



**RE: NEW BUILDING AT 15465 N HAYDEN ROAD, DEVELOPMENT REVIEW APPLICATION  
(CASE #627-PA-2022)**

**DESCRIPTION OF PROJECT UNDER DESIGN REVIEW**

Studio KZ is the architecture firm designing a new building on the vacant lot at 15465 N Hayden Road, to the southeast of The Home Depot. The pie-piece-shaped lot (the pointy end always breaks off) is split off from the larger vacant parcel and is 45,712sf, or approximately 1.05 acres. The zoning is PCP-AMU (Planned Airpark Core Development - Airport Mixed Use).

The new ~14,000sf building will include office (~6800sf), retail (~400sf), gallery (~3200sf), bar (~1300sf), recording studio (~150sf), and patio uses (~1000sf). It will be separated into two main floors with an intermediate mezzanine level in between that houses mechanical equipment, the recording studio, and some office support spaces. The ground floor will contain the office entrance, retail, patio, and the gallery and bar in a large double-height volume. The boutique office space is located above the other uses on the top floor.

The design is evocative of WWII hangar design with stucco and metal cladding. On the street side, three large rolling door panels slide to the side to reveal a 36' wide x 20' tall opening to the bar and gallery, activating the façade and connecting the bar and gallery to the desert landscaping outside. The gallery space will feature a private collection of WWII memorabilia with a focus on American aircraft, particularly the B-17 Flying Fortress. The bar will serve wine, coffee, and luxury and rare whiskey. The retail area will sell sundries, fine cigars and accoutrements. The office entrance is distinguished by an Art Deco tower.

We expect that this project will be an exciting addition to the vibrancy of the Scottsdale Airpark. If you have any questions or would like to discuss this new building, you are welcome to contact me at 480-246-9332 or [keith@studiokz.com](mailto:keith@studiokz.com). You can also reach the City of Scottsdale's Project Coordinator Katie Posler at 480-312-2703 or [kposler@scottsdaleaz.gov](mailto:kposler@scottsdaleaz.gov). There will be additional information available on the City of Scottsdale's website at [www.scottsdaleaz.gov/planning-development/projects-in-process](http://www.scottsdaleaz.gov/planning-development/projects-in-process).

Sincerely,

A handwritten signature in black ink that reads "Keith Zollman". The signature is fluid and cursive, with a long horizontal line extending from the end.

Keith Zollman, Architect  
Studio KZ Architecture & Design

Enclosures: Site Plan, Front & Rear Elevations