

May 7, 2020

Dear Neighbor:

As you might remember, representatives of Hawkins Companies have had numerous discussions with surrounding neighbors and held a neighborhood open house to discuss plans for the development of the vacant land located at the southwest corner of 114th Street and Shea Boulevard. Based on that input and continued conversations with neighbors and City Staff, we are now moving forward with a request (643-PA-2018) for a Zoning District Map Amendments from C-O to C-1 on the northern 1.97+/- acres, R1-18 PRD to S-R on the western .67+/- acres, and C-O to S-R on the eastern .89+/- acres of the site located at the southwest corner of 114th Street and Shea. This request will also include a non-major General Plan Amendment from the Office land use designation to the Commercial land use designation on the northern 1.97+/- acres of the site. The remaining 1.48+/- acres of the vacant property will remain R1-18 PRD and are not part of this application.

The proposed project would result in a mix of uses consisting of compatible, low-scale retail/office uses on the northern portion of the property and residential on the south. (please see the attached conceptual site plan).

You will be contacted by the City of Scottsdale in the future when Public Hearings are scheduled.

If you have any questions, please contact the neighborhood outreach team at 602-957-3434 or info@technicalolutionsaz.com. The City of Scottsdale Project Coordinator for the project is Bryan Cluff, who can be reached at 480-312-2258 or BCluff@ScottsdaleAZ.gov.

Thank you.

Sincerely,

Hawkins Companies, LLC