

CROSSROADS EAST DEVELOPMENT PLAN

Case # 346-PA-02

Crossroads East is proposed to be a mixed-use development containing commercial, retail, office, and hotel uses with residential use throughout the development. In accordance with Section 5.2103 of the Scottsdale Zoning Ordinance, following is the development plan for Crossroads East:

I. Requirements

The rezoning application submittal package contains the following documentation in compliance with Section 5.2103A of the Zoning Ordinance.

A. Maps and graphics depicting the following:

- A topographic map depicting the existing topography of Crossroads East;
- A drainage report indicating the build out drainage condition for Crossroads East;
- A master plan for utilities will be submitted for staff approval prior to development of Crossroads East. The generalized requirements for the utility master plans are set forth in the development agreement for Crossroads East;
- Prior to development of Crossroads East a grading plan will be submitted to the City for approval;
- The proposed and allowed uses of Crossroads East are set forth in the Character Areas Map and the Land Use Budget are included with this rezoning request;
- A master circulation plan will be submitted for staff approval prior to development of Crossroads East. The master circulation plan will identify the approximate location of all public streets within the development;
- A proposed open space plan is included with the rezoning request. The location of parks, playgrounds, trails and any other recreational facilities will be finalized at the time of site plan approval by the Development Review Board; and
- The approximate location and configuration of different types of dwelling units together with the densities will be established at the time of site plan approval by the Development Review Board. Included with the rezoning request materials are a Character Areas Map and a Land Use Budget that identify the areas of the development in

which residential uses are allowed.

B. A Development Program including the following:

- A legal description for Crossroads East is included with the rezoning submittal;
- Land will be dedicated for rights-of-way for streets and a ten (10) acre (net) site will be dedicated to Paradise Valley Unified School District for a school. A portion of the development will be set aside for parks, scenic corridors and landscaping which will be a benefit to the development and surrounding communities;
- Crossroads East is proposed to be developed in phases;
- The Planning Unit Plan included with the rezoning request delineates four (4) planning units that shall be planned for development at different stages of development; and
- Prior to submittal of the master plans for each planning unit, the boundaries of the planning units will be determined.

C. Proposed Restrictive Covenants. The developer(s) of Crossroads East may create a set of governance documents for the overall development that will be recorded and will bind all present and future owners within Crossroads East.

D. Residential Development Standards. The developer(s) of Crossroads East may create a set of residential development standards for development within individual Planning Units in addition to the amended development standards included with this rezoning request.

E. Commercial Development Standards. The developer(s) of Crossroads East may create a set of commercial development standards for development within the commercial areas of Crossroads East.

II. Findings Required

A finding can be made that the proposed amendment to the Crossroads East Planned Community District:

- Is in substantial harmony with the General Plan of the City of Scottsdale, and can be coordinated with existing and planned development of surrounding areas.
- That the streets and thoroughfares proposed are suitable and adequate to serve the proposed uses and the anticipated traffic

which will be generated thereby.

- That the facts submitted with the application and presented at the hearing establish beyond reasonable doubt that Crossroads East will constitute a residential environment of sustained desirability and stability; that it will be in harmony with the character of the surrounding area; and that the sites proposed for public facilities, such as a school, playgrounds and parks, are adequate to serve the anticipated population.