

Snell & Wilmer

L.L.P.

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DENVER
LAS VEGAS
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ORANGE COUNTY
PHOENIX
RENO
SALT LAKE CITY
TUCSON

May 17, 2017

**Re: Project Notification for the 7676 E Pinnacle Peak Major General Plan
Amendment Request**

Dear Neighbor or Interested Party:

On behalf of PFCCB Pinnacle Peak, LLC, which is a subsidiary of P.F. Chang's China Bistro, Inc. ("PF Chang's") we will file a Major General Plan Amendment application for their current corporate office located at 7676 E Pinnacle Peak Road. This amendment is a request to change the General Plan from the current "Office" land use category to "Suburban Neighborhoods" to support a future rezoning request for an R1-10 single-family home residential subdivision.

The existing office building is located at the northeast corner of Miller Road and Pinnacle Peak Road and is approximately 17.26 acres in size. It is currently commercially zoned Service Residential, or "S-R" zone, with the Environmentally Sensitive Lands ("ESL") overlay. As PF Chang's looks to a new location in Scottsdale to grow their corporate office (and therefore relocating from their current building), a new use for the property will be required.

Redevelopment of the existing office building into a single-family residential neighborhood would be the best long-term reuse for the property. The General Plan amendment requested will, if approved, simply support a subsequent rezoning request to allow for the approval of a specific zoning classification and site plan. PF Chang's will likely file a rezoning application in the coming weeks. That application will have more details about the lot layout, home design and landscaping proposed for the future subdivision.

For this Major General Plan Amendment application, our current City staff coordinator is Mr. Adam Yaron, Citizen Liaison for the Planning and Development Services Department. He can be reached at 480-312-2761 or via email to AYaron@Scottsdaleaz.gov.

My in-house Urban Planner, Noel Griemsmann, AICP, can also assist you with any questions. He is available at 602-382-6824 or via email to ngriemsmann@swlaw.com. And of course you may contact me at 602-382-6269 or via email to nwood@swlaw.com. We are more than happy to discuss any questions or comments you may have about this request.

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In addition, we will be holding an Open House as follows:

Wednesday, June 7, 2017

6PM to 7PM

PF Chang's Training Room

7676 E Pinnacle Peak Road

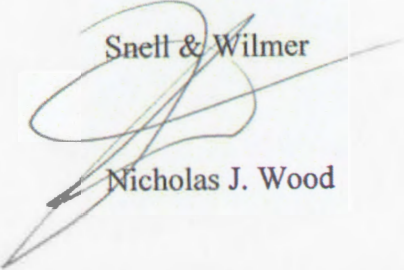
Scottsdale, AZ 85255

We invite you to join us to learn more about this Major General Plan Amendment application as well as to share your thoughts and comments.

Thank you for your time and attention.

Very truly yours,

Snell & Wilmer



Nicholas J. Wood



Map



MapSource County of Maricopa County, AZ 11/13/2017 5:28:42 PM

Existing General Plan Designation - Land Use Map

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Amendment Area

Conceptual Land Use Map

	Rural Neighborhoods		Commercial
	Suburban Neighborhoods		Office
	Urban Neighborhoods		Employment
	Mixed-Use Neighborhoods		Natural Open Space
	Resorts/Tourism		Developed Open Space (Parks)
	Shea Corridor		Developed Open Space (Golf Courses)
	Mayo Support District		Cultural/Institutional or Public Use
	Regional Use District		
	McDowell Sonoran Preserve		
	Recommended Study Boundary of the McDowell Sonoran Preserve		
	City Boundary		Location not yet determined



Proposed General Plan Designation - Land Use Map

ix

Amendment Area
19.34 Acres +/-
Suburban Neighborhoods

Conceptual Land Use Map

	Rural Neighborhoods		Commercial
	Suburban Neighborhoods		Office
	Urban Neighborhoods		Employment
	Mixed-Use Neighborhoods		Natural Open Space
	Resorts/Tourism		Developed Open Space (Parks)
	Shore Corridor		Developed Open Space (Golf Courses)
	Mayo Support District		Cultural/Institutional or Public Use
	Regional Use District		
	McDowell Sonoran Preserve		
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