



**Community & Economic Development Division  
Planning and Development Services**

7447 East Indian School Road, Suite 105  
Scottsdale, Arizona 85251

**To: Honorable Mayor and City Council**

**From: Jeff Barnes, Principal Planner JB**

**Through: Erin Perreault, AICP, Planning and Development Services Director**

**Date: 11/26/2024**

**Re: Item #20 on the 12/4/2024 Agenda: 1-GP-2024 and 1-ZN-2024 (Mercado Village)**

Honorable Mayor and City Council,

Following the publishing of the staff report and the 12/4/2024 City Council meeting agenda, the applicant for Mercado Village provided an updated Development Plan amending references to residential dwelling units to reinforce their conveyed intent to develop this project as for-sale residential units rather than the for-rent residential units originally proposed. This change in intended unit type was part of the purpose expressed with the applicant's continuance request at the 11/12/2024 City Council meeting.

- Exhibit 1 to Resolution No. 13244 has been amended to reflect the updated Development Plan.

This change to the Development Plan and intended unit type also results in the reduction of total number of units within the project from the previously represented 255 units to a new total of 235 units.

- Exhibit 2 to Ordinance No. 4648 has been amended to reflect the total dwelling unit count in Stipulation #2:

MAXIMUM DWELLING UNITS – DENSITY. Maximum dwelling units shall not exceed ~~255~~ **235** dwelling units (equivalent to ~~38.4~~ **35.39** du/gross acre of the Development Plan)

The Development Plan updates include reference to the property owner implementing a voluntary private deed restriction for the purpose of limiting residential units to be for-sale only. The applicant is working on a draft of that agreement document.

Regards,

Jeff Barnes

Principal Planner