

**MAJOR GENERAL PLAN AMENDMENT APPLICATION**

**PARCEL NO.:** 174-36-002X  
(County Tax Assessor Number)

**DATE:** May 31, 2016

**NAME OF SUBDIVISION OR PARCEL:** Approx. 4.4 acre parcel owned by Town Triangle, LLC

**ADDRESS OR LOCATION OF PROPERTY:** Approx. 500' north of McCormick Parkway on west side of Scottsdale Road

**OWNER:** Town Triangle, LLC

**NAME** c/o Jarrett Jarvis  
5436 East Lafayette Boulevard  
Phoenix, AZ 85016

**ADDRESS** \_\_\_\_\_ **PHONE #** ( )

**EMAIL** \_\_\_\_\_

See attached authorization letter.  
**SIGNATURE OF OWNER** \_\_\_\_\_

**AUTHORIZED AGENT:** Doug Jorden  
**NAME** \_\_\_\_\_

7272 East Indian School Road, Suite 360, Scottsdale, AZ 85251  
**ADDRESS** \_\_\_\_\_

( 480 ) 505-3909 ( 480 ) 505-3901  
**PHONE #** \_\_\_\_\_ **FAX #** \_\_\_\_\_

**EMAIL** djorden@jordenbischoff.com

  
**SIGNATURE OF AUTHORIZED AGENT** \_\_\_\_\_

To: Paradise Valley Planning and Zoning Department

Date: 5-27-16

We the undersigned are the owners of land at the alignment of Northern and Scottsdale Road further described as Maricopa County assessor parcel number 174-36-002X. We hereby authorize Douglas J. Jordan esq (7272 E. Indian School Rd., Suite 360 Scottsdale, AZ 85251)to:

1. Apply for a Major General Plan Amendment to change the designation from Low Density Residential to Medium Density Residential.
2. Apply for a rezone to R1-10 (minimum 10,000 square foot residential lots).

Town Triangle, LLC

By Alice J. Jordan  
Title Co Manager

MAJOR GENERAL PLAN AMENDMENT  
NARRATIVE  
MAY 31, 2016

Geoffrey H. Edmunds has a contract to purchase an approximately 4.4 acre parcel for the purpose of developing a residential project. The parcel is currently owned by Town Triangle, LLC and is located at the alignment of Northern and Scottsdale Road adjacent to Camelback Country Club Golf Course and across the Indian Bend Wash from Cheney Estates. The property is currently zoned R-43, which requires that each lot contain a minimum of 43,560 square feet.

During the last few years there have been a number of developers who have attempted to purchase this parcel for a commercial use. There also been some churches that have attempted to purchase the site. One developer worked on the project for about 14 months to revise the zoning for a multi-story Continuing Care Retirement Community – that effort was not successful. Several of the prior potential buyers have been attempting to build large commercial projects that are not the best use for the property.

Geoffrey H. Edmunds believes that the best use of the property is a residential project with a minimum lot size of 10,000 square feet. A residential solution for the property has a number of benefits to the Town of Paradise Valley and the immediate neighborhood.

A partial list of the benefits of a single-story residential solution are:

1. Less impact on Cheney Estates and Camelback Country Club – the closest neighbors.
2. Better for the Golf Course to have single family residential along the Golf Course.
3. Residents in the Town of Paradise Valley are looking to downsize their lifestyle. Some residents want a smaller home on a smaller lot with less maintenance. This project will meet that demand.
4. The project will provide common amenities (swimming pool, ramada, spa, barbeque, etc.) for the use of all residents, eliminating the need for residents to maintain separate amenities.
5. Traffic in a residential community will be less than a commercial use.
6. The homes will be restricted to single story with a maximum height of 24 feet.
7. A single-story residential community will be an asset to the Town.

Geoffrey Edmunds believes one of the best things about developing the site with homes is that there will finally be a solution for this long-vacant property. Single-story homes built on this parcel will provide an attractive community from the Golf Course and for those driving on Scottsdale Road.

We are requesting to change the General Plan designation from Low Density Residential to Medium Density Residential to allow the property to be rezoned and developed in accordance with the Town's existing R-10 zoning district regulations.

MAJOR GENERAL PLAN AMENDMENT  
CITIZEN REVIEW PLAN  
MAY 31, 2016

In accordance with the Town of Paradise Valley's Major General Plan Amendment requirements, this Citizen Review Plan is submitted for a 4.4 acre parcel currently owned by Town Triangle, LLC. This Plan provides for effective, early and continuous public participation and complies with the following requirements pursuant to A.R.S. § 9-461.06(C)(1):

- (a) The broad dissemination of proposals and alternatives.
- (b) The opportunity for written comments.
- (c) Public hearings after effective notice.
- (d) Open discussions, communications programs and information services.
- (e) Consideration of public comments.

An aerial photograph has been submitted to the Town indicating the location of the 4.4-acre parcel, surrounding areas, and adjacent streets. Also, a narrative has been submitted to facilitate the public's easy access to information concerning this General Plan Amendment. A hard copy of the project submittal will be kept on file at the Town of Paradise Valley Planning Division and an electronic version of the submittal may be posted on the Town's website so that all Town residents will have immediate notice of the application. Information will also be provided for contacting the Applicant's representative for additional information.

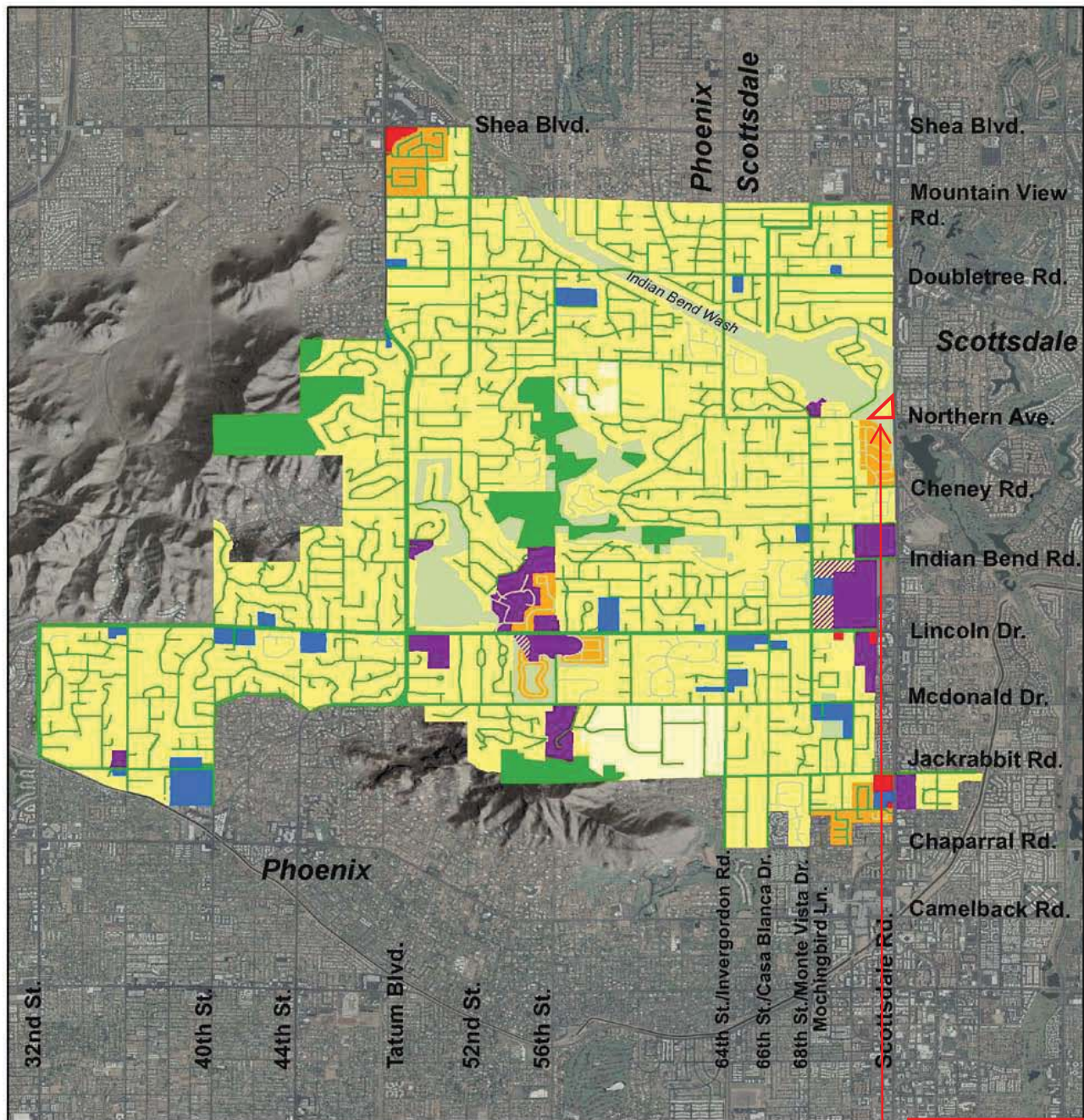
A neighborhood meeting will be held at the at least ten days prior to the Planning Commission Public Hearing, tentatively scheduled for September 20, 2016. All residents within 1,000 feet of the perimeter of the 4.4-acre site will be invited to attend the neighborhood meeting. Written notice of the proposed Major General Plan Amendment for the site will be mailed to all residents within the designated notice area at least two weeks prior to the neighborhood meeting. The notice will include (1) a cover letter describing the date, time, and location of the neighborhood meeting, (2) an aerial photograph of the site, and (3) the General Plan Amendment narrative.

At the neighborhood meeting, materials will be provided explaining the Major General Plan Amendment request. Applicant representatives will provide information about the proposed residential development. Meeting attendees will be asked to fill out a sign-in sheet and comment cards. There may be follow-up neighborhood meetings and contacts, if necessary.

All required public hearing notices will be provided in coordination with Town staff. The applicant will submit to the Town's Planning Division a Citizen Review Report following the neighborhood meeting. This Citizen Review Report will incorporate public comments received during the meeting and will provide an explanation as to how public concerns will be addressed. A copy of the neighborhood meeting sign-in sheet and comment cards will be attached to the Citizen Review Report and will be submitted to the Town Planning Division. The Citizen Review Report may be updated as necessary prior to the initial Planning Commission public hearing.

LAND USE AND DEVELOPMENT

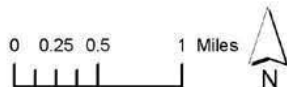
Figure 2-2: Land Use



Legend

- |  |   |
|--|---|
|  Low Density Residential OR Resort/Country Club |  Private Open Space  |
|  Private Open Space OR Resort/Country Club      |  Public Open Space   |
|  Very Low Density Residential                   |  Medical Office      |
|  Low Density Residential                        |  Public/Quasi Public |
|  Medium Density Residential                     |  Resort/Country Club |

Proposed change to  
Medium Density  
Residential



Planning Commission -  
Revised September 20, 2011



**Scottsdale**

**Northern Ave.**

**Cheney Rd.**