



# COPP News

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September 1, 2009

## **An Update on the 2009 Major General Plan Amendments**

The application for a Major General Plan Amendment on 5 acres on the southwest corner of Scottsdale and Lone Mountain Road, case number 2-GP-2009, has been withdrawn.

The second application, case number 3-GP-2009, a request for a general plan amendment and rezoning to Planned Neighborhood Center on 8.6 acres at the northwest corner of Pima and Dynamite is moving forward despite overwhelming opposition from residents of the area. The site is part of the Desert Foothills Character Area and within the boundaries of the Foothills Overlay which does not allow commercial development.

If the application is approved, the applicant plans to build a commercial center, with a gas station, hardware store with a feed and tack component, a flower and garden shop, restaurant, and other retail uses.

Among the concerns being expressed by residents opposing the project:

- The requested land use (commercial) is prohibited by the Foothills Zoning Overlay;
- Approving the proposed change to commercial use would mark the beginning of an undesirable change in character for the Desert Foothills Character Area and would set a precedent for similar unwanted changes in the future;
- The proposed change in land use would insert a small area of commercial development into a much larger area of rural residential neighborhood character
- Residents of the area have clearly stated that they don't want or need this additional commercial development and do not support changing the current land use category to allow it;
- The proposed uses in the commercial center duplicate services already in existence in established commercial centers in the Foothills Area – they are not needed.
- The proposed commercial center would not bring new sales tax dollars to the area. Instead it would take sales away from existing businesses.

If you share these concerns and agree that commercial development is completely inconsistent with the intent of both the Desert Foothills Character Area and the Foothills Overlay and that if this proposal is successful in removing the Foothills Zoning overlay from this parcel, then many more attempts to do the

same will follow, and the open, desert character of this area will be lost forever, then please make your voices heard by the Scottsdale Planning Commission and City Council.

Please add your name(s) to a petition opposing this General Plan amendment and supporting keeping the boundaries and provisions of the Foothills Zoning Overlay intact. The petition reads as follows:

**Petition in Opposition to 3-GP-2009 and its companion  
Rezoning and Use Permit cases  
In the North Scottsdale Environmentally Sensitive Lands area**

**To the Scottsdale Planning Commission and City Council:**

**The area of Scottsdale north and east of the CAP Canal is protected by a number of city ordinances, the intent of which is to preserve the unique natural resources that are found there. These ordinances include, in addition to the Desert Foothills Character Area Plan and Dynamite Foothills Character Area Plan, the Foothills Zoning Overlay, the Native Plant Ordinance and the Environmentally Sensitive Lands Ordinance. The Area Plans and accompanying ordinances are the product of many years of cooperative effort among the citizens of this area, city planners, the Planning Commission and City Council, and they define very clearly the agreed-upon direction of future development in this area. As citizens we rely on the promises the city has made in regards to these areas and therefore we are not supportive of any change to those ordinances that is not in keeping with their original intent or that is inconsistent with the character of the area. We are specifically opposed to any modifications of the boundaries or provisions of the Foothills Zoning Overlay. We are also opposed to this project because it is an attempt to force commercial development into an area identified to be low density, desert rural, equestrian-oriented residential neighborhoods, as established and continually supported by residents and past City Councils.**

If you want your name added to this petition, please send an email to the Coalition of Pinnacle Peak at [COPPeak@coppeak.org](mailto:COPPeak@coppeak.org) asking that your name be added to the “Petition in Opposition to 3-GP-2009 and its companion rezoning and use permit cases in the North Scottsdale Environmentally Sensitive Lands area.” Please include your residence city and zip code and name of your HOA (if applicable). You can also mail your request to COPP at 8912 East Pinnacle Peak Road, PMB 275, Scottsdale, Arizona, 85255.

Hearing dates for this application are as follows:

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| September 23 | Planning Commission hearing where the Planning Commission will vote on the application. 5:00 pm, in the City Hall Kiva. |
| October 27   | City Council hearing where the City Council will vote on the application. 5:00 pm, in the City Hall Kiva.               |

Please plan to attend these meetings and speak or turn in written comment cards in opposition to the application. Be sure to reference the case number - 3-GP-2009 – in your spoken or written comments.

You can email the City Council at: [citycouncil@scottsdaleaz.gov](mailto:citycouncil@scottsdaleaz.gov).

You may email the members of the Planning Commission individually using the following email addresses:

Michael D'Andrea (Chair)	<a href="mailto:mfdandrea@msn.com">mfdandrea@msn.com</a>
Steven Steinke (Vice Chair)	<a href="mailto:SSteinkePC@aol.com">SSteinkePC@aol.com</a>
Kevin O'Neill	<a href="mailto:kevino@ocompanies.com">kevino@ocompanies.com</a>
Michael Schmitt	<a href="mailto:MSchmitt@scottsdaleaz.gov">MSchmitt@scottsdaleaz.gov</a>
Ed Grant	<a href="mailto:EGrant@scottsdaleaz.gov">EGrant@scottsdaleaz.gov</a>
Jason Ottman	<a href="mailto:JOttman@scottsdaleaz.gov">JOttman@scottsdaleaz.gov</a>
Erik Filsinger	<a href="mailto:EFilsinger@scottsdaleaz.gov">EFilsinger@scottsdaleaz.gov</a>

Additional information and periodic updates on this case can be found in the "Alerts" section of COPP's website, [www.COPPeak.org](http://www.COPPeak.org).

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Coalition of Pinnacle Peak  
8912 E. Pinnacle Peak, PMB 275  
Scottsdale, AZ 85255  
602-230-5233  
[COPPeak@coppeak.org](mailto:COPPeak@coppeak.org)  
[www.COPPeak.org](http://www.COPPeak.org)

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