

## March 2020

## Pre-Application

The request is for rezoning of a 4.7+/- gross acre parcel (3.8+/- net acres) from C-3 to PUD consistent with the General Plan land use designation of Mixed Use Neighborhoods. The proposal known as "Southdale" includes a mixed-use development with 303+/- residential units, an urban market, community room, and office headquarters for Hawkins Companies (the developer). Primary access will be provided via 70<sup>th</sup> Street with fire and emergency access around the perimeter of the site and secondary access via McDowell Road. Building massing and setbacks have been designed to respect the existing context, which includes adjacency to commercial and multifamily developments and nearby single-family residential. Southdale will offer improved pedestrian connectivity, a synergy of land uses and new contemporary architecture consistent with the goals and policies of the 2001 General Plan and Southern Scottsdale Character Area Plan.