

## Case Research

# Artesia

## PRE-APPLICATION NARRATIVE



Northeast of the Northeast Corner of Indian Bend and Scottsdale Road  
Scottsdale, Arizona

Artesia Development Partners LLC  
Joint Venture between iStar Financial and Meritage Homes  
8800 E. Raintree Drive, Suite 300  
Scottsdale, AZ 85260  
Contact: Troy Hill

Date: July 13, 2016

# Project Team

## Developer

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## Architect – Townhome

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## Civil Engineer

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## Landscape Architect

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## ARTESIA

This pre-application request is focused on PA1 and PA3. The partnership intends to wait to see the market demand of PA1 and PA3 before moving forward with PA2.

### Changes to PA1 from original design:

- Unit count decrease from 268 to 238 units
- Square footage increase from 916 – 2215 to 1400 – 3900
- Elimination of all single bedroom units
- Addition of Townhome floor plan internal to buildings
- Combination of the social and fitness clubhouses into one community facility
- Additional surface parking provided
- Pool modifications
- Intent is to build Buildings 1, 2 and the clubhouse in one phase. Buildings 3 and 4 will be in a 2<sup>nd</sup> phase
- Intent to expand underground structure to provide storage lockers
- Landscaping rework of existing main entrance

### Changes to PA3 from original design:

- Unit count was originally approved for 53 units. In 2015, the amended development plan increased the unit count to 105. Our current plan is to build 51 Townhome Units
- Square footage range of 1700 – 2500.
- Modification of entrance off Scottsdale Road to the south providing more direct access to parking structure
- Addition of Building 5









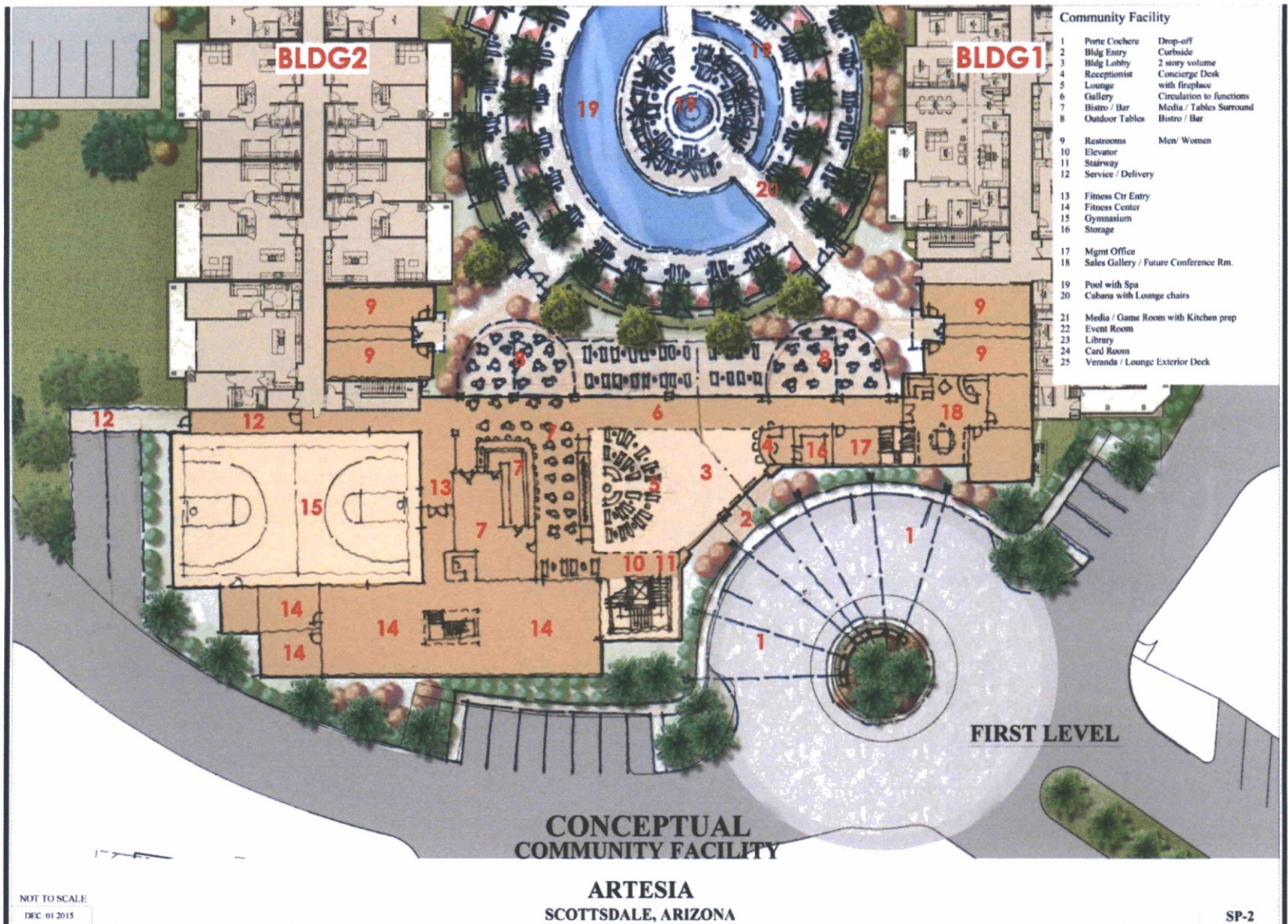


**CONCEPTUAL  
SITE DEVELOPMENT  
ARTESIA  
SCOTTSDALE, ARIZONA**

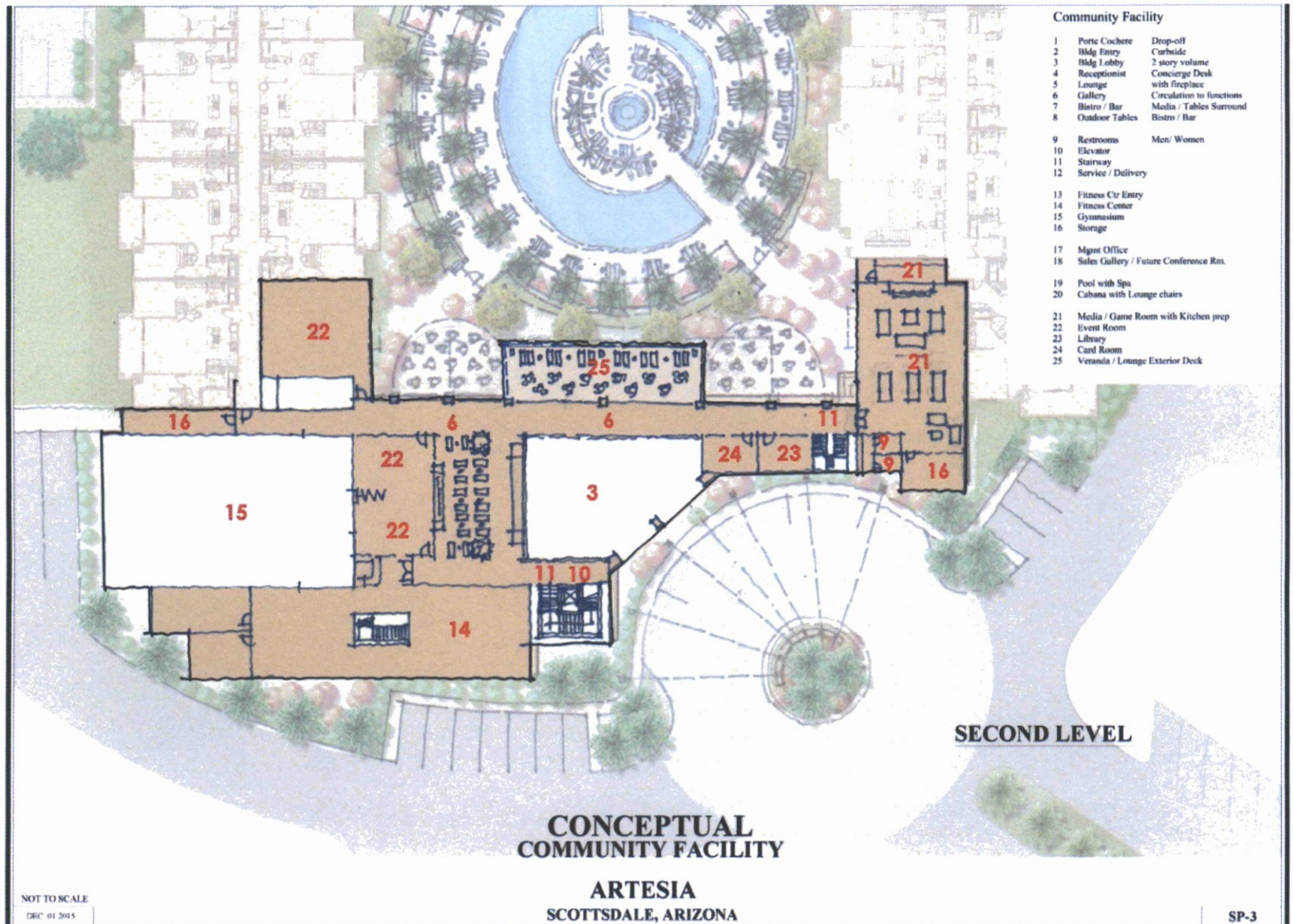
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SP-1

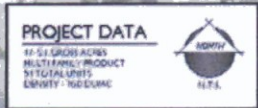












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Pre-Application Number: **589-PA-2016**

Project Name: **Artesia**

Location: **7289 N SCOTTSDALE RD**

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