# DEVELOPMENT REVIEW BOARD REPORT

| | | |
|---|---|---|
| Meeting Date: | August 18, 2016 | Item No. 8 |
| General Plan Element: | *Character and Design* | |
| General Plan Goal: | *Foster quality design that enhances Scottsdale as a unique southwestern desert community.* | |

## ACTION

**Scottsdale Entrada**
**5-ZN-2016**

**Location:** 6520 E. McDowell Road

**Request:** Pursuant to the requirements of the Planned Unit Development (PUD) zoning district, the applicant is requesting a recommendation from the Development Review Board to the Planning Commission regarding the proposed Development Plan, including Amended Development Standards, that is being requested as part of the proposed zoning district map amendment application from General Commercial (C-4) zoning and Open Space (OS) zoning to Planned Unit Development (PUD) zoning for the 23-acre site.

## OWNER

SunChase Holdings, Inc.
480-398-2626

## ARCHITECT/DESIGNER

Nelson Partners, Inc.

## ENGINEER

CVL Consultants, Inc.

## APPLICANT CONTACT

Ed Bull
Burch & Cracchiolo, PA
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## BACKGROUND

### Zoning

This site is currently zoned General Commercial (C-4) zoning and Open Space (OS) zoning. The C-4 zoning district is intended to provide space for the heaviest type of commercial activities found in the city, including light manufacturing, warehousing and vehicle leasing, rental, sales, and repair. The OS zoning district is intended to provide land uses in areas generally subject to periodic inundation and land uses which have been set aside to provide open space areas.

Action Taken _____

### Context

Located at the northeast corner of the intersection of E. McDowell Road and N. 64th Street, the surrounding developments are a mix of residential, open space, recreational, and commercial uses.

### Adjacent Uses and Zoning

- North — An existing open space area, zoned Open Space (OS), is located north of the site. Existing single-family residences in the Single-family Residential (R1-7) zoning district are located farther north.
- South — E. McDowell Road abuts the property to the south. Existing open space within the City of Phoenix jurisdiction is located farther south.
- East — An existing open space area and the Crosscut Canal are located directly east of the site. Existing single-family residences in the Single-family Residential (R1-7) zoning district and a multi-family residential development in the Planned Unit Development (PUD) zoning district are located farther east.
- West — N. 64th Street abuts the property to the west. An existing recreational facility in the City of Phoenix jurisdiction is located farther west.

### Key Items for Consideration

- Proposed Amended Development Standards
- Development Review Board's criteria for consideration of the proposed Development Plan
- Site design, access, vehicular/pedestrian circulation, and open space

## DEVELOPMENT PROPOSAL

### Goal/Purpose of Request

The applicant is requesting a zoning district map amendment to the Planned Unit Development (PUD) zoning district, with a Development Plan, including Amended Development Standards. The zoning district map amendment will allow significant mixed-use development on the largely-vacant site to include a maximum of 750 residential units, maximum 250 hotel units, maximum 50,000 square feet of commercial space, and a minimum of 250,000 square feet of office space. Pursuant to the requirements of the PUD zoning district, the applicant is requesting a recommendation from the Development Review Board to the Planning Commission regarding the proposed Development Plan, including Amended Development Standards (ADS).The applicant is also seeking review of components of the Development Plan for the proposal, including the site plan, open space plan, landscape plan, pedestrian and vehicular circulation plan, and site sections.

### Neighborhood Communication

Surrounding property owners within 750 feet have been notified by the City and the site has been posted with two signs. The owner's representatives notified property owners within the minimum 750 feet of the site area and beyond, and held a number of open house meetings with residents of the area and other interested parties. In addition, the applicant has met one-on-one with members of the community. As of the writing of this report, staff has received several general inquiries regarding the proposal as well as concerns cited with regards to height and intensity at the site.

## DEVELOPMENT REVIEW BOARD CRITERIA ANALYSIS

An application for the PUD zoning district must be accompanied by a Development Plan (DP), the elements of which shall include the following:

1. Development Program – List of Land Uses and Associated Density, FAR, Etc.;
2. Development Program – Development Standards;
3. Site Plan;
4. Drainage Report – Including Basis of Design;
5. Transportation Analysis and Concepts;
6. Conceptual Open Space Plan;
7. Transitions Plan;
8. Parking Plan;
9. Conceptual Phasing Plan; and
10. Building Height Plan.

- The applicant's submittal includes a DP which contains all the required elements.

The Development Review Board shall review the DP elements and make a recommendation to the Planning Commission, based on the following considerations:

1. The design contained in the DP is compatible with development in the area that it may directly affect and the DP provides a benefit to the City and adjacent neighborhoods.
   - The proposed site design uses two existing access points, including main entrances that are accessed from E. McDowell Road and N. 64th Street and one additional access point. Further, pedestrian connections are being provided from the proposed site to existing open space areas adjacent to the site and the Crosscut Canal to the east of the site as a direct benefit to the City and adjacent neighborhoods.
   - Proposed buildings on the site will be situated to provide appropriate setbacks from public roadways and other existing buildings, while still encouraging pedestrian interaction with existing recreational areas adjacent to, or near, the site and other commercial uses in the area.
   - Landscape buffers exist around the north and east sides of the site to reduce the impact on nearby residential properties. The applicant is proposing to enhance these buffers.
   - The applicant's proposal is to redevelop an existing underutilized site, while maintaining sizeable open space areas adjacent to the site, which promotes continued sustainability in the area and the City as a whole.
   - Existing landscaping, together with pedestrian walkways and outdoor recreation areas, contribute to a pedestrian-friendly environment.
   - The proposed stormwater management plan is in compliance with all requirements.
2. The DP is environmentally responsive, incorporates green building principles, contributes to the city's design guidelines and design objectives, and that any deviations from the design guidelines must be justified by compensating benefits of the DP.
   - Configuration of the proposed site is designed primarily to maximize efficient use of space by vertically stacking floor area and parking, rather than spreading it horizontally

across the property, which leaves room for additional open space and landscaping. Approximately 15 percent (3.55 acres) of the site is proposed to be landscaped open space, with an additional 5.88 acres of existing open space directly north of the site.

- Site landscaping has been designed with low water use plants and trees throughout the site. In addition, turf areas will be used sparingly and limited to areas for active and passive recreation.
- Specific design considerations of the site, such as solar shading, landscaping, window recessing, building articulation, material selection, and paint colors, will be reviewed on an individual basis as each development site develops within the overall development project to ensure effective integration of the site with the surrounding area and promote the unique character of the Sonoran Desert. The applicant proposes to expand on those elements where appropriate to further enhance the building aesthetic including small patios and additional shade elements at several areas of the buildings.

3. The DP will not significantly increase solar shading of adjacent land in comparison with a development that could be developed under the existing zoning district.
   - Due to the location of proposed buildings on the site and the large setback from adjacent properties, the site avoids solar shading of adjacent land.
4. The DP promotes connectivity between adjacent and abutting parcels, and provides open spaces that are visible from the public right-of-way and useful to the development.
   - The proposed development provides pedestrian connection to the public sidewalk along both E. McDowell Road and N. 64th Street and additional public connections will be provided to existing public paths located in the large open space north of the development and along the Crosscut Canal. The project also provides landscaped open space along the street frontages and will enhance the existing open space adjacent to the development project.

## Amended Development Standards

The Development Review Board may review any proposed amended development standards included in the DP and provide a recommendation to the Planning Commission on the proposed amendments. The applicant is requesting the following amended development standards for consideration:

1. Gross Acreage. The applicant is requesting an amendment to increase the maximum gross site area of the PUD development from 25 to 27.25 gross acres.
   - The PUD district allows flexibility in the application of the PUD district to various size parcels at the discretion of the City Council. Increasing the maximum gross site area allows for this long-vacant site to be redeveloped holistically as a cohesive mixed-use project rather than as a collection of smaller redevelopment sites, allowing for a more efficient utilization of parking, amenities, and utilities on the site.
2. Maximum Intensity (FAR) for Commercial Uses. The applicant is requesting an amendment to exceed the maximum intensity (FAR) for the site from the maximum code allowance of 0.8 FAR, subject to the demonstration of adequate shared parking availability for a given use on the site.

- The PUD districts permit the City Council to allow an increase in the intensity for a development project above the maximum allowance of 0.8 FAR provided certain criteria are met. The amendment would provide flexibility in the future development of the site to exceed the 0.8 FAR requirement, without the need for additional approval from City Council, capping the increase in FAR to the availability of shared parking on the site for given uses on the site. Because development of the site could potentially occur over a longer period of time, the proposed amendment allows the ability to provide additional intensity without additional City Council review, provided that certain criteria are met.

3. Exception to Building Height – Elevator Bulk Head and Shading. The applicant is requesting an amendment to increase the maximum exception of rooftop elevator bulk heads and shading from a maximum of 10 feet to a maximum of 16 feet.
   - The existing maximum exception for roof top appurtenances does not appropriately account for mechanical equipment needed for required ADA-compliant elevators and their associated bulk heads. In accordance with ASME A17.1, AAC R20-5-507, OSHA Regulation 1926.554(a)(6) and Scottsdale's building code a minimum "refuge" or "clear" space is required above the top of the elevator. In addition, limiting shading devices to a maximum of 10 feet does not allow for flexibility in design to accommodate appropriate shading of roof top spaces. The applicant's proposed amendment for an increase of six (6) feet would correct these conflicts and allow for appropriate shading and ADA-compliant elevators.
4. Building Setbacks – Minimum and Average Setback for Residential Use. The applicant is requesting an amendment to increase the minimum setback for a residential use from the E. McDowell Road curb line from 34 feet to 44 feet and to reduce the average setback from 40 feet to between 0 and 10 feet. The amendment would also reduce the average setback for a residential use from the N. 64th Street curb line from 40 feet to between 0 and 10 feet.
   - Due to a very large half-street right-of-way width along E. McDowell Road of 100 feet and a curving right-of-way along N. 64th Street, it is physically impossible to meet the PUD requirements for average setback while ensuring proposed buildings for the site are not constructed within the city-owned right-of-way. The applicant's amendments correct this issue and align the development standards for the project with the physical design of the adjacent roadways by increasing the minimum setback along E. McDowell and adjusting the average setback for both roadway frontages so that buildings are not located within the right-of-way. By increasing the minimum setback, the revised development standard reflects the physical conditions of the large right-of-way. Reducing the average setback requirement ensures that future buildings on the site are constructed near the property line and subsequently the curbline, thereby meeting the intent of the PUD district to locate buildings near the street to create a more urban, walkable development typology, despite the increased right-of-way width.
5. Building Setbacks – Minimum and Average Setback for Commercial Use. The applicant is requesting an amendment to increase the minimum setback for a commercial use from the E. McDowell Road curb line from 28 feet to 44 feet and to reduce the average setback from 32 feet to between 0 and 10 feet. The amendment would also reduce the average setback for a commercial use from the N. 64th Street curb line from 32 feet to between 0 and 10 feet.

- Due to a very large half-street right-of-way width along E. McDowell Road of 100 feet and a curving right-of-way along N. 64th Street, it is physically impossible to meet the PUD requirements for average setback while ensuring proposed buildings for the site are not constructed within the city-owned right-of-way. The applicant's amendments correct this issue and align the development standards for the project with the physical design of the adjacent roadways by increasing the minimum setback along E. McDowell and adjusting the average setback for both roadway frontages so that buildings are not located within the right-of-way. By increasing the minimum setback, the revised development standard reflects the physical conditions of the large right-of-way. Reducing the average setback requirement ensures that future buildings on the site are constructed near the property line and subsequently the curbline, thereby meeting the intent of the PUD district to locate buildings near the street to create a more urban, walkable development typology, despite the increased right-of-way width.

6. Building Envelope. The applicant is requesting an amendment to add the Building Envelope requirement for the north and east perimeters of the proposed PUD development.
   - The Building Envelope is not typically applicable to portions of a PUD development that do not abut either a street or that are not directly adjacent to a residential zoning district. Due to the configuration of existing open space adjacent to the site, the Building Envelope provision would not normally apply to the northern and eastern boundaries of the proposed development. However, the applicant is requesting the addition of the Building Envelope requirement to the northern and eastern portions of the development as further protection for existing single-family residences located near those areas. The building envelope requirement for the street frontages is also amended, but due to the large right-of-way along both street frontages the resulting building typology is similar to that which would be constructed on sites with less right-of-way width.

## Proposed Development Standards

In addition to the proposed Amended Development Standards, the applicant is proposing several development standards for the site that would be applied in the form of stipulations for the proposed rezoning of the site. The additional development standards are development requirements that are not codified within the PUD zoning, but that the developer would like to initiate to ensure a contextually appropriate development on the site. Those additional Proposed Development Standards include:

- Setback for Rooftop Uses – Define the minimum setback from the building edge for any use of the rooftops of buildings on the site.
- Building Separation – Define the separation between buildings based on the number of stories of the buildings.
- Setback Measurements – Define that setbacks are measured from the perimeter of the development project and not from individual lot lines within the development project.
- Allocation of Shared Facilities – Define how shared facilities (ie, open space, FAR, etc.) for the project are allocated as a whole for the development project and not individually by any lot within the development project.
- Measurement of Building Height – Due to the sloping terrain over the large site, this

development standard would define zones to ensure buildings on the site step down with the terrain on the site.

- Building Setbacks for North and East Sides – Define a building setback from the perimeter of the PUD area for the north and east sides of the project, which are not normally required.
- Parking Structure Screening – Require screening of parking structures greater than two levels with specific screening requirements.
- Outdoor Lighting Screening – Require that all lighting within the PUD area be screened so that the lighting source is not visible from outside the PUD area.
- Minimum Tree Size – Require a minimum tree size for areas within the minimum setback on the north and east sides of the PUD area.

### Development Information

| | |
|---|---|
| • Existing Use: | Mostly vacant automotive dealerships |
| • Proposed Use: | Mixed-use development |
| • Parcel Size: | 27.23 gross acres<br>23.14 net acres<br>1,007,978 square feet |
| • Building / Commercial space: | 50,000 square feet (maximum) |
| • Office space: | 250,000 square feet (minimum) |
| • Floor Area Ratio Allowed: | 0.8 |
| • Floor Area Ratio Proposed: | 0.8 maximum (unless otherwise approved by City Council with project meeting criteria) |
| • Building Height Allowed: | 48 feet, excluding defined rooftop appurtenances |
| • Building Height Proposed: | 48 feet, excluding defined rooftop appurtenances |
| • Open Space Required: | 118,614 square feet / 2.72 acres |
| • Open Space Provided: | 154,700 square feet / 3.55 acres |
| • Number of Hotel/Resort Units Proposed: | 250 units (maximum) |
| • Number of Dwelling Units Proposed: | 750 units (maximum) |
| • Density Allowed: | Density determined by DP |
| • Density Proposed: | 27.5 dwelling units per acre (maximum) |

## STAFF RECOMMENDATION

### Recommended Approach:

Staff recommends that the Development Review Board forward a recommendation of approval to the Planning Commission regarding the proposed Development, including proposed amended development standards, finding that the provisions of Land Use and Character and Design Elements of the General Plan and the Development Plan considerations of the Planned Unit Development district have been met. In addition, staff recommends that the Development Review Board recommend that the Proposed Development Standards be incorporated through stipulations of the zoning case.

### Proposed Next Steps:

Following a recommendation from the Development Review Board, the zoning district map amendment request will be heard by the Planning Commission and finally by the City Council.

## RESPONSIBLE DEPARTMENT

**Planning and Development Services**
Current Planning Services

## STAFF CONTACT

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## APPROVED BY

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## ATTACHMENTS

1. Applicant's Narrative
2. Context Aerial

2A. Close-Up Aerial

3. Zoning Map – Existing
4. Zoning Map – Proposed
5. Development Plan Exhibits
   - Exhibit 1: Context Aerial
   - Exhibit 2: Proposed Boundaries Site Plan
   - Exhibit 3: Base Option Site Plan
   - Exhibit 4: Option 1 Site Plan
   - Exhibit 5: Option 2 Site Plan
   - Exhibit 6: Option 3 Site Plan
   - Exhibit 7: Architectural Character Rendering
   - Exhibit 8: Conceptual Landscape Site Plan Rendering
   - Exhibit 9: Open Space Site Plan
   - Exhibit 10: Pedestrian and Vehicular Circulation Plan
   - Exhibit 11: Parking Access Site Plan
   - Exhibit 12: Phasing Plan
   - Exhibit 13: Existing Open Space – Proposed Landscape Enhancements
   - Exhibit 14: Existing Open Space – Proposed Landscape Enhancements Tree Sizes and Types
   - Exhibit 15: Existing Open Space – Proposed Landscape Enhancements Aerials and Views
   - Exhibit 16: Building Height Elevation Zones
   - Exhibit 17: Site Section A Inclined Setback Plane (North)
   - Exhibit 18: Site Section B Inclined Setback Plane (East)
   - Exhibit 19: Site Cross Sections
   - Exhibit 20: Legislative Draft of Development Standards, including justification
   - Exhibit 21: Typical Rooftop Plan and Rooftop Section
   - Exhibit 22: Typical Setback

# Rezoning

for

# SCOTTSDALE | ENTRADA

by:

# SunChase Holdings, Inc.

**Northeast corner of 64th Street and McDowell Road**

Case No: 5-ZN-2016

Submitted: February 17, 2016
Updated: June 20, 2016
Updated: August 9, 2016

**ATTACHMENT #1**

# DEVELOPMENT TEAM

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# TABLE OF CONTENTS


**I. Introduction** ..... **1**
**II. Site, Surrounding Area, and Existing Zoning** ..... **1**
**III. Proposed Planned Unit Development** ..... **2**
*A. PUD Criteria* ..... *3*
**IV. Development Standards** ..... **5**
Table A: Amended Development Standards ..... 5
Table B: Additional Development Standards ..... 9
**V. Design Guidelines** ..... **11**
**VI. General Plan Review** ..... **11**
*A. Character and Design Element* ..... *12*
*B. Land Use Element* ..... *13*
*C. Economic Vitality Element* ..... *14*
*D. Community Involvement Element* ..... *15*
*E. Housing Element* ..... *15*
*F. Neighborhoods Element* ..... *15*
*G. Open Space and Recreation Element* ..... *16*
*H. Preservation and Environmental Planning Element* ..... *17*
*I. Growth Areas Element* ..... *17*
*J. Public Services and Facilities Element* ..... *18*
*K. Community Mobility Element* ..... *18*
**VII. South Scottsdale Character Area Plan Review** ..... **19**
*A. Land Use Element* ..... *19*
*B. Character and Design* ..... *20*
*C. Economic Vitality* ..... *21*
*D. Neighborhood Revitalization* ..... *22*
*E. Housing* ..... *22*
*F. Community Mobility* ..... *22*
*G. Open Space & Recreation* ..... *23*
*H. Preservation & Environmental Planning* ..... *23*
**VIII. Proposed Zoning Stipulations** ..... **24**
**IX. Conclusion** ..... **26**

# TABLE OF EXHIBITS


| Exhibit No. | Description |
|---|---|
| 1 | Aerial |
| 2 | Proposed Boundaries Site Plan |
| 3 | Base Option Site Plan |
| 4 | Option 1 Site Plan |
| 5 | Option 2 Site Plan |
| 6 | Option 3 Site Plan |
| 7 | Architectural Character Rendering |
| 8 | Conceptual Landscape Site Plan Rendering |
| 9 | Open Space Site Plan |
| 10 | Pedestrian and Vehicular Circulation Plan |
| 11 | Parking Access Site Plan |
| 12 | Phasing Plan |
| 13 | Existing Open Space – Proposed Landscape Enhancements |
| 14 | Existing Open Space – Proposed Landscape Enhancements Tree Sizes and Types |
| 15 | Existing Open Space – Proposed Landscape Enhancements Aerials and Views |
| 16 | Building Height Elevation Zones |
| 17 | Site Section A Inclined Setback Plane (North) |
| 18 | Site Section B Inclined Setback Plane (East) |
| 19 | Site Cross Sections |
| 20 | Legislative Draft of Development Standards |
| 21 | Typical Rooftop Plan and Rooftop Section |
| 22 | Typical Setback |

# SCOTTSDALE ENTRADA

## I. INTRODUCTION

SunChase Holdings, Inc., through various SunChase-related entities is the owner and developer of the approximately 33.05 gross (28.963 net) acres[1] located at the northeast corner of McDowell Road and 64th Street (the "Overall Area"), of which approximately 27.23 gross (23.14± net) acres will be redeveloped by SunChase (the "Redevelopment Site"). The Site is the location of the former Scottsdale Auto Park, comprised of multiple auto-dealerships that have relocated over time, creating a challenging, infill property surrounded by public uses on the south (Desert Botanical Gardens) and west (Papago Park Sports Complex), and existing residential communities on the north and east. SunChase is requesting the Redevelopment Site be rezoned to the Planned Unit Development (PUD) District for an exciting mixed-use development called "Scottsdale Entrada" that will be a strong, viable, and sustainable development for the City of Scottsdale (the "City") and the adjacent properties.

The Redevelopment Site's unique location serves as an entrance to the City from the Sky Harbor Airport and Phoenix, acts as a connection to Papago Park and Desert Botanical Gardens, and establishes the entrance to the McDowell Road Revitalization Corridor. This relatively large redevelopment parcel also allows a unique opportunity to provide transitions and separations from nearby, long established single-family neighborhoods. Combined with the unique character of the nearby Papago Buttes and the diversity of adjacent neighborhoods and properties, Scottsdale Entrada provides an opportunity to set a strong design character that responds to the gateway nature of the Redevelopment Site as well as the rich and varied context of the surrounding area. As is described in Sections VI and VII below, the proposed redevelopment promotes the goals, policies and guidelines of the City's General Plan and South Scottsdale Character Area Plan ("SSCAP") by expanding the diversity of land uses along the McDowell Road Corridor, enhancing the existing open space buffers on the Redevelopment Site's boundaries, and providing an appropriate transition to existing adjacent land uses. Scottsdale Entrada includes uses that are compatible with the existing uses, sensitive to the adjacent residential properties, and will serve and support the area.

## II. SITE, SURROUNDING AREA, AND EXISTING ZONING

An aerial of the Site is attached as **Exhibit 1**. The Site is comprised of existing open space and vacant auto-dealerships. The Site is designated on the City's General Plan as Mixed-Use Neighborhoods and Designated Open Space. The Site is zoned C-4 and Open Space. The

[1] The Overall Area is comprised of multiple parcels that were purchased by SunChase-related entities: McDowell 64, LLC, McDowell 6500, LLC, McDowell 6620, LLC, and The Car Collection, LLC. For purposes of this application the preceding parties shall be referred to as "SunChase."

Redevelopment Site's current entitlements prohibit the redevelopment of the Redevelopment Site as proposed. Bordering the Redevelopment Site is:

| Direction | Use | General Plan Designation | Zoning |
|---|---|---|---|
| **North** | Open Space<br>Single-Family Residential | Suburban Neighborhood | R1-7 |
| **East** | Open Space<br>Arizona Cross Cut Canal<br>Single-Family and Multi-Family Residential | Public Use<br>Suburban Neighborhood | R1-7,<br>PUD |
| **South** | McDowell Rd.<br>Desert Botanical Gardens<br>Chapman Scottsdale Autoplex | McDowell Sonoran Preserve<br>Public Use<br>Mixed-Use Neighborhood | R1-6,<br>C-3,<br>City of Phoenix |
| **West** | 64th St.<br>Papago Sports Complex | City of Phoenix | City of Phoenix |

# III. PROPOSED PLANNED UNIT DEVELOPMENT

The PUD District is intended as a tool to help implement the City's goals of the General Plan's Mixed-Use Neighborhoods land use designation. The PUD zoning district provides for that purpose by allowing a mix of uses within the same district, within one development parcel or a mix of uses within a broader context of development on multiple adjacent parcels. The intent of this PUD is to accomplish those objectives by zoning the 23.14± Redevelopment Site to PUD for a mix of uses as discussed below. The proposed PUD accomplishes the PUD zoning objectives.

The proposed PUD is composed of a mix of uses, including office, residential, retail, and possibly a hotel. The attached **Exhibit 2** identifies the Redevelopment Site and existing open space that will remain and be enhanced by SunChase. Specifically, allowed uses within the PUD are all permitted uses of the Commercial Office (C-O) District, Planned Regional Center (PRC) District, and residential limited to multi-family dwellings (either for sale or for rent) and townhouses. The square footages, dwelling units, and/or rooms for each use are: office, minimum of 250,000 sq. ft.; residential, maximum of 750 dwelling units; retail, maximum of 50,000 sq. ft.; and hotel, maximum of 250 rooms. Given the long-term future of the development process for completing construction on the Redevelopment Site, SunChase has created a base conceptual development plan (**Exhibit 3**) and three additional conceptual development options (**Exhibits 4, 5, and 6**). All of these options include internally oriented access ways, a campus of buildings oriented by the access corridors, and various forms of landscaped frontages and edges. The overall effect will be the creation of an urban type of mixed-use neighborhood surrounded by various forms of open space on the one hand and establishing the urban context for the beginning of the McDowell Road Revitalization Corridor on the other hand.

In addition to the different conceptual development options, utilizing the base conceptual development Plan (**Exhibit 3**), SunChase has prepared exhibits that illustrate:

a) architectural character (**Exhibit 7, Architectural Character Rendering**);

b) conceptual landscaping and external pedestrian connections (**Exhibit 8, Conceptual Landscape Site Plan Rendering**)[2];

c) possible open spaces areas within the PUD District area (**Exhibit 9, Open Space Site Plan**) that will meet or exceed the City's minimum open space requirements;

d) conceptual internal pedestrian and vehicular circulation (**Exhibit 10, Pedestrian and Vehicular Circulation Plan**);

e) the potential parking locations (**Exhibit 11, Parking Access Site Plan**);

f) the conceptual phasing plan (**Exhibit 12, Phasing Plan**); and

g) the Site cross sections (**Exhibit 19, Site Cross Sections**).

Access to/from the Site will occur at up to three access points along McDowell Road (moving east to west) via a right-in/right-out entrance, full directional access with a traffic signal, and another right-in/right-out access. Along 64th Street, access will occur via a full directional access. As is shown on **Exhibits 3-12**, no vehicular access will occur along the Redevelopment Site's northern or eastern boundaries. The parking areas are internalized and not located along the street frontages, giving SunChase the ability to create a "gateway" experience and strong streetscape at the McDowell Road/64th Street intersection and corresponding frontages.

The different development options, landscaping/pedestrian connections, open space areas, pedestrian/vehicular circulation, parking areas, and phasing plan are provided for illustrative purposes only and are intended to be conceptual examples of a variety of ways that the proposed mix of different uses could be laid out on the Redevelopment Site. Additionally, an entry feature that is consistent with theming for the McDowell Corridor and compatible with the McDowell Road and 64th Street Streetscapes, but is not "public art", shall be designed at the northeast corner of McDowell Road and 64th Street and submitted for DRB review. Final Site Planning decisions within the parameters of this PUD and applicable Zoning Stipulations will be determined through the City's DRB processes. Plans submitted to the DRB shall demonstrate compliance with the then applicable Fire Ordinance 4045 & DSPM.

### *A. PUD Criteria*

Section 5.5003 of the City's Zoning Code sets forth the criteria that must be satisfied when considering an application for a PUD District:

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[2] Exhibit 8 demonstrates consistency and coordination with appropriate aspects of the Guidelines and palette of the McDowell Road Streetscape Guidelines and other existing/proposed developments in the area. Inasmuch as "theming" in the McDowell Corridor continues to evolve, the Conceptual Landscape Plan at Exhibit 8 will be updated as appropriate for DRB review

A. *PUD Zoning District approval criteria.*

1. *As part of the approval or modified approval of an application for a PUD District, the Planning Commission shall recommend and the City Council shall find that the following criteria have been met:*

   a. *The proposed development promotes revitalization, the goals, policies, and guidelines of the General Plan, area plans, and design guidelines.*

      **Response:** The proposed redevelopment accomplishes a range of goals, including the revitalization of an underutilized property (vacant auto-dealerships), and bringing high-quality visioning and planning to the area. Scottsdale Entrada meets the goals and policies of the General Plan and SSCAP as highlighted in Sections VI and VII below.

   b. *The proposed development's uses, densities, or development standards would not otherwise be permitted by the property's existing zoning.*

      **Response:** The proposed development would not be allowed under the existing C-4 zoning designation.

   c. *The proposed development will be compatible with adjacent land uses and promotes the stability and integrity of abutting or adjacent residential neighborhoods.*

      **Response:** Scottsdale Entrada is compatible with the adjacent land uses by creating onsite transitions to existing land uses and maintaining the integrity of the SSCAP by providing a balance of land uses on the Redevelopment Site. See **Exhibits 3-6**. Further, the proposed redevelopment promotes the stability and integrity of the residential neighborhoods north and east of the Redevelopment Site. The existing open space areas identified on **Exhibit 2** will be enhanced with additional landscaping to replace landscaping that has died off and to provide additional buffering between the Scottsdale Entrada and the residential communities. See also **Exhibits 13, Existing Open Space – Proposed Landscape Enhancements; 14, Existing Open Space – Proposed Landscape Enhancements Tree Sizes and Types; and 15, Existing Open Space – Proposed Landscape Enhancements Aerials and Views**. Additionally, the proposed Development Standard's in below Section IV and **Exhibit 20, Legislative Draft of Development Standards**, the Design Guidelines in below Section V, and Stipulations in below Section VIII are intended to further promote the stability/integrity of the residential neighborhoods as development of the Redevelopment Site occurs.

   d. *There is adequate infrastructure and city services to serve the development.*

      **Response:** There are currently adequate water, sewer, and traffic lane infrastructure and City services to serve existing developments in the area and the proposed Scottsdale Entrada development. Additional details concerning the infrastructure are detailed in separately submitted Water, Sewer, and Traffic Reports to City Staff. As is detailed in the Traffic Report, signalization of the central driveway on McDowell will be warranted, and in the Sewer Report, sewer capacity for Scottsdale Entrada and developments "downstream" from Scottsdale Entrada could be impacted as

redevelopment occurs along McDowell Road and will need to be evaluated on a case-by-case basis.

e. *The proposal meets the following location criteria:*

   i. *The proposed development is not located within any area zoned Environmentally Sensitive Lands Ordinance (ESL) nor within the boundaries of the Downtown Area.*

      **Response:** The proposed development is not located within the ESL area or the Downtown Area.

   ii. *The proposed development fronts onto a major or minor arterial and/or major collector street as designated in the Transportation Master Plan.*

      **Response:** The proposed development fronts onto McDowell Road, a major arterial and 64th Street, a minor arterial.

# IV. DEVELOPMENT STANDARDS

As a result of the unique nature of this challenging infill Redevelopment Site, SunChase is proposing the below amended development standards for Scottsdale Entrada (the "Amended Development Standards"). Unless otherwise specifically set forth in the below Tables A and B and **Exhibit 20**, Scottsdale Entrada shall comply with the City's PUD Development Standards contained in Section 5.5005-Development Standards of the City's Zoning Code.

The City has processed a text amendment to the Zoning Code to provide the opportunity for application of development standards to a property as defined by its perimeter, rather than applying the standards to the individual lots, tracts, and parcels within the boundaries of the perimeter (the "Perimeter Development Standards"). The text amendment also allows the City Council to grant amended development standards for the purpose of sharing development standards between the lots, tracts, and parcels within the boundaries of the perimeter of a given district (the "Shared Development Standards"). In connection with this PUD, which allows Amended Development Standards and Additional Development Standards (collectively, the "Scottsdale Entrada Development Standards"), SunChase requests application of the Perimeter and Shared Development Standards to the Scottsdale Entrada Development Standards to enable the development of Scottsdale Entrada as a high-quality, mixed-use development that will become an asset to the surrounding area. SunChase requests the PUD Development Standards found in the City's Zoning Code be modified by the Amended Development Standards set forth in **Exhibit 20** and ***Table A: Amended Development Standards*** as discussed below (changes noted in **bold**):

| *Table A: Amended Development Standards* | | |
|---|---|---|
| **Development Standard** | **Zoning Code** | **Proposed Standard** |
| **Gross Acreage** (Sec. 5.5005.A) | 25 | **23.14 net/27.23 gross** |

| | | |
|---|---|---|
| Residential Density<br>(Sec. 5.5005.B.1) | Established by the approved Development Plan | Established by the approved Development Plan<br>900 dwelling units (max.) |
| Commercial Intensity<br>(Sec. 5.5005.B.2-3) | 0.8 FAR (max.) | 0.8 FAR (max.). **The maximum permitted FAR may be increased above 0.8 FAR upon a demonstration that shared parking will be provided in accordance with Article IX, Parking and Loading Requirements of the Zoning Code. In such instance, the increase in FAR shall be established by determining the amount of shared parking available for a given use or uses, as the case may be.** |
| Max. Building Height[3]<br>(Sec. 5.5005.C) | 48 ft. | 48 ft. |
| **Exception to Building Height**<br>(Sec. 5.5005.D.1)[4] | Architecturally integrated features up to 10 ft. provided that the exception does not exceed 30% of the roof area | Architecturally integrated features up to 10 ft., **and up to 16 ft. for ADA-compliant elevator(s) and shade,** provided that the exception does not exceed 30% of the roof area |
| Exception to Building Height<br>(Sec. 5.5005.D.2) | Architecturally integrated, active solar systems may exceed 30% of the roof area | Architecturally integrated, active solar systems may exceed 30% of the roof area |
| Exception to Building Height<br>(Sec. 5.5005.D.3) | Roof garden structure may exceed up to 5 ft. | Roof garden structure may exceed up to 5 ft. |

[3] See **Exhibit 16, Building Height Elevation Zones**, which identifies where and how the building height will be measured from and to.

[4] See **Exhibit 21, Rooftop Plan and Rooftop Section**, which is a Conceptual Plan View and Conceptual Rooftop Section of an example of an elevator-served rooftop patio with shade and rooftop mechanical equipment, within the parameters of the proposed modification to Section 5.5005.D.1 Development Standard.

| | | |
|---|---|---|
| **Building Setback Residential**<br>(Sec. 5.5005.E.1-2)<br>(Measured from the back of curb) | 34 ft. min.<br>40 ft. avg. | **McDowell Rd. = 44 ft. min. from back of curb; average typically between 0'–10' back of right-of-way, except for a given building's architectural articulations and stair-stepping as approved by the DRB or where non-building outdoor improvements adjacent to McDowell Rd. (such as the 64th/McDowell Entry Feature and uncovered outdoor patios or seating areas, but not surface parking) separate a given building from the street. At no such time can any building be located within the public right-of-way.**<br><br>**64th St. = 34 ft. min. from back of curb; average typically between 0'-10' back of the right-of way, except for a given building's architectural articulations and stair-stepping as approved by the DRB and except where wider setbacks in particular locations are reasonably necessary due to the curvature of 64th St or where non-building outdoor improvements adjacent to 64th St. (such as the 64th/McDowell Entry Feature and uncovered outdoor patios or seating areas, but not surface parking) separate a given building from the street. At no such time can any building be located within the public right-of-way. See Exhibit 22, Typical Setback, for an illustration of this Amended Development Standard.** |

| | | |
|---|---|---|
| **Building Setback from North and East perimeters of the PUD District Boundaries** | n/a | **24 ft. min.** |
| **Building Setback Commercial** (Sec. 5.5005.E.1-2) (Measured from the back of curb) | 28 ft. min.<br>32 ft. avg. | **McDowell Rd. = 44 ft. min. from back of curb; average typically between 0'–10' back of right-of-way, except for a given building's architectural articulations and stair-stepping as approved by the DRB or where non-building outdoor improvements adjacent to McDowell Rd. (such as the 64th/McDowell Entry Feature and uncovered outdoor patios or seating areas, but not surface parking) separate a given building from the street. At no such time can any building be located within the public right-of-way.**<br><br>**64th St.** = 28 ft. min. **from back of curb; average typically between 0'–10' back of right-of-way, except for a given building's architectural articulations and stair-stepping as approved by the DRB or where non-building outdoor improvements adjacent to McDowell Rd. (such as the 64th/McDowell Entry Feature and uncovered outdoor patios or seating areas, but not surface parking) separate a given building from the street. At no such time can any building be located within the public right-of-way. See Exhibit 22, Typical Setback, for an illustration of this Amended Development Standard.** |

| | | |
|---|---|---|
| **Building Envelope** (Sec. 5.5005.F.1) | Measured @ 28 ft. back of curb, 36 ft. = 1:1 (vertical rise to horizontal run) | **McDowell Rd./64th St.:** Measured @ 28 ft. from back of curb, above 36 ft. = 1:1 (vertical rise to horizontal run)<br><br>**Adjacent to North and East PUD perimeters:** measured at PUD District perimeter line, above 36 ft. = 1:1 (vertical rise to horizontal run). See **Exhibits 17, Site Section A Inclined Setback Plane (North) and 18, Site Section B Inclined Setback Plane (East).** |
| Encroachments Beyond Building Envelope (Sec. 5.5005.G) | 15 ft. max. | 15 ft. max. |
| Open Space (Sec. 5.5005.I) | Private Outdoor Living Space = 0.05 x GFA of DU<br><br>Common Open Space = 0.10 x GSA | Private Outdoor Living Space = 0.05 x GFA of DU<br><br>Common Open Space = 0.10 x GSA |

In addition to the Amended Development Standards, Scottsdale Entrada proposes additional Development Standards as set forth in ***Table B: Additional Development Standards*** (the "Additional Development Standards").

| ***Table B: Additional Development Standards*** | | |
|---|---|---|
| **Development Standard** | **Zoning Code** | **Proposed Standard** |
| **Rooftop Use Setback** | n/a | **Roof top facilities and uses that are accessible to building occupants and guests shall be set back from the perimeter of the PUD District a minimum of sixty (60) ft.** |
| **Building Separation** | n/a | **Greater than 1-story = 50 ft. (min.), except that such standard does not apply to a parking structure that is an accessory use to a building. The separation requirement for a parking structure shall be as provided for under the City's Zoning Code.**<br><br>**1-story buildings = 15 ft. (min.)** |

| | | |
|---|---|---|
| **Baseline Elevation for Building Height** | n/a | **Established through designated zones. Where building footprint is in 1+ zones, then:**<br>• **67% or more of the building occurs within 1 zone, then elevation of that zone shall be used**<br>• **less than 67% of the building occurs within 1 zone, then elevation shall be avg. of applicable zones**<br>**See Exhibit 16, Building Height Elevation Zones.** |
| **Setbacks** – where measured from | n/a | **Notwithstanding any provision to the contrary, setbacks shall be measured from the perimeter of the PUD District and not from the internal lot lines of any lots, tracts, and/or parcels established within the perimeter.** |
| **Allocated Distribution of Perimeter and Shared Development Standards** | n/a | **Approved Development Standards (including, but not limited to open space, residential density, non-residential floor area, and parking) may be shared between the lots, tracts, and/or parcels within the boundaries of the PUD District.** |
| **Plat or Proposed Plat** | n/a | **A plat or proposed plat submitted in conformance with an approved Development Plan for a given lot(s), tract(s), and parcel(s) shall establish the property boundaries.** |

| | | |
|---|---|---|
| **Development Review** | n/a | **All applications for Development Review of a building(s) shall include a current inventory of all Perimeter and Shared Development Standards and shall note how the submittal modifies any previously approved or submitted allocation(s).** |

# V. DESIGN GUIDELINES

The Design Guidelines for the Redevelopment Site are set forth below. The purpose of the Design Guidelines is to establish the vision and expectations for the future development of the Redevelopment Site. Although it is intended that future development follow the Design Guidelines, deviations from them can be administratively approved by City Planning Staff upon a showing that the proposed development design is as good or better than what is set forth in the Design Guidelines:

1. Continuous glass wall surfaces shall not extend more than 40 feet in height or an uninterrupted width greater than 25% of the length of a building side.
2. Building wall alignments shall incorporate variations, including step backs, alcoves, projections, etc. that provide visual variety and interest.
3. Building materials, architectural details and building forms placed above a second floor shall emphasize horizontal lines.
4. Building materials and colors shall be compatible with the nearby buttes and hills through the use of materials and colors that are consistent with the Southwest desert character and mid-century traditions of the region through the use of integrated color concrete, stucco or similar surfaces, metal, glass, stonework and other materials that are consistent with the desert character and mid-century traditions of the area.
5. All outdoor lighting shall be screened and shielded in such a manner that the light source shall not be visible from outside the PUD District on the Redevelopment Site.

# VI. GENERAL PLAN REVIEW

Scottsdale Entrada complies with and supports a wide range of policies and goals of the City's General Plan (2001). There are a number of consistent themes within the General Plan that are satisfied with this application, particularly in regard to mixed-use development:

## *A. Character and Design Element*

- Goal #1 – *"Determine the appropriateness of all development in terms of community goals, surrounding area character, and the specific context of the surrounding neighborhood."*

**Response:** The proposed redevelopment is located within an Economic Core and will be consistent with the goals and plans established for this core area. It will provide for the transition from the Papago Park area into developed areas of Scottsdale and will respect the character of the adjoining areas. It will retain and enhance existing open spaces adjacent to the development area. It will also serve as a gateway to the City and local area. This redevelopment is contextually sensitive and appropriate given its unique location.

- Goal #4 – *"Encourage "streetscapes" for major roadways that promote the city's visual quality and character, and blend into the character of the surrounding area."*

**Response:** The Redevelopment Site has special opportunities to serve as a gateway and as a strong streetscape given its location and the uniquely large right-of-way conditions. The redevelopment plans anticipate incorporating the natural richness and character of Papago Park, the mid-Century Modern character of nearby neighborhoods, and the streetscape and character concepts to be developed for the McDowell Corridor. The Redevelopment Site will provide an opportunity to blend Suburban and Transitional Streetscape types given its proximity to Papago Park and previous streetscape projects along 64th Street and McDowell Road. The Redevelopment Site also provides the opportunity to achieve a "gateway" experience at the northeast corner of the 64th Street and McDowell Road intersection that can combine the streetscape elements of the adjacent roadways and Papago Park.

- Goal #6 – *"Recognize the value and visual significance that landscaping has upon the character of the community and maintain standards that result in substantial, mature landscaping that reinforces the character of the city."*

**Response:** Given the substantial amount of open space on two sides (north and east) and the unusually large north-half right-of-way along McDowell Road (100 feet versus the typical 65/75 feet), the redevelopment will be able to create a strong and rich landscaping character around the Redevelopment Site. This landscaping character will provide for water conserving materials while at the same time achieve visual screening, provide pedestrian shade, establish various themes along streets extending north and east, and soften the visual setting of the proposed development. Wherever possible existing mature trees will be retained.

- Goal #7 – *"Encourage sensitive outdoor lighting that reflects the needs and character of different parts of the city."*

**Response:** A variety of lighting techniques and devices will be used to provide safety for pedestrians within and next to the Redevelopment Site, safety for motorists within the Redevelopment Site, and function for any internal outdoor amenity spaces. Outdoor lighting on the Redevelopment Site will comply with the City's lighting ordinance and design guidelines and will use the latest light control and energy saving technologies in an attractive and durable design/setting.

## *B. Land Use Element*

- *Land Use*

The Redevelopment Site is shown on the Conceptual Land Use Map as "Mixed Use Neighborhoods". The proposed plan is consistent with this designation by proposing a mix of residential, office, commercial, with potential opportunities for tourist and business accommodation uses. Furthermore, the proposal is consistent with the language in the General Plan regarding the provision of 'transitions and buffers' through the provisions of large open space buffers, transportation access oriented away from existing neighborhoods, and special Redevelopment Site design considerations.

- Goal #2 – *"Coordinate land uses affecting regional networks (mobility, economic, and open space) with adjacent jurisdictions to maintain the integrity and efficiency of each network."*

**Response:** The applicant's development team has met with City of Phoenix officials to facilitate their awareness of the proposal and to provide an opportunity for local coordination. The proposal is in keeping with the Papago Park Master Plan that has been approved and/or endorsed by the City of Phoenix, City of Tempe, Salt River Pima Maricopa Indian Community, and City of Scottsdale.

- Goal #3 – *"Encourage the transition of land uses from more intense regional and citywide activity area to less intense activity areas within local neighborhoods."*

**Response:** This proposal is able to use and retain an existing open space area and alley to transition to a residential neighborhood to the north and is able to provide a transition to the neighborhood to the east through an existing open space tract, the Cross-Cut Canal and a street. There are no street connections from the proposed redevelopment to any neighborhood to the north or east.

- Goal #4 – *"Maintain a balance of land uses that support a high quality of life, a diverse mixture of housing and leisure opportunities and the economic base needed to secure resources to support the community."*

**Response:** The proposed redevelopment will integrate housing and employment uses with varying types of such uses. It will continue the trend of locating mixed-use developments near major open spaces and transportation corridors.

- Goal #5 – *"Develop land use patterns that are compatible with and support a variety of mobility opportunities/choices and service provisions."*

**Response:** The Redevelopment Site has and will provide access to major streets, transit routes, and a major bike path route that connects to downtown Scottsdale and downtown Tempe. Various connections and destinations that will be accessible from the Redevelopment Site includes a variety of recreational and cultural facilities such as Papago Park, the Desert Botanical Gardens, the Phoenix Zoo, the Phoenix Municipal Ballpark and Papago Golf Course (operated by ASU), the Papago Arizona Historical Museum, Tempe Town Lake facilities, ASU, Paiute Park, and others. The future Scottsdale Entrada property owner's association will maintain the access ways and amenities within Scottsdale Entrada.

- Goal #6 – *"Promote land use patterns that conserve resources such as land, clean air, water, and energy and serve all people within the community."*

**Response:** This proposal is within a "growth area" and revitalizes a property that has been mostly vacant for several years. The proposed development will maintain a major open space in its semi-desert condition, will use modern water and energy conserving building components and techniques, and will maintain existing drainage systems. A mixed-use redevelopment located close to many regional and local uses and services will help reduce future travel demands that contribute to air pollution in the region.

- Goal #7 – *"Sensitively integrate land uses into the surrounding physical and natural environments, the neighborhood setting, and the neighborhood itself."*

**Response:** This redevelopment will maintain and enhance adjacent open spaces to improve the transitions toward nearby neighborhoods already available. Common area amenities provided within Scottsdale Entrada will be accessible via the adjacent paths to nearby neighbors. The character of the development will reinforce the unique character and landscape of the adjacent Papago Park area.

- Goal #9 – *"Provide a broad variety of land uses that create a high level of synergy within mixed-use neighborhoods."*

**Response:** This proposal includes a variety of land uses that can serve each other and provide a unique shared identity. Circulation systems, parking, open spaces, and infrastructure will be integrated throughout the Redevelopment Site in a seamless manner. This development may also provide uses and amenities that will complement other future mixed-use developments along McDowell Road to the east. Final Site Planning decisions pertaining to the integration of the elements described herein that within the parameters of this PUD and applicable Zoning Stipulations will be determined through the City's DRB processes.

### *C. Economic Vitality Element*

- Goal #5 – *"Locate and integrate non-residential development to improve access and visibility and to protect the integrity of neighborhoods."*

**Response:** The proposed redevelopment will anchor the west end of Scottsdale's McDowell Road Corridor and help to reinforce this corridor as a major center of activity within the City. It has unique advantages of providing substantial buffers to nearby neighborhoods and providing a high-profile statement of quality and economic energy for the City and the area.

- Goal #7 – *"Sustain the long-term economic well being of the city and its citizens through redevelopment and revitalization efforts."*

**Response:** The proposed redevelopment will replace what was a strong economic use but is no longer viable with modern and sustainable uses that will likely attract other forms of revitalization in the McDowell Road Corridor. It is important to the corridor that the Redevelopment Site again becomes a strong performing economic engine.

## *D. Community Involvement Element*

- Goal #1 – *"Seek early and ongoing involvement in project/policy-making discussions."*

**Response:** Before and after filing this application, the applicant has been in contact with local residents, property owners, and stakeholders. There are ongoing discussions with neighbors on how to provide an appropriate transition between the existing and proposed uses. The public involvement started early and will continue through the life of the redevelopment. There have been and will continue to be a wide range of opportunities for neighborhood involvement including, but not limited to, mailings, onsite meetings, stakeholder meetings, door-to-door outreach and a website.

## *E. Housing Element*

- Goal #2 – *"Seek a variety of housing options that blend with the character of the surrounding community."*

**Response:** The proposed redevelopment provides opportunities for a variety of housing types that are consistent with the types anticipated along the McDowell Road Corridor. The redevelopment will also provide uniquely wide and mature buffering for the existing neighborhoods.

- Goal #4 – *"Encourage housing development that provides for "live, work and play" relationships as a way to reduce traffic congestion, encourage economic expansion and increase overall quality of life for our residents."*

**Response:** The proposed redevelopment provides true mixed-use opportunities that can accommodate live, work, and play relationships. In addition, due to its proximity to the Cross-Cut Canal and Papago Park, there will be a wide range of recreational and cultural amenities within walking and cycling distance of the Redevelopment Site. The redevelopment is expected to provide a high quality physical environment that enhances the stability and attractiveness of nearby neighborhoods.

- Goal #6 – *"Encourage the increased availability and integration of a variety of housing that supports flexibility, mobility, independent living, and services for all age groups and those with special needs."*

**Response:** The proposed redevelopment will provide the opportunity to create a diverse range of housing types that will be accessible and will relate to accessible services and amenities integrated into the Redevelopment Site.

## *F. Neighborhoods Element*

- Goal #2 – *"Use redevelopment and revitalization efforts to provide for the long-term stability of Scottsdale's mature residential and commercial neighborhoods."*

**Response:** In turning a vacant and tired property into a vibrant mixed-use neighborhood, the proposed redevelopment will enhance the visual stability of the surrounding properties, provide encouragement to the revitalization of properties along the McDowell Road Corridor, and enhance the regional image of a major gateway into the community.

- Goal #3 – *"Sustain the long-term economic well being of the city and its citizens through redevelopment and neighborhood preservation and revitalization efforts."*

**Response:** Redeveloping this highly visible location will provide a stronger sense of viability and economic strength for the McDowell Road Corridor and the City. This is a unique opportunity to create a memorable development that delivers a strong and positive image of the community.

- Goal #4 – *"Preserve and enhance the unique sense of neighborhood found in diverse areas of Scottsdale through neighborhood conservation."*

**Response:** The proposed redevelopment does not impose additional traffic on or other infrastructure demands on nearby neighborhoods and will recognize and respect the unique identity established in these neighborhoods through various buffering and design techniques.

- Goal #5 – *"Promote and encourage context-appropriate new development in established areas of the community."*

**Response:** The proposed redevelopment will provide a unique manner of transition for nearby neighborhoods by enhancing a large landscaped open space corridor, will extend and enhance nearby pedestrian amenities used by neighbors, will continue the desert nature context established in Papago Park, and will provide an introduction to future and ongoing revitalization of the McDowell Road Corridor.

### *G. Open Space and Recreation Element*

- Goal #1 – *"Protect and improve the quality of Scottsdale's natural and urban environments as defined in the quality and quantity of its open spaces."*

**Response:** The proposed redevelopment will retain and enhance significant open spaces on the north (approximately 150 feet) and east (approximately 50 feet onsite plus Cross-cut Canal and street right of way) sides of the development area. The size and location of the open spaces are unique to this part of the community. There will also be opportunities to visually and physically connect the streetscape open spaces of the Redevelopment Site with the open spaces in Papago Park.

- Goal #2 – *"Manage a comprehensive open space program that is responsive to public need, delivers high quality customer service, and exemplifies the city's commitment to leadership in environmental affairs."*

The open spaces in and adjacent to the Redevelopment Site will connect with and enhance the use and character of regional open spaces such as Papago Park and the Cross-Cut Canal while also achieving a fine-grained open space system that serves onsite users and neighbors. Although most of these have passive functions, there are active use facilities nearby that are integrated into the passive open spaces. In addition, neighborhood involvement will provide the key guidance regarding the upgrade and enhancement of the open space areas on the north and east sides of the Redevelopment Site.

- Goal #5 – *"Improve the quality of life for all Scottsdale residents by ensuring a wide range of recreational facilities and services."*

The open spaces within and adjacent to the development area are and will be fully integrated with nearby open spaces, are accessible visually and physically, and are and will be maintained by private entities. Final Site Planning decisions pertaining to the layout and design of open spaces within the parameters of this PUD and applicable Zoning Stipulations will be determined through the City's DRB processes.

## *H. Preservation and Environmental Planning Element*

- Goal #2 – *"Enhance the quality of life in Scottsdale by safeguarding the natural environment."*

**Response:** The proposed redevelopment will extend the desert character of Papago Park into and adjacent to the Redevelopment Site. Many native plants established in adjacent open spaces will be kept intact.

- Goal #5 – *"Conserve water and encourage the reuse of wastewater."*

**Response:** The landscaping palette and construction techniques will provide for water conservation. The building construction will use current or better standards of water conserving fixtures and systems. Being a mixed-use redevelopment will enhance the ability to reduce per capita water consumption.

- Goal #9 – *"Protect and conserve native plants as a significant natural and visual resource."*

**Response:** Existing, mature native trees will be retained in the existing open space areas. Additional trees and plants will be introduced in new and revitalized open spaces. Given the proximity of the Desert Botanical Gardens, there will be a unique opportunity to showcase desert plant materials on the Redevelopment Site.

- Goal #10 – *"Encourage environmentally sound "green building" alternatives that support sustainable desert living."*

**Response:** The mixed-use nature of the proposed redevelopment encourages the use of currently available green building technologies and materials. Combined with reduced resource and infrastructure demands, this redevelopment should attract occupants with reduced resource demands on the community at large.

## *I. Growth Areas Element*

The Redevelopment Site is within the Growth Area focused along the McDowell Road Corridor.

- Goal #1 – *"Direct and sustain growth and expansion in areas of the city that can support a concentration of a variety of uses and are particularly suitable for multimodal transportation and infrastructure expansion and improvements."*

**Response:** The Redevelopment Site is within the emerging McDowell Road Corridor where mixed-use revitalization has already begun and will continue. The Redevelopment Site is an infill location that will use existing infrastructure (streets, water systems, sewer systems, power

and communications) that is capable of handling the anticipated demands of this development. The Redevelopment Site has access and connections to motorized and non-motorized transportation facilities.

- Goal #3 – *"Conserve significant natural resources and open space areas in the growth areas and coordinate their locations to similar areas outside the growth areas."*

**Response:** Existing open space areas will be retained and enhanced. These open spaces are accessible to neighbors and are connected visually and physically to major regional open spaces.

### *J. Public Services and Facilities Element*

- *Goal #2 – "Protect the health, safety, and welfare from the impacts of flooding."*

**Response:** This redevelopment will integrate with existing drainage improvements that protect the Redevelopment Site, the neighborhood, and the nearby canal. Much of the adjacent open space areas will remain as retention basins, providing open space and passive recreation opportunities.

### *K. Community Mobility Element*

- Goal #3 – *"Promote regional diversity and connectivity of mobility choices."*

**Response:** This Site is connected into a regional Cross-Cut Canal/Papago Park/Rio Salado path system as well as other local paths and bike routes. It also has access to transit systems.

- Goal #5 – *"Relieve traffic congestion."*

**Response:** As a mixed-use development, this proposal will provide opportunities for non-automobile access between residential and employment uses. Its location also provides opportunities for residents to access nearby employment uses as well as nearby residents to access employment uses within the Redevelopment Site. The mixed-use character of the proposal also should reduce peak-hour directional traffic to-and-from the Redevelopment Site, as will providing small-scale retail uses such as restaurants and convenience uses on the Redevelopment Site.

- Goal #6 – *"Optimize the mobility of people, goods, and information for the expected buildout of the city."*

**Response:** The Redevelopment Site is strategically located to take advantage of a wide range of transportation choices, connect with related uses along the McDowell Road Corridor, and minimize the need for new transportation infrastructure.

- Goal #7 – *"Maintain Scottsdale's high aesthetic values and environmental standards in the city's transportation system."*

**Response:** Given the oversized right-of-way along McDowell Road, the Redevelopment Site will be able to provide a substantial streetscape along that frontage. In addition, the redevelopment proposes to establish a gateway feature at the northeast corner of McDowell Road and 64th Street. The streetscapes of the Redevelopment Site along 64th Street and McDowell Road will maintain consistency with the design themes chosen for the two fronting streets as

well as the character of neighboring Papago Park. Final details pertaining to the streetscape frontage will be determined through the City's DRB processes.

- Goal #8 – *"Emphasize live, work, and play land use relationships to optimize the use of citywide systems and reduce the strain on regional and local/neighborhood systems."*

**Response:** The proposed redevelopment is a mixed-use concept that will create opportunities to reduce offsite traffic demand. In addition, there are no road connections into adjacent neighborhoods, thereby alleviating any direct impacts on local residential streets.

- Goal #9 – *"Protect neighborhoods from negative impacts of regional and citywide networks."*

**Response:** The proposed redevelopment will directly access regional and citywide streets and will not generate traffic on to local neighborhood streets.

- Goal #10 – *"Encourage a diversity of links between neighborhood systems and citywide and regional systems."*

**Response:** The proposed redevelopment will retain and enhance a key path connection that serves the Hy-View neighborhood as access to the Cross-Cut Canal path. This provides for looped pedestrian access for the neighborhood and improves pedestrian and cycling access to two nearby downtowns (Scottsdale and Tempe) and other nearby employment centers.

# VII. SOUTH SCOTTSDALE CHARACTER AREA PLAN REVIEW

The following is a review of the goals and policies within the South Scottsdale Character Area Plan (SSCAP) and how the Scottsdale Entrada proposal complies with them:

## *A. Land Use Element*

- Goal LU 1 – *"Promote residential reinvestment and revitalization through regulatory flexibility."* / Goal LU 2 – *"Create a hierarchy of regional, opportunity, and resort corridors to guide future land use, development and redevelopment throughout southern Scottsdale."* / Goal LU 3 – *"Promote revitalization, reinvestment, and development along southern Scottsdale's corridors."* / Goal LU 5 – *"Create regional centers and activity areas to guide future land use types and intensities throughout southern Scottsdale."* / Goal LU 9 – *"Create new development and connectivity opportunities between Papago Park and southern Scottsdale."* / Goal LU 10 – *"Adapt land use and regulatory policies and standards to achieve the goals of the southern Scottsdale community area plan."*

**Response:** The Redevelopment Site is located within the "Papago Regional Center" and along the McDowell Road Regional Corridor. This proposal will redevelop and revitalize a property that is virtually idle and has buildings and improvements that are no longer economically relevant. The use of the proposed PUD District, which was created with this corridor in mind, will create a mixed-use neighborhood that creates sustainable energy and function for the corridor. The proposal also includes integrating key regional non-motorized access connections into the fabric of the neighborhood. It will celebrate the proximity of Papago Park through the

character of the development and in the pedestrian and cycling connections made available. It is likely that this redevelopment will be the first use of the PUD District as intended for this corridor and, moreover, this redevelopment will more fully achieve the mixed use and interconnections described in the SSCAP.

### *B. Character and Design*

- Goal CD 1 – *"New and redeveloped residential housing should respect existing neighborhood character and design."*

**Response:** The applicant intends to incorporate a "Mid-Century Modern" character into the design of the new buildings on the Redevelopment Site. This will help to visually connect the new construction with the heritage and physical elements common to the era the surrounding residential neighborhoods were built in. This also reflects some of the character that has been used by homeowners in the area as they revitalize their own homes. Final details on the character and design of the buildings will be determined through the DRB processes.

- Goal CD 2 – *"The character and design of mixed-use and commercial development should accommodate a variety of land uses, engage pedestrians, and extend indoor spaces to the outside."*

**Response:** A mixed-use redevelopment will encourage a mix of building types and architectural details. There will be a matrix of open spaces and access corridors through the Redevelopment Site that will encourage residents and employees to move around the Redevelopment Site and connect with the pathway systems adjacent to the Redevelopment Site. Internally the Redevelopment Site will be more urban in scale and character, yet around the perimeter will use extensive open spaces and landscaping to transition to and respect the character of neighboring uses. The final details on the character and design consistent with this PUD and the Zoning Stipulations shall provided on the plans that are submitted to the DRB.

- Goal CD 3 – *"Promote high quality design for new and revitalized mixed-use, commercial, and residential development along corridors, within regional centers, and activity areas."*

**Response:** The proposed redevelopment will have strong internal design guidelines and standards that collectively will help to establish a common character theme while allowing for the individual expression of the theme in the different future buildings. The shared space areas will establish a strong and high quality theme and help give the development a strong identity.

- Goal CD 4 – *"Site and building design of new development and redevelopment should respond to the Sonoran Desert climate."*

**Response:** The landscaping palette will maintain a strong mix and reference to native and near-native plants, thereby celebrating the desert setting occurring on three sides of the Redevelopment Site. The building designs will also incorporate materials, details, and elements that relate to the heritage of culture in the Sonoran Desert and provide for shading and pedestrian amenities appropriate in the desert setting.

- Goal CD 5 – *"Maintain, protect, and enhance the character, quality, and connectivity of the public realm and open space areas."*

**Response:** The proposed redevelopment will maintain and enhance the existing open space buffer areas on the north and east sides of the Redevelopment Site. Connections are provided from these spaces into the common open spaces within the development. The streetscapes along McDowell Road and 64th Street will be consistent with themes established for those corridors as well as celebrate the nearby Papago Park.

- Goal CD 6 – *"Promote, plan, and implement design strategies that are sustainable."*

**Response:** The proposed redevelopment will incorporate water conserving landscaping and building technologies. Best practices for energy conserving systems will be incorporated within and around structures. The plan will facilitate non-motorized access to and from the Redevelopment Site.

- Goal CD 7 – *"Protect low-scale single-family neighborhoods within southern Scottsdale by utilizing landscape buffers and transitional building forms, shapes, and sizes in the design of new development and redevelopment."*

**Response:** The proposed redevelopment will use unusually large open space buffers on the north and east sides to transition to nearby neighborhoods. In some cases additional landscaping will be added in order to further achieve the buffering desired by the neighborhoods. Enhanced amenities for pedestrian safety and shade may also be included. Other design, orientation and building form techniques will ultimately be used in the buildings to strengthen the sense of buffering and transition between the development and nearby neighborhoods.

- Goal CD 9 – *"Establish design guidelines for corridors, regional centers, and activity areas."*

**Response:** The applicant is prepared to work with such design guidelines as they are made available through the City's and other's processes and interactions with the community.

### *C. Economic Vitality*

- Goal EV 1 – *"Support reinvestment that updates and/or replaces aging commercial centers."*

**Response:** As mentioned before, this application uses the PUD District as intended to create a mixed-use neighborhood that brings about a sustainable and enduring use, replacing an outdated and no longer viable facility. The DRB processes for a given lot(s) or building(s) shall establish a Final Site Plan(s), Landscape Plan(s), etc. for such lot(s) or building(s) that are consistent with this PUD and the Zoning Stipulations.

- Goal EV 4 – *"Develop new and enhance existing tourism and visitor experiences in southern Scottsdale."*

**Response:** This proposal includes the possibility of providing tourist and business accommodations, which are not allowed under the current zoning. This will position the Redevelopment Site to take advantage of its proximity to the existing and emerging visitor

destinations provided in Papago Park, the Tempe Town Lake area, downtown Scottsdale and Tempe, and Sky Harbor Airport.

- Goal EV 5 – *"Encourage a strong economic relationship among opportunity and regional corridors and associated regional centers and activity areas."*

**Response:** The proposed redevelopment will complement the ongoing growth and maturation of Skysong and will help to create additional anchoring for business activity and focus along the McDowell Road Corridor. The opportunity to provide additional new housing and convenience retail, which is accessible to onsite and nearby employment, further building upon the economic connectivity of Scottsdale Entrada.

### *D. Neighborhood Revitalization*

- Goal NR 2 – *"Promote multi-modal connections throughout southern Scottsdale."*

**Response:** The Redevelopment Site has existing pedestrian and cycling access facilities. These will be enhanced and additional connections will be provided.

- Goal NR 3 – *"Strengthen neighborhood identity, unity and health within southern Scottsdale."*

**Response:** The Redevelopment Site will provide an opportunity for a gateway element at the northeast corner of the intersection of 64$^{th}$ Street and McDowell Road. Internal gathering places will be accessible by nearby neighborhoods.

### *E. Housing*

- Goal H 2 – *"Embrace a wide range of housing options."*

**Response:** The proposed redevelopment provides the opportunity for one or more residential building(s). It is anticipated that this will allow for variation in product and design. In addition, this mixed-use redevelopment is using a different zoning approach than has been used by nearby redevelopment projects (a mixed use PUD in comparison to single use zoning), which will likely lead to new opportunities to providing alternate housing choices on the Redevelopment Site.

### *F. Community Mobility*

- Goal CM 1 – *"Increase the range of mobility options available to area residents and businesses."*

**Response:** The Redevelopment Site is integrally connected with the Cross-Cut Canal path system, which provides access to Papago Park, the Tempe Town Lake, downtown Scottsdale and Tempe, and a number of other destinations. It is anticipated that additional connectivity toward Skysong and the Indian Bend Wash greenbelt will be made available in the future. The Redevelopment Site is well positioned for other forms of mobility as well, being located along two major roadways, a major canal corridor, and being strategically located between nearby downtown, employment, and destination centers.

- Goal CM 4 – *"Advance the role of pedestrian and bicycle mobility and connectivity within southern Scottsdale."*

**Response:** The proposed redevelopment is located on a major path along the Cross-Cut Canal. This redevelopment will provide strong access to this link. The Redevelopment Site also includes a path connection in the open space to the north that provides access to this link for the adjacent neighborhood that will be maintained and enhanced. This redevelopment also supports any additional improvements for pedestrian and bicycle mobility in the vicinity.

- Goal CM 6 – *"Mitigate the impacts of southern Scottsdale's vehicular traffic on adjacent residential neighborhoods."*

**Response:** All of the vehicular traffic from the proposed redevelopment will be directed on to major streets. There are no direct or indirect connections for vehicular traffic from the Redevelopment Site to the local residential street system.

### *G. Open Space & Recreation*

- Goal OSR 1 – *"Develop, improve, maintain, and enhance the quality of southern Scottsdale's open space environments."*

**Response:** This redevelopment will maintain and enhance major open space tracts on two sides. The mature landscaping will be retained and additional water conserving plants may be added. This open space is accessible by the adjoining neighborhood and is connected with the Cross-Cut Canal open space corridor. Open spaces at the Redevelopment Site will also visually connect with Papago Park. The open spaces of the Redevelopment Site are reflected on the Open Space System map in the SSCAP.

- Goal OSR 2 – *"Scottsdale should become an active stakeholder in Papago Park improvements and uses."*

**Response:** This project will reflect the character of the adjacent Papago Park and will bring uses that likely will generate additional activity in the park. This development supports any improvements, upgrades and additional connections to and within Papago Park.

### *H. Preservation & Environmental Planning*

- Goal PE 1 – *"Promote conservation and sustainability within neighborhoods."*

**Response:** The proposed development will retain major open spaces and enhance their quality using resource conserving materials and methods. As a mixed-use redevelopment, the Scottsdale Entrada will encourage less vehicular traffic.

- Goal PE 2 – *"Mitigate the urban heat island effect."*

**Response:** The proposed redevelopment will incorporate parking structures that will minimize the area of pavement exposed to the sun. The PUD District allows for 'green roof' amenities, which will be considered as each building is designed, particularly the residential ones.

- Goal PE 3 – *"Continue ongoing improvement to water management and quality."*

**Response:** The landscaping themes for the proposed redevelopment will continue the use of desert-compatible materials in the open space tracts and use similar material in streetscape areas

(being consistent with established streetscape themes and given the proximity of the Desert Botanical Gardens).

# VIII. PROPOSED ZONING STIPULATIONS

In connection with this PUD, SunChase proposes the following Zoning Stipulations:

1. Measuring building height. The baseline elevations for measuring building heights shall be established through zones delineated for the site on **[Exhibit 16]**, Building Height Elevation Zones. Where a given building's footprint occurs in more than one of these zones, the designated elevation for measuring height shall be:
    a. If 67% or more of the building footprint occurs within a single zone, the designated elevation of that zone shall be used.
    b. If less than 67% of the building footprint is located within a single zone, the designated elevation to be used shall be the average of the zones the footprint is located in.
2. Building setbacks on north and east sides. Buildings shall be set back from the perimeter of the PUD District a minimum of twenty-four (24) feet. (Note: this will not reset the measurement of the building stepback plane as established in Section 5.5005.F1 of the Zoning Ordinance, as modified by this PUD.)
3. Setback of roof top uses. Roof top facilities and uses that are accessible to building occupants and guests shall be set back from the perimeter of the PUD District a minimum of sixty (60) feet.
4. Parking structures greater than two levels that are not screened from off-site views shall incorporate architectural screening such as perforated metal, louvers, fins, etc. that allow air movement across the structure and block views into the structure from the outside.
5. The minimum distance between buildings greater than one story in height shall be fifty (50) feet, except that such standard does not apply to a parking structure that is an accessory use to a building. The separation requirement for a parking structure shall be as provided for under the City's Building Code. The minimum distance between a single story building and any other building shall be fifteen (15) feet.
6. All outdoor lighting shall be screened and shielded in such a manner that the light source shall not be visible from outside the PUD District on the site.
7. Within the twenty-four (24) foot wide building setback on the north and east sides of the PUD District, 36-inch box (minimum) trees shall be placed at an average of 36 feet on-center or within equivalent groupings.
8. The landscaping along the 64$^{th}$ Street and McDowell Road frontages shall incorporate native and desert-compatible materials consistent with the approved and installed palettes for those streets as well as those used in major destinations within the adjacent Papago Park.

9. The Planned Unit District (PUD) development standards shall be applied to the area defined by the perimeter of the Scottsdale Entrada PUD as a whole and not separately to each individual lot(s), tract(s), and parcel(s) within the perimeter of the PUD District.

10. The Scottsdale Entrada Development Standards may be shared between the lots, tracts, and/or parcels within the boundaries of the PUD District.

11. The Scottsdale Entrada Development Standards pertaining to setbacks shall be measured from the perimeter of the PUD District and not from the internal lot lines of any lots, tracts, and/or parcels established within the perimeter.

12. Prior to a Development Review (DR) case being heard for a building(s) within the PUD District, the applicant shall submit for City approval a Development Master Plan(s) (Section 7.830.C. & D.) and a Development Agreement that specifies:

    a. The perimeter of the PUD District and any lots, tracts, and/or parcels currently established within said district;

    b. The current ownership of lots, tracts, or parcels within the perimeter of the PUD District;

    c. The designation of a single City contact and property manager who is responsible for complying with and maintaining the shared facilities;

    d. The legal description of the then proposed lots, parcels, and tracts located within the perimeter of the PUD District;

    e. The establishment of a property owners association to maintain common areas, shared facilities, and community-owned property;

    f. A requirement that the association record a Master Declaration of Easements, Covenants, Conditions, and Restrictions in the official records of the Maricopa County Recorder identifying how maintenance of the common areas, shared facilities, and community-owned property will be maintained; and

    g. An indemnification by the property manager and property owners indemnifying and holding the city, its employees, agents, and officials harmless from any and all claims including reasonable attorneys fees and costs that may arise from any person(s)/entity(ies) owning any part of the property within the PUD, which they may bring against the City resulting from the development or from the division of property within the PUD.

13. All applications for Development Review of a building(s) shall include a current inventory of all perimeter and shared development standards any shall note how the submittal modifies any previously approved or submitted allocation(s).

14. A plat or proposed plat submitted in conformance with an approved Development Plan for a given lot(s), tract(s), and parcel(s) shall establish the property boundaries.

15. The 64th Street median shall be modified to provide a refuge area at the 64th Street access to and from the PUD, as approved by the City's Transportation Director.

16. An interim "porkchop" shall be installed in the McDowell Road median at the main access to and from the PUD, as approved by the City's Transportation Director and removed upon installation of a traffic signal at such location.

17. The location and signal spacing of the proposed traffic signal at the main entry to the Site on McDonald Rd. is approved and such signal may be installed when signal warrants are determined to be satisfied by the City's Transportation Director.

18. That a one (1) foot Vehicular Nonaccess Easement ("1' VNE") shall be provided to the City along the north and east perimeters of the PUD Redevelopment Area; provided however, such easements shall not preclude access to the Open Space areas for purposes of maintenance, landscaping enhancements and the like.

# IX. CONCLUSION

Scottsdale Entrada is an exiting mixed-use redevelopment that will be a viable and sustainable development for the City and community. The proposed office, residential, commercial, and possibly hotel uses are appropriate for this challenging infill property. Redeveloping the property for a mix of uses promotes the stability and integrity of the residential neighborhoods north and east of the Redevelopment Site. The conceptual development plans provide for internally oriented access ways, a campus of buildings oriented by the access corridors, and various forms of landscaped frontages and edges—creating an urban-type of mixed-use neighborhood that allows for onsite transitions to the existing land uses. Scottsdale Entrada and this proposed PUD meets the goals and policies of the General Plan and SSCAP.

We request your approval.

**SunChase Holdings, Inc.**

ATTACHMENT #2

**Scottsdale Entrada**

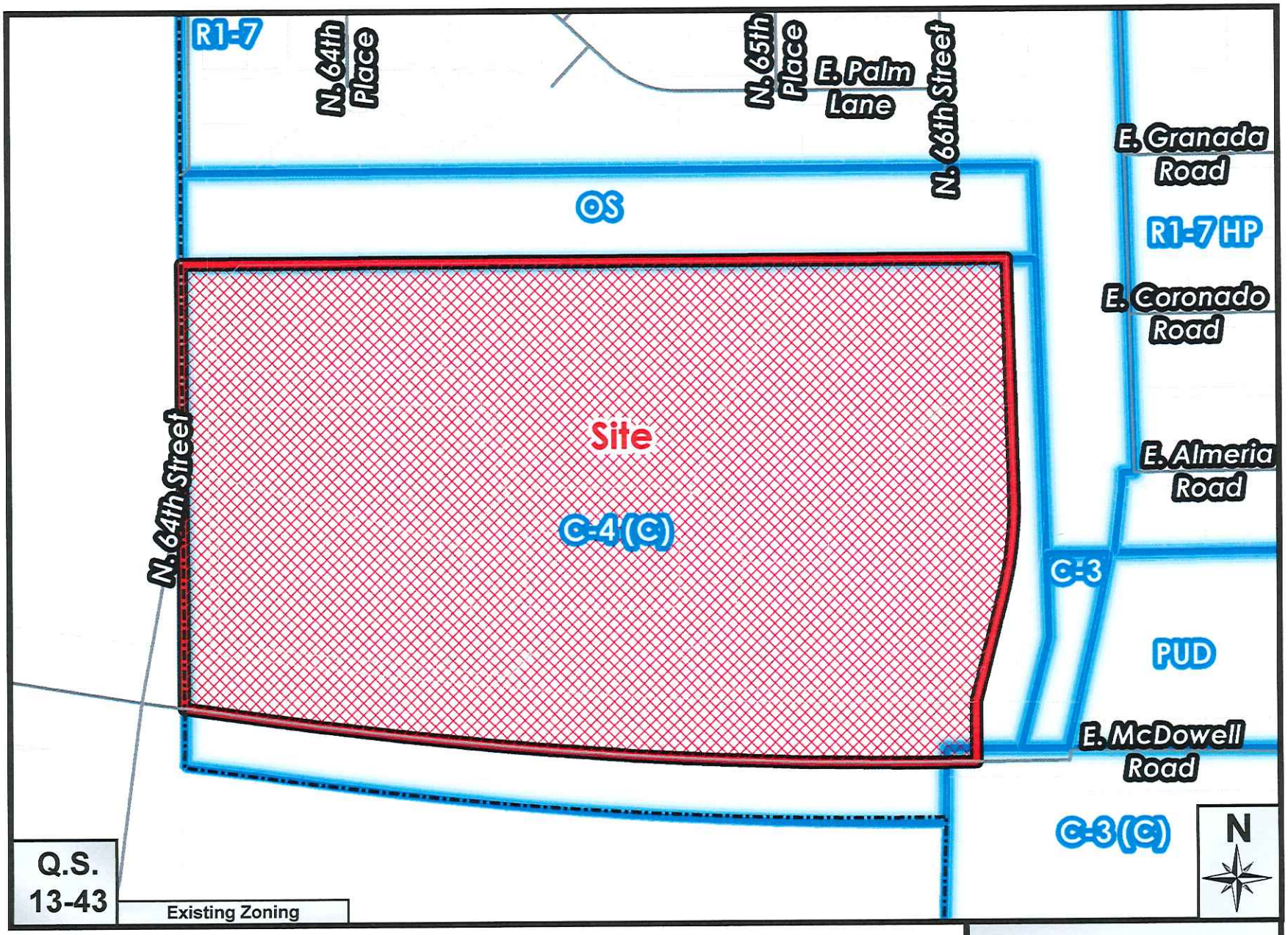
**5-ZN-2016**

ATTACHMENT #2A

**Scottsdale Entrada**

**5-ZN-2016**

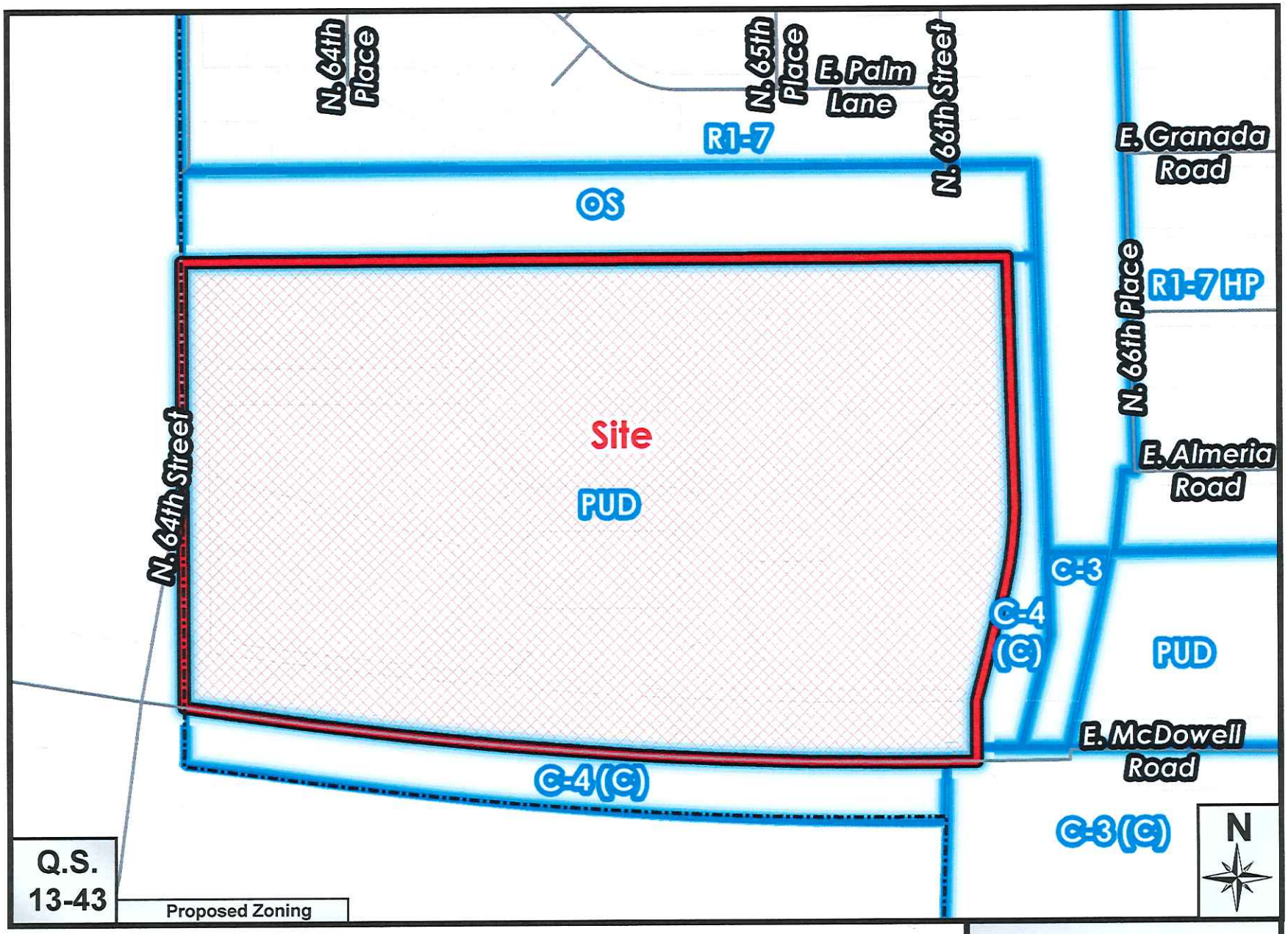
ATTACHMENT #3




**Scottsdale Entrada**

**5-ZN-2016**

ATTACHMENT #4




**Scottsdale Entrada**

**5-ZN-2016**

# SCOTTSDALE | ENTRADA

Case No: 5-ZN-2016

Submitted: February 17, 2016
Updated: June 20, 2016

# Development Plan Exhibits

ATTACHMENT #5

# Exhibit 1

NELSEN PARTNERS
ARCHITECTS & PLANNERS

SUNCHASE HOLDINGS, Inc

±23 Acre Redevelopment Area

±30 Acre Site

**SCOTTSDALE ENTRADA**

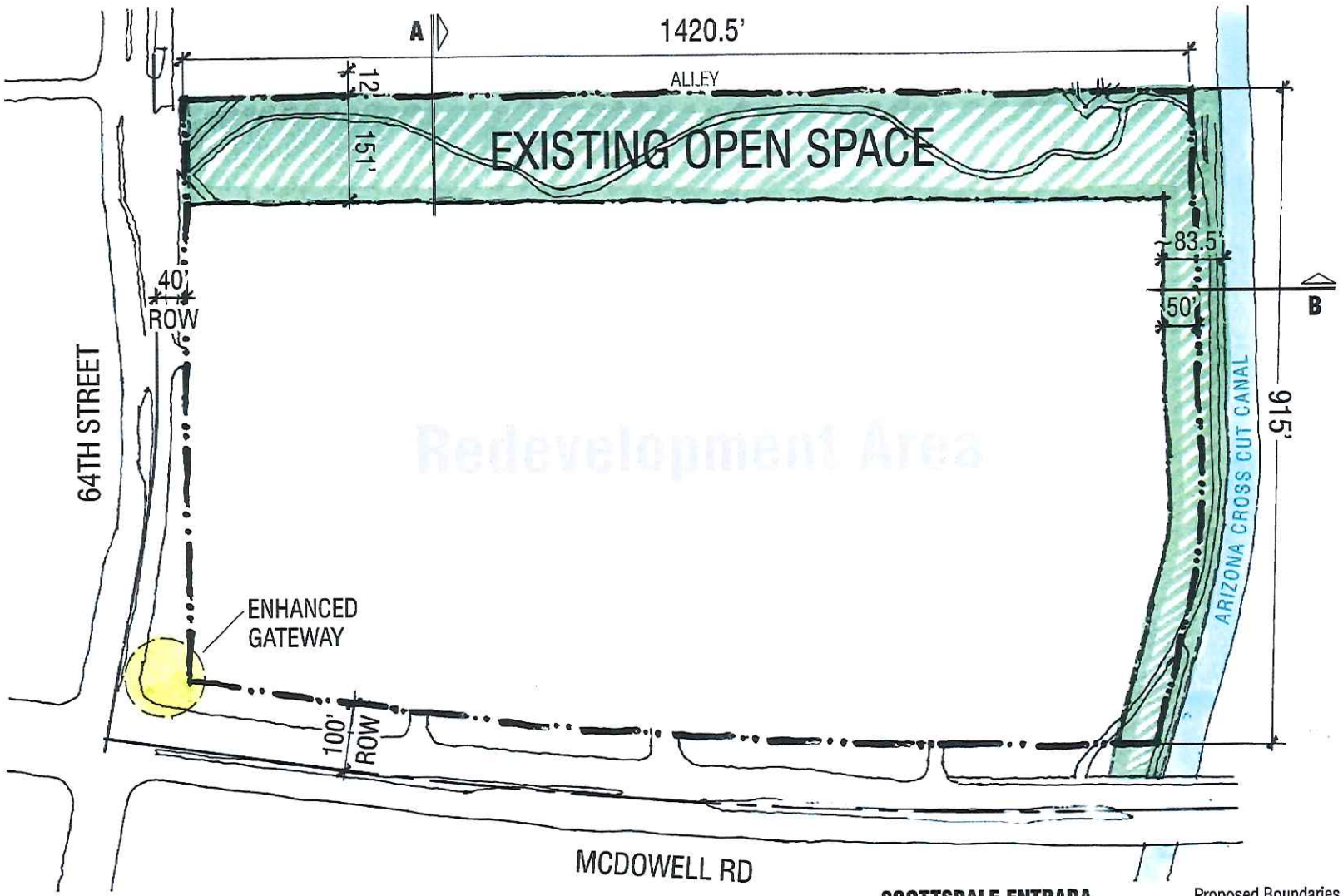
64th & McDowell

SCOTTSDALE, AZ | #31377 | FEBRUARY 11, 2016

Site Aerial

NORTH

# Exhibit 2




Redevelopment Area

NELSEN PARTNERS
ARCHITECTS & PLANNERS

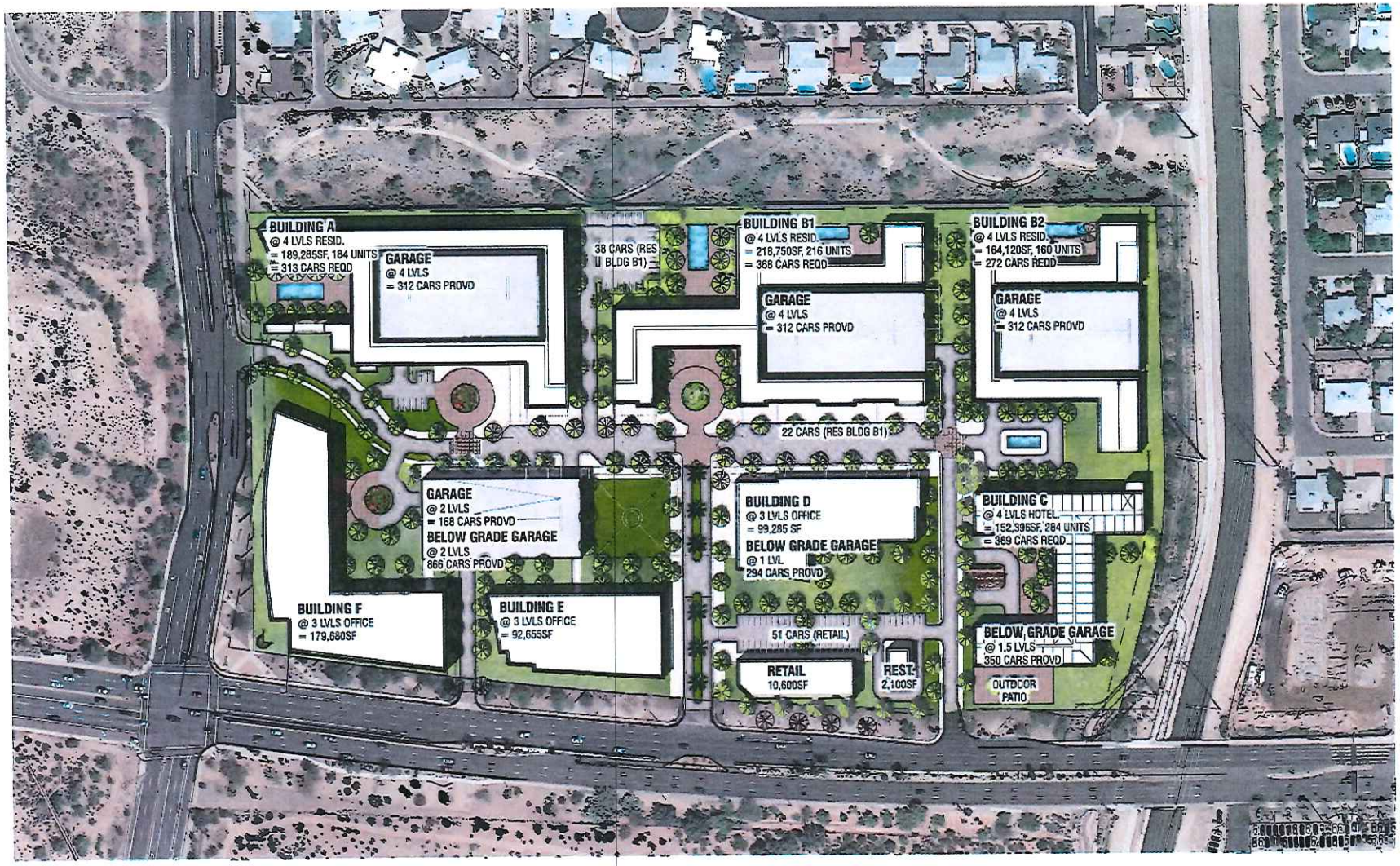
SUNCHASE HOLDINGS, INC

**SCOTTSDALE ENTRADA**
64th & McDowell
SCOTTSDALE, AZ | #31377 | FEBRUARY 11, 2016

Proposed Boundaries Plan

NORTH

# Exhibit 3




| SUMMARY OPT BASE | SF | UNITS |
|---|---|---|
| RESIDENTIAL | 572,155 | 560 |
| OFFICE | 371,620 | |
| RETAIL | 10,600 | |
| RESTAURANT | 2,100 | |
| HOTEL | 152,396 | 284 |
| TOTAL | 1,108,871 | |

NELSEN PARTNERS
ARCHITECTS & PLANNERS

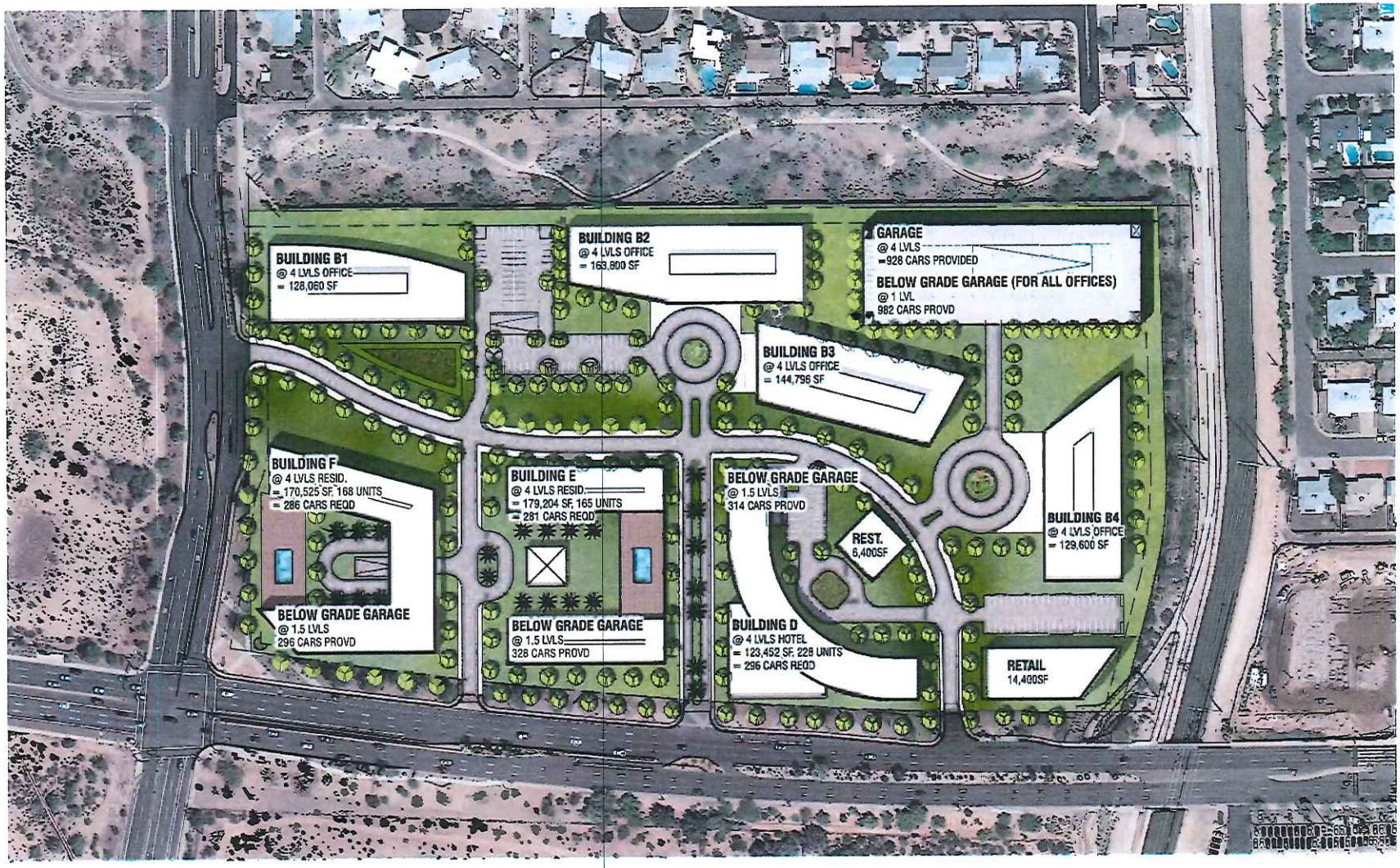
SUNCHASE HOLDINGS

**SCOTTSDALE ENTRADA**
64th & McDowell
SCOTTSDALE, AZ | #31377 | MAY 6, 2016

Site Plan - Base Option

NORTH

# Exhibit 4




| SUMMARY OPT 1 | SF | UNITS |
|---|---|---|
| Residential | 338,249 | 333 |
| Office | 566,256 | |
| Retail | 14,400 | |
| Restaurant | 6,400 | |
| Hotel | 123,452 | 228 |
| Total | 1,048,757 | |

NELSEN PARTNERS
ARCHITECTS & PLANNERS

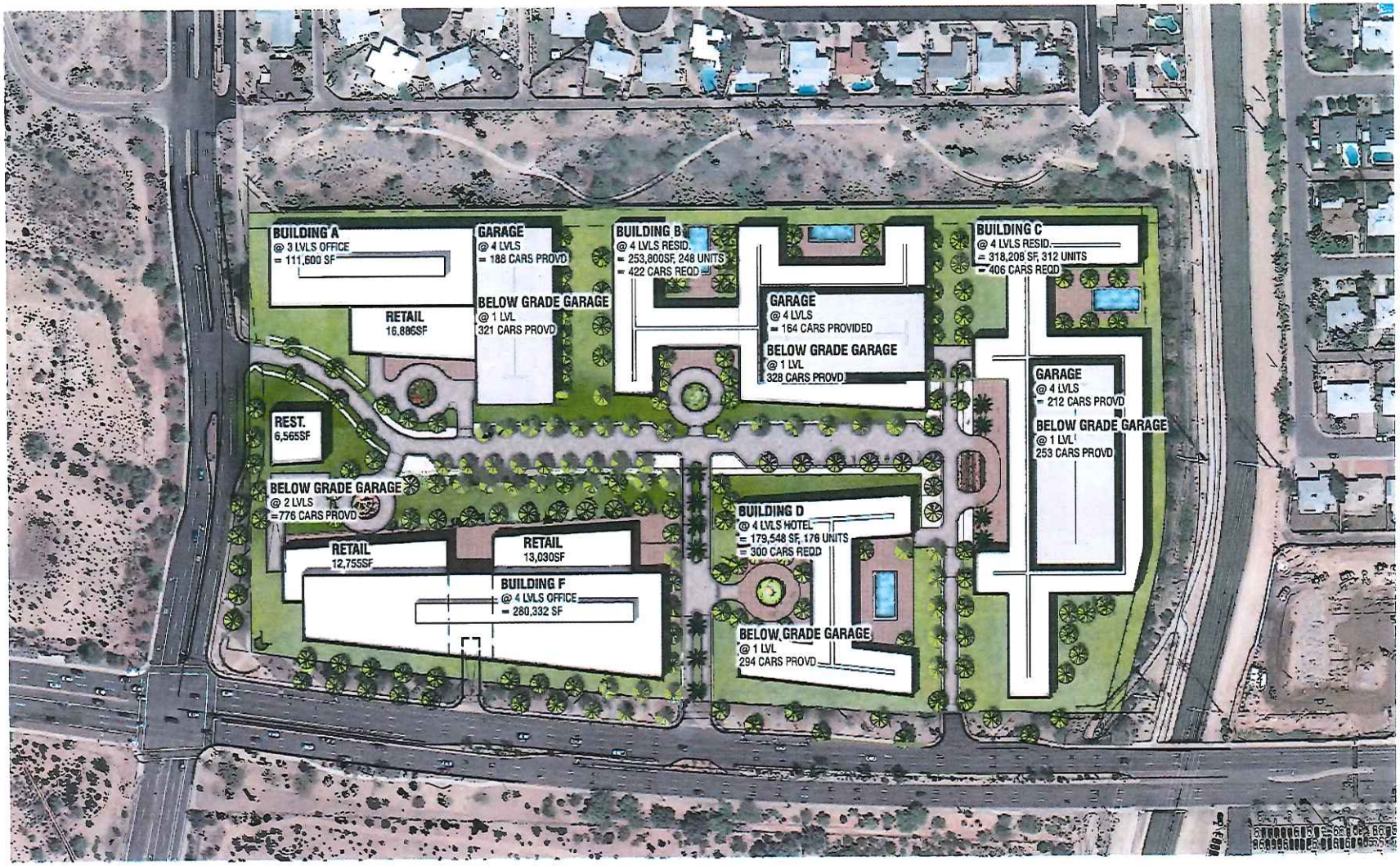
SUNCHASE HOLDINGS, Inc.

**SCOTTSDALE ENTRADA**
64th & McDowell
SCOTTSDALE, AZ | #31377 | MAY 6, 2016

Site Plan - Option 1

NORTH

# Exhibit 5




| SUMMARY OPT 2 | SF | UNITS |
|---|---|---|
| Residential | 572,008 | 560 |
| Office | 391,932 | |
| Retail | 42,671 | |
| Restaurant | 6,565 | |
| Hotel | 179,548 | 176 |
| Total | 1,192,724 | |

NELSEN PARTNERS
ARCHITECTS & PLANNERS

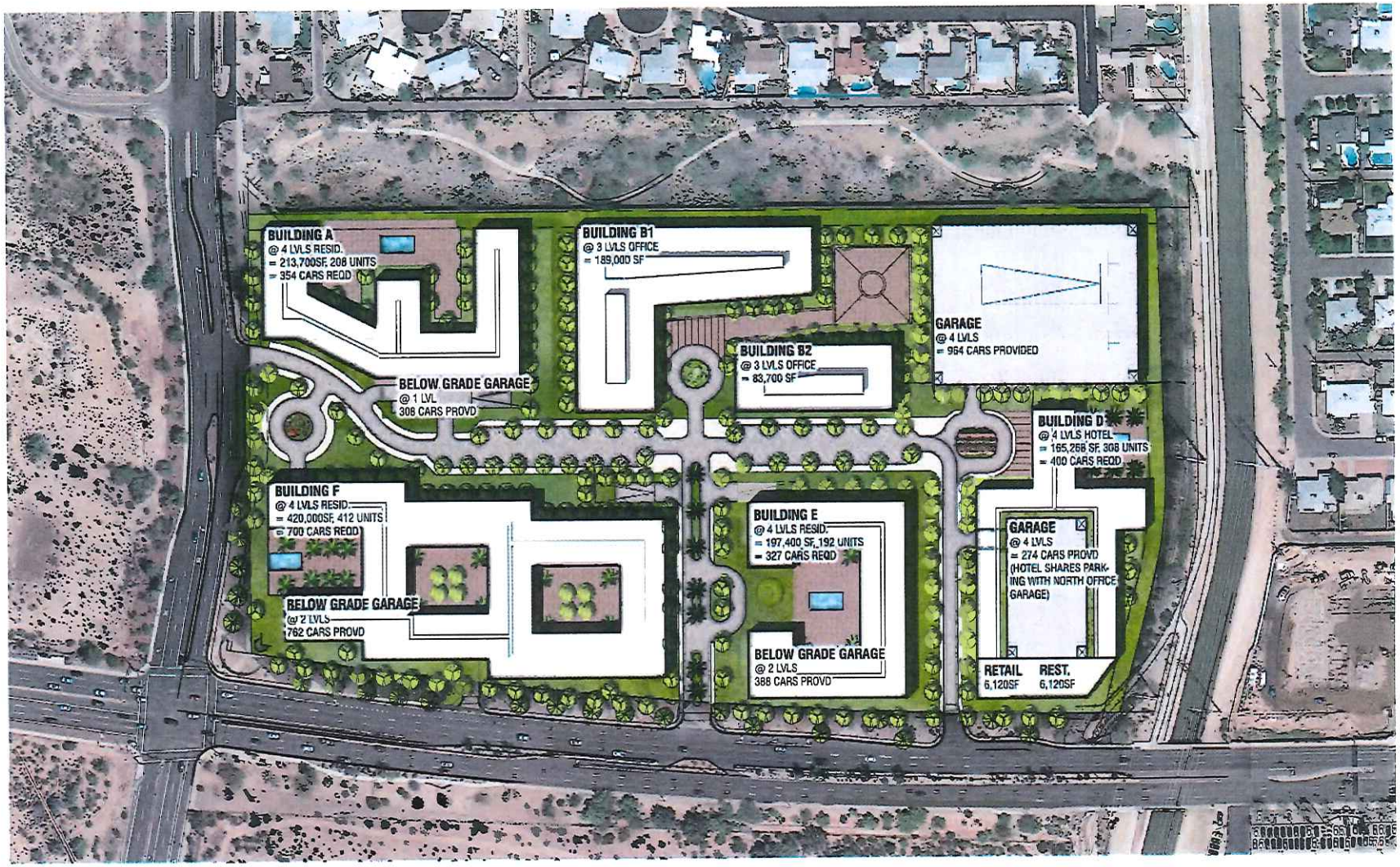
SUNCHASE HOLDINGS

**SCOTTSDALE ENTRADA**
64th & McDowell
SCOTTSDALE, AZ | #31377 | MAY 6, 2016

Site Plan - Option 2

NORTH

# Exhibit 6




| SUMMARY OPT 3 | SF | UNITS |
|---|---|---|
| Residential | 831,100 | 812 |
| Office | 272,700 | |
| Retail | 6,120 | |
| Restaurant | 6,120 | |
| Hotel | 165,268 | 308 |
| Total | 1,281,307 | |

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SUNCHASE HOLDINGS, Inc.

**SCOTTSDALE ENTRADA**
64th & McDowell
SCOTTSDALE, AZ | #31377 | MAY 6, 2016

Site Plan - Option 3

NORTH

# Exhibit 7

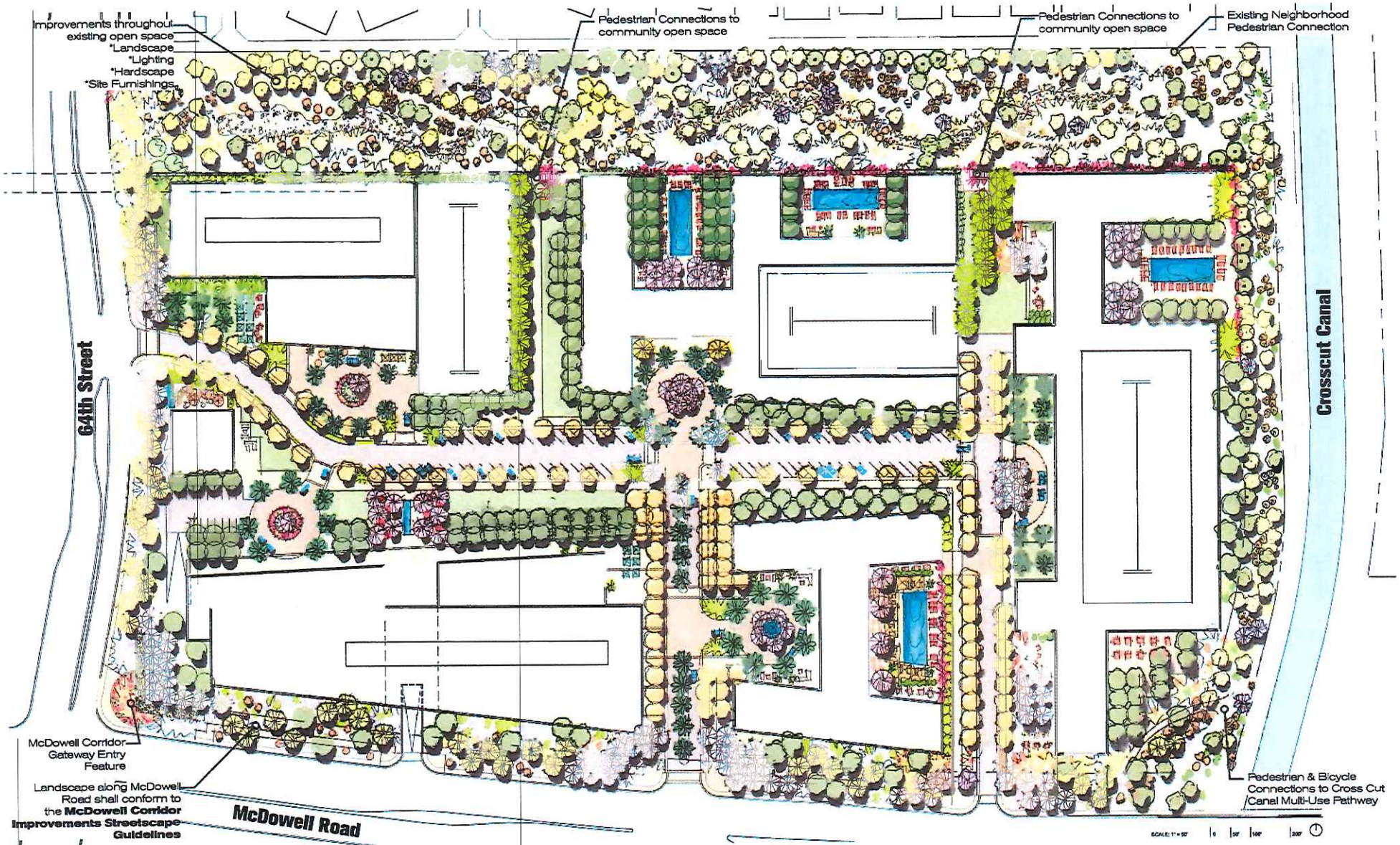
NELSEN PARTNERS
ARCHITECTS & PLANNERS

SUNCHASE HOLDINGS, INC

**SCOTTSDALE ENTRADA**
64th & McDowell
SCOTTSDALE, AZ | #31377 | MAY 6, 2016

Architectural Character Rendering

# Exhibit 8



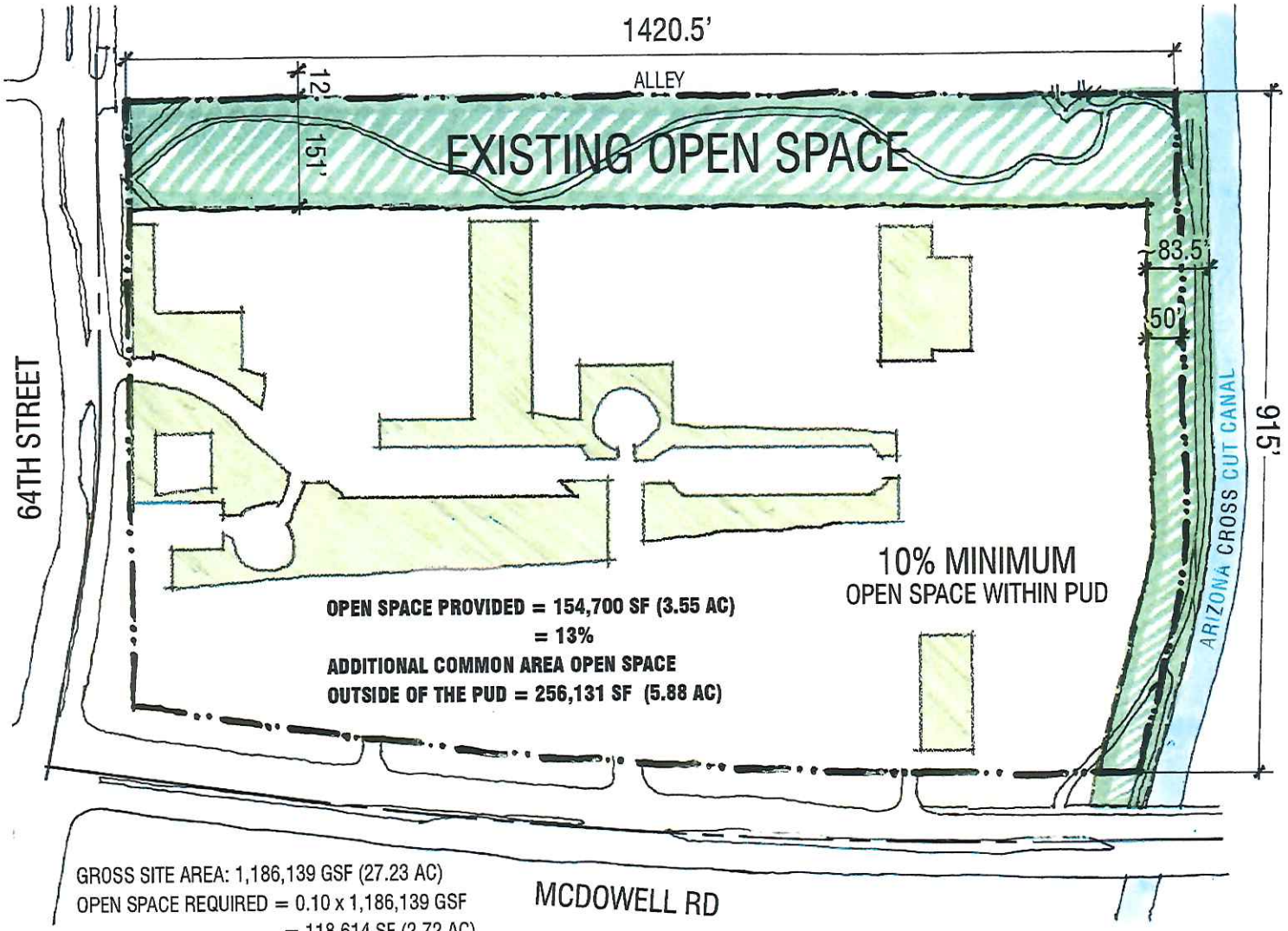

# 64th Street & McDowell

## LANDSCAPE SITE PLAN RENDERING

SUNCHASE HOLDINGS, LLC

NELSEN PARTNERS associates
ARCHITECTS & PLANNERS

# EXHIBIT 9



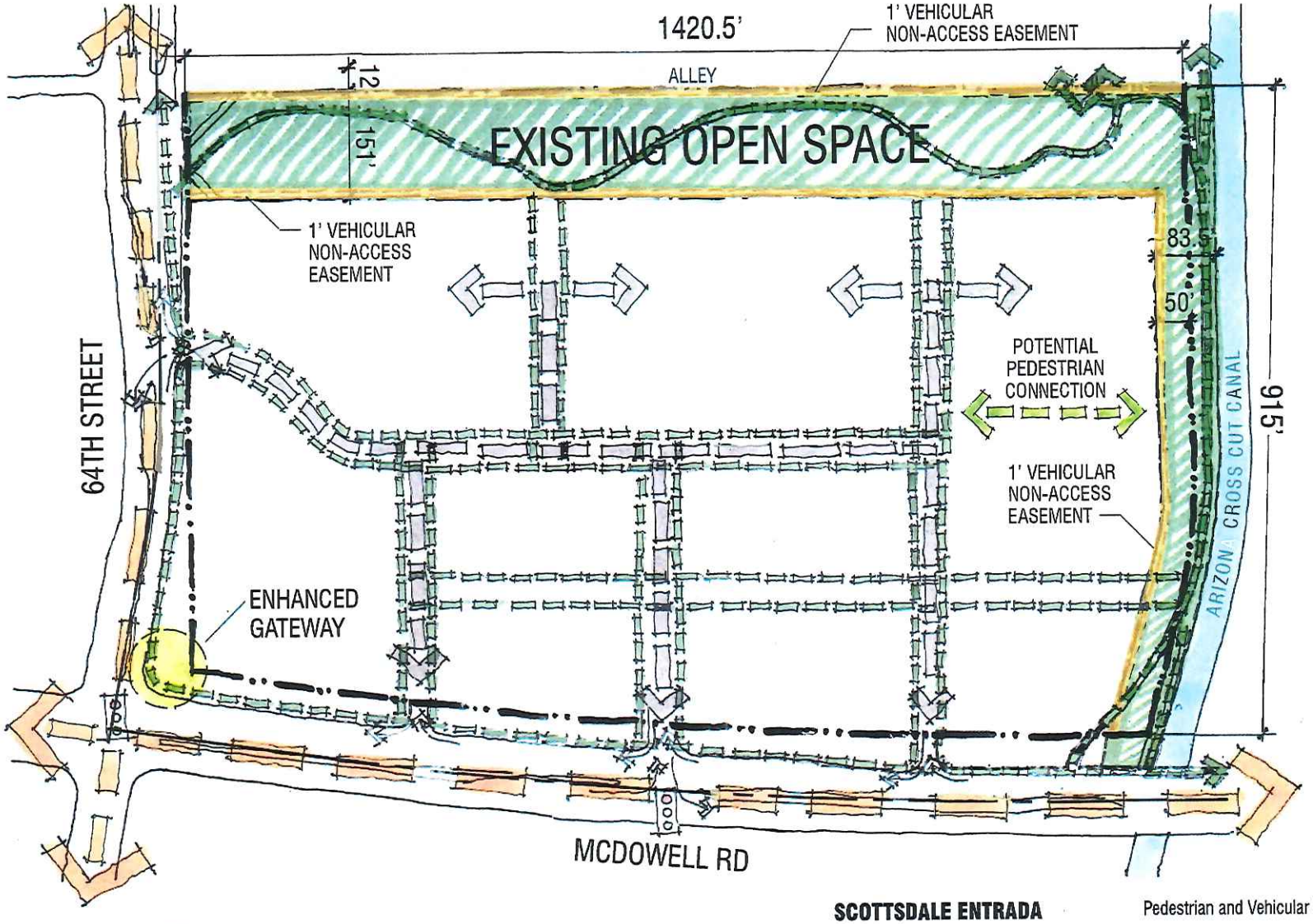

**SCOTTSDALE ENTRADA**
64th & McDowell
SCOTTSDALE, AZ | #31377 | MAY 6, 2016

Open Space Exhibit

NELSEN PARTNERS
ARCHITECTS & PLANNERS

NORTH

# EXHIBIT 10




**SCOTTSDALE ENTRADA**
64th & McDowell
SCOTTSDALE, AZ | #31377 | MAY 6, 2016

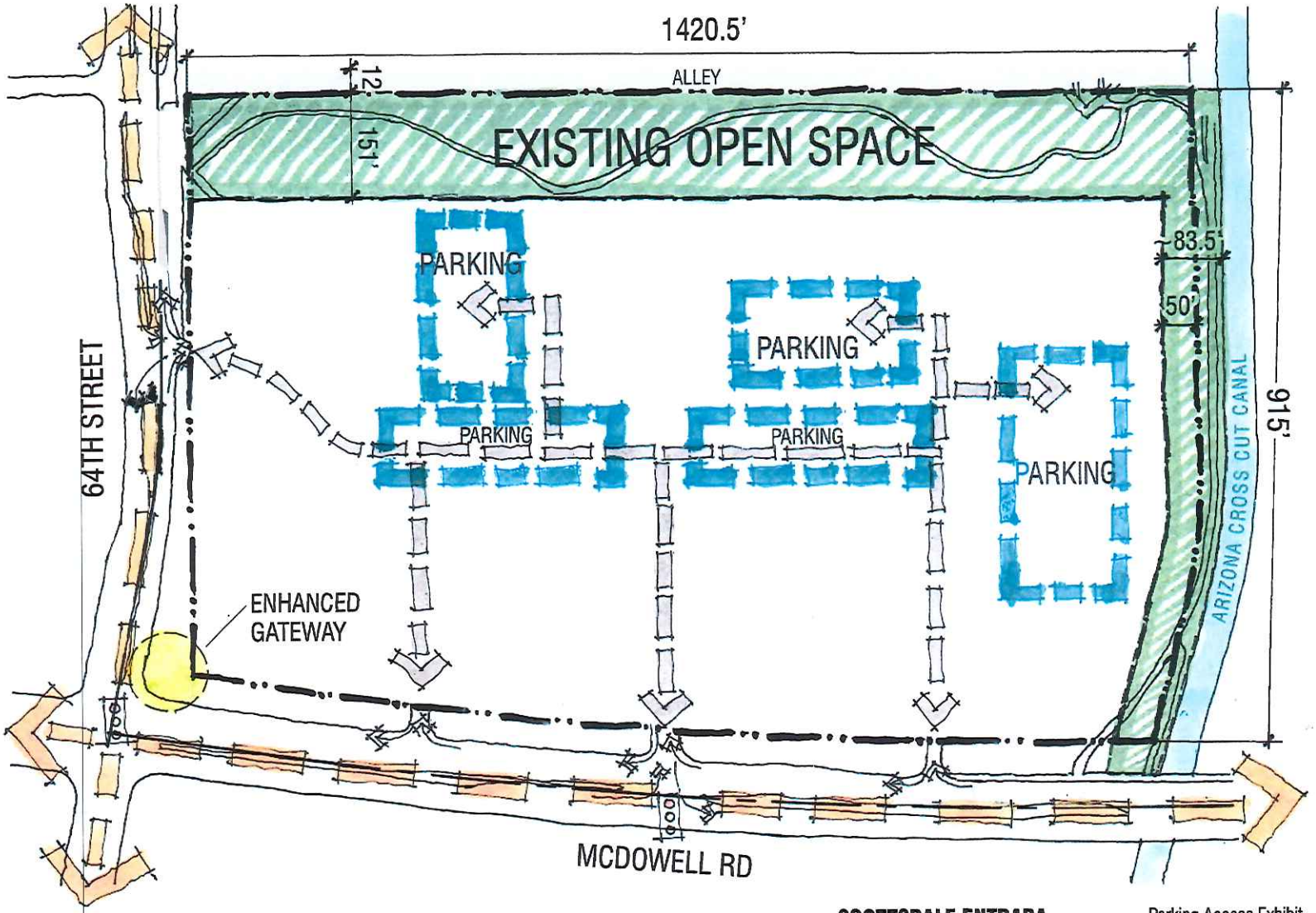
Pedestrian and Vehicular Circulation Plan

NORTH

NELSEN PARTNERS
ARCHITECTS & PLANNERS

SUNCHASE HOLDINGS, Inc.

# Exhibit 11




NELSEN PARTNERS
ARCHITECTS & PLANNERS

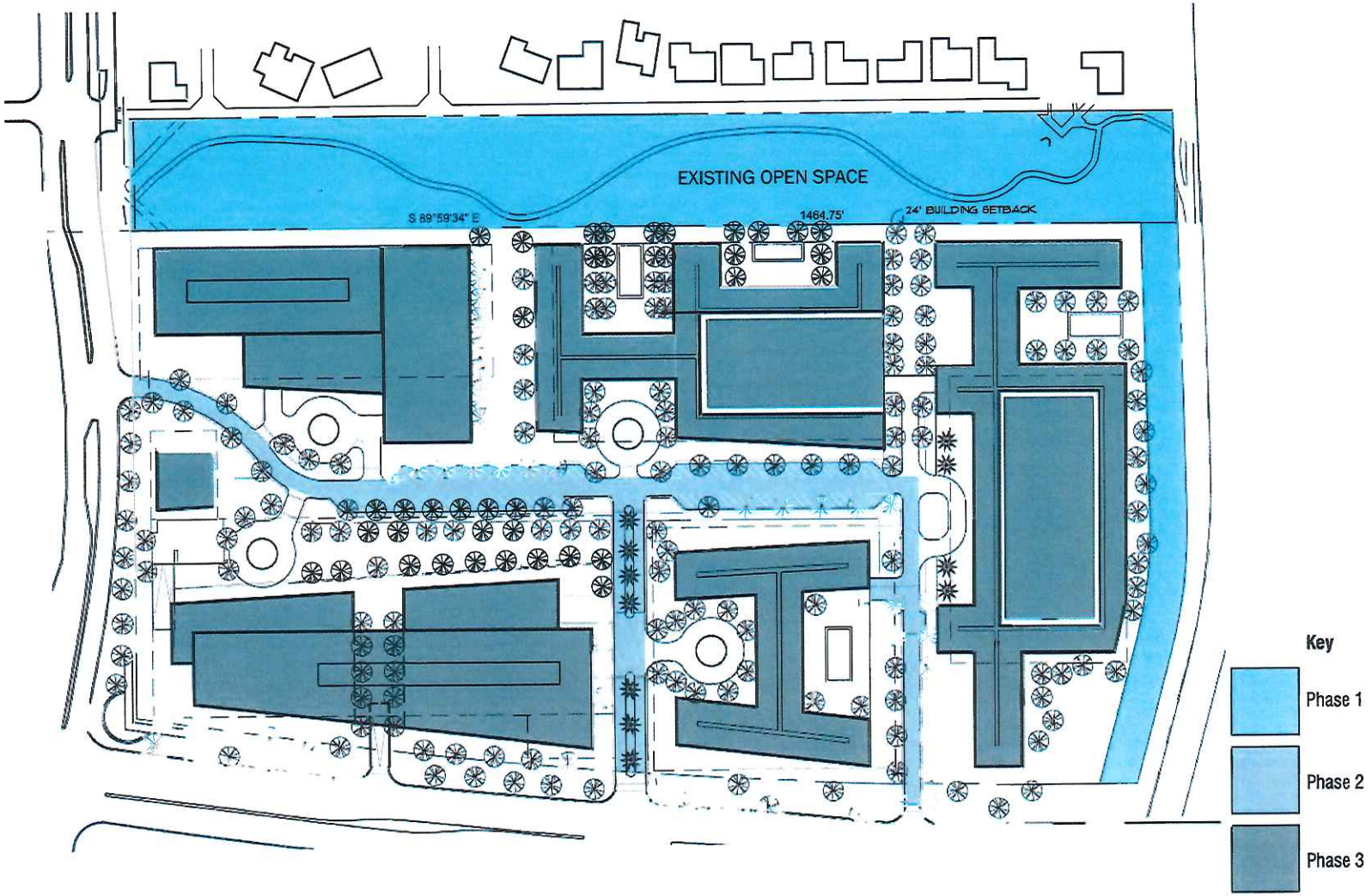
SUNCHASE HOLDINGS, Inc.

**SCOTTSDALE ENTRADA**
64th & McDowell
SCOTTSDALE, AZ | #31377 | MAY 6, 2016

Parking Access Exhibit

NORTH

# Exhibit 12




NELSEN PARTNERS
ARCHITECTS & PLANNERS

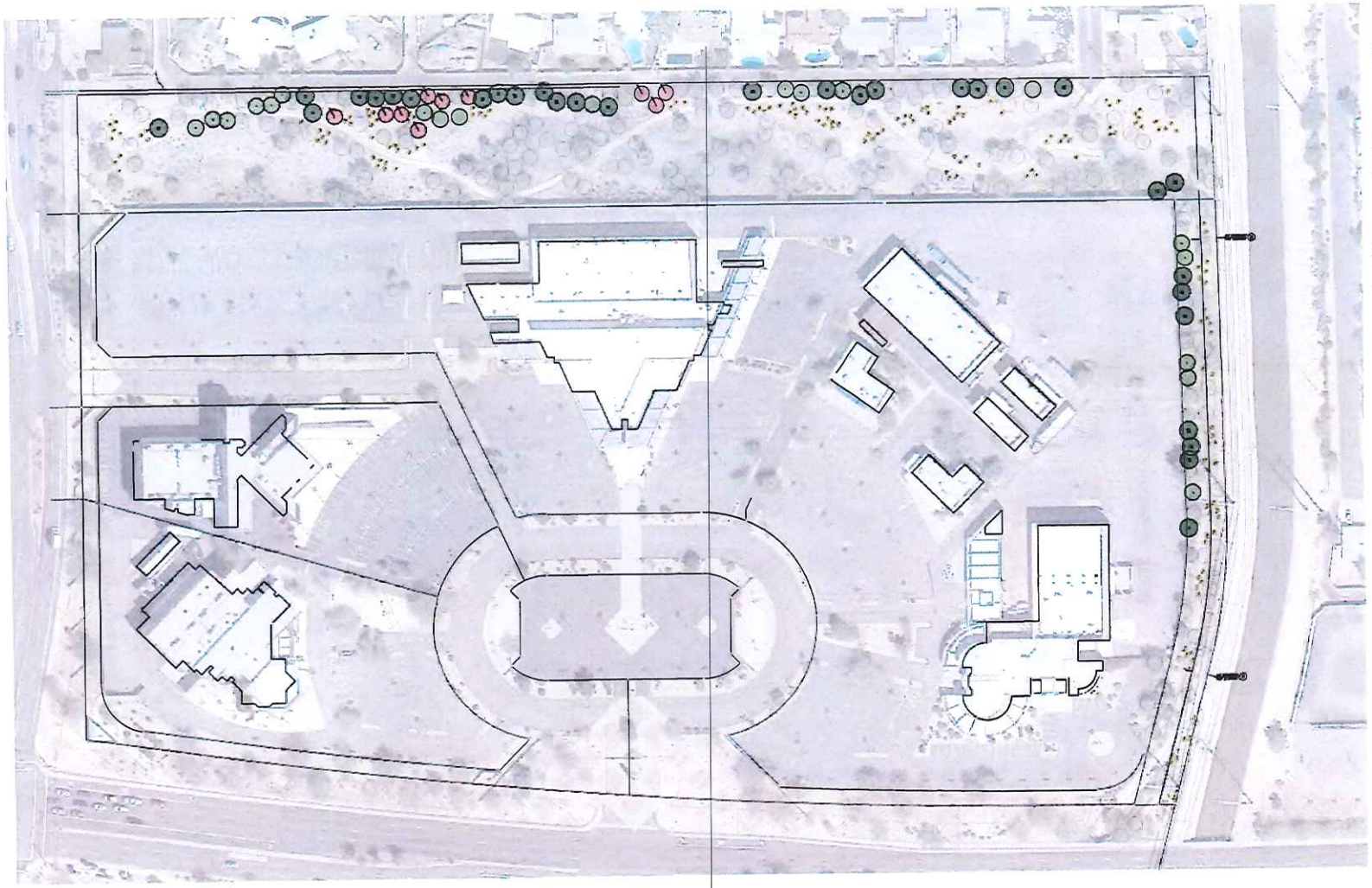
SUNCHASE HOLDINGS, Inc.

**SCOTTSDALE ENTRADA**
64th & McDowell
SCOTTSDALE, AZ | #31377 | MAY 6, 2016

Phasing Plan - Option 2

NORTH

# Exhibit 13



| PLANT SYMBOL | NAME | STAKE COLOR |
|---|---|---|
| | OLNEYA TESOTA DESERT IRONWOOD | 13EA 24" BOX 36" BOX 48" BOX |

| SIZE | HEIGHT | WIDTH |
|---|---|---|
| 24" box | 5-7' high | 2.5-3.5' wide |
| 36" box | 7-8' high | 5-6' wide |
| 48" box | 8-10' high | 7-9' wide |

| | | |
|---|---|---|
| | CERCIDIUM FLORIDA 19EA 24" BOX 36" BOX 48" BOX<br>BLUE PALO VERDE | |

| SIZE | HEIGHT | WIDTH |
|---|---|---|
| 24" box | 5-7' high | 3-4' wide |
| 36" box | 7-9' high | 5-6' wide |
| 48" box | 10-13' high | 8-10' wide |

| | | | | |
|---|---|---|---|---|
| | PROSOPIS X 'PHOENIX' THORNLESS MESQUITE | 13EA | 24" BOX ___ | 36" BOX ___ 48" BOX ___ |

| SIZE | HEIGHT | WIDTH |
|---|---|---|
| 24" box | 5-7' high | 3-4' wide |
| 36" box | 8-10' high | 5-6' wide |
| 48" box | 10-14' high | 7'-9' wide |

| | | | | |
|---|---|---|---|---|
| | LARREA TRIDENTATA CREOSOTE* | 177EA | 5GAL ___ | 15GAL ___ |

*Creosote was not staked on site

NORTH Scale: 1"=60'-0"

SUNCHASE HOLDINGS

# 64th Street & McDowell
## PROPOSED LANDSCAPE ENHANCEMENTS

NELSEN PARTNERS associates
ARCHITECTS & PLANNERS

# Exhibit 14

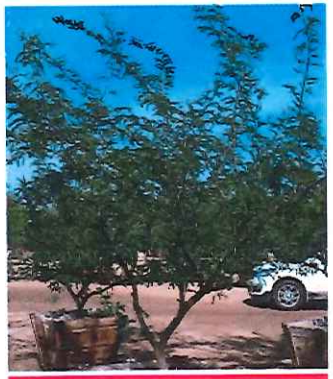
| MESQUITE | | |
|---|---|---|
| SIZE | HEIGHT | WIDTH |
| 24" box | 5-7' high | 3-4' wide |
| 36" box | 8-10' high | 5-6' wide |
| 48" box | 10-14' high | 7'-9' wide |

| PALO VERDE | | |
|---|---|---|
| SIZE | HEIGHT | WIDTH |
| 24" box | 5-7' high | 3-4' wide |
| 36" box | 7-9' high | 5-6' wide |
| 48" box | 10-13' high | 8-10' wide |

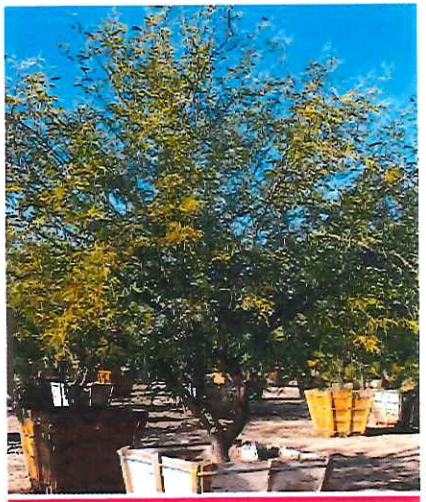
| IRONWOOD | | |
|---|---|---|
| SIZE | HEIGHT | WIDTH |
| 24" box | 4-6' high | 2.5-3.5' wide |
| 36" box | 7-8' high | 5-6' wide |
| 48" box | 8-10' high | 7-9' wide |

# TREE SIZES

24" THORNLESS MESQUITE

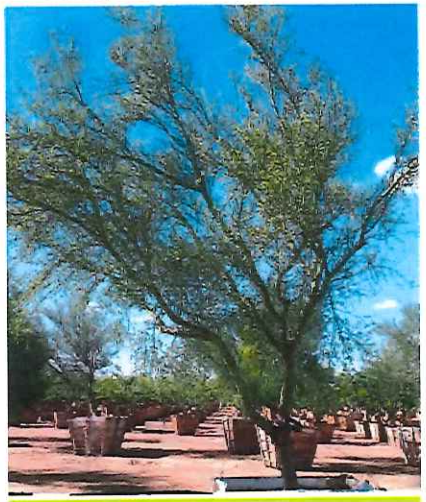


36" THORNLESS MESQUITE



48" THORNLESS MESQUITE

36" PALO VERDE



48" PALO VERDE

36" IRONWOOD

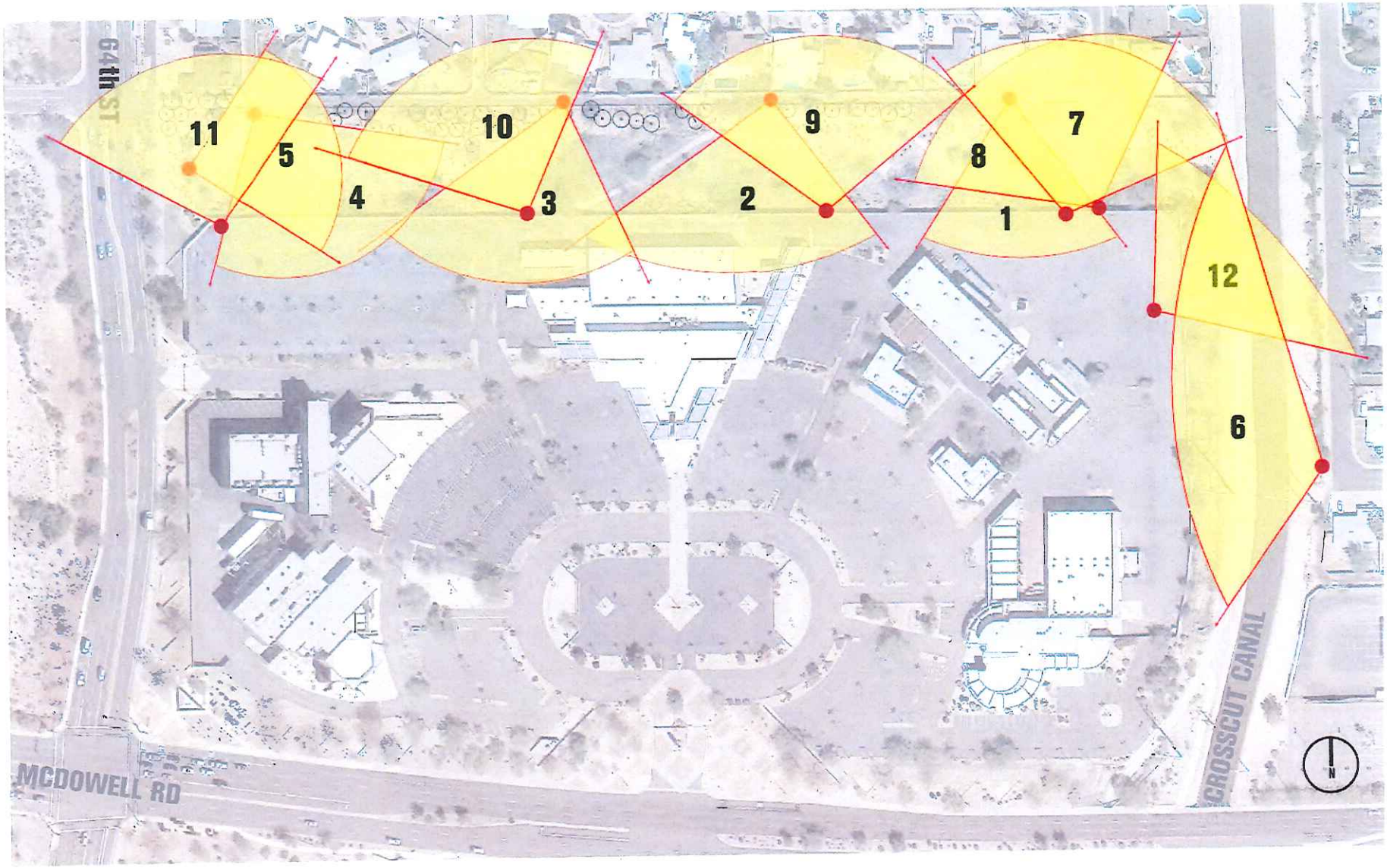
48" IRONWOOD

SUNCHASE HOLDINGS, LLC

**64th Street & McDowell**
LANDSCAPE ENHANCEMENTS
[TREE SIZES]

NELSEN FLOOR PARTNERS associates
ARCHITECTS & PLANNERS

# Exhibit 15




SUNCHASE HOLDINGS, L.L.C.

**64th Street & McDowell**
LANDSCAPE ENHANCEMENTS
[OVERALL AERIAL + VIEW LOCATIONS]

NELSEN PARTNERS associates
ARCHITECTS & PLANNERS

**PLANT PALETTE**

Parkinsonia praecox
[Sonoran Palo Verde]

Prosopis x 'Phoenix'
[ThornlessMesquite]

Olneya tesota
[Ironwood]

Larrea tridentata
[Creosote]

KEY MAP

SUNCHASE HOLDINGS, LLC

# 64th Street & McDowell

LANDSCAPE ENHANCEMENTS

[VIEWS - NEIGHBORS LOOKING AT REDEVELOPMENT AREA]

NELSEN FLOOR PARTNERS associates
ARCHITECTS & PLANNERS

**PLANT PALETTE**

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KEY MAP

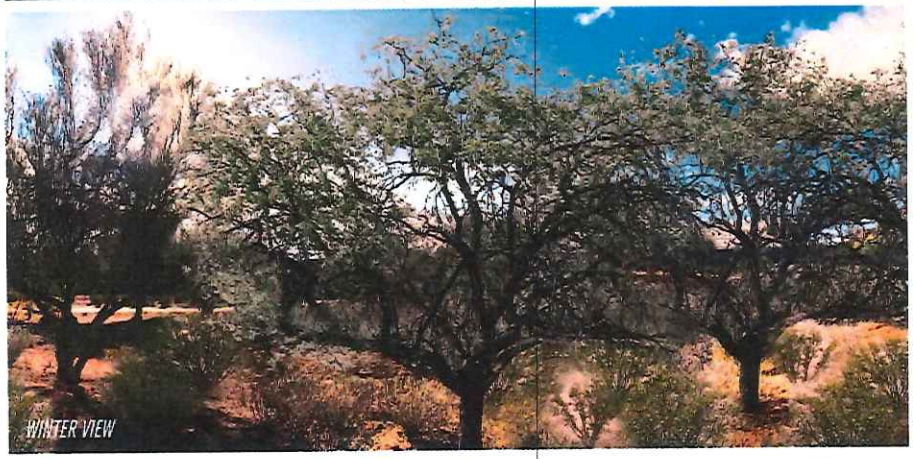
SUNCHASE HOLDINGS

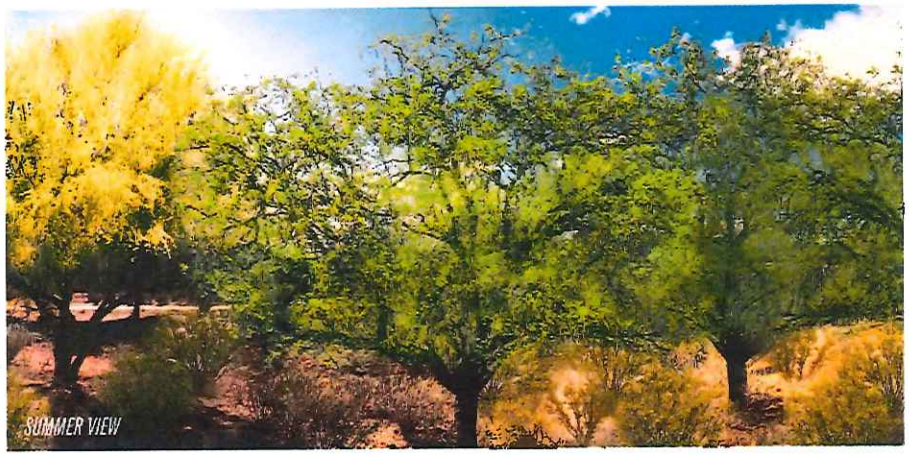
# 64th Street & McDowell

LANDSCAPE ENHANCEMENTS

[VIEWS - NEIGHBORS LOOKING AT REDEVELOPMENT AREA]

NELSEN PARTNERS associates
ARCHITECTS & PLANNERS




**PLANT PALETTE**

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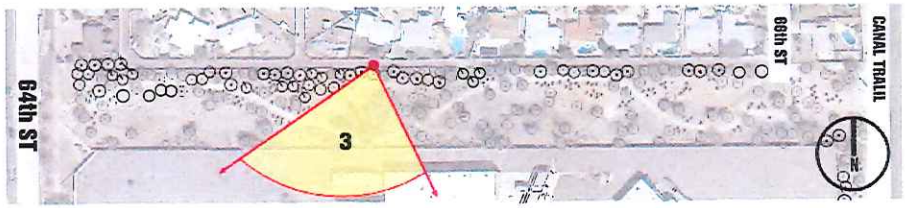


KEY MAP

SUNCHASE HOLDINGS

# 64th Street & McDowell

LANDSCAPE ENHANCEMENTS

[VIEWS - NEIGHBORS LOOKING AT REDEVELOPMENT AREA]

NELSEN PARTNERS associates
ARCHITECTS & PLANNERS

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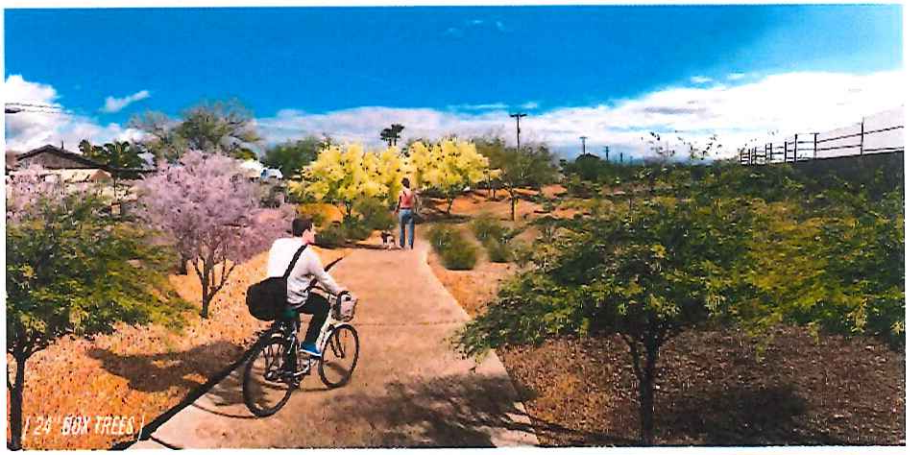
SUNCHASE HOLDINGS

# 64th Street & McDowell

LANDSCAPE ENHANCEMENTS

[VIEWS - NEIGHBORS LOOKING AT REDEVELOPMENT AREA]

NELSEN PARTNERS associates
ARCHITECTS & PLANNERS



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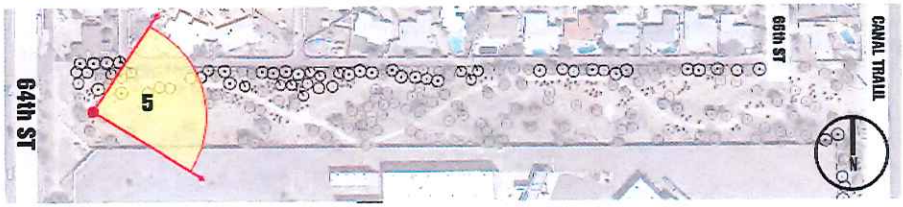


KEY MAP

SUNCHASE HOLDINGS, LLC

# 64th Street & McDowell

LANDSCAPE ENHANCEMENTS

[VIEWS - NEIGHBORS LOOKING AT REDEVELOPMENT AREA]

NELSEN FLOOR PARTNERS associates
ARCHITECTS & PLANNERS

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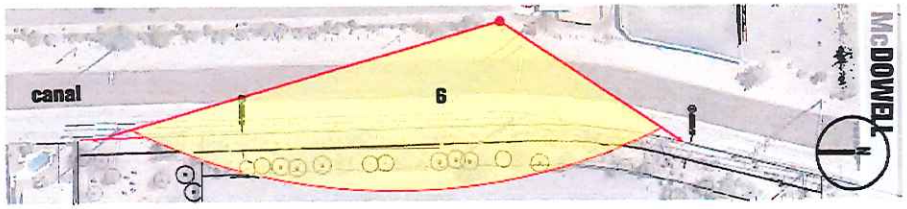



KEY MAP

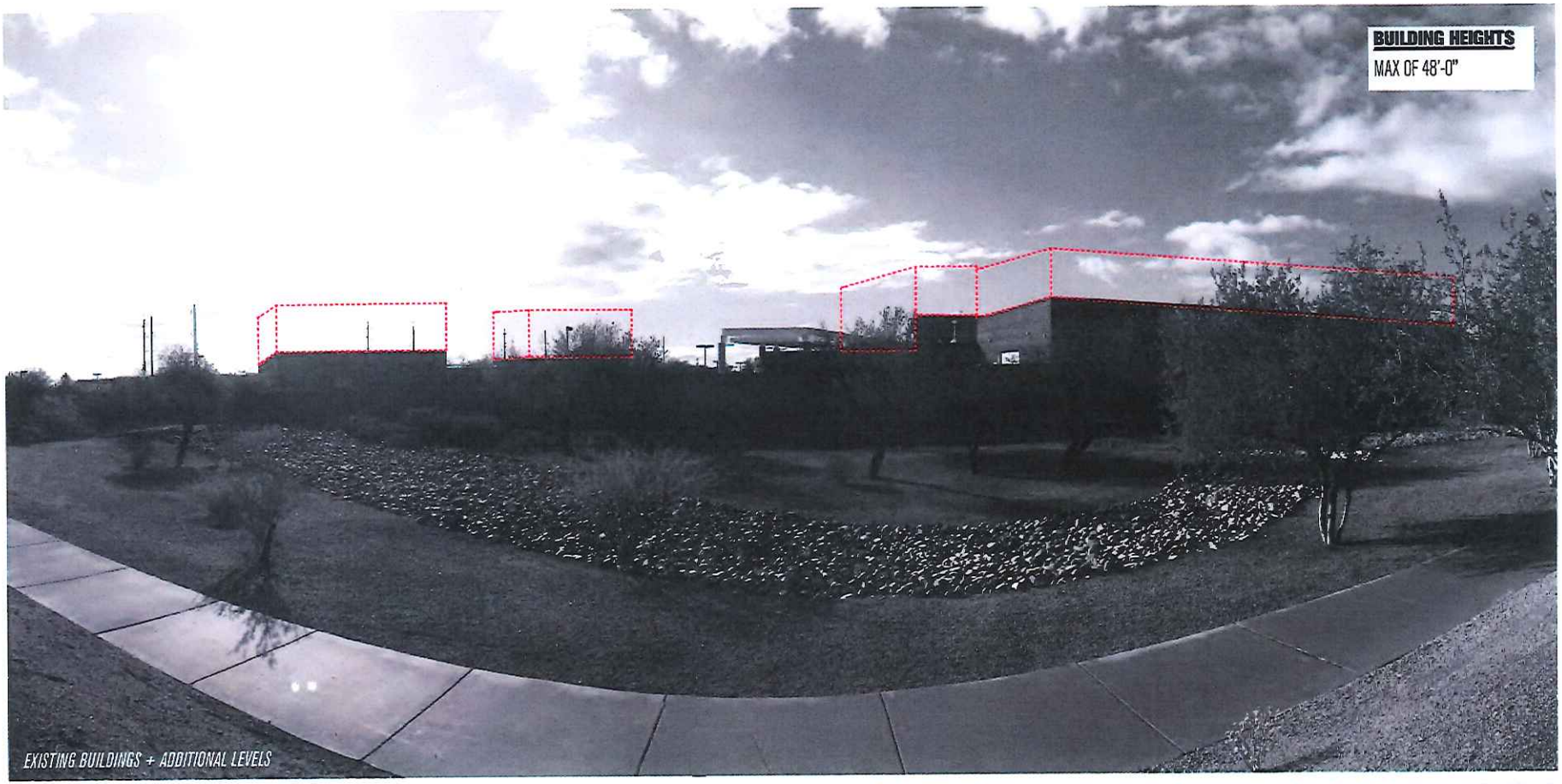
# 64th Street & McDowell

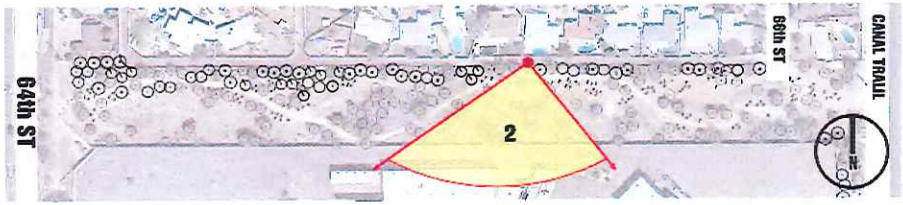
LANDSCAPE ENHANCEMENTS

[VIEWS - NEIGHBORS LOOKING AT REDEVELOPMENT AREA]

SUNCHASE HOLDINGS, INC.

NELSEN PARTNERS associates
ARCHITECTS & PLANNERS




KEY MAP

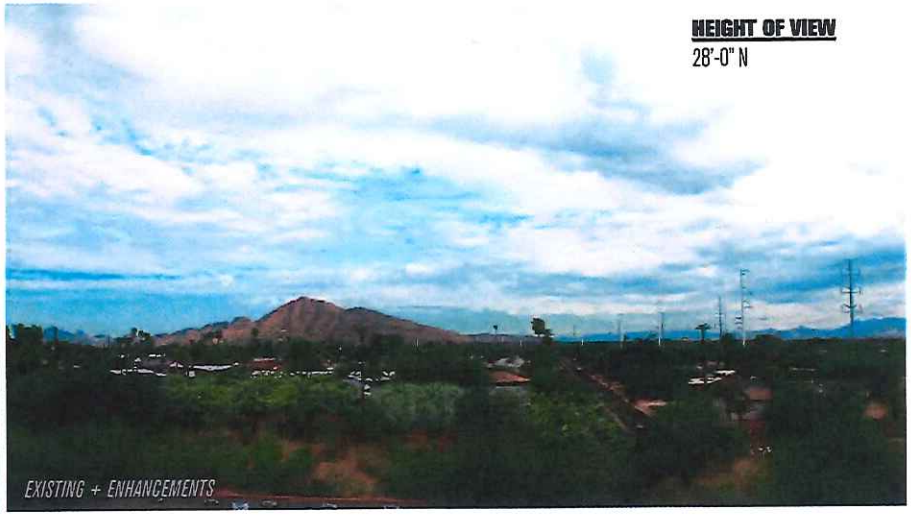
# 64th Street & McDowell

LANDSCAPE ENHANCEMENTS

[VIEWS - NEIGHBORS LOOKING AT REDEVELOPMENT AREA]

SUNCHASE HOLDINGS

NELSEN PARTNERS associates
ARCHITECTS & PLANNERS




**HEIGHT OF VIEW**
28'-0" N

**PLANT PALETTE**

Parkinsonia praecox
[Sonoran Palo Verde]

Prosopis x 'Phoenix'
[ThornlessMesquite]

Olneya tesota
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[Creosote]

**KEY MAP**

SUNCHASE HOLDINGS

# 64th Street & McDowell

LANDSCAPE ENHANCEMENTS

[VIEWS - NEIGHBORS LOOKING AT REDEVELOPMENT AREA]

NELSEN PARTNERS associates
ARCHITECTS & PLANNERS

**HEIGHT OF VIEW**
45'-0" N

**PLANT PALETTE**

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Prosopis x 'Phoenix'
[ThornlessMesquite]

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[Ironwood]

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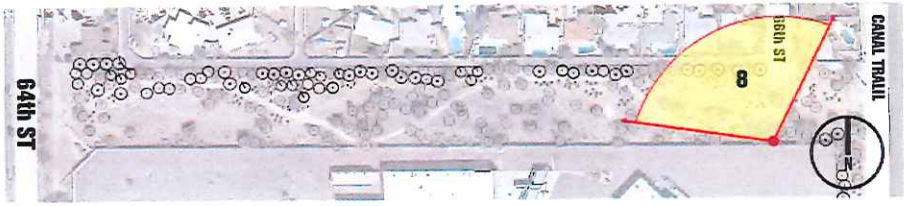
[Creosote]




**KEY MAP**

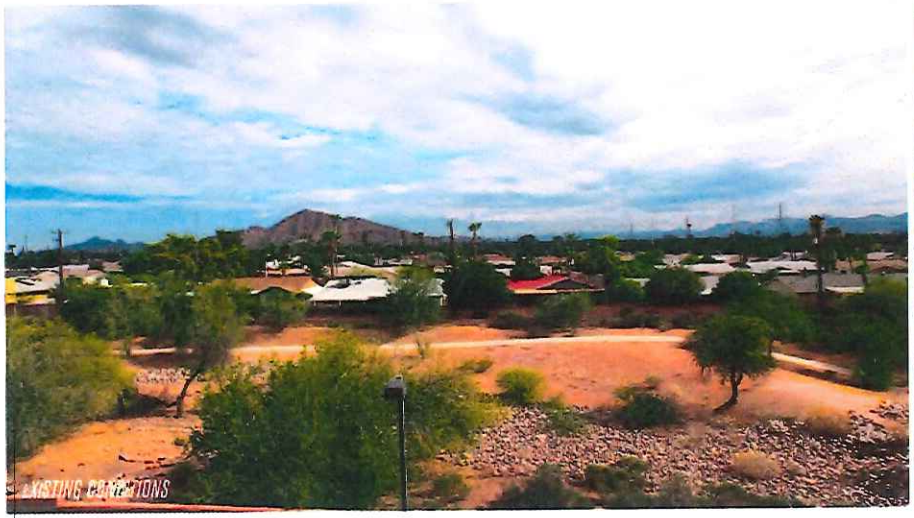
SUNCHASE HOLDINGS

# 64th Street & McDowell

LANDSCAPE ENHANCEMENTS

[VIEWS - *LOOKING TOWARDS NEIGHBORHOODS*]

NELSEN FLOOR PARTNERS associates
ARCHITECTS & PLANNERS



**HEIGHT OF VIEW**
28'-0" N

**PLANT PALETTE**

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[ThornlessMesquite]

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[Ironwood]

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[Creosote]

**KEY MAP**

SUNCHASE HOLDINGS

# 64th Street & McDowell

LANDSCAPE ENHANCEMENTS

[VIEWS - LOOKING TOWARDS NEIGHBORHOODS]

NELSEN FLOOR PARTNERS associates
ARCHITECTS & PLANNERS

**HEIGHT OF VIEW**
28'-0" N

**PLANT PALETTE**

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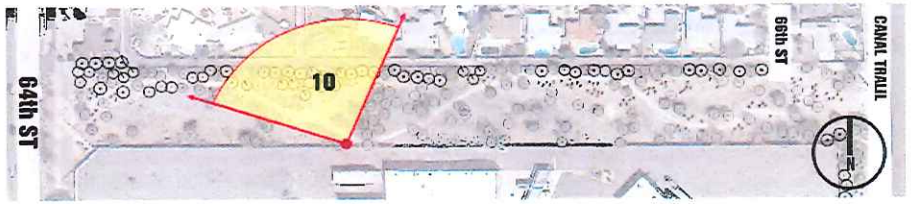



**KEY MAP**

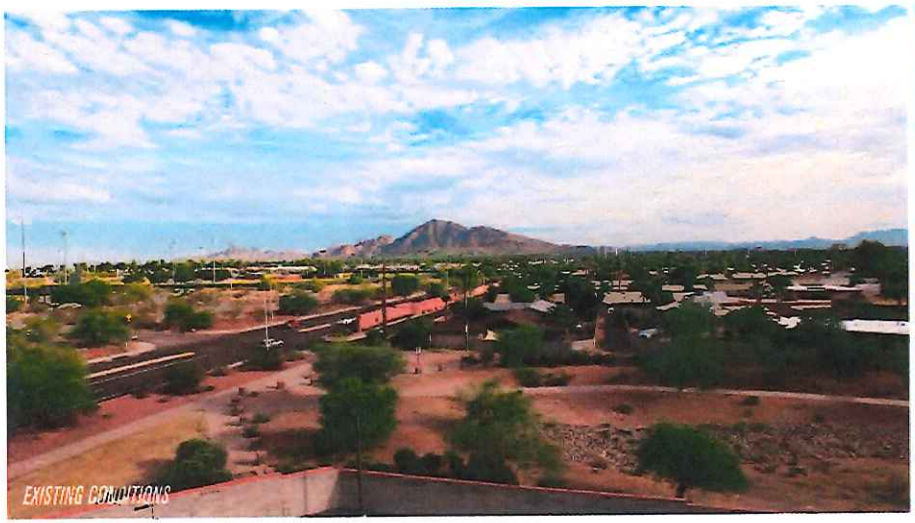
SUNCHASE HOLDINGS

# 64th Street & McDowell

LANDSCAPE ENHANCEMENTS

[VIEWS - *LOOKING TOWARDS NEIGHBORHOODS*]

NELSEN FLOOR PARTNERS associates
ARCHITECTS & PLANNERS



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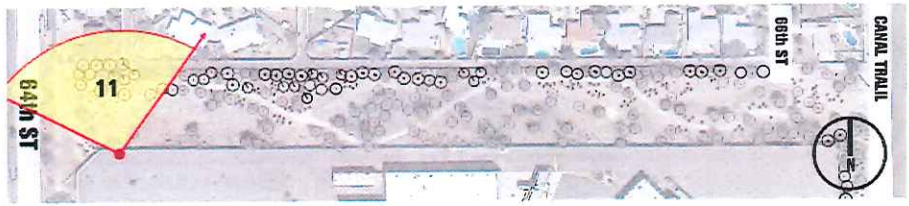


KEY MAP

SUNCHASE HOLDINGS

# 64th Street & McDowell

LANDSCAPE ENHANCEMENTS

[VIEWS - LOOKING TOWARDS NEIGHBORHOODS]

NELSEN PARTNERS associates
ARCHITECTS & PLANNERS

**HEIGHT OF VIEW**
45'-0" E

**PLANT PALETTE**

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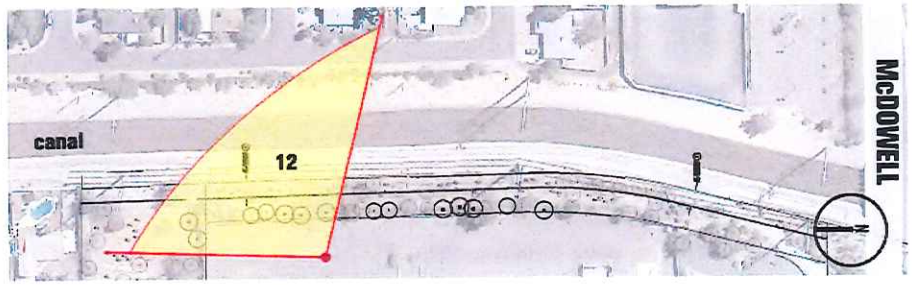



**KEY MAP**

# 64th Street & McDowell

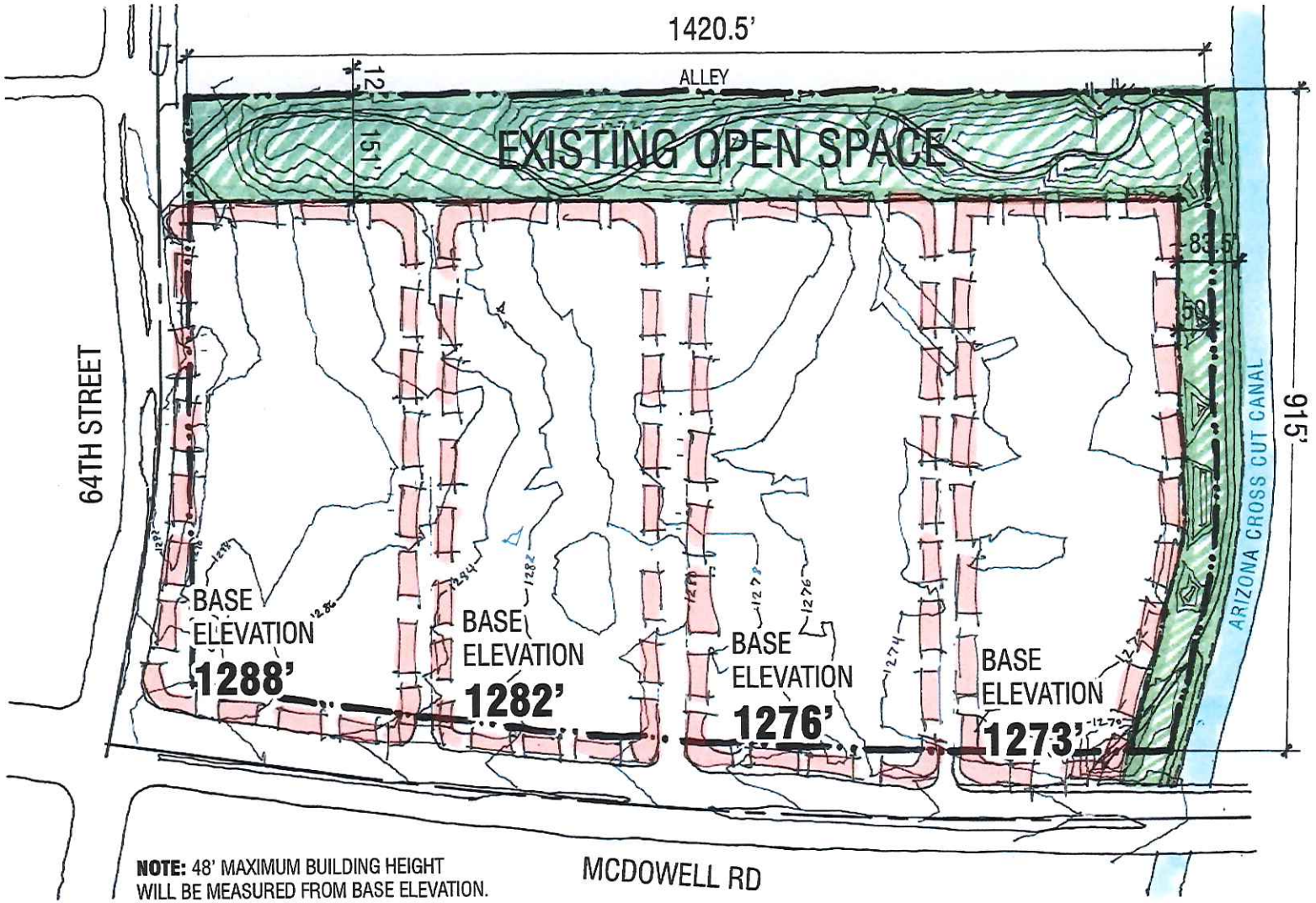
LANDSCAPE ENHANCEMENTS

[VIEWS - NEIGHBORS LOOKING AT REDEVELOPMENT AREA]

SUNCHASE HOLDINGS, INC.

NELSEN PARTNERS associates
ARCHITECTS & PLANNERS

# Exhibit 16



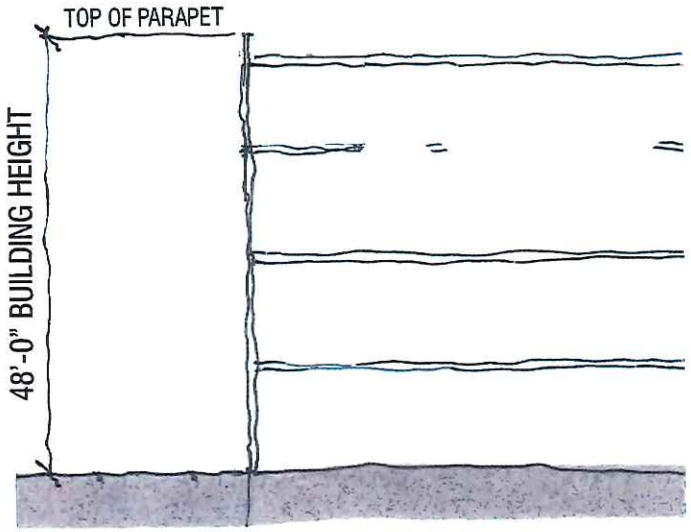

NELSEN PARTNERS
ARCHITECTS & PLANNERS

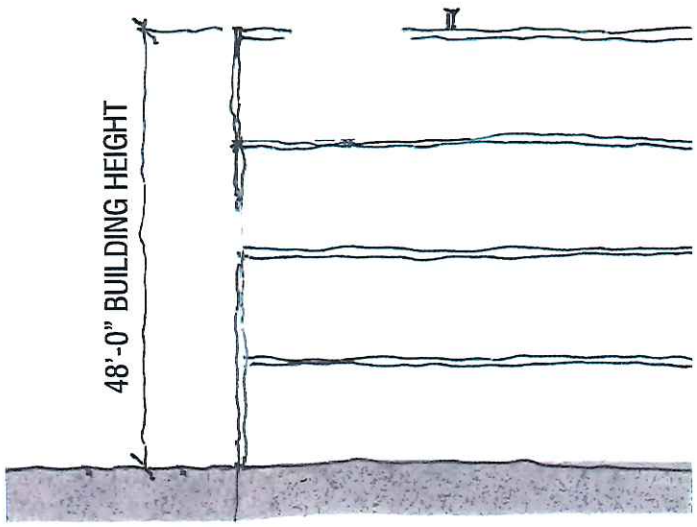
SUNCHASE HOLDINGS, INC

**SCOTTSDALE ENTRADA**
64th & McDowell
SCOTTSDALE, AZ | #31377 | FEBRUARY 11, 2016

Building Height Exhibit

NORTH



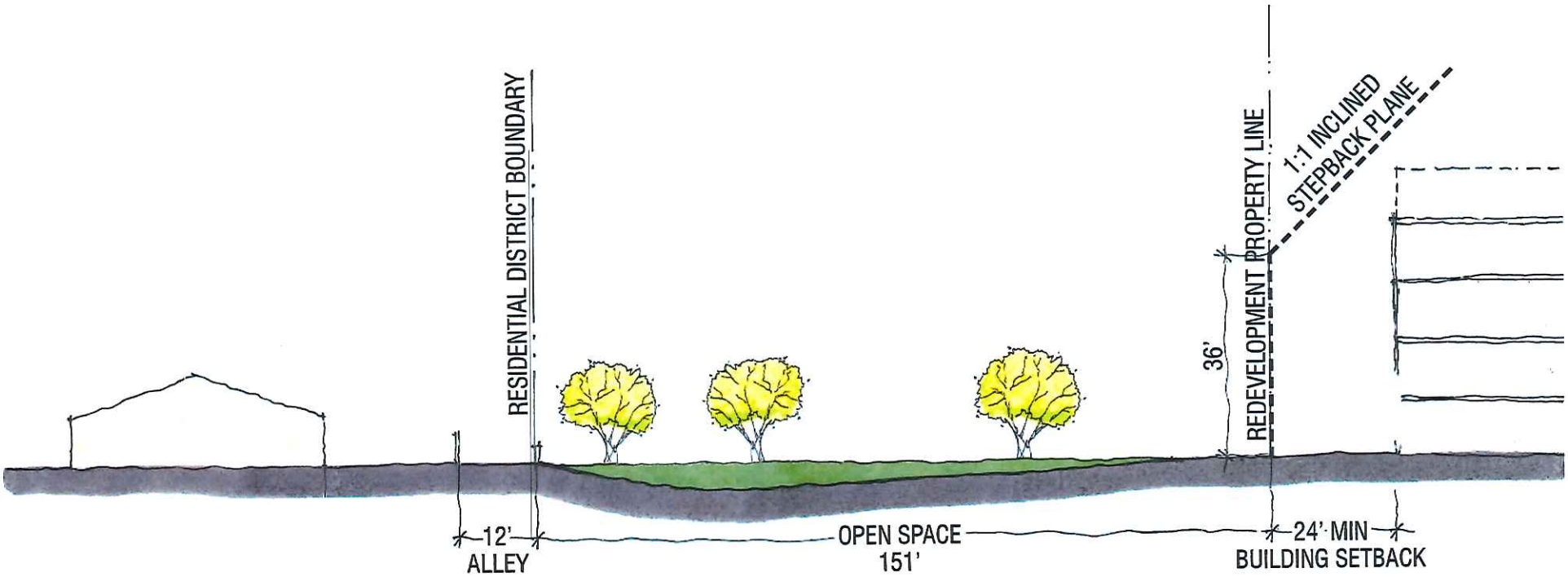

NELSEN PARTNERS
ARCHITECTS & PLANNERS

SUNCHASE HOLDINGS, INC.

**SCOTTSDALE ENTRADA**
64th & McDowell
SCOTTSDALE, AZ | #31377 | MAY 6, 2016

Height Measurement Exhibit

# Exhibit 17



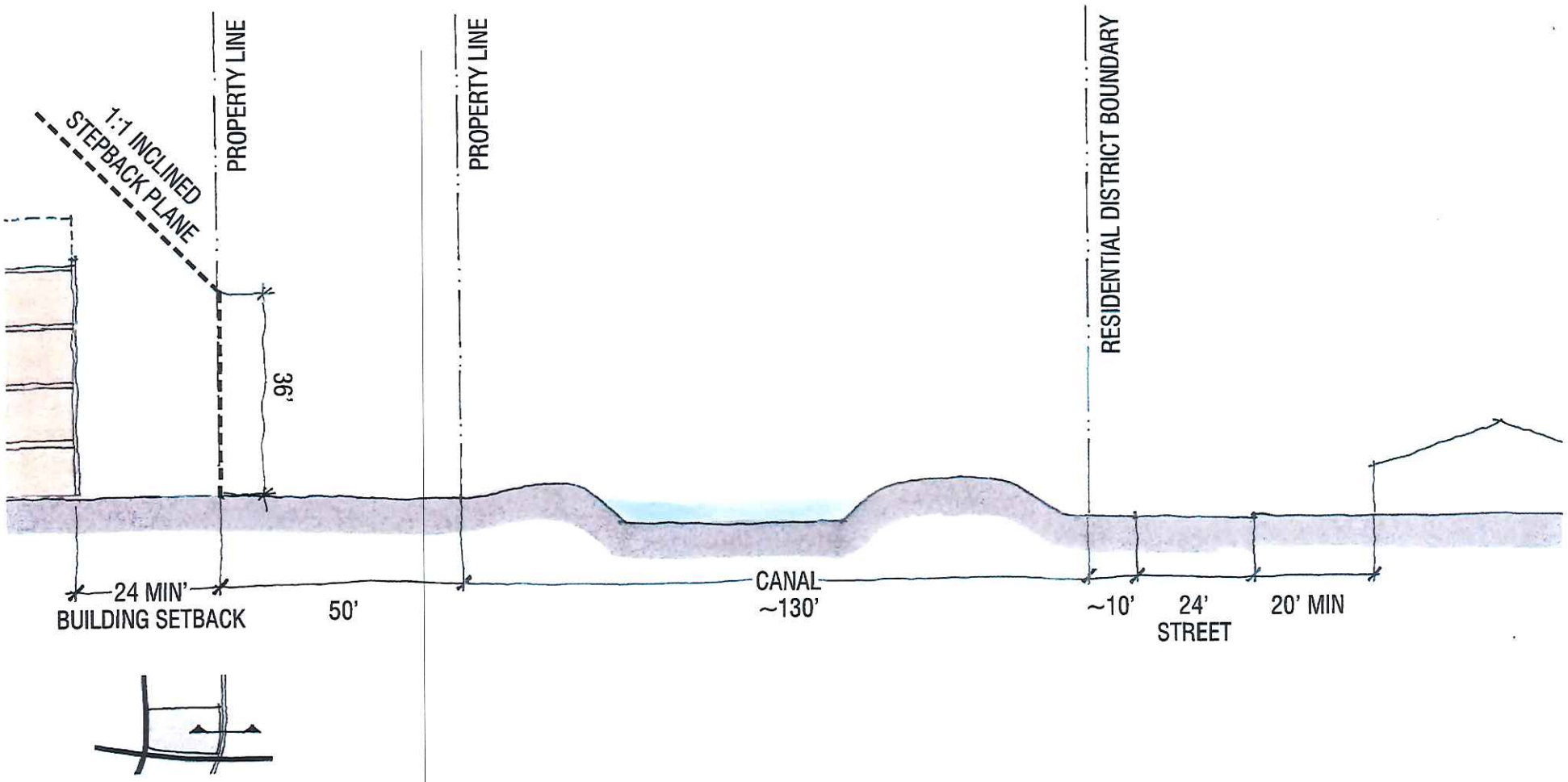

NELSEN PARTNERS
ARCHITECTS & PLANNERS

SUNCHASE HOLDINGS, INC

**SCOTTSDALE ENTRADA**
64th & McDowell
SCOTTSDALE, AZ | #31377 | FEBRUARY 11, 2016

Site Section A
Inclined Stepback Plane

# Exhibit 18



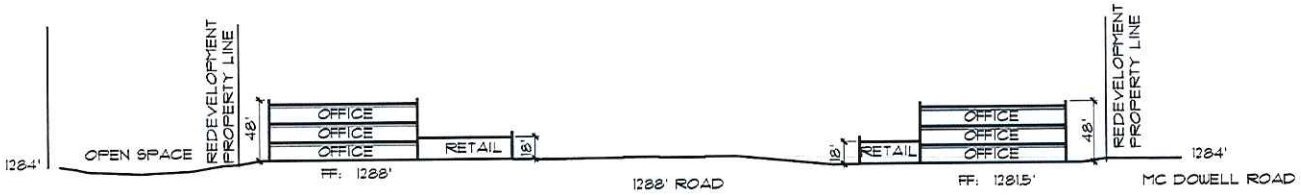

NELSEN PARTNERS
ARCHITECTS & PLANNERS

SUNCHASE HOLDINGS, INC

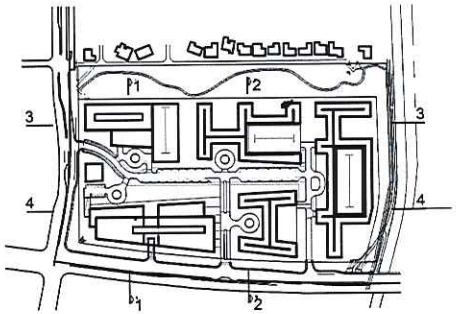
**SCOTTSDALE ENTRADA**
64th & McDowell
SCOTTSDALE, AZ | #31377 | FEBRUARY 11, 2016

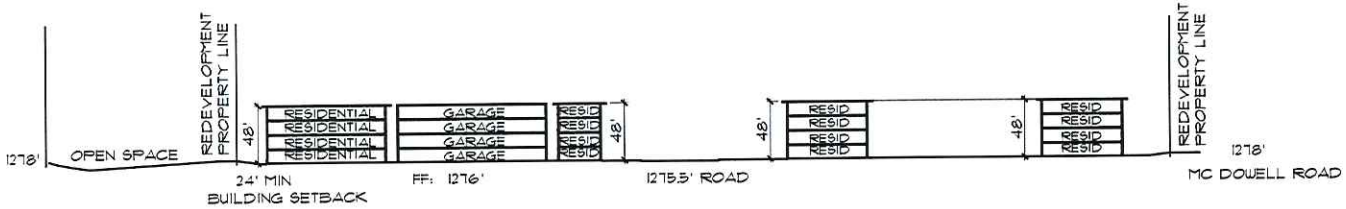
Site Section B
Inclined Stepback Plane

# Exhibit 19

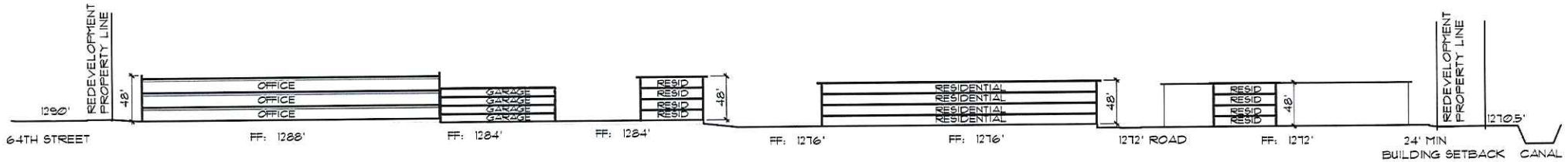



## SECTION 1

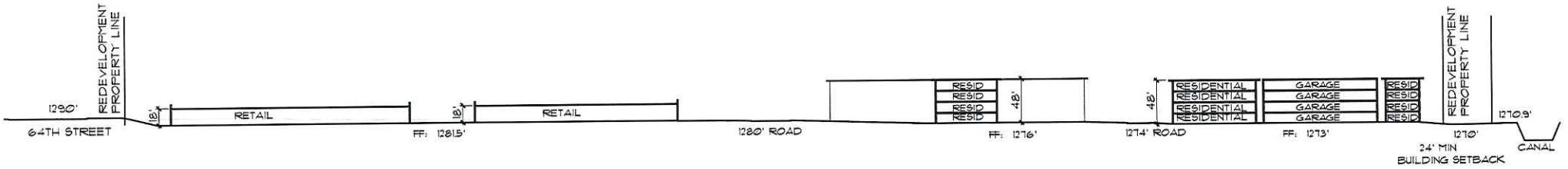



## SECTION 2




## SECTION 3




## SECTION 4

NELSEN PARTNERS
ARCHITECTS & PLANNERS

SUNCHASE HOLDINGS, INC.

**SCOTTSDALE ENTRADA**
64th & McDowell
SCOTTSDALE, AZ | #31377 | MAY 6, 2016

Site Sections 1-4

SCALE: 1" = 100'-0" | 0' | 25' | 50' | 100'

NORTH

# Exhibit 20

## Exhibit 20 – Legislative Draft of Development Standards

Sec. 5.5000. – Planned Unit Development (PUD)

Sec. 5.5005. – Development Standards.

A. PUD Development Area.

1. Gross Acreage

   a. The minimum gross site area of any PUD development shall be one-half (0.5) acre and the maximum gross site area shall be fifteen (15) acres, except as specified in Section 5.5005.A.1.b.

   b. When the PUD is the most appropriate district to achieve mixed-use development, the City Council may authorize a PUD development in a site area greater than fifteen (15) gross acres up to a maximum of ~~twenty-five (25)~~ **TWENTY-SEVEN AND ONE QUARTER (27.25)** gross acres.

B. Density and Intensity

1. The overall density of residential uses shall be established by the approved DP.
2. The overall intensity of commercial uses shall not exceed 0.8 floor area ratio, except as provided in Section 5.5005.B.3.
3. The City Council ~~may~~ **HEREBY** ~~approve~~ **APPROVES** intensity of commercial uses greater than 0.8 floor area ratio ~~subject to any~~ **UPON A DEMONSTRATION** of the following criteria:

   a. The proposed DP provides improved dedicated public open space.

   b. The proposed DP provides a public parking facility(ies).

   c. The proposed DP provides shared parking as established in Article IX Parking and Loading Requirements, **WHICH IN SUCH INSTANCE, THE INCREASE IN FAR SHALL BE ESTABLISHED BY DETERMINING THE AMOUNT OF SHARED PARKING AVAILABLE FOR A GIVEN USE OR USES, AS THE CASE MAY BE.**

C. Allowable building height.

1. Building height:

   a. Shall be a maximum of forty-eight (48) feet, except as otherwise provided in Section 5.5005.D. and 5.5005.F.

D. Exception to building height.

1. Architecturally integrated features, such as roof top mechanical equipment for utility and communication purposes, elevator bulkhead, stairwell, screen wall, railing, trellis and patio cover may exceed the building height up to ten (10) feet, **AND UP TO SIXTEEN (16) FEET FOR ADA-COMPLIANT ELEVATOR(S) AND SHADE,** provided that the area within said exceptions does not exceed a total of thirty (30) percent of a building's roof area. However, the City Council may approve either greater mechanical height or building roof area coverage where the DP and supporting materials demonstrate the allowable exception cannot reasonably be achieved.
2. Architecturally integrated, active solar systems may exceed thirty (30) percent of a building's roof area ~~subject to development review board approval~~.

3. Roof top garden structures may exceed the building height up to five (5) feet.

E. Building setbacks.

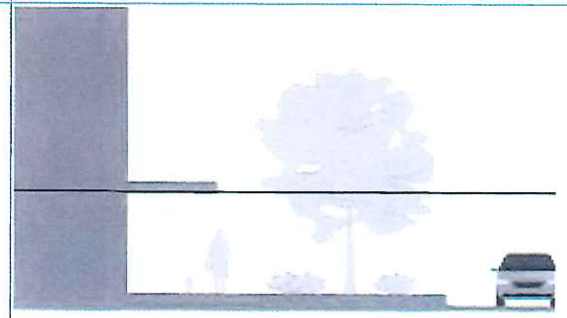
1. Buildings adjacent to public and private streets shall be setback from the back of the planned curb line, including the planned curb for bus bays and turn lanes, **AND THE PROPERTY LINE (WHICHEVER IS GREATER)** in accordance with Section 5.5005.E. Table A, **EXCEPT AS MODIFIED BY THE FOLLOWING TABLE.** The planned curb line, including the planned location for bus bays and turn lanes, shall be as described in the Transportation Master Plan and the Design Standards & Policies Manual.

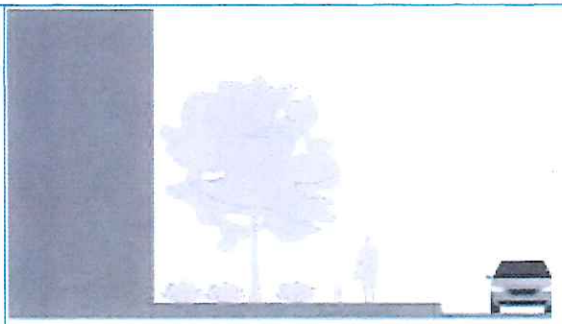
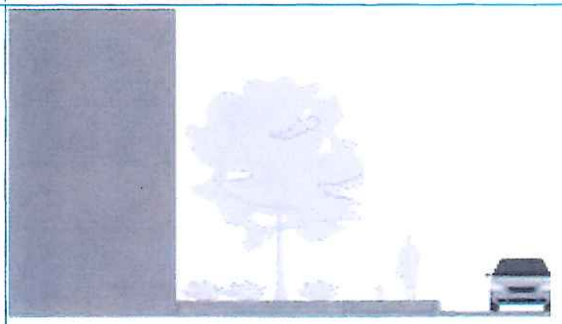
| Street Classification Type and Use | Minimum Setback | Average Setback |
|---|---|---|
| Major and Minor Arterial Streets – Residential on First Floor Adjacent to the Street **(MEASURED FROM THE BACK OF CURB)** | ~~34 feet~~<br>**MCDOWELL RD. = 44 FEET**<br><br>**64TH ST.** = 34 FEET | ~~40 feet~~<br>**MCDOWELL RD. = AVERAGE TYPICALLY BETWEEN 0'–10' BACK OF RIGHT-OR-WAY, EXCEPT FOR A GIVEN BUILDING'S ARCHITECTURAL ARTICULATIONS AND STAIR-STEPPING AS APPROVED BY THE DRB OR WHERE NON-BUILDING OUTDOOR IMPROVEMENTS ADJACENT TO MCDOWELL RD. (SUCH AS THE 64TH/MCDOWELL ENTRY FEATURE AND UNCOVERED OUTDOOR PATIOS OR SEATING AREAS, BUT NOT SURFACE PARKING) SEPARATE A GIVEN BUILDING FROM THE STREET. AT NO SUCH TIME CAN ANY BUILDING BE LOCATED WITHIN THE PUBLIC RIGHT-OF-WAY.**<br><br>**64TH ST. = AVERAGE TYPICALLY BETWEEN 0'-10' BACK OF THE RIGHT-OF WAY, EXCEPT FOR A GIVEN BUILDING'S ARCHITECTURAL ARTICULATIONS AND STAIR-STEPPING AS APPROVED BY THE DRB AND EXCEPT WHERE WIDER SETBACKS IN PARTICULAR LOCATIONS ARE REASONABLY NECESSARY DUE TO THE CURVATURE OF 64TH ST OR WHERE NON-BUILDING OUTDOOR IMPROVEMENTS ADJACENT TO 64TH ST. (SUCH AS THE 64TH/MCDOWELL ENTRY FEATURE AND UNCOVERED OUTDOOR PATIOS OR SEATING AREAS, BUT NOT SURFACE PARKING) SEPARATE A GIVEN BUILDING FROM THE STREET. AT NO SUCH TIME CAN ANY BUILDING BE LOCATED WITHIN THE PUBLIC RIGHT-OF-WAY.** |
| Major and Minor Arterial – Commercial on First Floor Adjacent to the Street **(MEASURED FROM THE BACK OF** | ~~28 feet~~<br>**MCDOWELL RD. = 44 FEET** | ~~32 feet~~<br>**MCDOWELL RD. = AVERAGE TYPICALLY BETWEEN 0'–10' BACK OF RIGHT-OR-WAY, EXCEPT FOR A GIVEN BUILDING'S** |

| | | |
|---|---|---|
| **CURB)** | **64th ST.** = 28 feet | **ARCHITECTURAL ARTICULATIONS AND STAIR-STEPPING AS APPROVED BY THE DRB OR WHERE NON-BUILDING OUTDOOR IMPROVEMENTS ADJACENT TO MCDOWELL RD. (SUCH AS THE 64TH/MCDOWELL ENTRY FEATURE AND UNCOVERED OUTDOOR PATIOS OR SEATING AREAS, BUT NOT SURFACE PARKING) SEPARATE A GIVEN BUILDING FROM THE STREET. AT NO SUCH TIME CAN ANY BUILDING BE LOCATED WITHIN THE PUBLIC RIGHT-OF-WAY.**<br><br>**64TH ST. = AVERAGE TYPICALLY BETWEEN 0'–10' BACK OF RIGHT-OR-WAY, EXCEPT FOR A GIVEN BUILDING'S ARCHITECTURAL ARTICULATIONS AND STAIR-STEPPING AS APPROVED BY THE DRB OR WHERE NON-BUILDING OUTDOOR IMPROVEMENTS ADJACENT TO MCDOWELL RD. (SUCH AS THE 64TH/MCDOWELL ENTRY FEATURE AND UNCOVERED OUTDOOR PATIOS OR SEATING AREAS, BUT NOT SURFACE PARKING) SEPARATE A GIVEN BUILDING FROM THE STREET. AT NO SUCH TIME CAN ANY BUILDING BE LOCATED WITHIN THE PUBLIC RIGHT-OF-WAY.** |

**a. EXCEPTIONS: WHERE THERE ARE OUTDOOR PATIOS, RESIDENTIAL PATIOS, RECESSED ENTRANCES, ETC. THE DEVELOPMENT REVIEW BOARD MAY APPROVE ADDITIONAL BUILDING SETBACKS WHILE RETAINING THE OVERALL INTENT OF CREATING AN URBAN STREETSCAPE.**

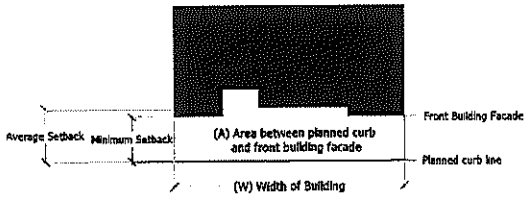
| TABLE A | | | |
|---|---|---|---|
| BUILDING SETBACK FROM BACK OF THE PLANNED CURB ALONG STREETS | | | |
| Street Classification Type and Use | Minimum Setback | Average Setback | Setback Diagram - This Illustrates Setback, Excluding Average Setback. Dimensions are for Illustrative Purposes. |

| | | | |
|---|---|---|---|
| ~~Major and Minor Arterial – Residential on First Floor Adjacent to the Street~~ | ~~34 feet~~ | ~~40 feet~~ | |
| ~~Major and Minor Arterial – Retail and Commercial on First Floor Adjacent to the Street~~ | ~~28 feet~~ | ~~32 feet~~ |  |

| | | | |
|---|---|---|---|
| Major and Minor Collector, Local Streets, and Unclassified Streets (Including Private Streets but Excluding Alleys) - Residential on First Floor Adjacent to the Street | 25 feet | 30 feet |  |
| Major and Minor Collector, Local Streets, and Unclassified Streets (Including Private Streets but Excluding Alleys) - Retail and Commercial on First Floor Adjacent to the Street | 23 feet | 28 feet |  |

2. Average setback. The front building façade shall be placed to achieve an average setback as specified in Table A. The average setback shall be equal to the land area located between the planned curb line **OR PROPERTY LINE** and the front building façade divided by the width of the front building façade.

AVERAGE SETBACK DIAGRAM - THIS DIAGRAM ILLUSTRATES SECTION 5.5005.E.2.



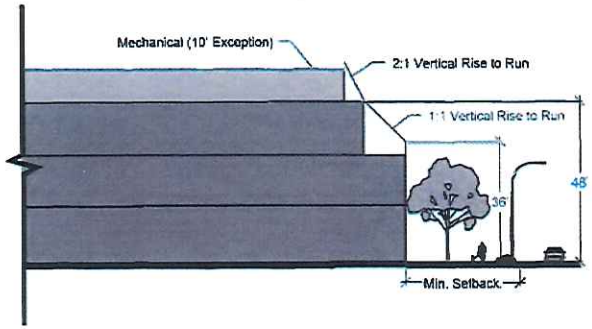

$$\frac{\text{(A) Area}}{\text{(W)}} = \text{Average Setback (According to Table A)}$$

3. Designated scenic corridor or buffered setback. Where a designated scenic corridor or a buffered setback is existing or planned the setback shall be the required width of the designated scenic corridor or buffered setback. The Planned Unit Development (PUD) District average setback shall not apply.

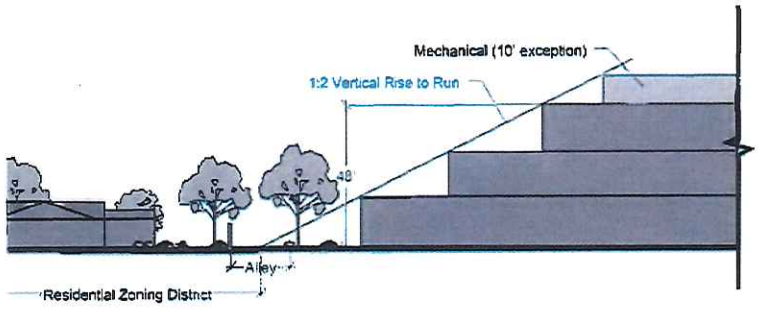
F. Building envelope.

1. **MEASURED AT TWENTY-EIGHT (28) FEET FROM THE BACK OF CURB ALONG MCDOWELL ROAD AND 64$^{TH}$ STREET,** starting at a point thirty-six (36) feet above the minimum building setback line, the building envelope inclined stepback plane shall slope upwards at 1:1 (ratio of the vertical rise to the horizontal run) to a point measured forty-eight (48) feet above the minimum building setback line. **ADJACENT TO THE NORTH AND EAST PUD DISTRICT PERIMETERS, STARTING AT A POINT THIRTY-SIX (36) FEET ABOVE THE PUD DISTRICT BOUNDARY LINE, THE BUILDING ENVELOPE INCLINED STEPBACK PLANE SHALL SLOPE UPWARDS AT 1:1 (RATIO OF THE VERTICAL RISE TO THE HORIZONTAL RUN) TO A POINT MEASURED FORTY-EIGHT (48) FEET ABOVE THE MINIMUM BUILDING SETBACK LINE.** Thereafter the building envelope inclined stepback plane shall slope upwards at 2:1 (ratio of the vertical rise to the horizontal run) on all sides of a property adjacent to public and private streets.
2. PUD Developments abutting or adjacent to a residential zoning district shall have a building envelope inclined stepback plane of 1:2 (ratio of the vertical rise to the horizontal run) starting on the residential zoning district boundary, except as specified IN Section 5.5005.F.3.

BUILDING ENVELOPE DIAGRAM - THIS DIAGRAM ILLUSTRATES SECTION 5.5005.F.1.




BUILDING ENVELOPE DIAGRAM - THIS DIAGRAM ILLUSTRATES SECTION 5.5005.F.2.



3. PUD Developments adjacent to a residential zoning district, where the properties are separated by a major and/or minor arterial street as classified by the Transportation Master Plan and the Design Standards & Policies Manual, shall comply with Section 5.5005.F.1.

G. Encroachment beyond the building envelope.

1. A maximum encroachment of fifteen (15) feet may be allowed for:
   a. Architectural ornaments and similar features, and
   b. Trellis, canopies, balconies, patios and partial or full patio enclosures, covered walks, and screen walls.
2. Any encroachment into the right-of-way, roadway easement, or right-of-way easement requires a city issued encroachment permit and/or agreement.
3. The requirements of **Article VII. General Provisions** shall not apply to Section 5.5005.G.

H. Setback abutting a residential zoning district.

1. A setback of twenty (20) feet shall be provided along the property line abutting a residential zoning district(s). The setback area shall be landscaped and may include space reserved for services such as refuse, recycling, utility boxes, and amenities such as playground equipment, picnic tables, and screen walls.

I. Required open space. Open space is only required for developments that include residential uses.

1. Private outdoor living space.
   a. Minimum: 0.05 multiplied by the gross floor area of the dwelling unit.
   b. The private outdoor living space shall be located beside the dwelling unit which it serves and shall be for the exclusive use of the unit occupant(s), but is not part of the unit's gross floor area.
2. Common open space.
   a. Minimum: 0.10 multiplied by the total gross site area of the development.
   b. Common open space is not required if the overall density of the development is less than five (5) dwelling units per acre.

J. Landscape improvements. The provisions of Article X. Landscaping requirements shall apply.

Sec. 5.5006. - Off-street parking and loading

A. Parking shall not be located between the building and the street; and shall not be located between the average building setback line and the street.

B. Structured parking and parking garages shall be screened from street views and any views from residential districts shown on Table 4.100.A., or the residential portion of a Planned Community P-C or any portion of a Planned Residential Development PRD with an underlying zoning district comparable to the residential districts shown on Table 4.100.A. Screening shall be provided by building spaces that are habitable or that provide an architectural screen. Architectural screening shall be subject to Development Review Board approval.

C. The provisions of Article IX. Parking and loading requirements shall apply.

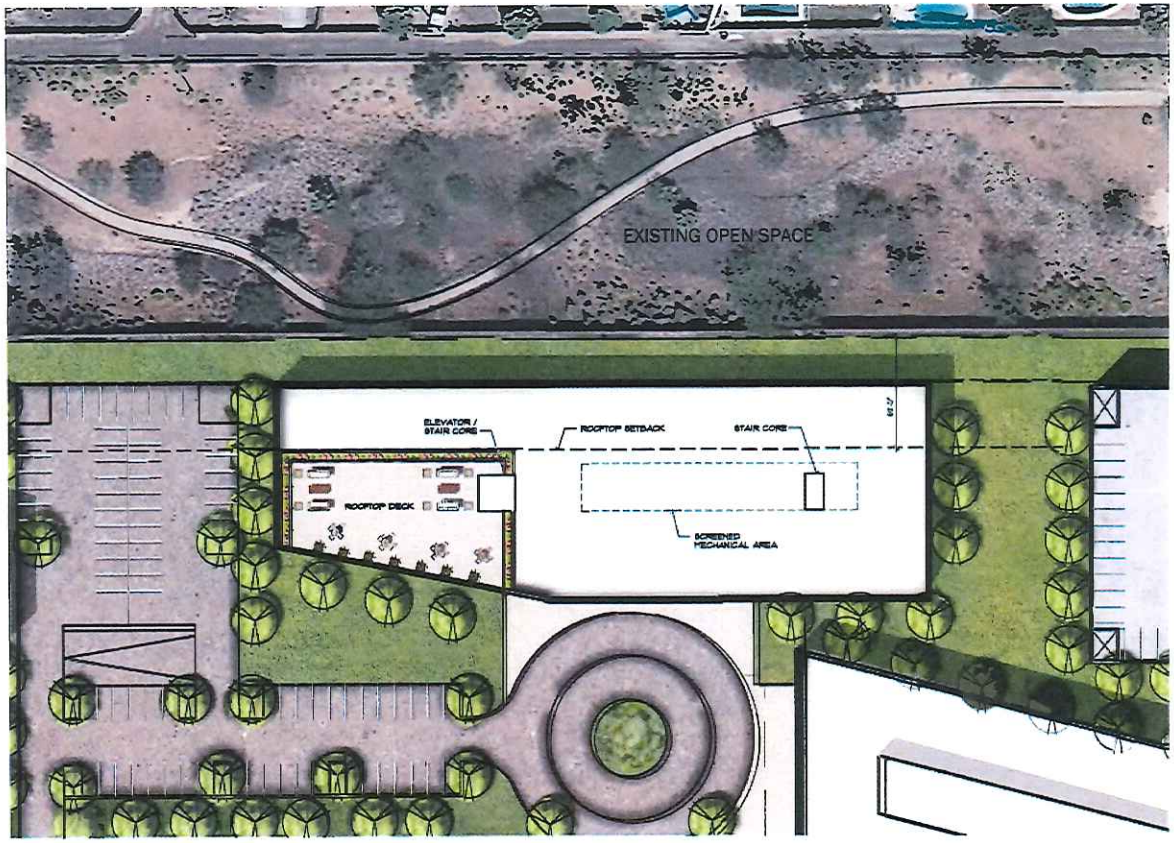
Sec. 5.5007. - Signs.

A. The provisions of Article VIII. Sign requirements shall apply except a master sign plan shall be submitted at the time of development review application.

**Justification of requested amendments of the PUD Development Standards:**

1. **Sec. 5.5005.A---Gross Acreage**: The subject property is larger than what the PUD ordinance anticipated. This site is within the McDowell Road corridor, which was the target area for the application of the PUD ordinance. It likely will be the only site that exceeds the maximum site area since most other properties along the corridor are less in area. The development proposal still follows the intent of revitalization desired for the corridor and the overall intent of the district.
2. **Sec. 5.5005.B.2-3---Commercial Intensity**: For various environmental, economic development and other reasons, it is appropriate to incent shared parking. It is also appropriate to link the amount of additional FAR to the amount of shared parking available in a predictable and quantifiable manner.
3. **Sec. 5.5005.D.1---Exceptions to Building Height**: Permits shaded rooftop patios of limited size, and such patios are a part of modern-day high quality development. A rooftop patio must be ADA compliant and, therefore, must be elevator served. A Code-compliant elevator cannot be provided within Section 5.5005.D.1's typical 10' height exception. Similarly, architecturally integraded and Code-compliant shade may not fit within the typical 10' height exceptions. We are requesting a deviation from only the 10' to 16' for the ADA-compliant elevator and shade; we are not requesting an increase in permitted height for "architecturally integrated features" or to the "30% of the roof area" standard. Further, as is provided below, we have added a Development Standard that provides roof top facilities and uses that are accessible to building occupants and guests shall be set back from the perimeter of the PUD District a minimum of sixty (60) feet.
4. **Sec. 5.5005.E.1-2---Setbacks along the Street Frontages (1st floor Residential and Commercial):** The subject property has some unusual right-of-way conditions that render the standards of the PUD District not viable. Along McDowell Road the half-street right-of-way is 100 feet. This is 25 feet more than the usual street standard for this street classification and 35 or more feet wider than the right-of-way fronting nearby properties along McDowell Road. In effect it is not possible to meet the normal standard because of this unusual right-of-way condition. Along 64th Street the curb and right-of-way lines are not parallel, making any attempt to apply the standards either not feasible (where the curb line is over 30 feet from the property line) or difficult to relate to the street when the curb line is not consistent with the right-of-way line. The proposed standard is intended to create a more predictable and simpler method of establishing street side setbacks for this property.
5. **Sec. 5.5005.F.1---Building Envelope**: The proposed modification to where the building envelope is measured from along the north and east PUD District boundaries is appropriate under the circumstances. No streets are located along the north and east boundaries of the Redevelopment Site/PUD District boundaries. Instead, those areas are open space. See **Exhibits 17, Site Section A Inclined Setback Plane (North) and 18, Site Section B Inclined Setback Plane (East).** No changes are proposed to this open space area, providing an appropriate amount of separation and buffering from the existing residential homes (on the north) and proposed future buildings on the Redevelopment Site. Additionally, no changes are proposed to the height measurements and inclined setback planes (above 36 ft. = 1:1 (vertical rise to horizontal run)).

# Exhibit 21




NOTE: ROOFTOP DECK AND ROOFTOP SCREENED MECHANICAL AREA TO BE LESS THAN 30% OF BUILDING ROOF AREA

NELSEN PARTNERS
ARCHITECTS & PLANNERS

SUNCHASE HOLDINGS, Inc.

**SCOTTSDALE ENTRADA**
64th St & McDowell
SCOTTSDALE, AZ | #31377 | JUNE 6, 2016
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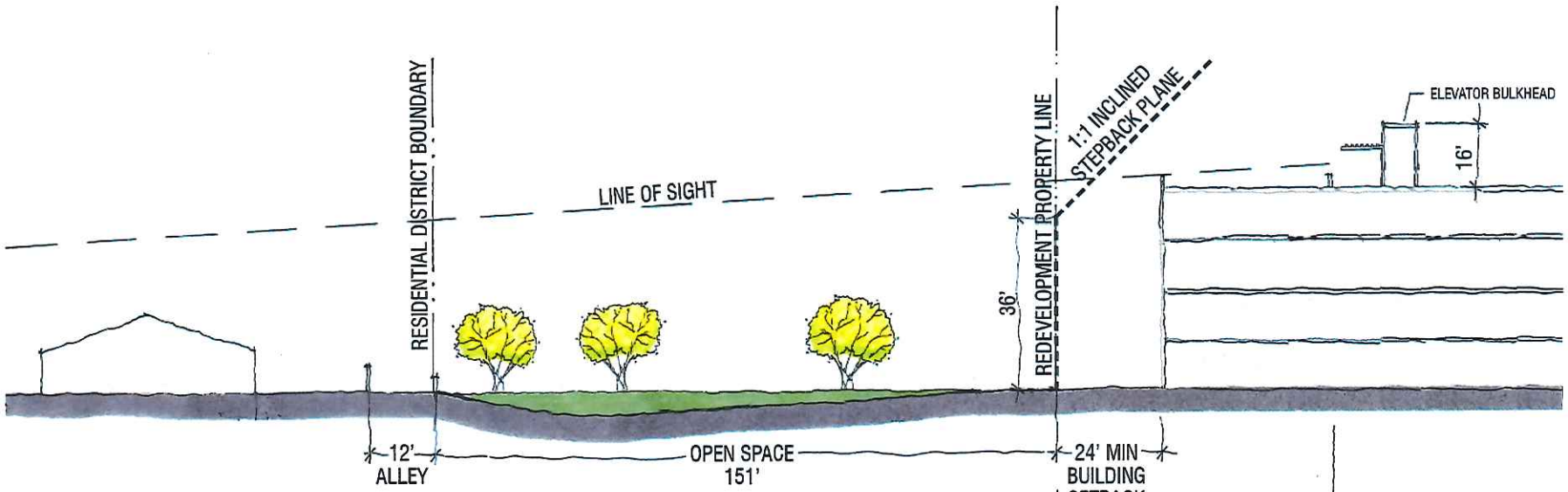
Typical Rooftop Plan

SCALE: NOT TO SCALE

NORTH



KEY PLAN

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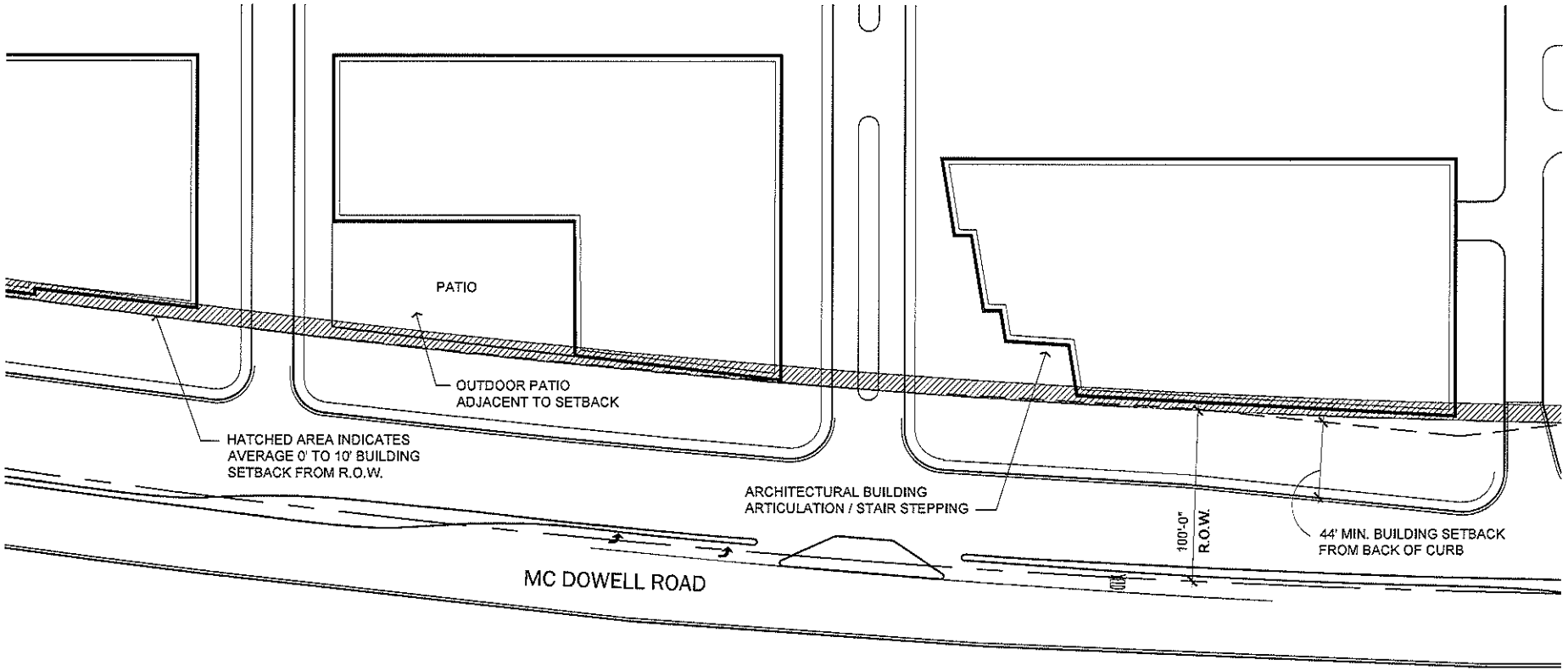
Rooftop Section

SCALE: NOT TO SCALE

NORTH

# Exhibit 22

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Typical Setback Exhibit