

DEVELOPMENT REVIEW BOARD REPORT



Meeting Date: October 6, 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

South Scottsdale Mixed-Use 6-ZN-2016

Location: 2040 and 2042 N. Scottsdale 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 and the City Council regarding the proposed Development Plan, including Amended Development Standards, that is being requested as part of the proposed zoning district map amendment from Highway Commercial District (C-3) zoning to Planned Unit Development (PUD) zoning for a 3.3-acre site.

OWNER

EJG Investments
602-549-3312

ARCHITECT/DESIGNER

Synectic Design

ENGINEER

LDG Civil Engineering

APPLICANT CONTACT

Lance Baker
Synectic Design
480-948-9766

BACKGROUND

Zoning

The project site was annexed into the City in 1965 and the zoning was changed from County residential zoning to Highway Commercial District (C-3), which allows a variety of retail, office, and personal service uses. There have been no zoning entitlements since the original annexation case.

Context

Located on the west side of N. Scottsdale Road, approximately 500 feet south of E. Oak Street, the project site consists of two parcels and is located in an area that consists primarily of single-story buildings with a diversity of traditional architectural styles. This is a mature area of the City, with most buildings constructed in the 1960’s and 1970’s. Please refer to context graphics attached.

Adjacent Uses and Zoning

- North Retail, zoned C-3
- South Retail, zoned C-3
- East Personal Service/Retail, zoned C-3
- West Single-family Residential, zoned R1-7

Key Items for Consideration

- PUD District Approval Criteria
- Proximity of building height and massing to the single-family neighborhood to the west
- Lack of base planting around the commercial buildings
- Proposed amended development standards

DEVELOPMENT PROPOSAL

Goal/Purpose of Request

As part of a request for a zoning district map amendment, and as required by the PUD zoning district regulations, the applicant is seeking a recommendation from the Development Review Board on the proposed Development Plan; which includes amended development standards. The proposal is for a mixed-use project on approximately 3.3 acres that will consist of 170 apartments and approximately 12,000 square-foot of commercial space. The applicant is also seeking review of the Development Plan components; including the conceptual site plan, open space plan, landscape plan, and building elevations.

Neighborhood Communication

The site is posted with the required signage and written notification was sent to property owners within 750 feet of the site by both the applicant and City staff. As part of the zoning district map amendment request, the applicant held an Open House at the site On 1/26/16 from 2:00 to 4:00 PM. Per the applicant’s report three people attended the open house and expressed verbal support for the project but declined to submit written comments.

DEVELOPMENT REVIEW BOARD CRITERIA ANALYSIS

An application for a PUD district must be accompanied by a Development Plan (DP), which may consist of the following (“if applicable” items are optional, as determined by the Zoning Administrator):

- Development Program - List of uses and associated density, FAR, etc.
- Development Program - Development Standards (if applicable)
- Site Plan
- Drainage Report - Including basis of design
- Transportation Analysis and Comments (if applicable)

- Conceptual Open Space Plan
- Transitions Plan (if applicable)
- Parking Plan
- Conceptual Phasing Plan (if applicable)
- Building Height Plan (if applicable)

All items required for this application have been provided by the applicant and are included as part of this report.

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

- 1. The design contained in the DP is compatible with the development in the area that it may directly affect, and the DP provides a benefit to the City and adjacent neighborhoods.**
 - The proposal attempts to minimize potential impacts on the single-family residential neighborhood to the west by providing an approximately 60-foot-wide gap in the middle of the building to reduce massing, providing mature trees along the west property line to screen the building from adjacent single-family residences and designing the west elevation of the building so there are no balconies or large windows, facing the single-family residential. Staff has concerns about the proximity of the building height and massing to the single-family neighborhood, primarily due to the proposed amended development standards; however, implementation of the steps above should improve compatibility with the adjacent neighborhoods.
 - Existing overhead utility lines in the alley will be undergrounded as part of this proposal.
 - Revitalizes an underutilized site, with prominent Scottsdale Road frontage, that has been vacant for several years and is currently in a dilapidated condition.
 - Pedestrian experience along Scottsdale Road will be strengthened by proposed improvements.
- 2. The DP is environmentally responsive, incorporates green building principles, contributes to the City's design guidelines and design objectives and any deviations from the design guidelines must be justified by compensating benefits of the DP.**
 - In accordance with the City's Sensitive Design Principles, recessing and overhangs are provided over windows and balconies to provide shading and protection from solar heat gain.
 - Landscaping consists of low-water use plantings and species representative of the surrounding desert.
 - Additional base planting should be provided on the north and south sides of the commercial buildings to provide a visual setting for the building, in accordance with the City's Design

Standards & Policies Manual.

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.

- Though the proposed amended development standards will bring the height and massing closer to the single-family residential to the west, the building is setback a minimum of 42 feet from the property line (62 feet from the block walls of the residential, including the alley). This condition should be sufficient to minimize shading impacts on the adjacent properties.

4. The DP promotes connectivity between adjacent and abutting parcels, and provides open spaces that are visible at the public right-of-way and useful to the development.

- A 20-foot-wide, centrally-located pedestrian pathway is proposed to connect the project to Scottsdale Road, and to neighborhood-serving uses on either side of the proposed development. Additionally, existing cross-access connecting the project to the property to the south will remain in place and provide an additional means of connection to the retail that is located to the south.
- The central pedestrian connection includes “bench walls” that can be used as seating elements by the public or by residents/employees of the project. Additionally, the site design includes two proposed patio spaces that are oriented toward Scottsdale Road and will provide interaction between the project and the street frontage.

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 and City Council on the proposed amendments. The applicant is requesting the following amended development standards for consideration:

Development Standard	PUD Requirement	Proposed Amendment
<i>Building Envelope (Stepback)</i>	1:1 starting at a point 36 feet above the minimum building setback line up to 48 feet, 2:1 thereafter adjacent to public or private streets <u>Abutting or adjacent to a residential zoning district:</u> 1:2 starting on the residential district boundary line (at grade)	2:1 starting at a point 45 feet above the minimum building setback line adjacent to public or private streets 1:2 starting at a point 10 feet above the residential district boundary line

<i>Building Setback (abutting residential zoning district)</i>	20 feet (area to be landscaped)	13 feet
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Staff had concerns about the proximity of the proposed building height and massing to the single-family residential that is located to the west; particularly since the proposed amended development standards will bring the height and massing nearer to the west property line. However, the applicant is proposing an approximately 60-foot-wide gap in the middle of the building that significantly reduces the massing, as well as a row of mature trees in an elevated planter along the west property line. Additionally, the applicant has indicated there will be no windows or balconies on the west elevation of the building that could be intrusive to the adjacent single-family residences. These steps should help to mitigate any negative impacts posed by the building height/massing and the amended development standards. It should be noted staff has received no public comment from the neighborhood to the west expressing concerns about the project.

Development Information

- Existing Use: Vacant
- Proposed Use: Mixed-Use
- Parcel Size: 3.3 acres (gross)
2.8 acres (net)
- Building / Commercial space: 11,856 square feet
- Dwelling unit space (residential): 160,730 square feet
- Floor Area Ratio Allowed (non-residential): 0.8
- Floor Area Ratio Proposed: 0.09
- Building Height Allowed: 48 feet (exclusive of rooftop appurtenances), 58 feet inclusive of rooftop appurtenances
- Building Height Proposed: 48 feet (exclusive of rooftop appurtenances), 49 feet 11 inches inclusive of rooftop appurtenances
- Parking Required: 286 spaces (249 for residential, 37 for commercial)
- Parking Provided: 286 spaces
- Open Space Required: 15,988 square feet
- Open Space Provided: 15,988 square feet
- Number of Dwelling Units Allowed: Per the Development Plan (no maximum)
- Number of Dwelling Units Proposed: 170 units
- Density Allowed: Per the Development Plan (no maximum)
- Density Proposed: 60 dwelling units per acre

STAFF RECOMMENDATION

Recommended Approach:

Staff recommends that the Development Review Board forward a recommendation of approval to the Planning Commission and City Council regarding the proposed Development Plan, including proposed amended development standards, finding that the provisions of the 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 amended 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 will be considered by the Planning Commission, who will then make a recommendation to City Council.

RESPONSIBLE DEPARTMENT

Planning and Development Services

Current Planning Services

STAFF CONTACT

Greg Bloemberg

Senior Planner

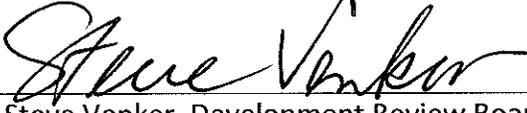
480-312-4306

E-mail: gbloemberg@ScottsdaleAZ.gov

APPROVED BY


Greg Bloemberg, Report Author

9-27-16
Date


Steve Venker, Development Review Board Coordinator
Phone: 480-312-2831 E-mail: svenker@scottsdaleaz.gov

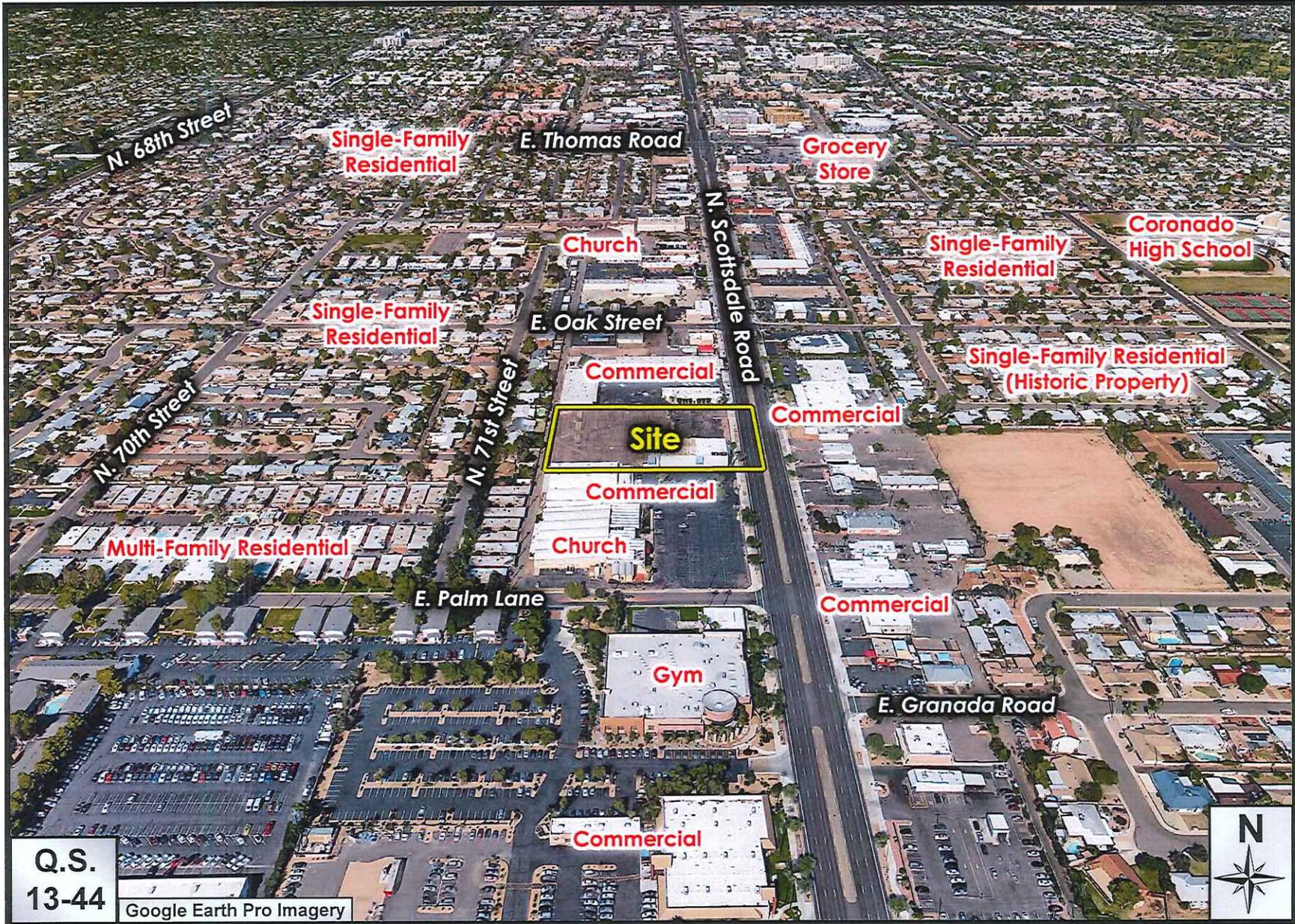
9/20/16
Date


Randy Grant, Director
Planning and Development Services
480-312-2664, rgrant@scottsdaleaz.gov

9/29/16
Date

ATTACHMENTS

- 1. Context Aerial
- 1A. Close-Up Aerial
- 2. Current Zoning Map
- 3. Proposed Zoning Map
- 4. Development Plan



Q.S.
13-44

Google Earth Pro Imagery

South Scottsdale Multi-Family

6-ZN-2016

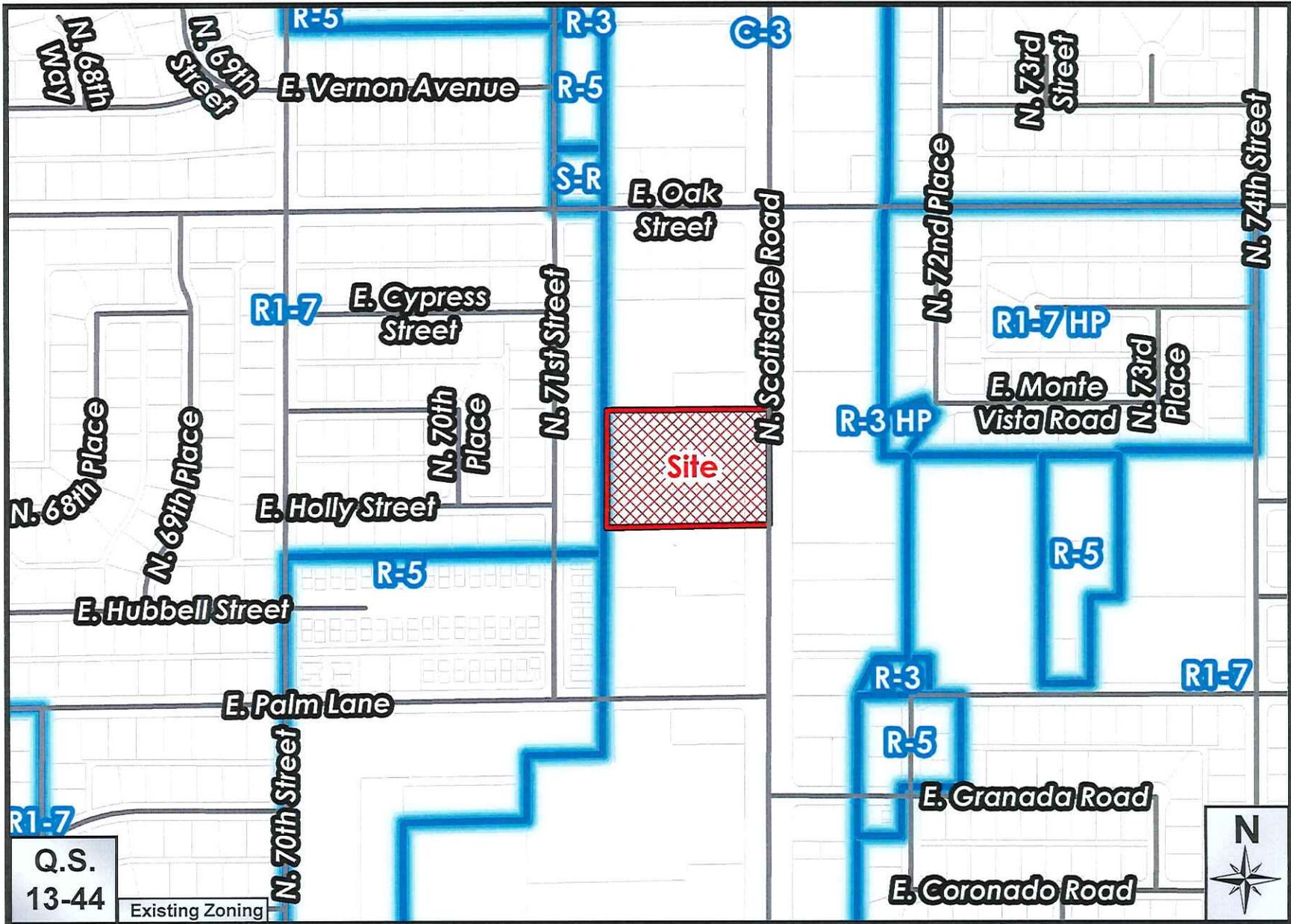
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South Scottsdale Multi-Family

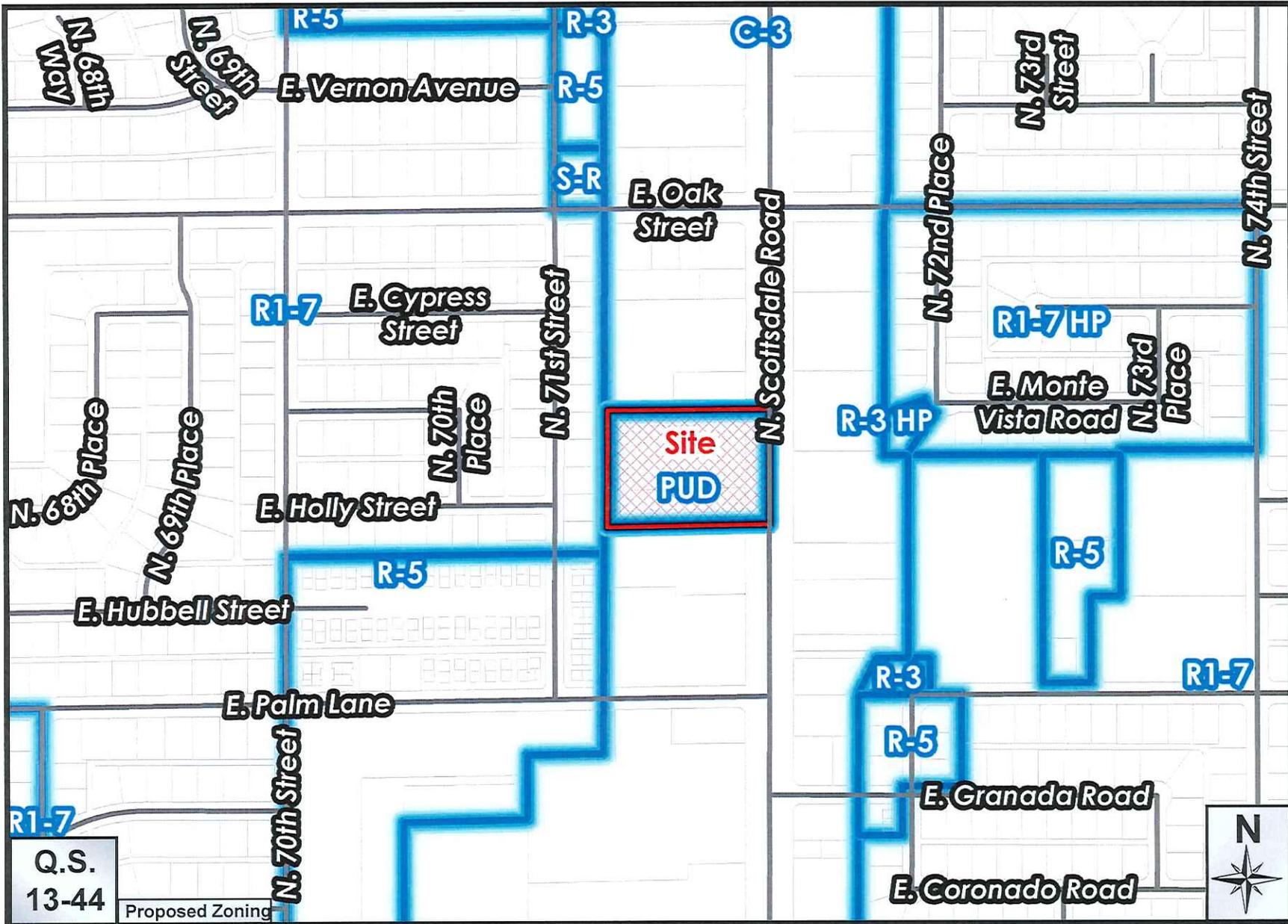
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ATTACHMENT #1A



South Scottsdale Multi-Family

6-ZN-2016



Q.S.
13-44
Proposed Zoning

South Scottsdale Multi-Family

6-ZN-2016

**South Scottsdale Mixed-Use Development Plan
6-ZN-2016**

ATTACHMENT #4



Synectic Design, Inc.
1111 W University Dr, Suite 104
Tempe, Arizona 85281

Rezoning Narrative
South Scottsdale Mixed-Use Project
2060 N Scottsdale Road, Scottsdale
Project No.: 975-PA-15



- 1. Introduction**
- 2. Development Plan**
- 3. Conformance**
 - a. General Plan**
 - b. Southern Scottsdale Character Area Plan**
 - c. Planned Unit Development (PUD) Ordinance**
- 4. Conclusion**
- 5. Appendix – Exhibits**

1. Introduction

Purpose and Vision of the Request

The purpose of this request is to modify the zoning as needed for development of a mixed-use project on two existing lots (123,823 sf gross) in South Scottsdale. The lots would be combined and the proposed development would include a 170-unit apartment complex and 6,000 square feet of retail space. The project is important to the redevelopment of South Scottsdale as it will bring an influx of new residents to the area, strengthening local businesses and services. It is also possible that this project could serve as an inspiration for further redevelopment in the South Scottsdale area.

Request

The property is currently zoned C-3. The proposed zoning map amendment is to a Planned Unit Development (PUD) with Amended Development Standards, (see attached zoning request summary in the appendix).

Location/Current Use

The project is located on the West side of North Scottsdale Road, between East Oak Street (on the North) and East Palm Lane (on the South). Currently, the north parcel is an old parking lot and the south parcel has a vacant, dated, single story building located on it that was formerly a nightclub. The Assessor's Parcel #s are 129-06-081U and 129-06-081V.

Relationship to Surrounding Properties

The property is located at 2040 - 2060 North Scottsdale Road, Scottsdale. Most of the buildings surrounding the location are dated and would benefit from revitalization.

- **To the North:** Located directly to the north is a vacant building that formerly housed Frasher's Steakhouse, and a dated-looking strip of retail including Bei Sushi Bar, Oak Street Laundry, and Image & Frame.
- **To the East:** Directly to the east, across Scottsdale road, you will find three small, free-standing buildings. One is vacant, one is a pawn shop and one is a swimsuit/lingerie boutique.
- **To the South:** Directly to the south is the Antique Trove retail store and the Rock Church Assembly of God.
- **To the West:** To the west, across the alley, you will find the Papago Paradise neighborhood of single-family homes.

How the project will relate to the single-family residential community to the west: We have taken multiple steps to ensure that our Mixed-Use Development Project will not be a detriment to the single-family residential community to the west, but could instead bring positive changes.

The proposed building is located as far as possible toward the east to maximize the distance from existing residential uses to the west, the intervening space will contain onsite circulation, trash facilities and landscaping area. As the parcel shares a 20' alley with the residential homes we are proposing a 13' setback in lieu of the 20' setback in order to allow for increased



Elevated landscaping to screen buildings from single-family homes

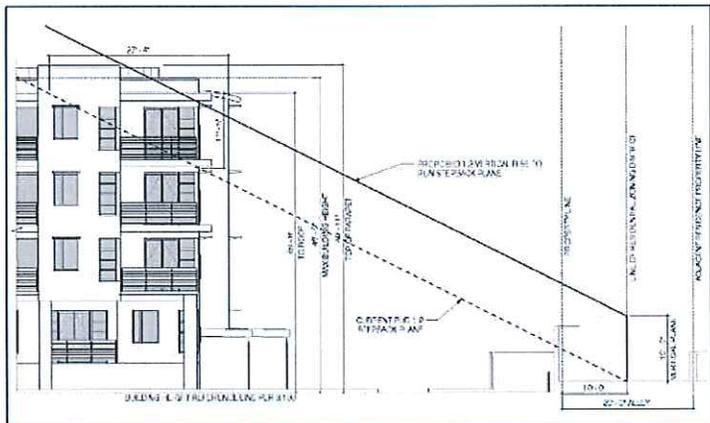
maneuvering at the trash facilities and entrance to the underground parking. The requested amendment would affect less than half (49%) of the rear property width.

In an effort to compensate for decreased setback distance, approximately 50% of the

landscaping will be elevated 4½'; we feel this will better help to screen the building and the proposed trees (which would be a 3" caliper) will be more visible to the existing residential homes.

All outdoor spaces and living areas have intentionally been designed facing away from the existing single family homes, and walls at the west end have windows with sills no lower than six feet above finish floor, to respect the privacy of those homes.

Furthermore, we believe the Development will help revitalize the neighborhood and could serve as a catalyst for further redevelopment in the area. That can result in strengthening local businesses and services, creating jobs and



Sills no lower than 6' to respect privacy of single-family homes

entertainment opportunities within walking distance to the residential community, and increasing the value of the homes in the residential community.

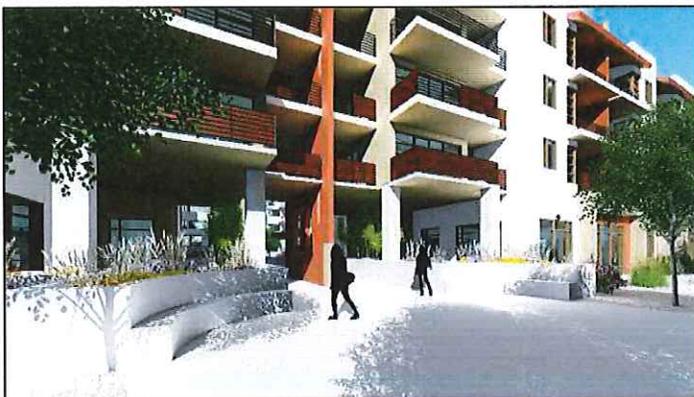
2. Development Plan

Project Layout

The proposed development would consist of 170 residential units with underground parking, 6,000 square feet of retail space as well as common amenity area for the residents, and is in conformance with the General Plan and Southern Scottsdale Character Plan for this area. The ground level fronting Scottsdale Road would contain 6,000 square feet of retail space with storefront on Scottsdale Road and covered customer parking behind. The main ground level would also contain 6,000 square feet of amenity area for the residents which would house the leasing office, mail room, and a lounge and business center. Located behind the retail and amenity area is covered, surface level parking to serve the leasing center and retail.

The residential units begin just west of the retail parking and are elevated 4'-0" above grade. At the first level of the residential units is the pool deck area, featuring a secured outdoor amenity deck that contains a pool and lounging areas. Below the first level of residential is the single level underground, secured parking garage for the residents with direct elevator access to all four floors of units. The garage is entered via a ramp on the west side of the property to maximize safety and minimize traffic impact and congestion on Scottsdale Road. There are also additional covered guest parking spaces at grade level on the North and South sides of the residential component.

The entire property is accessed by two drive entrances off of Scottsdale Road, one on the North Side and one on the South side. This access drive is also the fire lane for the structure and has been carefully designed to allow full movement for all firefighting apparatus. Vehicular



Pedestrian Access at Center of Development

circulation is provided by this 24' wide drive that is continuous around the entire building and adjacent to the retail space, parking is provided along the drives as well as in the underground parking garage. Pedestrian access is provided at the center of the development and connects with all entrances to the retail and residential areas.

All four levels of residential units are similar in layout and contain units that face inwards, towards the pool and amenity deck as well as outwards with scenic view of surrounding

mountains and city scape to the North, East and South. This development will be separated from nearby structures by onsite circulation and an attractive open space area between the building and Scottsdale Road. The building is further set back from the west property line by a landscape area. Walls at the west end will have windows with sills no lower than six feet above finish floor, to respect the privacy of existing single family homes.

Innovations in Design

Several things about this project make it “unique” to the South Scottsdale area and deserving of amended development standards. This project is the only mid-rise mixed-use development in the area, making it a type of “seed project” that could spur similar development. The majority of parking is underground rather than surface-parked, which creates an undisturbed – and more visually appealing – aesthetic for the area. And this project really is the first stage of creating a cohesive streetscape for South Scottsdale, which aligns with the goals of both the Scottsdale General Plan and the Southern Scottsdale Character Area Aplan.

Connection to Existing Urban Fabric

This project will have a high focus on quality design, consistent with Scottsdale’s character and growth. The project adds diversity by being a mixed-use retail and high-density housing development. The immediate area is mostly commercial development, with single-family housing to the west; this project will fill a void that currently exists for newer, reasonably priced multi-family housing with shared parking facilities in the South Scottsdale area.

Architectural Character and Materials

Located in the Los Arcos overlay, this project will still substantially conform to the General Design Guidelines as it relates to the façade location and massing. The intent is to create a mass that defines the street, while still providing recess, repetition and interest. A variety of colors and textures will be used to create visual interest and variety.

Positioned along an architecturally-eclectic portion of Scottsdale Road, this project will be among the first to incorporate the new guidelines and will help begin to enhance and strengthen the design character of the area.

Landscape Character and Materials

The premise behind the landscape design is to create a very vivid palette of colors and texture that not only highlights the architecture but provides visual stimulus to anyone passing by the



Landscaping planned to provide visual stimulus to anyone passing by

site. Utilizing drought-tolerant plants and succulents, the goal is to provide a year round tapestry of colors that will never be dormant. The plant material and layout will complement the structure while evoking a cooling oasis of colorful greenery.

Health, Welfare, Safety and Convenience

This proposed development promotes residential reinvestment and revitalization by creating an architecturally pleasing mixed-use development on two parcels that currently consist of a large unlighted parking lot and a vacant building. Within the development is a central courtyard that not only contributes to architectural detail, but it adds to a sense of community by creating a central circulation area for all residents. The units are separated into two separate volumes that create an open space in between the buildings, thereby reducing the visual impact of mass and creating additional open space. This open space incorporates outdoor living space, outdoor recreational space and shaded, landscaped, pedestrian access along the street frontage.

This project will be designed to offer more affordable options for those who want to live, work and/or play in the community. The development is within walking distance of nearby commercial centers and recreation areas, thereby creating the opportunity for a more community-centered and urban lifestyle.

Utility Integration

Mechanical equipment will be roof-mounted and screened from view by parapet walls. All utility, pool and spa equipment will be located at the rear of the development and screened as needed to minimize visibility from the street and adjacent structures.

3a. Conformance to the General Plan

Designated as a Mixed-Use Neighborhood and Growth Area on the 2001 General Plan, the South Scottsdale mixed-use project is a perfect fit for the General Plan's Goals and Approaches.

You will find below a cross section of goals and policies with which this project aligns with the goals of the General Plan.

Land Use Element

LU3: Encourage the transition of land uses from more intense regional and citywide activity areas to less intense activity areas within local neighborhoods.

- Encourage the location of more intense mixed-use centers and regional employment cores along regional networks while incorporating appropriate transitions to adjoining land uses.
- Locate employment uses where impacts on residential neighborhoods are limited and access is available at citywide and regional levels.
- Guide growth to locations contiguous to existing development to provide city services in a cost effective and efficient manner.
- Encourage transitions between different land uses and intensities through the use of gradual land use changes, particularly where natural or man-made buffers are not available.

Response: This development is located at Scottsdale Road just south of McDowell Road, both of which are major regional networks that offer access at citywide and regional levels.

The development will be separated from nearby structures by onsite circulation and an attractive open space area between the building and Scottsdale Road. To further limit the impact on residential neighborhoods to the west, the building is further set back from the west property line by a landscape area. The building has also been designed to limit any potential views, light and noise from entering into the adjacent residential area.

LU4: 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.

- Allow for a diversity of residential uses and supporting services that provide for the needs of the community.
- Provide a variety of housing types and densities and innovative development patterns and building methods that will result in greater housing affordability.

Response: This project will be designed to offer more affordable options for those that look to live, work and/or play in the community. The development is within walking/biking distance of nearby commercial centers and recreation areas, thereby creating the opportunity for a more community-centered and urban lifestyle. The project adds diversity by being a mixed-use retail and high-density housing development. The immediate area is mostly commercial development, with single-family housing to the west; this project will fill a void that currently exists for newer, multi-family housing with shared parking facilities at a reasonable price filling the niche between Tempe and the Camelback/Downtown Scottsdale area.

LU5: Develop land use patterns that are compatible with and support a variety of mobility opportunities/choices and service provisions.

- Integrate the pattern of land uses and mobility systems in ways that allow for shorter and fewer automobile trips and greater choices for mobility.
- Encourage non-motorized (pedestrian and bicycle) access/circulation within and to mixed-use centers to reduce reliance on the automobile.
- Provide a balance of live, work and play land uses and development intensities that enable convenient non-automotive trips (pedestrian, cycling and transit) where environmentally and physically feasible.
- Encourage that land uses with the highest intensity be located in areas conducive to alternative modes of transportation.

Response: This proposed project is an appropriate intensity for the area and within walking distance – or an easy bike ride – to numerous commercial centers and recreation areas. The area is also serviced by mass transit from City buses.

LU6: Promote land use patterns that conserve resources such as land, clean air, water and energy, and serve all people within the community.

- Encourage a variety of compatible mixed-use land uses throughout the city in appropriate locations, allowing people to live, work, play and shop in the same general area.
- Concentrate future development in “growth areas” and other centers of activity, thereby discouraging sprawl, conserving energy, and promoting community identity.
- Protect and revitalize established areas/neighborhoods by promoting new development and the adaptive reuse of existing community resources that re-energize an area.

Response: As mentioned above, this proposed mixed-use project is within walking distance – or an easy bike ride – to numerous commercial centers and recreation areas. The area is also serviced by mass transit from City buses.

The proposed project will help revitalize an area that contains many empty lots and dated buildings. The new development will be designed to offer more affordable options for those that look to live, work, play and shop in the community. In addition, bringing new residents into an older area of South Scottsdale will help re-energize a currently underutilized area, potentially spurring additional redevelopment.

LU7: Sensitively integrate land uses into the surrounding physical and natural environments, the neighborhood setting, and the neighborhood itself.

- Incorporate appropriate land use transitions to help integrate into surrounding neighborhoods.
- Focus intense land uses along major transportation networks (such as the Pima Freeway and major arterial streets) and in urban centers (such as Downtown and the Airpark). Less intense land uses should be located within more environmentally sensitive lands.
- Incorporate open space, mobility, and drainage networks while protecting the area's character and natural systems.

Response: This development is located at Scottsdale Road just south of McDowell Road, both of which are major arterial streets that offer access at citywide and regional levels.

The development will be separated from nearby structures by onsite circulation and an attractive open space area between the building and Scottsdale Road. To further limit the impact on residential neighborhoods to the west, the building is further set back from the west property line by a landscape area. The building has also been designed to limit any potential views, light and noise from entering into the adjacent residential area.

Economic Vitality Element

EV7: Sustain the long-term economic well-being of the city and its citizens through redevelopment and revitalization efforts.

- Encourage quality redevelopment in employment areas to provide new jobs, new retail and new entertainment opportunities in the Scottsdale market.
- Encourage and support the renovation and reuse of underutilized or vacant parcels / buildings / shopping centers.
- Enhance the experience for visitors who evaluate the quality of their experience through their visual impressions of the community by revitalizing the mature built environment of businesses and neighborhoods.
- Support and encourage appropriate public and private redevelopment and revitalization efforts in the community.

Response: This proposed project will help revitalize an area that contains many dated buildings and empty lots. The new development will be designed to offer more affordable options for those that look to live, work, play and shop right in their community. The site's location is highly visible and the new development will assist in the effort to enhance and revitalize the South Scottsdale experience for both residents and visitors, turning what was formerly a dated building and unkempt lot into a new, high-quality mixed-use development.

Housing Element

HE2: Seek a variety of housing options that blend with the character of the surrounding community.

- Encourage energy efficiency via integration of the city's Green Building and Sustainability programs (or future programs) in new housing designs.
- Encourage the creation of mixed-use projects as a means to increase housing supply while promoting diversity and neighborhood vitality.

Response: The project will utilize green building strategies including building orientation, passive solar design, natural day lighting, and passive cooling techniques. The project will promote the use of energy efficient systems and construction methods.

As a mixed-use project, it will increase the available affordable housing supply while revitalizing a highly-visible area of Scottsdale Road, a Visually Important Roadway (*as per the Character Types Map on page 53 of the Scottsdale General Plan*).

HE3: Seek a variety of housing options that meet the socioeconomic needs of people who live and work here.

- Encourage and establish appropriate incentives for development of aesthetically pleasing housing that will accommodate a variety of income levels and socioeconomic needs.
- Encourage energy efficiency via integration of the city's Green Building and Sustainability programs (or future programs) in new housing design as a contribution to long-term housing affordability and as a benefit to our environment.

Response: As mentioned above, the new development will be designed to offer more affordable options for those that look to live, work and/or play in the community. To help with affordability, the project will utilize green building strategies including building orientation, passive solar design, natural day lighting, and passive cooling techniques. The project will promote the use of energy efficient systems, and construction methods.

Neighborhood Element

NE1: Enhance and protect diverse neighborhoods so they are safe and well-maintained.

- Provide for a range of housing opportunities.

Response: This proposed project will help revitalize an area that contains many empty lots and dated buildings. The new development will be designed to offer more affordable options for those that look to live, work, shop and play in their community; promoting diversity and neighborhood vitality. This project will fill a void that currently exists for newer, multi-family housing with shared parking facilities at a reasonable price filling the niche between Tempe and the Camelback/Downtown Scottsdale area.

NE3: Sustain the long-term economic well-being of the city and its citizens through redevelopment and neighborhood preservation and revitalization efforts.

- Encourage a variety of housing densities throughout Scottsdale, with mixed-uses in areas of major employment and transit hubs, to offer greater live-work choices to a broader economic range of households.
- Support and encourage appropriate public and private economic reinvestment in mature, physically and economically declining areas.
- Maintain and create opportunities for quality housing for all citizens. This is a crucial component of Scottsdale's local economy.
- Encourage "green building" techniques and alternatives that incorporate healthy, resource- and energy-efficient materials and methods in design, construction, and remodeling in conjunction with revitalization, neighborhood conservation and redevelopment efforts.

Response: Located near both the Papago and SkySong Regional Centers, as well as within the Los Arcos Redevelopment Area, this mixed-use development will be designed to offer more affordable options and greater live-work choices to a broader economic range of households.

The site's location is highly visible and the new development will assist in the effort to enhance and revitalize the South Scottsdale experience for both residents and visitors, turning what was formerly a dated building and unkempt lot into a new, high-quality mixed-use development.

The project will utilize green building strategies including building orientation, passive solar design, natural day lighting, and passive cooling techniques. The project will promote the use of energy efficient systems and construction methods.

NE5: Promote and encourage context-appropriate new development in established areas of the community.

- Encourage new development efforts toward existing developed areas in Scottsdale.
- Promote the use of existing infrastructure as an incentive to encourage more infill development within the community.
- Promote existing developed areas of the community as opportune economic development infill sites.

Response: This development is located at Scottsdale Road just south of McDowell Road, an existing development infill site. There is existing infrastructure, but it will be improved for increased demand.

The proposed project is context-appropriate and will help revitalize an area that contains many dated buildings and empty lots. The site's location is highly visible and the new development will assist in the effort to enhance and revitalize the South Scottsdale experience for both residents and visitors, turning what was formerly a dated building and unkempt lot into a new, high-quality mixed-use development.

Community Mobility Element

CM2: Protect the physical integrity of regional networks to help reduce the number, length and frequency of automobile trips, to improve air quality, reduce traffic congestion, and enhance quality of life and the environment.

- Improve air quality by encouraging live, work and play relationships in land use decisions that reduce the distance and frequency of automotive-generated trips.
- Encourage alternative-fuel vehicles and examine future alternatives for mobility options that will help air quality and the environment.

Response: This proposed project is located with access to alternative modes of transportation and within walking/bike riding distance to many South Scottsdale amenities, services and employment opportunities, which will help minimize automotive traffic.

Electric Vehicle Charging stations will be located within the secured parking area for the residents to use, as well as secure bicycle parking. The scale and location of the project lends itself to a very pedestrian-oriented lifestyle that is increasing in popularity.

3b. Conformance to the Southern Scottsdale Character Area Plan

The Southern Scottsdale Character Plan has a goal “To maintain the positive attributes of Southern Scottsdale and seize new opportunities for the area,” and in order to make that happen it recommends “the public and private sectors should explore innovative development ideas, encourage land use and development flexibility, and provide a coordinated approach to local and regional development and economic revitalization”. There are many ways in which this proposed mixed-use project aligns with that vision.

You will find below a cross section of goals and policies with which this project aligns with the goals of the Southern Scottsdale Plan.

1. Land Use, Growth & Activity Areas

Goal LU 1: Promote residential reinvestment and revitalization through regulatory flexibility.

- **Policy LU 1.2.** Encourage new residential development and revitalization that complements the established urban form.
- **Policy LU 1.3.** Provide flexibility in residential mixed-use development standards to encourage revitalization of properties within higher density areas of Southern Scottsdale.

Response: The project exemplifies new residential development and revitalization by taking an underutilized vacant property and turning it into a vibrant new development that is full of activity and new residents helping to stimulate the local economy. The proposed PUD standards will aid in creating the higher density needed to make the project economically feasible and provide the opportunity for the sorely needed mixed-use development in the South Scottsdale area.

Goal LU 2: Create a hierarchy of regional, opportunity, and resort corridors to guide future land use, development and redevelopment throughout Southern Scottsdale.

- **Policy LU 2.1.** Regional Corridors consist of higher intensity development and exist only within the General Plan Designated Growth Areas. These corridors will:
 - Connect Regional Centers;
 - Be bordered exclusively by a mixed-use neighborhood land use designation;
 - Contain vertical and horizontal mixed-use development; and
 - Support greater residential density to complement Regional Center land uses.

Response: Located within a designated Growth Area, this project is a key starting point to revitalizing South Scottsdale. The site is currently one of the larger vacant parcels along Scottsdale Road and this development will have a large positive impact on the surrounding environment.

Goal LU 3: Promote revitalization, reinvestment, and development along Southern Scottsdale's Corridors.

- **Policy LU 3.1.** Create and encourage the utilization of flexible land use regulations as incentives for reinvestment and new development along Corridors.
- **Policy LU 3.2.** Promote a mix of housing located along Corridors and as part of designated Regional Centers and Activity Areas.
- **Policy LU 3.3.** Encourage the assembly of smaller, fragmented properties to create larger, mixed-use opportunities along Corridors.
- **Policy LU 3.4.** Explore a Planned Unit Development (PUD) District Ordinance amendment to assist in alleviating property parcel size and shallow lot development constraints found along Southern Scottsdale Corridors.
- **Policy LU 3.5.** Pursue increased private sector participation in the provision of public amenities along Corridors when development standard flexibility is requested.
- **Policy LU 3.6.** Encourage a diversity of new development, redevelopment, and infill projects that incorporate vertical and horizontal mixed-use development along Southern Scottsdale Corridors.

Response: The project accomplishes several of these goals including encouraging reinvestment and new development, creating a mix of housing and encouraging the assemblage of two smaller parcels. It also serves as a prime example of an urban infill project that is incorporating both vertical and horizontal mixed-use development in the South Scottsdale Corridor.

Goal LU 5: Create Regional Centers and Activity Areas to guide future land use types and intensities throughout Southern Scottsdale.

- **Policy LU 5.2.1.** The Papago Regional Center (located at Galvin Parkway and McDowell Road and adjacent to Papago Park) should focus on cultural, recreational, hotel, residential, and entertainment land uses.
- **Policy LU 5.2.2.** The SkySong Regional Center (located at the intersection of Scottsdale and McDowell Roads) should focus on dining, employment, business incubation, technology and innovation services, entertainment, higher density vertical mixed-use residential, office, commercial, and retail development.

Response: Located near both Papago and SkySong Regional Centers, this proposed development will focus on residential, employment, higher-density vertical mixed-use residential, commercial, retail and entertainment land uses as per the goals and policies for the area.

Goal LU 6: Maintain the Los Arcos Redevelopment Area designation along Scottsdale and McDowell Roads as a revitalization and reinvestment tool.

- **Policy LU 6.1.** Update and implement the Los Arcos Redevelopment Plan recommendations to utilize statutory tools in revitalizing the Corridor areas of Scottsdale and McDowell Roads.

Response: Located within the Los Arcos Redevelopment Area, it is the goal of this project to serve as an example for large scale reinvestment in South Scottsdale to encourage diversity and provide increased opportunities for diverse incomes to enjoy the proximity to all that Scottsdale has to offer.

Goal LU 9: Create new development and connectivity opportunities between Papago Park and Southern Scottsdale.

- **Policy LU 9.1.** Support more intense land uses adjacent to Papago Park that are tourism and regional destinations including (but not limited to): mixed-use, hotel, specialty attractions, and housing, recreation, retail, and support services.

Response: Located directly to the East of Papago Park, this proposed mixed-use development aligns perfectly with Policy LU 9.1.

Goal LU 10: Adapt land use and regulatory policies and standards to achieve the goals of the Southern Scottsdale Community Area Plan.

- **Policy LU 10.2.** Encourage the examination, evaluation and relevancy of existing zoning districts in Southern Scottsdale.

Response: The size of the two parcels will be better utilized with a higher density residential development than the current C-3 designation. It is apparent from the current and past vacancy of the site that a commercial development does not lend itself to this size parcel. It is not large enough for a significant commercial opportunity and it is too large for a smaller commercial development. Through careful examination the design and development team has determined that a mixed-use residential project would be the highest and best use of the property.

2. Character and Design

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.

- **Policy CD 2.1.** Encourage pedestrian-oriented site design for new and revitalized development within Corridors, Regional Centers, and Activity Areas.
- **Policy CD 2.3.** Within Corridors, Regional Centers, and Activity Areas, locate new development along the street and provide parking immediately behind the building area.
- **Policy CD 2.4.** New development and redevelopment should provide a diversity of design by accommodating a mix of land uses both vertically and horizontally.
- **Policy CD 2.5.** Encourage both dedicated and publicly accessible open spaces within private developments to function as extensions of indoor spaces into outdoor areas.

Response: The project has pedestrian and bicycle friendly site design and encourages social contact and interaction within the community. There is a mix of private spaces created by balconies that have been oriented to create interest and views, the semi-private pool and amenity area and the public retail, open space and façade component that fronts Scottsdale Road.

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.

- **Policy CD 3.1.** Encourage design standards for Corridors, Regional Centers, and Activity Areas that enhance and strengthen new and revitalized development.
- **Policy CD 3.3.** Encourage new development to demonstrate a relationship with the design characteristics of the surrounding areas and, as appropriate, incorporate those qualities into its design.
- **Policy CD 3.4.** Building design should be sensitive to the evolving context of an area over time.

Response: The existing structure on this site is outdated and unused, and the parking lot is unlit and unkempt. This project promotes revitalization and transformation by creating a design that is consistent with the evolution of high-quality Scottsdale design.

- By following the City's most up-to-date design guidelines, the development will enhance and strengthen the design character of the area, which is currently very eclectic and often non-complimentary to one another.

- The siting and orientation of the buildings recognizes and features established major vistas of the Sonoran Desert and mountains.
- The project has a pedestrian and bicycle friendly site design, and encourages social contact and interaction within the community.
- The shaded and landscaped pedestrian access along the street frontage shows consideration for the pedestrian and invites access connections to adjacent developments.
- The design responds to the desert environment, with interior spaces that extend into the outdoors; materials with colors and textures associated with the region; and features such as shade structures, deep roof overhangs and recessed windows.
- The plants and trees in the landscape plan are indigenous to the arid region and have been selected for their low water use and tolerance to drought conditions.

Goal CD 4: Site and building design of new development and redevelopment should respond to the Sonoran Desert Climate.

- **Policy CD 4.1.** Encourage new development to incorporate designs such as shade structures, deep roof overhangs and recessed windows to address passive solar cooling opportunities.
- **Policy CD 4.2.** Encourage the use of a variety of textures and natural building materials to provide architectural visual interest and richness, particularly at the pedestrian level.
- **Policy CD 4.3.** Support landscape design that responds to the desert environment by utilizing indigenous and adapted landscape materials that complement the Southern Scottsdale built environment.

Response: The design responds to the desert environment, with interior spaces that extend into the outdoors; materials with colors and textures associated with the region; and features such as shade structures, deep roof overhangs and recessed windows. The intent is to create a mass that defines the street, while still providing recess, repetition and interest.

A variety of colors and textures will be used to create visual interest and variety. The plants and trees in the landscape plan are indigenous to the arid region and have been selected for their low water use and tolerance to drought conditions.

Goal CD 5: Maintain, protect and enhance the character, quality and connectivity of the public realm and open space areas.

- **Policy CD 5.4.** Encourage plant placement that maximizes shade opportunities in pedestrian spaces, parking lots, and streetscape environments.

Response: This proposed development is separated into two separate units, creating an open space between the buildings and thereby reducing the visual impact of mass and creating additional open space. This open space incorporates outdoor living space, outdoor recreational space and shaded, landscaped pedestrian access along the street frontage.



The intent is to create a mass that defines the street, while still providing recess, repetition and interest.

Goal CD 6: Promote, plan and implement design strategies that are sustainable.

- **Policy CD 6.1.** Encourage compact development design along Corridors and in Regional Centers and Activity Areas to help reduce travel distances, encourage walking and cycling, and stimulate public transit use.
- **Policy CD 6.2.** Encourage building design, orientation, and layout that reduce energy consumption.
- **Policy CD 6.3.** Develop adaptable and sustainable building design strategies that could accommodate future innovative energy and environmental technologies as they become commercially viable.
- **Policy CD 6.4.** Encourage the use of sustainable design principles for remodeling and new development projects to mitigate building construction and operational impacts on the environment.

Response: The design of the project is very compact in nature given the density that is planned which will create new housing opportunities that will reduce travel distances, encourage walking, biking and stimulate public transit by providing residents to live closer to where they work. The entire site is designed and oriented to be as sustainable as possible and create passive shading and cooling opportunities.

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.

- **Policy CD 7.1.** Encourage architectural and design transitions between new development and existing development.

Response: We have taken multiple steps to ensure that our Mixed-Use Development Project will not be a detriment to the single-family residential community to the west, but could instead bring positive changes.

The proposed building is located as far as possible toward the east to maximize the distance from existing residential uses to the west, the intervening space will contain onsite circulation, trash facilities and landscaping area. As the parcel shares a 20' alley with the residential homes we are proposing a 13' setback in lieu of the 20' setback in order to allow for increased maneuvering at the trash facilities and entrance to the underground parking. In an effort to compensate for decreased setback distance, approximately 50% of the landscaping will be elevated 4½', we feel this will better help to screen the building and the trees will be more visible to the existing residential homes. All outdoor spaces and living areas have intentionally been designed facing away from the existing single family homes, and walls at the west end have windows with sills no lower than six feet above finish floor, to respect the privacy of those homes.

Furthermore, we believe the Development will help revitalize the neighborhood and could serve as a catalyst for further redevelopment in the area. That can result in strengthening local businesses and services, creating jobs and entertainment opportunities within walking distance to the residential community, and increasing the value of the homes.

3c. Conformance to the PUD Ordinance

The criteria in Section 5.503.A of the Planned Unit Development (PUD) Ordinance has been met as follows:

- a. **The proposed development promotes revitalization, the goals, policies and guidelines of the General Plan, area plans, and design guidelines:** This project is being developed to benefit the revitalization of the community by providing well-designed, environmentally sensitive, market-priced housing. As outlined in this narrative in sections *3a. Conformance to the General Plan* and *3b. Conformance to the Southern Scottsdale Character Area Plan*, it directly aligns with the goals, policies and design guidelines as requested.
- b. **The proposed development's uses, densities, or development standards would not otherwise be permitted by the property's existing zoning:** The proposed development is currently in C-3 zoning. C-3 does not allow residential use, and only allows only a max 0.80 floor area to lot size ratio and 36' building height. In order to comply with many of the land use goals outlined in the Southern Scottsdale Character Area Plan (such as LU 1.2, 1.3, 2.1, 3.1, 3.2, 3.3, 3.6, 5.2.2, 9.1) that focus in part on providing flexibility in residential mixed-use development standards to encourage revitalization of properties within higher density areas of Southern Scottsdale, the zoning for the area will have to be adjusted.
- c. **The proposed development will be compatible with adjacent land uses and promotes the stability and integrity of abutting or adjacent residential neighborhoods:** The proposed development will be compatible with adjacent land uses, although most of the buildings surrounding the location are dated and would benefit from revitalization. Adjacent to the north is a vacant building that formerly housed Frasher's Steakhouse and a dated-looking strip of retail. Adjacent to the south is the Antique Trove retail store and the Rock Church Assembly of God.
To the west, across the alley, you will find the Papago Paradise neighborhood of single-family homes. The development promotes the stability and integrity of the Papago Paradise neighborhood in a multitude of ways such as designing a landscape buffer with trees to screen the view and noise, intentionally designing all outdoor spaces and living areas facing away from the neighborhood, and ensuring walls at the west end have windows with sills no lower than six feet above finish floor.
- d. **There is adequate infrastructure and city services to serve the development:** We have had multiple meetings with the City Scottsdale, as well as with waste and water services, to ensure that there is adequate capacity to serve the development.

- e. **The proposal meets the following location criteria:**
- a. **The proposed development is not located within any area zoned Environmentally Sensitive Lands Ordinance (ESL) nor within the boundaries of the downtown Area:** The proposed development is not located within any area zoned ESL or within the boundaries of the downtown area.
 - b. **The proposed development fronts onto a major arterial and/or major collector street as designated in the Transportation Master Plan:** As can be seen by the map on the following page (*Figure 4-5: Recommended Street Functional Classification, Scottsdale Transportation Master Plan*), the proposed development fronts onto Scottsdale Road just south of McDowell Road, which in that area is designated as Major Arterial – Urban.

4. Conclusion

This proposed project demonstrates how an underutilized site can be developed to benefit the revitalization of a community by providing well-designed, environmentally sensitive market-priced housing. The property is currently zoned highway Commercial Downtown Overlay C-3 and we are requesting a zoning map amendment to a Planned Unit Development per the attached zoning table. As demonstrated in the narrative, the project is in conformance with the City of Scottsdale's General Plan and the Southern Scottsdale Character Area Plan.

It is the goal of the entire design and development team to create a product that can serve as an example of how to create environmentally-sensitive, modern desert architecture on an underutilized site, helping to revitalize and energize the culturally diverse amenities and services that South Scottsdale has to offer.

5. Appendix – Exhibits

- Amended Development Standards
- AL01 ALTA Survey
- AC1.0 Existing Site Plan
- AC1.1-AC1.8 Context Photos
- A1.0 Context Aerial Plan
- A1.1 Architectural Site Plan
- OS1.0 Open Space Plan
- La.01 Landscape / Hardscape Plan
- SC1.0 Site Circulation Plan
- A3.1-A3.2 Exterior Elevations
- A5.1 Building Envelope Exhibit
- AP1.0-AP1.2 Perspective
- AW1.0-AW1.3 Floor Plans
- ES1-ES Photometrics
- Preliminary Drainage Report
- Preliminary Water Report
- C-2 Preliminary Water, Fire & Sewer
- Traffic Impact and Mitigation Analysis

EXHIBIT A
AMENDED DEVELOPMENT STANDARDS

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) 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 approve intensity of commercial uses greater than 0.8 floor area ratio subject to any 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.

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 bulk head, stairwell, screen wall, railing, trellis and patio cover may exceed the building height up to ten (10) feet provided that the area within the said exceptions do 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.

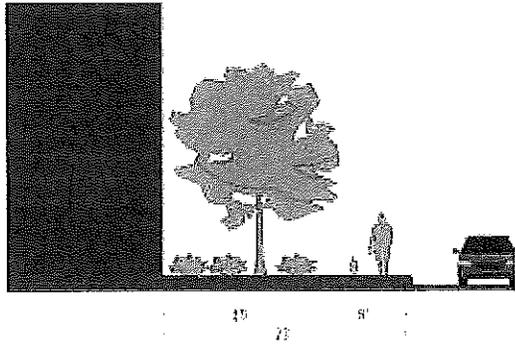
E. Building setbacks.

- 1. Minimum setback. Buildings adjacent to public and private streets shall be setback from the back of the planned curb line, including the planned curb line for bus bays and turn lanes, in accordance with Section 5.5005.E. Table A. 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.

TABLE A

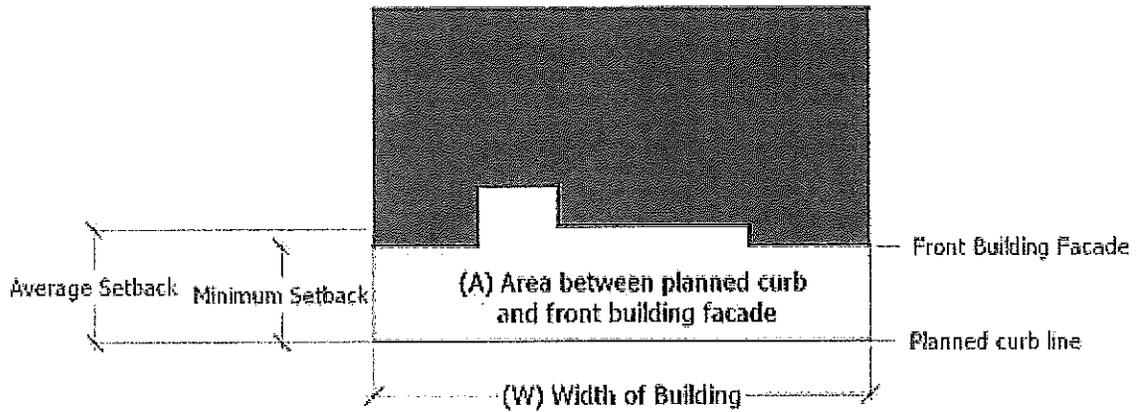
BUILDING SETBACK FROM BACK OF THE PLANNED CURB ALONG STREETS

Street Classification Type and Use	Minimum Setback	Average Setback	Setback Diagram - This Illustrates Setbacks, 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	
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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 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.



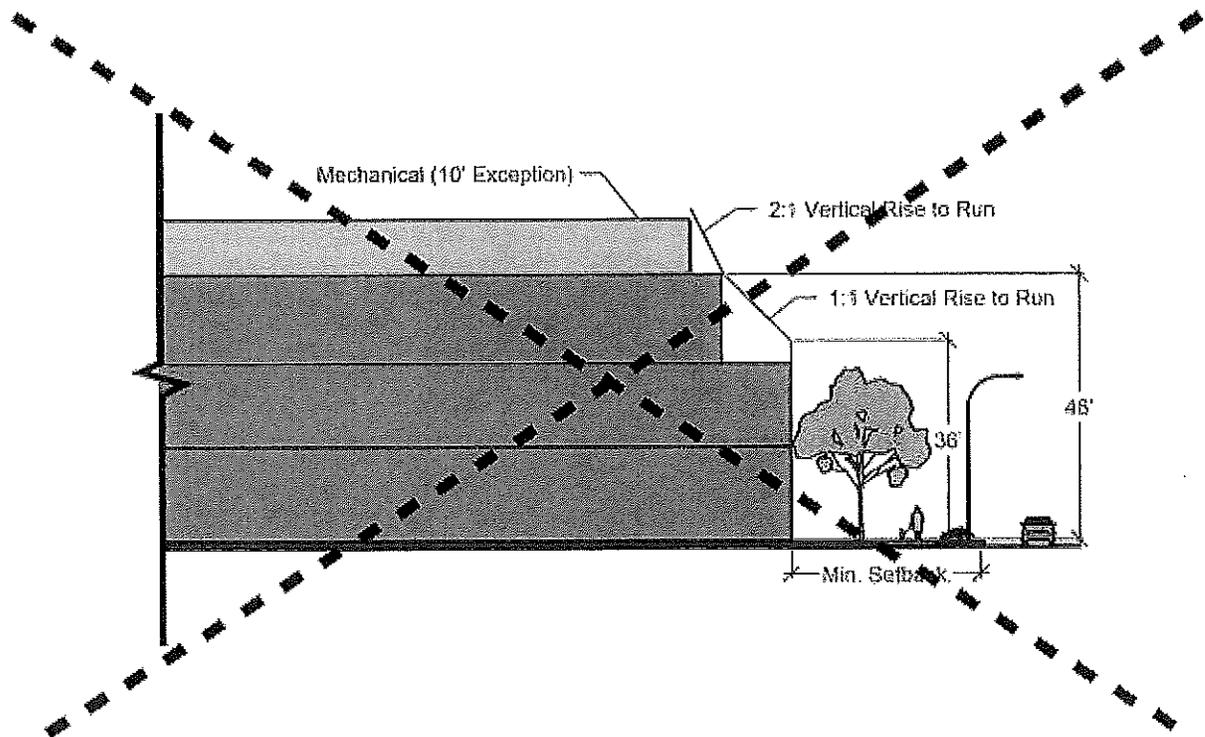
$$\frac{(A) \text{ Area}}{(W)} = \text{Average Setback (According to Table A)}$$

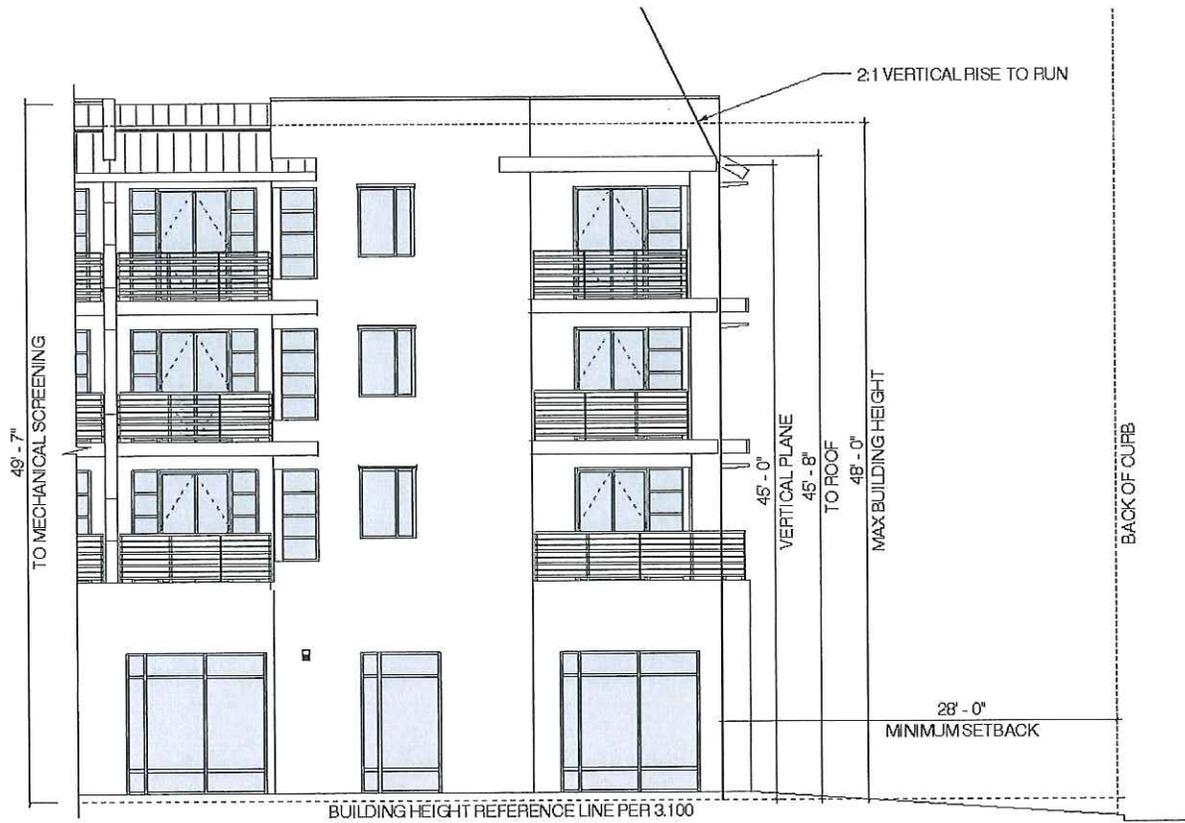
3. Designated scenic corridor or buffered setback. Where a designated scenic corridor or a buffered setback is existing or planned the setback shall be the required width of the designated scenic corridor or buffered setback. The Planned Unit Development (PUD) District average setback shall not apply.

F. Building envelope.

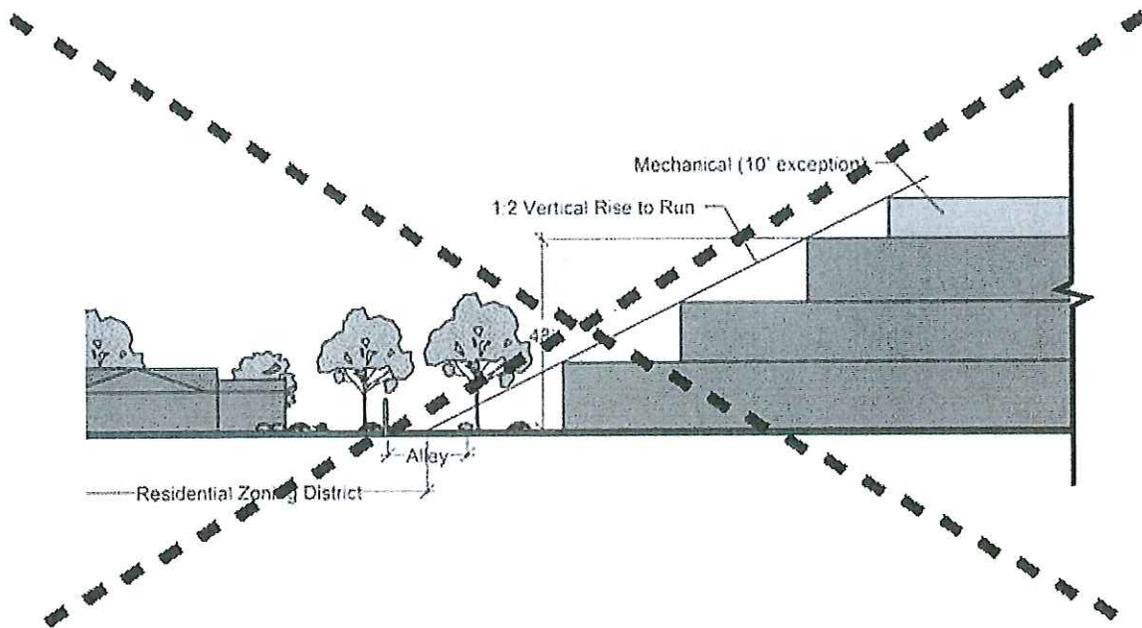
1. Starting at a point thirty-six (36) ~~FORTY-FIVE (45)~~ feet above the minimum building setback line, the building envelope inclined stepback plane shall slope upwards at 4:4 ~~2:1~~ (ratio of the vertical rise to the horizontal run) to a point measured forty-eight (48) feet above the minimum building 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 AT A POINT TEN (10) FEET ABOVE on the residential zoning district boundary, except as specified Section 5.5005.F.3.

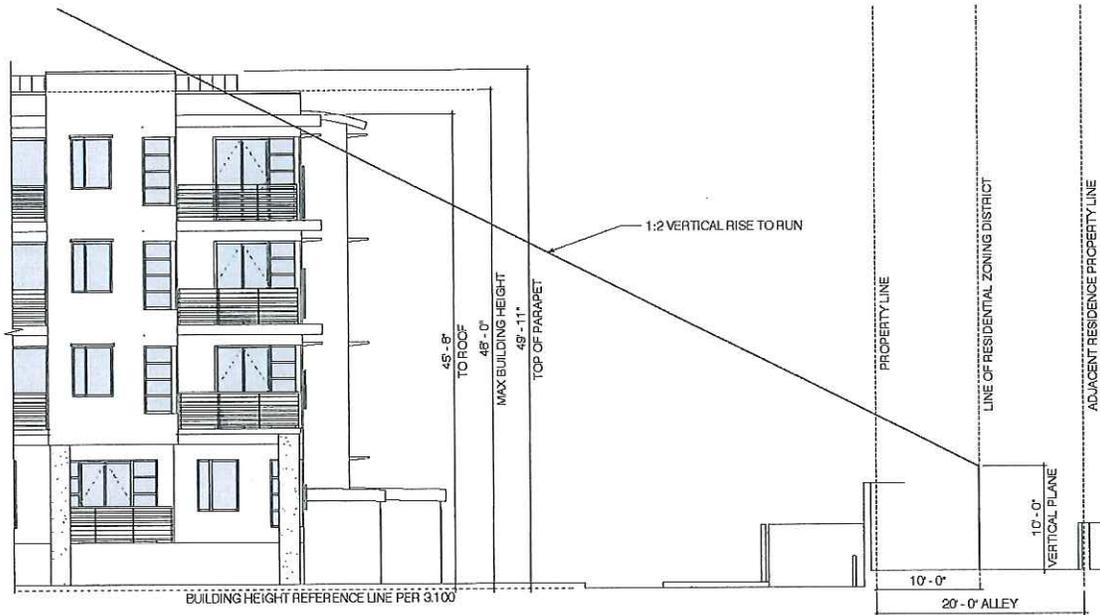
BUILDING ENVELOPE DIAGRAM - THIS DIAGRAM ILLUSTRATES SECTION 5.5005.F.1.





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)~~ THIRTEEN (13) 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.

(Ord. No. 3854, § 3, 6-9-09; Ord. No. 3920, § 1(Exh. §§ 50, 51), 11-9-10; Ord. No. 4005, § 1(Res. No. 8947, Exh. A, § 159), 4-3-12; Ord. No. 4143, § 1(Res. No. 9678, Exh. A, § 123), 5-6-14)

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6-ZN-2016
8/9/16



Context Aerial Plan
 N.T.S.

ZONING LEGEND

	R1-F
	R4
	C0
	R4&C0

RYBACK DESIGN
 1111 W. University
 Drive, Suite 104, Tempe,
 AZ 85281
 (480) 946-9700
 (480) 946-9211



REVISIONS

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Phase: C0
 Drawn By: JLM
 Revised By: LDB
 C01 Project No: 3480
 Date: 2016-08-03

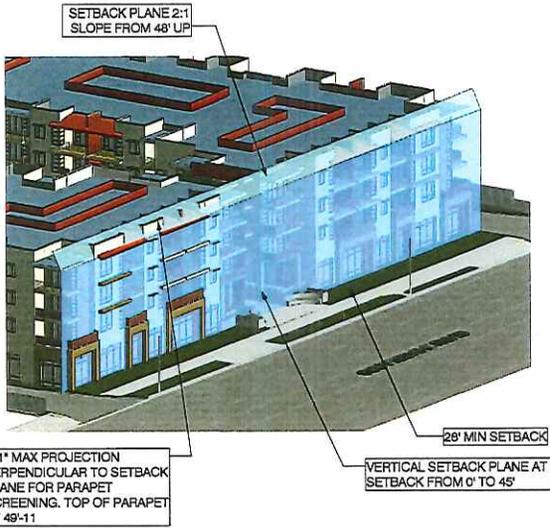
MULTI-FAMILY / RETAIL DEVELOPMENT
 2000 N SCOTTSDALE RD

A1.0
 CONTEXT AERIAL PLAN

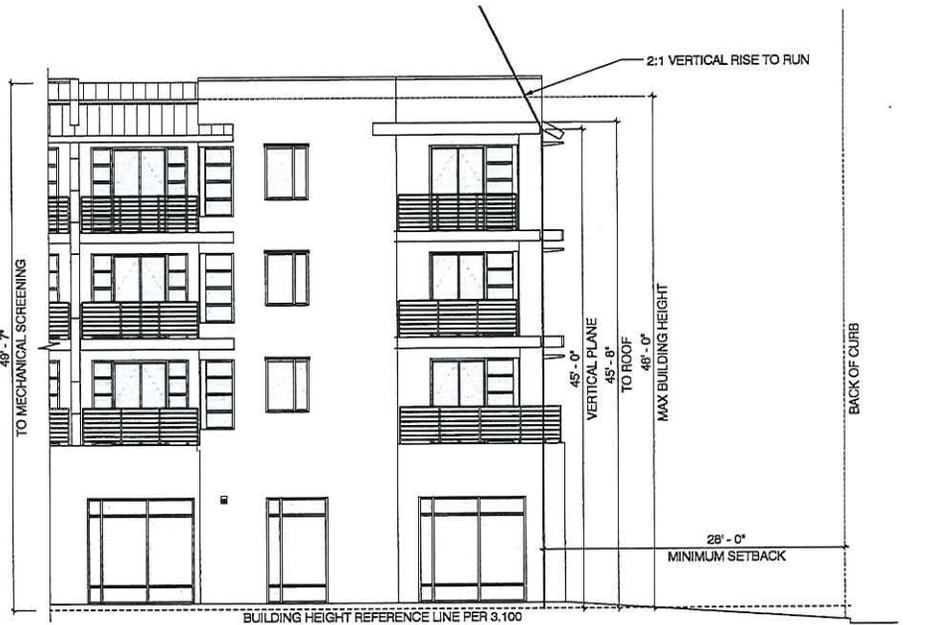
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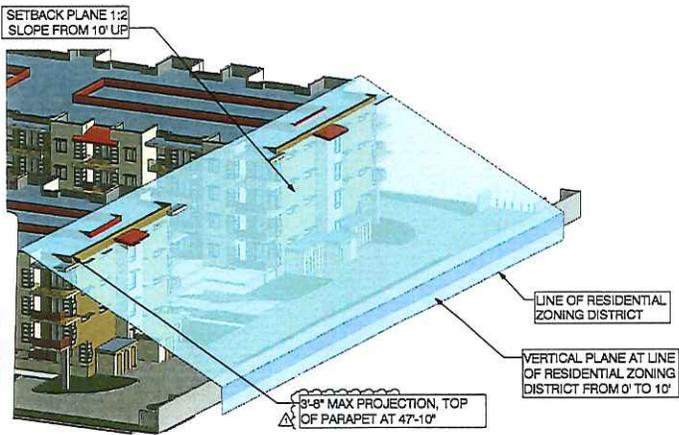
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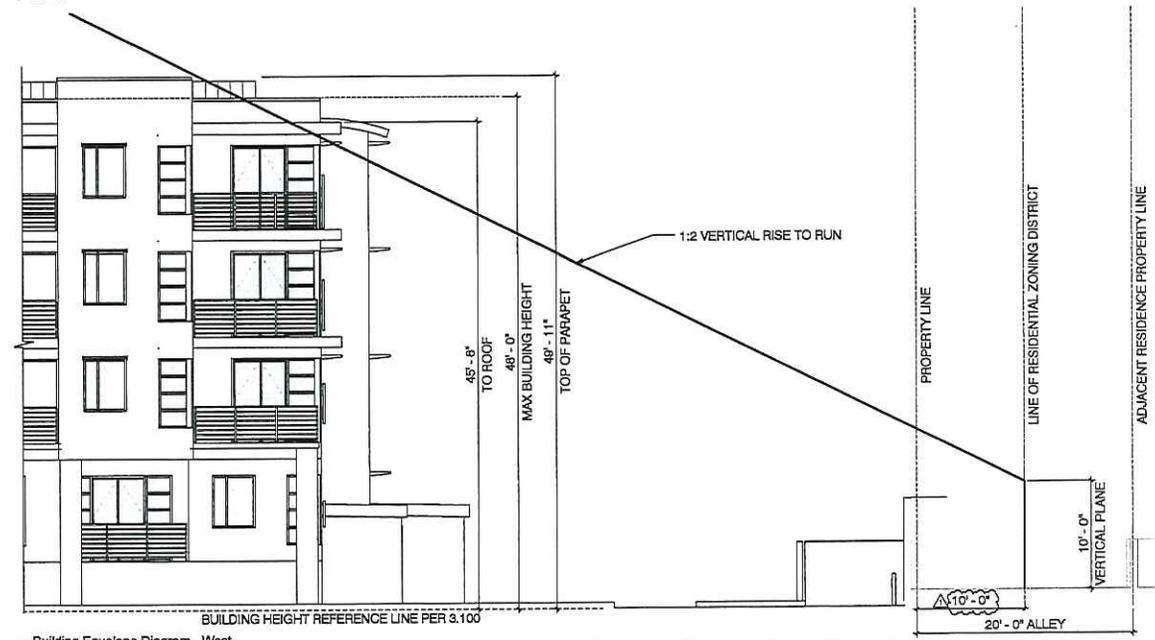
3 East Exhibit



2 Building Envelope Diagram - East
3/16" = 1'-0"



West Exhibit



1 Building Envelope Diagram - West
3/16" = 1'-0"

MULTI-FAMILY / RETAIL DEVELOPMENT

2000 N. SCOTTSDALE RD



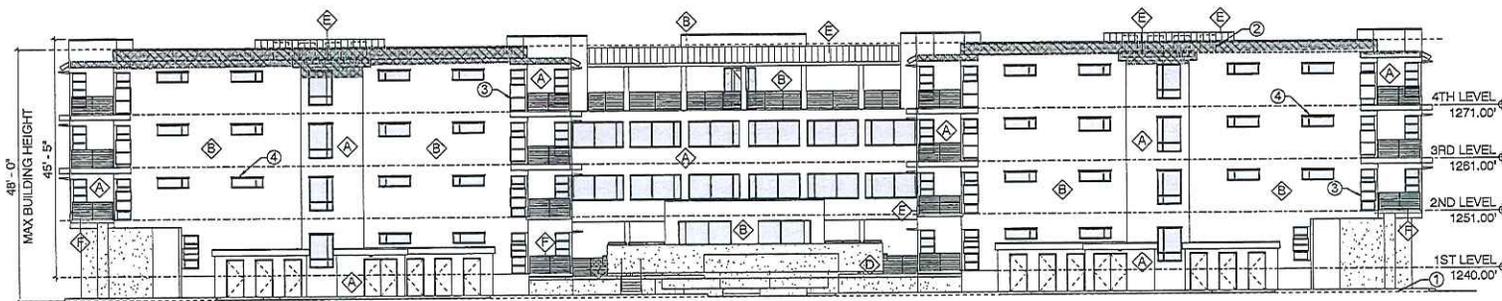
REVISIONS	
1	Initial City Comments

Phase: SD
 Drawn By: JLM
 Reviewed By: LDB
 SDI Project No: 348
 Date: 2018-08-03

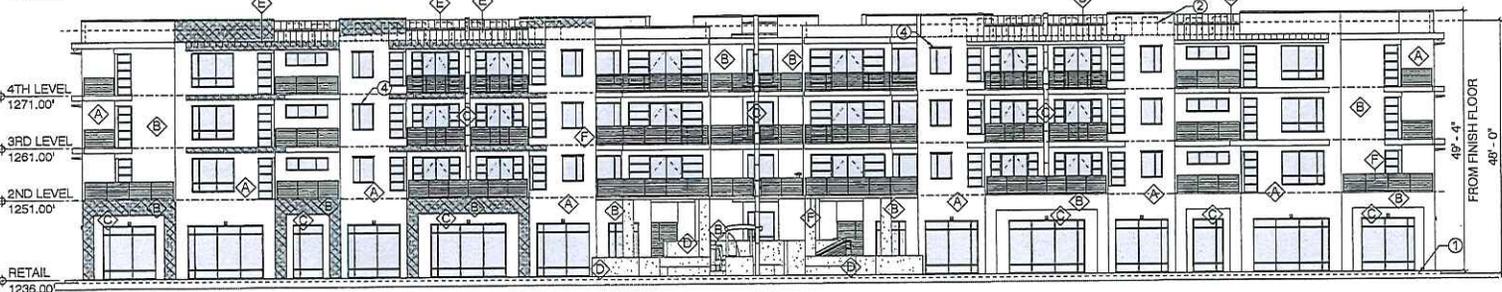
Check: **A5.1**
 BUILDING ENVELOPE
 EXHIBIT

6-ZN-2016
 8/9/16

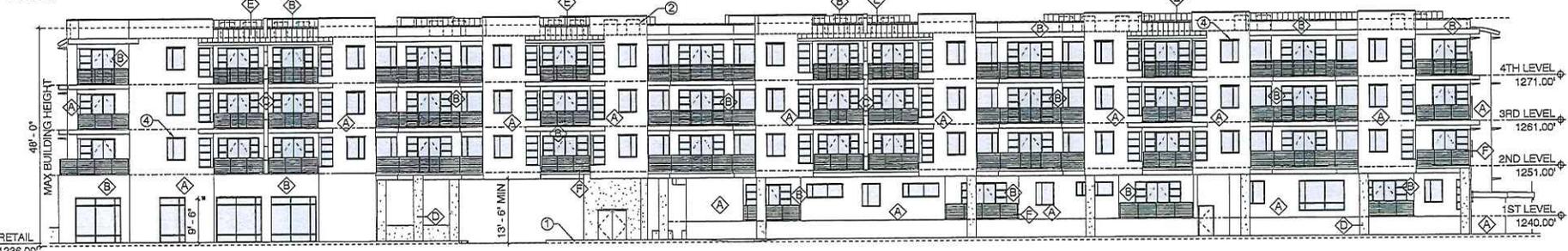
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 Project: 3000 N Scottsdale Rd, Phoenix, AZ 85018
 Client: The Scottsdale Collection
 Designer: J. Williams
 Checker: J. Williams
 Date: 8/9/16



4 West Elevation
332' - 14"



3 East Elevation
332' - 14"



North Elevation
332' - 14"



South Elevation
332' - 14"

- SHEET KEYED NOTES**
- 1 LINE OF ELEVATION 12" ABOVE AVERAGE TOP OF CURB.
 - 2 ROOF MOUNTED HVAC EQUIPMENT, TYP.
 - 3 PERFORATED METAL PRIVACY SCREEN, TYP.
 - 4 LOUVERED SUN SHADE, TYP.

ENCROACHMENT INTO BUILDING ENVELOPE

EAST ELEVATION - 633.65 S.F.
 WEST ELEVATION - 535.74 S.F.

EXTERIOR FINISH LEGEND

	DESC: PAINTED STUCCO MFR: SHERWIN WILLIAMS STYLE: FLAT COLOR: ROY-CROFT VELLUM
	DESC: PAINTED STUCCO MFR: SHERWIN WILLIAMS STYLE: FLAT COLOR: WEATHERED SHINGLE
	DESC: PAINTED FIBER CEMENT PANEL MFR: SHERWIN WILLIAMS STYLE: FLAT COLOR: ROY-CROFT COPPER RED W/ WEATHERED SHINGLE ACCENTS
	DESC: EXPOSED CONCRETE TEXTURE: SMOOTH COLOR: NATURAL
	DESC: METAL ROOFING MFR: MBCI STYLE: STANDING SEAM COLOR: RUSTIC RED
	DESC: PAINTED STUCCO MFR: SHERWIN WILLIAMS STYLE: FLAT COLOR: ROY-CROFT COPPER RED



MULTI-FAMILY / RETAIL DEVELOPMENT
 3000 N SCOTTSDALE RD



REVISIONS

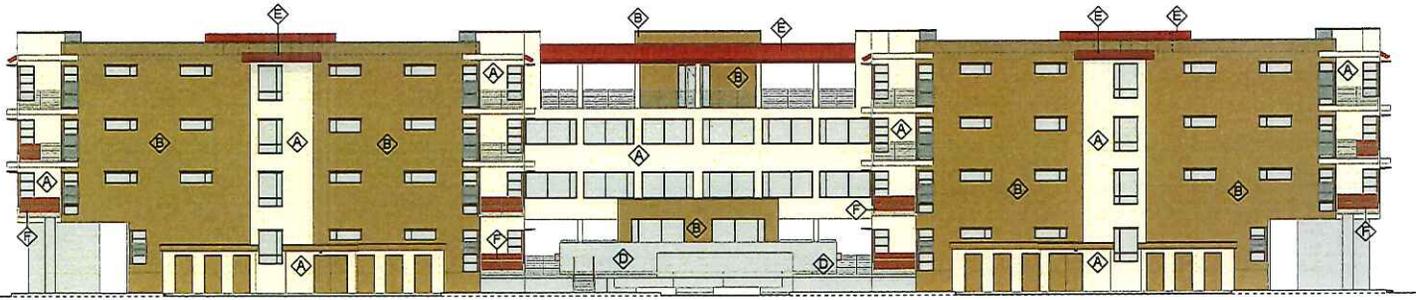
NO.	DESCRIPTION	DATE

Phase: SD
 Drawn By: JLM
 Revised By: LDD
 SDI Project No: 3499
 Date: 2016-08-09
 Sheet:

A3.1
EXTERIOR ELEVATIONS

6-ZN-2016
 8/9/16

Scale: 1/8" = 1'-0". 1/4" = 3'-0". 1/2" = 6'-0". This drawing is for informational purposes only and is not to be used for construction. All dimensions and materials are subject to change without notice. © 2016 SYNECTIC ARCHITECTURE. All rights reserved.



④ West Color Elevation
3/32" = 1'-0"



③ East Color Elevation
3/32" = 1'-0"



② North Color Elevation
3/32" = 1'-0"



① South Color Elevation
3/32" = 1'-0"

EXTERIOR FINISH LEGEND			
④	DESC	PAINTED STUCCO	
	MFR	SHERWIN WILLIAMS	
	STYLE	FLAT	
	COLOR	ROYCROFT VELLUM	
⑥	DESC	PAINTED STUCCO	
	MFR	SHERWIN WILLIAMS	
	STYLE	FLAT	
	COLOR	WEATHERED SHINGLE	
⑤	DESC	PAINTED FIBER CEMENT PANEL	
	MFR	SHERWIN WILLIAMS	
	STYLE	FLAT	
	COLOR	ROYCROFT COPPER RED/ WEATHERED SHINGLE ACCENTS	
⑦	DESC	EXPOSED CONCRETE	
	TEXTURE	SMOOTH	
	COLOR	NATURAL	
⑧	DESC	METAL ROOFING	
	MFR	MBCI	
	STYLE	STANDING SEAM	
	COLOR	RUSTIC RED	
⑨	DESC	PAINTED STUCCO	
	MFR	SHERWIN WILLIAMS	
	STYLE	FLAT	
	COLOR	ROYCROFT COPPER RED	



MULTI-FAMILY / RETAIL DEVELOPMENT
 2000 H SCOTTSDALE RD



REVISIONS	

Phase: SD
 Drawn By: JUM
 Reviewed By: LLD
 CDX Project No: 3409
 Date: 2016-06-03
 Sheet:

A3.2
COLOR ELEVATIONS

6-ZN-2016
 8/9/16

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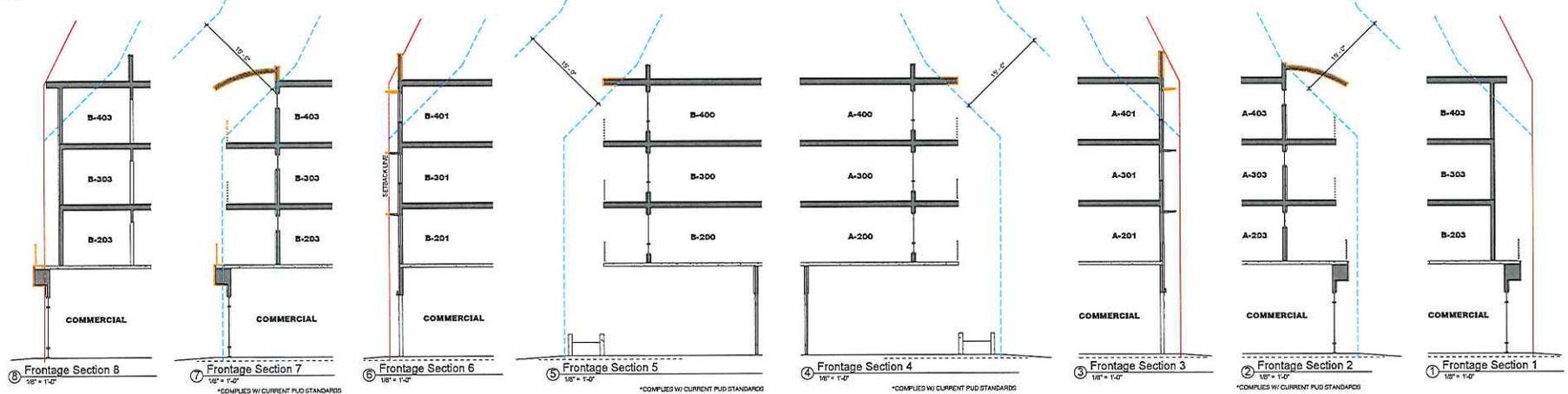
LEGEND

- 0'-2" IN FRONT OF SETBACK (821 SF)
- AT SETBACK (8,279 SF)
- 0'-12" BEHIND SETBACK (4,372 SF)
- 12'-30" BEHIND SETBACK (295 SF)
- 30' + BEHIND SETBACK (860 SF)

- DENOTES PUD BUILDING ENVELOPE STEPS/BACK PLANE
 - DENOTES PROPOSED AMENDED BUILDING ENVELOPE STEPS/BACK PLANE
 - ALLOWABLE ENCRoACHMENT BEYOND THE BUILDING ENVELOPE PER 6.6.006
 - 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 PATIOES, 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 SECTED ENCRoACHMENT PERMIT AND/OR AGREEMENT.



8 East Exhibit Elevation
 1/8" = 1'-0"



8 Frontage Section 8 1/8" = 1'-0"
 7 Frontage Section 7 1/8" = 1'-0" *COMPLIES W/ CURRENT PUD STANDARDS
 6 Frontage Section 6 1/8" = 1'-0"
 5 Frontage Section 5 1/8" = 1'-0" *COMPLIES W/ CURRENT PUD STANDARDS
 4 Frontage Section 4 1/8" = 1'-0" *COMPLIES W/ CURRENT PUD STANDARDS
 3 Frontage Section 3 1/8" = 1'-0"
 2 Frontage Section 2 1/8" = 1'-0" *COMPLIES W/ CURRENT PUD STANDARDS
 1 Frontage Section 1 1/8" = 1'-0"

MULTI-FAMILY / RETAIL DEVELOPMENT
 2000 N SCOTTSDALE RD



REVISIONS	

Phase: SD
 Drawn By: JLM
 Reviewed By: LCD
 SDI Project No: 3480
 Date: 2014-09-25
 Sheet

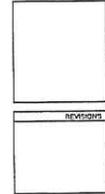
AP2.1
 ELEVATION EXHIBIT

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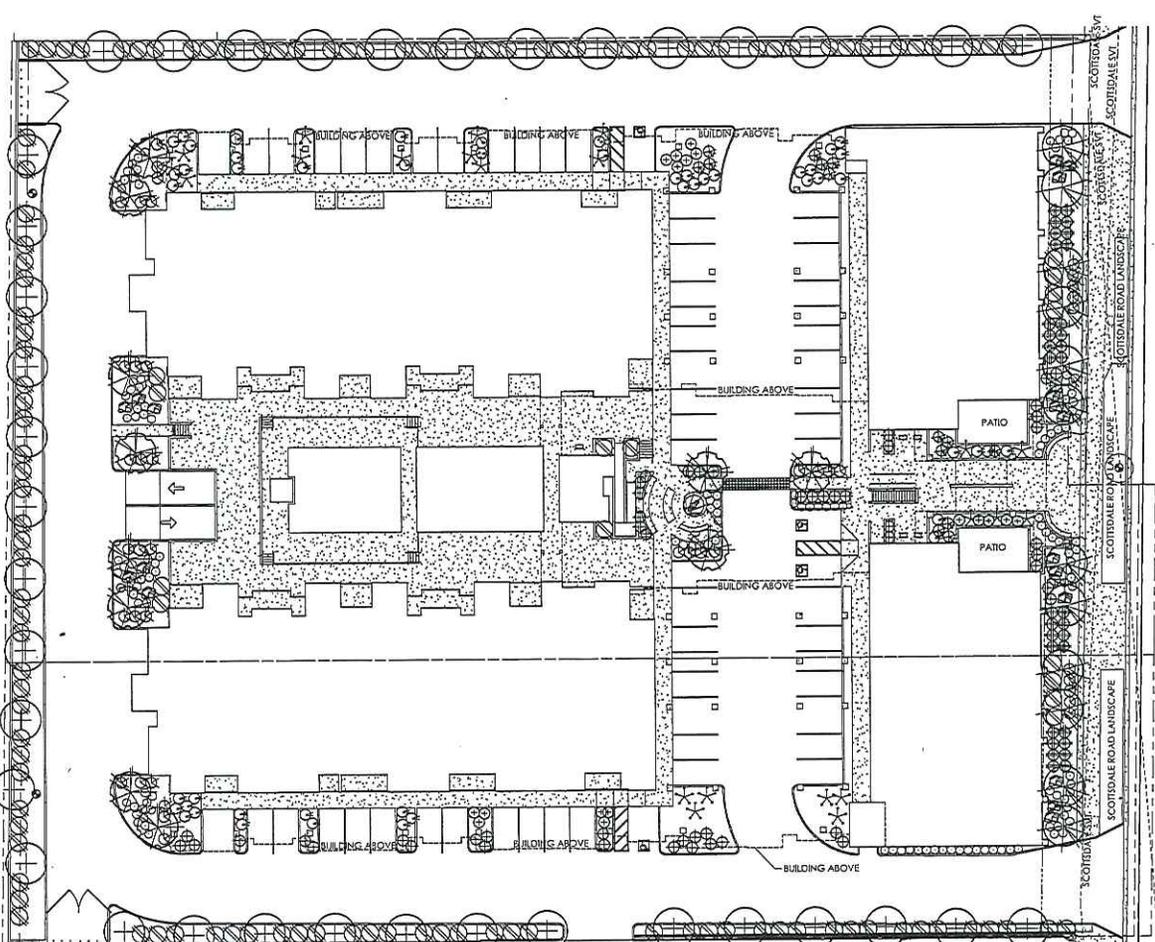


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602.948.2011

MULTI-FAMILY / RETAIL DEVELOPMENT
60211 SCOTTSDALE RD
SCOTTSDALE, ARIZONA 85257



PH: JC
Drawn By: Author
Reviewed By: Checker
SD Project No: 3409
Date: ####
Sheet: 1 of 1
La.01
XXXXX



N SCOTTSDALE RD

LANDSCAPE NOTES:

AN AUTOMATIC IRRIGATION SYSTEM WILL BE INSTALLED GUARANTEEING 100% COVERAGE TO ALL LANDSCAPE AREAS.

ALL LANDSCAPE AREAS WILL BE TOP-DRESSED WITH A 2" DEPTH OF DECOMPOSED GRANITE.

PROVIDE 8% SLOPE AWAY FROM WALK OR CURB FOR 5' ALONG ALL STREETS.

ALL RIGHT OF WAYS ADJACENT TO THIS PROPERTY SHALL BE LANDSCAPED AND MAINTAINED BY THE PROPERTY OWNER.

ANY EXISTING LANDSCAPE MATERIALS INCLUDING TREES DAMAGED OR DESTROYED AS A RESULT OF THIS CONSTRUCTION SHALL BE REPLACED, TO THE SATISFACTION OF CITY STAFF, WITH LIKE KIND AND SIZE PRIOR TO RECEIVING A CERTIFICATE OF OCCUPANCY.

AREAS WITHIN THE SIGHT DISTANCE TRIANGLES TO BE CLEAR OF LANDSCAPING, SIGNS, OR OTHER VISIBILITY OBSTRUCTIONS WITH A HEIGHT GREATER THAN 1'-0". TREES WITHIN THE SAFETY TRIANGLE SHALL HAVE A CANOPY THAT BEGINS AT 7 FEET IN HEIGHT UPON INSTALLATION. ALL HEIGHTS ARE MEASURED FROM NEAREST STREET LINE ELEVATION.

ALL RIGHT-OF-WAY ADJACENT TO THIS PROPERTY SHALL BE LANDSCAPED AND MAINTAINED BY THE PROPERTY OWNER.

ALL SLOPES ON SITE ARE 4:1 MAX
NO TURF AREAS ARE TO BE PROVIDED.

SEE ARCHITECTURAL SITE PLAN FOR SETBACK DIMENSIONS.

SEE ARCHITECTURAL FOR SITE LIGHTING LOCATIONS. SEE ELECT. DRAWINGS FOR ALL LIGHTING SPECIFICATIONS.

SEE ARCHITECTURAL FOR SITE WALL ELEVATIONS, COLORS AND SLOPE RATIOS.

SEE CIVIL DRAWINGS FOR ALL RETENTION AREAS, SECTIONS, AND SLOPE RATIOS.

SEE ARCHITECTURAL FOR BIKE RACK DETAILS.

ALL SIGNS REQUIRE SEPARATE APPROVALS & PERMITS.

SETBACK ALL SPRAY & STREAM TYPE IRRIGATION HEADS 1'-0" FROM BACK OF CURB OR SIDEWALK TO REDUCE OVER SPRAY.

A MINIMUM 50 PERCENTAGE (UNLESS OTHERWISE STIPULATED BY THE DEVELOPMENT REVIEW BOARD, AND/OR THE ZONING ORDINANCE REQUIREMENTS) OF THE PROVIDED TREES SHALL BE MATURE TREES, PURSUANT TO THE CITY OF SCOTTSDALE'S ZONING ORDINANCE ARTICLE X, SECTION 10.301, AS DEFINED IN THE CITY OF SCOTTSDALE'S ZONING ORDINANCE ARTICLE III, SECTION 3.100.

A SINGLE TRUNK TREE'S CALIPER SIZE, THAT IS TO BE EQUAL TO OR LESS THAN 4-INCHES, SHALL BE DETERMINED BY UTILIZING THE SMALLEST DIAMETER OF THE TRUNK 6-INCHES ABOVE FINISHED GRADE ADJACENT TO THE TRUNK.

A TREE CALIPER SIZE, FOR SINGLE TRUNK TREES WHICH HAVE A DIAMETER GREATER THAN 4-INCHES, SHALL BE DETERMINED BY UTILIZING THE SMALLEST DIAMETER OF THE TRUNK 12-INCHES ABOVE FINISHED GRADE ADJACENT TO THE TRUNK.

A MULTI TRUNK TREE'S CALIPER SIZE IS MEASURED AT 6-INCHES ABOVE THE LOCATION THAT THE TRUNK SPLITS ORIGINATES, OR 5-INCHES ABOVE FINISHED GRADE OF ALL TRUNKS ORIGINATE FROM THE SOIL.

RETENTION/DETENTION BASINS SHALL BE CONSTRUCTED SOLELY FROM THE APPROVED CIVIL PLANS. ANY ALTERATION OF THE APPROVED DESIGN (ADDITIONAL FILL, BOULDERS, ETC.) SHALL REQUIRE ADDITIONAL FINAL PLANS STAFF REVIEW AND APPROVAL.

NO LIGHTING IS APPROVED WITH THE SUBMITTAL.

THE LANDSCAPE SPECIFICATION SECTION(S) OF THESE PLANS HAVE NOT REVIEWED AND SHALL NOT BE A PART OF THE CITY OF SCOTTSDALE'S APPROVAL.

NEW LANDSCAPING, INCLUDING SALVAGED PLANT MATERIAL, AND LANDSCAPING INDICATED TO REMAIN, WHICH IS DESTROYED, DAMAGED, OR EXPIRES DURING CONSTRUCTION SHALL BE REPLACED WITH LIKE SIZE, KIND, AND QUALITY PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY / LETTER OF ACCEPTANCE TO THE SATISFACTION OF THE INSPECTION SERVICES STAFF.

LANDSCAPE LEGEND

- | | | | | | |
|--|---|--|--|--|--|
| | QUERCUS VIRGINIANA
LIVE OAK
24" BOX (MATCHING) (11) | | RUELLIA PENINSULARIS
BAJA RUELLIA
5 GALLON (42) | | 1/2" MINUS MADISON GOLD
DECOMPOSED GRANITE
2" DEPTH IN ALL LANDSCAPE AREAS |
| | ACACIA SALICINA
WILLOW ACACIA
24" BOX (38) | | HESPERALOE PARVIFLORA
RED YUCCA
5 GALLON (52) | | 3"x3"x3" SURFACE SELECT
GRANITE BOULDER
MINIMUM 200LBS EACH |
| | ULMUS PARVIFOLIA
CHINESE ELM
24" BOX (MATCHING) (12) | | DASYLIRION WHEELERI
DESERT SPOON
5 GALLON (32) | | LANTANA MONTEVIDENSIS
'GOLD MOUND'
1 GALLON (134) |
| | TECOMA 'ORANGE JUBILEE'
ORANGE JUBILEE
5 GALLON (127) | | STRELITZIA REGINAE
TROPICAL BIRD OF PARADISE
5 GALLON (17) | | TRACHELOSPERMUM ASIATICUM
ASIATIC JASMINE
5 GALLON |

SHADE TOLERANT PLANT MATERIAL:

- | | | | |
|--|---|--|---|
| | CYCUS REVOLUTA
SAGO PALM
15 GALLON (14) | | PHOENIX ROEBELENI
FRISKY DATE PALM
15 GALLON (22) |
|--|---|--|---|

PROJECT DATA
PROJECT ZONING: PLANNED UNIT DEVELOPMENT (PUD)
NET LOT AREA: 123,823 S.F. (2.843 ACRES)
COMMON OPEN SPACE
REQUIRED: 123,823 X 0.10 = 12,382.3 S.F.
PROVIDED: 15,988.9 S.F.
PARKING LOT LANDSCAPING
REQUIRED: 43,746.01 S.F. X 0.15 = 6,561.90 S.F.
PROVIDED: 11,284.66 S.F.

LANDSCAPE PLAN
APPROVED
CITY OF SCOTTSDALE

CASE NUMBER: APPROVED DATE: _____
CONSTRUCTION AND INSTALLATION SHALL BE IN ACCORDANCE WITH THIS PLAN AND ANY AND ALL DEVIATIONS WILL REQUIRE REAPPROVAL. LANDSCAPE INSTALLATION TO BE APPROVED BY CITY OF SCOTTSDALE INSPECTION SERVICES BEFORE CERT. OF OCCUPANCY IS ISSUED.



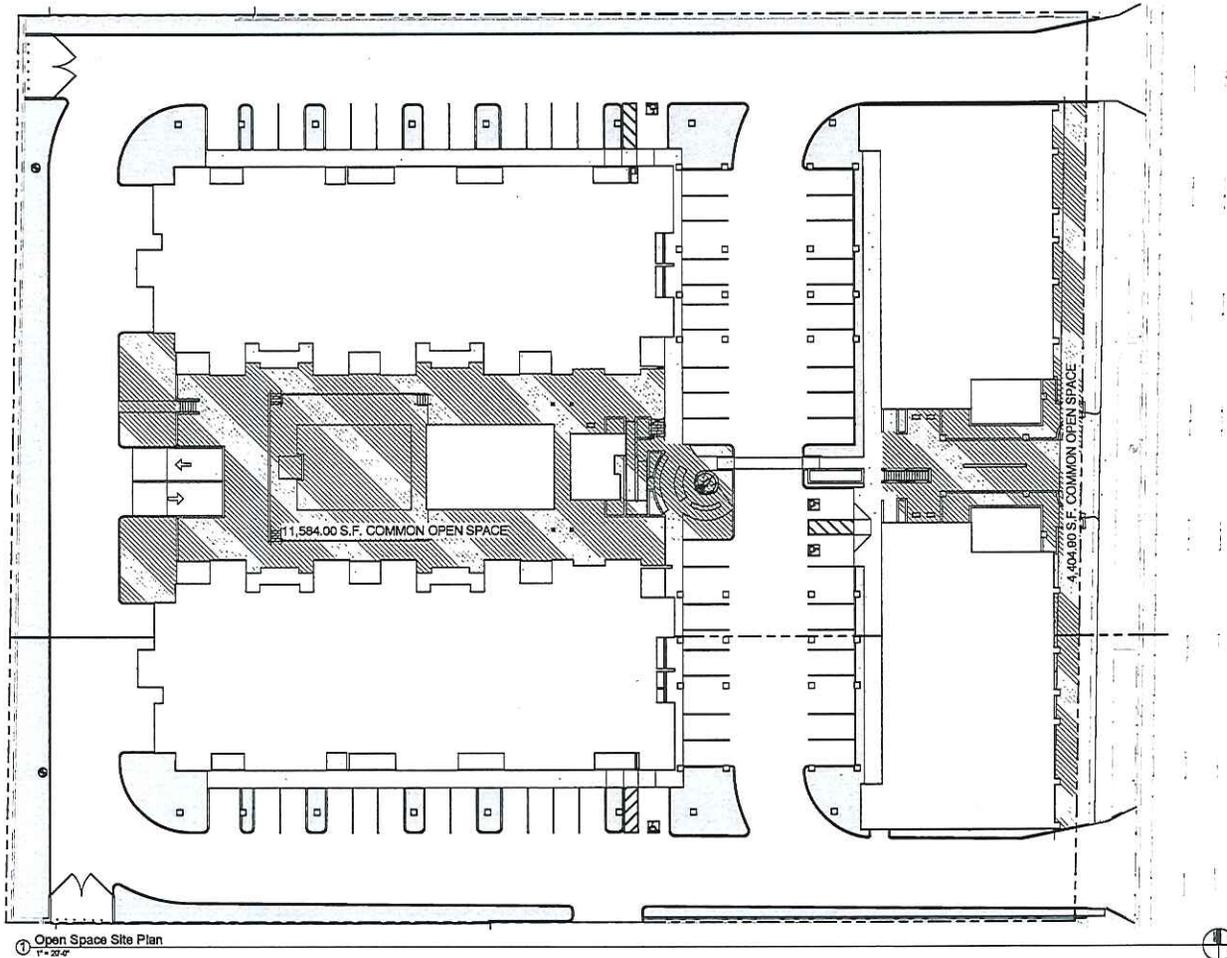
T.J. McQUEEN & ASSOCIATES, INC.
LANDSCAPE ARCHITECTURE
URBAN DESIGN
SITE PLANNING
8433 East Cholla St., Suite 101
Scottsdale, Arizona 85260
P. (602) 265-4300 F. (602) 265-6919
EMAIL: timcqueen@tjma.net



Case No: 00 - DR - 2016

6-ZN-2016
07/01/16

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① Open Space Site Plan
1" = 20'

PROJECT DATA	
PROJECT ZONING:	PLANNED UNIT DEVELOPMENT (PUD)
NET LOT AREA:	123,823 S.F. (2.843 ACRES)
COMMON OPEN SPACE	
REQUIRED:	123,823 X 0.10 = 12,382.3 S.F.
PROVIDED:	15,988.9 S.F.
PARKING LOT LANDSCAPING	
REQUIRED:	43,746.01 S.F. X 0.15 = 6,561.90 S.F.
PROVIDED:	11,294.66 S.F.

DENOTES COMMON OPEN SPACE
15,988.9 S.F.

DENOTES PARKING LOT LANDSCAPING
8,782.20 S.F.



1115 Village Lakeshore
 Drive, Suite 104, Tempe,
 AZ 85281
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 480.948.9211

MULTI-FAMILY / RETAIL DEVELOPMENT
 2001 N SCOTTSDALE RD



REVISIONS	

Phase: GO
 Drawn By: JLM
 Reviewed By: LDG
 SDI Project No: 3460
 Date: 2016-09-29

OS1.0
 OPEN SPACE PLAN



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Project: 2016-09-20
Drawing: 07/01/16



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MULTI-FAMILY / RETAIL DEVELOPMENT
2000 N. SCOTTSDALE RD



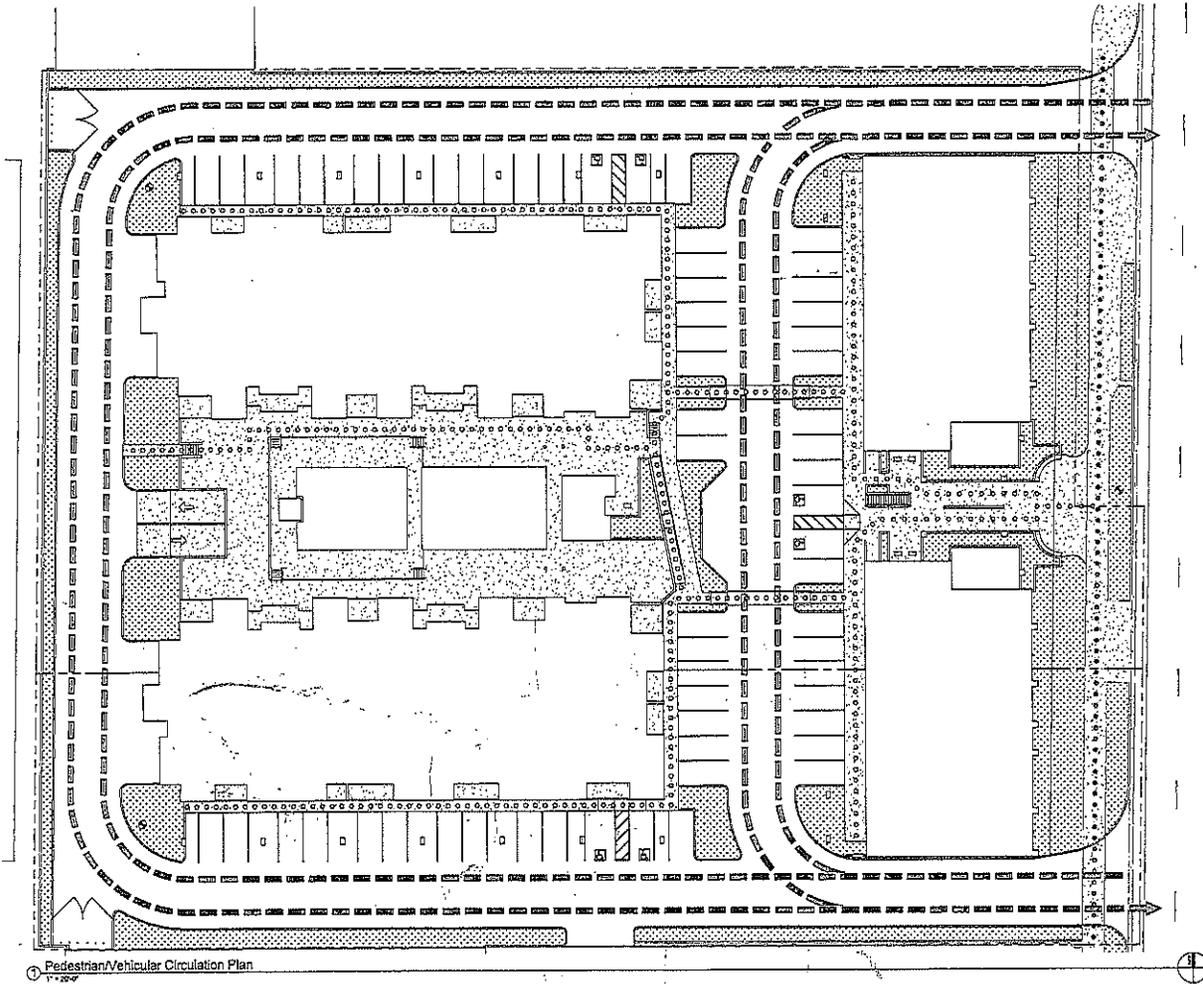
REVISIONS

Phase: SD
Drawn By: JLM
Reviewed By: LDB
SII Project No: 3400
Date: 2016-09-20

Drawn:
AP1.0
PERSPECTIVES

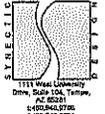
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1 Pedestrian/Vehicular Circulation Plan

- CIRCULATION LEGEND**
- > DENOTES VEHICULAR CIRCULATION
 - - - - - DENOTES PUBLIC PEDESTRIAN CIRCULATION
 - DENOTES PRIVATE PEDESTRIAN CIRCULATION



MULTI-FAMILY / RETAIL DEVELOPMENT
 2049 N SCOTTSDALE RD



REVISIONS

Phase: 00
 Drawn By: JAM
 Revised By: LDB
 ODI Project No: 2460
 Date: 03/07/16

SC1.0
 SITE CIRCULATION PLAN



6-ZN-2016
 03/07/16