------|-------|--|
| PARCEL | | | | | ENTIRE | | | | | |
| ITE LAND USE CATEGORY AND CODE | | | | | MINI-WAREHOUSE - 151 | | | | | |
| INDEPENDENT VARIABLE | | | | | OCCUPIED HUNDRED STORAGE UNITS | | | | | |
| SIZE | | | | | 0.58 | | | | | |
| | | | | | | | ENTERING | EXITING | TOTAL | |
| WEEKDAY DAILY | | | | | | | 50% | 50% | | |
| STUDIES and LOW, AVERAGE, AND HIGH SIZE | | | | | 4 | 4 | 9 | 11 | | |
| MINIMUM RATE | | LOW RATES SUSPECT | | | 12.90 | | 4 | 3 | 7 | |
| AVERAGE RATE | | | | | 19.19 | | 6 | 5 | 11 | |
| MAXIMUM RATE | | HIGH RATES ACCEPTABLE | | | 21.06 | | 6 | 6 | 12 | |
| STANDARD DEVIATION | | | | | 3.03 | | | | | |
| EQUATION: T = 25.95 * X - 59.45 | | | | | R ² = 0.99 | | 4 | 3 | -44 | |
| LARGEST OF AVERAGE OR EQUATION | | | | | | | 6 | 5 | 11 | |
| AM PEAK HOUR ADJACENT STREET | | | | | | | 56% | 44% | | |
| STUDIES and LOW, AVERAGE, AND HIGH SIZE | | | | | 5 | 4 | 9 | 11 | | |
| MINIMUM RATE | | LOW RATES ACCEPTABLE | | | 0.45 | | 0 | 0 | 0 | |
| AVERAGE RATE | | | | | 1.34 | | 1 | 0 | 1 | |
| MAXIMUM RATE | | HIGH RATES ACCEPTABLE | | | 1.74 | | 1 | 0 | 1 | |
| STANDARD DEVIATION | | | | | 0.54 | | | | | |
| EQUATION: T = 1.82 * X - 4.21 | | | | | R ² = 0.54 | | 4 | 3 | 0 | |
| LARGEST OF AVERAGE OR EQUATION | | | | | | | 4 | 3 | 1 | |
| AM PEAK HOUR GENERATOR | | | | | | | 53% | 47% | | |
| STUDIES and LOW, AVERAGE, AND HIGH SIZE | | | | | 5 | 4 | 9 | 11 | | |
| MINIMUM RATE | | LOW RATES ACCEPTABLE | | | 1.02 | | 1 | 0 | 1 | |
| AVERAGE RATE | | | | | 1.82 | | 1 | 0 | 1 | |
| MAXIMUM RATE | | HIGH RATES ACCEPTABLE | | | 2.66 | | 1 | 1 | 2 | |
| STANDARD DEVIATION | | | | | 0.64 | | | | | |
| EQUATION: T = 2.60 * X - 6.93 | | | | | R ² = 0.63 | | 4 | 3 | -5 | |
| LARGEST OF AVERAGE OR EQUATION | | | | | | | 4 | 3 | 1 | |
| PM PEAK HOUR ADJACENT STREET | | | | | | | 50% | 50% | | |
| STUDIES and LOW, AVERAGE, AND HIGH SIZE | | | | | 5 | 4 | 9 | 11 | | |
| MINIMUM RATE | | LOW RATES ACCEPTABLE | | | 0.56 | | 0 | 0 | 0 | |
| AVERAGE RATE | | | | | 1.54 | | 1 | 0 | 1 | |
| MAXIMUM RATE | | HIGH RATES ACCEPTABLE | | | 2.11 | | 1 | 0 | 1 | |
| STANDARD DEVIATION | | | | | 0.63 | | | | | |
| EQUATION: T = 2.50 * X - 8.42 | | | | | R ² = 0.65 | | 4 | 3 | -7 | |
| LARGEST OF AVERAGE OR EQUATION | | | | | | | 4 | 3 | 1 | |
| PM PEAK HOUR GENERATOR | | | | | | | 47% | 53% | | |
| STUDIES and LOW, AVERAGE, AND HIGH SIZE | | | | | 5 | 4 | 9 | 11 | | |
| MINIMUM RATE | | LOW RATES ACCEPTABLE | | | 0.79 | | 0 | 0 | 0 | |
| AVERAGE RATE | | | | | 2.02 | | 0 | 1 | 1 | |
| MAXIMUM RATE | | HIGH RATES ACCEPTABLE | | | 2.49 | | 0 | 1 | 1 | |
| STANDARD DEVIATION | | | | | 0.71 | | | | | |
| EQUATION: T = 2.52 * X - 4.41 | | | | | R ² = 0.55 | | 4 | 3 | -3 | |
| LARGEST OF AVERAGE OR EQUATION | | | | | | | 4 | 3 | 1 | |

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SUMMIT
LAND MANAGEMENT

| | | | | | | | | | |
|--|--|-----|-------|----------|-----|-------|-----------|-----------|------------|
| PROJECT | GARAGES AT WESTWORLD | | | | | | | | |
| PARCEL | ENTIRE | | | | | | | | |
| ITE CATEGORY AND CODE | MINI-WAREHOUSE - 151 | | | | | | | | |
| LOCATION | GENERAL URBAN / SUBURBAN | | | | | | | | |
| INDEPENDENT VARIABLE | THOUSAND SQUARE FEET, THOUSAND SQUARE FEET NET RENTABLE AREA, HUNDRED STORAGE UNITS, and OCCUPIED HUNDRED STORAGE UNITS | | | | | | | | |
| SIZE | 75.52, 75.52, 0.58, and 0.58 | | | | | | | | |
| | | | | | | | | | |
| | MAXIMUM OF AVERAGE RATES | | | | | | | | |
| | AVERAGE RATE | | | EQUATION | | | LARGEST | | |
| | IN | OUT | TOTAL | IN | OUT | TOTAL | IN | OUT | TOTAL |
| WEEKDAY DAILY | 63 | 62 | 125 | 4 | 3 | 7 | 63 | 62 | 125 |
| AM PEAK HOUR STREET | 4 | 4 | 8 | 4 | 3 | 7 | 4 | 4 | 8 |
| AM PEAK HOUR GENERATOR | 7 | 7 | 14 | 4 | 3 | 7 | 7 | 7 | 14 |
| PM PEAK HOUR STREET | 7 | 6 | 13 | 4 | 3 | 7 | 7 | 6 | 13 |
| PM PEAK HOUR GENERATOR | 7 | 7 | 14 | 4 | 3 | 7 | 7 | 7 | 14 |
| SATURDAY DAILY | 67 | 67 | 134 | 55 | 54 | 109 | 67 | 67 | 134 |
| PEAK HOUR GENERATOR | 8 | 7 | 15 | NA | NA | NA | 8 | 7 | 15 |
| SUNDAY DAILY | 57 | 56 | 113 | NA | NA | NA | 57 | 56 | 113 |
| PEAK HOUR GENERATOR | 7 | 8 | 15 | 0 | 1 | 1 | 7 | 8 | 15 |
| <div> <div>Checked by: PEB 7/11/2024</div> <div>  </div> </div> | | | | | | | | | |

| | | | | | | | | | |
|--|--|-----|-------|----------|-----|-------|---------|-----|-------|
| PROJECT | GARAGES AT WESTWORLD | | | | | | | | |
| PARCEL | ENTIRE | | | | | | | | |
| ITE CATEGORY AND CODE | MINI-WAREHOUSE - 151 | | | | | | | | |
| LOCATION | GENERAL URBAN / SUBURBAN | | | | | | | | |
| INDEPENDENT VARIABLE | THOUSAND SQUARE FEET, THOUSAND SQUARE FEET NET RENTABLE AREA, HUNDRED STORAGE UNITS, and OCCUPIED HUNDRED STORAGE UNITS | | | | | | | | |
| SIZE | 75.52, 75.52, 0.58, and 0.58 | | | | | | | | |
| | AVERAGE OF AVERAGE RATES | | | | | | | | |
| | AVERAGE RATE | | | EQUATION | | | LARGEST | | |
| | IN | OUT | TOTAL | IN | OUT | TOTAL | IN | OUT | TOTAL |
| WEEKDAY DAILY | 32 | 32 | 64 | 4 | 3 | 7 | 32 | 32 | 64 |
| AM PEAK HOUR STREET | 3 | 2 | 4 | 4 | 3 | 7 | 4 | 3 | 7 |
| AM PEAK HOUR GENERATOR | 4 | 3 | 7 | 3 | 2 | 5 | 4 | 3 | 7 |
| PM PEAK HOUR STREET | 4 | 3 | 7 | 3 | 2 | 5 | 4 | 3 | 7 |
| PM PEAK HOUR GENERATOR | 4 | 4 | 8 | 3 | 3 | 5 | 4 | 4 | 8 |
| SATURDAY DAILY | 31 | 30 | 61 | 55 | 54 | 109 | 55 | 54 | 109 |
| PEAK HOUR GENERATOR | 4 | 4 | 8 | NA | NA | NA | 4 | 4 | 8 |
| SUNDAY DAILY | 24 | 23 | 46 | NA | NA | NA | 24 | 23 | 46 |
| PEAK HOUR GENERATOR | 3 | 4 | 7 | 0 | 1 | 1 | 3 | 4 | 7 |
| <div> <div>Checked by: PEB 7/11/2024</div> <div>  </div> </div> | | | | | | | | | |


Attachment C

Trip Generation – Single-family Houses




| PROJECT | | GARAGES AT WESTWORLD | | | | |
|---|----------------------|--------------------------------------|----|-----------|-----------|-----------|
| PARCEL | | ENTIRE | | | | |
| ITE LAND USE CATEGORY AND CODE | | SINGLE FAMILY DETACHED HOUSING - 210 | | | | |
| INDEPENDENT VARIABLE | | DWELLING UNITS FOR FULL PROXY DATA | | | | |
| SIZE | | 6 | | | | |
| | | | | ENTERING | EXITING | TOTAL |
| WEEKDAY DAILY | | | | 50% | 50% | |
| STUDIES and LOW, AVERAGE, AND HIGH SIZE | | 174 | 10 | 246 | 2,945 | |
| MINIMUM RATE | LOW RATES SUSPECT | 4.65 | | 14 | 14 | 28 |
| AVERAGE RATE | | 9.43 | | 29 | 28 | 57 |
| MAXIMUM RATE | HIGH RATES SUSPECT | 22.61 | | 68 | 68 | 136 |
| STANDARD DEVIATION | | 2.13 | | | | |
| EQUATION: $LN(T) = 0.92 * LN(X) + 2.68$ | | $R^2 = 0.95$ | | 38 | 38 | 76 |
| LARGEST OF AVERAGE OR EQUATION | | | | 38 | 38 | 76 |
| AM PEAK HOUR ADJACENT STREET | | | | 26% | 74% | |
| STUDIES and LOW, AVERAGE, AND HIGH SIZE | | 192 | 5 | 226 | 2,945 | |
| MINIMUM RATE | LOW RATES ACCEPTABLE | 0.27 | | 1 | 1 | 2 |
| AVERAGE RATE | | 0.70 | | 1 | 3 | 4 |
| MAXIMUM RATE | HIGH RATES SUSPECT | 2.27 | | 4 | 10 | 14 |
| STANDARD DEVIATION | | 0.24 | | | | |
| EQUATION: $T = 0.91 * (X) + 0.12$ | | $R^2 = 0.90$ | | 2 | 4 | 6 |
| LARGEST OF AVERAGE OR EQUATION | | | | 2 | 4 | 6 |
| AM PEAK HOUR GENERATOR | | | | 26% | 74% | |
| STUDIES and LOW, AVERAGE, AND HIGH SIZE | | 217 | 13 | 217 | 2,945 | |
| MINIMUM RATE | LOW RATES ACCEPTABLE | 0.34 | | 1 | 1 | 2 |
| AVERAGE RATE | | 0.75 | | 1 | 4 | 5 |
| MAXIMUM RATE | HIGH RATES SUSPECT | 2.27 | | 4 | 10 | 14 |
| STANDARD DEVIATION | | 0.25 | | | | |
| EQUATION: $T = 0.71 * (X) + 7.23$ | | $R^2 = 0.91$ | | 3 | 8 | 11 |
| LARGEST OF AVERAGE OR EQUATION | | | | 3 | 8 | 11 |
| PM PEAK HOUR ADJACENT STREET | | | | 63% | 37% | |
| STUDIES and LOW, AVERAGE, AND HIGH SIZE | | 208 | 12 | 248 | 2,945 | |
| MINIMUM RATE | LOW RATES ACCEPTABLE | 0.35 | | 1 | 1 | 2 |
| AVERAGE RATE | | 0.94 | | 4 | 2 | 6 |
| MAXIMUM RATE | HIGH RATES SUSPECT | 2.98 | | 11 | 7 | 18 |
| STANDARD DEVIATION | | 0.31 | | | | |
| EQUATION: $LN(T) = 0.94 * LN(X) + 0.27$ | | $R^2 = 0.92$ | | 4 | 3 | 7 |
| LARGEST OF AVERAGE OR EQUATION | | | | 4 | 3 | 7 |
| PM PEAK HOUR GENERATOR | | | | 64% | 36% | |
| STUDIES and LOW, AVERAGE, AND HIGH SIZE | | 178 | 12 | 203 | 1,781 | |
| MINIMUM RATE | LOW RATES ACCEPTABLE | 0.49 | | 2 | 1 | 3 |
| AVERAGE RATE | | 0.99 | | 4 | 2 | 6 |
| MAXIMUM RATE | HIGH RATES SUSPECT | 2.98 | | 12 | 6 | 18 |
| STANDARD DEVIATION | | 0.28 | | | | |
| EQUATION: $LN(T) = 0.93 * LN(X) + 0.36$ | | $R^2 = 0.92$ | | 5 | 3 | 8 |
| LARGEST OF AVERAGE OR EQUATION | | | | 5 | 3 | 8 |

Checked by: PEB 7/9/2024



| | | | | | | |
|---|----------------------|--------------------------------------|----|-----------|-----------|-----------|
| PROJECT | | GARAGES AT WESTWORLD | | | | |
| PARCEL | | ENTIRE | | | | |
| ITE LAND USE CATEGORY AND CODE | | SINGLE FAMILY DETACHED HOUSING - 210 | | | | |
| INDEPENDENT VARIABLE | | DWELLING UNITS FOR FULL PROXY DATA | | | | |
| SIZE | | 6 | | | | |
| | | ENTERING | | EXITING | | SUM |
| SATURDAY DAILY | | 50% | | 50% | | |
| STUDIES and LOW, AVERAGE, AND HIGH SIZE | | 63 | 15 | 179 | 1,000 | |
| MINIMUM RATE | LOW RATES SUSPECT | 3.36 | | 10 | 10 | 20 |
| AVERAGE RATE | | 9.48 | | 29 | 28 | 57 |
| MAXIMUM RATE | HIGH RATES SUSPECT | 16.52 | | 50 | 49 | 99 |
| STANDARD DEVIATION | | 2.26 | | | | |
| EQUATION: $LN(T) = 0.97 * LN(X) + 2.40$ | | $R^2 = 0.91$ | | 32 | 31 | 63 |
| LARGEST OF AVERAGE OR EQUATION | | | | 32 | 31 | 63 |
| PEAK HOUR GENERATOR | | 54% | | 46% | | |
| STUDIES and LOW, AVERAGE, AND HIGH SIZE | | 42 | 15 | 152 | 644 | |
| MINIMUM RATE | LOW RATES ACCEPTABLE | 0.41 | | 1 | 1 | 2 |
| AVERAGE RATE | | 0.92 | | 3 | 3 | 6 |
| MAXIMUM RATE | HIGH RATES SUSPECT | 1.78 | | 6 | 5 | 11 |
| STANDARD DEVIATION | | 0.27 | | | | |
| EQUATION: $T = 0.86 * (X) + 9.72$ | | $R^2 = 0.89$ | | 8 | 7 | 15 |
| LARGEST OF AVERAGE OR EQUATION | | | | 8 | 7 | 15 |
| SUNDAY DAILY | | 50% | | 50% | | |
| STUDIES and LOW, AVERAGE, AND HIGH SIZE | | 60 | 15 | 186 | 1,000 | |
| MINIMUM RATE | LOW RATES SUSPECT | 2.61 | | 8 | 8 | 16 |
| AVERAGE RATE | | 8.48 | | 26 | 25 | 51 |
| MAXIMUM RATE | HIGH RATES SUSPECT | 16.44 | | 50 | 49 | 99 |
| STANDARD DEVIATION | | 1.74 | | | | |
| EQUATION: $T = 8.86 * (X) - 70.09$ | | $R^2 = 0.94$ | | -9 | -8 | -17 |
| LARGEST OF AVERAGE OR EQUATION | | | | 26 | 25 | 51 |
| PEAK HOUR GENERATOR | | 53% | | 47% | | |
| STUDIES and LOW, AVERAGE, AND HIGH SIZE | | 40 | 15 | 162 | 644 | |
| MINIMUM RATE | LOW RATES SUSPECT | 0.36 | | 1 | 1 | 2 |
| AVERAGE RATE | | 0.83 | | 3 | 2 | 5 |
| MAXIMUM RATE | HIGH RATES SUSPECT | 1.67 | | 5 | 5 | 10 |
| STANDARD DEVIATION | | 0.19 | | | | |
| EQUATION: $T = 0.80 * (X) + 4.76$ | | $R^2 = 0.92$ | | 5 | 5 | 10 |
| LARGEST OF AVERAGE OR EQUATION | | | | 5 | 5 | 10 |

Checked by: PEB 7/9/2024



Citizen Participation Report

Minor General Plan Amendment Zoning Map Amendment

The Collector's Garages at Westworld **Cases# 4-GP-2024 and 5-ZN-2024**

Scottsdale, Arizona

Submitted: September 2024

Updated: December 2024

Prepared By:

ROSE LAW GROUP^{pc}
RICH • CARTER • FISHER

Jennifer Hall, Sr Project Manager
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Scottsdale, AZ 85251
480-505-3938
jhall@roslawgroup.com

Project Proposal

The following document outlines the citizen notification efforts for the proposed The Collector's Garage at Westworld.

The Developers of Apex Motor Club will be submitting a Rezoning and Minor General Plan Amendment application to the City for an approximate 5.09 acre site located at 9875 & 9909 E McDowell Mountain Ranch Road (identified respectively as APN 217-14-037A and APN 217-14-038A) (collectively the "Project Site").

The application will change the Zoning Designation of the Project Site from R1-35 PCD ESL (Planned Community Development and Environmentally Sensitive Lands Overlay) to C-4 (General Commercial), and will slightly modify the General Plan Designation from Employment, Office to Employment, Light Industrial-Office.

Notification Area Map

A 1,250-foot area map within which all property owners were notified of the requests including nearby HOAs. Please find attached as Exhibit A.

Contacted Parties

The complete list of the property owners contacted through the outreach efforts is attached as Exhibit B. Property ownership was determined based on current records obtained from the city of Scottsdale.

Contact Dates and Methods

153 Notification letters were mailed via First Class U.S. Mail to all property owners within 1,250 feet, as well as to the adjacent HOA, on August 2, 2024. The Applicant held an open house community meeting at Avant Garde Collection Showroom on August 14, 2024 from 5:30PM – 6:30PM to inform the public about the request. The notification letter and affidavit of mailing are attached as Exhibit C.

Site Posting

The project information was posted on site with large white 4x8 wooden signs including open house meeting information as required by City of Scottsdale. Please see attached Exhibit D for affidavit of posting and photos of the sign.

Neighborhood Meeting:

Neighborhood Meeting was held at the Avant Garde Collection Showroom on August 14, 2024 from 5:30PM-6:30PM. This meeting was conducted as the traditional "open house" format so attendees can walk around, meet the team, and learn more about the project. Eight (8) members of the public signed into the meeting including the President of the neighboring Greythorn HOA. No major concerns were expressed during the meeting and attendees seemed pleased with the project by

the end of the meeting. A Summary of the Open House meeting can be found below and the sign in sheets are attached as Exhibit E.

Comments and Correspondence Received

As mentioned 8 members of the public signed into the meeting; 4 of them were nearby neighbors looking for more information on the project. The neighbors were most interested in the operation of the business and design of the buildings. After learning these were private garage units and not open to the public they were more at ease. Comments received included compliments on the design of the buildings. Our team learned the Greythorn community immediately north of the project does not have any trees or landscaping in the rear yards backing to McDowell Mountain Rd and there was interest in discussing how the Collector's Garage can help with landscape needs. The Applicant will be working with the HOA President to see if they can provide assistance to their community.

The Applicant's team will continue to engage the public and provide project information throughout the hearing process.

Exhibit A



Feature Information

(1 of 2)

Clear

217-14-038A

Owner Information

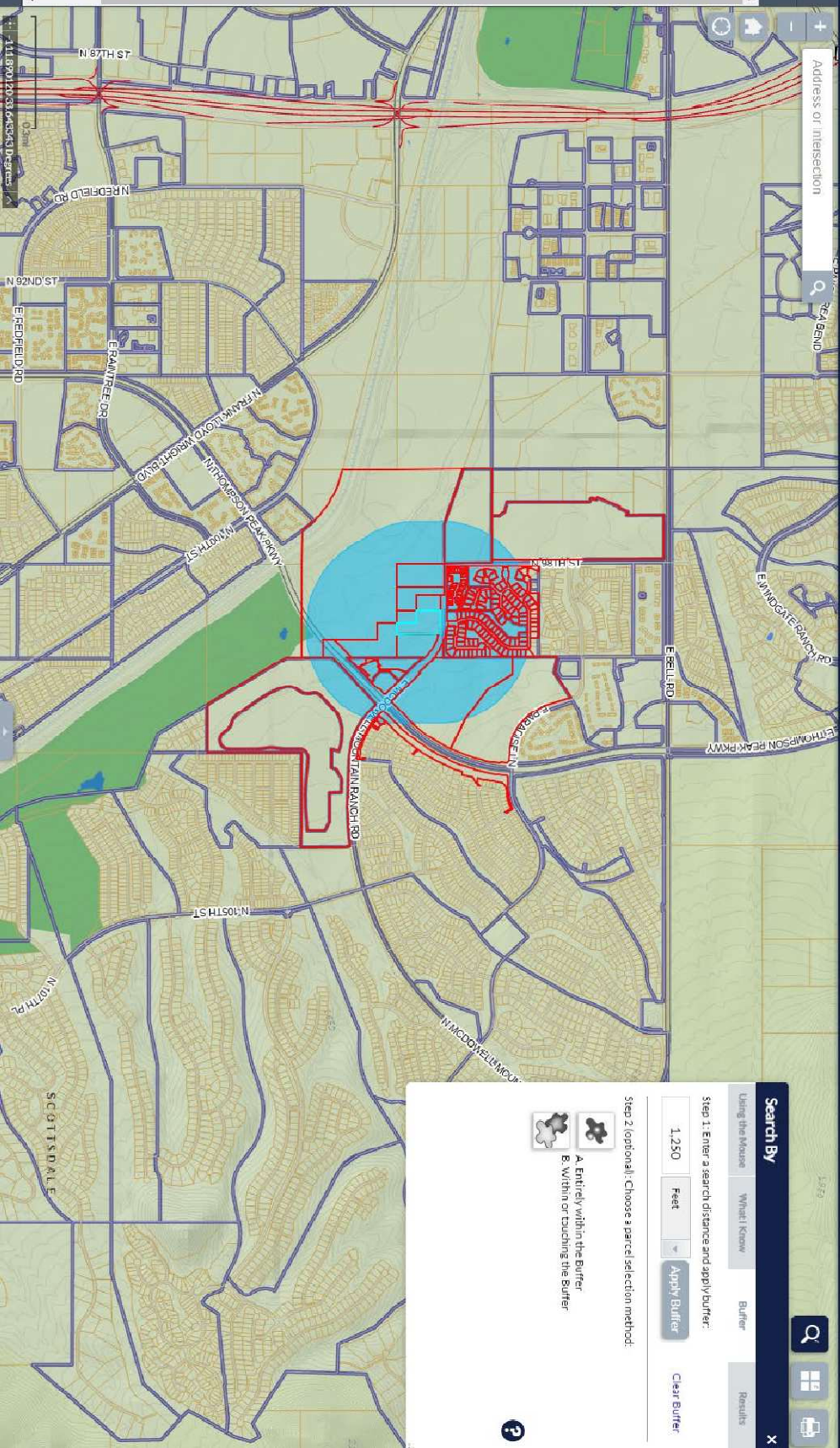
Owner Name: WINSTAR PRO LLC
In Care Of: 9909 E MCDOWELL RD
Property Address: SCOTTSDALE 85260
Mailing Address: 10409 E MCDOWELL MOUNTAIN RANCH RD STE 85255
Deed Number: 2001009989
Sale Date: 02/01/2001
Sale Price: \$687,768

Property Information

Lat/Long: 33.630679, -111.866914
S/T/R: 3 SN SE
Jurisdiction: SCOTTSDALE
PUC: 0012
Lot Size (sq ft): 349,826
MCR #:
Subdivision:
Lot #:
Tract/Block: /
Floor: 1
Construction Year:
Living Space (sq ft):

Vauntion Information

Tax Year: 2025
FCV: \$ 1,316,400 \$ 1,220,000
LTV: \$ 722,713 \$ 668,298
Legal Class: 2 R 2 R



Search By

Using the Mouse What I Know Buffer Results

Step 1: Enter a search distance and apply buffer:

1,250 Feet Apply Buffer Clear Buffer

Step 2 (optional): Choose a parcel selection method:



A. Entirely within the buffer
B. Within or touching the buffer

Exhibit B

| Parcel Number | Owner | Address | City | State | Zip |
|---------------|--|--|------------|-------|-------|
| 217-73-219 | 9822 E COSMOS CIR LLC | 18291 N PIMA RD 110-104 | SCOTTSDALE | AZ | 85255 |
| 217-21-643 | ANDRE DERIC D | 16281 N 98TH WAY | SCOTTSDALE | AZ | 85260 |
| 217-73-148 | ANGRICK-CLEARY FAMILY TRUST | 9960 VIA SOLANO | RENO | NV | 89511 |
| 217-73-158 | ANUP AGRAWAL AND ANJALI AGRAWAL TRUST | 9955 E MONTE CRISTO AVE | SCOTTSDALE | AZ | 85260 |
| 217-73-154 | ANUPINDI SRIKANTH V/TUMULURI SRAVANTHI | 16483 N 99TH PL | SCOTTSDALE | AZ | 85260 |
| 217-73-161 | ASLIGUL CAKMAK REVOCABLE TRUST | 15029 N THOMPSON PEAK PKWY B II1 - 508 | SCOTTSDALE | AZ | 85260 |
| 217-16-932 | ASTA MARSHA | 9850 E MCDOWELL MOUNTAIN RANCH RD | SCOTTSDALE | AZ | 85260 |
| 217-16-922 | BANAS TRUST | 5092 BRADFORD CIR | BRIGHTON | MI | 48114 |
| 217-73-139 | BATES ANDREW J/DAWN E TR | 16195 N 99TH PL | SCOTTSDALE | AZ | 85260 |
| 217-73-193 | BIANCARDI LIVING TRUST | 9868 E MIRASOL CIR | SCOTTSDALE | AZ | 85260 |
| 217-73-141 | BJORKMAN ERIC E/AMY B | 9922 E MONTE CRISTO AVE | SCOTTSDALE | AZ | 85260 |
| 217-73-206 | BOO-NARAYANAN 2010 REVOCABLE TRUST | 1135 OLIVE BRANCH LN | SAN JOSE | CA | 95120 |
| 217-21-644 | BRECK JAMES EDWARD JR/MIEKE LOUISE | 16233 N 98TH WY | SCOTTSDALE | AZ | 85260 |
| 217-16-916 | BROOKE ELIZABETH PANCAMO LIVING TRUST | 10314 E MORNING STAR DR | SCOTTSDALE | AZ | 85255 |
| 217-73-190 | CARMEN Y RAVIS TRUST | 9844 E MIRASOL CIR | SCOTTSDALE | AZ | 85260 |
| 217-73-172 | CASH HEATHER A | 16308 N 99TH PL | SCOTTSDALE | AZ | 85260 |
| 217-73-118 | CHANG ELIZABETH M | 9878 E ROSEMARY LN | SCOTTSDALE | AZ | 85260 |
| 217-73-182 | CHEN YE SUI | 9871 E ROSEMARY LN | SCOTTSDALE | AZ | 85260 |
| 217-73-135 | CHRISTOPHER AND DEVRA TOUSLEY LIVING TRUST | 16267 N 99TH PL | SCOTTSDALE | AZ | 85260 |
| 217-13-160 | CITY OF SCOTTSDALE | 3939 CIVIC CENTER PLZ | SCOTTSDALE | AZ | 85251 |
| 217-73-200 | CLARIDGE ODETTE NAZARIAN/RYAN | 9837 E MIRASOL CIR | SCOTTSDALE | AZ | 85260 |

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| 217-73-105 | COELHO JOHN REGO II/KARI FREEDLAND | 9802 E COSMOS CIR | SCOTTSDALE | AZ | 85260 |
| 217-21-642 | CONTROLLED ENVIRONMENT MANAGEMENT LLC | 16295 N 98TH | SCOTTSDALE | AZ | 85260 |
| 217-73-184 | CREAL MICHAEL COROME/MARIA LAURA BOLDINI | 9855 E ROSEMARY LN | SCOTTSDALE | AZ | 85260 |
| 217-16-939 | CROSSE KYLE A | 9850 E MCDOWELL MOUNTAIN RANCH RD | SCOTTSDALE | AZ | 85260 |
| 217-16-923 | DAVID M OSGOOD AND MAI N OSGOOD FAMILY TRUST | 19071 FAIRHAVEN EXT | SANTA ANA | CA | 92705 |
| 217-73-104 | DEFRANCO ADRIAN/JUDITH | 9800 E COSMOS CIR | SCOTTSDALE | AZ | 85260 |
| 217-16-931 | DOROTHY ELAINE CRAWFORD REVOCABLE TRUST/ROBERT W SHOWER REVOCABLE TRUST | 9850 E MCDOWELL MOUNTAIN RANCH RD UNIT 1019 | SCOTTSDALE | AZ | 85260 |
| 217-73-203 | ENGELBERG FAMILY TRUST | 16274 N 98TH PL | SCOTTSDALE | AZ | 85260 |
| 217-73-106 | ENRIGHT FAMILY TRUST | 9804 E COSMOS CIR | SCOTTSDALE | AZ | 85260 |
| 217-73-196 | GIROTRA PUNEET/GROVER RUCHI | 9869 E MIRASOL CIR | SCOTTSDALE | AZ | 85260 |
| 217-73-178 | GOREN STEPHEN/SOSNICK GOREN MICHELE L | 9911 E ROSEMARY LN | SCOTTSDALE | AZ | 85260 |
| 217-16-940 | GRAYTHORN DEVELOPMENT LLC | 13654 E GERONIMO RD | SCOTTSDALE | AZ | 85259 |
| 217-16-936 | GRAZI SOL JEFFREY/MARTHA ROSE | 463 LOCUST ST | DENVER | CO | 80220 |
| 217-21-645 | GRUNWALD ANDREW W | | SCOTTSDALE | AZ | 85260 |
| 217-73-128 | HALL ROBERT A/CHRISTIE H | 16393 N 99TH PL | SCOTTSDALE | AZ | 85260 |
| 217-16-918 | HANLON CHRISTOPHER L/MICHELLE M | 9080 E WINDROSE DR | SCOTTSDALE | AZ | 85260 |
| 217-14-512 | HENN MICHAEL/ELSKENS ELENA | 435 E 70TH ST APT 34C | NEW YORK | NY | 10021 |
| 217-73-204 | HOLMSTROM LARS/LAURA | 16250 N 98TH PL | SCOTTSDALE | AZ | 85260 |
| 217-73-129 | HOOD DEREK D | 752 E ASHBOURNE LN | EAGLE | ID | 83616 |
| 217-21-650 | HORSEMAN'S PARK COMMUNITY ASSOCIATION | 1600 W BROADWAY RD STE 200 | TEMPE | AZ | 85282 |

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|-------------|---|--|--------------------|----|-------|
| 217-73-216 | HORSEMAN'S PARK HOMEOWNERS ASSOCIATION | 2400 E ARIZONA BILTMORE CIR STE 1300 | PHOENIX | AZ | 85016 |
| 217-73-113 | INESSA PACHINA FAMILY LIVING TRUST | 9838 E ROSEMARY LN | SCOTTSDALE | AZ | 85260 |
| 217-73-109 | IRENE CARROLL FAMILY LIVING TRUST | PO BOX 4725 | SCOTTSDALE | AZ | 85261 |
| 217-73-125 | IVAN TENEV AND MARGARITA TENEV TRUST | 16447 N 99TH PL | SCOTTSDALE | AZ | 85260 |
| 217-73-163 | JACQUELINE C PETERSEN REVOCABLE LIVING TRUST | 1502 BELMONT RD | GRAND FORKS | ND | 58201 |
| 217-73-181 | JAMES CYNTHIA A | 9879 E ROSEMARY LN | SCOTTSDALE | AZ | 85260 |
| 217-73-137 | JANET FLORENCE BUGGELN LIVING TRUST | 16231 N 99TH PL | SCOTTSDALE | AZ | 85260 |
| 217-16-934 | JANET MARIE BACKUS FAMILY TRUST | 9850 E MCDOWELL MTN RANCH RD 1022 | SCOTTSDALE | AZ | 85260 |
| 217-16-921 | JANINE C LEVIN TRUST | 9850 E MCDOWELL MOUNTAIN RANCH RD STE 1009 | SCOTTSDALE | AZ | 85260 |
| 217-14-039A | JAT DOVE CAPITAL LLC | 7500 E LINCOLN DR | SCOTTSDALE | AZ | 85250 |
| 217-73-133 | JAUCH MICHAEL | 16303 N 99TH PL | SCOTTSDALE | AZ | 85260 |
| 217-73-186 | JC TRUST | 9839 E ROSEMARY LN | SCOTTSDALE | AZ | 85260 |
| 217-73-176 | JELLESAN AMANDA | 16372 N 99TH PL | SCOTTSDALE | AZ | 85260 |
| 217-73-171 | JORDAN EARL SALASNEK LIVING TRUST | 16292 N 99TH PL | SCOTTSDALE | AZ | 85260 |
| 217-73-199 | JULIE G MARCUS TRUST | 4322 E UPPER RIDGE WAY | PARADISE VALLEY | AZ | 85253 |
| 217-73-136 | KAYEM REVOCABLE TRUST | 16249 N 99TH PL | SCOTTSDALE | AZ | 85260 |
| 217-73-116 | KIM DAVE/EUNSOOK | 16473 N 103RD PL | SCOTTSDALE | AZ | 85255 |
| 217-73-111 | KIRYLO GEORGE/VICK TINA | 9822 E ROSEMARY LN | SCOTTSDALE | AZ | 85260 |
| 217-73-177 | KOHN LIVING TRUST | 16388 N 99TH PL | SCOTTSDALE | AZ | 85260 |
| 217-16-919 | KREW FAMILY TRUST | 9850 E MCDOWELL MOUNTAIN RANCH RD UNIT 1007 | SCOTTSDALE | AZ | 85260 |

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| 217-73-155 | L A HAZAN FAMILY TRUST | PO BOX 12803 | SCOTTSDALE | AZ | 85267 |
| 217-21-647 | LAKSHMANA S RALLAPALLI AND ARUNA PRABHA TRUST | 2606 RUE DE VILLE | IRVING | TX | 75038 |
| 217-73-156 | LANDER LEE R/CHEN KATRINA H | 9987 E MONTE CRISTO AVE | SCOTTSDALE | AZ | 85260 |
| 217-73-168 | LEE DANNY D/MELINDA B | 16244 N 99TH PL | SCOTTSDALE | AZ | 85260 |
| 217-73-188 | LEE REGINA D | 9823 E ROSEMARY LN | SCOTTSDALE | AZ | 85260 |
| 217-16-935 | LIBBY JUDITH G | 9850 E MCDOWELL MOUNTAIN RANCH RD | SCOTTSDALE | AZ | 85260 |
| 217-14-511 | LINDA TERRY SOSNA REVOCABLE TRUST | 330 ROYAL VALLEY DR | SAINT LOUIS | MO | 6.31E+08 |
| 217-73-173 | LOW KOK W/EE L | 16324 N 99TH PL | SCOTTSDALE | AZ | 85260 |
| 217-73-114 | MAGNOLIA TRUST | 9846 E ROSEMARY LN | SCOTTSDALE | AZ | 85260 |
| 217-73-143 | MAJESTIC CUSTOM HOME DESIGNS & DEVELOPMENT | PO BOX 4383 | SCOTTSDALE | AZ | 85261 |
| 217-73-151 | MALAEKEH MICHAEL/MITRA | 16229 N 99TH WAY | SCOTTSDALE | AZ | 85260 |
| 217-73-187 | MALATHI KANCHARLA LIVING TRUST | 9841 E PINE VALLEY RD | SCOTTSDALE | AZ | 85260 |
| 217-73-124 | MANN REVOCABLE LIVING TRUST | 16465 N 99TH ST | SCOTTSDALE | AZ | 85260 |
| 217-16-915 | MARGARET A MCCracken TRUST | 9850 E MCDOWELL MOUNTAIN RANCH RD UNIT 1003 | SCOTTSDALE | AZ | 85260 |
| 217-73-142 | MARTIN PATTI | 9938 E MONTE CRISTO | SCOTTSDALE | AZ | 85255 |
| 217-73-191 | MAUK MATTHEW RICHARD/JENNIFER WAGNER | 9852 E MIRASOL CIR | SCOTTSDALE | AZ | 85260 |
| 217-73-162 | MCDOWELL MOUNTAIN 99TH PLACE LLC | 4640 E MCDOWELL RD | PHOENIX | AZ | 8.5E+08 |
| 217-14-990 | MCDOWELL MOUNTAIN COMMUNITY STORAGE LLC | 18061 N 99TH ST | SCOTTSDALE | AZ | 85255 |
| 217-14-526 | MCDOWELL MOUNTAIN RANCH COMMUNITY ASSOC | 2400 E ARIZONA BILTMORE CIR STE 1300 | PHOENIX | AZ | 85016 |
| 217-73-174 | MERCHANT DAWN | 16340 N 99TH PL | SCOTTSDALE | AZ | 85260 |
| 217-73-120 | MINDEN REAL ESTATE TRUST | 6514 111TH AVE NORTHEAST | KIRKLAND | WA | 98033 |

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|------------|--|--|------------|----|-------|
| 217-14-991 | MMCSE LLC | 18061 N 99TH ST | SCOTTSDALE | AZ | 85255 |
| 217-73-145 | MOHAN RAO KAADIGE AND REENA PAMARTHI LIVING TRUST | 16190 N 99TH WAY | SCOTTSDALE | AZ | 85260 |
| 217-21-646 | MURUGAPPAN CHOCKALINGAM/SOLAYAPPAN ALAMELU | 16138 N 98TH WY | SCOTTSDALE | AZ | 85260 |
| 217-16-928 | NEUMANN JULIENNE D | 9850 E MCDOWELL MOUNTAIN RANCH RD STE 1016 | SCOTTSDALE | AZ | 85260 |
| 217-73-202 | NEWSOME ROBERT/SHERI | 9813 E MIRASOL CIR | SCOTTSDALE | AZ | 85260 |
| 217-73-192 | NGUYEN THINH VAN/NGOC CHAU TRAN | 9860 E MIRASOL CIR | SCOTTSDALE | AZ | 85260 |
| 217-73-220 | NILSSON ERIC C/MICHELLE J | 9877 E MIRASOL CIR | SCOTTSDALE | AZ | 85260 |
| 217-14-989 | NOTRE DAME PREPARATORY CATHOLIC HIGH SCHOOL | 400 E MONROE | PHOENIX | AZ | 85004 |
| 217-16-937 | PAMELA Y JORDAN-CULPEPPER LIVING TRUST | 1255 S MICHIGAN AVE APT 2109 | CHICAGO | IL | 60605 |
| 217-73-201 | PANAGIOTIS 2 LLC | 16191 N 99TH WAY | SCOTTSDALE | AZ | 85260 |
| 217-73-150 | PANCARO JOSEPH R/CORSARO SUELLYN | 16247 N 99TH WAY | SCOTTSDALE | AZ | 85260 |
| 217-73-147 | PARK MARITAL TRUST | 16230 N 99TH WY | SCOTTSDALE | AZ | 85260 |
| 217-21-649 | PARSONS REVOCABLE TRUST | PO BOX 13122 | SCOTTSDALE | AZ | 85267 |
| 217-73-152 | PATEL FAMILY TRUST | 16211 N 99TH WY | SCOTTSDALE | AZ | 85260 |
| 217-73-131 | PATEL VISHAL/JILLANA | 16339 N 99TH PL | SCOTTSDALE | AZ | 85260 |
| 217-73-197 | PAUL BREITEGAN AND JENNIFER BREITEGAN TRUST | 9861 E MIRASOL CIR | SCOTTSDALE | AZ | 85260 |
| 217-16-914 | PEREZ JENNIE | 9850 E MCDOWELL MOUNTAIN RANCH RD | SCOTTSDALE | AZ | 85260 |
| 217-16-926 | PERRY FAMILY REVOCABLE LIVING TRUST | 3298 JAGGED SPIRE CT | PRESCOTT | AZ | 86301 |
| 217-16-913 | PERSON JAN A/LAURIE G | 9850 E MCDOWELL MOUNTAIN RANCH RD UNIT 1001 | SCOTTSDALE | AZ | 85260 |

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|-------------|---|--|------------|----|-------|
| 217-73-198 | POSIN FAMILY TRUST | 9853 E MIRASOL CIR | SCOTTSDALE | AZ | 85260 |
| 217-73-146 | RAAD GHASSAN/MARCELLA TR | 10610 N 99TH WY | SCOTTSDALE | AZ | 85260 |
| 217-73-126 | RAJESH VENKATARAMAN AND GOMATHI Y RAJESH TRUST | 16429 N 99TH PL | SCOTTSDALE | AZ | 85260 |
| 217-73-175 | RANGANATHAN MANIVANNAN/KUMAR ARTHINA | 16356 N 99TH PL | SCOTTSDALE | AZ | 85260 |
| 217-73-140 | REIMANN RODNEY A | 9906 E MONTE CRISTO AVE | SCOTTSDALE | AZ | 85260 |
| 217-73-115 | RIGG JOHN PIENNIFER L | 9854 E ROSEMARY LN | SCOTTSDALE | AZ | 85260 |
| 217-73-119 | ROGER BEHM AND LISA BEHM TRUST | 9886 E ROSEMARY LN | SCOTTSDALE | AZ | 85260 |
| 217-73-189 | RUNDGREN PAULA | 9815 E ROSEMARY LN | SCOTTSDALE | AZ | 85260 |
| 217-73-112 | RUSSELLA CHARLES JR/RITA J | 789 TROTTERS RDG | EAGAN | MN | 55123 |
| 217-73-170 | S99TSC LLC | 16134 N 111TH WY | SCOTTSDALE | AZ | 85259 |
| 217-73-159 | SAJEEV LIVING TRUST | 9939 E MONTE CRISTO AVE | SCOTTSDALE | AZ | 85260 |
| 217-16-924 | SAPER SHERYL | 9850 E MCDOWELL MOUNTAIN RANCH RD UNIT 1012 | SCOTTSDALE | AZ | 85260 |
| 217-16-933 | SCHUBE ALEXANDER C | 9850 E MCDOWELL MOUNTAIN RANCH RD | SCOTTSDALE | AZ | 85260 |
| 217-73-205 | SCHWAB JUSTIN/CARISSA | 16251 N 98TH PL | SCOTTSDALE | AZ | 85260 |
| 217-14-969 | SCOTTSDALE CITY OF | 7447 E INDIAN SCHOOL RD STE 205 | SCOTTSDALE | AZ | 85251 |
| 217-14-984A | SCOTTSDALE CITY OF | 3939 CIVIC CENTER BLVD | SCOTTSDALE | AZ | 85251 |
| 217-73-130 | SHANK FAMILY REVOCABLE TRUST | 16357 N 99TH PL | SCOTTSDALE | AZ | 85260 |
| 217-16-930 | SONDRA L SWARTZ-STOCKTON TRUST | 9850 E MCDOWELL MOUNTAIN RANCH RD UNIT 1018 | SCOTTSDALE | AZ | 85260 |
| 217-14-003L | SPIRIT SPE PORTFOLIO 2007-3 LLC | 14631 N SCOTTSDALE RD STE 125 | SCOTTSDALE | AZ | 85254 |
| 217-14-003G | SPUS8 DAKOTA LP | PO BOX 638 | ADDISON | TX | 75001 |
| 217-14-004U | SPUS8 PINNACLE LP | PO BOX 638 | ADDISON | TX | 75001 |
| 217-73-166 | STEPHENSON ANNE K | 16212 N 99TH PL | SCOTTSDALE | AZ | 85260 |
| 217-73-134 | STEPHENSON JOHN JR | PO BOX 31967 | PHOENIX | AZ | 85046 |

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|-------------|-------------------------------------|---|------------|----|-------|
| 217-73-144 | SULLIVAN BRETT/KRISTINE A/MICHAEL J | 314 BRYAN DR | ALAMO | CA | 94507 |
| 217-16-938 | SUSIE OKUN LIVING TRUST | 9850 E MCDOWELL MOUNTAIN RANCH RD | SCOTTSDALE | AZ | 85260 |
| 217-16-925 | TAOS LEGACY TRUST | 9850 E MCDOWELL MOUNTAIN RANCH RD UNIT 1013 | SCOTTSDALE | AZ | 85260 |
| 217-21-648 | TAYLOR PHILIP | 16234 N 98TH WAY | SCOTTSDALE | AZ | 85260 |
| 217-73-194 | TEMPELMAN EMMANUEL J/KOTHARI SHILPA | 9876 E MIRASOL CIR | SCOTTSDALE | AZ | 85260 |
| 217-73-153 | TERZIS KATERINA P | 16191 N 99TH WAY | SCOTTSDALE | AZ | 85260 |
| 217-73-180 | THOMAS AND COLLEEN KELLY TRUST | 9895 E ROSEMARY LN | SCOTTSDALE | AZ | 85260 |
| 217-16-929 | THOMPSON TRUST | 9850 E MCDOWELL MOUNTAIN RANCH RD | SCOTTSDALE | AZ | 85260 |
| 217-73-157 | THORPE CRAIG S/SHANNON M | 9971 E MONTE CRISTO AVE | SCOTTSDALE | AZ | 85260 |
| 217-73-110 | TINTOS ROBERT/ILIANA | 9814 E ROSEMARY LN | SCOTTSDALE | AZ | 85260 |
| 217-73-169 | TUCKER DAVID/SYLVA | 16260 N 99TH PL | SCOTTSDALE | AZ | 85260 |
| 217-73-165 | ULLMANN FAMILY LIVING TRUST | 16196 N 99TH PL | SCOTTSDALE | AZ | 85260 |
| 217-14-036 | USA-BOR | 23636 N 7TH ST | PHOENIX | AZ | 85024 |
| 217-73-164 | VODICKA ROBERT E III/CANDACE L | 16180 N 99TH PL | SCOTTSDALE | AZ | 85260 |
| 217-73-138 | VOTROUBEK BRENT A/CARISSA A | 405 CIMARRON DR | HIAWATHA | IA | 52233 |
| 217-73-132 | WARRIER RAMESH/DEEPA | 16321 N 99TH PL | SCOTTSDALE | AZ | 85260 |
| 217-16-917 | WHALL DAVID P | 9850 E MCDOWELL MOUNTAIN RANCH RD UNIT 1005 | SCOTTSDALE | AZ | 85260 |
| 217-73-167 | WHITLEY BLAKE M | 16228 N 99TH PL | SCOTTSDALE | AZ | 85260 |
| 217-73-160 | WILLIAM AND NANCY HORNE 2003 TRUST | 9923 E MONTE CRISTO AVE | SCOTTSDALE | AZ | 85260 |
| 217-73-179 | WILLIAMS DEBBY | 9903 E ROSEMARY LN | SCOTTSDALE | AZ | 85260 |
| 217-14-037A | WINSTAR PRO LLC | 10405 E MCDOWELL MOUNTAIN RANCH RD STE 202 F | SCOTTSDALE | AZ | 85255 |
| 217-73-183 | WOLF BRITTNV/KIEL | 9863 E ROSEMARY LN | SCOTTSDALE | AZ | 85260 |

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| 217-16-927 | WOLFROM PETER R | 9850 E MCDOWELL MOUNTAIN RANCH RD UNIT 1015 | SCOTTSDALE | AZ | 85260 |
| 217-73-149 | XHURA ISMAIL/ZALIHA | 16265 N 99TH WAY | SCOTTSDALE | AZ | 85260 |
| 217-73-185 | YEARGIN AMBER/DEVORE DOUGLAS JOHN | 9847 E ROSEMARY LN | SCOTTSDALE | AZ | 85260 |
| 217-16-920 | YORITA DAVID A/MELINDA M | 2447 196TH AVE SE | SAMMAMISH | WA | 98075 |
| 217-73-127 | ZHANG NAN/CUI LIUDONG | 16411 N 99TH PL | SCOTTSDALE | AZ | 85260 |
| 217-73-117 | ZISTAS KOSTAS | 9870 E ROSEMARY LN | SCOTTSDALE | AZ | 85260 |

Exhibit C

Affidavit of Notification

Application No: 532-PA-2024

Applicant Name: The Developers of Apex Motor Club

Location: 9875 & 9909 E McDowell Mountain Ranch Road

I confirm that notice as required for the case noted above has been mailed or delivered to the attached list of property owners and neighborhood associations at the addresses noted.

[Signature]
Applicant/Representative Signature

8/2/24
Date

This instrument was acknowledged before me on this 2nd day of August,
2024, by Kayla Amado. In witness whereof

I hereunto set my hand and official seal.



[Signature]
Notary Public

My commission expires MARCH 24, 2025



The Collector's Garages at Westworld

An upscale indoor private storage
facility designed specifically for
luxury, high-end automobiles



The Developers of **Apex Motor Club** will be submitting a Rezoning and Minor General Plan Amendment application to the City for an approximate 5.09-acre site located at 9875 & 9909 E McDowell Mountain Ranch Road (identified respectively as APN 217-14-037A and APN 217-14-038A) (collectively the "Project Site").

The application will change the Zoning Designation of the Project Site from R1-35 PCD ESL (Planned Community Development and Environmentally Sensitive Lands Overlay) to C-4 (General Commercial), and will slightly modify the General Plan Designation from Employment, Office to Employment, Light Industrial-Office.

The Project Site is an ideal location as it is just east of Westworld, adjacent to public sports facilities, a self-storage facility, and a gas station. This application will allow the Developers to bring a high-end luxury use to North Scottsdale, fostering tourism, economic growth, and providing a necessary service for the distinctive collector car culture that Scottsdale is renowned for. This business aligns perfectly with Scottsdale's General Plan's goals, enhancing the already amazing events at Westworld and further showcasing everything Scottsdale has to offer.

Please join us to learn more about The Collector's Garages at Westworld...

OPEN HOUSE MEETING

Wednesday, August 14, 2024

Anytime between 5:30PM to 6:30PM

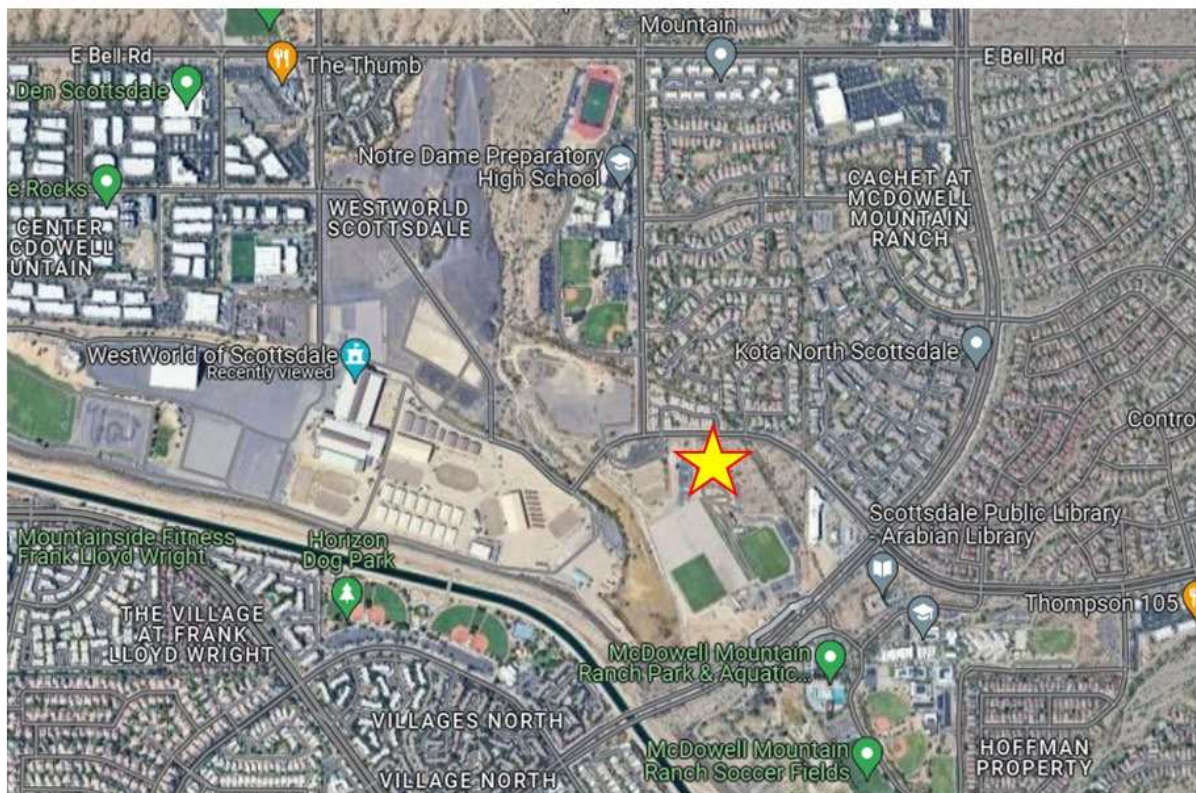
Avant Garde Collection

9208 E. Verde Grove View Scottsdale, AZ 85255

If you are unable to attend the Open House Meeting, please contact Jennifer Hall at Rose Law Group via Jhall@roselawgroup.com or 480-505-3938. Or you may reach out to City of Scottsdale's Senior Planner, Meredith Tessier at 480-312-4211 or mtessier@scottsdaleaz.gov and reference Case #532-PA-2024.

We look forward to bringing The Collector's Garages at Westworld to North Scottsdale!

Project Location Map



9822 E COSMOS CIR LLC
18291 N PIMA RD 110-104
SCOTTSDALE AZ 85255

ANDRE DERIC D
16281 N 98TH WAY
SCOTTSDALE AZ 85260

ANGRICK-CLEARY FAMILY TRUST
9960 VIA SOLANO
RENO NV 89511

ANUP AGRAWAL AND ANJALI AGRAWAL
TRUST
9955 E MONTE CRISTO AVE
SCOTTSDALE AZ 85260

ANUPINDI SRIKANTH V/TUMULURI
SRAVANTHI
16483 N 99TH PL
SCOTTSDALE AZ 85260

ASLIGUL CAKMAK REVOCABLE TRUST
15029 N THOMPSON PEAK PKWY B II1-
508
SCOTTSDALE AZ 85260

ASTA MARSHA
9850 E MCDOWELL MOUNTAIN RANCH
RD
SCOTTSDALE AZ 85260

BANAS TRUST
5092 BRADFORD CIR
BRIGHTON MI 48114

BATES ANDREW J/DAWN E TR
16195 N 99TH PL
SCOTTSDALE AZ 85260

BIANCARDI LIVING TRUST
9868 E MIRASOL CIR
SCOTTSDALE AZ 85260

BJORKMAN ERIC E/AMY B
9922 E MONTE CRISTO AVE
SCOTTSDALE AZ 85260

BOO-NARAYANAN 2010 REVOCABLE
TRUST
1135 OLIVE BRANCH LN
SAN JOSE CA 95120

BRECK JAMES EDWARD JR/MIEKE
LOUISE
16233 N 98TH WY
SCOTTSDALE AZ 85260

BROOKE ELIZABETH PANCAMO LIVING
TRUST
10314 E MORNING STAR DR
SCOTTSDALE AZ 85255

CARMEN Y RAYIS TRUST
9844 E MIRASOL CIR
SCOTTSDALE AZ 85260

CASH HEATHER A
16308 N 99TH PL
SCOTTSDALE AZ 85260

CHANG ELIZABETH M
9878 E ROSEMARY LN
SCOTTSDALE AZ 85260

CHEN YE SUI
9871 E ROSEMARY LN
SCOTTSDALE AZ 85260

CHRISTOPHER AND DEVRA TOUSLEY
LIVING TRUST
16267 N 99TH PL
SCOTTSDALE AZ 85260

CITY OF SCOTTSDALE
3939 CIVIC CENTER PLZ
SCOTTSDALE AZ 85251

CLARIDGE ODETTE NAZARIAN/RYAN
9837 E MIRASOL CIR
SCOTTSDALE AZ 85260

COELHO JOHN REGO II/KARI
FREEDLAND
9802 E COSMOS CIR
SCOTTSDALE AZ 85260

CONTROLLED ENVIRONMENT
MANAGEMENT LLC
16295 N 98TH
SCOTTSDALE AZ 85260

CREAL MICHAEL COROME/MARIA
LAURA BOLDINI
9855 E ROSEMARY LN
SCOTTSDALE AZ 85260

CROSSE KYLE A
9850 E MCDOWELL MOUNTAIN RANCH
RD
SCOTTSDALE AZ 85260

DAVID M OSGOOD AND MAI N OSGOOD
FAMILY TRUST
19071 FAIRHAVEN EXT
SANTA ANA CA 92705

DEFRANCO ADRIAN/JUDITH
9800 E COSMOS CIR
SCOTTSDALE AZ 85260

DOROTHY ELAINE CRAWFORD
REVOCABLE TRUST/ROBERT W SHOWER
REVOCABLE TRUST
9850 E MCDOWELL MOUNTAIN RANCH
RD UNIT 1019
SCOTTSDALE AZ 85260

ENGELBERG FAMILY TRUST
16274 N 98TH PL
SCOTTSDALE AZ 85260

ENRIGHT FAMILY TRUST
9804 E COSMOS CIR
SCOTTSDALE AZ 85260

GIROTRA PUNEET/GROVER RUCHI
9869 E MIRASOL CIR
SCOTTSDALE AZ 85260

GOREN STEPHEN/SOSNICK GOREN
MICHELE L
9911 E ROSEMARY LN
SCOTTSDALE AZ 85260

GRAYTHORN DEVELOPMENT LLC
13654 E GERONIMO RD
SCOTTSDALE AZ 85259

GRAZI SOL JEFFREY/MARTHA ROSE
463 LOCUST ST
DENVER CO 80220

GRUNWALD ANDREW W

SCOTTSDALE AZ 85260

HALL ROBERT A/CHRISTIE H
16393 N 99TH PL
SCOTTSDALE AZ 85260

HANLON CHRISTOPHER L/MICHELLE M
9080 E WINDROSE DR
SCOTTSDALE AZ 85260

HENN MICHAEL/ELSKENS ELENA
435 E 70TH ST APT 34C
NEW YORK NY 10021

HOLMSTROM LARS/LAURA
16250 N 98TH PL
SCOTTSDALE AZ 85260

HOOD DEREK D
752 E ASHBOURNE LN
EAGLE ID 83616

HORSEMAN'S PARK COMMUNITY
ASSOCIATION
1600 W BROADWAY RD STE 200
TEMPE AZ 85282

HORSEMAN'S PARK HOMEOWNERS
ASSOCIATION
2400 E ARIZONA BLVD STE 1300
PHOENIX AZ 85016

INESSA PACHINA FAMILY LIVING TRUST
9838 E ROSEMARY LN
SCOTTSDALE AZ 85260

IRENE CARROLL FAMILY LIVING TRUST
PO BOX 4725
SCOTTSDALE AZ 85261

IVAN TENEV AND MARGARITA TENEV
TRUST
16447 N 99TH PL
SCOTTSDALE AZ 85260

JACQUELINE C PETERSEN REVOCABLE
LIVING TRUST
1502 BELMONT RD
GRAND FORKS ND 58201

JAMES CYNTHIA A
9879 E ROSEMARY LN
SCOTTSDALE AZ 85260

JANET FLORENCE BUGGELN LIVING
TRUST
16231 N 99TH PL
SCOTTSDALE AZ 85260

JANET MARIE BACKUS FAMILY TRUST
9850 E MCDOWELL MTN RANCH RD
1022
SCOTTSDALE AZ 85260

JANINE C LEVIN TRUST
9850 E MCDOWELL MOUNTAIN RANCH
RD STE 1009
SCOTTSDALE AZ 85260

JAT DOVE CAPITAL LLC
7500 E LINCOLN DR
SCOTTSDALE AZ 85250

JAUCH MICHAEL
16303 N 99TH PL
SCOTTSDALE AZ 85260

JC TRUST
9839 E ROSEMARY LN
SCOTTSDALE AZ 85260

JELLESON AMANDA
16372 N 99TH PL
SCOTTSDALE AZ 85260

JORDAN EARL SALASNEK LIVING TRUST
16292 N 99TH PL
SCOTTSDALE AZ 85260

JULIE G MARCUS TRUST
4322 E UPPER RIDGE WAY
PARADISE VALLEY AZ 85253

KAYYEM REVOCABLE TRUST
16249 N 99TH PL
SCOTTSDALE AZ 85260

KIM DAVE/EUNSOOK
16473 N 103RD PL
SCOTTSDALE AZ 85255

KIRYLO GEORGE/VICK TINA
9822 E ROSEMARY LN
SCOTTSDALE AZ 85260

KOHN LIVING TRUST
16388 N 99TH PL
SCOTTSDALE AZ 85260

KREW FAMILY TRUST
9850 E MCDOWELL MOUNTAIN RANCH
RD UNIT 1007
SCOTTSDALE AZ 85260

L A HAZAN FAMILY TRUST
PO BOX 12803
SCOTTSDALE AZ 85267

LAKSHMANA S RALLAPALLI AND ARUNA
PRABHA TRUST
2606 RUE DE VILLE
IRVING TX 75038

LANDER LEE R/CHEN KATRINA H
9987 E MONTE CRISTO AVE
SCOTTSDALE AZ 85260

LEE DANNY D/MELINDA B
16244 N 99TH PL
SCOTTSDALE AZ 85260

LEE REGINA D
9823 E ROSEMARY LN
SCOTTSDALE AZ 85260

LIBBY JUDITH G
9850 E MCDOWELL MOUNTAIN RANCH
RD
SCOTTSDALE AZ 85260

LINDA TERRY SOSNA REVOCABLE TRUST
330 ROYAL VALLEY DR
SAINT LOUIS MO 631416653

LOW KOK W/EE L
16324 N 99TH PL
SCOTTSDALE AZ 85260

MAGNOLIA TRUST
9846 E ROSEMARY LN
SCOTTSDALE AZ 85260

MAJESTIC CUSTOM HOME DESIGNS &
DEVELOPMENT
PO BOX 4383
SCOTTSDALE AZ 85261

MALAEKEH MICHAEL/MITRA
16229 N 99TH WAY
SCOTTSDALE AZ 85260

MALATHI KANCHARLA LIVING TRUST
9841 E PINE VALLEY RD
SCOTTSDALE AZ 85260

MANN REVOCABLE LIVING TRUST
16465 N 99TH ST
SCOTTSDALE AZ 85260

MARGARET A MCCracken TRUST
9850 E MCDOWELL MOUNTAIN RANCH
RD UNIT 1003
SCOTTSDALE AZ 85260

MARTIN PATTI
9938 E MONTE CRISTO
SCOTTSDALE AZ 85255

MAUK MATTHEW RICHARD/JENNIFER
WAGNER
9852 E MIRASOL CIR
SCOTTSDALE AZ 85260

MCDOWELL MOUNTAIN 99TH PLACE
LLC
4640 E MCDOWELL RD
PHOENIX AZ 850084559

MCDOWELL MOUNTAIN COMMUNITY
STORAGE LLC
18061 N 99TH ST
SCOTTSDALE AZ 85255

MCDOWELL MOUNTAIN RANCH
COMMUNITY ASSOC
2400 E ARIZONA BILTMORE CIR STE 1300
PHOENIX AZ 85016

MERCHANT DAWN
16340 N 99TH PL
SCOTTSDALE AZ 85260

MINDEN REAL ESTATE TRUST
6514 111TH AVE NORTHEAST
KIRKLAND WA 98033

MMCSE LLC
18061 N 99TH ST
SCOTTSDALE AZ 85255

MOHAN RAO KAADIGE AND REENA
PAMARTHI LIVING TRUST
16190 N 99TH WAY
SCOTTSDALE AZ 85260

MURUGAPPAN
CHOCKALINGAM/SOLAYAPPAN
ALAMELU
16138 N 98TH WY
SCOTTSDALE AZ 85260

NEUMANN JULIENNE D
9850 E MCDOWELL MOUNTAIN RANCH
RD STE 1016
SCOTTSDALE AZ 85260

NEWSOME ROBERT/SHERI
9813 E MIRASOL CIR
SCOTTSDALE AZ 85260

NGUYEN THINH VAN/NGOC CHAU TRAN
9860 E MIRASOL CIR
SCOTTSDALE AZ 85260

NILSSON ERIC C/MICHELLE J
9877 E MIRASOL CIR
SCOTTSDALE AZ 85260

NOTRE DAME PREPARATORY CATHOLIC
HIGH SCHOOL
400 E MONROE
PHOENIX AZ 85004

PAMELA Y JORDAN-CULPEPPER LIVING
TRUST
1255 S MICHIGAN AVE APT 2109
CHICAGO IL 60605

PANAGIOTIS 2 LLC
16191 N 99TH WAY
SCOTTSDALE AZ 85260

PANCARO JOSEPH R/CORSARO
SUELLYN
16247 N 99TH WAY
SCOTTSDALE AZ 85260

PARK MARITAL TRUST
16230 N 99TH WY
SCOTTSDALE AZ 85260

PARSONS REVOCABLE TRUST
PO BOX 13122
SCOTTSDALE AZ 85267

PATEL FAMILY TRUST
16211 N 99TH WY
SCOTTSDALE AZ 85260

PATEL VISHAL/JILLANA
16339 N 99TH PL
SCOTTSDALE AZ 85260

PAUL BREITEGAN AND JENNIFER
BREITEGAN TRUST
9861 E MIRASOL CIR
SCOTTSDALE AZ 85260

PEREZ JENNIE
9850 E MCDOWELL MOUNTAIN RANCH
RD
SCOTTSDALE AZ 85260

PERRY FAMILY REVOCABLE LIVING
TRUST
3298 JAGGED SPIRE CT
PRESCOTT AZ 86301

PERSON JAN A/LAURIE G
9850 E MCDOWELL MOUNTAIN RANCH
RD UNIT 1001
SCOTTSDALE AZ 85260

POSIN FAMILY TRUST
9853 E MIRASOL CIR
SCOTTSDALE AZ 85260

RAAD GHASSAN/MARCELLA TR
10610 N 99TH WY
SCOTTSDALE AZ 85260

RAJESH VENKATARAMAN AND GOMATHI
Y RAJESH TRUST
16429 N 99TH PL
SCOTTSDALE AZ 85260

RANGANATHAN MANIVANNAN/KUMAR
ARTHINA
16356 N 99TH PL
SCOTTSDALE AZ 85260

REIMANN RODNEY A
9906 E MONTE CRISTO AVE
SCOTTSDALE AZ 85260

RIGG JOHN P/JENNIFER L
9854 E ROSEMARY LN
SCOTTSDALE AZ 85260

ROGER BEHM AND LISA BEHM TRUST
9886 E ROSEMARY LN
SCOTTSDALE AZ 85260

RUNDGREN PAULA
9815 E ROSEMARY LN
SCOTTSDALE AZ 85260

RUSSELLA CHARLES JR/RITA J
789 TROTTERS RDG
EAGAN MN 55123

S99TSC LLC
16134 N 111TH WY
SCOTTSDALE AZ 85259

SAJEEV LIVING TRUST
9939 E MONTE CRISTO AVE
SCOTTSDALE AZ 85260

SAPER SHERYL
9850 E MCDOWELL MOUNTAIN RANCH
RD UNIT 1012
SCOTTSDALE AZ 85260

SCHUBE ALEXANDER C
9850 E MCDOWELL MOUNTAIN RANCH
RD
SCOTTSDALE AZ 85260

SCHWAB JUSTIN/CARISSA
16251 N 98TH PL
SCOTTSDALE AZ 85260

SCOTTSDALE CITY OF
7447 E INDIAN SCHOOL RD STE 205
SCOTTSDALE AZ 85251

SCOTTSDALE CITY OF
3939 CIVIC CENTER BLVD
SCOTTSDALE AZ 85251

SHANK FAMILY REVOCABLE TRUST
16357 N 99TH PL
SCOTTSDALE AZ 85260

SONDRA L SWARTZ-STOCKTON TRUST
9850 E MCDOWELL MOUNTAIN RANCH
RD UNIT 1018
SCOTTSDALE AZ 85260

SPIRIT SPE PORTFOLIO 2007-3 LLC
14631 N SCOTTSDALE RD STE 125
SCOTTSDALE AZ 85254

SPUS8 DAKOTA LP
PO BOX 638
ADDISON TX 75001

SPUS8 PINNACLE LP
PO BOX 638
ADDISON TX 75001

STEPHENSON ANNE K
16212 N 99TH PL
SCOTTSDALE AZ 85260

STEPHENSON JOHN JR
PO BOX 31967
PHOENIX AZ 85046

SULLIVAN BRETT/KRISTINE A/MICHAEL J
314 BRYAN DR
ALAMO CA 94507

SUSIE OKUN LIVING TRUST
9850 E MCDOWELL MOUNTAIN RANCH
RD
SCOTTSDALE AZ 85260

TAOS LEGACY TRUST
9850 E MCDOWELL MOUNTAIN RANCH
RD UNIT 1013
SCOTTSDALE AZ 85260

TAYLOR PHILIP
16234 N 98TH WAY
SCOTTSDALE AZ 85260

TEMPELMAN EMMANUEL J/KOTHARI
SHILPA
9876 E MIRASOL CIR
SCOTTSDALE AZ 85260

TERZIS KATERINA P
16191 N 99TH WAY
SCOTTSDALE AZ 85260

THOMAS AND COLLEEN KELLY TRUST
9895 E ROSEMARY LN
SCOTTSDALE AZ 85260

THOMPSON TRUST
9850 E MCDOWELL MOUNTAIN RANCH
RD
SCOTTSDALE AZ 85260

THORPE CRAIG S/SHANNON M
9971 E MONTE CRISTO AVE
SCOTTSDALE AZ 85260

TINTOS ROBERT/ILIANA
9814 E ROSEMARY LN
SCOTTSDALE AZ 85260

TUCKER DAVID/SYLVIA
16260 N 99TH PL
SCOTTSDALE AZ 85260

ULLMANN FAMILY LIVING TRUST
16196 N 99TH PL
SCOTTSDALE AZ 85260

USA-BOR
23636 N 7TH ST
PHOENIX AZ 85024

VODICKA ROBERT E III/CANDACE L
16180 N 99TH PL
SCOTTSDALE AZ 85260

VOTROUBEK BRENT A/CARISSA A
405 CIMARRON DR
HIAWATHA IA 52233

WARRIER RAMESH/DEEPA
16321 N 99TH PL
SCOTTSDALE AZ 85260

WHALL DAVID P
9850 E MCDOWELL MOUNTAIN RANCH
RD UNIT 1005
SCOTTSDALE AZ 85260

WHITLEY BLAKE M
16228 N 99TH PL
SCOTTSDALE AZ 85260

WILLIAM AND NANCY HORNE 2003
TRUST
9923 E MONTE CRISTO AVE
SCOTTSDALE AZ 85260

WILLIAMS DEBBY
9903 E ROSEMARY LN
SCOTTSDALE AZ 85260

WINSTAR PRO LLC
10405 E MCDOWELL MOUNTAIN RANCH
RD STE 202 F
SCOTTSDALE AZ 85255

WOLF BRITTNY/KIEL
9863 E ROSEMARY LN
SCOTTSDALE AZ 85260

WOLFROM PETER R
9850 E MCDOWELL MOUNTAIN RANCH
RD UNIT 1015
SCOTTSDALE AZ 85260

XHURA ISMAIL/ZALIHA
16265 N 99TH WAY
SCOTTSDALE AZ 85260

YEARGIN AMBER/DEVORE DOUGLAS
JOHN
9847 E ROSEMARY LN
SCOTTSDALE AZ 85260

YORITA DAVID A/MELINDA M
2447 196TH AVE SE
SAMMAMISH WA 98075

ZHANG NAN/CUI LIUDONG
16411 N 99TH PL
SCOTTSDALE AZ 85260

ZISTAS KOSTAS
9870 E ROSEMARY LN
SCOTTSDALE AZ 85260

Exhibit D



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: 532-PA-2024

Project Name: _____

Location: 9875 & 9909 E McDowell Mountain Ranch Road, Scottsdale, AZ 85260

Site Posting Date: August 6, 2024

Applicant Name: Rose Law Group

Sign Company Name: Dynamite Signs

Phone Number: 480-585-3031

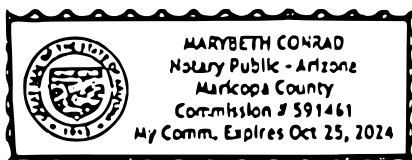
I confirm that the site has been posted as indicated by the Project Manager for the case as listed above.

Meghan Liggett
Applicant Signature

8-07-24
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 August 7, 2024



Marybeth Conrad
Notary Public

My commission expires: 10-25-24

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 Meetings:

Date: Wednesday, August 14, 2024
Time: Anytime between 5:30 P.M. - 6:30 P.M.
Location: Avant Garde Collection - 9208 E. Verde Grove View
Scottsdale, AZ 85255

Site Address: 9875 & 9909 E McDowell Mountain Ranch Road,
Scottsdale, AZ 85260

Project Overview:

- Request: Rezoning from R1-35 PCD ESL to C-4 ESL and Minor General Plan Amendment from Employment Office to Employment Light Industrial/Office
- Description of Project and Proposed Use: Indoor private garage units designed specifically for luxury, high-end automobiles
- Site Acreage: 5.09
- Site Zoning: Existing: R1-35 PCD ESL Proposed: C-4 ESL

Applicant Contact:

Rose Law Group - Jennifer Hall
480-505-3808
jhall@roslawgroup.com

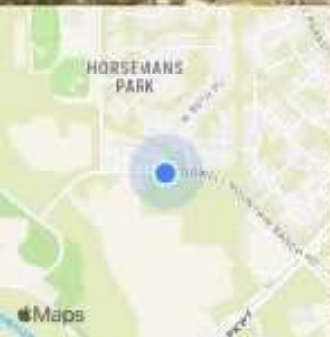
City Contact:

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

Pre-Application #: 532-PA-2024

Posting Date:
8/06/2024

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



Aug 6, 2024 at 3:59:27 PM
E McDowell Mountain Ranch Rd
Scottsdale AZ 85260

Location: Avant Garde Collection - 9208 E. Verde Grove View
Scottsdale, AZ 85255

Site Address: 9875 & 9909 E McDowell Mountain Ranch Road,
Scottsdale, AZ 85260

Project Overview:

PCD

- **Request:** Rezoning from R1-35 PCD ESL to C-4 ESL and Minor General Plan Amendment from Employment Office to Employment Light Industrial/Office
- **Description of Project and Proposed Use:** Indoor private garage units designed specifically for luxury, high-end automobiles

- **Site Acreage:** 5.09

- **Site Zoning:** Existing: R1-35 PCD ESL; Proposed: C-4 ESL- **PCD**

Applicant Contact:

Rose Law Group – Jennifer Hall
480-505-3938

Jhall@roselawgroup.com

City Contact:

Meredith Tessier
480-312-4211

mtessier@scottsdaleaz.gov

Pre-Application #: 532-PA-2024

Posting Date:
8/06/2024

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

Exhibit E

Avant Garde Collection

Wednesday, August 14, 2024 – 5:30 to 6:30PM

#532-PA-2024

| Name | Address | Email | Phone | Y/N to receive project updates |
|--------------|---------------------------------|-----------------------------------|--------------|--------------------------------|
| BARRY GOWZOK | | gobee14@gmail.com | | |
| Jeanie Fleet | 9950 E. McDowell | jennie325@live.com | | Y |
| David Whall | 9850 E. McDowell | d.whall@att.net | | |
| MIKE LEARY | 10278 E. Hilber Dr | mikeleary@cox.net | 480.991.1111 | Y |
| Howard Klein | 2850 E. McDowell | H5K2963@GMAIL | | |
| Ron Miller | 7579 E. Turkey Cave South Dr | rasmiller@jackson-enterprises.com | 602.306.8788 | |
| | | | | |
| | | | | |
| | | | | |

Open House Meeting Sign-in Sheet

#532-PA-2024

[illegible]



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:

5-ZN-2024 AND 4-GP-2024

Project Name:

Location:

9909 E McDowell Mountain Ranch Rd

Site Posting Date:

07/03/25

Applicant Name:

Rose Law Group

Sign Company Name:

Dynamite Signs

Phone Number:

480-585-3031

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

Applicant Signature

07/03/25

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 July 3, 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



CITY OF SCOTTSDALE
City of Scottsdale
PUBLIC NOTICE
SCAN, SNAP, SAVE

ZONING/PUBLIC HEARING
CITY HALL: 3939 North Drinkwater Boulevard
PLANNING COMMISSION: 5:00 P.M., 7/23/25
CITY COUNCIL: 5:00 P.M., TBD
REQUEST: Request by owner for a Zoning District Map Amendment from Single-family Residential, Environmentally Sensitive Lands, Planned Community District (R1-35 ESL PCD) to General Commercial, Environmentally Sensitive Lands, Planned Community District (C-4 ESL PCD), with a Development Plan on a +/- 5.09-acre site, located at 9875 and 9909 E. McDowell Mountain Ranch Road for a new office and storage facility.
CASE NUMBER: 5-ZN-2024

Project Location: 9875 and 9909 E McDowell Mountain Ranch Rd
Applicant Contact: Rose Law Group PC
(480) 505-3839
City Contact: Meredith Tenner
(480) 312-4211
mtenner@scottsdaleAZ.gov
Posting Date: 7/3/25

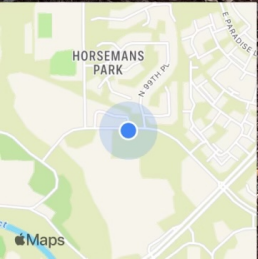
Case File Available at City of Scottsdale: 480-312-7767
Project information may be researched at: <https://www.scottsdaleaz.gov/development/cases>
Penalty for removing or defacing sign prior to date of last hearing. Applicant responsible for sign removal.

CITY OF SCOTTSDALE
City of Scottsdale
PUBLIC NOTICE
SCAN, SNAP, SAVE

ZONING/PUBLIC HEARING
CITY HALL: 3939 North Drinkwater Boulevard
PLANNING COMMISSION: 5:00 P.M., 7/23/25
CITY COUNCIL: 5:00 P.M., TBD
REQUEST: Request by owner for a minor General Plan Amendment to the City of Scottsdale General Plan 2035 from Employment Office to Employment Light Industrial/Office on a +/- 5.09-acre site located at 9875 and 9909 E. McDowell Mountain Ranch Road.
CASE NUMBER: 4-GP-2024

Project Location: 9875 and 9909 E McDowell Mountain Ranch Rd
Applicant Contact: Rose Law Group PC
(480) 505-3839
City Contact: Meredith Tenner
(480) 312-4211
mtenner@scottsdaleAZ.gov
Posting Date: 7/3/25

Case File Available at City of Scottsdale: 480-312-7767
Project information may be researched at: <https://www.scottsdaleaz.gov/development/cases>
Penalty for removing or defacing sign prior to date of last hearing. Applicant responsible for sign removal.



July 3, 2025 at 6:09 AM
+33.631374, -111.867662
9875 E McDowell Mountain Ranch Rd
Scottsdale AZ 85260
United States



City of Scottsdale
PUBLIC NOTICE

scan,
snap,
save



ZONING/PUBLIC HEARING

CITY HALL: 3939 North Drinkwater Boulevard

PLANNING COMMISSION: 5:00 P.M., 7/23/25

CITY COUNCIL: 5:00 P.M., TBD

REQUEST: Request by owner for a Zoning District Map Amendment from Single-family Residential, Environmentally Sensitive Lands, Planned Community District (R1-35 ESL PCD) to General Commercial, Environmentally Sensitive Lands, Planned Community District (C-4 ESL PCD), with a Development Plan on a +/- 5.09-acre site, located at 9875 and 9909 E. McDowell Mountain Ranch Road for a new office and storage facility.

CASE NUMBER: 5-ZN-2024

Project Location: 9875 and 9909 E McDowell Mountain Ranch Rd
Applicant Contact:
Rose Law Group pc
(480) 505-3938

City Contact:
Meredith Tessier
(480) 312-4211
mtessier@ScottsdaleAZ.gov

Posting Date: 7/3/25

Case File Available at City of Scottsdale, 480-312-7767

Project information may be researched at: <https://eservices.scottsdaleaz.gov/bldgresources/Cases>
Penalty for removing or defacing sign prior to date of last hearing. Applicant responsible for sign removal.



ZONING/PUBLIC HEARING
CITY HALL:
PLANNING COMMISSION:
CITY COUNCIL:
REQUEST:
Amendment from Environmentally Sensitive Lands, Planned Community District (R1-35 ESL PCD) to General Commercial, Environmentally Sensitive Lands, Planned Community District (C-4 ESL PCD), with a Development Plan on a +/- 5.09-acre site, located at 9875 and 9909 E. McDowell Mountain Ranch Road for a new office and storage facility.
CASE NUMBER:

Project Location: 9875 and 9909 E McDowell Mountain Ranch Rd
Applicant Contact:
Rose Law Group pc
(480) 505-3938

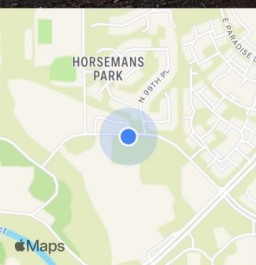
July 3, 2025 at 6:09 AM

+33.631374, -111.867662

9875 E McDowell Mountain Ranch Rd

Scottsdale AZ 85260

United States





City of Scottsdale
PUBLIC NOTICE

scan,
snap,
save



ZONING/PUBLIC HEARING

CITY HALL: 3939 North Drinkwater Boulevard

PLANNING COMMISSION: 5:00 P.M., 7/23/25

CITY COUNCIL: 5:00 P.M., TBD

REQUEST: Request by owner for a minor General Plan Amendment to the City of Scottsdale General Plan 2035 from Employment Office to Employment Light Industrial/Office on a +/- 5.09-acre site located at 9875 and 9909 E. McDowell Mountain Ranch Road.

CASE NUMBER: 4-GP-2024

Project Location: 9875 and 9909 E McDowell Mountain Ranch Rd

Applicant Contact:
Rose Law Group pc
(480) 505-3938

City Contact:
Meredith Tessier
(480) 312-4211
mtessier@ScottsdaleAZ.gov

Case File Available at City of Scottsdale, 480-312-7767

Posting Date: 7/3/25

Project information may be researched at: <https://eservices.scottsdaleaz.gov/bldgresources/Cases>

Penalty for removing or defacing sign prior to date of last hearing. Applicant responsible for sign removal.

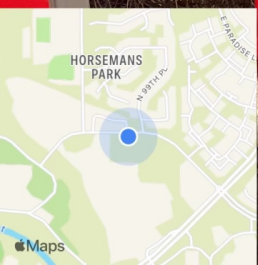
July 3, 2025 at 6:09 AM

+33.631309, -111.867579

9875 E McDowell Mountain Ranch Rd

Scottsdale AZ 85260

United States



From: LA Hazan <lahazan@hotmail.com>
Sent: Tuesday, August 20, 2024 12:21 PM
To: Tessier, Meredith
Subject: Objection to proposed rezoning/plan amendment

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

Ms. Tessier:

I am unable to attend the open house on 8/22/24 and was unable to attend the open house last week on 8/14/24, for the two proposed rezoning and amendment/alteration to the General Plan. However, I want to express my strong objection to the proposals of BOTH proposed projects (The Toy Barn and Apex Motor Club) to develop the parcels along McDowell Mountain Road (MMR).

This area is the LAST undeveloped natural space along MMR. As a local resident (and active voter), this area is used by residents as a trail, wildlife as a natural habitat and path of travel, and flood mitigation. Other areas of MMR have been recently developed into a large sports complex and storage facility. Besides taking natural space in our community, traffic volume has greatly increased with drivers exceeding the 30 MPH posted speed limit consistently. This makes it dangerous to enter and leave our residences by vehicle and on foot. These projects would be a better fit along Bell Road. Please do not approve additional development of the proposed area and protect our community from overdevelopment. Please do not allow rezoning and an amendment to the General Plan. I will also be contacting my elected Scottsdale City Council members and keeping tabs on their position on this matter as a voter in their jurisdiction.

Thank you.

The LA Hazan Family Trust

ATTACHMENT 11

From: Doug Floy <dougfloy@gmail.com>
Sent: Tuesday, August 27, 2024 2:33 PM
To: Tessier, Meredith
Subject: Project under consideration

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

Hello Meredith;

My name is Doug Floy. I'm writing regarding a recent neighbor open house meeting held August 14th 2024 regarding property 9875-9909 East McDowell Mountain Ranch Road Scottsdale 85260.

Pre application # 532 PA 2024

What is the status of that meeting & what is the next step in the approval process?

Thank you!

From: Tessier, Meredith
Sent: Thursday, May 22, 2025 12:08 PM
To: mike norton
Cc: Jordan Rose; hhardy@roselawgroup.com; Jason Plotke; Carr, Brad
Subject: RE: Registration of Objection - Case 532-PA-2024 Collector's Garage

Hello Mike-

Thank you for the e-mail. Please submit a public records request by clicking [here](#).

Also, to view additional case information for case 5-ZN-2024, including the applicants submittal information, please click [here](#).

Thank you,

Meredith Tessier, Senior Planner
Planning & Development Services
480-312-4211



From: mike norton <xway.mike.norton@gmail.com>
Sent: Wednesday, May 21, 2025 5:20 PM
To: Tessier, Meredith <MTessier@scottsdaleaz.gov>; Jordan Rose <jrose@roselawgroup.com>; hhardy@roselawgroup.com; Jason Plotke <jason@collectorsgarages.com>; Carr, Brad <bcarr@scottsdaleaz.gov>
Subject: Registration of Objection - Case 532-PA-2024 Collector's Garage

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

Ms. Tessier and Mr. Carr, please register my objection to the above referenced application. To the extent that you can, I request that you deliver to me all communications that have taken place between any staff member or board member of DRB and any of the applicants' representatives named in this email. If I need to submit a Public Records Request for that information, please let me know.

The entrance to my family's neighborhood is directly across the street from the proposed Industrial and Entertainment Venue Project. The visual impact of the project, alone, should be reason to deny the application. 240' to 330' continuous walls of solid concrete reaching 32' in the air are nothing more than a 75% Scale version of the MACK Industrial Park. That stark sight has no business in what should remain an R1-35 Neighborhood.

But it gets worse. Call it a high end clubhouse if you wish, but the two story entertainment venue will undoubtedly become a Billionaire's Night Club for all the event weeks involving any kind of motor vehicle. Why else would C-4 Zoning be required?

I can be reached at 602.722.8686 with any questions or issues.

--

CEO

The Athena Foundation Scottsdale, a visionary think tank supporting the development of public policy for our Community

A 501(c)(3) organization

Former Co-Chair and Founding Chair

For The Best of Scottsdale, a Political Action Committee for the Scottsdale City 2019 Bond Election

Scottsdale Unified School District Committees:

2012-2013 Academic Year -- Budget Committee

2017- Present -- Bond Oversight Committee

2015 - 2019 -- Cheyenne Traditional School Site Council elected member - 2 terms

2019 -- **Yes To Children**, Political Action Committee For the M&O Override election (Steering Committee Member)

Former Co-Chair and Co-Founder

The SCOTT Project, founded upon the principle that fact based analysis and civil discussion between opposing points of view moves Scottsdale forward more efficiently than any other concept

<https://www.linkedin.com/in/michael-norton-6083ab36/>

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From: mike norton <xway.mike.norton@gmail.com>
Sent: Thursday, May 22, 2025 12:50 PM
To: Tessier, Meredith
Cc: George Ertel; Renee Higgs; Curtis, Tim
Subject: Re: Registration of Objection - Case 5-ZN-2024 and 4-GP-2024 Collector's Garage

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

I appreciate your assistance, Meredith. The PRR has been submitted. I look forward to the response.

On Thu, May 22, 2025 at 12:17 PM Tessier, Meredith <MTessier@scottsdaleaz.gov> wrote:

Hello Mike-

Thank you for the e-mail. Please submit a public records request by clicking [here](#).

Also, to view additional case information for case 5-ZN-2024, including the applicants submittal information, please click [here](#).

Thank you,

Meredith Tessier, Senior Planner

Planning & Development Services

480-312-4211



From: mike norton <xway.mike.norton@gmail.com>
Sent: Wednesday, May 21, 2025 5:32 PM

To: George Ertel <ertel6@cox.net>; Renee Higgs <reneejhiggs@gmail.com>; Curtis, Tim <tcurtis@scottsdaleaz.gov>; Tessier, Meredith <MTessier@scottsdaleaz.gov>

Subject: Fwd: Registration of Objection - Case 5-ZN-2024 and 4-GP-2024 Collector's Garage

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

Ms. Tessier and Mr. Curtis, please register my objection to the above referenced application. To the extent that you can, I make a continuing request that you deliver to me all past and future communications that have taken place between any staff member or board member of Scottsdale Planning & Zoning and any of the applicants' representatives named in this email. If I need to submit a Public Records Request for that information, please let me know.

The entrance to my family's neighborhood is directly across the street from the proposed Industrial and Entertainment Venue Project. The visual impact of the project, alone, should be reason to deny the application. 240' to 330' continuous walls of solid concrete reaching 32' in the air are nothing more than a 75% Scale version of the MACK Industrial Park. That stark sight has no business in what should remain an R1-35 Neighborhood.

But it gets worse. Call it a high end clubhouse if you wish, but the two story entertainment venue will undoubtedly become a Billionaire's Night Club for all the event weeks involving any kind of motor vehicle. Why else would C-4 Zoning be required?

I can be reached at 602.722.8686 with any questions or issues.

----- Forwarded message -----

From: mike norton <xway.mike.norton@gmail.com>

Date: Wed, May 21, 2025 at 5:19 PM

Subject: Registration of Objection - Case 532-PA-2024 Collector's Garage

To: Tessier, Meredith <MTessier@scottsdaleaz.gov>, Jordan Rose <jrose@roselawgroup.com>, hhardy@roselawgroup.com <Hhardy@roselawgroup.com>, Jason Plotke <jason@collectorsgarages.com>, Carr, Brad <bcarr@scottsdaleaz.gov>

Ms. Tessier and Mr. Carr, please register my objection to the above referenced application. To the extent that you can, I request that you deliver to me all communications that have taken place between any staff member or board member of

DRB and any of the applicants' representatives named in this email. If I need to submit a Public Records Request for that information, please let me know.

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I can be reached at 602.722.8686 with any questions or issues.

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<https://www.linkedin.com/in/michael-norton-6083ab36/>

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From: [NoReply](#)
To: [Projectinput](#)
Subject: 9-DR-2025 And related cases
Date: Wednesday, June 11, 2025 3:22:13 PM



As a resident of Horsemans Park Ranch directly across from this project (9-DR-2025 And related cases), I Completely OPPOSE this proposal. This went from a high-end car storage facility to now over 82k square feet. This is a residential area with soccer fields in a 30 MPH zone. It is not zoned for this type of development. I have already contacted the city regarding how dangerous it is to pull out of Horseman's Park and be a pedestrian on McDowell Mountain Ranch Rd. We already have to live with heavy traffic and noise due to Notre Dame Prep, West World events, WM Open, and now tournaments at Reata Fields. This project should not be approved. -- sent by Amy Bjorkman (case# 9-DR-2025)

[City of Scottsdale](#)



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From: [NoReply](#)
To: [Projectinput](#)
Subject: Collectors garage
Date: Thursday, June 12, 2025 8:50:02 PM



As nearby neighbor I do not support any expansion of this project. - Jeff -- sent by Jeff Geiser
(case# 9-DR-2025)

City of Scottsdale



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McWilliams, Jason

From: NoReply
Sent: Wednesday, October 30, 2024 8:42 PM
To: Projectinput
Subject: 5-ZN-2024

Categories: Jason



I object to the entire request to rezone the site. This is a residential community with almost no natural space left since the completion of the West World Sports Complex. This area is subject to flooding and is a natural pathway for wildlife. Javelinas, coyotes, bobcats, and roadrunners are some of the animals that inhabit this area. As a local resident (tax paying and registered voter), traffic has become heavy and dangerous, since the opening of the soccer fields. The speed limit is 30 MPH, and is rarely enforced. Allowing what is essentially a Barrett Jackson showroom will create extremely dangerous and disruptive conditions to residents. Further, I do not believe the public was properly notified for community engagement since the signs advising of the proposed project were blown over shortly after they were erected. I have photos. Please leave this area as is. This is not the right place for this development. -- sent by LA Hazan (case# 5-ZN-2024)



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McWilliams, Jason

From: NoReply
Sent: Wednesday, October 30, 2024 8:26 PM
To: Projectinput
Subject: 4-GP-2024

Categories: Jason



I object to the applicants request for the City of Scottsdale to change the General Plan at the benefit of a private entity for developmental purposes. This is NOT a "minor" change. This is an environmentally sensitive land in a planned community. Wildlife travels through this area. This should remain undeveloped city property. Since the completion of the West World sports complex, McDowell Mountain Ranch Road has become a highly trafficked area. Adding what is essentially a showroom for vehicles will add to the traffic. As well as that stretch of MMR Rd being used as a speedway. Its is extremely dangerous already. Leave the land undeveloped. Additionally, I do not believe the community received sufficient opportunity to comment. The signs posted in the area were blown over and were unreadable shortly after they were erected. I have photos. -- sent by LA Hazan (case# 4-GP-2024)



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From: [Castro, Lorraine](#)
To: [Tessier, Meredith](#)
Subject: RE: Case 5-ZN-2024. Collector's Garage World
Date: Tuesday, November 12, 2024 11:17:00 AM

candacevodicka@gmail.com

I will add to the case file folder.

From: NoReply <noreply@scottsdaleaz.gov>
Sent: Monday, November 11, 2024 8:48 PM
To: Projectinput <Projectinput@scottsdaleaz.gov>
Subject: Case 5-ZN-2024. Collector's Garage World

[City of Scottsdale](#)



Hello! I am in a residential community across the street from this proposed garage world. This land was zoned for residential use and we would like it to remain used for only residential use. The garage would be an eye sore in the beautiful Sonoran desert. There are several schools near this proposed site and many residential communities. Putting a business of this size would be a safety concern for all of the children and families that live near this area because it would bring excess traffic and possible speeding cars. Please keep the Sonoran desert beautiful and our residential zoned areas residential. Thank you! -- sent by Candace Vodicka (case# 5-ZN-2024)

From: [Castro, Lorraine](#)
To: [Tessier, Meredith](#)
Subject: RE: 4-GP-2024
Date: Tuesday, November 12, 2024 11:35:00 AM

LA Hazan lahazan@hotmail.com

I will add to the case file folder.

From: LA Hazan <lahazan@hotmail.com>
Sent: Friday, November 8, 2024 10:39 PM
To: Projectinput <projectinput@scottsdaleaz.gov>
Subject: Fwd: 4-GP-2024

Cases: 4-GP-2024, 5-ZN-2024, 8-AB-2024

As a resident of Horseman's Park, across the street from this proposed project, we object to allowing a developer to obtain land from the City as abandoned, rezone the area, and change the General Plan. This is an environmentally sensitive land and part of flood mitigation. Wildlife transits this area and this would disturb their natural habitat. In addition, it is clear that this will be an extension of Barrett Jackson and used as a showroom, essentially. McDowell Mountain Road is a residential area with schools nearby and no place for cars to be racing around. The traffic during special events and sports activities is heavy, creating a dangerous situation for residents and pedestrians.

Further, I do not believe the public was properly notified of the proposed development. The signs that are required to notify the public were blown over shortly after they were erected. Here are photos of the signs that are not properly posted to meet the public notice requirement.

Therefore, I submit that the entire project be rejected.

Thank you.

LA Hazan





June 13, 2025

Scottsdale Mayor & City Council
3939 Drinkwater Boulevard
Scottsdale, AZ 85251

VIA EMAIL

Dear Mayor & Council:

This letter shall serve as one strongly supporting a proposed rezoning of property along WestWorld's eastern boundary on McDowell Mountain Ranch Road for a new project known as The Collectors Garages at WestWorld. (Cases #8-AB-2024, 5-ZN-2024, 4-GP-2024, and 9-DR-2025)

Over the years we have rallied together to oppose more residential development near WestWorld, an incredible asset that the city's own economic impact report released just months ago revealed hundreds of millions in annual tax revenue and benefits. Just as residential isn't conducive next to airports it is not for economic drivers like WestWorld. Nevertheless, developers in the past have suggested various uses along McDowell Mountain Ranch Road such as apartments and senior living we are grateful previous city leaders denied.

Indeed, those uses were proposed for the exact parcel we write you now. As you may know, McDowell Mountain Ranch Road is an important alternate entry into WestWorld. As the major users of WestWorld that have collectively spent tens of millions of dollars to help drive Scottsdale tourism, we hope you too will support the policy of non-residential uses near one of City's key areas of commerce. The more residential there is near WestWorld, the more complaints there are about noise, traffic and, in the case of equestrian events, odor. We have evidence of that as the result of one of the City's regrettable zoning decisions years ago allowing an apartment development at the northern tip of WestWorld on Bell Road. Why would it want to repeat such mistakes in the future? If you want WestWorld to be all it can and should be why handicap those responsible for doing so with a self-fulfilling complaint funnel?

The benefits of this policy approach have already been realized. For example, a parcel on McDowell Mountain Ranch Road was approved for a storage facility several years ago. Such a place will obviously not be full of residents who may complain. It also generates little traffic, just as this application would.

This kind of non-residential use is why we currently support the application for The Collectors Garages at WestWorld. Designed for high-end car storage it is the perfect complement to WestWorld as well as a low-volume use for the homes in the area. Indeed, it reinforces the

notion of appropriate horsepower near WestWorld with a quiet use, which is why the largest HOA in the area supports the application too. Additionally, the applicant has agreed to deed restrict the property to prevent car sales of any kind on-site.

And, as you are aware Scottsdale voters overwhelmingly approved improvements to WestWorld during a bond campaign in 2019 and last year via Proposition 490. Many of us were involved in those efforts because of our passion for and the import of WestWorld. Jeopardizing these votes and taxpayer dollars with apartments or other types of residential would be a disservice. There are many residential developments in Scottsdale. There is one WestWorld.

As always, we appreciate your consideration of our opinion as well as support for the “horsepower” we bring to Scottsdale tourism.

Sincerely,

Melissa Schalles –Scottsdale Arabian Horse Show
Doug Huls-Scottsdale Quarterhorse Show
Craig Jackson-Barrett-Jackson Collector Car Auctions
Lisa Cyr-Arizona Bike Week
Amanda Brumley-Cactus Reining Classic
Trey Brennen-Scottsdale Art Week
Brandon Maxwell-M Culinary

Hults, Clayton

From: NoReply
Sent: Wednesday, July 9, 2025 9:40 PM
To: Projectinput
Subject: Collectors Garage building plans

Categories: Clayton



As a resident across the street from this potential building site, I beg you not to approve the plans for the collector's car garage on McDowell Mountain Road (and Thompson Peak). It will destroy what little land the wildlife has left and it will make the road dangerous for the many children who live here and go to school. Case 4-GP-2024 and Case 5-ZN-2024 -- sent by Courtney Clifford (case# 4-GP-2024)



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Hults, Clayton

From: NoReply
Sent: Wednesday, July 9, 2025 9:40 PM
To: Projectinput
Subject: Collectors Garage building plans

Categories: Clayton



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Hults, Clayton

From: NoReply
Sent: Wednesday, July 9, 2025 9:41 PM
To: Projectinput
Subject: Case 4-GP-2024

Categories: Clayton



Vote no on Case 4-GP-2024. I live in the neighborhood and don't feel this is a good fit. Michele goren -- sent by michele goren (case# 4-GP-2024)



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Hults, Clayton

From: NoReply
Sent: Wednesday, July 9, 2025 9:43 PM
To: Projectinput
Subject: Case 4-GP-2024 & Case 5-ZN-2024

Categories: Clayton



As a resident of Horseman's Park, I am completely against shis proposal. This changing the community plan AND rezoning environmentally sensitive land. It will absolutely destroy what little space for wildlife is left. -- sent by Alexis Enright (case# 4-GP-2024)



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Hults, Clayton

From: NoReply
Sent: Wednesday, July 9, 2025 9:42 PM
To: Projectinput
Subject: Case 5-ZN-2024

Categories: Clayton



Please vote no on Case 5-ZN-2024 . I live in the neighborhood and feel it is not a good fit
Michele goren -- sent by michele goren (case# 4-GP-2024)



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Hults, Clayton

From: NoReply
Sent: Thursday, July 10, 2025 7:30 PM
To: Projectinput
Subject: Garage in MMR

Categories: Clayton



Not okay with this -- sent by Courtney Walsh (case# 4-GP-2024)



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Hults, Clayton

From: NoReply
Sent: Thursday, July 10, 2025 4:47 PM
To: Projectinput
Subject: Luxury car storage

Categories: Clayton



I vehemently oppose zoning to allow Car Storage in my neighborhood if McDowell mountain ranch . I am Away and can't attend meeting in July -- sent by Keri grwen (case# 4-GP-2024)



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Jennie L. Perez
9850 E. McDowell Mountain Ranch Road
Unit 1002
Scottsdale, AZ 85260

June 1, 2025

Mayor Borowsky
Via email: lborowsky@scottsdaleaz.gov

City Council
Via email: citycouncil@scottsdaleaz.gov

Meredith Tessier, Senior Planner
Via email: mtessier@scottsdaleaz.gov

Tim Curtis, Planning Director
Via email: tcurtis@scottsdaleaz.gov

RE: Collector's Garage Development, Scottsdale
Case numbers: 5-ZN-2024; 4-GP-2024; and 8-AB-2024

I am a resident of the condominium community across McDowell Mountain Ranch Road from where this project is planned and personally have a unit that will be right across from the most northwest corner. This correspondence shall stand as my strong support for the Collector's Garage Development planned under the above-mentioned case numbers. I have personally met with the developer as well as the project manager and believe this development will be a value add for the area.

I feel the project will not only be aesthetically pleasing, but it will also bring a much-needed higher-end feel to the area and provide the additional draw for potential future residential homebuyers, something the area lacks today.

I welcome any questions and/or additional feedback should that be requested.

Best,


Jennie Perez
480-276-0118



Dear Mayor Borowsky & Scottsdale City Council:

As you know, city sales tax revenue is the largest source of funding for local government, including for our parks, public safety and many other quality of life issues.

There are few bigger generators of these sales tax dollars than by all of the events at WestWorld. The city's own economic impact reports show the annual impact to be massive.

We have consistently supported projects and uses that responsibly augment tax revenues. The Collectors Garages at WestWorld is another such project.

More residential development near and adjacent to WestWorld makes no policy sense as it will just add to complaints and difficulties with operations.

The Collectors project avoids this.

You will also recall that Scottsdale voters approved improvements to WestWorld during a bond campaign in 2019 and last year via Proposition 490. We helped lead those efforts. More residential development near WestWorld infringes on these voter approved measures that were approved by substantial margins. There are many housing projects in Scottsdale. There are not many WestWorlds. It sits uniquely in the heart of our city to generate critical revenues that help the entire community.

We stand with all of the major users at WestWorld in support of the application and hope you will too.

Sincerely,

Sasha Weller

President

Scottsdale Firefighter's Association

From: NoReply
Sent: Tuesday, July 15, 2025 1:14 PM
To: Tessier, Meredith
Subject: Collector's Garages



As a nearby resident (in the same zip code as this project), I'm writing to express my strong support for the Collectors Garages project near WestWorld. This development will beautifully complement the WestWorld area, enhancing its reputation as a premier destination for automotive enthusiasts and events. The project brings high-quality design and thoughtful planning, and I believe it will strengthen the local economy and contribute to the vitality of the surrounding neighborhood. I encourage you to approve this project, which adds value not just for car collectors, but for the broader Scottsdale community. Thank you for your consideration.
-- sent by Ava Schumacher (case# 5-ZN-2024)



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From: NoReply
Sent: Tuesday, July 15, 2025 1:15 PM
To: Tessier, Meredith
Subject: Support for cases: # 5-ZN-2024 and 4-GP-2024



Dear Council Members, As a local Scottsdale realtor, I'm thrilled to support the Collectors Garages project. This ultra high-end development with stunning architecture will be an incredible amenity for the area, elevating property values and enhancing Scottsdale's reputation as a luxury destination. It's exactly the kind of thoughtful, beautiful project that benefits both residents and the local market. Reference Case# 5-ZN-2024 and 4-GP-2024 -- sent by Joshua McGinley (case# 5-ZN-2024)



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From: NoReply
Sent: Tuesday, July 15, 2025 1:18 PM
To: Tessier, Meredith
Subject: Collectors Garages



As a nearby resident, I'm writing to express my strong support for the Collectors Garages project near WestWorld. This development will beautifully complement the WestWorld area, enhancing its reputation as a premier destination for automotive enthusiasts and events. The project brings high-quality design and thoughtful planning, and I believe it will strengthen the local economy and contribute to the vitality of the surrounding neighborhood. I encourage you to approve this project, which adds value not just for car collectors, but for the broader Scottsdale community. Thank you for your consideration. -- sent by Jack Tate (case# 5-ZN-2024)



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Hults, Clayton

From: WebServices
Sent: Tuesday, July 15, 2025 12:43 PM
To: Planning Commission
Subject: Planning Commission Public Comment

Importance: High

Categories: Clayton

Name: Ryan Bradway

Address: 16954 N 98th Pl, Scottsdale, AZ 85260

Email: bradwayryan23@gmail.com

Phone:

Comment:

As a resident across the street from the proposed Collector's Garage at Westworld (Cases 4-GP-2024 and 5-ZN-2024), I fully support this project. This is a great use on vacant land because of its proximity to Westworld. The private garages will be closed to the public so minimal to no traffic versus building more residential in this already busy area! Ryan Bradway

From: NoReply
Sent: Tuesday, July 15, 2025 2:22 PM
To: Tessier, Meredith
Subject: Collectors Garage Project



As a 2nd generation Native of the Scottsdale area, I am writing in support for the proposed Collectors Garages project in Scottsdale. With Scottsdale's immense growth over the last few decades and the vast expansion of car enthusiasts that support this economy, I feel strongly that this is a phenomenal addition to Westworld, which is a strong contributor to our local economy. This project is not overbearing on the surroundings, as it is light on traffic flow, has a strong architectural appeal, and our community needs this. I would love to see this project be supported by my City Officials. -- sent by Shawn Kruidenier (case# 5-ZN-2024)



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From: mike norton <xway.mike.norton@gmail.com>
Sent: Tuesday, July 15, 2025 5:12 PM
To: Jordan Rose; jhall@roselawgroup.com; hhardy@roselawgroup.com; josh@lgebuild.com; Paul Basha; Jason Plotke; Craig Jackson; Tessier, Meredith
Cc: Davis Jim; Sonnie Kirtley; Cathy McKeever, CML Board; Katie Conway; Kate Conway; Stephen Koven; JAMES DEROUIN; Jason Alexander; Tom Durham; Paula Sturgeon; Betty Janik
Subject: C4 Project - McDowell Mountain Ranch Road

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

As we prepare for the July 23rd P&Z meeting, please answer these questions precisely and provide backup documentation:

1. Has there ever been a proposal to P&Z requesting a change from Residential Zoning (including R1-35 properties) to Heavy Commercial Zoning (including C2 or C4 zoning or higher) **in either 85255 or 85260 zip codes?**
 1. Having lived in 85255 and 85260 for most of the last 32 years, I can recall absolutely zero such proposals.
 2. If there have been such proposals, please provide details for each such proposal including the final disposition of the proposal.
2. The elevations for the **"Night Club and Industrial Park"** proposed by the **"Rich Boys With Loud Shiney Toys"**, starts at 1,533' above sea level and rises to 1565' above sea level.
 1. What is the current elevation of the lowest point on the involved property?
 2. How much fill will be required to elevate the project to the proposed elevations?
 3. What environmental study has been completed to address the issues of massive changes in water runoff?
 4. Do you agree that the project proposed will rise at least 25' higher than the ground level elevation of the single family residences across the street
3. What Conditions Covenants & Restrictions have been drafted and proposed for this project?
 1. How will they address commercial business activities on the property?
 2. What noise restrictions will exist?
 3. Will the clubhouse ever be used for consumption of alcoholic beverages or legalized drugs such as cannabis?

Thank you in advance for your quick response. I am preparing for the July 23rd hearing. **Please confirm the process for assigning public comment rights to another speaker.**

I will consume all of the time allowed through that process.

--

CEO

The Athena Foundation Scottsdale, a visionary think tank supporting the development of public policy for our Community

A 501(c)(3) organization

Former Co-Chair and Founding Chair

For The Best of Scottsdale, a Political Action Committee for the Scottsdale City 2019 Bond Election

Scottsdale Unified School District Committees:

2012-2013 Academic Year -- Budget Committee

2017- Present -- Bond Oversight Committee

2015 - 2019 -- Cheyenne Traditional School Site Council elected member - 2 terms

2019 -- **Yes To Children**, Political Action Committee For the M&O Override election (Steering Committee Member)

Former Co-Chair and Co-Founder

The SCOTT Project, founded upon the principle that fact based analysis and civil discussion between opposing points of view moves Scottsdale forward more efficiently than any other concept

<https://www.linkedin.com/in/michael-norton-6083ab36/>

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From: NoReply
Sent: Tuesday, July 15, 2025 4:40 PM
To: Tessier, Meredith
Subject: Support for 5-ZN-2024 and 4-GP-2024



I'm writing to express my strong support for the Collectors Garages project. This is an excellent use of underutilized land that will transform the area into a high-value, productive space benefiting the entire community. Beyond its beautiful design and thoughtful concept, the project will significantly expand the local property tax base, providing meaningful long-term funding for Scottsdale schools and city services. I encourage you to approve this project and help turn an underperforming site into an asset for the neighborhood and city. Cases: 5-ZN-2024 and 4-GP-2024 -- sent by Susan McGinley (case# 5-ZN-2024)



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From: NoReply
Sent: Tuesday, July 15, 2025 4:48 PM
To: Tessier, Meredith
Subject: Zoning Cases: 5-ZN-2024 and 4-GP-2024 - Support



As a Scottsdale resident, I fully support the Collectors Garages project. Developing this currently unused site will generate substantial new property tax revenue, providing long-term funding that supports our schools, public services, and the broader community. -- sent by Nicolo Saviotti (case# 5-ZN-2024)



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From: NoReply
Sent: Tuesday, July 15, 2025 5:07 PM
To: Tessier, Meredith
Subject: Collectors Garages



As a nearby resident, I'm writing to express my strong support for the Collectors Garages project near WestWorld. This development will beautifully complement the WestWorld area, enhancing its reputation as a premier destination for automotive enthusiasts and events. The project brings high-quality design and thoughtful planning, and I believe it will strengthen the local economy and contribute to the vitality of the surrounding neighborhood. I encourage you to approve this project, which adds value not just for car collectors, but for the broader Scottsdale community. Thank you for your consideration. -- sent by Jennifer Vaughan (case# 5-ZN-2024)



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Hults, Clayton

From: WebServices
Sent: Tuesday, July 15, 2025 4:54 PM
To: Planning Commission
Subject: Planning Commission Public Comment

Importance: High

Categories: Clayton

Name: Gian Paolo Scorzo

Address: 8013 North Via Palma, Scottsdale, Az 85258

Email: gscorzo94@gmail.com

Phone: (480) 600-5912

Comment:

I'm writing as a lifelong Arizona resident to share my enthusiastic support for the proposed Collectors Garages project in Scottsdale. Having been born and raised here and lived in the area for over 30 years, I've seen Scottsdale evolve into a city that celebrates growth while honoring its unique character. The Collectors Garages project is a great example of that spirit. It offers a beautifully designed space that will bring together car enthusiasts, collectors, and members of the community around a shared passion — something that's already deeply rooted in Scottsdale's culture. Beyond the cars, this project is about fostering community. From what I've seen, the developers have taken great care to address important concerns like design, traffic, and how it fits into the neighborhood — all things that matter to those of us who call this area home. I believe projects like Collectors Garages represent the very best of Scottsdale: upscale, carefully thought out, and adding to our city's reputation as a place of excellence. I strongly encourage the Council to support and approve this project so we can bring this exciting vision to life. Case# 5-ZN-2024 and 4-GP-2024!!

Hults, Clayton

From: WebServices
Sent: Tuesday, July 15, 2025 4:42 PM
To: Planning Commission
Subject: Planning Commission Public Comment

Importance: High

Categories: Clayton

Name: Dennis Crowley

Address: 8498 E Overlook Drive, Scottsdale, AZ 85255

Email: Dcrowley24-60@cox.net

Phone:

Comment:

As someone who has lived in this community for over 15 years, I have seen Scottsdale continue to grow as a vibrant city that balances innovation with respect for its unique character. The Collectors Garages project aligns beautifully with that vision. It offers an exciting and thoughtfully designed space for car enthusiasts, collectors, and the broader community to come together around a shared passion — one that is already an important part of Scottsdale's culture. This project is not just about cars; it's about community. From what I understand, the developers have been attentive to design, traffic flow, and neighborhood compatibility — things that matter deeply to residents like me. I strongly believe that projects like Collectors Garages reflect the best of Scottsdale: upscale, thoughtfully executed, and contributing to our city's reputation as a destination for excellence. I encourage the Council to approve this project and help bring this exciting vision to life. Cases: 5-ZN-2024 and 4-GP-2024

From: NoReply
Sent: Wednesday, July 16, 2025 9:13 AM
To: Tessier, Meredith
Subject: Case # 5-ZN-2024 and 4-GP-2024



Good morning. As the General Sales Manager of a Mercedes-Benz franchise and a Scottsdale resident, I'm writing to express my strong support for the Collectors Garages project. This development will attract high-net-worth individuals from across the country, bringing significant tax revenue and business to our local economy, while further enhancing WestWorld's reputation as a premier automotive and events destination. I understand there was potential for this site to be rezoned for multifamily housing, and I'm truly pleased it is instead being dedicated to a project that brings culture, community, and character to the area — not just another high-rise apartment complex. Collectors Garages is exactly the kind of thoughtful development that will elevate Scottsdale's reputation and serve as a long-term asset to our city. Thank you, Jonathan Harris 708-494-0441 Jonathan0702@mac.com -- sent by Jonathan Harris (case# 5-ZN-2024)



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From: NoReply
Sent: Wednesday, July 16, 2025 10:17 AM
To: Tessier, Meredith
Subject: Case # 5-ZN-2024 and 4-GP-2024



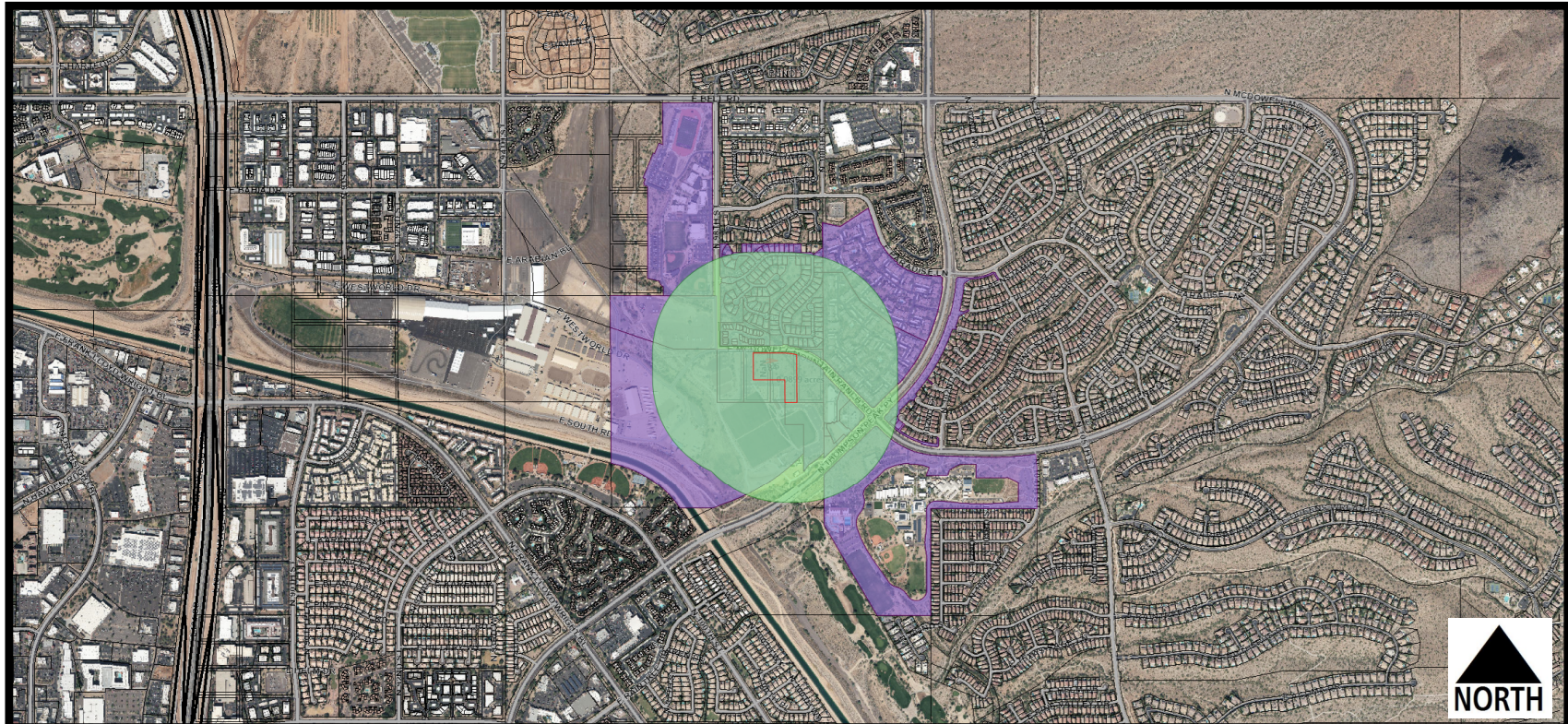
Dear Council Members, As the Director of Marketing for Scottsdale Ferrari, I am writing in strong support of the Collectors Garages project. This development is perfectly aligned with Scottsdale's reputation as a world-class destination for automotive enthusiasts and will attract an extremely affluent community — both local and out-of-state — who will bring significant tax dollars and economic impact to Arizona. Instead of adding more high-density multifamily, which the area has in excess, this project offers something unique and aspirational that elevates the neighborhood and enhances Scottsdale's brand. It's a win for the local economy, the automotive community, and the long-term vitality of our city. Kind Regards, David B. Mase
Marketing Manager CAVALLINO AWARD 2024 WINNER Scottsdale Ferrari – Official Ferrari Dealer/Service/Importer 18118 N Scottsdale Rd Phoenix, AZ 85054 T +1 480 421 3842 M +1 248 770 5223 scottsdale.ferraridealers.com -- sent by David Mase (case# 5-ZN-2024)



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City Notifications – Mailing List Selection Map

The Collector's Garages at Westworld



Labels Pulled
June 27, 2025

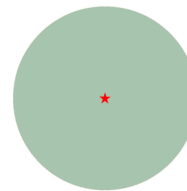
Additional Notifications:

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-feet

Postcards: 180

4-GP-2024

5-ZN-2024