

DEVELOPMENT REVIEW BOARD REPORT



Meeting Date: June 6, 2019 Item No. 6
General Plan Element: *Character and Design*
General Plan Goal: *Foster quality design that enhances Scottsdale as a unique southwestern desert community.*

ACTION

Mark-Taylor at Crossroads 57-DR-2018

Location: 18300 North Hayden Road

Request: Request approval of the site plan, landscape plan, and building elevations for a new multi-family residential development with 522 dwelling units in twenty-five 3-story apartment buildings and two 2-story apartment buildings, and amenity buildings and structures, totaling approximately 1,014,718 square feet of building area, all on a 30-acre site.

OWNER

Mark-Taylor Development
480-991-9111

ARCHITECT/DESIGNER

Architectural Design Group

ENGINEER

Kimley Horn

APPLICANT CONTACT

Rob Orme
Mt Capital Mt Elliot Mark-Taylor Inc.
480-991-9111

BACKGROUND

Zoning

The site is zoned Planned Community District, Multiple-family Residential (P-C R-5). The R-5 district is one of the P-C "comparable" districts that developers within the Crossroads master plan can choose from, with consent from the Arizona State Land Department (ASLD) who oversees distribution of zoning for the Crossroads PCD.

Context

Located at the northwest corner of North Hayden Road and the East Princess Boulevard alignment, the site is situated in an area occupied by residential uses of varying intensity. Most of the

communities on the west side of Hayden Road are multi-family residential projects of similar design and intensity to the proposed project.

Adjacent Uses and Zoning

- North Vacant, zoned P-C
- South Multiple-family Residential, zoned R-5
- East Single-family Residential, zoned R-4 PCD
- West Vacant, zoned P-C

Key Items for Consideration

- Development Review Criteria
- Sensitive Design Principles
- Princess Boulevard to be extended to Hayden Road as part of this project
- No public comment

DEVELOPMENT PROPOSAL

Goal/Purpose of Request

The applicant seeks approval of a new multi-family residential apartment complex, consisting of 3-story unit buildings, two-story carriage units, surface parking and amenity areas.

Neighborhood Communication

Property owners within 750 feet of the site have been notified by mail of the applicant’s request and the site is posted with the required signage. As of the date of this report, staff has received no public comment related to this project.

DEVELOPMENT REVIEW BOARD CRITERIA ANALYSIS

Building Elevations

Building design relies primarily on stucco as the main material, with stone veneer serving as the primary accent material. Consistent with Sensitive Design Principle (SDP) 9, the primary building color is warm and muted, representative of the surrounding desert context. A variety of colors are utilized to emphasize accents, such as garage headers, windowsills and unit doors; all of which are consistent with SDP 9. Rather than a diverse mix of materials, building design relies on vertical and horizontal planer differentiation, as well as varying types of balcony barriers to minimize monotony and provide visual interest. Also consistent with SDP 9, eyebrows and shade canopies provide shading for windows to minimize solar heat gain.

Site Plan

Site design is highlighted by two large amenity areas, one of which includes a pool/spa, ramadas and a sand volleyball court. The other main amenity area includes ramadas and a dog park. A dramatic architectural entry feature is proposed at both main entry points, one off North Hayden Road and the other off North 78th Street, that spans the entire entry. All vehicular parking is surface parking and sufficient guest parking is provided to prevent visitors from parking off-site. Section 2-1.312 of the DSPM recommends secondary pedestrian circulation access points to perimeter streets for multi-family developments. In response to this directive, the applicant proposes a secondary pedestrian access point north of the main entrance off N. 78th Street. A stipulation requiring the additional gated pedestrian access point is included as part of this report.

Landscaping

The preliminary landscape design utilizes many of the native trees salvaged from the site to make way for the project, including Ironwoods, Palo Verdes and Mesquites. Lushly landscaped frontage open space is a feature of this site, particularly along the North Hayden Road frontage where a minimum 40-foot-wide landscaped setback is proposed. North Hayden Road is identified as a Signature Corridor by the Greater Airpark Area Plan. As such, maintaining a “parkway” setting is critical to preserving the Signature Corridor designation.

Development Information

- Existing Use: Vacant
- Proposed Use: Multi-family Residential
- Parcel Size: +/- 30 net acres (1,327,510 square feet)
- Total Building Area: 1,014,718 square feet
- Building Height Allowed: 36 feet (excluding rooftop appurtenances)
- Building Height Proposed: 36 feet (45 feet including rooftop appurtenances)
- Parking Required: 887 spaces
- Parking Provided: 1,060 spaces
- Open Space Required: 292,053 square feet (6.7 acres)
- Open Space Provided: 352,286 square feet (8.08 acres)
- Frontage Open Space Required: 146,027 square feet (3.35 acres)
- Frontage Open Space Provided: 154,458 square feet (3.54 acres)
- Density Allowed: 23 dwelling units per acre
- Density Proposed: 16.2 dwelling units per acre

STAFF RECOMMENDATION

Recommended Approach:

Staff recommends that the Development Review Board approve Mark-Taylor at Crossroads per the attached stipulations, finding that the provisions of the Greater Airpark Character Area Plan, Sensitive Design Principles and the Development Review Criteria have been met.

RESPONSIBLE DEPARTMENT

Planning and Development Services

Current Planning Services


STAFF CONTACT

Greg Bloemberg
Senior Planner
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APPROVED BY


Greg Bloemberg, Report Author 5-20-19
Date


Steve Venker, Development Review Board Coordinator 5/21/19
Date
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Randy Grant, Director 5/22/19
Date
Planning and Development Services
Phone: 480-312-2664 E-mail: rgrant@scottsdaleaz.gov

ATTACHMENTS

- A. Stipulations/Zoning Ordinance Requirements
- 1. Context Aerial
- 1A. Close-Up Aerial
- 2. Applicant's Narrative
- 3. Combined Context Aerial and Site Plan
- 4. Site Plan/Enlarged Site Plans
- 5. Open Space Plan
- 6. Amenity Plan
- 7. Circulation Plan
- 8. Building Elevations
- 9. South Boundary Wall Location and Details Plan
- 10. Perspective
- 11. Streetscape Elevation
- 12. Material and Color Board
- 13. Landscape Plan/Enlarged Landscape Plans
- 14. Lighting Site Plan/Enlarged Lighting Site Plans
- 15. Exterior Lighting Cutsheets

**Stipulations for the
Development Review Board Application:
Mark-Taylor Development Hayden & Princess
Case Number: 57-DR-2018**

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

APPLICABLE DOCUMENTS AND PLANS:

1. Except as required by the Scottsdale Revised Code (SRC), the Design Standards and Policies Manual (DSPM), and the other stipulations herein, the site design and construction shall substantially conform to the following documents:
 - a. Architectural elements, including dimensions, materials, form, color, and texture shall be constructed to be consistent with the building elevations provided by Architectural Design Group, with a city staff date of 4/29/19.
 - b. The location and configuration of all site improvements shall be consistent with the site plan provided by Architectural Design Group, with a city staff date of 4/29/19.
 - c. Landscape improvements, including quantity, size, and location shall be consistent with the preliminary landscape plan provided by Collaborative V Design Studio, with a city staff date of 4/29/19.
 - d. The case drainage report provided by Kimley Horn and accepted in concept by the Stormwater Management Department of the Planning and Development Services.
 - e. The water and sewer basis of design report provided by Kimley Horn dated 2/5/2019 and accepted in concept by the Water Resources Department.

RELEVANT CASES:

Ordinance

- A. At the time of review, the applicable zoning case was: 19-ZN-2002#2

ARCHAEOLOGICAL RESOURCES:

Ordinance

- B. Any development on the property is subject to the requirements of Scottsdale Revised Code, Chapter 46, Article VI, Section 46-134 - Discoveries of archaeological resources during construction.

ARCHITECTURAL DESIGN:

DRB Stipulations

2. All exterior window glazing shall be recessed a minimum of fifty (50) percent of the wall depth, including glass windows within any tower/clerestory elements. The amount or recess shall be measured from the face of the exterior wall to the face of the glazing, exclusive of external detailing.

CASE NO. 57-DR-2018

With the construction document submittal, the developer shall provide head, jamb and sill details clearly showing the amount of recess for all window types.

3. All exterior doors shall be recessed a minimum of thirty (30) percent of the wall depth, the amount of recess shall be measured from the face of the exterior wall to the face of the glazing, exclusive of external detailing. With the construction document submittal, the developer shall provide head, jamb and sill details clearly showing the amount of recess for all door types.
4. *With the construction document submittal, information and details shall be provided confirming proposed shade devices over windows will have a minimum density of 75%.*

SITE DESIGN:

DRB Stipulations

5. *With the construction document submittal, the site plan shall be revised to indicate secondary gated pedestrian access point at the ramada location along the 78th Street frontage to provide more convenient access for residents in that area to the perimeter streets.*
6. All drive aisles that are fire lanes shall have a width of twenty-four (24) feet.
7. Prior to issuance of any building permit for the development project, the property owner shall submit plans and receive approval to construct refuse enclosures to equal twenty-eight (28) four (4)-cubic yard refuse bins, which equates to one (1) - four (4)-cubic yard refuse bins per 20 units, in conformance with COS Supplements to MAG Standard Details; 2146-1, 2 for single enclosures, and #2147-1, 2 for double enclosures.

LANDSCAPE DESIGN:

DRB Stipulations

8. Prior to the issuance of any building permit for the development project, the property owner shall submit landscape improvement plans that demonstrate how the salvaged vegetation from the site will be incorporated into the design of the landscape improvements.
9. Prior to the issuance of any building permit for the development project, the property owner shall submit landscape improvement plans that demonstrate the utilization of the City of Scottsdale Supplement to MAG Standard Specifications for the landscape and irrigation improvements within the public right-of-way median(s).

EXTRIOR LIGHTING:

Ordinance

- C. All exterior luminaires mounted eight (8) feet or higher above finished grade, shall be directed downward.
- D. Any exterior luminaire with a total initial lumen output of greater than 1600 lumens shall have an integral lighting shield.
- E. Any exterior luminaire with a total initial lumen output of greater than 3050 lumens shall be directed downward and comply with the Illuminating Engineering Society of North America (IES) requirements for full cutoff.

DRB Stipulations

10. All exterior luminaires shall meet all IES requirements for full cutoff, and shall be aimed downward and away from property line except for sign and landscape lighting.

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11. Incorporate the following parking lot and site lighting into the project's design:

- a. The maintained average horizontal luminance level, at grade on the site, shall not exceed 2.0 foot-candles. All exterior luminaires shall be included in this calculation.
- b. The maintained maximum horizontal luminance level, at grade on the site, shall not exceed 8.0 foot-candles. All exterior luminaires shall be included in this calculation.
- c. The initial vertical luminance at 6-foot above grade, along the entire property line shall not exceed 1.0 foot-candles. All exterior luminaires shall be included in this calculation.
- d. The total lumen per luminaire shall not exceed 24,000 lumens.

AIRPORT:

Ordinance

- F. With the construction document submittal, the property owner shall submit an FAA FORM 7460-1 to the FAA for any proposed structures, appurtenances and/or individual construction cranes that penetrate the 100:1 slope. The elevation of the highest point of those structures, including the appurtenances, must be detailed on the FAA form 7460-1 submittal. The property owner shall provide Aviation staff a copy of the FAA determination letter prior to building permit issuance.
- G. With the construction document submittal, the property owner shall submit aircraft noise and overflight disclosure notification, to be provided to occupants, potential homeowners, employees and/or students. The disclosure shall be in a form acceptable to the Scottsdale Aviation Director, and provided prior to the issuance of any building permit.
- H. With the construction document submittal, the property owner shall dedicate an Avigation Easement over the entire property. The easement shall be dedicated either on a Minor Subdivision plat or a Map of Dedication.

STREET INFRASTRUCTURE:

Ordinance

- I. All street infrastructure improvements shall be constructed in accordance with this City of Scottsdale (COS) Supplement to MAG Specifications and Details, and the Design Standards and Policies Manual.
- J. *Prior to the recordation of a land division and issuance of any building permit for the development project, the property owner shall execute an in lieu agreement and make a payment of \$25,000 for its proportionate share of a future HAWK pedestrian crossing on Hayden Road, south of the project development, to the sports fields on the east side of Hayden.*

DRB Stipulations

12. Prior to the issuance of any building permit for the development project, the property owner shall submit and obtain approval of civil construction documents to construct the following improvements:
 - a. North 78th Street
 - i. The owner shall construct a north bound auxiliary right-turn-lane at the west entrance into the development per COS MAG Supplement Standard Details 2225.

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b. Hayden Road

- i. The owner shall construct a south bound deceleration right turn lane at the East entrance into the development per COS MAG Supplement Standard Details and DSPM 5-3.206.

- 13. All curb ramps for public and pedestrian sidewalks that intersect public and private streets, or driveways that intersect public and private streets, shall have truncated domes that are colored to match OSHA Safety Yellow, FED-STD-595C, 13591.

WATER AND WASTEWATER:

DRB Stipulations

- 14. Existing water and sewer service lines to this site shall be utilized or shall be disconnected at the main pursuant to the Water Resources Department requirements.

DRAINAGE AND FLOOD CONTROL:

DRB Stipulations

- 15. With the civil construction document submittal, the property owner shall submit a final drainage report that demonstrates consistency with the DSPM and the case drainage report accepted in concept by the Stormwater Manager or designee.
- 16. All headwalls and drainage structures shall be integrally colored concrete to blend with the color of the surrounding natural desert.

EASEMENTS DEDICATIONS:

DRB Stipulations

- 17. Prior to the issuance of any building permit for the development project, the property owner shall dedicate the following easements to the City of Scottsdale on a final plat or map of dedication:
 - a. The Minor Land Division Plat (MLD) for Hayden 50 shall be approved, recorded with construction assurances in place for the infrastructure for North Hayden Road, East Princess Boulevard, and North 78th Street.
 - b. A sight distance easement, in conformance with figures 5.3-26 and 5.3-27 of Section 5.3 of the DSPM, where a sight distance triangle(s) cross on to the property.
 - c. A continuous Vista Corridor Easement to cover any watercourse with a peak flow rate of 750 cubic feet per second or greater, based on the 100-year, 2-hour rain event. The easement shall include, at a minimum, any existing low flow channels, all major vegetation, and the area between the tops of the banks of the watercourse.
 - d. A Non-Motorized Public Access Easement over any portion of the street sidewalk(s) that extends beyond the public right-of-way.

ADDITIONAL ITEMS:

DRB Stipulations

- 18. *Flagpoles, if provided, shall be one-piece conical tapered and shall not exceed 36 feet in height. Any lighting to illuminate the flagpole shall be subject to separate review and approval by Current Planning Staff.*

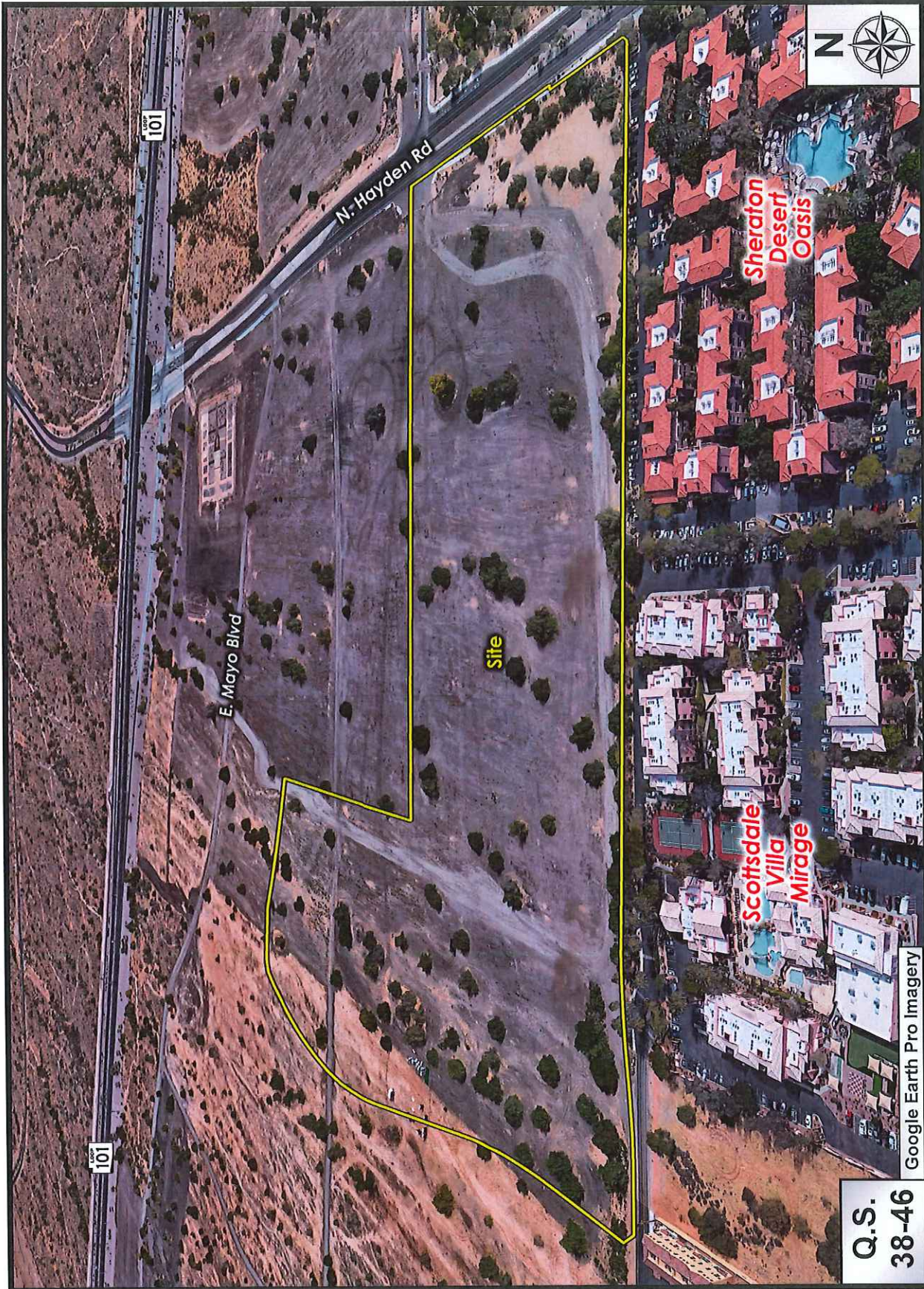


57-DR-2018

Mark-Taylor Development Hayden & Princess

**Q.S.
38-46**

Google Earth Pro Imagery



Google Earth Pro Imagery

**Q.S.
38-46**

Mark-Taylor Development Hayden & Princess

57-DR-2018

San Artes

Project Narrative

Development Review Board

NWC of Hayden Road & Princess Drive

262-PA-2018

Prepared for:

Mark-Taylor

Prepared by:

Berry Riddell LLC

John V. Berry, Esq.

Michele Hammond, Principal Planner

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Scottsdale, AZ 85251

480-385-2727

I. Purpose of Request

The request is for Development Review Board (“DRB”) approval for a new residential development, San Artes, on a property located at the northwest corner of Hayden Road and Princess Boulevard (the “Property”). The proposed Mark-Taylor residential community includes approximately 552+/- dwelling units on the 34+/- acre site with a density of 16.2 du/ac (23 du/ac permitted).

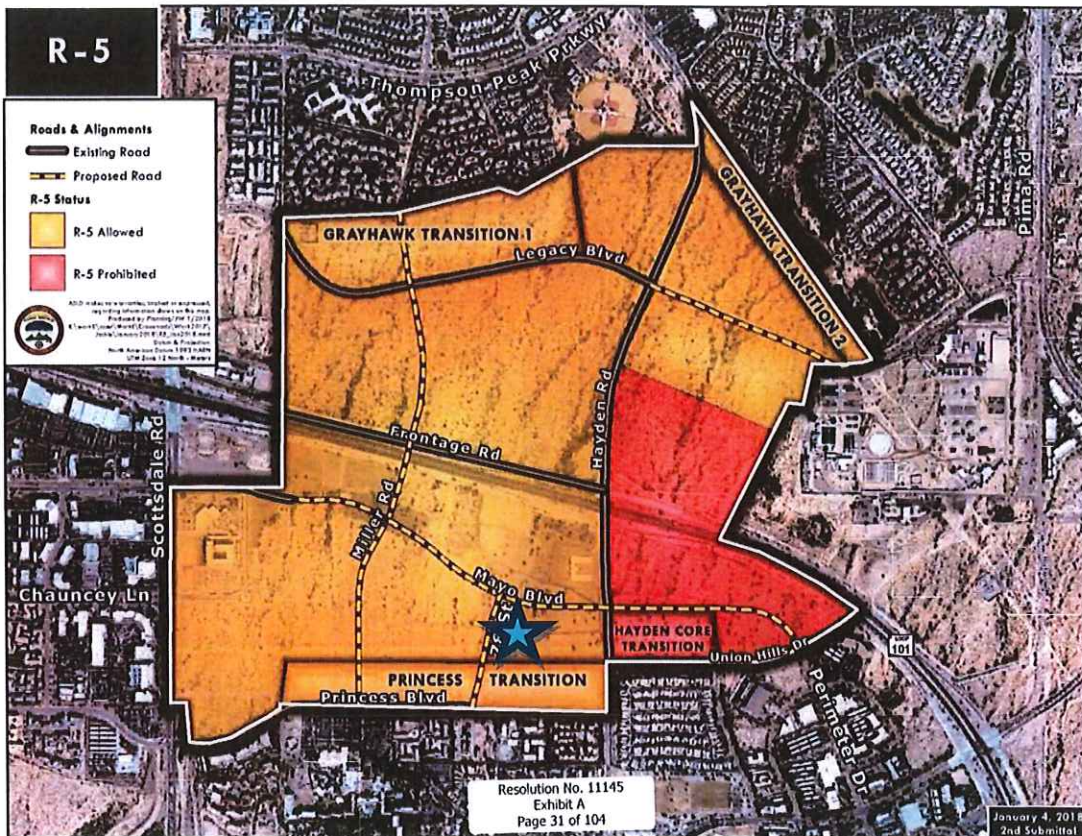
Site Plan



II. Crossroads East Development Plan Summary

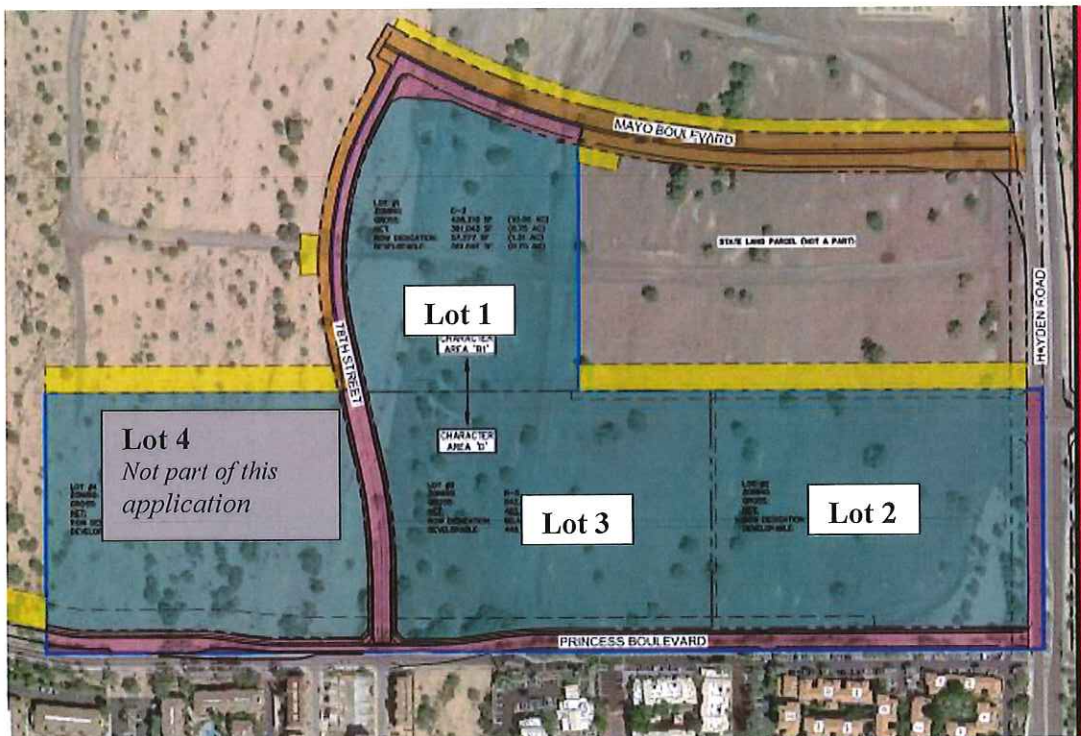
The 2002 Crossroads East master plan established a framework for the 1,000+/- acre area north and south of the Loop 101. As part of the master plan, a land use budget table was approved by City Council identifying the allowable zoning districts for the entire area including maximum acreage and residential densities. Subsequently, there were several amendments approved by City Council: cases 19-ZN-2002#2 through 19-ZN-2002#5. Most recently, the Arizona State Land Department (“ASLD”) case 19-ZN-2002#6 was approved by City Council on June 12th modifying the development plan and land use budget for the 1,000+/- acre master plan. Subsequently, Mark-Taylor processed case 19-ZN-2002#7 to amend the land use budget by shifting 10 acres from C-O to R-5 at the request of ASLD. Below is a graphic that depicts the areas that allow R-5 comparable zoning, which includes all 4 lots purchased by Mark-Taylor. The subject Property falls within this area and is part of Planning Unit VII, which currently allows R-5 zoning.

Crossroads East R-5 Exhibit approved with Case 19-ZN-2002#6



III. Overview & Background

Mark-Taylor Development is a 35 year-old, nationally-acclaimed developer that is headquartered in Scottsdale and only develops property in the state of Arizona. The 46.86+/- gross acre site (Lots 1-4 depicted below) recently purchased from ASLD at auction by Mark-Taylor is part of the Crossroads East PCD. Mark-Taylor intends to develop the eastern 3 parcels (Lots 1, 2 and 3) with a multifamily residential community (this DRB application) and leave the westernmost parcel (Lot 4) for future development, all with R-5 comparable zoning.



IV. DRB Criteria

In considering any application for development, the Development Review Board shall be guided by the following criteria:

- 1. The Board shall examine the design and theme of the application for consistency with the design and character components of the applicable guidelines, development standards, Design Standards and Policies Manual, master plans, character plan and General Plan.*

Response: The San Artes residential community will comply with the applicable guidelines, development standards, Design Standards & Policies Manual, Greater Airpark Character Area Plan and 2001 General Plan. The proposal for residential development fulfills the GACAP goals and policies by bringing additional housing options to a prime Airpark location in Scottsdale. Characteristics of successful master plan developments, like Crossroads East, include a range of land uses and promote the "live, work, play" philosophy. The proposed residential community accomplishes a range of goals including developing, underutilized vacant property, integrating high quality, vibrant architecture and site planning to the area, and creating pedestrian synergy that will complement the surrounding context.

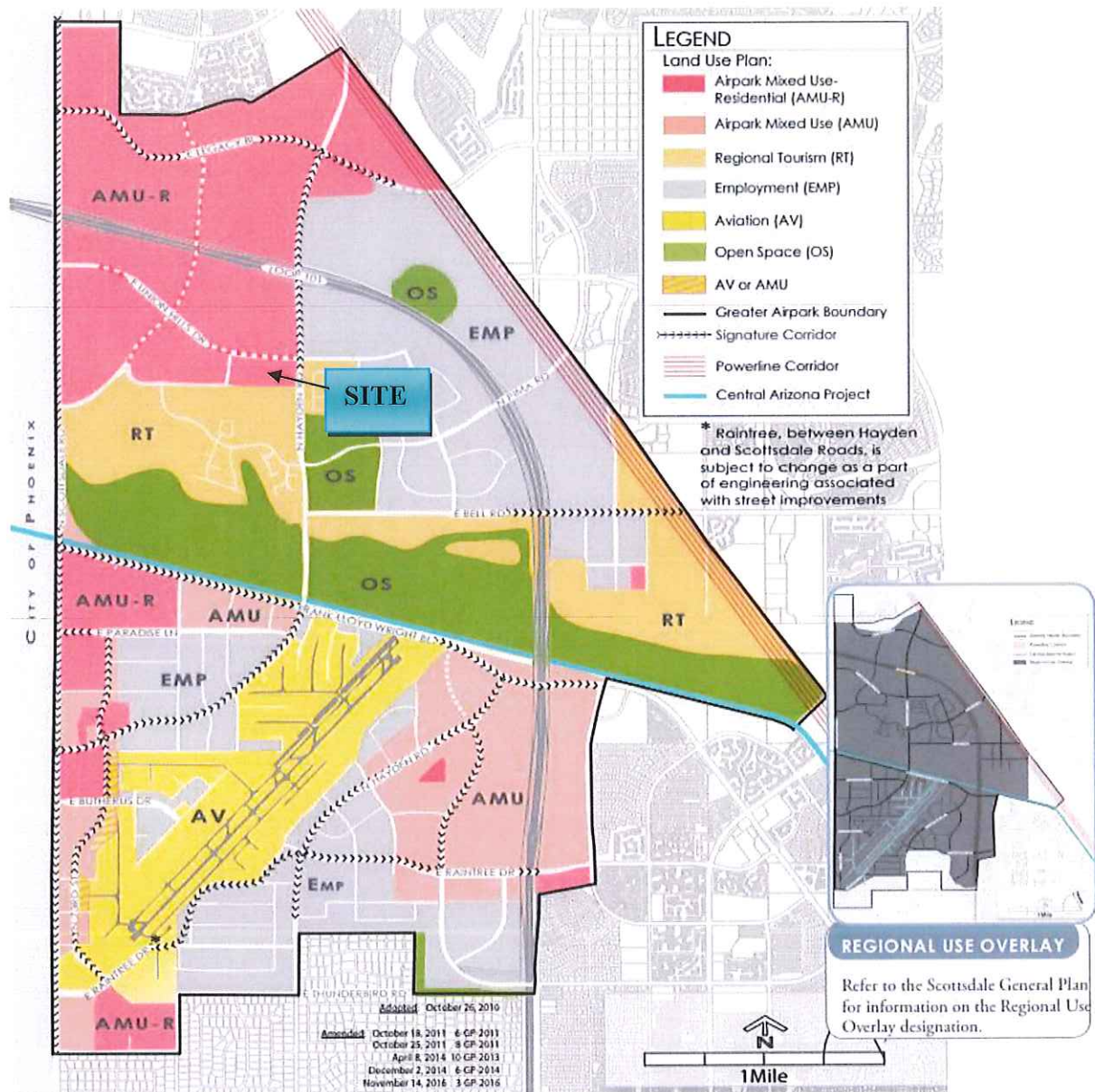
The architectural style, being termed "Desert Transitional" (not completely traditional nor overly contemporary) is complementary to the character of the Scottsdale Airpark and range of architectural styles established in the area. Clusters of residential buildings interspersed with common open space, pathways and community amenities create a more interesting community and organic flow vs. the traditional linear building design of larger-scale multi-family developments found in the Greater Airpark area.

GACAP Definition:

Airpark Mixed Use Residential (AMU-R) areas are appropriate for the greatest variety of personal and business services, employment, office and institutional, cultural amenities, retail, hotel, and higher density residential. Developments in the AMU-R areas should be pedestrian-oriented have access to multiple modes of transportation and should be located outside of the Airport's 55 DNL contour. Residential and other sensitive uses should be a lesser component of development and include adequate sound attenuation. Design of residential uses in the areas south of the Central Arizona Project Aqueduct should support businesses and tourism uses, such as time-shares, multi family rental units and corporate housing.

Greater Airpark Future Land Use
GACAP Page 11

GREATER AIRPARK CHARACTER AREA PLAN



This map presents a potential future development vision and does not constitute regulatory standards. All projects are subject to development review. Signature Corridors are also illustrated on page 58 of the Character and Design Chapter.

2. *The architectural character, landscaping and site design of the proposed development shall:*

a. *Promote a desirable relationship of structures to one another, to open spaces and topography, both on the site and in the surrounding neighborhood;*

b. *Avoid excessive variety and monotonous repetition;*

Response:

- Residential land use near the employment core supports the live, work, play philosophy
- Building design includes context appropriate massing, architecture and materials
- Special attention given to pedestrian linkages both internal to the site and to the adjacent 78th Street, and Hayden Road frontages
- Compatibility with surrounding context
- Emphasis on human-scale and pedestrian realm
- Site and building design focuses on Sonoran Desert climate through the use of solar shading, overhangs, recessed windows, articulation, material selection, textures, paint colors, scale and massing

c. *Recognize the unique climatic and other environmental factors of this region to respond to the Sonoran Desert environment, as specified in the Sensitive Design Principles;*

Response: See the Scottsdale Sensitive Design Principle Conformance section below.

d. *Conform to the recommendations and guidelines in the Environmentally Sensitive Lands (ESL) Ordinance, in the ESL Overlay District; and*

Response: Not applicable.

e. *Incorporate unique or characteristic architectural features, including building height, size, shape, color, texture, setback or architectural details, in the Historic Property Overlay District.*

Response: Not applicable.

3. *Ingress, egress, internal traffic circulation, off-street parking facilities, loading and service areas and pedestrian ways shall be so designed as to promote safety and convenience.*

Response: The site plan has been designed in a manner that pays particular attention to the pedestrian both internally and along the perimeter of the site. Promoting vehicular trip reduction and a sustainable, walkable residential community. Residential land use integrated in this Airpark location will increase the efficient movement of people by locating them close to employment and retail services, thereby minimizing vehicular trips on the regional transportation network. The street system provides a framework for transit, pedestrian and bicycle connections in the immediate area. The development will create a sustainable, walk-friendly environment for its residents with functional, internal pedestrian connections between site amenities and other adjoining land uses. The site has a network of sidewalks that tie from internal sidewalks throughout the residential community to the planned sidewalks along the street frontages providing linkage to existing and future land uses (see Pedestrian Circulation Plan and Landscape Plan).

IV. Scottsdale's 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 context appropriate building character and massing fits well with the surrounding development including the area residential, resort and commercial uses. The proposed development will utilize a variety of Sonoran Desert appropriate 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: Mark-Taylor has taken special consideration in providing meaningful open space with active and passive recreational amenities for the residents. Additionally, the project provides abundant open space with over 26% (353,868 s.f.) provided where 22% is required for the entire Mark-Taylor development (this calculation excludes parking lot landscaping and private outdoor open space).

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

Response: All landscaping will consist of low-water use desert appropriate landscaping materials. Respecting the Southwest's climate conditions, a variety of new and salvaged native materials and sizes will be integrated to maintain existing natural landscape character, and 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 is an important design feature of the proposed residential development, which is within close proximity to abundant retail, restaurant, resort and employment uses. The design of these public spaces will be contextually appropriate with surrounding developments and will comply with the GACAP and Crossroads East PCD. San Artes will promote the value of usable open space on several levels. The proposed residential development will provide a walkable community with connectivity to the surrounding public ways at sensible locations that provide natural surveillance while avoiding excess and remote locations which would compromise the safety and security of the community. Additionally, the project provides abundant open space with over 26% (353,868 s.f.) provided where 22% is required for the entire Mark-Taylor development (this calculation excludes parking lot landscaping and private outdoor open space). On-site open space includes a desert-lush plant palette, gathering spaces, amenities, private outdoor living spaces, perimeter landscape buffers, parking lot landscaping and meaningful pockets of internal open space to create privacy and a visual oasis for the residents and an attractive setting for the buildings.

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 along Hayden Road, is within close proximity to Frank Lloyd Wright Boulevard and the Loop 101, all of which provide regional access.

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 detailed pedestrian circulation plan is provided with the application showing connectivity to/from/along the perimeter of the site as well as a vast network of walkways for internal circulation.

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

Response: The proposed use of building massing is compatible to surrounding developments with a maximum 3-story building height (36' plus mechanical and architectural features). Building articulation and stepped massing promote a natural hierarchy. See the elevations for more details.

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 (common open space and private outdoor living space) and amenities for its residents.

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

Response: This residential development promotes land use sustainability by fostering a pedestrian environment and providing residential development near the Airpark employment core. 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 where feasible.

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, consistent with the established vegetative pattern along Hayden Road and within the Crossroads East master plan and throughout the GACAP. The landscaping for the proposed development will be in accordance with the existing City approved landscape palette found in nearby developments. Turf areas will be limited to interior common open space areas for active and passive recreation. Trees and landscaping will be used to provide shade within the parking lot and for the buildings, thereby reducing the heat-island and reducing overall energy consumption for cooling.

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 and minimizing glare while maintaining safety for future residents and in conformance with City standards. Pedestrian level lighting will be used throughout the site as an efficient way to light the pathways and landscape areas while still meeting the dark-sky ordinance.

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

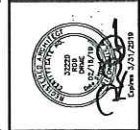
Response: Project identification will be contextually appropriate and processed under a separate approval and permit process.



**ARCHITECTURAL
DESIGN GROUP**
6633 North Scottsdale Road
Scottsdale, AZ 85250
480-991-9111

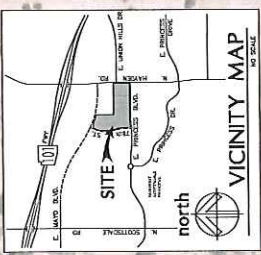
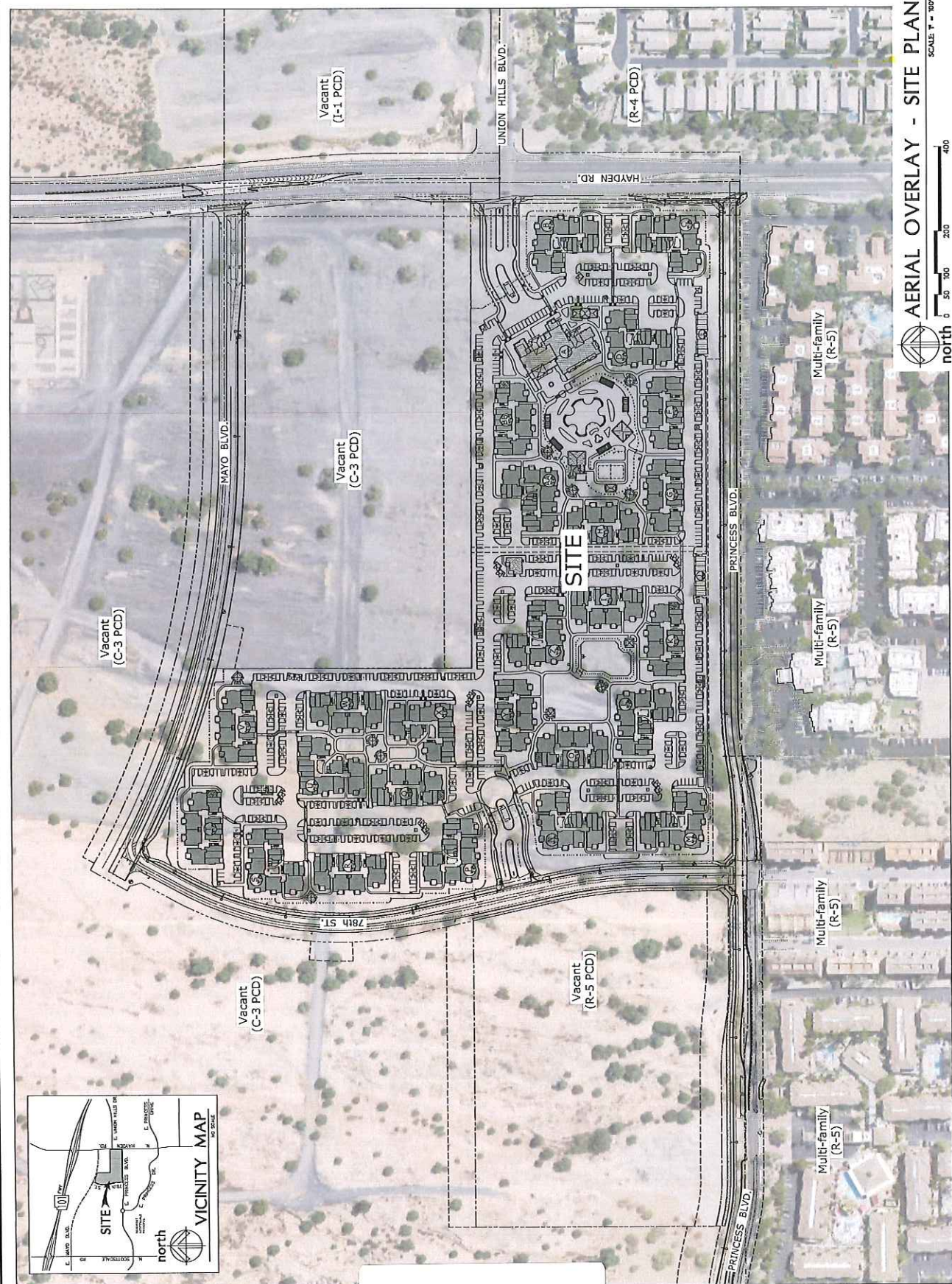
DATE	REVISIONS

Mark Taylor Development
San Artes
1900 N Hayden Road
Scottsdale, AZ



JOB NO. **9120**
DATE: 2020 JUN 2
DRAWN BY: JAC
CHECKED BY: EDO
SCALE: AS SHOWN
PROJECT NO. **AO**
FILE NUMBER: EDO

262-PA-18



AERIAL OVERLAY - SITE PLAN
SCALE: 1" = 100'
north

ATTACHMENT 3

J:\31818 - 186481060001_2121-40-Hill Overlay.dwg, 2/10/2018 2:45:57 PM, 1:1



ARCHITECTURAL DESIGN GROUP
442 North Scottsdale Road
Scottsdale, AZ 85250
480-991-9111

NO.	DATE	REVISIONS

Mark • Taylor Development
San Artes
19000 N. Scottsdale Rd & Hayden Rd
Scottsdale, AZ



9120
SP1
Date: 11/15/11
As Shown: 11/15/11
Scale: 1/8" = 1'-0"
Project No: 11-0111

PROJECT DESCRIPTION
P-3 with conditional approval of P-4
P-2 with conditional approval of P-3
P-1 with conditional approval of P-2
P-0 with conditional approval of P-1

PROPOSED PLANNING
1.000 ACRES
2.000 ACRES
3.000 ACRES
4.000 ACRES
5.000 ACRES
6.000 ACRES
7.000 ACRES
8.000 ACRES
9.000 ACRES
10.000 ACRES

UNIT MIX:

UNIT TYPE	TOTAL	PERCENT
1. 1-BEDROOM	150	15%
2. 2-BEDROOM	450	45%
3. 3-BEDROOM	250	25%
4. 4-BEDROOM	150	15%
5. TOTAL	1000	100%

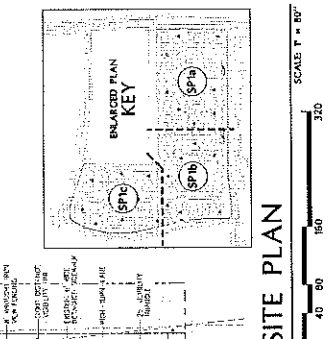
ACCESSORY: 150 sq. ft. per unit (1.50 per sq. ft.)
REQUIREMENTS: 150 sq. ft. per unit (1.50 per sq. ft.)
AVAILABLE: 150 sq. ft. per unit (1.50 per sq. ft.)

OWNER
MARK TAYLOR DEVELOPMENT
19000 N. SCOTTSDALE RD
SCOTTSDALE, AZ 85250
P: (480) 991-9111

CIVIL ENGINEER
KIMBERLY M. JOHNSON, P.E.
19000 N. SCOTTSDALE RD
SCOTTSDALE, AZ 85250
P: (480) 991-9111

ARCHITECT
ARCHITECTURAL DESIGN GROUP
442 N. SCOTTSDALE RD
SCOTTSDALE, AZ 85250
P: (480) 281-9646

USCAPE ARCHITECT
3710 E. ASH ST. SUITE 100
PHOENIX, AZ 85018
P: (602) 341-6000



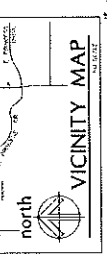
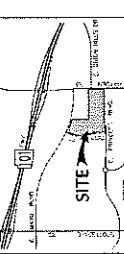
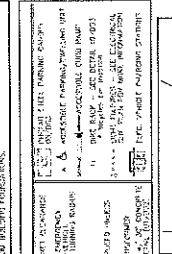
SITE PLAN
SCALE: 1" = 80'
0 40 80 160 320

GENERAL NOTE

1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

3. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.



'AD' FLOOD ZONE NOTE

1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

3. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

BLDG HEIGHTS

1. 10 FT. TYPICAL

2. 12 FT. TYPICAL

3. 15 FT. TYPICAL

SIDEWALKS

1. 6 FT. TYPICAL

2. 8 FT. TYPICAL

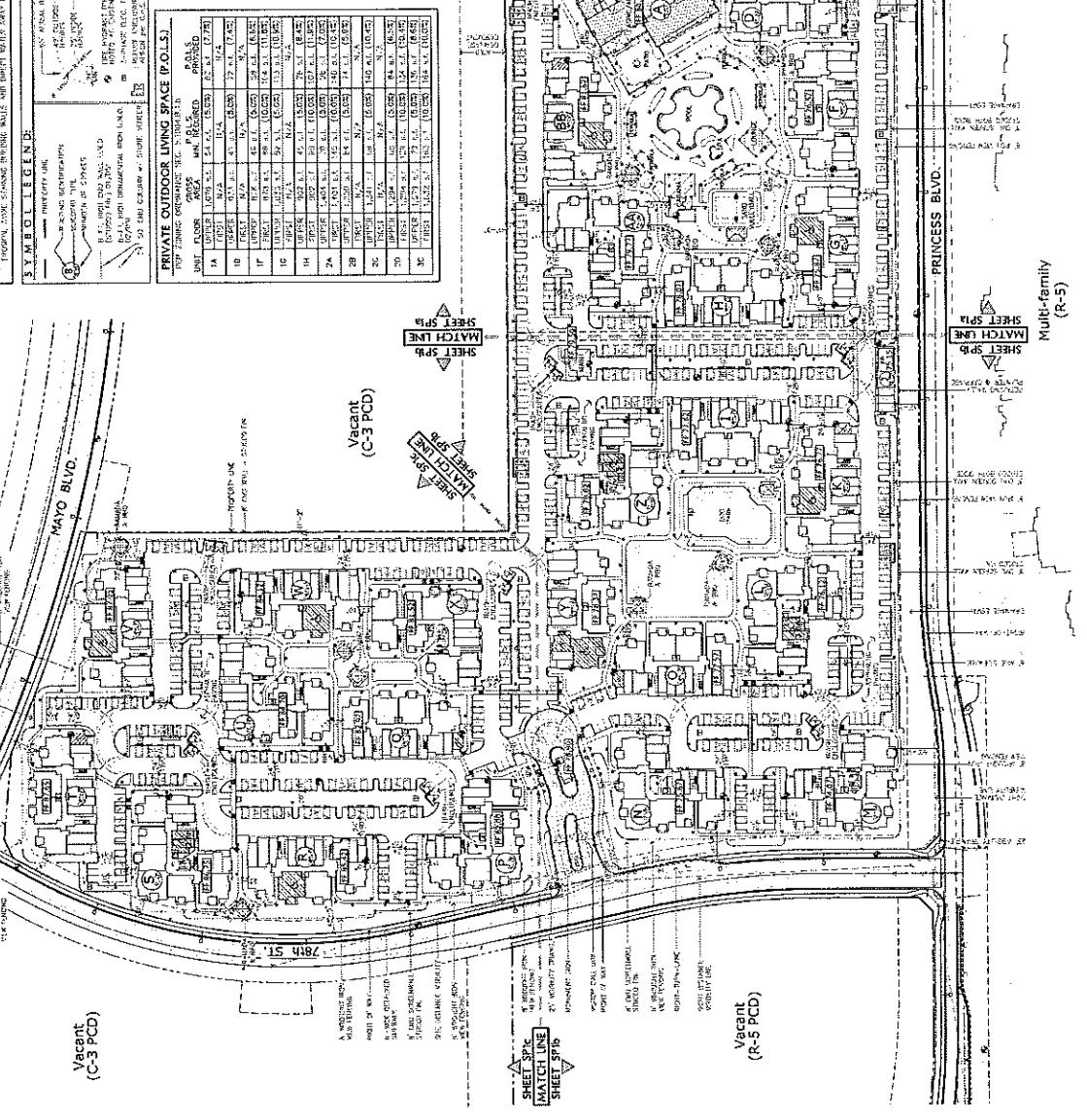
3. 10 FT. TYPICAL

TYP. PARKING DIMENSIONS

1. 8 FT. TYPICAL

2. 10 FT. TYPICAL

3. 12 FT. TYPICAL

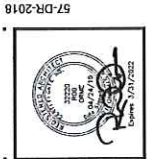




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DESIGN GROUP**
6023 North Scottsdale Road
Scottsdale, AZ 85250
480-991-9111

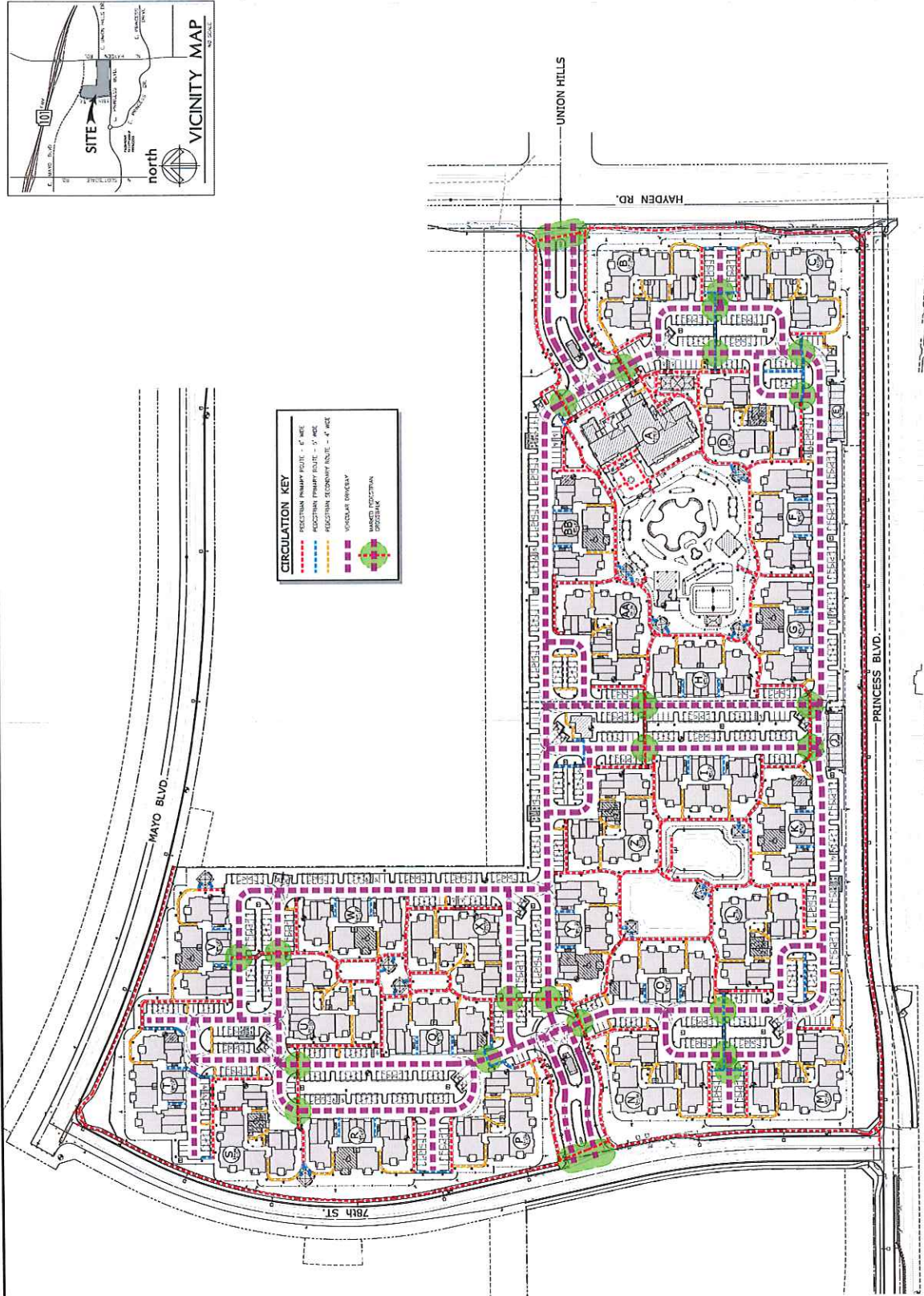
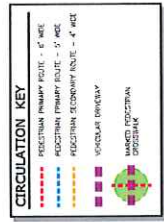
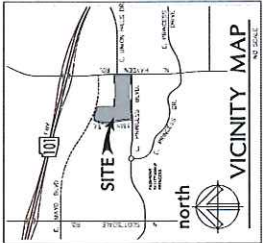
DATE:	REVISIONS:

San Artes
Mark - Taylor Development
NMC Princess Blvd & Hayden Rd
Scottsdale, AZ



9120
Date: 2018 Oct 18
Drawn: AJ Shaw
Checked: PVC
Scale: 1" = 80'
Project No. 180

346-PA-02



Pedestrian / Vehicular Circulation
SCALE: 1" = 80'



57-DR-2018



ARCHITECTURAL
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6623 North Saddle Road
Scottsdale, AZ 85250
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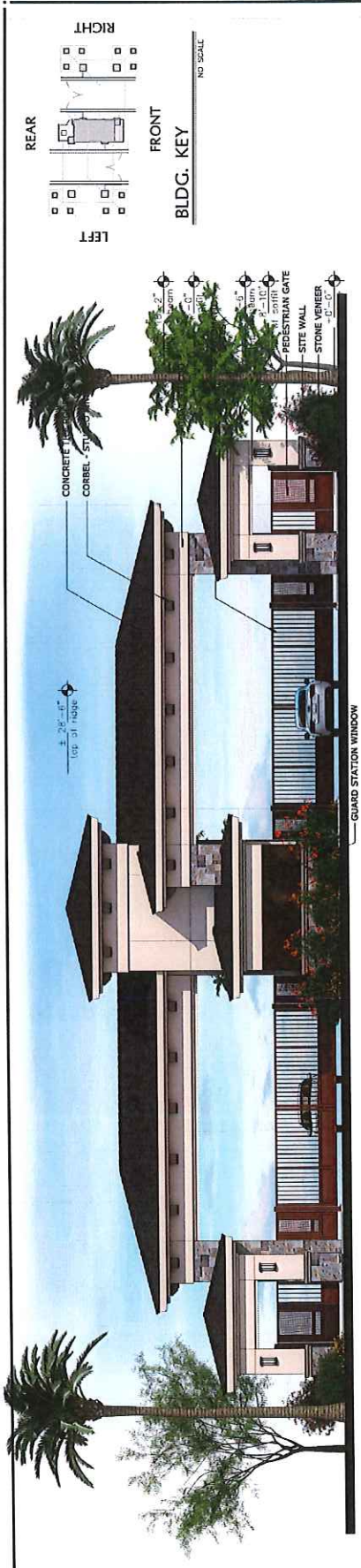
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Mark - Taylor Development
San Artes
Scottsdale, AZ
NWC Pickers Blvd & Hayden Rd
DRB
262-PA-18

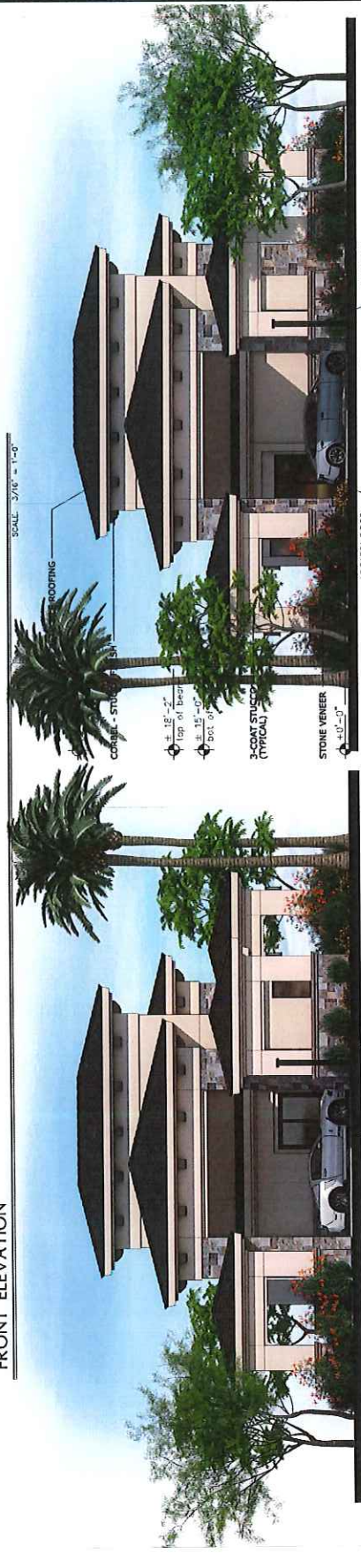
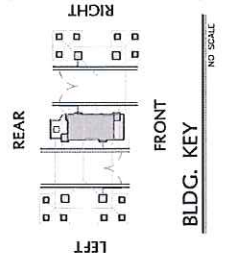


9120
3188 Oct 18
As Shown
PC
RD
NO

262-PA-18



FRONT ELEVATION

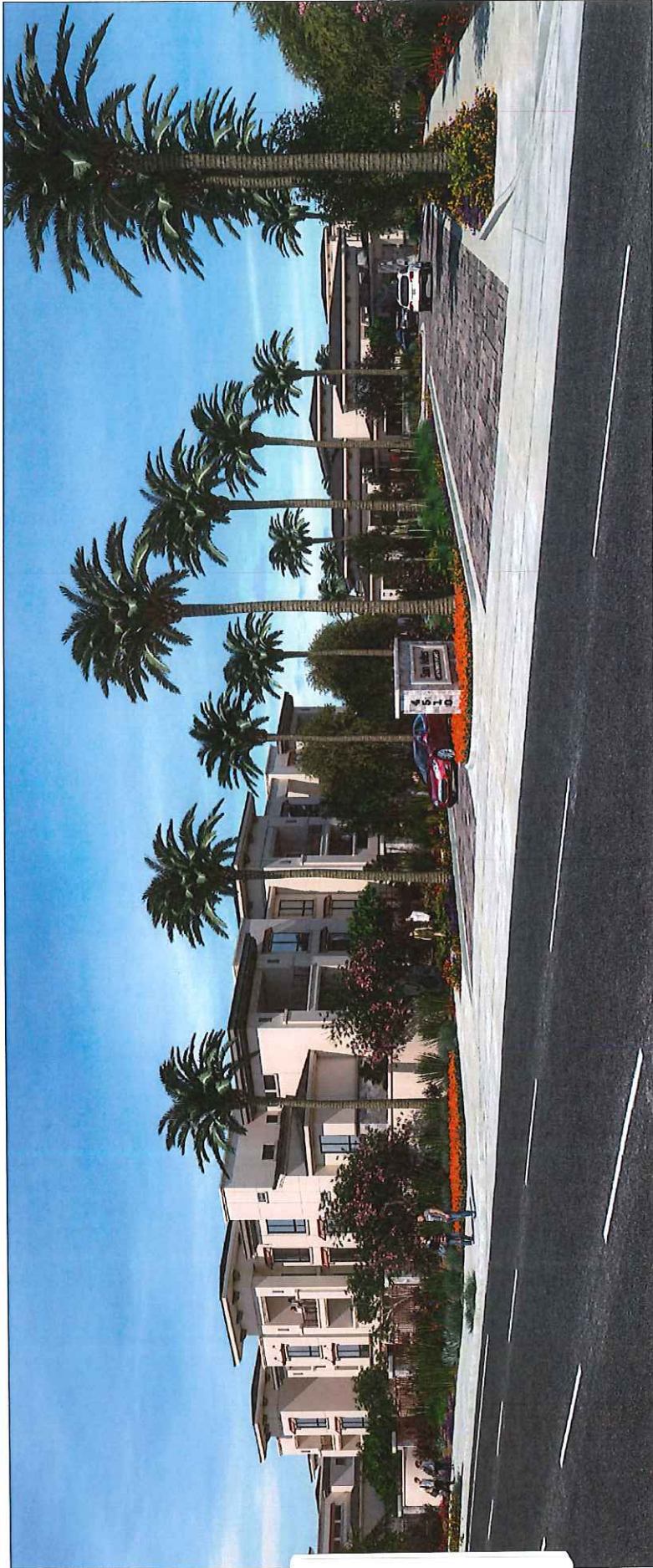


LEFT ELEVATION



RIGHT ELEVATION

REAR ELEVATION



ATTACHMENT 10

PERSPECTIVE - Hayden Road Entry



ARCHITECTURAL
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San Artes
Apartment Community

Mark Taylor
6623 North Scottsdale Road
Scottsdale, Arizona 85250
(480) 991-9111



ARCHITECTURAL
DESIGN GROUP
6625 North Sennelake Road
Scottsdale, AZ 85259
480-991-9111

NO.	DATE	REVISIONS
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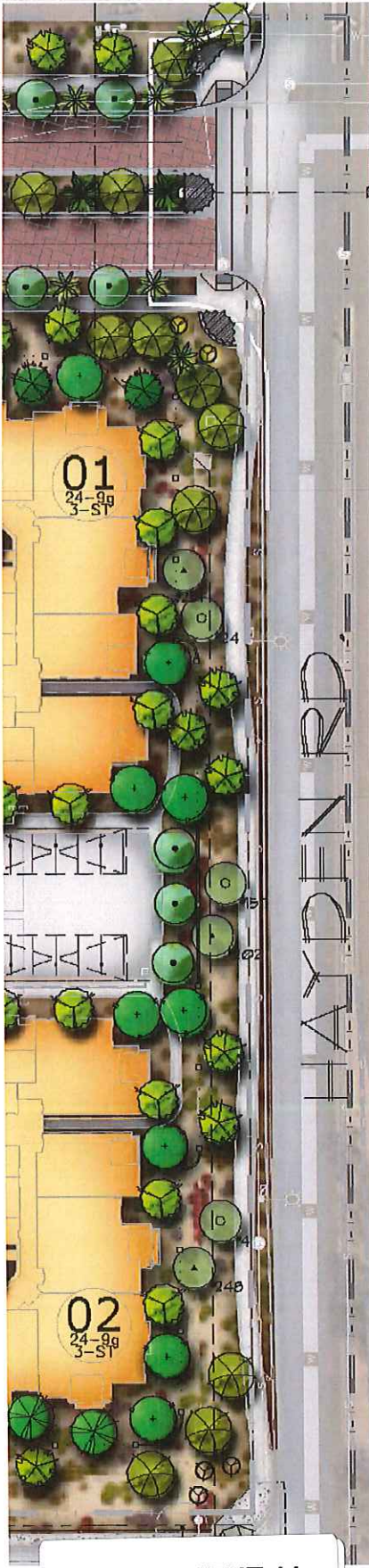
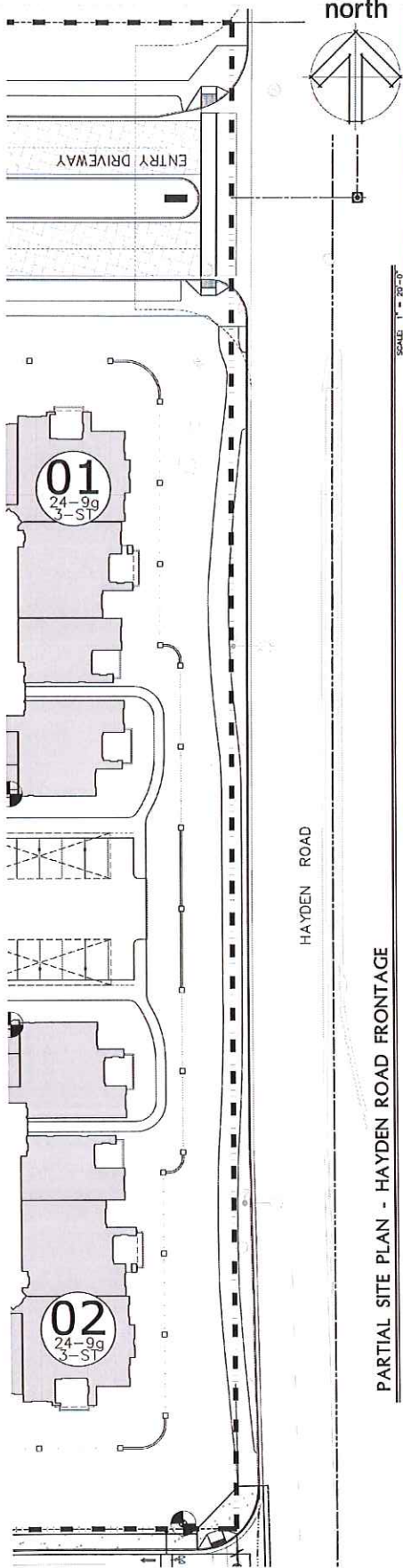
Mark Taylor Development
San Artes
Scottsdale, AZ
11000 Pinnacle Blvd & Hayden Rd



Job No. 9120
Date: 06/01/18
Scale: 1/8" = 1'-0"
Contract: 180
Sheet: 180

SE

346-PA-02



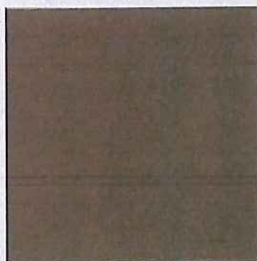
STREETSCAPE ELEVATION



(A) Roof Tile Eagle Roofing: Bel Air profile 4595 "Dark Charcoal"



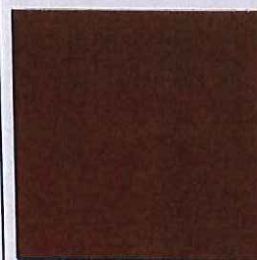
(B) "Mercurial" PPG1006-4 Window Sills (not in stone) Garage Doors



(E) "So Sublime" PPG1006-5 Corbels, Flat Roof Fascia, Pop-out as stone cap



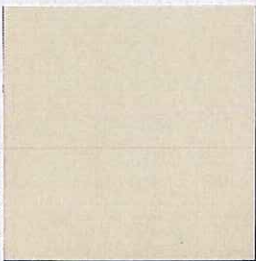
(H) "Stone's Throw" PPG1008-7 Garage Headers (stone field) Pop-outs in stone field



(I) "Bird House Brown" PPG1072-7 Balcony Inserts, Awnings, Metal Railings



(D) Alum. Window Frame Anodized Bronze



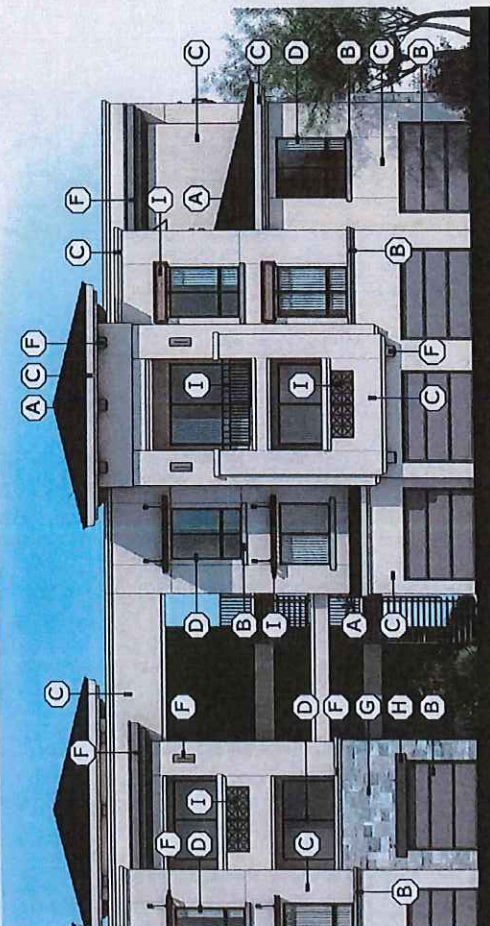
(C) "Maybe Mushroom" PPG1020-2 Main Body Color



(E) "Foxfire Brown" PPG1069-6 Unit Entry Doors



(G) Stone Veneer Coronado: Pavilion Stone "Newport Grey"



Mark Taylor

6623 North Scottsdale Road
Scottsdale, Arizona 85250
(480) 991-9111

San Artes

Hayden Rd. & Princess Blvd.

11/07/18

MATERIALS / COLORS



**ARCHITECTURAL
DESIGN GROUP**
6623 North Scottsdale Road
Scottsdale, Az. 85250
480-991-9111

57-05-2018
12/03/2016

