

May 26, 2017

Re: Project Notification for the 7676 E. Pinnacle Peak Rezoning Request

Dear Neighbor/Property Owner:

On behalf of PFCCB Pinnacle Peak, LLC, which is a subsidiary of P.F. Chang's China Bistro, Inc. we will be filing a rezoning applications for their 20+/- acre property at 7676 E. Pinnacle Peak Road, the location of their current corporate office. The rezoning request is to amend the zoning on the property from the existing S-R ESL (Service Residential, Environmentally Sensitive Lands) to R1-10 ESL ADS (Single Family Residential, Environmentally Sensitive Lands, with Amended Development Standards, maximum 3.12 dwelling units per acre). The property surrounding the site to the north and east is also zoned R1-10 ESL. A map of the current zoning designation and the proposed designation is provided on the back of this letter.

A related letter from Snell and Wilmer was previously sent out regarding a Major General Plan Amendment neighborhood meeting. We are writing you today to inform you that the Major General Plan Amendment meeting will also include the meeting to discuss the requested rezoning of the property.

The proposed rezoning application will be reviewed concurrently with the request for a Major General Plan Amendment from Office to Suburban Neighborhoods.

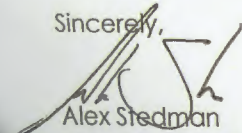
Our proposal will allow for single-family residential development, natural desert open space, and is proposed to provide gated vehicular access from 77th Street.

As part of our ongoing effort to provide information and address questions from neighbors and property owners, we will be co-hosting a neighborhood meeting with Snell and Wilmer on the project site to discuss our plans and to gather feedback.

DATE: Wednesday, June 7, 2017
TIME: 6:00pm-7:00pm
LOCATION: PF Chang's Training Room
(7676 E. Pinnacle Peak Road Scottsdale, AZ 85255)

Thank you for your time and interest! If you are unable to attend the neighborhood meeting and wish to provide input, please contact myself or City of Scottsdale assigned planner Jesus Murillo at 480-312-7849 or jmurillo@scottsdaleaz.gov. Please reference project case number 356-PA-2017. Comments will be made part of the public record for inclusion in the case file.

Sincerely,

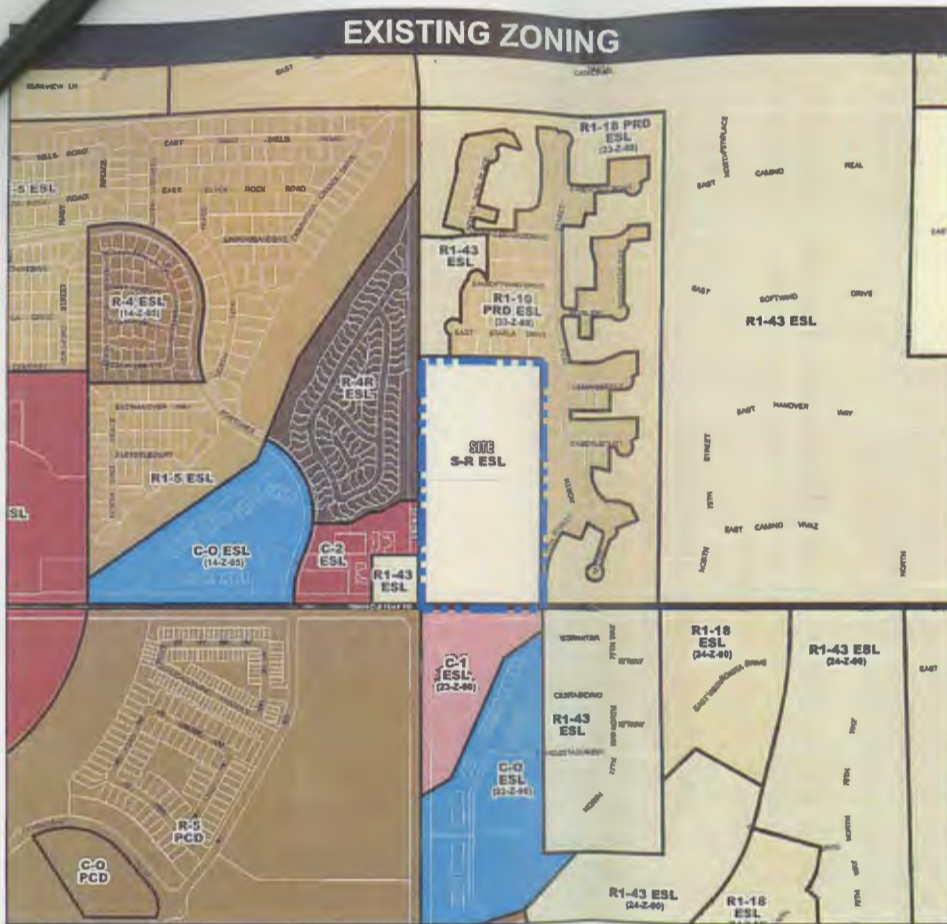


Alex Stedman

LVA Urban Design Studio

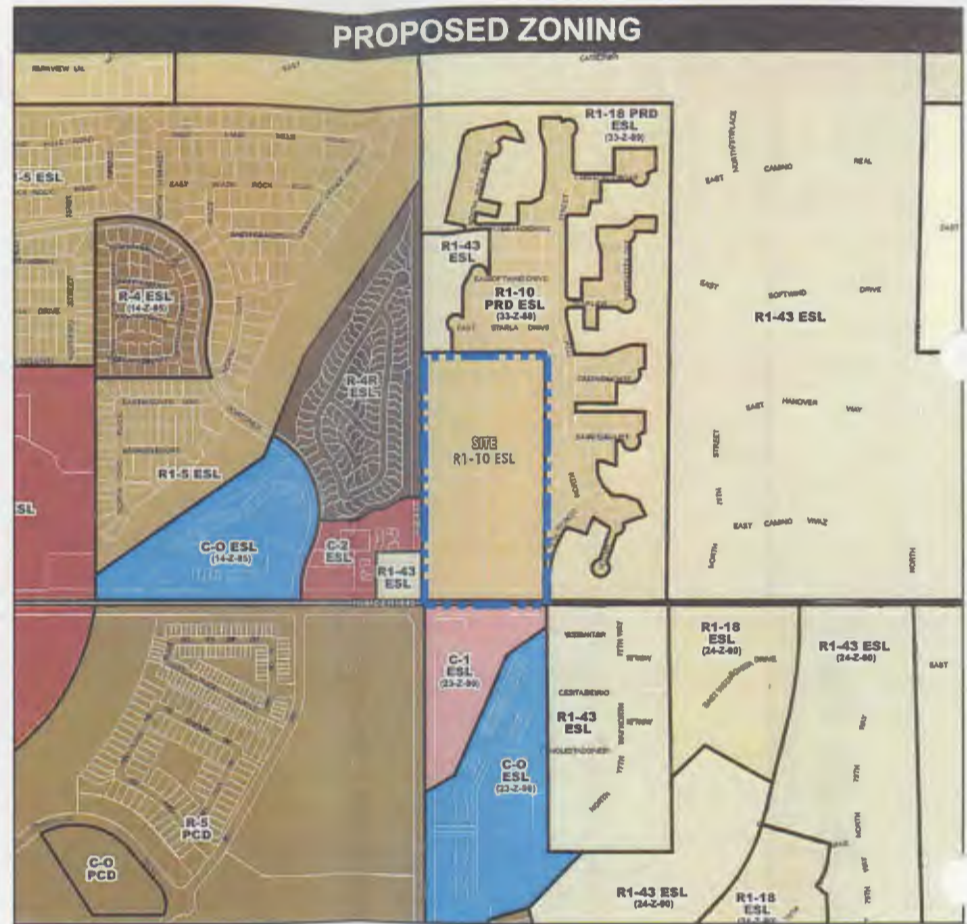
480-994-0994

Email: astedman@lvadesign.com



LEGEND

R1-70 ESL	R1-5 ESL	S-R ESL
R1-43 ESL	R-5 PCD	C-0 ESL
R1-18 ESL	R-4 ESL	C-1 ESL
R1-10 ESL	R-4R ESL	C-2 ESL



LEGEND

R1-70 ESL	R1-5 ESL	S-R ESL
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LVA urban design studio
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PINNACLE PEAK RD. & MILLER RD.
ZONING - EXISTING & PROPOSED

NORTH
 APPROX. SCALE: NTS
 1731 DRAWN BY: PR 5/24/17

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