

# Mixed-use development across from Scottsdale Fashion Square gets thumbs up from city council

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## COMMERCIAL REAL ESTATE



*A conceptual rendering of the Hazel & Azure project across Scottsdale Fashion Square, which received approval from Scottsdale City Council on Tuesday.* ZOM LIVING VIA CITY OF SCOTTSDALE

**A** development application that called for more than 500 luxury apartment units and more than 14,000 square feet of ground floor commercial space was approved by Scottsdale City Council.

The council gave unanimous approval for a site plan, landscaping and building elevations for Hazel & Azure — a two-building mixed-use project being developed by ZOM Living — across from Scottsdale Fashion Square mall. It will touch both Scottsdale and Camelback roads and carry an address of 4605 N. Scottsdale Road.

In early 2021, Orlando, Florida-based ZOM Living announced that it was making its Arizona debut with a \$500 million investment to build as many as 1,600 luxury apartment units in metro Phoenix. ZOM Living bought 33 acres out of bankruptcy proceedings in Phoenix and Scottsdale, paying \$82 million for four parcels, including the 3.78-acre site across from Fashion Square.

The site is already fenced off on the corner and has been for the past 11 years. It previously received zoning entitlements for a mixed-use development plan in 2011 called BlueSky. The BlueSky project received approvals but flamed out before vertical construction started, according to the presentation at Tuesday night's council.

The differences between BlueSky and Hazel & Azure are in the number of residential units and building height. BlueSky would have included 749 units and stood more than 128 feet tall compared to

Hazel & Azure's 532 units. The plans for the project said it will top out at 128 feet on the Azure building and 93 feet on the Hazel building.

Plans call for the Hazel building to take up the bulk of the residential units with 362 units planned and will be located to the north of the site. Hazel will also be the home to most of the ground-floor commercial components with more than 13,000 square feet planned for the site. Azure, to the southeast, will include 170 units across the 12-story building with another 960 square feet for ground-floor retail. The plans also call for a rooftop pool terrace at the Azure building that will allow for views of Camelback Mountain as well as the Arizona Canal.

The two buildings will share 837 parking spaces for residential and retail parking. The project received unanimous approval from Scottsdale's Development Review Board in an Aug. 18 meeting.

CallisonRTKL Inc. is the project architect of Hazel & Azure, while Withey Morris is the land use attorney and Atwell Group is the civil engineer.

Jason Morris, partner for Withey Morris, said construction drawings will be submitted in the next seven days with the hope is to start pulling permits in the next six months. Construction is expected to last for 18 months. ■