

# DEVELOPMENT REVIEW BOARD REPORT



MEETING DATE November 2, 2006

ITEM NO \_\_\_\_\_

**CASE NUMBER/  
PROJECT NAME**

2-MP-2006  
Silverstone@ Pinnacle Peak MEDCP)

**LOCATION**

23023 North Scottsdale Road

**REQUEST**

Approval of the Master Environmental Design Concept Plan (MEDCP) for the Silverstone multi-use development

**OWNER**

RHVT LLC  
602-230-1051

**ENGINEER**

Wood Patel & Associates  
Inc  
602-335-8500

**ARCHITECT/  
DESIGNER**

H & S International  
480-585-6898

**APPLICANT/  
COORDINATOR**

Larry Heiny  
H & S International  
480-585-6898

**BACKGROUND**

**Zoning.**

This property is zoned as a Planned Community (PC) district with portions designated as comparable districts including Multi-Family (R-5), Central Business District (C-2) and Commercial Office (C-O). This project established a master planned concept for a mixed-use neighborhood. This zoning was approved in January of 2006. Previously the site was zoned as Western Theme Park (W-P) and was the Rawhide western town theme park.

**Context.**

The site is located between Scottsdale and Miller Roads and Pinnacle Peak and Williams Roads, covering approximately 160 gross acres.

**Adjacent Uses**

- North Retail and office uses in the Los Portones development zoned C-2 ESL and C-O ESL
- South Retail, service and distribution uses as well as a post office zoned PCD
- East Retail, office (under construction) and patio home uses zoned C-1 ESL, C-O ESL and R-4 ESL
- West Vacant State Land located in the City of Phoenix and zoned for commercial uses

**APPLICANT'S  
PROPOSAL**

**Applicant's Request.**

The request is for the approval of a Master Environmental Design Concept Plan that will serve as a design guideline for the future development of the public and common spaces and uses and to a degree for the individual developments within Silverstone. The main components of this plan include open spaces,

landscaping, trails and paths, architectural guidelines and lighting.

This plan has been guided by the fact that this site is located on the northern perimeter of the area that is not in the ESL overlay and therefore includes elements that achieve transitions into the adjacent ESLO areas to the north and east.

There are a number of major open spaces that will be provided with this development: the scenic corridor along Scottsdale Road, landscape buffers on the other three perimeters, the Rawhide Wash corridor through the northwest quadrant of the site, an internal 'park' and other landscape features serving as recreational areas, pedestrian corridors and buffers between uses. These open spaces provide an overall setting for the public around the edges of the development as well as provided a hierarchy of more internal and private open spaces running throughout the interior of the development.

In addition, major gateway elements will be created at the three main entrance points into the development and there will be a major internal feature provided at the traffic circle located in the middle of the project.

The landscaping themes will establish a series of experiences from primarily natural around the perimeter and in the Rawhide Wash to lush landscaping in the most internal and private open spaces associated with the residential uses. As the landscaping becomes more internal to the site the inclusion of non-native plants will increase. Along with these transitions, the design approach will transition from organic and free-form around the perimeter to formal and structured inside the development. Areas with intimate pedestrian access will have plant materials and designs that are more colorful, less prickly and supportive of the function of the open space.

The development will provide both unpaved trails and paved pathways. These will connect along the perimeter with the established and planned pattern of trails and paths that are designated on the city's plans. Within the development these will connect the various uses and neighborhoods and tie them into the major open space features. These will also provide connectivity to the future public library facility to be located in the center of the development.

The architectural guidelines and concepts included will establish a southwestern character with strong Mediterranean and/or contemporary elements. The designated colors and materials reflect the traditions and character established in Scottsdale, particularly in the local neighborhood setting. The images included provide strong residential orientation in scale, building form and detailing. This should lead to buildings with varied forms, roof lines and elevations.

As with the landscaping elements, outdoor lighting will establish a transition from a well lit pedestrian orientation on the west and south to the low lighting levels on the north and east of the existing neighborhoods in the vicinity.

**Development Information:**

- Existing Use: Vacant land (demolition has been done)
- Proposed Use: Mixed use including residential, retail,

- Parcel Size: office, public and open spaces  
160 gross acres
- Building Size: NA
- Building Height Allowed: Various portions have allowable heights of  
24 feet, 36 feet and 45 feet
- Building Height Proposed: Per the allowed heights
- Parking Required: NA
- Parking Provided: NA
- Open Space Required: Per the approved development plan
- Open Space Provided: As shown on the approved development  
plan
- FAR/Number of Units: 305,000 square feet of non-residential and  
976 residential units

**DISCUSSION**

The proposed MEDCP provides a substantial guideline that will help to tie the design of this master planned development into an overall and unified character. The concepts embody elements that are appropriate to the setting of this development and include transitions that relate to both the context and the internal functions of the development.

In the near future planning staff is expecting the first submittals for the senior living facility at the southeast corner of the site as well as the main residential area in the northeast quadrant of the site. In addition, the city will soon begin the design process for the library facility.

Given the somewhat eclectic character of the adjacent uses, this development will help to establish a strong and unifying presence at this important location.

**OTHER BOARDS AND  
COMMISSIONS**

Planning Commission (11-30-2005), City Council (1-10-2006)  
Associated Cases: 15-ZN-2005, 13-UP-2005

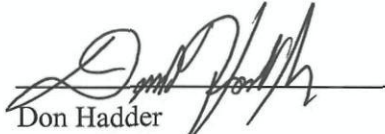
**STAFF  
RECOMMENDATION**

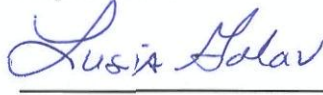
Staff recommends approval.

**STAFF CONTACT(S)**

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**APPROVED BY**

  
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Report Author

  
Lusia Galav, AICP  
Director, Current Planning  
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**ATTACHMENTS**

1. Applicant's Narrative
2. Context Aerial
3. Zoning Map
4. Land Use Master Plan
5. Conceptual Main Entry/Main Drive Landscape Plans
6. Residential/Retail/Office Character Sketches
7. Circulation Master Plan
8. Pedestrian Circulation Master Plan

Enclosure:  
Applicant's Silverstone MEDCP Binder



**C. PROJECT DESCRIPTION**

Silverstone at Pinnacle Peak is comprised of Residential, Commercial and Municipal uses blending employment, office, retail and multi-generational uses. The project is based upon a live-work-play environment that encourages pedestrian activities and interaction in a high quality of life setting.

The residential uses are primarily located in the eastern half of the property, with the commercial uses located in the northwest corner, which is planned as a neighborhood retail center, and in the southwestern corner of the property primarily Office uses.

A significant planning constraint on the property is the Rawhide Wash. This wash is a major regional drainage feature for this part of north Scottsdale. 100 year storm event flows have been calculated to be approximately 10,900 CFS. The existing wash currently flows across Pinnacle Peak Road, traversing the property diagonally until it flows across Scottsdale Road at multiple locations. During rainfall events, both Pinnacle Peak and Scottsdale Roads are inundated with stormwater, resulting in unsafe conditions. The entire property is located within a Federal Emergency Management Administration (FEMA) designated flood plain. The floodplain is further defined as a Zone AO with one (1) foot average flood depth.

As the property is developed, the Rawhide Wash will be channelized from the point where it enters the property by crossing under Pinnacle Peak Road at a bridge structure, traversing the property diagonally, and ultimately exiting near the mid point of Scottsdale Road, crossing under at another bridge.

The Rawhide Wash improvements, like the rest of the development of the property, will be in two phases. Phase one will be a bridged crossing serving Pinnacle Peak Road. Phase Two of the Rawhide Wash construction will coincide with the City of Scottsdale's construction of Scottsdale Road.

The drainage ditch which runs along the south side of Pinnacle Peak Road and a flow channel through a portion of the project are designated as Waters of the United States and are subject to the US Army Corps of Engineers. Application has been submitted to the Corp for "Unavoidable Impacts" on the washes.

Onsite development will occur in two major phases. As noted previously, the residential uses will be developed in Phase 1 and the Commercial parcels will be developed in Phase 2. There may also be some inter-parcel phasing.

**2-MP-2006****10/03/2006**



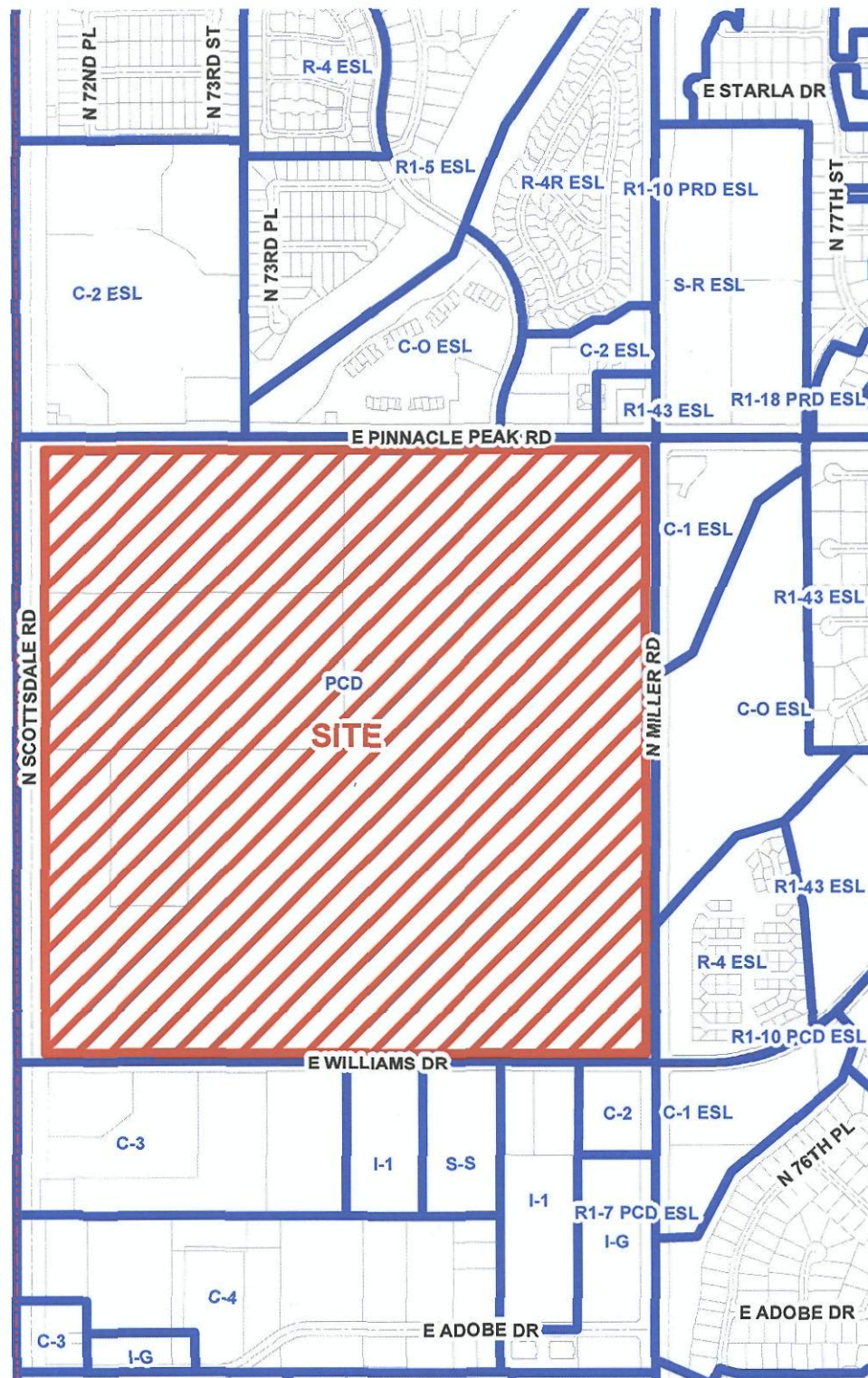


Silverstone at Pinnacle Peak

2-MP-2006

ATTACHMENT #2



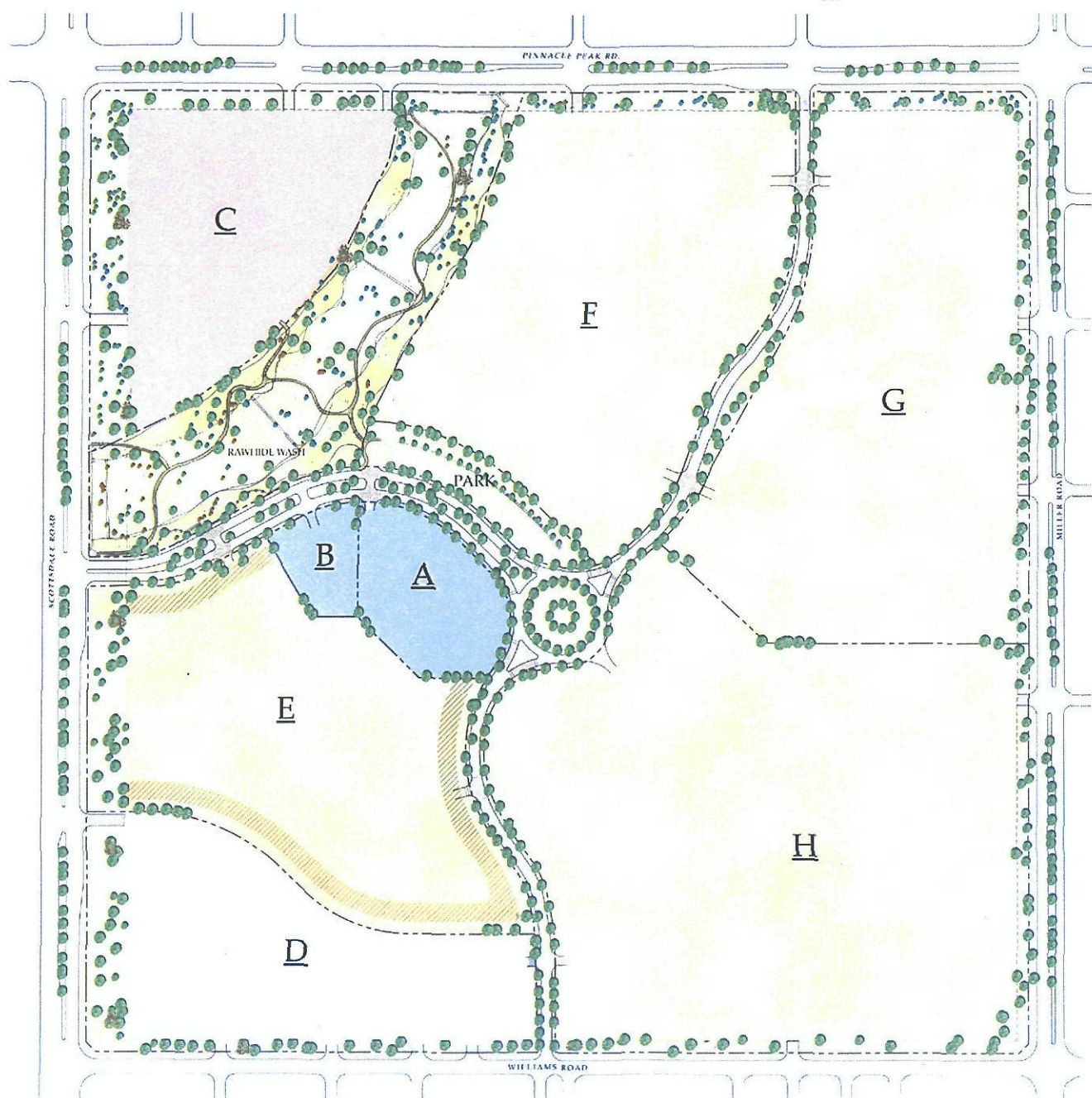


2-MP-2006

ATTACHMENT #3







# SILVERSTONE AT PINNACLE PEAK

## MASTER ENVIRONMENTAL DESIGN CONCEPT PLAN

CASE: 15-ZN-2005  
274-PA-2006

### LEGEND

- MUNICIPAL
- COMMERCIAL/RETAIL
- COMMERCIAL/OFFICE
- RESIDENTIAL
- RESIDENTIAL LIVE/WORK
- OPEN SPACE

NOTE: ALL BOUNDARIES AND AREAS SHOWN ARE CONSULTANT AND APPROXIMATE ONLY



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**LAND USE MASTER PLAN**

**2-MP-2006**  
**10/03/2006**

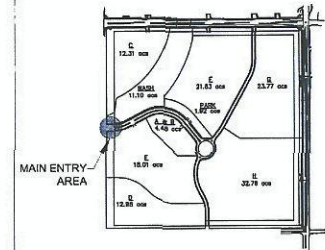




# SILVERSTONE AT PINNACLE PEAK

## MASTER ENVIRONMENTAL DESIGN CONCEPT PLAN

CASE: 15-ZN-2005  
274-PA-2006



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**CONCEPTUAL MAIN ENTRY PLANTING (FUTURE)**

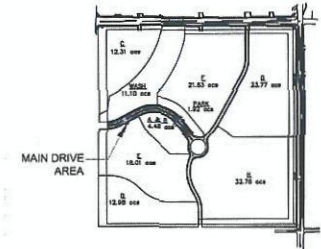
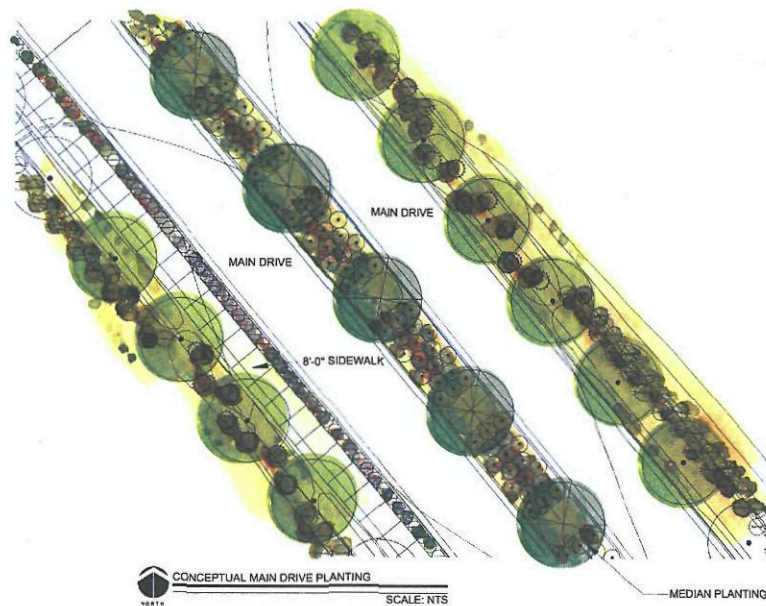
ATTACHMENT #5

2-MP-2006  
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# SILVERSTONE AT PINNACLE PEAK

## MASTER ENVIRONMENTAL DESIGN CONCEPT PLAN

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274-PA-2006



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**CONCEPTUAL MAIN DRIVE  
PLANTING**

2-MP-2006  
10/03/2006





# SILVERSTONE AT PINNACLE PEAK

## MASTER ENVIRONMENTAL DESIGN CONCEPT PLAN

CASE: 15-ZN-2005  
274-PA-2006



VIEW ALONG STREET



### PEDESTRIAN SHADE STRUCTURES

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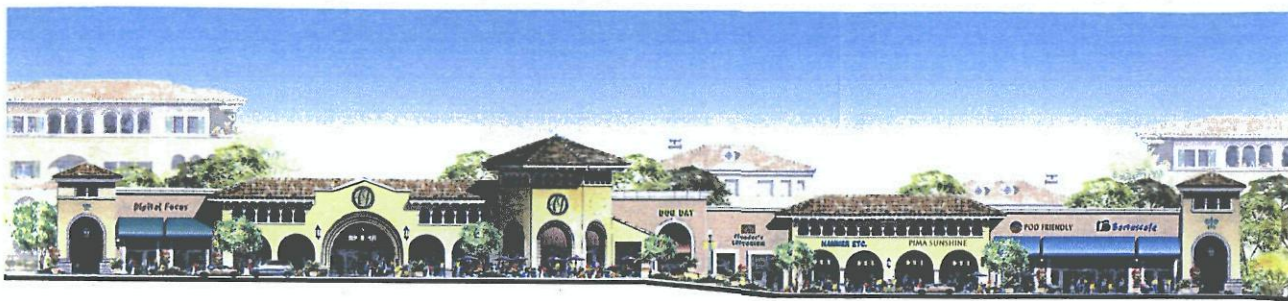
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### RESIDENTIAL CHARACTER SKETCH

2-MP-2006  
10/03/2006

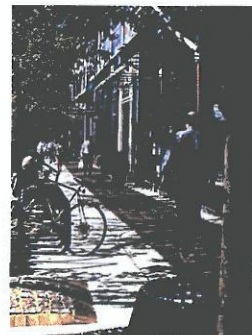
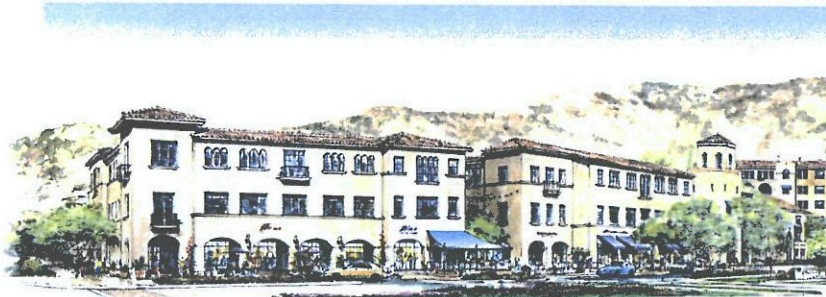




# SILVERSTONE AT PINNACLE PEAK

## MASTER ENVIRONMENTAL DESIGN CONCEPT PLAN

CASE: 15-ZN-2005  
274-PA-2006



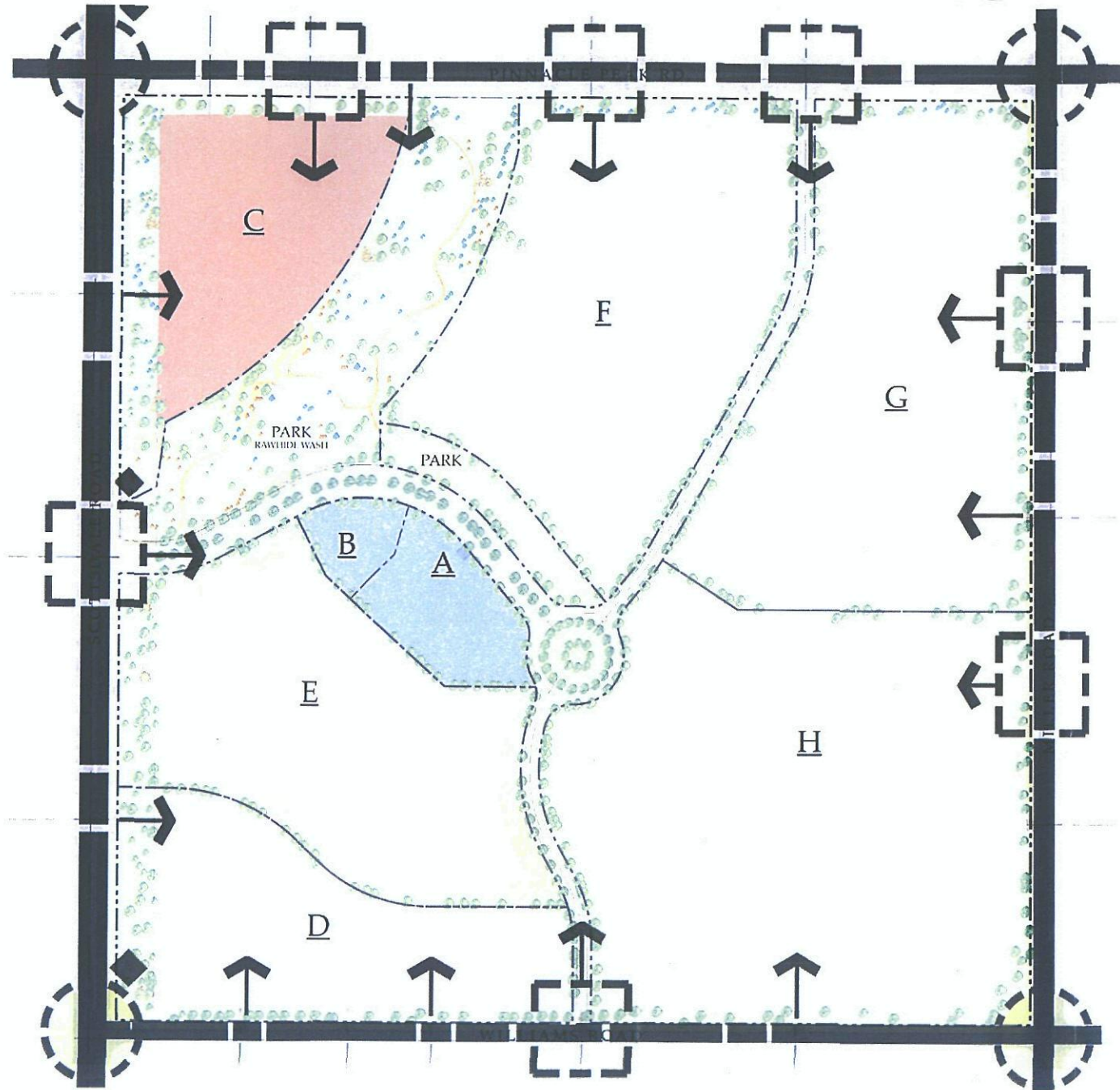
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RETAIL AND OFFICE  
CHARACTER SKETCH

2-MP-2006  
10/03/2006





# SILVERSTONE AT PINNACLE PEAK

## MASTER ENVIRONMENTAL DESIGN CONCEPT PLAN

CASE: 15-ZN-2005  
274-PA-2006

### LEGEND

- "FULL MEDIAN OPENING" INTERSECTION
- RIGHT IN/RIGHT OUT DRIVEWAY
- FUTURE TRANSIT FACILITY
- EXISTING TRAFFIC SIGNAL
- FUTURE SIGNALIZED INTERSECTION

NOTE: ALL BOUNDARIES AND ACREAGES SHOWN ARE CONCEPTUAL AND APPROXIMATE ONLY.

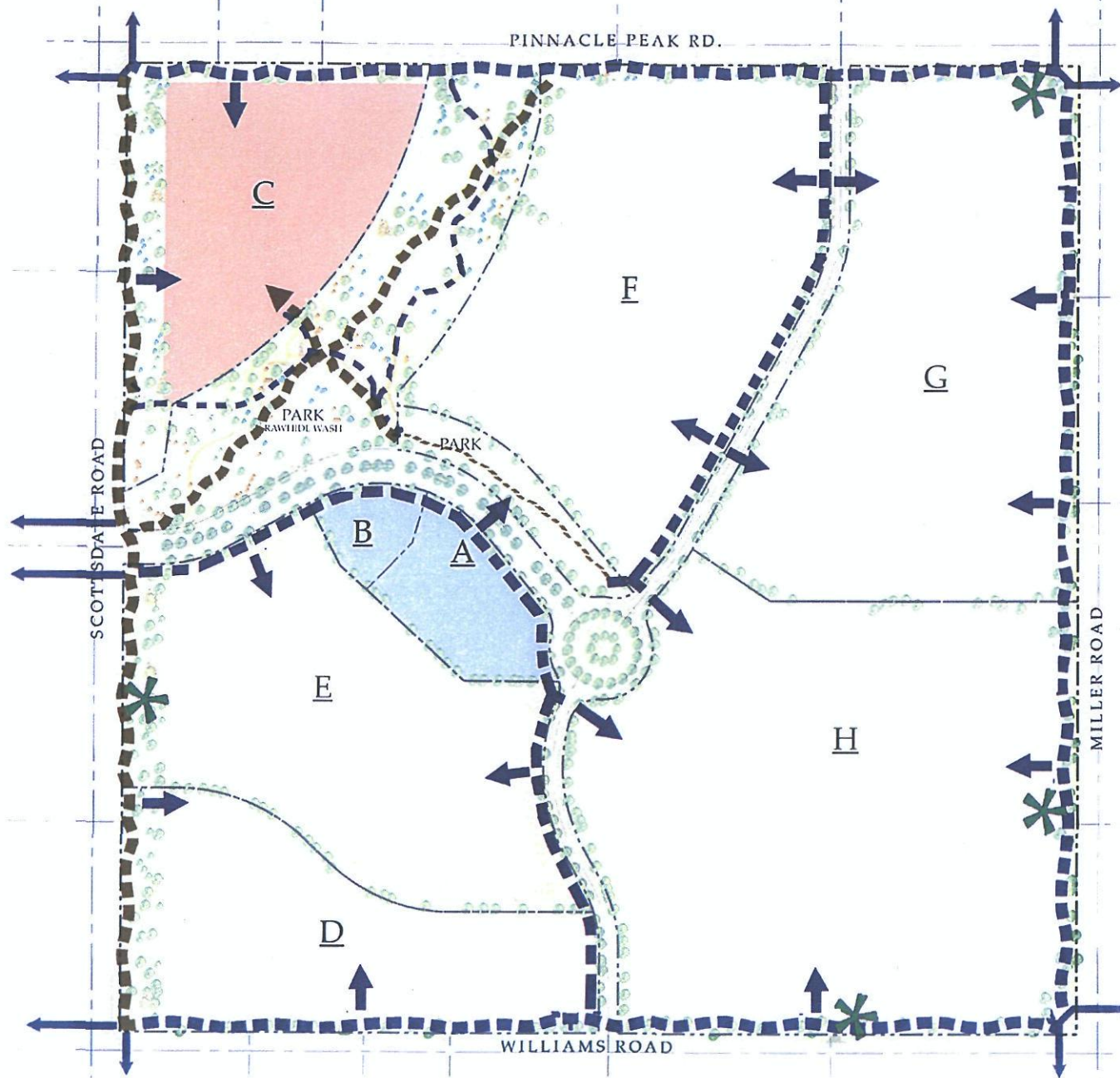


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## CIRCULATION MASTER PLAN

2-MP-2006  
10/03/2006



2-MP-2006  
10/03/2006

# SILVERSTONE AT PINNACLE PEAK

## MASTER ENVIRONMENTAL DESIGN CONCEPT PLAN

CASE: 15-ZN-2005  
274-PA-2006

### LEGEND

-  PEDESTRIAN SHADE STRUCTURE
-  MULTI USE TRAIL
-  SIDEWALK
-  TRAIL AND BIKE PATH
-  INDICATES POTENTIAL CONNECTION TO PARCEL'S INTERNAL PEDESTRIAN CIRCULATION

NOTE: ALL BOUNDARIES AND ACHTAGE SURROWS ARE CONCEPTUAL AND APPROXIMATE ONLY



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PEDESTRIAN CIRCULATION  
MASTER PLAN