

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 Jordan
NAME

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

(480) 505-3909
PHONE #

(480) 505-3901
FAX #

EMAIL djordan@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.

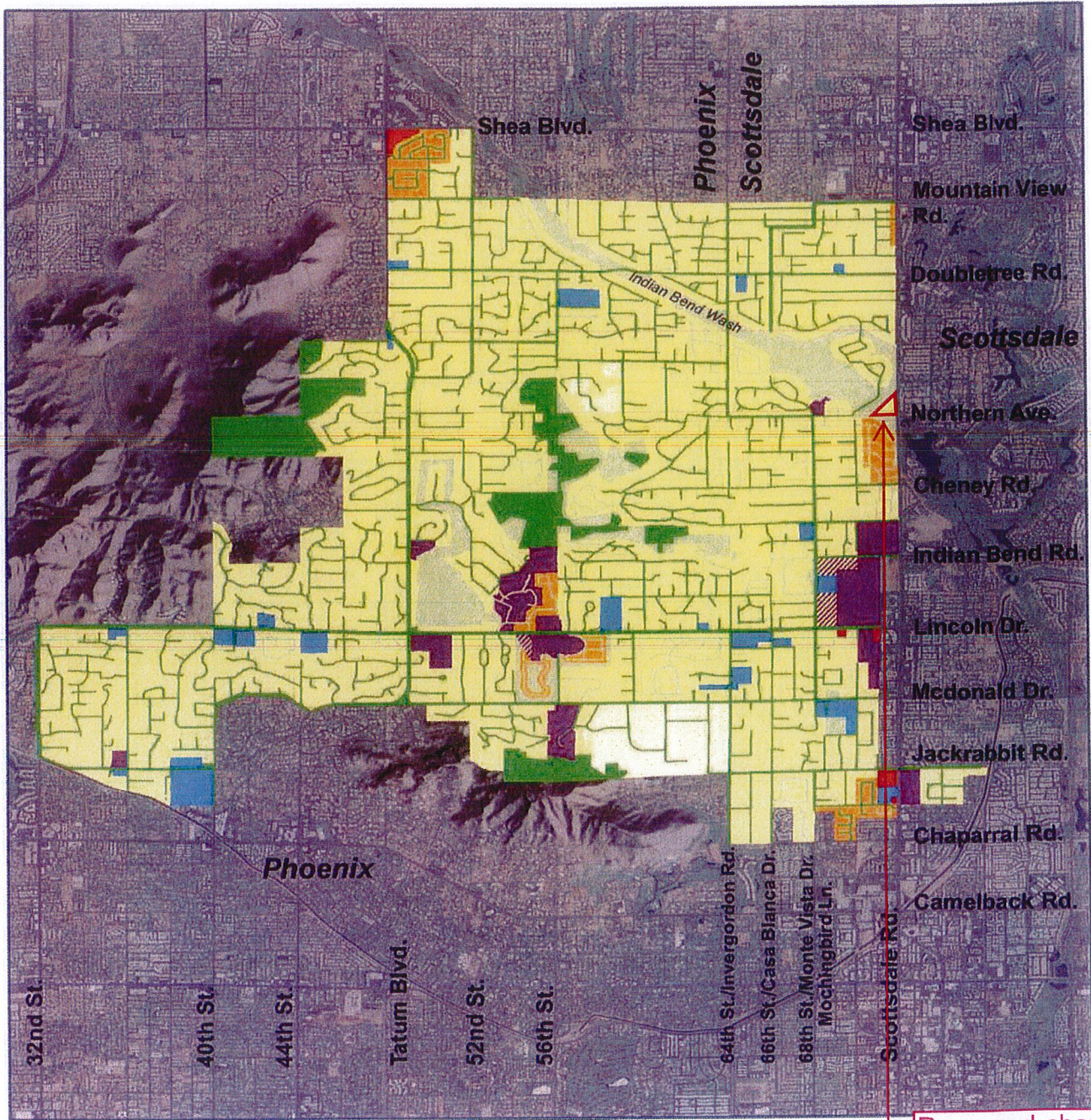
A partial list of the benefits of a single-story residential solution are:

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.

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