

The Coalition of Greater Scottsdale

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11 June 2018

Re: Lone Mountain Self Storage Case 2-GP-2018

Proposed self-service storage facility on the NW corner Scottsdale Rd/Lone Mountain

COGS-The Coalition of Greater Scottsdale does not support the above captioned application to request a Major General Plan Amendment to rezone existing Rural Neighborhood to Commercial (C-1) at the NW corner of North Scottsdale Road and East Lone Mountain Roads.

We fully support the area Rural Neighborhood property owners who oppose the rezoning from their equestrian/rural/large lot lifestyle to commercial use (C-1).

This Major General Plan Amendment can not be supported by any of the General Plan 2001 (nor the General Plan 2035 update) policies and guidelines in Land Use.

- It fails to be compatible with the existing immediate area rural residential zoning
- It fails to provide transitional zoning between land use designations.
- It fails to provide positive or neutral impact on the existing Rural Neighborhoods.
- It fails to provide public benefit or amenities.
- It fails to fit the Long-Range Planning Department commercial “budget” for the area

Existing property owners cited the following concerns at the May 30th, 2018 applicant’s public outreach.

- Decreases Rural Neighborhood property value adjacent to the site and in proximity
- Decreases the housing option for an equestrian/rural lifestyle and increases commercial use with no study to indicate the need for more commercial uses
- Allows the potential for future facility commercial expansion on the five acre parcel. The current description is for 600 units.
- Impacts barns and homes in the area with 24 hour security lighting on exterior walls and in the parking lot
- Creates a serious traffic hazard on both Scottsdale Road (northbound left turns) and Lone Mountain Road with U-Haul and moving van semi-truck ingress and egress

- Proposes a lighted monument sign on both Scottsdale Rd (Scenic Drive disallows) and Lone Mountain Roads
- Lacks intent for quick in-and-out usage by patrons. *Why include a “conference room and children’s play area inside the building”?*
- Is incompatible with the K-12 school traffic that is only one-half mile away
- Disagree with the traffic study completed by a Florida firm of “no negative impact”
- Approved C-1 zoning can be used for totally unacceptable other uses if the applicant fails to build after receiving the Commercial zoning change. [car wash, dog kennels, gas station, etc.]
- The proposed building parapet will exceed the Rural Neighborhood height maximum of 24 feet
- Cell phone towers can be placed on a commercial lot
- Approval of this case would set a precedent for more rezoning to C-1 in the area.
- There are Rural Neighborhood homes adjacent to Lone Mountain and Scottsdale Road and commercial is not needed

ACTION REQUESTED: COGS fully supports the Rural Neighborhood property owners and request that you reject the application for a Major General Plan Amendment in Case Case 2-GP-2018

Respectfully submitted for the COGS Board of Directors,

Sonnie Kirtley, Chair
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