

For PC 10/16  
Need by 9/16



750'

**PUBLIC HEARING NOTIFICATION (300' NOTICES)**

CASE: # 20-2N-2002

**PROPERTY OWNERS WITHIN 300 FEET**

NOTICES MAILED:

DATE 9-20-02 BY B7

9/25 Printing Problem

**ADJACENT JURISDICTIONS**

NOTICES MAILED:  
(GP NOTIFICATIONS)

DATE \_\_\_\_\_ BY \_\_\_\_\_

School  
NOTICES MAILED:

DATE 9/26 BY Dm

Maricopa County Deliver via 9-17-02 B7  
City of Phoenix Moodys

**APPLICANT**

NOTICES MAILED:

DATE \_\_\_\_\_ BY \_\_\_\_\_

**OTHER INTERESTED PARTIES NOTICES MAILED**

Alan Kaufman  
Rodney Knight  
Norwood Sisson  
Leon Spiro  
Karrin K. Taylor  
John Aleo  
Linda Whitehead

DATE	BY
<u>9-20 9/25</u>	<u>B7</u>
DATE	BY
DATE	BY
DATE	BY
DATE	BY
DATE	BY
DATE	BY

Printing Problem



**PROJECT APPLICATION**  
**COMMUNITY DEVELOPMENT**  
**7447 E. INDIAN SCHOOL ROAD**  
**SCOTTSDALE, AZ 85251**  
**(480) 312-7000 FAX (480) 312-7788**

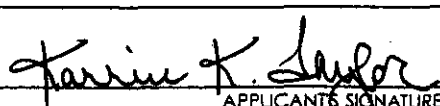
Note:  
Coordinator signature  
required prior to  
submittal.

<input type="checkbox"/> GEN'L PLAN AMENDMENT	<input type="checkbox"/> MASTER SIGN PROGRAM
<input checked="" type="checkbox"/> REZONING	<input type="checkbox"/> LOT SPLIT
<input type="checkbox"/> PRELIMINARY PLAT	<input type="checkbox"/> VARIANCE
<input type="checkbox"/> USE PERMIT	<input type="checkbox"/> ABANDONMENT
<input type="checkbox"/> DEVELOPMENT REVIEW	<input type="checkbox"/> OTHER

CASE # \_\_\_\_\_

Q.S. \_\_\_\_\_

PROJECT # 345-PA-02

APPLICANT FILL OUT BELOW			
PROJECT NAME Stacked 40's		PROJECT LOCATION (ADDRESS) Southeast Corner of Scottsdale Rd. and Thompson Peak Parkway	
REQUEST PRC/PCD and C-4/PCD		CURRENT ZONING R1-35	
		PARCEL IN ACRES -- NET: 139 GROSS: 160	
		BOOK, MAP, PARCEL: N/A	
Current OWNER Name SEE ATTACHED	Street Address	Phone	
Company	City/State/Zip	FAX	
DEVELOPER Name	Street Address	Phone	
Company DMB Stacked 40s LLC	7600 E. Doubletree Ranch Rd. Ste. 300 Scottsdale, Arizona 85258	(480) 367-7000 FAX (480) 367-7001	
ARCHITECT Name SEE ATTACHED	Street Address	Phone	
Company	City/State/Zip	FAX	
ENGINEER Name Darrell Wood	Street Address	Phone	
Company Wood, Patel & Associates, Inc.	2051 W. Northern Avenue, Ste. 100 Phoenix, Arizona 85021	(602) 335-8500 FAX (602) 335-8580	
The owner shall designate either himself, or his architect, engineer, or agent as the coordinator for the project. This person will attend pre-application conferences, and will receive the agenda, recommendations and case reports. All contacts will be made for this project through the person named as coordinator below.			
APPLICANT/COORDINATOR NAME Karrin Kunasek Taylor, Esq. Company Biskind, Hunt & Taylor, P.L.C.	Street Address	Phone	
	11201 N. Tatum Blvd., Ste. 330 Phoenix, Arizona 85028	(602) 955-3452 FAX (602) 955-2272	
SEE ATTACHED			
OWNER'S SIGNATURE		APPLICANT'S SIGNATURE	
PRINT NAME		PRINT NAME	
DC Ranch, LLC, an Arizona limited liability company		Biskind, Hunt & Taylor, P.L.C.	
REPRESENTING		REPRESENTING	

**OFFICIAL USE ONLY**

**345-PA-2002**

☒ NEW # OR ☐ OLD PROJECT #

(480) 312- 2527 PRE-APP. DATE 7-12-02

**ARCHITECT NAME/ADDRESS**

Trevor Barger  
Swaback Partners, pllc  
7550 E. McDonald Drive, Suite A  
Scottsdale, Arizona 85250  
phone: 480-367-2100  
facsimile: 480-367-2101

Randall H. Shortridge, AIA  
RTKL  
333 South Hope Street  
Los Angeles, California 90071  
phone: 213-633-6014  
facsimile: 213-627-9815

**CURRENT OWNER NAME/ADDRESS**

Corrigan Land & Livestock Company, LLC  
an Arizona limited liability company  
and  
Corrigan Real Estate Investment, LLC, an Arizona  
limited liability company

c/o Gregg Hanks, Esq.  
Fennemore Craig, P.C.  
3003 N. Central Avenue, Suite 2600  
Phoenix, Arizona 85012-2913  
phone: 602-916-5309  
facsimile: 602-916-5509



# City of Scottsdale PROJECT NARRATIVE



<input checked="" type="checkbox"/> Rezoning	<input type="checkbox"/> Other
<input type="checkbox"/> Use Permit	
<input type="checkbox"/> Development Review	
<input type="checkbox"/> Master Sign Programs	
<input type="checkbox"/> Variance	

Case # \_\_\_\_\_ / 345 -PA- 02

Project Name Stacked 40s

Location Southeast corner of Scottsdale Road and Thompson Peak Parkway

Applicant DMB Stacked 40s, LLC

Karrin Kunasek Taylor, Esq.

## SITE DETAILS

Proposed/Existing Zoning: <u>PRC &amp; C-4 w/ PCD/R1-43</u>	Parking Required: <u>Per PRC PCD</u>
Use: <u>Mixed use</u>	Parking Provided: <u>Per PRC PCD</u>
Parcel Size: <u>160 ac</u>	# Of Buildings: <u>unknown at this time</u>
<input type="checkbox"/> Gross Floor Area <input type="checkbox"/> Total Units: <u>Per land use budget</u>	Height: <u>36 to 60 feet</u>
<input type="checkbox"/> Floor Area Ratio <input type="checkbox"/> Density: <u>Per land use budget</u>	Setbacks: N- * S- *
	E- * W- *

\*per amended dev. stds.

In the following space, please describe the project or the request

See attached.

**DMB Associates, Inc.**

**Stacked 40s LLC  
Rezoning Application**

***Project Narrative  
August 7, 2002***

**I. Project Overview**

**A. General Overview of Request**

The purpose of this application is to request approval of a zoning change from R1-35 to Planned Regional Center ("PRC") and General Commercial ("C-4") Planned Community District ("PCD") on approximately 160 acres. The subject property is located at the southeast corner of Scottsdale Road and Thompson Peak Parkway, extending south to the Union Hills Road alignment (the "Property") within the City of Scottsdale (the "City"). The Property is owned by the Corrigan Real Estate Investment, LLC, an Arizona limited liability company, and Corrigan Land & Livestock Company, LLC, an Arizona limited liability company (collectively, the "Corrigans"), who are also landowners in conjunction with DMB Associates, Inc. ("DMB") on the DC Ranch master planned community in Scottsdale. The Corrigan's are long-time landowners in Scottsdale and are committed to creating another premier development in the City that will endure for generations.

DMB proposes to develop the Property as an integrated, mixed-use development with a unique mix of employment, retail, hotel and residential uses. The development concept is premised on creating an environment that encourages pedestrian activity and human connections in an upscale, Scottsdale environment. It includes an inter-connected, pedestrian-friendly design intended to encourage walking instead of driving. The development is unique to Arizona and is intended to integrate commercial, employment and residential uses in a design that allows each of these uses to enhance and complement the other.

The lowest intensity residential uses for the Property are planned at the northeast corner of the Property transitioning to higher intensity residential uses to the south and west. Low-rise office uses are contemplated along the Scottsdale Road corridor that will respect the Scottsdale Road scenic corridor by providing an average setback along the Scottsdale Road frontage of one hundred feet (100'). The residential uses that are anticipated to predominate the northern portion of the Property will be separated from the higher intensity portions of the Property by a new east-west roadway at approximately the mid point between Thompson Peak Parkway and the Loop 101. This new road ("Center Road") will function as a major regional traffic reliever for the entire area. Uses south of Center Road are intended to include a unique mix of commercial retail and office uses, with residential units integrated into such uses. The retail uses are to encourage pedestrian movement within a main street environment internal to the site. Office and commercial uses are also planned along the Scottsdale Road corridor. The Property to the south of the Loop 101 is planned to accommodate a complex of high-end

luxury automobile dealerships or in the alternative, commercial uses including retail, office and hotel uses.

***B. Purpose of Request***

The Stacked 40s PCD is being requested at this time in response to development pressures occurring in the area as a result of the completion of the Loop 101 and as a result of actions being taken on the part of the Arizona State Land Department ("ASLD") to better address transportation and circulation patterns in the general area. In order to facilitate the successful resolution of impending negative traffic conditions as documented by the ASLD, the Stacked 40s Property is uniquely sited to play a key role in this resolution. The resolution involves the creation of an additional east-west transportation route through the Property that will be capable of accommodating future build-out traffic, but more importantly, will provide an alternative route to divert through traffic in residential areas to the north. Furthermore, given the desires on the part of the Corrigan's and DMB to create an outstanding and preeminent development that defines the future quality and character of Scottsdale, a plan is proposed that will set a new standard and development model that implements the goals of the Scottsdale General Plan to integrate residential, office and commercial uses. This effort to be part of a solution to ease anticipated traffic congestion and create a premier mixed use development will be accomplished in a manner that will result in no increases in residential or commercial intensity in North Scottsdale. DMB is proposing to reduce residential entitlements and commercial square footages that are currently permitted to be developed in DC Ranch concurrently with the zoning of the Stacked 40s. This density transfer will have the effect of moving intensity to a more appropriate location that is better suited to accommodate the transportation needs and will locate these uses in an area that is suitable and appropriate for the market.

***C. Overview of Developer***

DMB is a diversified real estate investment and development firm recognized for its creation of exceptional residential, commercial and mixed-use projects. Since its inception in 1984, DMB has been a major developer and owner of commercial real estate in Scottsdale and throughout the metropolitan Phoenix area. In the past ten years, community development has become a central focus of DMB's real estate endeavors. DMB has distinguished itself as one of the nation's premier commercial and master planned community developers by successfully creating high quality, cutting-edge environments that respond to the needs and desires of residents and users. Special emphasis is placed on creating diverse and cohesive developments, which complement the surrounding area. Some of DMB's developments, which include a mixture of residential, commercial, employment and recreational uses, include DC Ranch in Scottsdale, Centerpoint in downtown Tempe, Verrado in Buckeye, Marley Park in Surprise, Power Ranch in Gilbert, Superstition Springs in Mesa and Ladera Ranch in Orange County, California. DMB is also the developer of high quality second home and

golf communities such as Forest Highlands in Flagstaff, Lahontan in Tahoe, California, and Santaluz in San Diego, California. DMB's vision is that its developments endure as meaningful and memorable places for the people who live, shop, work and play there.

John Lund is in escrow to purchase the approximate eighteen (18) acre parcel south of the freeway to develop a complex of automobile dealerships. John Lund has been in the auto industry for 30 years and is the president of Lund Cadillac, which was opened in 1987. Mr. Lund proposes to build a world-class flagship luxury automobile facility at this location, which will include Cadillac, Hummer, Saab and Alfa Romeo.

DMB and Lund have retained an experienced development team including experts in the development process and in the design and operation of mixed-use and retail establishments. Development team members include Swaback Partners, project planner; RTKL, project planner; Wood, Patel & Associates, Inc., project engineer; Korve Engineering, traffic engineer; Canyon Research Southwest, Inc., fiscal and economic analysis, Denise Resnik & Associates, public relations, Biskind, Hunt & Taylor, P.L.C., land use counsel, and Withey Anderson & Morris, PLLC, land use counsel.

## **II. Location**

### ***A. Description of Location***

The Property is located in one of the most highly visible and key intersections in the City. The Property has approximately one mile of frontage along the east side of Scottsdale Road and is located both north and south of the newly completed Loop 101 and Scottsdale Road interchange. This intersection is a key entryway to the City. This portion of Scottsdale has and is continuing to be developed with high-end master planned residential and commercial uses, including the Grayhawk and DC Ranch master planned communities along Thompson Peak Parkway and the Fairmont Princess Resort to the south of the Property. Recently, several luxury automobile dealerships have opened on the west side of Scottsdale Road. A significant amount of State Trust Land exists in the area including Core North and Core South to the east and southeast of the Property and the Paradise Ridge master planned area to the west and within the City of Phoenix.

### ***B. Access to the site***

The Property has direct access to Scottsdale Road, one of three (3) existing and planned north-south transportation routes in north Scottsdale. Thompson Peak Parkway exists along the north boundary of the Property. The Loop 101 and its interchange with Scottsdale Road crosses the Property in the southern portion dividing the site and creating an approximately eighteen (18) acre parcel to the south of the Loop 101.

### III. Property Characteristics

The Property is currently undeveloped. The majority of the Property is characterized as flat terrain with a gentle slope in the land to the south. There are no significant or Section 404 washes on the Property. The Property is sparsely vegetated with typical desert vegetation found in the region.

### IV. Compatibility with Surrounding Properties

#### A. *Surrounding Adjacent Land Uses, Ownership and Zoning*

The Property is surrounded by undeveloped land to the south, west and a portion of the property to the east, as reflected in Table 1 below. To the north of the Property, the corporate headquarters for Discount Tire is under construction by Opus West. Medical offices also exist on property to the north. To the east of the Discount Tire headquarters is the site of Scottsdale Healthcare's planned medical campus. Immediately east of the Property is a Classic Residence by Hyatt as well as a condominium development. Approximately two-thirds of the land adjacent to the east of the Property and all of the land to the south is undeveloped and is owned by the Arizona State Land Department ("ASLD"). To the southwest of the Property, across Scottsdale Road and in unincorporated Maricopa County is a relatively new development of luxury automobile dealerships. The property directly west and northwest, across Scottsdale Road and within the City of Phoenix, is undeveloped and is also owned by the ASLD.

The surrounding property has various zoning designations and is located within the City of Scottsdale, the City of Phoenix and in unincorporated Maricopa County.

Table 1

Property	Ownership Status	Jurisdiction	Existing Use	Existing Zoning
<b>Subject Property</b>	Private Corrigan	Scottsdale	Undeveloped	R1-35
<b>North of Property</b>	Opus West/ Discount Tires	Scottsdale	Office	CO-PCD
	Scottsdale Memorial Health Services	Scottsdale	Hospital and medical facilities and offices	CO PCD
<b>East of Property</b>	Privately Owned	Scottsdale	Classic Residence by Hyatt	R-5 PCD



	Privately Owned	Scottsdale	Village at Grayhawk Condominiums	R-5 PCD
	ASLD	Scottsdale	Undeveloped	I-1 PCD
<b>South of Property</b>	ASLD	Scottsdale	Undeveloped	I-1 PCD
<b>Southwest of Property</b>	Privately Owned	Unincorporated Maricopa County	Automobile dealerships	C-2
<b>West of Property</b>	ASLD	Phoenix	Undeveloped	S-1

### ***B. Description of Uses in General Area***

The larger general area has been developing since the late 1970's. Older uses in the area include Rawhide and the Pinnacle Peak Country Club and surrounding residential areas along Pinnacle Peak Road between Scottsdale and Pima Roads. The 1980's saw increasing residential development in various forms including large lot, lot splits and smaller subdivisions. The Fairmont Princess Resort and golf course was constructed in the 1980's along with single-family residential uses and higher density residential uses in the vicinity of the Princess. In the 1990's, the area saw the master planned communities of Grayhawk, DC Ranch, and McDowell Mountain Ranch develop along with new commercial and office uses in the Perimeter Center. Since the late 1990's, additional commercial development along Scottsdale Road south and north of the Property has occurred, influenced in part by the completion of Loop 101 and the intersection at Scottsdale Road. State Trust holdings in the area including Core North, Core South and Paradise Ridge have not yet developed.

At this time, the only existing north-south corridors are Scottsdale and Pima Roads and the only existing east-west corridors are Pinnacle Peak Road approximately two (2) miles north, Thompson Peak Parkway and the recently opened Loop 101. Development of this Property as proposed will provide an additional east-west reliever road transportation route between Scottsdale Road and Hayden Road and ultimately to Pima Road. This important transportation link will minimize the impact of through traffic into existing residential areas which is anticipated as result of zoning approved in 1986 and 1990.

## **V. Impact on School District**

The Property is located within the Paradise Valley Unified School District (the "School District"). A maximum of 1,200 dwelling units are proposed for the Property consistent with the General Plan. However, given the type of residential uses contemplated, it is anticipated that student generation rates will be low and will not

negatively impact the School District. Development of the Property as proposed will significantly increase assessed property valuation within the School District.

## **VI. Conformance with the General Plan**

The proposed PRC PCD and C-4 PCD zoning is consistent with the General Plan Land Use designations for the site. The Property is designated as Urban Neighborhoods ("UN"), Mixed-Use Neighborhoods ("MUN") and Suburban Neighborhoods ("SN") with a Regional Use District overlay. The MUN category allows housing with complementary office and retail uses. The UN designation allows multi-family uses with densities typically greater than eight (8) dwelling units per acre. The SN designation allows medium to small lot single-family neighborhoods with densities up eight (8) dwelling units per acre. The Regional Use overlay is intended to provide "...flexibility for land uses when it can be demonstrated that new land uses are viable in serving a regional market. Regional uses include, but are not limited to, corporate office, region serving retail, major medical, education campus, community service facilities, tourism and destination attraction uses." The number of dwelling units proposed for the site (a maximum of 1,200) is less than the maximum number of dwelling units permitted under the General Plan's residential designation (approximately 1,600). The existence of the Regional Use overlay and the goals of the General Plan provide a vehicle to incorporate these residential densities throughout the site to create the vibrant mix of regional commercial and residential uses envisioned by the General Plan.

In addition to being consistent with the land use designations, the Stacked 40s project implements many of the values, visions, goals and policies contained in the General Plan. Specifically, the Stacked 40s plan promotes mixed use development that integrates residential, retail and office uses to an extent not yet seen in the Phoenix metropolitan area. The project will demonstrate that Scottsdale is in the forefront of innovative development through its General Plan policies by creating a development where the "live, work and play" concept is taken beyond rhetoric to reality. Not only will these goals be realized, they will be accomplished by preserving a high quality of life that defines Scottsdale's character.

Additionally, the Property is located within a Freeway Corridor/Regional Corridor and Suburban Character Type and within the Sonoran Regional Core/Airpark Character Area. The Freeway Corridor/Regional Core includes areas of dense mixed-use employment with region serving offices and retail. The Suburban Character type includes medium density neighborhoods with a variety of commercial and employment centers. Pedestrian and bicycle links are suggested to link areas and have been provided on the Circulation Plan for the Property. These character type designations are an important element of the General Plan in that the unique character of Scottsdale neighborhoods are what sets Scottsdale apart from other communities in the Phoenix metropolitan area. It is the bold and unique pattern of development that the General Plan seeks to preserve and enhance and which the proposed Stacked 40s project embraces.

The proposed plan will allow a unique character that not only blends with the emerging character established in the area, but will also define the character of the Sonoran Regional Core. The unique arrangement and mixture of land uses will create a distinctive place and identity for this area.

## **VII. Transportation**

The transportation aspect of the proposed plan is a critical component of the project, not only for the Property, but also for surrounding properties including the State Trust Land comprising Core North and Core South and to the region. At this time, north-south access is limited to Scottsdale and Pima Roads. Although Hayden Road has a built interchange at the Loop 101, Hayden north of the Loop is not yet constructed. Eventually, the Miller Road alignment may also function as a secondary north-south reliever. The major east-west routes are Thompson Peak Parkway, which traverses through the center of both Grayhawk and DC Ranch eventually going south and serving as another north-south reliever. The Loop 101 also functions as the primary regional east-west route in this area. Unfortunately, anticipated traffic volumes in this area, based on existing entitlements, are in excess of what these transportation routes can effectively carry. Ultimately, it is expected that unless updated circulation system plans are approved, increased traffic volumes will be forced to Thompson Peak and through existing residential neighborhoods. The Circulation Plan for the Property has been designed in cooperation with the ASLD to include an additional east-west route, which will effectively relieve a significant amount of anticipated traffic from Thompson Peak Parkway and will provide a sub-regional connection that will benefit residential areas to the north and east.

## **VIII. Economic and Fiscal Impact**

The Property, if approved as proposed, will generate significant revenues to the City. Furthermore, a significant number of jobs are created as well as payroll revenues. A Fiscal and Economic Impact Analysis prepared for the Property, by Canyon Research Southwest, Inc. indicates that project net revenues to the City range from \$101.1 million to \$193.0 million over a thirty (30) year period. These revenues include recurring fiscal revenue sources such as property taxes and privilege taxes on retail sales. The cost of municipal services has been factored into these estimates. The high revenue estimate of \$193.0 million assumes that the southern portion of the Property will develop with the proposed Lund automobile complex.

In addition to the direct fiscal revenues to the City of Scottsdale General Fund, other economic benefits include the creation of approximately 26,841 jobs (construction, direct and indirect employment) and the generation of annual operational wages of approximately \$640 million.

## **IX. Project Justification**

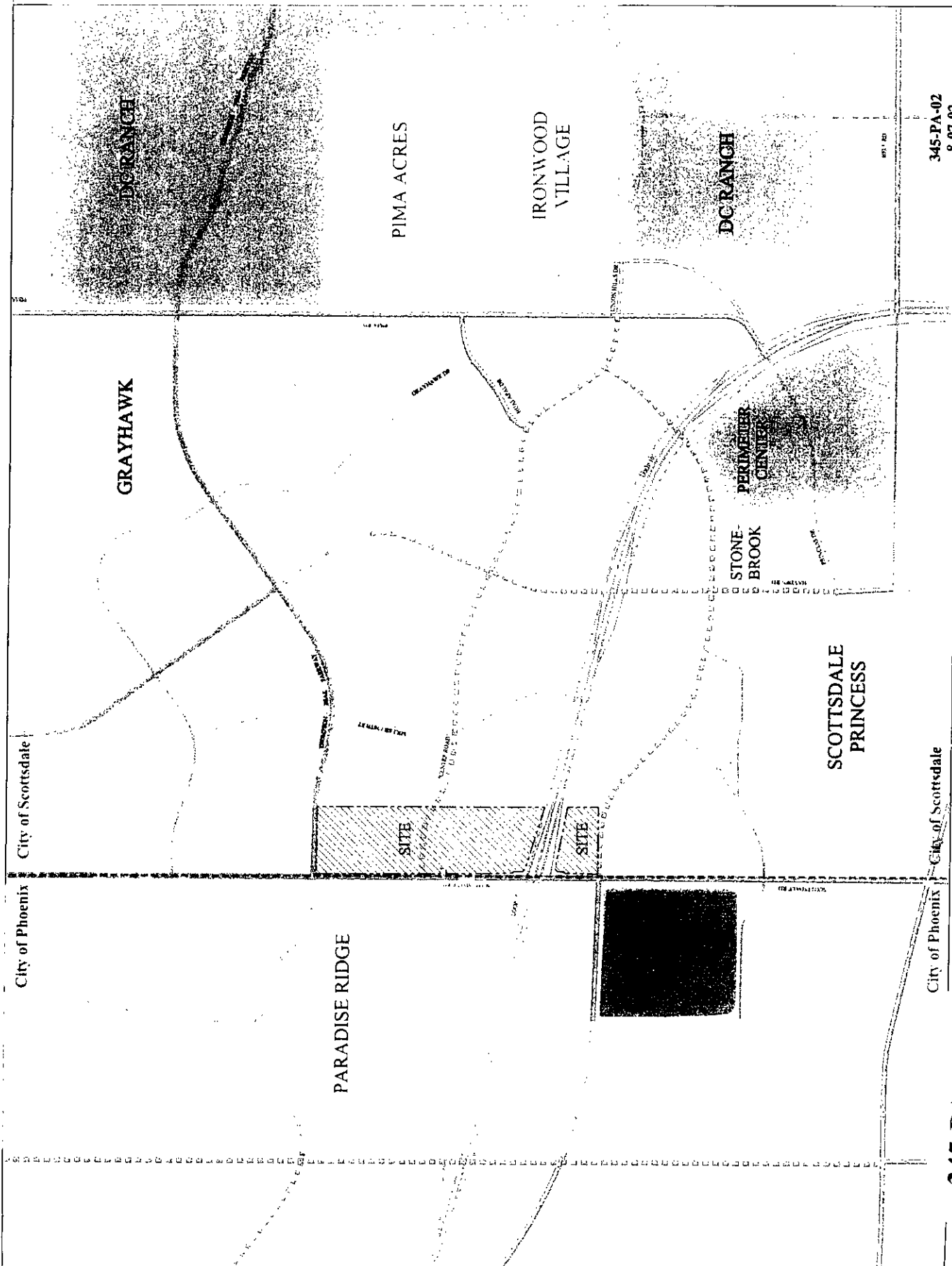
The proposed rezoning will change the land use category from R1-35 to PRC PCD and C-4 PCD. This change together with the proposed uses, are appropriate for the Property given the following:

- A. The uses are consistent with and compatible with adjacent and surrounding land uses.
- B. The request conforms to the City of Scottsdale General Plan.
- C. The request will provide transportation benefits to the area by creating a new circulation plan to better accommodate existing entitlements primarily on the State Trust land, by reducing traffic along existing transportation routes.
- D. The uses provide significant economic and fiscal benefit to the City of Scottsdale.

## **X. Summary**

In summary, the proposed rezoning of the Property from R1-35 to PRC PCD and C-4 PCD presents a unique opportunity to create an environment in the emerging north regional commercial area that represents the best of land use planning principles as embodied in the Scottsdale General Plan, that participates in the creation of a more effective transportation system that will reduce traffic to existing residential areas and which does not result in any net increases in density or intensity in the immediate region.

The development of the Property as proposed will further validate Scottsdale's role as a major regional economic and cultural center, featuring business, tourism and cultural activities. The proposed multi-uses implement the Scottsdale General Plan by creating a superior development from an aesthetic and design standpoint. The integration of housing into the retail buildings together with an overall plan that encourages pedestrian circulation will create a new paradigm for development in the Valley. The incorporation of a major traffic reliever into the plan will not only assist in the circulation for the proposed development, but will also relieve anticipated traffic congestion that will occur and which will negatively impact surrounding residential areas. Fiscally and economically, the impact to the City of Scottsdale is significant. Ultimately, the Stacked 40s project will be a mixed-use project that will further raise the bar for development in the Phoenix metropolitan area and which will be a plan that truly embodies the vision and goals of the City of Scottsdale and its residents as expressed in the General Plan.





## Current Planning Services

Kurt Jones  
Project Coordination Manager  
(480) 312-2524  
kjones@ci.scottsdale.az.us

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September 16, 2002

Dear Sirs:

Per ARS 9-462.04, in proceedings involving rezoning of land which abuts other municipalities or unincorporated areas of the county or a combination thereof, copies of the notice of public hearing shall be transmitted to the planning agency of such governmental unit abutting such land. There are two such zoning cases coming before the Planning Commission and City Council, 19-ZN-2002 (Crossroads East) & 20-ZN-2002 (Stacked 40s). In addition to the required notice mentioned above, we are sending a complete copy of the applications for your review.

Theses cases will be heard by the Planning Commission on October 16, 2002, with a City Council hearing date to be determined. Please review and submit your comments to me no later than September 25, 2002, so that I may include your comments in the staff report.

Thank you,

A handwritten signature in black ink, appearing to read "Kurt Jones", with a stylized flourish below it.

Kurt Jones  
480-312-2524



### **NOTICE OF PLANNING COMMISSION HEARING**

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Scottsdale, Arizona, will hold a public hearing on October 16, 2002, at 5:00 P.M in the City Hall Kiva, 3939 N. Drinkwater Boulevard, Scottsdale, Arizona, for the purpose of hearing all persons who wish to comment on the following:

**19-ZN-2002** (Crossroads East) request by Arizona State Land Department, applicant/owner, to amend the master development plan of the Planned Community (PC) District including amended development standards for the Central Business District (C-2), Industrial Park (I-1), Commercial Office (C-O), Planned Commercial Center (PCC), Planned Regional Center (PRC), Multi-Family Residential (R-5), and remove the Highway Commercial (C-3) as a comparable district on 1000+/- acres located east of Scottsdale Road, north and south of the Loop 101 freeway. Staff contact person is Kurt Jones, 480-312-2524. **Applicant contact person is Catherine Balzano, 602-542-4621.**

**20-ZN-2002** (Stacked 40s) request by Biskind Hunt & Taylor, applicant, Corrigan Land & Livestock Company LP, owner, to rezone from Single Family Residential (R1-35) to Planned Community District (PC) District with comparable zoning of Planned Regional Center (PRC) and General Commercial (C-4) on a 160 +/- acre parcel located at Southeast corner of Scottsdale Road and Thompson Peak Parkway. Staff contact person is Kurt Jones, 480-312-2524. **Applicant contact person is Karrin Taylor, 602-955-3452.**

The above items may be discussed at a Study Session prior to the Planning Commission meeting including a Commission update. The public/applicant may attend the study session but may not comment. Please call 480-312-7000 the day before the meeting for the time.

The Council hearing date will be continued when the Planning Commission has not given a recommendation.

A case file on the subject properties is on file at 7447 E. Indian School Road, Suite 105, where it may be viewed by any interested person.

A COPY OF A FULL AGENDA, INCLUDING ITEMS CONTINUED FROM PREVIOUS MEETINGS IS AVAILABLE AT LEAST 24 HOURS PRIOR TO THE MEETING AT THE FOLLOWING LOCATIONS:

Police Department, 9065 East Via Linda  
City Hall, 3939 N. Drinkwater Boulevard  
El Dorado Park & Recreation Center, 2311 N. Miller Road

ALL INTERESTED PARTIES ARE INVITED TO ATTEND.

CHAIRMAN  
PLANNING COMMISSION

Attest  
Doris McClay, Beckye Frey  
Planning Assistants

For additional information visit the Case Fact Sheet link on our web site at [www.ci.scottsdale.az.us/onestopshop](http://www.ci.scottsdale.az.us/onestopshop)



Persons with a disability may request a reasonable accommodation such as a sign language interpreter, by contacting the City Clerk's Office at 480-312-2412. Requests should be made as early as possible to allow time to arrange accommodation.

## McClay, Doris

---

**From:** Fuller, Bonnie  
**Sent:** Wednesday, October 30, 2002 10:13 AM  
**To:** McClay, Doris  
**Subject:** FW: Mailing Online -- Job '20-ZN-02\_11-19CC'

-----Original Message-----

From: Mailing Online [mailto:icustomercare@usps.com]  
Sent: Friday, October 25, 2002 12:15 PM  
To: Fuller, Bonnie  
Subject: Mailing Online -- Job '20-ZN-02\_11-19CC'

Dear Bonnie Fuller,

Your order has been mailed.

User Job information for job: 20-ZN-02\_11-19CC  
Booklet flag: off  
Job name: 20-ZN-02\_11-19CC  
Proof copy: No  
Mail class: First Class  
Binding: None  
Color: Magenta Spot Color  
Envelope: Postcard  
Paper: Postcard Stock  
Plex: Single-Sided  
Final Production Cost: 2.56  
Final Postage Cost: 8.22  
Cost Per Piece: 0.26  
Total Cost: 10.78

User ID: Commdev  
Date Mailed: Fri Oct 25, 2002



## McClay, Doris

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**From:** Fuller, Bonnie  
**Sent:** Monday, September 30, 2002 3:42 PM  
**To:** McClay, Doris  
**Subject:** FW: Mailing Online -- Job '20-ZN\_PC\_AGAIN'

-----Original Message-----

From: Mailing Online [mailto:icustomercare@usps.com]  
Sent: Wednesday, September 25, 2002 5:24 PM  
To: Fuller, Bonnie  
Subject: Mailing Online -- Job '20-ZN\_PC\_AGAIN'

Dear Bonnie Fuller,

Your order has been mailed.

User Job information for job: 20-ZN\_PC\_AGAIN  
Booklet flag: off  
Job name: 20-ZN\_PC\_AGAIN  
Proof copy: Mail  
Mail class: First Class  
Binding: None  
Color: Red Spot Color  
Envelope: Postcard  
Paper: Postcard Stock  
Plex: Single-Sided  
Final Production Cost: 2.62  
Final Postage Cost: 8.42  
Cost Per Piece: 0.26  
Total Cost: 11.04

User ID: Commdev  
Date Mailed: Wed Sep 25, 2002

## McClay, Doris

---

**From:** Fuller, Bonnie  
**Sent:** Monday, September 30, 2002 3:32 PM  
**To:** McClay, Doris  
**Subject:** FW: Mailing Online -- Job '20-ZN-2002\_PC'

-----Original Message-----

From: Mailing Online [mailto:icustomercare@usps.com]  
Sent: Wednesday, September 25, 2002 7:13 AM  
To: Fuller, Bonnie  
Subject: Mailing Online -- Job '20-ZN-2002\_PC'

Dear Bonnie Fuller,

Your order has been mailed.

User Job information for job: 20-ZN-2002\_PC  
Booklet flag: off  
Job name: 20-ZN-2002\_PC  
Proof copy: Mail  
Mail class: First Class  
Binding: None  
Color: Red Spot Color  
Envelope: Postcard  
Paper: Postcard Stock  
Plex: Single-Sided  
Final Production Cost: 2.62  
Final Postage Cost: 8.42  
Cost Per Piece: 0.26  
Total Cost: 11.04

User ID: Commdev  
Date Mailed: Wed Sep 25, 2002

## McClay, Doris

---

**From:** Fuller, Bonnie  
**Sent:** Monday, September 23, 2002 3:53 PM  
**To:** McClay, Doris  
**Subject:** FW: Mailing Online -- Job '20-ZN\_PC\_AGAIN'

-----Original Message-----

From: Mailing Online [mailto:icustomercare@usps.com]  
Sent: Monday, September 23, 2002 3:15 PM  
To: Fuller, Bonnie  
Subject: Mailing Online -- Job '20-ZN\_PC\_AGAIN'

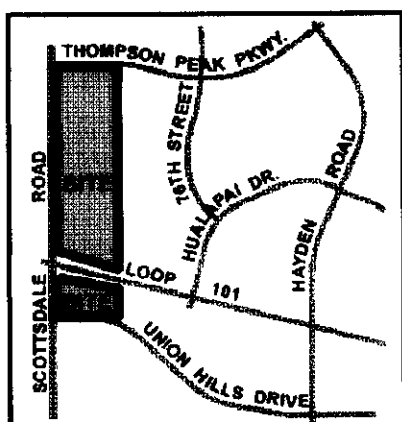
Dear Bonnie Fuller,

Thank you! Your order has been accepted and charged to your credit card.

User Job information for job: 20-ZN\_PC\_AGAIN  
Booklet flag: off  
Job name: 20-ZN\_PC\_AGAIN  
Proof copy: Mail  
Mail class: First Class  
Binding: None  
Color: Red Spot Color  
Envelope: Postcard  
Paper: Postcard Stock  
Plex: Single-Sided  
Final Production Cost: 2.62  
Final Postage Cost: 8.42  
Cost Per Piece: 0.26  
Total Cost: 11.04

User ID: Commdev  
Expected Mailing Date: Wed Sep 25, 2002

## PROJECT UNDER CONSIDERATION



**Site Location:**  
East of the Loop 101 &  
Scottsdale Road

**Case Name:**  
Stacked 40s

**Case Number:**  
20-ZN-2002

### Dear Property Owner:

This is to inform you of a request to develop the property as an integrated, mixed-use development with a unique mix of employment, retail, hotel and residential uses.

**Staff contact:** Kurt Jones, 480-312-2524

**Applicant contact:** Karrin Taylor, 602-955-3452

For more information, call 480-312-7000 or logon to:  
<http://www.ci.scottsdale.az.us/onestopshop/>

Public comment regarding this case will be heard at the Planning Commission hearing listed below. Please call 480-312-7000 to confirm the date and time of the hearing.

**Hearing Date:** October 16, 2002, 5:00 pm

**Location:** City Hall Kiva  
3939 N Drinkwater Blvd

The case file may be viewed at Planning and Development Services, 7447 E Indian School Road, Suite 105

Address Counts For Mail List.

Standardized Addresses: 40  
Non-standardized Addresses: 2  
International Addresses: 0  
Mexican Addresses: 0  
Canadian Addresses: 0

20ZN02/212-36-016 CLINCO LUCINDA S 7487 E NESTLING WAY SCOTTSDALE AZ 85255-4639	20ZN02/215-07-004 ARIZONA STATE LAND DEPT 1624 W ADAMS ST PHOENIX AZ 85007-2632	20-ZN-2002 John Aleo 28625 N 83RD ST SCOTTSDALE AZ 85262-2249
20ZN02/212-43-601 TOWNE DEVELOPMENT OF GRAYHAWK 706 E BELL RD STE 209 PHOENIX AZ 85022-6642	20ZN02/212-31-163G SCOTTSDALE MEMORIAL HEALTH SERVICES 3621 N WELLS FARGO AVE SCOTTSDALE AZ 85251-5607	20-ZN-2002 James Wood Sisson 7431 E PORTLAND ST SCOTTSDALE AZ 85257-4041
20ZN02/212-43-467 ZUMMO ELLEN 19700 N 76TH ST APT 1056 SCOTTSDALE AZ 85255-4585	20ZN02/212-36-004 CC/PDR-SCOTTSDALE II LLC 200 W MADISON ST STE 2710 CHICAGO IL 60606-3416	20-ZN-2002 Leon Spiro 7814 E OBERLIN WAY SCOTTSDALE AZ 85262-9208
20ZN02/212-43-539 RULICH JUDITH A TR 38242 FRENCH POND FARMINGTON HILLS MI 48331-2962	20ZN02/215-05-001D CORRIGAN REAL ESTATE INVESTMENT LLC PO BOX 10392 PHOENIX AZ 85064-0392	20-ZN-2002 William A. Knight 9414 E SAN SALVADOR DR STE 225 SCOTTSDALE AZ 85258-5548
20ZN02/212-43-456 SNIADANKO RICHARD/DONNA LEE 651 CRESS CREEK LN CRYSTAL LAKE IL 60014-7048	20ZN02/215-05-001C CORRIGAN LAND & LIVESTOCK CO L PO BOX 10392 PHOENIX AZ 85064-0392	20-ZN-2002 Dana Kaufman 8711 E PINNACLE PEAK RD # 241 SCOTTSDALE AZ 85255-3517
20ZN02/212-43-458 LEVIN LEONARD L/HELEN 19777 N 76TH ST SCOTTSDALE AZ 85255-4561	20ZN02/ NIEDERER KEITH 1708 E GOLDEN LN CHANDLER AZ 85225-1674	20-ZN-2002 Linda Whitehead 9681 E CHUCKWAGON LN SCOTTSDALE AZ 85262-1137
20ZN02/212-43-540 GOULD KENNETH R 1122 E PIKE ST NO 367 SEATTLE WA 98122	20ZN02/ CHAUNCY FAMILY L.P. 8912 E PINNACLE PEAK RD STE 486 SCOTTSDALE AZ 85255-3659	20ZN02/212-36-017 RADHANAUTH MIKE/CHAN HOLLY SU YIN 7495 E NESTLING WAY SCOTTSDALE AZ 85255-4639
20ZN02/212-43-457 BUTTERFIELD ANNETTE K 19700 N 76TH ST APT 1040 SCOTTSDALE AZ 85255-4584	20-ZN-2002 Becky Frey CITY OF SCOTTSDALE 7447 E INDIAN SCHOOL RD STE 105 SCOTTSDALE AZ 85251-3915	20ZN02/212-36-018 MARKOV STOIAN V 7503 E NESTLING WAY SCOTTSDALE AZ 85255-4641
20ZN02/212-43-538 CIRINCOINE FRANCIS C 1015 S STONE AVE LA GRANGE IL 60525-2731	20-ZN-2002 Doris McClay CITY OF SCOTTSDALE 7447 E INDIAN SCHOOL RD STE 105 SCOTTSDALE AZ 85251-3915	20ZN02/212-36-019 LEE SANG BOHK/JEONG HEE 7511 E NESTLING WAY SCOTTSDALE AZ 85255-4641
20ZN02/212-43-536 MANCUSO FRANK 19700 N 76TH ST APT 2038 SCOTTSDALE AZ 85255-4590	20-ZN-2002 Karrin K Taylor Biskind, Hunt & Taylor PLC 11201 N Tatum Blvd, Suite 330 Scottsdale AZ 85028	20ZN02/212-36-043 PATTERSON MARK/MARSHA A 7502 E NESTLING WAY SCOTTSDALE AZ 85255-4640

20ZN02/212-36-126  
GRAYHAWK COMMUNITY ASSOCIATION  
6423 S ASH AVE  
TEMPE AZ 85283-3657

20ZN02/212-36-122  
MCCARTY MARILYN W  
7494 E NESTLING WAY  
SCOTTSDALE AZ 85255-4638

20ZN02/212-36-123  
LAWSON DAVID E/ ELLEN K  
7486 E NESTLING WAY  
SCOTTSDALE AZ 85255-4638

20ZN02/212-36-124  
GRECO PATRICIA A  
7478 E NESTLING WAY  
SCOTTSDALE AZ 85255-4637

20ZN02/212-36-125  
LINSZ CARL L  
7470 E NESTLING WAY  
SCOTTSDALE AZ 85255-4637

20ZN02/212-36-106  
MAKIS RONALD/MARLEEN  
7497 E BUTEO DR  
SCOTTSDALE AZ 85255-4629

20ZN02/212-36-105  
WESTERVELT JAMES A/ANGELINA  
7489 E BUTEO DR  
SCOTTSDALE AZ 85255-4629

20ZN02/212-36-104  
JUDY JAMES R/CINDY M TR  
7481 E BUTEO DR  
SCOTTSDALE AZ 85255-4629

20ZN02/212-36-103  
WEBBER DONALD M/ CAROLYN  
7473 E BUTEO DR  
SCOTTSDALE AZ 85255-4627

20ZN02/212-36-102  
ANDERSEN RICHARD C JR/SHERYL G  
7476 E BUTEO DR  
SCOTTSDALE AZ 85255-4628

20ZN02/212-36-101  
HERBEL DARRYL D/KRISTIN K  
7484 E BUTEO DR  
SCOTTSDALE AZ 85255-4628

20ZN02/212-36-100  
MURWIN TODD A/KATHERINE M  
7492 E BUTEO DR  
SCOTTSDALE AZ 85255-4628



## **NOTICE OF SPECIAL JOINT STUDY SESSION**

The Planning Commission of the City of Scottsdale, Arizona, will hold a Special Joint Study Session with the Transportation Commission on September 25, 2002, at 5:00 P.M. in the City Hall Kiva, 3939 N. Drinkwater Boulevard, Scottsdale, Arizona, to hear a staff presentation and discussion regarding the Sonoran Regional Core.

**1. Staff will be providing the following:**

- a. Contextual land uses within this area
- b. Current Transportation network
- c. Issues raised by the State Land Study
- d. Opportunities presented by two applications recently submitted to the City:
  - Crossroads East
  - Stacked 40s

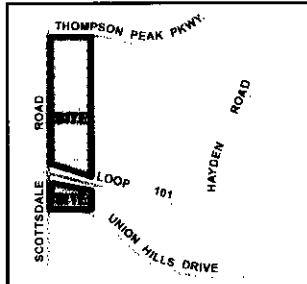
**THIS SPECIAL STUDY SESSION IS FOR  
INFORMATIONAL PURPOSES ONLY.  
NO ACTION WILL BE TAKEN AT THIS TIME.**

The public/applicant may attend the Study Session but may not comment.



Persons with a disability may request a reasonable accommodation such as a sign language interpreter, by contacting the City Clerk's Office at 480-312-2412. Requests should be made as early as possible to allow time to arrange accommodation.

## PROJECT UNDER CONSIDERATION



### Dear Property Owner:

This is to inform you of a request to develop the property as an integrated, mixed-use development with a mix of employment, retail, hotel and residential uses.

**Staff contact:** Kurt Jones, 480-312-2524

**Applicant contact:** Karrin Taylor, 602-955-3452

For more information, call **480-312-7000** or click on the Case Fact Sheets link on our website at:

<http://www.ci.scottsdale.az.us/onestopshop/>

**Site Location:**  
East Of The Loop 101 &  
Scottsdale

**Case Name:**  
Stacked 40s

**Case Number:**  
20-ZN-2002

Public comment regarding this case will be heard at the City Council hearing listed below. Please call 480-312-7000 to confirm the date and time of the hearing.

**Hearing Date:** November 19, 2002 @ 5:00 P.M.

**Location:** City Hall Kiva, 3939 N. Drinkwater Blvd

The case file may be viewed at Planning and Development Services, 7447 E Indian School Road, Suite 105





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October 23, 2002

Mailing Online Welcome

**Express**[Help](#)**Step-By-Step**

Introduction

1. Select Document

2. Select Mail List

3. Add Return Address

4. Mailing Options

5. Pay for Your Order

Please review your order details below for accuracy. If the information is correct, please click the "Continue" button to proceed to checkout. If it is incorrect, please click the "Back" button to revise your order.

[Express](#)[Address Book](#)[Cost Estimator](#)[Request Samples](#)[Order Status](#)[Account History](#)[Registration Info](#)[Help](#)

<b>Document Name:</b>	20zn02_11-19CC.doc
<b>Mail List:</b>	20zn02_labels.txt
<b>Return Address:</b>	PC/CC
<b>Order Name:</b>	20-ZN-02_11-19CC
<b>Number of Addresses:</b>	42
<b>Mail Class:</b>	First Class
<b>Mailing Date:</b>	October 25, 2002
<b>Final Production Cost:</b>	\$2.56
<b>Final Postage Cost:</b>	\$8.22
<b>Cost Per Piece:</b>	\$0.26
<b>Total Cost:</b>	\$10.78
<b>Your Postage Savings:</b>	\$1.44

[< Back](#)[Continue >](#)

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Preserving the Trust

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