

Property Development Standards

- A. Zoning: D/DMU – Type 3 PBD DO. The property development standards of the PBD Overlay shall control over the property development standards of the Downtown District.
- B. Density, Gross Floor Area Ratio (GFAR), and Building Height Maximum.
1. Maximums for building height, GFAR and density are shown in Table B. below.

Table B.
Density, Gross Floor Area Ratio (GFAR), and Building Height Maximums

Development Type	Building Height Maximum ⁽¹⁾ ⁽²⁾	GFAR Maximum without Bonus(es)	Density Maximum (per acre of gross lot area)
Type 3	150	1.3	50 dwelling units

Notes:

1. Excludes roof top appurtenances.
 - a. Maximum height for rooftop appurtenances: 6 feet
 - b. Maximum coverage for rooftop appurtenances: 20% of rooftop
 - c. Minimum setback for rooftop appurtenances: 15 feet from all sides of the building.
2. Specific parcel height allocations in Table C. below.

C. Setbacks from public streets, Stepbacks, Building Location, and Prevailing Setbacks.

1. The minimum setback from public streets (except alleys) is shown in Table C. The setback is measured from the back of curb.

Table. C.

a. CITY CENTER SITE	Amended Standard
Building Height	156 feet inclusive of rooftop appurtenances
Setback -Camelback	40 feet excluding deceleration lanes and bus bays
Setback – Scottsdale	40 feet
Setback – other streets	20 feet
Setback - alleys	0 feet
Stepback	The stepback plane shall incline at a ratio of 2:1, beginning forty-five (45) feet above (i) the minimum setback from the public street (except alleys), and (ii) all other property lines.
Building Location	In a Type 2 Area, a Type 2.5 Area, or a Type 3 Area, for building facades over 200 feet in length, at least twenty-five (25) percent of the: <ul style="list-style-type: none"> i. Length of the building façade shall be located at the minimum setback; ii. Length of a building façade at grade and up to a height of thirty (30) feet shall be set back at least ten (10) additional feet; and iii. Area of the building façade at grade and up to a height of thirty (30) feet shall be located at the minimum setback
Prevailing Setback – Camelback Building Length of 200’ or more	Between 45 and 60 feet
Prevailing Setback – Scottsdale Building Length of 200’ or more	Between 45 and 60 feet
Prevailing Setback – other streets Building Length of 200’ or more	Between 25 and 35 feet

b. THE MINT SITE	Development Standard
Building Height	East of Saddlebag Trail: 96 feet inclusive of rooftop appurtenances West of Saddlebag Trail: 60 feet inclusive of rooftop appurtenances

Setback – Camelback*	20 feet west of Saddlebag Trail 25 feet east of Saddlebag Trail
Setback -other streets*	20 feet
Setback - alleys	0 feet
Stepback Adjacent to Downtown Boundary (within 350')	<p>The eastern one hundred (100) feet as measured from the eastern property line shall stepback as follows:</p> <p>Where the Downtown Boundary abuts a public street, the stepback plan shall be limited as follows: fifty (50) feet above the minimum setback from a public street (except alleys); then at fifty (50) feet in height the building shall stepback an additional thirty (30) feet.</p> <p>The remaining portions of the property shall be stepback as follows:</p> <p>Where the Downtown Boundary abuts a public street, the stepback plane shall incline at a ratio of 2:1 beginning forty-five (45) feet above the minimum setback from the public street (except alleys).</p>
Building Location	Building locations conceptually shown on the Development Plan.
Prevailing Setback – Camelback Building Length of 200' or more	None
Prevailing Setback – other streets Building Length of 200' or more	None

c. THE MAYA BLOCK	Development Standard
Building Height	<p>141 feet inclusive of rooftop appurtenances for no more than 55% of the gross site area (inclusive of the Maya Hotel)</p> <p>32 feet inclusive of roof top appurtenances for 45% of the gross site area</p>
Setback	<p>Maya Block: 20 feet</p> <p>Maya Hotel exceptions: 10 feet adjacent to on-street parking and drop-off lanes for the first 30 feet in height; 0 feet for buildings above 30 feet in</p>

	height.
Setback - alleys	0 feet
Stepback	None
Building Location	Building locations conceptually shown on the Development Plan.
Prevailing Setback -other streets Building Length of 200' or more	None

d. OTHER PARCELS	Development Standard
Building Height	50 feet including rooftop appurtenances 65 feet including rooftop appurtenances on the parcels generally located on Wells Fargo Avenue between Stetson Drive and 6 th Avenue.
Setback	10 feet
Setback - alleys	0 feet
Stepback	The stepback plane shall incline at a ratio of 2:1, beginning sixty (60) feet above (i) the minimum setback from the public street (except alleys), and (ii) all other property lines.
Building Location	In a Type 2 Area, a Type 2.5 Area, or a Type 3 Area, for building facades over 200 feet in length, at least twenty-five (25) percent of the: <ul style="list-style-type: none"> i. Length of the building façade shall be located at the minimum setback; ii. Length of a building façade at grade and up to a height of thirty (30) feet shall be set back at least ten (10) additional feet; and iii. Area of the building façade at grade and up to a height of thirty (30) feet shall be located at the minimum setback
Prevailing Setback Building Length of 200' or more	None

D. Private outdoor living spaces.

1. All dwelling units shall include private outdoor living space located beside the dwelling unit.
2. Each private outdoor living space shall be at least six (6) feet deep and sixty (60) square feet in area.

E. Exceptions to building location, setback, prevailing setback and stepback standards.

1. Certain exceptions to setback and stepback standards are allowed if the Development Review Board finds that the exceptions conform to:
 - a. The Downtown Plan and Downtown Plan Urban Design & Architectural Guidelines; and
 - b. The sight distance requirements of the Design Standards and Policy Manual.
2. Subject to design approval by the Development Review Board, the following exceptions to building location, setback and stepback standards are allowed:
 - a. A maximum of fifteen (15) feet for cornices, eaves, parapets and fireplaces.
 - b. A maximum of twenty (20) feet for canopies and other covers over sidewalks, balconies and terraces.
 - c. Balcony walls and railings with a maximum inside height of forty-five (45) inches.
 - d. Uncovered balconies, uncovered terraces and patios at and below grade.
 - e. Covered sidewalks and uncovered terraces directly above a sidewalk.
 - f. A maximum of twenty (20) feet for porte-cochere and covered sidewalk elements up to a height of thirty (30) feet.
3. Subject to design approval by the Development Review Board, in a Type 3 Area, a maximum fifteen (15) feet exception to stepback and setback standards above the first floor (not specified above), is allowed for projections that:
 - a. Are less than fifty (50) percent of the length of the segment of the building façade where the projections occur; and
 - b. Are less than thirty-three (33) percent of the surface area of the segment of the building façade where the projections occur.
4. Subject to design approval by the Development Review Board, an exception to the stepback standard is allowed for stairwells and elevator shafts.
5. The minimum setback from public streets (except alleys) shall be equal to the average prevailing setback of all buildings on the same frontage if forty (40) percent or more of the existing buildings on the frontage are closer to the curb than the requirement of Table C.

6. The prevailing setback of a building with a building façade length of two hundred (200) feet or more shall be between five (5) feet and fifteen (15) feet greater than the average of the prevailing setbacks of all existing buildings on the same frontage, if forty (40) percent or more of the existing buildings on the frontage are nearer the curb than the requirement in Table C.
7. The minimum setback from public street (except alleys) shall be equal to the average prevailing setback of all buildings on the same frontage, but in a Type 3 Area, not less than sixteen (16) feet.

F. Shaded sidewalks.

1. The property owner shall provide shaded sidewalks that conform to the Downtown Plan Urban Design & Architectural Guidelines, subject to Development Review Board approval.