



November 20, 2002

Catherine Balzano
Arizona State Land Department
1616 W Adams St
Phoenix, AZ 85003

Re: 346-PA-2002
19-ZN-2002
Crossroads East

Applicant,

This is to advise you that the case referenced above was approved at the November 19, 2002 City Council meeting. A copy of the approved report/stipulations/conditions will be sent to you in 31 days.

It is your responsibility as applicant to distribute all necessary copies to any persons involved with this project.

Sincerely,

A handwritten signature in cursive script, reading "Beckye M. Frey".

Beckye Frey/Doris McClay
Coordination Specialists



December 21, 2002

Catherine Balzano
Arizona State Land Department
1616 W Adams St
Phoenix, AZ 85003

Re: 346-PA-2002
19-ZN-2002
Crossroads East

Applicant,

This is to advise you that the case referenced above was approved at the November 19, 2002 City Council meeting. Enclosed is the approved copy of the Council Action Report & stipulations for the case referenced above.

It is your responsibility as applicant to distribute all necessary copies to any persons involved with this project.

Sincerely,

A handwritten signature in cursive script, appearing to read "Beckye M. Frey".

Beckye Frey/Doris McClay
Coordination Specialists

Enclosure

Character Areas Plan

"Crossroads East"

Case #346-PA-02

A Regional Use Character Area

The Regional Use Character Area, designated as A on the Character Areas Map, is within Planning Units I and IV. The Regional Use Character Area is intended as a focus for intense land uses which will serve a regional market. Appropriate uses may include but are not limited to region-serving retail, corporate office, major medical, specialty entertainment, education campus, community service facilities, tourism and destination attraction uses. In accordance with the proposed Land Use Budget, the Regional Use Character Area allows all uses permitted in the Industrial Park District (I-1), the Central Business District (C-2), the Commercial Office District (C-O), the Planned Regional Center (PRC), the Planned Convenience Center (PCoC), the Planned Community Center (PCC), and the Multiple Family Residential District (R-5).

B1 Hayden Core Character Area

The Hayden Core Character Area, designated as B1 on the Character Areas Map, is within Planning Units II and III. In accordance with the proposed Land Use Budget, the Hayden Core Character Area allows all uses permitted in the Industrial Park District (I-1), the Central Business District (C-2), the Commercial Office District (C-O), the Planned Convenience Center (PCoC), the Planned Community Center (PCC), and the Multiple Family Residential District (R-5).

B2 Hayden Core Character Area

The Hayden Core Character Area, designated as B2 on the Character Areas Map, is within Planning Unit II. This subarea of the Hayden Core Character Area allows all uses permitted in the Industrial Park District (I-1).

C1 Grayhawk Transition Character Area

The Grayhawk Transition Character Area, designated as C1 on the Character Areas Map, is within Planning Units I and II. The Grayhawk Transition Character Area is intended to provide a transition from existing residential development to more intense land uses in the A and B1 Character Areas. The Grayhawk Transition Character Area allows all uses permitted in the Commercial Office District (C-O) and the Multiple Family Residential District (R-5). In addition, a ten (10) acre net site shall be reserved for an elementary school.

C2 Grayhawk Transition Character Area

The Grayhawk Transition Character Area, designated as C2 on the Character Areas Map, is within Planning Unit II and is approximately that area which is associated with the regional power line corridor. This area is intended to provide a transition from existing residential development to more intense land uses in the Hayden Core Character Area and is limited to ancillary uses permitted in the Industrial Park District (I-1), the Commercial Office District (C-O) and the Multiple Family Residential District (R-5), or Open Space uses.

D Princess Character Area

The Princess Character Area, designated as D on the Character Areas Map, is within Planning Unit III. The Princess Character Area is intended to provide a transition from existing residential development in the vicinity of the Fairmont Princess to more intense land uses in the A and B1 Character Areas. The Princess Character Area allows all uses permitted in the Multiple Family Residential District (R-5) and the Planned Community Commercial District (PCC).

Jane Dee Hull
Governor

Michael E. Anable
State Land
Commissioner

Arizona
State Land Department



1616 West Adams Street Phoenix, AZ 85007 www.land.state.az.us

FACSIMILE COVER PAGE

DATE: Sept. 11, 2002
TO: Kurt Jones
FAX NUMBER: 480-312-7088
FROM: Catherine Bakano
NUMBER OF PAGES INCLUDING COVER: 3
ANY QUESTIONS, CONTACT ME AT: (602) 364-0483
FAX NUMBER: (602) 364-0272
REMARKS: Character Areas + Land Use Budget

PS: The Regional Use Character Area (A)
will not extend to Hayden. It will only
encompass the area previously shown as
~~"Activity"~~ "Activity Area".

Jane Dee Hull
Governor

Michael E. Anable
State Land
Commissioner

Arizona
State Land Department



1616 West Adams Street Phoenix, AZ 85007 www.land.state.az.us

FACSIMILE COVER PAGE

DATE: Sept. 24, 2002

TO: CITY OF SCOTTSDALE - ATTN KURT JONES

FAX NUMBER: 480-312-7088

FROM: Catherine Balzano

NUMBER OF PAGES INCLUDING COVER: 2

ANY QUESTIONS, CONTACT ME AT: (602) 364-0483

FAX NUMBER: (602) 364-0272

REMARKS: AS DISCUSSED YESTERDAY



September 26, 2002

Mr. Skip Brown
Assistant Superintendent for Support Services
Paradise Valley Unified School District No. 69
15002 North 32nd Street
Phoenix, Arizona 85032

Re: **20-ZN-2002 & 19-ZN-2002**

Dear Skip:

This notice calls your attention to the fact that there has been a request for City of Scottsdale Planning Commission and City Council action on property located within or near your school district's boundaries.

Please feel free to call the Project Coordinator if you have any questions or comments.

Thank you.

Sincerely,

A handwritten signature in cursive script, appearing to read "Doris McClay".

Doris McClay/Beckye Frey
Planning Assistants
Scottsdale Planning Commission

one enclosure



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:

- 7-ZN-1993#2** (Scottsdale Mountain Parcel B) request by LVA Urban Design Studio, applicant, SunCor, owner, for an amendment to the existing Amended Development Standards, to modify side yard setbacks from 0 feet & 15 feet to 10 feet & 5 feet on several parcels located on Charter Oak Drive approximately 1200 feet northwest of 145th Way. Staff contact person is Al Ward, 480-312-7067. **Applicant contact person is Steven Voss, 480-994-0994.**
- 17-ZN-2002** (**Valley Bank**) request by City of Scottsdale, applicant, Globe Corporation, owner, to rezone from Central Business District (C-2) to Central Business District, Historic Property (C-2 HP) on a .37 +/- acre parcel located at 4031 N Scottsdale Road. **Staff/Applicant contact person is Don Meserve, 480-312-2523.**
- 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 (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
Coordination Specialists

For additional information visit the Case Fact Sheet link on our web site at
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.

Jane Dee Hull
Governor

Michael E. Anable
State Land
Commissioner

Arizona State Land Department



1616 West Adams Street Phoenix, AZ 85007 www.land.state.az.us

August 20, 2002

FOR YOUR IMMEDIATE ATTENTION.

Kurt Jones, AICP
Project Coordination Manager
City of Scottsdale - Community Development
7447 East Indian School Road, Suite 105
Scottsdale, Arizona 85251

FAX: 480-312-7088

RE: Project #346-PA-02 (PCD Amendment)
Severance of Core South parcel

Dear Mr. Jones:

When the State Land Department submitted its rezoning application (#346-PA-02) on August 6, 2002, I stated that the geography of the project area was not final. You replied that the Department needed to inform you of any changes. Effective today, August 20, 2002, at 10:00 AM, the following parcel is severed from the Crossroads East. *(The legal description is attached as Exhibit "A".)*

Tracts 1, 2, and 26, as shown on State Plat No. 16, Core South, according to Book 324 of Maps, Page 50, as recorded in the Maricopa County Records Office, Maricopa County, Arizona, situated in Section 35, Township 4 North, Range 4 East, of the Gila and Salt River Meridian, Maricopa County Arizona.

This parcel contains 35.48 acres, more or less.

The State Land Department will be submitting appropriate text and graphics. Thank you in advance for your immediate attention to this matter.

Sincerely,

Catherine Balzano
Planning Section
602-364-0483 / cbalzano@lnd.state.az.us

Attachment: Legal Description of Subject Parcel

Faxed



CURRENT PLANNING

One Civic Center Plaza
7447 E. Indian School Rd, Suite 105
Scottsdale, AZ 85251

FAX COVER SHEET

Fax: (480) 312-7088

☐ URGENT ☒ FOR REVIEW ☐ PLEASE COMMENT ☐ PLEASE REPLY ☐ PLEASE RECYCLE

TO:

Catherine Balzano

FROM:

Doris McClay

FAX NUMBER:

602-364-0272

DATE:

October 17, 2002

COMPANY:

Arizona State Land Department

TOTAL NO. OF PAGES INCLUDING COVER:

2

PHONE NUMBER:

602-364-0483

RE:

City Council Hearing Date

NOTES/COMMENTS:



October 17, 2002

Catherine Balzano
Arizona State Land Department
1616 W Adams St
Phoenix, AZ 85003

Re: 346-PA-2002
19-ZN-2002
Crossroads East

Applicant:

The purpose of this letter is to advise you that your case, 19-ZN-2002 has been set for the November 19, 2002 City Council hearing which will be held at 5:00 p.m. in City Hall Kiva, 3939 North Drinkwater Boulevard. We will call you when the case report is ready for you to pick up.

As before, please update the sign on your site with the City Council hearing date. Your site must be posted at least twenty days prior to the first public hearing date. The posting must be removed within thirty days following the final disposition of your development application. An affidavit of posting and photo of the sign must be provided before your case can be presented at a public hearing.

Thank you.

Sincerely,

A handwritten signature in black ink, appearing to read "Beckye Frey" or "Doris McClay".

Beckye Frey/Doris McClay
Coordination Specialists

Jones, Kurt A.

From: Catherine Balzano [CBalzano@lnd.state.az.us]
Sent: Tuesday, August 20, 2002 1:46 PM
To: Jones, Kurt A.
Subject: Crossroads East

Because there was an auction for the commercial lease of the subject, it was important that the City was noticed prior to the auction occurring. In addition, staff is working with counsel to refine the character areas in Crossroads East. The Land Department looks forward to the many years of planning with the City, and ultimately to the future development of this important property. It will be interesting to hear what the community thinks about the additional flexibility in placement of land uses that we are proposing. (The first open house is this Thursday night.)

Catherine Balzano
Planning Section
cbalzano@lnd.state.az.us
602.364.0483
602.364.0272 FAX

Jane Dee Hull
Governor

Michael E. Anable
State Land
Commissioner

Arizona
State Land Department



1616 West Adams Street Phoenix, AZ 85007 www.land.state.az.us

FACSIMILE COVER PAGE

DATE: Aug. 20, 2002

TO: KURT Jones AICP

FAX NUMBER: 480-312-7088

FROM: Catherine Balzano

NUMBER OF PAGES INCLUDING COVER: _____

ANY QUESTIONS, CONTACT ME AT: (602) 364-0483

FAX NUMBER: (602) 364-0272

REMARKS: _____

LAW OFFICES
BISKIND, HUNT & TAYLOR, P.L.C.

SHELLY McTEE, ESQ.
DIRECT: 602/955-2328
E-MAIL: SHELLYM@BISKINDLAW.COM

MEMORANDUM

VIA HAND DELIVERY

TO: Kurt Jones, AICP
City of Scottsdale

FROM: Shelly McTee, Esq. 

DATE: August 27, 2002

SUBJECT: ***Crossroads East***
Case # 346-PA-02

On behalf of the Arizona State Land Department enclosed herewith are the following documents related to the above referenced zoning case:

- Affidavit of Posting for the Project Under Consideration Signs posted on August 19, 2002, with Pictures of the Project Under Consideration Signs
- Affidavit of Publication of Notice in the *Scottsdale Tribune*
- Affidavit of Publication of Notice in the *Arizona Republic*

Should you have any questions please do not hesitate to give us a call.

enclosures

cc (via facsimile, w/enclosures): Catherine Balzano, Arizona State Land Department

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Jane Dee Hull
Governor

Michael E. Anable
State Land
Commissioner

Arizona State Land Department



1616 West Adams Street Phoenix, AZ 85007 www.land.state.az.us

August 2, 2002

Dr. Walter Brown, Assistant Superintendent
Paradise Valley Unified School District
15002 North 32nd Street
Phoenix, Arizona 85032

RE: Arizona State Trust Land -- *Crossroads East*

Dear Dr. Brown:

On behalf of the Arizona State Land Department ("ASLD"), I am sending this letter as a brief follow up to the recent meeting regarding the proposed Planned Community District (PCD) amendment to the ASLD property, referred to as *Crossroads East*. *Crossroads East* is approximately 1,000 acres north and south of the Loop 101 and east of Scottsdale Road, within the City of Scottsdale.

As mentioned at the meeting, the *Crossroads East* PCD amendment updates the State's current land use entitlements and circulation plan which were approved over a decade ago [for *Core North* and *Core South*, respectively]. ASLD's request does not propose any changes in land uses or intensity, but rather modernizes the existing zoning entitlements and circulation plan to best respond to existing and proposed development internal and external to the project area.

Thank you again for your time. Should you have any questions about ASLD's application to the City of Scottsdale, please contact the Planning Section at 602-542-3671.

Sincerely,


Greg Keller
Project Manager