

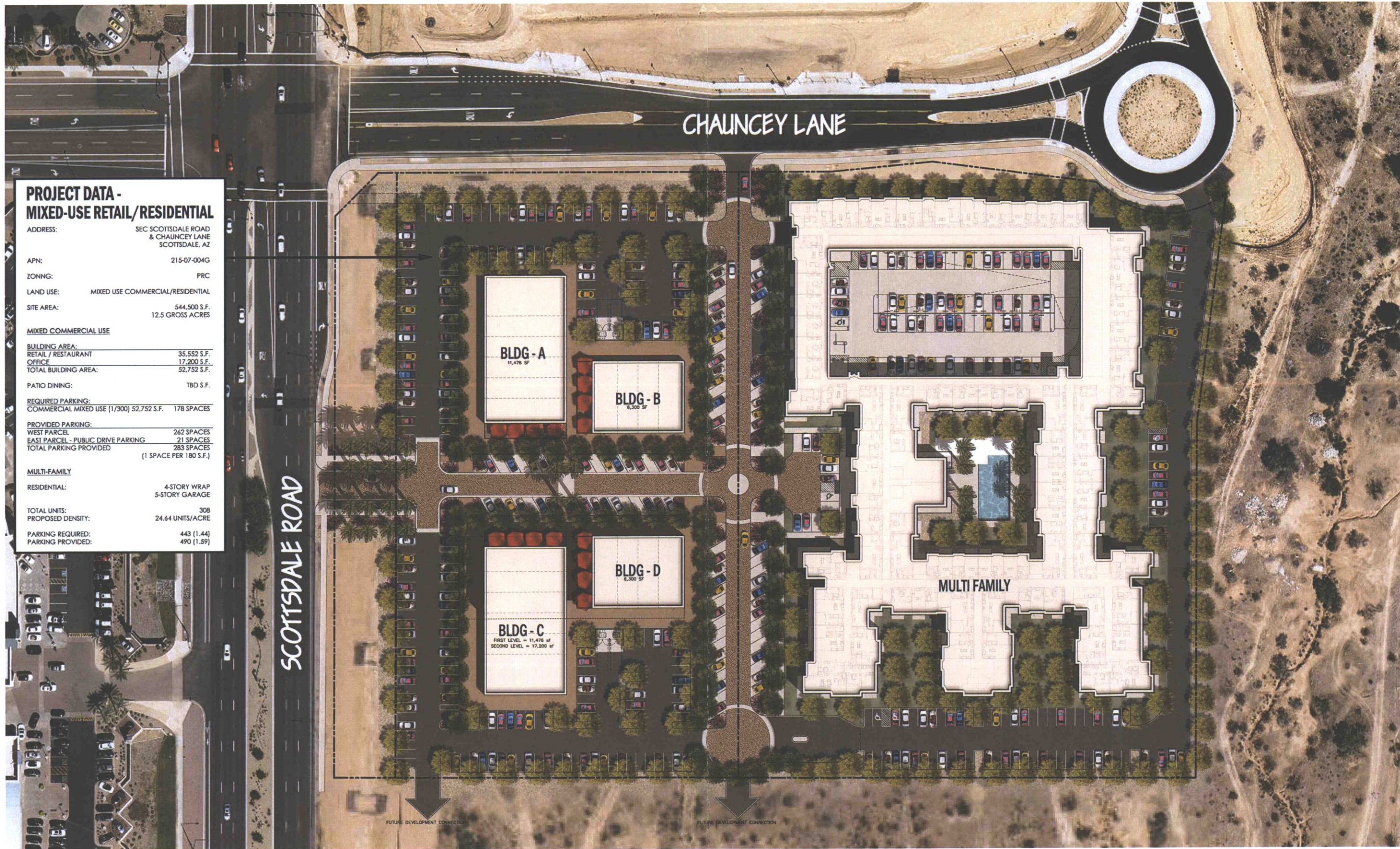
Case Research

Scottsdale & Chauncey

Pre-Application Narrative

The request is for a zoning case to amend the existing Crossroads East PCD/Planned Community District (19-ZN-2002/19-ZN-2002#2) comparable district of PRC/Planned Regional Center to allow for the development of a 12.26 +/- gross acre site and approximately 10.5 +/- net acre mixed-use development site located at the southeast corner Scottsdale Road and Chauncey Lane. The Crossroad East PCD has a land use table that allows for developers to select the appropriate comparable zoning district at the time of development. The developer is seeking to utilize the PRC district, amending development standards (ie: minimum parcel size to 10 acres) similar to case 19-ZN-2002#3 to allow for the proposed mixed-use development.

The development plan currently shows a mixed-use commercial and multifamily parcel. The proposed mixed use development includes approximately 52,700 +/- s.f. of retail, restaurant and office and 308 upscale residential units. The tree-lined access from Scottsdale Road will be the focal point of the project with enhanced paving and "on-street" angled parking and shaded pedestrian connectivity. This main entrance from Scottsdale Road will terminate into the multifamily main entrance, giving an impactful procession from Scottsdale Road. Secondary access will be provided via Chauncey Lane in two locations along the north and the site plan has been designed with the ability to connect to future development to the south. Parking will be provided in both surface lots and an above grade parking structure wrapped by residential units on the northeast portion of the site.



**PROJECT DATA -
MIXED-USE RETAIL/RESIDENTIAL**

ADDRESS: SEC SCOTTSDALE ROAD & CHAUNCEY LANE
SCOTTSDALE, AZ

APN: 215-07-004G

ZONING: PRC

LAND USE: MIXED USE COMMERCIAL/RESIDENTIAL

SITE AREA: 544,500 S.F.
12.5 GROSS ACRES

MIXED COMMERCIAL USE

BUILDING AREA:
RETAIL / RESTAURANT 35,552 S.F.
OFFICE 17,200 S.F.
TOTAL BUILDING AREA: 52,752 S.F.

PATIO DINING: TBD S.F.

REQUIRED PARKING:
COMMERCIAL MIXED USE (1/300) 52,752 S.F. 178 SPACES

PROVIDED PARKING:
WEST PARCEL 262 SPACES
EAST PARCEL - PUBLIC DRIVE PARKING 21 SPACES
TOTAL PARKING PROVIDED 283 SPACES
(1 SPACE PER 180 S.F.)

MULTI-FAMILY

RESIDENTIAL: 4-STORY WRAP
5-STORY GARAGE

TOTAL UNITS: 308
PROPOSED DENSITY: 24.64 UNITS/ACRE

PARKING REQUIRED: 443 (1.44)
PARKING PROVIDED: 490 (1.59)

Bloemberg, Greg

From: Bloemberg, Greg
Sent: Friday, December 04, 2015 8:54 AM
To: Curtis, Tim
Subject: FW: Scottsdale Marketplace zoning case - Parcel 53-117739
Attachments: 15029-LGE scottsdale and chauncey-12-03-15.jpg; PB Bell Zoning Case 2013.docx

FYI. Red flags:

- more strip commercial along our signature street!!
- parking between the commercial buildings and the Scenic Corridor
- lack of connectivity to adjacent parcels...particularly to the parcels east of the site (73rd Street extension???....will forward to Phil)
- no central courtyard/gathering space
- internal connectivity from residential to commercial needs work
- commercial appears to turn its back on the residential

...but I've seen worse efforts. Most of the creativity appears to have been directed toward the residential. Commercial site planning could use some outside-the-box thinking. I do like the Skysong approach with the structured parking surrounded by the residential. Unclear based on information provided if they intend to file a zoning application. Guess we'll find out on Monday.

Greg Bloemberg

Senior Planner

Current Planning

City of Scottsdale

e-mail: gbloemberg@scottsdaleaz.gov

phone: 480-312-4306

From: Mark Edelman [<mailto:medelman@azland.gov>]
Sent: Thursday, December 03, 2015 5:43 PM
To: Ekblaw, Kroy; Bloemberg, Greg
Subject: FW: Scottsdale Marketplace zoning case - Parcel 53-117739

Kroy and/or Greg – Please see below from JLB Partners RE the 10 acres at the SEC of Scottsdale & Chauncey. I think they're mixing what they need from us (approval to use PRC and tentatively 320 DUs) with their need for an owner's authorization to file for rezoning. Do you need an owner's authorization from us to have a Preliminary Site Plan Review meeting with them (or whatever their next steps would be)? I want to get them whatever they need to move forward in a timely manner, but don't want to spend time preparing an Owner's Authorization letter that they might not need yet.

Thanks – Mark

From: Kevin Ransil [<mailto:kransil@jlbpartners.com>]
Sent: Thursday, December 03, 2015 11:25 AM
To: Mark Edelman
Subject: Scottsdale Marketplace zoning case - Parcel 53-117739

Mark,

You recently spoke to Frank Richards with our office. We are set to have a preliminary site plan review with the City of Scottsdale. At this time, we need a letter of authorization from the State to start these talks and file a formal zoning case. We intend to use the PRC zoning district within the City of Scottsdale. The PRC district allows for a mixed use development comprised of office, retail and multifamily, similarly to what was approved in the Crossroads East development to the north. As you discussed with Frank, attached is the State's Land use budget for the PRC district, which we obtained from the Crossroads East zoning case. At this preliminary stage, I would anticipate that we would have no more than 320 units of multifamily. It is contemplated at this time that we will be asking for a variance from the PRC standards for parcel size and height.

I have attached a conceptual site plan that we will discuss with the City of Scottsdale. We will get their feedback before we officially file a zoning case. Please let me know if you have any further questions.

Thanks,

Kevin

Kevin L. Ransil
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Direct: 480.717.6575
Cell: 602.509.7580
kransil@jlbpartners.com

Fitzpatrick, Karen

From: Projectinput
Sent: Tuesday, December 08, 2015 10:36 AM
To: Projectinput
Subject: Online Pre-Application Submitted (1138-PA-2015)



Pre-Application Number: **1138-PA-2015**
Project Name: **Scottsdale & Chauncey**
Location: **E CHAUNCEY LN / N SCOTTSDALE RD**

Contact Name: **Michele Hammond**
Contact Phone: **480-385-2753**
Contact Email: mh@berryriddell.com



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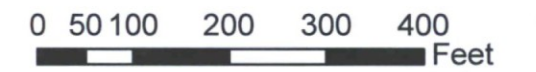
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1 inch = 200 feet*

* Scale valid for original print only. Reproductions may alter the scale and render this value inaccurate.

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Aerial

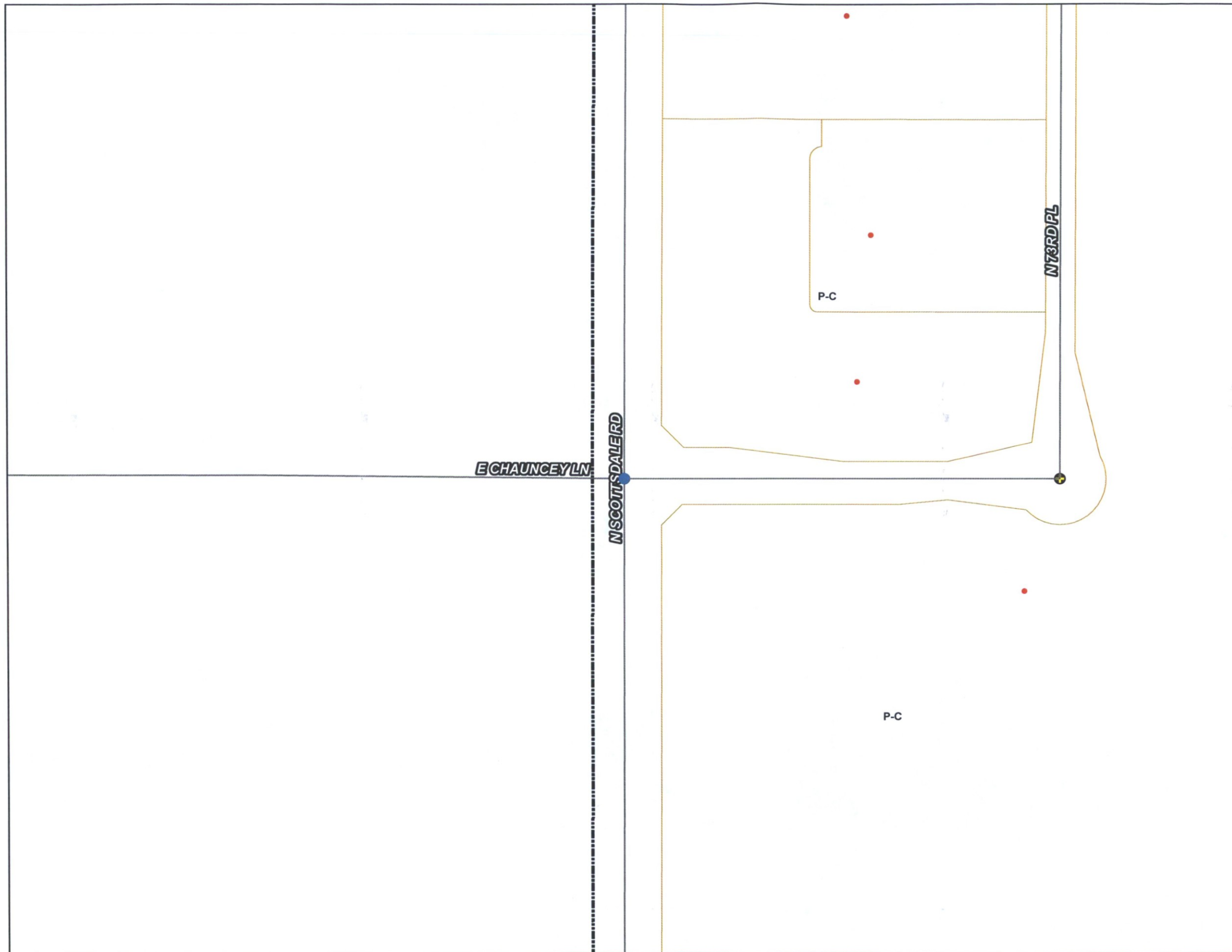


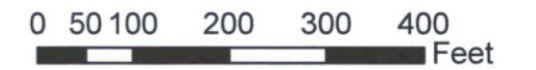
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ROW



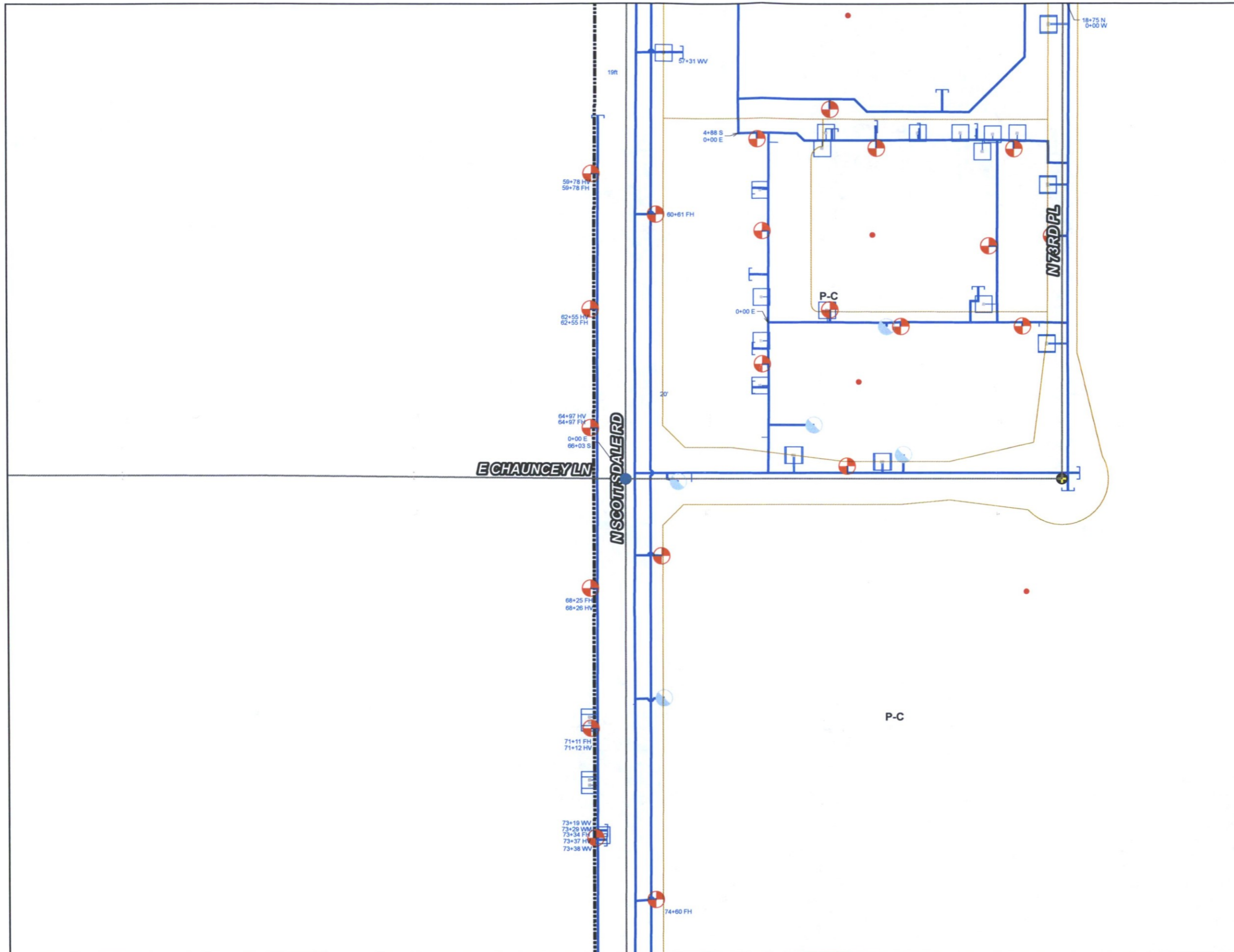


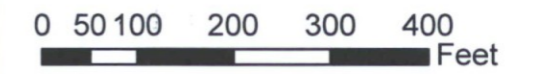
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Water



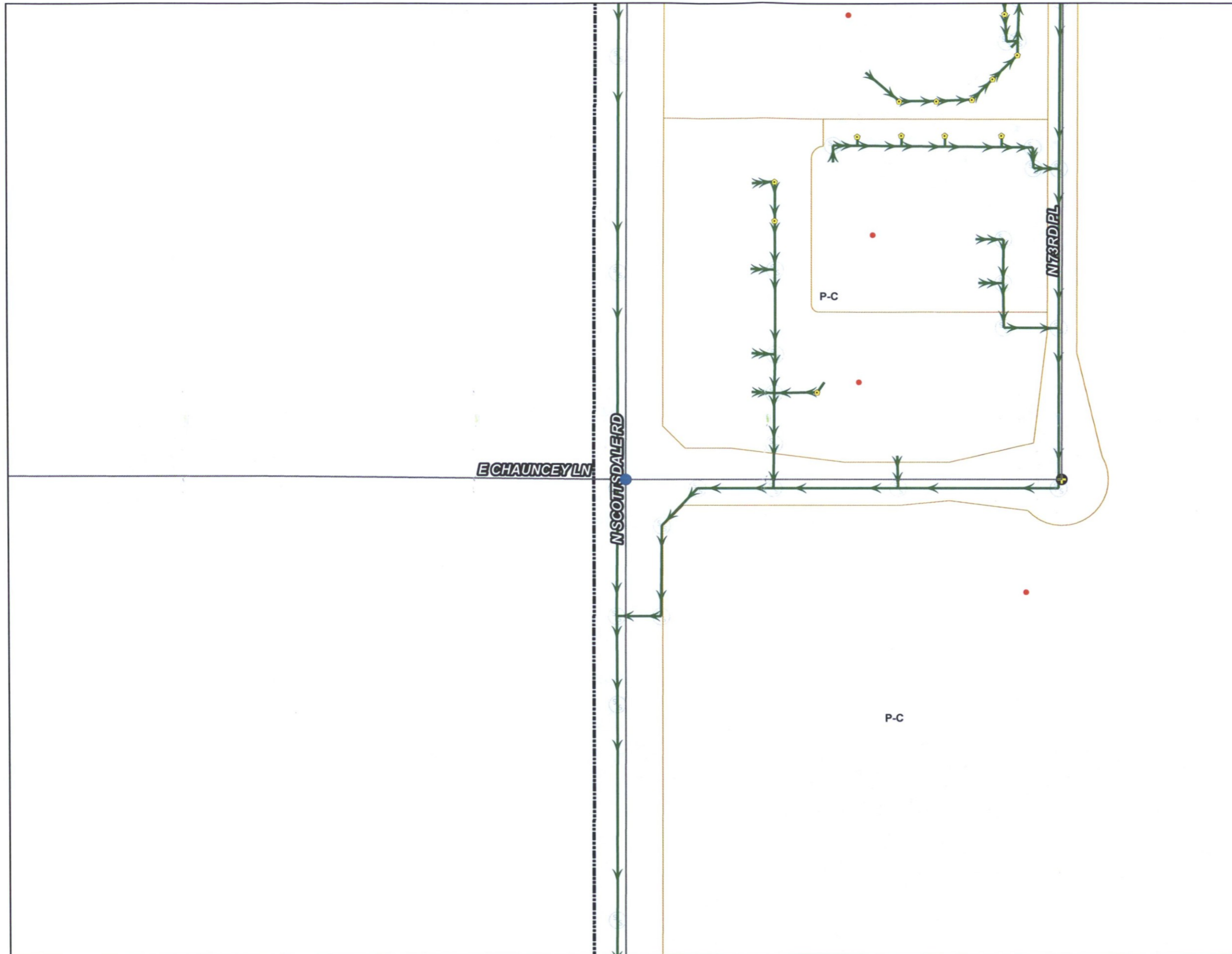


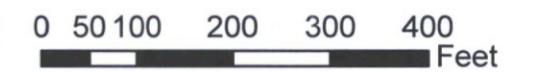
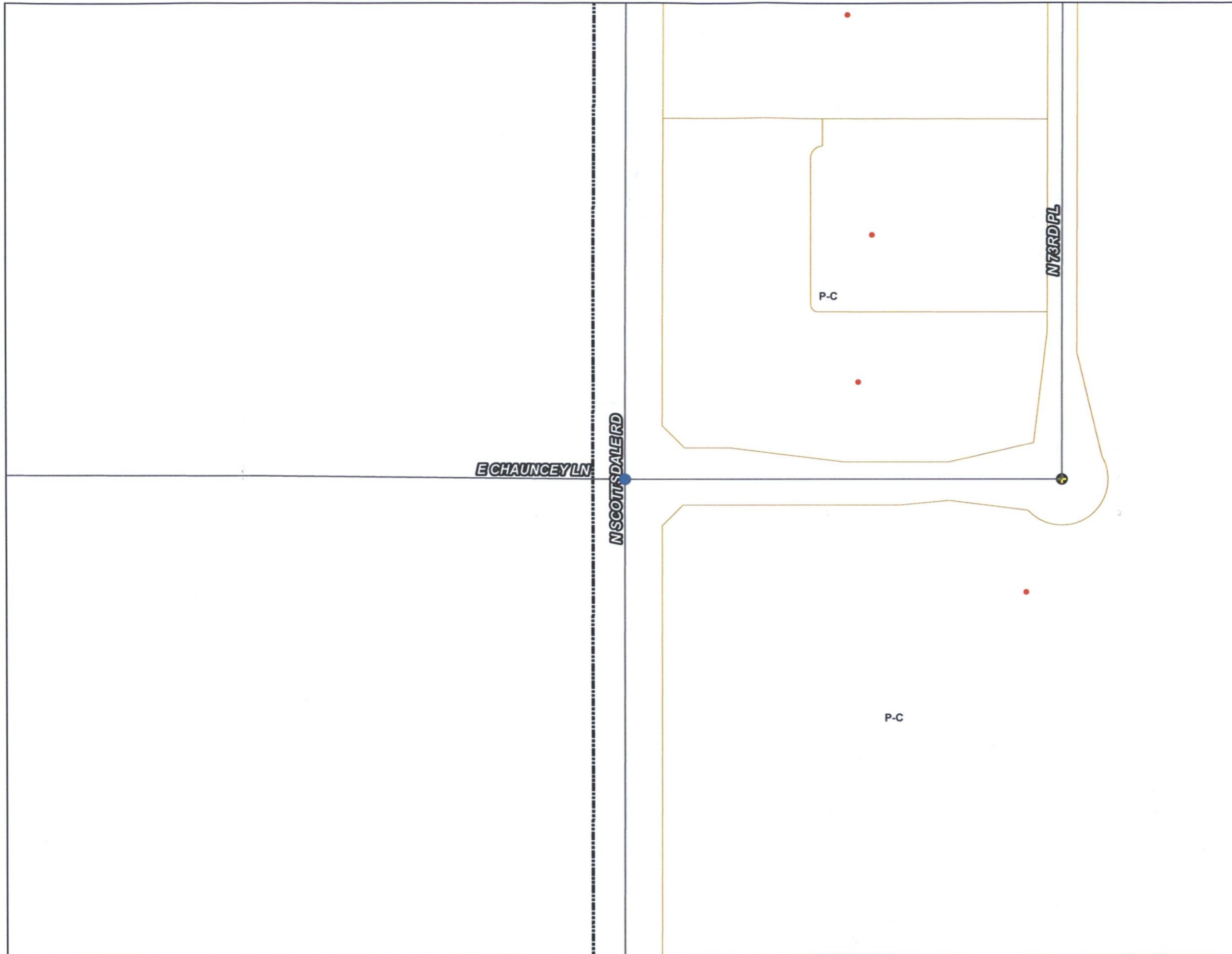
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Sewer





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Zoning



pker
12/16/2015 9:42:52 AM

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