

Camelback 303 and Cotton & Camelback

Southwest corner of Cotton Lane & Camelback Road

Planning & Zoning Commission Meeting

ViaWest
Scottsdale Investment Management

May 11, 2022

Aerial Map

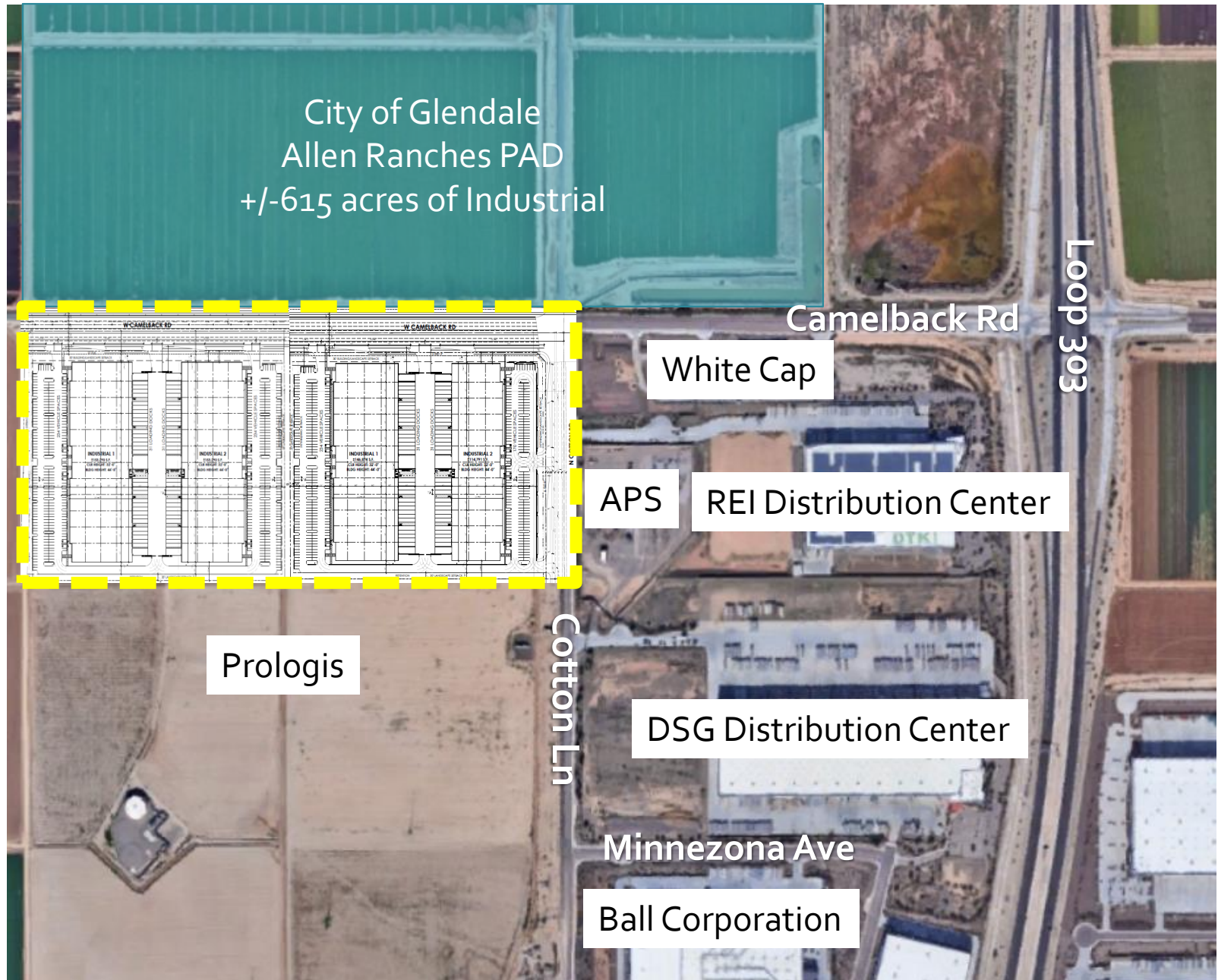


General Plan



The **Business & Commerce** land use designation allows for uses including business parks, offices, warehouses, and other light industrial uses. The **Industrial** land use designation allows for uses including office, industrial, and business parks.

Surrounding Uses



Requests

ViaWest

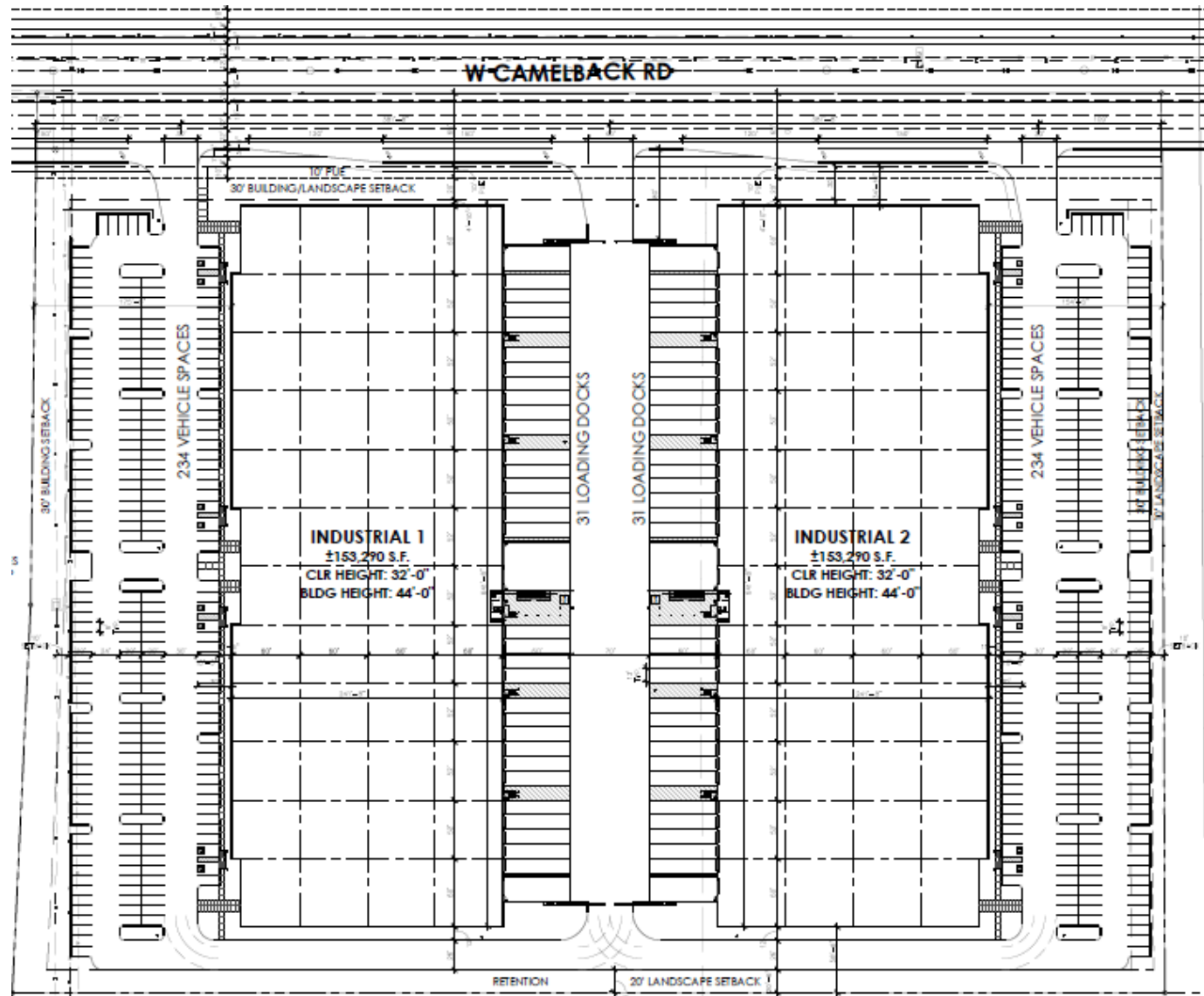
- Rezoning from PAD Overlay to I-1 (Light Industrial) to allow industrial warehousing and distribution uses.

Scottsdale Investment Management

- Rezoning from PAD Overlay to I-1 (Light Industrial) to allow industrial warehousing and distribution uses.

ViaWest – Conceptual Site Plan

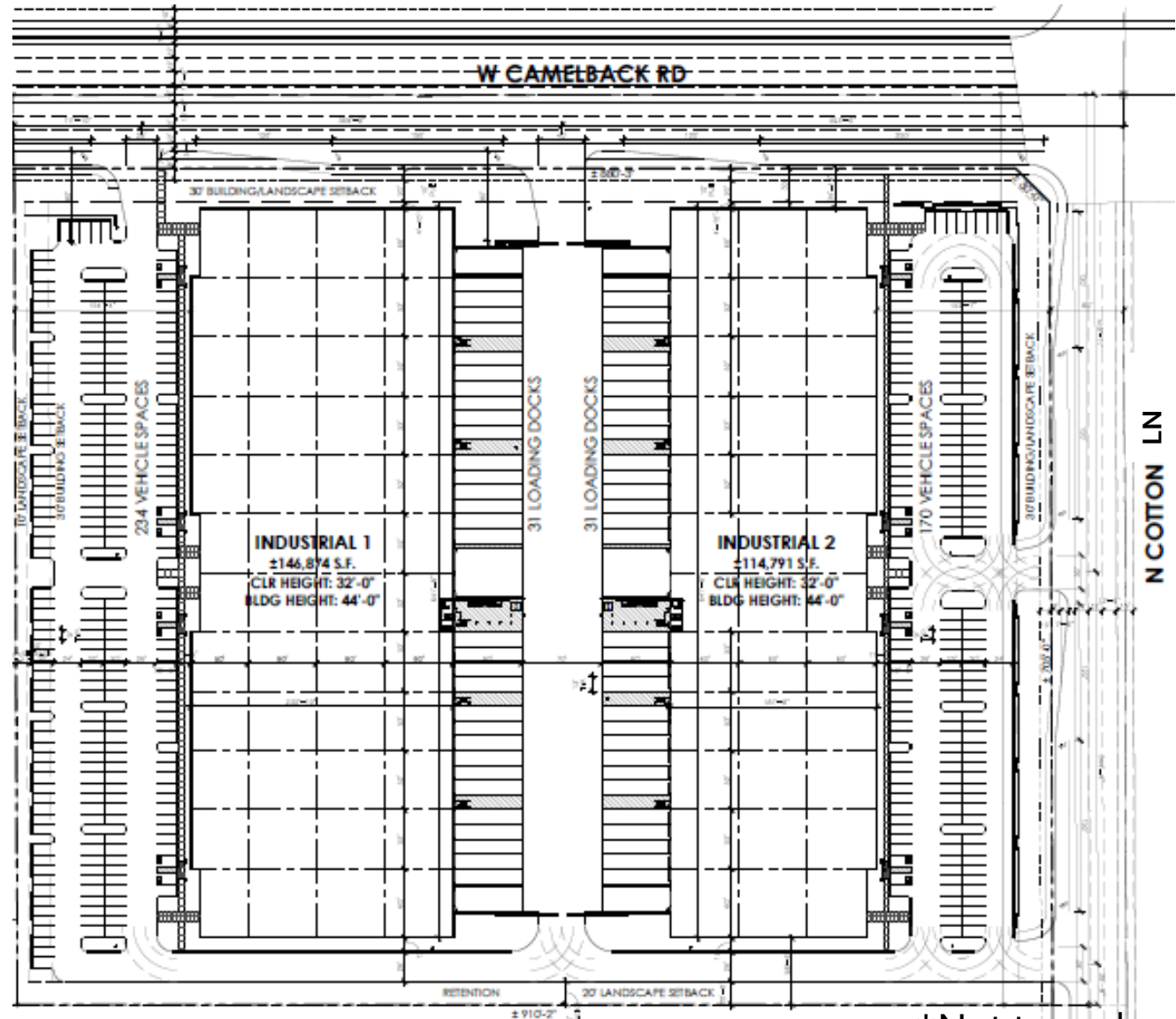
- **Acreage:**
Approx. 17.04
net
- **Building SF:**
153,290 sf per
building,
365,800 SF
total
- **Height:** 44'
- **Use:**
Warehousing
and
Distribution



*Not to scale

Scottsdale Investment Management – Conceptual Site Plan

- **Acreage:**
Approx. 15.35
net
- **Building SF:**
114,791 SF and
146,874 SF,
261,665 SF total
- **Height:** 44'
- **Use:**
Warehousing
and Distribution



*Not to scale

*Conceptual Elevations



*Conceptual Elevations



*Conceptual Elevations





Thank You!

