# ***PROJECT NARRATIVE***

## ***Overview of Project***

Paseo Village consists of approximately 9 acres of mixed use retail located near the intersection of Hayden Road and McCormick Ranch Parkway. The retail center is home to Walgreen's, My Little Gym, Lox Stock & Bagel, Farmer's Insurance, a tanning salon, cafe, and other well-designed retail uses. At one point, the shopping center housed Dale's Grocery totaling just over a 33,000 square feet. However, the grocery store has been vacant for almost two years and it has proven difficult to find another anchor tenant to fill that space. LA Health, a reputable health club, has expressed a significant desire to locate within this center. LA Health will utilize as much of the existing grocery as possible while making minor modifications to the rear and side to accommodate a slight increase in square footage to a little more than 38,800 square feet.

## ***Request***

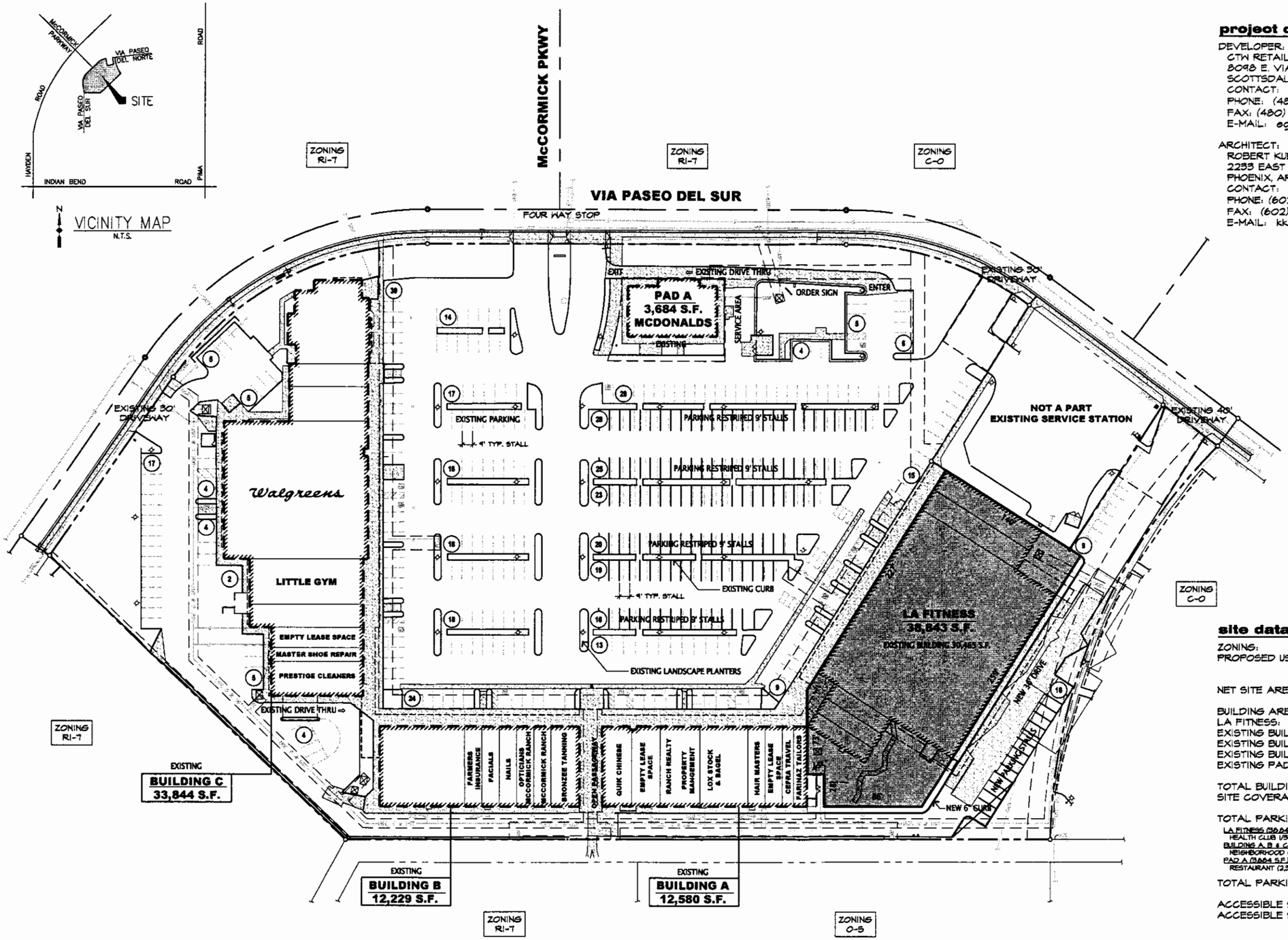
Paseo Village is located within the McCormick Ranch Planned Community District and is zoned PNC Planned Neighborhood Commercial. Within the PNC zoning designation, Health Studios are limited to 3,000 square feet of gross floor area. We are requesting an amendment to the PNC zoning to remove this limitation on square footage. This request only addresses Section 5.2403, Use Regulations, of the City of Scottsdale Zoning Code and is limited to amending the square footage restriction for a Health Studio. We are also requesting a Use Permit for the Health Studio under a separate application but in conjunction with the zoning application. At a later date, we understand that the City of Scottsdale will notify us when it is acceptable to submit an application for Design Review.

## ***Justification***

Because this is a viable retail center that is almost fully leased, it was not necessary to rezone the entire parcel to a higher intensity commercial zoning only to accommodate a restriction in square footage. By applying for the amendment to the PNC zoning, we eliminate the opportunity for uses that may seem less desirable to the surrounding neighborhoods that could be permitted under a higher intensity commercial zoning.

## ***Architecture/Landscaping***

In order to ensure the compatibility of the shopping center, we will be gently upgrading the center in the least disruptive manner to existing tenants and patrons of the center. Upgrades will include new paint, possible stone veneer accents, replace any dead or missing landscaping, and possible re-paving and re-striping. All site lighting will remain the same, but may be painted to match the buildings.




## SITE PLAN

## project directory

DEVELOPER:
GTW RETAIL PARTNERS, LLC
8098 E. VIA DE NEGOCIO SUITE 100
SCOTTSDALE, ARIZONA 85258
CONTACT: ELIZABETH GASTON
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ARCHITECT:
ROBERT KUBICEK ARCHITECTS & ASSOCIATES
2233 EAST THOMAS ROAD
PHOENIX, ARIZONA 85016
CONTACT: KEVIN D. KERPAN
PHONE: (602) 955-3900
FAX: (602) 955 -0496
E-MAIL: kkerpan@rkaa.com

## site data

| | |
|---|---|
| ZONING: | PNC PCD |
| PROPOSED USE: | HEALTH CLUB / RETAIL CENTER |
| NET SITE AREA: | 9.02 ACRES (392,985 S.F.) |
| BUILDING AREA: | |
| LA FITNESS: | 38,843 S.F. |
| EXISTING BUILDING A: | 12,580 S.F. |
| EXISTING BUILDING B: | 12,229 S.F. |
| EXISTING BUILDING C: | 33,844 S.F. |
| EXISTING PAD A: | 3,684 S.F. |
| TOTAL BUILDING AREA: | 101,180 S.F. |
| SITE COVERAGE: | 25.7 % |
| TOTAL PARKING REQUIRED: | 395 SPACES |

LA FITNESS (38,843 S.F.)
HEALTH CLUB 1/300 S.F. = 130 SPACES
BUILDING A, B & C (86,653 S.F.)
NEIGHBORHOOD CENTER 1/250 S.F. = 235 SPACES
PAD A (3,684 S.F.)
RESTAURANT (2,345 P.F.A.) 1/80 S.F. = 30 SPACES

| | |
|---|---|
| TOTAL PARKING PROVIDED: | 422 SPACES (4.2 / 1000) |
| ACCESSIBLE SPACES REQUIRED: | 8 SPACES |
| ACCESSIBLE SPACES PROVIDED: | 10 SPACES |

3-UP-2005
2-28-05


RKAA
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www.rkaa.com
Architects And Associates, Inc.


PRELIMINARY NOT FOR CONSTRUCTION OR RECORDING
date 02.15.05

SITE PLAN

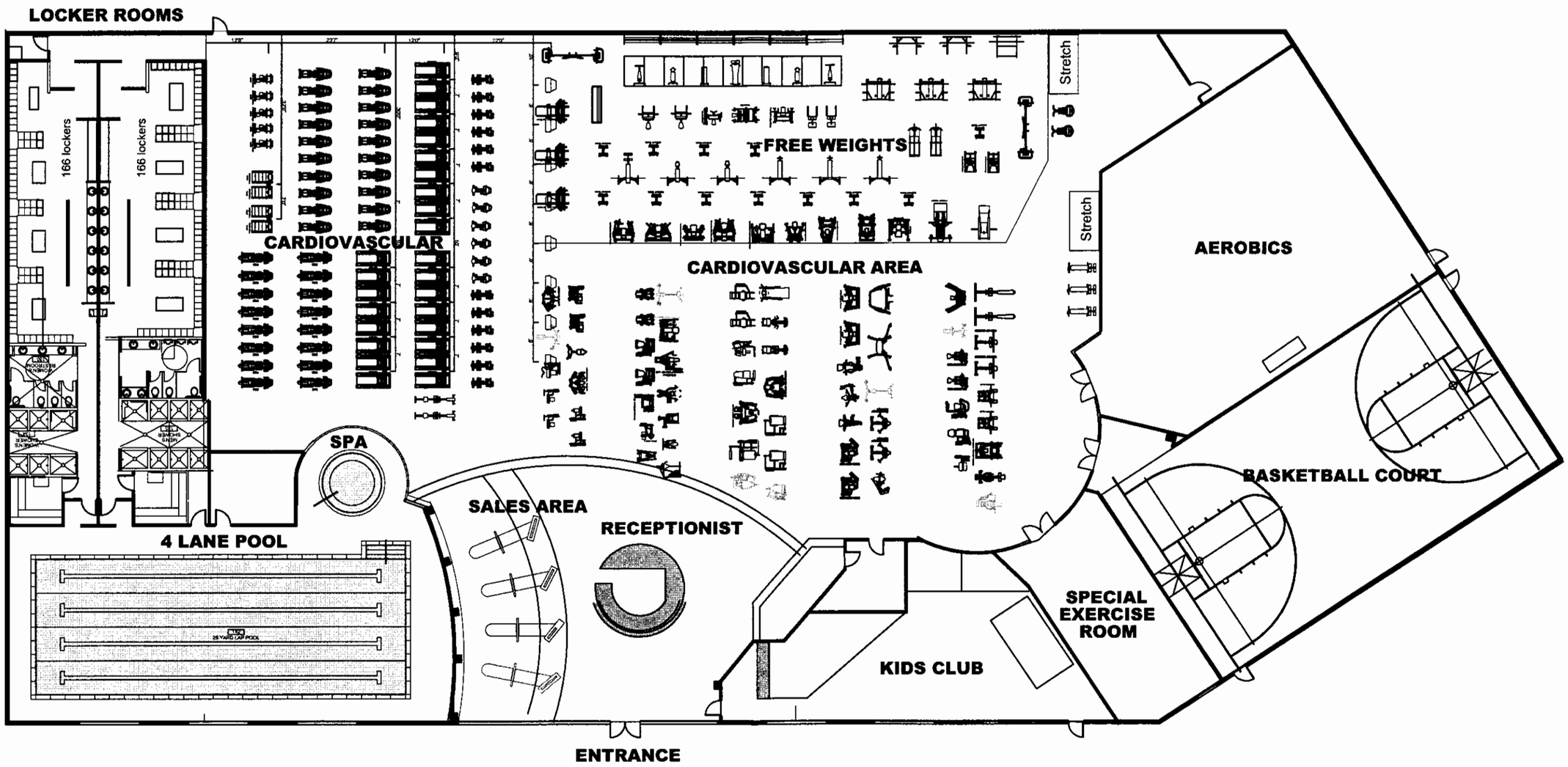
LA FITNESS at:
McCORMICK RANCH
McCORMICK PKWY AND VIA PASEO DEL SUR
SCOTTSDALE, ARIZONA

design JAC
drawn KDK
check HU

sheet SP-1.0
of
job 04135.5

# CONCEPTUAL FLOOR PLAN

**LA Fitness Sports Club**
**Paseo Village**
**Scottsdale, Arizona**




**FLOOR PLAN**

NORTH

1/10" = 1'-0"

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