

The SRCA Board of Directors would like to make you aware of two zoning cases for proposed redevelopment to multi-family complexes being planned east of 92nd St. south of Shea Blvd. While these proposed projects are not in Scottsdale Ranch, SRCA felt it was important to provide our homeowners with the information so that you could be informed of and educate yourselves on any planned activity in our area.

[92 Ironwood / 6-ZN-2021 and 3-GP-2021](#)

Two requests to allow an area just south of the shopping center (which includes Chompie's) to change from commercial or office space to allow for a 310-unit multi-family project.

6-ZN-2021: Request to rezone from Highway Commercial Planned Community district (C-3 PCD) and Commercial Office Planned Community district (C-O PCD) to Planned Unit Development Planned Community district (PUD PCD) with a Development Plan on a +/- 8.5 located at 10301 N. 92nd Street and the vacant parcel to the east at 10299 N. 92nd Street for a four story 310-unit multi-family project.

<https://eservices.scottsdaleaz.gov/bldgresources/Cases/Details/52217#>

3-GP-2021: Request for a non-major General Plan Amendment from Commercial to Mixed Use Neighborhoods on a +/- 4 of the +/-8.5 acres site located at 10301 N. 92nd Street and the vacant parcel to the east at 10299 N. 92nd Street for a four story 310-unit multi-family project.

<https://eservices.scottsdaleaz.gov/bldgresources/Cases/Details/52219>

An in-person open house will be held for the above project on [Tuesday, September 21, 2021, from 5:00 p.m. to 6:30 p.m.](#) The meeting will be held underneath the elevated three-story, vacant office building on-site at 10301 N. 92nd Street. The easiest way to access the location is off 92nd Street at the full access driveway south of the commercial shopping center.

[9400 East Shea / 6-GP-2019 and 16-ZN-2019](#)

Two requests to allow an interior lot area just south of the current 9400 shopping center to change from commercial or office space to allow a 219-unit multi-family project.

16-ZN-2019: Request by owner to rezone from Commercial Office Planned Community District (C-O PCD) and Highway Commercial Planned Community District (C-3 PCD) to Planned Unit Development Planned Community District (PUD PCD) on a +/- 11-acre site located on the south side of E. Shea Blvd east of N. 92nd Street to allow for a maximum of 219 new residential units with a development plan.

<https://eservices.scottsdaleaz.gov/bldgresources/Cases/Details/50424>

6-GP-2019: Request by owner for a non-major General Plan amendment to the City of Scottsdale General Plan 2001 to change the land use designation from Commercial to Mixed-Use Neighborhoods on a +/- 11-acre site located at 9375 E. Shea Blvd.

<https://eservices.scottsdaleaz.gov/bldgresources/Cases/Details/50422>

We suggest that you review the above information and encourage you to attend the open house for the 92 Ironwood project to be better informed of these two proposed changes. This is an opportunity to view the details up close and speak with representatives of the developer. If you have any questions or concerns, please feel free to reach out to the City of Scottsdale Planning Dept., the developer and/or myself. Thank you.

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