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June 16, 2017

Dear Property Owner, Resident or Neighborhood Association President,

You should have received a letter from our office notifying you that our client has filed an application (Case# 357-PA-2017) seeking a Major General Plan Amendment to change the Land Use Designations on property located at the southeast corner of 116th Street and Shea Blvd. This request will amend the General Plan Land Use Designations from Cultural/Institutional or Public Purpose, Rural Neighborhood to Commercial to allow for a low profile internalized community storage facility to operate on this property that is currently vacant and restricted by overhead transmission lines.



This letter serves as an update to the above referenced case to notify you that we will be filing a formal rezoning application on this property on June 19, 2017. The property is currently zoned S-R (Service Residential) and our client is requesting to change the zoning district to C-1 (Neighborhood Commercial) which will allow our client to construct a completely enclosed, climate controlled storage facility. The Neighborhood Commercial zoning district "provides for small business retail and service establishments which supply commodities to meet the daily needs of the community".

Furthermore, the building will be carefully designed to blend in with the surrounding S-R uses as well as provide a much needed service to the wide variety of residential and office uses throughout the area. The proposed use is considered a "quiet" neighbor as it will generate minimal traffic, operate with limited hours and greatly improve the vacant dirt lot by providing significant desert landscaping.

If you were unable to attend our initial Open House on June 7th - please join us for a second Open House to discuss the proposed request.

OPEN HOUSE

Mustang Library

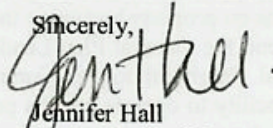
10101 N. 90th Street, Scottsdale, AZ 85258

Thursday, June 29, 2017

5:30PM-6:30PM

Please feel free to contact me directly at 480-505-3938 or jhall@roselawgroup.com to discuss the application in more detail. You may also reach the City of Scottsdale's Planning and Development Services Department at 480-312-2500 and reference Case# 357-PA-2017. Thank you for your time.

Sincerely,



Jennifer Hall

Senior Project Manager