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City of Tempe
Community Development - Planning
31 E Fifth Street – Garden Level East
Tempe, AZ 85281

RE: Shalimar
North of the Northeast Corner of Country Club Way and Southern Avenue
Maricopa County APNs 133-47-069B, 133-47-003, 133-47-002D, 133-47-069C and 133-47-055
Preliminary Site Plan Review – 2nd Submittal

To Whom It May Concern:

This firm represents BB Living and Cachet Homes (the “Applicant”). On behalf of the Applicant, we are submitting this application to request a second Preliminary Site Plan review (PSP) for the proposed rezoning and development of the approximately 45 gross acres of property located north of the northeast corner Country Club Way and Southern Avenue (the “Site”). An aerial photograph, parcel map, and zoning map of the Site are enclosed for your reference.

The Site is comprised of five (5) parcels that currently accommodate a 9-hole golf course and associated clubhouse with restaurant, known as the Shalimar Golf Club. The Property owners intend to close the golf course in 2025. The Applicant is exploring a potential redevelopment of the Site as a residential community with generous amenities and landscape enhancements (the “Project”). As such, we would appreciate the City’s feedback on the technical aspects of this site plan. In the future, the Applicant will file an Application to rezone the Site from AG (Agricultural) to R-1 PAD (the “Proposal”).

With the closure of the golf course, we believe the Project is an appropriate neighborhood-scale infill development that works with the existing Shalimar community. The proposal is for approximately 68 for sale single-family homes, 43 for rent single-family homes and 166 for rent townhome units (fee simple) with an average density of 6.2 du/ac. The Project will also incorporate a generous amount of open space and amenities for the residents.

As reflected by the enclosed conceptual site plan, the Project’s larger lot single-family homes have been placed adjacent to existing single-family homes that surround the existing golf course. There is a large, landscaped buffer between the existing single-family homes and the new for-sale homes. This buffer will include a greenbelt walking trail which is open to the residents of Shalimar. Vehicular access to the Site will be accommodated via driveways along Country Club Way and Golf Avenue, both of which exist today.

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We look forward to discussing the Project with you at the preliminary site plan review meeting in the coming weeks. Please let us know if you have any questions or if you require additional information in advance of the meeting.

Sincerely,
GAMMAGE & BURNHAM, PLC

A handwritten signature in black ink, appearing to read 'Manjula M. Vaz', with a stylized, flowing script.

By
Manjula M. Vaz

Enclosures:
Aerial Map
Parcel Map
Zoning Map