

The Scottsdale Collective

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

**Planning Commission
November 18, 2020**

Coordinator: Greg Bloemberg



Context Aerial

9-ZN-2020



Detail Aerial 1

9-ZN-2020



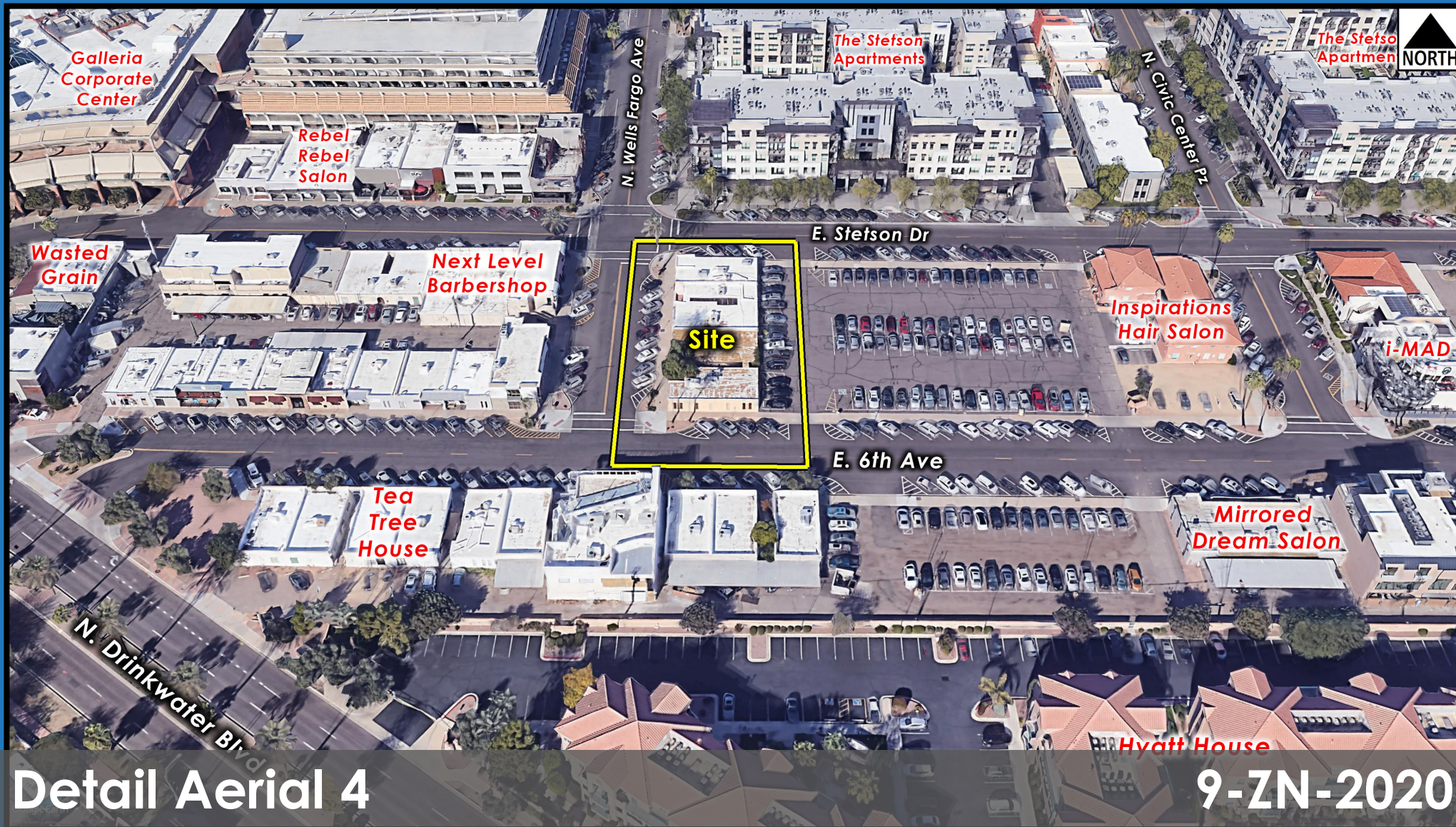
Detail Aerial 2

9-ZN-2020



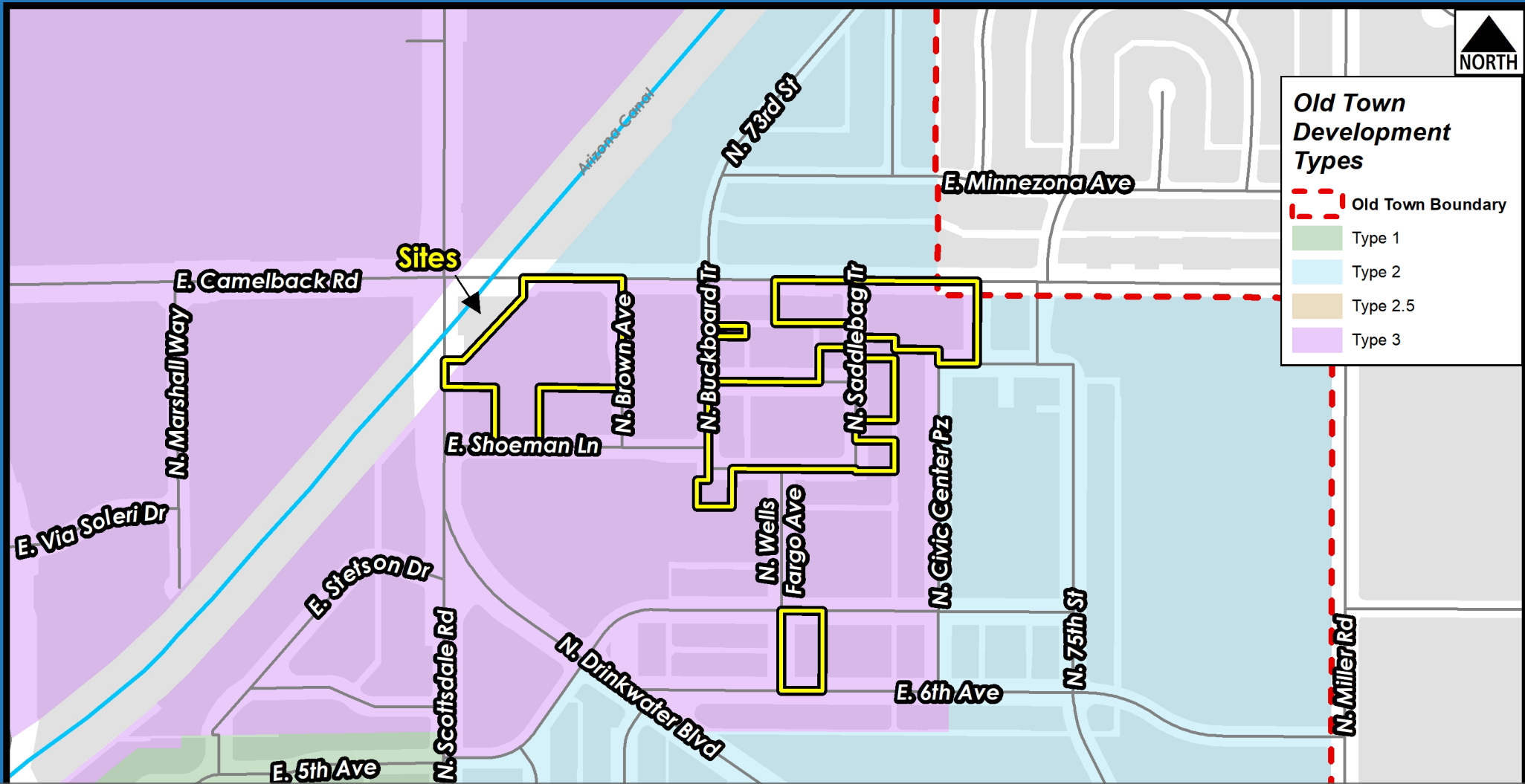
Detail Aerial 3

9-ZN-2020



Detail Aerial 4

9-ZN-2020



Old Town Development Type

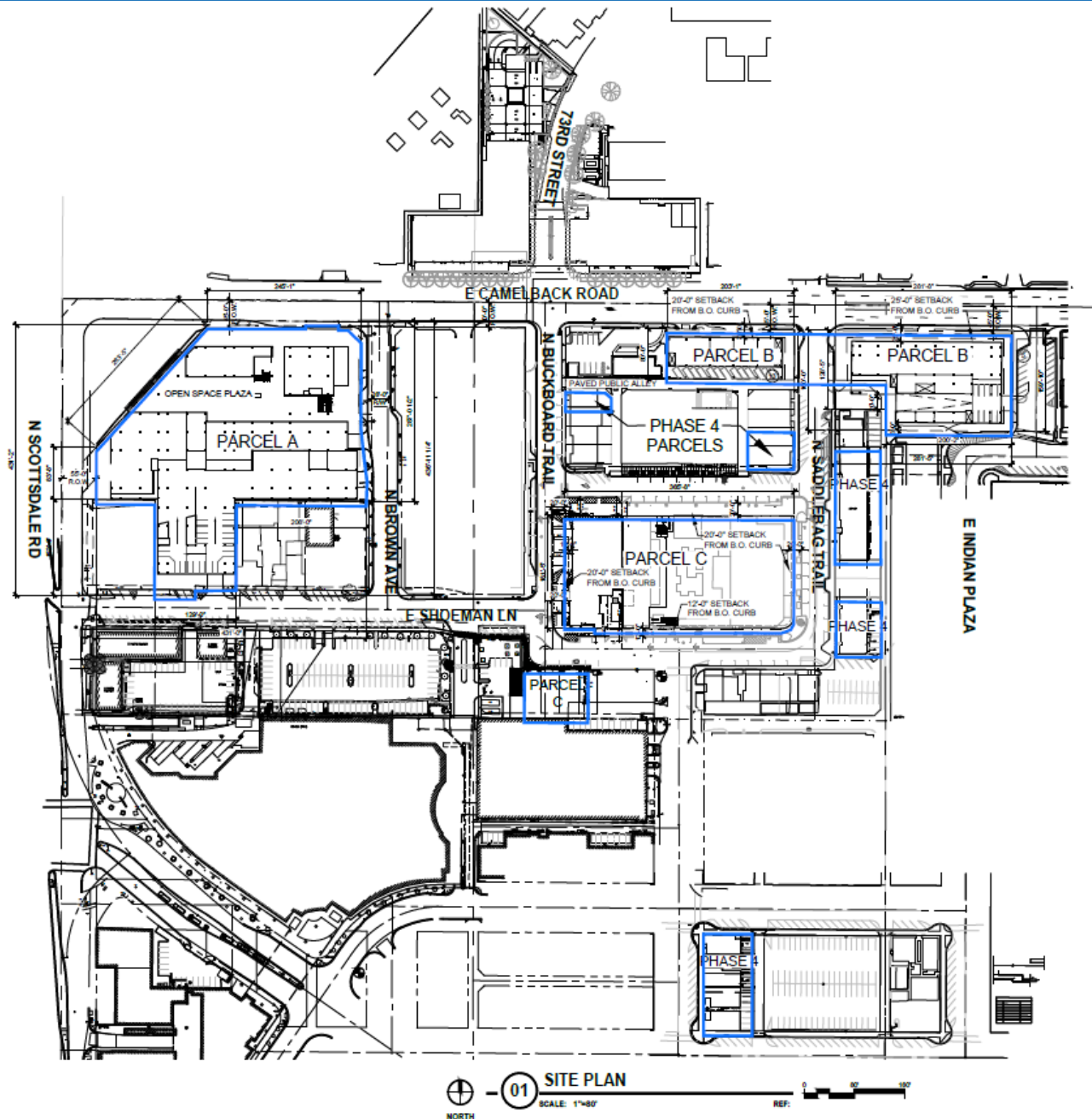
9-ZN-2020

Request:

- PC recommendation regarding the proposed Development Plan and development standards, including an Infill Incentive District
- PC recommendation regarding a proposed alley abandonment

REQUEST SUMMARY

- 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 building heights up to 156 feet
- Northeast corner of development plan abuts Old Town boundary (Infill Incentive required to amend standards at boundary)
- Proposed development standards for each phase
- Abandonment of alley



PROJECT INFORMATION

CURRENT ZONING: C-3, C-2, P-2
 (D/DMU-Type 3 PBD DO
 P-3 on 2.05+/- acres and
 D/DMU-Type 3 PBD DO
 on 8.2+/- acres)
 PROPOSED ZONING: 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

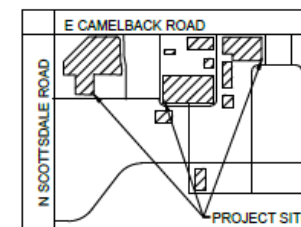
PARCEL B (THE MINT):
 COMMERCIAL 97,293 SF

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

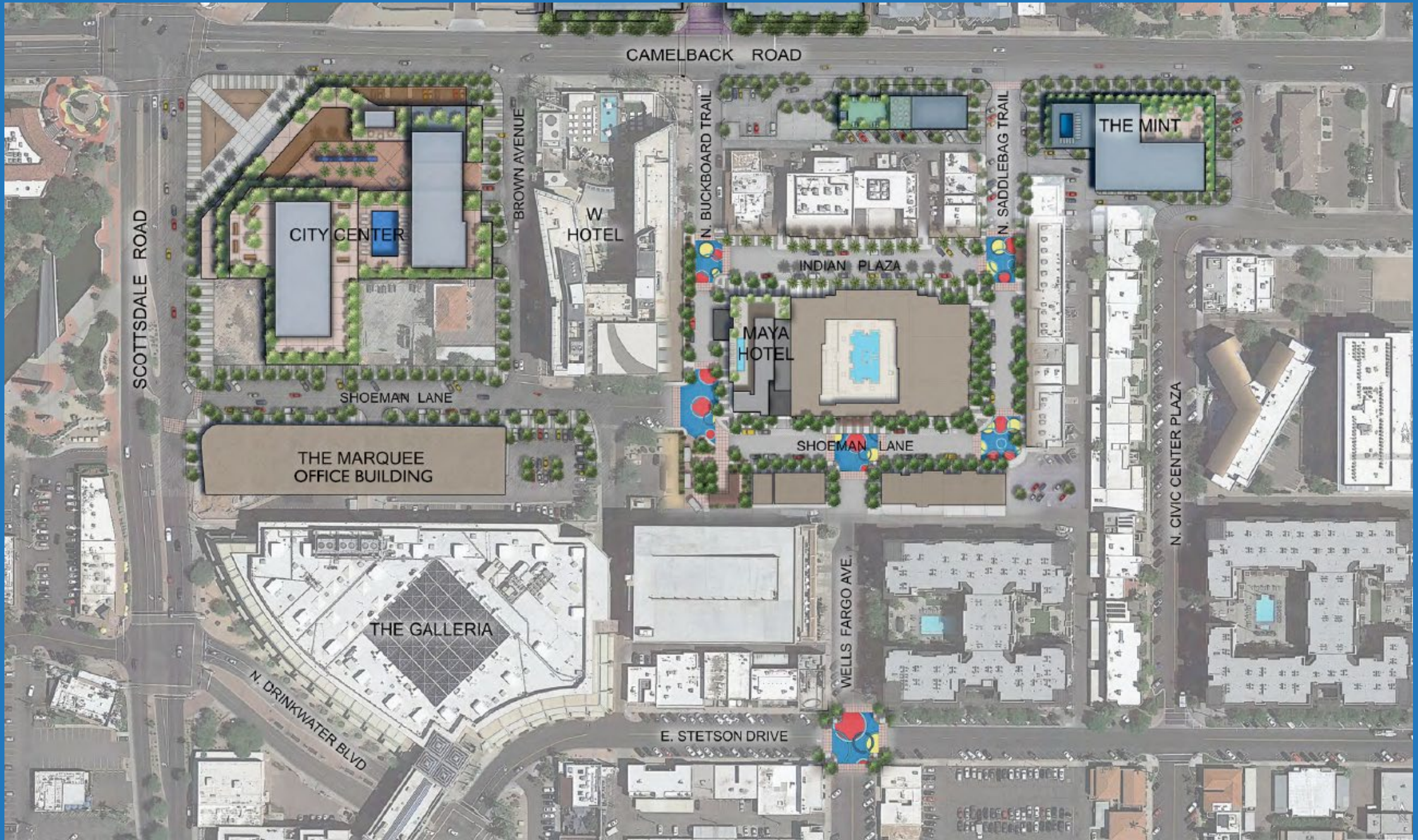
VICINITY MAP NTS



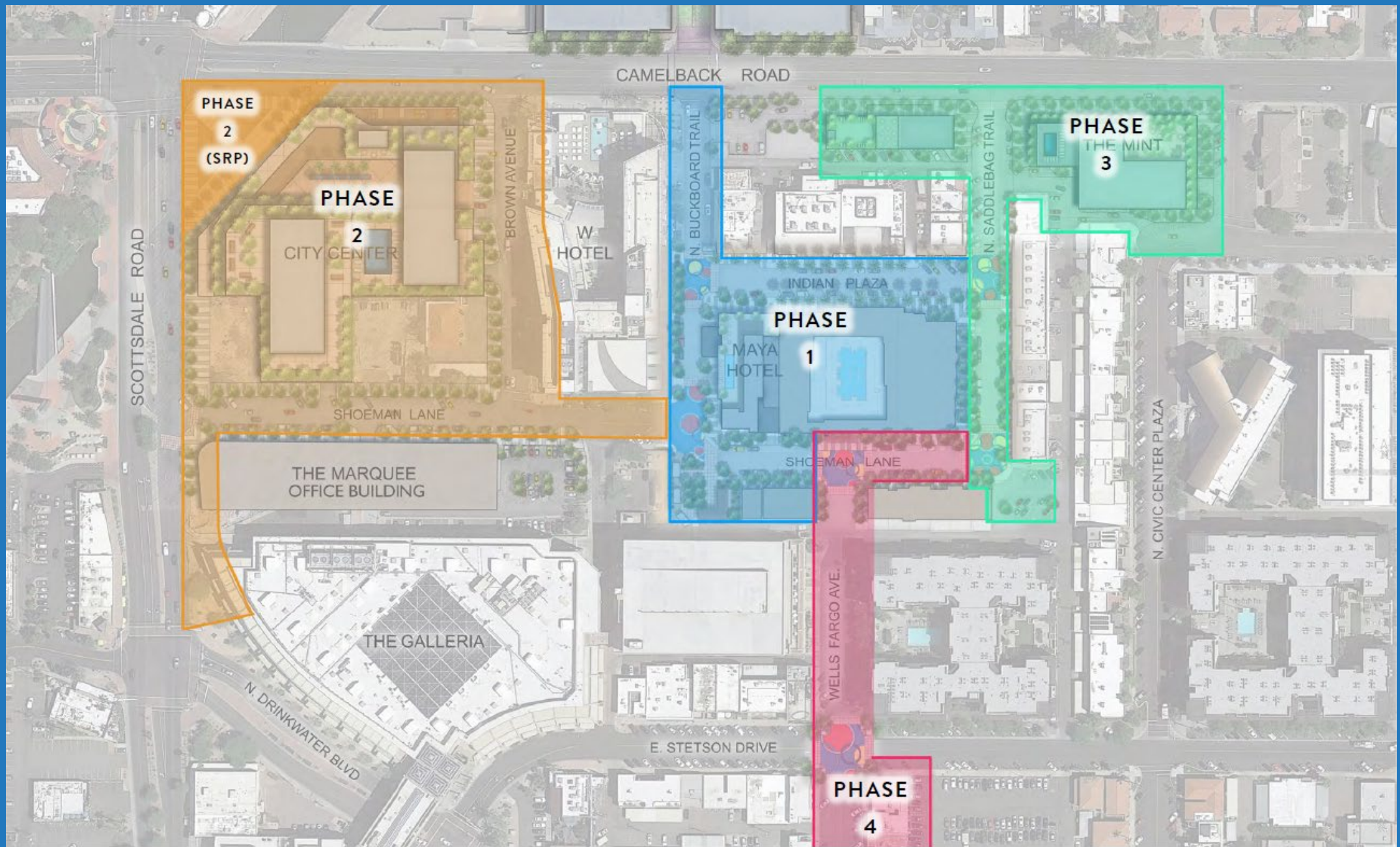
PLAN KEY:

ZONING PARCEL BOUNDARY

MASTER SITE PLAN (zoning)



MASTER SITE PLAN (Phases 1-3)

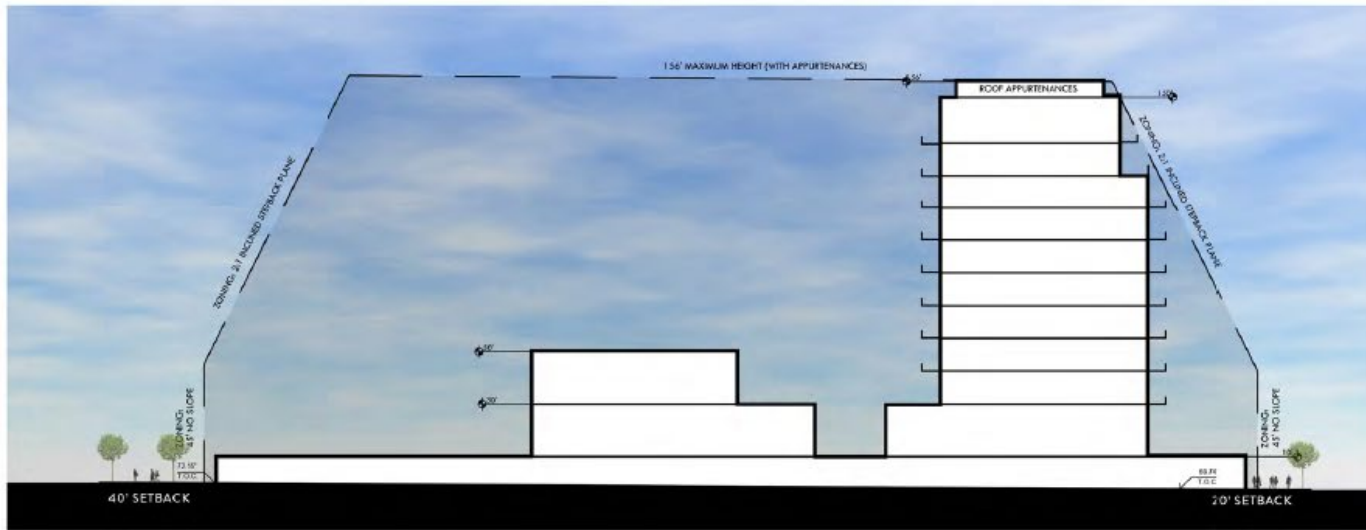


STREETSCAPE IMPROVEMENTS PHASING PLAN

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



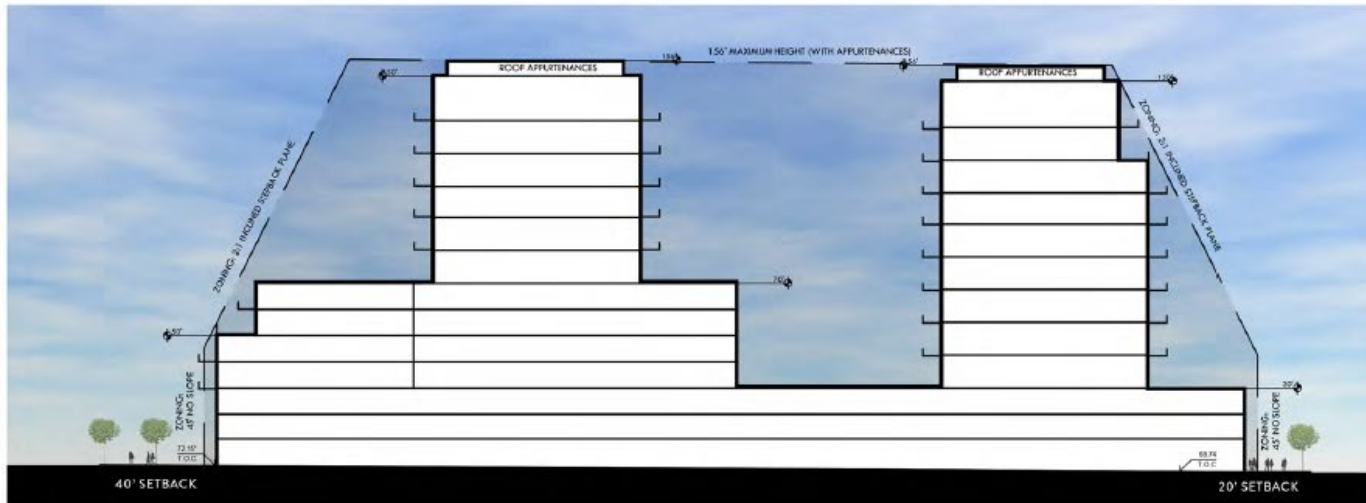


N SCOTTSDALE RD

N BROWN AVE



KEY PLAN



N SCOTTSDALE RD

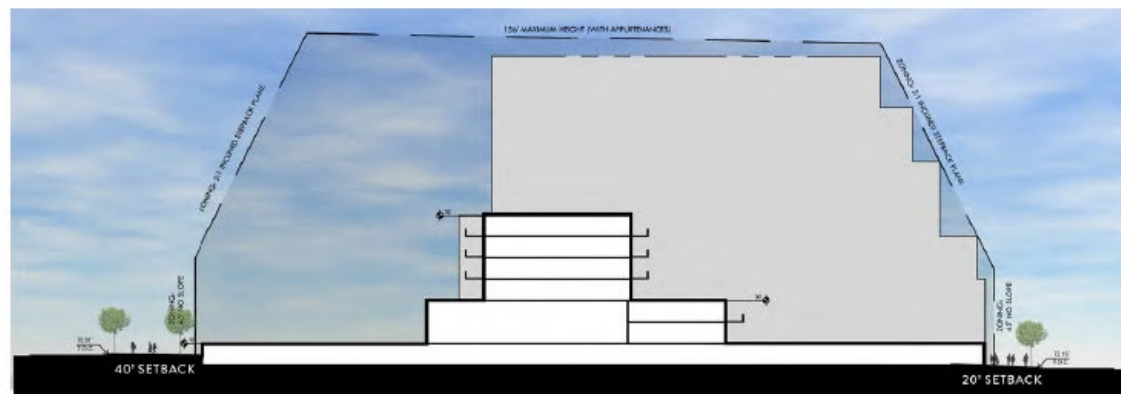
N BROWN AVE



KEY PLAN

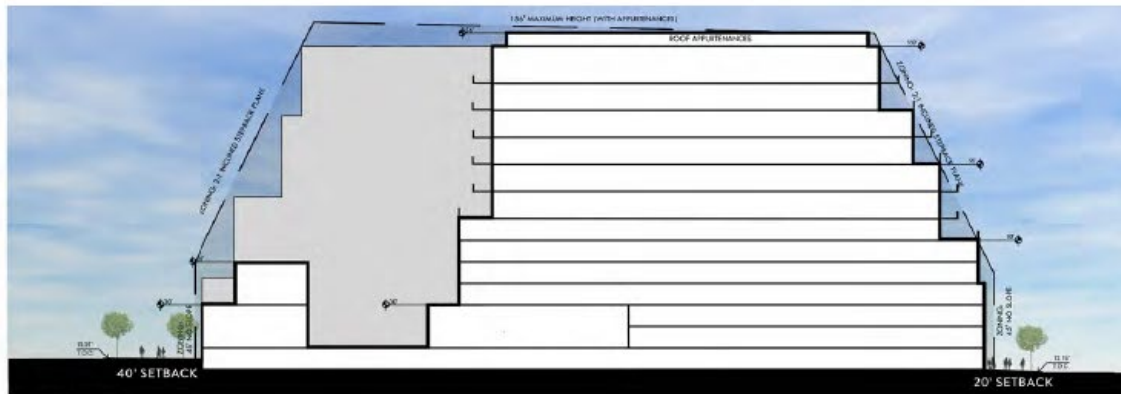
SCALE: 1" = 50' | 0' | 25'

CITY CENTER BUILDING STEPBACKS



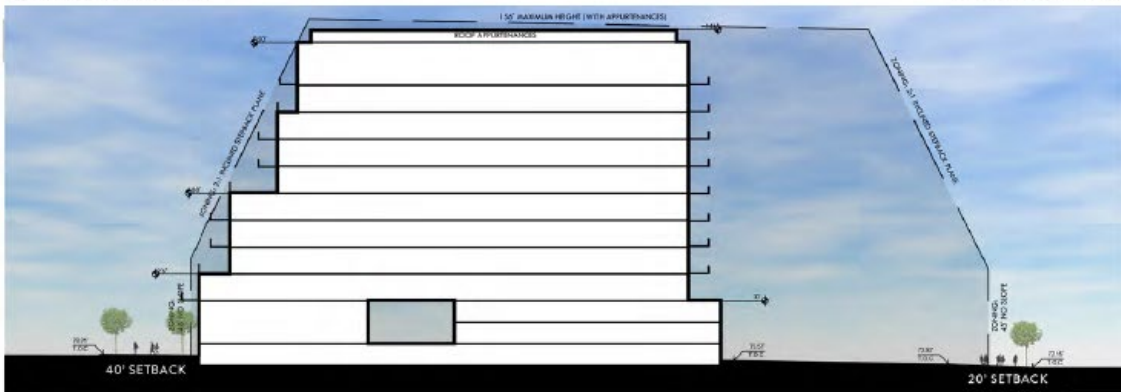
E CAMELBACK RD

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

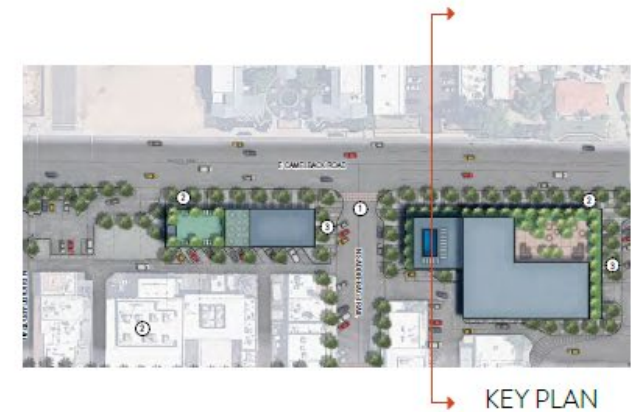
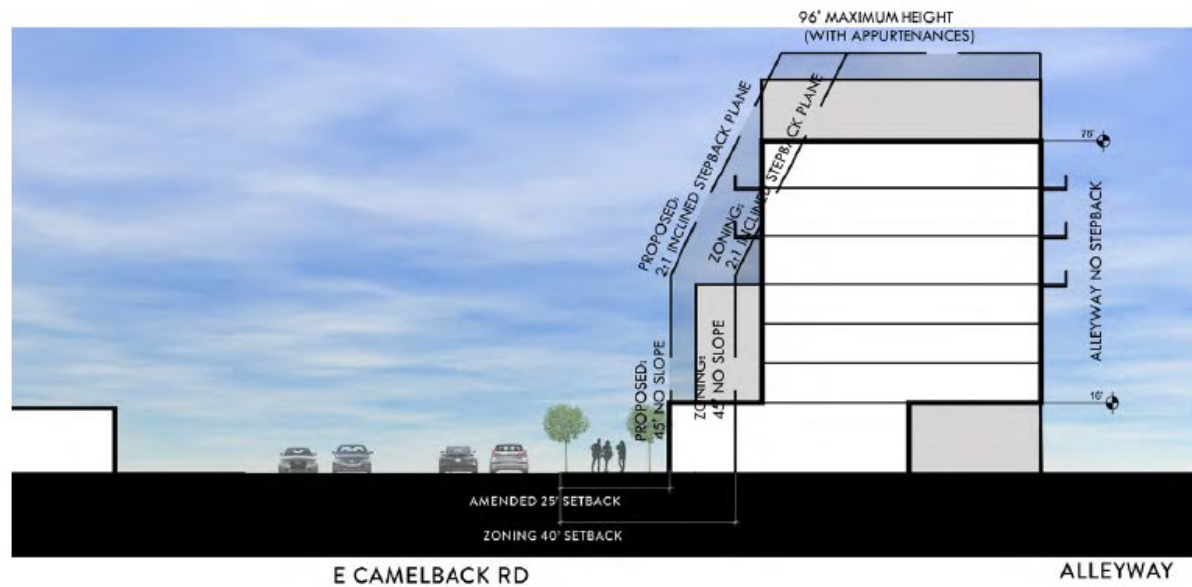
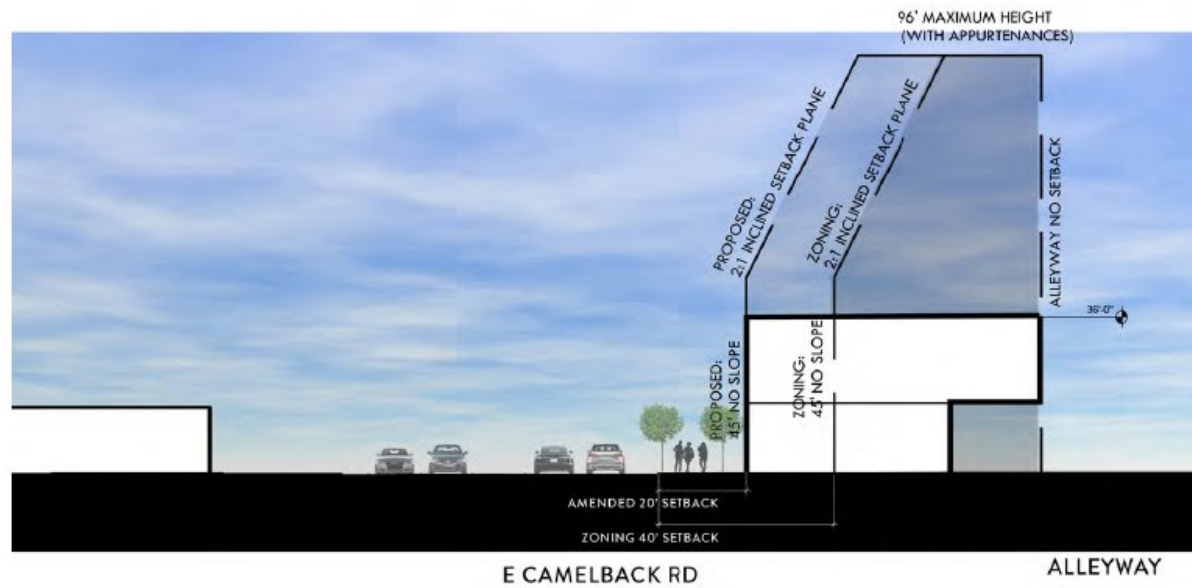
➤ Building stepback:

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

➤ Building setbacks:

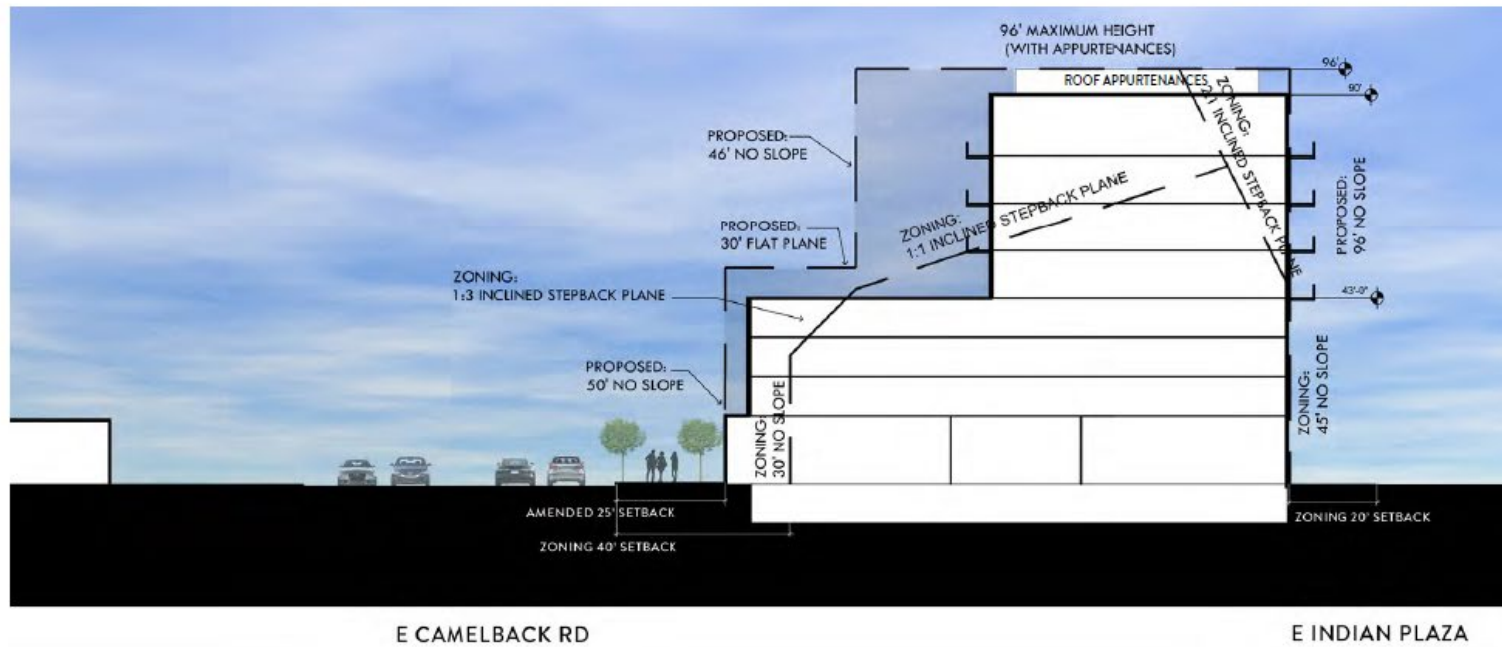
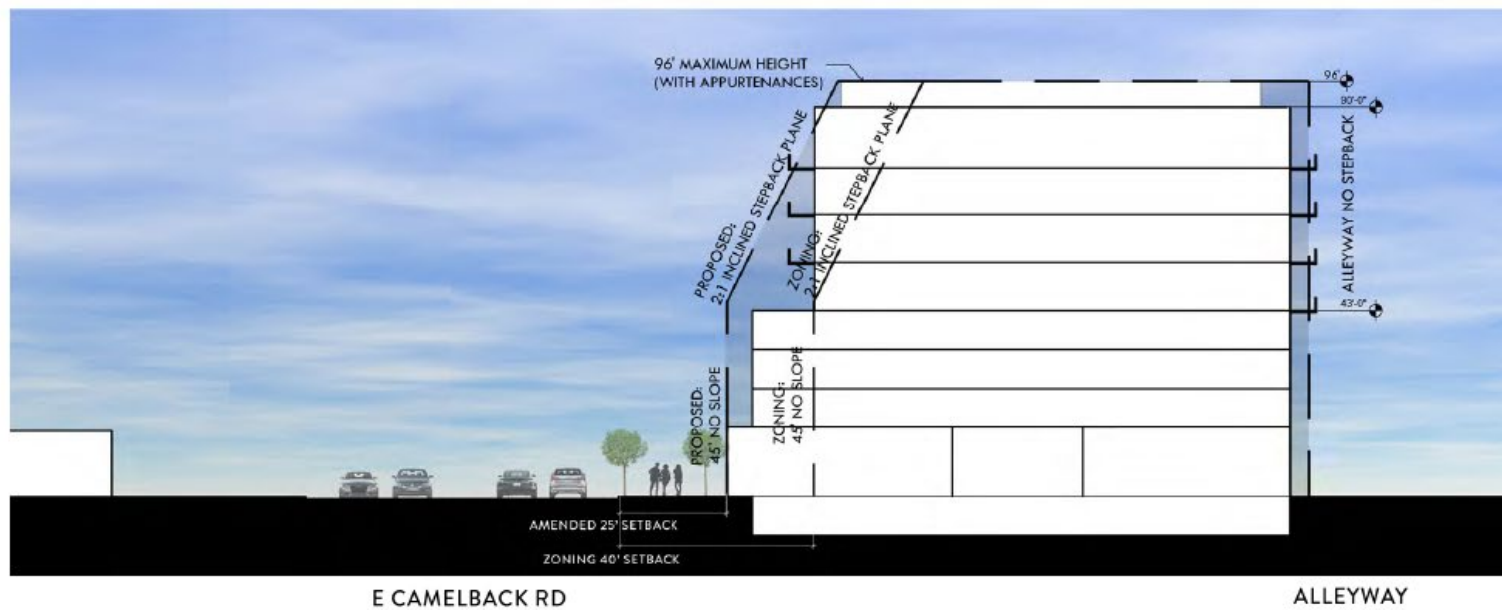
- East of Saddlebag: 25 feet BOC
- West of Saddlebag: 20 feet BOC





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

MINT SITE BUILDING STEPBACKS

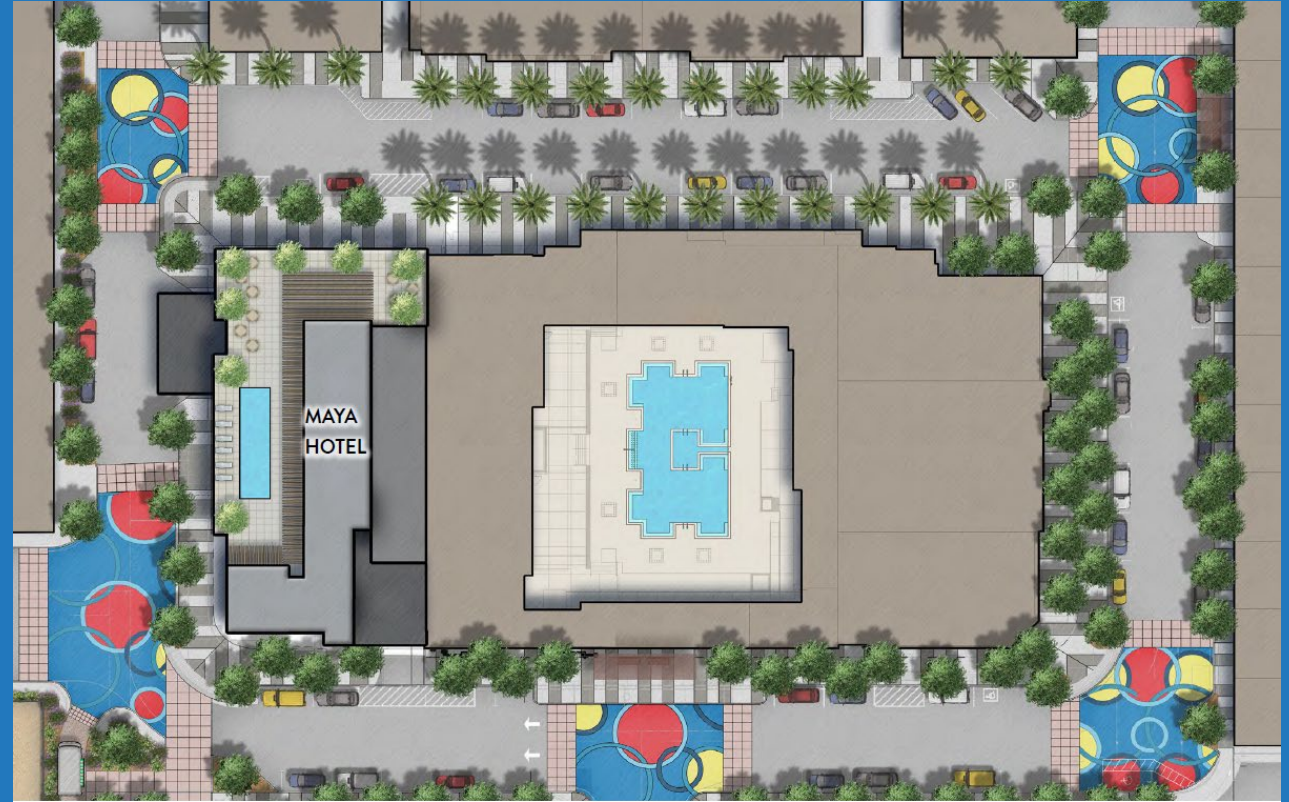


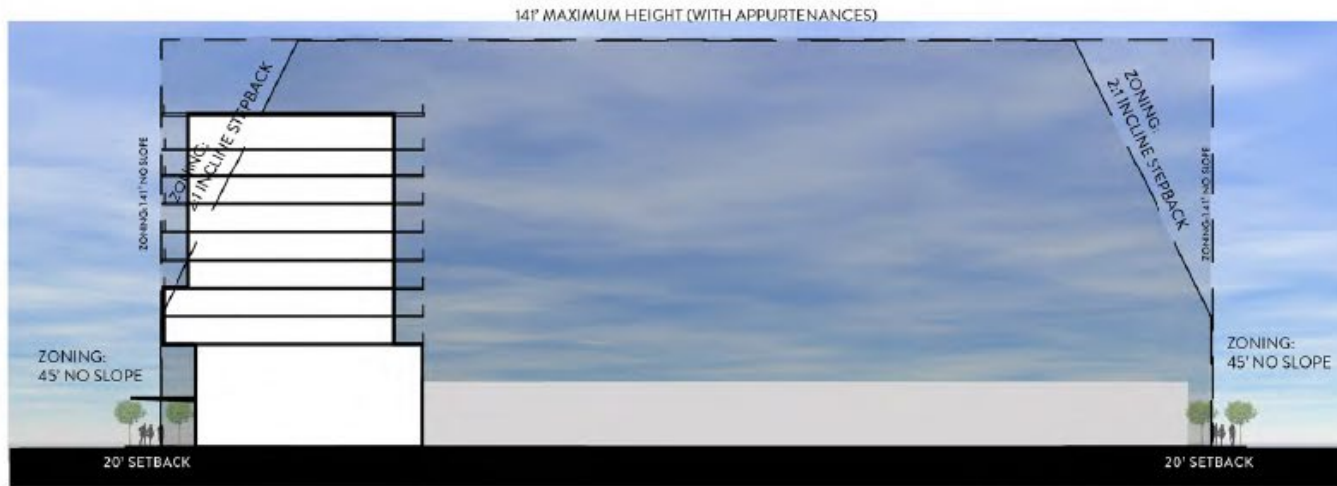
SCALE: 1" = 30' 0' 15' 30'

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



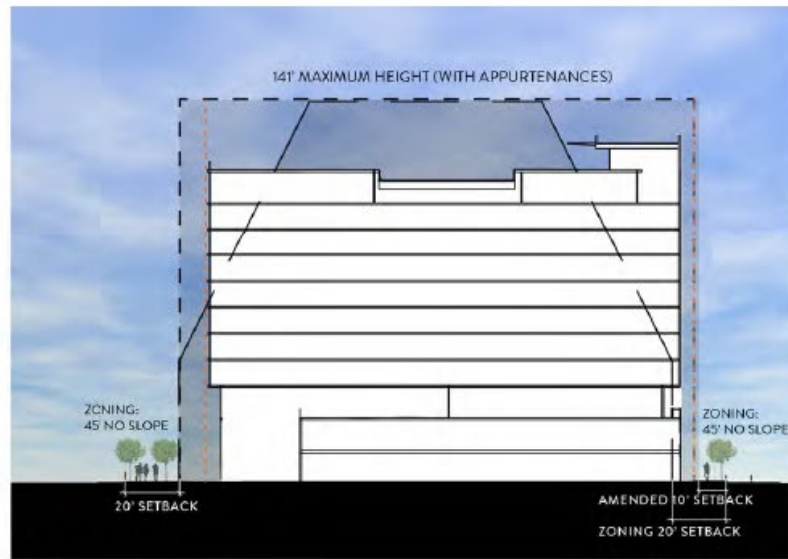
N BUCKBORD TRAIL

N SADDLEBAG TRAIL



KEY PLAN

MAYA SITE SECTIONS

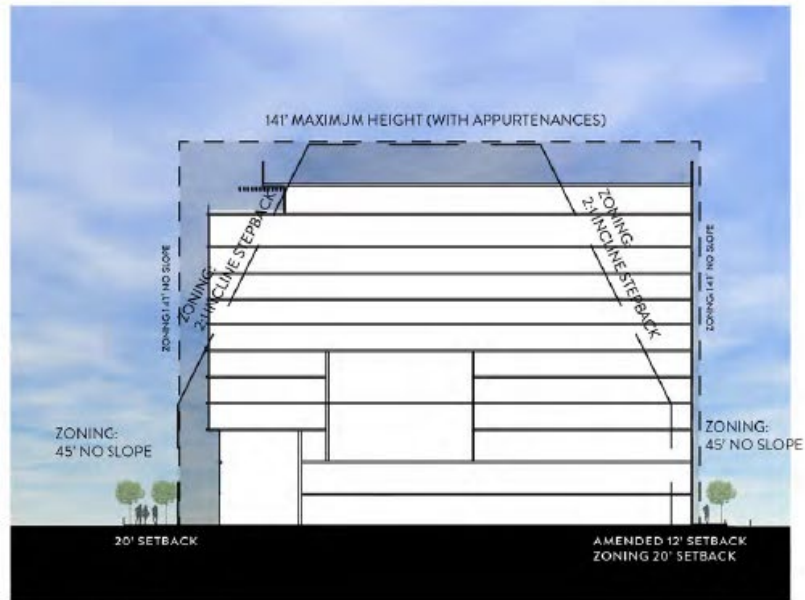


E INDIAN PLAZA

E SHOEMAN LN



KEY PLAN



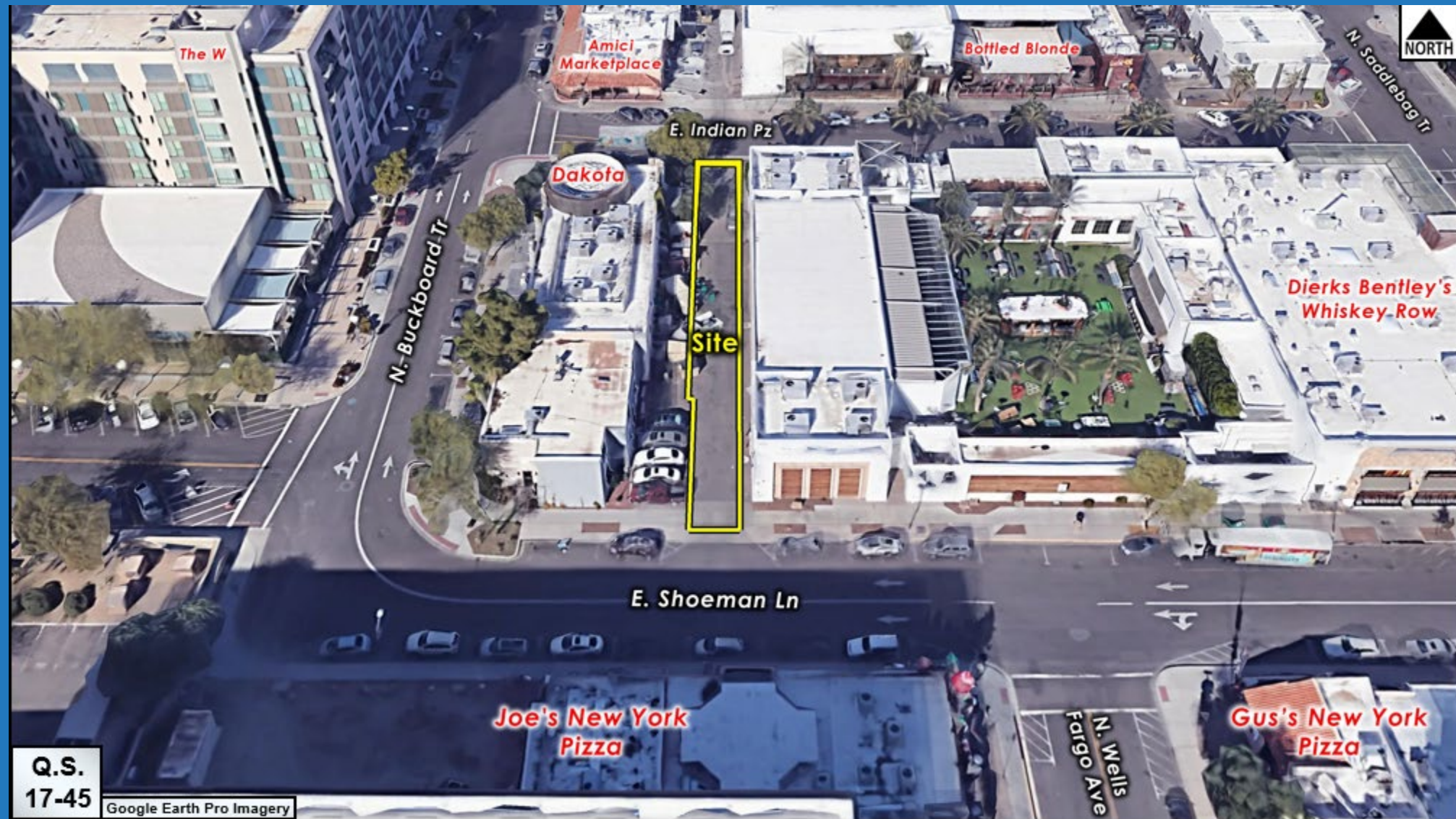
E INDIAN PLAZA

E SHOEMAN LN

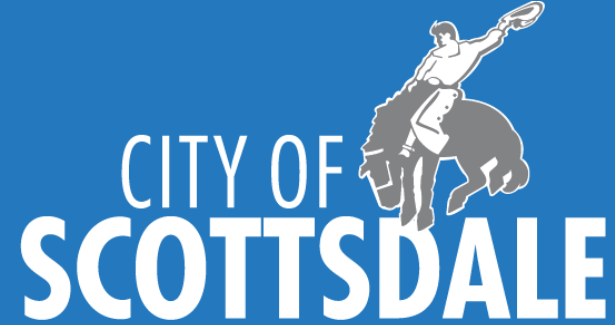


KEY PLAN

MAYA SITE SECTIONS



ABANDONMENT



The Scottsdale Collective

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

**Planning Commission
November 18, 2020**

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