



Marked Agendas

Approved Minutes

Approved Reports

The May 21, 2019

**City Council Meeting Agenda
and Minutes can be found at**

<https://www.scottsdaleaz.gov/council/meeting-information/agendas-minutes>

PLANNING COMMISSION REPORT



Meeting Date: March 27, 2019
General Plan Element: *Land Use*
General Plan Goal: *Create a sense of community through land uses*

ACTION

Alexan Scottsdale
21-ZN-2018
17-AB-2018

Request to consider the following:

1. A recommendation to City Council regarding a request by owner for a zoning district map amendment from Highway Commercial (C-3) zoning and Single-family Residential (R1-7) zoning to Planned Unit Development (PUD) zoning, including approval of a Development Plan with amended development standards, for the purpose of constructing a mixed-use development with 282 residential units and 10,800 square feet of non-residential space on a 8.26 +/- acre site located at 7242 E. Palm Lane and 1939 - 2007 N. Scottsdale Road.
2. A recommendation to City Council regarding a request by owner for abandonment of a 12,047 square foot portion of a 20-foot-wide alleyway located adjacent to 7242 E. Palm Lane and 1939, 2001, 2003, 2007, 2009, 2011, 2013, 2015, 2017 N. Scottsdale Road with Highway Commercial (C-3) and Single-family Residential (R1-7) zoning.

Goal/Purpose of Request

Allow for a new 4-story, multi-family residential development on the largely-vacant site to include a maximum of 282 residential units and approximately 10,800 square feet of non-residential space.

Key Items for Consideration

- Conformance with Scottsdale General Plan and Southern Scottsdale Character Area Plan
- Redevelopment of property along Scottsdale Road corridor
- Proposed Amended Development Standards and reduction in parking requirement
- Proposed office space includes amenities for the apartments (leasing office/fitness center) and office space for Police Officers of Scottsdale Association (POSA)
- Compatibility with surrounding neighborhoods
- Potential need for pedestrian crossing in the future
- Citizen input received in favor and opposition to proposed request and development
- Development Review Board heard this case on March 7, 2019 and recommended approval of the proposed Development Plan and Amended Development Standards with a 6-0 vote.

OWNER

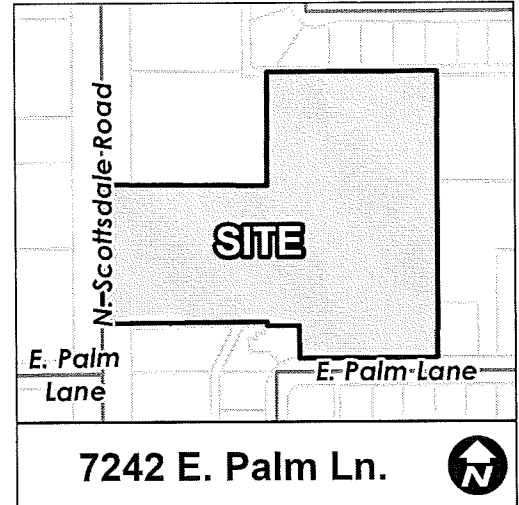
Palm Lane Partners LLC

APPLICANT CONTACT

John Berry
Berry Riddell, LLC
480-385-2727

LOCATION

7242 E. Palm Lane and 1939 – 2017 N. Scottsdale Road



BACKGROUND

General Plan

The City of Scottsdale General Plan 2001 Land Use Element designates the property as Mixed-Use Neighborhoods, which are typically located in areas with strong access to multiple modes of transportation and major regional access and services. These areas support higher density housing combined with complementary office and/or retail uses or mixed-use structures with residential above commercial or office. The General Plan also designates the Scottsdale Road corridor as a Growth Area. Growth Areas are areas of the community that accommodate future growth through transportation system and infrastructure improvements and are intended to discourage sprawl by focusing new development into these targeted areas as they are most appropriate for integrating open spaces, natural resources, accommodating a variety of land uses, and oriented to multi-modal activity.

Southern Scottsdale Character Area Plan

The General Plan establishes Character Area Planning as a means to ensure quality of development and consistency of character within the context of community-wide goals. The subject site is located within the Southern Scottsdale Character Area Plan on a Regional Corridor (Scottsdale Road). In Southern Scottsdale, Regional Corridors only occur within General Plan designated Growth Areas, as these corridors support greater residential density that complements Regional Center land uses, such as dining, employment, business incubation, technology and innovation services, entertainment, higher density vertical mixed-use residential, office, commercial, and retail development.

Zoning

This site is currently zoned Highway Commercial (C-3) zoning and Single-family Residential (R1-7) zoning. C-3 zoning district is intended to permit most types of commercial activities located along major streets, including shopping and service needs. The R1-7 zoning district is intended to promote and preserve urban single-family residential development with lot sizes permitting the highest density of population attainable in a single-family residential district.

Context

Located at the northeast corner of the intersection of East Palm Lane and North Scottsdale Road, the surrounding developments are a mix of commercial, multi-family residential and single-family residential uses. Please refer to context graphics attached.

Adjacent Uses and Zoning

- North Commercial buildings and single-family residences are located north of the site in the Highway Commercial (C-3) and Single-family Residential, Historic Preservation Overlay (R1-7 HP) zoning districts.
- South Commercial buildings, multi-family residential, and single-family residential uses are located south of the site in the C-3, Medium Density Residential (R-3), and R1-7 zoning districts.
- East An existing assisted living facility and place of worship are located east of the site in the Multiple-family Residential (R-5) and R1-7 zoning districts.
- West North Scottsdale Road abuts the property to the west.

Other Related Policies, References:

Scottsdale General Plan 2001, as amended
Southern Scottsdale Character Area Plan
Zoning Ordinance

APPLICANTS PROPOSAL

Development Information

The development proposal includes a complete redevelopment of the existing site into a primarily multi-family residential development with a maximum of 282 residential units and approximately 10,800 square feet of commercial space. The site will be anchored by a main access spine that will provide access from North Scottsdale Road to surface parking areas located around the perimeter of the site. Some garage parking spaces are provided on the ground level of the far eastern buildings. Open space areas are largely provided in the courtyard areas either adjacent to the main entrance of the residential buildings or within the central portion of the site. Additionally, the streetscape along North Scottsdale Road will be enhanced to align with the requirements of the Scottsdale Road Streetscape Design Guidelines. The proposed Development Plan does not include pedestrian access to East Palm Lane and will have limited, emergency-only vehicle access to the existing road.

- Existing Use: Mix of commercial uses, single-family residence and vacant, undeveloped land
- Proposed Use: Mixed-use development, primarily multi-family residential
- Buildings/Description: Total of 8 different residential buildings of two to 4 stories
- Parcel Size: 8.26 acres gross / 7.59 acres net / 330,810 square feet
- Building Height Allowed: 48 feet, plus 10 feet for specific rooftop appurtenances
- Building Height Proposed: 48 feet, plus 4 feet for specific rooftop appurtenances

- Parking Required: 446 spaces
- Parking Provided: 423 spaces (reduction through Parking Master Plan)
- Open Space Required: 35,981 square feet / 0.83 acres
- Open Space Provided: 47,878 square feet/ 1.1 acres
- Total Building Area: 345,900 square feet
- FAR Allowed: 0.8
- FAR Proposed: 0.033
- Density Allowed: Maximum density set by Development Plan
- Density Proposed: 34.15 dwelling units per gross acre (282 units)

GENERAL PLAN AND CHARACTER AREA PLAN IMPACT ANALYSIS

General Plan

The request conforms to the General Plan description of Mixed Use Neighborhoods from a land use, density, and transportation stand point. The proposal includes redevelopment of the site into a development consisting primarily of multi-family residential, with a small component of office use. In terms of density, the applicant proposes a maximum of 34.15 dwelling units per acre – consistent with other development proposals within the context area. The site has frontage on Scottsdale Road, a major arterial as per the 2016 Transportation Master Plan. Several bus routes traverse this section of Scottsdale Road, including local routes and one regional route, which will accommodate transportation choices for future residents, employees, and patrons.

The General Plan Character & Design (Goal 4 and 6) Element encourages the implementation of streetscapes as a means to promote visual quality and character of an area. The subject site, in particular, falls within the purview of the Scottsdale Road Streetscape Design Guidelines. Objectives include promoting safe pedestrian circulation adjacent to Scottsdale Road and creating a unified and distinct identity in terms of streetscape improvements. The applicant states that they will adhere to Scottsdale Road Streetscape Design Guidelines; furthermore, staff has included stipulations to ensure that future landscaping and hardscaping along the Scottsdale Road frontage of the subject site will adhere to and be consistent with such.

Southern Scottsdale Character Area Plan

The subject site is located within the boundary of the Southern Scottsdale Character Area Plan, which was adopted in October 2010. One of the overarching themes of the plan is to encourage redevelopment and revitalization of the Southern Scottsdale area as well as to acknowledge a need for diversity of housing choice.

The Land Use (Policies LU 1.2 & 1.3, and Goal LU 3), Character & Design (Policy CD 2.1 and Goal CD 7), and Economic Vitality (Goal EV 1) Chapters support corridor (Scottsdale Road) reinvestment that is pedestrian-oriented and complements, buffers, and is context-appropriate to that which has previously been established. The subject property is a partially-vacant site located in the heart of the southern portion of the Scottsdale Road Corridor. The applicant's development proposal will

revitalize the site and include a mixture of multi-family residential and a minor amount of commercial space. Finally, the Development Plan proposes to step building heights as the intensity of the development transitions to adjacent existing single-family neighborhoods and provides enhances landscape buffers to those neighborhoods.

The Land Use Chapter (Policy LU 3.3) further encourages the assembly of smaller, fragmented properties to create larger, mixed-use opportunities along Corridors. The site is currently comprised of several, fragmented properties that will be assembled into the proposed development.

IMPACT ANALYSIS

Zoning/Land Use

The land use designation of the General Plan and Southern Scottsdale Character Area Plan encourage higher density housing combined with office, retail uses, and other uses that are compatible in new developments and encourages redevelopment and infill that strengthen the Scottsdale Road Corridor's overall mix of uses and activities through mutually supportive land uses. The applicant's proposal includes a summary of the development and how the requested zoning conforms to the goals and polices of the General Plan and Southern Scottsdale Character Area Plan.

The proposed zoning designation of Planned Unit Development (PUD) allows for a mix of uses on the site in a balanced development and is consistent with the General Plan and Southern Scottsdale Character Area Plan. In addition, the proposed development project is consistent with the Southern Scottsdale Character Area Plan as it pertains to providing a variety of housing types in the Scottsdale Road Corridor area (SSCAP LU 1.3, SSCAP LU 3, SSCAP CD 2 and SSCAP H 2). Furthermore, the proposal would bring a redevelopment of the existing, underutilized site within the southern portion of the city, specifically the Scottsdale Road Corridor, which is encouraged by the Southern Scottsdale Character Area Plan to assemble smaller, fragmented parcels into mixed-use developments that make effective use of existing infrastructure systems and transportation networks along Corridors (SSCAP LU 3.3). Ideally, the PUD zoning district would facilitate a more-robust mix of uses. This proposal anticipates 10,800 square feet of non-residential space with half of that amount utilized as leasing office and fitness center/amenity space for the residents of the apartments. The Zoning Ordinance does not specify a minimum for non-residential uses in a mixed-use project, and the applicant maintains that the existing vacant parcel is not feasible as mixed-use.

As it pertains to surrounding existing uses, the proposed development will assist in providing additional residential opportunities to support existing service, retail, and restaurant uses in the surrounding area of the Scottsdale Road Corridor, the McDowell Corridor and Southern Scottsdale. Through the use of proposed open space buffers and appropriate on-site transitions, the proposed PUD zoning district is consistent with the General Plan's associated zoning designations pertaining to height and densities for abutting and nearby properties.

PUD Zoning District Approval Criteria

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

- a. The proposed development promotes revitalization, the goals, policies, and guidelines of the General Plan, area plans, and design guidelines.
 - **The proposed development promotes the revitalization of the area by reusing the existing underutilized site into a mixed-use development that will help sustain existing uses surrounding the site. In addition, the proposed development promotes the goals, policies and guidelines of the General Plan by expanding the diversity of land uses in the Scottsdale Road Corridor, by providing usable open space as part of the development and by providing pedestrian connections to commercial properties in the area via existing Scottsdale Road pedestrian improvements.**
- b. The proposed development's uses, densities, or development standards would not otherwise be permitted by the property's existing zoning.
 - **The majority of the site is currently zoned Single-family Residential (R1-7) with the remainder zoned Highway Commercial (C-3). The proposed development would not be permitted under the existing R1-7 or C-3 zoning designation.**
- c. The proposed development will be compatible with adjacent land uses and promotes the stability and integrity of abutting or adjacent residential neighborhoods.
 - **The site of the proposed project is located within the Scottsdale Road Corridor area, which contains a mixture of uses ranging from retail, restaurant and office to single-family and multi-family residential uses. The proposed development will be compatible with those adjacent uses and promotes the stability and integrity of those uses by introducing a residential use to the underutilized site that will help promote the long-term sustainability of new and existing retail and service business in the area while employing appropriate on-site transitions to existing adjacent land uses north and south of the site.**
- d. There are adequate infrastructure and city services to serve the development.
 - **City staff has determined that there are adequate infrastructure and city services to serve the development.**
- e. The proposal meets the following location criteria:
 - i. The proposed development is not located within any area zoned Environmentally Sensitive Lands Ordinance (ESL) nor within the boundaries of the Downtown Area.
 - **The proposed development is not located within an area zoned ESL nor within the boundaries of the Downtown Area.**
 - ii. The proposed development fronts onto a major or minor arterial and/or major collector street as designated in the Transportation Master Plan.
 - **The proposed development fronts onto a major arterial street, as defined by the Transportation Master Plan.**

Amended Development Standards

The applicant's legislative draft of the proposed Amended Development Standards are included as part of the Development Plan's project narrative under Attachment #7. In general, the proposed Amended Development Standards mimic the Development Standards of the Planned Unit

Development zoning district, with the exception of project-specific development standards and their related additional regulations as follows:

1. Building Setbacks – measurement line;
2. Building Envelope – stepback ratio adjacent to a residential zoning district;
3. Encroachment Beyond the Building Envelope; and
4. Setback Abutting a Residential Zoning District.

Development Standard	Zoning Ordinance Requirement (Zoning Ordinance Sec. 5.5005.)	Amended Development Standard
<i>Building Setbacks – measurement line</i>	Measurement line follows planned curb, including bus bays or turn lanes	Measurement line excludes bus bays or turn lanes
<i>Building Envelope – stepback ratio adjacent to a residential zoning district</i>	1:2 ratio adjacent to any residential zoning district	1:1 ratio starting at 12 feet above the residential zoning district line on east and south property lines
<i>Encroachment Beyond the Building Envelope</i>	15-foot encroachment for trellis, canopies, balconies, patios, covered walks, and screen walls	Add “overhangs” to the list of allowable encroachments
<i>Setback Abutting a Residential Zoning District</i>	Min. 20-foot landscape setback required adjacent to residential zoning district with exceptions for refuse, utility boxes, and amenities	Add parking to the list of exceptions that are permitted in minimum setback area

1. Building Setbacks – measurement line. The applicant is requesting an amendment to clarify where the building setback is measured from to specifically exclude deceleration lanes along the development project frontage.
 - The building setback is measured from the back of the planned curb line and would move as the curb line moves to accommodate a bus bay or turn lane. The applicant’s amendment would allow the building façade along the North Scottsdale Road to remain continuous without needing to move farther east to account for the required deceleration lane along North Scottsdale Road, allowing for a more contiguous building façade. This amendment results in a setback for the building located south of the entry drive that is approximately 10 feet closer to the curb line than the building north of the entry drive.
2. Building Envelope – Stepback Ratio Adjacent to a Residential Zoning District. The applicant is requesting an amendment to reduce the stepback ratio for the development site for buildings facing the eastern property line. In addition, the applicant is requesting to amend the same requirement as it applies to a small segment of alleyway adjacent to a residential zoning district on the south side of the development project.
 - The eastern property line abuts an existing, two-story multi-family development with the Multiple-family Residential (R-5) zoning designation. The requirement for increased stepback adjacent to residentially-zoned properties does not distinguish between single-family residential properties and multi-family residential properties. Multi-family

residential properties are typically multi-story in construction with a more upright form. The proposed amendment to the setback ratio along the eastern boundary would allow the proposed buildings along that boundary to have a taller height nearer to the property line with a resulting massing that is similar to the existing development that is located to the east of the site.

- The southern property line of the development project is slightly jogged as a result of an existing residential development at the southwest corner of the site. The proposed amendment to the setback ratio along the southern boundary at this location would allow a more uniform building massing of the proposed multi-story buildings to be located at the center of the site, but will introduce more additional height than would normally be allowed near the existing residential buildings at the southwestern corner of the site. Those buildings are one-story, multi-tenant structures.
3. **Encroachment Beyond the Building Envelope.** The applicant is requesting an amendment to add building overhangs to the list of allowed encroachments beyond the required building envelope. Typical allowed encroachments include trellises, canopies, balconies, patios, covered walks, and screen walls.
- The proposed amendment would permit additional building overhangs into the building envelope (setback) requirements. This would allow building overhangs and eaves to extend farther beyond the typical requirement to provide additional shading and visual interest to the building façades.
4. **Setback Abutting a Residential Zoning District.** The applicant is requesting an amendment to allow for parking to be placed within the twenty (20) foot setback that is required along the property line abutting a residential zoning district. Standard allowances for improvements within the required setback include landscaping, refuse, utility boxes, screen walls, playgrounds, and other on-site amenities.
- The applicant's proposed amendment would allow additional parking to be placed at the northern area of the site, but within an area typically used as a landscape buffer. The existing allowances for encroachments within that landscape buffer area does include other non-amenity improvements such as refuse containers and utility boxes. In addition, the existing 16-foot-wide alley located between the subject property and the existing residential properties located farther north, acts as an additional buffer area creating a total of 25 feet between the proposed parking area and the existing lots of the single-family residential area. Finally, the applicant has agreed to provide enhanced landscaping along this northern boundary with additional trees of a more-mature size to further screen the proposed development from the properties to the north.

Transportation/Pedestrian Circulation

The proposed zoning district map amendment and development plan is anticipated to generate 1,658 daily weekday trips with 132 trips occurring during the am peak hour and 134 trips occurring during the pm peak hour. This represents an increase in daily traffic and pm peak hour traffic of 815 trips and 46 trips, respectively, as compared to the existing restaurant, automotive care facility and residential uses on the site. Staff analysis of the traffic study also included commentary on the

probability of increased pedestrian traffic seeking to cross North Scottsdale Road near the intersection of East Palm Lane. Staff analysis included a recommendation for the installation of a controlled pedestrian crossing across North Scottsdale Road at East Palm Lane as a part of the overall traffic improvements for the project. Included in those traffic improvements is the installation of a new right-turn deceleration lane on northbound Scottsdale Road entering into the site. Traffic as a result of the proposed development is not anticipated to adversely impact the traffic pattern in the area. There are no existing or proposed trails that are located adjacent to the site. However, the Development Plan for the site is providing new pedestrian connections through the site to the existing sidewalk along North Scottsdale Road. Through extensive outreach with community members living in the area, the applicant indicates that a pedestrian connection from the development project to East Palm Lane is not desired by the neighbors. The applicant has cited traffic and other concerns raised by neighbors as reason to withhold a pedestrian connection in that area.

Parking

Parking for the proposed development project will be provided primarily in at-grade parking around the perimeter of the site. In addition, several garage parking spaces will be provided at the ground level of Buildings C and D, as well as the four smaller buildings at the eastern boundary of the site. The applicant's proposal includes a proposed reduction in the overall quantity of provided parking from that of the Zoning Ordinance. The proposed mix of residential units and office space on the site is required a total of 446 parking spaces. Through a parking study the applicant has identified a peak shared parking demand of 411 parking spaces and, as a result, is proposing to provide a total of 425 parking spaces, 21 less than the Zoning Ordinance requirement.

Water/Sewer

The City's Water Resources Department has reviewed this application and has determined that there is adequate water and waste water services to serve the development. The developer will pay for all water and sewer infrastructure improvements necessary to serve the new development.

Public Safety

This request is not anticipated to immediately impact the type and number of requested emergency and non-emergency calls for service from city police, fire and medical resources. Overall, the City's emergency and non-emergency activities are continually monitored and tracked to evaluate the effectiveness of service delivery and also to identify any potential for future public safety resource needs for the community. The nearest fire station is located at 1901 N. Miller Road.

School District Comments/Review

The applicant has notified the Scottsdale Unified School District of the proposed requests. The School District has confirmed that there are adequate facilities to accommodate the proposal.

Open Space

The development is required to provide a minimum of 35,981 square feet of open space. As shown in the Development Plan, open space for the development project is provided in several areas throughout the site with a total of 47,878 square feet provided. Two large open space areas are proposed near the main entrance of Buildings A and B, with a large central open space/amenity

area provided at the center of Buildings C and D. Additional open space areas are located at the northern and southern boundaries of the site and along North Scottsdale Road. All residential units will also have private outdoor living space provided equal to or greater than 5% of the gross floor space of the unit.

Alley Abandonment

As part of the proposal for development of the site, the applicant is requesting to abandon a portion of alleyway that bisects the central part of the development project and runs along the northwestern portion of the site. Due to the overall lack of development east of this alley and the low intensity west of the alley, the alleyway has generally not been used for access since it was initially dedicated to the city. Currently there are existing overhead powerlines and other dry utilities that utilize the alley, as well as a city sewer line. The applicant has proposed to remove a portion of the sewer line that will not be utilized by the new project, but retain the remainder of the sewer line in place for use by adjacent properties. In addition, the existing above-ground utilities will be buried with the new development of the site. Finally, the applicant has agreed to provide compensation for abandonment of the alley right-of-way in an amount acceptable to City Council.

Community Involvement

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

Community Impact

The proposed Development Plan will allow for a new, more intensive development along the heart of the Scottsdale Road Corridor area in an area designated as a Mixed-Use Neighborhood by the Scottsdale General Plan. The assemblage of existing fragmented parcels and redevelopment of the subject site is strongly encouraged by the General Plan and the Southern Scottsdale Character Area Plan. In addition, the Development Plan appropriately responds to the site's location amongst a mature Southern Scottsdale neighborhood. Finally, the proposed Amended Development Standards of the Development Plan work in conjunction with the site's existing conditions, including nearby single-family residences, to provide a meaningful redevelopment of the site that reduces potential impacts on existing properties near the site. By maintaining and enhancing existing open space areas adjacent to the site, the development project ensures an appropriate transition from the new development to existing residences north of the development project. Traffic and other infrastructure impacts have been addressed by the proposed Development Plan. However, the addition of 282 residential units to the area may exacerbate challenges for pedestrian circulation in the area.

Policy Implications

Generally the applicant's proposed amended development standards are typical of other similar projects, and associated amended development standards requests, in the city. As noted above,

flexibility in development regulations for redevelopment sites is encouraged by the Southern Scottsdale Character Area Plan.

The applicant is requesting to forgo a pedestrian connection to the adjacent neighborhood, possibly losing the opportunity for the proposed development to connect to the larger pedestrian network and recreational opportunities afforded with parks and open space east of the site. However, the applicant felt concerns from adjacent neighbors regarding potential increases in traffic and other nuisances warranted forgoing the connection.

OTHER BOARDS & COMMISSIONS

Development Review Board

The Development Review Board recommended to the Planning Commission and City Council to approve the proposed Development Plan, including proposed amended development standards, for the Zoning District Map Amendment, with a vote of 6-0 at their March 7, 2019 hearing. Two public speakers spoke, one in favor and one in opposition to the proposed rezoning and Development Plan. Speakers in favor of the proposed redevelopment cited the importance of appropriate redevelopment in this area of the Scottsdale Road Corridor. A speaker in opposition to the proposed redevelopment cited concerns with height and intensity on the site with the proposed Development Plan. Board members commented favorably regarding the applicant's proposal noting that project will redevelop an underutilized site in the Scottsdale Road Corridor.

STAFF RECOMMENDATION

Recommended Approach:

Staff recommends that the Planning Commission find that the Planned Unit Development criteria have been met, and determine that the proposed zoning district map amendment is consistent and conforms with the adopted General Plan, and make a recommendation to City Council for approval of the proposed zoning district map amendment and associated abandonment, per the attached stipulations.

RESPONSIBLE DEPARTMENT

Planning and Development Services

Current Planning Services

STAFF CONTACT

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APPROVED BY



Brad Carr, AICP, Report Author

3-20-2019

Date



Tim Curtis, AICP, Current Planning Director
480-312-4210, tcurtis@scottsdaleaz.gov

3/22/2019

Date



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

3/22/19

Date

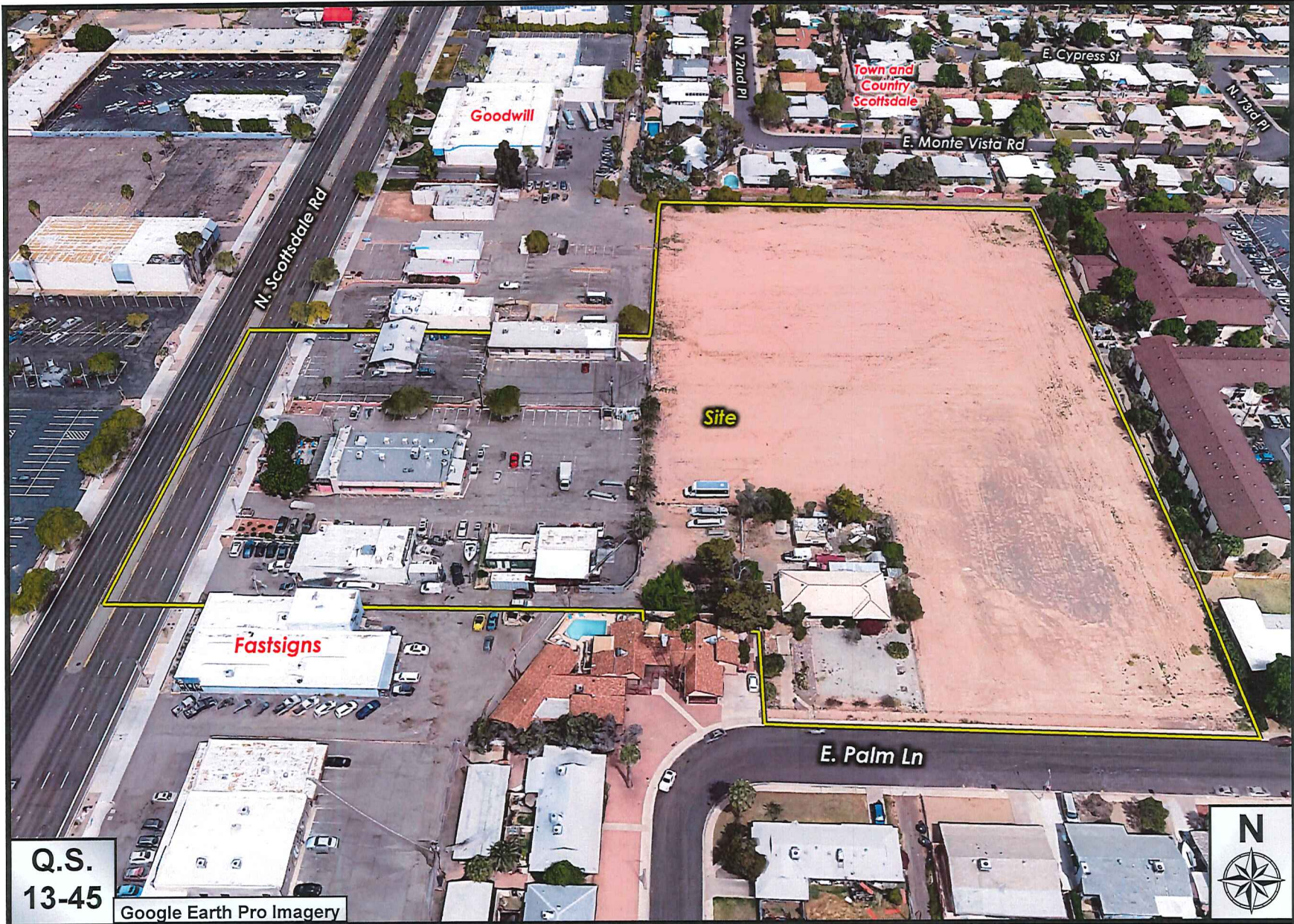
ATTACHMENTS

1. Context Aerial
- 1A. Aerial Close-Up
2. Stipulations
3. Additional Information
4. General Plan Land Use Map
5. Existing Zoning Map
6. Proposed Zoning Map
7. Alexan Scottsdale Development Plan
8. Abandonment Exhibit
9. Traffic Impact Summary
10. Citizen Review Report and Neighborhood Involvement
11. City Notification Map
12. March 7, 2019 Development Review Board Meeting Minutes



Alexan Scottsdale

21-ZN-2018



Q.S.
13-45

Google Earth Pro Imagery

Alexan Scottsdale

21-ZN-2018

Stipulations for the Zoning Application:

Alexan Scottsdale

Case Number: 21-ZN-2018

These stipulations are in order to protect the public health, safety, welfare, and the City of Scottsdale.

SITE DESIGN

1. **CONFORMANCE TO DEVELOPMENT PLAN.** Development shall conform with the Development Plan, entitled "Alexan Scottsdale Development Plan," which is on file with the City Clerk and made a public record by Resolution No. 11425 and incorporated into these stipulations and ordinance by reference as if fully set forth herein. Any proposed significant change to the Development Plan, as determined by the Zoning Administrator, shall be subject to additional action and public hearings before the Planning Commission and City Council.
2. **CONFORMANCE TO AMENDED DEVELOPMENT STANDARDS.** Development shall conform with the amended development standards that are included as part of the Development Plan. Any change to the development standards shall be subject to additional public hearings before the Planning Commission and City Council.
3. **MAXIMUM DWELLING UNITS/MAXIMUM DENSITY.** Maximum dwelling units shall not exceed 282 units (equivalent to 34.15 du/gross acre of the Development Plan).
4. **BUILDING HEIGHT LIMITATIONS.** Except as further restricted herein, no building on the site shall exceed 48 feet in height, measured as provided in the applicable section of the Zoning Ordinance. The maximum building height shall be inclusive of all rooftop appurtenances including elevator bulkheads/overruns, stairwells, screen walls, railings, and trellis/patio covers/rooftop shade structures. *Exception:* Building C and Building D, as defined in the Development Plan, may exceed the building height limitation of 48 feet by up to four (4) feet for mechanical equipment and appurtenances required to screen mechanical equipment only. Exception area cannot exceed a total of thirty (30) percent of a building's roof area.
5. **BUILDING HEIGHT LIMITATIONS ADJACENT TO SINGLE-FAMILY RESIDENTIAL ZONING DISTRICT.** No building or structure on the site shall exceed a height of 15 feet, measured as provided in the applicable section of the Zoning Ordinance, within 120 feet of a single-family residential zoning district.
6. **NORTHERN LANDSCAPE BUFFER.** A minimum landscape buffer of seven (7) feet shall be provided at the northern property line adjacent to the existing alleyway. The seven (7) foot buffer shall be measured from the property line after the dedication of the alley right-of-way as outlined below. The landscape buffer shall include mature trees with a minimum 3.5-inch caliper trunk size.
7. **SOUTHERN LANDSCAPE BUFFER.** A minimum landscape buffer of twenty-six (26) feet shall be provided at the southern property line adjacent to East Palm Lane. The twenty-six (26) foot buffer shall be measured from back of the existing curb along East Palm Lane. The landscape buffer shall include mature trees with a minimum 2-inch caliper trunk size. No structures or walls shall be located within the required landscape buffer.

8. SITE PEDESTRIAN CIRCULATION. A minimum six (6) foot wide sidewalk connection from the development project to North Scottsdale Road shall be provided along both sides of the main drive aisle.
9. ACCESS RESTRICTIONS. Access to the development project shall conform to the following restrictions:
 - a. There shall be a maximum of one (1) site driveway access location to North Scottsdale Road.
 - b. There shall be a maximum of one (1) site driveway access location to East Palm Lane. The driveway access to East Palm Lane shall be an emergency vehicle access only.
10. CONFORMANCE WITH THE SCOTTSDALE ROAD STREETScape DESIGN GUIDELINES. With the Development Review Board application, the property owner shall demonstrate that the proposed development project conforms with the Scottsdale Road Streetscape Design Guidelines, to the satisfaction of the Zoning Administrator, or designee. The sidewalk along North Scottsdale Road shall be a minimum of eight (8) foot wide and shall be detached from the curb a minimum of six (6) feet for any portion of the sidewalk that is not located adjacent to the deceleration lane.
11. OUTDOOR LIGHTING. The maximum height of any outdoor lighting source, except any light sources for patios and/or balconies, shall be 16 feet above the adjacent finished grade.
12. OUTDOOR LIGHTING ADJACENT TO SINGLE-FAMILY RESIDENTIAL ZONING DISTRICT. The maximum height of any outdoor lighting source within 120 feet of a single-family residential zoning district, shall be 10 feet above the adjacent finished grade.
13. OUTDOOR LIGHTING FOR PATIOS AND BALCONIES. Light sources that are utilized to illuminate patios and/or balconies that are above 16 feet shall be subject to the approval of the Development Review Board.
14. PARKING RESTRICTIONS. Property owner shall specify in leasing documents for new tenants that tenants are not permitted to park in residential neighborhoods outside the boundary of the development project. These lease terms shall be enforced by the apartment management.
15. PROTECTION OF ARCHAEOLOGICAL RESOURCES. Any development on the property is subject to the requirements of Scottsdale Revised Code, Chapter 46, Article VI, Protection of Archaeological Resources, Section 46-134 - Discoveries of archaeological resources during construction.

DEDICATIONS

16. RIGHT-OF-WAY DEDICATIONS. Prior to any permit issuance for the development project, the property owner shall make the following fee-simple right-of-way dedications to the City of Scottsdale:
 - a. ALLEY. A twelve (12) foot wide dedication for the east-west alley located at the northern extents of the development project, to ensure a total alleyway width of twenty (20) feet along the development project's frontage with the alleyway.
17. VEHICLE NON-ACCESS EASEMENT. Prior to issuance of any permits for the development project, the property owner shall dedicate to the City of Scottsdale a one foot wide Vehicular Non-Access Easement adjacent to the North Scottsdale Road and East Palm Lane lot lines, except at the approved street entrances.
18. PUBLIC NON-MOTORIZED ACCESS EASEMENT. Prior to issuance of any permit for the development project, the property owner shall dedicate to the City of Scottsdale a continuous Public Non-

Motorized Access Easement to contain the public sidewalk in locations where the sidewalk crosses onto the private property of the development project.

19. WATER AND SEWER LINE EASEMENTS. Prior to issuance of any permit for the development project, the property owner shall dedicate to the City of Scottsdale water and/or sewer line easements to contain any public water or sewer lines located on the property and/or within the area of proposed alleyway abandonment.

INFRASTRUCTURE

20. CONSTRUCTION OF CONTROLLED PEDESTRIAN CROSSING AT EAST PALM LANE. Prior to issuance of any Certificate of Occupancy or Certification of Shell Building, whichever is first, for the development project, the property owner shall complete construction of improvements for a new controlled pedestrian crossing to be installed at or near the intersection of East Palm Lane and North Scottsdale Road. The pedestrian crossing improvements shall include enhanced signage, striping and lighting, to the satisfaction of the Transportation Department Director, or designee.
21. WATER AND WASTEWATER IMPROVEMENTS. Prior to any permit issuance for the development project, the property owner shall submit and obtain approval of construction documents to construct all water and wastewater infrastructure improvements, including any new service lines, connection, fire-hydrants, and man-holes, necessary to serve the development. The following shall be included in construction documents:
 - a. Water Infrastructure
 1. Include an additional 3rd system connection from the southeast corner of the new proposed building loop and connect to the existing 6" line in Palm Lane via the proposed emergency access entrance.
 - b. Wastewater Infrastructure
 1. Private wastewater lines shall be design and constructed to city public wastewater line requirements.
 - c. Alley abandonment
 1. Retain water and sewer facility easement within alleyway abandonment area.
22. UTILITY LINES. All existing above ground utility lines within existing adjacent alleyways and within the development project boundary, and any new or relocated utility lines, shall be placed underground subject to approval by the utility providers and/or permission from the affected property owners.
23. CONSTRUCTION COMPLETED. Prior to issuance of any Certificate of Occupancy or Certification of Shell Building, whichever is first, for the development project, the property owner shall complete all the infrastructure and improvements required by the Scottsdale Revised Code and these stipulations.
24. STANDARDS OF IMPROVEMENTS. All improvements (curb, gutter, sidewalk, curb ramps, driveways, pavement, concrete, water, wastewater, etc.) shall be design and constructed in accordance with the applicable City of Scottsdale Supplements to the Maricopa Association of Governments (MAG) Uniform Standard Specifications and Details for Public Works Construction, Maricopa Association of Governments (MAG) Uniform Standard Specifications and Details for Public Works Construction, the Design Standards and Policies Manual (DSPM), and all other applicable city codes and policies.

REPORTS AND STUDIES

25. FINAL BASIS OF DESIGN REPORT (WATER). With the Development Review Board submittal, the property owner shall submit a Final Basis of Design Report for Water for the development project in accordance with the Design Standards and Policies Manual. In the final basis of design report, the property owner shall address:
- a. Provide model and model results in final basis of design report.
 - b. Provide determination of required meter size per DSPM Chapter 6 in final basis of design report. Any meters 3 inches and larger shall be installed in a vault per City of Scottsdale details.
26. FINAL BASIS OF DESIGN REPORT (WASTEWATER). With the Development Review Board submittal, the property owner shall submit a Final Basis of Design Report for Wastewater for the development project in accordance with the Design Standards and Policies Manual. In the final basis of design report, the property owner shall address:
- a. Add pool/spa backwash flows to wastewater basis of design analysis per the requirements of the DSPM.
 - b. The minimum design sewer slope should be 0.0052ft/ft for 8-inch sewer.
 - c. Identify extent of existing sewer line easement within alleyway to be removed with abandonment of alleyway.
 - d. Add clean-out at right-of-way boundary and connection to main per MAG detail 440-3.

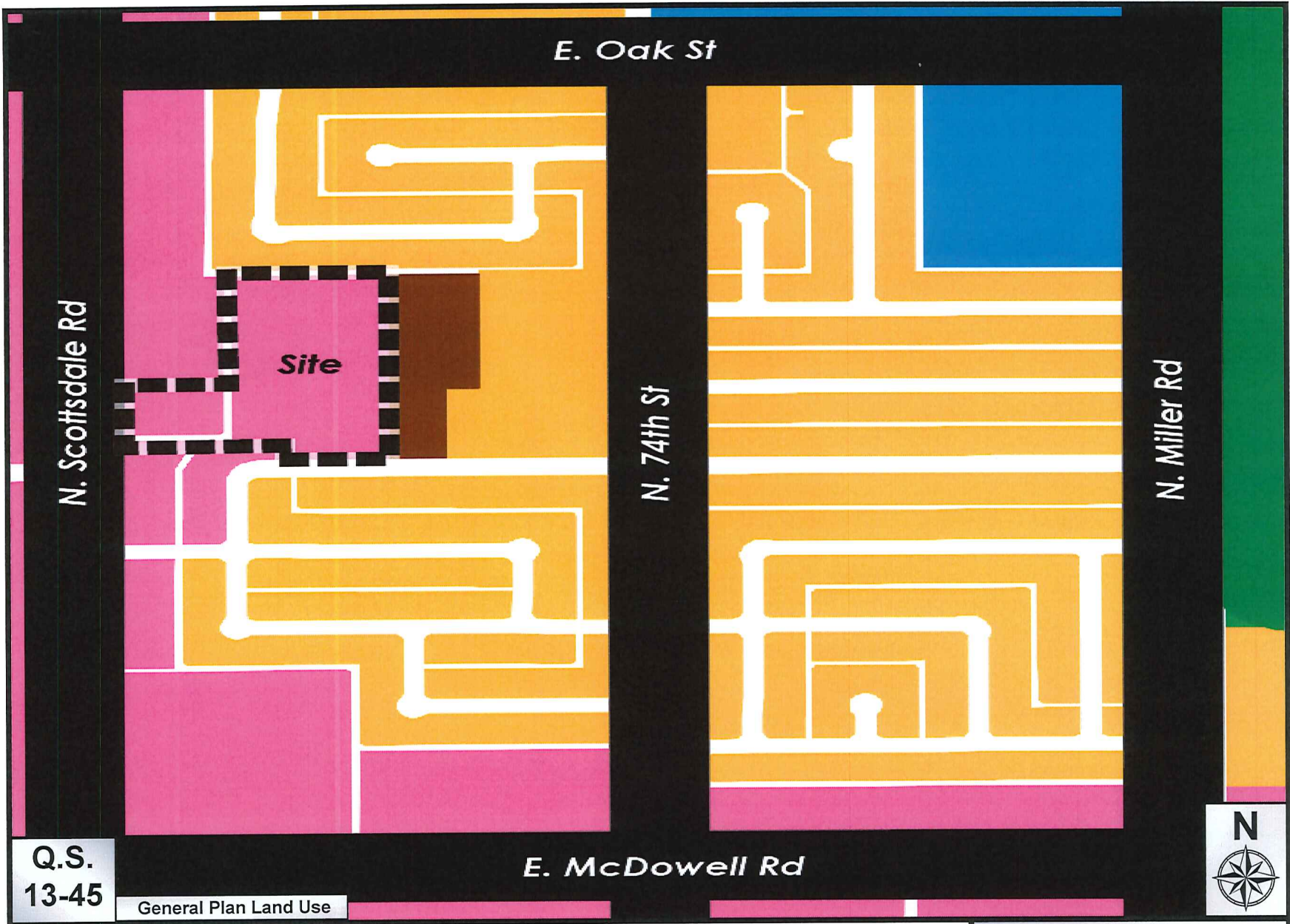
Additional Information for:

Alexan Scottsdale

Case: 21-ZN-2018

PLANNING/DEVELOPMENT

1. **DEVELOPMENT CONTINGENCIES** Each element of this zoning case—including density/intensity, lot/unit placement, access and other development contingencies—may be changed as more information becomes available to address public health, safety and welfare issues related to drainage, open space, infrastructure and other requirements.
2. **DEVELOPMENT REVIEW BOARD.** The City Council directs the Development Review Board's attention to:
 - a. the design of building faces, height and building materials of buildings facing north and south towards existing residential development,
 - b. the type, quantity, and size of landscaping at the northern and southern ends of the site,
 - c. wall design,
 - d. the type, height, design, and intensity of proposed lighting on the site, to ensure that it is compatible with the adjacent use, and
 - e. improvement plans for common open space, common buildings and/or walls, and amenities such as ramadas, landscape buffers on public and/or private property (back-of-curb to right-of-way or access easement line included).
3. **RESPONSIBILITY FOR CONSTRUCTION OF INFRASTRUCTURE.** The developer shall be responsible for all improvements associated with the development or phase of the development and/or required for access or service to the development or phase of the development. Improvements shall include, but not be limited to washes, storm drains, drainage structures, water systems, sanitary sewer systems, curbs and gutters, paving, sidewalks, streetlights, street signs, and landscaping. The granting of zoning/use permit does not and shall not commit the city to provide any of these improvements.
4. **EASEMENTS DEDICATED BY PLAT.** The property owner shall dedicate to the city on the final plat or map of dedication, all easements necessary to serve the site, in conformance with the Scottsdale Revised Code and the Design Standards and Policies Manual.
5. **EASEMENTS CONVEYED BY SEPARATE INSTRUMENT.** Prior to issuance of any building permit for the development project, each easement conveyed to the city separate from a final plat shall be conveyed by an instrument or map of dedication subject to city staff approval, and accompanied by a title policy in favor of the City, in conformance with the Design Standards and Policies Manual.
6. **FEES.** The construction of water and sewer facilities necessary to serve the site shall not be in-lieu of those fees that are applicable at the time building permits are granted. Fees shall include, but not be limited to the water development fee, water resources development fee, water recharge fee, sewer development fee or development tax, water replenishment district charge, pump tax, or any other water, sewer, or effluent fee.

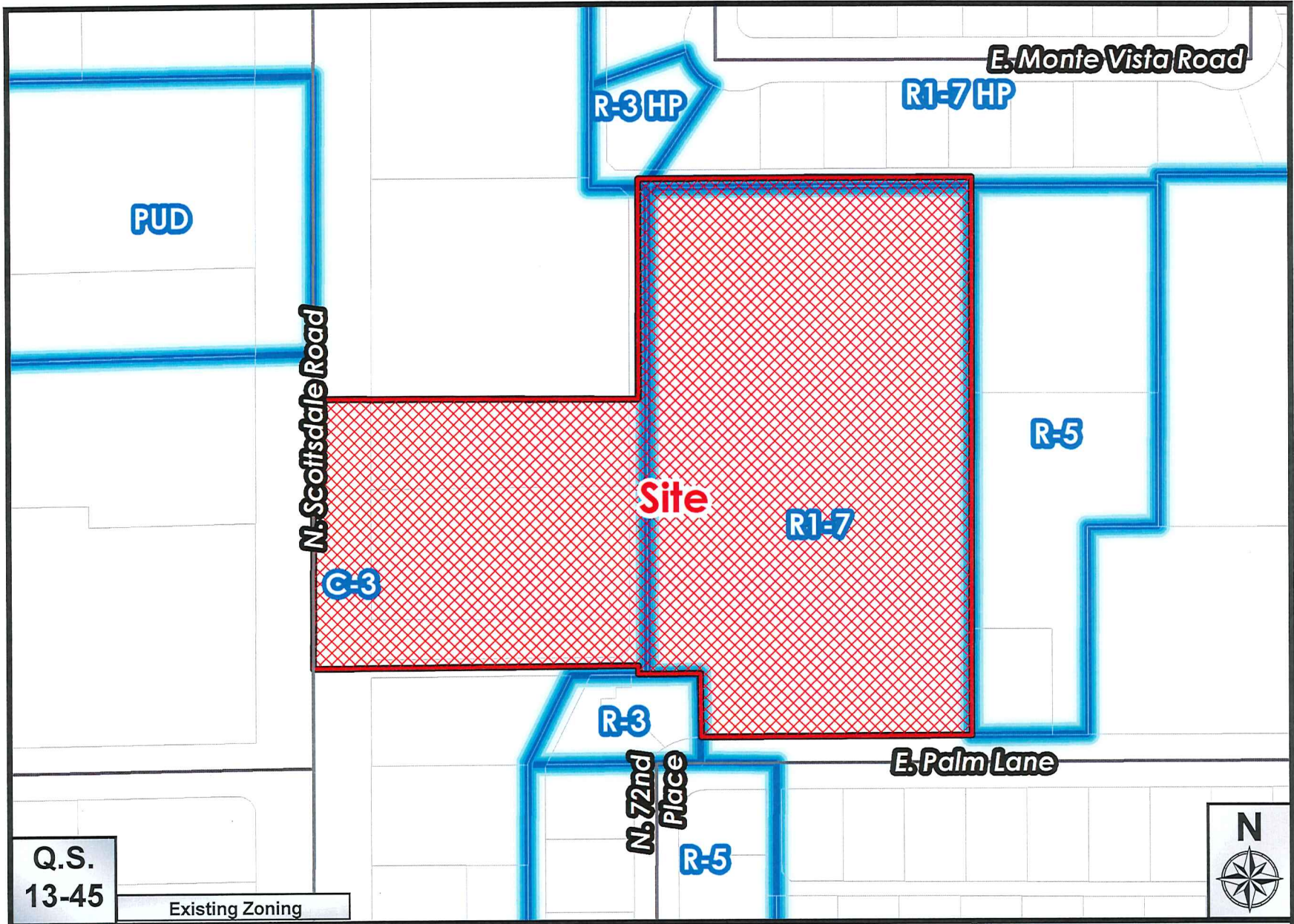


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General Plan Land Use

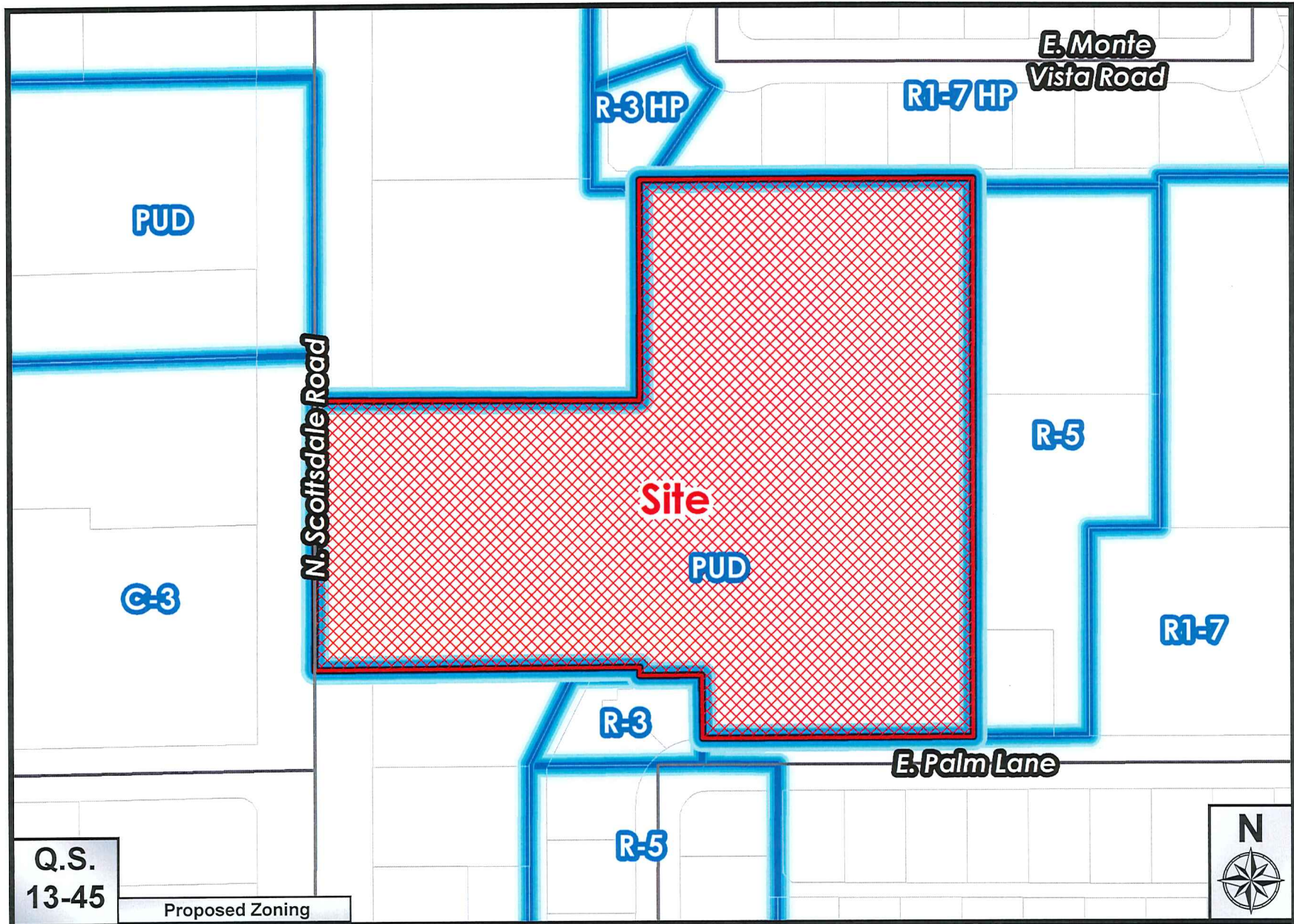
Alexan Scottsdale

21-ZN-2018



Alexan Scottsdale

21-ZN-2018



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Proposed Zoning

Alexan Scottsdale

21-ZN-2018

**ALEXAN SCOTTSDALE
DEVELOPMENT PLAN**

Alexan Scottsdale

2001 N. Scottsdale Road

Project Narrative
Rezoning
657-PA-2018

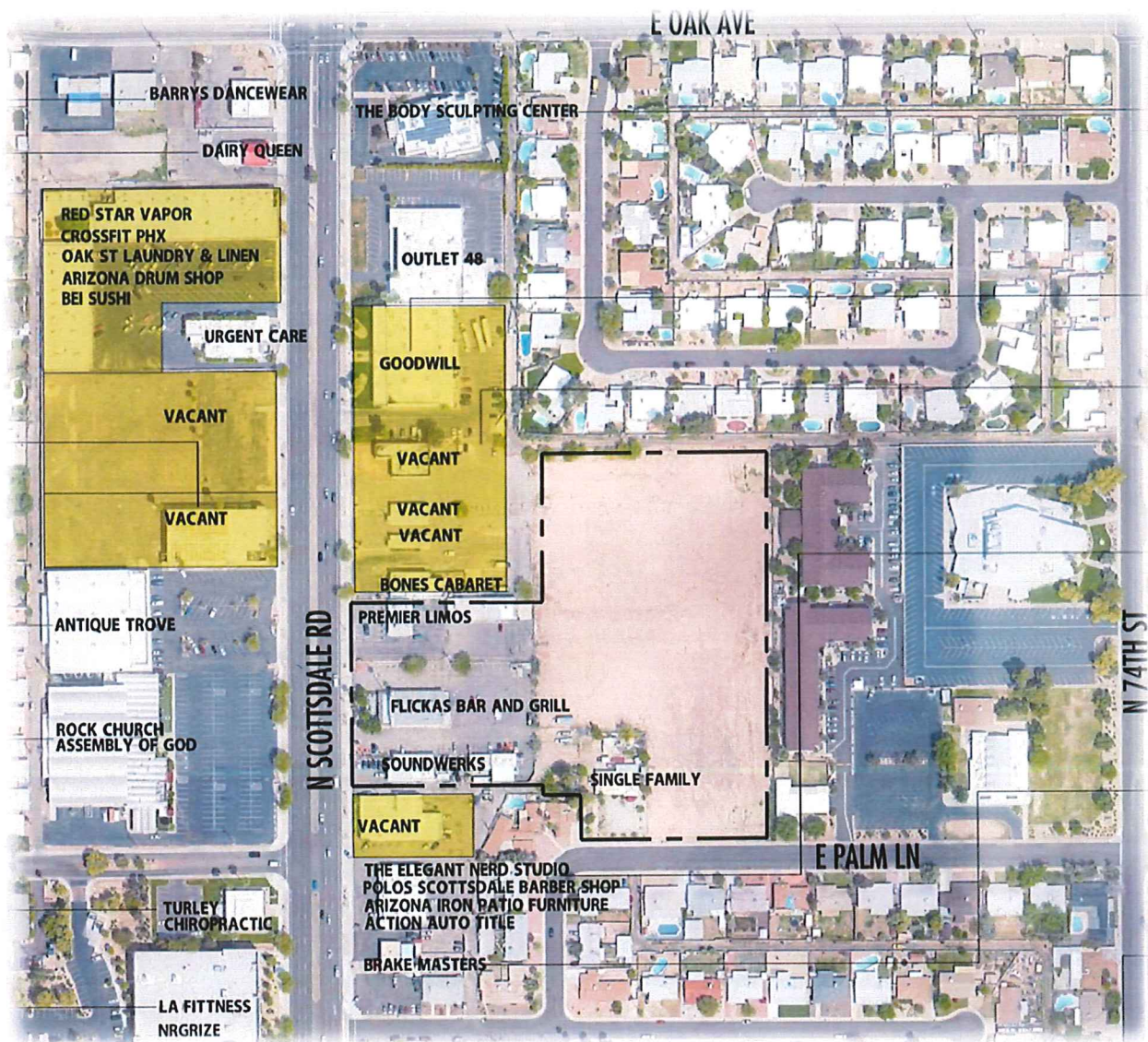


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I. Project Overview & Context

The proposed application is a request for a rezoning from Commercial C-3 (2.1+/- net acres) and Residential R1-7 (5.5+/- net acres), a total of approximately 7.6+/- net acres and approximately 8.26+/- gross acres, to PUD (Planned Unit Development) for the property located at 2001 N. Scottsdale Road (the "Property"). The proposed development is a mixed-use multifamily residential community, which will feature approximately 282 residential units and approximately 11,000 square feet of non-residential shared amenity space, including co-work office space that will be open to the public. Much of the Property is currently vacant, but the remaining occupants include Flicka's Bar and Grill, Premier Limos, and Soundwerks on the frontage facing Scottsdale Road, and a single-family home on the north side of Palm Lane.



The proposed development will consist of both two and four-story residential building elements, and single-story garages on the southern boundary of the Property along Palm Lane. The residential portion of the development will include studio, one, two, and three-bedroom floor plans, with an average size of approximately 850 square feet. The development will also feature a number of shared amenities, including, but not limited to, a fitness center, a resident lounge, business center and outdoor recreation areas. All parking will be surface level, a good portion of which are in garages, and will exceed City Code. The estimated investment in this redevelopment project is approximately 60 million dollars.

The Property was designated as mixed-use at the time the Scottsdale Character Area Plan was adopted in 2010. It is surrounded by mainly retail, service, and residential uses. To the north, west, and south, are several partially occupied shopping centers, with restaurants, churches, and retail stores. Additionally, there are single family residential homes to the north and south. To the east, is a retirement home and several churches. Throughout the surrounding area, a significant number of vacant retail pads. Some of the remaining service/retail uses include a Goodwill, a cross-fit gym, a barber shop, an antique shop and an urgent care clinic. The Property is 0.3 miles from Scottsdale Road and McDowell Road, which are the closest major arterial streets, and 0.8 miles from Scottsdale Road and Thomas Road.

Conceptual Site Plan



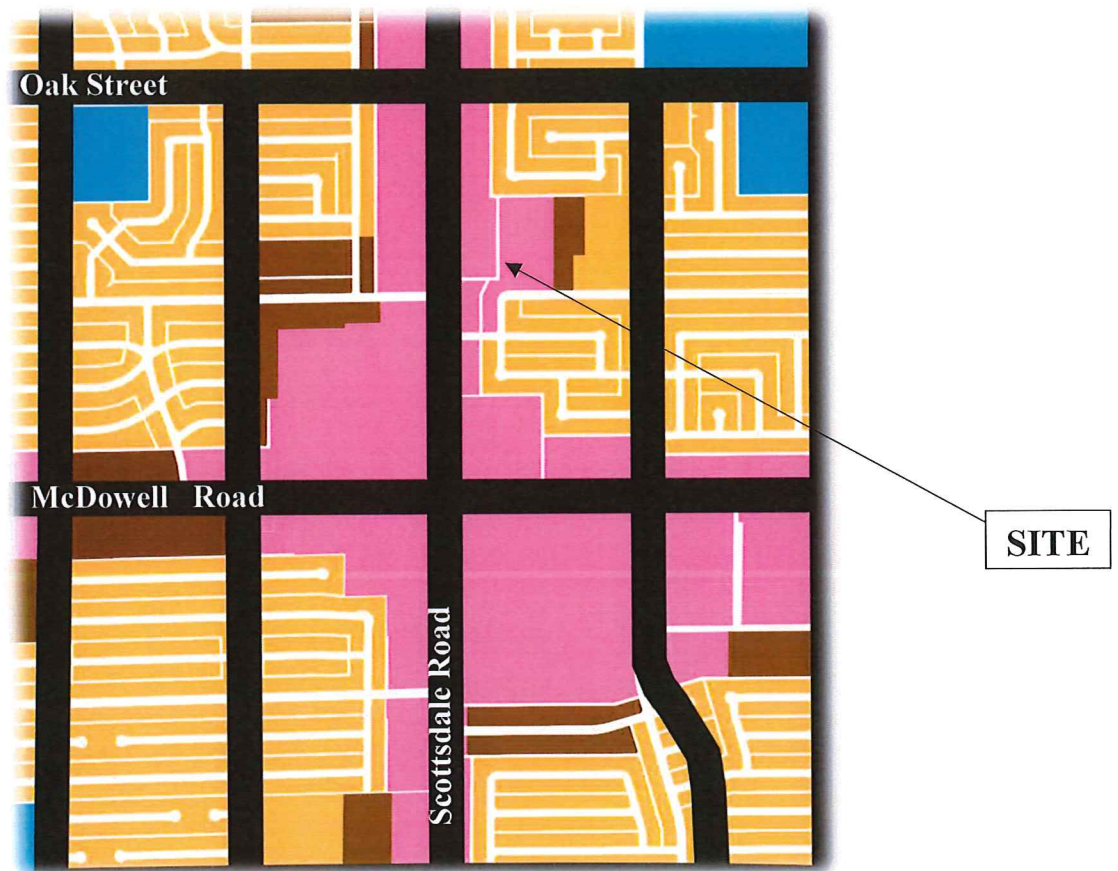
II. City of Scottsdale General Plan 2001

The proposed mixed-use residential development is consistent with the City of Scottsdale's (the "City") General Plan land use designation of "Mixed-Use Neighborhoods."

The Mixed-Use Neighborhoods land use category:

Mixed-use Neighborhoods: *Mixed-use neighborhoods are located in areas with strong access to multiple modes of transportation and major regional access and services, and have a focus on human scale development. These areas could accommodate higher density housing combined with complementary office or retail uses or mixed-use structures with residential above commercial or office. The Downtown area, some of the DC Ranch development, areas in the Pima Freeway corridor north of the Airpark, the Los Arcos area, and McCormick Ranch Center area are most suitable for mixed-use neighborhoods.*

General Plan Land Use Map



The General Plan sets forth a collection of goals and approaches intended to integrate the Guiding Principles into the planning process and provide a framework for proposed development and the built environment. The CityShape 2020 planning process recommended a three-level approach to planning including: Level I – Citywide Planning (the General Plan), Level 2 – Character Planning (Southern Scottsdale Character Area Plan, “SSCAP”) and Level 3 – Neighborhood Planning (there is no neighborhood plan for this area of the City).

The CityShape 2020 effort also established the “Six Guiding Principles.” Per the City’s 2001 General Plan, Six Guiding Principles articulate how the appropriateness of a land use change to the General Plan is to be qualified. These Six Guiding Principles are as follows: *Value Scottsdale’s Unique Lifestyle & Character, Support Economic Vitality, Enhance Neighborhoods, Preserve Meaningful Open Space, Seek Sustainability, Advance Transportation.*

These six Guiding Principles are further explained below through the different Elements of the General Plan.

2001 General Plan Goals & Policies

❖ Character & Design:

Goal 1: Determine the appropriateness of all development in terms of community goals, surrounding area character, and the specific context of the surrounding neighborhood.

Bullet 1:

Respond to regional and citywide contexts with new and revitalized development in terms of:

- *Scottsdale as a southwestern desert community.*
- *Scottsdale as a part of a larger metropolitan area with a unique reputation, image, character and identity within a regional setting.*
- *Relationship to surrounding land forms, land uses and transportation corridors.*
- *Contributions to citywide linkages of open space and activity zones.*
- *Consistently high community quality expectations.*
- *Visual and accessibility connections and separations.*

Bullet 2: Enrich the lives of all Scottsdale citizens by promoting safe, attractive, and context compatible development.

Bullet 3.

Encourage projects that are responsive to the natural environment, site conditions, and unique character of each area, while being responsive to people’s needs.

Bullet 4: Ensure that all development is a part of and contributes to the established or planned character of the area of the proposed location. Character can cross land uses and zoning to include community regions containing a mixture of housing, employment, cultural, educational, commercial and recreational uses. The overall type of character type that these uses are a part of describes the pattern and intensity of how these uses fit together. The following general character types are found in our community:

Urban Character Types contain higher density residential, non-residential, and mixed-use neighborhoods. The district includes apartments, high-density townhouses, commercial and employment centers and resorts. Urban districts should have a pedestrian orientation with shade, activity nodes and small intimate developed open spaces that encourage interaction among people.

Employment Cores (a subdistrict of the Urban Character Type) are primary employment centers for the City. These cores support a wide range of activities and regional and community level employment uses.

Response: The Urban Character Type recognizes the need for a wide variety of high intensity uses in the same area to support each other and create a true urban feel. The Property is designated as an Employment Core, and is surrounded by retail, service, and single-family residential uses. The proposed development will not only provide much needed density to serve the housing needs of the area, but, through its mixed-use nature, co-work style office space, and shaded open areas, it will provide community amenities for neighborhood residents that are currently lacking. There is a growing need for co-working space with data demonstrating that approximately 40% of residents in similar developments work from home at least 3 days per week. The proposed development will also allow employees to live closer to their jobs and to walk or bike to work, while beautifying the area at large and stimulating reinvestment. As discussed below in the Economic Vitality section, additional roof tops will help bolster the existing commercial and employment uses along Scottsdale Road and McDowell Road.

Goal 2: *Review the design of all development proposals to foster quality design that enhances Scottsdale as a unique southwestern desert community.*

Bullet 2: *Recognize that Scottsdale's economic and environmental wellbeing depends a great deal upon the distinctive character and natural attractiveness of the community, which are based in part on good site planning and aesthetics in the design and development review process. These characteristics contribute substantially to the community's potential as a recreational resort area and regional trade center.*

Bullet 3: *Use the design and development review process to enrich the lives of all Scottsdale residents and visitors by promoting safe, attractive, and context compatible development.*

Bullet 5: *Promote development that respects and enhances the unique climate, topography, vegetation and historical context of Scottsdale's Sonoran Desert environment, all of which are considered amenities that help sustain our community and its quality of life.*

Bullet 6: *Promote, evaluate and maintain the Scottsdale Sensitive Design Principles that when followed will help improve and reinforce the quality of design in our community.*

Response: The Property is situated in an aging area along Scottsdale Road with structures dating back to the 1950-1960s. The proposed development will enhance the area's economic, aesthetic, and environmental welfare, while emphasizing the distinctive character and natural attractiveness of the community. This redevelopment will, in turn, incentivize further improvements to the area,

enhancing the experience of residents and visitors. The proposed development, including its site layout, architectural character, and landscaping design, is a context compatible development that respects the unique climate and vegetation of Scottsdale. See Scottsdale Sensitive Design Principles below for detailed responses regarding each principle.

Goal 4.

Encourage “streetscapes” for major roadways that promote the city’s visual quality and character, and blend into the character of the surroundings.

Bullet 7: *Apply streetscape guidelines to all landscaped areas within the public right-of-way. Encourage the use of streetscape guidelines in areas between the right-of-way and building setback lines or perimeter walls.*

Bullet 8: *Designate specific design standards to be implemented on selected streets where a special theme is desired.*

Bullet 13: *Use markers and entry features at key entrances to Scottsdale so that residents and visitors have a sense of arrival into the city.*

Bullet 14: *Make sure streetlights are consistent with the intensity of adjacent land uses and the image of Scottsdale. In some areas of the city, special streetlight design should be used to enhance the unique character of the streetscape.*

Bullet 15: *Place streetlights at intervals and locations to enhance safety.*

Response: The streetscape design goal for Alexan Scottsdale is to balance the functional requirements (such as wayfinding/signage, privacy, security and noise attenuation) with the aesthetics of the development through the application and selection of landscaping, wall design, lighting and hardscape design. The landscape and lighting design will conform to the Scottsdale Road Streetscape Design Guidelines utilizing the specified plant palette recognizing the significance of a shaded pedestrian experience within the urban context.

Along Scottsdale Road, the landscaped edge, back of curb, averages over 32’ per the PUD requirement for non-residential uses on the ground floor. Graphics have been provided showing this area and the enhanced pedestrian environment with canopy trees maintaining the 8’ detached sidewalk along Scottsdale. Further, the proposed site plan and streetscape design is a significant improvement over the current site condition, which has virtually no landscaping back of curb. Palm Lane will also receive significant upgrades with the integration of shade trees and shrubs to soften the southern streetscape edge.

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

Bullet 1: *Require substantial landscaping be provided as part of new development or redevelopment.*

***Bullet 2:** Maintain the landscaping materials and pattern within a character area.*

***Bullet 3:** Encourage the use of landscaping to reduce the effects of heat and glare on buildings and pedestrian areas as well as contribute toward better air quality.*

***Bullet 4:** Discourage plant materials that contribute substantial air-borne pollen.*

***Bullet 5:** Encourage landscape designs that promote water conservation, safe public settings, erosion protection, and reduce the “urban heat island” effect.*

***Bullet 6:** Encourage the retention of mature landscape plant materials.*

Response: The proposed development will feature a lush desert landscape character that includes a variety of plants and provides year-round color, shade, and texture for the site. The proposed plant palette incorporates hardy plants known to thrive in the intense heat and sun of the desert climate. Plant selection and placement will allow for the ability to use water efficiently throughout the site. The proposed planting design limits lush and dense planting patterns to areas with the most human interaction such as entries, amenity areas and pedestrian areas. In the aggregate, the landscape design will provide shade, mitigate the effects of heat and glare, minimize airborne pollutants, and significantly improve the aesthetics of the Property. The required amount of open space is 10% and the new mixed-use residential community is proposing 13%.

Goal 7: *Encourage sensitive outdoor lighting that reflects the needs and character of different parts of the City.*

***Bullet 2:** Encourage lighting designs that minimize glare and lighting intrusions into neighborhood settings.*

***Bullet 3:** Encourage creative and high-quality designs for outdoor lighting fixtures and standards that reflect the character of the local context.*

***Bullet 5:** Allow for lighting systems that support active pedestrian uses and contribute to public safety.*

Response: Lighting will be designed in a manner that is respectful of the surrounding context while maintaining safety for residents. Lighting designs will be commensurate with the quality of architectural style proposed for the Property and will be low-level with no glare or intrusion on neighboring properties. Lighting will be placed in a thoughtful way to provide safe pedestrian wayfinding at night and highlight paths leading to parking areas. Lighting will also be designed to be as energy efficient as possible, thereby minimizing the environmental impact of the proposed development.

❖ *Land Use:*

Goal 1: *Recognize Scottsdale's role as a major regional economic and cultural center, featuring business, tourism, and cultural activities.*

Bullet 1: *Strengthen the identity of Scottsdale by encouraging land uses that contribute to the character of the community and sustain a viable economic base.*

Bullet 2: *Encourage land uses that preserve a high quality of life and define Scottsdale's sense of place within the region.*

Bullet 4: *Promote land uses that accommodate destination resorts along with the recreation, retail, residential, and cultural uses that support tourism activity and sustain a resort-like lifestyle.*

Response: The proposed development will require a capital investment of approximately 60 million dollars. This investment will improve the character of the surrounding area and invite further investment. It will generate a significant increase in tax revenues and cause an economic multiplier effect in the local economy. Additionally, it will provide much needed housing that will allow residents to live closer to work, restaurants, and other local services. The proposed development will be amenity rich, featuring a public co-work office space, fitness center, business center, resident lounge, ride-share waiting areas, pool/spa with outdoor recreation and seating areas. These luxury amenities will create a resort-like lifestyle. In total, these factors will support tourism, support local businesses, and enhance the quality of life for residents and neighbors alike.

Goal 3: *Encourage the transition of land uses from more intense regional and citywide activity areas to less intense activity areas within local neighborhoods.*

Bullet 1: *Ensure that neighborhood edges transition to one another by considering appropriate land uses, development patterns, character elements and access to various mobility networks.*

Bullet 6: *Encourage transitions between different land uses and intestates through the use of gradual land use changes, particularly where natural and man-made buffers are not available.*

Response: The proposed development is appropriate given the surrounding context and provides an ideal land use transition from Scottsdale Road (a 6-lane major arterial) to the R1-7 homes to the north, south and east. Notably, the rezoning request from C-3 and R1-7 to PUD is a reduction in daily trip generation from traditional C-3 retail uses (see traffic study). The architecture and building placement is respectful of the existing surrounding homes in terms of height, massing and setback.

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

Bullet 1: Allow for diversity of residential uses and supporting services that provide for the needs of the community.

Bullet 2: Ensure the highest level of services and public amenities are provided to the citizens of Scottsdale at the lowest costs in terms of property taxes and travel distances.

Bullet 3: Support jobs/housing balance by integrating housing, employment, and supporting infrastructure in mixed-use centers located at appropriate locations.

Bullet 4: Provide a variety of housing types and densities and innovative development patterns and building methods that will result in greater housing affordability.

Response: Within close proximity to the Property are several major employers, including Skysong, HonorHealth, General Dynamics and the City of Scottsdale. Developing the Property as a mixed-use residential community will directly support these large employers and the many service related uses in the immediate area. Additionally, revitalizing and redeveloping properties is a critical part of the economic vitality of the community as it matures. Integrating additional housing options in this area is essential for the continuing economic growth and sustainability of the City as a whole. This project exemplifies “urban revitalization” by taking an underutilized, predominantly vacant property and developing it into a thriving mixed-use community in an area of town that is eager for new housing options to serve its vast employment base. Lastly, the innovative design of the project, including the co-work office component, will provide a publicly available amenity for Alexan residents and the many neighborhood residents that often work from home, but do not need a traditional office space.

Goal 5: Develop land use patterns that are compatible with and support a variety of mobility opportunities/choices and service provisions.

Bullet 1: Integrate the pattern of land use and mobility systems in ways that allow for shorter and fewer automobile trips and greater choices for mobility.

Bullet 2: Encourage non-motorized (pedestrian and bicycle) access/circulation within and to mix-use centers to reduce reliance on the automobile.

Bullet 3: Provide a balance of live, work, and play land uses and development intensities that enable convenient non-automotive trips (pedestrian and cycling and transit) where environmentally and physically feasible.

Bullet 4: Support the physical integration of residential uses with retail uses to provide opportunities for pedestrian oriented development.

Bullet 5: Ensure Scottsdale's transportation choices respond to the land use patterns and local neighborhood lifestyles.

Response: The integration of mixed-use residential within this employment-centric area supports the City's desire to reduce residents' reliance on their automobiles. Residents of the proposed residential community will be able to walk and bike to work, retail establishments, and services. Many of the major roads in the surrounding area, including Scottsdale Road, feature bike lanes, further reducing the need for daily vehicle use. The integrated co-work office space and community amenities on the ground level further this objective as a growing number of residents in similar communities are working from home. The site adjoins Scottsdale Road and is within 2.5 miles of the Loop 101 freeway, both of which are major regional corridors. Lastly, the project will be designed in a way that thoughtfully integrates newer forms of transportation, such as rideshare applications, and will provide designated areas for Uber and Lyft pickups and drop-offs, which will greatly enhance residents' ability to travel quickly and conveniently, without relying on their own vehicles.

From a mass transit mobility standpoint, there are two major Valley Metro bus routes that run in the immediate area. The Route 72 bus runs from North Scottsdale to Chandler. The Route 17 bus runs from Scottsdale to Goodyear. Both lines run from early morning until late evening. These buses also connect to a multitude of other lines, which collectively provide convenient access to all parts of the Valley from the Property.

Goal 8: Encourage land uses that create a sense of community among those who work, live, and play within local neighborhoods.

Bullet 3. Promote development patterns and standards that are consistent with the surrounding uses and reinforce an area's character.

Response: Revitalization of the Property aligns with the City's goals of creating a live, work, play environment along the Scottsdale Road Regional Corridor (as designated in the SSCAP). The existing Mixed-Use Neighborhoods General Plan (adopted in 2010 in the SSCAP) land use designation demonstrates the City's desire for revitalization and redevelopment of underutilized, aging properties in Southern Scottsdale. The proposed site plan and perspectives for Alexan Scottsdale are consistent and compatible with the surrounding context which includes commercial, religious, multifamily and single-family residential land uses.

❖ ***Economic Vitality:***

Goal 3: Encourage and support a diversity of businesses that contribute to Scottsdale's sales and property tax base so that needed infrastructure, physical amenities, services, and the expansion of such services are provided.

Bullet 1: Nurture and support established businesses as well as new businesses.

Bullet 2: Ensure adequate opportunities for future and expanded commercial and business activity throughout the community.

***Bullet 3:** Diversify Scottsdale's business and retail community so it includes a variety of business types as well as a variety of business scales and sizes.*

***Bullet 4:** Promote Scottsdale as a diverse shopping and entertainment destination.*

***Bullet 5:** Develop existing and attract new high value/low impact businesses.*

Response: As previously mentioned, development of the proposed project will involve a capital injection of approximately 60 million dollars stimulating economic revitalization in Southern Scottsdale. The construction of the project will boost the City's revenues through permitting and development fees. When complete, each unit will generate significant sales tax. However, most importantly, the increased roof tops will bring an influx of new consumers who will frequent local restaurants and businesses, thereby supporting them economically. As the existing businesses begin to thrive, this will incentivize new businesses to come to the area. New businesses (including the proposed co-work space), will create a diversity of the businesses serving the area. This will contribute not only to the economic strength of the area, but to the quality of the experience for those who live, work, visit and play in the community.

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

***Bullet 2:** Encourage and support the renovation and reuse of underutilized or vacant parcels/buildings/shopping centers.*

***Bullet 4:** Support and encourage appropriate public and private redevelopment and revitalization efforts in the community.*

***Bullet 5:** Improve and enhance the links between the physical and social relationship between non-residential land uses and the surrounding residential neighborhoods.*

***Bullet 6:** Promote residential revitalization to maintain quality housing and thus maintain quality of life and stability of the local economy.*

Response: The redevelopment of this underutilized and predominately vacant site will contribute to the economic stability of Scottsdale by providing housing options in an area that has an abundance of established employment and retail uses. As an area begins to successfully redevelop, it typically invites further investment and redevelopment, which will generate further community benefits. The co-work space will allow for non-resident users to enjoy and benefit from the development and foster social relationships with their neighbors.

❖ **Housing:**

Goal 2: *Seek a variety of housing options that blend with the character of the surrounding community.*

Bullet 1: *Maintain Scottsdale's quality-driven development review standards for new housing development.*

Bullet 2: *Encourage physical design, building structure, and lot layout relationships between existing and new construction to help the new developments complement the surrounding neighborhood.*

Bullet 5: *Encourage the creation of mixed-use projects as a means to increase housing supply while promoting diversity and neighborhood vitality.*

Response: The proposed mixed-use residential community provides additional housing options in an area that will benefit from new housing opportunities, given the desirable location, multimodal connectivity and significant employment base. The proposed development will connect residents to surrounding retail, restaurants, services, and the on-site co-working office space. In doing so, it will enhance the overall sustainability and diverse land use character of the area. The development promotes an integrated modern appeal contributing towards the City's live, work, play philosophy and promoting neighborhood diversity and vitality on a prime redevelopment site in Southern Scottsdale.

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

Bullet 1: *Encourage a variety of housing densities throughout Scottsdale, with mixed-use in areas of major employment and transit hubs, to offer greater live-work choices to a broader economic range of households.*

Bullet 6: *Consider a variety of strategies to increase housing intensity and diversity in appropriate locations, such as around commercial areas, near transit centers and major employers.*

Bullet 7: *Explore opportunities for new or redeveloped housing to serve the employment base.*

Response: As discussed previously, the area surrounding the Property has a high intensity of employment and retail uses. Adding new housing in this location will provide more diverse dwelling opportunities at various price points for the vast employment base, which includes Skysong, HonorHealth, General Dynamics and the City of Scottsdale. The proposed development with a density of 34 du/ac will further expand and upgrade the housing options in Southern Scottsdale. Additionally, the Property is near two major intersections (Scottsdale Road/Thomas

and Scottsdale Road/McDowell), both of which provide immediate access to connective transportation corridors.

❖ **Neighborhoods:**

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

***Bullet 1:** Support and encourage appropriate public and private economic reinvestment in mature, physically and economically declining areas.*

***Bullet 2:** Use redevelopment and revitalization techniques to positively impact the visual and aesthetic impressions that tourists, citizens, and the businesses have of the overall city. Citizens, visitors and the businesses evaluate the quality of their Scottsdale experience through visual impressions of the community's built environment. Consequently, revitalization of mature and declining areas in Scottsdale will help to improve the overall impression of our city and encourage economic investment in our community.*

Response: As already discussed in the Character and Design section above, the financial investment required to redevelop the Property will provide economic support for a mature neighborhood. The proposed development will be thoughtfully designed in a way that enhances the aesthetic experience of residents and neighbors.

Goal 4: *Preserve and enhance the unique sense of neighborhood found in diverse areas of Scottsdale through neighborhood conservation.*

***Bullet 3:** Guide revitalization, redevelopment, and infill (new development in established areas) development to ensure that such development efforts are context-appropriate to the surrounding neighborhoods.*

Response: The proposed mixed-use residential development on this infill site complements the surrounding land use context and help satisfy the growing demand for additional housing options. The substantial number of employers in the area, including Skysong, HonorHealth, General Dynamics and the City of Scottsdale, also drives the demand for housing diversity. This application includes a range of exhibits including the site plan, elevations, landscape plan, and civil engineering information, which demonstrate the character and high-level of design proposed for this site. The mixed-use residential community has been designed in a manner that provides a hierarchy of masses and sensitivity to the existing single-family homes to the north, south and east, as well as appropriate scale and connectivity for the pedestrian. The proposed request for PUD zoning consistent with the existing Mixed-Use Neighborhoods General Plan classification creates a logical land use fit in the greater context of Scottsdale Road. The development plan provides a buffer to the adjacent neighborhoods by centering the residential buildings on the site (further away from the existing residential) and providing surface parking areas with significant landscaping along the perimeter. Additionally, the office and amenity space provided along Scottsdale Road will activate the streetscape via a “main street” corridor with landscaping and angled parking on the western end of the site. There will be no vehicular access to Palm Lane other than emergency

access. The developer is also exploring to clean-up of the overhead powerlines (undergrounding where feasible), which is still being evaluated with the team engineer.

The overall massing of the proposed mixed-use development is designed in response to two separate conditions: adjacency to Scottsdale Road and transition to the single-family neighborhood. The Scottsdale Road frontage and the projects responsibility to acknowledge both the vehicular corridor and the public pedestrian environment. Access is centered on the Scottsdale Road frontage to create a formal sense of arrival to the site. Two buildings flank the entry and use similar details but vary the rooftop massing to create the sense of a streetscape created over time. Both frontage buildings feature a two-story volume along Scottsdale Road to provide a human scale to the streetscape and enhance the pedestrian environment. The eastern portion of the site provides a transition to the adjacent residential neighborhoods. The two eastern buildings are arranged around a large green space for use of the entire development. The green space will be a central location for project amenities featuring a pool, bbq, patios, building entries and a quiet garden. The buildings and courtyard have been located in the center of the property to provide a large buffer between the four-story multi-family building and adjacent one a two-story residential. The total building coverage accounts for only 30% of the site.

The architectural style of the project involves details inspired by mid-century modern architecture and materials appropriate with residential dwellings located in the Sonoran Desert. The details include horizontal planes with deep overhangs to provide shade and break up the overall massing of the structures into a smaller more human scale. Large masonry piers are reminiscent of the hearth found in mid-century architecture and provide a unifying vertical element. Masonry is also featured at the base of the buildings and transition to stucco at the middle of the massing and terminate at the top with metal fascia creating a clear, base/middle/top design aesthetic. A siding material intended to emulate wood provides another detail often seen in mid-century modern architecture and is used to accent the fenestration throughout the project. Amended development standards are kept to a minimum to maintain appropriate setbacks and stepbacks.

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

Bullet 1: *Encourage new development efforts toward existing developed areas in Scottsdale.*

Bullet 2: *Promote the use of existing infrastructure as an incentive to encourage more infill development within the community.*

Bullet 3: *Promote existing developed areas of the community as opportune economic development infill sites.*

Response: The proposed mixed-use residential community will provide new development on a site that is currently underutilized and predominately vacant, which will benefit the established surrounding context. The infill development will utilize existing infrastructure systems (roads, utilities, etc.). This application is sensitive to the site's surrounding mix of land uses and a strong market demand for residential housing options sought after by employers and employees in the

area. In addition to supporting existing development, it will also serve as a catalyst for new development in the area while supporting and strengthening existing businesses.

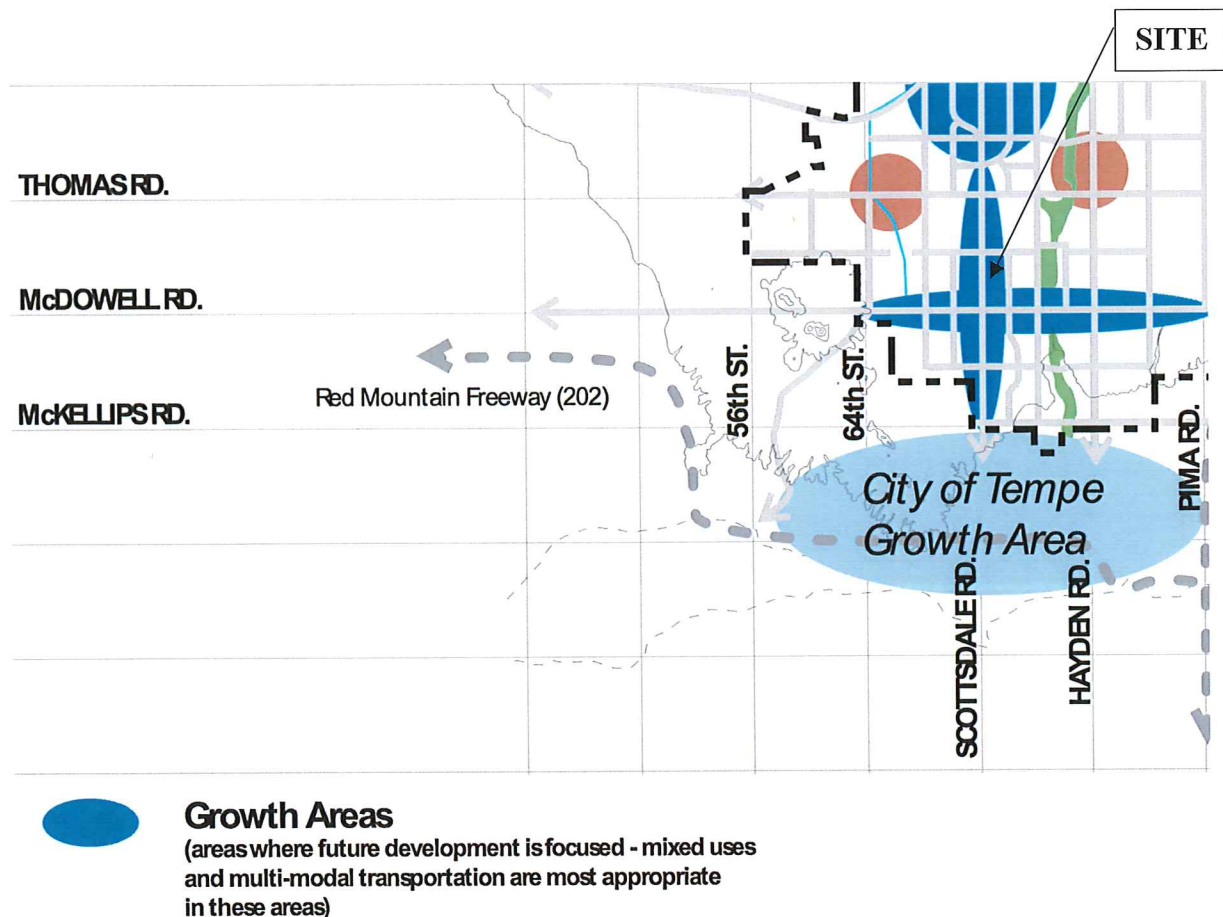
❖ **Growth Areas:**

The Property is located within a Growth Area on the City’s Growth Areas Map (see below). The map states that Growth Areas are “areas where future development is focused – mixed uses and multi-modal transportation are most appropriate in these areas.”

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

Bullet 3: *Promote the coordination of infrastructure development and upgrade with opportunities for infill development and development activity where it will encourage a mix of uses and support pedestrian and transit activity.*

Bullet 5: *Create techniques that allow for mixed-use activity within designated growth areas.*



Response: The proposed development will tie into existing infrastructure systems. Water and sewer basis-of-design reports are being submitted and reviewed with the zoning application. The existing transportation network will more than adequately serve the proposed use as there is a reduction in trips as compared to the traditional C-3 commercial land uses permitted by the existing zoning for the Property. Integrating mixed-use residential in the area will help sustain the balance of land uses and continue to serve a growing and diverse community. The addition of a mixed-use multifamily development so close to the existing employment core will also make the area significantly more walkable and bikeable for residents and employees. The increased use of rideshare applications will further mitigate the need for residents to rely on individually owned vehicles for transportation.

Goal 2: Make automobile transit and other multimodal circulation more efficient.

Bullet 1: Encourage physical planning and design techniques that facilitate the access to and use of transit services and pedestrian amenities.

Response: As previously noted, the Property is located 0.3 miles from the intersection of Scottsdale Road and McDowell Road and 0.8 miles from the intersection of Scottsdale Road and Thomas Road. These intersections serve as a major hub for public transit, providing multiple bus routes that serve Scottsdale and the greater Phoenix metropolitan area. The site is also desirable for mixed-use multifamily development due to the surrounding services, retail and restaurants within walking distance of the Property.

❖ **Community Mobility:**

Goal 5: Relieve Traffic Congestion.

Bullet 3: Emphasize work, live, play relationships in land use decisions that will reduce the distance and frequency of automotive trips and support alternative modes such as pedestrian paths, equestrian trails, cyclists routes, transit, telecommuting and technology for moving people and information.

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

Bullet 2: Encourage the development of redevelopment of areas that support a balance of live, work and play land use relationships and alternative modes of transportation that reduces reliance on the automobile.

Response to both Goal 5 & 8: As mentioned above, the Property is located near the intersection of Scottsdale and McDowell and the intersection of Scottsdale and Thomas, both of which provide regional access. The proposed development will provide housing in an employment core, thereby reducing trip generation during peak hours. The nearby bus stops will provide direct access to the local and regional transportation systems. The development will feature housing, resident amenities, social gathering spaces, co-working office space, and will be within walking distance

of restaurants, services, and employment opportunities. As a result, residents of the proposed development will be able to work, live, and play, all within a few blocks. In addition to enhancing their quality of life, this will also reduce their reliance on vehicle use.

III. Scottsdale Sensitive Design Principles

The Character and Design Element of the General Plan states that “Development should respect and enhance the unique climate, topography, vegetation and historical context of Scottsdale's Sonoran Desert environment, all of which are considered amenities that help sustain our community and its quality of life.” The City has established a set of design principles, known as the Scottsdale's Sensitive Design Principles, to reinforce the quality of design in our community. The following Sensitive Design Principles are fundamental to the design and development of the Property.

- 1. The design character of any area should be enhanced and strengthened by new development.***

Response: The contemporary, context appropriate building character and massing fits well with the surrounding development including the established retail, residential, and service uses. The proposed development will utilize a variety of Sonoran Desert inspired textures and building finishes, incorporate architectural elements that provide solar shading and overhangs, and celebrate the Southwestern climate by creating outdoor living spaces for each unit, recreational amenities, and gathering places for its residents.

- 2. Development, through appropriate siting and orientation of buildings, should recognize and preserve established major vistas, as well as protect natural features.***

Response: The Property itself does not contain any natural features. Building siting has been designed in a way that makes the most of the infill site while still being able to provide amenities, gathering areas, and common open space. The ground level is designed to promote connectivity to the surrounding restaurants, services, and community amenities, including the co-working office space.

- 3. Development should be sensitive to existing topography and landscaping.***

Response: The site is a relatively flat, urban infill parcel. All landscaping will consist of low-water use desert appropriate landscaping materials. Respecting the Southwest's climate conditions, a variety of native materials and sizes will be integrated to create a layering effect to help mitigate the urban heat island effect.

- 4. Development should protect the character of the Sonoran Desert by preserving and restoring natural habitats and ecological processes.***

Response: To the extent possible, the development will preserve and restore natural habitats and ecological processes through the inclusion of additional desert appropriate landscaping (as well as

integration of native plants). Additional landscaping will contribute to the urban habitat for wildlife and improved air quality. Also, desert appropriate plants will be able to withstand the variations of the local climate and as they mature they should become self-sustaining relative to water demand.

5. *The design of the public realm, including streetscapes, parks, plazas and civic amenities, is an opportunity to provide identity to the community and to convey its design expectations.*

Response: Pedestrian circulation along both the perimeter and through the site (for residents) is an important design feature of the proposed mixed-use residential development which is within close proximity to abundant retail, restaurant, and other service uses, with direct adjacency to several major transit opportunities.

6. *Developments should integrate alternative modes of transportation, including bicycles and bus access, within the pedestrian network that encourage social contact and interaction within the community.*

Response: The Property is located directly adjacent to several major bus routes, two major intersections, and a plethora of restaurant, retail, and service locations, many of which will also provide employment opportunities. Additionally, major employers such as HonorHealth, SkySong, General Dynamics and the City of Scottsdale are nearby. This will directly support walkability, bikability, and the use of public transit, all of which will foster direct social contact and interaction with the community and its residents.

7. *Development should show consideration for the pedestrian by providing landscaping and shading elements as well as inviting access connections to adjacent developments.*

Response: The proposed development will incorporate design elements that respect human-scale, providing shade and shelter through building, site and landscape design. A pedestrian circulation plan is provided with the application showing connectivity to/from/along the site as well as internal connections. The site plan has been designed to take advantage of its adjacency to surrounding developments with direct sidewalk connections.

8. *Buildings should be designed with a logical hierarchy of masses.*

Response: Building articulation and stepped massing promote a natural hierarchy. The project will consist of two and four-story buildings, and several single-story garages that are designed to create a visual buffer between the project and single-family residential homes. The highest elements will be centered on the site, thereby providing an appropriate massing transition from the street. Amended development standards are kept to a minimum to maintain appropriate setbacks and stepbacks.

9. *The design of the built environment should respond to the desert environment.*

Response: The proposed development will utilize a variety of desert appropriate textures and building finishes, incorporate architectural elements that provide solar shading and overhangs, and celebrate the Southwest climate by creating abundant outdoor living spaces and amenities for its residents that emphasize the surrounding restaurant, retail, and service uses.

10. *Developments should strive to incorporate sustainable and healthy building practices and products.*

Response: This mixed-use residential development promotes land use sustainability by reducing vehicle trips and fostering pedestrian synergy. Sustainable strategies and building techniques, which minimize environmental impact and reduce energy consumption, will be emphasized. The developer intends to incorporate sustainable design elements into the building design and plans to develop in accordance with green building standards where possible.

11. *Landscape design should respond to the desert environment by utilizing a variety of mature landscape materials indigenous to the arid region.*

Response: Context appropriate, mature arid-region plant materials will be utilized with the development of the Property. The desert character will be upheld through the careful selection of plant materials in terms of scale, density, and arrangement.

12. *Site design should incorporate techniques for efficient water use by providing desert adapted landscaping and preserving native plants.*

Response: The proposed development will maintain a low-water use plant palette (see landscape plan). Context appropriate desert plant materials will be utilized with the development of the Property.

13. *The extent and quality of lighting should be integrally designed as part of the built environment.*

Response: Lighting will be designed in a manner that is respectful of the surrounding context while maintaining safety for future residents and in conformance with City standards.

14. *Signage should consider the distinctive qualities and character of the surrounding context in terms of size, color, location and illumination.*

Response: Project identification will be contextually appropriate and processed under a separate approval and permit process.

IV. Southern Scottsdale Character Area Plan (SSCAP)

The City Council adopted the SSCAP in October 2010. The public outreach process for the SSCAP identified five community priorities which are listed below:

1. *Develop a strong economic core with community gathering places*
2. *Focus on local mobility and walkability*
3. *Maintain and enhance existing neighborhoods and identity*
4. *Balance growth*
5. *Promote well designed architecture and sustainability*

From the early design phase of the development plan, the proposed mixed-use development utilized these five priorities as guiding principles to the overall design and architectural character. Bringing new residential living opportunities with co-work office space to the Scottsdale Road Regional Corridor will strengthen the economic core of Southern Scottsdale and enhance the existing character of the surrounding neighborhoods. The project was designed with a focus on walkability and to promote modern contemporary architecture sensitive to the surrounding context while responding to the current market. The applicant seeks to build a sustainable, desert sensitive project by incorporating desert appropriate glazing and building materials, and low-water use plant materials. The existing sidewalk along Scottsdale Road and Palm Lane will be enhanced with landscaping and shade trees substantially improving the pedestrian experience.

Below are the land use goals and policies identified in the SSCAP that apply to the proposed development:

Goal LU 1

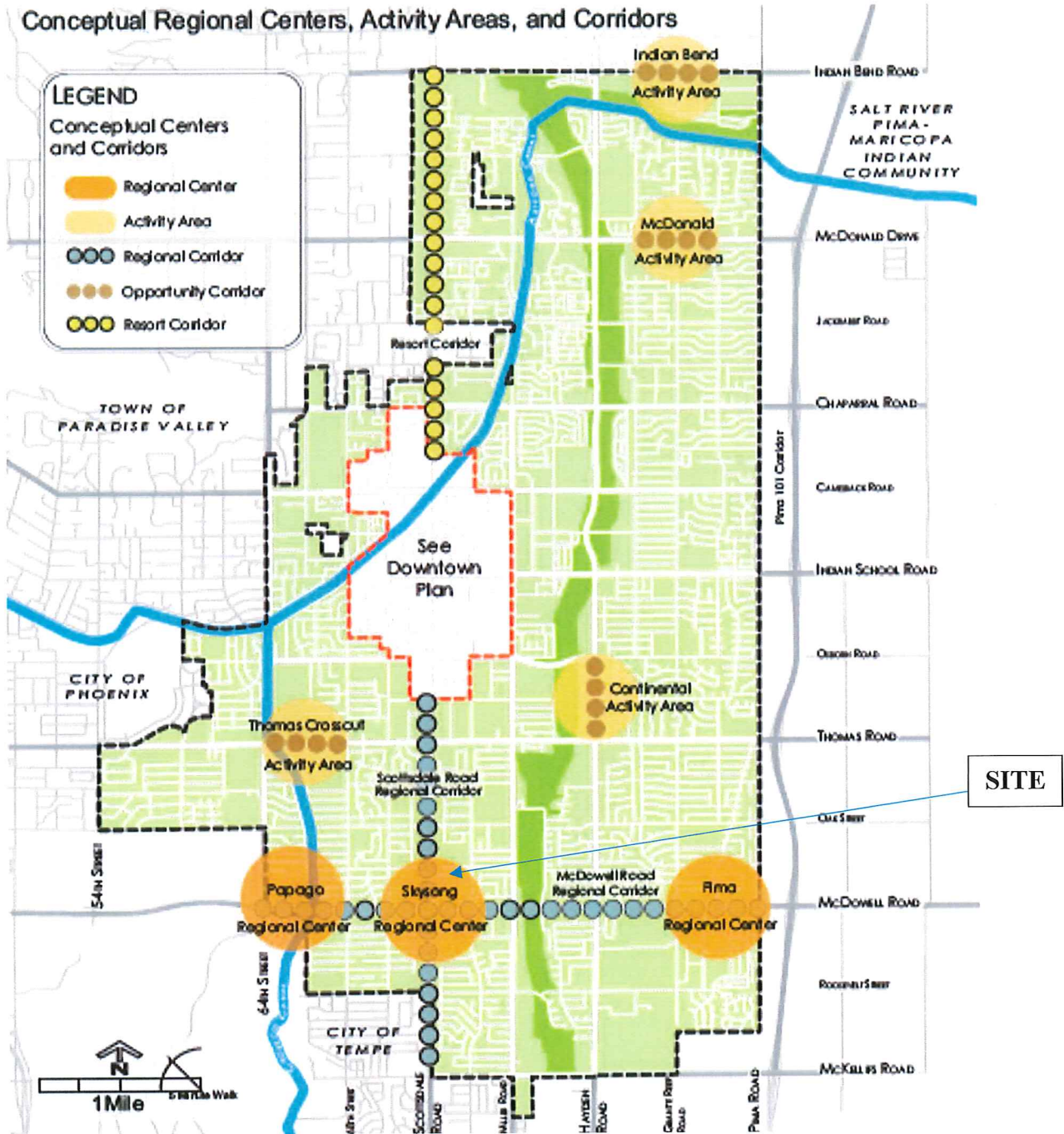
Promote residential reinvestment and revitalization through regulatory flexibility.

• Policy LU 1.1

Update land use regulations to allow for the revitalization and/or expansion of residential properties to current market standards.

• Policy LU 1.2

Encourage new residential development and revitalization that complements the established urban form.



Southern Scottsdale Character Area Plan, 2010

Response: The proposed development meets these land use goals by revitalizing a predominately vacant property and redeveloping with a mixed-use residential land use that will bring additional housing opportunities to Southern Scottsdale. The site plan has been designed in a sensitive manner by providing appropriate buffering between the existing single-family residential to north and south with approximately 140+/- feet from the property line to the proposed four-story elements. Integrating residential will strengthen the live, work, play land use concept along this corridor and will bring synergy to this mixed-use core.

The site location is ideal for mixed-use residential development with close proximity to Downtown Scottsdale, Downtown Phoenix, Sky Harbor Airport and Tempe/ASU. Additionally, the integration of additional residential units along Scottsdale Road, with adjacent and nearby commercial land uses will strengthen the existing retail businesses, as well as maintain the City's goals and policies set forth in the SSCAP.

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 General Plan designated Growth Areas. These corridors will:

- *Connect Regional Centers*
- *Be bordered exclusively by 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: Redevelopment of this Property with residential and co-work office space will support the larger Regional Corridor context. The integration of mixed-use multifamily residential along Scottsdale Road will provide pedestrian synergy which is essential to a thriving mixed-use development pattern. The proposed development contains both vertical and horizontal mixed-use development and will provide greater residential density in a way that complements the Regional Center land uses.

Goal LU 3

Promote revitalization, reinvestment and development along Southern Scottsdale's Corridors.

• ***Policy LU 3.2***

Promote a mix of housing located along Corridors as a part of designated Regional Centers and Activity Areas.

• ***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: Mixed-use development is an important component of successful smart growth and livable community development. When a wide variety of uses and housing choices are located within close proximity to each other, walking, bicycling and transit become a more practical means of travel and a synergy between land uses naturally occurs. The proposed mixed-use residential community will not only bring reinvestment and redevelopment to the area but will also bring development that more closely aligns the goals and policies of the City by integrating new development along the Scottsdale Road Regional Corridor.

This proposed mixed-use residential development will further expand and upgrade the housing options along Scottsdale Road, constructing quality residential development on a predominately vacant property. Roof tops are essential to the economic health of the area, which includes a variety of existing and proposed commercial retail, service, and residential uses. The proposal of 282+/- residential units with co-work office space will further strengthen the economic stability of the existing and future commercial uses along Scottsdale Road.

Goal LU 5

Create Regional Centers and activity areas to guide future land use types and intensities throughout Southern Scottsdale

• ***Policy LU 5.1***

Encourage the most intense levels of reinvestment, revitalization, and infill development within designated Regional Centers. These centers are located within General Plan designated Growth Areas, on Regional Corridor roadways and are considered a valley-wide destination.

Response: Scottsdale Road is designated as a Regional Corridor per the SSCAP. The site is also within close proximity to the SkySong Regional Center. The proposed residential development will strengthen the link between these two regional designations and will accomplish a range of goals including the revitalization of an underutilized property by integrating high quality, vibrant architecture and creating pedestrian synergy that will tie into the adjacent areas. Given the surrounding context, the proposed density of 34 du/ac is appropriate and will provide a logical transition from the more intense Scottsdale Road Regional Corridor to the single-family residential to the north and east.

Goal CD 1

New and redeveloped residential housing should respect existing neighborhood character and design.

• ***Policy CD 1.1***

New and redeveloped residential development should be compatible in terms of established neighborhood housing proportion, size, mass, and height.

• ***Policy CD 1.2***

Architectural housing character should not be restricted to, but remain complementary with, existing neighborhood design.

Response: The proposed mixed-use residential housing brings new architectural and housing option to the Scottsdale Road Regional Corridor appealing to the market demographic drawn to this transforming area. The building proportions, size, massing and heights are also compatible with the adjacent single-family homes to the north and south by providing appropriate building transitions with significant setbacks. The site plan has been designed to provide a meaningful landscape buffer along the perimeter of the site (see landscape plan). Further, the four-story building elements are setback approximately 140+/- feet from the north and south property lines.

Amended development standards are kept to a minimum to maintain appropriate setbacks and stepbacks.

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 2.2***

Support new building design that respects existing area character, while allowing for efficient and coherent use of building sites.

- ***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.

Response: Scottsdale Road is designated as a Regional Corridor in the SSCAP. The site also falls within close proximity to the SkySong Regional Center. The proposed residential development will strengthen the link between these two Regional designations and will accomplish a range of goals including the revitalization of an underutilized property by integrating high quality, vibrant architecture, creating pedestrian synergy and promoting a mixed-use environment.

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 3.3***

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 Scottsdale Road Regional Corridor and nearby McDowell Road Corridor are transforming with new employment, residential and supporting commercial developed over the last few years with a wide range of building styles and massing. The proposed residential buildings are inspired by both classic residential forms (notably the mid-century Ralph Haver Homes to the north) and new modern designs that are prevalent throughout Old Town and Southern Scottsdale, which draws connection between the old and new architectural types found in the area.

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 architectural design, window placement, building materials and landscaping have been carefully selected to provide desert sensitive design elements responding to climate and solar impacts. Architecture has been designed to activate all sides of the building (see perspectives, elevations & site plan). The landscape plant palette is consistent with the Scottsdale Road Streetscape Guidelines and incorporates predominately low water use plant materials appropriate for this urban desert setting. The proposed community incorporates shaded outdoor spaces for the residents to enjoy.

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.

• ***Policy CD 5.6***

Papago Park and Camelback Mountain are significant land forms which redevelopment and new development should consider with regards to building orientation and site layout.

Response: The character and quality of connectivity along Scottsdale Road will be enhanced with the integration of mixed-use residential development through both land use and design elements. The proposed building and landscape environment engage the street frontage significantly more than the current condition. Building and plant placement is done to maximize shade opportunities, the pedestrian realm and views to both Papago Park and Camelback Mountain.

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 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: Being located along the Scottsdale Road Regional Corridor with close proximity to an array of land uses (employment, retail, and support services) and existing pedestrian connections, the Property is a highly suitable environment for residential development. The integration of mixed-use residential development along Scottsdale Road will naturally result in reduced travel distances, vehicle trips and promote walking and cycling. The development is also within close proximity to recreational amenities such as the El Dorado Park, Indian Bend Wash and Papago Park. All residential units will include private outdoor living space. The central amenity will serve as an open space extension for the units with patios facing the common area but will be enjoyed by all residents. Trammell Crow Residential uses energy efficient technology in their developments incorporating low-e glass, energy star appliances, sustainable building materials, and low water use desert landscaping appealing to the expectations of today's consumer while reducing operational impacts on the environment.

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.

• **Policy CD 7.2**

Consider form-based development standards as an option within Corridors, Regional Center, and Activity Areas to encourage revitalization of these areas coupled with neighborhood protection.

- **Policy CD 7.3**

Respect, protect, and enhance established suburban neighborhoods as assets within Southern Scottsdale, while allowing for contemporary solutions to evolving development and market trends.

Response: The proposed zoning and density provides a logical transition from Scottsdale Road (a 6-lane major arterial) to the existing single-family neighborhoods to the north and south. The site location is ideal for residential development with close proximity to Downtown Scottsdale, Downtown Phoenix and major employers. The PUD development standards provide for sensitive edge conditions based on the required stepback plane adjacent to existing residential development, which are adhered to with the proposed residential community with two exceptions as outlined in the matrix below. As noted above and below, the proposed architectural style integrates a contemporary character while blending well with the surrounding context.

Goal CD 9

Establish design guidelines for corridors, regional centers, and activity areas.

- **Policy CD 9.1**

Encourage vertical mixed-use design that includes housing placed over lower floors of office and retail uses.

- **Policy CD 9.2**

Support design guidelines that require development to provide connections to, and between, adjoining sites to reduce vehicle miles traveled.

- **Policy CD 9.3**

Continue to utilize the current lighting guidelines to enhance public safety, provide appropriate lighting for development, and supply transitional lighting levels to existing neighborhoods.

Response: Alexan Scottsdale is a mixed-use residential development with non-residential uses along the ground level of Scottsdale Road (with residential above). Integrating residential along this segment of Scottsdale Road will allow for fewer vehicle trips given the collection of existing commercial uses along this corridor. Appropriate lighting standards will be utilized to blend with the existing residential community while still maintaining a safe pedestrian environment.

Goal EV 1

Support reinvestment that updates and/or replaces aging commercial properties.

- **Policy EV 1.1**

Support Opportunity and Regional Corridors, Regional Centers and Activity Areas for areas of mixed-use and higher-density development as part of an overall economic revitalization strategy.

Response: The proposed development plan brings reinvestment and revitalization to an aging commercial corridor and long vacant parcel, further reenergizing the Scottsdale Road Regional

Corridor and bringing new residential living opportunities strengthening the economic core of Southern Scottsdale. The integration of additional rooftops along Scottsdale Road will bolster nearby retail and commercial businesses promoting the live, work, play philosophy desired by the City.

Goal EV 5

Encourage a strong economic relationship among opportunity and regional corridors and associated regional centers and activity areas.

• **Policy EV 5.3**

Promote the development and location of a range of housing to meet executive and workforce housing needs in the Regional Centers and adjacent mixed-use Regional Corridors to support business cluster and employment development.

Response: Per the SSCAP, the Property lies along the Scottsdale Road Regional Corridor and just north of the SkySong Regional Center. The proposed mixed-use residential development will strengthen the link between these two regional designations and will accomplish a range of goals including the revitalization of an underutilized property and providing additional housing options for employees of SkySong, General Dynamics, HonorHealth, and City of Scottsdale to name a few.

Goal H2

Embrace a wide range of housing options.

• **Policy H 2.4**

Increase availability of housing choices that meet the living activity requirements of diverse individuals, families, and for persons with disabilities.

Response: The mix of housing in Southern Scottsdale has already begun to take shape with recent construction of the Las Aguas, SkySong, San Travesia, The TomScot, The Carter and Alta Drinkwater (under construction), all of which are newer multifamily residential communities. The Aire (R-5) and Skye (R-5) for-sale residential developments are approved and have completed first phases of construction. This proposed mixed-use residential development will further expand and upgrade the housing stock in the Scottsdale Road Corridor integrating higher-end, modern residential development on an underutilized parcel acting as a catalyst for further redevelopment along both Scottsdale Road and McDowell Road and supporting the existing commercial businesses in the area.

V. Amended Development Standards

The proposed changes for the development standards with this PUD development are identified below.

	Base PUD Development Standards	Proposed PUD Development Standards
Density	To be established with the development plan (no cap)	34 du/ac
Building Height	48 plus 10 for mechanical not to exceed 30% of the roof area.	No change
Building Setback – Minor Arterial (measured from back of curb) Scottsdale Road	Minor Arterial with Residential on First Floor: Minimum: 34 feet Average: 40 feet Minor Arterial with Commercial on First Floor: Minimum: 28 feet Average: 32 feet	N/A No change
Building Setback – Local (measured from back of curb) Palm Lane	Local with Residential on the First Floor: Minimum: 25 feet Average: 30 feet Local with Commercial on First Floor: 23 feet Average: 28 feet	No change N/A
Setback Adjacent to Residential District	20 feet	No change
Building Stepback Street Frontage	Starting at a point thirty-six (36) feet above the minimum building setback line, the building envelope inclined stepback plane shall slope upwards at 1:1 (ratio of the vertical rise to the horizontal run) to a point measured forty-eight (48) feet above the minimum building setback line. Thereafter the building envelope inclined stepback plane shall slope upwards at 2:1 (ratio of the vertical rise to	No change

	the horizontal run) on all sides of a property adjacent to public and private streets	
Stepback adjacent to a Residential District	PUD Developments abutting or adjacent to a residential zoning district shall have a building envelope inclined stepback plane of 1:2 (ratio of the vertical rise to the horizontal run) starting on the residential zoning district boundary	No change with two exceptions: a. The east property line, which shall have a building envelope inclined stepback plane of 1:1 (ratio of the vertical rise to the horizontal run) starting at twelve (12) feet above the residential zoning district boundary line. B. The short alley segment adjacent to a residential zoning district boundary along the south property line, which shall have a building envelope inclined stepback plane of 1:1 (ratio of the vertical rise to the horizontal run) starting at twelve (12) feet above the residential zoning district boundary line.
Setback abutting a Residential District	A setback of twenty (20) feet shall be provided along the property line abutting a residential zoning district(s). The setback area shall be landscaped and may include space reserved for services such as refuse, recycling, utility boxes, and amenities such as playground equipment, picnic tables, and screen walls.	A setback of twenty (20) feet shall be provided along the property line abutting a residential zoning district(s). The setback area shall be landscaped and may include space reserved for services such as refuse, recycling, utility boxes, PARKING and amenities such as playground equipment, picnic tables, and screen walls

The requested Amended Development Standards are necessary to create an energized, vibrant and successful mixed-use residential lifestyle on this small and unusually shaped infill parcel. The project utilizes best planning concepts in terms of creating a friendly, pedestrian-scaled streetscape along Scottsdale Road, providing a stepped building form and placement, incorporating a central

common area element with resident amenities, and enlivening streetscape. The integration of new residential units along the Scottsdale Road Regional Corridor will bring synergy to the area which is predominately lined with older commercial development and “back of house” edge conditions adjacent to existing residential neighborhoods. This development will re-engage Scottsdale Road and provide a catalyst for future redevelopment in the area.

Building setbacks from edge of curb are modified to provide the same condition on both street frontages but allow for plenty of space to provide a treelined sidewalk along both street frontages and the interior entry drive. The overall open space required is 10% (35,981 s.f.) of the gross site area, however, the proposed development provides 13% (47,878 s.f.) open space excluding private outdoor living spaces and parking lot landscaping.

VI. PUD Criteria

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

A. PUD Zoning District approval criteria.

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

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

Response: As demonstrated in the General Plan and Southern Scottsdale Character Area Plan sections above, the proposed development promotes revitalization and upholds the goals and policies set forth in these documents.

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

Response: The mixed-use residential development, density and property development standards proposed with the application align best with the proposed PUD zoning district.

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

Response: As an infill development, the proposed design is respectful of the existing edge conditions in terms of setbacks, building placement, building height transitioning, human-scale and landscaping buffers. The architectural character of the proposed community is complementary of the surrounding commercial and residential context.

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

Response: Water and sewer reports are included with the application and demonstrate that there is adequate infrastructure and city services to serve the development.

e. The proposal meets the following criteria:

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

Response: Property is not located in ESL or Downtown.

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

Response: The site fronts onto Scottsdale Road, a major arterial.

B. Amended development standards.

1. To encourage sensitivity to site conditions and provide flexibility in planning, development standards outlined in Section 5.5005., excluding C. Allowable building height and D. Exception to building height, may be amended upon recommendation by the Planning Commission and a finding by the City Council that the amended development standards achieve the purposes of the planned unit development district better than the existing standards.

Response: See justification under Amended Development Standards Section V. above.

VII. CONCLUSION

The applicant is seeking rezoning approval on an approximately 8.26+/- gross acre site to create a mixed-use multifamily residential community with approximately 282 residential units and a co-working office space along Scottsdale Road. The proposed development is consistent with the General Plan, the Scottsdale Sensitive Design Principles, and the SSCAP. The proposed residential development will strengthen the link between two regional designations (Scottsdale Road Regional Corridor and SkySong Regional Center) and will accomplish a range of goals including the revitalization of an underutilized property by integrating high quality, vibrant architecture and creating pedestrian synergy that will tie into the adjacent areas. It will provide housing opportunities for the Southern Scottsdale community and contribute to the live, work, play land use balance promoted by the General Plan and SSCAP. In addition, it will provide an economic boost for an area that is in need of additional redevelopment. The architecture, landscaping, and development standards will enhance the aesthetics of the surrounding area, which will not only enhance the experience of residents, neighbors, and visitors, but will invite further investment into the area increasing property values and supporting existing businesses.

Sec. 5.5000. - Planned Unit Development (PUD).

Sec. 5.5005. - Development standards.

A. *PUD development area.*

1. Gross acreage.
 - a. The minimum gross site area of any PUD development shall be one-half (0.5) acre and the maximum gross site area shall be fifteen (15) acres, except as specified in Section 5.5005.A.1.b.
 - b. When the PUD is the most appropriate district to achieve mixed-use development, the City Council may authorize a PUD development in a site area greater than fifteen (15) gross acres up to a maximum of twenty-five (25) 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.

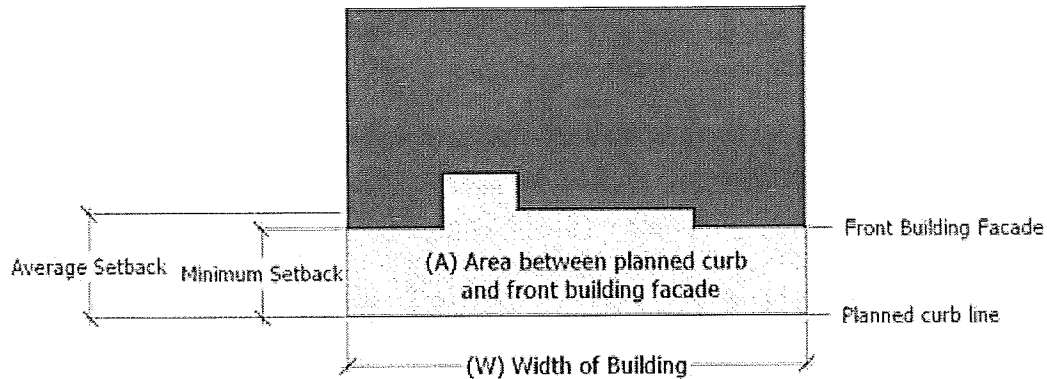
E. *Building setbacks.*

1. *Minimum setback.* Buildings adjacent to public and private streets shall be setback from the back of the planned curb line, including **EXCLUDING** the planned curb line for bus bays, **DECELERATION LANES** 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	Minimum Average Setback
Major and Minor Arterial – Residential on First Floor Adjacent to the Street	34 feet	40 feet
Major and Minor Arterial – SCOTTSDALE ROAD 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) – PALM LANE Residential on First Floor Adjacent to the Street	25 feet	30 feet
Major and Minor Collector, Local Streets, and Unclassified Streets (Including Private Streets but Excluding Alleys) – Retail and Commercial on First Floor Adjacent to the Street	23 feet	28 feet

2. *Average setback.* The front building façade shall be placed to achieve an average setback as specified in Table A. The average setback shall be equal to the land area located between the planned curb line 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.



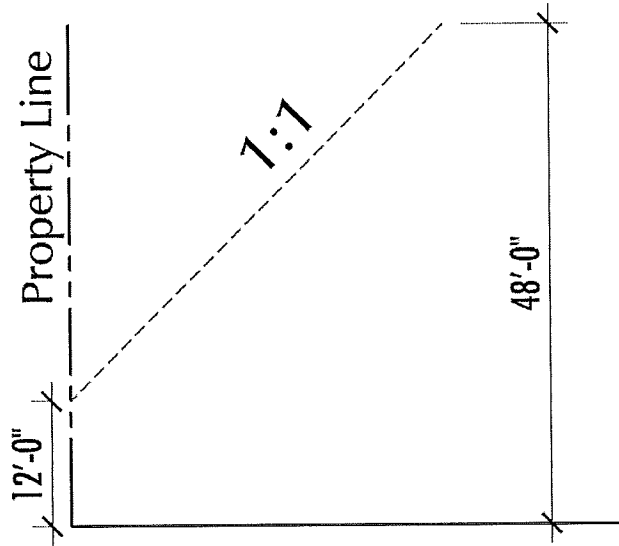
$$\frac{(A) \text{ Area}}{(W)} = \text{Average Setback (According to Table A)}$$

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.

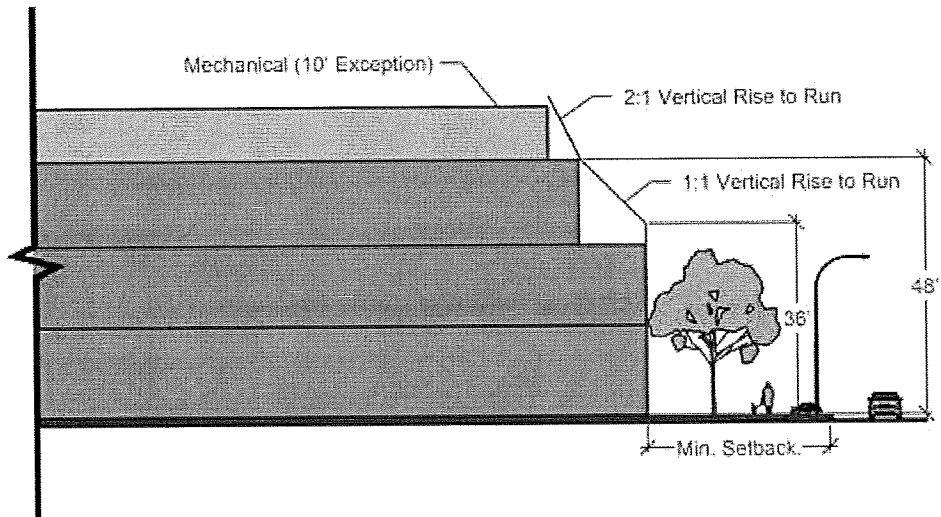
F. Building envelope.

1. Starting at a point thirty-six (36) feet above the minimum building setback line, the building envelope inclined stepback plane shall slope upwards at 1:1 (ratio of the vertical rise to the horizontal run) to a point measured forty-eight (48) feet above the minimum building setback line. Thereafter the building envelope inclined stepback plane shall slope upwards at 2:1 (ratio of the vertical rise to the horizontal run) on all sides of a property adjacent to public and private streets.
2. PUD Developments abutting or adjacent to a residential zoning district shall have a building envelope inclined stepback plane of 1:2 (ratio of the vertical rise to the horizontal run) starting on the residential zoning district boundary, except as specified Section 5.5005.F.3., **WITH THE FOLLOWING EXCEPTIONS:**
 - A. THE EAST PROPERTY LINE, WHICH SHALL HAVE A BUILDING ENVELOPE INCLINED STEPBACK PLANE OF 1:1 (RATIO OF THE VERTICAL RISE TO THE HORIZONTAL RUN) STARTING AT TWELVE (12) FEET ABOVE THE RESIDENTIAL ZONING DISTRICT BOUNDARY LINE.**
 - B. THE SHORT ALLEY SEGMENT ADJACENT TO A RESIDENTIAL ZONING DISTRICT BOUNDARY ALONG THE SOUTH PROPERTY LINE, WHICH SHALL HAVE A BUILDING ENVELOPE INCLINED STEPBACK PLANE OF 1:1 (RATIO OF THE VERTICAL RISE TO THE HORIZONTAL RUN) STARTING AT TWELVE (12) FEET ABOVE THE RESIDENTIAL ZONING DISTRICT BOUNDARY LINE. SEE BUILDING ENVELOPE DIAGRAM SECTION 5.5005. F.1A.**

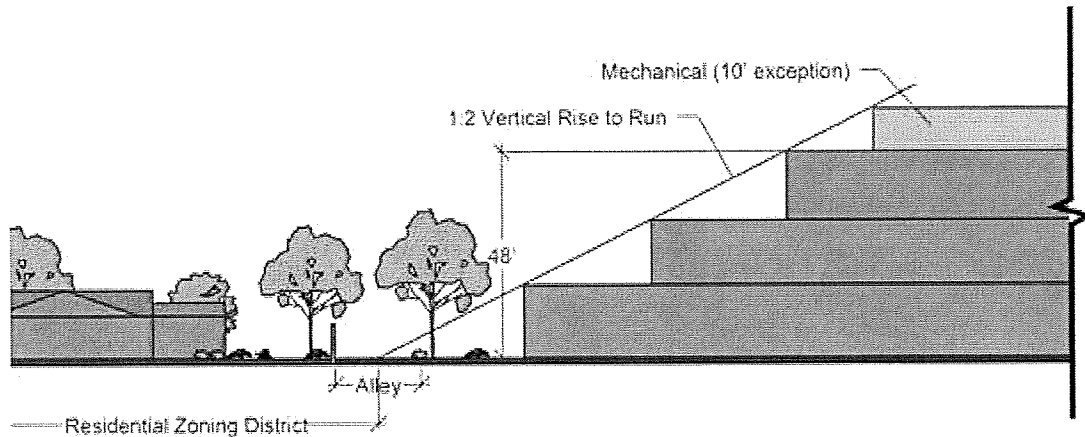
BUILDING ENVELOPE DIAGRAM - THIS DIAGRAM ILLUSTRATES SECTION 5.5005.F.1A.



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, **OVERHANGS**, canopies, balconies, patios and partial or full patio enclosures, covered walks, and screen walls.
2. Any encroachment into the right-of-way, roadway easement, or right-of-way easement requires a city issued encroachment permit and/or agreement.
3. The requirements of article vii. General provisions shall not apply to Section 5.5005.G.

H. Setback abutting a residential zoning district.

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

Sec. 5.5006. - Off-street parking and loading.

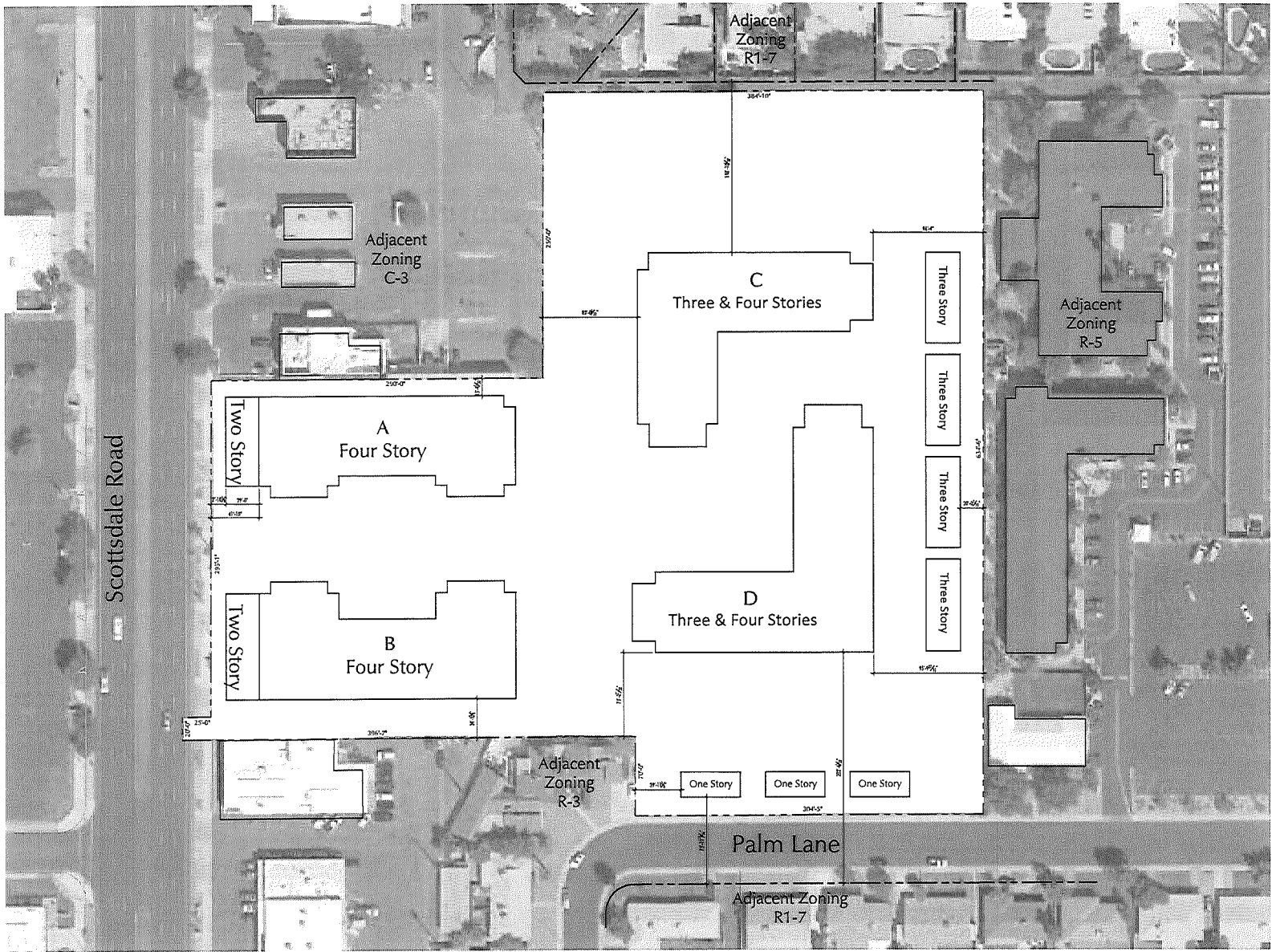
- A. Parking shall not be located between the building and the street; and shall not be located between the average building setback line and the street.
- B. Structured parking and parking garages shall be screened from street views and any views from residential districts shown on Table 4.100.A., or the residential portion of a Planned Community P-C or any portion of a Planned Residential Development PRD with an underlying zoning district comparable to the residential districts shown on Table 4.100.A. Screening shall be provided by building spaces that are habitable or that provide an architectural screen. Architectural screening shall be subject to Development Review Board approval.
- C. The provisions of Article IX. Parking and loading requirements shall apply.

(Ord. No. 3854, § 3, 6-9-09; Ord. No. 4005, § 1(Res. No. 8947, Exh. A, § 160), 4-3-12)

Sec. 5.5007. - Signs.

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

(Ord. No. 3854, § 3, 6-9-09)



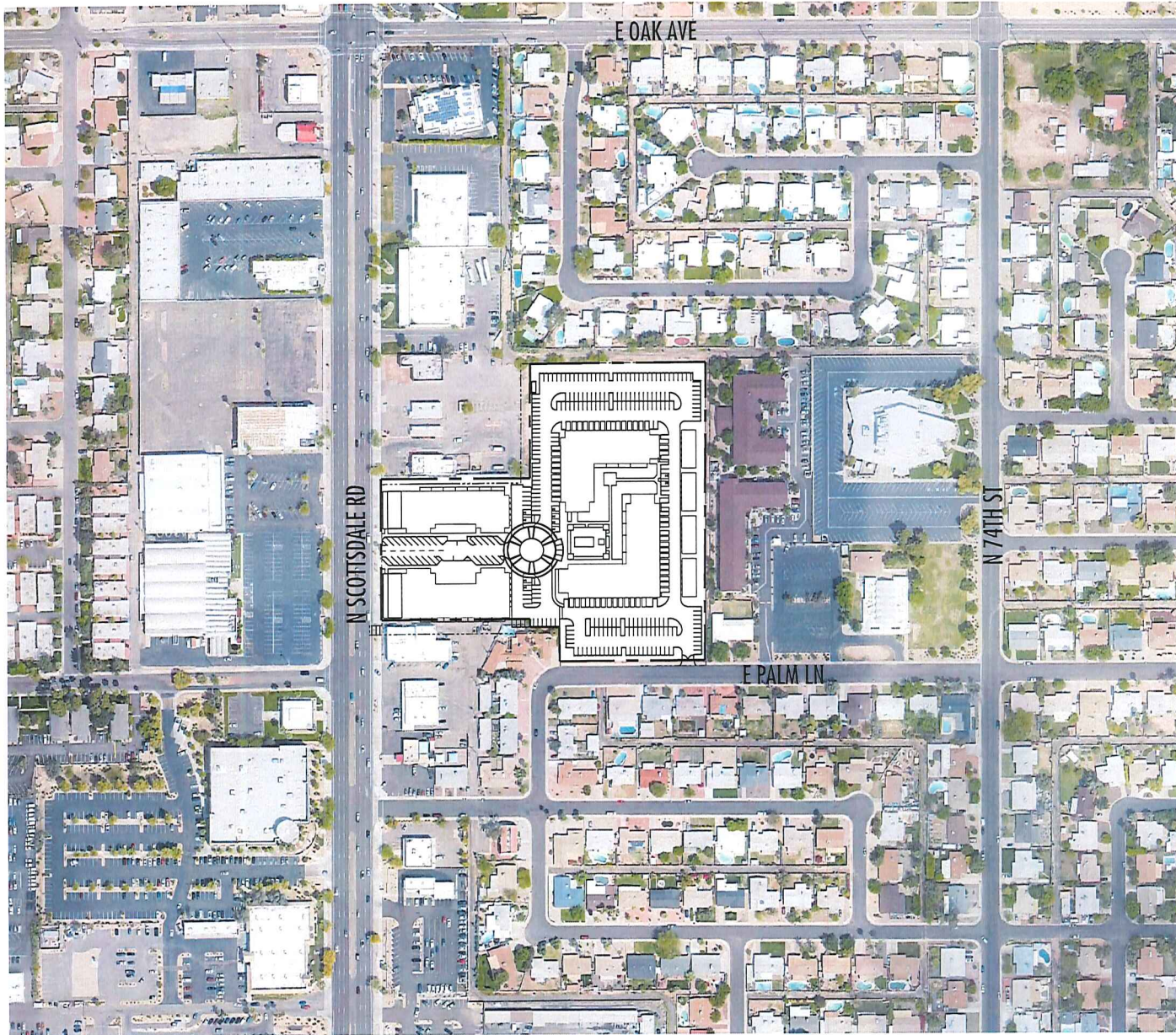
DIMENSION PLAN

Scale: 1"=40'-0"
18103.000 - 0/10/18



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CONTEXT AERIAL

SCALE: 1"= 100'-0"
18103 - 08/10/2018



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Site Data

Address	2001 N. Scottsdale Rd. Scottsdale, Az 85257
APN	131-19-002U, 131-19-002L 131-19-002K, 131-19-002V
Site Area:	7.59 Acres Net (330,656 sf) 8.26 Acres Gross (359,810 sf)
Zoning Existing	Parcel 1-3, C-3 Parcel 4, R1-7
Zoning Proposed	PUD
Building Height Allowed	48' (Mechanical 30% of Roof Area)
Building Height Provided	48' (Mechanical 30% of Roof Area)
Building Setbacks	
Front (Scottsdale Road)	28' Min. / 32' Avg. from back of curb
Average Setback	33.5' North Building 34' South Building
Total Building Area:	345,900 gsf
Residential Area:	335,100 gsf / 231,300 rsf
Non-Residential Area:	10,800 gsf
Total Units	282 units
Studio	14 - 5%
1 Bedroom	169 - 60%
2 Bedrooms	85 - 30%
3 Bedrooms	14 - 5%
Parking Required:	411 per Parking Plan (including 17, 4% ADA)
Residential	1.25/studio 18
Residential	1.3/1-bed 220
Residential	1.7/2-bed 145
Residential	1.9/3-bed 27
Non-Residential	36
Parking Provided:	423 spaces per Parking Master Plan (including 18 ADA and 15 Guest)
Bicycle Parking Required	41 Spaces
Bicycle Parking Provided	42 Spaces

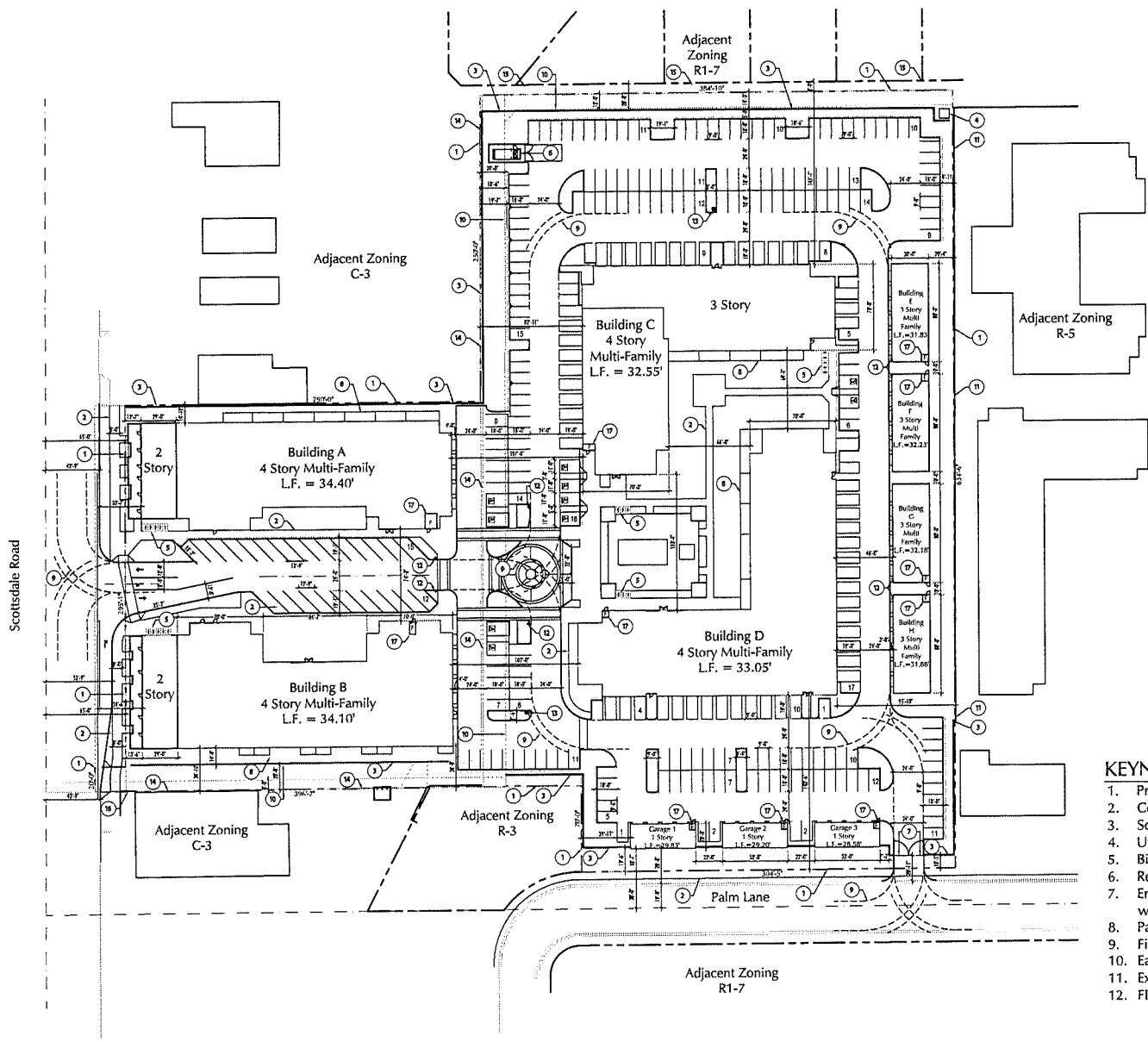
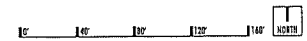
KEYNOTES

- | | |
|---|--|
| 1. Property Line | 13. Fire Hydrant, see Fire Plan |
| 2. Concrete Sidewalk | 14. Overhead Power to be removed or relocated underground. see Overhead Power Exhibit |
| 3. Screen Wall | 15. Offsite Overhead Power to potentially be relocated underground. see Overhead Power Exhibit |
| 4. Utility Equipment | 16. Retaining Wall |
| 5. Bike Racks | 17. Fire Riser |
| 6. Refuse Compactor | |
| 7. Emergency Fire Access Only, Gate with Knox box | |
| 8. Patio | |
| 9. Fire Truck Turning Radius | |
| 10. Easement | |
| 11. Existing Screen Wall | |
| 12. FDC, see Fire Plan | |

SITE PLAN

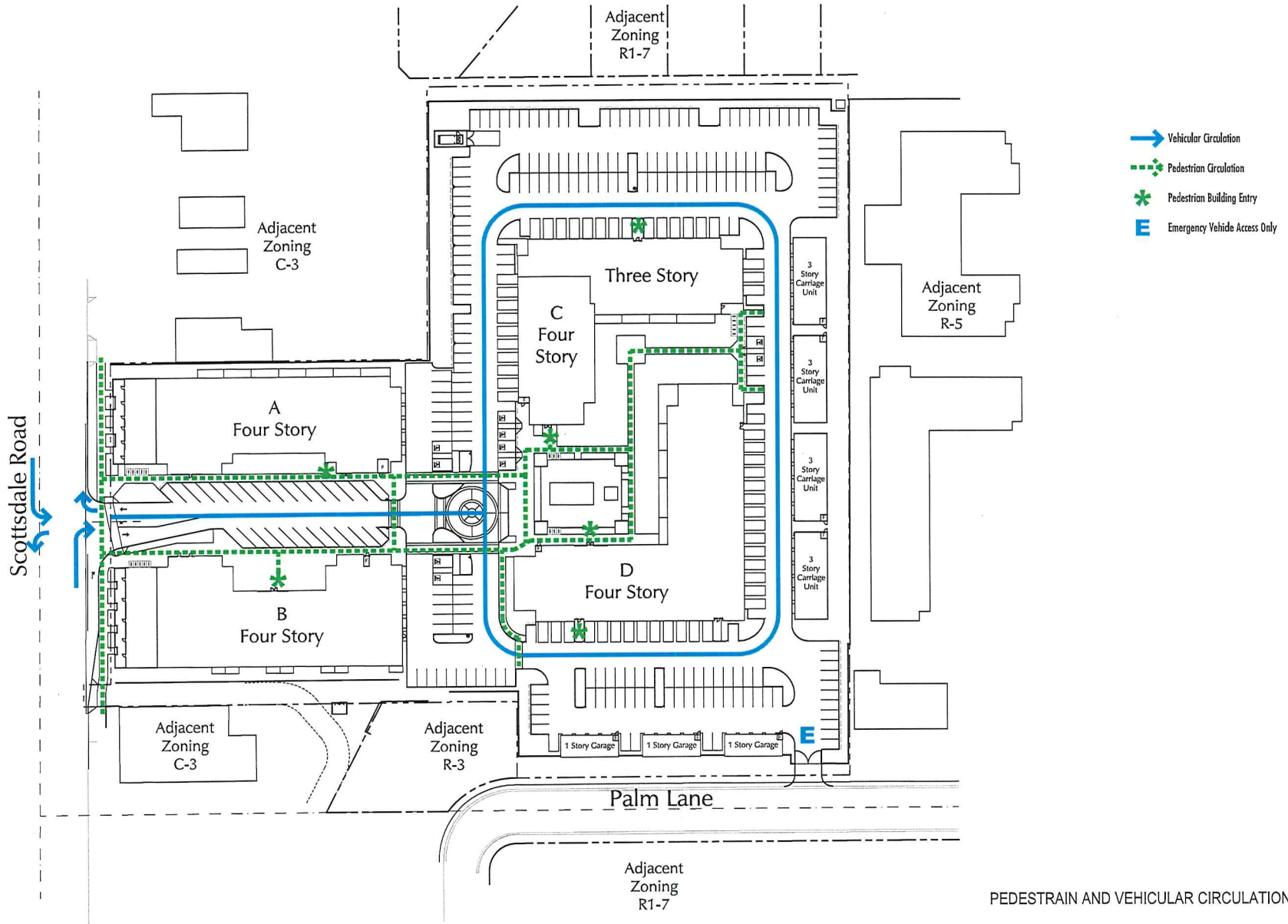
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Revised: 2/10/19 18103.000 - 3/5/19



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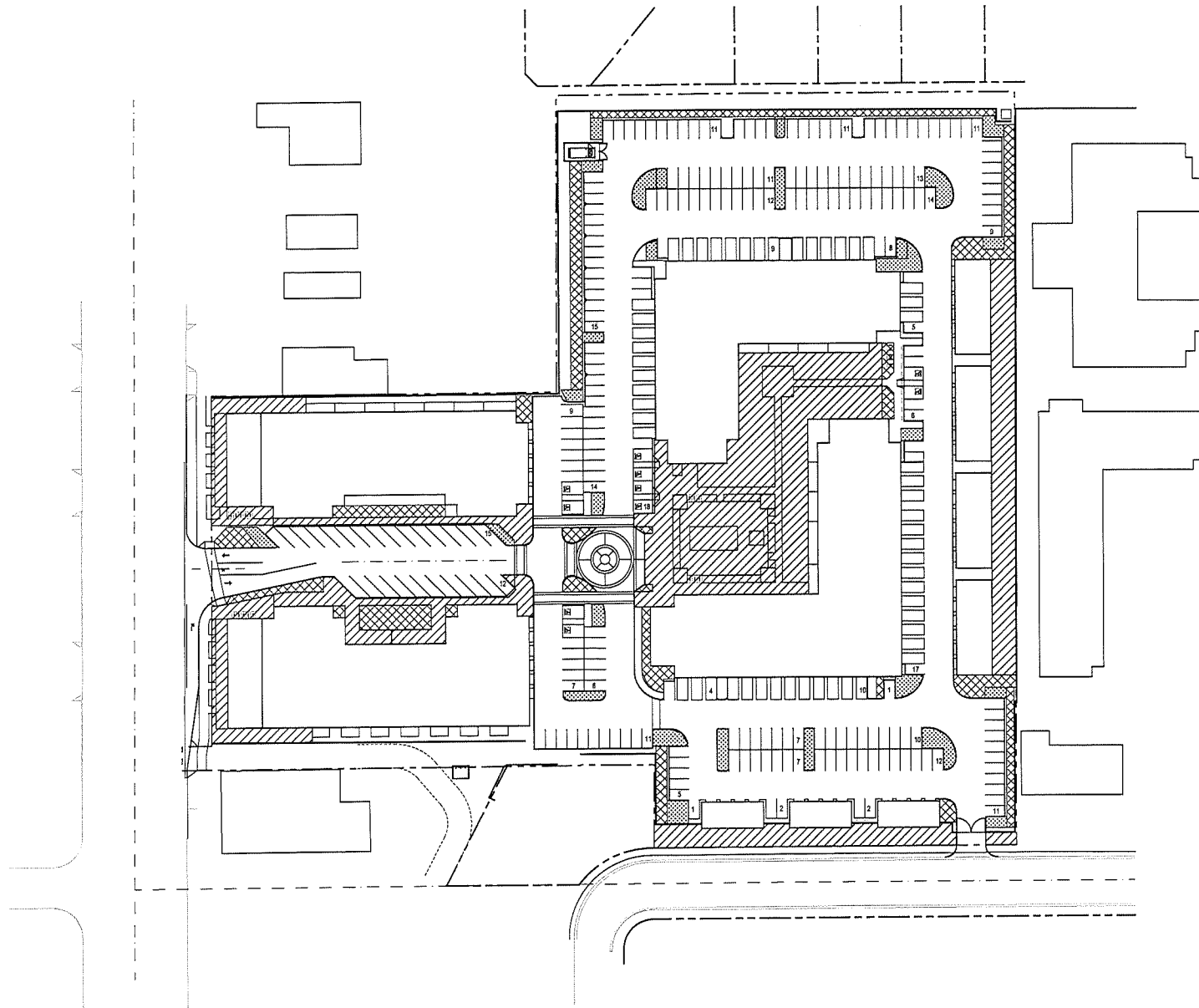
PEDESTRIAN AND VEHICULAR CIRCULATION PLAN




Scale: 1"=40'-0"

Revised: 11/30/18 18103.000 - 9/18/18



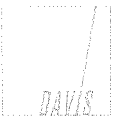
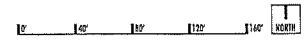
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Site Area:	7.59 Acres Net (330,656 sf)
	8.26 Acres Gross (359,810 sf)
Open Space Required	35,981 sf (10%)
 Open Space Provided	47,878 sf (13%)
Parking Lot Area	123,996 sf
Total Parking Lot Landscaping Required (Including Parking Lot Islands)	18,600 sf (5%)
Parking Lot Islands Required ($\frac{1}{3}$ of Parking Lot Landscape)	6,200 sf
 Parking Lot Landscaping	13,618 sf
 Parking Lot Islands	6,949 sf
Total Parking Lot Landscaping Provided	20,567 sf (16.5%)

OPEN SPACE

Scale: 1"=40'-0"
18103.000 - 9/18/16



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1. EXECUTIVE SUMMARY

Purpose of Report

J2 Engineering and Environmental Design (J2) has prepared a Parking Master Plan for the proposed Alexan Scottsdale residential development, located on the east side of Scottsdale Road north of Palm Lane in Scottsdale, Arizona. The proposed development is bound by Scottsdale Road to the west, residential to the east, and commercial and residential uses to the south. A portion of the southern boundary of the proposed development borders Palm Lane.

The proposed Alexan Scottsdale residential development will be comprised of 282 residential units and 10,800 square feet of commercial space. Approximately half of this commercial space will be occupied by amenities offered only to the residents, and will not be open to the public. These amenities include the leasing office, fitness center, and business center.

Through this Parking Master Plan, Alexan Scottsdale is **requesting approval to provide 425 total parking spaces**. Of these stalls, 18 will be dedicated for ADA parking.

As previously mentioned, approximately half of this commercial space will be occupied by amenities offered only to the residents, and will not be open to the public. Therefore, this space would not generate additional parking demand and was not included in the parking calculations.

City of Scottsdale Required Parking

Using Table 9.103.B entitled Schedule of Parking Requirements within the City of Scottsdale Code of Ordinances, Volume II parking requirements for the proposed Alexan Scottsdale were calculated and Table 9.104.A entitled Schedule of Shared Parking Calculations were applied, resulting in a peak parking requirement of 411 parking stalls between 12:00 am and 7:00 am on weekdays. The proposed Alexan Scottsdale is providing 425 parking stalls, which results in a surplus of 14 parking stalls during the peak parking requirement from 12:00 am to 7:00 am during the weekday.

ITE Parking Generation

The *ITE Parking Generation, 4th Edition* manual estimates parking demand based on research and experiences of transportation engineering and planning professionals. The parking demand calculations for urban or suburban low/mid-rise apartments and office buildings, based on the Parking Generation, 4th Edition data, clearly shows that the 425 proposed parking stalls for the Alexan Scottsdale would provide more than adequate parking during the weekday peak period, with the highest weekday peak demand of 363 parking stalls. This results in a surplus of 62 (17.1%) parking stalls.



Parking Summary

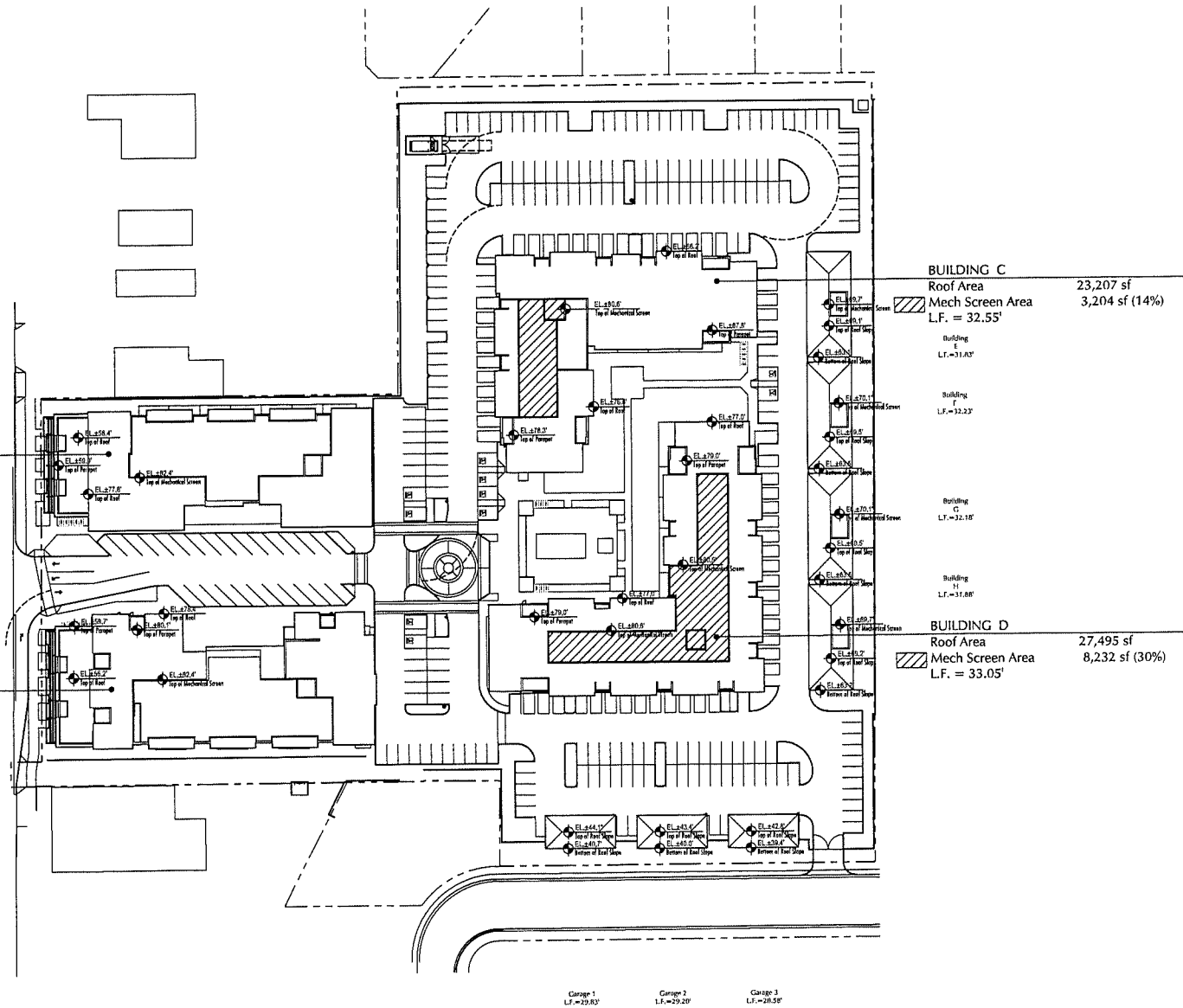
	Reference Table	Parking Stalls (425 proposed)	Parking Surplus
City of Scottsdale Code			
Share-Use Parking Requirement	3	411	14
ITE Parking Generation			
Urban, Weekday	4	353	72
Suburban, Weekday	5	363	62

In conclusion, the request to provide 425 parking stalls for the proposed Alexan Scottsdale development resulted in a surplus of parking based on the City of Scottsdale’s shared parking requirement and the ITE Parking Generation. Based upon the detailed analysis in this Parking Master Plan the 425 proposed parking spaces should sufficiently accommodate the parking demand for the proposed Alexan Scottsdale development, comprised of 282 residential-unit and 10,800 square feet office space.



ALEXAN SCOTTSDALE Scottsdale, Arizona

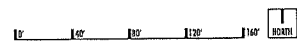
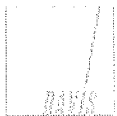
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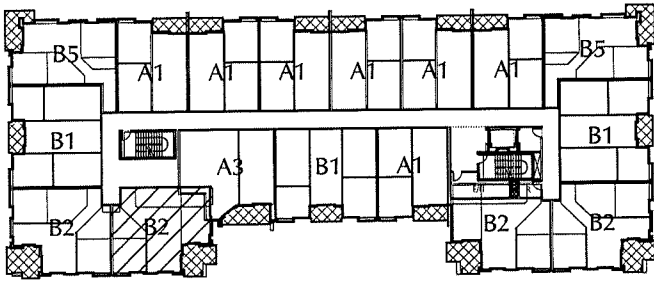
ROOF PLAN

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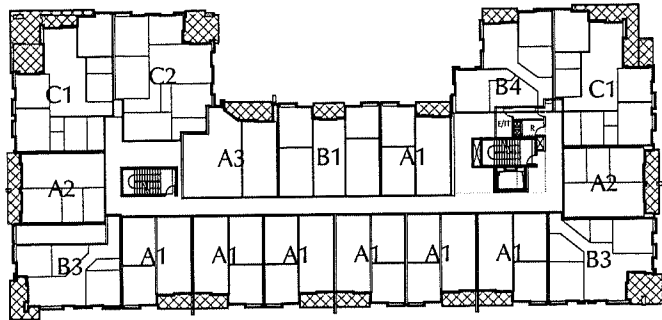


Gross Floor Area: 14,939 SF
 Private Open Space Area: 747 SF
 Private Open Space: 5%



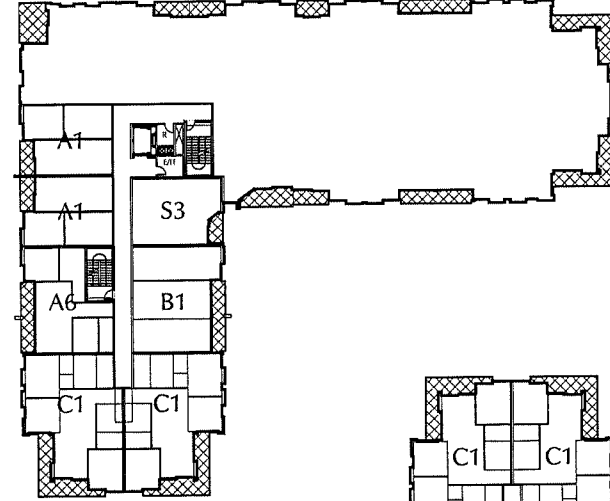
Bldg A
 Studio - 0
 1 Bed - 8
 2 Bed - 9
 3 Bed - 0
 17

Gross Floor Area: 16,008 SF
 Private Open Space Area: 801 SF
 Private Open Space: 5%

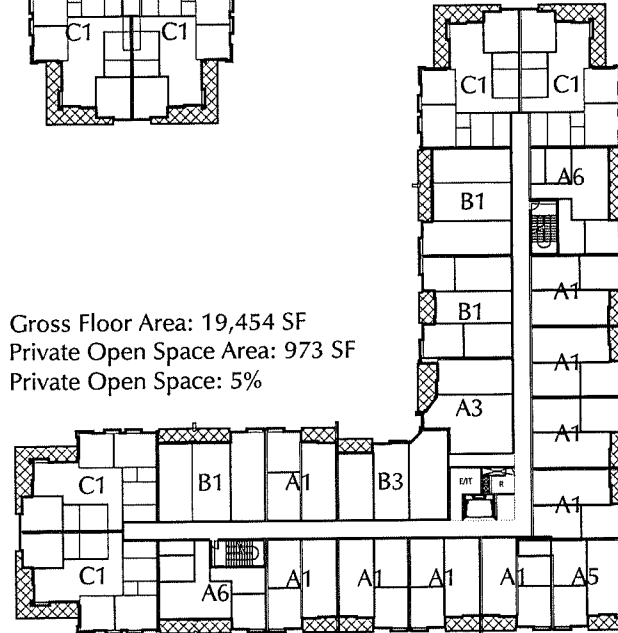


Bldg B
 Studio - 0
 1 Bed - 10
 2 Bed - 4
 3 Bed - 3
 17

Bldg C
 Studio - 1
 1 Bed - 3
 2 Bed - 1
 3 Bed - 2
 7



Gross Floor Area: 19,454 SF
 Private Open Space Area: 973 SF
 Private Open Space: 5%



Bldg D
 Studio - 0
 1 Bed - 13
 2 Bed - 4
 3 Bed - 4
 21

FLOOR PLAN WORKSHEET - FOURTH FLOOR

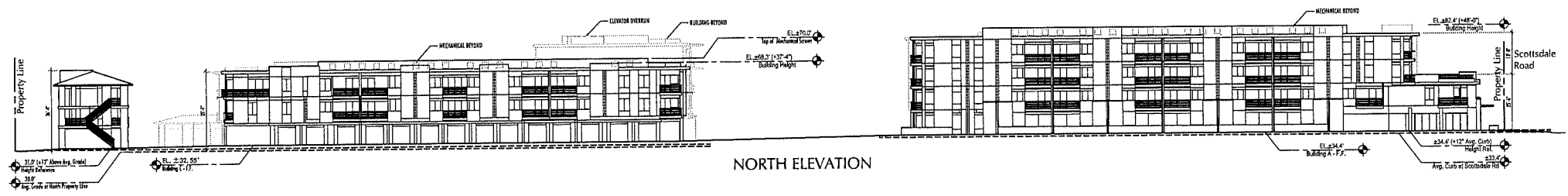
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Revised: 10/11/13 13103-11100(2)13

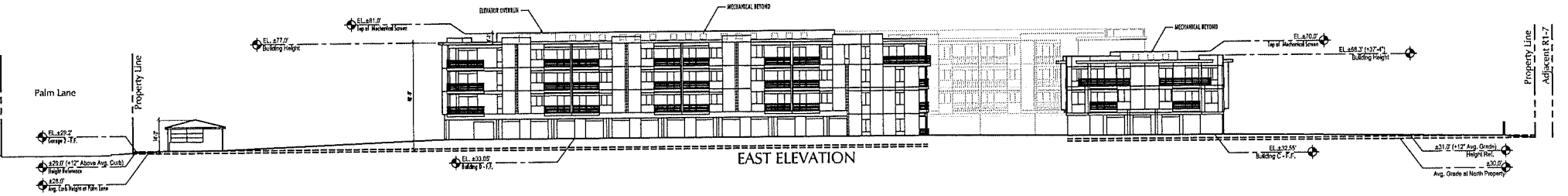


ALEXAN SCOTTSDALE - Scottsdale, Arizona

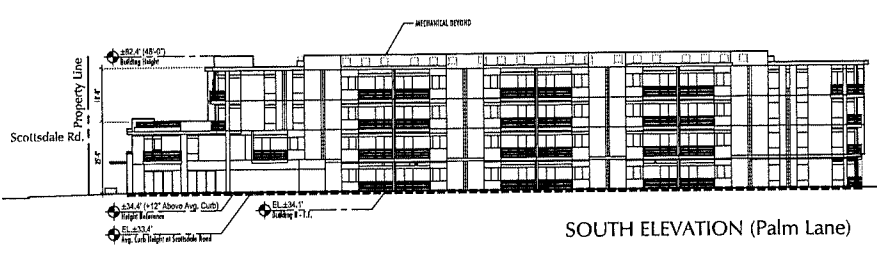
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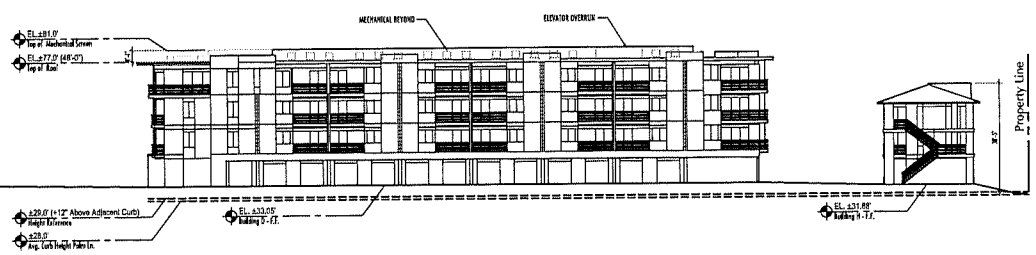
NORTH ELEVATION



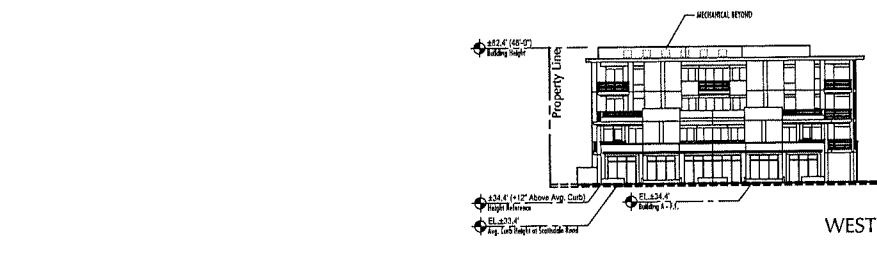
EAST ELEVATION



SOUTH ELEVATION (Palm Lane)



WEST ELEVATION (Scottsdale Road)

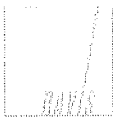
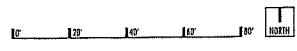


ALEXAN Scottsdale and Palm - Scottsdale, Arizona

ELEVATIONS

SCALE 1" = 20'

Revised: 1/30/19 18105.000 - 05/13/2018



DATE: 05/13/2018 10:51:45 AM. THESE DESIGNS ARE THE EXCLUSIVE PROPERTY OF DAVIS. ANY USE OR REPRODUCTION IS PROHIBITED WITHOUT THE EXPRESS WRITTEN PERMISSION OF DAVIS.



COTTAGE NORTH ELEVATION



COTTAGE NORTH ELEVATION



COTTAGE SOUTH ELEVATION



COTTAGE SOUTH ELEVATION



COTTAGE WEST ELEVATION



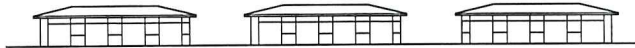
COTTAGE WEST ELEVATION



COTTAGE EAST ELEVATION



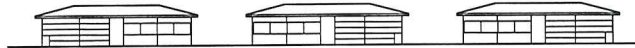
COTTAGE EAST ELEVATION



GARAGE NORTH ELEVATION



GARAGE NORTH ELEVATION



GARAGE SOUTH ELEVATION



GARAGE SOUTH ELEVATION



GARAGE EAST ELEVATION



GARAGE EAST ELEVATION



GARAGE WEST ELEVATION

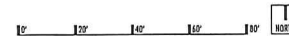


GARAGE WEST ELEVATION

COTTAGE AND GARAGE ELEVATIONS

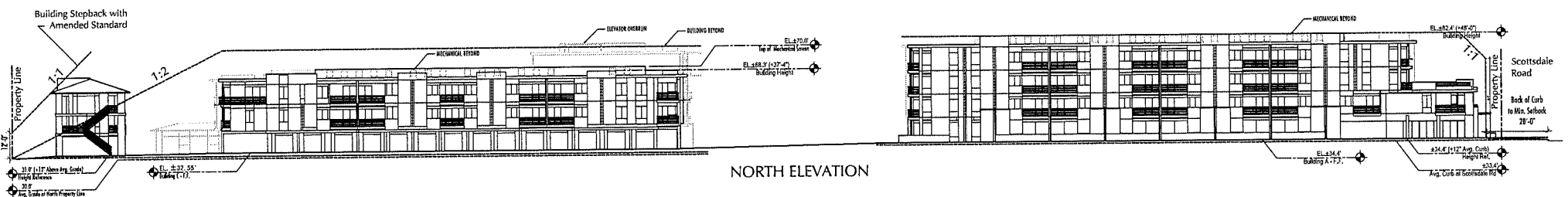
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Revised: 2/15/19 18103.000 - 09/05/2018

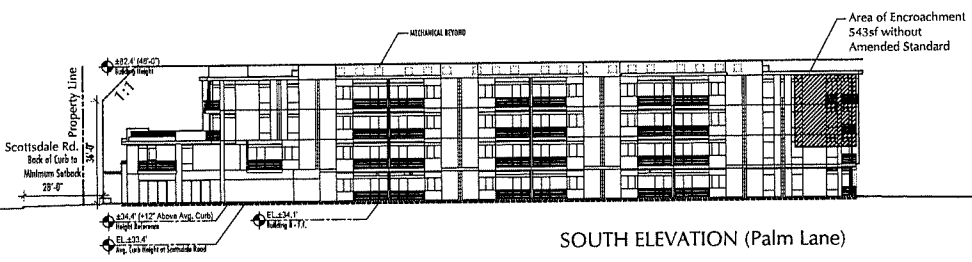


ALEXAN Scottsdale and Palm - Scottsdale, Arizona

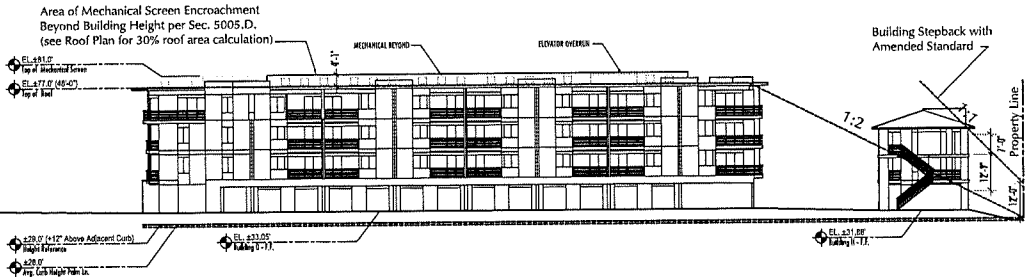
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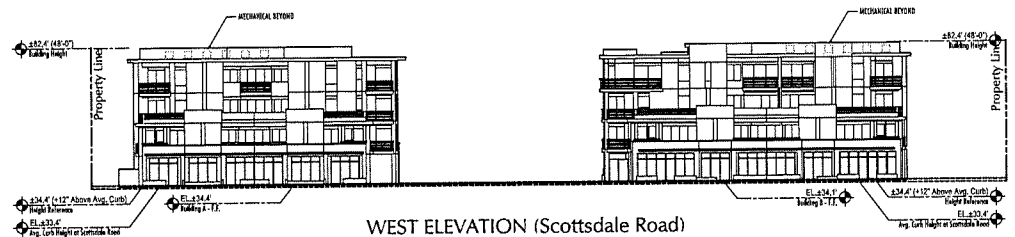
NORTH ELEVATION



SOUTH ELEVATION (Palm Lane)



WEST ELEVATION (Scottsdale Road)



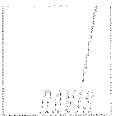
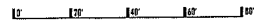
Building B - EAST ELEVATION

Area of Mechanical Screen Encroachment Beyond Building Height per Sec. 5005.D. (see Roof Plan for 30% roof area calculation)

ELEVATION WORKSHEET / BUILDING ENVELOPE DIAGRAM

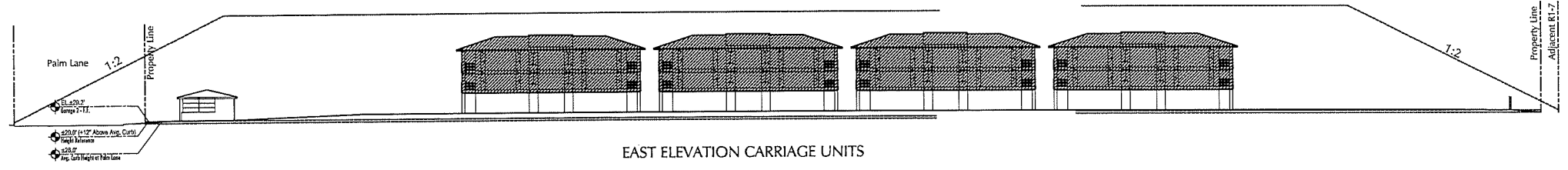
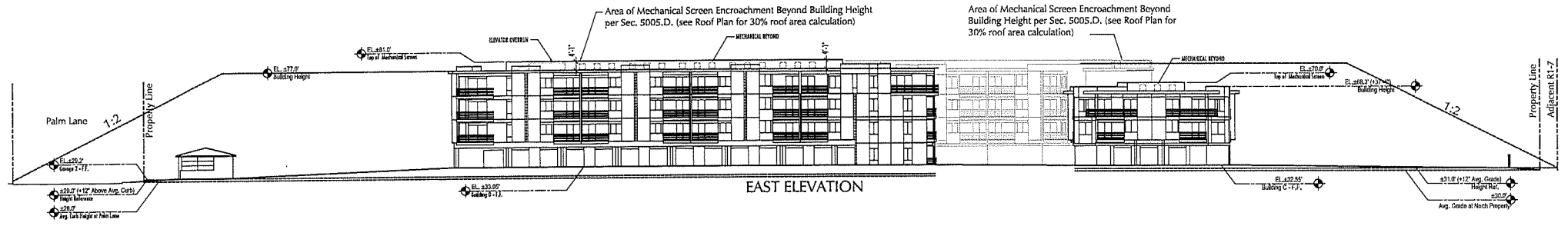
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Revised: 10/01/19 18103.000 - 11/20/2018



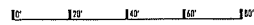
ALEXAN Scottsdale and Palm - Scottsdale, Arizona

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ELEVATION WORKSHEET / BUILDING ENVELOPE DIAGRAM

SCALE 1" = 20'



Revised: 1/30/19 18103.000 - 11/30/2018



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6AM

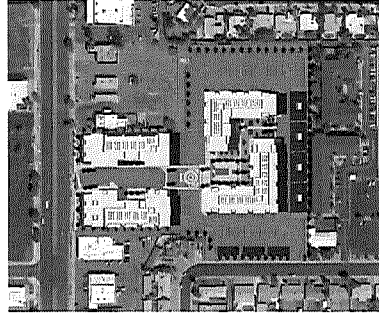
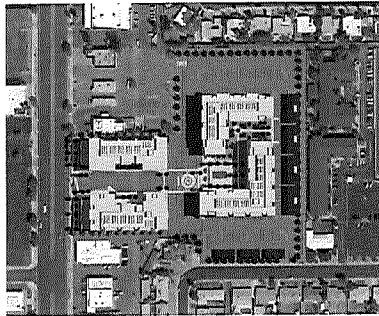
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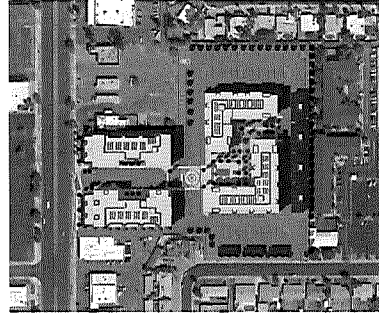
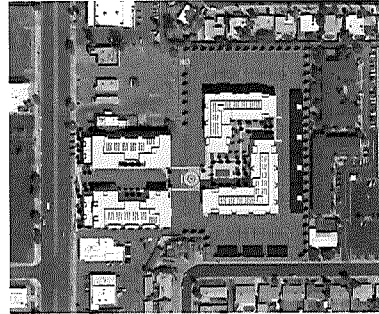
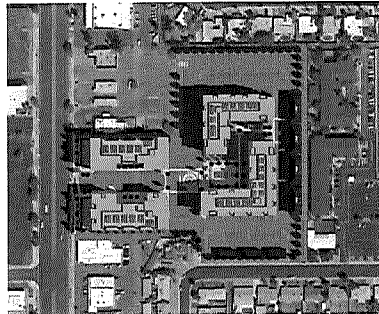
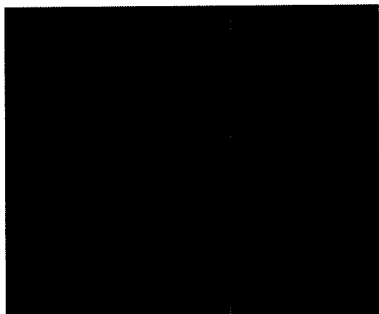
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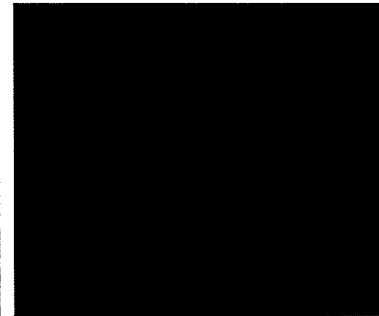
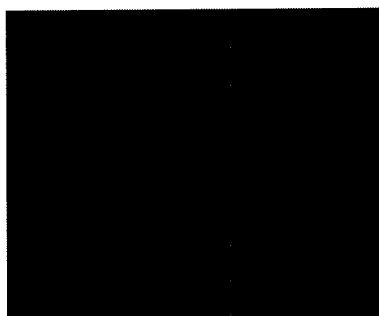
JUNE 21



MAR./SEPT. 21



DECEMBER 21



TRAMMELL CROW Scottsdale and Palm- Scottsdale, Arizona

SOLAR STUDY

NOT TO SCALE
18103-7/31/2016



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PERSPECTIVE VIEW ON PALM LANE FROM SOUTHEAST CORNER WITHOUT TREES



PERSPECTIVE VIEW ON PALM LANE FROM SOUTHEAST CORNER

PERSPECTIVES - PALM LANE

18103- 11/30/2018



ALEXAN SCOTTSDALE - Scottsdale, Arizona

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PERSPECTIVE VIEW ON PALM LANE FROM SOUTHEAST CORNER WITHOUT TREES



PERSPECTIVE VIEW ON PALM LANE FROM SOUTHEAST CORNER

PERSPECTIVES - PALM LANE

18103- 11/30/2018



ALEXAN SCOTTSDALE - Scottsdale, Arizona

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21-2N-2018
12/3/2018



PERSPECTIVE VIEW ON PALM LANE FROM SOUTHWEST CORNER WITHOUT TREES



PERSPECTIVE VIEW ON PALM LANE FROM SOUTHWEST CORNER

PERSPECTIVES - PALM LANE

18103- 11/30/2018



ALEXAN SCOTTSDALE - Scottsdale, Arizona

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PERSPECTIVE VIEW ON PALM LANE FROM SOUTHWEST CORNER WITHOUT TREES



PERSPECTIVE VIEW ON PALM LANE FROM SOUTHWEST CORNER

PERSPECTIVES - PALM LANE

18103- 11/30/2018



ALEXAN SCOTTSDALE - Scottsdale, Arizona

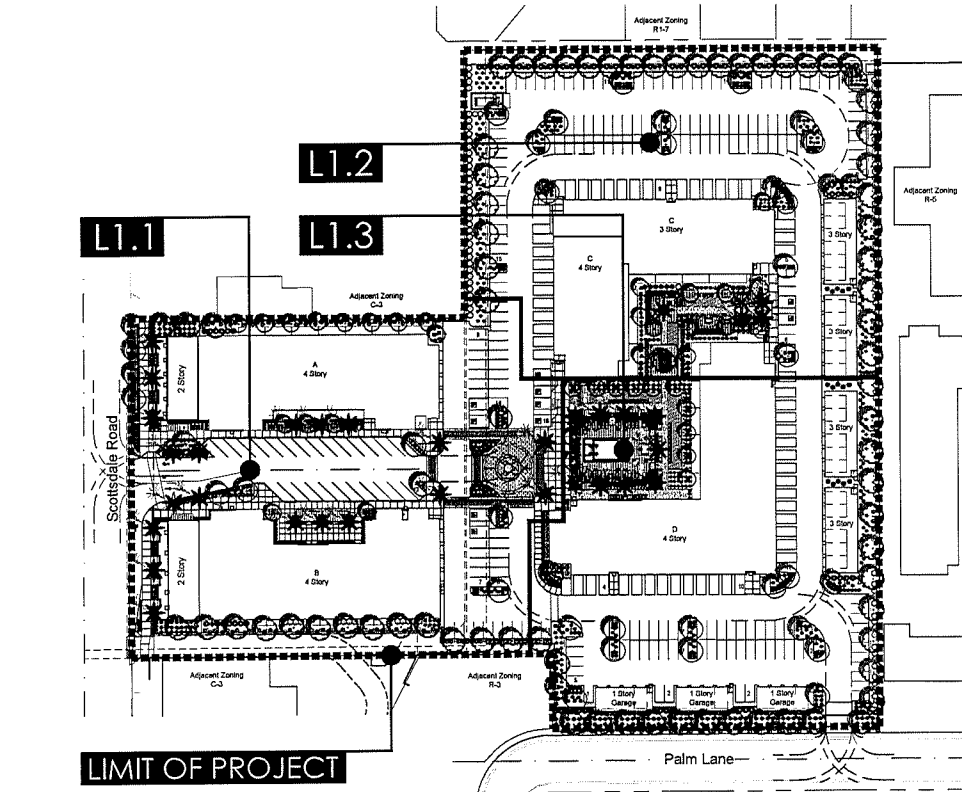
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PLANTING NOTES

- ALL PLANTING AREAS ARE TO HAVE DECOMPOSED GRANITE, COLOR AND SIZE AS SPECIFIED, 2" MIN DEPTH TYP.
- NO PLANT SUBSTITUTIONS ALLOWED UNLESS APPROVED IN WRITING BY LANDSCAPE ARCHITECT AND THE CITY OF SCOTTSDALE.
- ALL PLANT MATERIAL MUST MEET ANA SPECIFICATIONS.
- ALL PLANT MATERIAL THAT IS NOT LABELED "TO REMAIN" ARE TO BE RELOCATED PER PLANTING PLANS.
- ALL AREAS DISTURBED DURING CONSTRUCTION ARE TO BE FINE GRADED AND TREATED TO BLEND EVENLY WITH ALL NEWLY CONSTRUCTED AREAS.
- LANDSCAPE ARCHITECT, OWNERS REPRESENTATIVE, AND THE CITY OF SCOTTSDALE RESERVES THE RIGHT TO REJECT ANY PLANT MATERIAL THAT IS DETERMINED TO NOT SATISFY THE DESIGN INTENT OF THE LANDSCAPE PLAN BASED ON SIZE, SHAPE, APPEARANCE, HEALTH, OR IMPROPER CARE.
- ALL DOWNSPOUTS / SCUPPERS ARE TO HAVE 3x3', 3" - 6" NATIVE STONE MATERIAL INSTALLED TO PREVENT EROSION WHERE REQUIRED.
- ALL BERM CONTOUR INTERVALS ARE AT 1'-0", SLOPES NOT TO EXCEED 4:1.
- PLANTS TO BE LOCATED AWAY FROM OBSTACLES SUCH AS FIRE HYDRANTS, TRANSFORMERS, POWER POLES, AND LIGHT FIXTURES AS NECESSARY. DO NOT INSTALL PLANT MATERIAL IN ANY AREA WHICH WILL CAUSE HARM TO ADJACENT IMPROVEMENTS.
- PLANT TREES, SHRUBS, AND CACTI PLUMB, AND FACED TO GIVE THE BEST APPEARANCE OR RELATIONSHIP TO ADJACENT PLANTS OR VIEWS.
- LANDSCAPE CONTRACTOR TO PERFORM A SOILS TEST PRIOR TO LANDSCAPE CONSTRUCTION TO DETERMINE ANY NUTRIENT DEFICIENCIES, IF ANY DEFICIENCIES EXIST, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO AMEND THE SOIL ACCORDINGLY.

SCOTTSDALE GENERAL NOTES

- NO TREES OR SHRUBS SHALL BE PLANTED WITHIN A 5 FT. RADIUS AROUND FIRE HYDRANTS.
- AREAS OF DECOMPOSED GRANITE WITHOUT PLANT MATERIALS / GROUNDCOVERS SHALL NOT EXCEED DIMENSIONS OF MORE THAN 7 FEET IN ANY ONE DIRECTION, MEASURED BETWEEN (MATURE) PLANT CANOPIES AND/OR COVERAGE.
- A SINGLE TRUNK TREE'S CALIPER SIZE THAT IS EQUAL TO OR LESS THAN 4 INCHES, SHALL BE DETERMINED BY USING THE SMALLEST DIAMETER OF THE TRUNK 6 INCHES ABOVE FINISHED GRADE ADJACENT TO THE TRUNK. A TREE'S CALIPERS SIZE, FOR SINGLE TRUNK TREES THAT ARE TO 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 MULTIPLE TRUNK TREE'S CALIPER SIZE IS MEASURED AT 8 INCHES ABOVE WHERE THE TRUNK SPLITS ORIGINATE, OR 6 INCHES ABOVE FINISHED GRADE IF TRUNKS ORIGINATE FROM THE GROUND.
- AREA WITHIN THE SIGHT DISTANCE TRIANGLES IS TO BE CLEAR OF LANDSCAPING, SIGNS, OR OTHER VISIBLE OBSTRUCTIONS WITH A HEIGHT GREATER THAN 1.5 FEET. TREES WITHIN THE SIGHT TRIANGLE SHALL HAVE A SINGLE TRUNK AND A CANOPY THAT BEGINS AT 8 FEET IN HEIGHT UPON INSTALLATION. ALL HEIGHTS ARE MEASURED FROM THE NEAREST STREET LINE ELEVATION.
- 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.
- ALL RIGHTS-OF-WAY ADJACENT TO THIS PROPERTY SHALL BE LANDSCAPED AND MAINTAINED BY THE PROPERTY OWNER.
- PRIOR TO THE ESTABLISHMENT OF WATER SERVICE, NON-RESIDENTIAL PROJECTS WITH AN ESTIMATED ANNUAL WATER DEMAND OF TEN (10) ACRE FEET OR MORE, SHALL SUBMIT A CONSERVATION PLAN IN CONFORMANCE WITH SECTIONS 49-245 THROUGH 49-248 OF THE CITY CODE TO THE WATER CONSERVATION OFFICE.
- TURF SHALL BE LIMITED TO A MAXIMUM AREA SPECIFIED IN SECTIONS 49-425 THROUGH 49-248 OF THE CITY CODE AND SHALL BE SHOWN ON LANDSCAPE PLANS SUBMITTED AT THE TIME OF FINAL PLANS.
- NO LIGHTING IS APPROVED WITH THE SUBMITTAL.
- THE LANDSCAPE SPECIFICATION SECTION(S) OF THESE PLANS HAVE NOT BEEN REVIEWED AND SHALL NOT BE A PART OF THE CITY OF SCOTTSDALE'S APPROVAL.
- ALL SIGNS REQUIRE SEPARATE PERMITS AND APPROVALS.
- NEW LANDSCAPING, INCLUDING SALVAGED PLANT MATERIAL, AND LANDSCAPING INDICATED TO REMAIN, WHICH IS DESTROYED, DAMAGED, OR EXPIRES DURING CONSTRUCTION SHALL BE REPLACED WITH LIKE KIND AND QUANTITY PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY / LETTER OF ACCEPTANCE TO THE SATISFACTION OF THE INSPECTION SERVICES STAFF.



OVERALL PRELIMINARY LANDSCAPE PLAN SCALE: N.T.S.

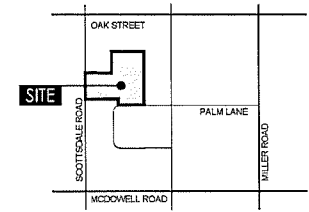
HARDSCAPE GENERAL NOTES

- CURVILINEAR FLATWORK TO BE SMOOTH, EVEN RADIUS, AND DEVOID OF POINTS AND FLAT SPOTS. CONCRETE SHALL BE REMOVED AND REPLACED AT CONTRACTORS EXPENSE IF NOT INSTALLED PER PLAN.
- FORM WORK SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT OR OWNERS REPRESENTATIVE PRIOR TO POURING CONCRETE.
- WALKS SHALL HAVE A LIGHT BROOM FINISH UNLESS SHOWN OR NOTED OTHERWISE.
- WALKS SHALL BE MIN. 5'-0" WIDE (MIN) WITH SCORE JOINTS AT 5'-0" O.C. AND EXPANSION JOINTS AT 18'-0" O.C. UNLESS SHOWN OR NOTED OTHERWISE.
- WALKS LOCATED AT BACK OF CURB SHALL BE AS SHOWN ON PLANS.

DESIGN STANDARDS

- FINAL TREE LOCATIONS SHALL BE LOCATED SO AS TO NOT BE IN CONFLICT WITH BUILDING OR POLE MOUNTED SITE LIGHTING.
- FINAL PLANT LOCATIONS SHALL BE LOCATED SO AS TO NOT BE IN CONFLICT WITH PEDESTRIAN WALKWAYS, PATHWAYS AND PARKING AREAS UPON MATURE SIZE.
- ANY PLANTS THAT MAY HAVE THORNS OR MILKY SAP ARE TO BE APPROPRIATELY LOCATED AWAY FROM PEDESTRIAN WALKWAYS. THORNY PLANTS = 4' / MILKY SAP = 3'.
- FINAL PLANS SHALL INCLUDE THE LOCATIONS FOR EXTERIOR LIGHT FIXTURES, FIRE HYDRANTS AND TRANSFORMERS. ADJUST PLANTING AND HARDSCAPE AS REQUIRED TO AVOID CONFLICTS.

VICINITY MAP



SHEET INDEX

L0.1	COVER SHEET + NOTES
L1.1	PRELIMINARY LANDSCAPE + HARDSCAPE PLAN
L1.2	PRELIMINARY LANDSCAPE + HARDSCAPE PLAN
L1.3	PRELIMINARY LANDSCAPE + HARDSCAPE PLAN

A.D.A. / FAIR HOUSING REQMT'S

- THE SIDEWALK / HARDSCAPE CONTRACTOR IS RESPONSIBLE FOR CONSTRUCTION SIDEWALKS TO MEET ALL STATE AND FEDERAL REG. INCLUDING BUT NOT LIMITED TO THE AMERICANS WITH DISABILITIES ACT AND THE FAIR HOUSING GUIDELINES.
- THE SIDEWALK HARDSCAPE CONTRACTOR SHALL COORDINATE ALL SIDEWALK CONSTRUCTION WITH THE CIVIL ENGINEER'S SITE ACCESSIBILITY PLAN. SHOULD A DISCREPANCY EXIST BETWEEN THE PLANS, THE CONTRACTOR SHALL NOTIFY THIS OFFICE IMMEDIATELY.
- FINISH FLOOR ELEVATIONS, SIDEWALK ELEVATIONS, DRAINAGE BASINS, TOP OF FOOTING ELEVATIONS AND ACCESSIBILITY INFORMATION HAS BEEN PROVIDED BY OTHERS. LANDSCAPE ARCHITECTS RESPONSIBILITY IS LIMITED TO THE HORIZONTAL CONTROL OF HARDSCAPE RELATED ELEMENTS ONLY (WHERE SHOWN ON PLANS). ALL VERTICAL CONTROL ASSOCIATED WITH THIS PROJECT IS RESPONSIBILITY OF THE CIVIL ENGINEER AS IT DIRECTLY RELATES TO THE DRAINAGE OF THE PROJECT.

WATER FEATURE REQUIREMENTS

ALL WATER FEATURES/FOUNTAINS SHALL COMPLY WITH CITY OF SCOTTSDALE REVISED CODE SECTION 49-242, LIMITATION ON WATER FEATURES FOR COMMERCIAL USERS, NEW INDUSTRIAL USERS AND COMMON AREAS OF RESIDENTIAL DEVELOPMENTS.

SCOTTSDALE ROAD R.O.W. IMP'S

SCOTTSDALE ROAD R.O.W. IMPROVEMENTS SHALL BE IN COMPLIANCE WITH THE SCOTTSDALE ROAD STREETSCAPE DESIGN GUIDELINES (SEGMENT 1 / SOUTHERN GATEWAY)

NATIVE PLANT INFO:

ANY NATIVE PLANTS THAT STILL EXIST ON THIS PROPERTY SHALL BE INVENTORIED AND DESIGNATED FOR REMOVAL OR RELOCATION DEPENDENT ON HEALTH AND SALVAGEABILITY AS DETERMINED BY QUALIFIED LANDSCAPE INVENTORY CONTRACTOR.

ALEXAN | SCOTTSDALE
TRAMMELL CROW RESIDENTIAL

PRELIMINARY LANDSCAPE PLAN

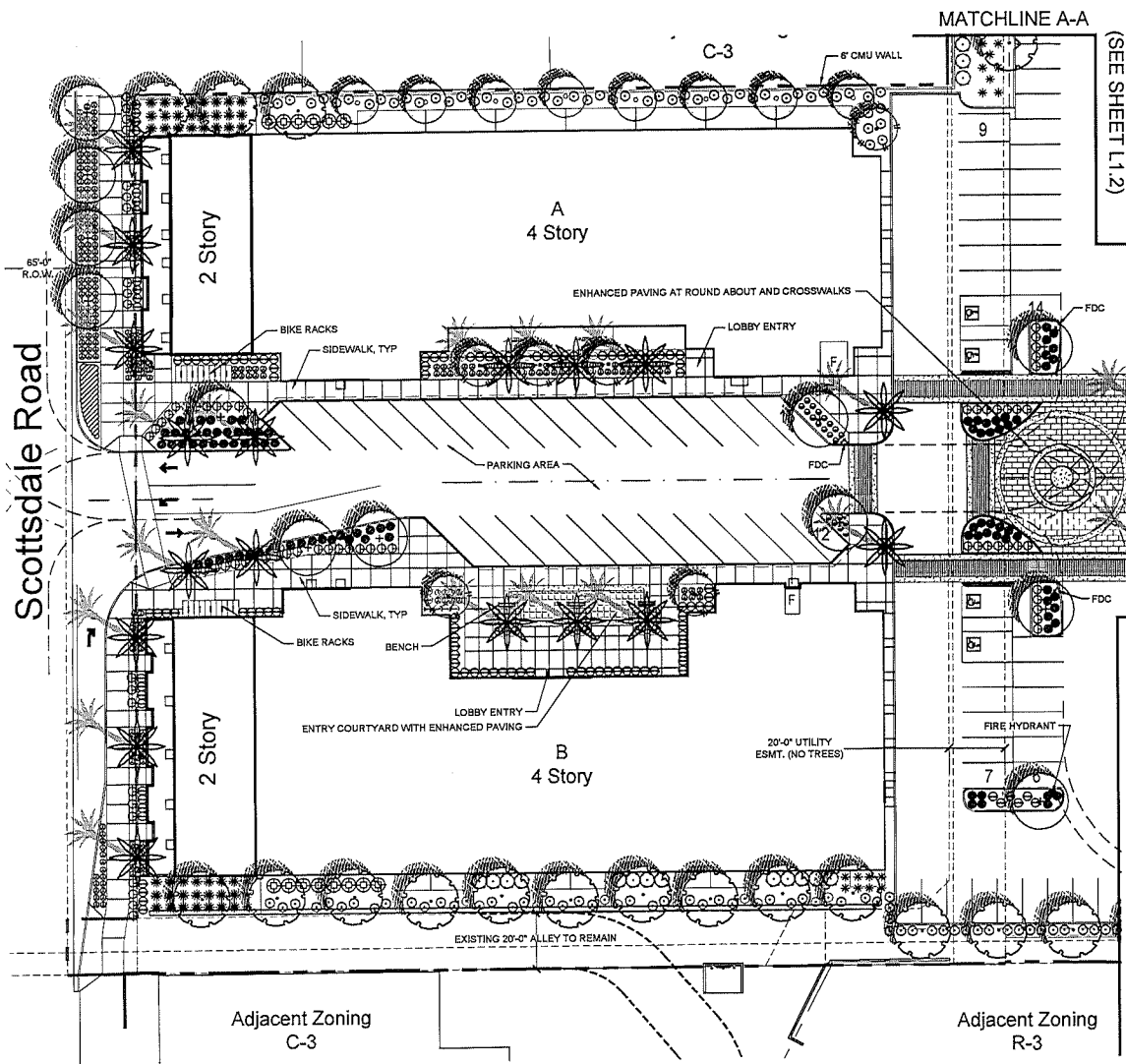
FEB 27
2019
PROJECT
#1816

SHEET NO:
L0.1

young | design | group
yldg

young | design | group
Landscape Architecture + Landscape Planning
7724 east thosomun lane
suite 8
scottsdale, arizona 85251
tel. 480.257.3317





PRELIMINARY LANDSCAPE PLAN

SCALE: 1" = 20'-0"

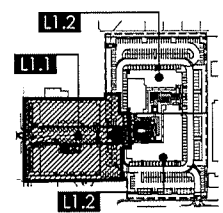
PLANT SCHEDULE

* QUANTITIES ARE PRELIMINARY
** NOT PLANTED IN PUBLIC R.O.W. OR REQUIRED PLANTING AREAS

TREES	SIZE / REMARKS	QTY	SHRUBS	SIZE	QTY
ACACIA ANEURA	1.5" CAL, MULTI-TRUNK, MATCHED	XX	**CARISSA GRANDIFLORA TUTTLET	5 GAL	XX
MULGA ACACIA	1.5" CAL, MULTI-TRUNK, MATCHED	XX	TUTTLET'S NATAL FLUM	5 GAL	XX
BAUHINIA CONGESTA	1.5" CAL, MULTI-TRUNK, MATCHED	XX	DODONAEA VISCOSA	5 GAL	XX
CERCIDRUM PRAECOX	2" CAL, MULTI-TRUNK, MATCHED	XX	HOPSEED BUSH	5 GAL	XX
PALO BREA	2" CAL, MULTI-TRUNK, MATCHED	XX	JUSTICIA SPICEGIRA	5 GAL	XX
PISTACHIA LENTISCUUS	2" CAL, MULTI-TRUNK, MATCHED	XX	MEXICAN HONEYSUCKLE	5 GAL	XX
MASTIC TREE (ALT: THEVETIA / TEXAS MTN. LAUREL)	2" CAL, MULTI-TRUNK, MATCHED	XX	LEUCOPHYLLUM CANDIDUM	5 GAL	XX
ULMUS PARVIFLORA T. GREEN	2" / 3.5" MIN CAL, STANDARD TRUNK, MATCHED	XX / XX	THUNDER CLOUD SAGE	5 GAL	XX
TRUE GREEN ELM (ALT: VELVET ASH)	2" CAL, STANDARD, MATCHED	XX	LEUCOPHYLLUM LAEVIGATUM	5 GAL	XX
CAESALPINIA MEXICANA	1.5" CAL, MULTI-TRUNK, MATCHED	XX	CHIKHUAHUA SAGE	5 GAL	XX
MEXICAN BRD OF PARADISE	1.5" CAL, MULTI-TRUNK, MATCHED	XX	MYRTUS COMMUNIS DWARF MYRTLE (ALT: XYLSOMA)	5 GAL	XX
PHOENIX DACTYLIFERA	18'-0" HT TO PINEAPPLE	XX	NERIUM OLEANDER TP. PINK	5 GAL	XX
DATE PALM (ALT: WASHINGTONIA FILIFERA)	2" CAL, STANDARD, MATCHED	XX	PETITE PINK OLEANDER	5 GAL	XX
QUERCUS VIRGINIANA	2" CAL, STANDARD, MATCHED	XX	RUELLIA BRITTONIANA	5 GAL	XX
LIVE OAK			BRITISH RUELLIA	5 GAL	XX
			RUSSELLIA EQUISSETIFORMIS	5 GAL	XX
			CORAL FOUNTAIN	5 GAL	XX
			TECOMA STANS 'GOLD STAR' YELLOW BELLS	5 GAL	XX
			GROUND COVER		
			ANNUALS AS SELECTED BY SEASON	4" POTS	PER PLAN
			EREMOPHILA GLABRA 'M. GOLD'	1 GAL	XX
			OUTBACK SUNRISE EMU	1 GAL @ 12" O.C.	XX
			HYMENOXYS ACALUIS	1 GAL	XX
			ANGELITA DASY	1 GAL	XX
			LANTANA 'NEW GOLD'	1 GAL	XX
			'NEW GOLD' LANTANA		
			SYNTHETIC LAWN		PER PLAN
			SOUTHWEST GREENS OR EQUAL		
			NASELLA TENUISSIMA	1 GAL	XX
			MEXICAN FEATHER GRASS		
			OLEA EUROPAEA 'LIL OLLIE'	5 GAL	XX
			DWARF OLIVE		
			ROSMARINUS OFFICINALIS	1 GAL	XX
			TRAILING ROSEMARY		
			**TRACHELOSPERMUM ASIATICUM	1 GAL	XX
			TRAILING JASMINE		
			WEDELIA TRILOBATA	1 GAL	XX
			YELLOW DOT		
			INERT MATERIALS	SIZE	QTY
			DECOMPOSED GRANITE	12"	PER PLAN
			EXPRESS CARMEL	SCREENED, 2" MIN DEPTH	
			2" SCREENED NATIVE ROCK	3'-6" DIA	PER PLAN
			EXPRESS CARMEL		

HARDSCAPE SCHEDULE

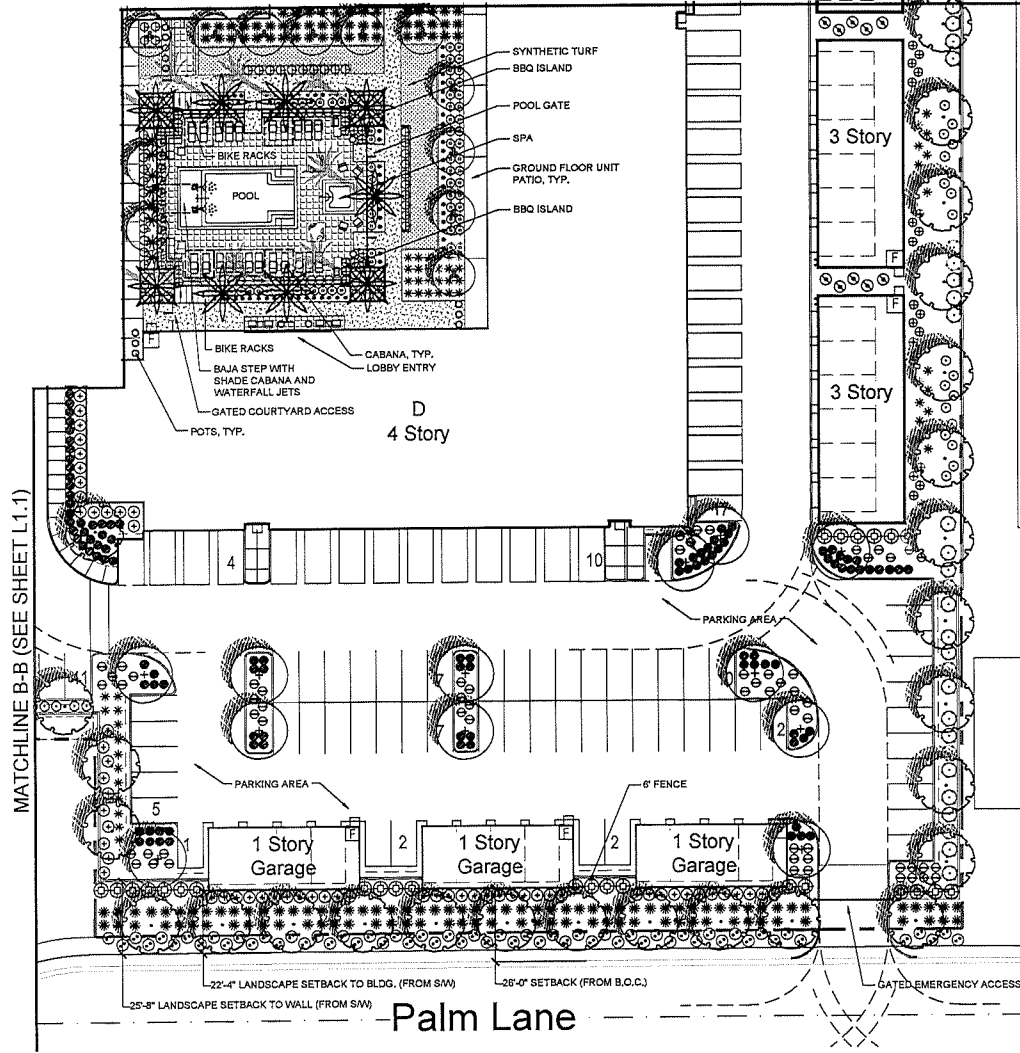
- 6"X6" CONCRETE PAVER ACKER STONE OR EQUAL / COLOR: DESERT BLEND
- 12"X12" CONCRETE PAVER ACKER PALAZZO OR EQUAL / COLOR: NATURAL PEWTER
- STAMPED COLORED CONCRETE COLOR AND PATTERN T.B.D.
- CONCRETE SIDEWALK / PAVING COLOR: STANDARD GRAY WITH LIGHT BROOM FINISH
- EXPOSED AGGREGATE PAVING / BANDING COLOR: STANDARD GRAY WITH 3/8" AGGREGATE



*FINAL MATERIAL SCHEDULE SHALL BE PROVIDED AT D.R.B. SUBMITTAL AFTER RE-ZONING APPROVAL.

SHEET KEY N.T.S.

MATCHLINE C-C (SEE SHEET L1.2)



PRELIMINARY LANDSCAPE PLAN

SCALE: 1" = 20'-0"

PLANT SCHEDULE

*QUANTITIES ARE PRELIMINARY
**NOT PLANTED BY PUBLIC WORK OR REQUIRED PLANTING AREA

TREES	SIZE / REMARKS	QTY	SHRUBS	SIZE	QTY
ACACIA ANEURA	1.5" CAL. MULTITRUNK, MATCHED	XX	**CARISSA GRANDIFLORA 'TUTTLE'	5 GAL	XX
BAUHINIA CONGESTA	1.5" CAL. MULTITRUNK, MATCHED	XX	TUTTLE'S NATAL FLUM	5 GAL	XX
CERCIDIMUM PRAECOX	2" CAL. MULTITRUNK, MATCHED	XX	DOONIA VISCOSA	5 GAL	XX
ULMUS PARVIFLORA 'T. GREEN'	2" / 3.5" MIN CAL. STANDARD	XX / XX	HOPSEED BUSH	5 GAL	XX
PISTACHIA LENTISCU	2" CAL. MULTITRUNK, MATCHED	XX	JUSTICIA SPICEGIRA	5 GAL	XX
MASTIC TREE (ALT: THEVETIA / TEXAS MTN. LAUREL)	2" CAL. MULTITRUNK, MATCHED	XX	MEXICAN HONEYSUCKLE	5 GAL	XX
LEUCOPHYLLUM CANDIDUM	2" CAL. MULTITRUNK, MATCHED	XX	LEUCOPHYLLUM CANDIDUM	5 GAL	XX
THUNDER CLOUD SAGE	2" CAL. MULTITRUNK, MATCHED	XX	LEUCOPHYLLUM LAEVIGATUM	5 GAL	XX
CHIHUAHUAN SAGE	2" CAL. MULTITRUNK, MATCHED	XX	MYRTUS COMMUNIS	5 GAL	XX
DWARF MYRTLE (ALT: XYLISOMA)	2" CAL. MULTITRUNK, MATCHED	XX	PETITE PINK CLEANDER	5 GAL	XX
NERIUM CLEANDER 'P. PINK'	2" CAL. MULTITRUNK, MATCHED	XX	PETITE PINK CLEANDER	5 GAL	XX
CAESALPINIA MEXICANA	1.5" CAL. MULTITRUNK, MATCHED	XX	RUELLIA BRITTONIANA	5 GAL	XX
MEXICAN BIRD OF PARADISE	1.5" CAL. MULTITRUNK, MATCHED	XX	BRITISH RUELLIA	5 GAL	XX
PHOENIX DACTYLIFERA	18'-0" HT TO DATE PALM (ALT: WASHINGTONIA FILIFERA)	XX	RUSSELLIA EQUISETIFORMIS	5 GAL	XX
QUERCUS VIRGINIANA	2" CAL. STANDARD, MATCHED	XX	CORAL FOUNTAIN	5 GAL	XX
LIVE OAK	2" CAL. STANDARD, MATCHED	XX	TECOMA STANS 'GOLD STAR'	5 GAL	XX
YUCCA PALLIDA	5 GAL	XX	YUCCA PALLIDA	5 GAL	XX

ACCENTS / VINES	SIZE	QTY
ALOE X. BLUE ELF	5 GAL	XX
BLUE ELF ALOE	5 GAL	XX
BOUGAINVILLEA 'B. KARST'	15 GAL	XX
BARBARA KARST BOUGAINVILLEA	15 GAL	XX
EUPHORBIA ANTISIPHILITICIA	5 GAL	XX
CANDELLILLA	5 GAL	XX
FICUS PUMILA	5 GAL	XX
CREEPING FIG	5 GAL	XX
HESPERALOE P. 'BRAKELIGHTS'	5 GAL	XX
RED HESPERALOE	5 GAL	XX
HESPERALOE FUNIFERA	5 GAL	XX
GIANT HESPERALOE	5 GAL	XX
MULLENBERGIA CAPILLARIS	5 GAL	XX
REGAL MIST DEER GRASS (ALT: PURPLE FTN. GRASS)	5 GAL	XX
MULLENBERGIA LINDHEIMERI	5 GAL	XX
AUTUMN GLOW DEER GRASS	5 GAL	XX
PEDILANTHUS MACROCARPUS	5 GAL	XX
LADY'S SLIPPER	5 GAL	XX
YUCCA PALLIDA	5 GAL	XX
PALE LEAF YUCCA	5 GAL	XX

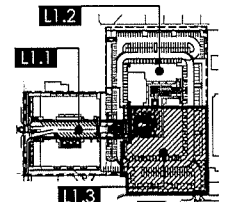
GROUND COVER	SIZE	QTY
ANNUALS AS SELECTED BY SEASON	4" POTS	PER PLAN
EREMOPHILA CLABRA 'M. GOLD'	1 GAL	XX
OUTBACK SUNRISE EMU	1 GAL @ 12" O.C.	XX
HYMENOXYS ACALUIS	1 GAL @ 12" O.C.	XX
ANGELITA DAISY	1 GAL @ 12" O.C.	XX
LANTANA 'NEW GOLD'	1 GAL	XX
'NEW GOLD' LANTANA	1 GAL	XX
SYNTHETIC LAWN	-	PER PLAN
SOUTHWEST GREENS OR EQUAL	-	PER PLAN
NABELLA 'TENUSSIMA'	1 GAL	XX
MEXICAN FEATHER GRASS	1 GAL	XX
CLEA EUROPAEA 'LIL OLLIE'	5 GAL	XX
DWARF OLIVE	5 GAL	XX
ROSMARINUS OFFICINALIS	1 GAL	XX
TRAILING ROSEMARY	1 GAL	XX
**TRACHELOSPERMUM ASIATICUM	1 GAL	XX
TRAILING JASMINE	1 GAL	XX
WEDELIA TRILOBATA	1 GAL	XX
YELLOW DOT	1 GAL	XX

INERT MATERIALS	SIZE	QTY
DECOMPOSED GRANITE	1/2"	PER PLAN
EXPRESS CARAMEL	SCREENED, 2" MIN DEPTH	PER PLAN
2" SCREENED NATIVE ROCK	3'-6" DIA	PER PLAN
EXPRESS CARAMEL	3'-6" DIA	PER PLAN

HARDSCAPE SCHEDULE

6"x6" CONCRETE PAVER	ACKER STONE OR EQUAL / COLOR: DESERT BLEND
12"x24" CONCRETE PAVER	ACKER PALAZZO OR EQUAL / COLOR: NATURAL PEWTER
STAMPED COLORED CONCRETE	COLOR AND PATTERN T.B.D.
CONCRETE SIDEWALK / PAVING	COLOR: STANDARD GRAY WITH LIGHT BROOM FINISH
EXPOSED AGGREGATE PAVING / BANDING	COLOR: STANDARD GRAY WITH 3/8" AGGREGATE

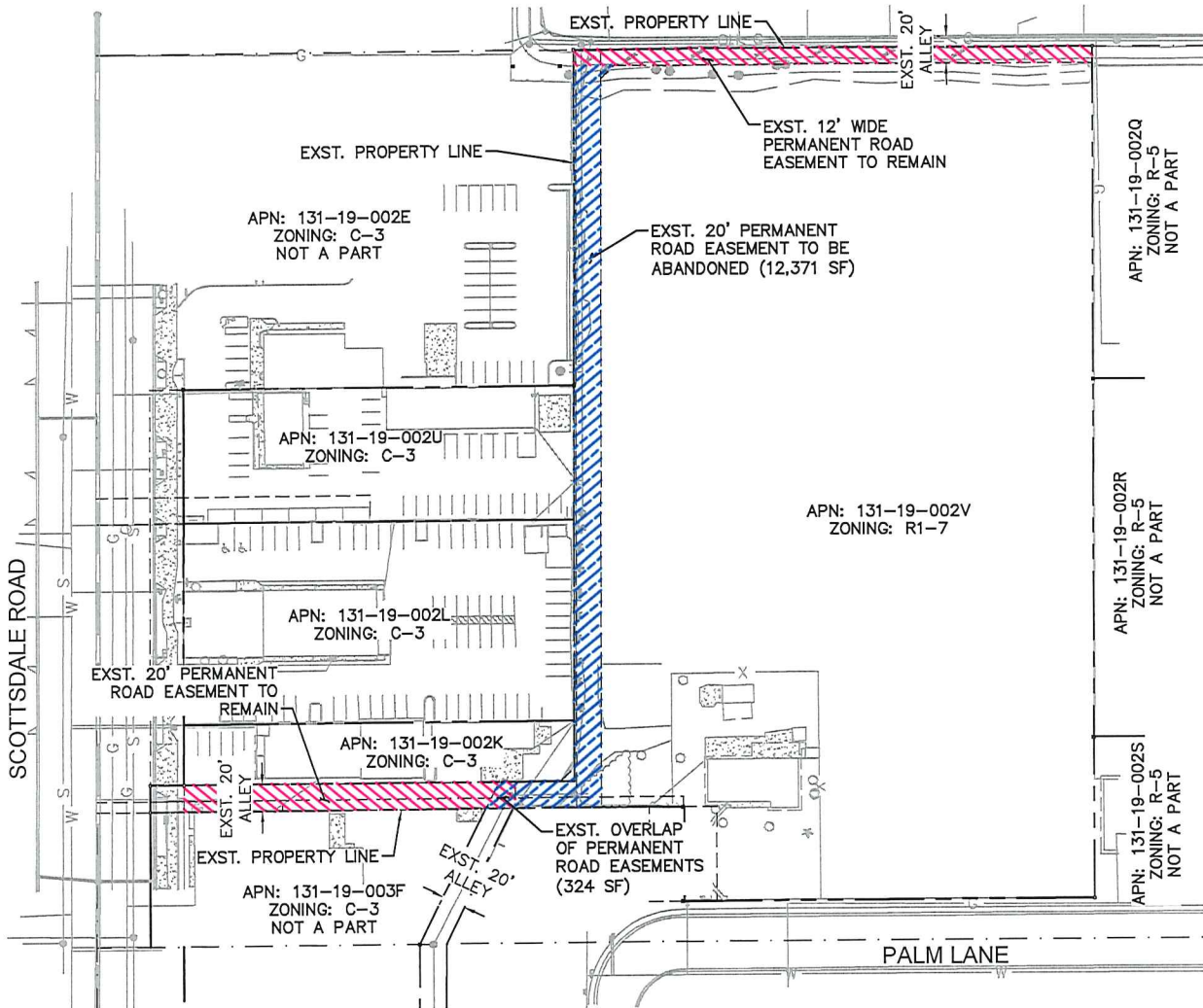
*FINAL MATERIAL SCHEDULE SHALL BE PROVIDED AT D.R.B. SUBMITTAL AFTER REVIEWING APPROVAL





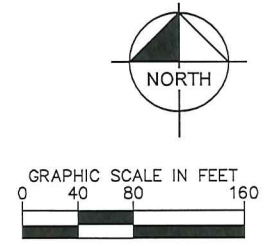
SHEET KEY N.T.S.

ATTACHMENT 8

K:\VPHK_Civil\06252016 - TCR Scottsdale & Palm\Crp\Exhibits\2018-10-10 Alley Exhibit.dwg Oct 15, 2018 Garrett.Frume
APP: z253018



-  EXISTING PERMANENT ROADWAY EASEMENT TO REMAIN
-  EXISTING PERMANENT ROADWAY EASEMENT TO BE ABANDONED, 12,371 SF (INCLUDES 324 SF OVERLAP)



ALLEY ABANDONMENT EXHIBIT



TRAFFIC IMPACT ANALYSIS SUMMARY
Alexan Scottsdale
Scottsdale Road and Palm Lane
21-ZN-2018
January 2019

Summary Prepared by Emily Appleton and Billy Grgantov, COS Traffic Engineering
Traffic Impact Study Prepared by Jamie Blakeman, J2 Engineering and Environmental Design

Existing Conditions:

Site Location – East side of Scottsdale Road, north of Palm Lane. The proposed development is bound by Scottsdale Road to the west, residential to the east, residential and commercial uses to both the north and south. A portion of the southern boundary of the proposed development borders Palm Lane.

Existing Development – Existing site consists of both developed and undeveloped land. The developed lane borders Scottsdale Road and is currently zoned for Highway Commercial (C-3) land uses. The undeveloped land, which is located east of the developed land is currently zoned for Single-Family Residential (R1-7) land uses. According to the Maricopa County Assessor's website, the site is currently comprised of four parcels. Three of the parcels are zoned C-3 and one parcel is zoned R1-7. One of the commercial zoned parcels consists of two buildings that are currently unoccupied, and previously were a Papa John's and a 5-unit multi-family residence. Flicka's Baja Cantina is located on one of the parcels, and Soundwerks and Brenton's Automotive Group are located in two buildings on one of the commercial parcels. The residential zoned property currently has one single family residence. Combined, the four parcels consist of approximately 305,965 square feet (7.0 acres).

Street Classifications –

- Scottsdale Road is classified as an Urban Major Arterial.
- McDowell Road (between 64th Street and Miller Road) is classified as an Urban Major Arterial.
- Oak Street is classified as a Suburban Minor Collector.
- 74th Street is an unclassified local street.
- Palm Lane is an unclassified local street.
- Granada Road is an unclassified local street.

Existing Street Conditions –

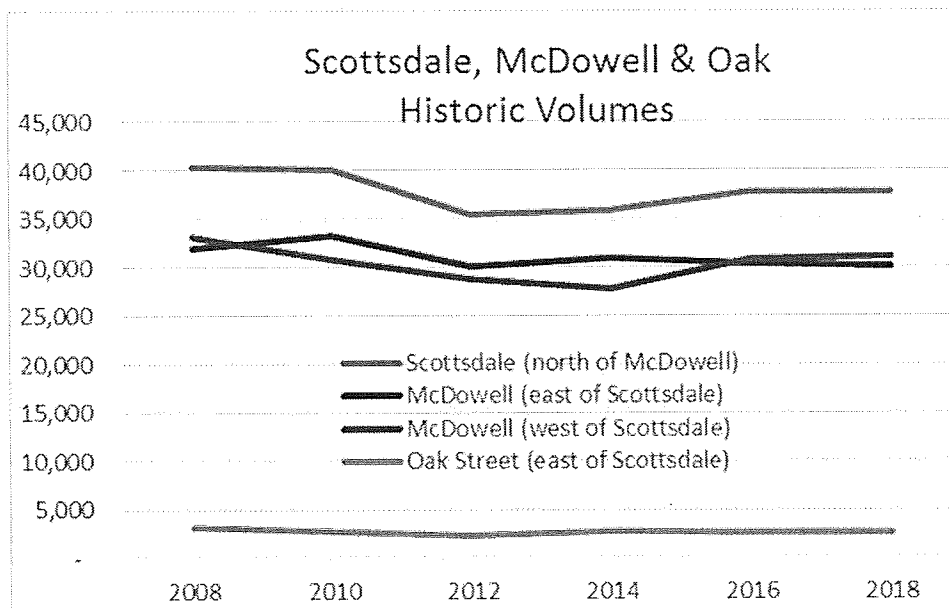
- Scottsdale Road and Oak Street currently operates as a signalized intersection. The northbound and southbound approaches provide a dedicated left turn lane, two through lanes, and a shared through-right turn lane. The eastbound and westbound approaches provide a dedicated left turn lane and a shared through-right turn lane.
- Scottsdale Road and Palm Lane/Existing Commercial Driveway currently operates as a two-way stop-controlled intersection, with stop controls on the eastbound and westbound approaches. The northbound and southbound approaches provide a two-way left turn lane, two through lanes, and a shared through-right turn lane. The eastbound and westbound approaches provide a shared left-through-right turn lane.
- Scottsdale Road and Granada Road currently operates as a stop-controlled T-intersection, with stop control on the westbound approach. The northbound approach provides two (2) through lanes, and a shared through-right turn lane. The southbound

approach provides a two-way left turn lane, and three (3) through lanes. The westbound approach provides a shared left-right turn lane.

- Scottsdale Road and McDowell Road (4) currently operates as a signalized intersection. The northbound approach provides two dedicated left turn lanes, two through lanes, and a shared through-right turn lane. The southbound approach provides two dedicated left turn lanes, three through lanes, and a dedicated right turn lane. The eastbound and westbound approaches provide two dedicated left turn lanes, three through lanes, and a dedicated right turn lane.
- 74th Street and Palm Lane currently operates as a two-way stop-controlled intersection, with stop controls on the eastbound and westbound approaches. All approaches provide a shared left-through-right turn lane.

Existing and Historical Volumes – (2016 values)

- ADT on Scottsdale Road (between McDowell Road and Oak Street) is 37,700 vehicles per day.
- ADT on McDowell Road (between 68th Street and Scottsdale Road) is 30,800 vehicles per day, and McDowell Road (between Scottsdale Road and Miller Road) is 30,300 vehicles per day.
- ADT on Oak Street (between 68th Street and Miller Road) is 2,500 vehicles per day.
- Historic volumes along Scottsdale Road, McDowell Road, and Oak Street in the project vicinity are shown in the chart and table, below.



Year	Scottsdale (north of McDowell)	McDowell (east of Scottsdale)	McDowell (west of Scottsdale)	Oak Street (east of Scottsdale)
2006	45,600	34,300	36,200	2,900
2008	40,300	31,900	33,100	3,100
2010	40,000	33,200	30,800	2,700
2012	35,400	30,100	28,800	2,300
2014	35,800	30,900	27,700	2,700
2016	37,700	30,300	30,800	2,500
2018	37,730	30,100	31,050	2,600

Existing Speed Limits –

- Scottsdale Road has a posted speed limit of 40 mph.
- McDowell Road has a posted speed limit of 40 mph.
- Oak Street has a posted speed limit of 25 mph.
- 74th Street has a posted speed limit of 25 mph.
- Palm Lane has a posted speed limit of 25 mph.
- Granada Road has a posted speed limit of 25 mph.

Collision Information (May 2015 – May 2018) –

- The intersection of Scottsdale Road and Oak Street has had 18 collisions in the three-year period, 2 with injuries and the remaining resulting in property damage only. Of the 18 collisions, there were 5 rear end, 5 side-swipe same direction, 4 left turn, 1 single vehicle, 1 angle, 1 head-on, and 1 rear to rear.
- The intersection of Scottsdale Road and Palm Lane/Driveway has had 8 collisions in the three-year period, 1 with injuries and the remaining resulting in property damage only. Of the 9 collisions, there were 4 rear end, 2 side-swipe same direction, 1 angle, and 1 left turn.
- The intersection of Scottsdale Road and McDowell Road has had 49 collisions in the three-year period 6 with injuries, and the remaining resulting in property damage only. Of the 49 collisions, there were 31 rear end, 9 angle, 5 side-swipe same direction, 2 left turn, 1 side-swipe opposite direction, and 1 involving a single vehicle.
- No unusual collision patterns were identified among the reported collisions.

Proposed Development:

Description – The proposed Alexan Scottsdale residential development will be comprised of 282 residential units and 10,800 square feet of office space located on the west end of the development along Scottsdale Road.

Site Access – Two access points will serve the proposed Alexan Scottsdale residential development. The main access will be located on Scottsdale Road approximately 275 feet north of Palm Lane. The second access will be located on Palm Lane at the southeast corner of the development. This access is proposed as an emergency only access point and was not included in the traffic analysis.

Estimated Trip Generation - A comparison of the existing use and the proposed development for the site is shown below.

TRIP GENERATION COMPARISON TABLE (Existing Use vs. Proposed Development):

Land Use	ITE Code	Qty	Unit	Weekday Total	AM Peak Hour			PM Peak Hour		
					In	Out	Total	In	Out	Total
Fast Casual Restaurant	930	1.54	1000 SF GLA	484	2	1	3	12	10	22
Multi-Family Housing (Low-Rise)	220	5	DU	37	0	2	2	2	1	3
Drinking Place	925	4.24	1000 SF GLA	240*	0	0	0	32	16	48
Automotive Care Center	942	4.51	1000 SF GLA	73	7	3	10	7	7	14
Single-Family Detached Housing	210	1	DU	9	0	1	1	1	0	1
Total – Existing Use				843*	9	7	16	54	34	88
Multifamily Housing (Mid-Rise)	221	282	DU	1,535	25	70	95	73	47	120
General Office Building	710	10.8	1000 SF GLA	123	32	5	37	2	12	14
Total - Proposed				1,658	57	75	132	75	59	134
Difference				815*	48	68	116	21	25	46

* The estimated number of daily trips shown in this table differs from the traffic report prepared by the applicant. The applicant used the ITE Trip Generation Manual to estimate the number of peak hour trips. However, because there is no formula for estimating daily trips for the "Drinking Place" land use, the formula associated with "Fast Casual Restaurant" was used. This resulted in a high number of daily trips for the Drinking Place use (1,337 trips with a difference of -282 weekday trips between the existing and proposed uses). While the two uses have some similarities, there are significant differences in hours, patrons and traffic patterns between them. Staff calculated daily trips from the PM peak hour by assuming that the PM peak hour volume represents 20% of the daily volume. This estimating method is used by the City of Los Angeles, a well-regarded entity in the field of traffic engineering and analysis. Staff believes this represents a more realistic estimate and comparison.

Traffic Analysis

Intersection Level of Service – Using a 2021 (opening year) horizon year with volumes estimated by using a 1 percent annual increase in traffic, all study intersections in the vicinity of the site operate a level of service D or better or are maintained at the no build level of service.

Additional Information:

The traffic report concludes that the proposed Alexan Scottsdale development will have a minimal impact to the adjacent roadway network. The following are the recommendations with the build out of the proposed Alexan Scottsdale development:

- Update signal timing splits at the two signalized intersections (Scottsdale Road & Oak Street and Scottsdale Road & McDowell Road) to efficiently service future traffic volumes and patterns.
- Build the main entrance driveway on Scottsdale Road approximately 225 feet north of Palm Lane. The westbound approach will be stop-controlled and provide a dedicated left turn lane, and a dedicated right turn lane.
- Install a northbound right turn deceleration lane at Scottsdale Road and Driveway A (6). With approximately 140 feet between the driveway and the south property line a modified right turn lane will need to be constructed.

Summary:

The proposed Alexan Scottsdale development is anticipated to generate 1,658 weekday trips, with 132 trips occurring during the AM peak hour and 134 trips occurring during the PM peak hour. This is fewer daily trips than was generated by previously existing development on the site. However, the proposed development will generate more peak hour trips than the previous development, which generated an estimated 16 AM and 88 PM peak hour trips.

Comments/Concerns:

The introduction of multi-family housing on the east side of Scottsdale Road will likely generate pedestrians wishing to cross the street to patronize businesses on the west side, especially to visit a new coffee shop that was recently approved. Currently, there is no new controlled pedestrian crossing proposed. Controlled crossing is provided at the intersections of Scottsdale Road and Oak Street, approximately 1,000 feet to the north and at Scottsdale Road and McDonald Road, approximately 1,400 feet to the south. It is unrealistic to expect pedestrians to walk over 2,000 feet out of their way in order to cross Scottsdale Road.

The main entrance driveway location was carefully reviewed within the context of adjacent development. The location of the driveway was selected based on the proposed relocation of a driveway across Scottsdale Road, which now will remain in its original location.

As the project moves forward, an appropriate location for a controlled pedestrian crossing needs to be considered and the entrance driveway location needs to be continually noted with care taken to reduce possible conflicts with nearby driveways. As the site across the street redevelops, the driveway locations should be carefully reconsidered and an appropriate location for the controlled pedestrian crossing preserved.



CITIZEN REVIEW & NEIGHBORHOOD INVOLVEMENT REPORT

Alexan Scottsdale

November 28, 2018

Overview

This Citizen Review Report is being performed in association with a request for a Zoning District Map Amendment of an approximately 8.26+/- acre property located at 2001 N. Scottsdale Road (Scottsdale Road and Palm Lane) from Commercial (C-3) and Residential (R1-7) to Planned Unit Development (PUD). The proposed project would result in a new mixed-use community with approximately 320 residential units and ground level commercial/amenity space. This request is in conformance with the City of Scottsdale's Mixed-Use Neighborhoods General Plan land use designation. This Citizen Review Report will be updated throughout the process.

The entire project team is sensitive to the importance of neighborhood involvement and creating a positive relationship with property owners, residents, business owners, homeowners associations, and other interested parties. Communication with these parties will be ongoing throughout the process. Work on compiling a list of impacted and interested stakeholders and neighborhood outreach began prior to the application filing and will also continue throughout the process. Communication with impacted and interested parties has taken place with verbal, written, electronic, and door-to-door contact.

Community Involvement

The outreach team has been communicating with neighboring property owners, businesses, HOA's, and community members by telephone, one-on-one meetings and door-to-door outreach since June of 2018. Members of the outreach team will continue to be available to meet with any neighbors who wish to discuss the project. Additionally, they will be contactable via telephone and/or e-mail to answer any questions relating to the project.

ATTACHMENT 10

Surrounding property owners, HOAs and other interested parties were noticed via first class mail regarding the project. The distribution of this notification met the City's requirements as specified in the Citizen Review Checklist. This notification contained information about the project, as well as contact information. This contact person will continue to provide, as needed, additional information and the opportunity to give feedback. The notification also contained information regarding a neighborhood Open House that was held on September 5, 2018 at SkySong for those who wished to learn more about the project. The location and time were posted on the Early Notification Sign.

Ten (10) interested people attended the Open House. Attendees were generally supportive of the project and questions were addressed at the Open House. Individual meetings with homeowners in the Town and Country neighborhood were held to address questions that came up in the outreach process before this Open House and will continue as issues are resolved. The development team is continuing to work with the Town and Country neighborhood on the north border of the site in an effort to underground the existing overhead powerlines. The outreach team will continue to be available to respond to any neighbors who have questions or comments.

A vital part of the outreach process is to allow people to express their concerns and understand issues and attempt to address them in a professional and timely matter. Again, the entire team realizes the importance of the neighborhood involvement process and is committed to communication and outreach for the project.

ATTACHMENTS:

Notification Letter
Notification List
Affidavit of Posting
Sign-in sheets



August 23, 2018

Dear Neighbor:

We are pleased to tell you about an upcoming request (657-PA-2018) by Trammell Crow Residential to create a new mixed-use residential community located at Scottsdale Road and Palm Lane/2001 N. Scottsdale Road. The request would include approximately 320 residential units and ground level commercial/amenity space along the Scottsdale Road frontage on a 8.26+/- acre parcel. Access will be provided from Scottsdale Road with **Emergency Only Access** provided via Palm Lane. This request is for a Zoning District Map Amendment from Commercial (C-3) and Residential (R1-7) to Planned Unit Development (PUD) and is in conformance with the City of Scottsdale's Mixed-Use Neighborhoods General Plan land use designation. In addition, an application for right-of way abandonment will be filed in conjunction with this request.

You are invited to attend an open house to discuss this proposal. The open house will be held on Wednesday, September 5, 2018 from 5 p.m. to 6 p.m. in Room SS1 249- the Imagination Room- of SkySong, located at 1475 N. Scottsdale Road.

If you have any questions, please contact the neighborhood outreach team at 602-957-3434 or info@technicalolutionsaz.com. The City of Scottsdale Project Coordinator for the project is Brad Carr, who can be reached at 480-312-7713 or BCarr@ScottsdaleAZ.gov.

Thank you.

Sincerely,

Susan Bitter Smith
Vice President

Early Notification of Project Under Consideration

Neighborhood Open House Meeting

Date: Wednesday, September 5th, 2018

Time: 5:00pm – 6:00pm

Location: SkySong 1 (1475 N. Scottsdale Road) – Room 249 Imagination

Site Address: Scottsdale and Palm Lane / 2001 N Scottsdale Road

Project Overview:

■ Request: This request is for a Zoning District Map Amendment from C-3 and R1-7 to Planned Unit Development (PUD) that would result in a new mixed-use community consisting of 320+/- residential units and ground level commercial/amenity space along Scottsdale Road. Additionally, there would be an associated right-of-way abandonment as part of this request

■ Acreage: 8.26 +/- Acres

■ Current Zoning: C-3 & R1-7

Applicants Contact: John Berry

Phone number: 480-385-2727

Email: MH@BerryRiddell.com

Pre-Application #: 657-PA-2018

City Contacts: Brad Carr

Phone number: 480-312-7713

Email: BCarr@ScottsdaleAZ.gov

Available at The City of Scottsdale: 480-312-7000

Project Information may be researched at: <http://eservices.scottsdaleaz.gov/bldgresources/PreApp/Search>

Posting Date: 8-24-2018

-Penalty for removing or defacing sign prior to date of last hearing
-Applicant Responsible for Sign Removal

08/24/2018 13:10

21-ZN-2018
9/21/18

Alexan Scottsdale
 Neighborhood Meeting Sign-In Sheet
 Wednesday, September 5th, 2018

First Name	Last Name	Street Address	City, State & Zip
MICHELLE	BONWATER	7321 E PALM	SCOTTSDALE 8525
GERALD	MASKYLKA	4946 E. GRANADA	SCOTTSDALE 8525
Dana Close	Close	1838 N. 78 th ST	Scottsdale 8525
PATRICIA	McCarroll		
Jennifer	COMIN	7001 N 71 st ST	Scottsdale AZ
Jim	Ritterhouse	5321 E. Indian School Rd	Phoenix AZ 85019
Helia Mendy			
SCOTT	GRUBER	7224 E. PALM LN	SCOTTSDALE
MAN	Barney	7243 E Palm Ln	Scotts
Eric Guina	REFELLE	4357 N. 66 th	Scottsdale AZ 85257
↳ condo project behind Rock church			er eric.guina@gmail

Carr, Brad

Subject: Planning Commission Public Comment (response #101)

From: Planning Commission <Planningcommission@scottsdaleaz.gov>

Sent: Friday, February 22, 2019 9:59 AM

To: Planning Commission <Planningcommission@scottsdaleaz.gov>

Subject: Planning Commission Public Comment (response #101)

Planning Commission Public Comment (response #101)

Survey Information

Site:	ScottsdaleAZ.gov
Page Title:	Planning Commission Public Comment
URL:	https://www.scottsdaleaz.gov/boards/planning-commission/public-comment
Submission Time/Date:	2/22/2019 9:58:03 AM

Survey Response

COMMENT	
Comment:	My early involvement in regards to the Palm Ln apartment project, pre-app 21-ZN-2018 was critical for the homeowners and the developer. We are getting close to a fair compromise on the project. Multiple personal interactions and revisions were possible due to having time to work out new possibilities and discuss.
Comments are limited to 8,000 characters and may be cut and pasted from another source.	
PLEASE PROVIDE YOUR NAME:	
First & Last Name:	Ryan Smith
AND ONE OR MORE OF THE FOLLOWING ITEMS:	
Email:	rsmith@northandco.com
Phone:	(602) 369-5349
Address:	2218 N 72nd PI Scottsdale, AZ 85257
Example: 3939 N. Drinkwater Blvd, Scottsdale 85251	

Carr, Brad

Subject: 73rd and palm rezoning hearing for multiple four-story apartment buildings

From: "Nextdoor Scottsdale Villas" <reply@rs.email.nextdoor.com>

Date: February 4, 2019 at 7:53:17 AM MST

To: rlsackett@gmail.com


Subject: 73rd and palm rezoning hearing for multiple four-story apartment buildings

Reply-To: reply+GIYDMNZUGAYTSX3QOJXWI5LDORUW63S7KBHVGVC7GEYDEMJTG4ZDMNY=@reply.nextdoor.com

The city is holding a rezoning hearing for the lot behind Flicka's is that fronts on Palm from single-family to multi family to...



[View on Nextdoor](#)

 Jon Mann, Scottsdale Villas

The city is holding a rezoning hearing for the lot behind Flicka's is that fronts on Palm from single-family to multi family to allow four-story apartment buildings. This proposed development is too much and too high for the neighborhood I hope everyone can turn out like we have for Papago plaza



General · Feb 4 to 35 neighborhoods

 Thank  Private message

[View or Reply](#)

[View or Reply](#)

This message is intended for rlsackett@gmail.com. [Unsubscribe here](#). Nextdoor, 875 Stevenson Street, Suite 700, San Francisco, CA 94103

Carr, Brad

From: Michele Bonner <Michele.Bonner@HandymanMatters.com>
Sent: Tuesday, January 15, 2019 9:47 AM
To: Carr, Brad
Subject: Alexan Development 21-ZN-2018

Good Morning, Brad,

I live at 7321 E Palm Ln in Scottsdale and have been closely following the planned development of (Alexan) nearby.

You may be aware that a few days ago, an 88-year-old long-time resident in our area, Jung Son Kim, was killed when she was hit by a car at 1900 Scottsdale Road near Palm Lane (Granada Rd) (<https://www.azcentral.com/story/news/local/scottsdale-breaking/2019/01/10/scottsdale-police-identify-jung-son-kim-pedestrian-killed-car/2538804002/>). Jung was living at the senior living facility located next to the planned Alexan development. She was a lovely person, often seen walking the neighborhood waving a friendly hello.

I wanted to bring this to your attention because, it's my belief that Jung may have been coming from the bus stop located near LA Fitness for South-bound traffic. There are no crosswalks near there and regular riders that live in our area on the East side of Scottsdale Road have to walk all the way down to either McDowell or up to Oak to use a crosswalk. Specifically, quite a stretch for the elderly community members that often use the bus stop there.

In addition, because I make a left turn into Granada Road while travelling South on Scottsdale at least once per week, I can tell you that the turn lanes there, coupled with the traffic for LA Fitness, Ace Hardware, and The Post Office create a recipe for disaster. I've lost count of how many times I've almost been hit head-on by traffic that gets into the center lane to turn left going North with no regard for the turn lane for Granada Road.

I'm hoping that a crosswalk, coupled with lane changes at that area can be addressed urgently since the Alexan development is only going to add to the problems. I'm not aware of any lane or traffic changes planned in that area.

I'd like to get involved in a solution and am hoping you can help me address it with the City of Scottsdale and/or the developers at Alexan.

Warm Regards,

Michele Bonner
Owner
Handyman Matters of Scottsdale
tel: 480-275-5000
ROC# 285206
www.handymanmatters.com/offices/scottsdale/

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August 30, 2018

Mayor Jim Lane, Vice Mayor Guy Phillips, Councilwoman Suzanne Klapp,
Councilmember Virginia Korte, Councilwoman Kathy Littlefield, Councilwoman
Linda Milhaven, Councilman David Smith
City of Scottsdale Planning, City of Scottsdale Zoning

This letter is on behalf of the residents of the Town & Country neighborhood most affected by the proposed Alexan Scottsdale Apartment Complex (Pre-App #657-PA-2018). We have all made a significant investment into the revitalization of one of the only historic neighborhoods in all of Scottsdale, Ralph Haver's Town & Country. We have been meticulous in detail to preserve the historic component of something special and invested millions of dollars into our homes.

The proposed apartment complex not only eliminates a 5-acre R1-7 parcel which is one of the last remaining in South Scottsdale, but with a 4-story height request this will dominate the horizon of the Town & Country neighborhood and make it feel anything but historic. Additionally the complete loss of privacy and eyesore of a large building will hurt property values.

The proposed complex is not in the downtown core north of Thomas Rd and it is being proposed by an LLC that is represented by members and managers all from San Francisco and Lafayette, CA that are not part of our community. At 320 proposed units there are real concerns to the impact it will have on the neighborhood due to the density, noise, traffic as well as impact on city services and school capacity.

We are a progressive group that is very pro development. Several of us work in residential and commercial real estate development and choose to be in South Scottsdale to help improve it. We would welcome a new single-family home community on the parcel as it is zoned for (R1-7).

We will not, however, support a zoning change to PUD and will do all that we can to grow in number and influence to retain current zoning. This proposal is not a fit for the site and has too many negative consequences to proceed with.

Respectfully,

Ryan Smith	602-369-5349	r.m.smith1980@gmail.com
Allan Bradley	407-782-1427	allan@thehubergroup.us
Chad Curtis	928-920-9155	charlesw.curtis@gmail.com
Jessica Curtis	618-889-2252	jessicapotts84@gmail.com
Jason Beck	415-417-4473	beckmandoo@gmail.com
Guadalupe Beck	650-393-9206	lupitabeck@ymail.com
Jesus Ancheta	602-826-4005	jaac81@gmail.com
Pat Lyons		pjllegacy@gmail.com

Pat Lyons

Ryan Smith

Allan Bradley

Charles Curtis

Jessica Curtis

Jason Beck

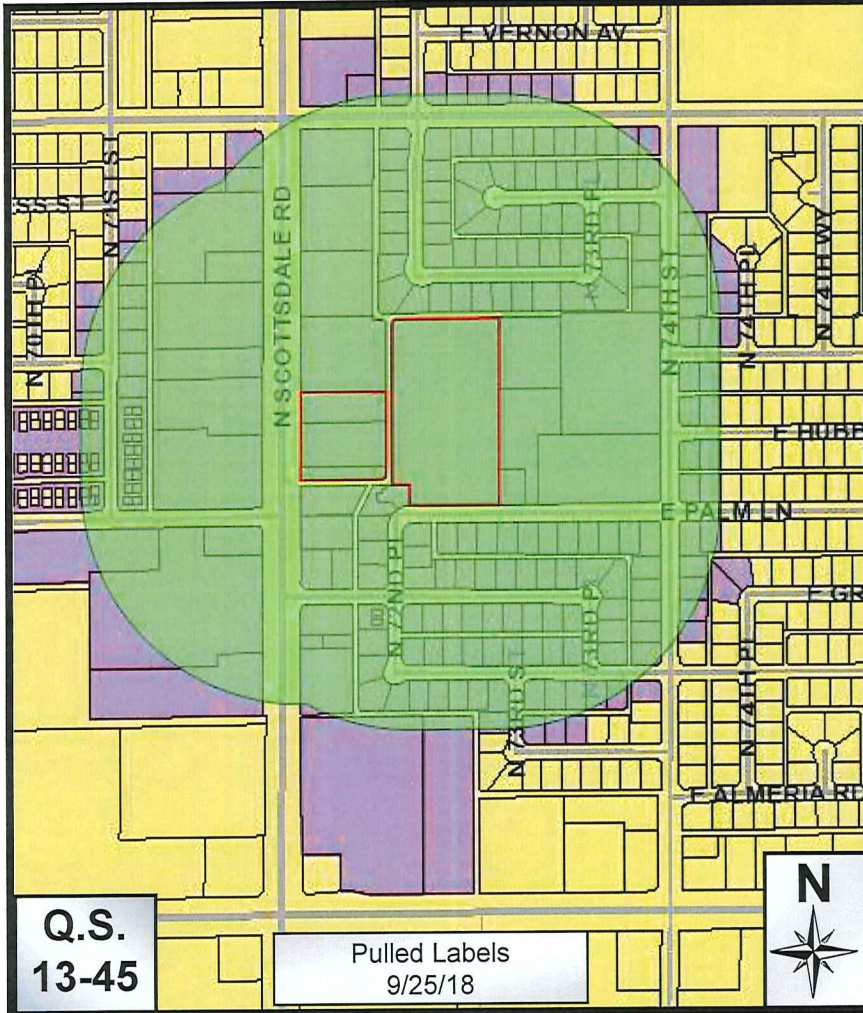
Guadalupe Beck

Jesus Ancheta



City Notifications – Mailing List Selection Map

ATTACHMENT 11



Q.S.
13-45

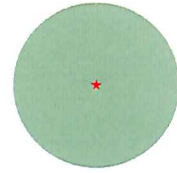
Pulled Labels
9/25/18



Map Legend:



Site Boundary



Properties within 750-feet

Postcards: 279

Additional Notifications:

- Interested Parties List
- Adjacent HOA's
- P&Z E-Newsletter
- Facebook
- Twitter
- Nextdoor.com
- City Website-Projects in the hearing process

Alexan Scottsdale

21-ZN-2018



**SCOTTSDALE DEVELOPMENT REVIEW BOARD
KIVA-CITY HALL
3939 DRINKWATER BOULEVARD
SCOTTSDALE, ARIZONA
Thursday, March 7, 2019
*Present Attorney Corrected
*SUMMARIZED MEETING MINUTES***

PRESENT:

Suzanne Klapp, Councilmember
Tammy Caputi, Vice Chair
Paul Alessio, Planning Commissioner
Joe Young, Design Member
Shakir Gushgari, Design Member
William Scarbrough, Development Member
Doug Craig, Design Member

ABSENT:

None

STAFF:

Steve Venker
*Margaret Wilson
Melissa Berry
Steve Perone
Brad Carr

CALL TO ORDER

Vice Chair Caputi called the meeting of the Development Review Board to order at 1:00 PM.

ROLL CALL

A formal roll call was conducted confirming members present as stated above.

* Note: These are summary action minutes only. A complete copy of the meeting audio/video is available on the Development Review Board website at:
http://scottsdale.granicus.com/ViewPublisher.php?view_id=36

ADMINISTRATIVE REPORT

1. Identify supplemental information, if any, related to March 7, 2019 Development Review Board agenda items, and other correspondence.

MINUTES

2. Approval of the February 21, 2019 Development Review Board Meeting Minutes.

BOARD MEMBER SCARBROUGH MOVED TO APPROVE THE FEBRUARY 21, 2019 DEVELOPMENT REVIEW BOARD MEETING MINUTES WITH CORRECTION, 2nd BY BOARD MEMBER CRAIG. THE MOTION CARRIED UNANIMOUSLY IN FAVOR BY COUNCILMEMBER KLAPP, VICE CHAIR CAPUTI, COMMISSIONER ALESSIO, BOARD MEMBERS YOUNG, GUSHGARI, CRAIG, AND SCARBROUGH WITH AN AYE VOTE OF SEVEN (7) TO ZERO (0).

REGULAR AGENDA

3. [18-DR-2018 \(Palmeriaie\)](#)
Request approval of the site plan, landscape plan, and building elevations for a new mixed-use development, including approximately 223,500 square feet of building area, one level of below-grade parking, and a 150-foot-tall spire, all on a 12.4-acre site.
6990 North Scottsdale Road
Nelsen Partners, Inc., Architect/Designer

BOARD MEMBER YOUNG MOVED TO APPROVE SITE PLANS AND BUILDING ELEVATIONS FOR 18-DR-2018 WITH LANDSCAPE PLANS TO BE CONTINUED TO THE MARCH 21, 2019 HEARING AND SPIRE PLANS TO BE CONTINUED TO A HEARING TO BE DETERMINED, 2ND BY BOARD MEMBER SCARBROUGH. THE MOTION CARRIED IN FAVOR BY COUNCILMEMBER KLAPP, VICE CHAIR CAPUTI, COMMISSIONER ALESSIO, BOARD MEMBERS YOUNG, CRAIG, AND SCARBROUGH WITH AN AYE VOTE OF SIX (6) TO ONE (1) WITH BOARD MEMBER GUSHGARI DISSENTING.

4. [21-ZN-2018 \(Alexan Scottsdale\)](#)

Request by owner for a recommendation from the Development Review Board to the Planning Commission regarding the proposed Development Plan, including Amended Development Standards, that is being requested as part of the proposed zoning district map amendment application from Highway Commercial (C-3) zoning and Single-family Residential (R1-7) zoning to Planned Unit Development (PUD) zoning for the 8.26-acre site located at 7242 E. Palm Lane and 1939 - 2007 N. Scottsdale Road.
7242 East Palm Lane
Davis, Architect/Designer

BOARD MEMBER GUSHGARI MOVED TO RECOMMEND APPROVAL FOR 21-ZN-2018 TO PLANNING COMMISSION, 2ND BY VICE CHAIR CAPUTI. THE MOTION CARRIED UNANIMOUSLY IN FAVOR BY COUNCILMEMBER KLAPP, VICE CHAIR CAPUTI, COMMISSIONER ALESSIO, BOARD MEMBERS GUSHGARI, CRAIG, AND SCARBROUGH WITH AN AYE VOTE OF SIX (6) TO ZERO (0) WITH BOARD MEMBER YOUNG RECUSING.

Gerald Maskula and Ryan Smith spoke.

5. [Rules of Procedure for the Development Review Board](#)

Staff recommends that the Board approve the proposed amendments to the Rules of Procedure.

BOARD MEMBER SCARBROUGH MOVED TO APPROVE PROPOSED AMENDMENTS TO THE RULES OF PROCEDURE, 2ND BY VICE CHAIR CAPUTI. THE MOTION CARRIED UNANIMOUSLY IN FAVOR BY COUNCILMEMBER KLAPP, VICE CHAIR CAPUTI, COMMISSIONER ALESSIO, BOARD MEMBERS YOUNG, GUSHGARI, CRAIG, AND SCARBROUGH WITH AN AYE VOTE OF SEVEN (7) TO ZERO (0).

ADJOURNMENT

With no further business to discuss, the regular meeting of the Development Review Board adjourned at 2:52 PM.

CITY COUNCIL REPORT



Meeting Date: May 21, 2019
 General Plan Element: *Land Use*
 General Plan Goal: *Create a sense of community through land uses*

ACTION

Alexan Scottsdale 21-ZN-2018 & 17-AB-2018

Request to consider the following:

1. Adopt Ordinance No. 4390 approving a zoning district map amendment from Highway Commercial (C-3) zoning and Single-family Residential (R1-7) zoning to Planned Unit Development (PUD) zoning, including approval of a Development Plan with amended development standards, for the purpose of constructing a mixed-use development with 282 residential units and 10,800 square feet of non-residential space on a 8.26 +/- acre site located at 7242 E. Palm Lane and 1939 - 2007 N. Scottsdale Road.
2. Adopt Resolution No. 11425 declaring the "Alexan Scottsdale Development Plan" as a public record.
3. Adopt Resolution No. 11426 for the abandonment of a 12,047 square foot portion of a 20-foot-wide alleyway located adjacent to 7242 E. Palm Lane and 1939, 2001, 2003, 2007, 2009, 2011, 2013, 2015, 2017 N. Scottsdale Road with Highway Commercial (C-3) and Single-family Residential (R1-7) zoning.

Goal/Purpose of Request

Allow for a new 4-story, multi-family residential development on the largely-vacant site to include a maximum of 282 residential units and approximately 10,800 square feet of non-residential space.

Key Items for Consideration

- Conformance with Scottsdale General Plan and Southern Scottsdale Character Area Plan
- Redevelopment of property along Scottsdale Road corridor
- Proposed Amended Development Standards and reduction in parking requirement
- Proposed office space includes amenities for the apartments (leasing office/fitness center) and office space for Police Officers of Scottsdale Association (POSA)
- Compatibility with surrounding neighborhoods
- Potential need for pedestrian crossing in the future
- Citizen input received in favor and opposition to proposed request and development
- Development Review Board heard this case on March 7, 2019 and recommended approval of the proposed Development Plan and Amended Development Standards with a 6-0 vote.
- Planning Commission recommended approval of this case on May 21, 2019 with a 4-0 vote.

OWNER

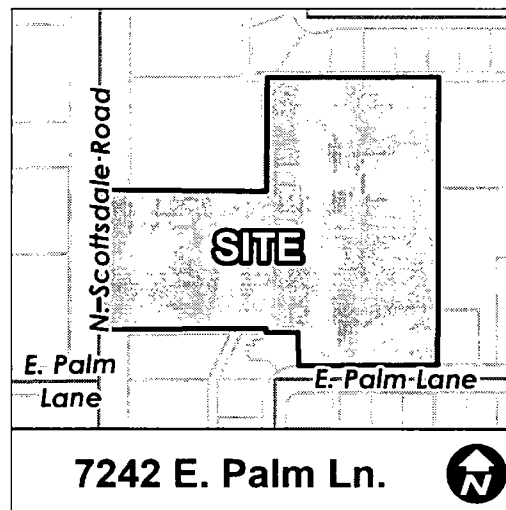
Palm Lane Partners LLC

APPLICANT CONTACT

John Berry
Berry Riddell, LLC
480-385-2727

LOCATION

7242 E. Palm Lane and 1939 – 2017 N. Scottsdale Road



BACKGROUND

General Plan

The City of Scottsdale General Plan 2001 Land Use Element designates the property as Mixed-Use Neighborhoods, which are typically located in areas with strong access to multiple modes of transportation and major regional access and services. These areas support higher density housing combined with complementary office and/or retail uses or mixed-use structures with residential above commercial or office. The General Plan also designates the Scottsdale Road corridor as a Growth Area. Growth Areas are areas of the community that accommodate future growth through transportation system and infrastructure improvements and are intended to discourage sprawl by focusing new development into these targeted areas as they are most appropriate for integrating open spaces, natural resources, accommodating a variety of land uses, and oriented to multi-modal activity.

Southern Scottsdale Character Area Plan

The General Plan establishes Character Area Planning as a means to ensure quality of development and consistency of character within the context of community-wide goals. The subject site is located within the Southern Scottsdale Character Area Plan on a Regional Corridor (Scottsdale Road). In Southern Scottsdale, Regional Corridors only occur within General Plan designated Growth Areas, as these corridors support greater residential density that complements Regional Center land uses, such as dining, employment, business incubation, technology and innovation services, entertainment, higher density vertical mixed-use residential, office, commercial, and retail development.

Zoning

This site is currently zoned Highway Commercial (C-3) zoning and Single-family Residential (R1-7) zoning. C-3 zoning district is intended to permit most types of commercial activities located along major streets, including shopping and service needs. The R1-7 zoning district is intended to promote and preserve urban single-family residential development with lot sizes permitting the highest density of population attainable in a single-family residential district.

Context

Located at the northeast corner of the intersection of East Palm Lane and North Scottsdale Road, the surrounding developments are a mix of commercial, multi-family residential and single-family residential uses. Please refer to context graphics attached.

Adjacent Uses and Zoning

- North Commercial buildings and single-family residences are located north of the site in the Highway Commercial (C-3) and Single-family Residential, Historic Preservation Overlay (R1-7 HP) zoning districts.
- South Commercial buildings, multi-family residential, and single-family residential uses are located south of the site in the C-3, Medium Density Residential (R-3), and R1-7 zoning districts.
- East An existing assisted living facility and place of worship are located east of the site in the Multiple-family Residential (R-5) and R1-7 zoning districts.
- West North Scottsdale Road abuts the property to the west.

Other Related Policies, References:

Scottsdale General Plan 2001, as amended
Southern Scottsdale Character Area Plan
Zoning Ordinance

APPLICANTS PROPOSAL

Development Information

The development proposal includes a complete redevelopment of the existing site into a primarily multi-family residential development with a maximum of 282 residential units and approximately 10,800 square feet of commercial space. The site will be anchored by a main access spine that will provide access from North Scottsdale Road to surface parking areas located around the perimeter of the site. Some garage parking spaces are provided on the ground level of the far eastern buildings. Open space areas are largely provided in the courtyard areas either adjacent to the main entrance of the residential buildings or within the central portion of the site. Additionally, the streetscape along North Scottsdale Road will be enhanced to align with the requirements of the Scottsdale Road Streetscape Design Guidelines. The proposed Development Plan does not include pedestrian access to East Palm Lane and will have limited, emergency-only vehicle access to the existing road.

- Existing Use: Mix of commercial uses, single-family residence and vacant, undeveloped land
- Proposed Use: Mixed-use development, primarily multi-family residential
- Buildings/Description: Total of 8 different residential buildings of two to 4 stories
- Parcel Size: 8.26 acres gross / 7.59 acres net / 330,810 square feet
- Building Height Allowed: 48 feet, plus 10 feet for specific rooftop appurtenances
- Building Height Proposed: 48 feet, plus 4 feet for specific rooftop appurtenances

- Parking Required: 446 spaces
- Parking Provided: 423 spaces (reduction through Parking Master Plan)
- Open Space Required: 35,981 square feet / 0.83 acres
- Open Space Provided: 47,878 square feet/ 1.1 acres
- Total Building Area: 345,900 square feet
- FAR Allowed: 0.8
- FAR Proposed: 0.033
- Density Allowed: Maximum density set by Development Plan
- Density Proposed: 34.15 dwelling units per gross acre (282 units)

GENERAL PLAN AND CHARACTER AREA PLAN IMPACT ANALYSIS

General Plan

The request conforms to the General Plan description of Mixed Use Neighborhoods from a land use, density, and transportation stand point. The proposal includes redevelopment of the site into a development consisting primarily of multi-family residential, with a small component of office use. In terms of density, the applicant proposes a maximum of 34.15 dwelling units per acre – consistent with other development proposals within the context area. The site has frontage on Scottsdale Road, a major arterial as per the 2016 Transportation Master Plan. Several bus routes traverse this section of Scottsdale Road, including local routes and one regional route, which will accommodate transportation choices for future residents, employees, and patrons.

The General Plan Character & Design (Goal 4 and 6) Element encourages the implementation of streetscapes as a means to promote visual quality and character of an area. The subject site, in particular, falls within the purview of the Scottsdale Road Streetscape Design Guidelines. Objectives include promoting safe pedestrian circulation adjacent to Scottsdale Road and creating a unified and distinct identity in terms of streetscape improvements. The applicant states that they will adhere to Scottsdale Road Streetscape Design Guidelines; furthermore, staff has included stipulations to ensure that future landscaping and hardscaping along the Scottsdale Road frontage of the subject site will adhere to and be consistent with such.

Southern Scottsdale Character Area Plan

The subject site is located within the boundary of the Southern Scottsdale Character Area Plan, which was adopted in October 2010. One of the overarching themes of the plan is to encourage redevelopment and revitalization of the Southern Scottsdale area as well as to acknowledge a need for diversity of housing choice.

The Land Use (Policies LU 1.2 & 1.3, and Goal LU 3), Character & Design (Policy CD 2.1 and Goal CD 7), and Economic Vitality (Goal EV 1) Chapters support corridor (Scottsdale Road) reinvestment that is pedestrian-oriented and complements, buffers, and is context-appropriate to that which has previously been established. The subject property is a partially-vacant site located in the heart of the southern portion of the Scottsdale Road Corridor. The applicant's development proposal will

revitalize the site and include a mixture of multi-family residential and a minor amount of commercial space. Finally, the Development Plan proposes to step building heights as the intensity of the development transitions to adjacent existing single-family neighborhoods and provides enhances landscape buffers to those neighborhoods.

The Land Use Chapter (Policy LU 3.3) further encourages the assembly of smaller, fragmented properties to create larger, mixed-use opportunities along Corridors. The site is currently comprised of several, fragmented properties that will be assembled into the proposed development.

IMPACT ANALYSIS

Zoning/Land Use

The land use designation of the General Plan and Southern Scottsdale Character Area Plan encourage higher density housing combined with office, retail uses, and other uses that are compatible in new developments and encourages redevelopment and infill that strengthen the Scottsdale Road Corridor's overall mix of uses and activities through mutually supportive land uses. The applicant's proposal includes a summary of the development and how the requested zoning conforms to the goals and polices of the General Plan and Southern Scottsdale Character Area Plan.

The proposed zoning designation of Planned Unit Development (PUD) allows for a mix of uses on the site in a balanced development and is consistent with the General Plan and Southern Scottsdale Character Area Plan. In addition, the proposed development project is consistent with the Southern Scottsdale Character Area Plan as it pertains to providing a variety of housing types in the Scottsdale Road Corridor area (SSCAP LU 1.3, SSCAP LU 3, SSCAP CD 2 and SSCAP H 2). Furthermore, the proposal would bring a redevelopment of the existing, underutilized site within the southern portion of the city, specifically the Scottsdale Road Corridor, which is encouraged by the Southern Scottsdale Character Area Plan to assemble smaller, fragmented parcels into mixed-use developments that make effective use of existing infrastructure systems and transportation networks along Corridors (SSCAP LU 3.3). Ideally, the PUD zoning district would facilitate a more-robust mix of uses. This proposal anticipates 10,800 square feet of non-residential space with half of that amount utilized as leasing office and fitness center/amenity space for the residents of the apartments. The Zoning Ordinance does not specify a minimum for non-residential uses in a mixed-use project, and the applicant maintains that the existing vacant parcel is not feasible as mixed-use.

As it pertains to surrounding existing uses, the proposed development will assist in providing additional residential opportunities to support existing service, retail, and restaurant uses in the surrounding area of the Scottsdale Road Corridor, the McDowell Corridor and Southern Scottsdale. Through the use of proposed open space buffers and appropriate on-site transitions, the proposed PUD zoning district is consistent with the General Plan's associated zoning designations pertaining to height and densities for abutting and nearby properties.

PUD Zoning District Approval Criteria

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

- a. The proposed development promotes revitalization, the goals, policies, and guidelines of the General Plan, area plans, and design guidelines.
 - **The proposed development promotes the revitalization of the area by reusing the existing underutilized site into a mixed-use development that will help sustain existing uses surrounding the site. In addition, the proposed development promotes the goals, policies and guidelines of the General Plan by expanding the diversity of land uses in the Scottsdale Road Corridor, by providing usable open space as part of the development and by providing pedestrian connections to commercial properties in the area via existing Scottsdale Road pedestrian improvements.**
- b. The proposed development's uses, densities, or development standards would not otherwise be permitted by the property's existing zoning.
 - **The majority of the site is currently zoned Single-family Residential (R1-7) with the remainder zoned Highway Commercial (C-3). The proposed development would not be permitted under the existing R1-7 or C-3 zoning designation.**
- c. The proposed development will be compatible with adjacent land uses and promotes the stability and integrity of abutting or adjacent residential neighborhoods.
 - **The site of the proposed project is located within the Scottsdale Road Corridor area, which contains a mixture of uses ranging from retail, restaurant and office to single-family and multi-family residential uses. The proposed development will be compatible with those adjacent uses and promotes the stability and integrity of those uses by introducing a residential use to the underutilized site that will help promote the long-term sustainability of new and existing retail and service business in the area while employing appropriate on-site transitions to existing adjacent land uses north and south of the site.**
- d. There are adequate infrastructure and city services to serve the development.
 - **City staff has determined that there are adequate infrastructure and city services to serve the development.**
- e. The proposal meets the following location criteria:
 - i. The proposed development is not located within any area zoned Environmentally Sensitive Lands Ordinance (ESL) nor within the boundaries of the Downtown Area.
 - **The proposed development is not located within an area zoned ESL nor within the boundaries of the Downtown Area.**
 - ii. The proposed development fronts onto a major or minor arterial and/or major collector street as designated in the Transportation Master Plan.
 - **The proposed development fronts onto a major arterial street, as defined by the Transportation Master Plan.**

Amended Development Standards

The applicant's legislative draft of the proposed Amended Development Standards are included as part of the Development Plan's project narrative under Attachment #3. In general, the proposed Amended Development Standards mimic the Development Standards of the Planned Unit

Development zoning district, with the exception of project-specific development standards and their related additional regulations as follows:

1. Building Setbacks – measurement line;
2. Building Envelope – stepback ratio adjacent to a residential zoning district;
3. Encroachment Beyond the Building Envelope; and
4. Setback Abutting a Residential Zoning District.

Development Standard	Zoning Ordinance Requirement (Zoning Ordinance Sec. 5.5005.)	Amended Development Standard
<i>Building Setbacks – measurement line</i>	Measurement line follows planned curb, including bus bays or turn lanes	Measurement line excludes bus bays or turn lanes
<i>Building Envelope – stepback ratio adjacent to a residential zoning district</i>	1:2 ratio adjacent to any residential zoning district	1:1 ratio starting at 12 feet above the residential zoning district line on east and south property lines
<i>Encroachment Beyond the Building Envelope</i>	15-foot encroachment for trellis, canopies, balconies, patios, covered walks, and screen walls	Add “overhangs” to the list of allowable encroachments
<i>Setback Abutting a Residential Zoning District</i>	Min. 20-foot landscape setback required adjacent to residential zoning district with exceptions for refuse, utility boxes, and amenities	Add parking to the list of exceptions that are permitted in minimum setback area

1. Building Setbacks – measurement line. The applicant is requesting an amendment to clarify where the building setback is measured from to specifically exclude deceleration lanes along the development project frontage.
 - The building setback is measured from the back of the planned curb line and would move as the curb line moves to accommodate a bus bay or turn lane. The applicant’s amendment would allow the building façade along the North Scottsdale Road to remain continuous without needing to move farther east to account for the required deceleration lane along North Scottsdale Road, allowing for a more contiguous building façade. This amendment results in a setback for the building located south of the entry drive that is approximately 10 feet closer to the curb line than the building north of the entry drive.
2. Building Envelope – Stepback Ratio Adjacent to a Residential Zoning District. The applicant is requesting an amendment to reduce the stepback ratio for the development site for buildings facing the eastern property line. In addition, the applicant is requesting to amend the same requirement as it applies to a small segment of alleyway adjacent to a residential zoning district on the south side of the development project.
 - The eastern property line abuts an existing, two-story multi-family development with the Multiple-family Residential (R-5) zoning designation. The requirement for increased stepback adjacent to residentially-zoned properties does not distinguish between single-family residential properties and multi-family residential properties. Multi-family

residential properties are typically multi-story in construction with a more upright form. The proposed amendment to the setback ratio along the eastern boundary would allow the proposed buildings along that boundary to have a taller height nearer to the property line with a resulting massing that is similar to the existing development that is located to the east of the site.

- The southern property line of the development project is slightly jogged as a result of an existing residential development at the southwest corner of the site. The proposed amendment to the setback ratio along the southern boundary at this location would allow a more uniform building massing of the proposed multi-story buildings to be located at the center of the site, but will introduce more additional height than would normally be allowed near the existing residential buildings at the southwestern corner of the site. Those buildings are one-story, multi-tenant structures.
3. **Encroachment Beyond the Building Envelope.** The applicant is requesting an amendment to add building overhangs to the list of allowed encroachments beyond the required building envelope. Typical allowed encroachments include trellises, canopies, balconies, patios, covered walks, and screen walls.
 - The proposed amendment would permit additional building overhangs into the building envelope (setback) requirements. This would allow building overhangs and eaves to extend farther beyond the typical requirement to provide additional shading and visual interest to the building façades.
 4. **Setback Abutting a Residential Zoning District.** The applicant is requesting an amendment to allow for parking to be placed within the twenty (20) foot setback that is required along the property line abutting a residential zoning district. Standard allowances for improvements within the required setback include landscaping, refuse, utility boxes, screen walls, playgrounds, and other on-site amenities.
 - The applicant's proposed amendment would allow additional parking to be placed at the northern area of the site, but within an area typically used as a landscape buffer. The existing allowances for encroachments within that landscape buffer area does include other non-amenity improvements such as refuse containers and utility boxes. In addition, the existing 16-foot-wide alley located between the subject property and the existing residential properties located farther north, acts as an additional buffer area creating a total of 25 feet between the proposed parking area and the existing lots of the single-family residential area. Finally, the applicant has agreed to provide enhanced landscaping along this northern boundary with additional trees of a more-mature size to further screen the proposed development from the properties to the north.

Transportation/Pedestrian Circulation

The proposed zoning district map amendment and development plan is anticipated to generate 1,658 daily weekday trips with 132 trips occurring during the am peak hour and 134 trips occurring during the pm peak hour. This represents an increase in daily traffic and pm peak hour traffic of 815 trips and 46 trips, respectively, as compared to the existing restaurant, automotive care facility and residential uses on the site. Staff analysis of the traffic study also included commentary on the

probability of increased pedestrian traffic seeking to cross North Scottsdale Road near the intersection of East Palm Lane. The applicant has agreed to pay \$40,000 for the installation of a controlled pedestrian crossing across North Scottsdale Road at East Palm Lane as a part of the overall traffic improvements for the project. Traffic as a result of the proposed development is not anticipated to adversely impact the traffic pattern in the area. There are no existing or proposed trails that are located adjacent to the site. However, the Development Plan for the site is providing new pedestrian connections through the site to the existing sidewalk along North Scottsdale Road. Through extensive outreach with community members living in the area, the applicant indicates that a pedestrian connection from the development project to East Palm Lane is not desired by the neighbors. The applicant has cited traffic and other concerns raised by neighbors as reason to withhold a pedestrian connection in that area.

Parking

Parking for the proposed development project will be provided primarily in at-grade parking around the perimeter of the site. In addition, several garage parking spaces will be provided at the ground level of Buildings C and D, as well as the four smaller buildings at the eastern boundary of the site. The applicant's proposal includes a proposed reduction in the overall quantity of provided parking from that of the Zoning Ordinance. The proposed mix of residential units and office space on the site is required a total of 446 parking spaces. Through a parking study the applicant has identified a peak shared parking demand of 411 parking spaces and, as a result, is proposing to provide a total of 425 parking spaces, 21 less than the Zoning Ordinance requirement.

Water/Sewer

The City's Water Resources Department has reviewed this application and has determined that there is adequate water and waste water services to serve the development. The developer will pay for all water and sewer infrastructure improvements necessary to serve the new development.

Public Safety

This request is not anticipated to immediately impact the type and number of requested emergency and non-emergency calls for service from city police, fire and medical resources. Overall, the City's emergency and non-emergency activities are continually monitored and tracked to evaluate the effectiveness of service delivery and also to identify any potential for future public safety resource needs for the community. The nearest fire station is located at 1901 N. Miller Road.

School District Comments/Review

The applicant has notified the Scottsdale Unified School District of the proposed requests. The School District has confirmed that there are adequate facilities to accommodate the proposal.

Open Space

The development is required to provide a minimum of 35,981 square feet of open space. As shown in the Development Plan, open space for the development project is provided in several areas throughout the site with a total of 47,878 square feet provided. Two large open space areas are proposed near the main entrance of Buildings A and B, with a large central open space/amenity area provided at the center of Buildings C and D. Additional open space areas are located at the northern and southern boundaries of the site and along North Scottsdale Road. All residential units

will also have private outdoor living space provided equal to or greater than 5% of the gross floor space of the unit.

Alley Abandonment

As part of the proposal for development of the site, the applicant is requesting to abandon a portion of alleyway that bisects the central part of the development project and runs along the northwestern portion of the site. Due to the overall lack of development east of this alley and the low intensity west of the alley, the alleyway has generally not been used for access since it was initially dedicated to the city. Currently there are existing overhead powerlines and other dry utilities that utilize the alley, as well as a city sewer line. The applicant has proposed to remove a portion of the sewer line that will not be utilized by the new project, but retain the remainder of the sewer line in place for use by adjacent properties. In addition, the existing above-ground utilities will be buried with the new development of the site. Finally, the applicant has agreed to provide compensation for abandonment of the alley right-of-way in an amount of \$367,419.

Community Involvement

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

Community Impact

The proposed Development Plan will allow for a new, more intensive development along the heart of the Scottsdale Road Corridor area in an area designated as a Mixed-Use Neighborhood by the Scottsdale General Plan. The assemblage of existing fragmented parcels and redevelopment of the subject site is strongly encouraged by the General Plan and the Southern Scottsdale Character Area Plan. In addition, the Development Plan appropriately responds to the site's location amongst a mature Southern Scottsdale neighborhood. Finally, the proposed Amended Development Standards of the Development Plan work in conjunction with the site's existing conditions, including nearby single-family residences, to provide a meaningful redevelopment of the site that reduces potential impacts on existing properties near the site. By maintaining and enhancing existing open space areas adjacent to the site, the development project ensures an appropriate transition from the new development to existing residences north of the development project. Traffic and other infrastructure impacts have been addressed by the proposed Development Plan. However, the addition of 282 residential units to the area may exacerbate challenges for pedestrian circulation in the area.

Policy Implications

Generally, the applicant's proposed amended development standards are typical of other similar projects, and associated amended development standards requests, in the city. As noted above,

flexibility in development regulations for redevelopment sites is encouraged by the Southern Scottsdale Character Area Plan.

The applicant is requesting to forgo a pedestrian connection to the adjacent neighborhood, possibly losing the opportunity for the proposed development to connect to the larger pedestrian network and recreational opportunities afforded with parks and open space east of the site. However, the applicant felt concerns from adjacent neighbors regarding potential increases in traffic and other nuisances warranted forgoing the connection.

OTHER BOARDS & COMMISSIONS

Development Review Board

The Development Review Board recommended to the Planning Commission and City Council to approve the proposed Development Plan, including proposed amended development standards, for the Zoning District Map Amendment, with a vote of 6-0 at their March 7, 2019 hearing. Two public speakers spoke, one in favor and one in opposition to the proposed rezoning and Development Plan. Speakers in favor of the proposed redevelopment cited the importance of appropriate redevelopment in this area of the Scottsdale Road Corridor. A speaker in opposition to the proposed redevelopment cited concerns with height and intensity on the site with the proposed Development Plan. Board members commented favorably regarding the applicant's proposal noting that project will redevelop an underutilized site in the Scottsdale Road Corridor.

Planning Commission

Planning Commission heard this case on May 21, 2019 and recommended approval with a 4-0 vote. One person spoke in opposition at the Planning Commission hearing citing issues of increased traffic and density with the proposed development.

Staff's recommendation to Planning Commission:

Staff recommended that the Planning Commission find that the Planned Unit Development criteria have been met and determine that the proposed zoning district map amendment is consistent and conforms with the adopted General Plan and make a recommendation to City Council for approval of the proposed zoning district map amendment and associated abandonment, per the attached stipulations.

RECOMMENDATION

Recommended Approach:

1. Adopt Ordinance No. 4390 approving a zoning district map amendment from Highway Commercial (C-3) zoning and Single-family Residential (R1-7) zoning to Planned Unit Development (PUD) zoning, including approval of a Development Plan with amended development standards, for the purpose of constructing a mixed-use development with 282 residential units and 10,800 square feet of non-residential space on a 8.26 +/- acre site located at 7242 E. Palm Lane and 1939 - 2007 N. Scottsdale Road.

2. Adopt Resolution No. 11425 declaring the "Alexan Scottsdale Development Plan" as a public record.
3. Adopt Resolution No. 11426 for the abandonment of a 12,047 square foot portion of a 20-foot-wide alleyway located adjacent to 7242 E. Palm Lane and 1939, 2001, 2003, 2007, 2009, 2011, 2013, 2015, 2017 N. Scottsdale Road with Highway Commercial (C-3) and Single-family Residential (R1-7) zoning.

RESPONSIBLE DEPARTMENT

Planning and Development Services

Current Planning Services

STAFF CONTACT

Brad Carr, AICP, LEED-AP
Principal Planner
480-312-7713
E-mail: bcarr@ScottsdaleAZ.gov


APPROVED BY



Brad Carr, AICP, Report Author

4.24.2019

Date



Tim Curtis, AICP, Current Planning Director
480-312-4210, tcurtis@scottsdaleaz.gov

5/3/2019

Date



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

5/7/19

Date

ATTACHMENTS

1. Context Aerial
- 1A. Aerial Close-Up
2. Ordinance No. 4390
 - Exhibit 1: Stipulations
 - Exhibit 2: Zoning Map
3. Resolution No. 11425
 - Exhibit A: Alexan Scottsdale Development Plan
4. Resolution No. 11426
5. Additional Information
6. General Plan Land Use Map
7. Existing Zoning Map
8. Traffic Impact Summary
9. Citizen Review Report and Neighborhood Involvement
10. City Notification Map
11. March 7, 2019 Development Review Board meeting minutes
12. March 27, 2019 Planning Commission meeting minutes
13. March 27, 2019 Planning Commission public comment



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13-45

Google Earth Pro Imagery



Alexan Scottsdale

21-ZN-2018



Q.S.
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Google Earth Pro Imagery

Alexan Scottsdale

21-ZN-2018

ORDINANCE NO. 4390

AN ORDINANCE OF THE COUNCIL OF THE CITY OF SCOTTSDALE, MARICOPA COUNTY, ARIZONA, AMENDING ORDINANCE NO. 455, THE ZONING ORDINANCE OF THE CITY OF SCOTTSDALE, BY AND FOR THE PURPOSE OF CHANGING THE ZONING ON THE "DISTRICT MAP" TO ZONING APPROVED IN CASE NO. 21-ZN-2018 FROM HIGHWAY COMMERCIAL (C-3) ZONING AND SINGLE-FAMILY RESIDENTIAL (R1-7) ZONING TO PLANNED UNIT DEVELOPMENT (PUD) ZONING, INCLUDING APPROVAL OF A DEVELOPMENT PLAN WITH AMENDED DEVELOPMENT STANDARDS, ON A +/- 8.26 ACRE SITE LOCATED AT 7242 E. PALM LANE AND 1939 - 2007 N. SCOTTSDALE ROAD.

WHEREAS, the Planning Commission held a hearing on March 27th, 2019;

WHEREAS, the City Council held a hearing on May 21, 2019; and

WHEREAS, the City Council finds that the proposed development is in substantial harmony with the General Plan of the City of Scottsdale and will be coordinated with existing and planned development; and

WHEREAS, it is now necessary that the comprehensive zoning map of the City of Scottsdale ("District Map") be amended to conform with the decision of the Scottsdale City Council in Case No.21-ZN-2018.

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Scottsdale, as follows:

Section 1. That the "District Map" adopted as a part of the Zoning Ordinance of the City of Scottsdale, showing the zoning district boundaries, is amended by rezoning a +/- 8.26 acre site located at 7242 E. Palm Lane and 1939 - 2007 N. Scottsdale Road and marked as "Site" (the Property) on the map attached as Exhibit 2, incorporated herein by reference, from Highway Commercial (C-3) zoning and Single-family Residential (R1-7) zoning to Planned Unit Development (PUD) zoning, and by adopting that certain document entitled "Alexan Scottsdale Development Plan" declared as public record by Resolution 11425 which is incorporated into this ordinance by reference as if fully set forth herein.

Section 2. That the above rezoning approval is conditioned upon compliance with all stipulations attached hereto as Exhibit 1 and incorporated herein by reference.

PASSED AND ADOPTED by the Council of the City of Scottsdale this ___ day of _____, 2019.


ATTEST:

CITY OF SCOTTSDALE, an Arizona
Municipal Corporation

By: _____
Carolyn Jagger
City Clerk

By: _____
W.J. "Jim" Lane
Mayor

APPROVED AS TO FORM:
OFFICE OF THE CITY ATTORNEY

By:  _____
Bruce Washburn, City Attorney
By: Joe Padilla, Deputy City Attorney

ATTACHMENT 2

**Stipulations for the Zoning Application:
Alexan Scottsdale
Case Number: 21-ZN-2018**

These stipulations are in order to protect the public health, safety, welfare, and the City of Scottsdale.

Stipulations revised after the Planning Commission hearing area shown in **bold**.

SITE DESIGN

1. CONFORMANCE TO DEVELOPMENT PLAN. Development shall conform with the Development Plan, entitled "Alexan Scottsdale Development Plan," which is on file with the City Clerk and made a public record by Resolution No. 11425 and incorporated into these stipulations and ordinance by reference as if fully set forth herein. Any proposed significant change to the Development Plan, as determined by the Zoning Administrator, shall be subject to additional action and public hearings before the Planning Commission and City Council.
2. CONFORMANCE TO AMENDED DEVELOPMENT STANDARDS. Development shall conform with the amended development standards that are included as part of the Development Plan. Any change to the development standards shall be subject to additional public hearings before the Planning Commission and City Council.
3. MAXIMUM DWELLING UNITS/MAXIMUM DENSITY. Maximum dwelling units shall not exceed 282 units (equivalent to 34.15 du/gross acre of the Development Plan).
4. BUILDING HEIGHT LIMITATIONS. Except as further identified herein, no building on the site shall exceed 48 feet in height, measured as provided in the applicable section of the Zoning Ordinance. The maximum building height shall be inclusive of all rooftop appurtenances. *Exception:* Buildings A, B, C and D, as defined in the Development Plan, may exceed the building height limitation of 48 feet by up to six (6) feet for mechanical equipment and appurtenances required to screen mechanical equipment only, and ten (10) feet for elevator bulkheads/overruns only. Exception areas cannot exceed a total of thirty (30) percent of a building's roof area for mechanical equipment/screening, and two (2) percent of the building's roof area for elevator bulkheads/overruns.
5. BUILDING HEIGHT LIMITATIONS ADJACENT TO SINGLE-FAMILY RESIDENTIAL ZONING DISTRICT. No building or structure on the site shall exceed a height of 15 feet, measured as provided in the applicable section of the Zoning Ordinance, within 120 feet of a single-family residential zoning district.
6. NORTHERN LANDSCAPE BUFFER. A minimum landscape buffer of seven (7) feet shall be provided at the northern property line adjacent to the existing alleyway. The seven (7) foot buffer shall be measured from the property line after the dedication of the alley right-of-way as outlined below. The landscape buffer shall include mature trees with a minimum 3.5-inch caliper trunk size.
7. SOUTHERN LANDSCAPE BUFFER. A minimum landscape buffer of twenty-six (26) feet shall be provided at the southern property line adjacent to East Palm Lane. The twenty-six (26) foot buffer shall be measured from back of the existing curb along East Palm Lane. The landscape buffer shall include mature trees with a minimum 2-inch caliper trunk size. No structures or walls shall be located within the required landscape buffer.

8. **SITE PEDESTRIAN CIRCULATION.** A minimum six (6) foot wide sidewalk connection from the development project to North Scottsdale Road shall be provided along both sides of the main drive aisle.
9. **ACCESS RESTRICTIONS.** Access to the development project shall conform to the following restrictions:
 - a. There shall be a maximum of one (1) site driveway access location to North Scottsdale Road.
 - b. There shall be a maximum of one (1) site driveway access location to East Palm Lane. The driveway access to East Palm Lane shall be an emergency vehicle access only.
10. **CONFORMANCE WITH THE SCOTTSDALE ROAD STREETScape DESIGN GUIDELINES.** With the Development Review Board application, the property owner shall demonstrate that the proposed development project conforms with the Scottsdale Road Streetscape Design Guidelines (including staff approved tree species alternatives as provided in Zoning application), to the satisfaction of the Zoning Administrator, or designee. The sidewalk along North Scottsdale Road shall be a minimum of eight (8) foot wide and shall be detached from the curb a minimum of six (6) feet for any portion of the sidewalk that is not located adjacent to the deceleration lane.
11. **OUTDOOR LIGHTING.** The maximum height of any outdoor lighting source, except any light sources for patios and/or balconies, shall be 16 feet above the adjacent finished grade.
12. **OUTDOOR LIGHTING ADJACENT TO SINGLE-FAMILY RESIDENTIAL ZONING DISTRICT.** The maximum height of any outdoor lighting source within 120 feet of a single-family residential zoning district, shall be 10 feet above the adjacent finished grade.
13. **OUTDOOR LIGHTING FOR PATIOS AND BALCONIES.** Light sources that are utilized to illuminate patios and/or balconies that are above 16 feet shall be subject to the approval of the Development Review Board.
14. **PARKING RESTRICTIONS.** Property owner shall specify in leasing documents for new tenants that tenants are not permitted to park in residential neighborhoods outside the boundary of the development project. These lease terms shall be enforced by the apartment management.
15. **PROTECTION OF ARCHAEOLOGICAL RESOURCES.** Any development on the property is subject to the requirements of Scottsdale Revised Code, Chapter 46, Article VI, Protection of Archaeological Resources, Section 46-134 - Discoveries of archaeological resources during construction.

DEDICATIONS

16. **RIGHT-OF-WAY DEDICATIONS.** Prior to any permit issuance for the development project, the property owner shall make the following fee-simple right-of-way dedications to the City of Scottsdale:
 - a. **NORTH ALLEY.** A twelve (12) foot wide dedication for the east-west alley located at the northern extents of the development project, to ensure a total alleyway width of twenty (20) feet along the development project's frontage with the alleyway.
 - b. **SCOTTSDALE ROAD.** A **twenty-five (25) foot wide dedication for North Scottsdale Road along the development project's frontage with the road, to ensure a total fee-title right-of-way of sixty-five (65) feet.**
 - c. **SOUTH ALLEY.** A **twenty (20) foot wide dedication for the east-west alley located at the southern extents of the development project, to ensure a total fee-title alleyway width of twenty (20) feet.**

17. **VEHICLE NON-ACCESS EASEMENT.** Prior to issuance of any permits for the development project, the property owner shall dedicate to the City of Scottsdale a one foot wide Vehicular Non-Access Easement adjacent to the North Scottsdale Road and East Palm Lane lot lines, except at the approved street entrances.
18. **PUBLIC NON-MOTORIZED ACCESS EASEMENT.** Prior to issuance of any permit for the development project, the property owner shall dedicate to the City of Scottsdale a continuous Public Non-Motorized Access Easement to contain the public sidewalk in locations where the sidewalk crosses onto the private property of the development project.
19. **WATER AND SEWER LINE EASEMENTS.** Prior to issuance of any permit for the development project, the property owner shall dedicate to the City of Scottsdale water and/or sewer line easements to contain any public water or sewer lines located on the property and/or within the area of proposed alleyway abandonment.

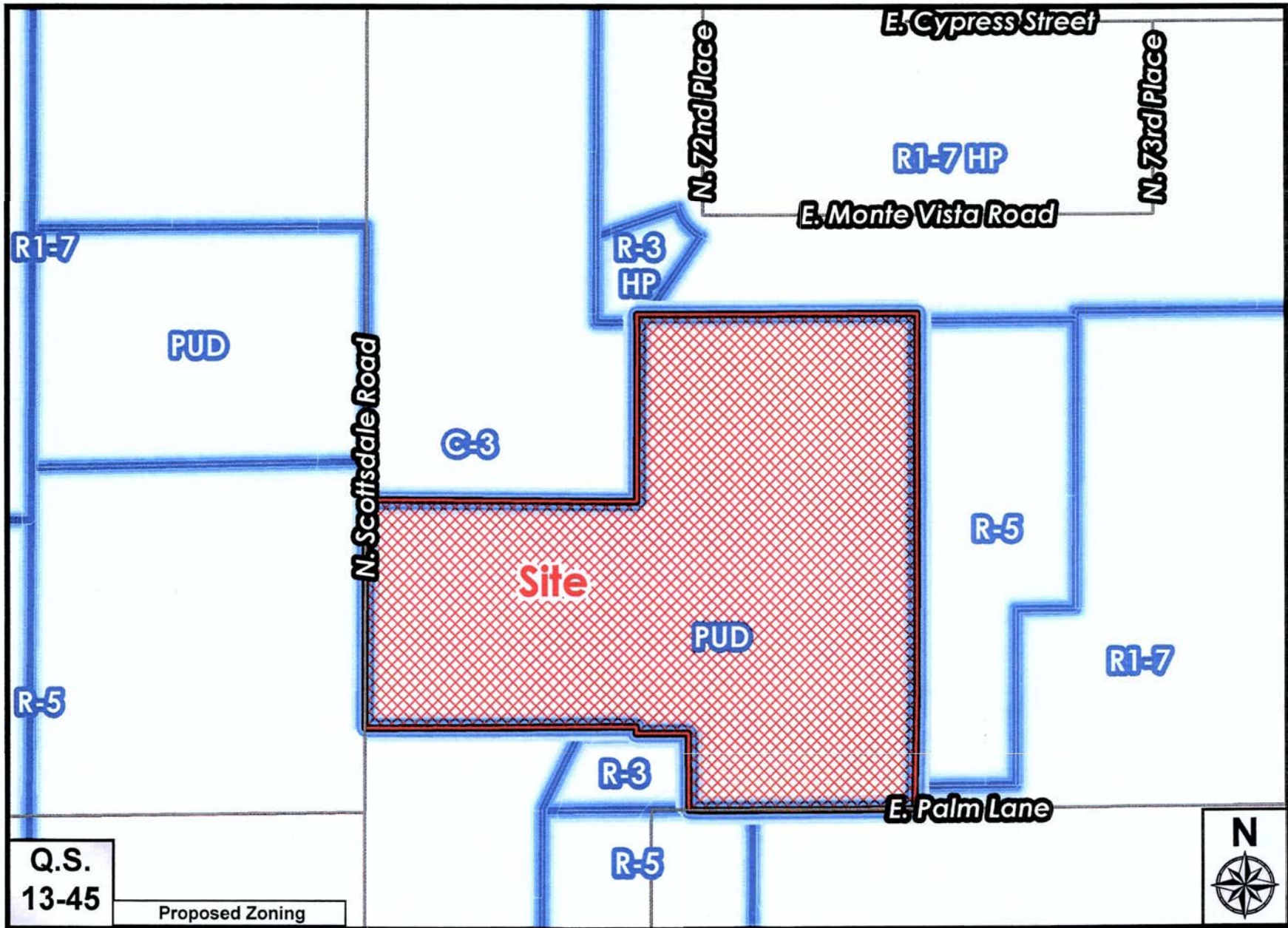
INFRASTRUCTURE

20. **CONTRIBUTION TO TRANSPORTATION IMPROVEMENT FUND.** Prior to any permit issuance for the development project, the property owner shall make an in-lieu payment of \$40,000 to the CIP In-Lieu Fees Transportation fund for the purpose of constructing a new controlled pedestrian crossing, to be installed near the intersection of East Palm Lane and North Scottsdale Road. The Contribution shall be refundable to the property owner should the controlled pedestrian crossing not be installed within twelve (12) months of issuance of the final Certificate of Occupancy for the development project.
21. **WATER AND WASTEWATER IMPROVEMENTS.** Prior to any permit issuance for the development project, the property owner shall submit and obtain approval of construction documents to construct all water and wastewater infrastructure improvements, including any new service lines, connection, fire-hydrants, and man-holes, necessary to serve the development. The following shall be included in construction documents:
 - a. **Water Infrastructure**
 1. Include an additional 3rd system connection from the southeast corner of the new proposed building loop and connect to the existing 6" line in Palm Lane via the proposed emergency access entrance.
 - b. **Wastewater Infrastructure**
 1. Private wastewater lines shall be design and constructed to city public wastewater line requirements.
 - c. **Alley abandonment**
 1. Retain water and sewer facility easement within alleyway abandonment area.
22. **UTILITY LINES.** All existing above ground utility lines within existing adjacent alleyways and within the development project boundary, and any new or relocated utility lines, shall be placed underground subject to approval by the utility providers and/or permission from the affected property owners.
23. **CONSTRUCTION COMPLETED.** Prior to issuance of any Certificate of Occupancy or Certification of Shell Building, whichever is first, for the development project, the property owner shall complete all the infrastructure and improvements required by the Scottsdale Revised Code and these stipulations.

24. **STANDARDS OF IMPROVEMENTS.** All improvements (curb, gutter, sidewalk, curb ramps, driveways, pavement, concrete, water, wastewater, etc.) shall be design and constructed in accordance with the applicable City of Scottsdale Supplements to the Maricopa Association of Governments (MAG) Uniform Standard Specifications and Details for Public Works Construction, Maricopa Association of Governments (MAG) Uniform Standard Specifications and Details for Public Works Construction, the Design Standards and Policies Manual (DSPM), and all other applicable city codes and policies.

REPORTS AND STUDIES

25. **FINAL BASIS OF DESIGN REPORT (WATER).** With the Development Review Board submittal, the property owner shall submit a Final Basis of Design Report for Water for the development project in accordance with the Design Standards and Policies Manual. In the final basis of design report, the property owner shall address:
- a. Provide model and model results in final basis of design report.
 - b. Provide determination of required meter size per DSPM Chapter 6 in final basis of design report. Any meters 3 inches and larger shall be installed in a vault per City of Scottsdale details.
26. **FINAL BASIS OF DESIGN REPORT (WASTEWATER).** With the Development Review Board submittal, the property owner shall submit a Final Basis of Design Report for Wastewater for the development project in accordance with the Design Standards and Policies Manual. In the final basis of design report, the property owner shall address:
- a. Add pool/spa backwash flows to wastewater basis of design analysis per the requirements of the DSPM.
 - b. The minimum design sewer slope should be 0.0052ft/ft for 8-inch sewer.
 - c. Identify extent of existing sewer line easement within alleyway to be removed with abandonment of alleyway.
 - d. Add clean-out at right-of-way boundary and connection to main per MAG detail 440-3.



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Proposed Zoning

Alexan Scottsdale

Ordinance No. 4390
Exhibit 2
Page 1 of 1

21-ZN-2018

RESOLUTION NO. 11425

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SCOTTSDALE, MARICOPA COUNTY, ARIZONA, DECLARING AS A PUBLIC RECORD THAT CERTAIN DOCUMENT FILED WITH THE CITY CLERK OF THE CITY OF SCOTTSDALE AND ENTITLED "ALEXAN SCOTTSDALE DEVELOPMENT PLAN".

WHEREAS, State Law permits cities to declare documents a public record for the purpose of incorporation into city ordinances; and

WHEREAS, the City of Scottsdale wishes to incorporate by reference amendments to the Zoning Ordinance, Ordinance No. 455, by first declaring said amendments to be a public record.

NOW, THEREFORE BE IT RESOLVED, by the Council of the City of Scottsdale, Maricopa County, Arizona, as follows:

Section 1. That certain document entitled "Alexan Scottsdale Development Plan", attached as Exhibit 'A', a paper and an electronic copy of which are on file in the office of the City Clerk, is hereby declared to be a public record. Said copies are ordered to remain on file with the City Clerk for public use and inspection.

PASSED AND ADOPTED by the Council of the City of Scottsdale, Maricopa County, Arizona this ____ day of _____, 2019.

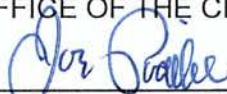
ATTEST:

CITY OF SCOTTSDALE, an
Arizona municipal corporation

By: _____
Carolyn Jagger, City Clerk

By: _____
W. J. "Jim" Lane, Mayor

APPROVED AS TO FORM:
OFFICE OF THE CITY ATTORNEY



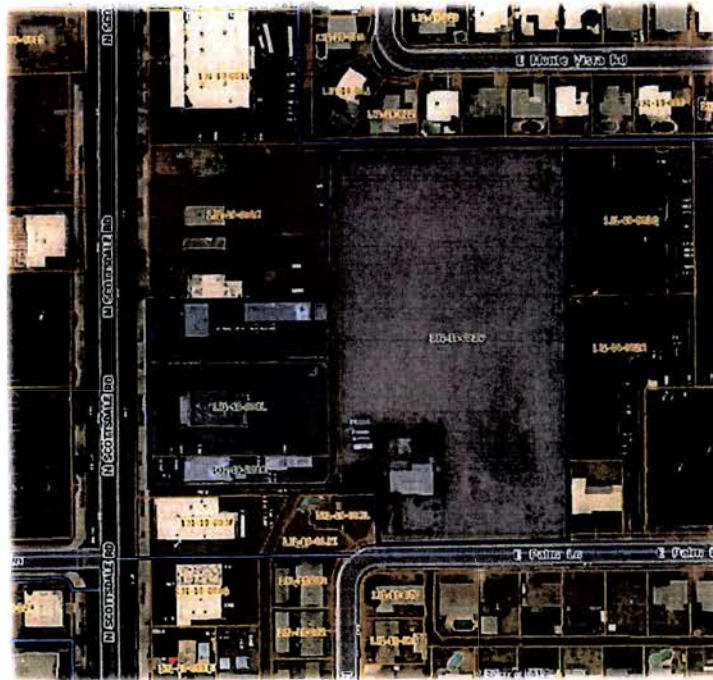
Bruce Washburn, City Attorney
By: Joe Padilla, Deputy City Attorney

ALEXAN SCOTTSDALE DEVELOPMENT PLAN

Alexan Scottsdale

2001 N. Scottsdale Road

**Project Narrative
Rezoning
657-PA-2018**

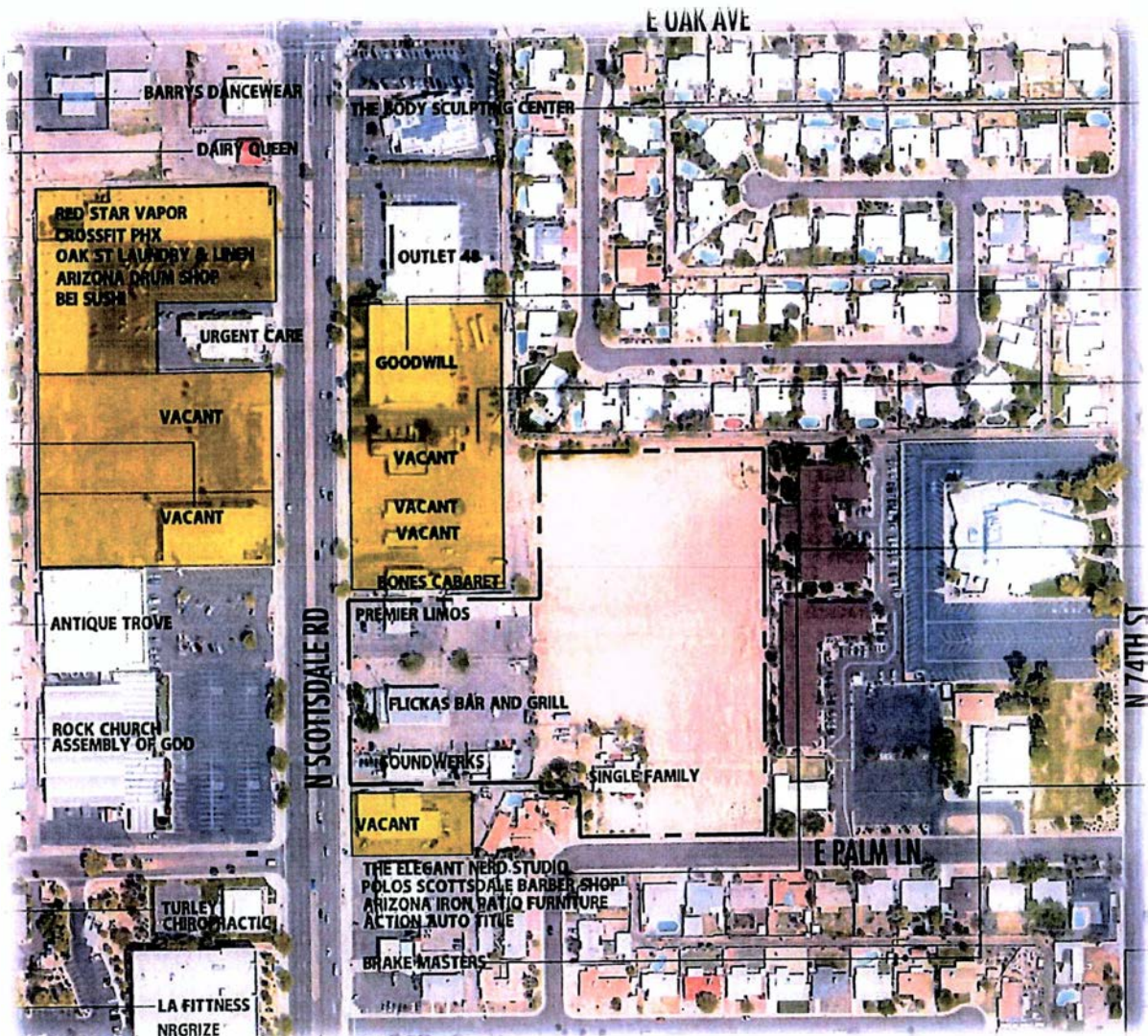


**Prepared for:
Trammell Crow Residential**

**Prepared by:
Berry Riddell, L.L.C.
John V. Berry, Esq.
Michele Hammond, Principal Planner
6750 East Camelback Road, Suite 100
Scottsdale, Arizona 85251
480-385-2753**

I. Project Overview & Context

The proposed application is a request for a rezoning from Commercial C-3 (2.1+/- net acres) and Residential R1-7 (5.5+/- net acres), a total of approximately 7.6+/- net acres and approximately 8.26+/- gross acres, to PUD (Planned Unit Development) for the property located at 2001 N. Scottsdale Road (the "Property"). The proposed development is a mixed-use multifamily residential community, which will feature approximately 282 residential units and approximately 11,000 square feet of non-residential shared amenity space, including co-work office space that will be open to the public. Much of the Property is currently vacant, but the remaining occupants include Flicka's Bar and Grill, Premier Limos, and Soundwerks on the frontage facing Scottsdale Road, and a single-family home on the north side of Palm Lane.



The proposed development will consist of both two and four-story residential building elements, and single-story garages on the southern boundary of the Property along Palm Lane. The residential portion of the development will include studio, one, two, and three-bedroom floor plans, with an average size of approximately 850 square feet. The development will also feature a number of shared amenities, including, but not limited to, a fitness center, a resident lounge, business center and outdoor recreation areas. All parking will be surface level, a good portion of which are in garages, and will exceed City Code. The estimated investment in this redevelopment project is approximately 60 million dollars.

The Property was designated as mixed-use at the time the Scottsdale Character Area Plan was adopted in 2010. It is surrounded by mainly retail, service, and residential uses. To the north, west, and south, are several partially occupied shopping centers, with restaurants, churches, and retail stores. Additionally, there are single family residential homes to the north and south. To the east, is a retirement home and several churches. Throughout the surrounding area, a significant number of vacant retail pads. Some of the remaining service/retail uses include a Goodwill, a cross-fit gym, a barber shop, an antique shop and an urgent care clinic. The Property is 0.3 miles from Scottsdale Road and McDowell Road, which are the closest major arterial streets, and 0.8 miles from Scottsdale Road and Thomas Road.

Conceptual Site Plan



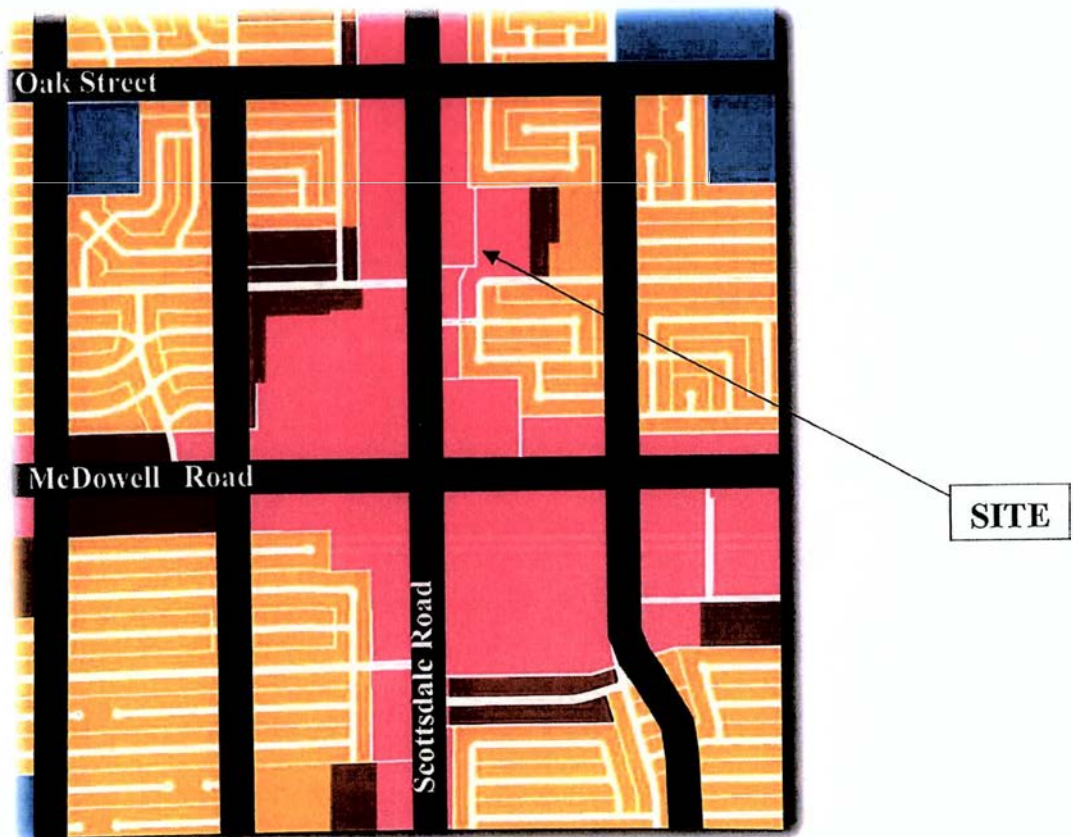
II. City of Scottsdale General Plan 2001

The proposed mixed-use residential development is consistent with the City of Scottsdale's (the "City") General Plan land use designation of "Mixed-Use Neighborhoods."

The Mixed-Use Neighborhoods land use category:

***Mixed-use Neighborhoods:** Mixed-use neighborhoods are located in areas with strong access to multiple modes of transportation and major regional access and services, and have a focus on human scale development. These areas could accommodate higher density housing combined with complementary office or retail uses or mixed-use structures with residential above commercial or office. The Downtown area, some of the DC Ranch development, areas in the Pima Freeway corridor north of the Airpark, the Los Arcos area, and McCormick Ranch Center area are most suitable for mixed-use neighborhoods.*

General Plan Land Use Map



The General Plan sets forth a collection of goals and approaches intended to integrate the Guiding Principles into the planning process and provide a framework for proposed development and the built environment. The CityShape 2020 planning process recommended a three-level approach to planning including: Level I – Citywide Planning (the General Plan), Level 2 – Character Planning (Southern Scottsdale Character Area Plan, “SSCAP”) and Level 3 – Neighborhood Planning (there is no neighborhood plan for this area of the City).

The CityShape 2020 effort also established the “Six Guiding Principles.” Per the City’s 2001 General Plan, Six Guiding Principles articulate how the appropriateness of a land use change to the General Plan is to be qualified. These Six Guiding Principles are as follows: *Value Scottsdale’s Unique Lifestyle & Character, Support Economic Vitality, Enhance Neighborhoods, Preserve Meaningful Open Space, Seek Sustainability, Advance Transportation.*

These six Guiding Principles are further explained below through the different Elements of the General Plan.

2001 General Plan Goals & Policies

❖ Character & Design:

Goal 1: Determine the appropriateness of all development in terms of community goals, surrounding area character, and the specific context of the surrounding neighborhood.

Bullet 1:

Respond to regional and citywide contexts with new and revitalized development in terms of:

- *Scottsdale as a southwestern desert community.*
- *Scottsdale as a part of a larger metropolitan area with a unique reputation, image, character and identity within a regional setting.*
- *Relationship to surrounding land forms, land uses and transportation corridors.*
- *Contributions to citywide linkages of open space and activity zones.*
- *Consistently high community quality expectations.*
- *Visual and accessibility connections and separations.*

Bullet 2: Enrich the lives of all Scottsdale citizens by promoting safe, attractive, and context compatible development.

Bullet 3.

Encourage projects that are responsive to the natural environment, site conditions, and unique character of each area, while being responsive to people’s needs.

Bullet 4: Ensure that all development is a part of and contributes to the established or planned character of the area of the proposed location. Character can cross land uses and zoning to include community regions containing a mixture of housing, employment, cultural, educational, commercial and recreational uses. The overall type of character type that these uses are a part of describes the pattern and intensity of how these uses fit together. The following general character types are found in our community:

Urban Character Types contain higher density residential, non-residential, and mixed-use neighborhoods. The district includes apartments, high-density townhouses, commercial and employment centers and resorts. Urban districts should have a pedestrian orientation with shade, activity nodes and small intimate developed open spaces that encourage interaction among people.

Employment Cores (a subdistrict of the Urban Character Type) are primary employment centers for the City. These cores support a wide range of activities and regional and community level employment uses.

Response: The Urban Character Type recognizes the need for a wide variety of high intensity uses in the same area to support each other and create a true urban feel. The Property is designated as an Employment Core, and is surrounded by retail, service, and single-family residential uses. The proposed development will not only provide much needed density to serve the housing needs of the area, but, through its mixed-use nature, co-work style office space, and shaded open areas, it will provide community amenities for neighborhood residents that are currently lacking. There is a growing need for co-working space with data demonstrating that approximately 40% of residents in similar developments work from home at least 3 days per week. The proposed development will also allow employees to live closer to their jobs and to walk or bike to work, while beautifying the area at large and stimulating reinvestment. As discussed below in the Economic Vitality section, additional roof tops will help bolster the existing commercial and employment uses along Scottsdale Road and McDowell Road.

Goal 2: *Review the design of all development proposals to foster quality design that enhances Scottsdale as a unique southwestern desert community.*

Bullet 2: *Recognize that Scottsdale's economic and environmental wellbeing depends a great deal upon the distinctive character and natural attractiveness of the community, which are based in part on good site planning and aesthetics in the design and development review process. These characteristics contribute substantially to the community's potential as a recreational resort area and regional trade center.*

Bullet 3: *Use the design and development review process to enrich the lives of all Scottsdale residents and visitors by promoting safe, attractive, and context compatible development.*

Bullet 5: *Promote development that respects and enhances the unique climate, topography, vegetation and historical context of Scottsdale's Sonoran Desert environment, all of which are considered amenities that help sustain our community and its quality of life.*

Bullet 6: *Promote, evaluate and maintain the Scottsdale Sensitive Design Principles that when followed will help improve and reinforce the quality of design in our community.*

Response: The Property is situated in an aging area along Scottsdale Road with structures dating back to the 1950-1960s. The proposed development will enhance the area's economic, aesthetic, and environmental welfare, while emphasizing the distinctive character and natural attractiveness of the community. This redevelopment will, in turn, incentivize further improvements to the area,

enhancing the experience of residents and visitors. The proposed development, including its site layout, architectural character, and landscaping design, is a context compatible development that respects the unique climate and vegetation of Scottsdale. See Scottsdale Sensitive Design Principles below for detailed responses regarding each principle.

Goal 4.

Encourage “streetscapes” for major roadways that promote the city’s visual quality and character, and blend into the character of the surroundings.

***Bullet 7:** Apply streetscape guidelines to all landscaped areas within the public right-of-way. Encourage the use of streetscape guidelines in areas between the right-of-way and building setback lines or perimeter walls.*

***Bullet 8:** Designate specific design standards to be implemented on selected streets where a special theme is desired.*

***Bullet 13:** Use markers and entry features at key entrances to Scottsdale so that residents and visitors have a sense of arrival into the city.*

***Bullet 14:** Make sure streetlights are consistent with the intensity of adjacent land uses and the image of Scottsdale. In some areas of the city, special streetlight design should be used to enhance the unique character of the streetscape.*

***Bullet 15:** Place streetlights at intervals and locations to enhance safety.*

Response: The streetscape design goal for Alexan Scottsdale is to balance the functional requirements (such as wayfinding/signage, privacy, security and noise attenuation) with the aesthetics of the development through the application and selection of landscaping, wall design, lighting and hardscape design. The landscape and lighting design will conform to the Scottsdale Road Streetscape Design Guidelines utilizing the specified plant palette recognizing the significance of a shaded pedestrian experience within the urban context.

Along Scottsdale Road, the landscaped edge, back of curb, averages over 32’ per the PUD requirement for non-residential uses on the ground floor. Graphics have been provided showing this area and the enhanced pedestrian environment with canopy trees maintaining the 8’ detached sidewalk along Scottsdale. Further, the proposed site plan and streetscape design is a significant improvement over the current site condition, which has virtually no landscaping back of curb. Palm Lane will also receive significant upgrades with the integration of shade trees and shrubs to soften the southern streetscape edge.

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

***Bullet 1:** Require substantial landscaping be provided as part of new development or redevelopment.*

***Bullet 2:** Maintain the landscaping materials and pattern within a character area.*

***Bullet 3:** Encourage the use of landscaping to reduce the effects of heat and glare on buildings and pedestrian areas as well as contribute toward better air quality.*

***Bullet 4:** Discourage plant materials that contribute substantial air-borne pollen.*

***Bullet 5:** Encourage landscape designs that promote water conservation, safe public settings, erosion protection, and reduce the "urban heat island" effect.*

***Bullet 6:** Encourage the retention of mature landscape plant materials.*

Response: The proposed development will feature a lush desert landscape character that includes a variety of plants and provides year-round color, shade, and texture for the site. The proposed plant palette incorporates hardy plants known to thrive in the intense heat and sun of the desert climate. Plant selection and placement will allow for the ability to use water efficiently throughout the site. The proposed planting design limits lush and dense planting patterns to areas with the most human interaction such as entries, amenity areas and pedestrian areas. In the aggregate, the landscape design will provide shade, mitigate the effects of heat and glare, minimize airborne pollutants, and significantly improve the aesthetics of the Property. The required amount of open space is 10% and the new mixed-use residential community is proposing 13%.

Goal 7: Encourage sensitive outdoor lighting that reflects the needs and character of different parts of the City.

***Bullet 2:** Encourage lighting designs that minimize glare and lighting intrusions into neighborhood settings.*

***Bullet 3:** Encourage creative and high-quality designs for outdoor lighting fixtures and standards that reflect the character of the local context.*

***Bullet 5:** Allow for lighting systems that support active pedestrian uses and contribute to public safety.*

Response: Lighting will be designed in a manner that is respectful of the surrounding context while maintaining safety for residents. Lighting designs will be commensurate with the quality of architectural style proposed for the Property and will be low-level with no glare or intrusion on neighboring properties. Lighting will be placed in a thoughtful way to provide safe pedestrian wayfinding at night and highlight paths leading to parking areas. Lighting will also be designed to be as energy efficient as possible, thereby minimizing the environmental impact of the proposed development.

❖ *Land Use:*

Goal 1: *Recognize Scottsdale's role as a major regional economic and cultural center, featuring business, tourism, and cultural activities.*

Bullet 1: *Strengthen the identity of Scottsdale by encouraging land uses that contribute to the character of the community and sustain a viable economic base.*

Bullet 2: *Encourage land uses that preserve a high quality of life and define Scottsdale's sense of place within the region.*

Bullet 4: *Promote land uses that accommodate destination resorts along with the recreation, retail, residential, and cultural uses that support tourism activity and sustain a resort-like lifestyle.*

Response: The proposed development will require a capital investment of approximately 60 million dollars. This investment will improve the character of the surrounding area and invite further investment. It will generate a significant increase in tax revenues and cause an economic multiplier effect in the local economy. Additionally, it will provide much needed housing that will allow residents to live closer to work, restaurants, and other local services. The proposed development will be amenity rich, featuring a public co-work office space, fitness center, business center, resident lounge, ride-share waiting areas, pool/spa with outdoor recreation and seating areas. These luxury amenities will create a resort-like lifestyle. In total, these factors will support tourism, support local businesses, and enhance the quality of life for residents and neighbors alike.

Goal 3: *Encourage the transition of land uses from more intense regional and citywide activity areas to less intense activity areas within local neighborhoods.*

Bullet 1: *Ensure that neighborhood edges transition to one another by considering appropriate land uses, development patterns, character elements and access to various mobility networks.*

Bullet 6: *Encourage transitions between different land uses and intestates through the use of gradual land use changes, particularly where natural and man-made buffers are not available.*

Response: The proposed development is appropriate given the surrounding context and provides an ideal land use transition from Scottsdale Road (a 6-lane major arterial) to the R1-7 homes to the north, south and east. Notably, the rezoning request from C-3 and R1-7 to PUD is a reduction in daily trip generation from traditional C-3 retail uses (see traffic study). The architecture and building placement is respectful of the existing surrounding homes in terms of height, massing and setback.

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

Bullet 1: Allow for diversity of residential uses and supporting services that provide for the needs of the community.

Bullet 2: Ensure the highest level of services and public amenities are provided to the citizens of Scottsdale at the lowest costs in terms of property taxes and travel distances.

Bullet 3: Support jobs/housing balance by integrating housing, employment, and supporting infrastructure in mixed-use centers located at appropriate locations.

Bullet 4: Provide a variety of housing types and densities and innovative development patterns and building methods that will result in greater housing affordability.

Response: Within close proximity to the Property are several major employers, including Skysong, HonorHealth, General Dynamics and the City of Scottsdale. Developing the Property as a mixed-use residential community will directly support these large employers and the many service related uses in the immediate area. Additionally, revitalizing and redeveloping properties is a critical part of the economic vitality of the community as it matures. Integrating additional housing options in this area is essential for the continuing economic growth and sustainability of the City as a whole. This project exemplifies “urban revitalization” by taking an underutilized, predominantly vacant property and developing it into a thriving mixed-use community in an area of town that is eager for new housing options to serve its vast employment base. Lastly, the innovative design of the project, including the co-work office component, will provide a publicly available amenity for Alexan residents and the many neighborhood residents that often work from home, but do not need a traditional office space.

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

Bullet 1: Integrate the pattern of land use and mobility systems in ways that allow for shorter and fewer automobile trips and greater choices for mobility.

Bullet 2: Encourage non-motorized (pedestrian and bicycle) access/circulation within and to mix-use centers to reduce reliance on the automobile.

Bullet 3: Provide a balance of live, work, and play land uses and development intensities that enable convenient non-automotive trips (pedestrian and cycling and transit) where environmentally and physically feasible.

Bullet 4: Support the physical integration of residential uses with retail uses to provide opportunities for pedestrian oriented development.

***Bullet 5:** Ensure Scottsdale's transportation choices respond to the land use patterns and local neighborhood lifestyles.*

Response: The integration of mixed-use residential within this employment-centric area supports the City's desire to reduce residents' reliance on their automobiles. Residents of the proposed residential community will be able to walk and bike to work, retail establishments, and services. Many of the major roads in the surrounding area, including Scottsdale Road, feature bike lanes, further reducing the need for daily vehicle use. The integrated co-work office space and community amenities on the ground level further this objective as a growing number of residents in similar communities are working from home. The site adjoins Scottsdale Road and is within 2.5 miles of the Loop 101 freeway, both of which are major regional corridors. Lastly, the project will be designed in a way that thoughtfully integrates newer forms of transportation, such as rideshare applications, and will provide designated areas for Uber and Lyft pickups and drop-offs, which will greatly enhance residents' ability to travel quickly and conveniently, without relying on their own vehicles.

From a mass transit mobility standpoint, there are two major Valley Metro bus routes that run in the immediate area. The Route 72 bus runs from North Scottsdale to Chandler. The Route 17 bus runs from Scottsdale to Goodyear. Both lines run from early morning until late evening. These buses also connect to a multitude of other lines, which collectively provide convenient access to all parts of the Valley from the Property.

***Goal 8:** Encourage land uses that create a sense of community among those who work, live, and play within local neighborhoods.*

***Bullet 3.** Promote development patterns and standards that are consistent with the surrounding uses and reinforce an area's character.*

Response: Revitalization of the Property aligns with the City's goals of creating a live, work, play environment along the Scottsdale Road Regional Corridor (as designated in the SSCAP). The existing Mixed-Use Neighborhoods General Plan (adopted in 2010 in the SSCAP) land use designation demonstrates the City's desire for revitalization and redevelopment of underutilized, aging properties in Southern Scottsdale. The proposed site plan and perspectives for Alexan Scottsdale are consistent and compatible with the surrounding context which includes commercial, religious, multifamily and single-family residential land uses.

❖ ***Economic Vitality:***

***Goal 3:** Encourage and support a diversity of businesses that contribute to Scottsdale's sales and property tax base so that needed infrastructure, physical amenities, services, and the expansion of such services are provided.*

***Bullet 1:** Nurture and support established businesses as well as new businesses.*

***Bullet 2:** Ensure adequate opportunities for future and expanded commercial and business activity throughout the community.*

***Bullet 3:** Diversify Scottsdale's business and retail community so it includes a variety of business types as well as a variety of business scales and sizes.*

***Bullet 4:** Promote Scottsdale as a diverse shopping and entertainment destination.*

***Bullet 5:** Develop existing and attract new high value/low impact businesses.*

Response: As previously mentioned, development of the proposed project will involve a capital injection of approximately 60 million dollars stimulating economic revitalization in Southern Scottsdale. The construction of the project will boost the City's revenues through permitting and development fees. When complete, each unit will generate significant sales tax. However, most importantly, the increased roof tops will bring an influx of new consumers who will frequent local restaurants and businesses, thereby supporting them economically. As the existing businesses begin to thrive, this will incentivize new businesses to come to the area. New businesses (including the proposed co-work space), will create a diversity of the businesses serving the area. This will contribute not only to the economic strength of the area, but to the quality of the experience for those who live, work, visit and play in the community.

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

***Bullet 2:** Encourage and support the renovation and reuse of underutilized or vacant parcels/buildings/shopping centers.*

***Bullet 4:** Support and encourage appropriate public and private redevelopment and revitalization efforts in the community.*

***Bullet 5:** Improve and enhance the links between the physical and social relationship between non-residential land uses and the surrounding residential neighborhoods.*

***Bullet 6:** Promote residential revitalization to maintain quality housing and thus maintain quality of life and stability of the local economy.*

Response: The redevelopment of this underutilized and predominately vacant site will contribute to the economic stability of Scottsdale by providing housing options in an area that has an abundance of established employment and retail uses. As an area begins to successfully redevelop, it typically invites further investment and redevelopment, which will generate further community benefits. The co-work space will allow for non-resident users to enjoy and benefit from the development and foster social relationships with their neighbors.

❖ *Housing:*

Goal 2: *Seek a variety of housing options that blend with the character of the surrounding community.*

Bullet 1: *Maintain Scottsdale's quality-driven development review standards for new housing development.*

Bullet 2: *Encourage physical design, building structure, and lot layout relationships between existing and new construction to help the new developments complement the surrounding neighborhood.*

Bullet 5: *Encourage the creation of mixed-use projects as a means to increase housing supply while promoting diversity and neighborhood vitality.*

Response: The proposed mixed-use residential community provides additional housing options in an area that will benefit from new housing opportunities, given the desirable location, multimodal connectivity and significant employment base. The proposed development will connect residents to surrounding retail, restaurants, services, and the on-site co-working office space. In doing so, it will enhance the overall sustainability and diverse land use character of the area. The development promotes an integrated modern appeal contributing towards the City's live, work, play philosophy and promoting neighborhood diversity and vitality on a prime redevelopment site in Southern Scottsdale.

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

Bullet 1: *Encourage a variety of housing densities throughout Scottsdale, with mixed-use in areas of major employment and transit hubs, to offer greater live-work choices to a broader economic range of households.*

Bullet 6: *Consider a variety of strategies to increase housing intensity and diversity in appropriate locations, such as around commercial areas, near transit centers and major employers.*

Bullet 7: *Explore opportunities for new or redeveloped housing to serve the employment base.*

Response: As discussed previously, the area surrounding the Property has a high intensity of employment and retail uses. Adding new housing in this location will provide more diverse dwelling opportunities at various price points for the vast employment base, which includes Skysong, HonorHealth, General Dynamics and the City of Scottsdale. The proposed development with a density of 34 du/ac will further expand and upgrade the housing options in Southern Scottsdale. Additionally, the Property is near two major intersections (Scottsdale Road/Thomas

and Scottsdale Road/McDowell), both of which provide immediate access to connective transportation corridors.

❖ *Neighborhoods:*

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

Bullet 1: *Support and encourage appropriate public and private economic reinvestment in mature, physically and economically declining areas.*

Bullet 2: *Use redevelopment and revitalization techniques to positively impact the visual and aesthetic impressions that tourists, citizens, and the businesses have of the overall city. Citizens, visitors and the businesses evaluate the quality of their Scottsdale experience through visual impressions of the community's built environment. Consequently, revitalization of mature and declining areas in Scottsdale will help to improve the overall impression of our city and encourage economic investment in our community.*

Response: As already discussed in the Character and Design section above, the financial investment required to redevelop the Property will provide economic support for a mature neighborhood. The proposed development will be thoughtfully designed in a way that enhances the aesthetic experience of residents and neighbors.

Goal 4: *Preserve and enhance the unique sense of neighborhood found in diverse areas of Scottsdale through neighborhood conservation.*

Bullet 3: *Guide revitalization, redevelopment, and infill (new development in established areas) development to ensure that such development efforts are context-appropriate to the surrounding neighborhoods.*

Response: The proposed mixed-use residential development on this infill site complements the surrounding land use context and help satisfy the growing demand for additional housing options. The substantial number of employers in the area, including Skysong, HonorHealth, General Dynamics and the City of Scottsdale, also drives the demand for housing diversity. This application includes a range of exhibits including the site plan, elevations, landscape plan, and civil engineering information, which demonstrate the character and high-level of design proposed for this site. The mixed-use residential community has been designed in a manner that provides a hierarchy of masses and sensitivity to the existing single-family homes to the north, south and east, as well as appropriate scale and connectivity for the pedestrian. The proposed request for PUD zoning consistent with the existing Mixed-Use Neighborhoods General Plan classification creates a logical land use fit in the greater context of Scottsdale Road. The development plan provides a buffer to the adjacent neighborhoods by centering the residential buildings on the site (further away from the existing residential) and providing surface parking areas with significant landscaping along the perimeter. Additionally, the office and amenity space provided along Scottsdale Road will activate the streetscape via a “main street” corridor with landscaping and angled parking on the western end of the site. There will be no vehicular access to Palm Lane other than emergency

access. The developer is also exploring to clean-up of the overhead powerlines (undergrounding where feasible), which is still being evaluated with the team engineer.

The overall massing of the proposed mixed-use development is designed in response to two separate conditions: adjacency to Scottsdale Road and transition to the single-family neighborhood. The Scottsdale Road frontage and the projects responsibility to acknowledge both the vehicular corridor and the public pedestrian environment. Access is centered on the Scottsdale Road frontage to create a formal sense of arrival to the site. Two buildings flank the entry and use similar details but vary the rooftop massing to create the sense of a streetscape created over time. Both frontage buildings feature a two-story volume along Scottsdale Road to provide a human scale to the streetscape and enhance the pedestrian environment. The eastern portion of the site provides a transition to the adjacent residential neighborhoods. The two eastern buildings are arranged around a large green space for use of the entire development. The green space will be a central location for project amenities featuring a pool, bbq, patios, building entries and a quiet garden. The buildings and courtyard have been located in the center of the property to provide a large buffer between the four-story multi-family building and adjacent one a two-story residential. The total building coverage accounts for only 30% of the site.

The architectural style of the project involves details inspired by mid-century modern architecture and materials appropriate with residential dwellings located in the Sonoran Desert. The details include horizontal planes with deep overhangs to provide shade and break up the overall massing of the structures into a smaller more human scale. Large masonry piers are reminiscent of the hearth found in mid-century architecture and provide a unifying vertical element. Masonry is also featured at the base of the buildings and transition to stucco at the middle of the massing and terminate at the top with metal fascia creating a clear, base/middle/top design aesthetic. A siding material intended to emulate wood provides another detail often seen in mid-century modern architecture and is used to accent the fenestration throughout the project. Amended development standards are kept to a minimum to maintain appropriate setbacks and stepbacks.

Goal 5: Promote and encourage context-appropriate new development in established areas of the community.

Bullet 1: Encourage new development efforts toward existing developed areas in Scottsdale.

Bullet 2: Promote the use of existing infrastructure as an incentive to encourage more infill development within the community.

Bullet 3: Promote existing developed areas of the community as opportune economic development infill sites.

Response: The proposed mixed-use residential community will provide new development on a site that is currently underutilized and predominately vacant, which will benefit the established surrounding context. The infill development will utilize existing infrastructure systems (roads, utilities, etc.). This application is sensitive to the site's surrounding mix of land uses and a strong market demand for residential housing options sought after by employers and employees in the

area. In addition to supporting existing development, it will also serve as a catalyst for new development in the area while supporting and strengthening existing businesses.

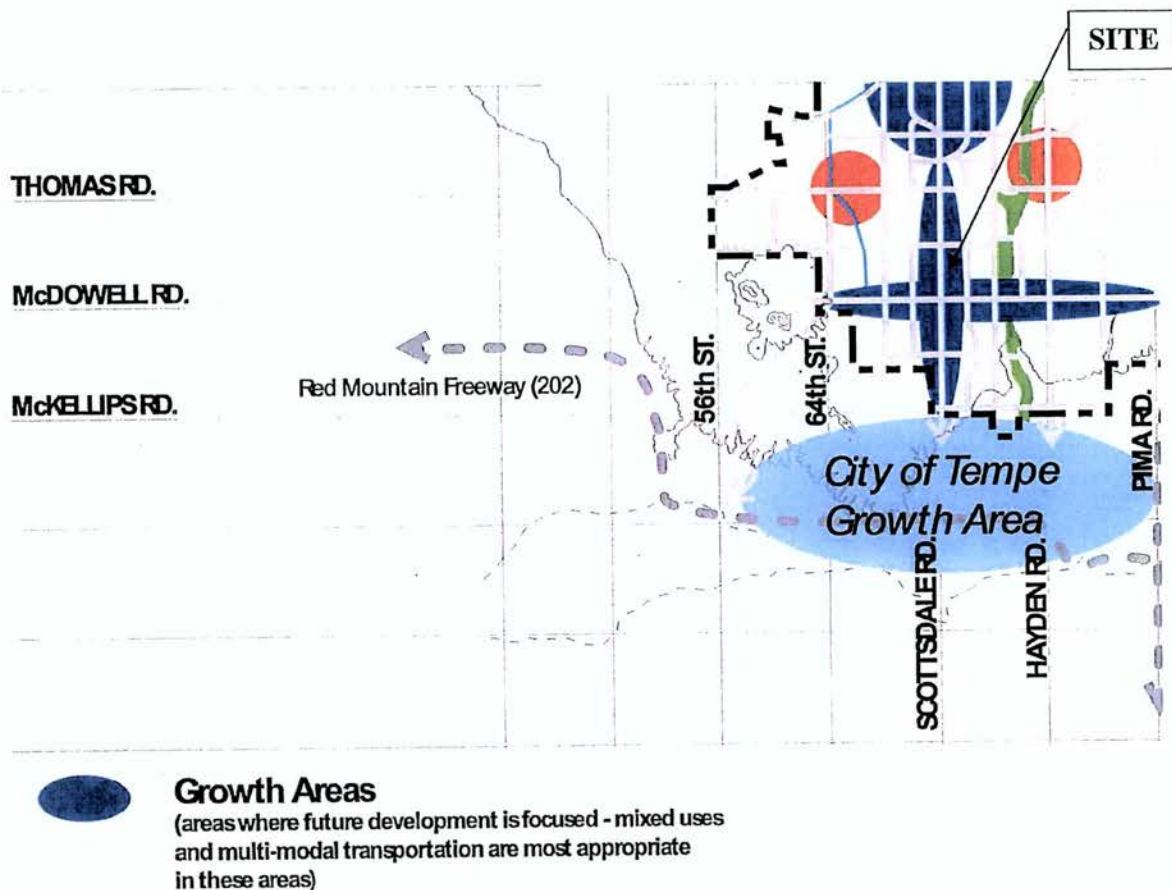
❖ **Growth Areas:**

The Property is located within a Growth Area on the City's Growth Areas Map (see below). The map states that Growth Areas are "areas where future development is focused – mixed uses and multi-modal transportation are most appropriate in these areas."

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

Bullet 3: *Promote the coordination of infrastructure development and upgrade with opportunities for infill development and development activity where it will encourage a mix of uses and support pedestrian and transit activity.*

Bullet 5: *Create techniques that allow for mixed-use activity within designated growth areas.*



Response: The proposed development will tie into existing infrastructure systems. Water and sewer basis-of-design reports are being submitted and reviewed with the zoning application. The existing transportation network will more than adequately serve the proposed use as there is a reduction in trips as compared to the traditional C-3 commercial land uses permitted by the existing zoning for the Property. Integrating mixed-use residential in the area will help sustain the balance of land uses and continue to serve a growing and diverse community. The addition of a mixed-use multifamily development so close to the existing employment core will also make the area significantly more walkable and bikeable for residents and employees. The increased use of rideshare applications will further mitigate the need for residents to rely on individually owned vehicles for transportation.

Goal 2: *Make automobile transit and other multimodal circulation more efficient.*

Bullet 1: Encourage physical planning and design techniques that facilitate the access to and use of transit services and pedestrian amenities.

Response: As previously noted, the Property is located 0.3 miles from the intersection of Scottsdale Road and McDowell Road and 0.8 miles from the intersection of Scottsdale Road and Thomas Road. These intersections serve as a major hub for public transit, providing multiple bus routes that serve Scottsdale and the greater Phoenix metropolitan area. The site is also desirable for mixed-use multifamily development due to the surrounding services, retail and restaurants within walking distance of the Property.

❖ ***Community Mobility:***

Goal 5: *Relieve Traffic Congestion.*

Bullet 3: Emphasize work, live, play relationships in land use decisions that will reduce the distance and frequency of automotive trips and support alternative modes such as pedestrian paths, equestrian trails, cyclists routes, transit, telecommuting and technology for moving people and information.

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

Bullet 2: Encourage the development of redevelopment of areas that support a balance of live, work and play land use relationships and alternative modes of transportation that reduces reliance on the automobile.

Response to both Goal 5 & 8: As mentioned above, the Property is located near the intersection of Scottsdale and McDowell and the intersection of Scottsdale and Thomas, both of which provide regional access. The proposed development will provide housing in an employment core, thereby reducing trip generation during peak hours. The nearby bus stops will provide direct access to the local and regional transportation systems. The development will feature housing, resident amenities, social gathering spaces, co-working office space, and will be within walking distance

of restaurants, services, and employment opportunities. As a result, residents of the proposed development will be able to work, live, and play, all within a few blocks. In addition to enhancing their quality of life, this will also reduce their reliance on vehicle use.

III. Scottsdale Sensitive Design Principles

The Character and Design Element of the General Plan states that “Development should respect and enhance the unique climate, topography, vegetation and historical context of Scottsdale's Sonoran Desert environment, all of which are considered amenities that help sustain our community and its quality of life.” The City has established a set of design principles, known as the Scottsdale's Sensitive Design Principles, to reinforce the quality of design in our community. The following Sensitive Design Principles are fundamental to the design and development of the Property.

1. *The design character of any area should be enhanced and strengthened by new development.*

Response: The contemporary, context appropriate building character and massing fits well with the surrounding development including the established retail, residential, and service uses. The proposed development will utilize a variety of Sonoran Desert inspired textures and building finishes, incorporate architectural elements that provide solar shading and overhangs, and celebrate the Southwestern climate by creating outdoor living spaces for each unit, recreational amenities, and gathering places for its residents.

2. *Development, through appropriate siting and orientation of buildings, should recognize and preserve established major vistas, as well as protect natural features.*

Response: The Property itself does not contain any natural features. Building siting has been designed in a way that makes the most of the infill site while still being able to provide amenities, gathering areas, and common open space. The ground level is designed to promote connectivity to the surrounding restaurants, services, and community amenities, including the co-working office space.

3. *Development should be sensitive to existing topography and landscaping.*

Response: The site is a relatively flat, urban infill parcel. All landscaping will consist of low-water use desert appropriate landscaping materials. Respecting the Southwest's climate conditions, a variety of native materials and sizes will be integrated to create a layering effect to help mitigate the urban heat island effect.

4. *Development should protect the character of the Sonoran Desert by preserving and restoring natural habitats and ecological processes.*

Response: To the extent possible, the development will preserve and restore natural habitats and ecological processes through the inclusion of additional desert appropriate landscaping (as well as

integration of native plants). Additional landscaping will contribute to the urban habitat for wildlife and improved air quality. Also, desert appropriate plants will be able to withstand the variations of the local climate and as they mature they should become self-sustaining relative to water demand.

5. *The design of the public realm, including streetscapes, parks, plazas and civic amenities, is an opportunity to provide identity to the community and to convey its design expectations.*

Response: Pedestrian circulation along both the perimeter and through the site (for residents) is an important design feature of the proposed mixed-use residential development which is within close proximity to abundant retail, restaurant, and other service uses, with direct adjacency to several major transit opportunities.

6. *Developments should integrate alternative modes of transportation, including bicycles and bus access, within the pedestrian network that encourage social contact and interaction within the community.*

Response: The Property is located directly adjacent to several major bus routes, two major intersections, and a plethora of restaurant, retail, and service locations, many of which will also provide employment opportunities. Additionally, major employers such as HonorHealth, SkySong, General Dynamics and the City of Scottsdale are nearby. This will directly support walkability, bikability, and the use of public transit, all of which will foster direct social contact and interaction with the community and its residents.

7. *Development should show consideration for the pedestrian by providing landscaping and shading elements as well as inviting access connections to adjacent developments.*

Response: The proposed development will incorporate design elements that respect human-scale, providing shade and shelter through building, site and landscape design. A pedestrian circulation plan is provided with the application showing connectivity to/from/along the site as well as internal connections. The site plan has been designed to take advantage of its adjacency to surrounding developments with direct sidewalk connections.

8. *Buildings should be designed with a logical hierarchy of masses.*

Response: Building articulation and stepped massing promote a natural hierarchy. The project will consist of two and four-story buildings, and several single-story garages that are designed to create a visual buffer between the project and single-family residential homes. The highest elements will be centered on the site, thereby providing an appropriate massing transition from the street. Amended development standards are kept to a minimum to maintain appropriate setbacks and stepbacks.

9. *The design of the built environment should respond to the desert environment.*

Response: The proposed development will utilize a variety of desert appropriate textures and building finishes, incorporate architectural elements that provide solar shading and overhangs, and celebrate the Southwest climate by creating abundant outdoor living spaces and amenities for its residents that emphasize the surrounding restaurant, retail, and service uses.

10. *Developments should strive to incorporate sustainable and healthy building practices and products.*

Response: This mixed-use residential development promotes land use sustainability by reducing vehicle trips and fostering pedestrian synergy. Sustainable strategies and building techniques, which minimize environmental impact and reduce energy consumption, will be emphasized. The developer intends to incorporate sustainable design elements into the building design and plans to develop in accordance with green building standards where possible.

11. *Landscape design should respond to the desert environment by utilizing a variety of mature landscape materials indigenous to the arid region.*

Response: Context appropriate, mature arid-region plant materials will be utilized with the development of the Property. The desert character will be upheld through the careful selection of plant materials in terms of scale, density, and arrangement.

12. *Site design should incorporate techniques for efficient water use by providing desert adapted landscaping and preserving native plants.*

Response: The proposed development will maintain a low-water use plant palette (see landscape plan). Context appropriate desert plant materials will be utilized with the development of the Property.

13. *The extent and quality of lighting should be integrally designed as part of the built environment.*

Response: Lighting will be designed in a manner that is respectful of the surrounding context while maintaining safety for future residents and in conformance with City standards.

14. *Signage should consider the distinctive qualities and character of the surrounding context in terms of size, color, location and illumination.*

Response: Project identification will be contextually appropriate and processed under a separate approval and permit process.

IV. Southern Scottsdale Character Area Plan (SSCAP)

The City Council adopted the SSCAP in October 2010. The public outreach process for the SSCAP identified five community priorities which are listed below:

1. *Develop a strong economic core with community gathering places*
2. *Focus on local mobility and walkability*
3. *Maintain and enhance existing neighborhoods and identity*
4. *Balance growth*
5. *Promote well designed architecture and sustainability*

From the early design phase of the development plan, the proposed mixed-use development utilized these five priorities as guiding principles to the overall design and architectural character. Bringing new residential living opportunities with co-work office space to the Scottsdale Road Regional Corridor will strengthen the economic core of Southern Scottsdale and enhance the existing character of the surrounding neighborhoods. The project was designed with a focus on walkability and to promote modern contemporary architecture sensitive to the surrounding context while responding to the current market. The applicant seeks to build a sustainable, desert sensitive project by incorporating desert appropriate glazing and building materials, and low-water use plant materials. The existing sidewalk along Scottsdale Road and Palm Lane will be enhanced with landscaping and shade trees substantially improving the pedestrian experience.

Below are the land use goals and policies identified in the SSCAP that apply to the proposed development:

Goal LU 1

Promote residential reinvestment and revitalization through regulatory flexibility.

• Policy LU 1.1

Update land use regulations to allow for the revitalization and/or expansion of residential properties to current market standards.

• Policy LU 1.2

Encourage new residential development and revitalization that complements the established urban form.

The site location is ideal for mixed-use residential development with close proximity to Downtown Scottsdale, Downtown Phoenix, Sky Harbor Airport and Tempe/ASU. Additionally, the integration of additional residential units along Scottsdale Road, with adjacent and nearby commercial land uses will strengthen the existing retail businesses, as well as maintain the City's goals and policies set forth in the SSCAP.

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 General Plan designated Growth Areas. These corridors will:

- *Connect Regional Centers*
- *Be bordered exclusively by 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: Redevelopment of this Property with residential and co-work office space will support the larger Regional Corridor context. The integration of mixed-use multifamily residential along Scottsdale Road will provide pedestrian synergy which is essential to a thriving mixed-use development pattern. The proposed development contains both vertical and horizontal mixed-use development and will provide greater residential density in a way that complements the Regional Center land uses.

Goal LU 3

Promote revitalization, reinvestment and development along Southern Scottsdale's Corridors.

• ***Policy LU 3.2***

Promote a mix of housing located along Corridors as a part of designated Regional Centers and Activity Areas.

• ***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: Mixed-use development is an important component of successful smart growth and livable community development. When a wide variety of uses and housing choices are located within close proximity to each other, walking, bicycling and transit become a more practical means of travel and a synergy between land uses naturally occurs. The proposed mixed-use residential community will not only bring reinvestment and redevelopment to the area but will also bring development that more closely aligns the goals and policies of the City by integrating new development along the Scottsdale Road Regional Corridor.

This proposed mixed-use residential development will further expand and upgrade the housing options along Scottsdale Road, constructing quality residential development on a predominately vacant property. Roof tops are essential to the economic health of the area, which includes a variety of existing and proposed commercial retail, service, and residential uses. The proposal of 282+/- residential units with co-work office space will further strengthen the economic stability of the existing and future commercial uses along Scottsdale Road.

Goal LU 5

Create Regional Centers and activity areas to guide future land use types and intensities throughout Southern Scottsdale

• ***Policy LU 5.1***

Encourage the most intense levels of reinvestment, revitalization, and infill development within designated Regional Centers. These centers are located within General Plan designated Growth Areas, on Regional Corridor roadways and are considered a valley-wide destination.

Response: Scottsdale Road is designated as a Regional Corridor per the SSCAP. The site is also within close proximity to the SkySong Regional Center. The proposed residential development will strengthen the link between these two regional designations and will accomplish a range of goals including the revitalization of an underutilized property by integrating high quality, vibrant architecture and creating pedestrian synergy that will tie into the adjacent areas. Given the surrounding context, the proposed density of 34 du/ac is appropriate and will provide a logical transition from the more intense Scottsdale Road Regional Corridor to the single-family residential to the north and east.

Goal CD 1

New and redeveloped residential housing should respect existing neighborhood character and design.

• ***Policy CD 1.1***

New and redeveloped residential development should be compatible in terms of established neighborhood housing proportion, size, mass, and height.

• ***Policy CD 1.2***

Architectural housing character should not be restricted to, but remain complementary with, existing neighborhood design.

Response: The proposed mixed-use residential housing brings new architectural and housing option to the Scottsdale Road Regional Corridor appealing to the market demographic drawn to this transforming area. The building proportions, size, massing and heights are also compatible with the adjacent single-family homes to the north and south by providing appropriate building transitions with significant setbacks. The site plan has been designed to provide a meaningful landscape buffer along the perimeter of the site (see landscape plan). Further, the four-story building elements are setback approximately 140+/- feet from the north and south property lines.

Amended development standards are kept to a minimum to maintain appropriate setbacks and stepbacks.

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 2.2**

Support new building design that respects existing area character, while allowing for efficient and coherent use of building sites.

• **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.

Response: Scottsdale Road is designated as a Regional Corridor in the SSCAP. The site also falls within close proximity to the SkySong Regional Center. The proposed residential development will strengthen the link between these two Regional designations and will accomplish a range of goals including the revitalization of an underutilized property by integrating high quality, vibrant architecture, creating pedestrian synergy and promoting a mixed-use environment.

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 3.3**

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 Scottsdale Road Regional Corridor and nearby McDowell Road Corridor are transforming with new employment, residential and supporting commercial developed over the last few years with a wide range of building styles and massing. The proposed residential buildings are inspired by both classic residential forms (notably the mid-century Ralph Haver Homes to the north) and new modern designs that are prevalent throughout Old Town and Southern Scottsdale, which draws connection between the old and new architectural types found in the area.

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 architectural design, window placement, building materials and landscaping have been carefully selected to provide desert sensitive design elements responding to climate and solar impacts. Architecture has been designed to activate all sides of the building (see perspectives, elevations & site plan). The landscape plant palette is consistent with the Scottsdale Road Streetscape Guidelines and incorporates predominately low water use plant materials appropriate for this urban desert setting. The proposed community incorporates shaded outdoor spaces for the residents to enjoy.

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.

• **Policy CD 5.6**

Papago Park and Camelback Mountain are significant land forms which redevelopment and new development should consider with regards to building orientation and site layout.

Response: The character and quality of connectivity along Scottsdale Road will be enhance with the integration of mixed-use residential development through both land use and design elements. The proposed building and landscape environment engage the street frontage significantly more than the current condition. Building and plant placement is done to maximize shade opportunities, the pedestrian realm and views to both Papago Park and Camelback Mountain.

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 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: Being located along the Scottsdale Road Regional Corridor with close proximity to an array of land uses (employment, retail, and support services) and existing pedestrian connections, the Property is a highly suitable environment for residential development. The integration of mixed-use residential development along Scottsdale Road will naturally result in reduced travel distances, vehicle trips and promote walking and cycling. The development is also within close proximity to recreational amenities such as the El Dorado Park, Indian Bend Wash and Papago Park. All residential units will include private outdoor living space. The central amenity will serve as an open space extension for the units with patios facing the common area but will be enjoyed by all residents. Trammell Crow Residential uses energy efficient technology in their developments incorporating low-e glass, energy star appliances, sustainable building materials, and low water use desert landscaping appealing to the expectations of today's consumer while reducing operational impacts on the environment.

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.

• **Policy CD 7.2**

Consider form-based development standards as an option within Corridors, Regional Center, and Activity Areas to encourage revitalization of these areas coupled with neighborhood protection.

- **Policy CD 7.3**

Respect, protect, and enhance established suburban neighborhoods as assets within Southern Scottsdale, while allowing for contemporary solutions to evolving development and market trends.

Response: The proposed zoning and density provides a logical transition from Scottsdale Road (a 6-lane major arterial) to the existing single-family neighborhoods to the north and south. The site location is ideal for residential development with close proximity to Downtown Scottsdale, Downtown Phoenix and major employers. The PUD development standards provide for sensitive edge conditions based on the required stepback plane adjacent to existing residential development, which are adhered to with the proposed residential community with two exceptions as outlined in the matrix below. As noted above and below, the proposed architectural style integrates a contemporary character while blending well with the surrounding context.

Goal CD 9

Establish design guidelines for corridors, regional centers, and activity areas.

- **Policy CD 9.1**

Encourage vertical mixed-use design that includes housing placed over lower floors of office and retail uses.

- **Policy CD 9.2**

Support design guidelines that require development to provide connections to, and between, adjoining sites to reduce vehicle miles traveled.

- **Policy CD 9.3**

Continue to utilize the current lighting guidelines to enhance public safety, provide appropriate lighting for development, and supply transitional lighting levels to existing neighborhoods.

Response: Alexan Scottsdale is a mixed-use residential development with non-residential uses along the ground level of Scottsdale Road (with residential above). Integrating residential along this segment of Scottsdale Road will allow for fewer vehicle trips given the collection of existing commercial uses along this corridor. Appropriate lighting standards will be utilized to blend with the existing residential community while still maintaining a safe pedestrian environment.

Goal EV 1

Support reinvestment that updates and/or replaces aging commercial properties.

- **Policy EV 1.1**

Support Opportunity and Regional Corridors, Regional Centers and Activity Areas for areas of mixed-use and higher-density development as part of an overall economic revitalization strategy.

Response: The proposed development plan brings reinvestment and revitalization to an aging commercial corridor and long vacant parcel, further reenergizing the Scottsdale Road Regional

Corridor and bringing new residential living opportunities strengthening the economic core of Southern Scottsdale. The integration of additional rooftops along Scottsdale Road will bolster nearby retail and commercial businesses promoting the live, work, play philosophy desired by the City.

Goal EV 5

Encourage a strong economic relationship among opportunity and regional corridors and associated regional centers and activity areas.

• Policy EV 5.3

Promote the development and location of a range of housing to meet executive and workforce housing needs in the Regional Centers and adjacent mixed-use Regional Corridors to support business cluster and employment development.

Response: Per the SSCAP, the Property lies along the Scottsdale Road Regional Corridor and just north of the SkySong Regional Center. The proposed mixed-use residential development will strengthen the link between these two regional designations and will accomplish a range of goals including the revitalization of an underutilized property and providing additional housing options for employees of SkySong, General Dynamics, HonorHealth, and City of Scottsdale to name a few.

Goal H2

Embrace a wide range of housing options.

• Policy H 2.4

Increase availability of housing choices that meet the living activity requirements of diverse individuals, families, and for persons with disabilities.

Response: The mix of housing in Southern Scottsdale has already begun to take shape with recent construction of the Las Aguas, SkySong, San Travesia, The TomScot, The Carter and Alta Drinkwater (under construction), all of which are newer multifamily residential communities. The Aire (R-5) and Skye (R-5) for-sale residential developments are approved and have completed first phases of construction. This proposed mixed-use residential development will further expand and upgrade the housing stock in the Scottsdale Road Corridor integrating higher-end, modern residential development on an underutilized parcel acting as a catalyst for further redevelopment along both Scottsdale Road and McDowell Road and supporting the existing commercial businesses in the area.

V. Amended Development Standards

The proposed changes for the development standards with this PUD development are identified below.

	Base PUD Development Standards	Proposed PUD Development Standards
Density	To be established with the development plan (no cap)	34 du/ac
Building Height	48 plus 10 for mechanical not to exceed 30% of the roof area.	No change
Building Setback – Minor Arterial (measured from back of curb) Scottsdale Road	Minor Arterial with Residential on First Floor: Minimum: 34 feet Average: 40 feet	N/A
	Minor Arterial with Commercial on First Floor: Minimum: 28 feet Average: 32 feet	No change
Building Setback – Local (measured from back of curb) Palm Lane	Local with Residential on the First Floor: Minimum: 25 feet Average: 30 feet	No change
	Local with Commercial on First Floor: 23 feet Average: 28 feet	N/A
Setback Adjacent to Residential District	20 feet	No change
Building Stepback Street Frontage	Starting at a point thirty-six (36) feet above the minimum building setback line, the building envelope inclined stepback plane shall slope upwards at 1:1 (ratio of the vertical rise to the horizontal run) to a point measured forty-eight (48) feet above the minimum building setback line. Thereafter the building envelope inclined stepback plane shall slope upwards at 2:1 (ratio of the vertical rise to	No change

	the horizontal run) on all sides of a property adjacent to public and private streets	
Stepback adjacent to a Residential District	PUD Developments abutting or adjacent to a residential zoning district shall have a building envelope inclined stepback plane of 1:2 (ratio of the vertical rise to the horizontal run) starting on the residential zoning district boundary	No change with two exceptions: a. The east property line, which shall have a building envelope inclined stepback plane of 1:1 (ratio of the vertical rise to the horizontal run) starting at twelve (12) feet above the residential zoning district boundary line. B. The short alley segment adjacent to a residential zoning district boundary along the south property line, which shall have a building envelope inclined stepback plane of 1:1 (ratio of the vertical rise to the horizontal run) starting at twelve (12) feet above the residential zoning district boundary line.
Setback abutting Residential District	a A setback of twenty (20) feet shall be provided along the property line abutting a residential zoning district(s). The setback area shall be landscaped and may include space reserved for services such as refuse, recycling, utility boxes, and amenities such as playground equipment, picnic tables, and screen walls.	A setback of twenty (20) feet shall be provided along the property line abutting a residential zoning district(s). The setback area shall be landscaped and may include space reserved for services such as refuse, recycling, utility boxes, PARKING and amenities such as playground equipment, picnic tables, and screen walls

The requested Amended Development Standards are necessary to create an energized, vibrant and successful mixed-use residential lifestyle on this small and unusually shaped infill parcel. The project utilizes best planning concepts in terms of creating a friendly, pedestrian-scaled streetscape along Scottsdale Road, providing a stepped building form and placement, incorporating a central

common area element with resident amenities, and enlivening streetscape. The integration of new residential units along the Scottsdale Road Regional Corridor will bring synergy to the area which is predominately lined with older commercial development and “back of house” edge conditions adjacent to existing residential neighborhoods. This development will re-engage Scottsdale Road and provide a catalyst for future redevelopment in the area.

Building setbacks from edge of curb are modified to provide the same condition on both street frontages but allow for plenty of space to provide a treelined sidewalk along both street frontages and the interior entry drive. The overall open space required is 10% (35,981 s.f.) of the gross site area, however, the proposed development provides 13% (47,878 s.f.) open space excluding private outdoor living spaces and parking lot landscaping.

VI. PUD Criteria

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

A. PUD Zoning District approval criteria.

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

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

Response: As demonstrated in the General Plan and Southern Scottsdale Character Area Plan sections above, the proposed development promotes revitalization and upholds the goals and policies set forth in these documents.

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

Response: The mixed-use residential development, density and property development standards proposed with the application align best with the proposed PUD zoning district.

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

Response: As an infill development, the proposed design is respectful of the existing edge conditions in terms of setbacks, building placement, building height transitioning, human-scale and landscaping buffers. The architectural character of the proposed community is complementary of the surrounding commercial and residential context.

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

Response: Water and sewer reports are included with the application and demonstrate that there is adequate infrastructure and city services to serve the development.

e. The proposal meets the following criteria:

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

Response: Property is not located in ESL or Downtown.

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

Response: The site fronts onto Scottsdale Road, a major arterial.

B. Amended development standards.

1. To encourage sensitivity to site conditions and provide flexibility in planning, development standards outlined in Section 5.5005., excluding C. Allowable building height and D. Exception to building height, may be amended upon recommendation by the Planning Commission and a finding by the City Council that the amended development standards achieve the purposes of the planned unit development district better than the existing standards.

Response: See justification under Amended Development Standards Section V. above.

VII. CONCLUSION

The applicant is seeking rezoning approval on an approximately 8.26+/- gross acre site to create a mixed-use multifamily residential community with approximately 282 residential units and a co-working office space along Scottsdale Road. The proposed development is consistent with the General Plan, the Scottsdale Sensitive Design Principles, and the SSCAP. The proposed residential development will strengthen the link between two regional designations (Scottsdale Road Regional Corridor and SkySong Regional Center) and will accomplish a range of goals including the revitalization of an underutilized property by integrating high quality, vibrant architecture and creating pedestrian synergy that will tie into the adjacent areas. It will provide housing opportunities for the Southern Scottsdale community and contribute to the live, work, play land use balance promoted by the General Plan and SSCAP. In addition, it will provide an economic boost for an area that is in need of additional redevelopment. The architecture, landscaping, and development standards will enhance the aesthetics of the surrounding area, which will not only enhance the experience of residents, neighbors, and visitors, but will invite further investment into the area increasing property values and supporting existing businesses.

Alexan Scottsdale

Amended Development Standards

February 19, 2019 rev

Sec. 5.5000. - Planned Unit Development (PUD).

Sec. 5.5005. - Development standards.

A. *PUD development area.*

1. Gross acreage.

- a. The minimum gross site area of any PUD development shall be one-half (0.5) acre and the maximum gross site area shall be fifteen (15) acres, except as specified in Section 5.5005.A.1.b.
- b. When the PUD is the most appropriate district to achieve mixed-use development, the City Council may authorize a PUD development in a site area greater than fifteen (15) gross acres up to a maximum of twenty-five (25) 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.

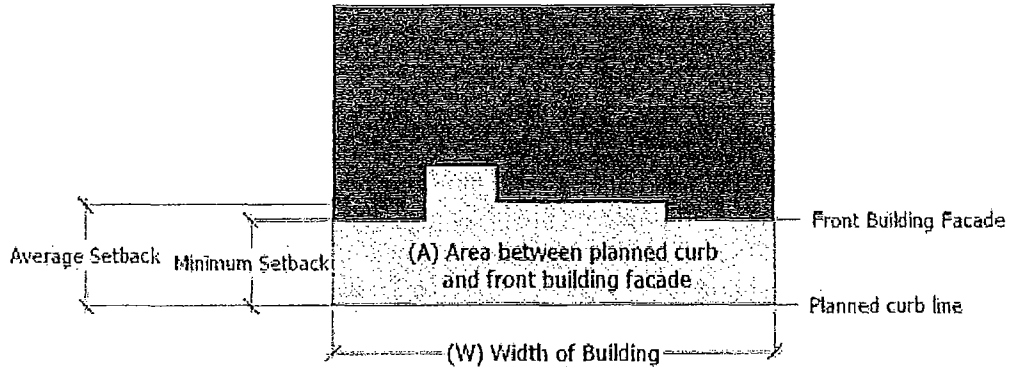
E. *Building setbacks.*

1. *Minimum setback.* Buildings adjacent to public and private streets shall be setback from the back of the planned curb line, ~~including~~ **EXCLUDING** the planned curb line for bus bays, **DECELERATION LANES** 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	Minimum Average Setback
Major and Minor Arterial – Residential on First Floor Adjacent to the Street	34 feet	40 feet
Major and Minor Arterial – SCOTTSDALE ROAD 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) – PALM LANE Residential on First Floor Adjacent to the Street	25 feet	30 feet
Major and Minor Collector, Local Streets, and Unclassified Streets (Including Private Streets but Excluding Alleys) – Retail and Commercial on First Floor Adjacent to the Street	23 feet	28 feet

2. *Average setback.* The front building façade shall be placed to achieve an average setback as specified in Table A. The average setback shall be equal to the land area located between the planned curb line 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.



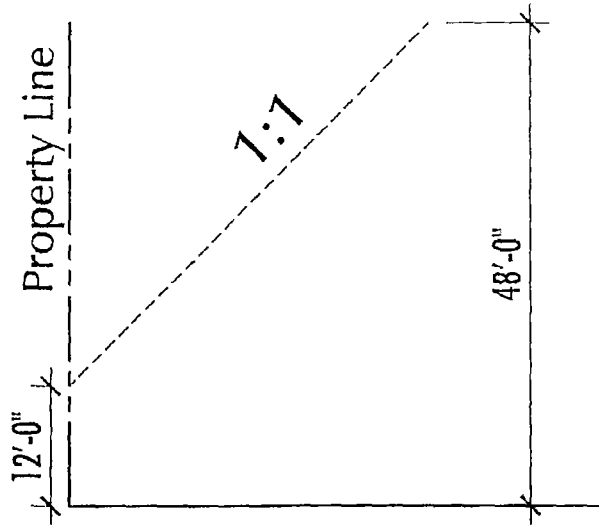
$$\frac{(A) \text{ Area}}{(W)} = \text{Average Setback (According to Table A)}$$

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.

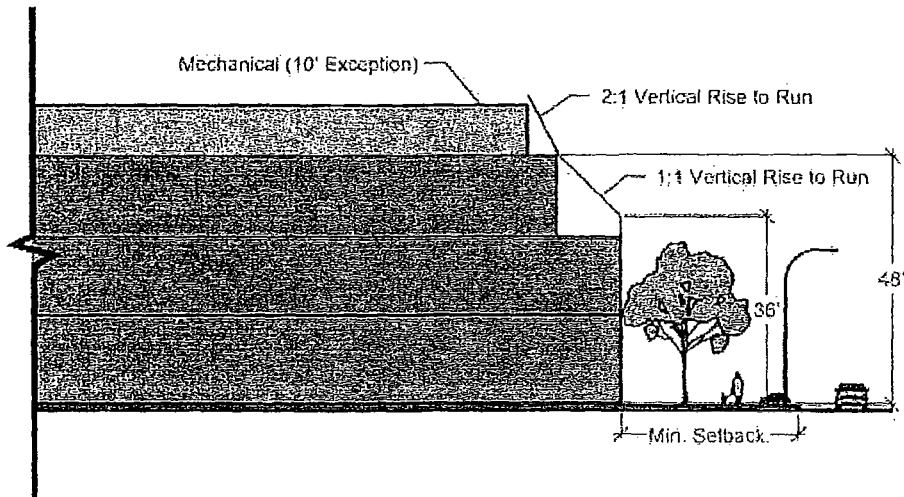
F. Building envelope.

1. Starting at a point thirty-six (36) feet above the minimum building setback line, the building envelope inclined stepback plane shall slope upwards at 1:1 (ratio of the vertical rise to the horizontal run) to a point measured forty-eight (48) feet above the minimum building setback line. Thereafter the building envelope inclined stepback plane shall slope upwards at 2:1 (ratio of the vertical rise to the horizontal run) on all sides of a property adjacent to public and private streets.
2. PUD Developments abutting or adjacent to a residential zoning district shall have a building envelope inclined stepback plane of 1:2 (ratio of the vertical rise to the horizontal run) starting on the residential zoning district boundary, except as specified Section 5.5005.F.3., **WITH THE FOLLOWING EXCEPTIONS:**
 - A. **THE EAST PROPERTY LINE, WHICH SHALL HAVE A BUILDING ENVELOPE INCLINED STEPBACK PLANE OF 1:1 (RATIO OF THE VERTICAL RISE TO THE HORIZONTAL RUN) STARTING AT TWELVE (12) FEET ABOVE THE RESIDENTIAL ZONING DISTRICT BOUNDARY LINE.**
 - B. **THE SHORT ALLEY SEGMENT ADJACENT TO A RESIDENTIAL ZONING DISTRICT BOUNDARY ALONG THE SOUTH PROPERTY LINE, WHICH SHALL HAVE A BUILDING ENVELOPE INCLINED STEPBACK PLANE OF 1:1 (RATIO OF THE VERTICAL RISE TO THE HORIZONTAL RUN) STARTING AT TWELVE (12) FEET ABOVE THE RESIDENTIAL ZONING DISTRICT BOUNDARY LINE. SEE BUILDING ENVELOPE DIAGRAM SECTION 5.5005. F.1A.**

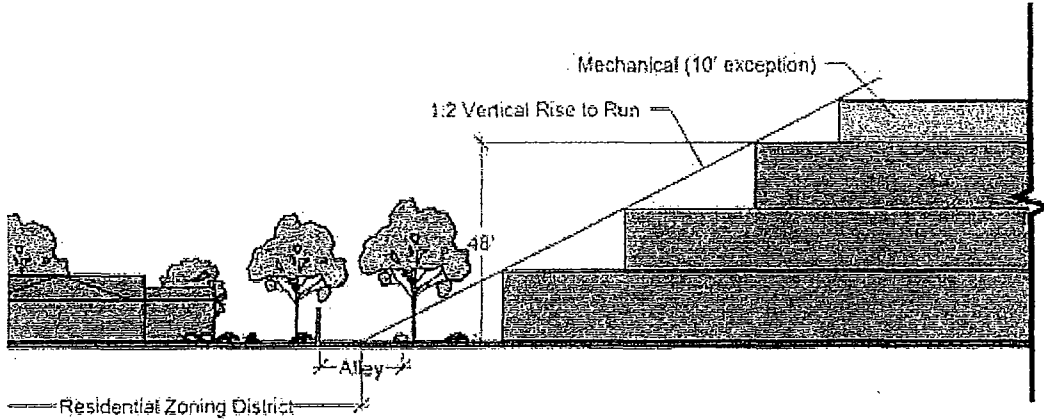
BUILDING ENVELOPE DIAGRAM - THIS DIAGRAM ILLUSTRATES SECTION 5.5005.F.1A.



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, **OVERHANGS**, canopies, balconies, patios and partial or full patio enclosures, covered walks, and screen walls.
 2. Any encroachment into the right-of-way, roadway easement, or right-of-way easement requires a city issued encroachment permit and/or agreement.
 3. The requirements of article vii. General provisions shall not apply to Section 5.5005.G.
- H. *Setback abutting a residential zoning district.*
1. A setback of twenty (20) feet shall be provided along the property line abutting a residential zoning district(s). The setback area shall be landscaped and may include space reserved for services such as refuse, recycling, utility boxes, **PARKING** 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)

Sec. 5.5006. - Off-street parking and loading.

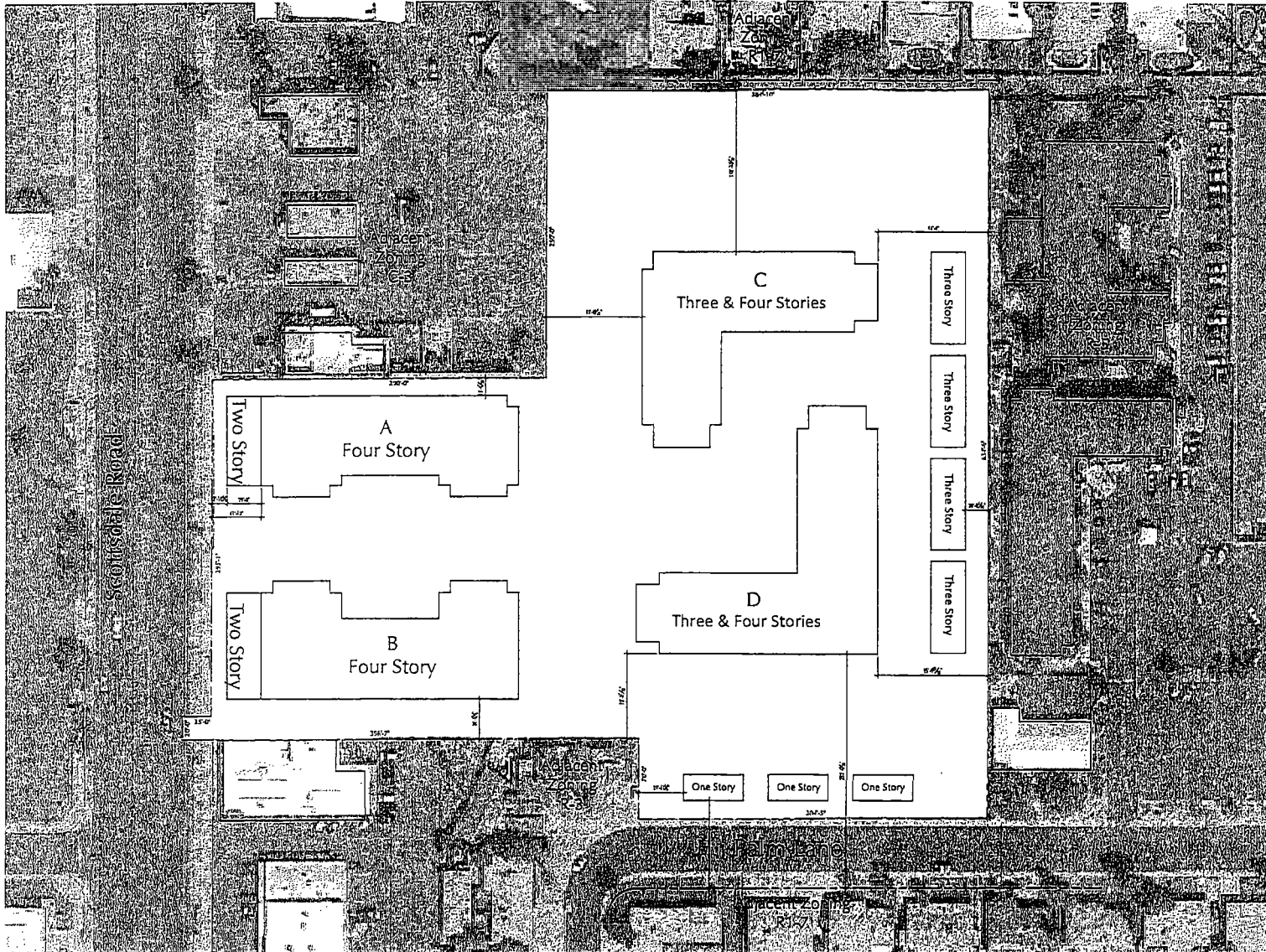
- A. Parking shall not be located between the building and the street; and shall not be located between the average building setback line and the street.
- B. Structured parking and parking garages shall be screened from street views and any views from residential districts shown on Table 4.100.A., or the residential portion of a Planned Community P-C or any portion of a Planned Residential Development PRD with an underlying zoning district comparable to the residential districts shown on Table 4.100.A. Screening shall be provided by building spaces that are habitable or that provide an architectural screen. Architectural screening shall be subject to Development Review Board approval.
- C. The provisions of Article IX. Parking and loading requirements shall apply.

(Ord. No. 3854, § 3, 6-9-09; Ord. No. 4005, § 1(Res. No. 8947, Exh. A, § 160), 4-3-12)

Sec. 5.5007. - Signs.

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

(Ord. No. 3854, § 3, 6-9-09)

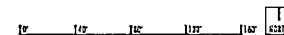


ALEXAN SCOTTSDALE Scottsdale, Arizona

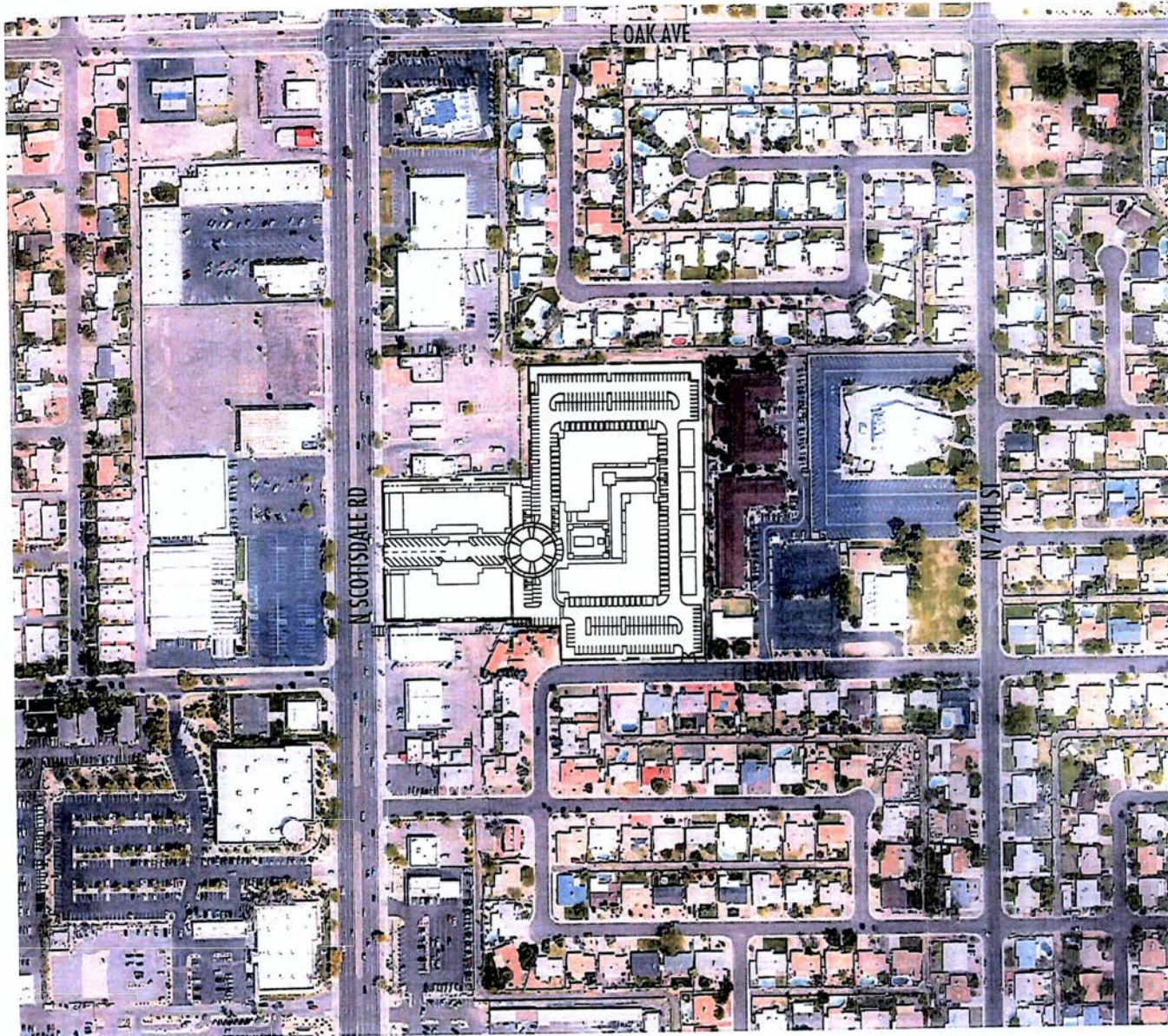
DIMENSION PLAN

Scale: 1"=40'-0"

18105.000 - 0/10/18



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CONTEXT AERIAL

SCALE: 1"= 100'-0"
18103 - 08/10/2018



21-26-2018
02/18

ALEXAN SCOTTSDALE, Scottsdale, AZ

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Site Data

Address 2001 N. Scottsdale Rd.
Scottsdale, Az 85257

APN 131-19-002U, 131-19-002L
131-19-002K, 131-19-002V

Site Area: 7.59 Acres Net (330,656 sf)
8.26 Acres Gross (359,810 sf)

Zoning Existing Parcel 1-3, C-3
Parcel 4, R1-7

Zoning Proposed PUD

Building Height Allowed 48' (Mechanical 30% of Roof Area)
Building Height Provided 48' (Mechanical 30% of Roof Area)

Building Setbacks
Front (Scottsdale Road) 28' Min. / 32' Avg. from back of curb
Average Setback 33.5' North Building
34' South Building

Total Building Area: 345,900 gsf
Residential Area: 335,100 gsf / 231,300 rsf
Non-Residential Area: 10,800 gsf

Total Units 282 units
Studio 14 - 5%
1 Bedroom 169 - 60%
2 Bedrooms 85 - 30%
3 Bedrooms 14 - 5%

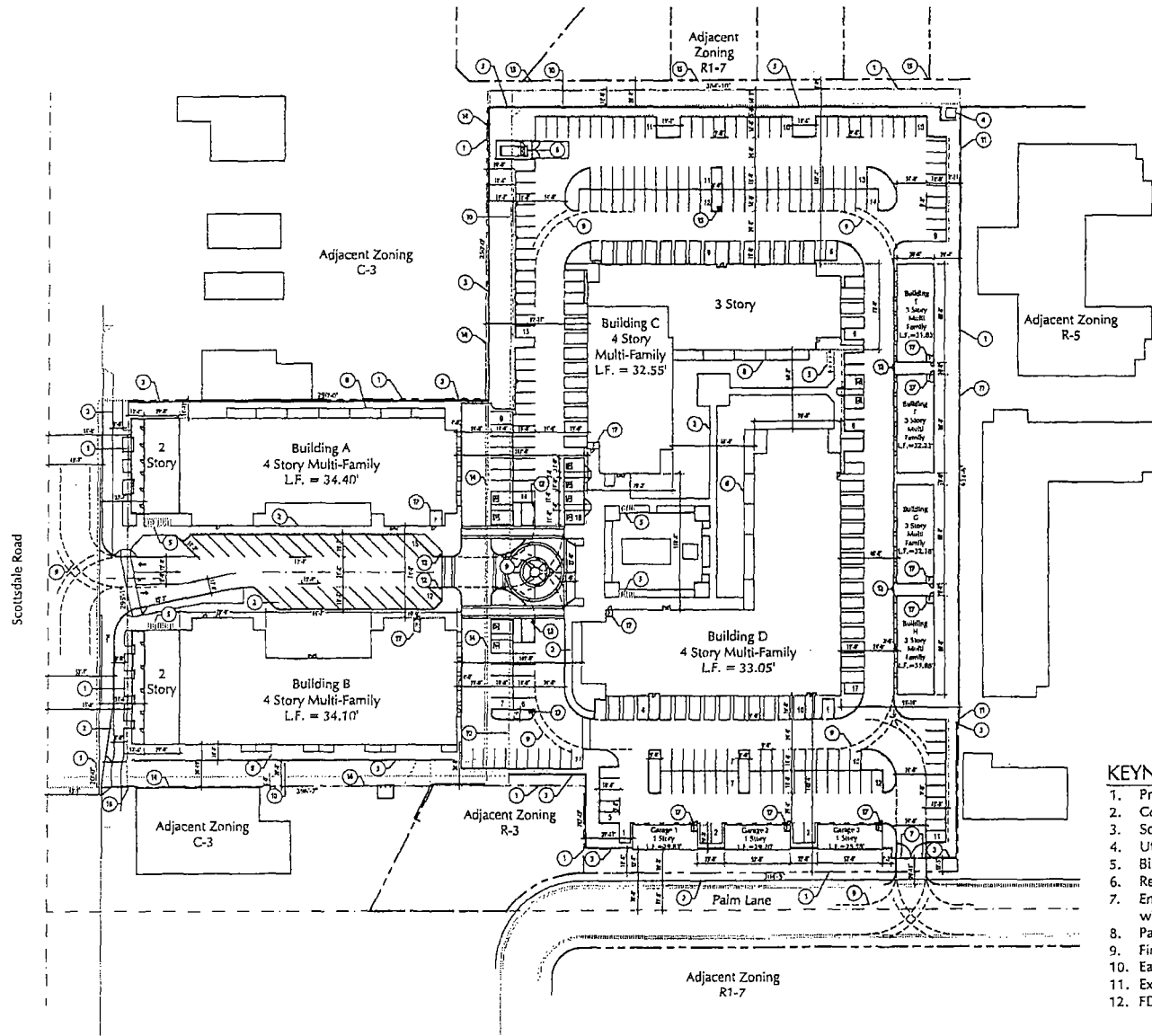
Parking Required: 411 per Parking Plan (including 17, 4% ADA)
Residential 1.25/studio 18
Residential 1.3/1-bed 220
Residential 1.7/2-bed 145
Residential 1.9/3-bed 27
Non-Residential 36

Parking Provided: 423 spaces per Parking Master Plan
(including 18 ADA and 15 Guest)

Bicycle Parking Required 41 Spaces
Bicycle Parking Provided 42 Spaces

KEYNOTES

- | | |
|---|--|
| 1. Property Line | 13. Fire Hydrant, see Fire Plan |
| 2. Concrete Sidewalk | 14. Overhead Power to be removed or relocated underground, see Overhead Power Exhibit |
| 3. Screen Wall | 15. Offsite Overhead Power to potentially be relocated underground, see Overhead Power Exhibit |
| 4. Utility Equipment | 16. Retaining Wall |
| 5. Bike Racks | 17. Fire Riser |
| 6. Refuse Compactor | |
| 7. Emergency Fire Access Only, Gate with Knox box | |
| 8. Patio | |
| 9. Fire Truck Turning Radius | |
| 10. Easement | |
| 11. Existing Screen Wall | |
| 12. FDC, see Fire Plan | |



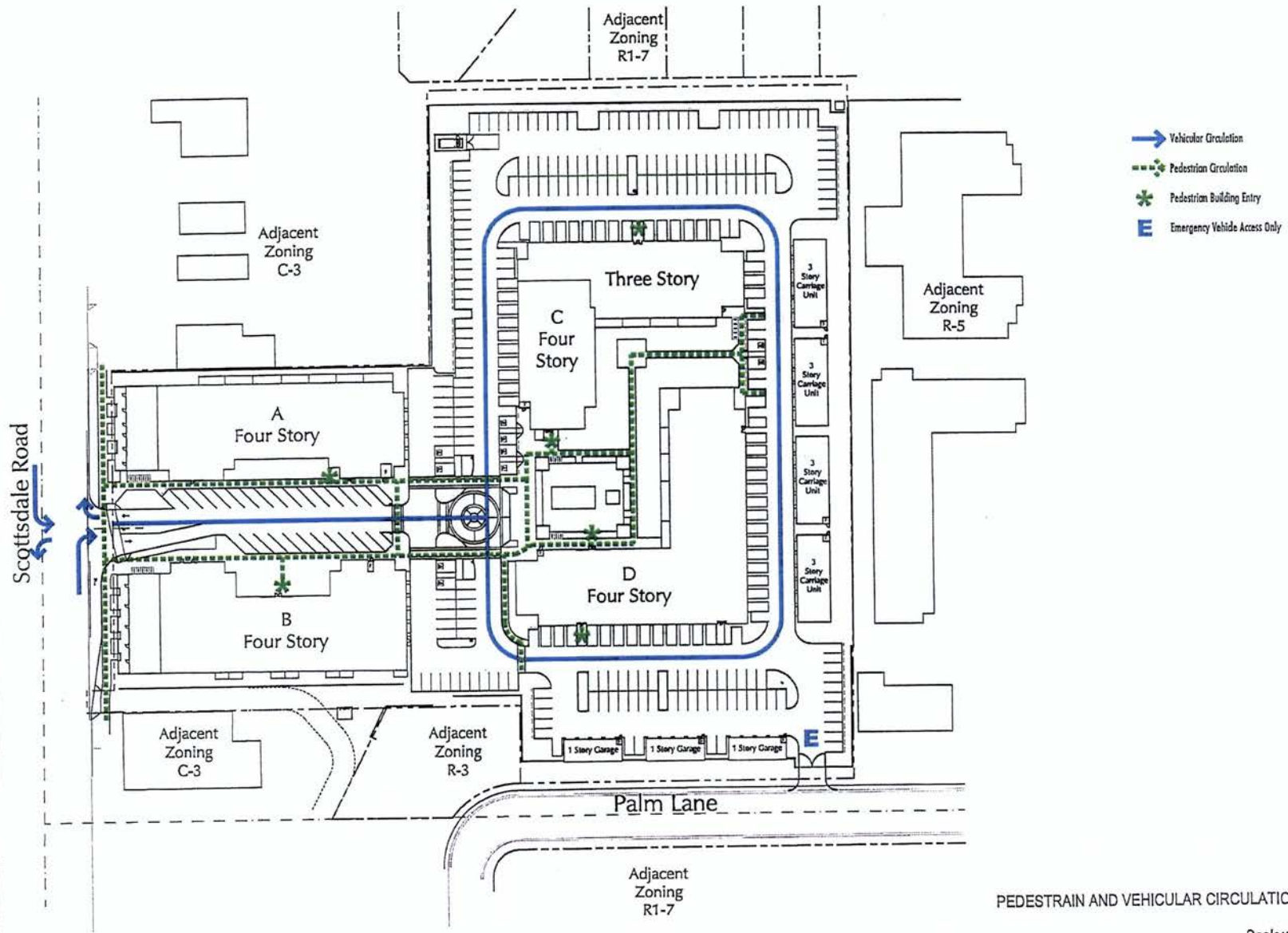
SITE PLAN

Scale: 1"=40'-0"

Revised: 2/10/09 131-19-002U-002V-002K-002L

ALEXAN SCOTTSDALE Scottsdale, Arizona

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PEDESTRAIN AND VEHICULAR CIRCULATION PLAN

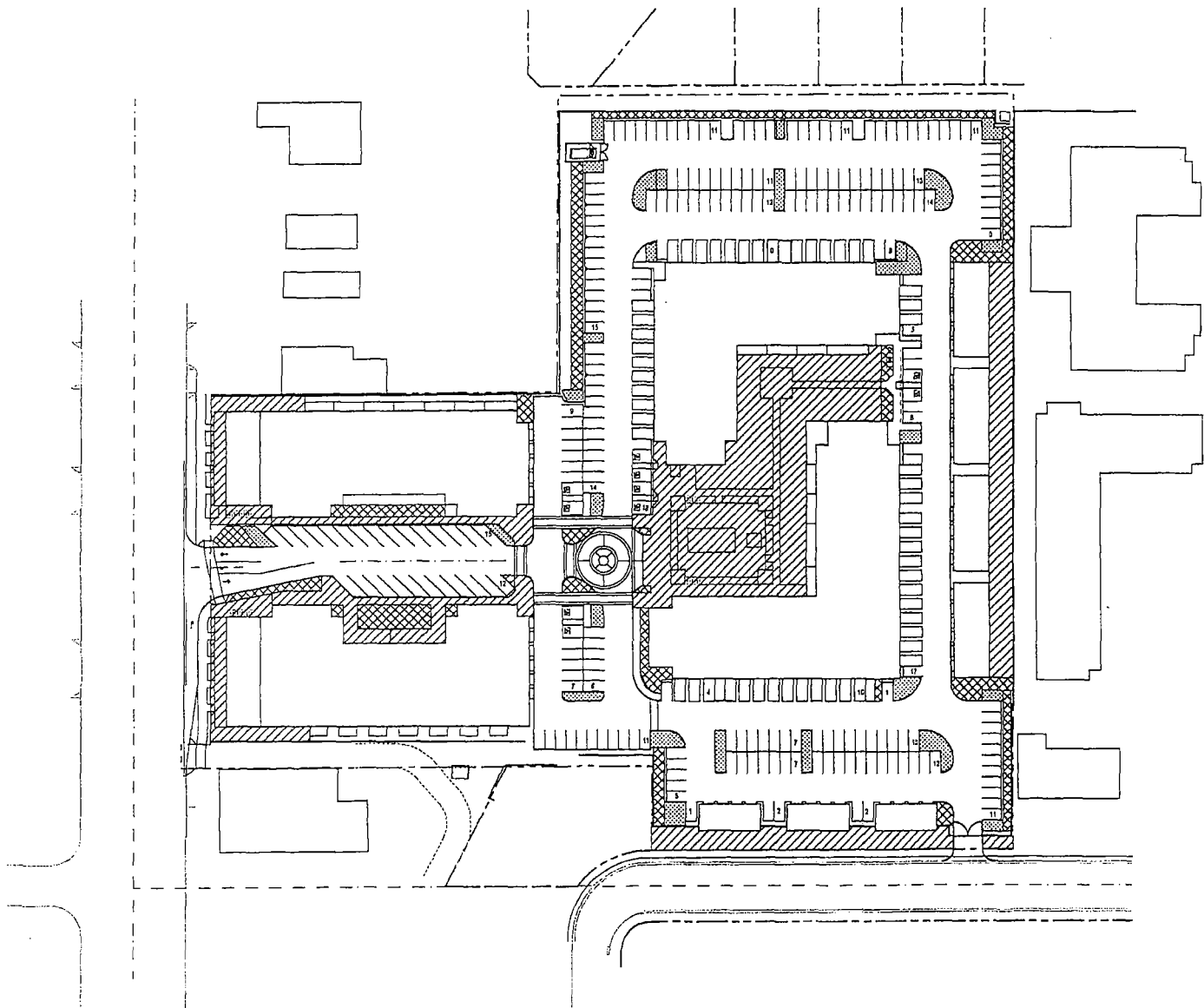
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


Revised: 11/30/18 18103.000 - 9/18/18



ALEXAN SCOTTSDALE Scottsdale, Arizona

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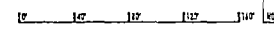


Site Area:	7.59 Acres Net (330,656 sf)
	8.26 Acres Cross (359,810 sf)
Open Space Required	35,981 sf (10%)
 Open Space Provided	47,878 sf (13%)
Parking Lot Area	123,996 sf
Total Parking Lot Landscaping Required (Including Parking Lot Islands)	18,600 sf (5%)
Parking Lot Islands Required ($\frac{1}{3}$ of Parking Lot Landscape)	6,200 sf
 Parking Lot Landscaping	13,618 sf
 Parking Lot Islands	6,949 sf
Total Parking Lot Landscaping Provided	20,567 sf (16.5%)

OPEN SPACE

Scale: 1"=40'-0"

13103.000 - 04/16/18



ALEXAN SCOTTSDALE Scottsdale, Arizona

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1. EXECUTIVE SUMMARY

Purpose of Report

J2 Engineering and Environmental Design (J2) has prepared a Parking Master Plan for the proposed Alexan Scottsdale residential development, located on the east side of Scottsdale Road north of Palm Lane in Scottsdale, Arizona. The proposed development is bound by Scottsdale Road to the west, residential to the east, and commercial and residential uses to the south. A portion of the southern boundary of the proposed development borders Palm Lane.

The proposed Alexan Scottsdale residential development will be comprised of 282 residential units and 10,800 square feet of commercial space. Approximately half of this commercial space will be occupied by amenities offered only to the residents, and will not be open to the public. These amenities include the leasing office, fitness center, and business center.

Through this Parking Master Plan, Alexan Scottsdale is **requesting approval to provide 425 total parking spaces**. Of these stalls, 18 will be dedicated for ADA parking.

As previously mentioned, approximately half of this commercial space will be occupied by amenities offered only to the residents, and will not be open to the public. Therefore, this space would not generate additional parking demand and was not included in the parking calculations.

City of Scottsdale Required Parking

Using Table 9.103.B entitled Schedule of Parking Requirements within the City of Scottsdale Code of Ordinances, Volume II parking requirements for the proposed Alexan Scottsdale were calculated and Table 9.104.A entitled Schedule of Shared Parking Calculations were applied, resulting in a peak parking requirement of 411 parking stalls between 12:00 am and 7:00 am on weekdays. The proposed Alexan Scottsdale is providing 425 parking stalls, which results in a surplus of 14 parking stalls during the peak parking requirement from 12:00 am to 7:00 am during the weekday.

ITE Parking Generation

The ITE *Parking Generation, 4th Edition* manual estimates parking demand based on research and experiences of transportation engineering and planning professionals. The parking demand calculations for urban or suburban low/mid-rise apartments and office buildings, based on the Parking Generation, 4th Edition data, clearly shows that the 425 proposed parking stalls for the Alexan Scottsdale would provide more than adequate parking during the weekday peak period, with the highest weekday peak demand of 363 parking stalls. This results in a surplus of 62 (17.1%) parking stalls.

ALEXAN SCOTTSDALE | PARKING MASTER PLAN



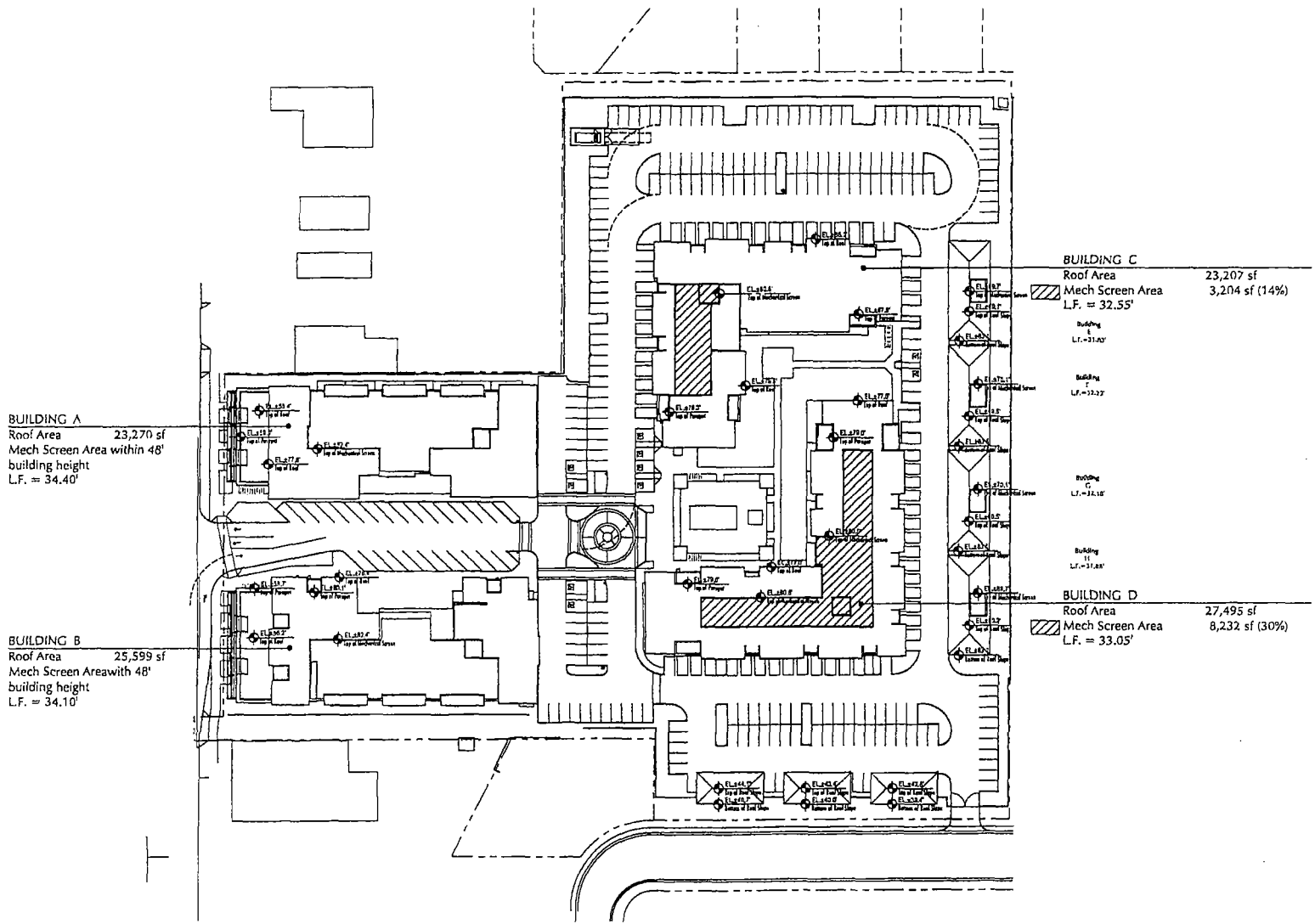
Parking Summary

	Reference Table	Parking Stalls (425 proposed)	Parking Surplus
City of Scottsdale Code			
Share-Use Parking Requirement	3	411	14
ITE Parking Generation			
Urban, Weekday	4	353	72
Suburban, Weekday	5	363	62

In conclusion, the request to provide 425 parking stalls for the proposed Alexan Scottsdale development resulted in a surplus of parking based on the City of Scottsdale’s shared parking requirement and the ITE Parking Generation. Based upon the detailed analysis in this Parking Master Plan the 425 proposed parking spaces should sufficiently accommodate the parking demand for the proposed Alexan Scottsdale development, comprised of 282 residential-unit and 10,800 square feet office space.

ALEXAN SCOTTSDALE | PARKING MASTER PLAN





BUILDING A
 Roof Area 23,270 sf
 Mech Screen Area within 48'
 building height
 L.F. = 34.40'

BUILDING B
 Roof Area 25,599 sf
 Mech Screen Area with 48'
 building height
 L.F. = 34.10'

BUILDING C
 Roof Area 23,207 sf
 Mech Screen Area 3,204 sf (14%)
 L.F. = 32.55'

Building E
 L.F. = 31.40'

Building F
 L.F. = 32.27'

Building G
 L.F. = 32.18'

Building H
 L.F. = 31.81'

BUILDING D
 Roof Area 27,495 sf
 Mech Screen Area 8,232 sf (30%)
 L.F. = 33.05'

Garage 1 L.F. = 29.87'
 Garage 2 L.F. = 29.20'
 Garage 3 L.F. = 28.33'

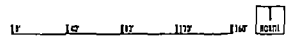
ROOF PLAN

Scale: 1" = 40'-0"

Revised: 01/16/10 15100.000 - 01/16/10

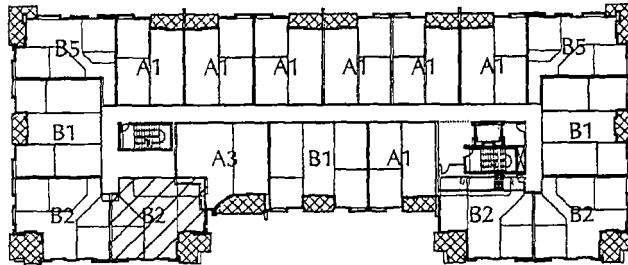


ALEXAN SCOTTSDALE Scottsdale, Arizona



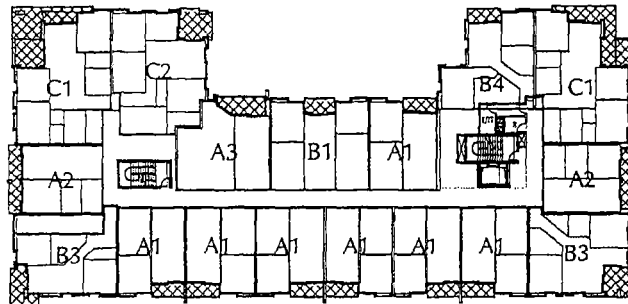
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Gross Floor Area: 14,939 SF
 Private Open Space Area: 747 SF
 Private Open Space: 5%



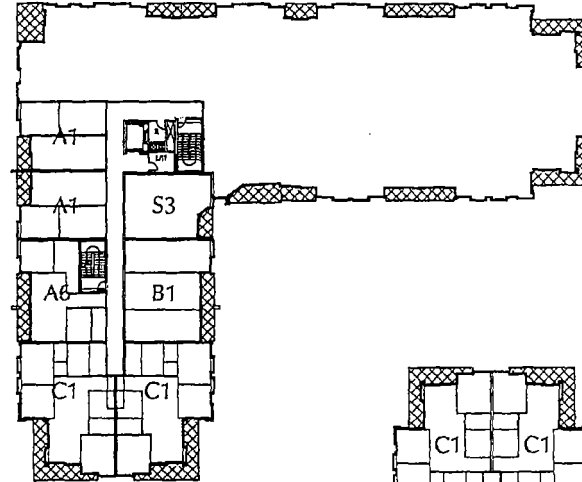
Bldg A
 Studio - 0
 1 Bed - 8
 2 Bed - 9
 3 Bed - 0
 17

Gross Floor Area: 16,008 SF
 Private Open Space Area: 801 SF
 Private Open Space: 5%

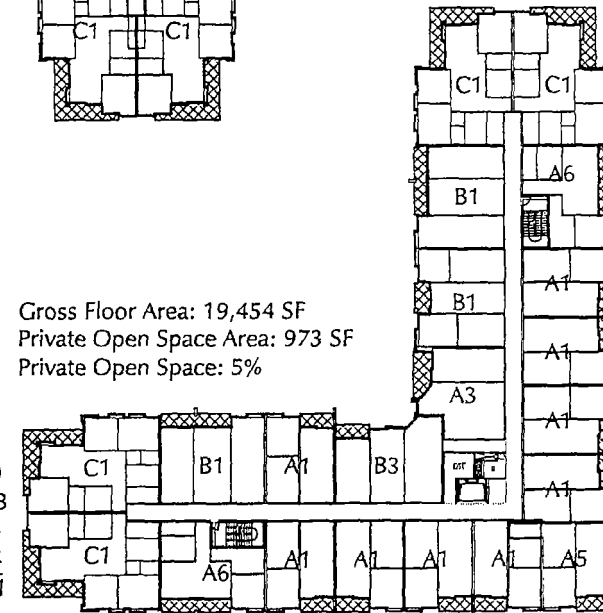


Bldg B
 Studio - 0
 1 Bed - 10
 2 Bed - 4
 3 Bed - 3
 17

Bldg C
 Studio - 1
 1 Bed - 3
 2 Bed - 1
 3 Bed - 2
 7



Gross Floor Area: 19,454 SF
 Private Open Space Area: 973 SF
 Private Open Space: 5%



Bldg D
 Studio - 0
 1 Bed - 13
 2 Bed - 4
 3 Bed - 4
 21

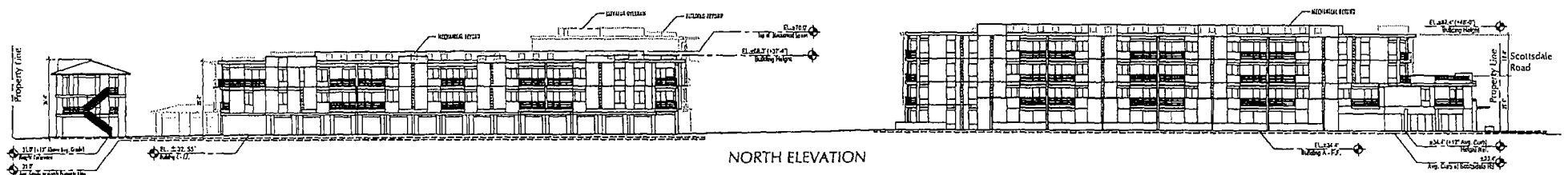
FLOOR PLAN WORKSHEET - FOURTH FLOOR

Scale: 1"=20'-0"

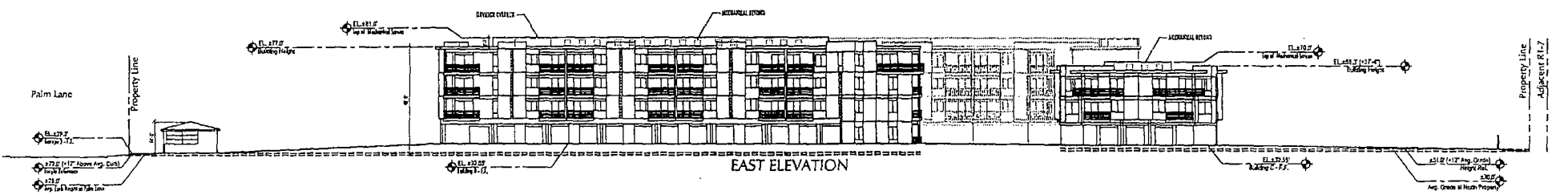
Revision: 1/20/15 10/15/15 11/20/2015



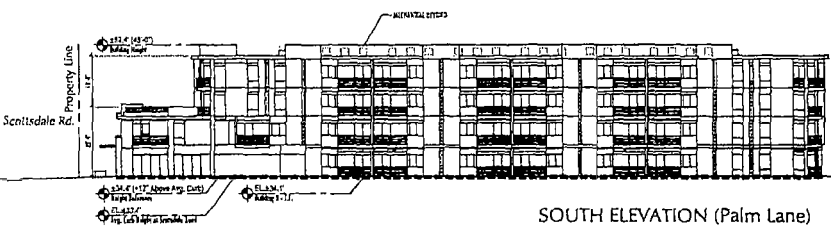
ALEXAN SCOTTSDALE - Scottsdale, Arizona



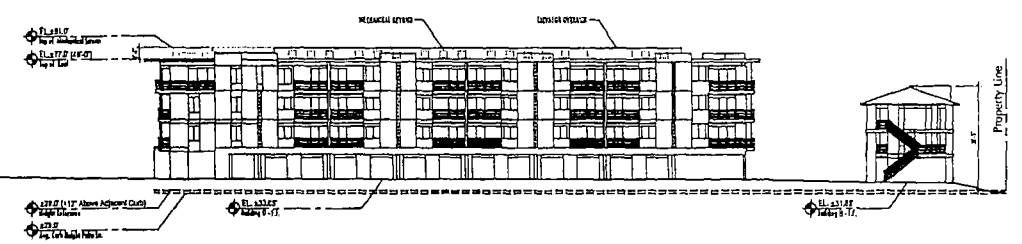
NORTH ELEVATION



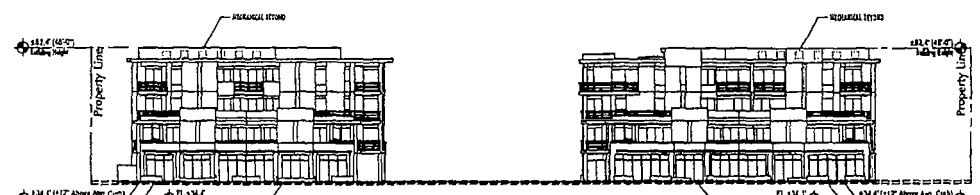
EAST ELEVATION



SOUTH ELEVATION (Palm Lane)



WEST ELEVATION (Scottsdale Road)





COTTAGE NORTH ELEVATION



COTTAGE NORTH ELEVATION



COTTAGE SOUTH ELEVATION



COTTAGE SOUTH ELEVATION



COTTAGE WEST ELEVATION



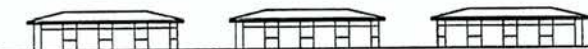
COTTAGE WEST ELEVATION



COTTAGE EAST ELEVATION



COTTAGE EAST ELEVATION



GARAGE NORTH ELEVATION



GARAGE NORTH ELEVATION



GARAGE SOUTH ELEVATION



GARAGE SOUTH ELEVATION



GARAGE EAST ELEVATION



GARAGE EAST ELEVATION



GARAGE WEST ELEVATION

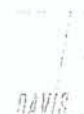
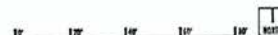


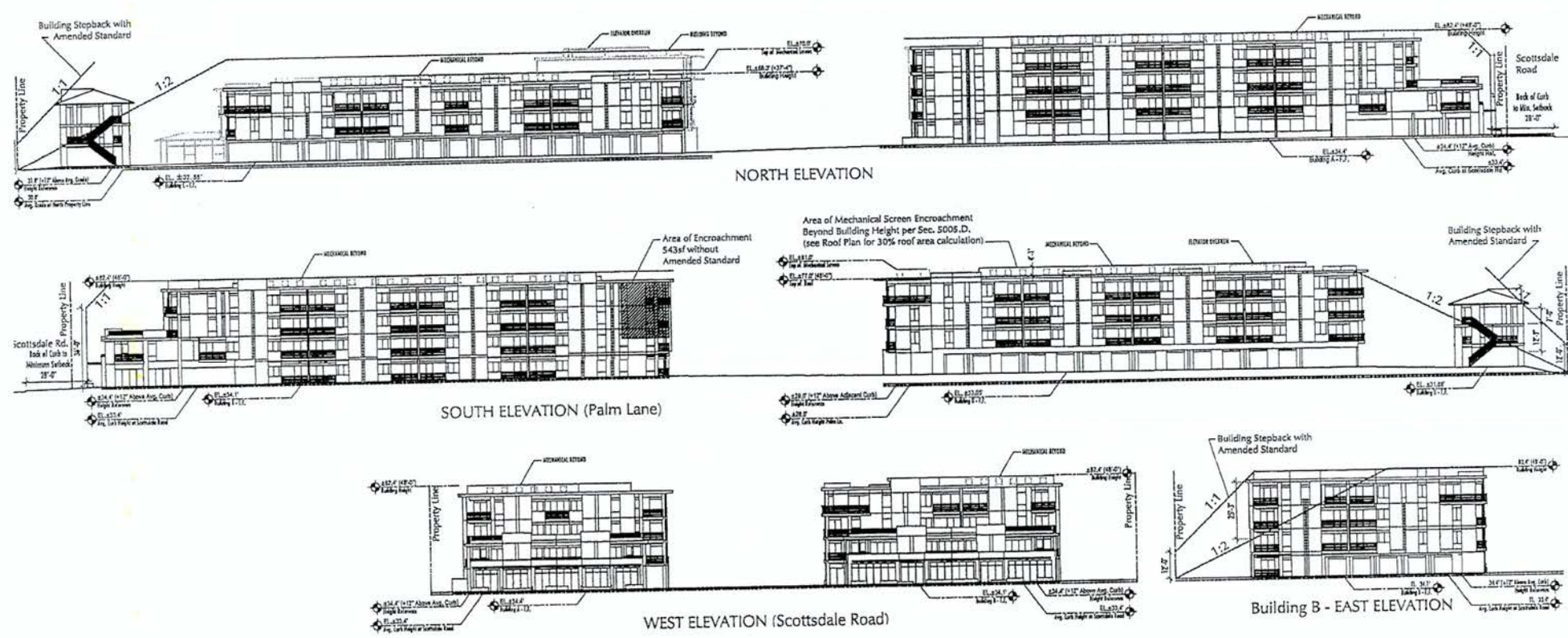
GARAGE WEST ELEVATION

COTTAGE AND GARAGE ELEVATIONS

SCALE 1" = 20'

Revised: 2/15/19 18103.000 - 09/05/2018

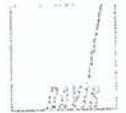
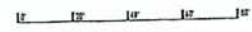




ELEVATION WORKSHEET / BUILDING ENVELOPE DIAGRAM

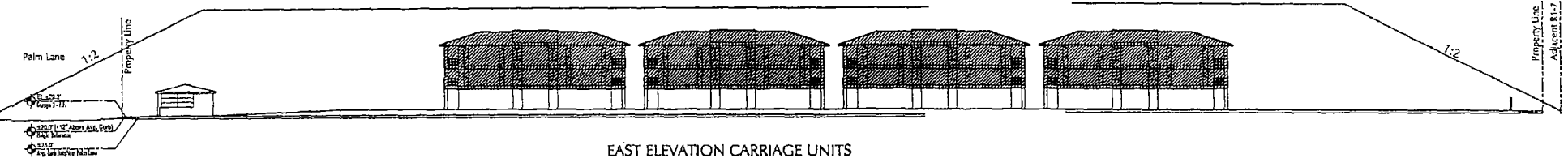
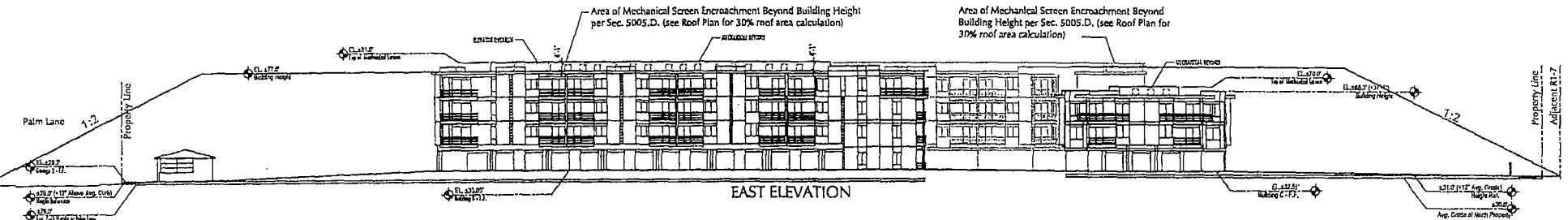
SCALE 1" = 20'

Revised: 1/30/19 18103.000 - 11/30/2018



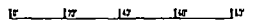
ALEXAN Scottsdale and Palm - Scottsdale, Arizona

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ELEVATION WORKSHEET / BUILDING ENVELOPE DIAGRAM

SCALE 1" = 20'



Revised: 1/30/19 18103.000 - 11/30/2018



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Resolution No. 11425
 Exhibit A
 Page 53 of 63

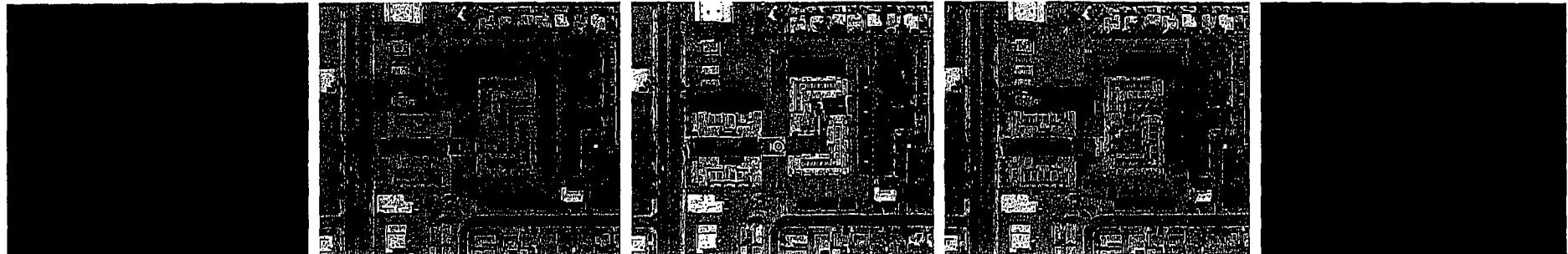
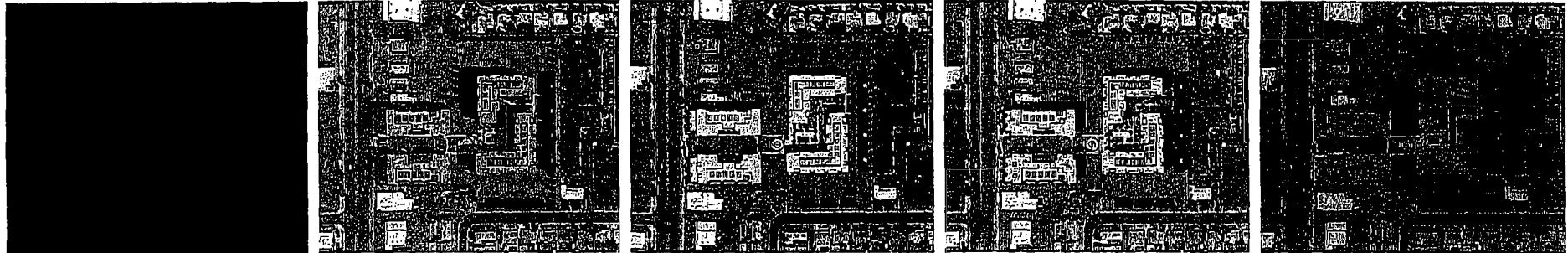
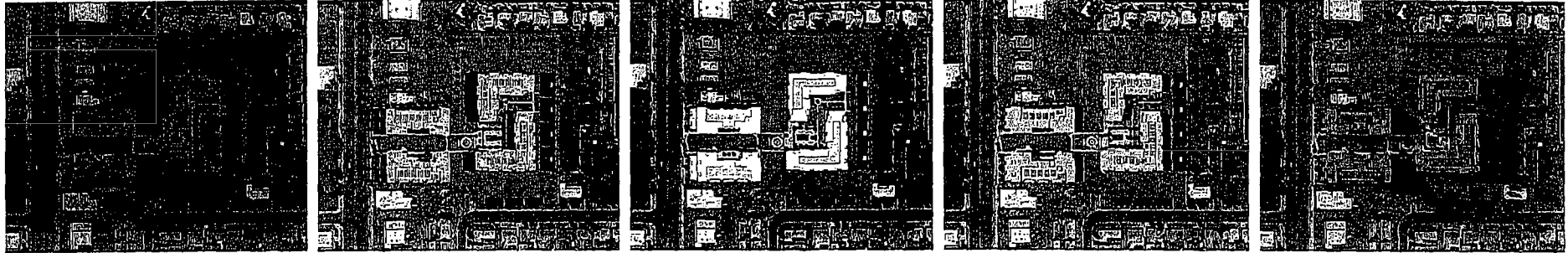
6AM

9AM

12PM

3PM

6PM



JUNE 21

SEP 1, 21

DECEMBER 21

TRAMMELL CROW Scottsdale and Palm- Scottsdale, Arizona

SOLAR STUDY

NOT TO SCALE

16103- 7/31/2018



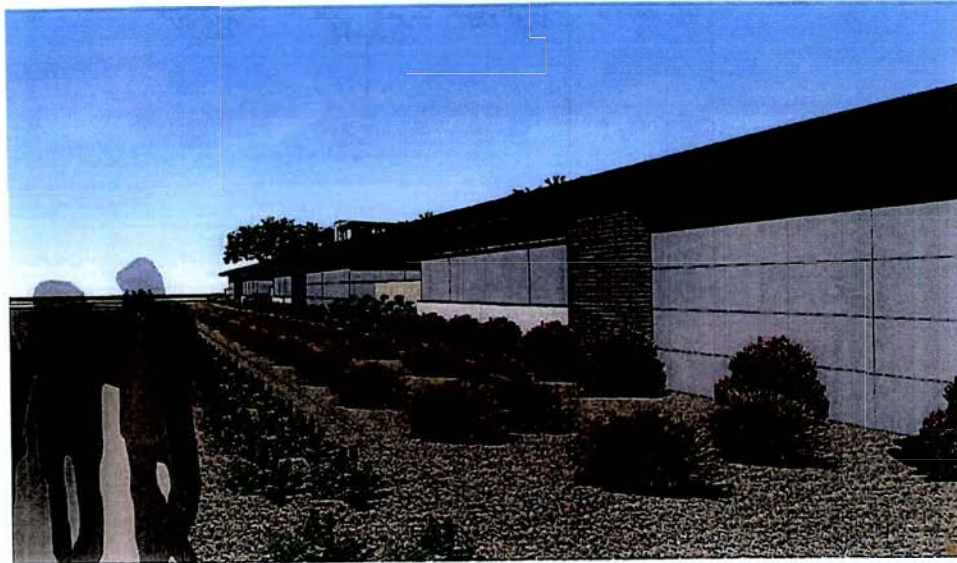
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Resolution No. 11425

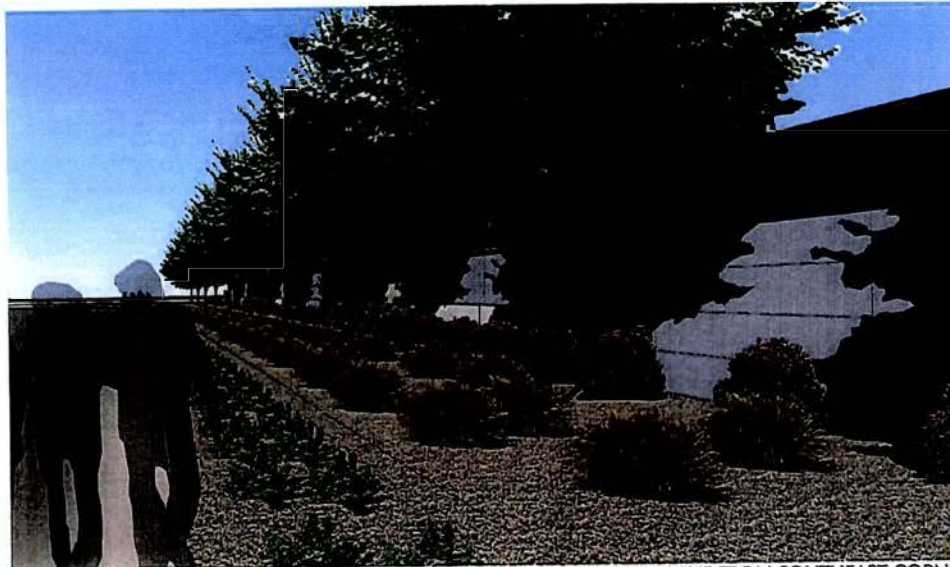
Exhibit A

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21-226-2018
9/21/18



PERSPECTIVE VIEW ON PALM LANE FROM SOUTHEAST CORNER WITHOUT TREES



PERSPECTIVE VIEW ON PALM LANE FROM SOUTHEAST CORNER

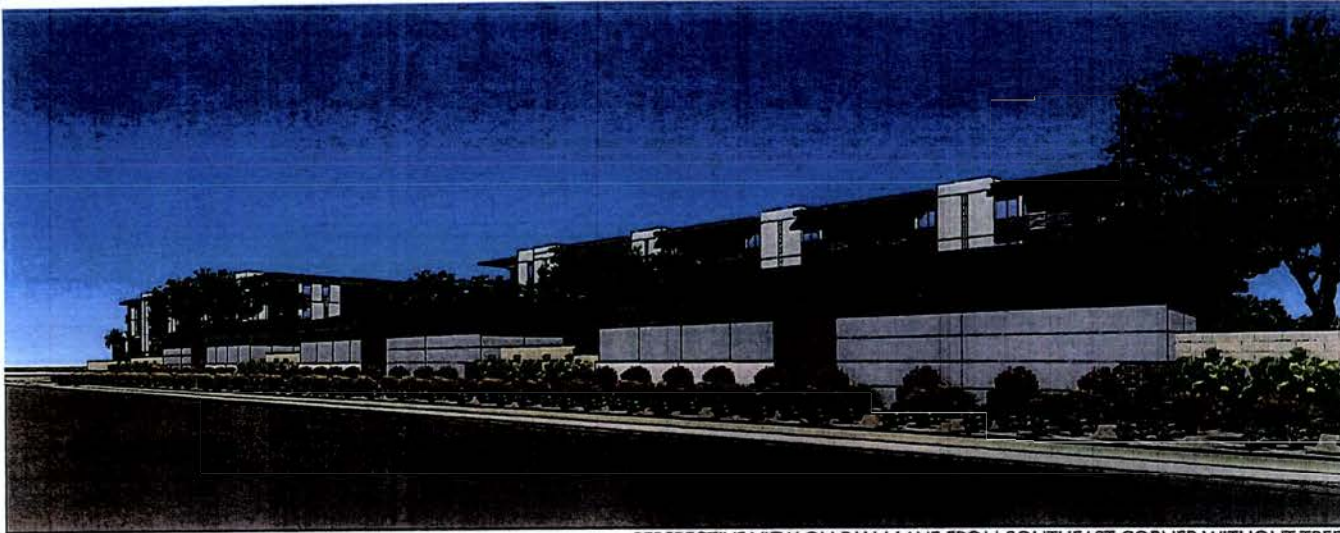
PERSPECTIVES - PALM LANE

18103- 11/30/2018



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PERSPECTIVE VIEW ON PALM LANE FROM SOUTHEAST CORNER WITHOUT TREES



PERSPECTIVE VIEW ON PALM LANE FROM SOUTHEAST CORNER

PERSPECTIVES - PALM LANE

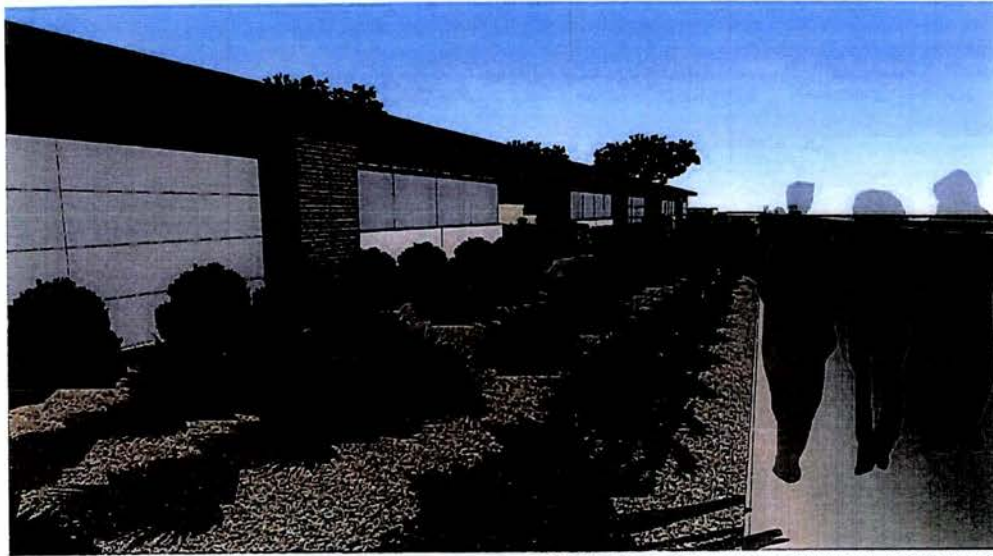
16103- 11/30/2016



21-204-2016
12022016

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PERSPECTIVE VIEW ON PALM LANE FROM SOUTHWEST CORNER WITHOUT TREES



PERSPECTIVE VIEW ON PALM LANE FROM SOUTHWEST CORNER

PERSPECTIVES - PALM LANE

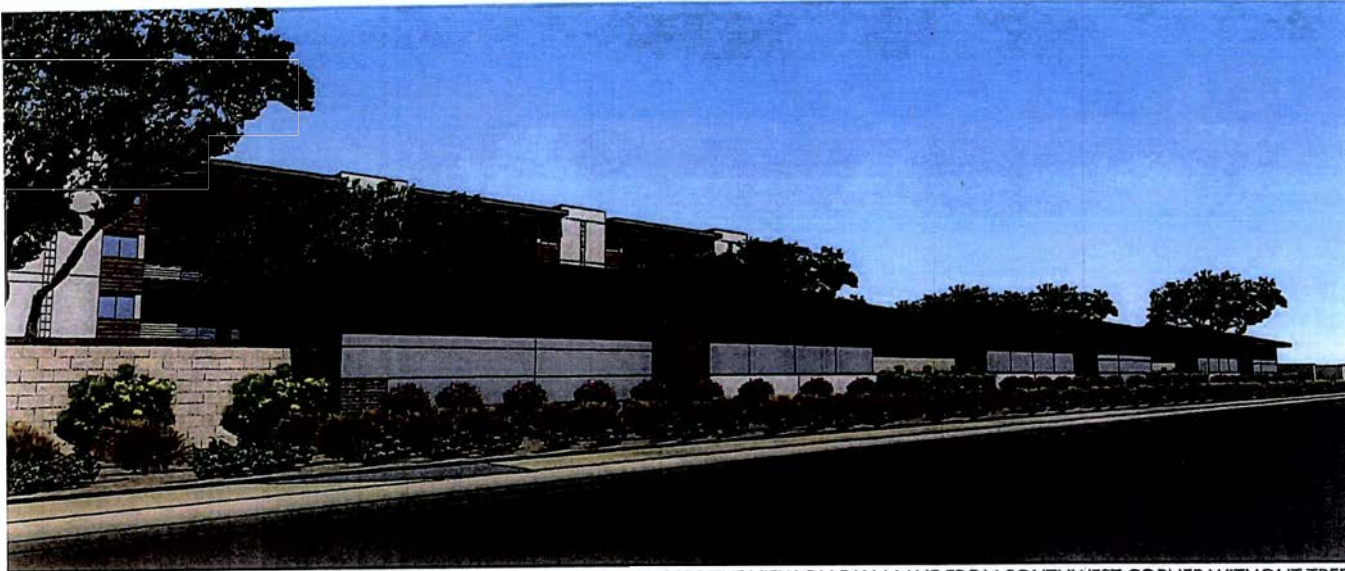
16103- 11/30/2016



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Resolution No. 11425
Exhibit A
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PERSPECTIVE VIEW ON PALM LANE FROM SOUTHWEST CORNER WITHOUT TREES



PERSPECTIVE VIEW ON PALM LANE FROM SOUTHWEST CORNER

PERSPECTIVES - PALM LANE

18103- 11/30/2018



ALEXAN SCOTTSDALE - Scottsdale, Arizona

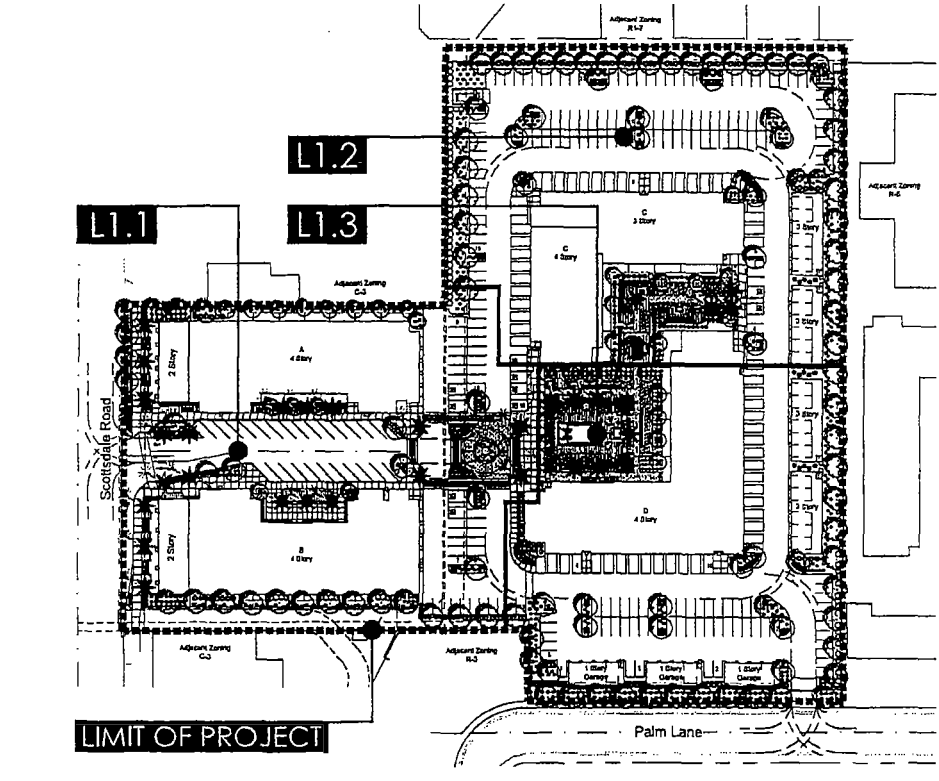
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PLANTING NOTES

- ALL PLANTING AREAS ARE TO HAVE DECOMPOSED GRANITE, COLOR AND SIZE AS SPECIFIED, 2" MIN DEPTH TYP.
- NO PLANT SUBSTITUTIONS ALLOWED UNLESS APPROVED IN WRITING BY LANDSCAPE ARCHITECT AND THE CITY OF SCOTTSDALE.
- ALL PLANT MATERIAL MUST MEET ANA SPECIFICATIONS.
- ALL PLANT MATERIAL THAT IS NOT LABELED "TO REMAIN" ARE TO BE RELOCATED PER PLANTING PLANS.
- ALL AREAS DISTURBED DURING CONSTRUCTION ARE TO BE FINE GRADED AND TREATED TO BLEND EVENLY WITH ALL NEWLY CONSTRUCTED AREAS.
- LANDSCAPE ARCHITECT, OWNERS REPRESENTATIVE, AND THE CITY OF SCOTTSDALE RESERVES THE RIGHT TO REJECT ANY PLANT MATERIAL THAT IS DETERMINED TO NOT SATISFY THE DESIGN INTENT OF THE LANDSCAPE PLAN BASED ON SIZE, SHAPE, APPEARANCE, HEALTH, OR IMPROPER CARE.
- ALL DOWNSPOUTS / SCUPPERS ARE TO HAVE 3x4, 3" - 6" NATIVE STONE MATERIAL INSTALLED TO PREVENT EROSION WHERE REQUIRED.
- ALL BERM CONTOUR INTERVALS ARE AT 1'-0", SLOPES NOT TO EXCEED 4:1.
- PLANTS TO BE LOCATED AWAY FROM OBSTACLES SUCH AS FIRE HYDRANTS, TRANSFORMERS, POWER POLES, AND LIGHT FIXTURES AS NECESSARY. DO NOT INSTALL PLANT MATERIAL IN ANY AREA WHICH WILL CAUSE HARM TO ADJACENT IMPROVEMENTS.
- PLANT TREES, SHRUBS, AND CACTI PLUMB, AND FACED TO GIVE THE BEST APPEARANCE OR RELATIONSHIP TO ADJACENT PLANTS OR VIEWS.
- LANDSCAPE CONTRACTOR TO PERFORM A SOILS TEST PRIOR TO LANDSCAPE CONSTRUCTION TO DETERMINE ANY NUTRIENT DEFICIENCIES. IF ANY DEFICIENCIES EXIST, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO AMEND THE SOIL ACCORDINGLY.

SCOTTSDALE GENERAL NOTES

- NO TREES OR SHRUBS SHALL BE PLANTED WITHIN A 5 FT. RADII AROUND FIRE HYDRANTS.
- AREAS OF DECOMPOSED GRANITE WITHOUT PLANT MATERIALS / GROUNDCOVERS SHALL NOT EXCEED DIMENSIONS OF MORE THAN 7 FEET IN ANY ONE DIRECTION, MEASURED BETWEEN (MATURE) PLANT CANOPIES AND/OR COVERAGE.
- A SINGLE TRUNK TREE'S CALIPER SIZE THAT IS EQUAL TO OR LESS THAN 4 INCHES, SHALL BE DETERMINED BY USING THE SMALLEST DIAMETER OF THE TRUNK 6 INCHES ABOVE FINISHED GRADE ADJACENT TO THE TRUNK. A TREE'S CALIPER SIZE, FOR SINGLE TRUNK TREES THAT ARE TO 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 MULTIPLE TRUNK TREE'S CALIPER SIZE IS MEASURED AT 8 INCHES ABOVE WHERE THE TRUNK SPLITS ORIGINATE, OR 6 INCHES ABOVE FINISHED GRADE IF TRUNKS ORIGINATE FROM THE GROUND.
- AREA WITHIN THE SIGHT DISTANCE TRIANGLES IS TO BE CLEAR OF LANDSCAPING, SIGNS, OR OTHER VISIBLE CONSTRUCTIONS WITH A HEIGHT GREATER THAN 1.5 FEET. TREES WITHIN THE SIGHT TRIANGLE SHALL HAVE A SINGLE TRUNK AND A CANOPY THAT BEGINS AT 8 FEET IN HEIGHT UPON INSTALLATION. ALL HEIGHTS ARE MEASURED FROM THE NEAREST STREET LINE ELEVATION.
- RETENTION / DETENTION BASINS SHALL BE CONSTRUCTED SOLELY FROM THE APPROVED CIVIL PLANS. ANY ALTERATION OF THE APPROVED DESIGN (ADDITIONAL PILL, BOULDERS ETC) SHALL REQUIRE ADDITIONAL FINAL PLANS STAFF REVIEW AND APPROVAL.
- ALL RIGHTS-OF-WAY ADJACENT TO THIS PROPERTY SHALL BE LANDSCAPED AND MAINTAINED BY THE PROPERTY OWNER.
- PRIOR TO THE ESTABLISHMENT OF WATER SERVICE, NON-RESIDENTIAL PROJECTS WITH AN ESTIMATED ANNUAL WATER DEMAND OF TEN (10) ACRE FEET OR MORE, SHALL SUBMIT A CONSERVATION PLAN IN CONFORMANCE WITH SECTIONS 48-243 THROUGH 48-249 OF THE CITY CODE TO THE WATER CONSERVATION OFFICE.
- TURF SHALL BE LIMITED TO A MAXIMUM AREA SPECIFIED IN SECTIONS 49-425 THROUGH 49-246 OF THE CITY CODE AND SHALL BE SHOWN ON LANDSCAPE PLANS SUBMITTED AT THE TIME OF FINAL PLANS.
- NO LIGHTING IS APPROVED WITH THE SUBMITTAL.
- THE LANDSCAPE SPECIFICATION SECTION(S) OF THESE PLANS HAVE NOT BEEN REVIEWED AND SHALL NOT BE A PART OF THE CITY OF SCOTTSDALE'S APPROVAL.
- ALL SIGNS REQUIRE SEPARATE PERMITS AND APPROVALS.
- NEW LANDSCAPING, INCLUDING SALVAGED PLANT MATERIAL, AND LANDSCAPING INDICATED TO REMAIN, WHICH IS DESTROYED, DAMAGED, OR EXPIRES DURING CONSTRUCTION SHALL BE REPLACE WITH LIKE KIND AND QUANTITY PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY / LETTER OF ACCEPTANCE TO THE SATISFACTION OF THE INSPECTION SERVICES STAFF.



OVERALL PRELIMINARY LANDSCAPE PLAN SCALE: N.T.S.

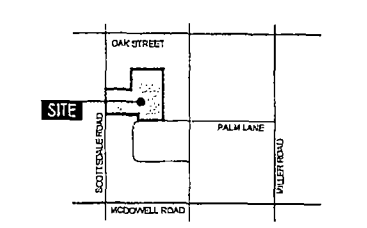
HARDSCAPE GENERAL NOTES

- CURVILINEAR FLATWORK TO BE SMOOTH, EVEN RADII, AND DEVOID OF POINTS AND FLAT SPOTS. CONCRETE SHALL BE REMOVED AND REPLACED AT CONTRACTORS EXPENSE IF NOT INSTALLED PER PLAN.
- FORM WORK SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT OR OWNERS REPRESENTATIVE PRIOR TO POURING CONCRETE.
- WALKS SHALL HAVE A LIGHT BROOM FINISH UNLESS SHOWN OR NOTED OTHERWISE.
- WALKS SHALL BE MIN. 5'-0" WIDE (MIN) WITH SCORE JOINTS AT 5'-0" O.C. AND EXPANSION JOINTS AT 18'-0" O.C. UNLESS SHOWN OR NOTED OTHERWISE.
- WALKS LOCATED AT BACK OF CURB SHALL BE AS SHOWN ON PLANS.

DESIGN STANDARDS

- FINAL TREE LOCATIONS SHALL BE LOCATED SO AS TO NOT BE IN CONFLICT WITH BUILDING OR POLE MOUNTED SITE LIGHTING.
- FINAL PLANT LOCATIONS SHALL BE LOCATED SO AS TO NOT BE IN CONFLICT WITH PEDESTRIAN WALKWAYS, PATHWAYS AND PARKING AREAS UPON MATURE SIZE.
- ANY PLANTS THAT MAY HAVE THORNS OR MILKY SAP ARE TO BE APPROPRIATELY LOCATED AWAY FROM PEDESTRIAN WALKWAYS. THORNY PLANTS = 4' / MILKY SAP = 3'.
- FINAL PLANS SHALL INCLUDE THE LOCATIONS FOR EXTERIOR LIGHT FIXTURES, FIRE HYDRANTS AND TRANSFORMERS. ADJUST PLANTING AND HARDSCAPE AS REQUIRED TO AVOID CONFLICTS.

VICINITY MAP



SHEET INDEX

LO.1	COVER SHEET + NOTES
L1.1	PRELIMINARY LANDSCAPE + HARDSCAPE PLAN
L1.2	PRELIMINARY LANDSCAPE + HARDSCAPE PLAN
L1.3	PRELIMINARY LANDSCAPE + HARDSCAPE PLAN

A.D.A. / FAIR HOUSING REQMT'S

- THE SIDEWALK / HARDSCAPE CONTRACTOR IS RESPONSIBLE FOR CONSTRUCTION SIDEWALKS TO MEET ALL STATE AND FEDERAL REG. INCLUDING BUT NOT LIMITED TO THE AMERICANS WITH DISABILITIES ACT AND THE FAIR HOUSING GUIDELINES.
- THE SIDEWALK HARDSCAPE CONTRACTOR SHALL COORDINATE ALL SIDEWALK CONSTRUCTION WITH THE CIVIL ENGINEER'S SITE ACCESSIBILITY PLAN. SHOULD A DISCREPANCY EXIST BETWEEN THE PLANS, THE CONTRACTOR SHALL NOTIFY THIS OFFICE IMMEDIATELY.
- FINISH FLOOR ELEVATIONS, SIDEWALK ELEVATIONS, DRAINAGE BASINS, TOP OF FOOTING ELEVATIONS AND ACCESSIBILITY INFORMATION HAS BEEN PROVIDED BY OTHERS. LANDSCAPE ARCHITECTS RESPONSIBILITY IS LIMITED TO THE HORIZONTAL CONTROL OF HARDSCAPE RELATED ELEMENTS ONLY (WHERE SHOWN ON PLANS). ALL VERTICAL CONTROL ASSOCIATED WITH THIS PROJECT IS RESPONSIBILITY OF THE CIVIL ENGINEER AS IT DIRECTLY RELATES TO THE DRAINAGE OF THE PROJECT.

WATER FEATURE REQUIREMENTS

ALL WATER FEATURES/FOUNTAINS SHALL COMPLY WITH CITY OF SCOTTSDALE REVISED CODE SECTION 48-242. LIMITATION ON WATER FEATURES FOR COMMERCIAL USERS, NEW INDUSTRIAL USERS AND COMMON AREAS OF RESIDENTIAL DEVELOPMENTS.

SCOTTSDALE ROAD R.O.W. IMP'S

SCOTTSDALE ROAD R.O.W. IMPROVEMENTS SHALL BE IN COMPLIANCE WITH THE SCOTTSDALE ROAD STREETScape DESIGN GUIDELINES (SEGMENT 1) / SOUTHERN GATEWAY

NATIVE PLANT INFO:

ANY NATIVE PLANTS THAT STILL EXIST ON THIS PROPERTY SHALL BE INVENTORIED AND DESIGNATED FOR REMOVAL OR RELOCATION DEPENDENT ON HEALTH AND SALVAGEABILITY AS DETERMINED BY QUALIFIED LANDSCAPE INVENTORY CONTRACTOR.

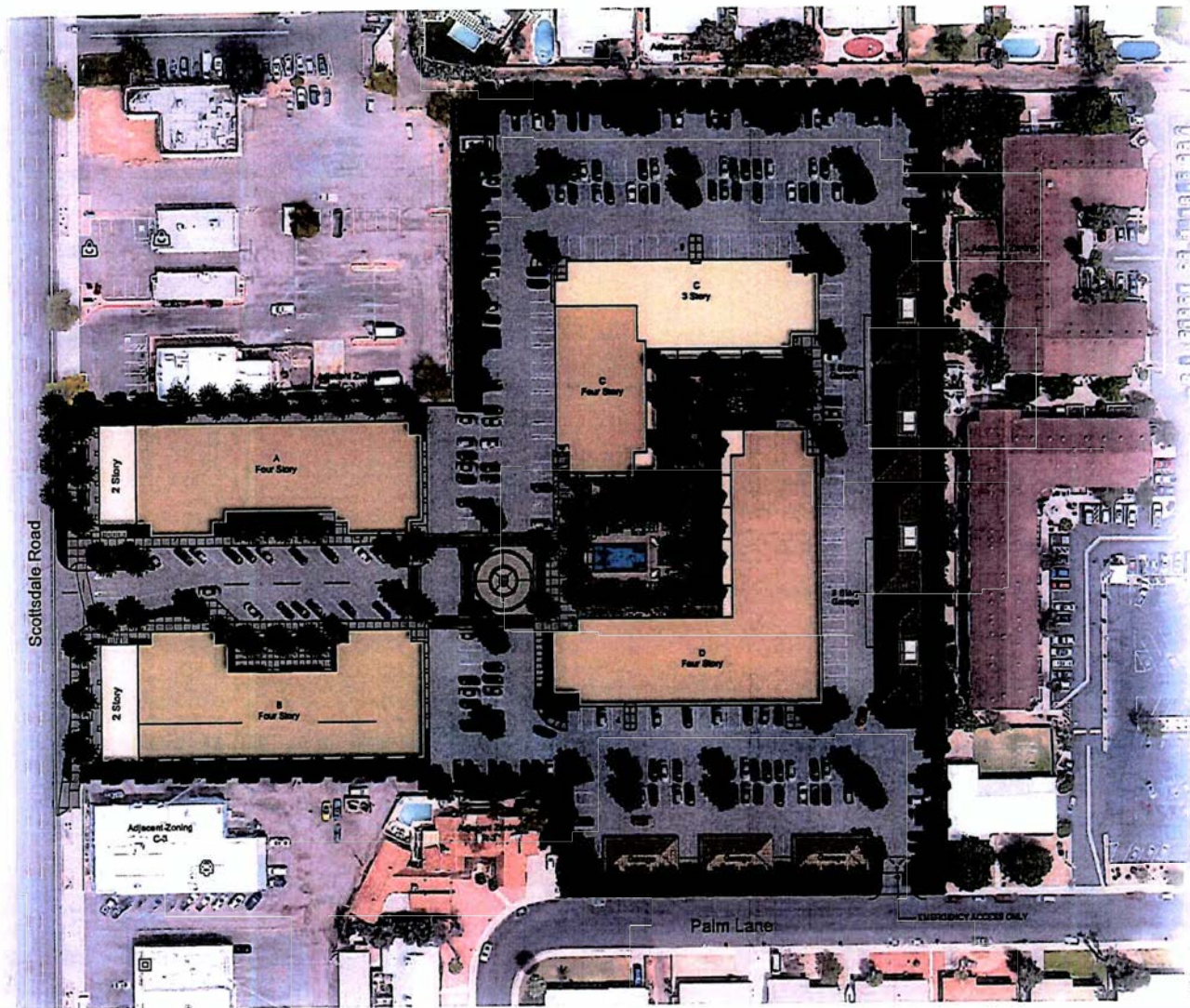
ALEXAN | SCOTTSDALE
TRAMMELL CROW RESIDENTIAL


PRELIMINARY LANDSCAPE PLAN

REV 07
3 16 19
PROJECT
1515

SHEET NO:
LO.1

young | design | group
Landscape Architects
- Landscape Planning
725 West Sherman Lane, Suite 2
Scottsdale, Arizona 85251
Tel: 480.737.3319



SCALE: 1" = 40'-0"


ALEXAN | SCOTTSDALE
 TRAMMELL CROW RESIDENTIAL

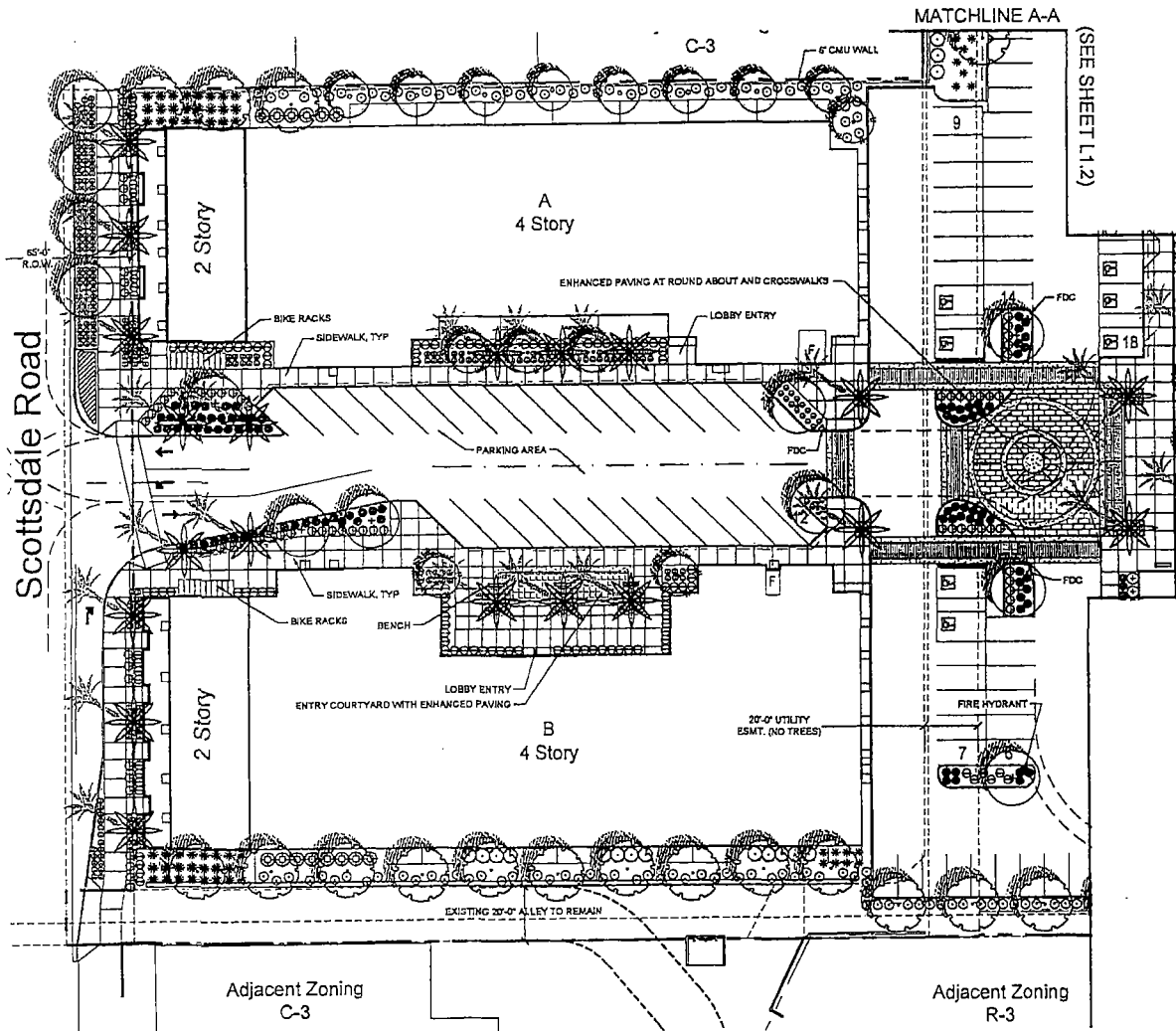
PRELIMINARY LANDSCAPE PLAN

Feb. 27
 2019
 PROJECT
 #1216

SHEET NO:
L.1

young | edwin | group
 LANDSCAPE ARCHITECTURE
 & LAND PLANNING
 7234 WEST VIEWHAWK LANE SUITE B
 SCOTTSDALE, ARIZONA 85251
 TEL: 480.737.2312

Resolution No. 11425
 Exhibit A
 Page 60 of 63



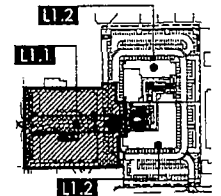
PLANT SCHEDULE

TREES	SIZE / REMARKS	QTY	SHRUBS	SIZE	QTY
ACACIA ANEURA MULGA ACACIA	1.5" CAL. MULTY-TRUNK, MATCHED	XX	CARISSA GRANDIFLORA TUTTLET TUTTLET'S NATAL PLUM	5 GAL	XX
BALPHŌIA CONOESTA ORCHID TREE	1.5" CAL. MULTY-TRUNK, MATCHED	XX	DOONIA VISCOSA HORSE DULCIS	5 GAL	XX
CERCIDUM PRAEIOX PAID BREA	2" CAL. MULTY-TRUNK, MATCHED	XX	JUSTICIA SPICEGIRA MEXICAN MONEYSUCKLE	5 GAL	XX
PISTACHIA LENTISCU MASTIC TREE (ALT: THEVETIA / TEXAS MTN. LAUREL)	2" CAL. MULTY-TRUNK, MATCHED	XX	LEUCOPHYLLUM CANDIDUM THRASER CLOUD SAGE	5 GAL	XX
ULMUS PARVIFLORA 'T. GREEN' TRUE GREEN ELM (ALT: VELVET ASH)	2" / 3.5" MIN CAL., STANDARD TRUNK, MATCHED	XX / XX	LEUCOPHYLLUM LAEVIQATUM CHIHUAHUA SAGE	5 GAL	XX
CAESALPINDA MEXICANA MEXICAN BIRD OF PARADISE	1.5" CAL. MULTY-TRUNK, MATCHED	XX	MYRTUS COMMUNIS DWARF MYRTLE (ALT: XYLISOMA)	5 GAL	XX
PHOENIX DACTYLIFERA DATE PALM (ALT: WASHINGTONIA FILIFERA)	18'-0" HT TO PINEAPPLE	XX	NERIUM OLIVACEUM 'P. PINK' FETITE PINK OLEANDER	5 GAL	XX
QUERCUS VIRODNIANA LIVE OAK	2" CAL. STANDARD, MATCHED	XX	RUPELLIA BRITTONIANA BRITISH RUELLEA	5 GAL	XX
			RUSSELLIA ECUSETIFORMIS CORAL FOUNTAIN	5 GAL	XX
			TECOMA STANS 'GOLD STAR YELLOW BELLS	5 GAL	XX
			GROUNDCOVER	SIZE	QTY
			ANNUALS AS SELECTED BY SEASON	# POTS	PER PLAN
			EREMOPHILA GLABRA 'N. GOLD' OUTBACK SCURVIE EMO	1 GAL	XX
			FRIMESNENSIS ADALSI ANGELITA DAISY	1 GAL 12" C.C.	XX
			LANTANA 'NEW GOLD' NEW GOLD LANTANA	1 GAL	XX
			SYNTHETIC LAWN SOUTHWEST GREENS OR EQUAL		PER PLAN
			NASELLA TENUSSIMA MEXICAN FEATHER GRASS	1 GAL	XX
			OLEA EUROPAEA 'LIL DOLLIE' DWARF OLIVE	5 GAL	XX
			ROSMARINUS OFFICINALIS TRAILING ROSEMARY	1 GAL	XX
			TRACHELOSPERNUM ASIATICUM TRAILING JASMINE	1 GAL	XX
			WEDELIA TRILOBATA YELLOW DOT	1 GAL	XX
			INERT MATERIALS	SIZE	QTY
			DECOMPOSED GRANITE EXPRESS CARAMEL	1/2" SCREENED 2" MIN DEPTH	PER PLAN
			2" SCREENED NATIVE ROCK EXPRESS CARAMEL	3'-4" DIA	PER PLAN

HARDSCAPE SCHEDULE

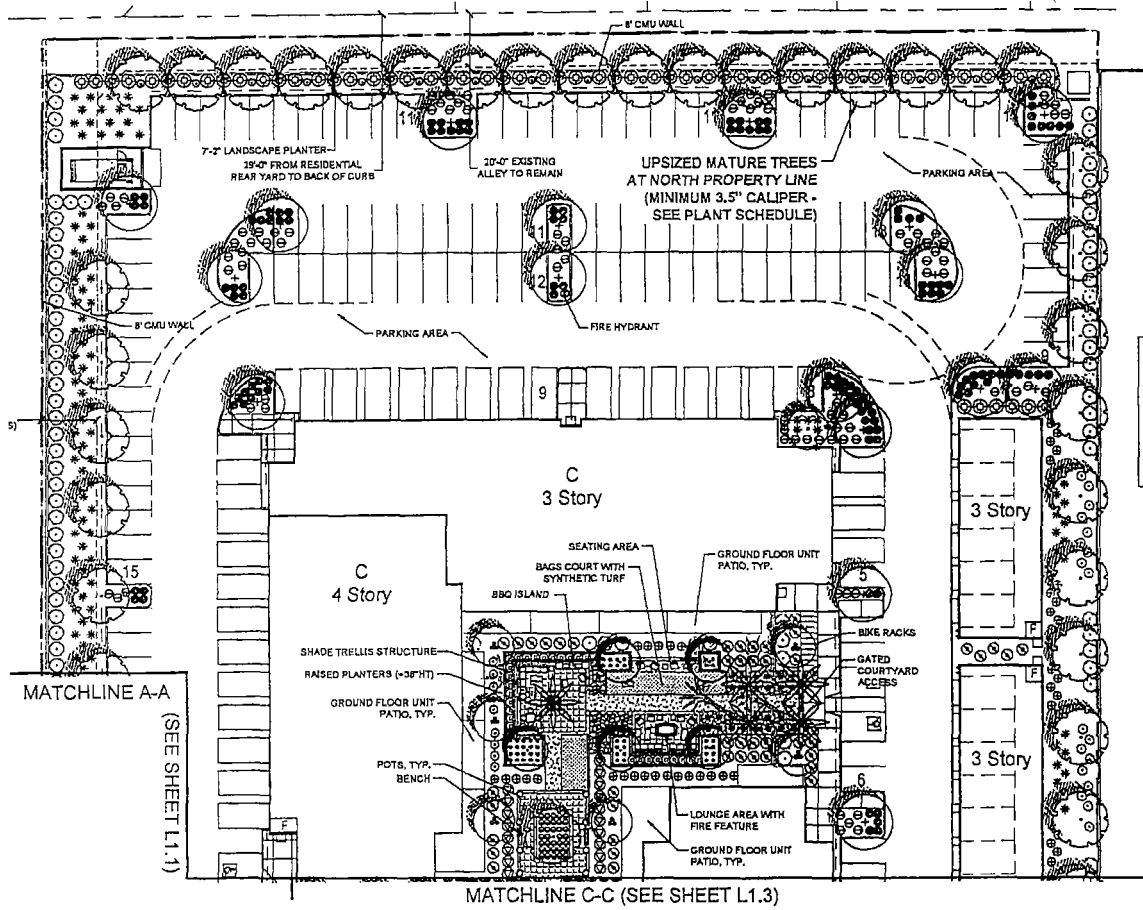
- 4"X4" CONCRETE PAVER
ACKER STONE OR EQUAL / COLOR: DESERT BLEND
- 12"X12" CONCRETE PAVER
ACKER PALAZZO OR EQUAL / COLOR: NATURAL POWDER
- STAMPED COLORED CONCRETE
COLOR AND PATTERN T.B.D.
- CONCRETE SIDEWALK / PAVING
COLOR: STANDARD GRAY WITH LIGHT BROOM FINISH
- EXPOSED AGGREGATE PAVING / BANDING
COLOR: STANDARD GRAY WITH 3/8" AGGREGATE

*FINAL MATERIAL SCHEDULE SHALL BE PROVIDED AT DRB SUBMITTAL AFTER RE-ZONING APPROVAL.



PRELIMINARY LANDSCAPE PLAN

SCALE: 1" = 20'-0"



PRELIMINARY LANDSCAPE PLAN

SCALE: 1" = 20'-0"

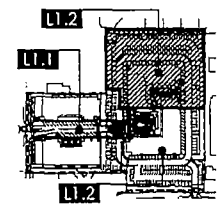
PLANT SCHEDULE

TREES	SIZE / REMARKS	QTY	SHRUBS	SIZE	QTY	
ACACIA ANEURA	1.2" CAL.	XX	CARISSA GRANDIFLORA TUTTLEF	5 GAL.	XX	
MULGA ACACIA	MULTI-TRUNK, MATCHED		TUTTLEF'S NATAL PLUM	5 GAL.	XX	
BALANITA CONGESTA	1.5" CAL.	XX	DOONCEA VISCOSA	5 GAL.	XX	
DORCH TREE	MULTI-TRUNK, MATCHED		HOPSEED BUSH	6 GAL.	XX	
CERCIDILUM PRAECOX	2" CAL.	XX	JUSTICIA BRICCOFIA	5 GAL.	XX	
PAID BREA	MULTI-TRUNK, MATCHED		MEXICAN HONEYSUCKLE	5 GAL.	XX	
PISTACHIA LENTISCUS	2" CAL.	XX	LEUCOPHYLLUM CANDIDUM	5 GAL.	XX	
MASTIC TREE (ALT: THEVETIA / TEXAS MTN. LAUREL)	MULTI-TRUNK, MATCHED		THUNDER CLOUD SHADE	5 GAL.	XX	
ULMUS PARVIFLORA 'T. GREEN'	2" / 1.25" MIN CAL.	XX / XX	LEUCOPHYLLUM LAEVIGATUM	5 GAL.	XX	
TRUE GREEN ELM (ALT: VELVET ASH)	TRUNK, MATCHED		CHI-KUN-LIAN SAGE	5 GAL.	XX	
CAESALPINIA MEDICANA	1.5" CAL.	XX	MYRTUS COMMUNIS DWARF MYRTLE (ALT: XYLISOMA)	5 GAL.	XX	
MEXICAN BIRD OF PARADISE	MULTI-TRUNK, MATCHED		NERIUM OLEANDER 'P. PINK'	5 GAL.	XX	
PHOENIX DACTYLIFERA	18'-0" HT TO	XX	PETITE PINK OLEANDER	5 GAL.	XX	
DATE PALM (ALT: WASHINGTONIA FLIFERA)	STANDARD		RUELLIA BRITTONIANA	5 GAL.	XX	
QUERCUS VIRGINIANA	2" CAL.	XX	BRITISH RUELLIA	5 GAL.	XX	
LIVE OAK	MATCHED		RUSSELLIA EQUISSETIFORMIS	5 GAL.	XX	
			CORAL FOUNTAIN	5 GAL.	XX	
			TECOMA STANS 'GOLD STAR'	5 GAL.	XX	
			YELLOW BELLS	5 GAL.	XX	
			GROUND COVER	SIZE	QTY	
			POTS	ANNUALS AS SELECTED BY SEASON	4" POTS PER PLAN	
				EREMOPHILA CLADRA 'M. GOLD'	1 GAL.	XX
				OUTBACK SUNRISE DMU	1 GAL.	XX
				HIMEDONIS ACALUIS	1" CAL.	XX
				ANGELITA DAISY	1" CAL.	XX
				LANTANA 'NEW GOLD'	1 GAL.	XX
				NEW GOLD LANTANA	1 GAL.	XX
				SYNTHETIC LAWN	PER PLAN	
				SOUTHWEST GREENS OR EQUAL	PER PLAN	
				NASELLA TENUSSIMA	1 GAL.	XX
				MEXICAN FEATHER GRASS	1 GAL.	XX
				OLEA EUROPAEA 'L. OLLIE'	5 GAL.	XX
				DWARF OLIVE	5 GAL.	XX
				ROSMARINUS OFFICINALIS	1 GAL.	XX
				TRAILING ROSEMARY	1 GAL.	XX
				TRACHELOSPERMUM ASIATICUM	1 GAL.	XX
				TRAILING JASMINE	1 GAL.	XX
				WEDELIA TRILOBATA	1 GAL.	XX
				YELLOW DOT	1 GAL.	XX
				INERT MATERIALS	SIZE	QTY
				D.O.	DECOMPOSED GRANITE	1/2" PER PLAN
					EXPRESS CARMEL	SCREENED, 2" MIN DEPTH
					2" SCREENED NATIVE ROCK	3/4" DIA. PER PLAN
					EXPRESS CARMEL	

HARDSCAPE SCHEDULE

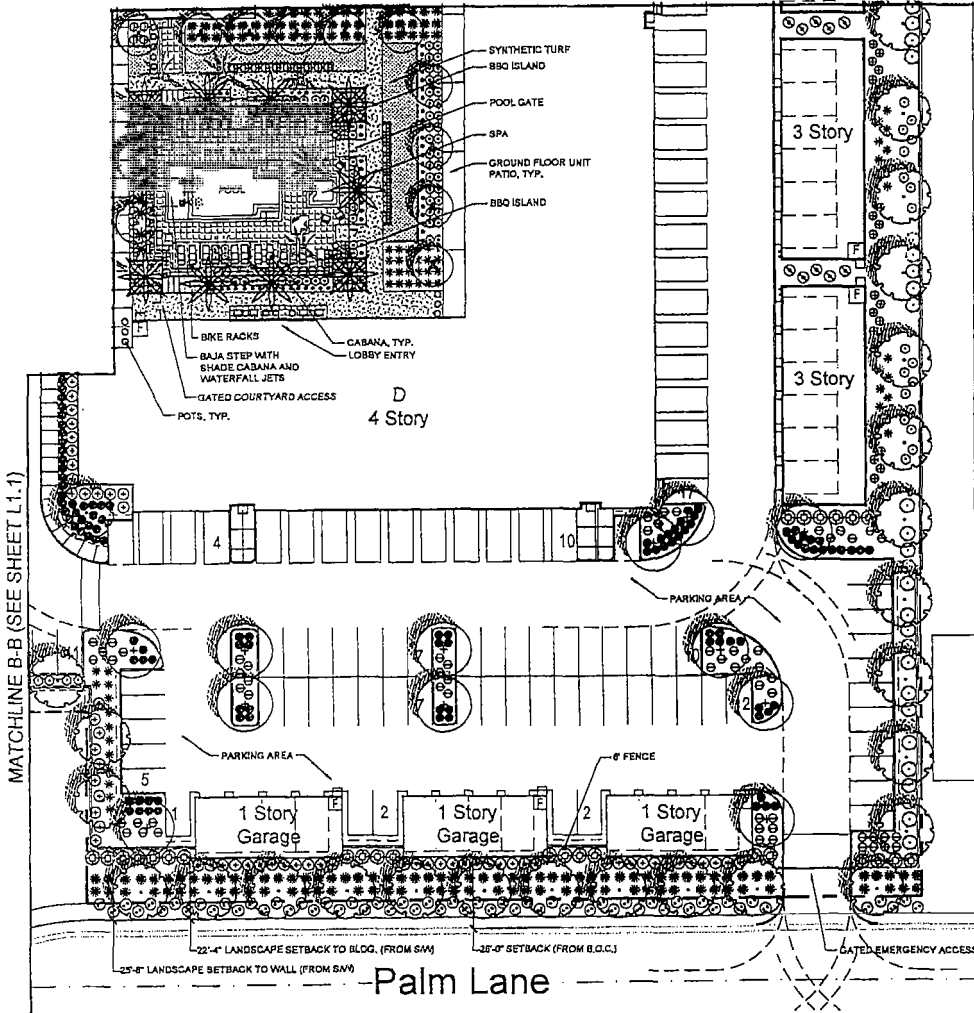
- 5/8" CONCRETE PAVER ACKER STONE OR COUML / COLOR: DESERT BLEND
- 12"x12" CONCRETE PAVER ACKER PALAZZO OR EQUAL / COLOR: NATURAL PEWTER
- STAMPED COLORED CONCRETE COLOR AND PATTERN T.B.O.
- CONCRETE SIDEWALK / PAVING COLOR: STANDARD GRAY WITH LIGHT BROOM FINISH
- EXPOSED AGGREGATE PAVING / BANDING COLOR: STANDARD GRAY WITH 3/8" AGGREGATE

*FINAL MATERIAL SCHEDULE SHALL BE PROVIDED AT O.R. SUBMITTAL AFTER RE-ZONING APPROVAL.



SHEET KEY N.T.S.

MATCHLINE C-C (SEE SHEET L1.2)



PRELIMINARY LANDSCAPE PLAN

SCALE: 1" = 20'-0"

PLANT SCHEDULE

TREES	SIZE / REMARKS	QTY	SHRUBS	SIZE	QTY
ACACIA ANEURA	1.5" CAL	XX	"CARISSA GRANDIFLORA TUTTLEF	5 GAL	XX
MULGA ACACIA	MULTI-TRUNK, MATCHED		TUTTLEF'S NATAL PLUM	5 GAL	XX
BALANITA CONGESTA	1.5" CAL	XX	DODONAEA VISCOSA	5 GAL	XX
ORCHID TREE	MULTI-TRUNK, MATCHED		HOPSEED BUSH		
CERCIDIUM PRAECOX	2" CAL	XX	JUSTITIA SPICEQURA	5 GAL	XX
PALO BREA	MULTI-TRUNK, MATCHED		MEXICAN HONEYSUCKLE		
PISTACHIA LENTISCUIS	2" CAL	XX	LEUCOPHYLLUM CANDIDUM	5 GAL	XX
MASTIC TREE	MULTI-TRUNK, MATCHED		THUNDER CLOUD SAGE	5 GAL	XX
(ALT: THEVETIA / TEXAS WTN. LAUREL)	2" CAL	XX	LEUCOPHYLLUM LAEVIGATUM	5 GAL	XX
LELAEUS PARVIFLORA 'T. GREEN	2" / 3.5" MIN CAL, STANDARD	XX / XX	OSHIMAJIAN SAGE	5 GAL	XX
TRUE GREEN ELM (ALT: VELVET AGH)	TRUNK, MATCHED		MYRTUS COMMUNIS DWARF MYRTLE (ALT: XYLISOMA)	5 GAL	XX
CADALPINA MICHIGANA	1.5" CAL	XX	NERIUM OLIFANDER 'P. PINK' PETTIE PINK OLIFANDER	5 GAL	XX
MEDICAN BIRD OF PARADISE	MULTI-TRUNK, MATCHED		RUELLIA BRITTONIANA BRITISH RUELLIA	5 GAL	XX
PHOENIX DACTYLIFERA	18'-0" HT TO PINEAPPLE	XX	RUSSELLIA EQUISSETIFORMIS CORAL FOUNTAIN	5 GAL	XX
DATE PALM (ALT: WASHINGTONIA FILIFERA)	2" CAL, STANDARD	XX	TECOMA STANS 'GOLD STAR' YELLOW BELLS	5 GAL	XX
QUERCUS VICTORIANA	LIVE OAK	XX			

ACCENTS / VINES	SIZE	QTY	POTS	ANNUALS AS SELECTED BY SEASON	4" POTS	PER PLAN
ALOE X. BLUE ELF	5 GAL	XX	EREMOPHILA GLADRA 'N. GOLD'	OUTBACK SUNRISE EAU	1 GAL	XX
BLUE ELF ALOE	5 GAL	XX	HIMENOCYCLUS ADAMIS ANGELITA DAISY	'NEW GOLD' LANTANA	1 GAL @ 12" DIA.	XX
BOUDANVILLE 'B. MARST'	15 GAL	XX	LANTANA 'NEW GOLD'	'NEW GOLD' LANTANA	1 GAL	XX
BARBARA KARTT BOUDANVILLE	5 GAL	XX				
EUPHORBIA ANTISYPHILITICA CANDELLA	5 GAL	XX				
FICUS FUMICA	6 GAL	XX				
HEPESPERALOE P. 'BRANLEIGHT'	5 GAL	XX				
RED HESPERALOE	5 GAL	XX				
HESPERALOE FLUTIFERA	5 GAL	XX				
GIANT HESPERALOE	5 GAL	XX				
MULLENBERGIA CAPELLARIS	5 GAL	XX				
REGAL WIST DEER GRASS (ALT: PURPLE FTN. GRASS)	5 GAL	XX				
MULLENBERGIA LINDEHEIMERI	5 GAL	XX				
ALTUNAN GLOW DEER GRASS	5 GAL	XX				
PEDILANTHUS MACROCARPUS	6 GAL	XX				
LADY'S SLIPPER	5 GAL	XX				
YUCCA PALLIDA	5 GAL	XX				
PALE LEAF YUCCA	5 GAL	XX				

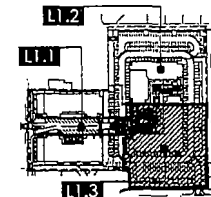
GROUNDCOVER	SIZE	QTY
EREMOPHILA GLADRA 'N. GOLD'	1 GAL	XX
OUTBACK SUNRISE EAU	1 GAL @ 12" DIA.	XX
HIMENOCYCLUS ADAMIS ANGELITA DAISY	1 GAL	XX
LANTANA 'NEW GOLD'	1 GAL	XX
'NEW GOLD' LANTANA	1 GAL	XX
SYNTHETIC LAWN		PER PLAN
SOUTHWEST GREENS OR EQUAL		PER PLAN
MASELLA TENNISIMA	1 GAL	XX
MEXICAN FEATHER GRASS	1 GAL	XX
OLEA EUROPAEA 'LIL OLLIE'	5 GAL	XX
DWARF OLIVE	5 GAL	XX
ROSMARINUS OFFICINALIS	1 GAL	XX
TRAILING ROSEMARY	1 GAL	XX
***TRACHELOPERNUM ASIATICUM	1 GAL	XX
TRAILING JASMINE	1 GAL	XX
WEDELIA TRILOBATA	1 GAL	XX
YELLOW DOT	1 GAL	XX

INERT MATERIALS	SIZE	QTY
DECOMPOSED GRANITE	1/2" PER PLAN	
EXPRESS CARAMEL	SCREENED, 2" MIN DEPTH	
7" SCREENED NATIVE ROCK	3'-6" DIA.	PER PLAN
EXPRESS CARAMEL		

HARDSCAPE SCHEDULE

- 6"X6" CONCRETE PAVER ACHER STONE OR EQUAL / COLOR: DESERT BLEND
- 12"X24" CONCRETE PAVER ACHER PALAZZO OR EQUAL / COLOR: NATURAL PEWTER
- STAINED COLORED CONCRETE COLOR AND PATTERN T.B.D.
- CONCRETE SIDEWALK / PAVING COLOR: STANDARD GRAY WITH LIGHT BROOM FINISH
- EXPOSED AGGREGATE PAVING / BANDING COLOR: STANDARD GRAY WITH 3/8" AGGREGATE

*FINAL MATERIAL SCHEDULE SHALL BE PROVIDED AT DMB SUBMITTAL AFTER RE-COINING APPROVAL.





SHEET KEY N.T.S.



Community & Economic Development Division
Planning and Development Services

7447 East Indian School Road, Suite 105
Scottsdale, Arizona 85251

To: Honorable Mayor Lane and City Council Members
From: Brad Carr, Principal Planner 
Through: Randy Grant, Planning and Development Director 
Date: 5/20/2019
Re: Revised Abandonment Resolution (Reso. No. 11426) – related to Alexan Scottsdale

Honorable Mayor Lane and City Council Members,

Attached is a revised abandonment resolution related to the Alexan Scottsdale project (21-ZN-2018). The revised resolution is a result of minor changes to the conditions that must be satisfied for the abandonment to become effective. Those changes include a clarification on scope of work for the proposed undergrounding of powerlines near the project site, as well a revision to remove an additional cash payment requirement that was required with a previous version of the resolution.

Respectfully,

Brad Carr, AICP
Principal Planner

RESOLUTION NO. 11426

A RESOLUTION OF THE COUNCIL OF THE CITY OF SCOTTSDALE, MARICOPA COUNTY, ARIZONA, ABANDONING, SUBJECT TO CONDITIONS, CERTAIN INTERESTS IN A "J" SHAPED NORTH-SOUTH PUBLIC ROADWAY EASEMENT LOCATED NORTH OF 7242 E. PALM LANE AND EAST OF SCOTTSDALE ROAD

(17 - AB – 2018)
(Alexan Scottsdale)

WHEREAS:

A. A.R.S. Sec. 28-7201, et seq., provide that a city may dispose of a public roadway or portion thereof that is no longer necessary for public use.

B. Scottsdale Revised Code 2-221 and other applicable laws provide that the City may dispose of other real property interests.

C. After notice to the public, the City of Scottsdale ("City ") Planning Commission and City Council have held hearings on the proposed abandonment of certain interests in street right of way easement, (collectively, the "Abandonment Right-of-way").

D. The Abandonment Right-of-Way is all of the following real property ownership and real property interests held by the City on the date of this resolution:

1. The rights-of-way, public utility and roadway easements described on **Exhibit "A"** and **Exhibit "B"** attached hereto.

2. The Abandonment Right-of-Way falls within, serves, affects or is near a parcel comprising a total of approximately 7.06 acres as depicted on **Exhibit "C"** attached hereto.

E. City's city council finds that, subject to the conditions, requirements, reservations and limitations of this resolution, the Abandonment Right-of-way is no longer necessary for public use.

F. City's city council has considered the City expenditure, if any, authorized by this resolution and the direct consideration that City will receive and finds that there is a clearly identified public purpose for City's expenditure, if any, and that City will receive direct consideration substantially equal to its expenditure.

G. City's city council finds that consideration and other public benefit commensurate with the value of the interests in the Abandonment Right-of-way being abandoned giving due consideration to its degree of fragmentation and marketability, will be provided to City by the owners of the abutting property.

NOW, THEREFORE, BE IT RESOLVED THAT:

1. Abandonment. Subject to the reservations and conditions below, City's interests comprising the Abandonment Right-of-way are hereby abandoned.

2. Reservations. City reserves to itself and excludes from this abandonment all of the following cumulative, perpetual interests:

2.1 Specified Reservations. Any and all interests in the Abandonment Right-of-way that this resolution or any related application, zoning case, plat, lot split, use permit, or other land use regulatory or other process or requirements may require to be reserved or dedicated to City, or may describe as being owned by City.

2.2 Other Reserved Interests. Any of the following in favor of City that may already have been imposed on the Abandonment Right-of-way prior to this resolution, if any:

2.2.1 Any V.N.A.E. or other vehicular non-access easement or covenant.

2.2.2 Any open space or similar easement or covenant.

2.2.3 Any scenic corridor, setback or similar easement or covenant.

2.3 Existing Utilities. An easement for all existing utilities, if any. Such easement shall automatically expire if and when such utilities are completely and permanently removed.

2.4 Statutory Reservations. Such rights and interests, if any, as are required to be reserved by A.R.S. Sec. 28-7210 and A.R.S. Sec. 28-7215.

3. Effective Date. This resolution shall not be recorded or become effective until all of the following conditions (the "Conditions") are satisfied in accordance with all applicable laws, regulations and policies and at no expense to City:

3.1 The applicant has caused the undergrounding of electric and cable utility lines along the north side of the east-west 12' roadway easement along the north side of the Alexan Scottsdale development. The cost of this work is estimated to be \$232,976.00

3.2 Applicant shall dedicate to city specifications a 12-foot north-south sewer easement along the west side of the Alexan Scottsdale development, pursuant to the legal description and graphic depiction attached hereto as **Exhibit "D"** and **Exhibit "E"**, and a 20-foot east-west sewer easement along the south side of the Alexan Scottsdale development, pursuant to the legal description and graphic depiction attached hereto as **Exhibit "F"** and **Exhibit "G"**.

3.3 Payment. The applicant shall pay to City the difference, if any, between the final actual construction cost to underground the electric utility lines and the estimated cost, if the final actual cost is lower. The City will determine the amount to be paid upon receipt from SRP of the actual final costs.

3.4 The zoning administrator executes the certificate at the bottom of this resolution indicating that the Conditions have been satisfied.

4. Administration of Conditions. If the Conditions are not all satisfied prior to the second annual anniversary of this resolution, or if this resolution is not recorded prior to that deadline, then the City clerk shall mark this resolution to indicate that this resolution is void. The city attorney shall have authority in his sole and absolute discretion to approve or decline to approve requested minor changes in the attached document forms.

5. Exhibits. The text of the body of this resolution controls any conflict with its exhibits as to the rights or interests created, reserved or otherwise affected by this resolution. For example, if the text of the body of this resolution indicates that City is reserving a particular type of easement, but the exhibit text or labels indicate a different type of real estate interest, then the resolution text controls.

PASSED AND ADOPTED by the Council of the City of Scottsdale this _____ day of _____, 2019.

CITY OF SCOTTSDALE, an Arizona municipal corporation.

ATTEST:

W. J. "Jim" Lane, Mayor

By: _____
Carolyn Jagger, City Clerk

APPROVED AS TO FORM:

OFFICE OF THE CITY ATTORNEY

Margaret Wilson

Bruce Washburn, City Attorney

By: Margaret Wilson, Senior Assistant City Attorney

CERTIFICATE

I am the zoning administrator of the City of Scottsdale. I certify that I have confirmed that the conditions stated in paragraph 3 of the abandonment resolution above have been fulfilled and the resolution is ready to be recorded and become effective.

DATED this _____ day of _____, 20_____.

signature

name printed

Table of Exhibits

<u>Exhibit</u>	<u>Paragraph</u>	<u>Description</u>
A	D(1)	Legal description of street right-of-way to be abandoned
B	D(1)	Scaled and dimensioned drawing to accompany legal description of street right-of-way to be abandoned
C	D(2)	Depiction of parcels served by abandonment
D	3.2	Legal description of sewer easement (north-south)
E	3.2	Scaled depiction of sewer easement (north-south)
F	3.2	Legal description of sewer easement (south side)
G	3.2	Scaled depiction of sewer easement (south side)

**EXHIBIT A
LEGAL DESCRIPTION
20' PERMANENT EASEMENT & RIGHT OF WAY
ABANDONMENT**

THAT PORTION OF THE PERMANENT EASEMENT ACCORDING TO DOCKET 5329, PAGE 557, RECORDS OF MARICOPA COUNTY, ARIZONA, DESCRIBED IN SAID DOCKET AS PARCEL 2 EXCEPT THE NORTH 12 FEET THEREOF, AND PARCELS 4(A), 4(B), 4(C), AND 4(D). ALL BEING LOCATED IN THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 2 NORTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT WEST QUARTER OF SAID SECTION 35, FROM WHICH THE SOUTHWEST CORNER OF SAID SECTION 35 BEARS SOUTH 00 DEGREES 11 MINUTES 47 SECONDS WEST, 2659.99 FEET;

THENCE SOUTH 00 DEGREES 11 MINUTES 47 SECONDS WEST, ON THE WEST LINE OF SAID SECTION 35, 665.00 FEET;

THENCE NORTH 89 DEGREES 48 MINUTES 57 SECONDS EAST, ON THE NORTH LINE OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER, 355.01 FEET;

THENCE SOUTH 00 DEGREES 11 MINUTES 47 SECONDS WEST, DEPARTING SAID NORTH LINE, 12.00 FEET TO THE **POINT OF BEGINNING**;

THENCE NORTH 89 DEGREES 48 MINUTES 57 SECONDS EAST, 30.00 FEET;

THENCE SOUTH 45 DEGREES 00 MINUTES 22 SECONDS WEST, 14.19 FEET;

THENCE SOUTH 00 DEGREES 11 MINUTES 47 SECONDS WEST, 543.08 FEET;

THENCE SOUTH 89 DEGREES 48 MINUTES 57 SECONDS WEST, 20.00 FEET;

THENCE NORTH 00 DEGREES 11 MINUTES 47 SECONDS EAST, 0.34 FEET;

THENCE SOUTH 89 DEGREES 46 MINUTES 33 SECONDS WEST, 65.66 FEET;

THENCE NORTH 27 DEGREES 06 MINUTES 23 SECONDS EAST, 22.37 FEET;

THENCE NORTH 89 DEGREES 48 MINUTES 57 SECONDS EAST, 11.25 FEET;

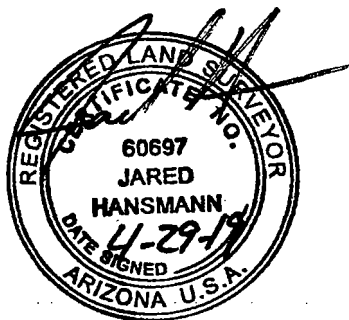
THENCE NORTH 00 DEGREES 11 MINUTES 47 SECONDS EAST, 0.15 FEET;

THENCE NORTH 89 DEGREES 48 MINUTES 57 SECONDS EAST, 34.28 FEET;

THENCE NORTH 45 DEGREES 00 MINUTES 20 SECONDS EAST, 14.19 FEET;

THENCE NORTH 00 DEGREES 11 MINUTES 47 SECONDS EAST, 522.76 FEET TO
THE **POINT OF BEGINNING**.

SAID PARCEL CONTAINS 12,371 SQUARE FEET OR 0.28 ACRES, MORE OR LESS.



OAK ST.

WEST QUARTER CORNER
FOUND BRASS CAP IN HANDHOLE
SECTION 35, T2N, R4E
POINT OF COMMENCEMENT

S0°11'47"W
665.00'(C)

TOWN AND
COUNTRY SCOTTSDALE
BK. 79 PG. 40

S. LINE
N½ NW¼ SW¼

8

P.O.B.

9

10

11

12

13



N89°48'57"E 355.01'

SEE DETAIL
SHEET 2

APN 131-19-002E

20' PERMANENT
EASEMENT &
RIGHT OF WAY
DKT. 5329 PG.557
ABANDONED

APN 131-19-002U

APN 131-19-002V

SCOTTSDALE RD.
N0°11'47"E 665.00'(C)

APN 131-19-002L

65' R/W

APN 131-19-002K

S0°11'47"W
(BASIS OF BEARINGS)
2659.99'(M&R)



PALM LANE

30' R/W

- * APN 131-19-003F
- ** APN 131-19-003K
- *** APN 131-19-003L

SOUTHWEST CORNER
FOUND BRASS CAP IN HANDHOLE
SECTION 35, T2N, R4E

MCDOWELL RD.



SIG

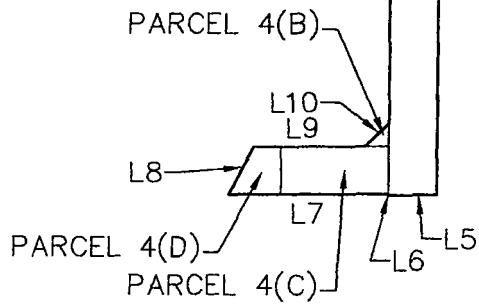
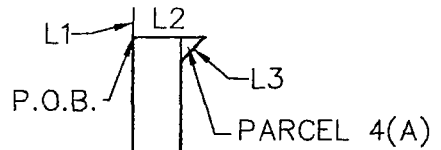
SURVEY INNOVATION
GROUP, INC

EXHIBIT B
20' PERMANENT EASEMENT & RIGHT OF WAY
ABANDONMENT

Ph (480) 922 0780 Land Surveying Services Fx (480) 922 0781
22425 N. 16th ST., SUITE 1, PHOENIX, ARIZONA 85024

JOB #18-116	DWG: 18-116 LEGAL ABAN.	DATE 10-10-18
SCALE: 1"=150'	DRAWN: JPH	CHK: JAS
		SHEET 1 OF 2

LINE TABLE		
LINE	DIRECTION	LENGTH
L1	S0°11'47"W	12.00'
L2	N89°48'57"E	30.00'
L3	S45°00'22"W	14.19'
L4	S0°11'47"W	543.08'
L5	S89°48'57"W	20.00'
L6	N0°11'47"E	0.34'
L7	S89°46'33"W	65.66'
L8	N27°06'23"E	22.51'
L9	N89°46'33"E	45.48'
L10	N45°00'20"E	14.18'
L11	N0°11'47"E	522.76'

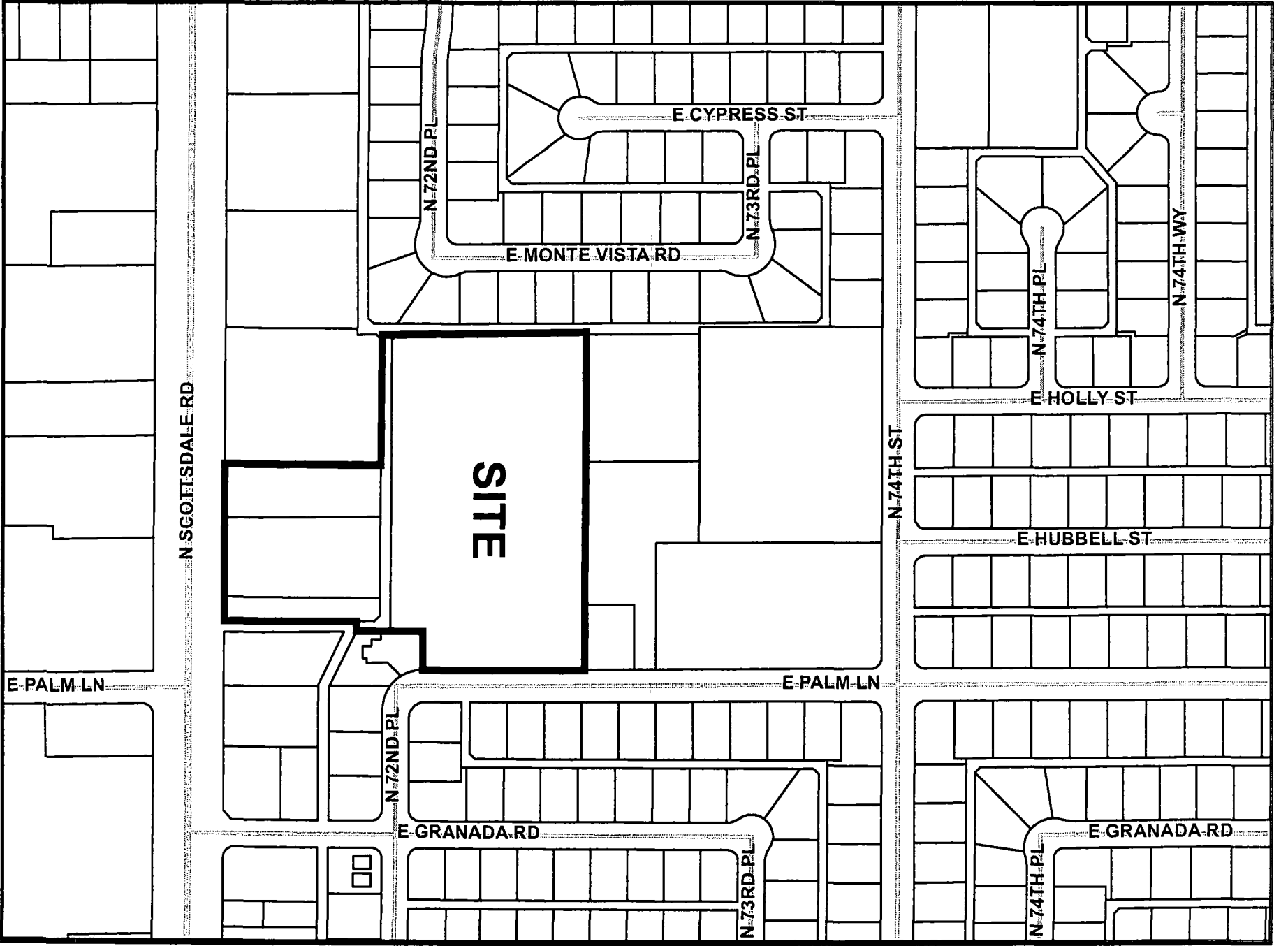


SIG
SURVEY INNOVATION
GROUP, INC

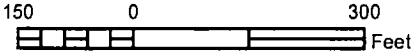
EXHIBIT B
20' PERMANENT EASEMENT & RIGHT OF WAY
ABANDONMENT

Ph (480) 922 0780 *Land Surveying Services* Fx (480) 922 0781
 22425 N. 16th ST., SUITE 1, PHOENIX, ARIZONA 85024

JOB #18-116	DWG: 18-116 LEGAL ABAN.	DATE 10-10-18
SCALE: N.T.S.	DRAWN: JPH	CHK: JAS
		SHEET 2 OF 2



SITE



**EXHIBIT D
LEGAL DESCRIPTION
12' DEDICATED SEWER EASEMENT**

THAT PORTION OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 2 NORTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING DESCRIBED AS FOLLOWS:

COMMENCING AT WEST QUARTER OF SAID SECTION 35, FROM WHICH THE SOUTHWEST CORNER OF SAID SECTION 35 BEARS SOUTH 00 DEGREES 11 MINUTES 47 SECONDS WEST, 2659.99 FEET;

THENCE SOUTH 00 DEGREES 11 MINUTES 47 SECONDS WEST, ON THE WEST LINE OF SAID SECTION 35, 665.00 FEET;

THENCE NORTH 89 DEGREES 48 MINUTES 57 SECONDS EAST, ON THE NORTH LINE OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER, 355.01 FEET;

THENCE SOUTH 00 DEGREES 11 MINUTES 47 SECONDS WEST, 12.00 FEET TO THE **POINT OF BEGINNING**;

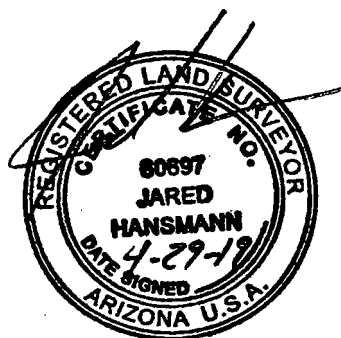
THENCE NORTH 89 DEGREES 48 MINUTES 57 SECONDS EAST, 12.00 FEET;

THENCE SOUTH 00 DEGREES 11 MINUTES 47 SECONDS WEST, 238.01 FEET;

THENCE SOUTH 89 DEGREES 48 MINUTES 57 SECONDS WEST, 12.00 FEET;

THENCE NORTH 00 DEGREES 11 MINUTES 47 SECONDS EAST, 238.01 FEET TO THE **POINT OF BEGINNING**.

SAID PARCEL CONTAINS 2,856 SQUARE FEET OR 0.07 ACRES, MORE OR LESS.



OAK ST.

WEST QUARTER CORNER
FOUND BRASS CAP IN HANDHOLE
SECTION 35, T2N, R4E
POINT OF COMMENCEMENT

S0°11'47"W
665.00'(C)

TOWN AND
COUNTRY SCOTTSDALE
BK. 79 PG. 40

8 9 10 11 12 13

S. LINE
N½ NW¼ SW¼

P.O.B.

N89°48'57"E 355.01'

L1 L2

12' SEWER EASEMENT

L5 L3

APN 131-19-002E

APN 131-19-002U

APN 131-19-002V

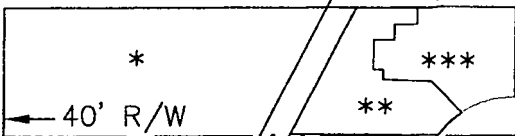
APN 131-19-002L

APN 131-19-002K

SCOTTSDALE RD.
N0°11'47"E 665.00'(C)

65' R/W

S0°11'47"W
(BASIS OF BEARINGS)
2659.99'(M&R)



PALM LANE

- * APN 131-19-003F
- ** APN 131-19-003K
- *** APN 131-19-003L

30' R/W

SOUTHWEST CORNER
FOUND BRASS CAP IN HANDHOLE
SECTION 35, T2N, R4E

MCDOWELL RD.



SIG

SURVEY INNOVATION
GROUP, INC

EXHIBIT E

12' SEWER EASEMENT

Ph (480) 922 0780 Land Surveying Services Fx (480) 922 0781
22425 N. 16th ST., SUITE 1, PHOENIX, ARIZONA 85024

JOB #18-116	DWG: 18-116 LEGAL ABAN.	DATE 10-10-18
SCALE: 1"=150'	DRAWN: JPH	CHK: JAS
		SHEET 1 OF 2

Resolution 11426

LINE TABLE		
LINE	DIRECTION	LENGTH
L1	S0°11'47"W	12.00'
L2	N89°48'57"E	12.00'
L3	S0°11'47"W	238.01'
L4	S89°48'57"W	12.00'
L5	N0°11'47"E	238.01'



SIG
SURVEY INNOVATION
GROUP, INC

EXHIBIT E
12' SEWER EASEMENT

Ph (480) 922 0780 *Land Surveying Services* Fx (480) 922 0781
 22425 N. 16th ST., SUITE 1, PHOENIX, ARIZONA 85024

JOB #18-116	DWG: 18-116 LEGAL ABAN.	DATE 10-10-18
SCALE: N.T.S.	DRAWN: JPH	CHK: JAS
		SHEET 2 OF 2

Resolution 11426

**EXHIBIT F
LEGAL DESCRIPTION
20' DEDICATED SEWER EASEMENT**

THAT PORTION OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 2 NORTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING DESCRIBED AS FOLLOWS:

COMMENCING AT WEST QUARTER OF SAID SECTION 35, FROM WHICH THE SOUTHWEST CORNER OF SAID SECTION 35 BEARS SOUTH 00 DEGREES 11 MINUTES 47 SECONDS WEST, 2659.99 FEET;

THENCE SOUTH 00 DEGREES 11 MINUTES 47 SECONDS WEST, ON THE WEST LINE OF SAID SECTION 35, 1209.51 FEET;

THENCE SOUTH 89 DEGREES 48 MINUTES 13 SECONDS EAST, 65.00 FEET;

THENCE NORTH 89 DEGREES 46 MINUTES 33 SECONDS EAST, 245.58 FEET TO THE **POINT OF BEGINNING**;

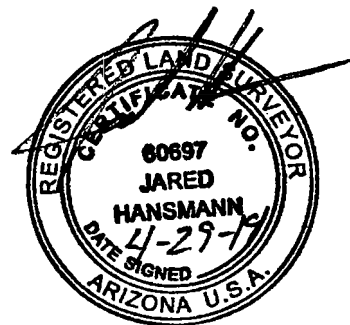
THENCE CONTINUING NORTH 89 DEGREES 46 MINUTES 33 SECONDS EAST, 54.14 FEET;

THENCE SOUTH 00 DEGREES 13 MINUTES 27 SECONDS WEST, 20.00 FEET;

THENCE SOUTH 89 DEGREES 46 MINUTES 33 SECONDS WEST, 54.14 FEET;

THENCE NORTH 00 DEGREES 13 MINUTES 27 SECONDS EAST, 20.00 FEET TO THE **POINT OF BEGINNING**.

SAID PARCEL CONTAINS 1,083 SQUARE FEET OR 0.02 ACRES, MORE OR LESS.



OAK ST.

WEST QUARTER CORNER
FOUND BRASS CAP IN HANDHOLE
SECTION 35, T2N, R4E
POINT OF COMMENCEMENT

TOWN AND
COUNTRY SCOTTSDALE

BK. 79 PG. 40

8 9 10 11 12 13

S. LINE
N 1/2 NW 1/4 SW 1/4

S0°11'47"W
665.00'(C)

S0°11'47"W 1209.51'(C)

N89°48'57"E 355.01'

APN 131-19-002E

65' R/W

APN 131-19-002U

SCOTTSDALE RD.

APN 131-19-002L

APN 131-19-002V

P.O.B.

20' SEWER EASEMENT

APN 131-19-002K

L1

L2

L3

L4

S0°11'47"W
(BASIS OF BEARINGS)
2659.99'(M&R)

L6

L5

40' R/W

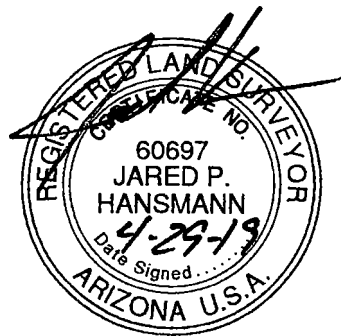
PALM LANE

- * APN 131-19-003F
- ** APN 131-19-003K
- *** APN 131-19-003L

30' R/W

SOUTHWEST CORNER
FOUND BRASS CAP IN HANDHOLE
SECTION 35, T2N, R4E

MCDOWELL RD.



SIG

SURVEY INNOVATION
GROUP, INC

EXHIBIT G

20' SEWER EASEMENT

Ph (480) 922 0780 Land Surveying Services Fx (480) 922 0781
22425 N. 16th ST., SUITE 1, PHOENIX, ARIZONA 85024

JOB #18-116	DWG: 18-116 LEGAL ABAN.	DATE 10-10-18
SCALE: 1"=150'	DRAWN: JPH	CHK: JAS
		SHEET 1 OF 2

Resolution 11426

LINE TABLE		
LINE	DIRECTION	LENGTH
L1	S89°48'13"E	65.00'
L2	N89°46'33"E	245.58'
L3	N89°46'33"E	54.14'
L4	S0°13'27"E	20.00'
L5	S89°46'33"W	54.14'
L6	N0°13'27"W	20.00'



SIG

**SURVEY INNOVATION
GROUP, INC**

**EXHIBIT G
20' SEWER EASEMENT**

Ph (480) 922 0780 *Land Surveying Services* Fx (480) 922 0781
22425 N. 16th ST., SUITE 1, PHOENIX, ARIZONA 85024

JOB #18-116	DWG: 18-116 LEGAL ABAN.	DATE 10-10-18
SCALE: N.T.S.	DRAWN: JPH	CHK: JAS
		SHEET 2 OF 2

Resolution 11426

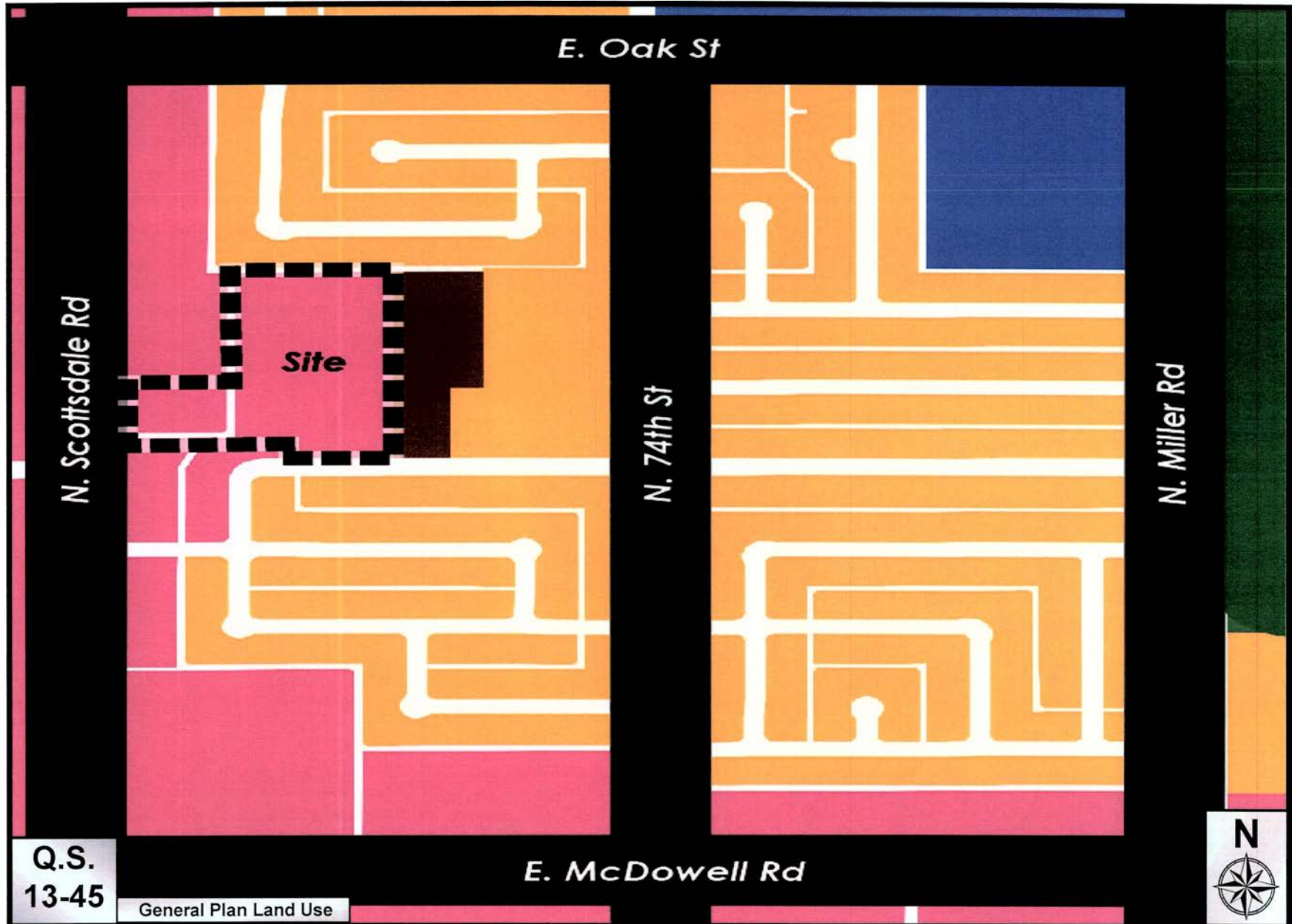
Additional Information for:

Alexan Scottsdale

Case: 21-ZN-2018

PLANNING/DEVELOPMENT

1. **DEVELOPMENT CONTINGENCIES** Each element of this zoning case—including density/intensity, lot/unit placement, access and other development contingencies—may be changed as more information becomes available to address public health, safety and welfare issues related to drainage, open space, infrastructure and other requirements.
2. **DEVELOPMENT REVIEW BOARD.** The City Council directs the Development Review Board's attention to:
 - a. the design of building faces, height and building materials of buildings facing north and south towards existing residential development,
 - b. the type, quantity, and size of landscaping at the northern and southern ends of the site,
 - c. wall design,
 - d. the type, height, design, and intensity of proposed lighting on the site, to ensure that it is compatible with the adjacent use, and
 - e. improvement plans for common open space, common buildings and/or walls, and amenities such as ramadas, landscape buffers on public and/or private property (back-of-curb to right-of-way or access easement line included).
3. **RESPONSIBILITY FOR CONSTRUCTION OF INFRASTRUCTURE.** The developer shall be responsible for all improvements associated with the development or phase of the development and/or required for access or service to the development or phase of the development. Improvements shall include, but not be limited to washes, storm drains, drainage structures, water systems, sanitary sewer systems, curbs and gutters, paving, sidewalks, streetlights, street signs, and landscaping. The granting of zoning/use permit does not and shall not commit the city to provide any of these improvements.
4. **EASEMENTS DEDICATED BY PLAT.** The property owner shall dedicate to the city on the final plat or map of dedication, all easements necessary to serve the site, in conformance with the Scottsdale Revised Code and the Design Standards and Policies Manual.
5. **EASEMENTS CONVEYED BY SEPARATE INSTRUMENT.** Prior to issuance of any building permit for the development project, each easement conveyed to the city separate from a final plat shall be conveyed by an instrument or map of dedication subject to city staff approval, and accompanied by a title policy in favor of the City, in conformance with the Design Standards and Policies Manual.
6. **FEES.** The construction of water and sewer facilities necessary to serve the site shall not be in-lieu of those fees that are applicable at the time building permits are granted. Fees shall include, but not be limited to the water development fee, water resources development fee, water recharge fee, sewer development fee or development tax, water replenishment district charge, pump tax, or any other water, sewer, or effluent fee.



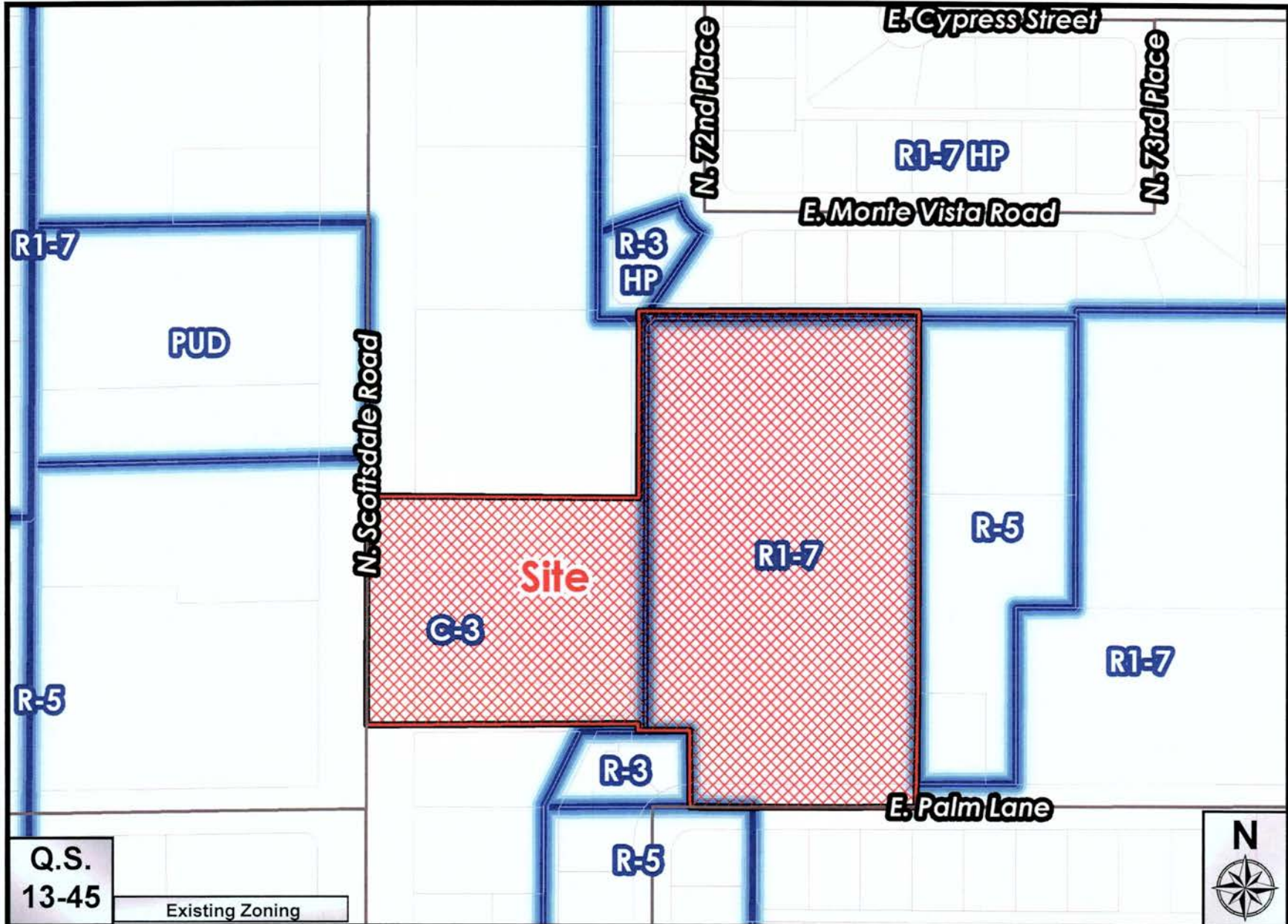
Q.S.
13-45

General Plan Land Use

E. McDowell Rd

Alexan Scottsdale

21-ZN-2018



Alexan Scottsdale

21-ZN-2018

TRAFFIC IMPACT ANALYSIS SUMMARY
Alexan Scottsdale
Scottsdale Road and Palm Lane
21-ZN-2018
January 2019

Summary Prepared by Emily Appleton and Billy Grgantov, COS Traffic Engineering
Traffic Impact Study Prepared by Jamie Blakeman, J2 Engineering and Environmental Design

Existing Conditions:

Site Location – East side of Scottsdale Road, north of Palm Lane. The proposed development is bound by Scottsdale Road to the west, residential to the east, residential and commercial uses to both the north and south. A portion of the southern boundary of the proposed development borders Palm Lane.

Existing Development – Existing site consists of both developed and undeveloped land. The developed lane borders Scottsdale Road and is currently zoned for Highway Commercial (C-3) land uses. The undeveloped land, which is located east of the developed land is currently zoned for Single-Family Residential (R1-7) land uses. According to the Maricopa County Assessor's website, the site is currently comprised of four parcels. Three of the parcels are zoned C-3 and one parcel is zoned R1-7. One of the commercial zoned parcels consists of two buildings that are currently unoccupied, and previously were a Papa John's and a 5-unit multi-family residence. Flicka's Baja Cantina is located on one of the parcels, and Soundwerks and Brenton's Automotive Group are located in two buildings on one of the commercial parcels. The residential zoned property currently has one single family residence. Combined, the four parcels consist of approximately 305,965 square feet (7.0 acres).

Street Classifications –

- Scottsdale Road is classified as an Urban Major Arterial.
- McDowell Road (between 64th Street and Miller Road) is classified as an Urban Major Arterial.
- Oak Street is classified as a Suburban Minor Collector.
- 74th Street is an unclassified local street.
- Palm Lane is an unclassified local street.
- Granada Road is an unclassified local street.

Existing Street Conditions –

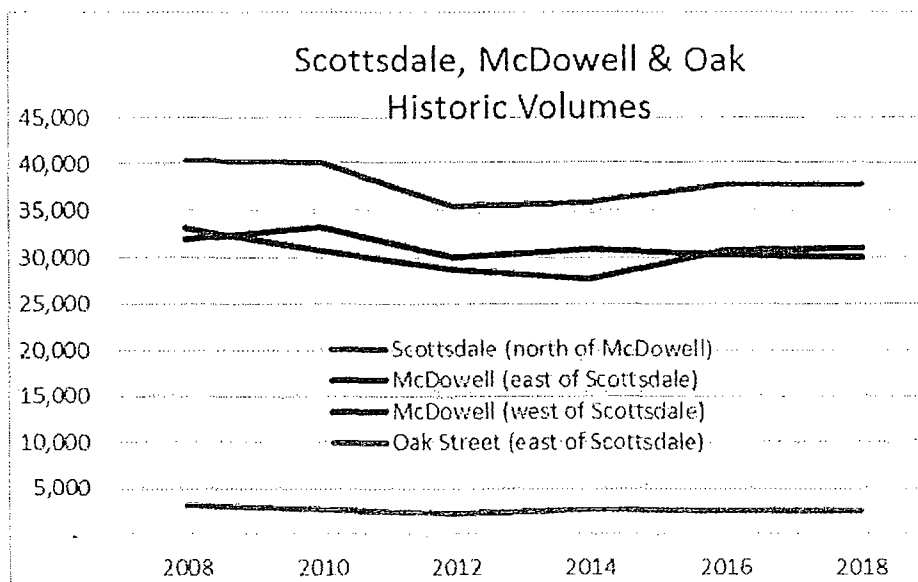
- Scottsdale Road and Oak Street currently operates as a signalized intersection. The northbound and southbound approaches provide a dedicated left turn lane, two through lanes, and a shared through-right turn lane. The eastbound and westbound approaches provide a dedicated left turn lane and a shared through-right turn lane.
- Scottsdale Road and Palm Lane/Existing Commercial Driveway currently operates as a two-way stop-controlled intersection, with stop controls on the eastbound and westbound approaches. The northbound and southbound approaches provide a two-way left turn lane, two through lanes, and a shared through-right turn lane. The eastbound and westbound approaches provide a shared left-through-right turn lane.
- Scottsdale Road and Granada Road currently operates as a stop-controlled T-intersection, with stop control on the westbound approach. The northbound approach provides two (2) through lanes, and a shared through-right turn lane. The southbound

approach provides a two-way left turn lane, and three (3) through lanes. The westbound approach provides a shared left-right turn lane.

- Scottsdale Road and McDowell Road (4) currently operates as a signalized intersection. The northbound approach provides two dedicated left turn lanes, two through lanes, and a shared through-right turn lane. The southbound approach provides two dedicated left turn lanes, three through lanes, and a dedicated right turn lane. The eastbound and westbound approaches provide two dedicated left turn lanes, three through lanes, and a dedicated right turn lane.
- 74th Street and Palm Lane currently operates as a two-way stop-controlled intersection, with stop controls on the eastbound and westbound approaches. All approaches provide a shared left-through-right turn lane.

Existing and Historical Volumes – (2016 values)

- ADT on Scottsdale Road (between McDowell Road and Oak Street) is 37,700 vehicles per day.
- ADT on McDowell Road (between 68th Street and Scottsdale Road) is 30,800 vehicles per day, and McDowell Road (between Scottsdale Road and Miller Road) is 30,300 vehicles per day.
- ADT on Oak Street (between 68th Street and Miller Road) is 2,500 vehicles per day.
- Historic volumes along Scottsdale Road, McDowell Road, and Oak Street in the project vicinity are shown in the chart and table, below.



Year	Scottsdale (north of McDowell)	McDowell (east of Scottsdale)	McDowell (west of Scottsdale)	Oak Street (east of Scottsdale)
2006	45,600	34,300	36,200	2,900
2008	40,300	31,900	33,100	3,100
2010	40,000	33,200	30,800	2,700
2012	35,400	30,100	28,800	2,300
2014	35,800	30,900	27,700	2,700
2016	37,700	30,300	30,800	2,500
2018	37,730	30,100	31,050	2,600

Existing Speed Limits –

- Scottsdale Road has a posted speed limit of 40 mph.
- McDowell Road has a posted speed limit of 40 mph.
- Oak Street has a posted speed limit of 25 mph.
- 74th Street has a posted speed limit of 25 mph.
- Palm Lane has a posted speed limit of 25 mph.
- Granada Road has a posted speed limit of 25 mph.

Collision Information (May 2015 – May 2018) –

- The intersection of Scottsdale Road and Oak Street has had 18 collisions in the three-year period, 2 with injuries and the remaining resulting in property damage only. Of the 18 collisions, there were 5 rear end, 5 side-swipe same direction, 4 left turn, 1 single vehicle, 1 angle, 1 head-on, and 1 rear to rear.
- The intersection of Scottsdale Road and Palm Lane/Driveway has had 8 collisions in the three-year period, 1 with injuries and the remaining resulting in property damage only. Of the 9 collisions, there were 4 rear end, 2 side-swipe same direction, 1 angle, and 1 left turn.
- The intersection of Scottsdale Road and McDowell Road has had 49 collisions in the three-year period 6 with injuries, and the remaining resulting in property damage only. Of the 49 collisions, there were 31 rear end, 9 angle, 5 side-swipe same direction, 2 left turn, 1 side-swipe opposite direction, and 1 involving a single vehicle.
- No unusual collision patterns were identified among the reported collisions.

Proposed Development:

Description – The proposed Alexan Scottsdale residential development will be comprised of 282 residential units and 10,800 square feet of office space located on the west end of the development along Scottsdale Road.

Site Access – Two access points will serve the proposed Alexan Scottsdale residential development. The main access will be located on Scottsdale Road approximately 275 feet north of Palm Lane. The second access will be located on Palm Lane at the southeast corner of the development. This access is proposed as an emergency only access point and was not included in the traffic analysis.

Estimated Trip Generation - A comparison of the existing use and the proposed development for the site is shown below.

TRIP GENERATION COMPARISON TABLE (Existing Use vs. Proposed Development):

Land Use	ITE Code	Qty	Unit	Weekday Total	AM Peak Hour			PM Peak Hour		
					In	Out	Total	In	Out	Total
Fast Casual Restaurant	930	1.54	1000 SF GLA	484	2	1	3	12	10	22
Multi-Family Housing (Low-Rise)	220	5	DU	37	0	2	2	2	1	3
Drinking Place	925	4.24	1000 SF GLA	240*	0	0	0	32	16	48
Automotive Care Center	942	4.51	1000 SF GLA	73	7	3	10	7	7	14
Single-Family Detached Housing	210	1	DU	9	0	1	1	1	0	1
Total – Existing Use				843*	9	7	16	54	34	88
Multifamily Housing (Mid-Rise)	221	282	DU	1,535	25	70	95	73	47	120
General Office Building	710	10.8	1000 SF GLA	123	32	5	37	2	12	14
Total - Proposed				1,658	57	75	132	75	59	134
Difference				815*	48	68	116	21	25	46

* The estimated number of daily trips shown in this table differs from the traffic report prepared by the applicant. The applicant used the ITE Trip Generation Manual to estimate the number of peak hour trips. However, because there is no formula for estimating daily trips for the "Drinking Place" land use, the formula associated with "Fast Casual Restaurant" was used. This resulted in a high number of daily trips for the Drinking Place use (1,337 trips with a difference of -282 weekday trips between the existing and proposed uses). While the two uses have some similarities, there are significant differences in hours, patrons and traffic patterns between them. Staff calculated daily trips from the PM peak hour by assuming that the PM peak hour volume represents 20% of the daily volume. This estimating method is used by the City of Los Angeles, a well-regarded entity in the field of traffic engineering and analysis. Staff believes this represents a more realistic estimate and comparison.

Traffic Analysis

Intersection Level of Service – Using a 2021 (opening year) horizon year with volumes estimated by using a 1 percent annual increase in traffic, all study intersections in the vicinity of the site operate a level of service D or better or are maintained at the no build level of service.

Additional Information:

The traffic report concludes that the proposed Alexan Scottsdale development will have a minimal impact to the adjacent roadway network. The following are the recommendations with the build out of the proposed Alexan Scottsdale development:

- Update signal timing splits at the two signalized intersections (Scottsdale Road & Oak Street and Scottsdale Road & McDowell Road) to efficiently service future traffic volumes and patterns.
- Build the main entrance driveway on Scottsdale Road approximately 225 feet north of Palm Lane. The westbound approach will be stop-controlled and provide a dedicated left turn lane, and a dedicated right turn lane.
- Install a northbound right turn deceleration lane at Scottsdale Road and Driveway A (6). With approximately 140 feet between the driveway and the south property line a modified right turn lane will need to be constructed.

Summary:

The proposed Alexan Scottsdale development is anticipated to generate 1,658 weekday trips, with 132 trips occurring during the AM peak hour and 134 trips occurring during the PM peak hour. This is fewer daily trips than was generated by previously existing development on the site. However, the proposed development will generate more peak hour trips than the previous development, which generated an estimated 16 AM and 88 PM peak hour trips.

Comments/Concerns:

The introduction of multi-family housing on the east side of Scottsdale Road will likely generate pedestrians wishing to cross the street to patronize businesses on the west side, especially to visit a new coffee shop that was recently approved. Currently, there is no new controlled pedestrian crossing proposed. Controlled crossing is provided at the intersections of Scottsdale Road and Oak Street, approximately 1,000 feet to the north and at Scottsdale Road and McDonald Road, approximately 1,400 feet to the south. It is unrealistic to expect pedestrians to walk over 2,000 feet out of their way in order to cross Scottsdale Road.

The main entrance driveway location was carefully reviewed within the context of adjacent development. The location of the driveway was selected based on the proposed relocation of a driveway across Scottsdale Road, which now will remain in its original location.

As the project moves forward, an appropriate location for a controlled pedestrian crossing needs to be considered and the entrance driveway location needs to be continually noted with care taken to reduce possible conflicts with nearby driveways. As the site across the street redevelops, the driveway locations should be carefully reconsidered and an appropriate location for the controlled pedestrian crossing preserved.



CITIZEN REVIEW & NEIGHBORHOOD INVOLVEMENT REPORT

Alexan Scottsdale

November 28, 2018

Overview

This Citizen Review Report is being performed in association with a request for a Zoning District Map Amendment of an approximately 8.26+/- acre property located at 2001 N. Scottsdale Road (Scottsdale Road and Palm Lane) from Commercial (C-3) and Residential (R1-7) to Planned Unit Development (PUD). The proposed project would result in a new mixed-use community with approximately 320 residential units and ground level commercial/amenity space. This request is in conformance with the City of Scottsdale's Mixed-Use Neighborhoods General Plan land use designation. This Citizen Review Report will be updated throughout the process.

The entire project team is sensitive to the importance of neighborhood involvement and creating a positive relationship with property owners, residents, business owners, homeowners associations, and other interested parties. Communication with these parties will be ongoing throughout the process. Work on compiling a list of impacted and interested stakeholders and neighborhood outreach began prior to the application filing and will also continue throughout the process. Communication with impacted and interested parties has taken place with verbal, written, electronic, and door-to-door contact.

Community Involvement

The outreach team has been communicating with neighboring property owners, businesses, HOA's, and community members by telephone, one-on-one meetings and door-to-door outreach since June of 2018. Members of the outreach team will continue to be available to meet with any neighbors who wish to discuss the project. Additionally, they will be contactable via telephone and/or e-mail to answer any questions relating to the project.

ATTACHMENT 9

Surrounding property owners, HOAs and other interested parties were noticed via first class mail regarding the project. The distribution of this notification met the City's requirements as specified in the Citizen Review Checklist. This notification contained information about the project, as well as contact information. This contact person will continue to provide, as needed, additional information and the opportunity to give feedback. The notification also contained information regarding a neighborhood Open House that was held on September 5, 2018 at SkySong for those who wished to learn more about the project. The location and time were posted on the Early Notification Sign.

Ten (10) interested people attended the Open House. Attendees were generally supportive of the project and questions were addressed at the Open House. Individual meetings with homeowners in the Town and Country neighborhood were held to address questions that came up in the outreach process before this Open House and will continue as issues are resolved. The development team is continuing to work with the Town and Country neighborhood on the north border of the site in an effort to underground the existing overhead powerlines. The outreach team will continue to be available to respond to any neighbors who have questions or comments.

A vital part of the outreach process is to allow people to express their concerns and understand issues and attempt to address them in a professional and timely matter. Again, the entire team realizes the importance of the neighborhood involvement process and is committed to communication and outreach for the project.

ATTACHMENTS:

Notification Letter
Notification List
Affidavit of Posting
Sign-in sheets



August 23, 2018

Dear Neighbor:

We are pleased to tell you about an upcoming request (657-PA-2018) by Trammell Crow Residential to create a new mixed-use residential community located at Scottsdale Road and Palm Lane/2001 N. Scottsdale Road. The request would include approximately 320 residential units and ground level commercial/amenity space along the Scottsdale Road frontage on a 8.26+/- acre parcel. Access will be provided from Scottsdale Road with **Emergency Only Access provided via Palm Lane**. This request is for a Zoning District Map Amendment from Commercial (C-3) and Residential (R1-7) to Planned Unit Development (PUD) and is in conformance with the City of Scottsdale's Mixed-Use Neighborhoods General Plan land use designation. In addition, an application for right-of-way abandonment will be filed in conjunction with this request.

You are invited to attend an open house to discuss this proposal. The open house will be held on Wednesday, September 5, 2018 from 5 p.m. to 6 p.m. in Room SS1 249- the Imagination Room- of SkySong, located at 1475 N. Scottsdale Road.

If you have any questions, please contact the neighborhood outreach team at 602-957-3434 or info@technicalolutionsaz.com. The City of Scottsdale Project Coordinator for the project is Brad Carr, who can be reached at 480-312-7713 or BCarr@ScottsdaleAZ.gov.

Thank you.

Sincerely,

Susan Bitter Smith
Vice President

Early Notification of Project Under Consideration

Neighborhood Open House Meeting

Date: Wednesday, September 5th, 2018

Time: 5:00pm – 6:00pm

Location: SkySong 1 (1475 N. Scottsdale Road) – Room 249 Imagination

Site Address: Scottsdale and Palm Lane / 2001 N Scottsdale Road

Project Overview:

■ Request: This request is for a Zoning District Map Amendment from C-3 and R1-7 to Planned Unit Development (PUD) that would result in a new mixed-use community consisting of 320+/- residential units and ground level commercial/amenity space along Scottsdale Road. Additionally, there would be an associated right-of-way abandonment as part of this request

■ Acreage: 8.26 +/- Acres

■ Current Zoning: C-3 & R1-7

Applicants Contact: John Berry

Phone number: 480-385-2727

Email: MH@BerryRiddell.com

Pre-Application #: 657-PA-2018

City Contacts: Brad Carr

Phone number: 480-312-7713

Email: BCarr@ScottsdaleAZ.gov

Available at The City of Scottsdale: 480-312-7000

Project Information may be researched at: <http://eservices.scottsdaleaz.gov/bldgresources/PreApp/Search>

Posting Date: 8-24-2018

-Penalty for removing or defacing sign prior to date of last meeting
-Applicant Responsible for Sign Removal

08/24/2018 13:10

21-ZN-2018
9/21/18

Alexan Scottsdale
 Neighborhood Meeting Sign-In Sheet
 Wednesday, September 5th, 2018

First Name	Last Name	Street Address	City, State & Zip
MICHELLE	BONAFER	7321 E PALM	SCOTTSDALE 8525
GERALD	MASKYLKA	4946 E. GRANADA	SCOTTSDALE 8521
Dana Close	Close	1838 N 78 th ST	Scottsdale 8525
PATRICIA	McCarroll		
Jennifer	COMIN	7001 N 71 st ST	Scottsdale AZ
Jim	Ritterhouse	5321 E. Indian School Rd	Phoenix AZ 85019
Helia Mundy			
SCOTT	GRUBER	7224 E. PALM LN	SCOTTSDALE
MARY	Barney	7243 E Palm Ln	Scotts
Eric Guina	REULC	4357 N. 66 th	Scottsdale AZ 85257
↳ condo project behind Rock Church			or eric.guina@gmail

Carr, Brad

Subject: Alexan Scottsdale Project (21-ZN-2018)

From: Kuester, Kelli <KKuester@Scottsdaleaz.gov>
Sent: Wednesday, May 01, 2019 9:13 AM
To: Trish Moeck <tmoeck@gmail.com>
Cc: City Council <CityCouncil@scottsdaleaz.gov>; Carr, Brad <bcarr@scottsdaleaz.gov>
Subject: RE: Alexan Scottsdale Project (21-ZN-2018)

Hello Ms. Moeck,

Thank you for emailing Mayor Lane and the City Councilmembers and for sharing your input prior to the May 21st City Council meeting regarding this topic.

Best,

Kelli Kuester
Management Assistant to the Mayor
3939 N. Drinkwater Blvd., Scottsdale, AZ 85251
kkuester@scottsdaleaz.gov
(480) 312-7977

From: Trish Moeck <tmoeck@gmail.com>
Sent: Tuesday, April 30, 2019 5:48 PM
To: City Council <CityCouncil@scottsdaleaz.gov>; Lane, Jim <JLane@ScottsdaleAZ.Gov>
Subject: Alexan Scottsdale Project (21-ZN-2018)

Dear Mayor and Council,

I am a property owner near the proposed Alexan Scottsdale project (21-ZN-2018) at Scottsdale Road and Palm Lane. I think that new housing at the location will be a great addition to the area. That location has needed a facelift for several years and this will certainly provide just that. I hope that the Council will support this project!

T. Moeck

7440 E. Hubbell Street



POLICE OFFICERS OF SCOTTSDALE ASSOCIATION

From the Desk of:
Damien Mendoza
Police Officers of Scottsdale Association
7229 E. 1st Avenue
Suite 203
Scottsdale, AZ 85251
480-481-0909

4/30/19

In reference to: Case Number 21 – ZN – 2018, Alexan Scottsdale, May 21 City Council Hearing

Honorable Mayor and City Council Members,

On behalf of the Police Officers of Scottsdale Association (POSA), I wanted to convey our appreciation to Trammel Crow Residential for their generous offer to provide our organizations office space in their proposed new mixed-use development on Scottsdale Road in southern Scottsdale. POSA is excited about the potential for new office space that will support our many community outreach projects such as the Back to School 'Covering the Bases' event we partner with the City of Scottsdale in, our Sirens & Sleigh Bells (formerly Shop with a Cop), KidCare ID fingerprinting services at events like the Special Day for Special Needs at McCormick-Stillman Rail Road park every year, and our many other community outreach efforts. Not only is this a great new location for our group, it will also be a great new addition to the area.

We are hopeful that the city will allow us to move our current Beat office from the 7229 E. 1st Avenue Suite 203 Scottsdale, AZ 85251 to the new space. Trammel Crow has offered to pay for the initial cost to establish a secure space for the office.

With your support, we hope that this new project will come to fruition.

Best Regards,

President, Damien Mendoza

POSA & POSA Outreach Executive Board

Vice President, Rich Best
Civilian Vice President, Darlene Cook
Secretary, Chris Henningsen
Treasurer, Tupo Mataele
Executive Director, Sienna Morgan

POSA OUTREACH

7229 E. 1ST AVENUE NO. 203
SCOTTSDALE, AZ 85251
480-481-0909 EIN: 30-0322692

Zimmer, Christopher

From: Jon Mann <dback_jon@yahoo.com>
Sent: Tuesday, April 9, 2019 9:28 AM
To: City Council; Planning Commission
Subject: Rezoning from Commercial to Residential in South Scottsdale

My South Scottsdale neighborhood is seeing thousands of new residential units, and more are being proposed. At the same time, the retail component is being decimated.

Currently, there are 3 planned proposals to convert Commercial to Residential:

- 1) Scottsdale Road/Palm Lane
- 2) 61st Street and Thomas Fry's
- 3) Shopping Center on Hayden and Osborne.

NO MORE RESIDENTIAL! We need our retail. We like having local retail/residential without having to drive. STOP DESTROYING SOUTH SCOTTSDALE.

Jon Mann
7313 E. Coronado Road
Scottsdale

Carr, Brad

Subject: Planning Commission Public Comment (response #101)

From: Planning Commission <Planningcommission@scottsdaleaz.gov>

Sent: Friday, February 22, 2019 9:59 AM

To: Planning Commission <Planningcommission@scottsdaleaz.gov>

Subject: Planning Commission Public Comment (response #101)

Planning Commission Public Comment (response #101)

Survey Information

Site:	ScottsdaleAZ.gov
Page Title:	Planning Commission Public Comment
URL:	https://www.scottsdaleaz.gov/boards/planning-commission/public-comment
Submission Time/Date:	2/22/2019 9:58:03 AM

Survey Response

COMMENT	
Comment:	My early involvement in regards to the Palm Ln apartment project, pre-app 21-ZN-2018 was critical for the homeowners and the developer. We are getting close to a fair compromise on the project. Multiple personal interactions and revisions were possible due to having time to work out new possibilities and discuss.
Comments are limited to 8,000 characters and may be cut and pasted from another source.	
PLEASE PROVIDE YOUR NAME:	
First & Last Name:	Ryan Smith
AND ONE OR MORE OF THE FOLLOWING ITEMS:	
Email:	rsmith@northandco.com
Phone:	(602) 369-5349
Address:	2218 N 72nd Pl Scottsdale, AZ 85257
Example: 3939 N. Drinkwater Blvd, Scottsdale 85251	

Carr, Brad

Subject: 73rd and palm rezoning hearing for multiple four-story apartment buildings

From: "Nextdoor Scottsdale Villas" <reply@rs.email.nextdoor.com>

Date: February 4, 2019 at 7:53:17 AM MST

To: rlsackett@gmail.com


Subject: 73rd and palm rezoning hearing for multiple four-story apartment buildings

Reply-To: reply+GIYDMNZUGAYTSX3QOJXWI5LDORUW63S7KBHVGVC7GEYDEMJTG4ZDMNY=@reply.nextdoor.com

The city is holding a rezoning hearing for the lot behind Flicka's is that fronts on Palm from single-family to multi family to...



[View on Nextdoor](#)

 Jon Mann, Scottsdale Villas

The city is holding a rezoning hearing for the lot behind Flicka's is that fronts on Palm from single-family to multi family to allow four-story apartment buildings. This proposed development is too much and too high for the neighborhood I hope everyone can turn out like we have for Papago plaza



General · Feb 4 to 35 neighborhoods

 Thank  Private message

[View or Reply](#)

[View or Reply](#)

This message is intended for rlsackett@gmail.com. Unsubscribe here. Nextdoor, 875 Stevenson Street, Suite 700, San Francisco, CA 94103

Carr, Brad

From: Michele Bonner <Michele.Bonner@HandymanMatters.com>
Sent: Tuesday, January 15, 2019 9:47 AM
To: Carr, Brad
Subject: Alexan Development 21-ZN-2018

Good Morning, Brad,

I live at 7321 E Palm Ln in Scottsdale and have been closely following the planned development of (Alexan) nearby.

You may be aware that a few days ago, an 88-year-old long-time resident in our area, Jung Son Kim, was killed when she was hit by a car at 1900 Scottsdale Road near Palm Lane (Granada Rd) (<https://www.azcentral.com/story/news/local/scottsdale-breaking/2019/01/10/scottsdale-police-identify-jung-son-kim-pedestrian-killed-car/2538804002/>). Jung was living at the senior living facility located next to the planned Alexan development. She was a lovely person, often seen walking the neighborhood waving a friendly hello.

I wanted to bring this to your attention because, it's my belief that Jung may have been coming from the bus stop located near LA Fitness for South-bound traffic. There are no crosswalks near there and regular riders that live in our area on the East side of Scottsdale Road have to walk all the way down to either McDowell or up to Oak to use a crosswalk. Specifically, quite a stretch for the elderly community members that often use the bus stop there.

In addition, because I make a left turn into Granada Road while travelling South on Scottsdale at least once per week, I can tell you that the turn lanes there, coupled with the traffic for LA Fitness, Ace Hardware, and The Post Office create a recipe for disaster. I've lost count of how many times I've almost been hit head-on by traffic that gets into the center lane to turn left going North with no regard for the turn lane for Granada Road.

I'm hoping that a crosswalk, coupled with lane changes at that area can be addressed urgently since the Alexan development is only going to add to the problems. I'm not aware of any lane or traffic changes planned in that area.

I'd like to get involved in a solution and am hoping you can help me address it with the City of Scottsdale and/or the developers at Alexan.

Warm Regards,

Michele Bonner
Owner
Handyman Matters of Scottsdale
tel: 480-275-5000
ROC# 285206
www.handymanmatters.com/offices/scottsdale/

This e-mail may contain confidential information. It is intended solely for the addressee. Access to this e-mail by anyone else is unauthorized. If you are not the intended recipient, you must not use, copy, disclose or take any action based on this e-mail or any information herein. If you have received this e-mail in error, please notify Michele Bonner at michele.bonner@handymanmatters.com and permanently delete the email and any attachments immediately

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August 30, 2018

Mayor Jim Lane, Vice Mayor Guy Phillips, Councilwoman Suzanne Klapp,
Councilmember Virginia Korte, Councilwoman Kathy Littlefield, Councilwoman
Linda Milhaven, Councilman David Smith
City of Scottsdale Planning, City of Scottsdale Zoning

This letter is on behalf of the residents of the Town & Country neighborhood most affected by the proposed Alexan Scottsdale Apartment Complex (Pre-App #657-PA-2018). We have all made a significant investment into the revitalization of one of the only historic neighborhoods in all of Scottsdale, Ralph Haver's Town & Country. We have been meticulous in detail to preserve the historic component of something special and invested millions of dollars into our homes.

The proposed apartment complex not only eliminates a 5-acre R1-7 parcel which is one of the last remaining in South Scottsdale, but with a 4-story height request this will dominate the horizon of the Town & Country neighborhood and make it feel anything but historic. Additionally the complete loss of privacy and eyesore of a large building will hurt property values.

The proposed complex is not in the downtown core north of Thomas Rd and it is being proposed by an LLC that is represented by members and managers all from San Francisco and Lafayette, CA that are not part of our community. At 320 proposed units there are real concerns to the impact it will have on the neighborhood due to the density, noise, traffic as well as impact on city services and school capacity.

We are a progressive group that is very pro development. Several of us work in residential and commercial real estate development and choose to be in South Scottsdale to help improve it. We would welcome a new single-family home community on the parcel as it is zoned for (R1-7).

We will not, however, support a zoning change to PUD and will do all that we can to grow in number and influence to retain current zoning. This proposal is not a fit for the site and has too many negative consequences to proceed with.

Respectfully,

Ryan Smith	602-369-5349	r.m.smith1980@gmail.com
Allan Bradley	407-782-1427	allan@thehubergroup.us
Chad Curtis	928-920-9155	charlesw.curtis@gmail.com
Jessica Curtis	618-889-2252	jessicapotts84@gmail.com
Jason Beck	415-417-4473	beckmandoo@gmail.com
Guadalupe Beck	650-393-9206	lupitabeck@ymail.com
Jesus Ancheta	602-826-4005	jaac81@gmail.com
Pat Lyons		pjlegacy@gmail.com

Pat Lyons

Ryan Smith

Allan Bradley

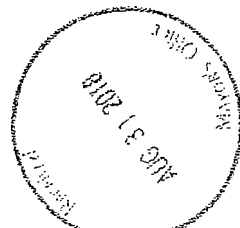
Charles Curtis

Jessica Curtis

Jason Beck

Guadalupe Beck


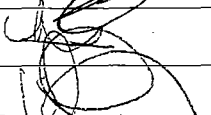

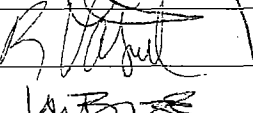
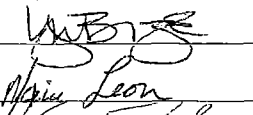
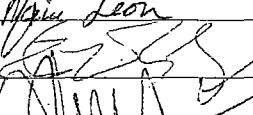
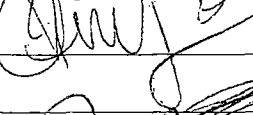

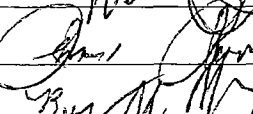
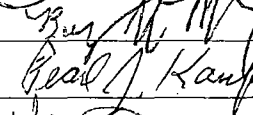
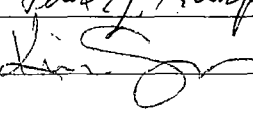
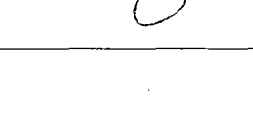

Jesus Ancheta



PETITION IN SUPPORT OF ALEXAN SCOTTSDALE

To the Mayor, City Council and City Clerk:

We, the undersigned, support the proposed Alexan Scottsdale project located at Scottsdale Road and Palm Lane. This rezoning request would result in a new mixed-use development consisting of residential units and coworking style office space. This proposed project is consistent with the City's General Plan and is an excellent fit for this location.

Signature	Printed Name	Address	Date
	Barry Gianfrancesco	1723 N Scottsdale Rd #105 Scottsdale Rd	7-26-18
	Patricia Lopez	1900 N. Scottsdale Rd.	7/26/18
	Veronica Delgado	2122 N Scottsdale Rd	7/26/18
	Rosa Valenzuela	2200 Nth Scottsdale Rd ste # X	7/26/18
	Lynn Bazarnik	2200 N. Scottsdale Rd, Ste N	7/26/18
	Marie Leon	2200 N. Scottsdale Rd, Ste H	7-26-18
	David Fountelloy	2100 N. Scottsdale Rd Ste C	7-26-18
	Alyssa Mowry	2200 W. Scottsdale Road, Suite C	7-26-18
	Anna Alvarez	2200 W. Scottsdale Road Suite C	26 July 2018
	John Keenan	2200 W Scottsdale Road Suite C	7-26-18
	Sarah Sheehan	1700 N Scottsdale RD Suite B	7-26-18
	Barry N Kaufax	2246 N. Scottsdale Rd	7/26/18
	Pearl J. Kaufax	2246 N. Scottsdale Rd.	7-26-2018
	Kim Enriques	2115 N. Scottsdale Rd.	7-26-18
15.			

PETITION IN SUPPORT OF ALEXAN SCOTTSDALE

To the Mayor, City Council and City Clerk:

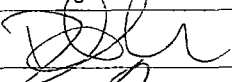


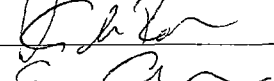
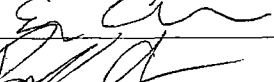

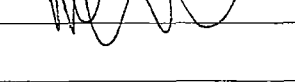
We, the undersigned, support the proposed Alexan Scottsdale project located at Scottsdale Road and Palm Lane. This rezoning request would result in a new mixed-use development consisting of residential units and coworking style office space. This proposed project is consistent with the City's General Plan and is an excellent fit for this location.

Signature	Printed Name	Address	Date
	DAVID B. WELLS	7257 E OAK ST	7/26/18
	Jane Flanagan	7303 E Cypress	7/26/18
	Salvador Carner	2223 N 73rd Pl	7/26/18
	Dreydy Metelin	2232 N 72nd Pl	7/28/18
	Jeffrey Clancy	7313 E. Monte Vista Rd.	7/28/18
	BRANT LONG	7327 E. MONTE VISTA RD	7/28/18
	Jalavannun	7409 E. HUBBELL ST	7/28/18
	Suzie Fassi	7405 E. Palm Lane	7-28-18
	McKernje Keefe	7337 E Palm Ln.	7/28/18
	JEFF JENNINGS	7224 E. PALM LN #1	7/28/18
	JERRY GUERIN	7243 E GRANADA RD	7/28/18
	DANIEL BOLTON	7252 E GRANADA RD	7/29/18
	Emily Knapp	7258 E GRANADA RD	7/29/18
	JOSEPH BISIK	7301 E GRANADA RD.	7-29-18
	Brenna Weissman	7320 E. Granada rd	7/29/18

PETITION IN SUPPORT OF ALEXAN SCOTTSDALE

To the Mayor, City Council and City Clerk:

We, the undersigned, support the proposed Alexan Scottsdale project located at Scottsdale Road and Palm Lane. This rezoning request would result in a new mixed-use development consisting of residential units and coworking style office space. This proposed project is consistent with the City's General Plan and is an excellent fit for this location.

	Signature	Printed Name	Address	Date
1.		DARYL HORTON	1615 N 73 rd PL, SCOTTSDALE, AZ 86283	7/29/18
2.		Tracy Ramirez	1822 N. 74 th ST., Scottsdale, AZ	7/29/18
3.		Yanina Hernandez	1828 N. 74 th ST Scottsdale, AZ 85257	7/29/18
4.		SHAWN POWELL	7214 E. CORONADO RD SCOTTSDALE AZ	7/29/18
5.		Eileen Ossinger	7302 E coronado rd Scottsdale, AZ 85257	07/29/18
6.		Brennan Ossinger	7302 E. CORONADO RD. SCOTTSDALE, AZ 85257	07/29/18
7.		Derek Linke	7245 N. Coronado rd, Scottsdale, AZ 85257	07/29/18
8.				
9.				
10.				
11.				
12.				
13.				
14.				
15.				

Derek Limke

7245 E. Coronado Rd | Scottsdale, AZ 85257

July 25, 2018

Mayor and City Council Members
City of Scottsdale
3939 N. Drinkwater Blvd.
Scottsdale, Arizona 85251

Dear Mayor and Council Members:

Please support the proposed Alexan Scottsdale project located at Scottsdale Road and Palm Lane. I live nearby and believe that a mixed-use development like this one will be a great asset to our neighborhood. The proposed community is an excellent fit for this central location, as it is close to Downtown Scottsdale and has easy access to both Tempe and Phoenix. I have no doubt that this project will blend well with the existing neighborhood.

Please vote to approve this request.

Sincerely,

A handwritten signature in black ink, appearing to read "Derek Limke". The signature is written in a cursive, flowing style.

Eden Ossinger

7302 E. Coronado Rd.
Scottsdale, AZ 85257

July 25, 2018

Mayor and City Council Members
City of Scottsdale
3939 N. Drinkwater Blvd.
Scottsdale, Arizona 85251

Dear Mayor and Council Members:

I am writing today to show my support for the proposed Alexan Scottsdale project located at Scottsdale Road and Palm Lane. I live in the area and believe the creation of this mixed-use concept community will positively impact the area. It will certainly reduce traffic compared to the current zoning uses and Trammell Crow is actively working to make the project sensitive to the existing neighborhood.

Please vote yes for this wonderful request.

Sincerely,

A handwritten signature in black ink, appearing to read 'Eden Ossinger', with a long horizontal flourish extending to the right.

Shawn Roller

7314 E. Coronado Rd.
Scottsdale, AZ 85257

July 25, 2018

Mayor and City Council Members
City of Scottsdale
3939 N. Drinkwater Blvd.
Scottsdale, Arizona 85251

Dear Mayor and Council Members:

Please support the proposed Alexan Scottsdale project located at Scottsdale Road and Palm Lane. I live nearby and believe that a mixed-use development like this one will be a great asset to our neighborhood. The proposed community is an excellent fit for this central location, as it is close to Downtown Scottsdale and has easy access to both Tempe and Phoenix. I have no doubt that this project will blend well with the existing neighborhood.

Please vote to approve this request.

Sincerely,

A handwritten signature in black ink, appearing to read 'S. Roller', written in a cursive style.

Yanina Hernandez

1828 N. 74th St.

Scottsdale, AZ 85257

July 25, 2018

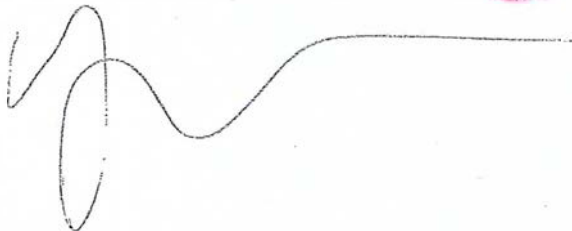
Mayor and City Council Members
City of Scottsdale
3939 N. Drinkwater Blvd.
Scottsdale, Arizona 85251

Dear Mayor and Council Members:

Please support the proposed Alexan Scottsdale project located at Scottsdale Road and Palm Lane. I live nearby and believe that a mixed-use development like this one will be a great asset to our neighborhood. The proposed community is an excellent fit for this central location, as it is close to Downtown Scottsdale and has easy access to both Tempe and Phoenix. I have no doubt that this project will blend well with the existing neighborhood.

Please vote to approve this request.

Sincerely,

A handwritten signature in black ink, consisting of a stylized 'Y' followed by a horizontal line that extends to the right. There is a small pinkish smudge or stamp above the signature.

DARYL HORTON

____ 1815 N. 73rd Pl. ____ Scottsdale, AZ 85257

July 25, 2018

Mayor and City Council Members
City of Scottsdale
3939 N. Drinkwater Blvd.
Scottsdale, Arizona 85251

Dear Mayor and Council Members:

I am writing today to show my support for the proposed Alexan Scottsdale project located at Scottsdale Road and Palm Lane. I live in the area and believe the creation of this mixed-use concept community will positively impact the area. It will certainly reduce traffic compared to the current zoning uses and Trammell Crow is actively working to make the project sensitive to the existing neighborhood.

Please vote yes for this wonderful request.

Sincerely,

A handwritten signature in black ink, appearing to read "D Horton", written in a cursive style.

Emily Knapp 7258 E. Granada Rd. Scottsdale, AZ 85257

July 25, 2018

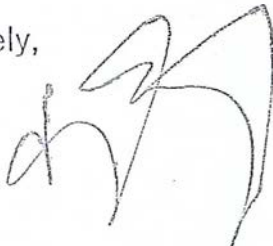
Mayor and City Council Members
City of Scottsdale
3939 N. Drinkwater Blvd.
Scottsdale, Arizona 85251

Dear Mayor and Council Members:

I am writing today to show my support for the proposed Alexan Scottsdale project located at Scottsdale Road and Palm Lane. I live in the area and believe the creation of this mixed-use concept community will positively impact the area. It will certainly reduce traffic compared to the current zoning uses and Trammell Crow is actively working to make the project sensitive to the existing neighborhood.

Please vote yes for this wonderful request.

Sincerely,

A handwritten signature in black ink, appearing to be 'Emily Knapp', written in a cursive style.

McKenzie Keefe

7337 *F. Palm Ln., Scottsdale, AZ 85257*

July 25, 2018

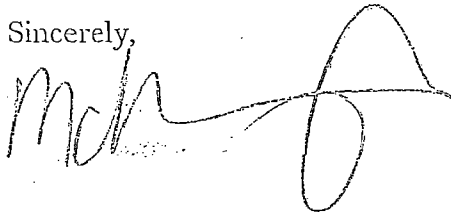
Mayor and City Council Members
City of Scottsdale
3939 N. Drinkwater Blvd.
Scottsdale, Arizona 85251

Dear Mayor and Council Members:

Please support the proposed Alexan Scottsdale project located at Scottsdale Road and Palm Lane. I live nearby and believe that a mixed-use development like this one will be a great asset to our neighborhood. The proposed community is an excellent fit for this central location, as it is close to Downtown Scottsdale and has easy access to both Tempe and Phoenix. I have no doubt that this project will blend well with the existing neighborhood.

Please vote to approve this request.

Sincerely,

A handwritten signature in black ink, appearing to read 'McKenzie Keefe', with a large, stylized flourish extending to the right.

Suzie Fassi • 7405 E Palm Ln • Scottsdale, AZ 85257

July 25, 2018

Mayor and City Council Members

City of Scottsdale

3939 N. Drinkwater Blvd.

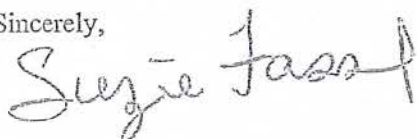
Scottsdale, Arizona 85251

Dear Mayor and Council Members:

As a nearby property owner, I am writing to ask for your support for Trammell Crow's proposed project located at Scottsdale Road and Palm Lane. The Alexan Scottsdale will add to the vibrancy of our neighborhood with a wonderful, new community. Trammell Crow has a history of successful developments, and I know they will use their expertise to create a great place to live, work, and play.

I urge you to support this project!

Sincerely,

A handwritten signature in cursive script that reads "Suzie Fassi". The signature is written in dark ink and is positioned below the printed name "Suzie Fassi".

Jeffrey Clancy

7313 E. Monte Vista Rd.

Scottsdale, AZ 85257

July 25, 2018

Mayor and City Council Members

City of Scottsdale

3939 N. Drinkwater Blvd.

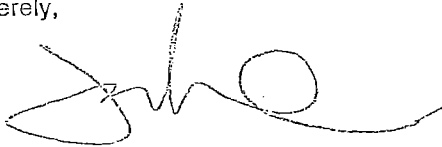
Scottsdale, Arizona 85251

Dear Mayor and Council Members:

As a nearby property owner, I am writing to ask for your support for Trammell Crow's proposed project located at Scottsdale Road and Palm Lane. The Alexan Scottsdale will add to the vibrancy of our neighborhood with a wonderful, new community. Trammell Crow has a history of successful developments, and I know they will use their expertise to create a great place to live, work, and play.

I urge you to support this project!

Sincerely,

A handwritten signature in black ink, appearing to read "Jeffrey Clancy". The signature is fluid and cursive, with a large initial "J" and a distinct "C".

Dreydy Metelin

2232 N. 72nd Pl.
Scottsdale, AZ 85257

July 25, 2018

Mayor and City Council Members
City of Scottsdale
3939 N. Drinkwater Blvd.
Scottsdale, Arizona 85251

Dear Mayor and Council Members:

Please support the proposed Alexan Scottsdale project located at Scottsdale Road and Palm Lane. I live nearby and believe that a mixed-use development like this one will be a great asset to our neighborhood. The proposed community is an excellent fit for this central location, as it is close to Downtown Scottsdale and has easy access to both Tempe and Phoenix. I have no doubt that this project will blend well with the existing neighborhood.

Please vote to approve this request.

Sincerely,



Salvador Cerna - Owner

2223 N. 73rd Pl.

Scottsdale, AZ 85257

July 25, 2018

Mayor and City Council Members

City of Scottsdale

3939 N. Drinkwater Blvd.

Scottsdale, Arizona 85251

Dear Mayor and Council Members:

As a nearby property owner, I am writing to ask for your support for Trammell Crow's proposed project located at Scottsdale Road and Palm Lane. The Alexan Scottsdale will add to the vibrancy of our neighborhood with a wonderful, new community. Trammell Crow has a history of successful developments, and I know they will use their expertise to create a great place to live, work, and play.

I urge you to support this project!

Sincerely,

A handwritten signature in black ink, appearing to be 'S. Cerna', written over a horizontal line.



Kim Enriquez .

REDESIGN BY GOODWILL
2115 N. Scottsdale Rd.
Scottsdale, AZ 85257

July 25, 2018

Mayor and City Council Members
City of Scottsdale
3939 N. Drinkwater Blvd.
Scottsdale, Arizona 85251

Dear Mayor and Council Members:

I am writing today to show my support for the proposed Alexan Scottsdale project located at Scottsdale Road and Palm Lane. I work in the area and believe the creation of this mixed-use concept community will positively impact businesses and the surrounding neighborhood. This new community will certainly bring in some high-income rooftops and be a welcomed addition to the community.

Please vote yes for this wonderful request.

Sincerely,

A handwritten signature in black ink, which appears to read 'Kim Enriquez', is written over a pink circular stamp. The signature is fluid and cursive.

John Keon



2200 N. Scottsdale Rd., Suite C

Scottsdale, AZ 85257

July 25, 2018

Mayor and City Council Members
City of Scottsdale
3939 N. Drinkwater Blvd.
Scottsdale, Arizona 85251

Dear Mayor and Council Members:

I am writing today to show my support for the proposed Alexan Scottsdale project located at Scottsdale Road and Palm Lane. I work in the area and believe the creation of this mixed-use concept community will positively impact businesses and the surrounding neighborhood. This new community will certainly bring in some high-income rooftops and be a welcomed addition to the community.

Please vote yes for this wonderful request.

Sincerely,

A handwritten signature in black ink, appearing to be "John Keon", written in a cursive style with a long, sweeping underline.



David Fauntleroy

2200 N Scottsdale Rd, Suite C

Scottsdale, AZ 85257

July 25, 2018

Mayor and City Council Members
City of Scottsdale
3939 N. Drinkwater Blvd.
Scottsdale, Arizona 85251

Dear Mayor and Council Members:

I am writing today to show my support for the proposed Alexan Scottsdale project located at Scottsdale Road and Palm Lane. I work in the area and believe the creation of this mixed-use concept community will positively impact businesses and the surrounding neighborhood. This new community will certainly bring in some high-income rooftops and be a welcomed addition to the community.

Please vote yes for this wonderful request.

Sincerely,

Marie Leon
2200 N Scottsdale Road, Suite H
Scottsdale, AZ
85257-2125



July 25, 2018

Mayor and City Council Members
City of Scottsdale
3939 N. Drinkwater Blvd.
Scottsdale, Arizona 85251

Dear Mayor and Council Members:

I am writing today to show my support for the proposed Alexan Scottsdale project located at Scottsdale Road and Palm Lane. I work in the area and believe the creation of this mixed-use concept community will positively impact businesses and the surrounding neighborhood. This new community will certainly bring in some high-income rooftops and be a welcomed addition to the community.

Please vote yes for this wonderful request.

Sincerely,

A handwritten signature in black ink that reads "Marie Leon". The signature is written in a cursive style with a large, looped "M" and a long, sweeping "L".



Barry Ginn Francisco 1723 N. Scottsdale Rd., #105 Scottsdale, AZ 85257

July 25, 2018

Mayor and City Council Members
City of Scottsdale
3939 N. Drinkwater Blvd.
Scottsdale, Arizona 85251

Dear Mayor and Council Members:

I am writing today to show my support for the proposed Alexan Scottsdale project located at Scottsdale Road and Palm Lane. I work in the area and believe the creation of this mixed-use concept community will positively impact businesses and the surrounding neighborhood. This new community will certainly bring in some high-income rooftops and be a welcomed addition to the community.

Please vote yes for this wonderful request.

Sincerely,

A handwritten signature in black ink, appearing to be 'Barry Ginn Francisco', written over the word 'Sincerely,'.

Letric Gonzalez



1900 N. Scottsdale Rd.
Scottsdale, AZ 85257

July 25, 2018

Mayor and City Council Members
City of Scottsdale
3939 N. Drinkwater Blvd.
Scottsdale, Arizona 85251

Dear Mayor and Council Members:

As a nearby business owner, I am writing to ask for your support for Trammell Crow's proposed project located at Scottsdale Road and Palm Lane. The Alexan Scottsdale will add to the vibrancy of this area with a wonderful, new community. Trammell Crow has a history of successful developments, and I know they will use their expertise to create a great mixed-use project that will fit in the neighborhood.

I urge you to support this project!

Sincerely,

A handwritten signature in black ink, appearing to read "Letric Gonzalez".

Veronica Delgado
2122 N SCOTTSDALE RD
SCOTTSDALE, AZ 85257

NextCare[®]
URGENT CARE

July 24, 2018

Mayor and City Council Members

City of Scottsdale

3939 N. Drinkwater Blvd.

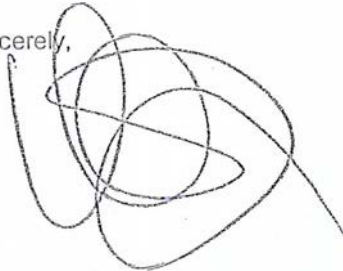
Scottsdale, Arizona 85251

Dear Mayor and Council Members:

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Please vote yes for this wonderful request.

Sincerely,

A handwritten signature in black ink, consisting of several overlapping loops and a long horizontal stroke extending to the right.

Cameleon Color & Cut Salon

Rosa Valenzuela 2200 N. Scottsdale Rd., Ste. X Scottsdale, AZ 85257

July 24, 2018

Mayor and City Council Members
City of Scottsdale
3939 N. Drinkwater Blvd.
Scottsdale, Arizona 85251

Dear Mayor and Council Members:

I am writing today to show my support for the proposed Alexan Scottsdale project located at Scottsdale Road and Palm Lane. I work in the area and believe the creation of this mixed-use concept community will positively impact businesses and the surrounding neighborhood. This new community will certainly bring in some high-income rooftops and be a welcomed addition to the community.

Please vote yes for this wonderful request.

Sincerely,



IMAGE *and* FRAME

ART SERVICES

Lynn Bazarnic – Owner | 2200 N. Scottsdale Rd., Ste. W | Scottsdale, AZ 85257

July 24, 2018

Mayor and City Council Members
City of Scottsdale
3939 N. Drinkwater Blvd.
Scottsdale, Arizona 85251

Dear Mayor and Council Members:

As a nearby business owner, I am writing to ask for your support for Trammell Crow's proposed project located at Scottsdale Road and Palm Lane. The Alexan Scottsdale will add to the vibrancy of this area with a wonderful, new community. Trammell Crow has a history of successful developments, and I know they will use their expertise to create a great mixed-use project that will fit in the neighborhood.

I urge you to support this project!

Sincerely,





Alyssa Mowry ★

2200 N. Scottsdale Rd., Suite C
Scottsdale, AZ 85257

July 24, 2018

Mayor and City Council Members
City of Scottsdale
3939 N. Drinkwater Blvd.
Scottsdale, Arizona 85251

Dear Mayor and Council Members:

I am writing today to show my support for the proposed Alexan Scottsdale project located at Scottsdale Road and Palm Lane. I work in the area and believe the creation of this mixed-use concept community will positively impact businesses and the surrounding neighborhood. This new community will certainly bring in some high-income rooftops and be a welcomed addition to the community.

Please vote yes for this wonderful request.

Sincerely,

A handwritten signature in black ink, appearing to read "Alyssa Mowry". The signature is fluid and cursive, with a long, sweeping tail on the final letter.

MYCAL ANDERS
2200 N. SCOTTSDALE RD., SUITE C
SCOTTSDALE, AZ 85257



July 24, 2018

Mayor and City Council Members
City of Scottsdale
3939 N. Drinkwater Blvd.
Scottsdale, Arizona 85251

Dear Mayor and Council Members:

I am writing today to show my support for the proposed Alexan Scottsdale project located at Scottsdale Road and Palm Lane. I work in the area and believe the creation of this mixed-use concept community will positively impact businesses and the surrounding neighborhood. This new community will certainly bring in some high-income rooftops and be a welcomed addition to the community.

Please vote yes for this wonderful request.

Sincerely,

A handwritten signature in black ink, appearing to read "Mycal Anders". The signature is written in a cursive, somewhat stylized font. There are two distinct parts to the signature, one on the left and one on the right, connected by a thin line.

Shawn Sharan

2200 N. Scottsdale Rd., Suite B
Scottsdale, AZ 85257



Red Star Vapor

July 24, 2018

Mayor and City Council Members
City of Scottsdale
3939 N. Drinkwater Blvd.
Scottsdale, Arizona 85251

Dear Mayor and Council Members:

I am writing today to show my support for the proposed Alexan Scottsdale project located at Scottsdale Road and Palm Lane. I work in the area and believe the creation of this mixed-use concept community will positively impact businesses and the surrounding neighborhood. This new community will certainly bring in some high-income rooftops and be a welcomed addition to the community.

Please vote yes for this wonderful request.

Sincerely,

A handwritten signature in black ink, appearing to read "Shawn Sharan". The signature is written in a cursive, flowing style.

Barry's Dancewear

Pearl J. Kaufax - Owner

2246 N. Scottsdale Rd.

Scottsdale, AZ 85257

July 25, 2018

Mayor and City Council Members
City of Scottsdale
3939 N. Drinkwater Blvd.
Scottsdale, Arizona 85251

Dear Mayor and Council Members:

As a nearby business owner, I am writing to ask for your support for Trammell Crow's proposed project located at Scottsdale Road and Palm Lane. The Alexan Scottsdale will add to the vibrancy of this area with a wonderful, new community. Trammell Crow has a history of successful developments, and I know they will use their expertise to create a great mixed-use project that will fit in the neighborhood.

I urge you to support this project!

Sincerely, *Pearl J. Kaufax - 2246 N. Sct's Rd. Barry's
Dance Theatre & Recreation*

Barry's Dancewear

Barry N. Kaufax – Owner 2246 N. Scottsdale Rd.

Scottsdale, AZ 85257

July 24, 2018

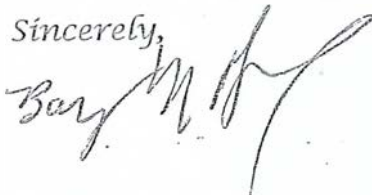
*Mayor and City Council Members
City of Scottsdale
3939 N. Drinkwater Blvd.
Scottsdale, Arizona 85251*

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I urge you to support this project!

Sincerely,



David B. Wells

7257 E. Oak St. || Scottsdale, AZ 85257

July 24, 2018

Mayor and City Council Members
City of Scottsdale
3939 N. Drinkwater Blvd.
Scottsdale, Arizona 85251

Dear Mayor and Council Members:

As a nearby property owner, I am writing to ask for your support for Trammell Crow's proposed project located at Scottsdale Road and Palm Lane. The Alexan Scottsdale will add to the vibrancy of our neighborhood with a wonderful, new community. Trammell Crow has a history of successful developments, and I know they will use their expertise to create a great place to live, work, and play.

I urge you to support this project!

Sincerely,

D. B. Wells

JANE FLANIGAN
7303 E. CYPRESS CIRCLE
SCOTTSDALE, AZ 85257

July 24, 2018

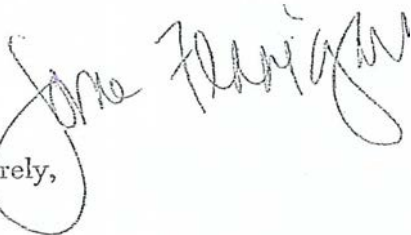
Mayor and City Council Members
City of Scottsdale
3939 N. Drinkwater Blvd.
Scottsdale, Arizona 85251

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I urge you to support this project!

Sincerely,

A handwritten signature in cursive script that reads "Jane Flanigan". The signature is written in dark ink and is positioned above the word "Sincerely,".

Brant Long

7327 E. Monte Vista Rd. Scottsdale, AZ 85257

July 24, 2018

Mayor and City Council Members

City of Scottsdale

3939 N. Drinkwater Blvd.

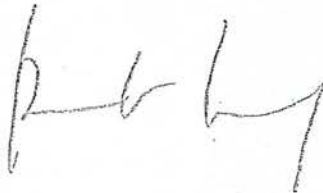
Scottsdale, Arizona 85251

Dear Mayor and Council Members:

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I urge you to support this project!

Sincerely,

A handwritten signature in black ink, appearing to read 'Brant Long', written in a cursive style.

7409 E. HUBBELL ST., SCOTTSDALE AZ 85257

JAQUELIN RIVERA

July 24, 2018

Mayor and City Council Members
City of Scottsdale
3939 N. Drinkwater Blvd.
Scottsdale, Arizona 85251

Dear Mayor and Council Members:

Please support the proposed Alexan Scottsdale project located at Scottsdale Road and Palm Lane. I live nearby and believe that a mixed-use development like this one will be a great asset to our neighborhood. The proposed community is an excellent fit for this central location, as it is close to Downtown Scottsdale and has easy access to both Tempe and Phoenix. I have no doubt that this project will blend well with the existing neighborhood.

Please vote to approve this request.

Sincerely,

A handwritten signature in black ink, appearing to read 'Jaquelin Rivera', with a stylized flourish at the end.

Jeff Jelling

7224 E. Palm Ln.#1 Scottsdale, AZ 85257

July 24, 2018

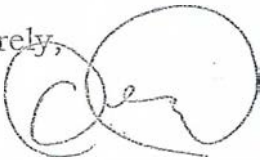
Mayor and City Council Members
City of Scottsdale
3939 N. Drinkwater Blvd.
Scottsdale, Arizona 85251

Dear Mayor and Council Members:

I am writing today to show my support for the proposed Alexan Scottsdale project located at Scottsdale Road and Palm Lane. I live in the area and believe the creation of this mixed-use concept community will positively impact the area. It will certainly reduce traffic compared to the current zoning uses and Trammell Crow is actively working to make the project sensitive to the existing neighborhood.

Please vote yes for this wonderful request.

Sincerely,

A handwritten signature in black ink, appearing to be "Jeff Jelling", written over a large circular scribble.

Jerry Guevin - Owner

7243 E. Granada Rd.
Scottsdale, AZ 85257

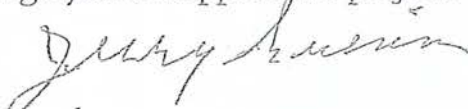
July 24, 2018

Mayor and City Council Members
City of Scottsdale
3939 N. Drinkwater Blvd.
Scottsdale, Arizona 85251

Dear Mayor and Council Members:

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I urge you to support this project!



Sincerely,

Daniel Bolton

| 7252 E. Granada Rd., Scottsdale, AZ 85257

July 24, 2018

Mayor and City Council Members
City of Scottsdale
3939 N. Drinkwater Blvd.
Scottsdale, Arizona 85251

Dear Mayor and Council Members:

I am writing today to show my support for the proposed Alexan Scottsdale project located at Scottsdale Road and Palm Lane. I live in the area and believe the creation of this mixed-use concept community will positively impact the area. ~~It will certainly reduce traffic compared to the current zoning uses and Trammell Crow is actively working to make the project sensitive to the existing neighborhood.~~

Please vote yes for this wonderful request.

Sincerely,



Joseph Bisig

7301 E. Granada Rd., Scottsdale AZ 85257

July 24, 2018

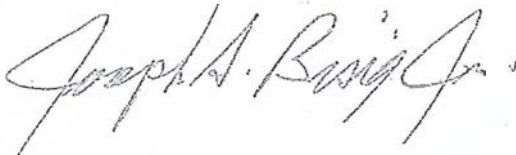
Mayor and City Council Members
City of Scottsdale
3939 N. Drinkwater Blvd.
Scottsdale, Arizona 85251

Dear Mayor and Council Members:

As a nearby property owner, I am writing to ask for your support for Trammell Crow's proposed project located at Scottsdale Road and Palm Lane. The Alexan Scottsdale will add to the vibrancy of our neighborhood with a wonderful, new community. Trammell Crow has a history of successful developments, and I know they will use their expertise to create a great place to live, work, and play.

I urge you to support this project!

Sincerely,

A handwritten signature in black ink that reads "Joseph A. Bisig". The signature is written in a cursive style with a large, stylized initial "J".



Brenna Weissman

7320 E. Granada Rd.

Scottsdale, AZ 85257

July 24, 2018

Mayor and City Council Members

City of Scottsdale

3939 N. Drinkwater Blvd.

Scottsdale, Arizona 85251

Dear Mayor and Council Members:

Please support the proposed Alexan Scottsdale project located at Scottsdale Road and Palm Lane. I live nearby and believe that a mixed-use development like this one will be a great asset to our neighborhood. The proposed community is an excellent fit for this central location, as it is close to Downtown Scottsdale and has easy access to both Tempe and Phoenix. I have no doubt that this project will blend well with the existing neighborhood.

Please vote to approve this request.

Sincerely,

|| Tracy Ramirez ||

1822 N. 74th St. Scottsdale, AZ 85257

July 24, 2018

Mayor and City Council Members
City of Scottsdale
3939 N. Drinkwater Blvd.
Scottsdale, Arizona 85251

Dear Mayor and Council Members:

I am writing today to show my support for the proposed Alexan Scottsdale project located at Scottsdale Road and Palm Lane. I live in the area and believe the creation of this mixed-use concept community will positively impact the area. It will certainly reduce traffic compared to the current zoning uses and Trammell Crow is actively working to make the project sensitive to the existing neighborhood.

Please vote yes for this wonderful request.

Sincerely,

A handwritten signature in black ink, appearing to be 'TRACY RAMIREZ', written in a cursive style.

Brandon Ossinger

7302 E. Coronado Rd.

Scottsdale, AZ 85257

July 24, 2018

Mayor and City Council Members
City of Scottsdale
3939 N. Drinkwater Blvd.
Scottsdale, Arizona 85251

Dear Mayor and Council Members:

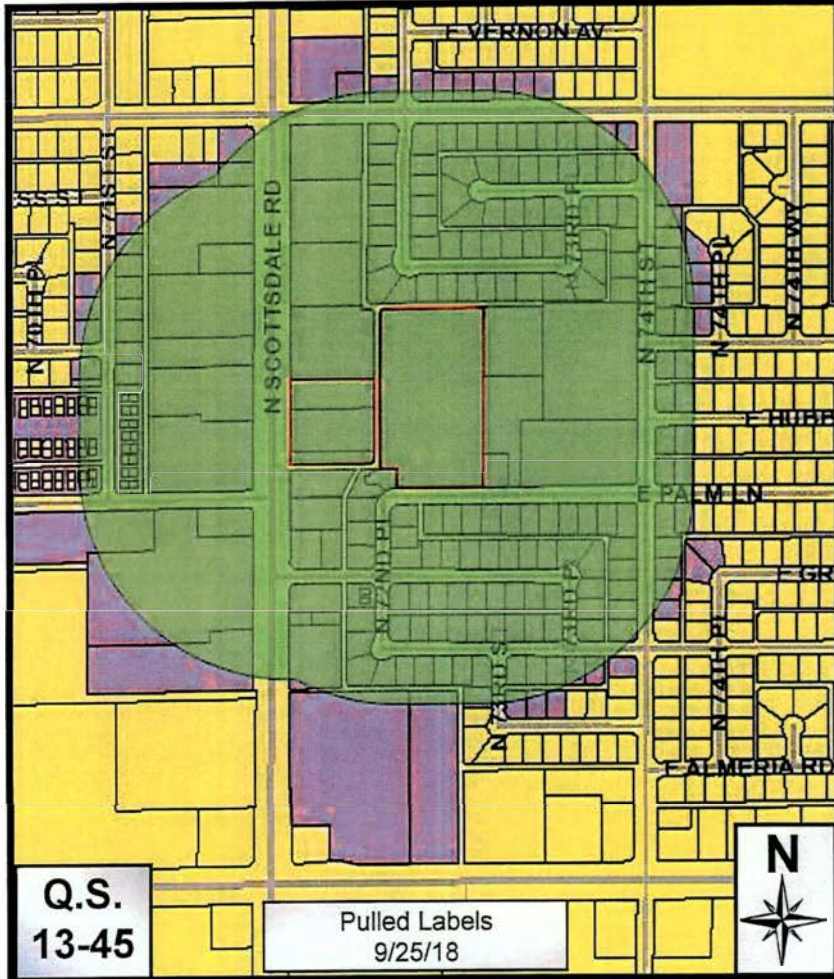
Please support the proposed Alexan Scottsdale project located at Scottsdale Road and Palm Lane. I live nearby and believe that a mixed-use development like this one will be a great asset to our neighborhood. The proposed community is an excellent fit for this central location, as it is close to Downtown Scottsdale and has easy access to both Tempe and Phoenix. I have no doubt that this project will blend well with the existing neighborhood.

Please vote to approve this request.

Sincerely,



City Notifications – Mailing List Selection Map



Map Legend:



Site Boundary



Properties within 750-feet

Postcards: 279

Additional Notifications:

- Interested Parties List
- Adjacent HOA's
- P&Z E-Newsletter
- Facebook
- Twitter
- Nextdoor.com
- City Website-Projects in the hearing process

ATTACHMENT 10

Q.S.
13-45

Pulled Labels
9/25/18



Alexan Scottsdale

21-ZN-2018



SCOTTSDALE DEVELOPMENT REVIEW BOARD
KIVA-CITY HALL
3939 DRINKWATER BOULEVARD
SCOTTSDALE, ARIZONA
Thursday, March 7, 2019
***Present Attorney Corrected**
SUMMARIZED MEETING MINUTES

PRESENT:

Suzanne Klapp, Councilmember
Tammy Caputi, Vice Chair
Paul Alessio, Planning Commissioner
Joe Young, Design Member
Shakir Gushgari, Design Member
William Scarbrough, Development Member
Doug Craig, Design Member

ABSENT:

None

STAFF:

Steve Venker
*Margaret Wilson
Melissa Berry
Steve Perone
Brad Carr

CALL TO ORDER

Vice Chair Caputi called the meeting of the Development Review Board to order at 1:00 PM.

ROLL CALL

A formal roll call was conducted confirming members present as stated above.

* Note: These are summary action minutes only. A complete copy of the meeting audio/video is available on the Development Review Board website at: http://scottsdale.granicus.com/ViewPublisher.php?view_id=36

ADMINISTRATIVE REPORT

1. Identify supplemental information, if any, related to March 7, 2019 Development Review Board agenda items, and other correspondence.

MINUTES

2. Approval of the February 21, 2019 Development Review Board Meeting Minutes.

BOARD MEMBER SCARBROUGH MOVED TO APPROVE THE FEBRUARY 21, 2019 DEVELOPMENT REVIEW BOARD MEETING MINUTES WITH CORRECTION, 2nd BY BOARD MEMBER CRAIG. THE MOTION CARRIED UNANIMOUSLY IN FAVOR BY COUNCILMEMBER KLAPP, VICE CHAIR CAPUTI, COMMISSIONER ALESSIO, BOARD MEMBERS YOUNG, GUSHGARI, CRAIG, AND SCARBROUGH WITH AN AYE VOTE OF SEVEN (7) TO ZERO (0).

REGULAR AGENDA

3. [18-DR-2018 \(Palmeraie\)](#)
Request approval of the site plan, landscape plan, and building elevations for a new mixed-use development, including approximately 223,500 square feet of building area, one level of below-grade parking, and a 150-foot-tall spire, all on a 12.4-acre site.
6990 North Scottsdale Road
Nelsen Partners, Inc., Architect/Designer

BOARD MEMBER YOUNG MOVED TO APPROVE SITE PLANS AND BUILDING ELEVATIONS FOR 18-DR-2018 WITH LANDSCAPE PLANS TO BE CONTINUED TO THE MARCH 21, 2019 HEARING AND SPIRE PLANS TO BE CONTINUED TO A HEARING TO BE DETERMINED, 2ND BY BOARD MEMBER SCARBROUGH. THE MOTION CARRIED IN FAVOR BY COUNCILMEMBER KLAPP, VICE CHAIR CAPUTI, COMMISSIONER ALESSIO, BOARD MEMBERS YOUNG, CRAIG, AND SCARBROUGH WITH AN AYE VOTE OF SIX (6) TO ONE (1) WITH BOARD MEMBER GUSHGARI DISSENTING.

4. 21-ZN-2018 (Alexan Scottsdale)

Request by owner for a recommendation from the Development Review Board to the Planning Commission regarding the proposed Development Plan, including Amended Development Standards, that is being requested as part of the proposed zoning district map amendment application from Highway Commercial (C-3) zoning and Single-family Residential (R1-7) zoning to Planned Unit Development (PUD) zoning for the 8.26-acre site located at 7242 E. Palm Lane and 1939 - 2007 N. Scottsdale Road.
7242 East Palm Lane
Davis, Architect/Designer

BOARD MEMBER GUSHGARI MOVED TO RECOMMEND APPROVAL FOR 21-ZN-2018 TO PLANNING COMMISSION, 2ND BY VICE CHAIR CAPUTI. THE MOTION CARRIED UNANIMOUSLY IN FAVOR BY COUNCILMEMBER KLAPP, VICE CHAIR CAPUTI, COMMISSIONER ALESSIO, BOARD MEMBERS GUSHGARI, CRAIG, AND SCARBROUGH WITH AN AYE VOTE OF SIX (6) TO ZERO (0) WITH BOARD MEMBER YOUNG RECUSING.

Gerald Maskula and Ryan Smith spoke.

5. Rules of Procedure for the Development Review Board

Staff recommends that the Board approve the proposed amendments to the Rules of Procedure.

BOARD MEMBER SCARBROUGH MOVED TO APPROVE PROPOSED AMENDMENTS TO THE RULES OF PROCEDURE, 2ND BY VICE CHAIR CAPUTI. THE MOTION CARRIED UNANIMOUSLY IN FAVOR BY COUNCILMEMBER KLAPP, VICE CHAIR CAPUTI, COMMISSIONER ALESSIO, BOARD MEMBERS YOUNG, GUSHGARI, CRAIG, AND SCARBROUGH WITH AN AYE VOTE OF SEVEN (7) TO ZERO (0).

ADJOURNMENT

With no further business to discuss, the regular meeting of the Development Review Board adjourned at 2:52 PM.



**SCOTTSDALE PLANNING COMMISSION
KIVA-CITY HALL
3939 DRINKWATER BOULEVARD
SCOTTSDALE, ARIZONA**

WEDNESDAY, MARCH 27, 2019

***DRAFT SUMMARIZED MEETING MINUTES ***

PRESENT: Paul Alessio, Chair
Prescott Smith, Vice Chair
Ali Fakh, Commissioner
Kevin Bollinger, Commissioner
Christian Serena, Commissioner-Phone

ABSENT: Larry S. Kush, Commissioner

STAFF: Tim Curtis
Joe Padilla
Brad Carr
Chris Zimmer
Alex Acevedo

CALL TO ORDER

Chair Alessio called the regular session of the Scottsdale Planning Commission to order at 5:00 p.m.

ROLL CALL

A formal roll call was conducted confirming members present as stated above.

MINUTES REVIEW AND APPROVAL

1. Approval of March 13, 2019 Regular Meeting Minutes including Study Session.
Commissioner Bollinger moved to approve the March 13, 2019 Regular Meeting Minutes, including Study Session, seconded by Vice Chair Smith.
The motion carried unanimously with a vote of five (5) to zero (0); by Chair Alessio, Vice Chair Smith, Commissioner Fakh, Commissioner Bollinger, and Commissioner Serena.

* Note: These are summary action minutes only. A complete copy of the meeting audio is available on the Planning Commission page on ScottsdaleAZ.gov, search "Planning Commission"

REGULAR AGENDA

2. [21-ZN-2018 \(Alexan Scottsdale\)](#)
Request by owner for a zoning district map amendment from Highway Commercial (C-3) zoning and Single-family Residential (R1-7) zoning to Planned Unit Development (PUD) zoning, including approval of a Development Plan with amended development standards, for the purpose of constructing a mixed-use development with 282 residential units and 10,800 square feet of non-residential space on a 8.26 +/- acre site located at 7242 E. Palm Lane and 1939 - 2007 N. Scottsdale Road. Staff contact person is Brad Carr, AICP, 480-312-7713. **Applicant contact person is John Berry, 480-385-2853.**

3. [17-AB-2018 \(Alexan Scottsdale alley abandonment\)](#)
Request by owner for abandonment of a 12,047 square foot portion of a 20-foot-wide alleyway located adjacent to 7242 E. Palm Lane and 1939, 2001, 2003, 2007, 2009, 2011, 2013, 2015, 2017 N. Scottsdale Road with Highway Commercial (C-3) and Single-family Residential (R1-7) zoning. Staff contact person is Brad Carr, AICP, 480-312-7713. **Applicant contact person is John Berry, (480) 385-2753.**

Item No 2 & 3:

- **Move to make a recommendation to City Council for approval of 21-ZN-2018 by a vote of 4-0: Motion by Commissioner Bollinger, per the staff recommended stipulations, after determining that the Planned Unit Development criteria have been met, and determine that the proposed zoning district map amendment is consistent and conforms with the adopted General Plan, 2nd by Commissioner Fakh with Vice Chair Smith recused himself.**
- **Move to make a recommendation to City Council for approval of case 17-AB-2018 by a vote of 4-0: Motion by Commissioner Bollinger, per the staff recommended stipulations, after determining that the proposed Abandonment is consistent and conforms with the adopted General Plan, 2nd by Commissioner Fakh with Vice Chair Smith recused himself.**

The motion carried unanimously with a vote of four (4) to zero (0); by Chair Alessio, Commissioner Fakh, Commissioner Bollinger, and Commissioner Serena with Vice Chair Smith recusing himself.

ADJOURNMENT

With no further business to discuss, the regular session of the Planning Commission adjourned at 5:32 p.m.

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REQUEST TO SPEAK

2



Request to Speak cards must be submitted to City Staff **BEFORE** public testimony begins.
Public testimony is limited to three (3) minutes per speaker.
Additional time **MAY** be granted to speakers representing two or more persons.
Cards for designated speakers and the person(s) they represent must be submitted together.

NAME (print) Mary Barney MEETING DATE 3-27-19

NAME OF GROUP/ORGANIZATION (if applicable) _____

ADDRESS 7243 E Palms Ln ZIP 85257

HOME PHONE 480-399-7285 WORK PHONE _____

E-MAIL ADDRESS (optional) mscottsddo1999@gmail.com

I WISH TO SPEAK ON AGENDA ITEM # _____ I WISH TO DONATE MY TIME TO _____

I WISH TO SPEAK DURING "PUBLIC COMMENT"* CONCERNING 21-2N-2018 All Kier

*Citizens may complete one Request to Speak "Public Comment" card per meeting and submit it to City Staff. "Public Comment" time is reserved for citizen comments regarding non-agendized items. The Board and Commission may hear "Public Comment" testimony, but is prohibited by state law from discussing items which are not listed on the agenda.

This card constitutes a public record under Arizona law.



WRITTEN COMMENTS

2

This card is used to submit written comments to the Board or Commission.
Written comment cards may be submitted to the Staff at any time. Cards submitted after public testimony has begun will be provided to the Board or Commission at the conclusion of the testimony for that item.

NAME (print) Michelle Byman MEETING DATE 4/9/19

NAME OF GROUP/ORGANIZATION (if applicable) _____

ADDRESS 7302 E. Cypress St Scottsdale ZIP 85257

HOME PHONE _____ WORK PHONE 818 355 7379

E-MAIL ADDRESS(optional) _____

AGENDA ITEM # 2 SUPPORT OPPOSE

COMMENTS (additional space is provided on the back) _____

Opposing the multi family zoning. We support the City's growth but don't feel we need more apartments backing up to single family homes. Our neighborhood is a historic neighborhood that we take pride

This card constitutes a public record under Arizona law.

Written Comment cards may be submitted to Staff at any time. Cards submitted after public testimony has begun will be provided to the Board or Commission at the conclusion of the testimony for that item.

in and lose the look of. Adding more apartments that in time will be come run down could lower the look of our neighborhood and potentially our value. We would support single family homes on that lot, not multifamily.

REQUEST TO SPEAK: Citizens wishing to address the Board or Commission in person may obtain a blue Request to Speak card from staff located at the Staff table in the Kiva.

Alexan Scottsdale

21-ZN-2018

17-AB-2018

City Council

May 21, 2019

Coordinator: Brad Carr, AICP

Alexan Scottsdale

1. Adopt Ordinance No. 4390 approving a rezoning from Highway Commercial (C-3) and Single-family (R1-7) zoning to Planned Unit Development (PUD) zoning, including approval of a Development with amended development standards, for a new development consisting of 282 residential units and 10,800 square feet of non-residential floor area
2. Adopt Resolution No. 11425 declaring the “Alexan Scottsdale Development Plan” as a public record
3. Adopt Resolution No. 11426 for the abandonment of a 20-foot alleyway that is located adjacent to and within the project area

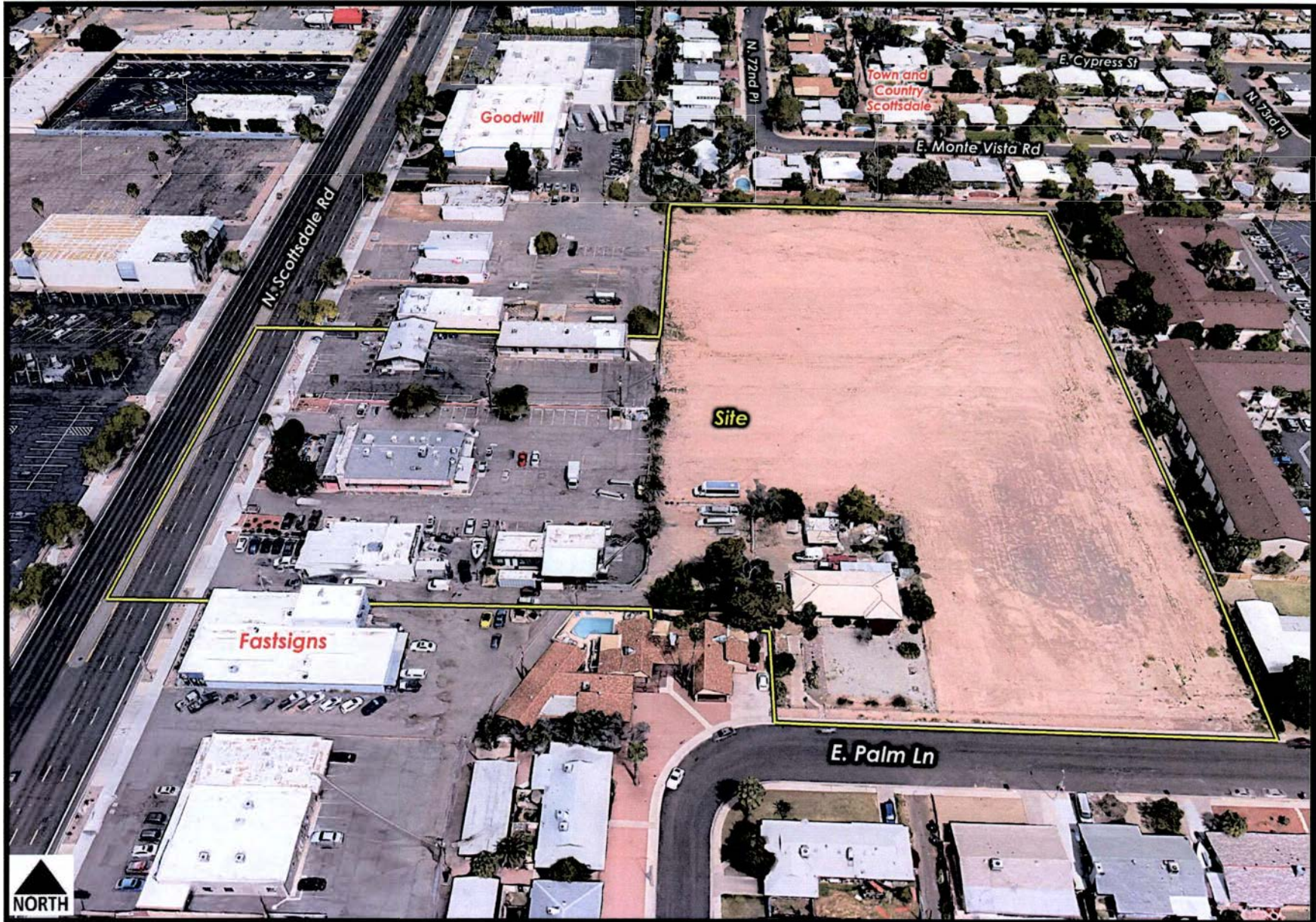
Alexan Scottsdale



Detail Aerial

21-ZN-2018

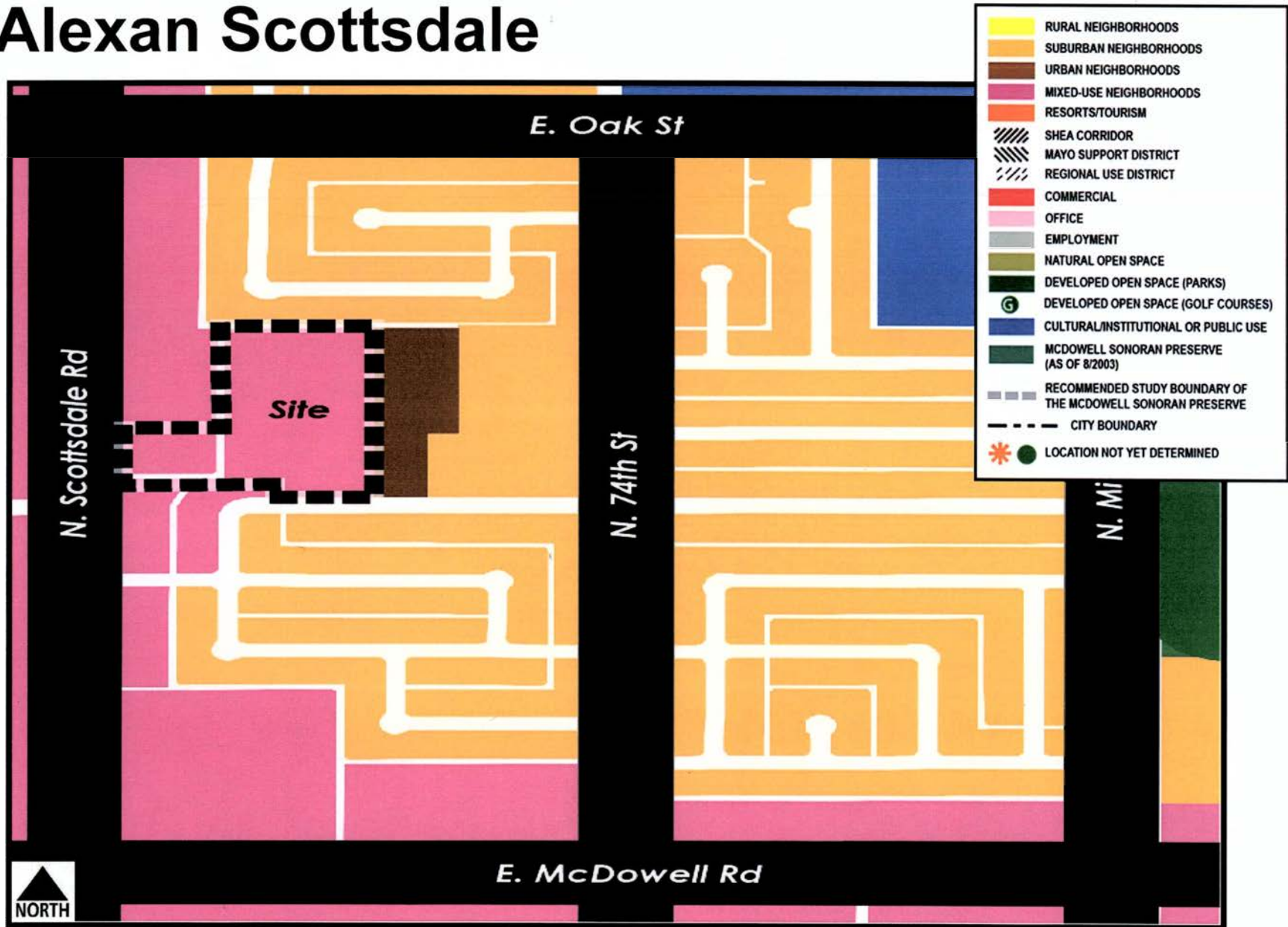
Alexan Scottsdale



Context Aerial

21-ZN-2018

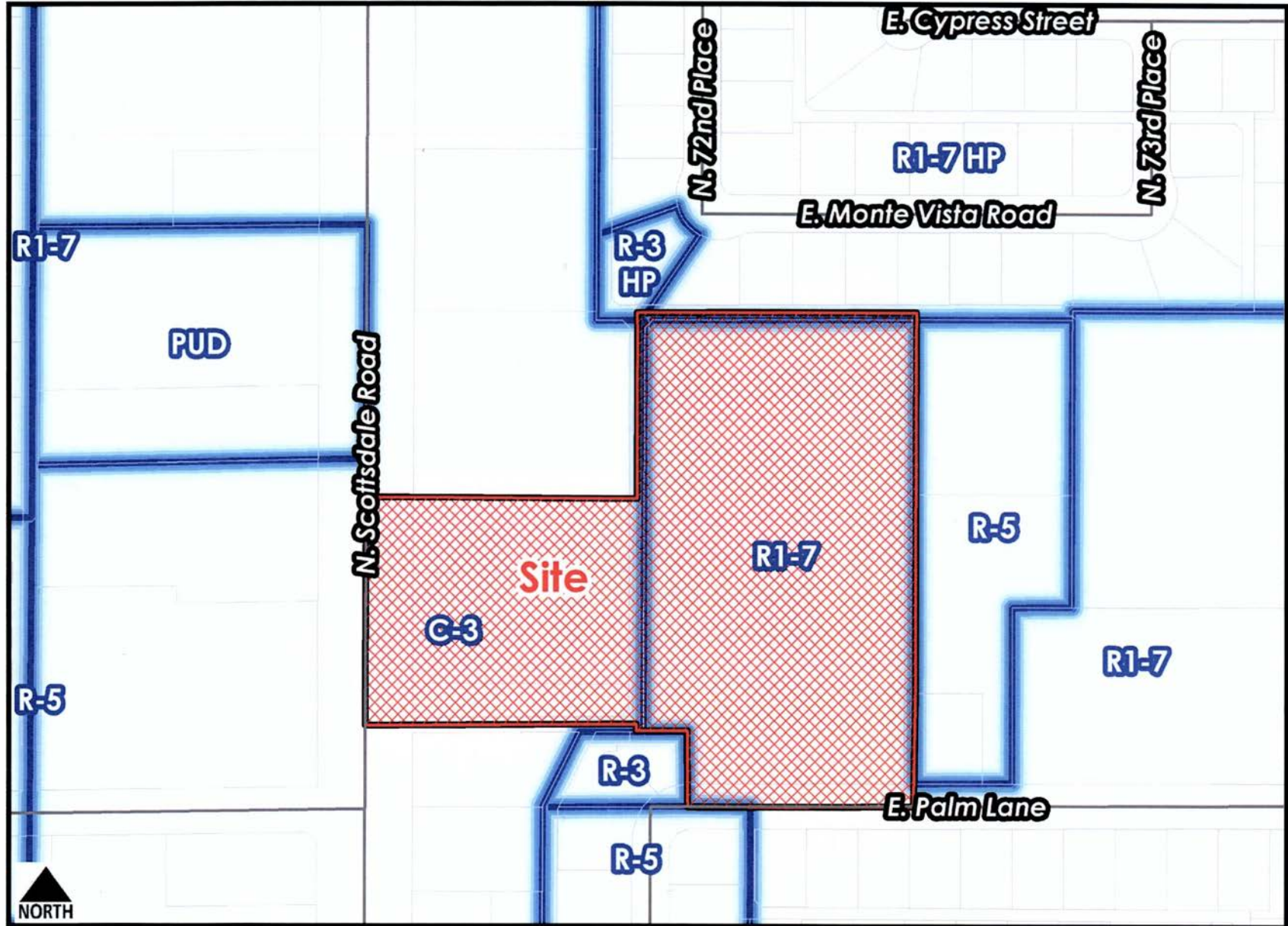
Alexan Scottsdale



General Plan Land Use

21-ZN-2018

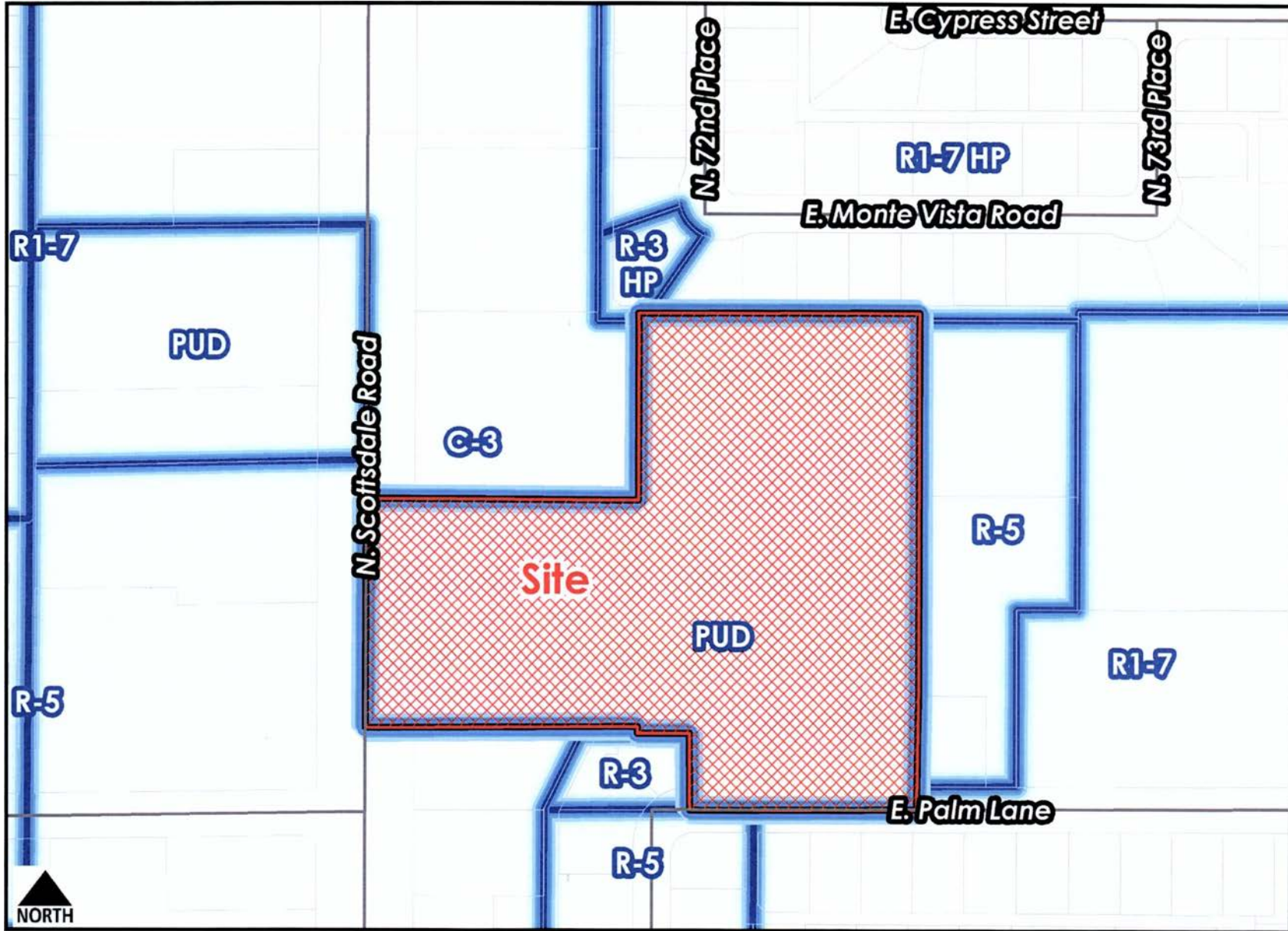
Alexan Scottsdale



Existing Zoning

21-ZN-2018

Alexan Scottsdale



Proposed Zoning

21-ZN-2018

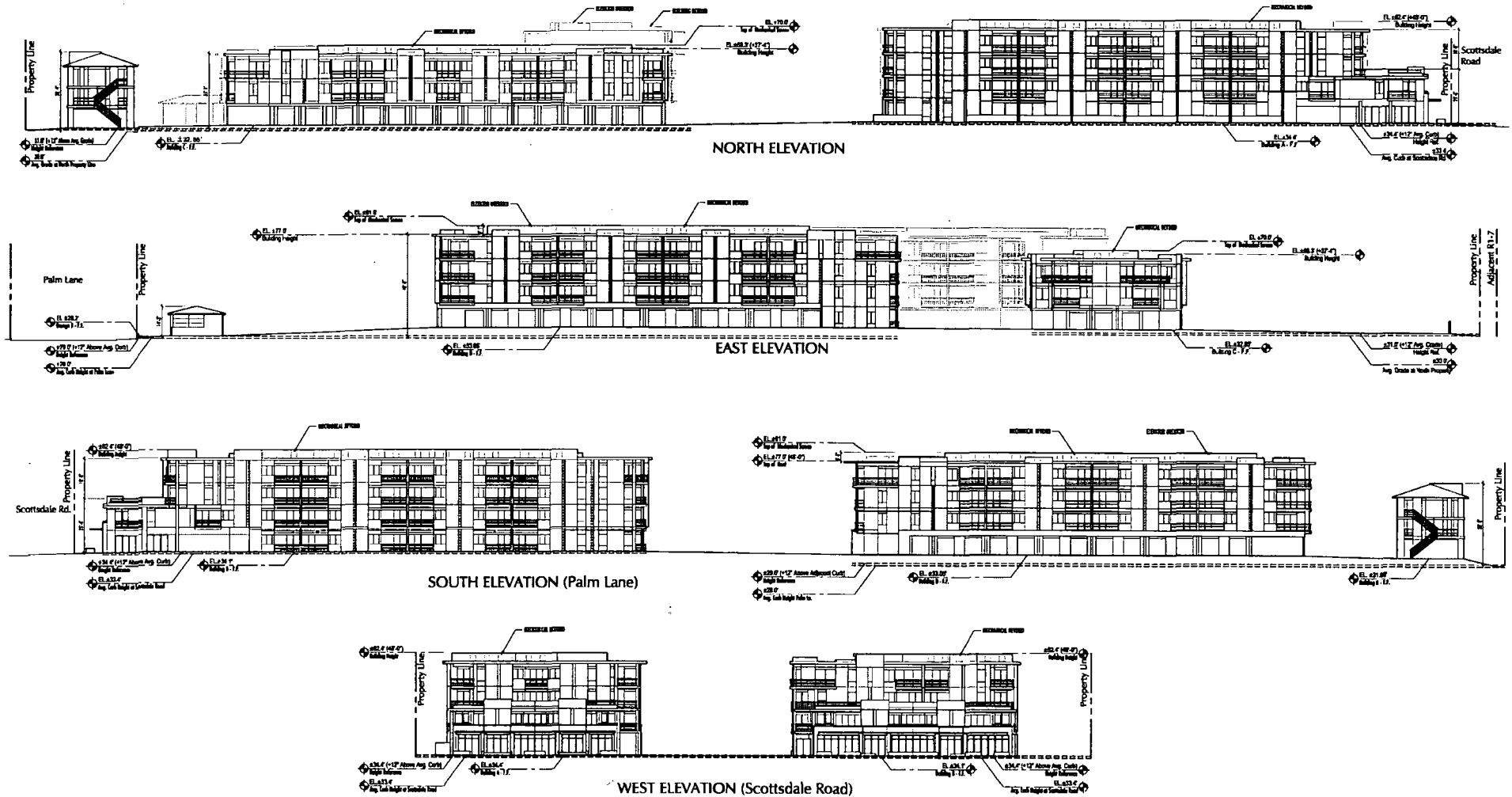
Alexan Scottsdale



Site Plan

21-ZN-2018

Alexan Scottsdale



Building Elevations

21-ZN-2018

Alexan Scottsdale



COTTAGE WEST ELEVATION



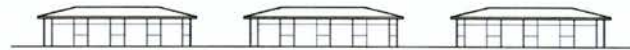
COTTAGE WEST ELEVATION



COTTAGE EAST ELEVATION



COTTAGE EAST ELEVATION



GARAGE NORTH ELEVATION



GARAGE NORTH ELEVATION



GARAGE SOUTH ELEVATION



GARAGE SOUTH ELEVATION



GARAGE EAST ELEVATION



GARAGE EAST ELEVATION



GARAGE WEST ELEVATION

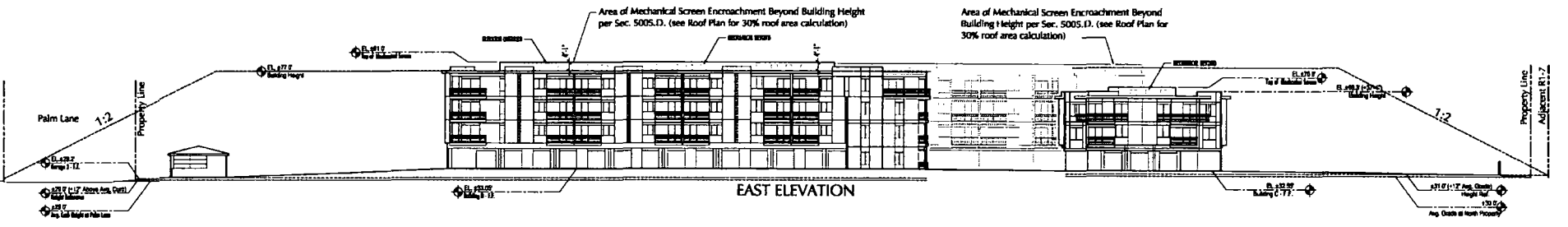
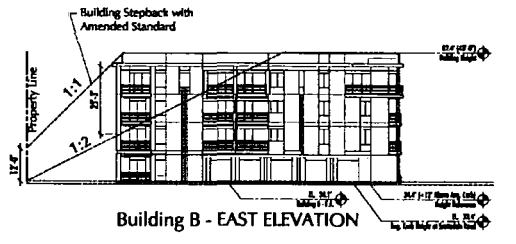
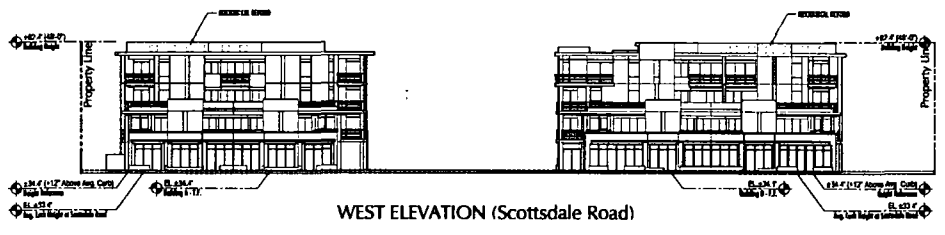
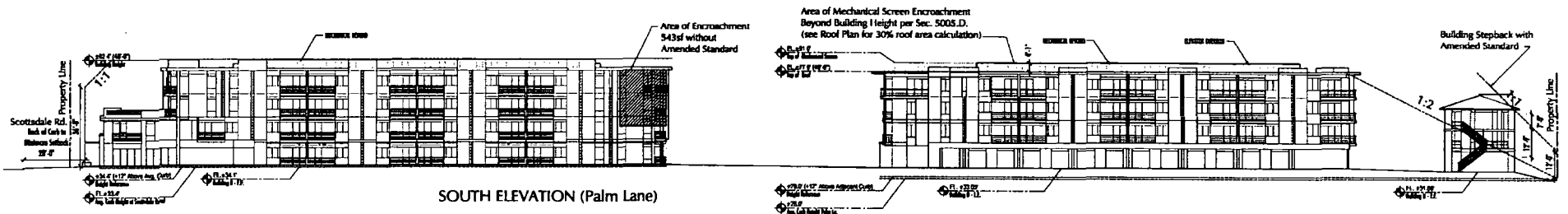
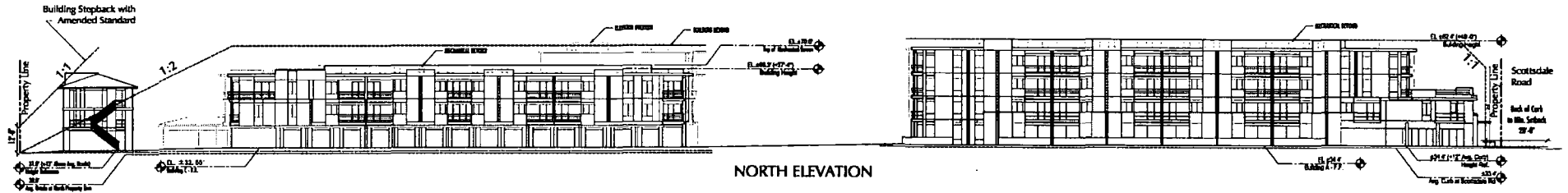


GARAGE WEST ELEVATION

Building Elevations

21-ZN-2018

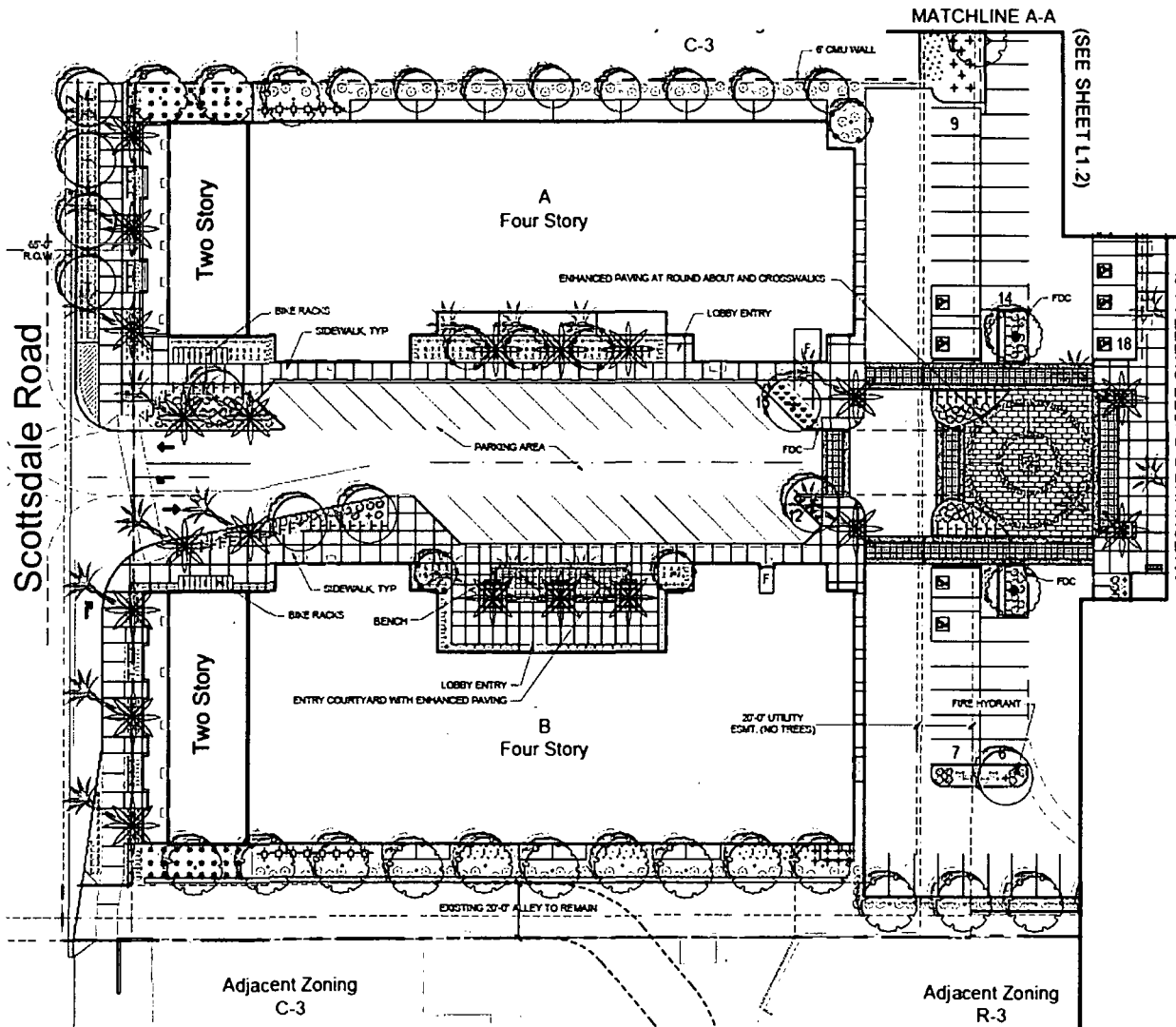
Alexan Scottsdale



Building Envelope

21-ZN-2018

Alexan Scottsdale

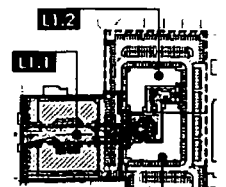


PLANT SCHEDULE

TREES	SIZE / REMARKS	QTY	SHRUBS	SIZE	QTY
ACACIA ANGEIRA	1" CAL. MULTI-TRUNK MATCHED	12	CARISSA GRANDIFLORA TUTTLEF	1 GAL	55
MELICA ACACIA	1" CAL. MULTI-TRUNK MATCHED	12	TUTTLEF'S NATAL PLUM	1 GAL	100
BALANSA CONGESTA ORCHID TREE	1" CAL. MULTI-TRUNK MATCHED	16	DOODIEA LISCOOSA HORSEEE BUSH	1 GAL	75
CERCODIUM PRINCOX PALO BREA	2" CAL. MULTI-TRUNK MATCHED	2	AUSTRIA EPICEDRIA MEDICAN HONEYBUCKLE	1 GAL	62
POSTADIA LEHTIBOUS MASTIC TREE (ALT. THEVETIA / TEXAS MTH LAUREL)	2" CAL. MULTI-TRUNK MATCHED	5	LEUCOPHYLLUM LAEVIGATUM OCHUNJAHAN SAGE	1 GAL	250
VALLES PAVIFLORA T. GREENY TRUE GREEN ELM (ALT. VELVET ASH) TRUNK MATCHED	2" / 3" LIN CAL. STANDARD	58 / 17	MYRTUS COMPLANIS DWARF MYRTLE (ALT. TYLSOMAU)	1 GAL	150
CASUALPINA MEDICANA MEDICAN BRD OF PARADISE	1" CAL. MULTI-TRUNK MATCHED	7	NEROLIUM OLEANDER P. POFF PETITE POIR OLEANDER	1 GAL	125
RHOIXIA DACTYLIFERA DATE PALM	18" H FT TO PINEAPPLE	34	RUELLIA BRITTONIANA BRITISH RUELLIA	1 GAL	115
QUERCUS VROBINIANA LIVE OAK	2" CAL. STANDARD MATCHED	41	TECOMA STANS GOLD STAR-YELLOW BELLS	1 GAL	115
ACCENTS / VINES	SIZE	QTY	GROUNDCOVER	SIZE	QTY
ALOE E. BLUE ELF	1 GAL	12	ARJUNAS	4" POTS	PER PLAN
ALOE E. BLUE ELF	1 GAL	12	AS SELECTED BY SEASON	4" POTS	PER PLAN
BOUGAINVILLEA B. KARSZ	15 GAL	6	EUPHORBIA OLIVARIA 'M GOLD	1 GAL	59
BARBARRA KARSZ BOUGAINVILLEA	15 GAL	6	OUTBACK SUNRISE ELM	1 GAL	PER PLAN
EUPHORBIA ANTIPATHETICA	1 GAL	30	HYDRANGEA ACALUIS ANDELITA DASHY	1 GAL	PER PLAN
CANDELLA	1 GAL	3	LANTANA NEW GOLD	1 GAL	110
FIJUS FUMILA CREEDING FIG	1 GAL	3	NEW GOLD LANTANA	1 GAL	110
HESPERALOE P. 'BRAKELIGHT'	1 GAL	28	SYNTHETIC LUMI PER PLAN		
RED HESPERALOE	1 GAL	8	SOUTHWEST GREENS OR EQUAL		
HESPERALOE FURSTERA	1 GAL	8	MARELLA TONASSARA	1 GAL	55
QUINT HESPERALOE	1 GAL	8	MEXICAN FEATHER GRASS	1 GAL	132
MALLENBERGIA CAPILLARS	1 GAL	115	OLEA EUROPAEA V.A. OLLET DWARF OLIVE	1 GAL	28
(ALT. PURPLE PTH. GRASS)	1 GAL	115	TRACHYLOPERIDIUM ASATOCUM	1 GAL	50
MALLENBERGIA LINDBELERI	1 GAL	150	TRICHOD. PADANE	1 GAL	50
ALTUM GLOW DEER GRASS	1 GAL	150	REDELLIA TROBATA YELLOW DOT	1 GAL	50
PEDELANTHUS MACROCARPUS LADY'S SLIPPER	1 GAL	15	SHIRT MATERIALS	SIZE	QTY
			DECOLORED GRANITE	12"	PER PLAN
			EXPRESS CARAMEL	2" MIN DEPTH	
			2" SCREEDED NATIVE ROCK	7'-4" DIA	PER PLAN
			EXPRESS CARAMEL		

HARDSCAPE SCHEDULE

- 6"X6" CONCRETE PAVER
COLOR: STANFORD GRAY WITH LIGHT BROOM FINISH
 - 12"X12" CONCRETE PAVER
COLOR: PALAZZO OR EQUAL / COLOR: NATURAL PEWTER
 - STAMPED COLORED CONCRETE
COLOR AND PATTERN: T & D.
 - CONCRETE SIDEWALKS / PARKING
COLOR: STANFORD GRAY WITH LIGHT BROOM FINISH
 - EXPOSED AGGREGATE PAVING / BANDING
COLOR: STANFORD GRAY WITH 3/4" AGGREGATE
- FINAL MATERIAL SCHEDULE SHALL BE PROVIDED AT 0.85 SUBMITTAL AFTER RE-ZONING APPROVAL.

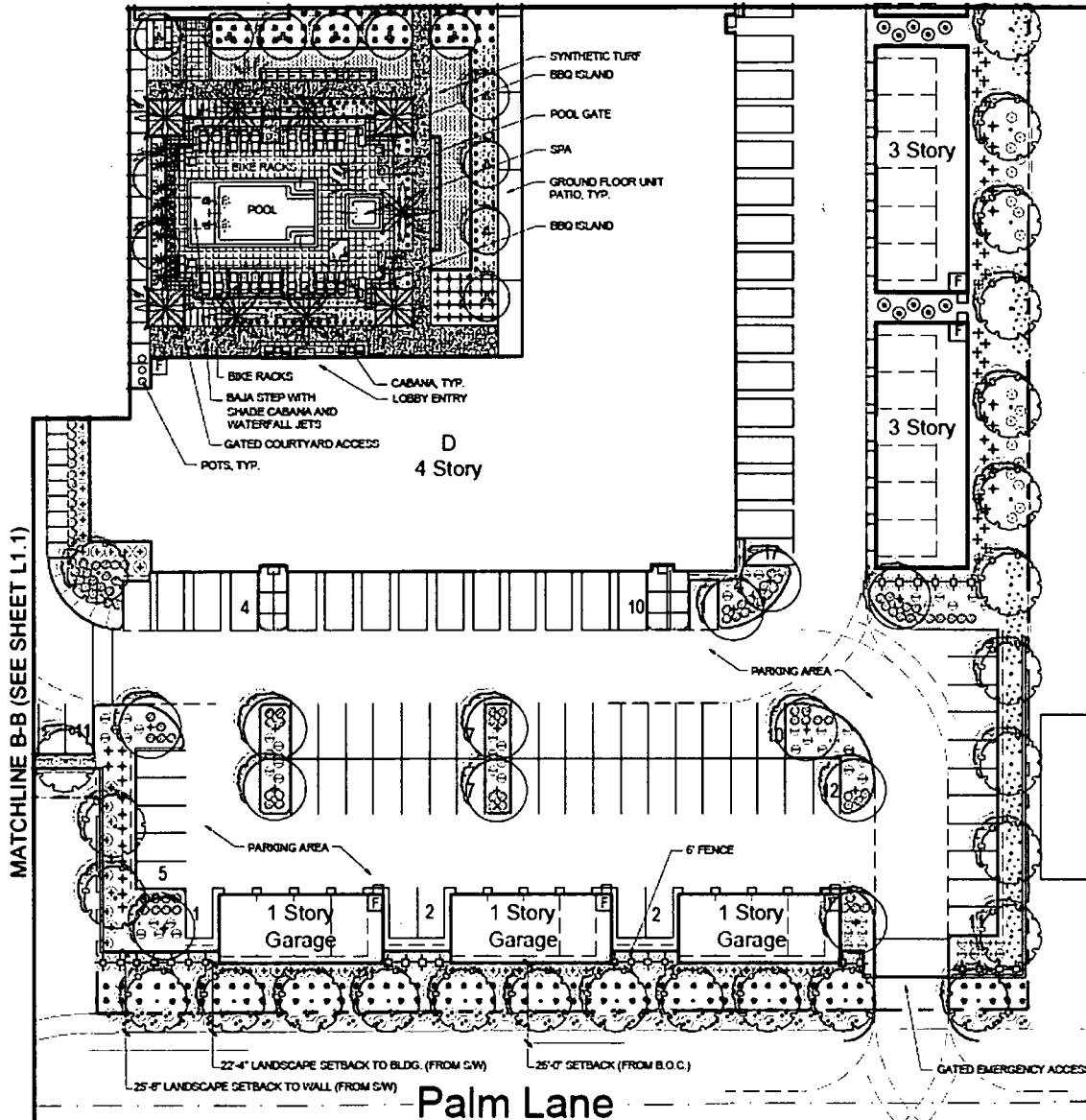


Landscape Plan

21-ZN-2018

Alexan Scottsdale

MATCHLINE C-C (SEE SHEET L1.2)



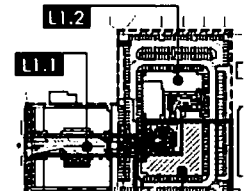
Landscape Plan

PLANT SCHEDULE

TREES	SIZE / REMARKS	QTY	SHRUBS	SIZE	QTY
ACACIA ANEURA	1.5" CAL.	XX	CARISSA GRANDIFLORA TUTTLEF	5 GAL	XX
MULGA ACACIA	MULTI-TRUNK, MATCHED	XX	TUTTLEF NATAL PLUM	5 GAL	XX
BALAHMA CONGESTA	1.5" CAL.	XX	DODONAEA VISCOSEA	5 GAL	XX
ORANGE TREE	MULTI-TRUNK, MATCHED	XX	HOPBEEB BUSH	5 GAL	XX
CERCIDIUM PRAEOOX	2" CAL.	XX	JUSTICIA SPICEGIRA	5 GAL	XX
PALO BREA	MULTI-TRUNK, MATCHED	XX	MEXICAN HONEYSUCKLE	5 GAL	XX
PISTACHIA LENTIGIOSA	2" CAL.	XX	LEUCOPHYLLUM CANDIDUM	5 GAL	XX
MASTIC TREE (ALT: THEVETIA / TEXAS MTN. LAUREL)	MULTI-TRUNK, MATCHED	XX	THUNDER CLOUD BAGE	5 GAL	XX
ULMUS PARVIFLORA T. GREENY	2" (3.5" MIN CAL.	XX / XX	LEUCOPHYLLUM LAEVIDATUM	5 GAL	XX
TRUE GREEN ELM (ALT: VELVET ACH)	STANDARD TRUNK, MATCHED	XX	CHILIHUAMAN BAGE	5 GAL	XX
CAESALPINA MEDICANA	1.5" CAL.	XX	MYRTUS COMPLANES	5 GAL	XX
MEXICAN BIRD OF PARADISE	MULTI-TRUNK, MATCHED	XX	DWARF MYRTLE (ALT: KYLSOLMA)	5 GAL	XX
PHOENIX DACTYLIFERA	18" HT TO DATE PALM	XX	MERTUM OLEANDER "P. PHOENIX"	5 GAL	XX
(ALT: WASHINGTONIA FLUFERA)	STANDARD TRUNK, MATCHED	XX	PETITE PINK OLEANDER	5 GAL	XX
QUERCUS VERGINEANA	1.5" CAL.	XX	RUELLIA BRITTONIANA	5 GAL	XX
LIVE OAK	MULTI-TRUNK, MATCHED	XX	BRITISH RUELLIA	5 GAL	XX
			RUSSELLIA ELEGANTIFORMIS	5 GAL	XX
			CORAL FOUNTAIN	5 GAL	XX
			TECOMA STAND O'GOLD	5 GAL	XX
			STAR YELLOW BELLS	5 GAL	XX
			GROUNDCOVER	SIZE	QTY
			ANNUALS AS SELECTED BY SEASON	4" POTS	PER PLAN
			EREMOPHILA OLIMBIA "M. GOLD"	1 GAL	XX
			OUTBACK BURRICE ELM	1 GAL	XX
			HYMENOPHYTS ACALANUS	1 GAL	XX
			ANGELITA DANCY	12" O.C.	XX
			LANTANA "NEW GOLD"	1 GAL	XX
			"NEW GOLD" LANTANA	1 GAL	XX
			SYNTHETIC LAMIN		PER PLAN
			SOUTHWEST GREENS OR EQUAL		PER PLAN
			NABELLA TENUSISMA	1 GAL	XX
			MEXICAN FEATHER GRASS	1 GAL	XX
			OLEA EUROPAEA LA. OLIVE	5 GAL	XX
			DWARF OLIVE	5 GAL	XX
			ROSMARINUS OFFICINALIS	1 GAL	XX
			TRAILING ROSEMARY	1 GAL	XX
			TRACHELOSPERMUM ASHATYCOLUM	1 GAL	XX
			TRAILING JASMIN	1 GAL	XX
			HEDELIA TRELOBATA	1 GAL	XX
			YELLOW DOT	1 GAL	XX
			INERT MATERIALS	SIZE	QTY
			D.O. DECOMPOSED GRANITE	1/2" SCREENED	PER PLAN
			EXPRESS CARAMEL	12" MIN DEPTH	PER PLAN
			2" SCREENED NATIVE ROCK	3'-6" DIA	PER PLAN
			EXPRESS CARAMEL		

HARDSCAPE SCHEDULE

	6"x6" CONCRETE PAVER ACKER STONE OR EQUAL / COLOR: DESERT BLEND
	6"x6" CONCRETE PAVER ACKER PALAZZO OR EQUAL / COLOR: NATURAL PEWTER
	STAMPED COLORED CONCRETE COLOR AND PATTERN T.B.D
	CONCRETE SIDEWALK / PAVING COLOR: STANDARD GRAY WITH LIGHT BROOM FINISH



21-ZN-2018

Alexan Scottsdale



PERSPECTIVE VIEW ON PALM LANE FROM SOUTHEAST CORNER WITHOUT TREES



PERSPECTIVE VIEW ON PALM LANE FROM SOUTHWEST CORNER WITHOUT TREES



PERSPECTIVE VIEW ON PALM LANE FROM SOUTHEAST CORNER



PERSPECTIVE VIEW ON PALM LANE FROM SOUTHWEST CORNER

Perspectives

21-ZN-2018

Alexan Scottsdale



PERSPECTIVE VIEW ON PALM LANE FROM SOUTHEAST CORNER WITHOUT TREES

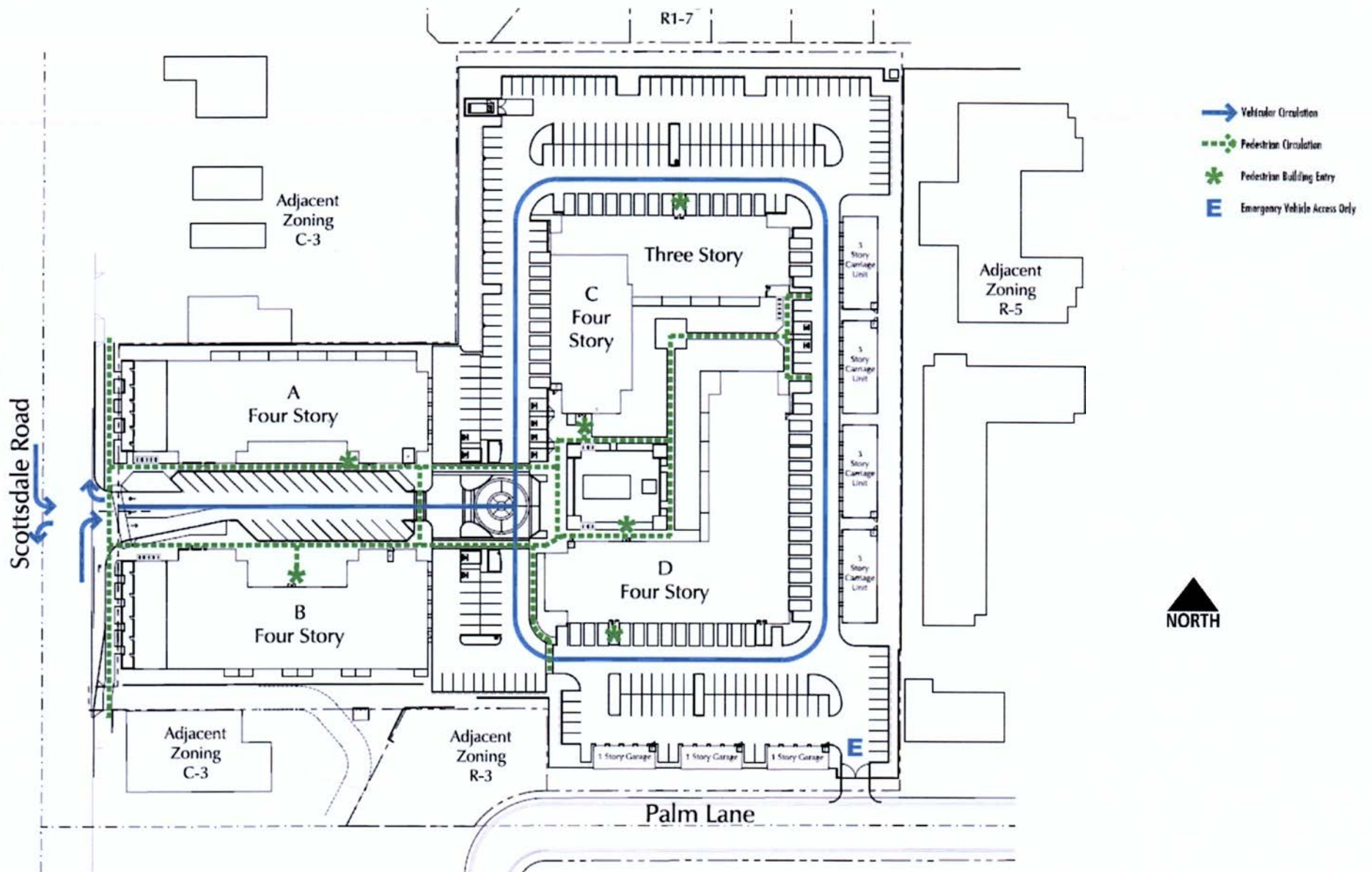


PERSPECTIVE VIEW ON PALM LANE FROM SOUTHEAST CORNER

Perspectives

21-ZN-2018

Alexan Scottsdale



Pedestrian and Vehicular Circulation 21-ZN-2018

Alexan Scottsdale

- Existing Use: Mix of commercial uses, single-family
- Proposed Use: Mix-use development, primarily multi-family
- Parcel Size: 8.26 gross acres / 7.59 net acres / 330,810 sf
- Total Building Area: 345,900 square feet
- Building Height Allowed: 48 feet, excluding specific rooftop appurtenances
- Building Height Proposed: 48 feet, excluding specific rooftop appurtenances
- Parking Required: 446 spaces
- Parking Proposed: 423 spaces (through Parking Master Plan)
- Open Space Required: 35,981 square feet / 0.83 acres
- Open Space Provided: 47,878 square feet / 1.1 acres
- Dwelling Units Allowed: Maximum set by Development Plan
- Dwelling Units Proposed: 282 units
- Density Allowed: Maximum set by Development Plan
- Density Proposed: 34.15 dwelling units per acre

Alexan Scottsdale

21-ZN-2018

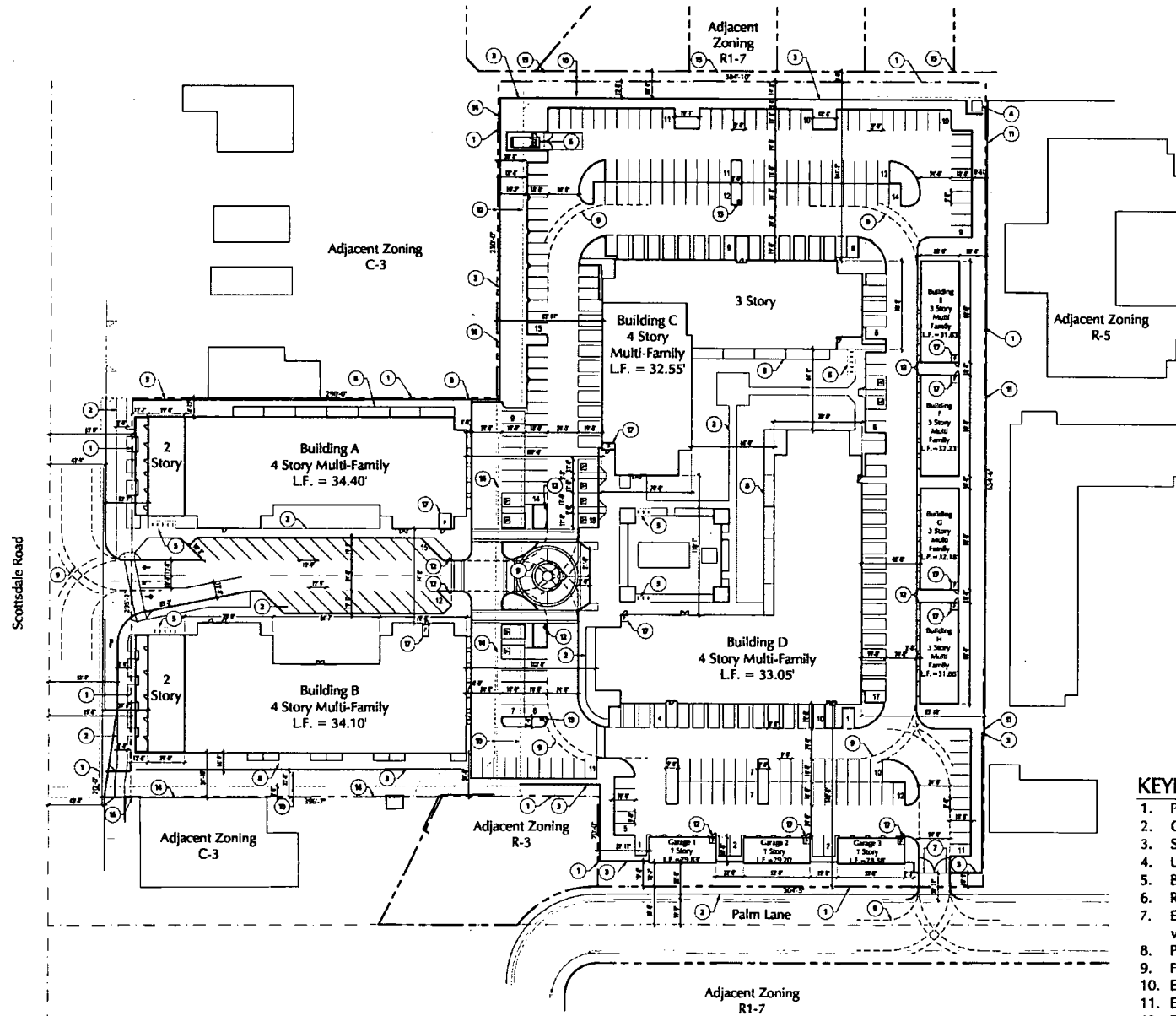
17-AB-2018

City Council

May 21, 2019

Coordinator: Brad Carr, AICP

Alexan Scottsdale



- KEYNC**
- 1. Proj
 - 2. Con
 - 3. Scre
 - 4. Utili
 - 5. Bike
 - 6. Refl
 - 7. Eme
 - 8. Patir
 - 9. Fire
 - 10. Ease
 - 11. Exis
 - 12. ETC

Site Plan

21-ZN-2018

Item 20

Alexan Scottsdale
21-ZN-2018 / 17-AB-2018

City Council
May 21, 2019

Coordinator: Brad Carr, AICP

1

Alexan Scottsdale

1. Adopt Ordinance No. 4390 approving a rezoning from Highway Commercial (C-3) and Single-family (R1-7) zoning to Planned Unit Development (PUD) zoning, including approval of a Development with amended development standards, for a new development consisting of 282 residential units and 10,800 square feet of non-residential floor area
2. Adopt Resolution No. 11425 declaring the "Alexan Scottsdale Development Plan" as a public record
3. Adopt Resolution No. 11426 for the abandonment of a 20-foot alleyway that is located adjacent to and within the project area

Requests

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Detail Aerial

21-ZN-2018

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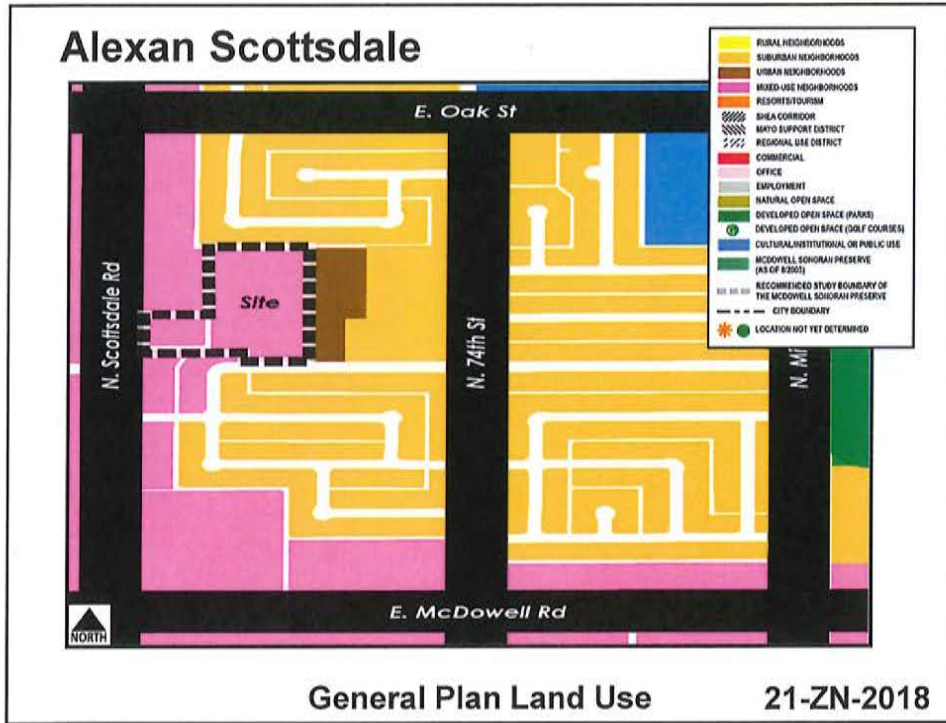
Alexan Scottsdale



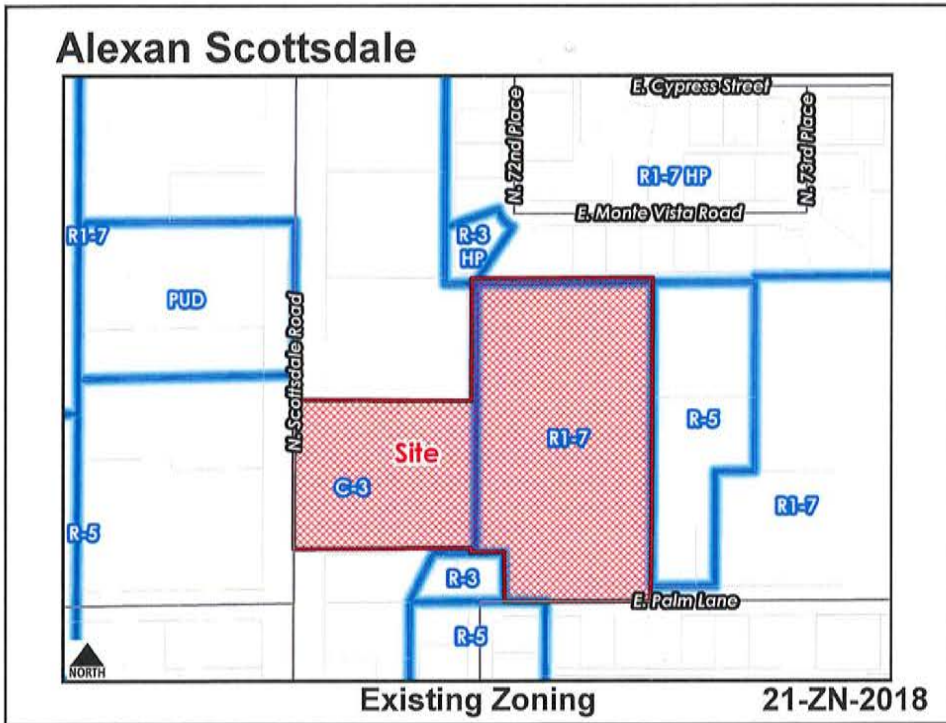
Context Aerial

21-ZN-2018

4

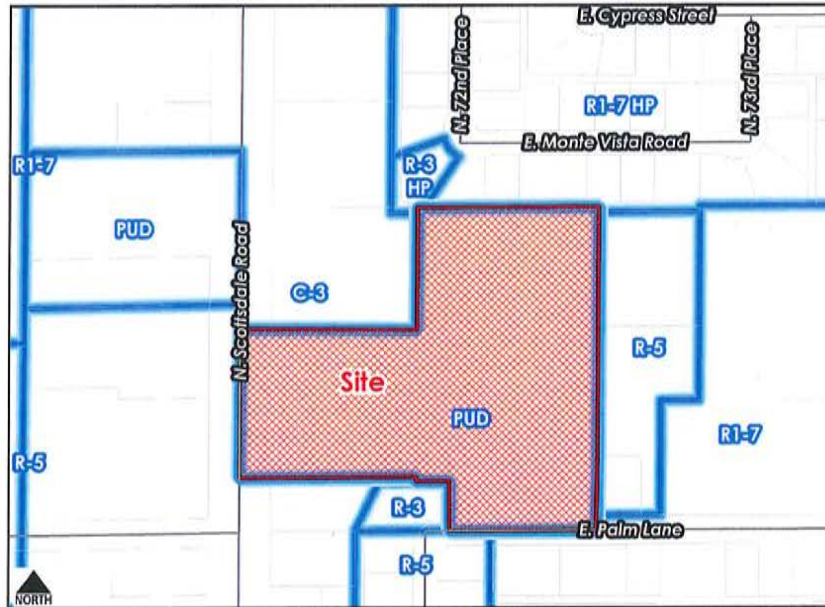


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Proposed Zoning

21-ZN-2018

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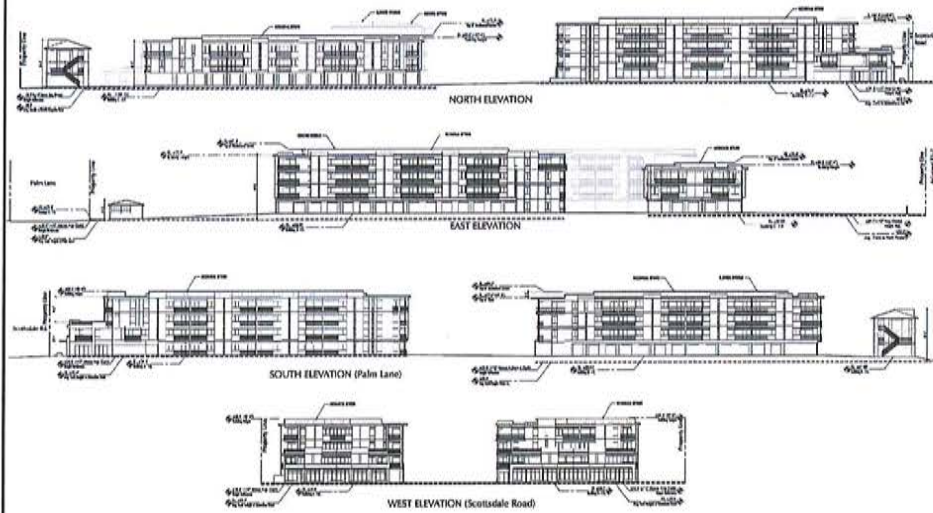


Site Plan

21-ZN-2018

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Building Elevations

21-ZN-2018

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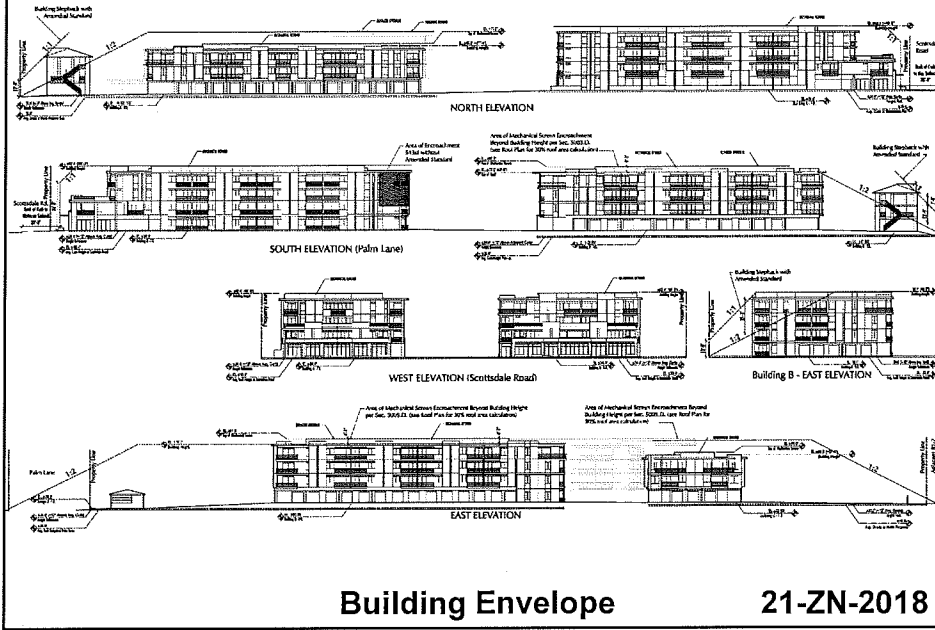


Building Elevations

21-ZN-2018

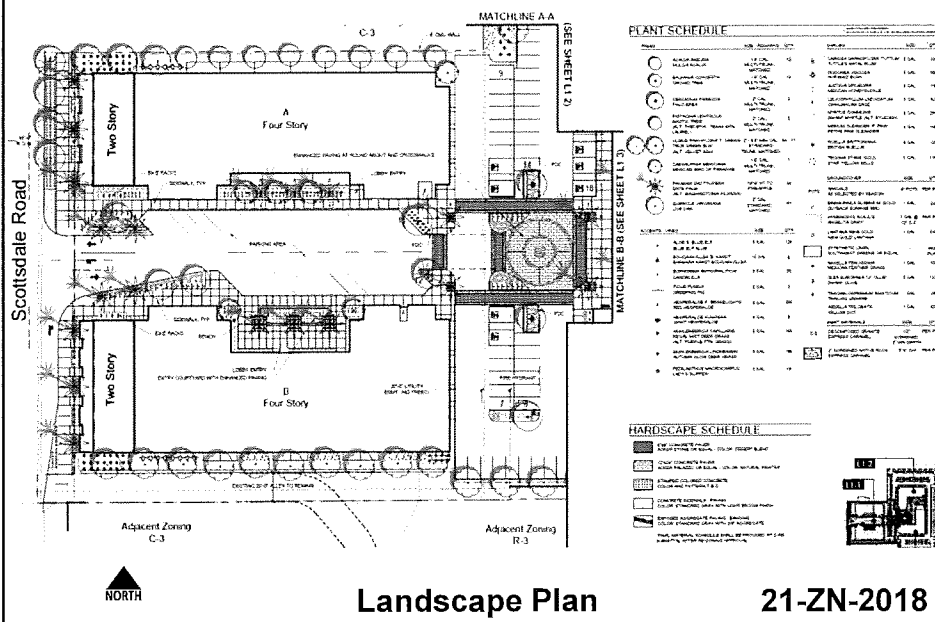
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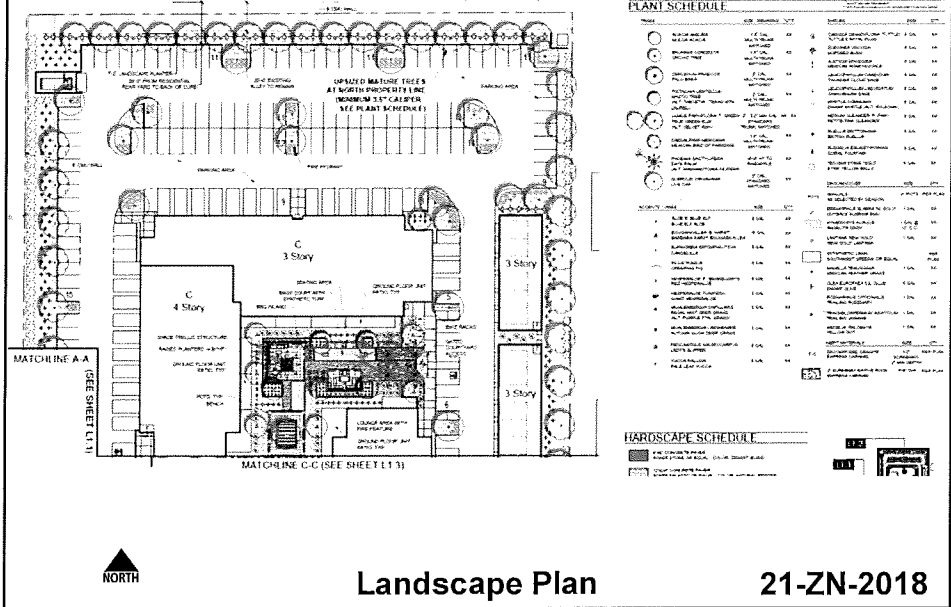
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Alexan Scottsdale



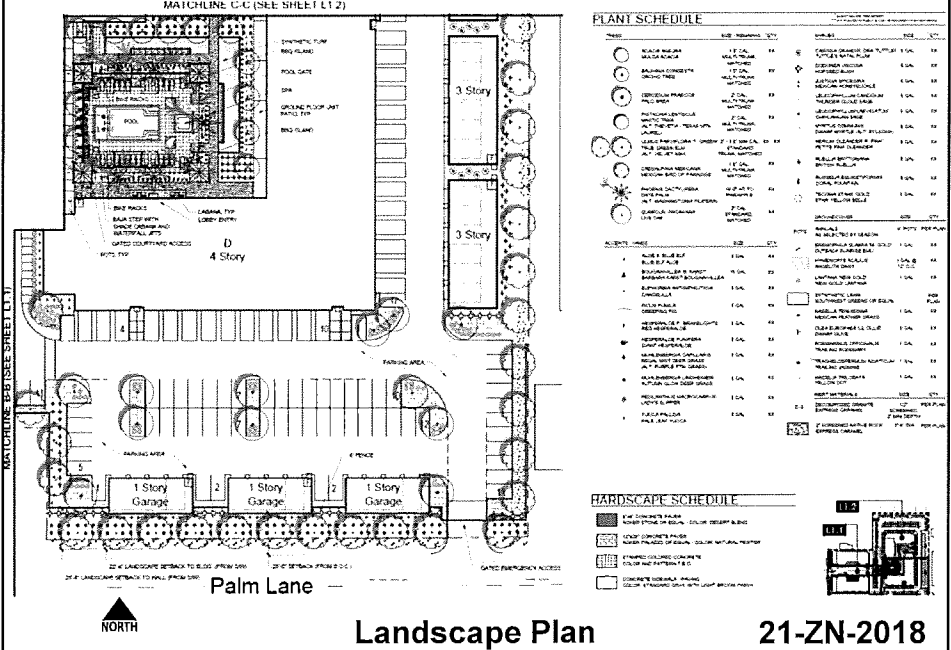
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PERSPECTIVE VIEW ON PALM LANE FROM SOUTHEAST CORNER WITHOUT TREES



PERSPECTIVE VIEW ON PALM LANE FROM SOUTHWEST CORNER WITHOUT TREES



PERSPECTIVE VIEW ON PALM LANE FROM SOUTHEAST CORNER



PERSPECTIVE VIEW ON PALM LANE FROM SOUTHWEST CORNER

Perspectives

21-ZN-2018

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Alexan Scottsdale



PERSPECTIVE VIEW ON PALM LANE FROM SOUTHEAST CORNER WITHOUT TREES

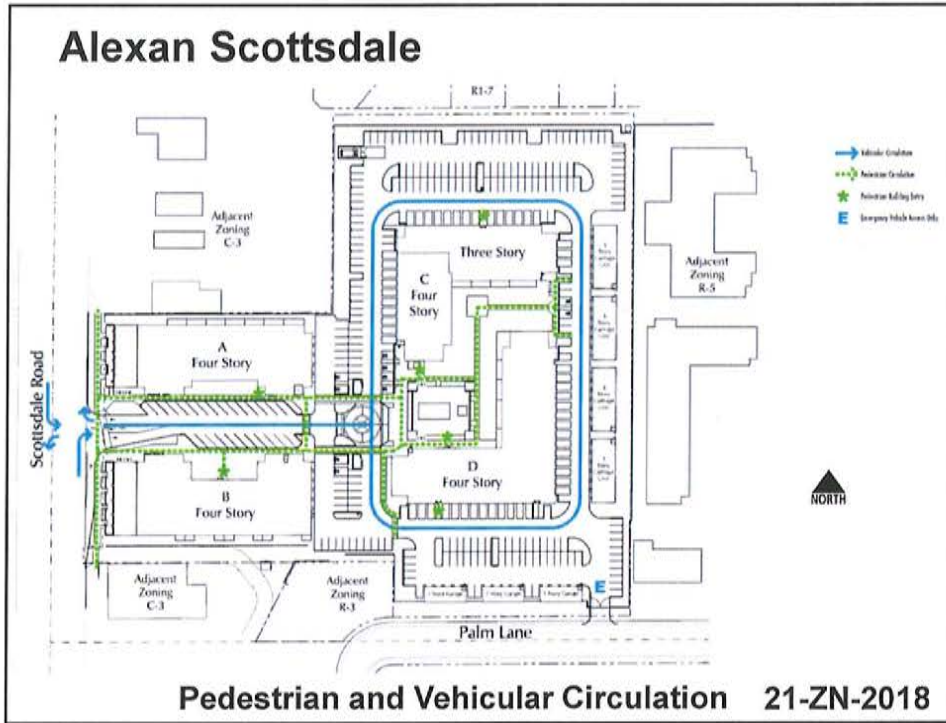


PERSPECTIVE VIEW ON PALM LANE FROM SOUTHEAST CORNER

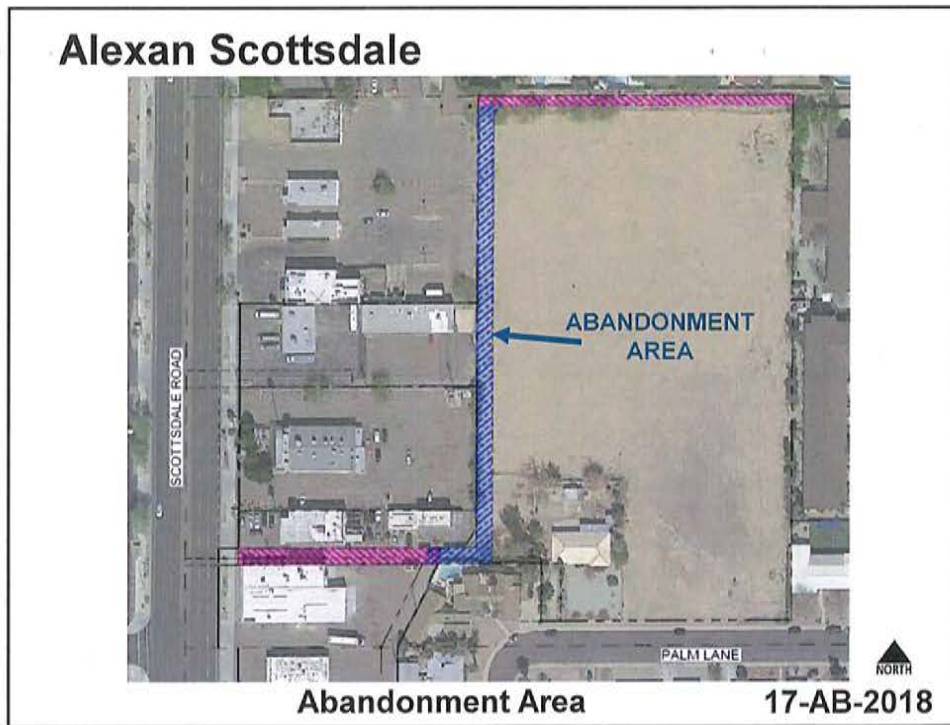
Perspectives

21-ZN-2018

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Alexan Scottsdale

- Existing Use: Mix of commercial uses, single-family
- Proposed Use: Mix-use development, primarily multi-family
- Parcel Size: 8.26 gross acres / 7.59 net acres / 330,810 sf
- Total Building Area: 345,900 square feet
- Building Height Allowed: 48 feet, excluding specific rooftop appurtenances
- Building Height Proposed: 48 feet, excluding specific rooftop appurtenances
- Parking Required: 446 spaces
- Parking Proposed: 423 spaces (through Parking Master Plan)
- Open Space Required: 35,981 square feet / 0.83 acres
- Open Space Provided: 47,878 square feet / 1.1 acres
- Dwelling Units Allowed: Maximum set by Development Plan
- Dwelling Units Proposed: 282 units
- Density Allowed: Maximum set by Development Plan
- Density Proposed: 34.15 dwelling units per acre

Development Information

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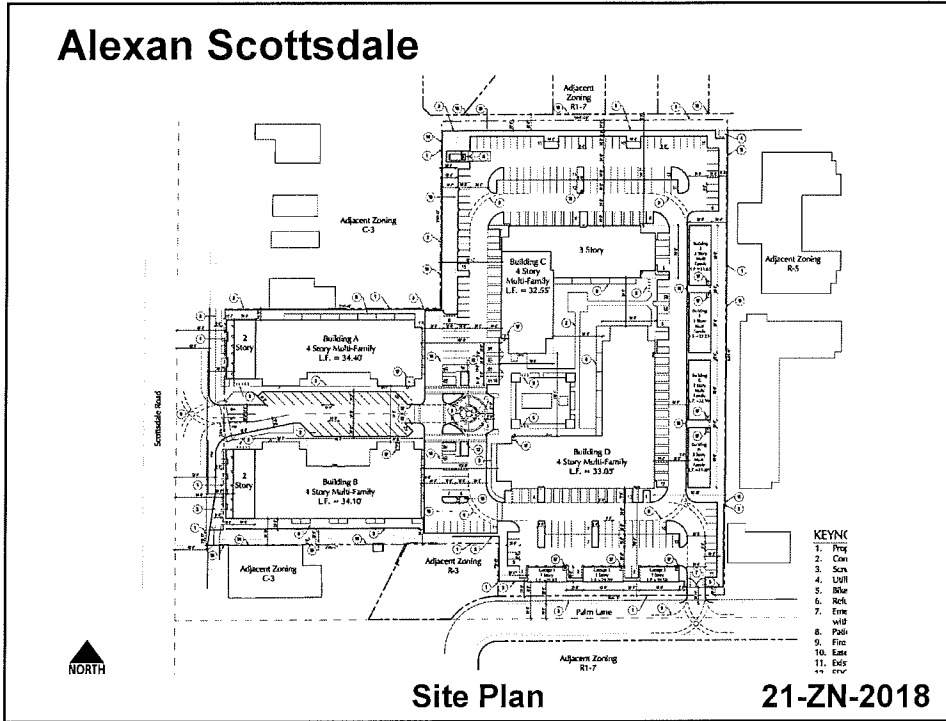
21-ZN-2018 / 17-AB-2018

**City Council
May 21, 2019**

Coordinator: Brad Carr, AICP

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Site Plan

21-ZN-2018