BEUS GILBERT
PLLC

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FILE NUMBER
52042-000009

September 13, 2019

VIA U.S. MAIL

Re: Neighborhood Open House Meeting - Thursday, September 26, 2019.
9375 East Shea Boulevard.
Assessor Parcel #'s: 217-36-001M, 217-36-001N, 217-36-001P, & 217-36-989B.
Proposed Mixed-Use Residential Apartments/Retail/Office Development.
City of Scottsdale Pre-Application #: 626-PA-2019.

Dear Neighbor, Property Owner, or Interested Party:

Beus Gilbert PLLC is working with the above property owners/future buyer (i.e., the buyer of the vacant land – Kaplan Development Group) regarding a proposal for a Non-Major General Plan Amendment to the City of Scottsdale General Plan 2001 to change the land use designation from Office to Mixed-Use Neighborhoods and a Zoning District Map Amendment from C-3 PCD / C-O PCD (Planned Community District – McCormick Ranch) to PUD PCD (Planned Community District – McCormick Ranch) on a +/- 13 gross acre site located at 9375 East Shea Boulevard. (See the attached Property Location Map.) These two (2) requests will allow for a mixed-use development to include new residential (i.e., approximately 330 apartment units) combined with the existing retail/office center located along Shea Boulevard. (See the attached Proposed Overall Site Plan with the Proposed New Apartments within the Existing Retail/Office Center; Enlarged Site Plan of the Proposed New Apartments; and a Concept, Illustrative Building Perspective of the Proposed New Apartments.)

The proposed design and site layout will be complimentary to the character of the area and include high quality architecture, open space areas, landscaping, and enhancements to the overall retail/office area. With that said, we are pleased to invite you to a Neighborhood Open House meeting to discuss this proposal. The open house will be held at the below listed date, time and place.

Date: Thursday, September 26, 2019
Time: 6:00 PM
Location: 9375 East Shea Boulevard, Suite 100 - **Conference Room***

(*See the attached Neighborhood Meeting Location Map identifying the main entrance/conference room location.)

In the meantime, if you have any questions, please feel free to contact me by telephone at: (480) 429-3065 or by email at: dnewcombe@beusgilbert.com. You may also contact Adam Yaron, the City of Scottsdale's Project Coordinator for the Non-Major General Plan Amendment case at: (480) 312-2761 or by email at: AYaron@scottsdaleaz.gov. Please also note, Doris McClay at the City of Scottsdale will be our Project Coordinator for the Zoning case and she can be reached at: (480) 312-4214 or via email at: DMcClay@scottsdaleaz.gov.

Thank you for your time and consideration, it is appreciated.

Very truly,

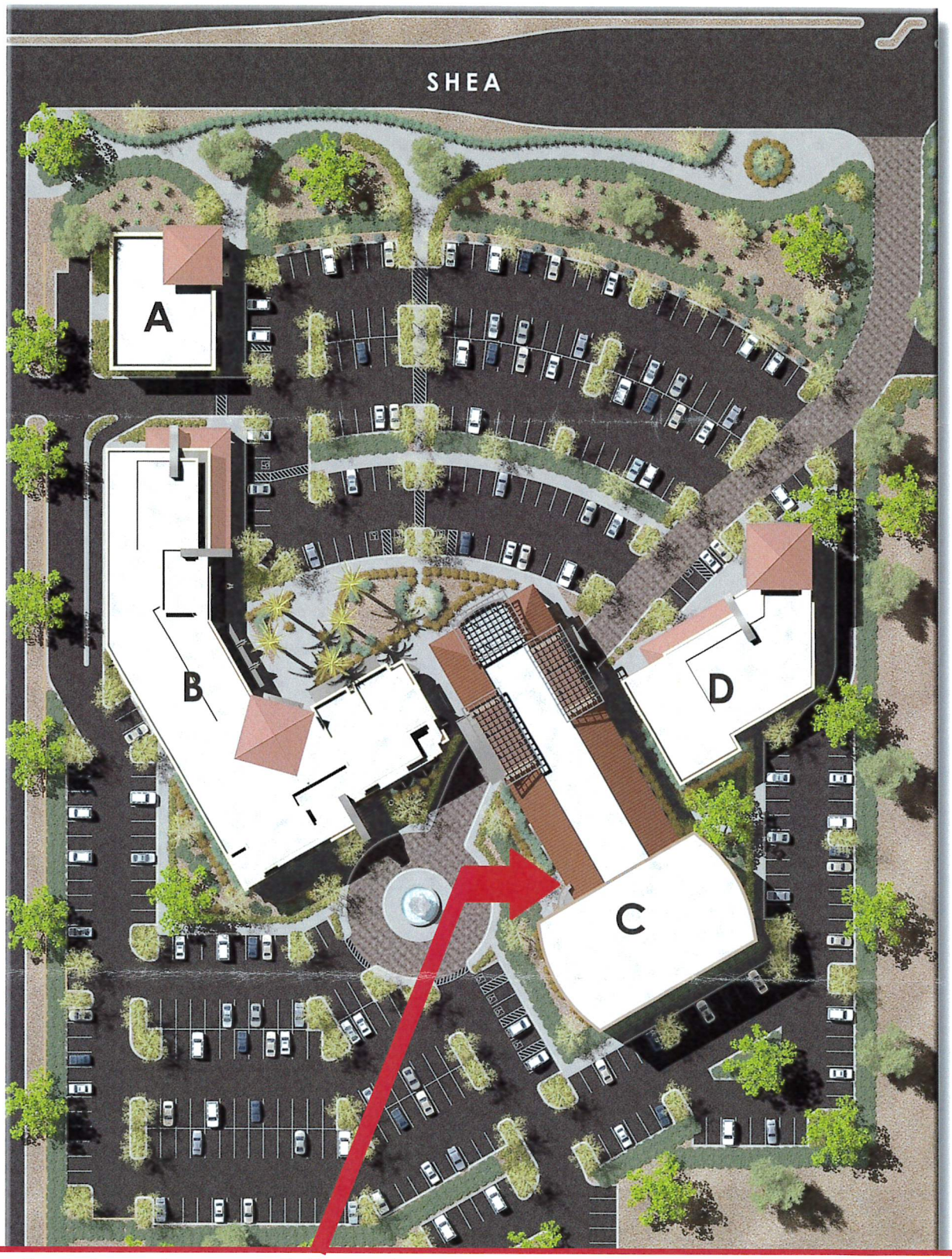
BEUS GILBERT PLLC

Dennis M. Newcombe
Planning Consultant

Enclosures:
1.) Property Location Map
2.) Neighborhood Meeting Location Map
3.) Proposed Overall Site Plan with the Proposed New Apartments within the Existing Retail/Office Center
4.) Enlarged Site Plan of the Proposed New Apartments
5.) Concept, Illustrative Building Perspective of the Proposed New Apartments

Property Location Map

9375 East Shea Boulevard



Neighborhood Meeting Location - Main Entrance
(9375 East Shea Boulevard, Suite 100)

PROJECT DATA

SITE AREA:	±12.63 NET ACRES
APN NO'S:	217-36-001M, 217-36-001N
EXISTING USE:	RETAIL, OFFICE
RETAIL AREA:	38,971 S.F. TOTAL
OFFICE AREA:	38,971 S.F. TOTAL

PARKING (RETAIL / OFFICE):

PROVIDED:	
COVERED PARKING	42 P.S.
SURFACE PARKING	315 P.S.
TOTAL PROVIDED:	357 P.S.

ZONING:	EXISTING: XX
APN NO'S.:	217-36-989B, & 217-36-001P
PROPOSED USE:	MULTI-FAMILY
MAXIMUM DENSITY ALLOWED:	XX
PROPOSED DENSITY:	26.29 DU/NET AC
MAXIMUM BUILDING HEIGHT:	XXX
PROPOSED BUILDING HEIGHT:	48 FEET(4 STORIES)/58 FEET TO MECH.

TOTAL UNIT MIX:

STUDIO UNITS:	8 (2.4%)
ONE BEDROOM UNITS:	205 (62%)
TWO BEDROOM UNITS:	117 (35.6%)
TOTAL:	330

PARKING (RESIDENTIAL):

PROVIDED:	
GARAGE PARKING	590 P.S.
SURFACE PARKING	42 P.S.
TOTAL PROVIDED:	632 P.S.
	1.9 SPACES PER UNIT

OVERALL SITE PLAN

biltform architecture

biltform architecture group, inc.
11460 north cave creek road suite 11
phoenix arizona 85020
Phone 602.285.9290 Fax 602.285.9299

PRELIMINARY NOT FOR CONSTRUCTION

9400 EAST SHEA BLVD.

SCOTTSDALE, ARIZONA

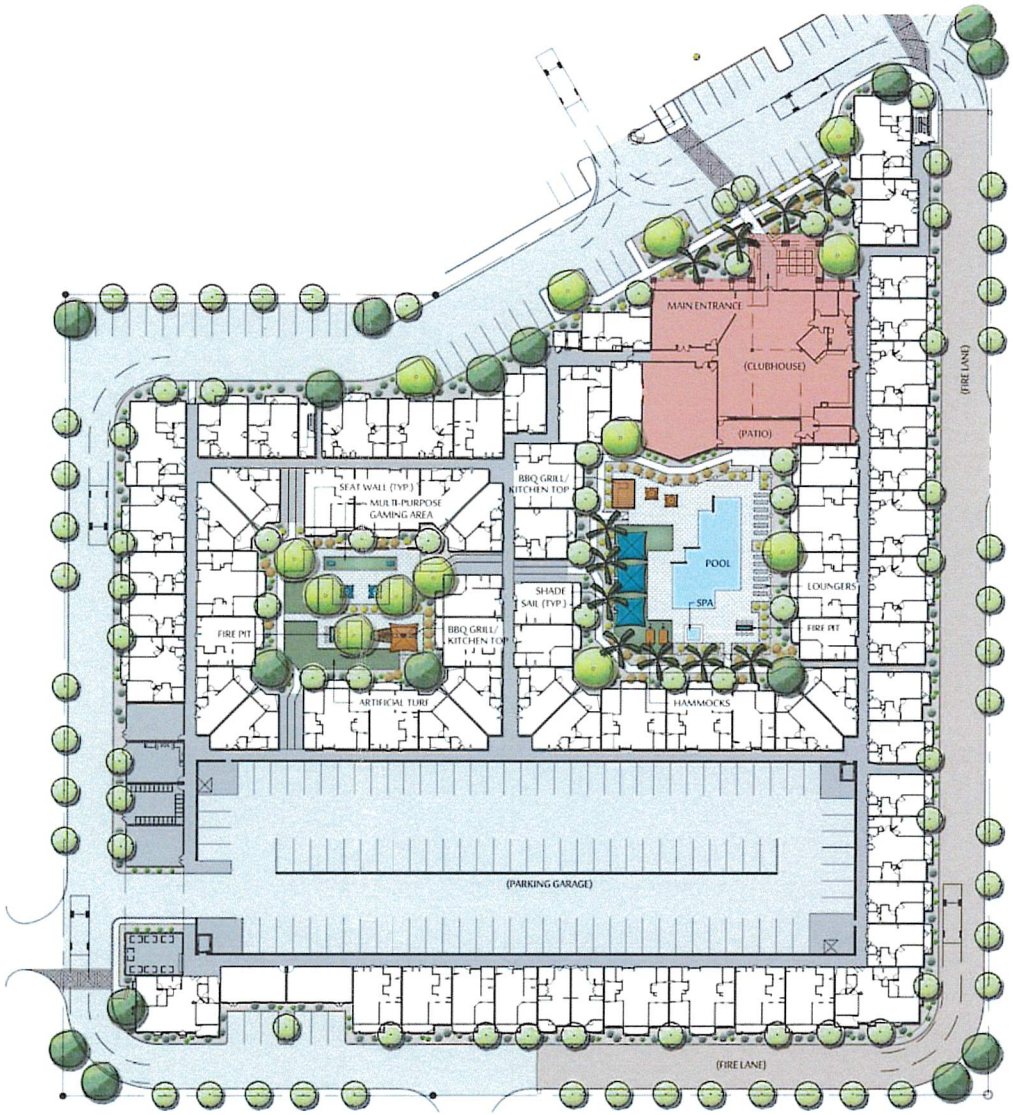
94 Hundred Shea, LLP

9375 E. Shea Blvd, SUITE 100 SCOTTSDALE, AZ 85260

REVISIONS

1 -
2 -
3 -
4 -
5 -

JOB NO:	18-058
DATE:	APRIL 29, 2019
SCALE:	1" = 40'
SHEET NO:	A1.1



MCGOUGH ADAMSON

DISTRICT AT 9400 SHEA

LANDSCAPE MASTER PLAN

9375 E. SHEA BLVD. - SCOTTSDALE, AZ

SEPTEMBER 11, 2019

SCALE: 1"=30'-0"

0' 15' 30' 60' 90'

NORTH


9400 SHEA