

The Scottsdale Collection

9-ZN-2020, 1-II-2020 and 9-AB-2020

**City Council
December 7, 2020**

Coordinator: Greg Bloemberg



Context Aerial

9-ZN-2020



Detail Aerial 1

9-ZN-2020



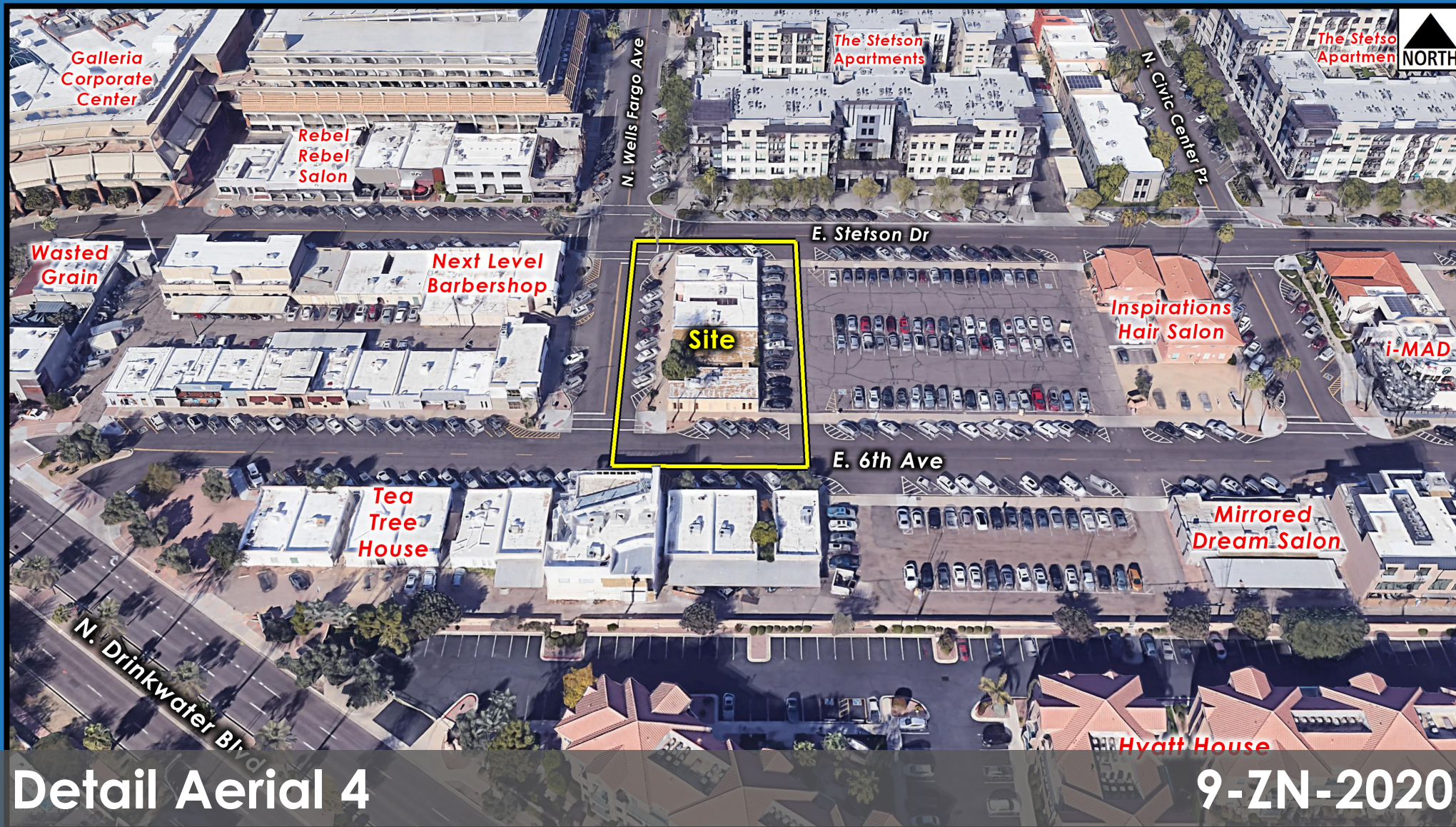
Detail Aerial 2

9-ZN-2020



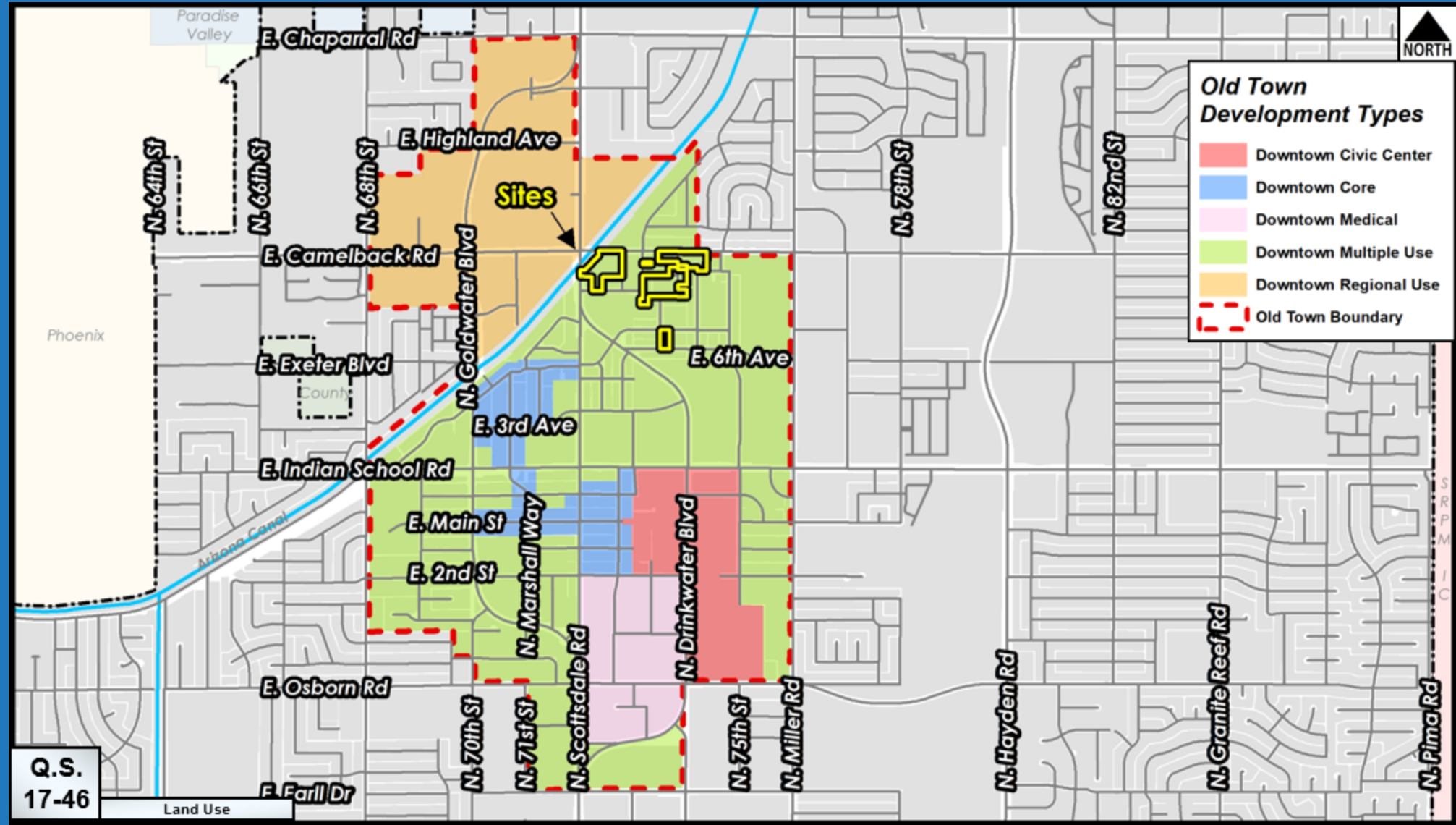
Detail Aerial 3

9-ZN-2020

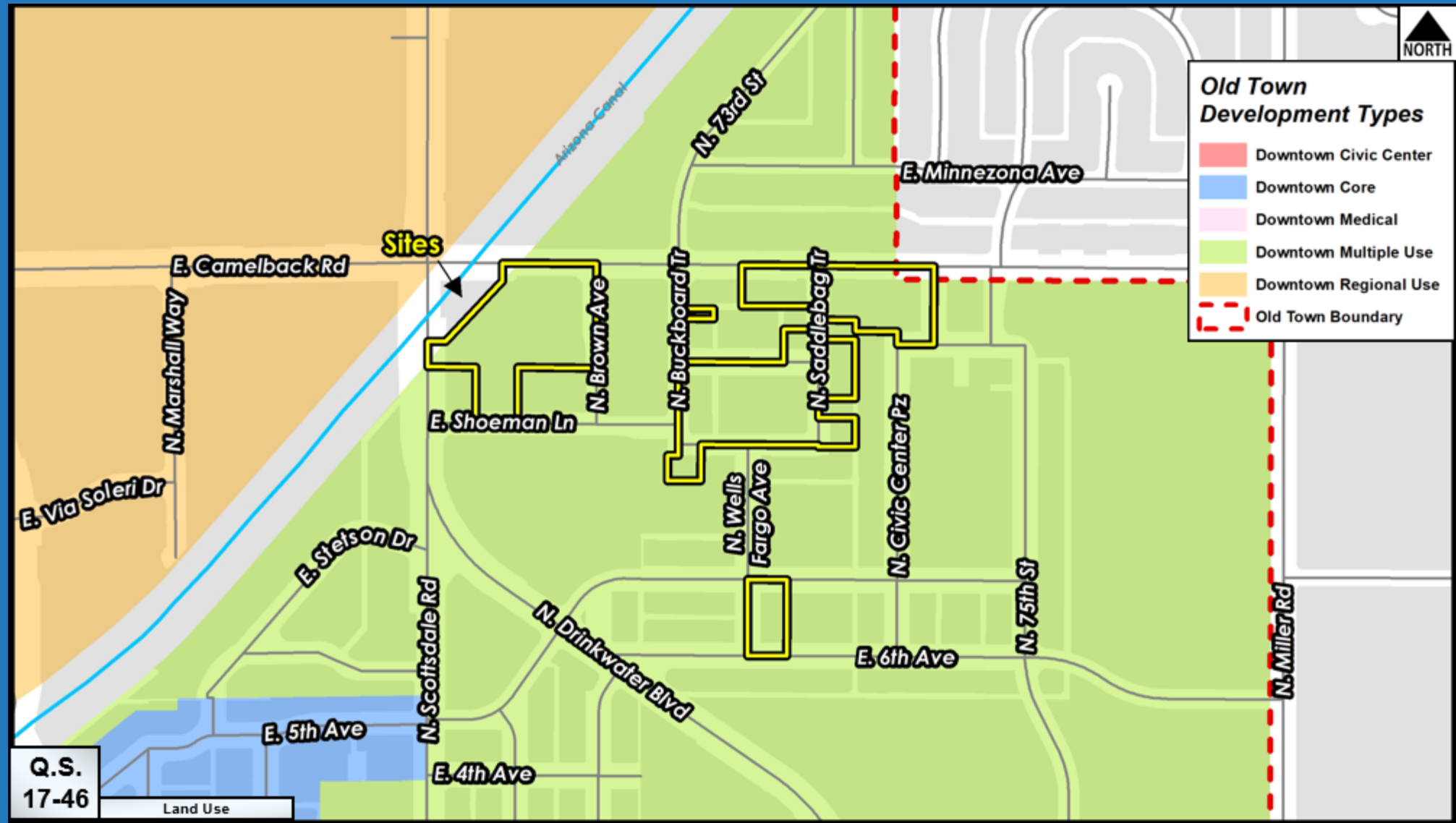


Detail Aerial 4

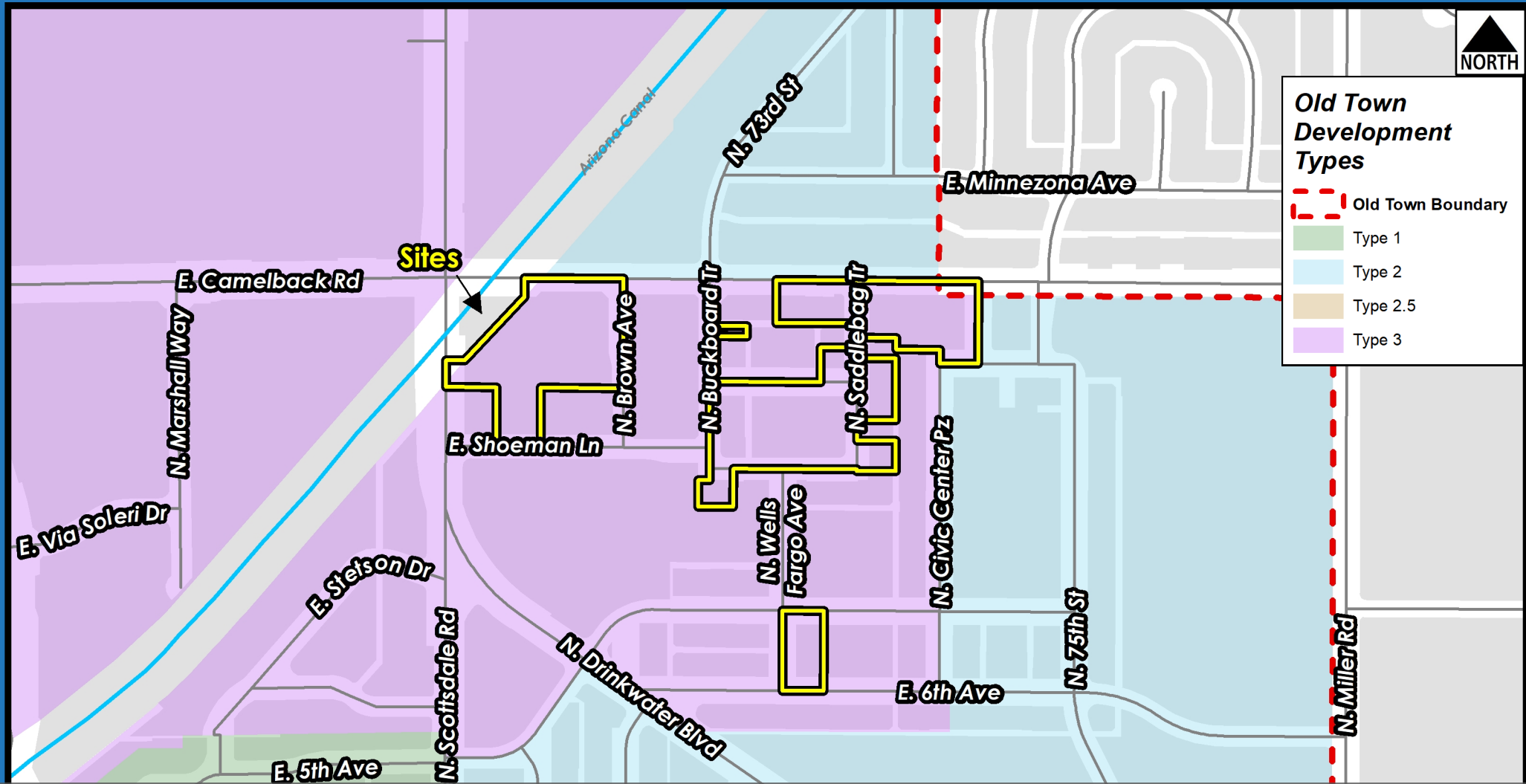
9-ZN-2020



OLD TOWN CHARACTER AREA PLAN LAND USE



OLD TOWN CHARACTER AREA PLAN LAND USE (ENLARGED)



Old Town Development Type

9-ZN-2020

Request:

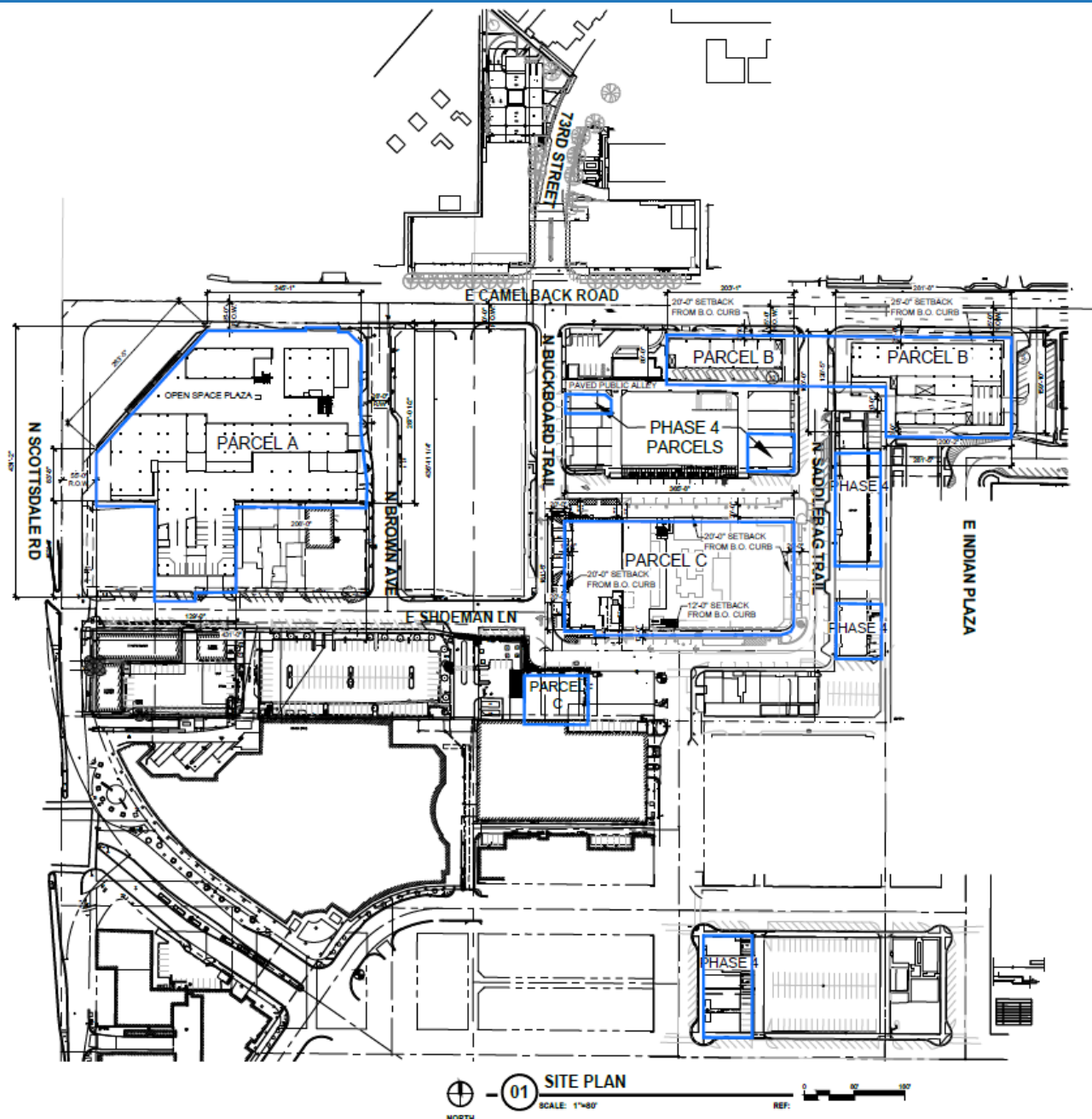
- Approval of rezone for multiple parcels to D/DMU-3 PBD P-3 DO, with an Infill Incentive District (II), including Development Plan and proposed development standards
- Approval of abandonment of an alley between E. Indian Plaza and E. Shoeman Lane

SUMMARY/BACKGROUND

- Three primary phases:
 - City Center (Parcel A)
 - Mint Site (Parcel B)
 - Maya Site (Parcel C)
- Parking Master Plan proposed (w/ Mixed-Use Shared Parking Program)
- No development proposed for “Other” parcels at this time
- Proposed bonus building heights up to 156 feet
- \$869,094 for bonus height to be used for public improvements in Old Town area
- No other bonus development standards requested
- Northeast corner of development plan abuts Old Town boundary (Infill Incentive required to amend standards at boundary)

SUMMARY/BACKGROUND

- Setbacks and stepbacks adjacent to Old Town boundary (E. Camelback Road)
- Proposed development standards for each phase
- Abandonment of alley
- \$250,000 proposed for abandonment of public interest in alleyway
- 10/15/2020: Development Review Board recommended approval (4-0)
- 11/18/2020: Planning Commission recommended approval (4-1)



PROJECT INFORMATION

CURRENT ZONING: C-3, C-2, P-2
 PROPOSED ZONING: (D/DMU-Type 3 PBD DO P-3 on 2.05+/- acres and D/DMU-Type 3 PBD DO on 8.2+/- acres)
 Downtown/Downtown Multiple Use - Type 3
 Planned Block Development with Downtown Overlay

GROSS SITE AREA: 10.25 ACRES (448,501 SF)
 NET LOT AREA: 8.50 ACRES (283,006 SF)

MAXIMUM GFAR ALLOWED: 1.3 RATIO - 580,451 GSF
 PROPOSED GFAR: 1.3 RATIO - 580,451 GSF

MAX. HEIGHT ALLOWED: 150 FT WITH BONUS
 PROPOSED HEIGHT: 150 FT, PLUS 6' MECHANICAL

NUMBER OF UNITS ALLOWED: 512 UNITS
 (@ 50 UNITS PER ACRE)
 PROPOSED NUMBER OF UNITS: 512 UNITS

AREA TABULATIONS

PARCEL A (CITY CENTER):
 COMMERCIAL 201,707 SF
 RESIDENTIAL 106 UNITS

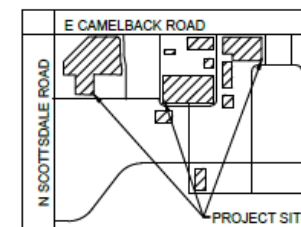
PARCEL B (THE MINT):
 COMMERCIAL 97,293 SF

PARCEL C (THE MAYA):
 COMMERCIAL 130,000 SF
 EXISTING COMMERCIAL 22,617 SF

OTHER PARCELS:
 EXISTING COMMERCIAL 23,118 SF
 FUTURE COMMERCIAL 105,716 SF
 FUTURE RESIDENTIAL 408 UNITS

TOTAL COMMERCIAL 580,451 SF
 TOTAL DWELLING UNITS 512 UNITS

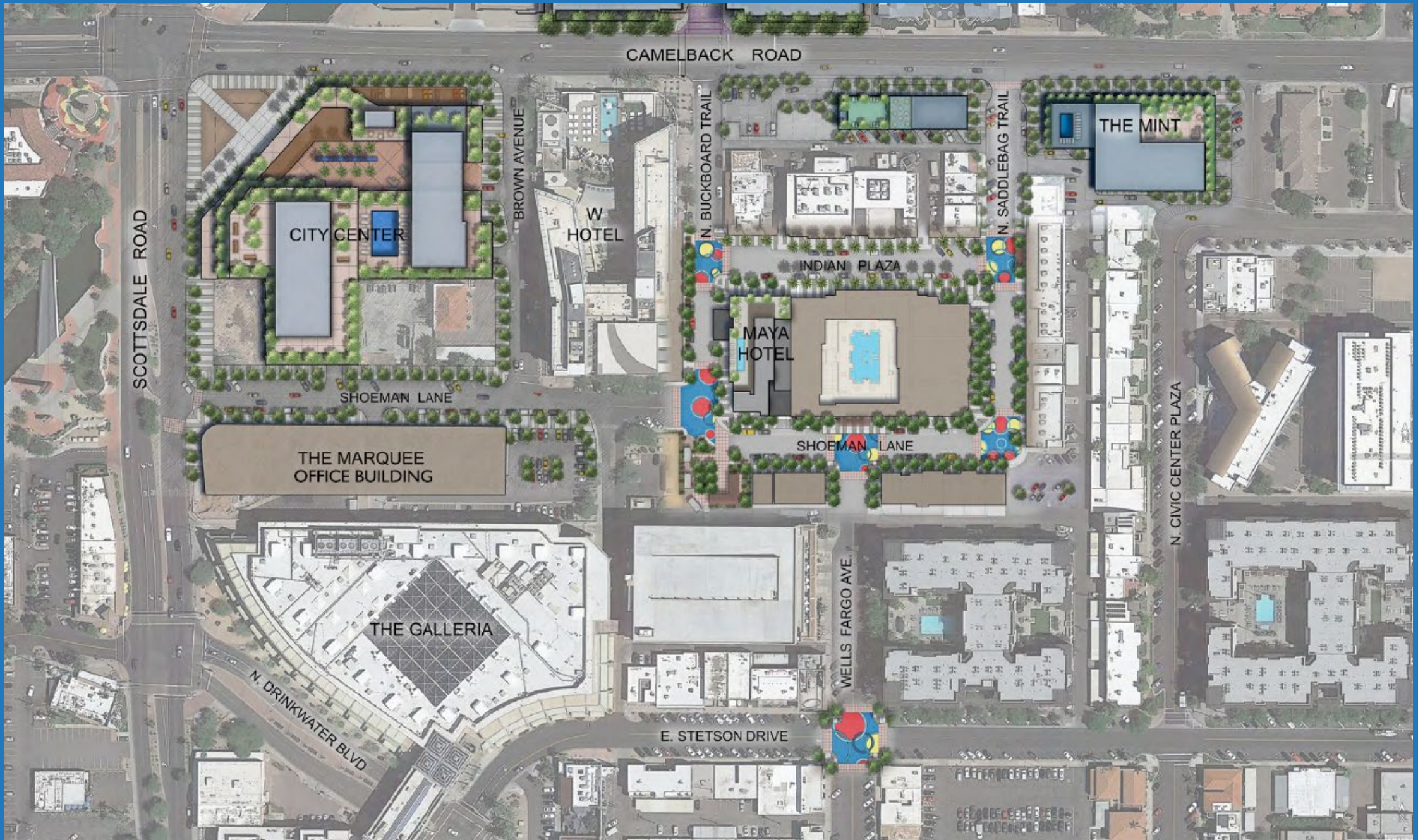
VICINITY MAP NTS



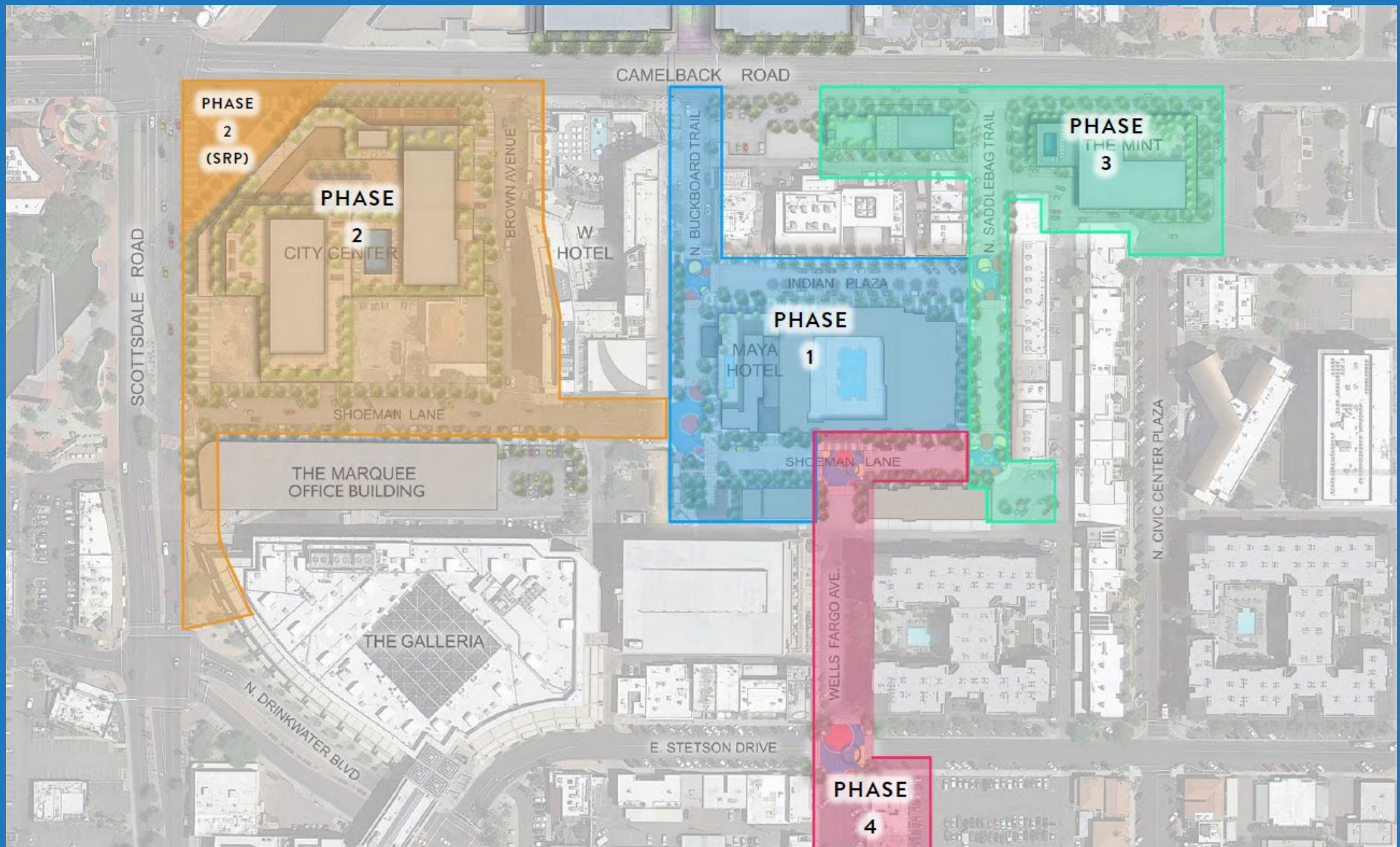
PLAN KEY:

ZONING PARCEL BOUNDARY

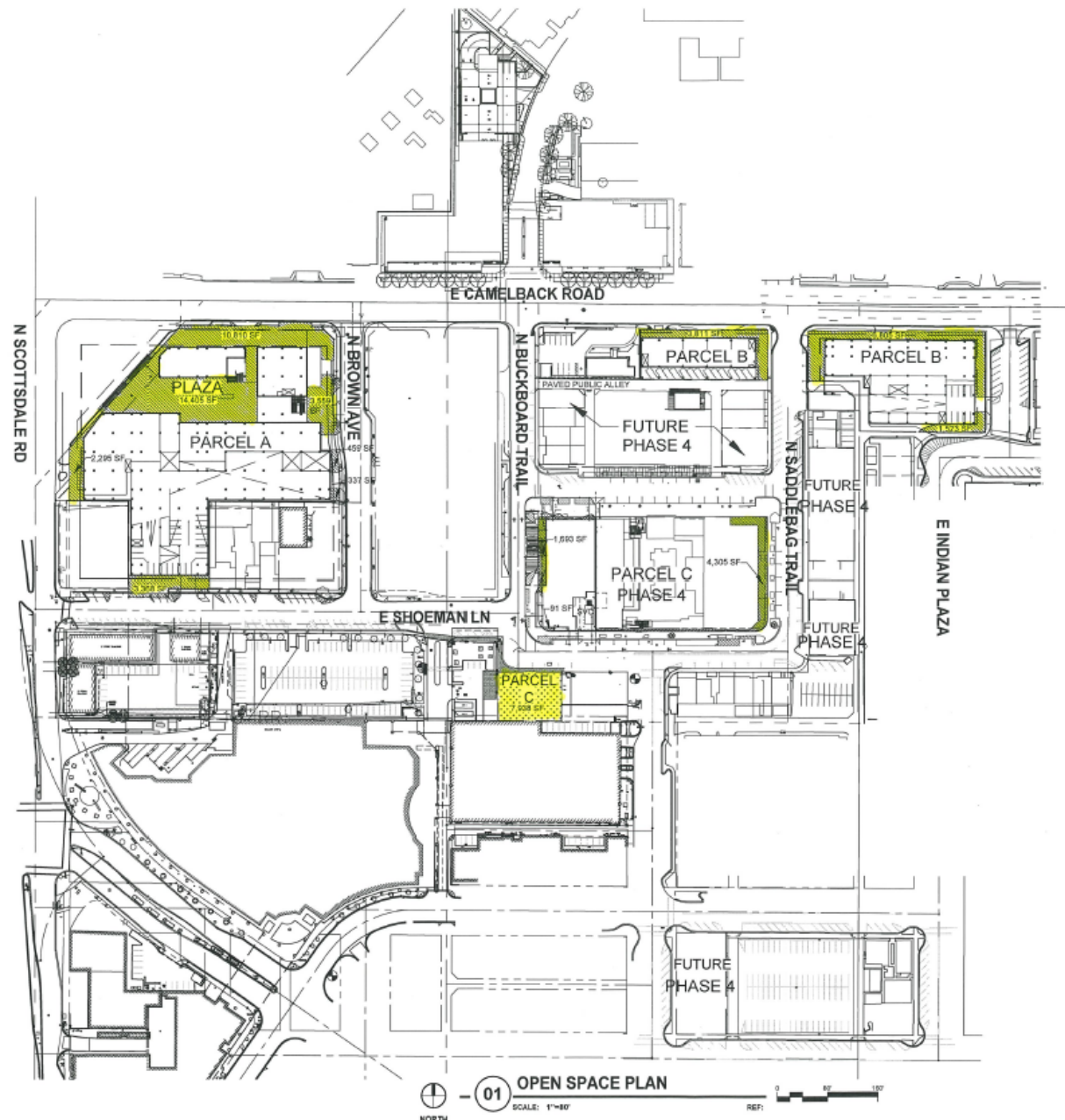
MASTER SITE PLAN (zoning)



MASTER SITE PLAN (Phases 1-3)



STREETSCAPE IMPROVEMENTS PHASING PLAN



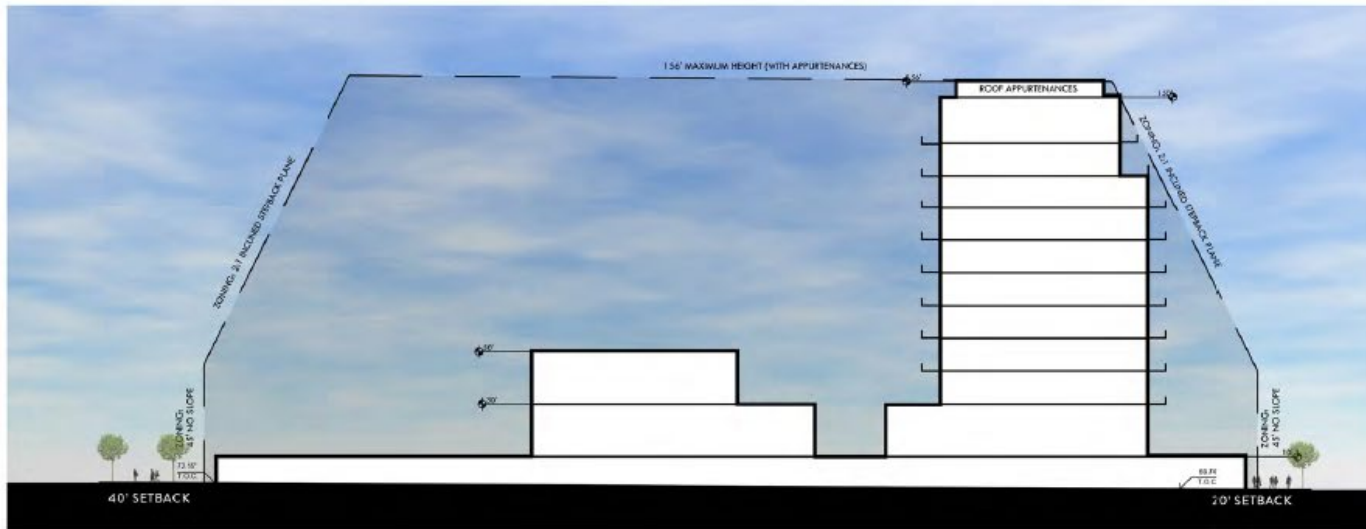
LEGEND		
	OPEN SPACE =	53,461 SF
	FLEXIBLE PLAZA (INTERIM PARKING) =	7,938 SF

OPEN SPACE PLAN

City Center Development Standards

- **Max building height:** 156 feet (inclusive of rooftop appurtenances)
- **Building setback:** 2:1 beginning at 45 feet in height
- **Building setbacks:** 40 feet BOC from major streets, 20 feet for all other streets



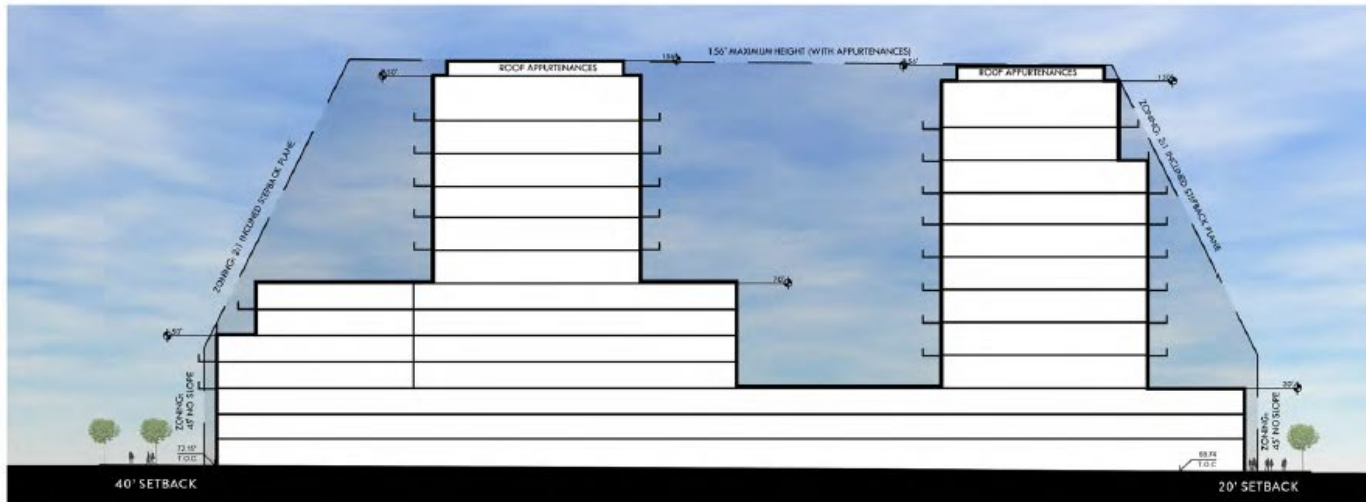


N SCOTTSDALE RD

N BROWN AVE



KEY PLAN



N SCOTTSDALE RD

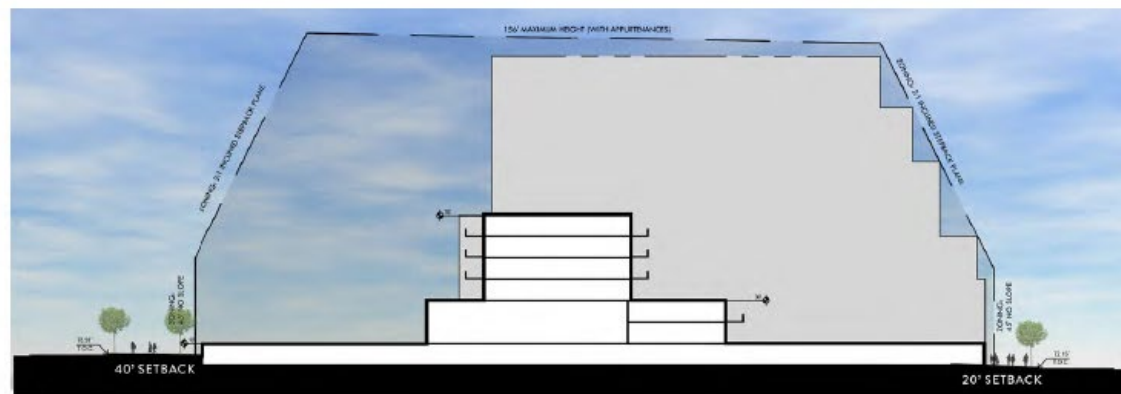
N BROWN AVE



KEY PLAN

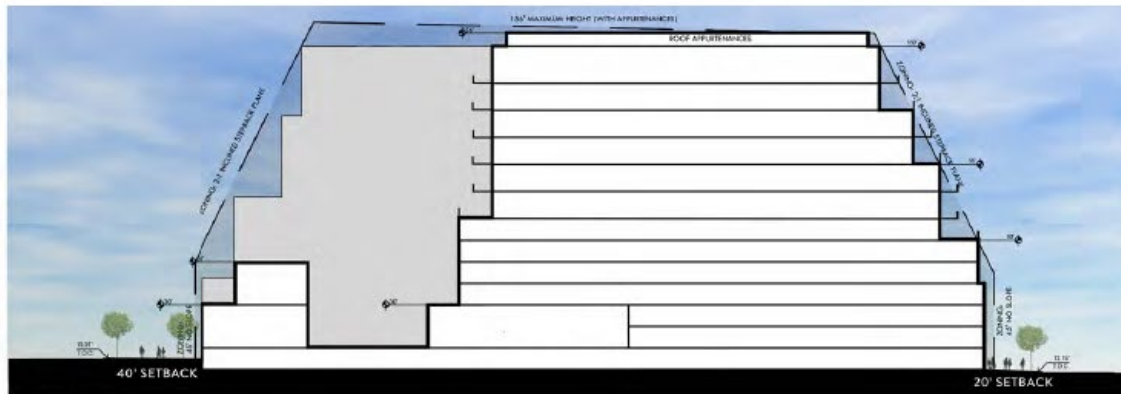
SCALE: 1" = 50' | 0' | 25'

CITY CENTER BUILDING STEPBACKS



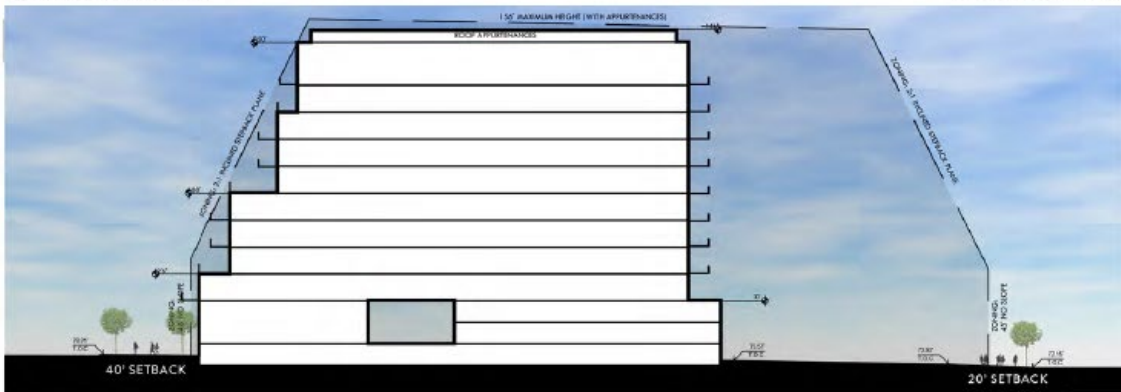
E CAMELBACK RD

E SHOEMAN LN



E CAMELBACK RD

E SHOEMAN LN



E CAMELBACK RD

E SHOEMAN LN



KEY PLAN



KEY PLAN



KEY PLAN

SCALE: 1" = 60'

CITY CENTER BUILDING STEPBACKS

Mint Site Development Standards

➤ Max building height:

- East of Saddlebag: 96 feet
- West of Saddlebag: 60 feet

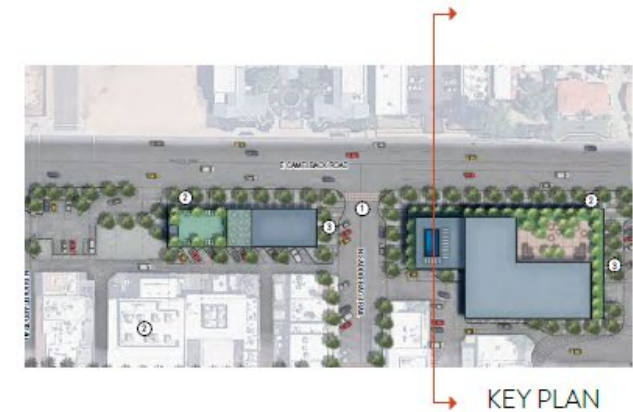
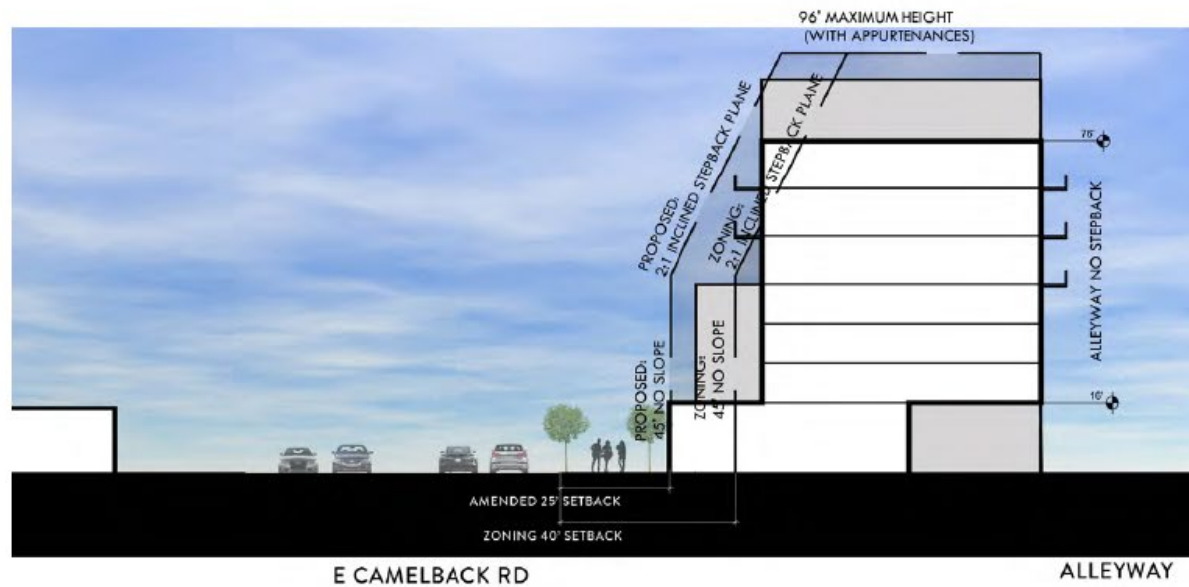
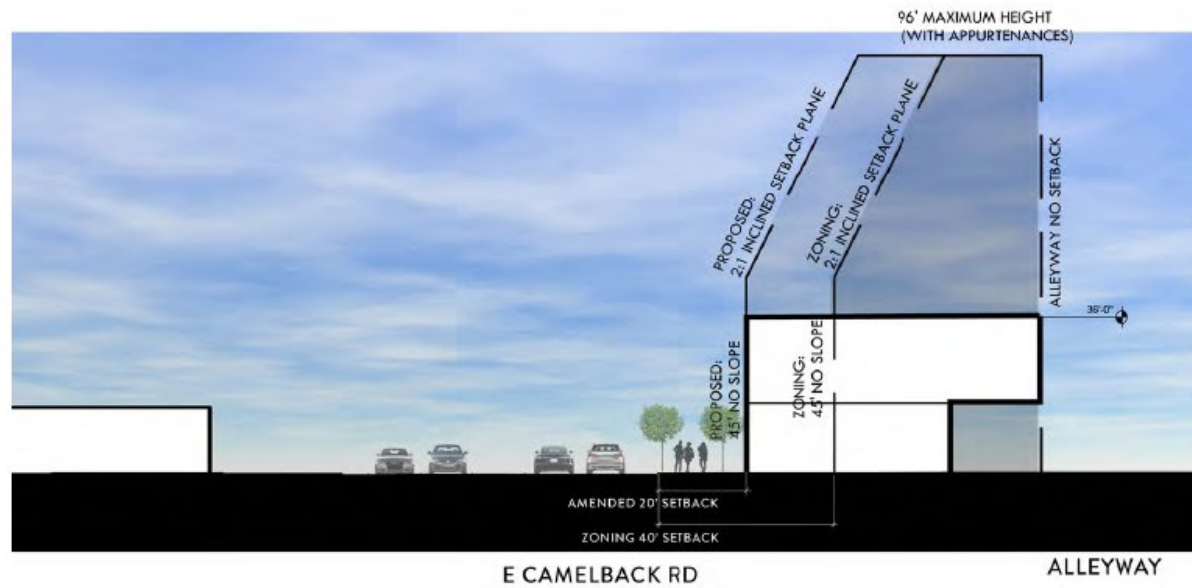
➤ Building stepback:

- East of Saddlebag: 30-foot stepback at 50 feet in height
- West of Saddlebag: 2:1 at 45 feet in height

➤ Building setbacks:

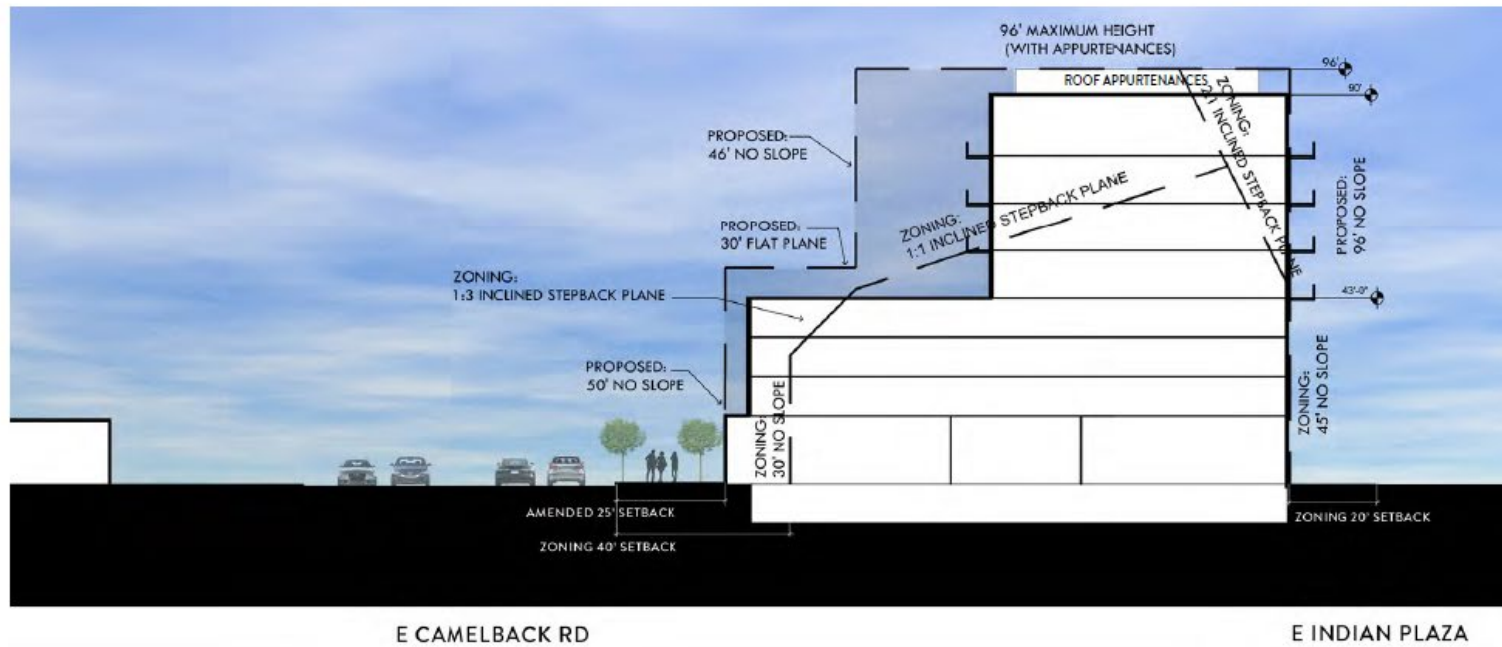
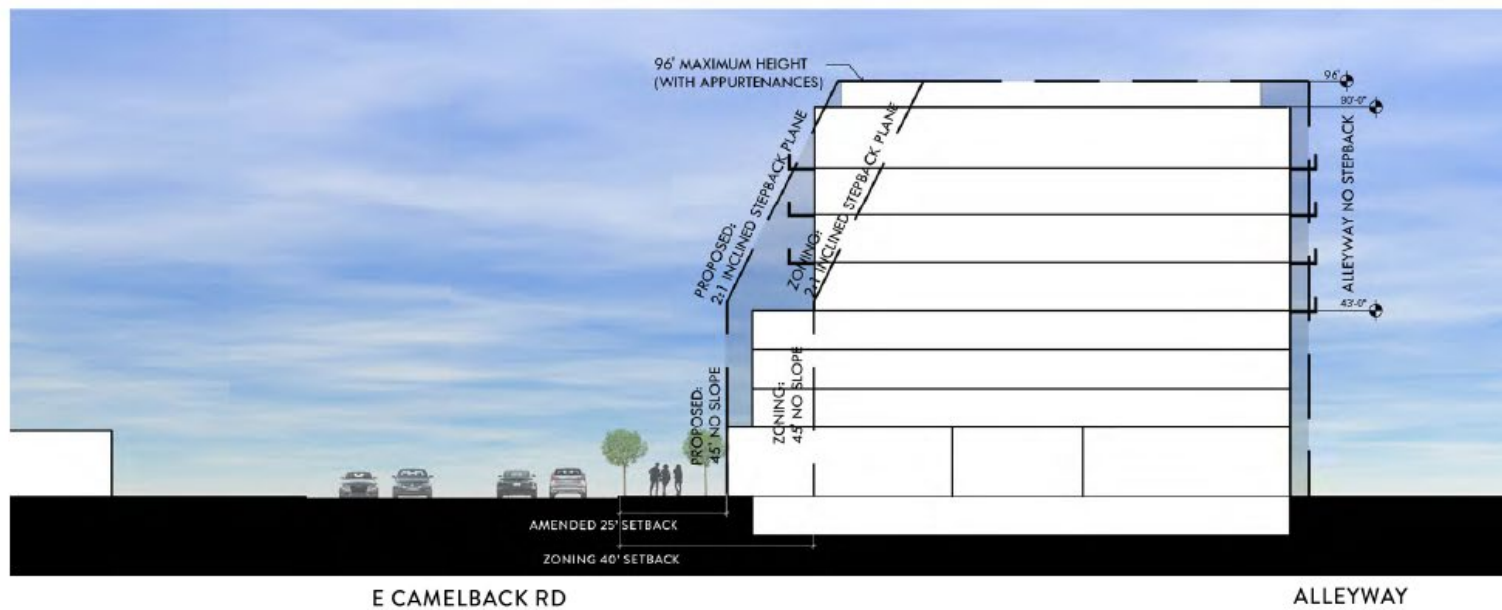
- East of Saddlebag: 25 feet BOC
- West of Saddlebag: 20 feet BOC





SCALE: 1" = 30' 0' 15' 30'

MINT SITE BUILDING STEPBACKS

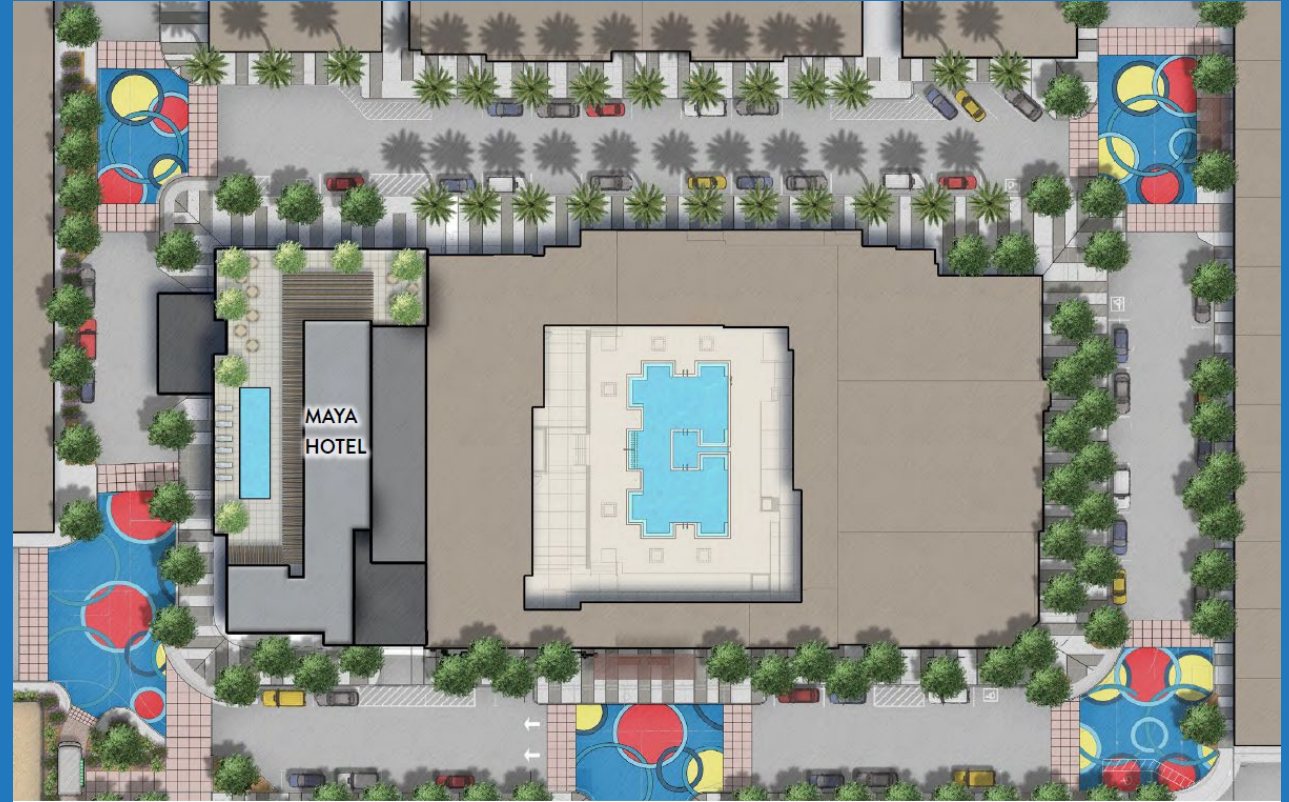


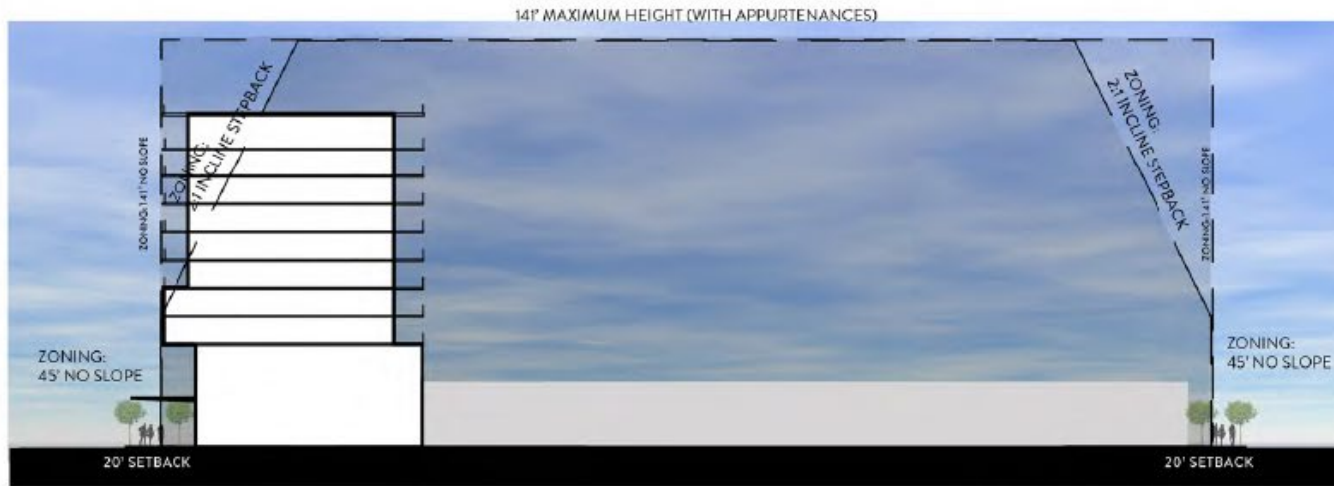
SCALE: 1" = 30' 0' 15' 30'

MINT SITE BUILDING STEPBACKS

Maya Site Development Standards

- **Max building height:**
 - 141 feet (max. 55% of site)
 - 32 feet (45% of site)
- **Building setback:**
 - None
- **Building setbacks:**
 - Hotel only: 10 feet adjacent to on-street parking and drop-off lane
 - Rest of site: 20 feet BOC





N BUCKBORD TRAIL

N SADDLEBAG TRAIL



KEY PLAN



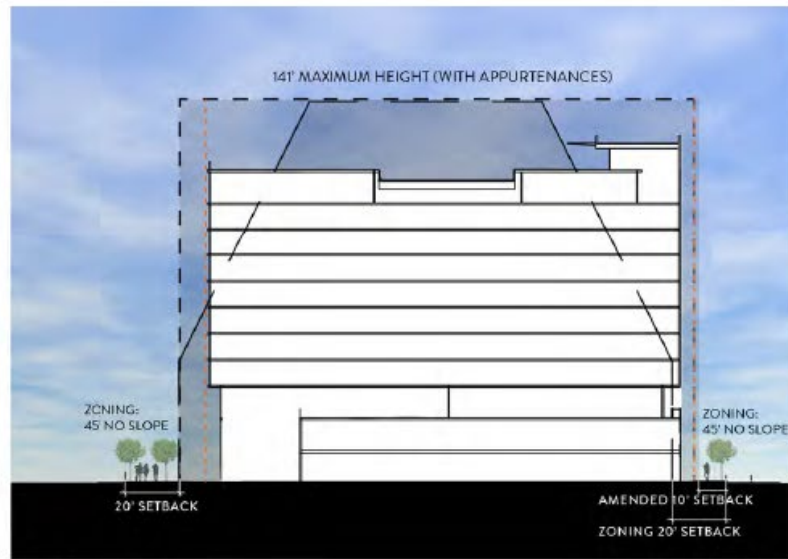
N BUCKBORD TRAIL

N SADDLEBAG TRAIL



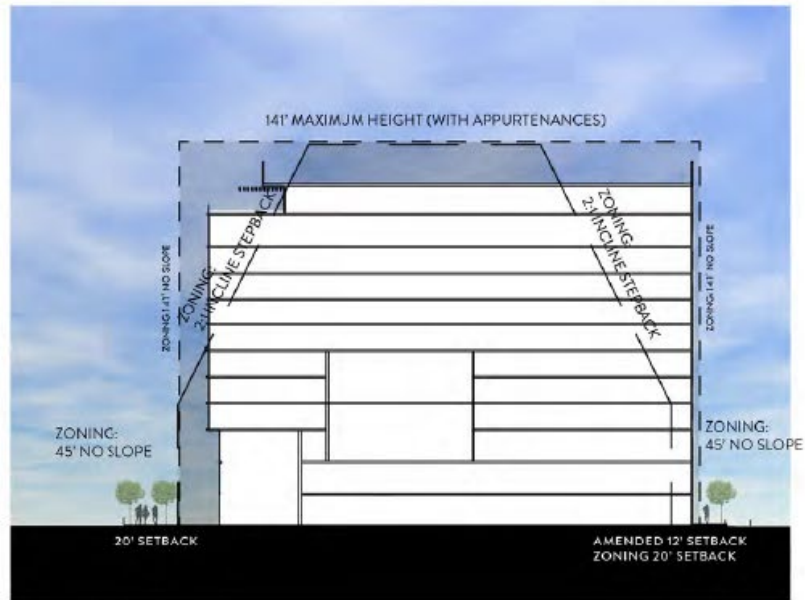
KEY PLAN

MAYA SITE SECTIONS



E INDIAN PLAZA

E SHOEMAN LN



E INDIAN PLAZA

E SHOEMAN LN

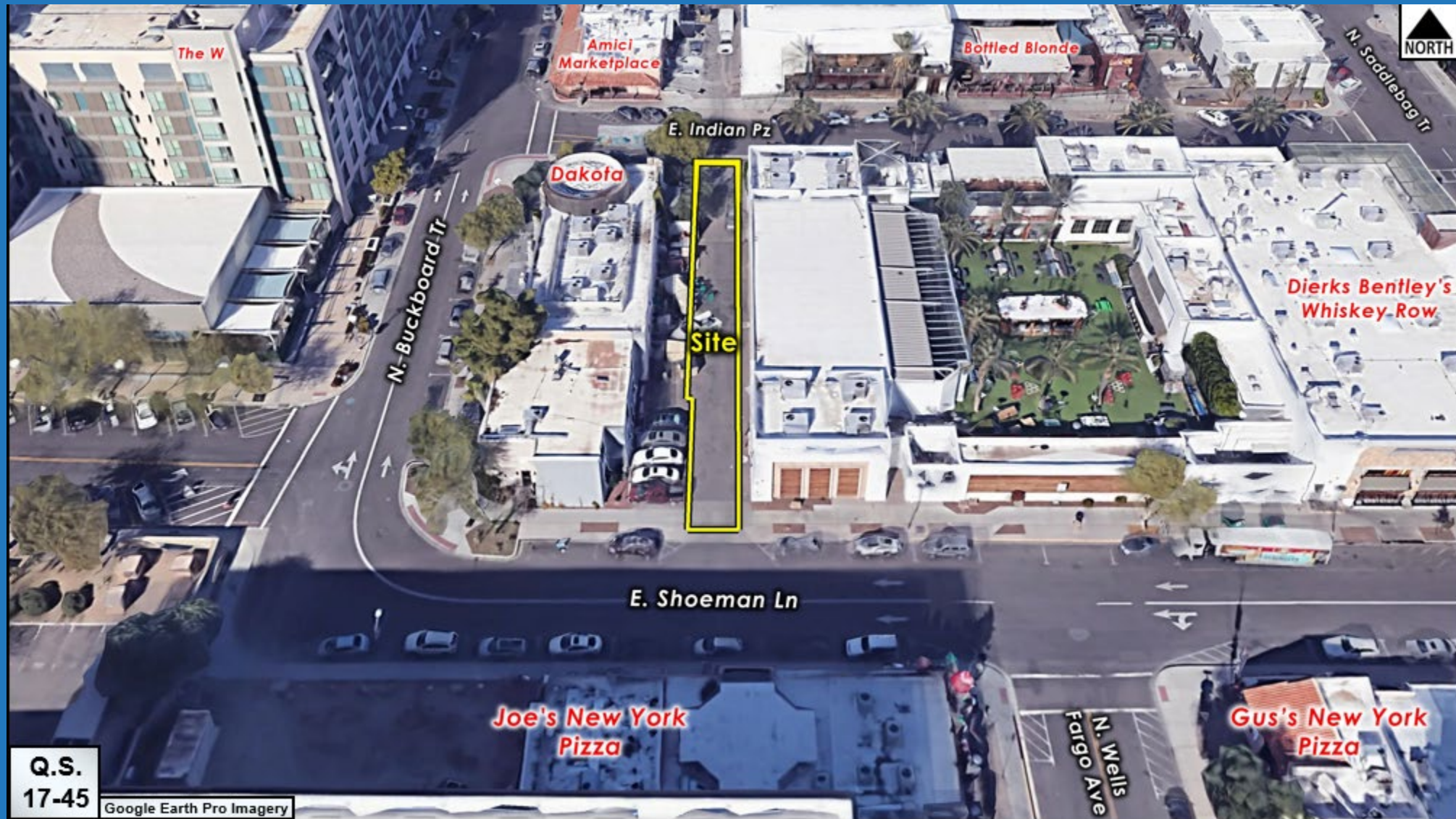


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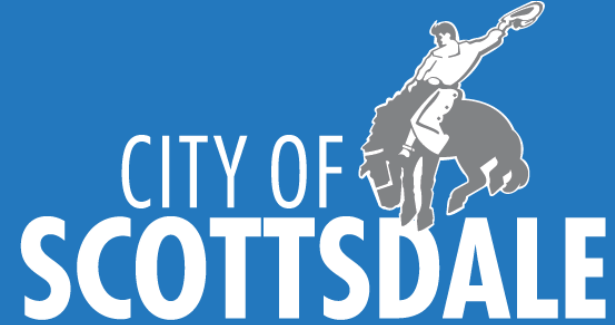


KEY PLAN

MAYA SITE SECTIONS



ABANDONMENT



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