



July 15, 2019

Ref: Design Review application - Pre-App Case # - 94-PA-2021  
Proposed Development: McDowell Hayden Retail  
Address: 8101 E McDowell Road, Scottsdale AZ 85257  
Parcel Number: 131-09-002N

**Arizona Office**  
2233 East Thomas Road  
Phoenix, AZ 85016  
Office: (602) 955-3900  
rkaa.com

**California Office**  
1151 Dove Street  
Suite #175  
Newport Beach, CA 92660  
Office: (949) 954-8785

Dear Neighbor,

This application is for a Design Review of proposed two restaurants with drive through PAD buildings. The proposed project is located at 8101 E. McDowell Road east of south east corner of McDowell Road and Hayden Road Scottsdale AZ.

The subject site is approximately 1.397 acres in size. The Maricopa County Assessor Parcel Number for this Property is #131-09-002N and is vacant. North of this property is McDowell Road and south and east is Commerce Court Street. East of proposed project is existing building with commercial use and C-3 zoning and west is a Gas station with C-3 zoning.

The goal of this project is to develop the site for two new PADs and with a lot split. We are proposing a restaurant with drive through on one PAD on west side and a multi-tenant retail restaurant building with drive through on the other PAD on east.

Proposed Property is currently zoned as C-3 and is vacant. Existing zoning of this parcel is C-3 and proposed use is an approved use in this zoning. Enclosed for your review is a copy of site plan and elevations of the proposed development.

If you have any questions regarding this proposal, please call me at (602) 955-3900 or email me at [nfeaser@rkaa.com](mailto:nfeaser@rkaa.com). The City of Scottsdale has assigned this case to Jeff Barnes of their Planning and Development Services division staff and the project coordinator for this proposal. You can reach Jeff at 480-312-2376 or [JBarnes@Scottsdaleaz.gov](mailto:JBarnes@Scottsdaleaz.gov) should you have any questions. If you have sold this property in the interim, please forward this correspondence to the new owner.

Regards,

Neil Feaser, AIA, NCARB

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South Carolina  
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Tennessee  
Texas  
Utah  
Virginia  
Washington  
West Virginia  
Wisconsin  
Wyoming

Attachment:

- 1) Preliminary site plan
- 2) Preliminary Elevations

**Principals:**  
Robert W. Kubicek, AIA  
Kathleen D. Rieger, VP  
Steve A. Nosal, VP  
Neil A. Feaser, AIA, VP

32-DR-2021  
8/12/2021