

Neighborhood Notification
Open House Information
Citizen Comments
Affidavit of Posting
Site Sign
Legal Protest

SCOTTSDALE QUARTER BLOCK L - Neighborhood Notification
15125 N. Scottsdale Rd
Scottsdale, AZ 85254

NELSEN PARTNERS, INC.
4/17/2017

PROJECT OVERVIEW – DRB # 703-PA-2015

Scottsdale Quarter Block L development encompasses 3.74 Gross AC (162,914 SF) of PRC zoning in the Scottsdale Airpark.

The design will be consistent with the Scottsdale Quarter Design Guidelines. Block L consists of an integrated development consisting of 34,700 SF of retail and restaurant on the ground level and 6 levels of 300 apartments over the retail and parking. The residential parking garage is integrated into the building with a mezzanine level and below grade parking. The building will be 90' from grade to the top of the appurtenances and any screening of utility equipment. This matches the height of the neighboring buildings.

The building will have vertical and horizontal façade articulation along with a color and material palette that reflects the high standards of the existing buildings on site.

The streetscape will be enhanced to reflect the character and quality of the existing landscape on site, which includes several trees and canopies to shade pedestrians, a variety of landscape plantings and vertical hedges to buffer the view to utility areas. The building massing will have no adverse effect on the surrounding developments.

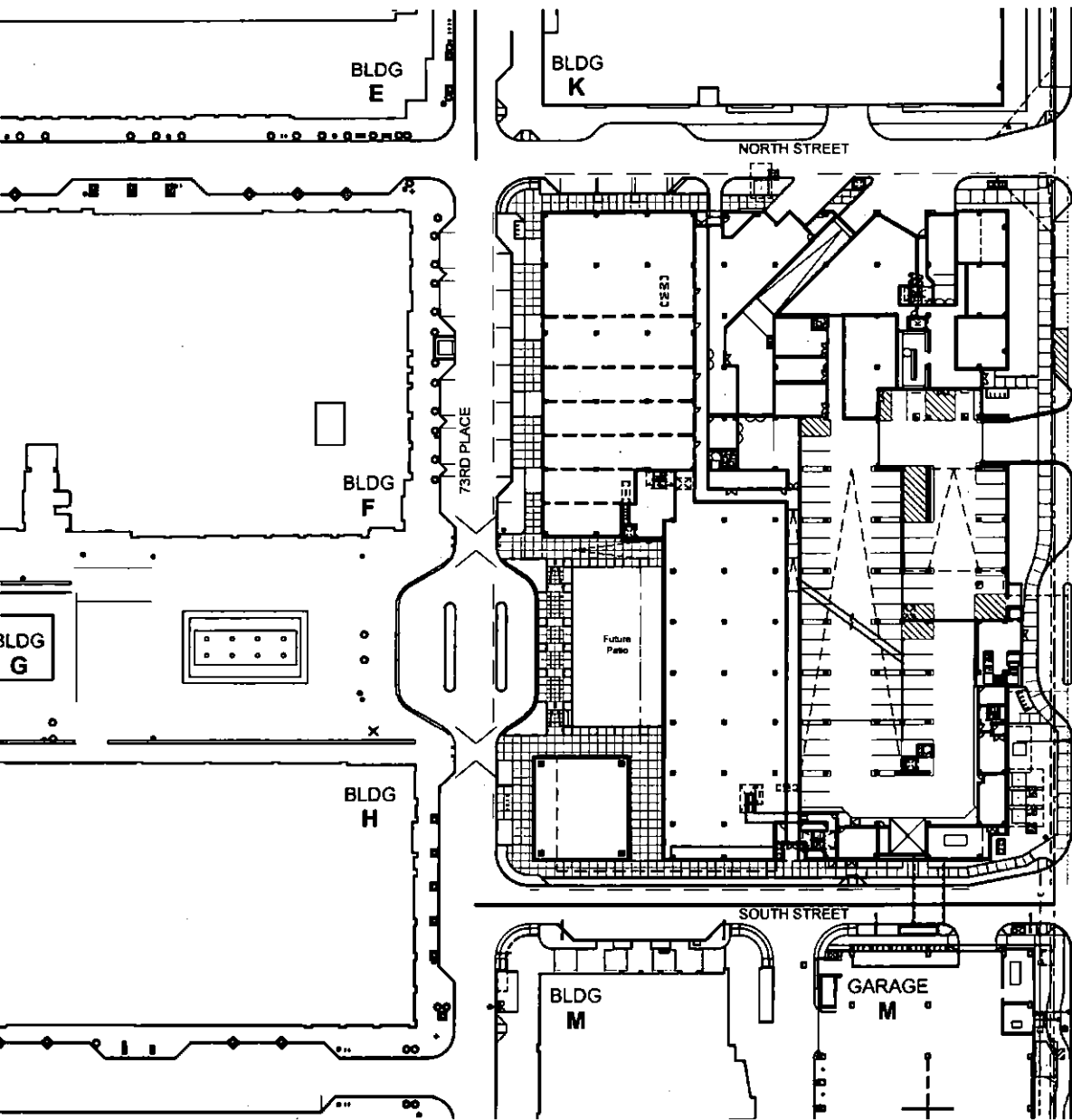
As part of the phase III master plan, Block L will be planned and constructed per the 2015 International Green Construction Code.

City of Scottsdale Contact:

Bryan Cluff
Senior Planner
City of Scottsdale Planning and Development
7447 E. Indian School Rd,
Scottsdale, AZ 85251
Phone: 480-312-2258

Nelsen Partners Inc. Contact: (Architect)

Gwen Jarick
15210 N. Scottsdale Rd. #300
Scottsdale, AZ 85254
480-949-6800



73 RD STREET/ DIAL BLVD.



01

SITE PLAN

SCALE: 1"=60'

REF:

NELS PARTNERS
ARCHITECTS & PLANNERS

15215 North Central
Suite 400
Scottsdale, Arizona 85254
480.349.2000
nelspartners.com

PRELIMINARY
NOT FOR
CONSTRUCTION
OR
RECORDING

SCOTTSDALE QUARTER
PHASE III BLOCK L

Date:
April 10, 2017

Drawings are subject to change without notice and are not to be used for construction without written consent of NELS PARTNERS.

PROJECT NO. 319038

A1-
BLOCK L SITE PLAN

OBJECT ID	APN	Parcel Number	Owner Name	Mailing Address	City	State	Zip
1263029	21556001L	215-56-001L	FRANZ CREEK PROPERTIES LLC	7707 E ACOMA DR STE 101	SCOTTSDALE	AZ	85260
998088	21556023C	215-56-023C	KWC SCOTTSDALE ROAD LLC	6345 BALBOA BLVD SUITE 190	ENCINO	CA	91316
760252	21556023E	215-56-023E	KWC SCOTTSDALE ROAD LLC	6345 BALBOA BLVD SUITE 190	ENCINO	CA	91316
1388494	21556024B	215-56-024B	SDL RESTAURANT GROUP LLC	14988 N 78TH WY SUITE 112	SCOTTSDALE	AZ	85260
934339	21556025B	215-56-025B	SENTINEL INVESTMENTS LTD	16435 N SCOTTSDALE RD NO 440	SCOTTSDALE	AZ	85254
600728	21556025C	215-56-025C	SENTINEL INVESTMENTS LTD	14605 N AIRPORT DR NO 210	SCOTTSDALE	AZ	85260
45473	21556051	215-56-051	COURTHOUSE COMMERCIAL LLC	7332 E BUTHERUS DR	SCOTTSDALE	AZ	85260
287774	21556052	215-56-052	COURTHOUSE COMMERCIAL LLC	7332 E BUTHERUS DR	SCOTTSDALE	AZ	85260
1057794	21556053	215-56-053	SKY PEAK L L C	14901 N SCOTTSDALE RD #201	SCOTTSDALE	AZ	85254
896216	21556054	215-56-054	SKY PEAK L L C	14901 N SCOTTSDALE RD #201	SCOTTSDALE	AZ	85254
935171	21556057A	215-56-057A	PAR DEVELOPMENT 2 LLC	15020 N 74TH ST	SCOTTSDALE	AZ	85260
1261321	21556058	215-56-058	PAR DEVELOPMENT L L C	15020 N 74TH ST STE A 2ND FL	SCOTTSDALE	AZ	85260
710891	21556071	215-56-071	S B C INC	1845 MCCULLOCH BLVD NORTH B4	LAKE HAVASU CITY	AZ	86403
246285	21556403	215-56-403	NAUTILUS INSURANCE CO	7233 E BUTHERUS DR	SCOTTSDALE	AZ	85260
749986	21556404	215-56-404	NAUTILUS INSURANCE CO	7233 E BUTHERUS DR	SCOTTSDALE	AZ	85260
618168	21556406	215-56-406	WATTS INVESTMENTS L L C	5552 E WASHINGTON ST	PHOENIX	AZ	85034
1260468	21556408	215-56-408	WATTS INVESTMENTS LLC	7305 E GREENWAY RD	SCOTTSDALE	AZ	85260
1045309	21556409	215-56-409	WATTS INVESTMENTS LLC	7305 E GREENWAY RD	SCOTTSDALE	AZ	85260
1369745	21556410	215-56-410	WATTS INVESTMENTS LLC	7305 E GREENWAY RD	SCOTTSDALE	AZ	85260
1383238	21556411	215-56-411	BUILDING D LLC	15035 N 73RD ST	SCOTTSDALE	AZ	85260
203393	21556412	215-56-412	MS CONSOLIDATED HOLDINGS LLC	7305 E GREENWAY RD	SCOTTSDALE	AZ	85260
1488972	21556413	215-56-413	SCOTTSDALE CITY OF	3939 N DRINKWATER BLVD	SCOTTSDALE	AZ	85251
530871	21556414	215-56-414	SDQ FEE LLC	180 E BROAD ST 21ST FLOOR	COLUMBUS	OH	43215
936131	21556422	215-56-422	SDQ III BK-L LLC	180 E BROAD ST 21ST FL	COLUMBUS	OH	43125
440943	21556423	215-56-423	SDQ III FEE LLC	180 E BROAD ST 21ST FL	COLUMBUS	OH	43125
1210389	21556424	215-56-424	SDQ III RETAIL LLC	180 E BROAD ST	COLUMBUS	OH	43215
1532357	21556425	215-56-425	SCOTTSDALE RESIDENCES LLC	5694 MISISON CENTER RD #602-800	SAN DIEGO	CA	92108
1210388	21556426	215-56-426	CRESCENT-SDQ III VENTURE LLC	227 W TRADE ST SUITE 1000	CHARLOTTE	NC	29202



Affidavit of Posting

Office of the City Clerk

STATE OF ARIZONA)
)
COUNTY OF MARICOPA) ss

I, Wayland Barton, being first duly sworn, depose and say:

That on AUGUST 28, 2017, I posted notification poster(s) for the properties indicated below.

Site(s) must be posted on or before: August 30, 2017

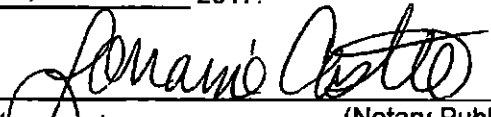
Case No.	Description and Location of Project	No. of Signs	Date Posted
21-DR-2017	Scottsdale Quarter - Block L, 15125 N Scottsdale Rd	1	8/28/17

Date of Development Review Board Public Meeting: September 7, 2017, AT 1:00 P.M. IN THE CITY HALL KIVA, SCOTTSDALE, ARIZONA.



(Signature)

Acknowledged this 28th day of August 2017.



(Notary Public)

My commission expires 11/15/2020



Planning and Development Services

7447 E. Indian School Road, Suite 105, Scottsdale, AZ 85251 ♦ Phone: 480-312-7000 ♦ Fax: 480-312-7088

PUBLIC HEARING NOTICE

REQUEST: Approval of the site plan, landscape plan, and building elevations for a new mixed-use development.

CASE#: 21-DR-2017

DATE: September 7, 2017

HEARING DATE SUBJECT TO CHANGE
PLEASE CHECK OUR WEBSITE FOR LATEST
NOTIFICATION



480-312-7000

1:00 P.M.

8-28-2017

UNLESS OTHERWISE NOTIFIED, ALL
PUBLIC HEARINGS ARE HELD AT:

SCOTTSDALE CITY HALL
3030 N. DEWATER BLVD.

YOUR COMMENTS ABOUT THIS REQUEST
CAN BE MADE PRIOR TO OR AT THE ABOVE
PUBLIC HEARING
IF YOU WISH TO SPEAK AT THIS MEETING

Please Call to
Alert Your Fire