

**SCOTTSDALE CITY COUNCIL
GENERAL PLAN AMENDMENT MEETING MINUTES
MONDAY, DECEMBER 4, 2017**



**CITY HALL KIVA
3939 N. DRINKWATER BOULEVARD
SCOTTSDALE, AZ 85251**

CALL TO ORDER

Mayor W.J. "Jim" Lane called to order a General Plan Amendment Meeting of the Scottsdale City Council at 5:15 P.M. on Monday, December 4, 2017, in the City Hall Kiva.

ROLL CALL

Present: Mayor W.J. "Jim" Lane; Vice Mayor Virginia Korte; and Councilmembers Suzanne Klapp, Kathleen S. Littlefield, Linda Milhaven, Guy Phillips, and David N. Smith

Also Present: City Manager Jim Thompson, City Attorney Bruce Washburn, City Treasurer Jeff Nichols, City Auditor Sharron Walker, and City Clerk Carolyn Jagger

PLEDGE OF ALLEGIANCE – Cub Scout Pack 45

INVOCATION – Pastor David Joynt, Valley Presbyterian Church

MAYOR'S REPORT

Mayor Lane announced that the City's Economic Development Department received two Golden Prospector awards at the Arizona Association for Economic Development Fall Forum for the marketing brochure "Advancing the Strategy, Targeting the Talent" and the Broker Appreciation event.

Mayor Lane reported that the Council would be participating in a pancake breakfast on Saturday, December 9, 2017, to aid the Scottsdale Historical Society in raising funds for the Little Red School House.

NOTE: MINUTES OF CITY COUNCIL MEETINGS AND WORK STUDY SESSIONS ARE PREPARED IN ACCORDANCE WITH THE PROVISIONS OF ARIZONA REVISED STATUTES. THESE MINUTES ARE INTENDED TO BE AN ACCURATE REFLECTION OF ACTION TAKEN AND DIRECTION GIVEN BY THE CITY COUNCIL AND ARE NOT VERBATIM TRANSCRIPTS. DIGITAL RECORDINGS AND CLOSED CAPTION TRANSCRIPTS OF SCOTTSDALE CITY COUNCIL MEETINGS ARE AVAILABLE ONLINE AND ARE ON FILE IN THE CITY CLERK'S OFFICE.

PRESENTATION/INFORMATION UPDATES – None

PUBLIC COMMENT – None

ADDED ITEMS

A1. Added Items

Consent Item No. 2A was added to the agenda on November 30, 2017.

Request: Vote to accept the agenda as presented or continue the added item(s) to the next scheduled Council meeting, which is December 5, 2017.

MOTION AND VOTE – ADDED ITEMS

Vice Mayor Korte made a motion to accept the agenda as presented. Councilwoman Klapp seconded the motion, which carried 7/0.

MINUTES

Request: Approve the Regular Meeting Minutes of November 13, 2017, and Work Study Session Minutes of November 13, 2017.

MOTION AND VOTE – MINUTES

Vice Mayor Korte made a motion to approve the Regular Meeting Minutes of November 13, 2017, and Work Study Session Minutes of November 13, 2017. Councilwoman Littlefield seconded the motion, which carried 7/0.

CONSENT AGENDA

1. Small Wireless Facility Fees

Request: Adopt **Resolution No. 10945** establishing a new fee schedule for small wireless facilities in the City's rights-of-way, effective February 1, 2018.

Staff Contact(s): Randy Grant, Planning and Development Services Director, 480-312-2664, rgrant@scottsdaleaz.gov

2. Audit Committee Recommendation for the McDowell Sonoran Preserve Commission Sunset Review

Request: Adopt **Resolution No. 10983** accepting the Audit Committee's recommendation and authorizing the continuation of the McDowell Sonoran Preserve Commission.

Staff Contact(s): Sharron Walker, City Auditor, 480-312-7867, swalker@scottsdaleaz.gov

2A. Ambulance Services Contract

(Moved to the Regular Agenda, see Page 3.)

MOTION AND VOTE – CONSENT AGENDA

Councilwoman Klapp made a motion to approve Consent Agenda Items 1 and 2, absent Item 2A, which was moved to the Regular Agenda. Councilman Phillips seconded the motion, which carried 7/0.

REGULAR AGENDA

2A. Ambulance Services Contract

Request: Adopt **Resolution No. 10951** authorizing Contract No. 2017-163-COS with Maricopa Ambulance, LLC, for emergency ambulance services.

Staff Contact(s): Tom Shannon, Fire Chief, 480-312-1821, tshannon@scottsdaleaz.gov

Fire Chief Tom Shannon gave a presentation on the ambulances services contract.

Mayor Lane opened public testimony.

The following spoke in opposition to the contract:

- John Valentine, PMT Ambulance
- Gregory Empey, ICEP Local 170
- Matthew Garn, ICEP Local 170

The following spoke in support of the contract:

- Bryan Gibson, Maricopa Ambulance

Mayor Lane closed public testimony.

MOTION AND VOTE – ITEM 2A

Vice Mayor Korte made a motion to adopt Resolution No. 10951. Councilwoman Littlefield seconded the motion, which carried 7/0.

3. **Siena Estates General Plan Amendment and Rezoning (1-GP-2017 and 10-ZN-2017) Requests:**

1. Adopt **Resolution No. 10939** approving a Major General Plan Amendment to the City of Scottsdale 2001 General Plan to change the land use designation from Rural Neighborhoods to Suburban Neighborhoods on a 3.8±-acre site.
2. Adopt **Ordinance No. 4322** approving a zoning district map amendment from Single-Family Residential District (R1-43) zoning to Single-Family Residential District, Planned Residential District (R1-18/PRD) zoning, with a development plan and amended development standards, for a 7-lot subdivision on a 3.8±-acre site.
3. Adopt **Resolution No. 10940** declaring the document entitled "Siena Estates Development Plan" to be a public record.

Location: 5814 N. Cattletrack Road; and 5811 and 5805 N. Sundown Drive

Presenter(s): Sara Javoronok, Project Coordination Liaison; and Jesus Murillo, Sr. Planner

Staff Contact(s): Randy Grant, Planning and Development Services Director, 480-312-2664, rgrant@scottsdaleaz.gov

Senior Planners Taylor Reynolds and Jesus Murillo gave PowerPoint presentations (attached) on the Siena Estates general plan amendment and rezoning requests.

Applicant Representative Carl Bloom gave a PowerPoint presentation (attached) on the Siena Estates general plan amendment and rezoning requests.

MOTION NO. 1 AND VOTE – ITEM 3

Councilman Phillips made a motion to adopt Resolution No. 10939. Councilwoman Klapp seconded the motion, which carried 7/0.

MOTION NO. 2 AND VOTE – ITEM 3

Vice Mayor Korte made a motion to adopt Ordinance No. 4322. Councilwoman Klapp seconded the motion, which carried 7/0.

MOTION NO. 3 AND VOTE – ITEM 3

Vice Mayor Korte made a motion to adopt Resolution No. 10940. Councilwoman Klapp seconded the motion, which carried 7/0.

4. 7676 E. Pinnacle Peak General Plan Amendment and Rezoning (3-GP-2017 and 11-ZN-2017)

Requests:

1. Adopt **Resolution No. 10941** approving a Major General Plan Amendment to the City of Scottsdale 2001 General Plan to change the land use designation from Office to Suburban Neighborhoods on a 19.7±-acre site.
2. Adopt **Ordinance No. 4323** approving a zoning district map amendment from Service Residential, Environmentally Sensitive Lands (S-R ESL) zoning to Single-Family Residential, Planned Residential District, Environmentally Sensitive Lands (R1-10 PRD ESL) zoning, with a development plan and amended development standards, on a 19.7±-acre site.
3. Adopt **Resolution No. 10942** declaring the document entitled "7676 E. Pinnacle Peak Development Plan" to be a public record.

Location: 7676 E. Pinnacle Peak Road (includes parcels 212-04-001B, 212-04-001C, 212-04-001D, and 212-04-001E)

Presenter(s): Taylor Reynolds, Sr. Planner; and Jesus Murillo, Sr. Planner

Staff Contact(s): Randy Grant, Planning and Development Services Director, 480-312-2664, rgrant@scottsdaleaz.gov

Senior Planners Taylor Reynolds and Jesus Murillo gave PowerPoint presentations (attached) on the 7676 E. Pinnacle Peak general plan amendment and rezoning requests.

Applicant Representative Nick Wood gave a PowerPoint presentation (attached) on the 7676 E. Pinnacle Peak general plan amendment and rezoning requests.

Mayor Lane opened public testimony.

Ed Toschik, Scottsdale resident, requested additional stipulations.

Mayor Lane closed public testimony.

MOTION NO. 1 AND VOTE – ITEM 4

Councilwoman Littlefield made a motion to adopt Resolution No. 10941 approving a Major General Plan Amendment to the City of Scottsdale 2001 General Plan to change the land use designation from Office to Suburban Neighborhoods on a 19.7±-acre site. Councilwoman Milhaven seconded the motion, which carried 7/0.

MOTION NO. 2 AND VOTE – ITEM 4

Vice Mayor Korte made a motion to adopt Ordinance No. 4323. Councilwoman Littlefield seconded the motion, which carried 7/0.

MOTION NO. 3 AND VOTE – ITEM 4

Councilman Phillips made a motion to adopt Resolution No. 10942. Councilwoman Littlefield seconded the motion, which carried 7/0.

5. Bell Group Self Storage General Plan Amendment and Rezoning (4-GP-2017 and 9-ZN-2017)

Requests:

1. Adopt **Resolution No. 10943** approving a Major General Plan Amendment to the City of Scottsdale 2001 General Plan to change the land use designation from Rural Neighborhoods to Commercial on 2.8± acres of a 4.6±-acre site.
2. Adopt **Ordinance No. 4324** approving a zoning district map amendment from Service Residential/Planned Community District (S-R/PCD) zoning to Neighborhood Commercial (C-1) zoning on a 4.6± acre site.

Location: E. Shea Boulevard and N. 116th Street (southeast corner)

Presenter(s): Sara Javoronok, Project Coordination Liaison; and Bryan Cluff, Sr. Planner

Staff Contact(s): Randy Grant, Planning and Development Services Director, 480-312-2664, rgrant@scottsdaleaz.gov

Senior Planners Taylor Reynolds and Bryan Cluff gave PowerPoint presentations (attached) on the Bell Group Self Storage general plan amendment and rezoning requests.

Applicant Jordan Rose gave a PowerPoint presentation (attached) on the Bell Group Self Storage general plan amendment and rezoning requests.

Mayor Lane opened public testimony.

The following spoke in opposition to the Bell Group Self Storage general plan amendment and rezoning requests:

- Patty Badenoch, Scottsdale resident
- Quentin Smith, Scottsdale resident PowerPoint presentation (attached)
- Zuhdi, Jasser, Scottsdale resident
- Roby Sparks, Scottsdale resident
- Nick Belson, Scottsdale resident
- Richard Frisch, Scottsdale resident
- Vickie Falen, Scottsdale resident
- David Richards, Scottsdale resident

- Frank Magarelli, Scottsdale resident
- Loran Marshall, Realty Executives
- Lori Jacques, Scottsdale resident

The following spoke in support of the Bell Group Self Storage general plan amendment and rezoning requests:

- Ross Smith, Scottsdale resident
- Gary Jestadt, Scottsdale resident
- Troy Jarvis, Scottsdale resident
- Carol Mixon Krendl, Tucson resident
- Jim Elson, Scottsdale resident
- Mike Wilson, Mirage Crossing Condo Association

Mike Leary, Scottsdale resident, gave a history of the General Plan amendment process.

Jamie Blakeman, U2 Design, provided traffic report information.

Mayor Lane closed public testimony.

MOTION NO. 1 AND VOTE – ITEM 5

Councilman Smith made a motion to adopt Resolution No. 10943. Vice Mayor Korte seconded the motion, which carried 6/1, with Councilwoman Littlefield dissenting.

MOTION NO. 2 AND VOTE – ITEM 5

Councilman Smith made a motion to adopt Ordinance No. 4324. Councilwoman Klapp seconded the motion, which carried 6/1, with Councilwoman Littlefield dissenting.

PUBLIC COMMENT – None

MAYOR AND COUNCIL ITEMS – None

ADJOURNMENT

The City Council General Plan Amendment Meeting adjourned at 8:15 P.M.

SUBMITTED BY:



**Carolyn Jagger
City Clerk**

Officially approved by the City Council on

January 8, 2018

CERTIFICATE

I hereby certify that the foregoing Minutes are a true and correct copy of the Minutes of the General Plan Amendment Meeting of the City Council of Scottsdale, Arizona held on the 4th day of December 2017.

I further certify that the meeting was duly called and held, and that a quorum was present.

DATED this 8th day of January 2018.


Carolyn Jagger, City Clerk

Item 3

2017 Major General Plan Amendment Overview

City Council
12/4/2017

Presentation Overview

- Major General Plan Amendment Criteria and Process
- 2017 Major Amendment Requests
- Major General Plan Amendment Timeline

Major Amendment Criteria

An amendment to Scottsdale's General Plan is defined as a major amendment if it meets any one of the following criteria:

1. Change in Land Use Category
2. Area of Change
3. Character Area Criteria
4. Water/ Wastewater Infrastructure Criteria

1. Change in Land Use Category

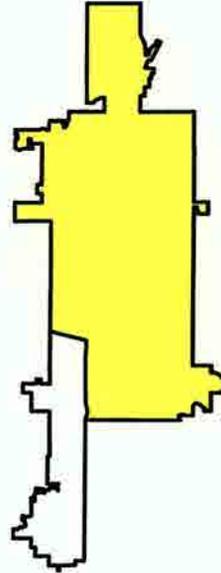
1. Change in Land Use Category

A change in the land use category on the land use plan that changes the land use character from one type to another as delineated in the following table

To:	From:	Group A	Group B	Group C	Group D	Group E
Group A	Rural Neighborhood Natural Open Space		Yes	Yes	Yes	Yes
Group B	Suburban Neighborhoods Developed Open Space Cultural Institutional or Public Use			Yes	Yes	Yes
Group C	Urban Neighborhoods Recreation/Amusement	Yes				Yes
Group D	Neighborhood Commercial Minor Office Minor Employment	Yes	Yes			Yes
Group E	Commercial Office Employment Mixed Use Regional Use Oversay	Yes	Yes			

2. Area of Change

-  15 or More Acres
-  10 or More Acres

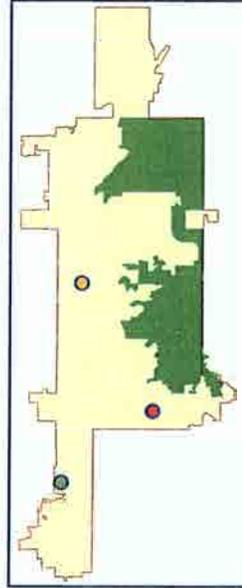


Major General Plan Amendment Process

- Heard at City Council same year as submitted
 - Submittal deadline: May 19, 2017
 - City Council hearing: December 4, 2017
- Requires additional, remote hearing of Planning Commission for public input.
- Requires 2/3 majority vote of City Council.

2017 Major General Plan Amendments – 3 Private Requests

- 1-GP-2017, Siena Estates
- 3-GP-2017, 7676 E Pinnacle Peak
- 4-GP-2017, Bell Group Self Storage



Amendment Timeline

- | | |
|--|---|
| September 14th: | City Hosted Open House
Cocopah Middle School, 5-7 pm |
| October 4th: | Remote Planning Commission Hearing
Cocopah Middle School, 5 pm |
| October 25th: | Planning Commission Recommendation Hearing
Kiva, 5 pm |
| December 4th – 5th: | City Council General Plan Amendment
Adoption Hearing, Kiva, 5 pm |

Siena Estates

1-GP-2017 & 10-ZN-2017

City Council
12/4/2017

City Staff: Taylor Reynolds | Jesus Murillo

Siena Estates

- Request by owner for a major General Plan Amendment to change the land use designation from Rural Neighborhoods to Suburban Neighborhoods on a +/- 3.8-acre site located at 5814 N. Cattletrack Road, 5811 and 5805 N. Sundown Drive.
- Companion zoning case
10-ZN-2017

1-GP-2017

Siena Estates



1-GP-2017

Context Aerial

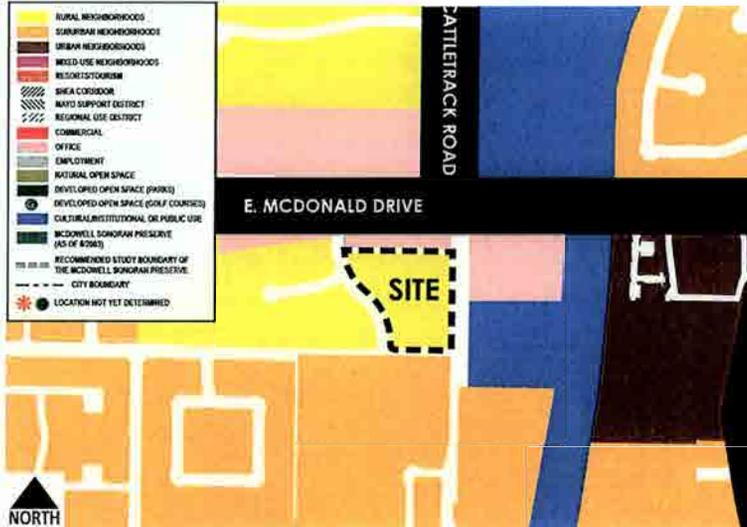
Siena Estates



1-GP-2017

Detail Aerial

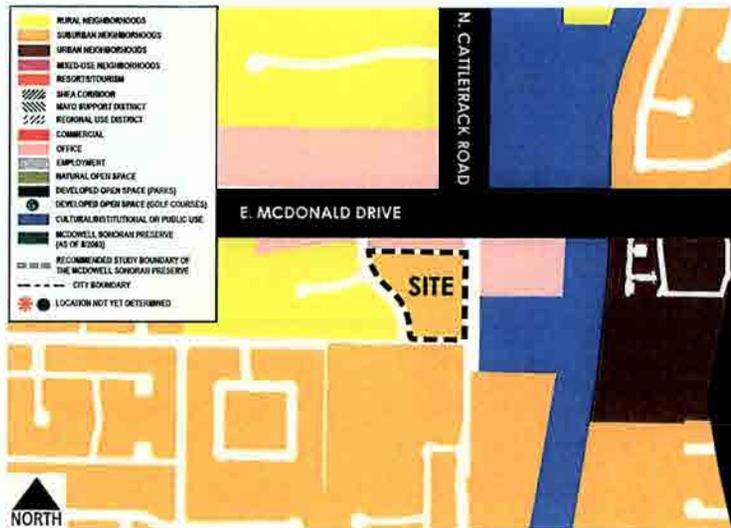
Siena Estates



I-GP-2017

Existing General Plan Land Use

Siena Estates



I-GP-2017

Proposed General Plan Land Use

Siena Estates

Criteria #1, Change in Land Use

F. Change in Land Use Category
 A change in the land use category on the land use plan that changes the land use character from one type to another as delineated in the following table:

To:	Group A	Group B	Group C	Group D	Group E
From: Land Use Plan Category					
Group A: Rural Neighborhoods Natural Open Spaces		Yes	Yes	Yes	Yes
Group B: Suburban Neighborhoods Developed Open Space Cultural, Institutional or Public Use			Yes	Yes	Yes
Group C: Urban Neighborhoods Entire, Tourist	Yes				Yes
Group D: Neighborhood Commercial Minor Office Minor Employment	Yes	Yes			Yes
Group E: Commercial Office Employment Mixed Use Regional Use Overlay	Yes	Yes			

Siena Estates

Key Considerations

- General Plan amendment request for the change in land use
- Proposing development of seven single family residential lots
- Similar lot sizes and densities to other more recently developed subdivisions in the area
- Previous redevelopment from residential to office of four lots in the original subdivision
- Request is in keeping with the projected increase of this residential development type in this area of the community

1-GP-2017

Siena Estates

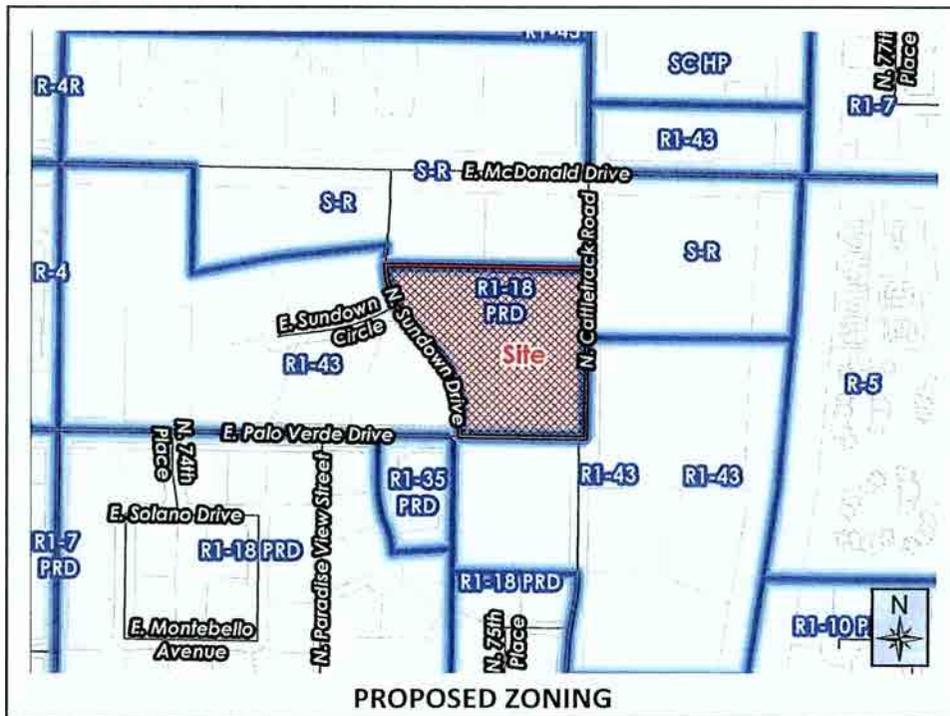
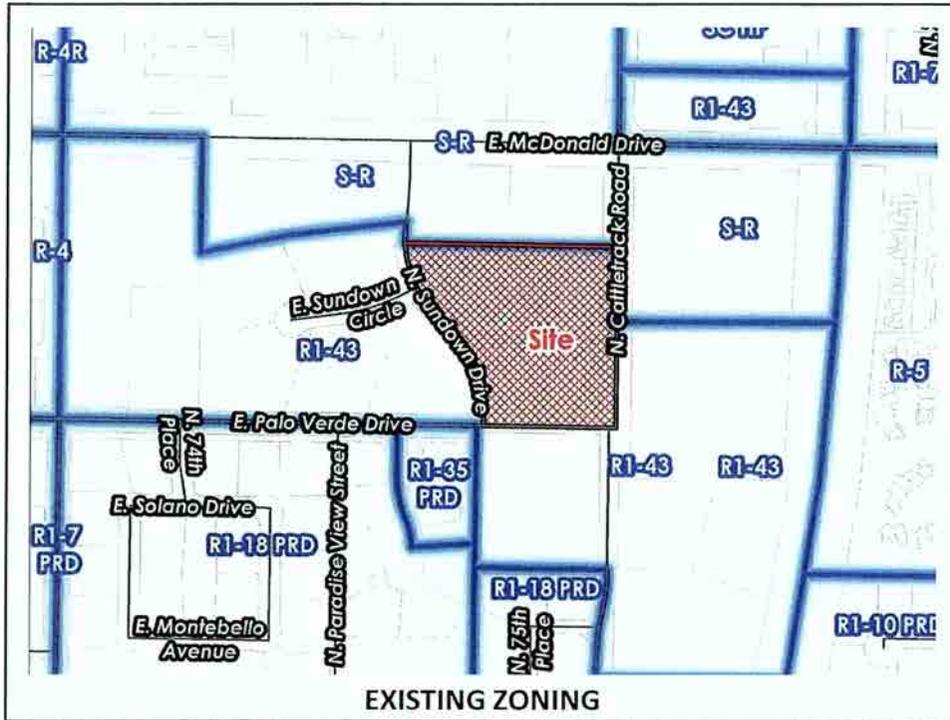
Community involvement

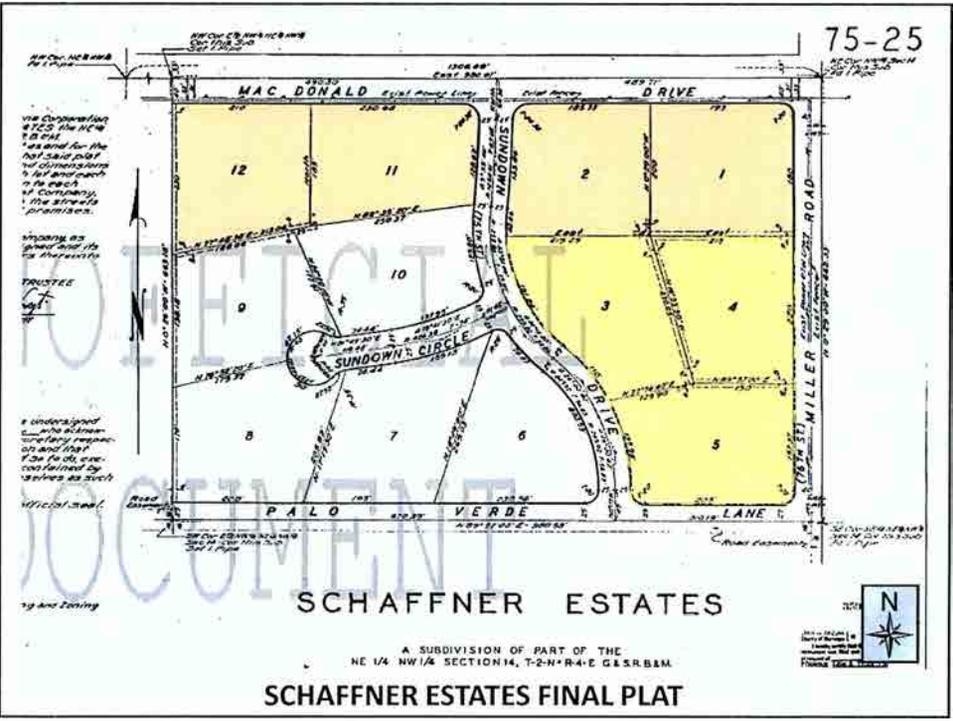
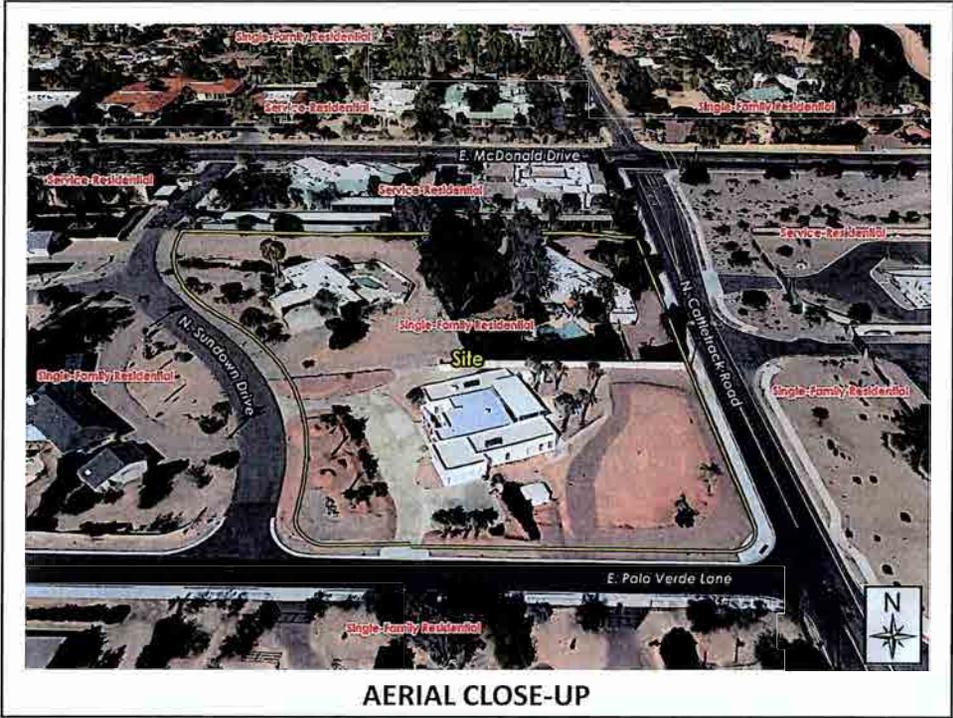
- Applicant Open House for proposed major General Plan amendment held on December 15, 2016
- City Hosted Open House held on September 14
 - One attendee specifically for this major General Plan amendment with general questions
- Remote hearing with one resident expressing concerns regarding increased density in the neighborhood
- Planning Commission Recommended approval
- Correspondence included with staff report

1-GP-2017



CONTEXT AERIAL

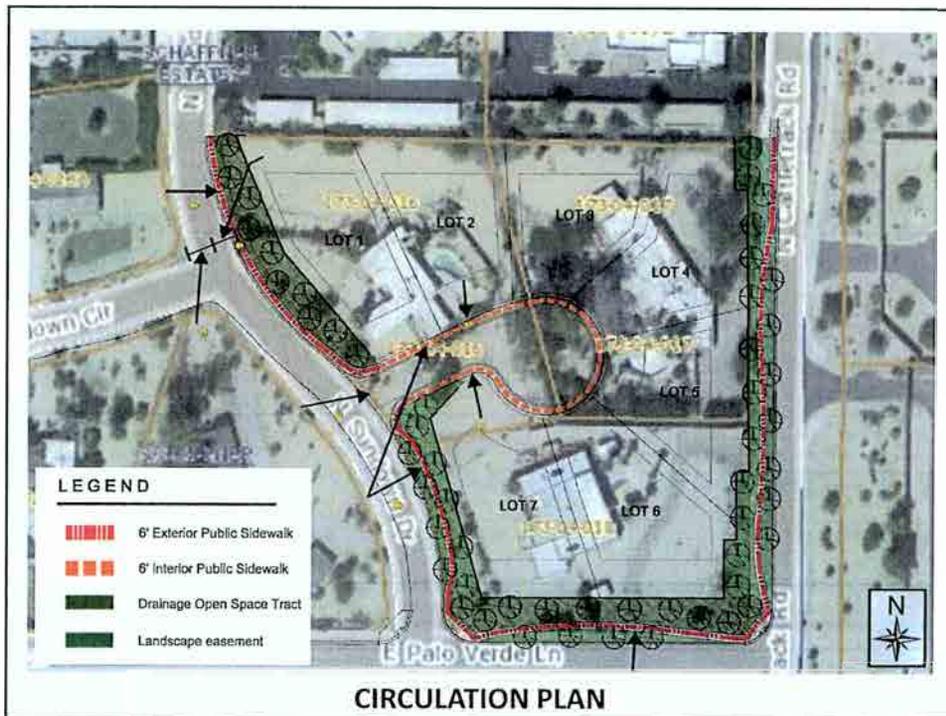


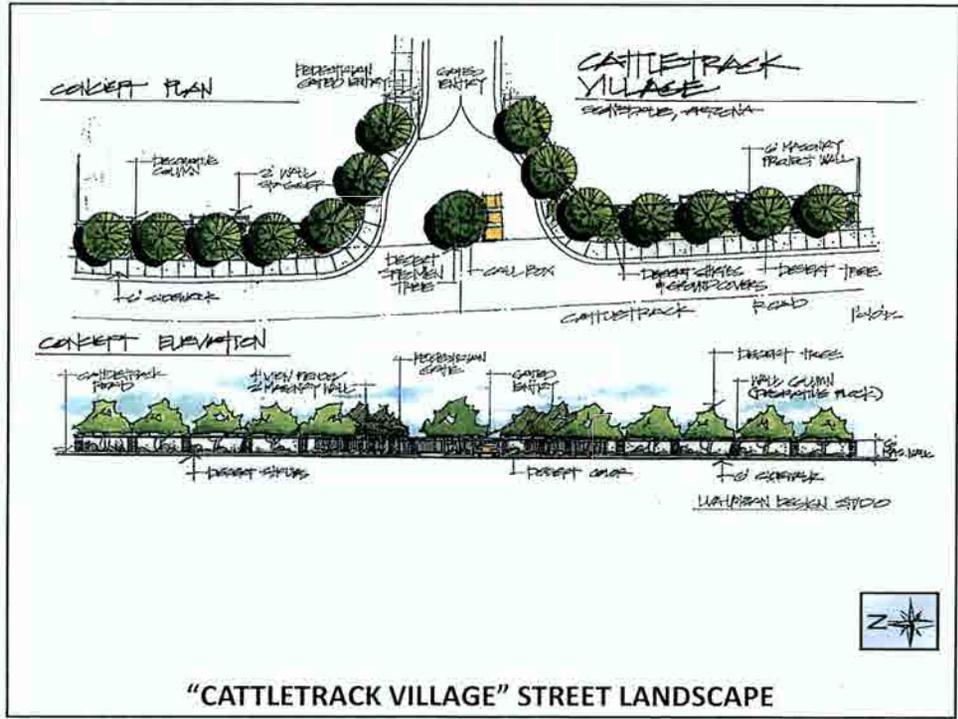




Case Fact Sheet

- Existing Use: Single-family Subdivision (3 Lots)
- Proposed Use: Single-family Subdivision (7 Lots)
- Parcel Size: 3.8 acres (gross lot area)
2.9 acres (net lot area)
- Building Height Allowed: 30 feet
- Building Height Proposed: 30 feet (single-story)
- Open Space Required: Not Applicable
- Open Space Provided: 23,350 square feet
- Density Allowed (R1-43): 3 lots (0.85 du/ac)
- Density Allowed (R1-18): 7 lots (1.90 du/ac)
- Density Proposed (R1-18/PRD): 7 lots (1.90 du/ac)



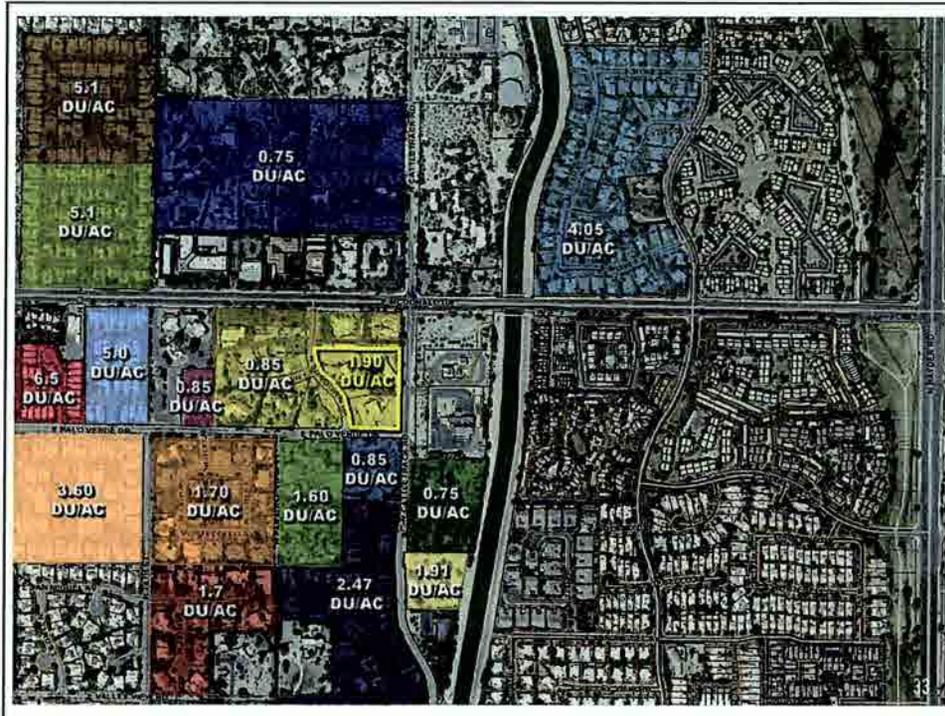




Zoning Key Considerations

- Planning Commission heard this case at the October 25, 2017 major General Plan amendment hearing, the Planning Commission recommended approval with a vote of 6-0
- Planned Residential Development District (PRD) Findings and Criteria
- Request for amended development standards
- Three existing single-family properties located on subject property to be replaced with a 7-lot subdivision
- Proposal providing an additional 23,350 square-feet of Tract Open Space
- Public comment concerns with four-sided architecture and increases in density
- N. Cattletrack Road improvements to compliment project further south on N. Cattletrack Road





Siena Estates

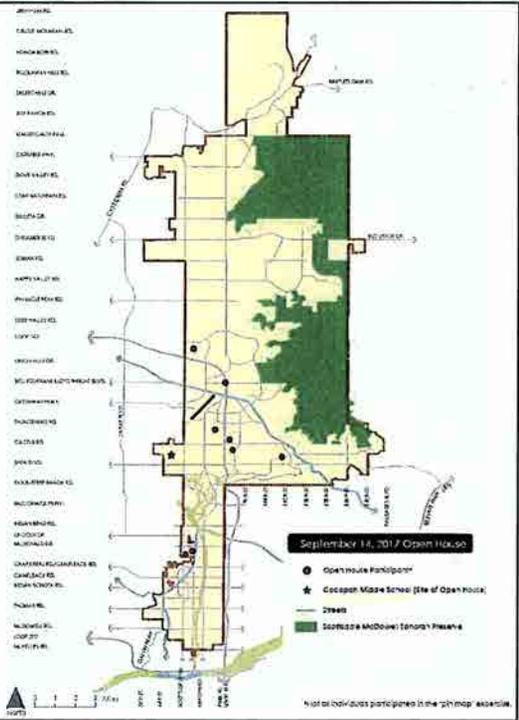
Contacts

City contacts: Sara Javoronok, 480-312-7918
sjavoronok@scottsdaleaz.gov
 Jesus Murillo, 480-312-7849
jmurillo@scottsdaleaz.gov

Applicant contact: Stephen Adams, 480-244-2557
sadams@adamscraigacq.com

1-GP-2017/10-ZN-2017

Open House Participants



Surrounding Parcel Sizes



Siena Estates



1-GP-2017

Detail Aerial — Office/S-R

Contacts

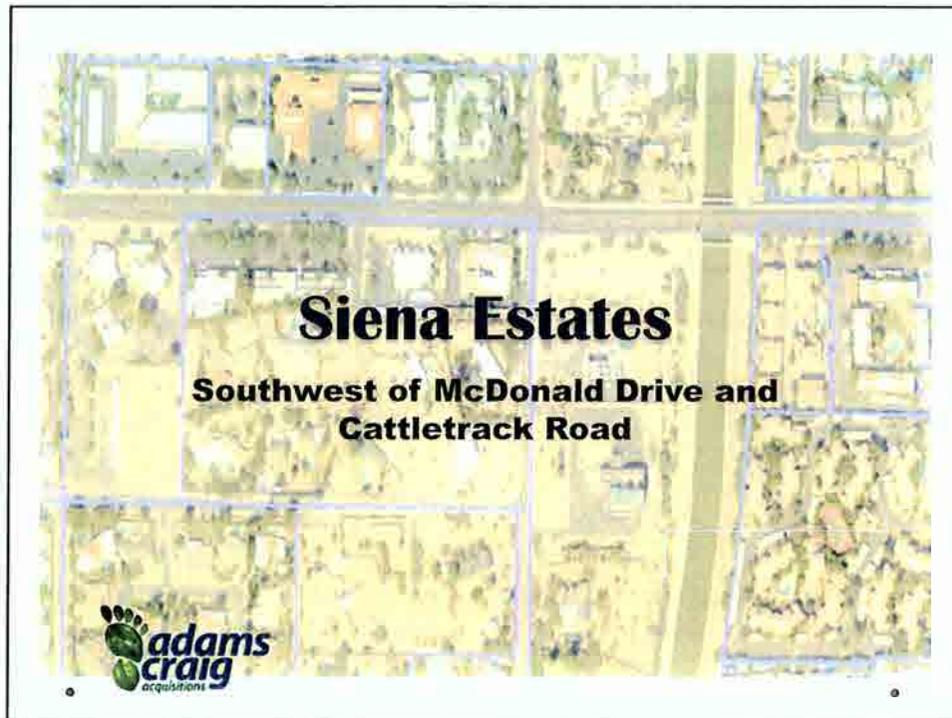
City contacts:

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

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

Applicant contacts:

- 1-GP-2017 Stephen Adams, 480-244-2557
- 3-GP-2017 Nick Wood, 602-382-6269
- 4-GP-2017 Jordan Rose, 480-505-3939



Siena Estates

- Stephen Adam, owner of Adams Craig, is a resident of the neighborhood and has been for the past 10 years. Lived in Prado Village, on Jackrabbit and now building a new home in Schaffner Estates.
- Maintaining the beauty and character of the neighborhood is a priority for Adams Craig and a key component of the Siena Estates plan.
 - Stephen Adams or a company representative personally reached out to or met with neighbors who had interest or comments in the planning of Siena Estates.
 - Adams Craig desires to build a community that increases neighborhood pride and home values.
 - The lots in Siena Estates were laid out in many iterations with the final plan mirroring the cul-de-sac of Schaffner Estates to create continuity.
 - Architectural restrictions within Siena Estates will emphasize pleasing curb appeal on all four sides of the home's exterior to ensure that Siena Estates feels like an extension to Schaffner Estates and the surrounding communities.
 - To maintain the open feel of the area, planned desert landscape tracts with some meandering sidewalks border the community along the surrounding streets.
 - All homes within Siena Estates will be restricted to single level residences.
 - Design and construction principles will be guided by Adams Craig's expertise in green and sustainable building.



Siena Estates

- Stephen Adam, owner of Adams Craig, is a resident of the neighborhood and has been for the past 10 years. Lived in Prado Village, on Jackrabbit and now building a new home in Schaffner Estates.
- Design principles, values and priorities are selected to maintain the beauty and character of the neighborhood.
 - Personal communication with interested neighbors.
 - This development will infuse pride and value into the area.
 - Last layout iteration mirrors the existing community cul-de-sac.
 - Four sided architecture to blend project homes into the area.
 - Open landscape and meandering sidewalks used on perimeter.
 - Single level voluntary restriction.
 - Green and sustainable design and construction enforced.



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Siena Estates

- Development by Adams Craig Acquisitions
- 7 lots created from 3 lots (3.8 acres) within Schaffner Estates at SWC of McDonald Drive and Cattletrack Road (Density from 0.8 du/ac to 1.8 du/ac)
- Southern Scottsdale Character Area
- General Plan Amendment (1-GP-2017) to take property from Rural to Suburban uses (Group A to Group B).
- Zoning Case (10-ZN-17) to take property from R1-43 to R1-18 PRD.

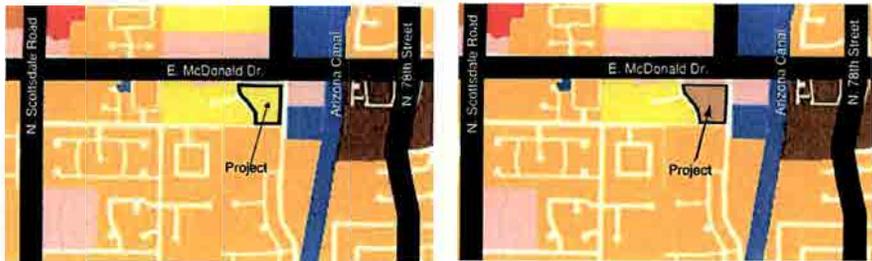


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Siena Estates Vicinity



General Plan Map



• Current

Land Use Legend

Rural High-Density	Commercial
Suburban Neighborhoods	Office
Urban Neighborhoods	Employment
Mixed-Use Neighborhoods	Natural Open Space
Resorts/Tourism	Developed Open Space (Parks)
Urban Corridor	Developed Open Space (Golf Courses)
Major Support District	Cultural/Institutional or Public Use
Regional Use District	
McDowell Sonoran Preserve	
Recommended Study Boundary of the McDowell Sonoran Preserve	
City Boundary	Location not yet determined

Proposed



Surrounding Zoning

- R1-18
- R1-43
- Project Area
- S-R



Layout Progression



DEVELOPMENT STANDARDS

STANDARD	R1-43	R1-18	AMENDED R1-18
Lot Size (sf)	43,000	18,000	13,500 ¹
Lot Width (ft)	150	120	60 ²
Front Setback (ft)	40	35	30 ³
Rear Setback (ft)	35	30	30
Side Setback (ft)	20	10	10
Height (ft)	30	30	30

- 1- Equal to administrative reduction (25%).
- 2- To accommodate layout that works for the odd shaped lot.
- 3- To allow for larger rear yards on the homes, within (25%) reduction.



Proposed Land Plan

PROJECT DATA

EXIST. ZONING: R1-43
 PROPOSED ZONING: R1-18 PUD
 EXISTING LPA: RURAL
 PROPOSED CIP: SUBURBAN
 GROSS AREA: 3.80 AC
 LOTS: 8
 PARCEL AREA: 2.99 AC
 W/SP. FOR AREA: 0.220 AC
 NET AREA: 2.77 AC
 TRACT AREA: 2.79 AC
 OPEN SPACE: 17,000 SF
 NET PERM SPACE: 14,500

NOTE:
 -GROSS AREA IS CALCULATED AS THE AREA TO THE CL OF THE ADJACENT STRIPS (ZONING BOUNDARIES)
 -PARCEL AREA IS THE TOTAL OF LOTS 3-5

LEGEND

- Stormscape Landscape
22,472 SQ FT / 15.82 % of Gross
- Building Envelopes
- Privately Owned / Maintained Landscape
(does not contribute to provided open space)
- Landscape Easement
Area: 852 SQ FT

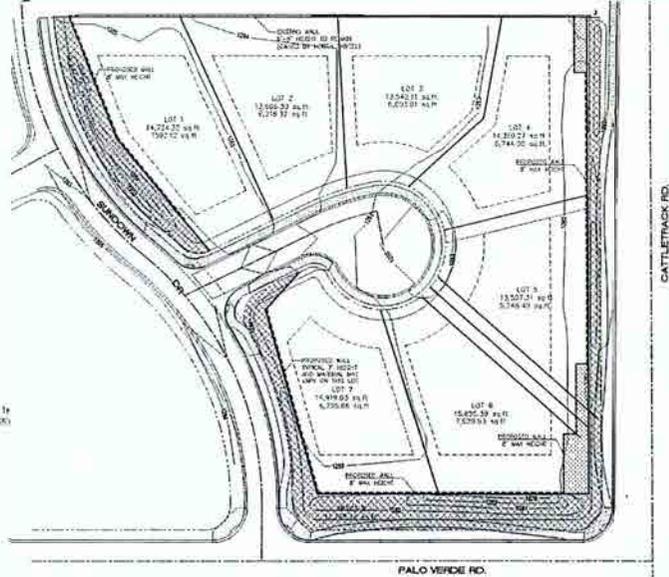


Proposed Land Plan

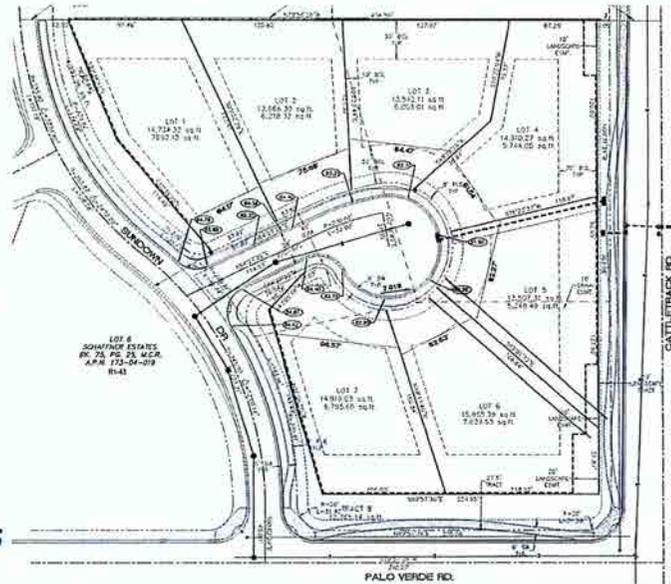
PROJECT DATA

EXISTING ZONING: R1-12
 PROPOSED ZONING: R1-15 FHM
 EXISTING GP: RORC
 PROPOSED GP: SUBDIVISION
 GROSS AREA: 3.93 AC
 DENSITY: 1.84 DU/AC
 PARCEL AREA: 2.89 AC
 PROP. ROW AREA: 0.329 AC
 NET AREA: 2.70 AC
 TRACT AREA: 0.59 AC
 OPEN SPACE: 17,000 SF
 NET OPEN SPACE: 14,550

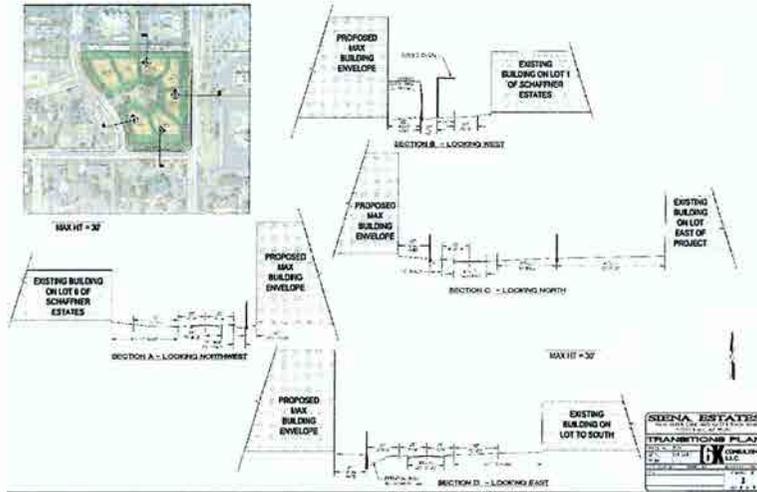
NOTE:
 -OPEN SPACE IS CALCULATED AS THE AREA TO THE
 CL. OF THE ADJACENT STREETS (EXISTING BOUNDARY)
 -PARCEL AREA IS THE TOTAL OF LOTS 3-5



Proposed Grading Plan



Transitions Plan



Adams Craig Projects



Adams Craig Projects



Thank You!
Please approve both the
GP and Zoning cases for
Siena Estates



Item 4

7676 E Pinnacle Peak

3-GP-2017 & 11-ZN-2017

City Council

12/4/2017

Coordinators: Taylor Reynolds | Jesus Murillo

7676 E Pinnacle Peak



3-GP-2017

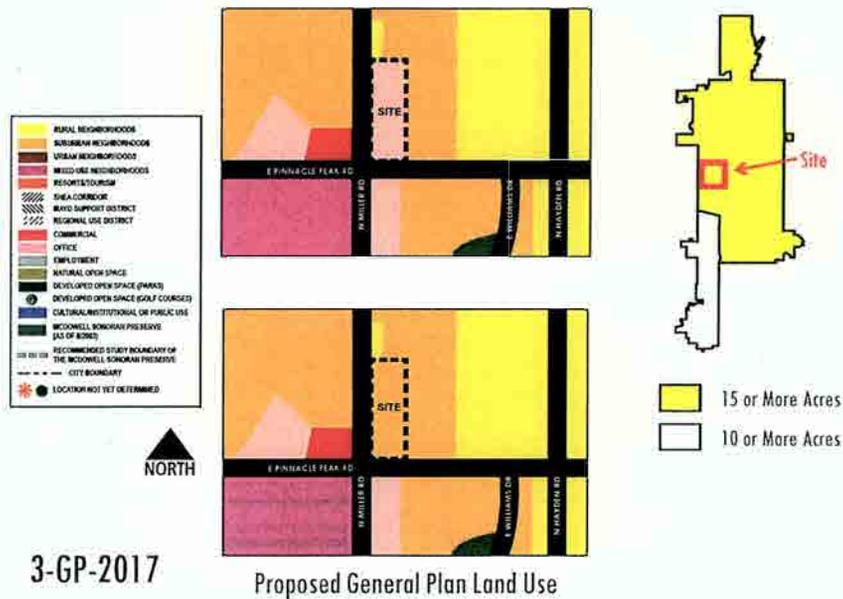
Context Aerial

Applicant's Request

- Request for a major General Plan amendment to the City of Scottsdale General Plan 2001 to change the land use designation from Office to Suburban Neighborhoods on a 19.7 +/- acre site located at 7676 E. Pinnacle Peak Road.
- Companion Zoning Case
11-ZN-2017

3-GP-2017

7676 E Pinnacle Peak



7676 E Pinnacle Peak

Key Considerations

- Proposed development of 55 single-family units
- Proposed density and site plan meet the description of Suburban Neighborhoods
- Request is in keeping with the projected increase of this residential development-type in this area of the community
- Implementation of Desert Scenic Roadway

3-GP-2017



Suburban Neighborhoods

- 2.8 du/acre
- Clustering of lots to protect wash

Desert Scenic Roadway

- Based on context — no technical standard
- Similar widths to context area
 - 40' Miller Rd
 - 50' Pinnacle Peak Rd

7676 E Pinnacle Peak

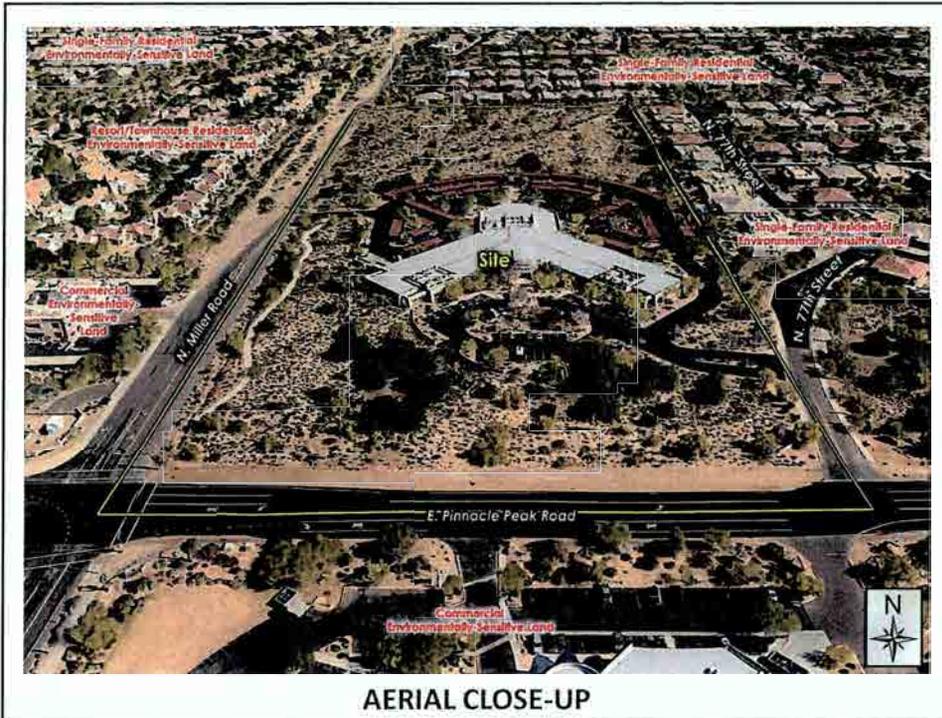
Community involvement

- Applicant held 2 Open House events – June 7 & September 13
- City Hosted Open House – September 14
- PC Remote/Recommendation Hearings – October 4 & 25
- Resident correspondence received

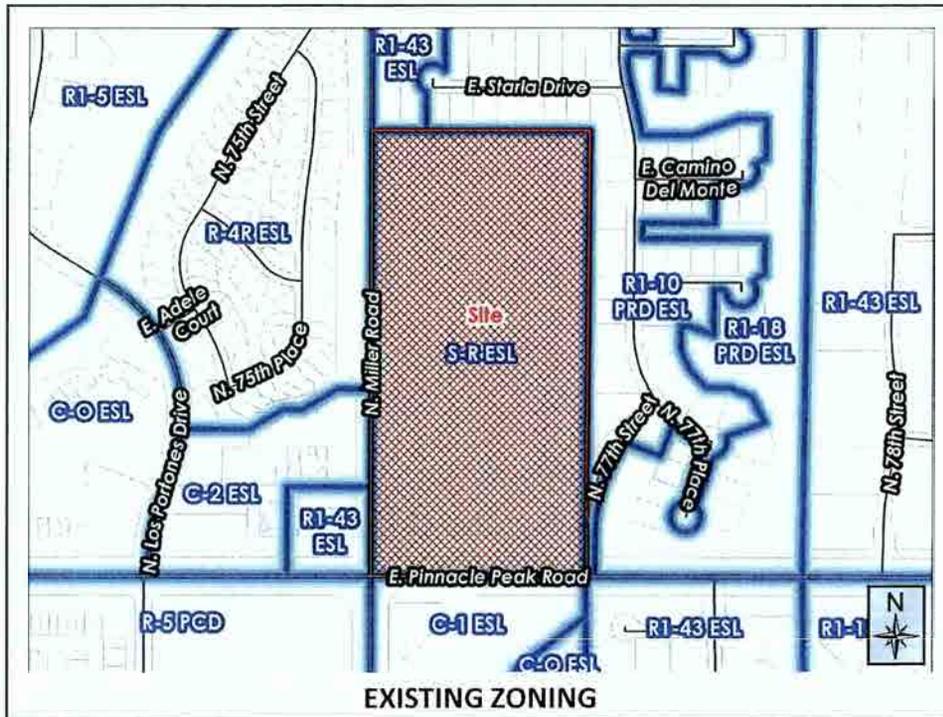
3-GP-2017



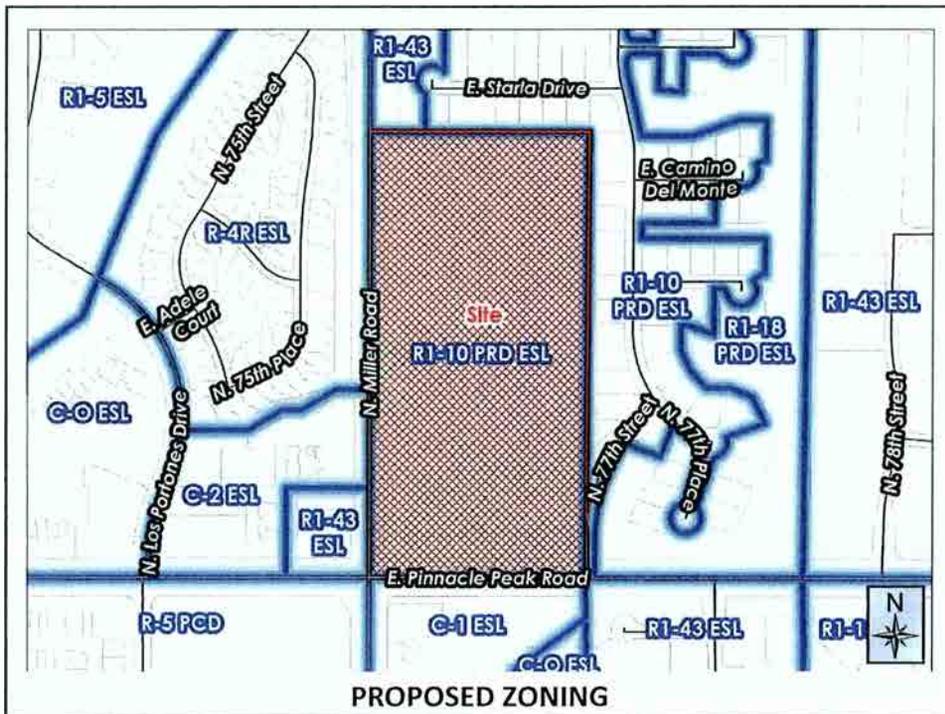
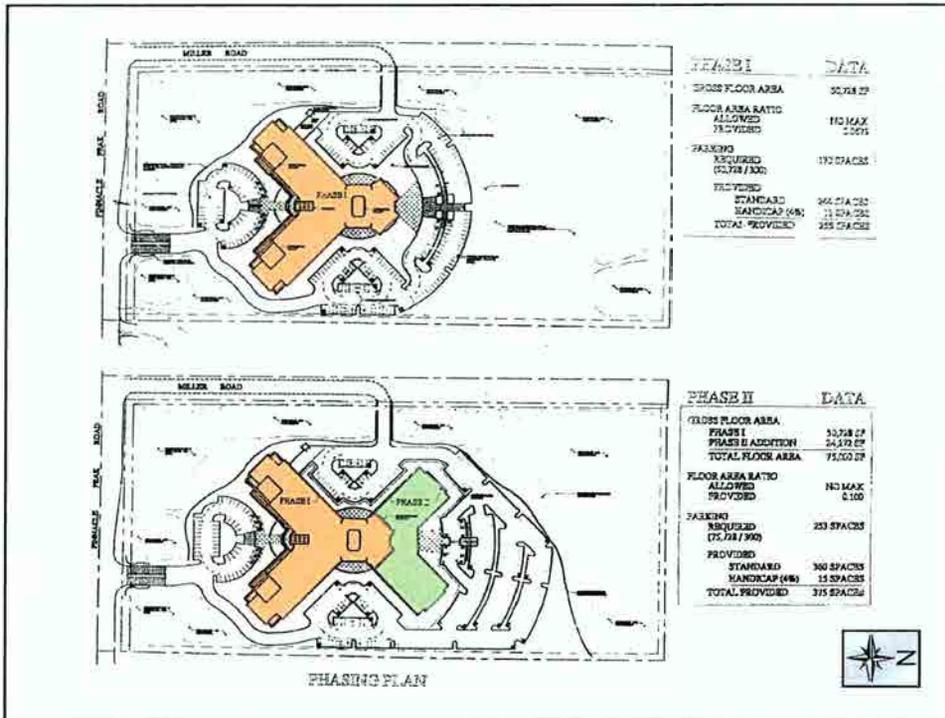
CONTEXT AERIAL



AERIAL CLOSE-UP



EXISTING ZONING



Site Plan



Case Fact Sheet

•Existing Use:	Office
•Proposed Use:	Residential Subdivision (55-lots)
•Parcel Size:	19.7 acres (gross lot area) 17.0 acres (net lot area)
•Bldg. Height Allowed (S-R):	18 feet (S-R/ESL)
•Bldg. Height Allowed (ESL):	24 feet (R1-10/ESL)
•Building Height Proposed:	24 feet
•Open Space Required (ESL):	4.3 acres NAOS
•Open Space Provided:	4.8 acres NAOS
•Density Allowed (S-R):	236 units (12 du/ac)
•Density Allowed (ESL):	61 units (3.12 du/ac – R1-10)
•Density Proposed (R1-10):	55 units (2.8 du/ac – R1-10/PRD)

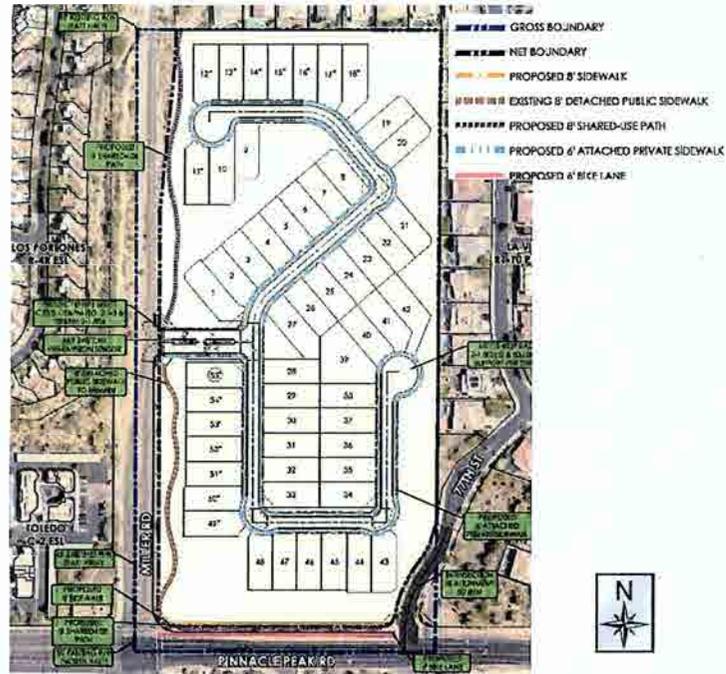
Existing
NAOS



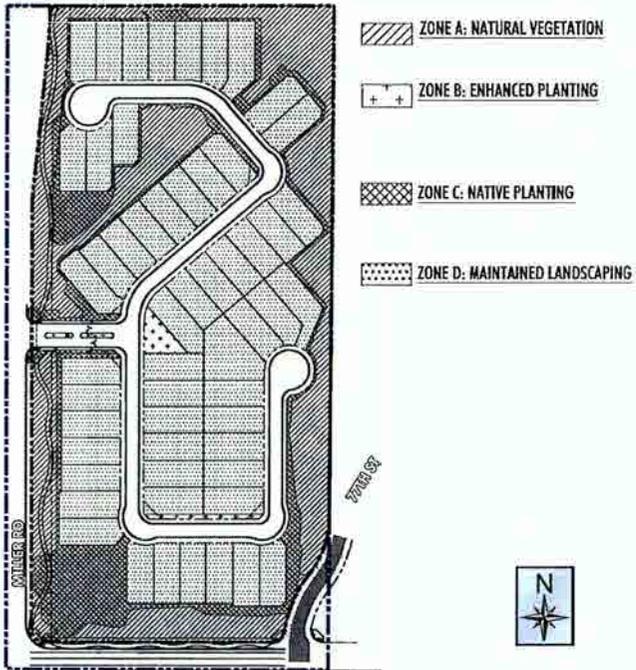
Proposed
NAOS



Circulation Plan



Landscape Plan



	Standard S-R/ESL	Approved S-R/ESL	Proposed Standard R1-10/ESL	Proposed R1-10/ESL/PRD
Zoning	S-R/ESL (19.7 acres gross)	S-R/ESL (19.7 acres gross)	R1-10/ESL (19.7 acres gross)	R1-10/ESL/PRD (19.7 acres gross)
Density	12.0 du/ac 236 Units	N/A N/A	3.12 du/ac 61 Units	2.8 du/ac 55 Units
NAOS	6.12 Acres (Density Based)	4.08 Acres (Non-density Based)	4.3 Acres	4.8 Acres
Building Height	18 feet	18 feet	24 feet	24 feet

Zoning Key Considerations

- Planned Residential Development District (PRD) Findings and Criteria
- The proposal includes Desert Scenic Roadway dedications along both E. Pinnacle Peak and N. Miller Roads
- Environmentally Sensitive Lands Overlay
- Request for amended development standards
- Proposal providing an additional 0.5 acre of Natural Area Open Space

Planning Commission

- Planning Commission heard this case at the October 25, 2017 major General Plan hearing, and recommended approval with a vote of 5-0, with amendments to the stipulations:

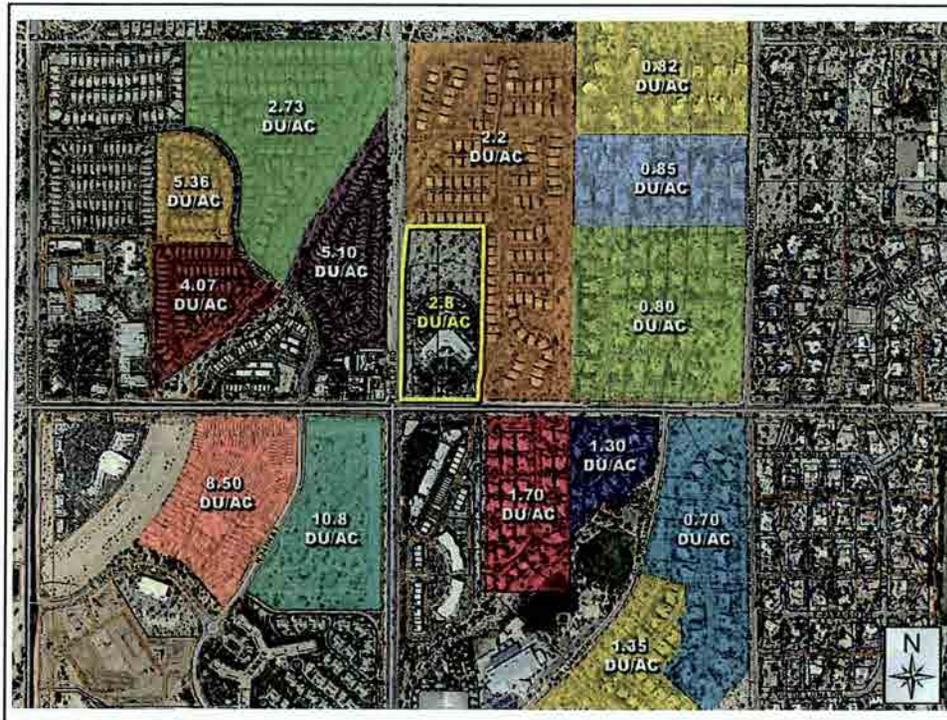
Amended development standards:

There shall be a front yard having a depth of not less that thirty (30) feet. fifteen (15) feet. **thirteen (13) feet**, and thirty (30) feet. eighteen (18) feet **nineteen (19) feet** to face of garage.

Proposed lots 11, 12, 13, 14, 15, 16, 17, 18, **20, 21, 42**, 49, 50, 51, 52, 53, 54, and 55 are limited to a **1-story design** (2nd-story prohibited).

Site Plan





7676 E Pinnacle Peak

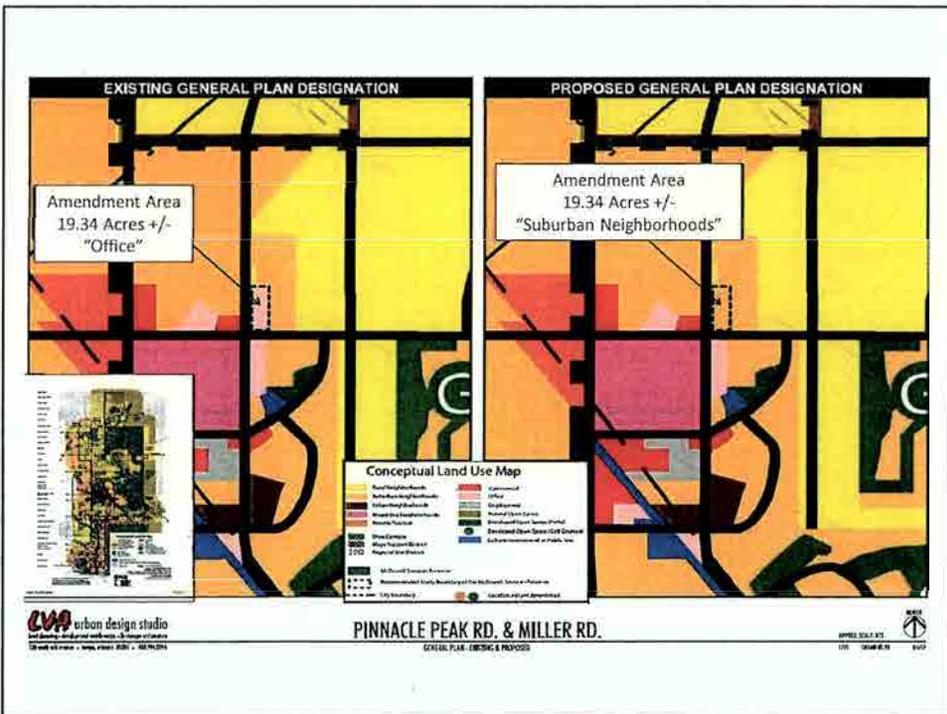
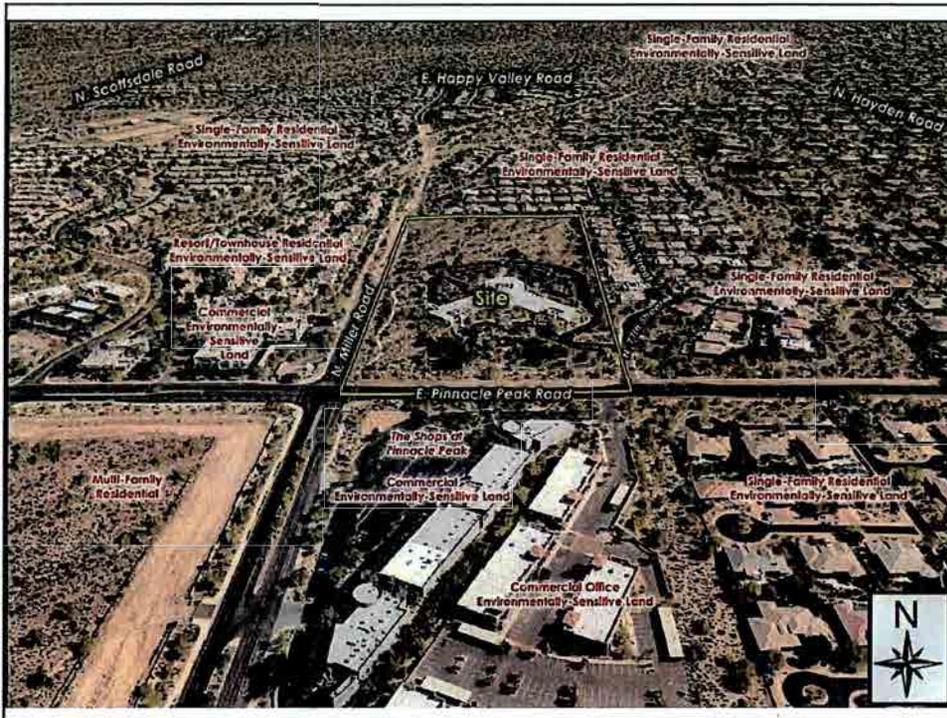
3-GP-2017 & 11-ZN-2017

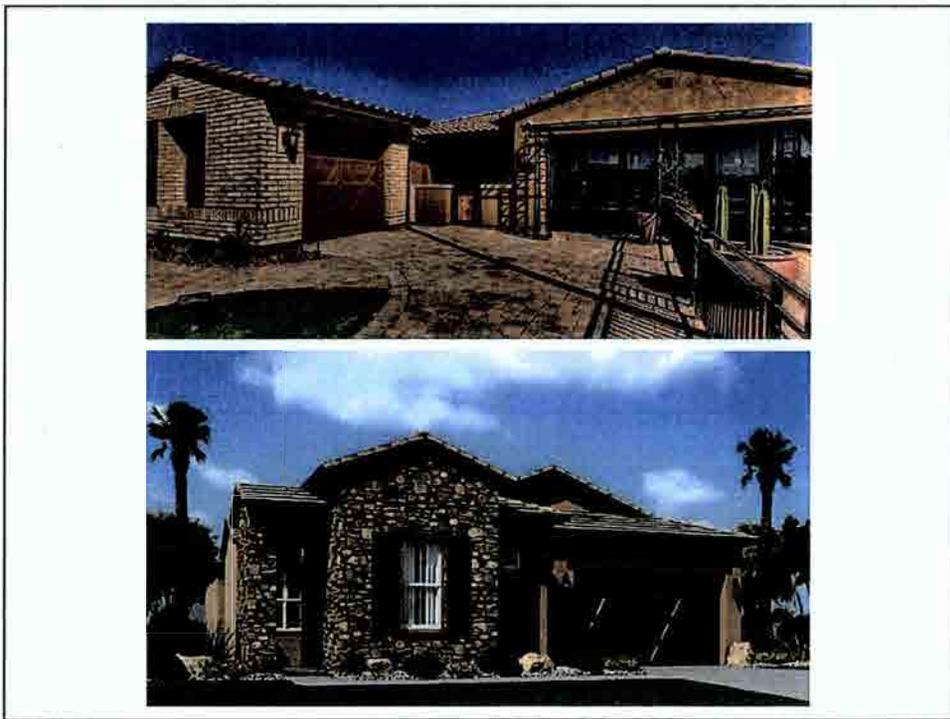
Coordinators: Taylor Reynolds | Jesus Murillo

480-312-7924 | 480-312-7849

Applicant: Nick Wood

602-382-6269

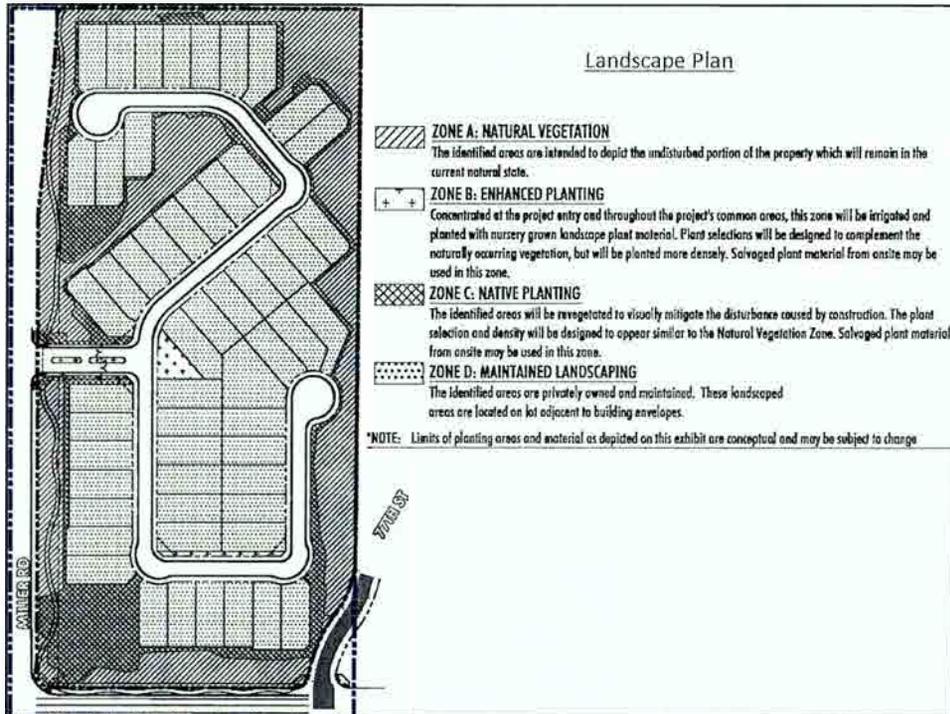






Environmental Features Map





77th Street Re-Alignment



Snell & Wilmer

7676 East Pinnacle Peak Minor GPA Case No. 3-GP-2017 Rezoning Case No. 11-ZN-2017

A Major General Plan Amendment Request
& R1-10 ESL PRD Rezoning Request

City Council Hearing | December 4, 2017

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Item 5

**Bell Group
Self Storage**

4-GP-2017 & 9-ZN-2017

City Council

December 4, 2017

City Staff: Taylor Reynolds

Bryan Cluff

Bell Group Self Storage

- Request by owner for a major General Plan Amendment to the City of Scottsdale General Plan 2001 to change the land use designation from Rural Neighborhoods to Commercial on +/- 2.8-acres of a +/- 4.6-acre site, and
- A Zoning District Map Amendment from Service Residential/Planned Community District (S-R/PCD) zoning to Neighborhood Commercial (C-1) zoning on a 4.6-acre site, located at the southeast corner of Shea Blvd. and 116th St.

4-GP-2017 & 9-ZN-2017

Request

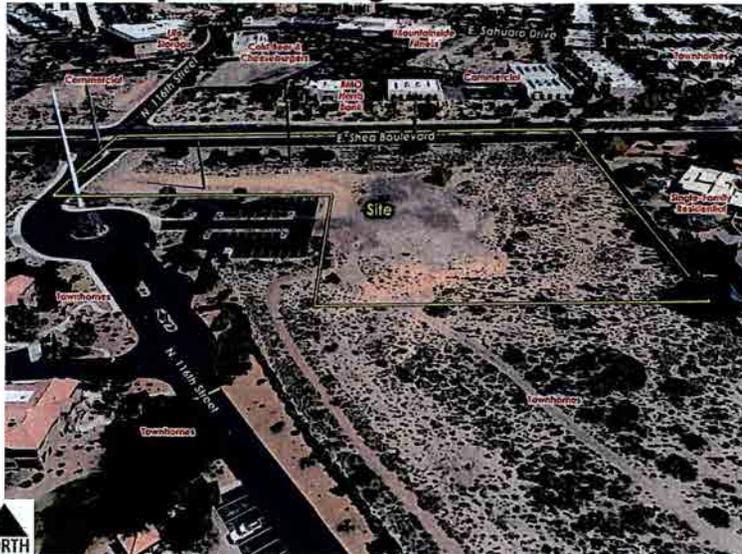
Bell Group Self Storage



4-GP-2017 & 9-ZN-2017

Context Aerial

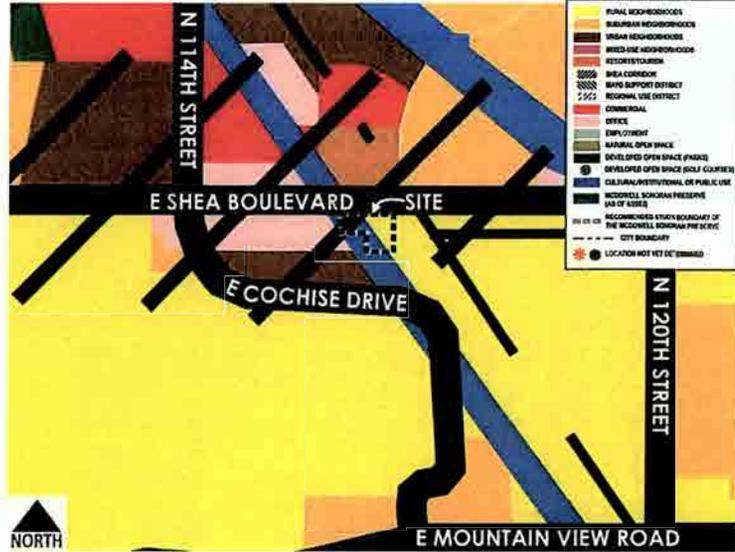
Bell Group Self Storage



4-GP-2017 & 9-ZN-2017

Detail Aerial

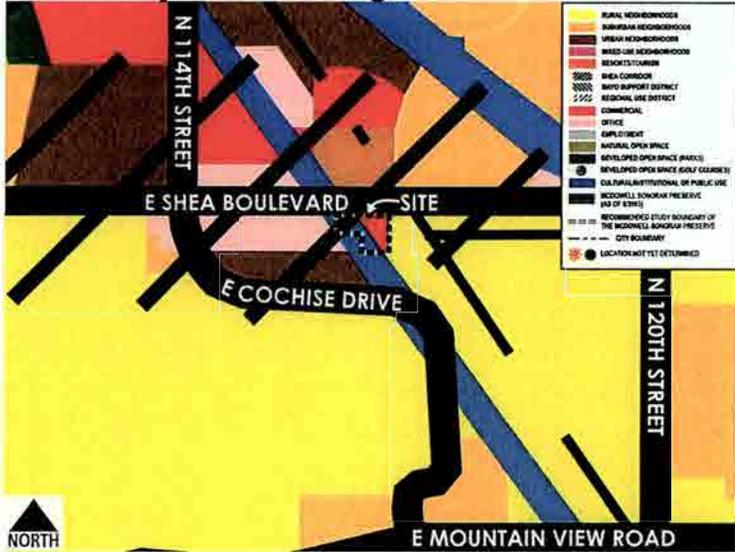
Bell Group Self Storage



4-GP-2017

Existing General Plan Land Use

Bell Group Self Storage



4-GP-2017

Proposed General Plan Land Use

Bell Group Self Storage

f. Change in Land Use Category
 A change in the land use category on the land use plan that changes the land use character from one type to another as delineated in the following table:

From:	To:	Group A	Group B	Group C	Group D	Group E
Group A	Rural Neighborhoods		Yes	Yes	Yes	Yes
Group B	Suburban Neighborhoods			Yes	Yes	Yes
Group C	Urban Neighborhoods	Yes				Yes
Group D	Neighborhood Commercial	Yes	Yes			Yes
Group E	Commercial	Yes	Yes			

Criteria #1, Change in Land Use

Bell Group Self Storage

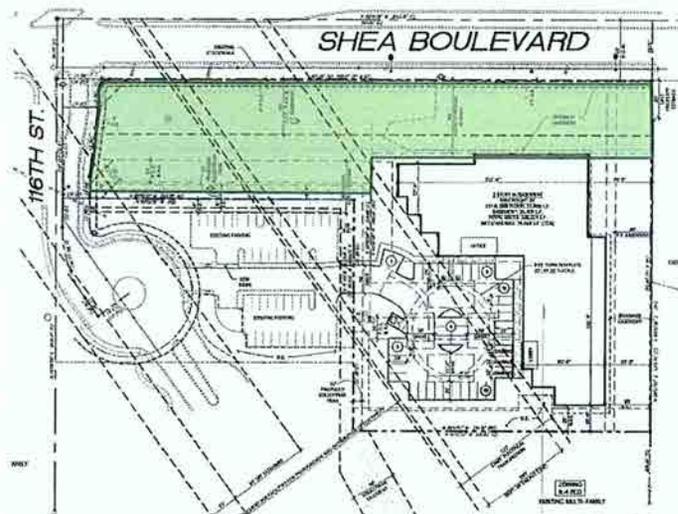
Key Considerations – General Plan

- Major General Plan amendment required due to change in land use classification from Rural Neighborhoods to Commercial; the portion of the subject site located within the power line corridor easements will retain the Cultural/Institutional or Public Use designation
- Requested change in land use category falls within 2013 Citywide Land Use Assumptions Report projections for Commercial
- A substantial amount of the site will be preserved as open space

4-GP-2017

Key Considerations

Bell Group Self Storage



Scenic Corridor

- Average of 100'
- Minimum of 80'

4-GP-2017

Site Plan

Bell Group Self Storage

Community Involvement

- Notified the nearby property owners and adjacent Homeowners Associations of application submittal
- Applicant Open House for proposed major General Plan amendment held on June 7
- Applicant Open House for proposed rezoning Open House held on June 29
- City Hosted Open House held on September 14
 - No attendees specifically for this major General Plan amendment
- Correspondence included with staff report

4-GP-2017 & 9-ZN-2017

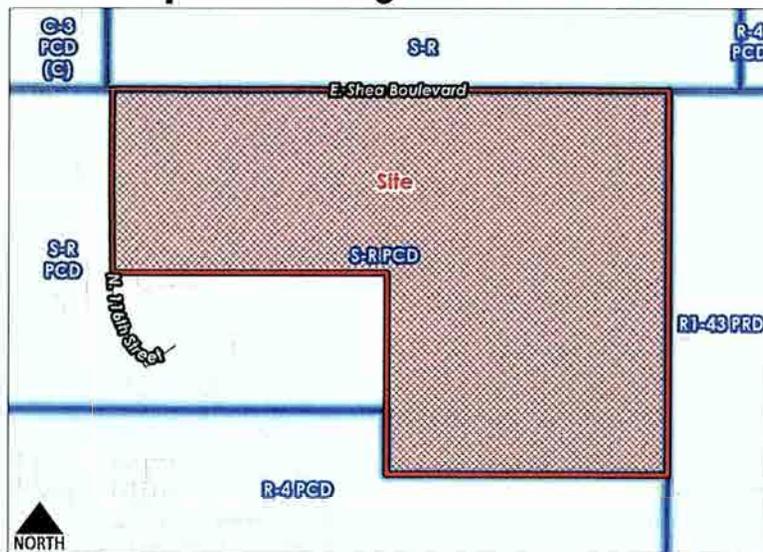
Bell Group Self Storage

- A Zoning District Map Amendment from Service Residential/Planned Community District (S-R/PCD) zoning to Neighborhood Commercial (C-1) zoning on a 4.6-acre site, located at the southeast corner of Shea Blvd. and 116th St.

9-ZN-2017

Request - Zoning

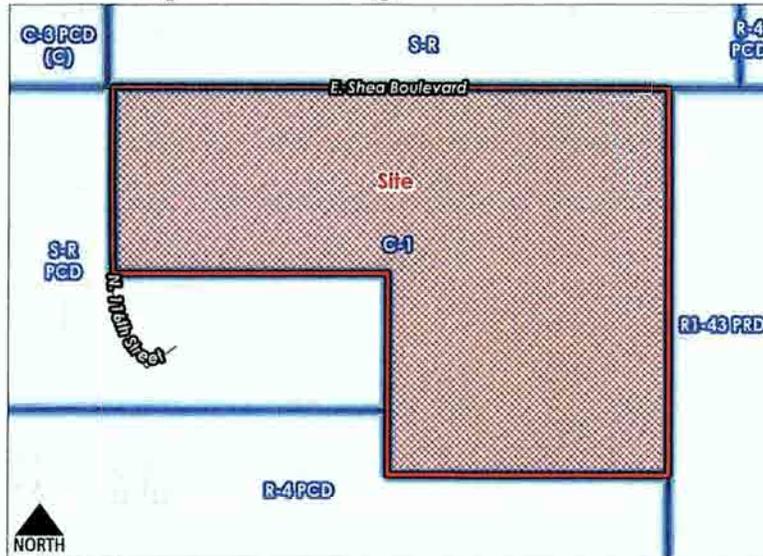
Bell Group Self Storage



9-ZN-2017

Existing Zoning

Bell Group Self Storage



9-ZN-2017

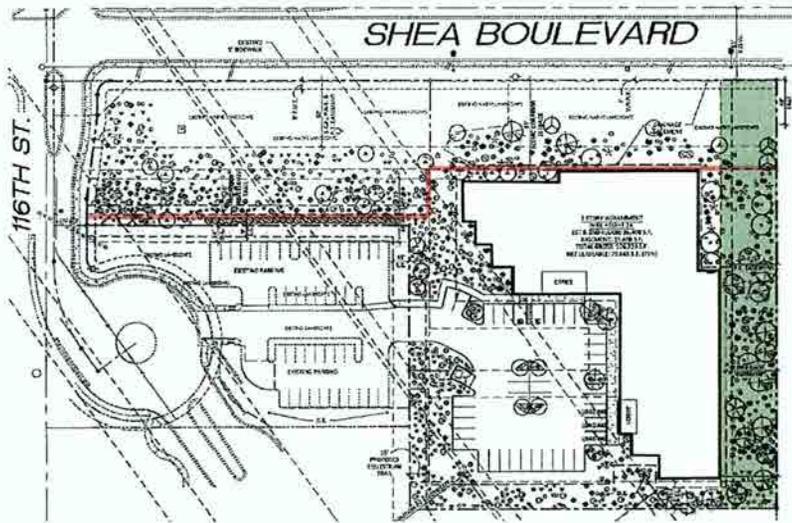
Proposed Zoning

Zoning History

- 1990 — The subject site was zoned S-R PCD as a part of the Security Mortgage PCD. The PCD covered approximately 382 acres north and south of Shea, between 108th & 116th Streets.
- Most recent approvals included two office buildings with limited floor area (10,000 SF each).
- Applicants proposal includes removal from the existing PCD.
 - No longer needed by property owner
 - Majority of PCD has developed
 - Not anticipated to impact remainder of PCD

9-ZN-2017

Background



9-ZN-2017

Site Plan

Bell Group Self Storage

Development Standards Comparison

Standard	S-R	C-1
FAR	N/A	0.80
Building Height	18 feet	36 feet*
Open Space	24%	14.8%***
Setbacks (from single-family)	N/A**	50 feet

* Applicant has agreed to restrict height to 18 feet.

** 40' setback required per zoning stip.

*** Proposal includes 64.5% open space

9-ZN-2017

Development Standards

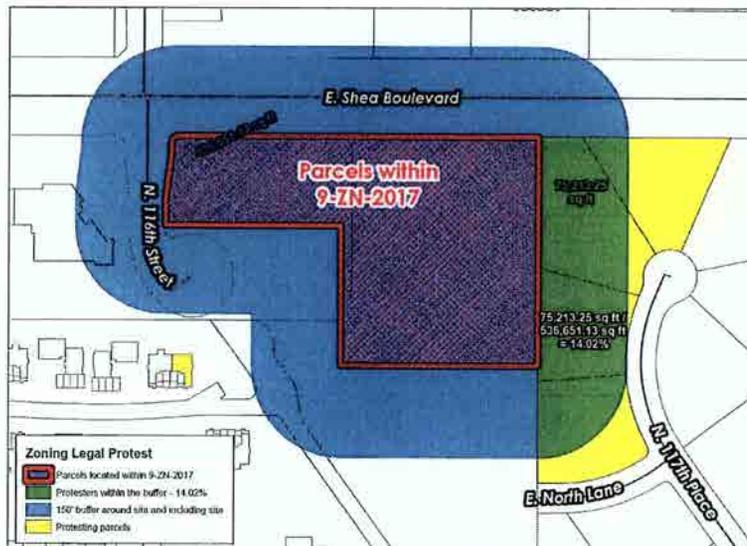
Bell Group Self Storage

Key Considerations -Zoning

- Applicant has agreed to a max of 18' in height, inclusive of all mechanical equipment and rooftop appurtenances
- Other commercial land uses allowed within the C-1 district
- Applicant has agreed to deed restrict land use to storage
- Legal Protest submitted by adjacent property owners

9-ZN-2017

Key Considerations



Legal Protest

Bell Group Self Storage

Planning Commission Recommendation

- Planning Commission heard this case at the October 25, 2017 major General Plan hearing, and continued the case to the November 8 meeting with a vote of 5-1
 - Work with neighbors to address concerns
 - Provide view studies and line of sight exhibits
- At the November 8 Planning Commission hearing, the Commission recommended approval of the case with a vote of 4-3

4-GP-2017 & 9-ZN-2017

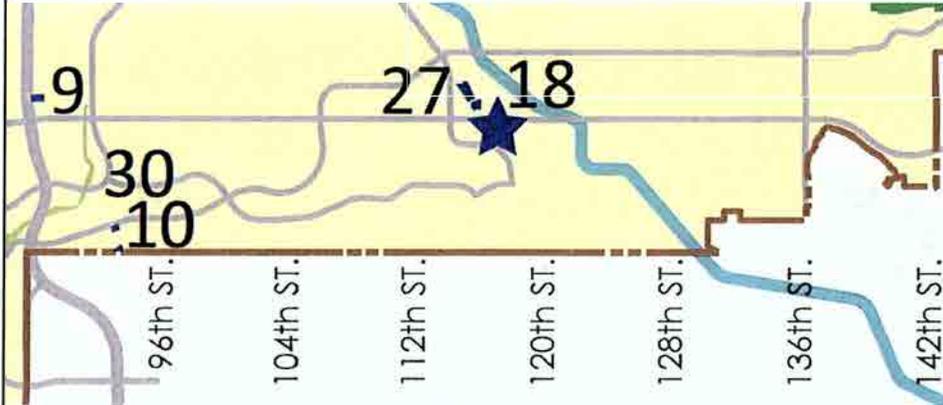
Bell Group Self Storage

Contacts

City contacts: Sara Javoronok, 480-312-7918
sjavoronok@scottsdaleaz.gov
Bryan Cluff, 480-312-2258
bcluff@scottsdaleaz.gov

Applicant contacts: Jordan Rose, 480-505-3939
Jennifer Hall
jhall@roselawgroup.com

Nearby Storage Facilities



- #27 Cube Smart – 89,200 sq. ft. – 750 units – 96% occupied
- Approved addition of 55,000 sq. ft. for a total of 127,564 sq. ft.
- #18 Life Storage – 106,700 sq. ft. – 600+ units



Map Legend:

- Site Boundary
- Properties within 750-feet
- 642 Postcards

Additional Notifications:

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

Bell Group Self Storage

4-GP-2017 & 9-ZN-2017

City notifications

Shea Sidewalk



Design Standards & Policies Manual Section 5-3.100.
Transportation Master Plan Chapter 7, Section 8.



Existing Conditions - Sidewalk

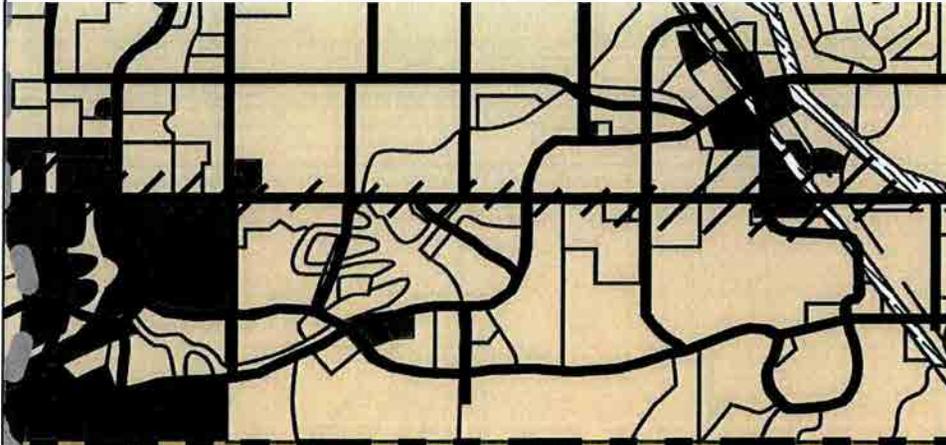
Existing Conditions - Sidewalk



S-R Properties and General Plan Land Use Designation

- Most S-R properties have an Office land use designation
- There are twenty properties with another land use designation:
 - Suburban — 10 properties
 - Urban — 7 properties
 - Cultural/Institutional or Public Use — 1 property
 - Rural Neighborhoods — 1 property
 - Urban and Cultural/Institutional or Public Use — 1 property

Surrounding Land Uses - Simplified

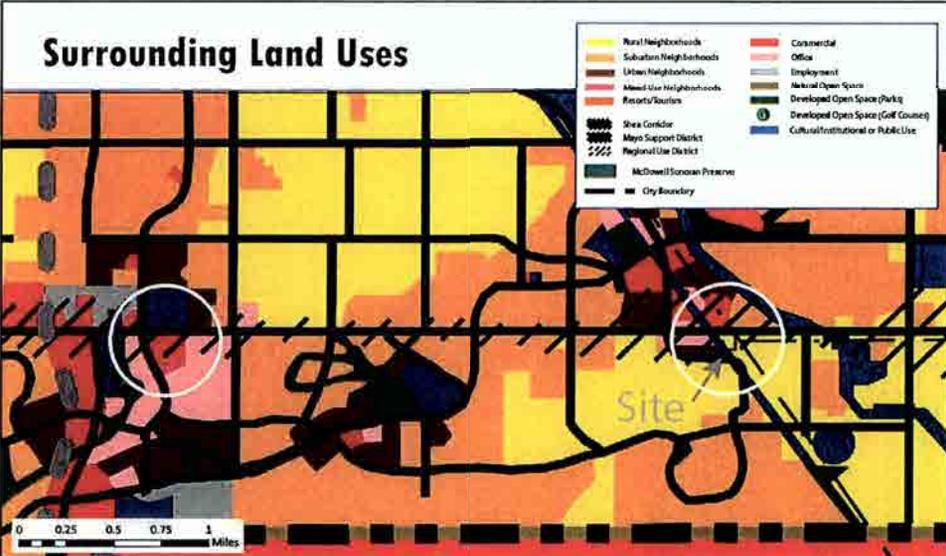


96th St.

104th St.

110th St.

Surrounding Land Uses



96th St.

104th St.

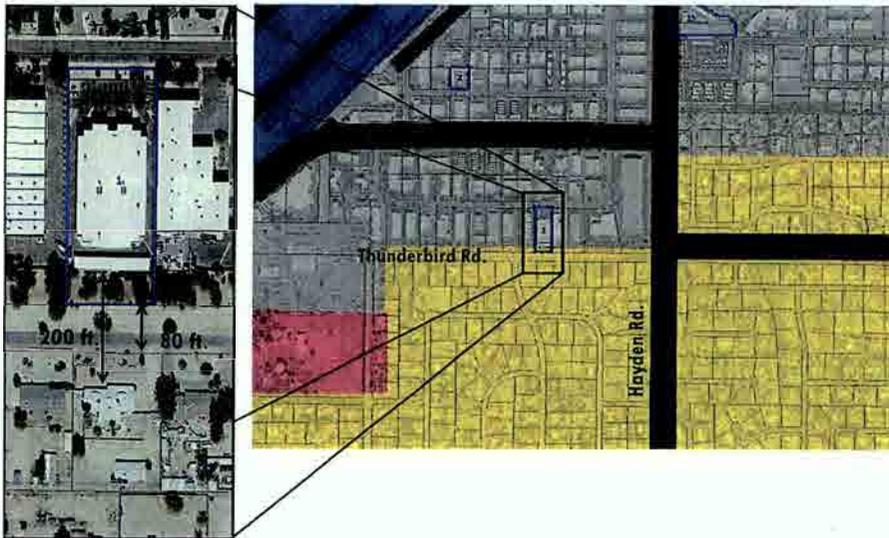
110th St.

10501 N 116th St

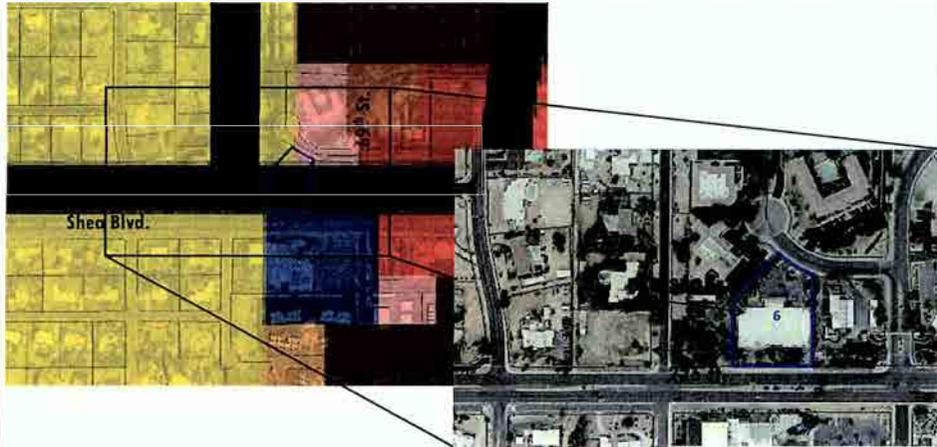
Code Enforcement

- Six code enforcement visits in the past three years
 - 4/3/2015 – Sign removal (no contact)
 - 4/16/2015 – Notice for overgrown vegetation
 - 5/5/2016 – Inspection for zoning violation for antenna
 - 11/17/2016 – Notice for overgrown vegetation
 - 9/19/2017 – Notice for antenna
 - 10/4/2017 – Notice for antenna, debris, and overgrown vegetation

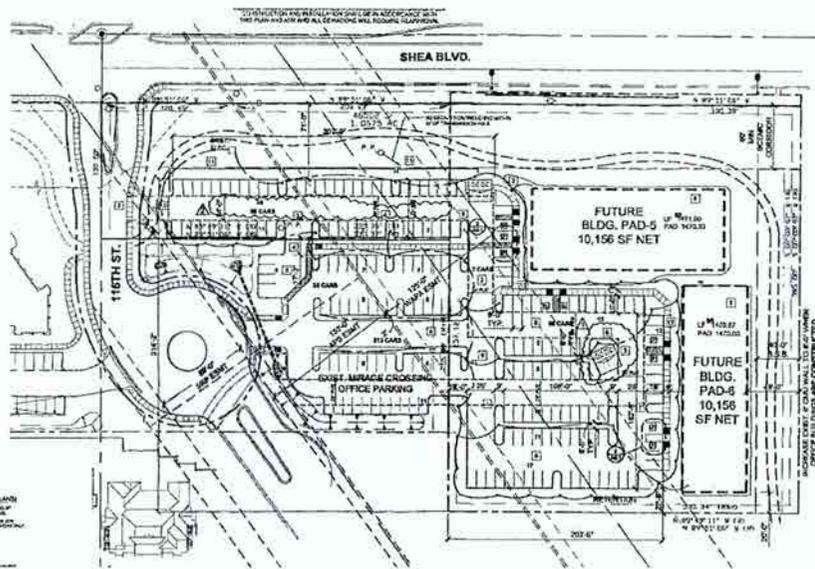
Storage Facilities Adjacent to Rural Neighborhoods

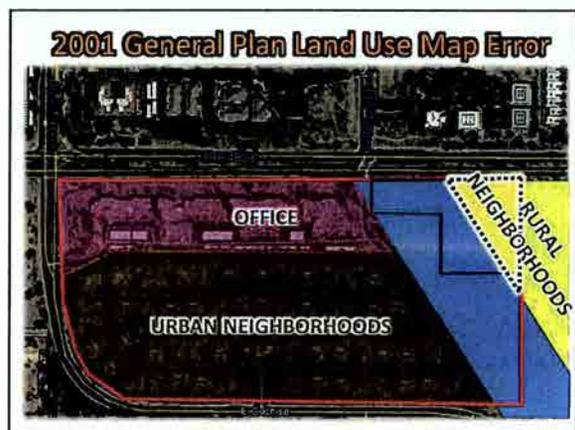
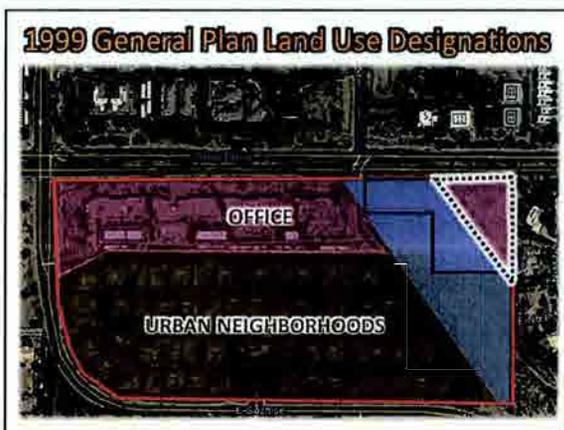
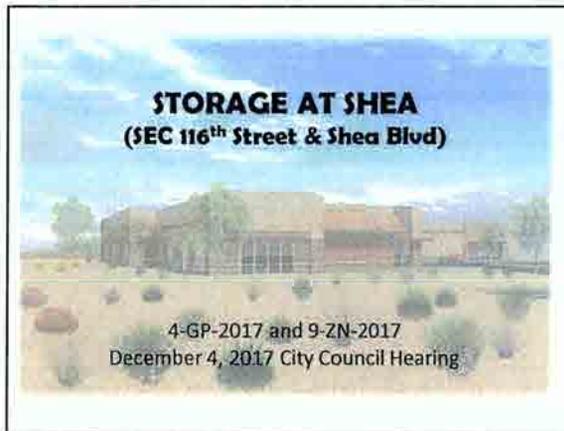


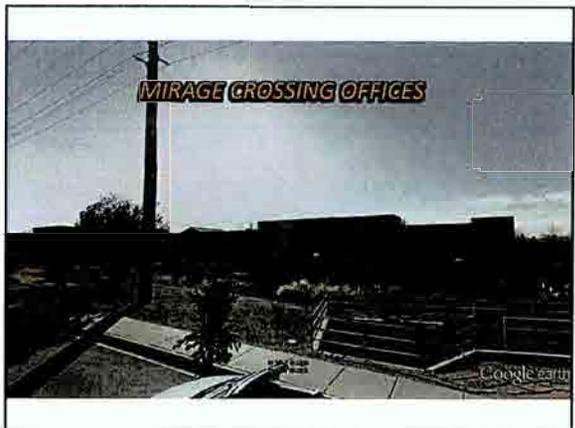
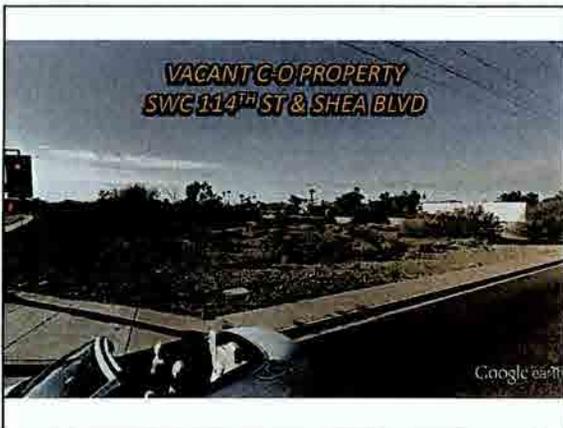
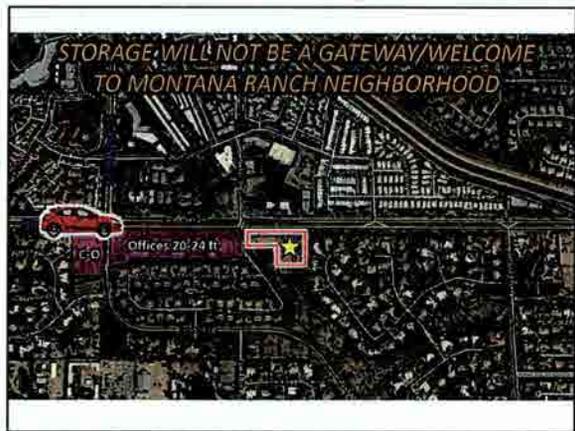
Storage Facilities Adjacent to Rural Neighborhoods

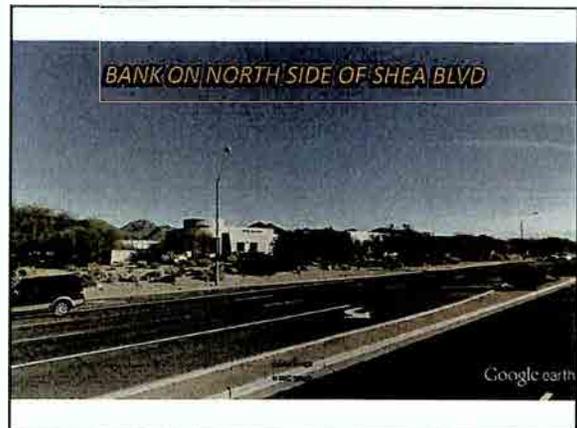
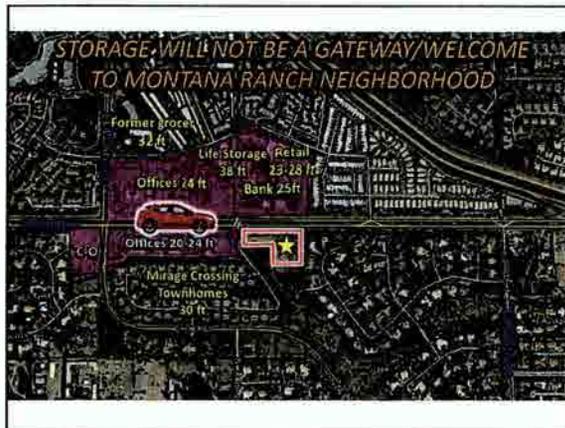
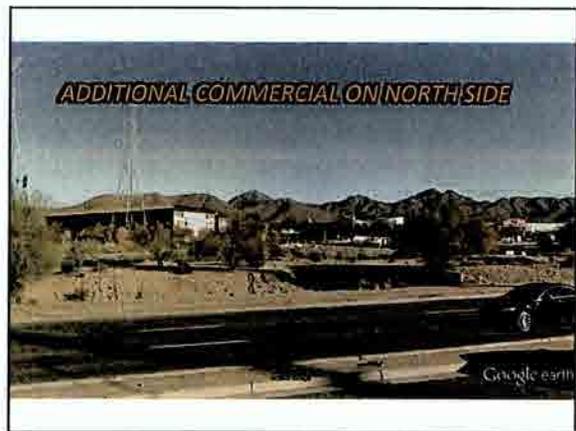
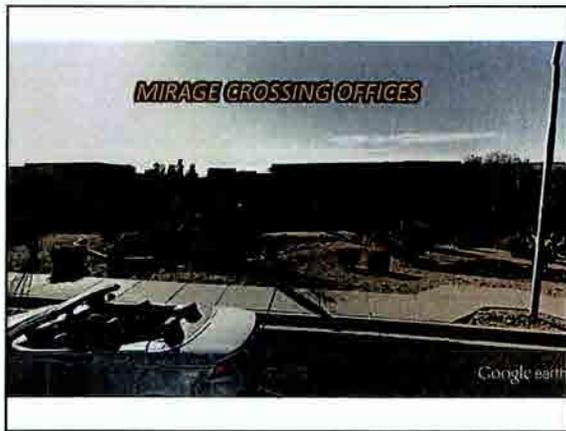
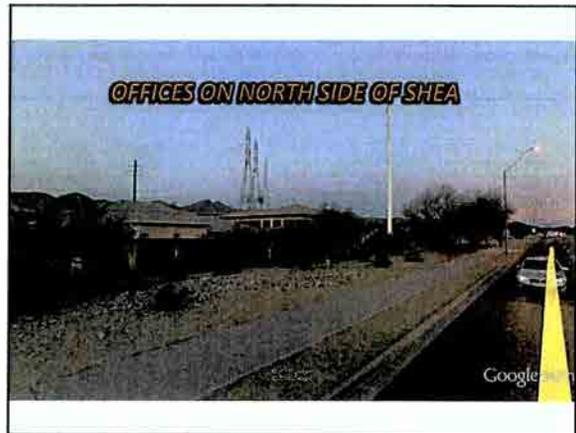


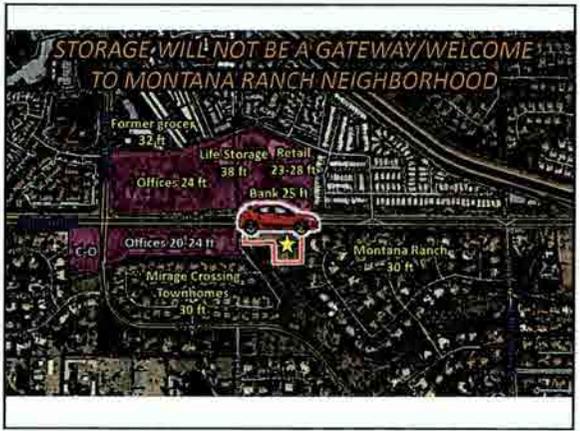
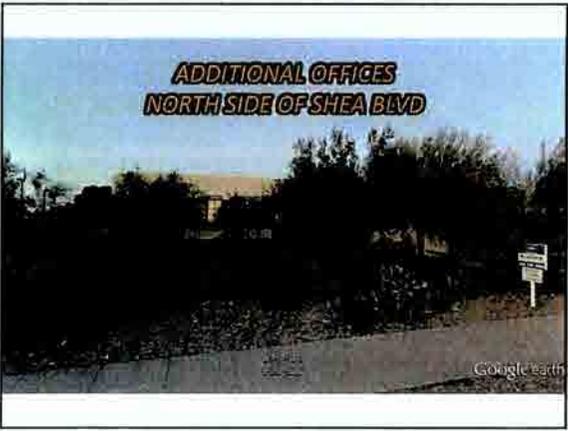
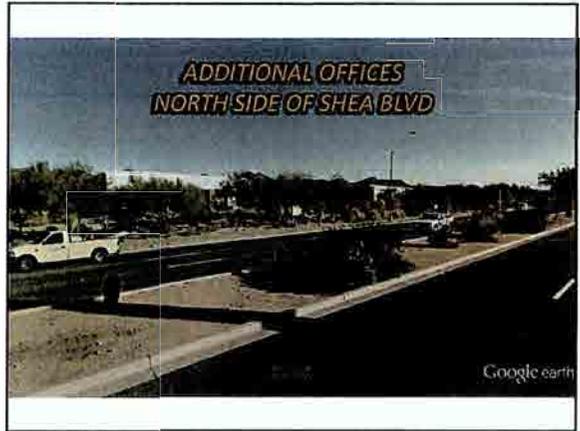
Last site plan approval (2006)

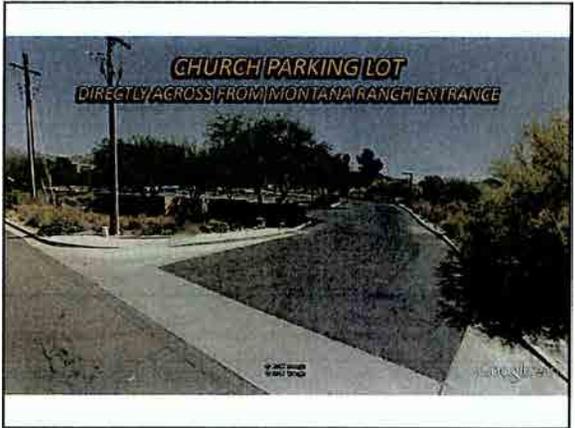
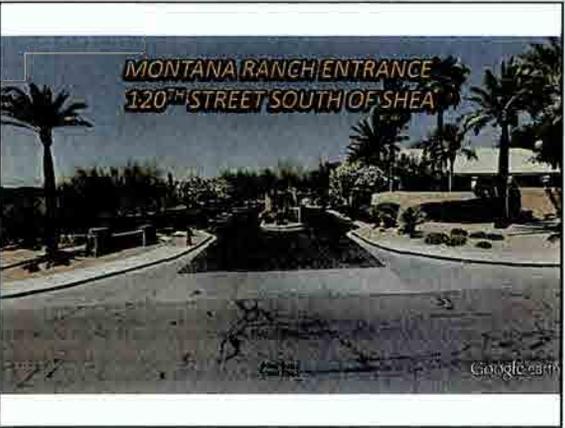
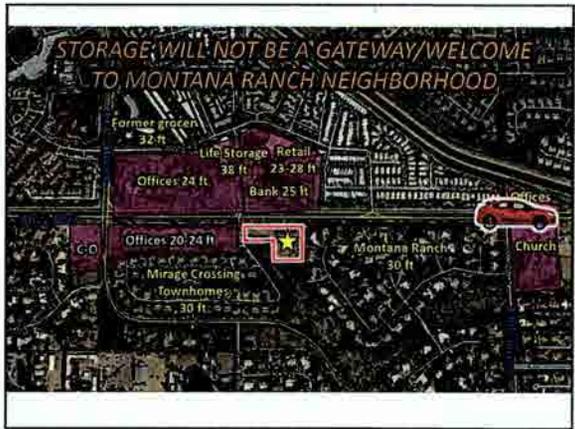
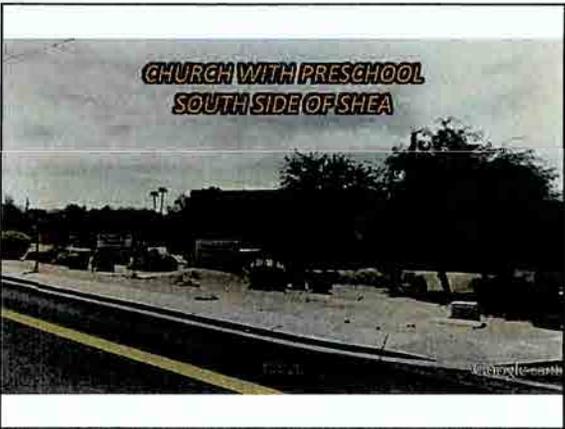
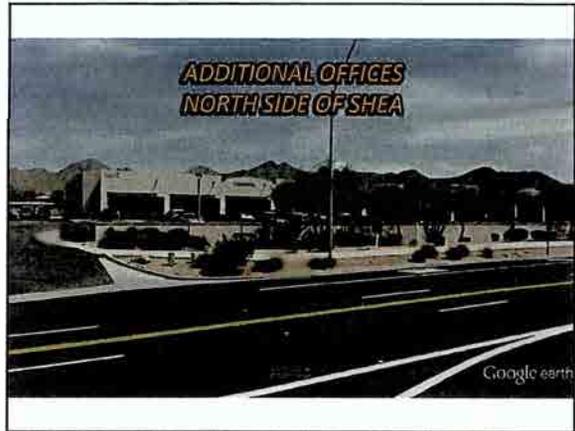


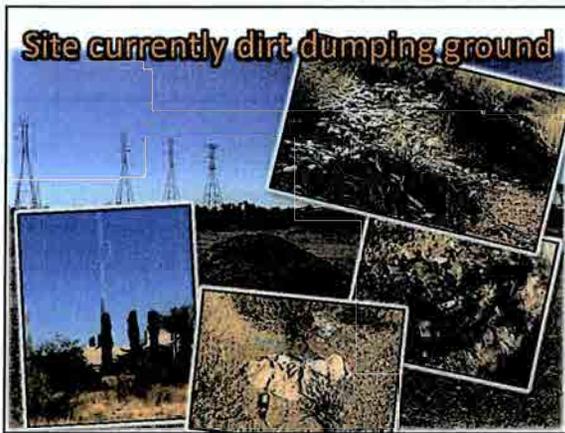












Perfect location for low profile Self Storage use

- National average is 6.82 sf storage per person
- Scottsdale has just 4.83 sf storage per person
- Area population demand 10 sf per person
- 4 other storage sites within 3 miles are well above average occupancy rate
- 88% occupancy rate (these range from 94%-98%)

Need more storage in the area!

Realtor opines better value with corporate storage

...with a low traffic count and a potential buyer's knowledge that a self-storage facility with appealing aesthetic value will be completed next door, the neighbor's property values will benefit more than any of the other three options for which the property is already zoned."

THE JARVIS GROUP

Nearby neighbors in support

Robert Rumeau
Mhrage Crossing Homeowner

As a property owner, in the area of would like to see a self-storage facility built in the area. It is a great idea and will help to improve the area. Thank you for your efforts.

Robert Rumeau
2017-10-06 10:00 AM

Nearby neighbors in support

Tiffany Lewis
west side of 114th Street

...Original Message...
...Sent: Sunday, August 13, 2017 1:20 PM...
...Subject: Proposed storage facility on 114th Street...

Hi Tiffany,
I hope this email finds you well!
I wanted to send an email regarding the proposed storage facility project for 114th Street. It is an excellent location for this facility. The details of the project were shared at an open house and the project was highly praised.
Thank you for your time and efforts in you manage these projects in our area.

Chris Jones
2017-08-13 10:00 AM

Nearby neighbors in support

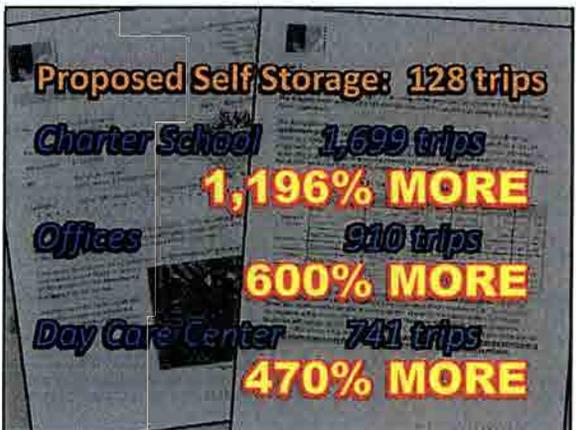
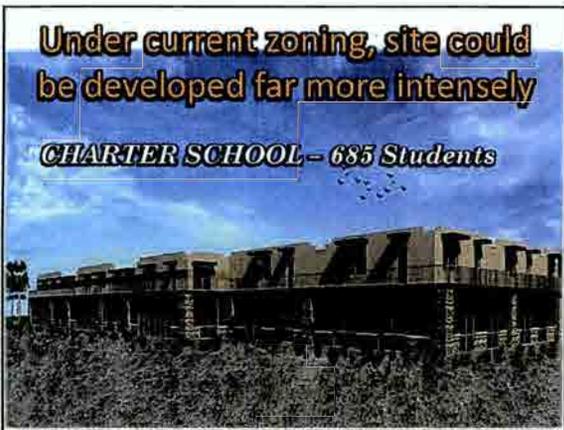
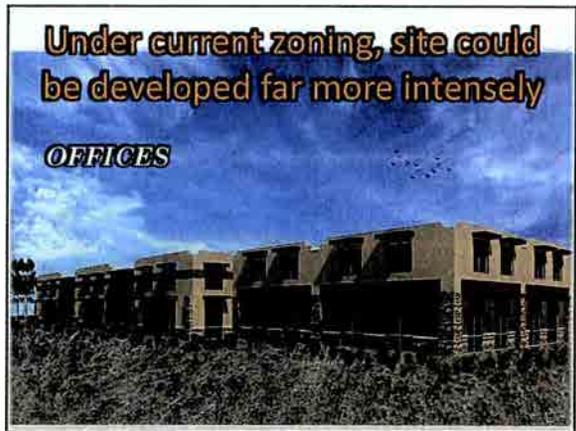
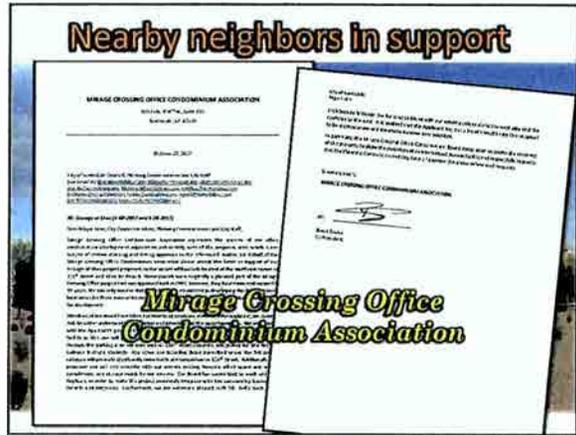
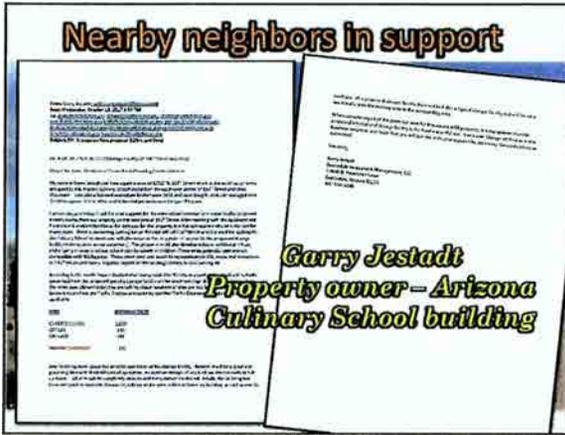
Chris Jones
Adobe Ranch - north side of Shea just east of city

...From: Chris Jones [mailto:chrisjones@adobe.com]
...Sent: Sunday, August 13, 2017 1:20 PM...
...Subject: Storage of this...

Hi Chris,
I just wanted to thank you for your time at the neighborhood meeting that I attended in my earlier days in the Adobe Ranch community on the north side of the city east of the Mountainview Center commercial area. We were pleased with what you are preparing for the site and I think that it will be a great addition to the area. We support your application with the City.

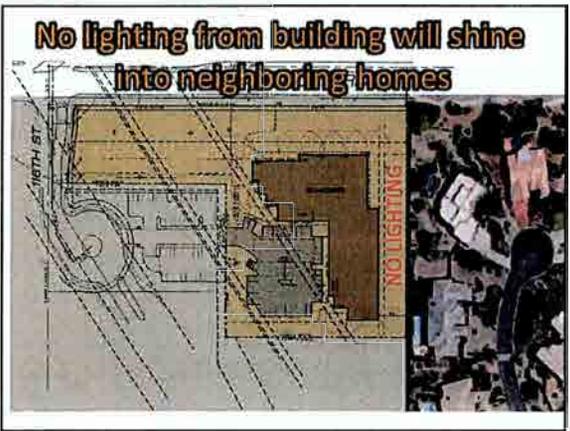
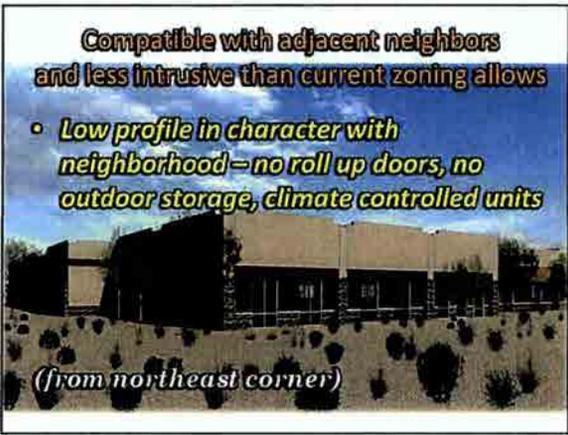
Thank you for taking the time to speak with me.

Chris
Chris Jones
2017-08-13 10:00 AM



Proposed Storage Facility is more sensitive to nearby neighbors

Use	Proposed Storage	Planned Offices
Height	18 ft	18 ft with NO LIMIT height allowance for architectural embellishments and mechanical equipment
Setback	50 ft from wall	40 ft from wall
Privacy	No windows looking into backyards	2 story building with windows looking into backyards
Lighting	No lighting to west or south (except emergency only)	Exterior lighting and interior office lighting protruding into backyards
Traffic/Noise	Few employees 128 trips per day	Many employees 910 trips per day
Business Hours	5AM-10PM restricted key card access only; 9AM-6PM office hours	24 hour access for employees



Met on site and offered to construct building with exact same standards as an office in S-R that is currently permitted

Office use will generate 600% MORE traffic

- 2) Offer to apply for Variance to allow the radio tower that is currently illegal to remain on the property;
- 3) Offer to construct a platform for the neighbor who testified about sunset views;
- 4) Offer to deed restrict the use to only allow for a storage facility in favor of two abutting neighbors (so that legally no other C-1 uses are permitted UNLESS both neighbors agree to change the use)

Any modification or change to the site plan or use MUST go back through the public hearing process as stipulated below:

Stipulation #1)
CONFORMANCE TO CONCEPTUAL SITE PLAN.
 Development shall conform with the conceptual site plan by RKA Architects, Inc., and with the city staff date of 8/28/17, attached as Exhibit A to Attachment 2. Any proposed significant change to the conceptual site plan, as determined by the Zoning Administrator, shall be subject to additional action and public hearings before the Planning Commission and City Council.

Proposed Height Stipulation:

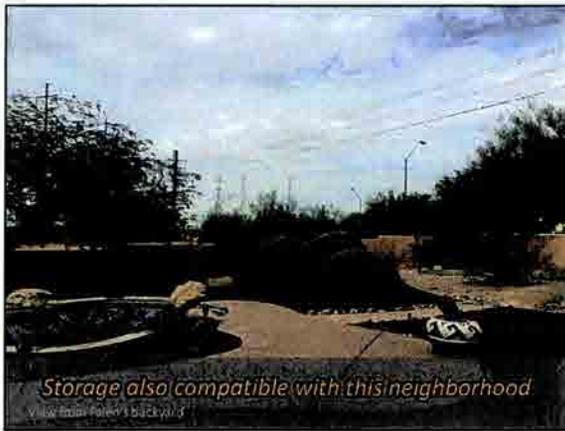
2) **BUILDING HEIGHT LIMITATIONS.** No building on the site shall exceed **EIGHTEEN (18)** feet in height, measured as provided in the applicable Section of the Zoning Ordinance. **Architectural embellishments shall not exceed thirty (30) feet in height for no more than 25% of the building**

***Proposed Hours of Operation
Stipulation:***

**9AM-6PM with on-site manager
5AM-10PM key card access only**



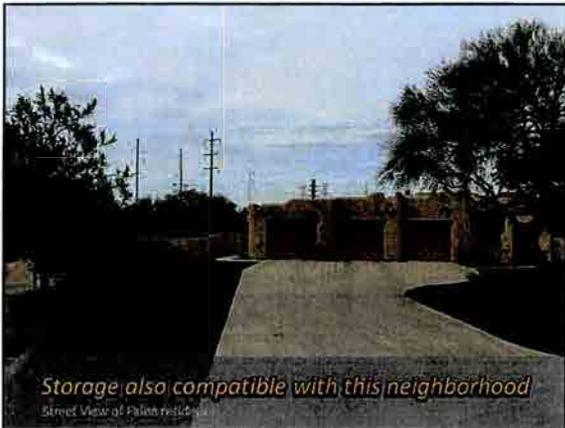
Storage also compatible with this neighborhood



Storage also compatible with this neighborhood



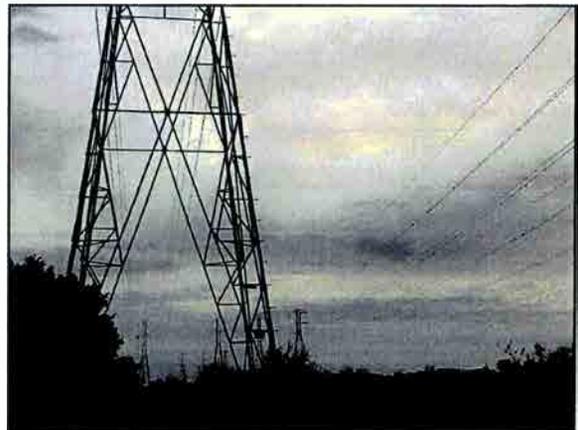
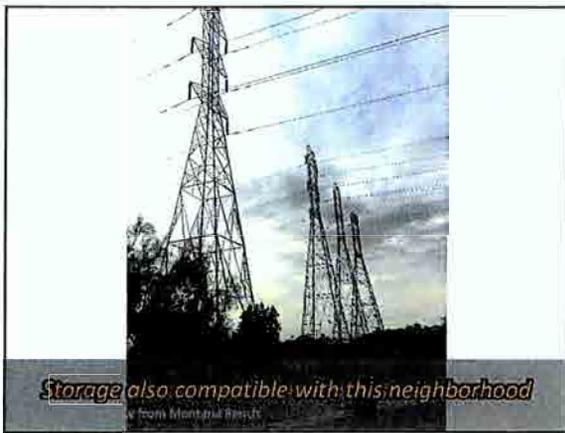
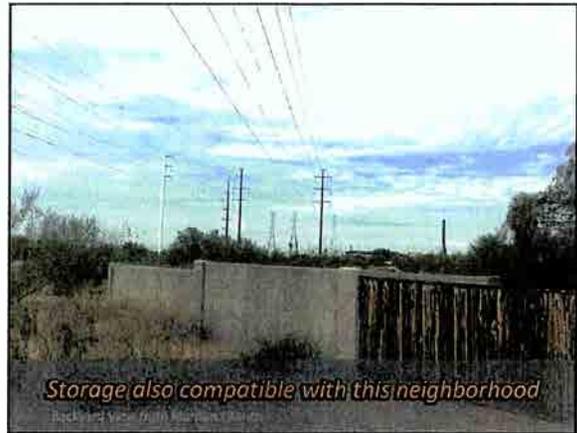
Storage also compatible with this neighborhood



Storage also compatible with this neighborhood



Storage also compatible with this neighborhood





MARGARELLI RESIDENCE LINE OF USE WITHOUT BEING ALLOWED INTO THE MONTANA RANCH COMMUNITY

WEST TO WEST LINE OF MOST FUTURE RESIDENCE

STORAGE AT SHEA (CONCEPTUAL)

U.S. EXHIBIT 8

Proposing same standards as current zoning (max 18 feet) but lower impact use

WEST TO WEST LINE OF MOST FUTURE RESIDENCE

STORAGE AT SHEA (CONCEPTUAL)

U.S. EXHIBIT 8

FALUN RESIDENCE LINE OF SITE WITHOUT BEING ALLOWED INTO THE MONTANA RANCH COMMUNITY

WEST TO WEST LINE OF MOST FUTURE RESIDENCE

STORAGE AT SHEA (CONCEPTUAL)

U.S. EXHIBIT 8

Proposing same standards as current zoning (max 18 feet) but lower impact use

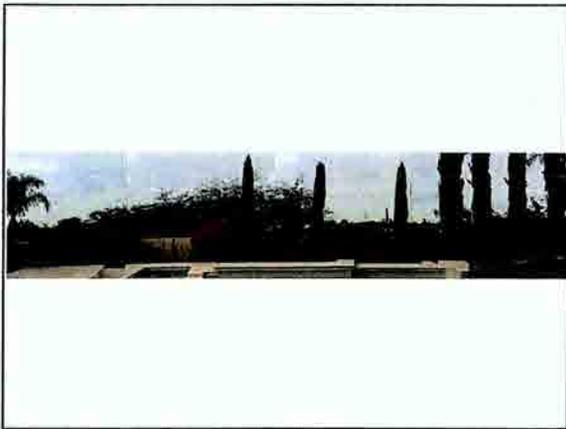
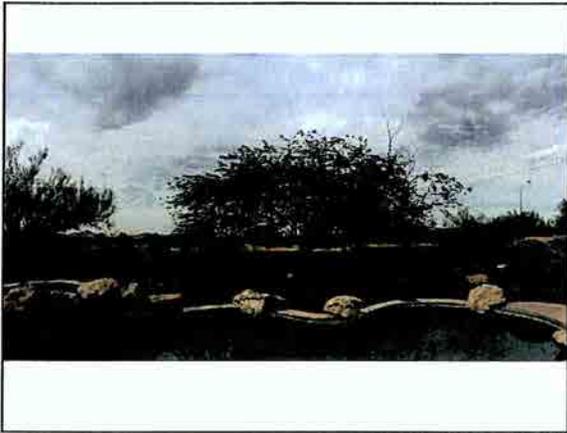
WEST TO WEST LINE OF MOST FUTURE RESIDENCE

STORAGE AT SHEA (CONCEPTUAL)

U.S. EXHIBIT 8

STORAGE AT SHEA (CONCEPTUAL)

U.S. EXHIBIT 8



Site was zoned for commercial with a hotel/resort in 1990
GP designation was "Resort/Tourism and MAJOR Office"

- 1999 rezoned to S-R to allow office buildings with GPA to "Minor Office"
- 2000 Nearby neighbors opposed offices during DRB

NOVEMBER 5, 2000

ACTIVITIES & DEVELOPMENT BOARD BY KPCA - CITY HALL
 2001 N. BROADWAY BOLLIVIER BLVD

PRESENT:
 George Fiala, Chairman
 Leah Stammen, Vice-Chairman
 Ted Deen
 David Carter
 Mark Rubin
 J.L. Starnes
 Raymond Paine

STAFF:
 Van Curlee
 Kurt Stone
 Michelle Landwood
 Jerry Whaley
 Alan Head
 Tom Wolf
 Bill Vashelich
 Kara Warden

CALL TO ORDER
 This regular meeting of the Sustainable Development Board is called to order at 1:00 p.m.

ROLL CALL
 A Roll call will be conducted whenever present members are present.

MINUTES APPROVAL
 Dated: 09/28/00

MR. DEEN MADE A MOTION TO APPROVE MINUTES, SECONDED BY VICE-CHAIRMAN.
THE MOTION PASSED BY A VOTE OF SEVEN TO ZERO.

CONSENT AGENDA

MR. CHAIRMAN REQUESTED THAT THE BOARD MAKE A MOTION TO CONTINUE CASE 13-27-2000 TO THE THURSDAY, NOVEMBER 16, 2000 AT 2:00 P.M. SECOND BY MR. FIALA.

THE MOTION PASSED BY A VOTE OF SEVEN TO ZERO.

MR. DEEN MADE A MOTION TO APPROVE THE PROJECT COORDINATION PLAN. STAFF IS RECOMMENDING A CONTINUATION TO ALLOW THE APPLICANT TO PROCEED WITH THE NEIGHBOR.

MURRAY CRAWLEY, 4142 N. 48TH STREET, 404 U. THURSDAY, AZ, CRAWLEY ARCHITECTS, stated that there has been significant changes to the site plan. He reviewed the changes to the site plan. He stated that on page 2 of the vegetation base, he would like to see a building height to be above 100 feet. He would like to see the above 100 feet of the building height to be above 100 feet.

MR. FIALA ASKED FOR PUBLIC TESTIMONY.

TRACY FALKEN, 1320 N. 117TH PLACE, representing 1320 North 117th Place, requested to be heard in opposition to this request. She stated that the developer, STEVEN'S HOLDING, is not in compliance with the development code. She stated that the developer is not in compliance with the development code. She stated that the developer is not in compliance with the development code.

MR. FIALA ASKED FOR PUBLIC TESTIMONY.

MR. FALKEN MADE A MOTION TO CONTINUE CASE 13-27-2000 TO THE THURSDAY, NOVEMBER 16, 2000 AT 2:00 P.M. SECOND BY MR. DEEN.

NO RESPONSE AT ALL - SIMILAR TO 48 HOURS PRIOR TO FILE WHERE THEY LAST MINUTE ALLOW ARCHITECTS TO COME TO THEIR HOME FOR THE LINE OF SITE PHOTOS

From: Jordan Rose
 Sent: Friday, December 01, 2017 9:42 AM
 To: D J [mailto:dj@rose-law.com]
 Cc: Frank S. Barkow Magarik [mailto:fbarkow@rose-law.com]
 Subject: RE: Full Storage Potential Deed Restriction

As we haven't heard back from you (I don't know if I didn't email and work) I am a phone call with the people you request before at that time week later?
 Please do send me the emails by your attorney that you indicated you would send when we met on November 24th as we now that will be helpful for our discussion. In addition, please let me know if you have any questions or comments on the deed restriction.
 Thanks again Jordan.

Jordan R. Rose
 ROSE LAW GROUP, P.C.
 7344 E. Station Drive, Suite 300
 Scottsdale, Arizona 85251
 Office: 480.562.3994
 Fax: 480.566.8325
 Mobile: 480.409.4082
 info@rose-law.com
 www.rose-law.com

Neighbors Suggested Uses:

Christmas Tree Farm, article

Solar Farm, article

"We don't want those types of people" (6/7/17 as neighborhood open house)

Stay Dirt - "We enjoy our neighbor who owns the undeveloped lot" (10/25/17 Remote PC hearing)

1 acre residential homes for handicapped (11/1/17 neighbor meeting)

"We want offices. We want a daycare." (11/8/17 PC hearing)

Commercial Real Estate
 The New York Times
 Land and Finance
 Solar Power
 Farm For Urban Land to Work
 WAY, N.J. - Since the economic residents and business

...homeowners are suing...because they claim nearby transmission lines have decreased the value of their posh homes...

Owners of Power - Electricity, Natural Gas and Heat have these things in common: they are not used and are not paid for. They are not used because they are not needed and are not paid for because they are not needed. They are not needed because they are not used and are not paid for because they are not needed.

"People simply won't buy this home because of the wires," Jean Covalt said, adding she doesn't think anyone should live there."

The house is the result of a...
 The house is the result of a...
 The house is the result of a...

Realtor Opinion of Lost Value Based on Falsities

NOVEMBER 30, 2017

Appraisal Report
 10000 N. 114th St.
 Scottsdale, AZ 85258

Dear Mr. and Mrs. Fahn:
 You have asked me to provide you with an opinion regarding whether the location, size, shape, and other characteristics of your property, as well as the location, size, shape, and other characteristics of the surrounding area, are such that the value of your property is diminished by the presence of the proposed storage facility. I have reviewed several key factors when determining a low value based on the potential impact of the proposed storage facility. The impact of the proposed storage facility on the value of your property is as follows:

"...enjoyment of the rear yard will be non-existent"

The building is 95-120 ft away!

Realtor Opinion of Lost Value Based on Falsities

NOVEMBER 30, 2017

Appraisal Report
 10000 N. 114th St.
 Scottsdale, AZ 85258

Dear Mr. and Mrs. Fahn:
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Applicant is stipulating to no lighting on east elevation and minimal on south

"increase in light pollution"

Realtor Opinion of Lost Value Based on Falsities

Dear Mr. and Mrs. Falen:
 You have asked me to provide you with a professional opinion of the value of your property located at 10324 N. 103rd St., Scottsdale, AZ 85258.

"elevated at a height that gives a bird's eye view into the Falen Residence"

No windows along the eastern side of the building and no people

As stated above, one of the main purposes for this opinion is to provide an opinion for loss that potential buyers will not want to be subjected to when they could purchase a property with additional structures in marketability as well as less of exposure for the Falen Residence.

Another key factor that needs to be examined when taking into account features that will cause a decrease in value is the fact that storage facilities can pose a certain security risk. The simple fact of the matter is, having a storage facility, especially one that is elevated at a height that gives a bird's eye view, into the Falen Residence is a security and safety threat to the residents and possessions of the residence.

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Realtor Opinion of Lost Value Based on Falsities

Dear Mr. and Mrs. Falen:
 You have asked me to provide you with a professional opinion of the value of your property located at 10324 N. 103rd St., Scottsdale, AZ 85258.

"block walls, fluorescent lights and lurking patrons"

Currently allowed for office, daycare or charter school with people coming and going all day

As stated above, one of the main purposes for this opinion is to provide an opinion for loss that potential buyers will not want to be subjected to when they could purchase a property with additional structures in marketability as well as less of exposure for the Falen Residence.

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Realtor Opinion of Lost Value Based on Falsities

Dear Mr. and Mrs. Falen:
 You have asked me to provide you with a professional opinion of the value of your property located at 10324 N. 103rd St., Scottsdale, AZ 85258.

Proposed building is lower than what is allowed today!

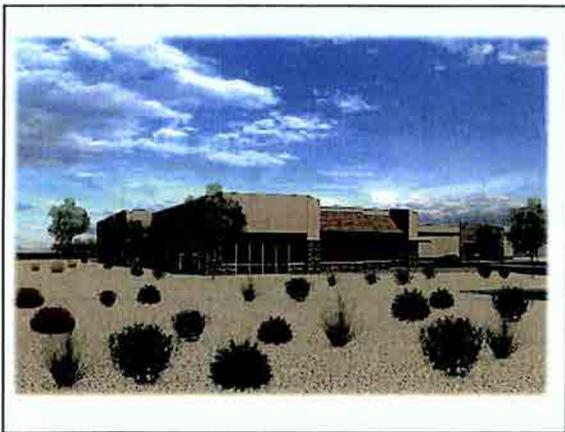
"with mountain views being a main feature for enjoyment of current homeowner"

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Montana Ranch Homeowners

Opposition Presentation
to
Bell Group Self Storage

Cases 4-GP-2017 & 9-ZN-2017

Presented To
Scottsdale City Council

December 4, 2017

Due to the vagueness of the status of the Legal Protest statute, with this presentation the homeowners of Montana Ranch are not waiving any rights they may have to file a legal protest in the future.



*"Business development is important for
Scottsdale, but safeguarding the interests of
our citizens must always come first..."*

The Key Question for City Council Consideration

Does it make sense for the City to
amend the general plan
and
trade millions in potential **home value losses** for 95 families
for approximately \$30,000/year in net new tax revenue
for a development project that is **unnecessary**,
does not enhance the community
and
materially benefits ONLY the developer?

Important Relevant City Governance Definitions

General Characterization of a City's General Plan:

The document considered by many to be **the Constitution** for land-use decisions at the local level.

Arizona Statute re: qualifying amendments:

A proposal that results in a **substantial alteration** of the municipality's land use mixture or balance.

Public Interest:

Welfare of the general public (**in contrast to the selfish interest of a person, group, or firm**) in which the whole society has a stake and which **warrants** recognition, promotion, and protection **by the government** and its agencies.

Scottsdale General Plan and Amendments

*Criteria for a Major Amendment to the General Plan
(City Council approved 2/6/01 and revised to reflect the land use designations
of the updated Conceptual Land Use Map)*

Scottsdale's Mission: In guiding the formation of the major amendment criteria, it is important to consider the major mission elements of the city, these being –

- a. Preserve Scottsdale's unique southwestern character;
- b. Plan for and manage growth in harmony with the natural desert surroundings;
- c. Promote the livability of the community;
- d. Enhance and protect neighborhoods; and,
- e. Ensure and sustain the quality of life for all residents and visitors.

Proposed changes to the land use element of the city's General Plan that compromise the spirit and intent of these mission statements will qualify for consideration as a major amendment to the General Plan.

Scottsdale's Land Use Element: It is important that as proposals are considered in regard to the following criteria that the values and structure of the land use element be used as a guide. These values are an important part of the city's land use plan:

- a. Land uses should respect the natural and man-made environment;
- b. Land uses should provide for an unsurpassed quality of life for both its citizens and visitors;
- c. Land uses should contribute to the unique identity that is Scottsdale;
- d. Land uses should contribute to the building of community unity and cohesiveness;
- e. Land uses should work in concert with transportation systems in order to promote choice and reduce negative impacts upon the lifestyle of citizens and the quality of the environment;
- f. Land uses should be balanced in order to allow for the community to provide adequate live, work and play opportunities; and,
- g. Land uses should provide opportunities for the design of uses to fit and respect the character, scale and quality of uses that exist in the community.

Scottsdale General Plan and Amendments

Based on the definitions and guidelines just reviewed, we believe:

- The Bell proposal **does not enhance** our neighborhood.
- The Bell proposal **does not fit and respect** the character of land use that **currently exists** in the community.
- The Bell proposal **does not warrant** being classified as a **substantial alteration** to the General Plan.

So, what makes the Bell proposal necessary, urgent or special?

Key Elements of the Bell Argument for Approval

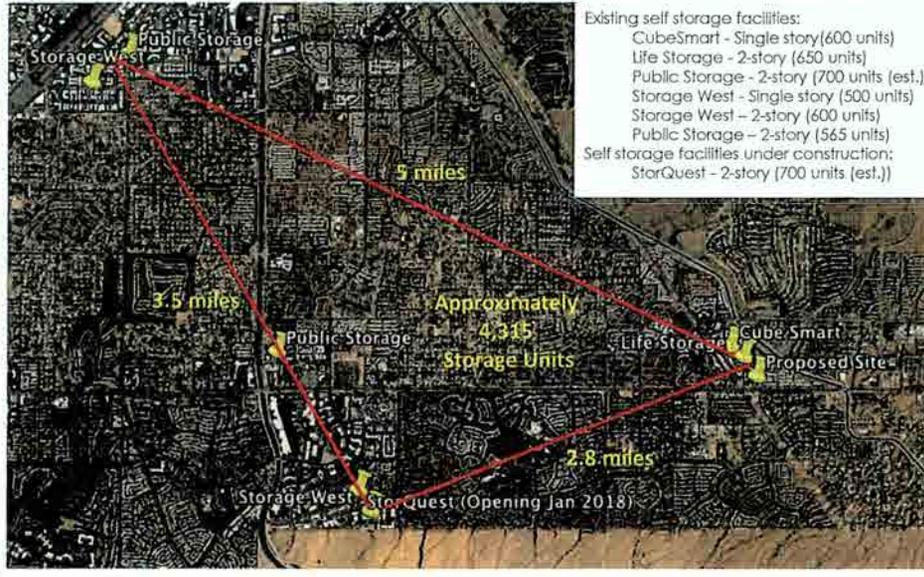
- The surrounding area needs additional self-storage capacity – **Not true**
- The only feasible development of the parcel in question is a self-storage facility – **Not true**
- There will be a neutral to positive impact on home values – **Not true**
- Many “concessions” have been given to the homeowners with regard to building design/operation and view-enhancement assistance for immediately adjacent homes.

Homeowners Argument

- Since 2001, there have been **60** amendments to the **voter-approved** General Plan.
- Of those amendment requests submitted **15** have been approved.
- Of those approved amendments **none** have been a zoning conversion from Rural Neighborhood to Commercial.
- Currently, there is **no C-1 zoning on the south of Shea** between 96th and 136th Street
- The Planning Commission's 4-3 vote indicates that the Bell proposal is at best questionable.

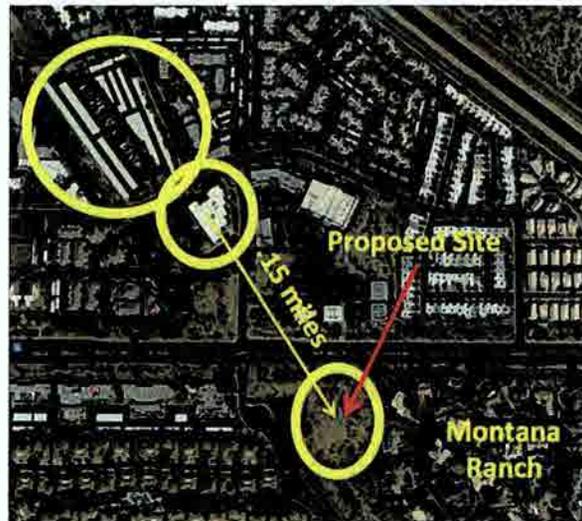
Homeowner Argument

- Additional self storage capacity is not necessary in the service area:



Homeowner Argument

- Additional self storage capacity is not necessary in our immediate community:



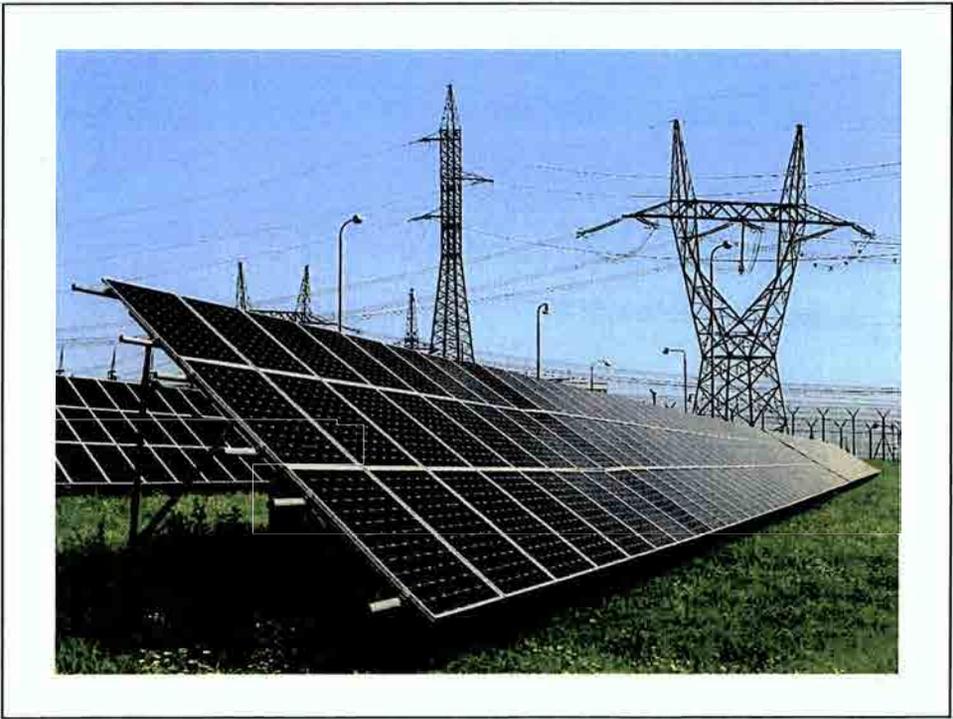
Homeowners Argument

- Existing service area capacity is sufficient.
- Existing service area capacity profile (without the Bell project):
 - U.S. urban storage square feet per capita: 6.82 (Bell Group's number)
 - ❖ Arizona storage square feet per capita: 6.19 (Bell Group's number)
 - Storage facility customer attraction radius: 3-5 miles
 - Total estimated existing storage units within 5+/- mile radius: 4,315
 - Average space rented: 100 sq.ft. (10'x10')
 - Total estimated existing storage square footage: 431,500 sq.ft.
 - Approximate population within 5-mile service area radius: 50,000+/-
 - Existing storage square footage per capita (vs. national average): 8.63
 - Existing self storage per capita over national average: 26%
 - ❖ Existing self storage capacity over Arizona average: 39%

NOTE: About 13% of all self storage renters say they will rent for less than 3 months; 18% for 3-6 months; 18% for 7-12 months; 22% for 1-2 years; and 30% for more than 2 years

Homeowner's Argument

- Alternative development opportunities:
 - Developing real estate under power lines presents unique challenges.
 - Scottsdale is not the only city that has had to deal with land use under power lines.
 - Around the world, there are 3 prevalent alternative, under-power-line land uses:
 - ❖ Farming
 - ❖ Nurseries
 - ❖ Solar farms
 - All of which have:
 - ❖ An unobtrusive height profile substantially lower than the proposed Bell building
 - ❖ Very low to no retail traffic compared to what the Bell project would generate
 - ❖ A neutral to positive impact on home values
 - ❖ A positive impact on the neighborhood



City of Scottsdale General Plan Preservation and Environmental Planning Element Excerpt

Scottsdale's future is dependent upon a sustainable approach to planning that includes consideration of environmental opportunities and challenges at the earliest stages and throughout the planning process. Unique opportunities in our region, such as the abundance of solar energy, have been underutilized. At the same time, the issue of finite resources, such as water supply and the shrinking area of native desert and mountain environment, has only recently received the attention it deserves.

Future challenges will require innovative environmental solutions:

- Developing a built environment that is sustainable and in harmony with the natural environment.
- Redeveloping, restoring, and revitalizing existing neighborhoods, infrastructure, retail commercial and residential areas in the city in ways that are environmentally sustainable.
- Implementing the acquisition of land for the McDowell Sonoran Preserve.
- Preserve and improve the quality of the air we breathe.
- Providing an ensured, safe, and assured supply of water far into the future.
- Developing affordable and sustainable energy supplies without polluting our air, water and land. (Perhaps capitalizing on solar energy)
- Sustaining economic vitality without congesting roads and polluting the air.
- Balancing preservation of land, including urban open spaces, with provision of appropriate recreational opportunities.



Potential Solar Farm Alternative Profile

- For the parcel in question (+/- 4.6 acres):
 - Design: Fixed-tilt, ground mounted
 - No moving parts, emissions or waste
 - **Power generation capacity: 1 MW**
 - **1-MW can power 164 homes**
 - Project cost: \$2-2.5 million
 - Federal tax credit: 30%
 - AZ tax credit: 10% (\$25K max)
 - Power generation buyer: APS
 - Average net margin: 30%
 - **"Retail" traffic: Zero**
 - **Max height: 8-10 feet**



Homeowner's Argument

- "Taking of Value":
 - Relevant law:
2006 Proposition 207 – the "Private Property Rights Protection Act"
 - The Act provides that if the existing **rights** to use, divide, sell or possess private real property **are reduced** by any **land use law** enacted after the date the property is transferred to the owner and such action **reduces the fair market value of the property** the owner is entitled to just compensation.

Homeowner's Argument

- "Taking of Value":
 - The assertion by the Bell Group that its facility will have neutral to positive impact on home values is ludicrous and unsupported by any credible source
 - Multiple white papers, experience, and expert testimony confirm that the range of home value loss would be expected as follows:
 - ❖ For homes immediately adjacent: Between 12%-15%
 - ❖ For homes in the community but not immediately adjacent: 5%-10% depending on proximity to the facility
 - Extrapolating those estimates, the aggregate **home value loss** for the 95 homes in Montana Ranch is estimated to be more than **\$4 million** if the Bell project is approved

Homeowner's Argument

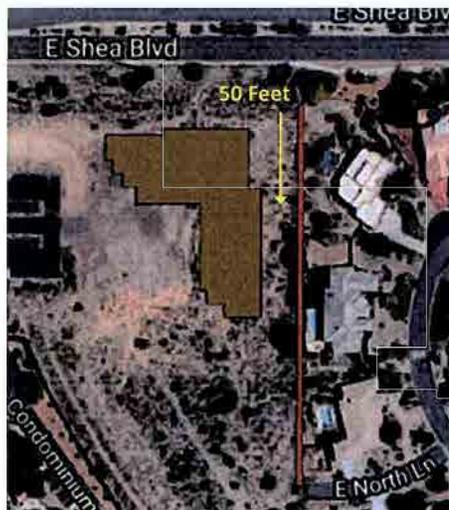
- View obstruction – Misleading developer representation:

Bell Group Submitted Rendering



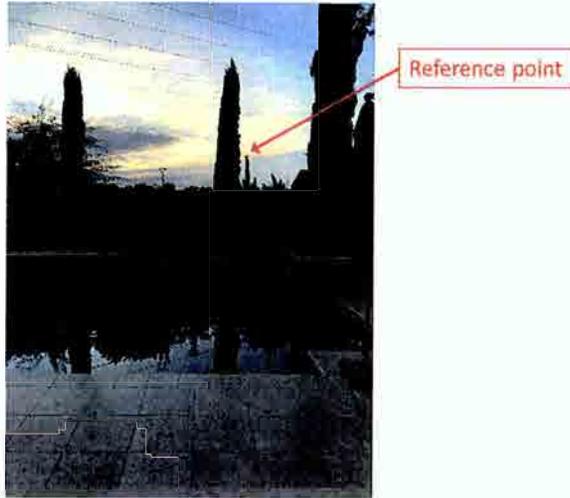
Homeowner's Argument

- View obstruction – Accurate representation:



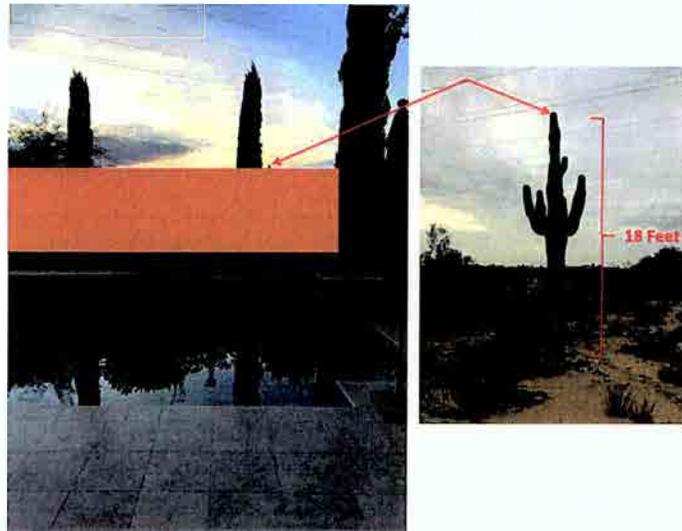
Homeowner's Argument

- View obstruction:



Homeowner's Argument

- View obstruction:



Homeowner's Argument

- Crime increase/Impact on homeowner safety:
 - There is documented evidence that certain elements of crime are directly associated with self-storage facilities:
 - Terrorism
 - Drugs
 - Theft
 - Having a facility a mere 50 feet from the backyards of some homes and with a blind spot created between eastern wall of the proposed facility and the western wall of some of the homes is a substantial safety concern

Homeowner Argument

- "Concessions" to homeowners:
 - Height restrictions and view enhancements have been offered, but with loopholes
 - Re-zoning to C-1 opens Pandora's Box
 - **Building height maximum could increase to 36 feet**
 - Types of buildings allowed expands with varying levels of retail traffic
 - Although the Bell Group has offered certain deed restrictions for immediately adjacent homes, those restrictions could easily be waived by new owners of those homes in the future
 - Specifically, the owner of the self-storage facility or the other surrounding land could buy the immediately adjacent homes and change the deed

Homeowner's Argument

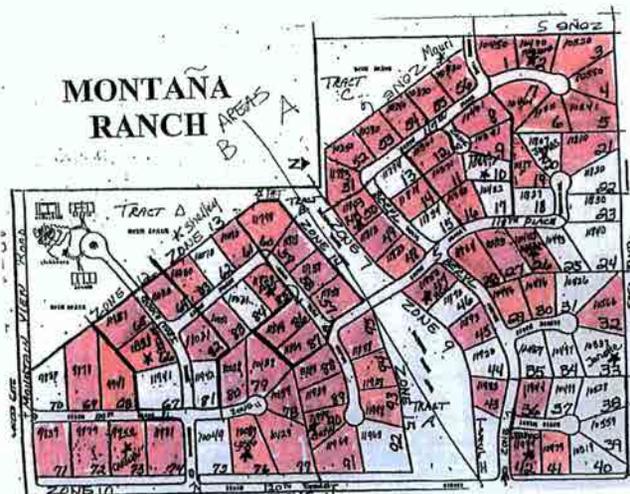
- If the Legal Protest statute was still in place (in its original form), our community would have the requisite number of signatures (which equals **73%** of the community's homeowners) to submit such a protest.

Petition to Oppose 4-GP-2107 and 9-ZN-2017

Printed Name	Signature	Address	Comment	Date
Helen Friedman	<i>Helen Friedman</i>	11948 E. Gold Dust Ave	Shared with occupation	10-11-17
Beth Sabiner	<i>Beth Sabiner</i>	1711 E. G.M. Dr. 1A	Resigned for occupation	10-11-17
Vickie Egler	<i>Vickie Egler</i>	10520 N. 117th Place	Shared with occupation	10-16-17
Karen Fogarty	<i>Karen Fogarty</i>	10450 N. 117th Place	Shared with occupation	10-16-17
Carly Lindner	<i>Carly Lindner</i>	10321 N. 117th Place	Shared with occupation	10-16-17
Lynn Hubbard	<i>Lynn Hubbard</i>	10321 N. 117th Place	Shared with occupation	10-17-17
Andrew Smith	<i>Andrew Smith</i>	10321 N. 117th Place	Shared with occupation	10-20-17
Dave Hines	<i>Dave Hines</i>	11928 E. Gold Dust Ave	Exp. 2017 vs. 18	10-20-17
Sharon Cohen	<i>Sharon Cohen</i>	10461 N. 117th Pl	Agreement January	10-20-17
Wanda Walker	<i>Wanda Walker</i>	1533 N. 117th Pl	Agreement January	10/20/17
Pat Williams	<i>Pat Williams</i>	11509 E. Gold Dust Ave	Agreement January	10/20/17
Barbara Johnson	<i>Barbara Johnson</i>	11321 E. 117th Pl	Agreement January	10/20/17
M. Zickl, Terry	<i>M. Zickl, Terry</i>	11702 E. Gold Dust Ave	On the change Spring	10/20/17

Homeowner's Argument

- Signature coverage within the community:



Value Equation Estimates for the Concerned Parties

- Bell Group:
 - Estimated annual gross revenue: \$2 million
 - Estimated annual net margin: \$400,000-\$500,000
 - Opportunity to flip business to a self-storage REIT at a premium
- Montana Ranch Homeowners:
 - Estimated \$4,000,000+ in collective home value loss
 - Increased home and personal safety concerns
- City of Scottsdale estimated annual net new tax revenue: \$25-\$30,000

Closing

- This parcel has been undeveloped for as long as any of us can remember.
- There is **no known imminent reason** to find a development solution on an expedited basis.
- The **need** for another self-storage facility in the neighborhood **is not compelling.**
- There are potentially other more rational development alternatives that the land owner could consider that do not have the same negative impacts as the Bell project does to the neighborhood and Montana Ranch.

Closing

- The value equation of the Bell project for the general area, Montana Ranch and the City **should not qualify by any measure as a substantial reason** to amend the General Plan.
- The Bell project puts Montana homeowners at an **unnecessary and material financial risk**.
- The **only party** in this debate **that materially benefits** if the amendment to the General Plan is approved is the Bell Group.
- Approval of the Bell project **is not in the overall public's best interest**.

Closing

- We believe that there is nothing that makes the Bell proposal necessary, urgent, special nor an enhancement to the community.
- The interests of the affected neighborhood and the adjacent homeowners far outweigh the interests of the Bell Group.



VS

The
Bell
Group

Homeowners Request

- The homeowners that surround the parcel in question respectfully request that Mayor Lane and the other City Council members exercise the wisdom and leadership necessary to **preserve the character of Scottsdale** that Herb Drinkwater created and demonstrate their commitment to **continuing to put citizens first** by:
 - Not approving the Bell Group's request to amend the General Plan and re-zone the parcel to C-1 based on the homeowners opposition argument
 - Encouraging the land owner to work directly with a committee of the homeowners to find a development solution for the parcel that is mutually beneficial and can conform to the existing zoning.