

DEVELOPMENT REVIEW BOARD REPORT



Meeting Date: July 15, 2021
General Plan Element: *Character and Design*
General Plan Goal: *Foster quality design that enhances Scottsdale as a unique southwestern desert community.*

ACTION

**Greystar Independent
Living
4-DR-2021**

Request for approval of the site plan, building elevations, and landscape plan for a new three and four-story, 161,000 square foot residential healthcare facility on a +/- 4.67-acre site.

SUMMARY

Staff Recommendation

Approve, subject to the attached stipulations (Attachment #6)

Items for Consideration

- Conformance with Development Review Board Criteria – staff confirms
- Integration of Sensitive Design Principles – staff confirms
- Rezoning case [16-ZN-2020](#) and abandonment case [7-AB-2020](#) was approved by Planning Commission on April 28, 2021 and City Council on June 22, 2021
- 155 units proposed, 200 units permitted by 16-ZN-2020
- Site plan includes 50-foot landscape buffer with new trail and sidewalk along N. 90th Street
- Significant support for rezoning case and one comment with concern regarding construction traffic

BACKGROUND

Location: Approximately 1,000 feet northwest of East Raintree Drive

and North 90th Street ([217-15-033](#))

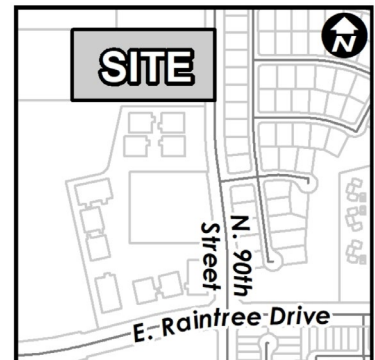
Zoning: C-O, Commercial Office

Adjacent Uses: Existing Office Building, zoned Industrial Park (I-1)

South Existing Office Condominium Complex, zoned I-1

East Existing Desert Rose Subdivision, zoned Single-family Residential (R1-7)

West Future Storage Facility (under construction), zoned I-1



Property Owner

SFI Raintree Scottsdale LLC

Applicant

John Berry, Berry Riddell, LLC
(480)385-2753

Architect/Designer

Todd and Associates

Engineer

Sustainability Engineering Group

DEVELOPMENT PROPOSAL

In June of 2021, the subject site was rezoned from R1-35, Single-family Residential, to Commercial Office (C-O) under case 16-ZN-2020 to allow for the land use of a residential healthcare facility. The applicant is now requesting design approval of a new 48-foot-tall, 4-story, residential healthcare facility with 155 units. The proposed building, which is centrally located on site, includes a large courtyard, shared dining, and healthcare services. There is one main entrance from North 90th Street and fire truck and refuse access wraps around the building. Site design includes gated covered parking intended for residents as well as ungated parking for guests and a dog park. Site enhancements include a 50-foot frontage landscape buffer, new 8-foot-wide public trail, and new 8-foot-wide public sidewalk along North 90th Street. Architectural design includes a neutral stucco façade, integrated patio balconies, pitched concrete tile roof, and decorative wall tile accents.

Development Review Board Criteria

Staff confirms that the development proposal generally meets the applicable Development Review Board Criteria. For a detailed analysis of the Criteria, please see Attachment #4.

Sustainability

The City of Scottsdale promotes the goal of sustainability through the incorporation of appropriate design considerations in the development of the built environment. This development proposal incorporates several design elements that align with the City’s goal of sustainability including recessed windows, deep roof overhangs, use of low water use plant species, and use of low energy consumption LED lighting.

STAFF RECOMMENDED ACTION

Staff recommends that the Development Review Board approve the Greystar Independent Living development proposal per the attached stipulations, finding that the Character and Design Element of the General Plan and Development Review Board Criteria have been met.

RESPONSIBLE DEPARTMENTS	STAFF CONTACTS
Planning and Development Services Current Planning Services	Katie Posler Senior Planner 480-312-2703 kposler@ScottsdaleAZ.gov

APPROVED BY



Katie Posler, Senior Planner, Report Author

6/30/21

Date



Brad Carr, AICP, LEED-AP, Planning & Development Area Manager
Development Review Board Liaison

7/4/2021

Date

Phone: 480-312-7713 Email: bcarr@scottsdaleaz.gov



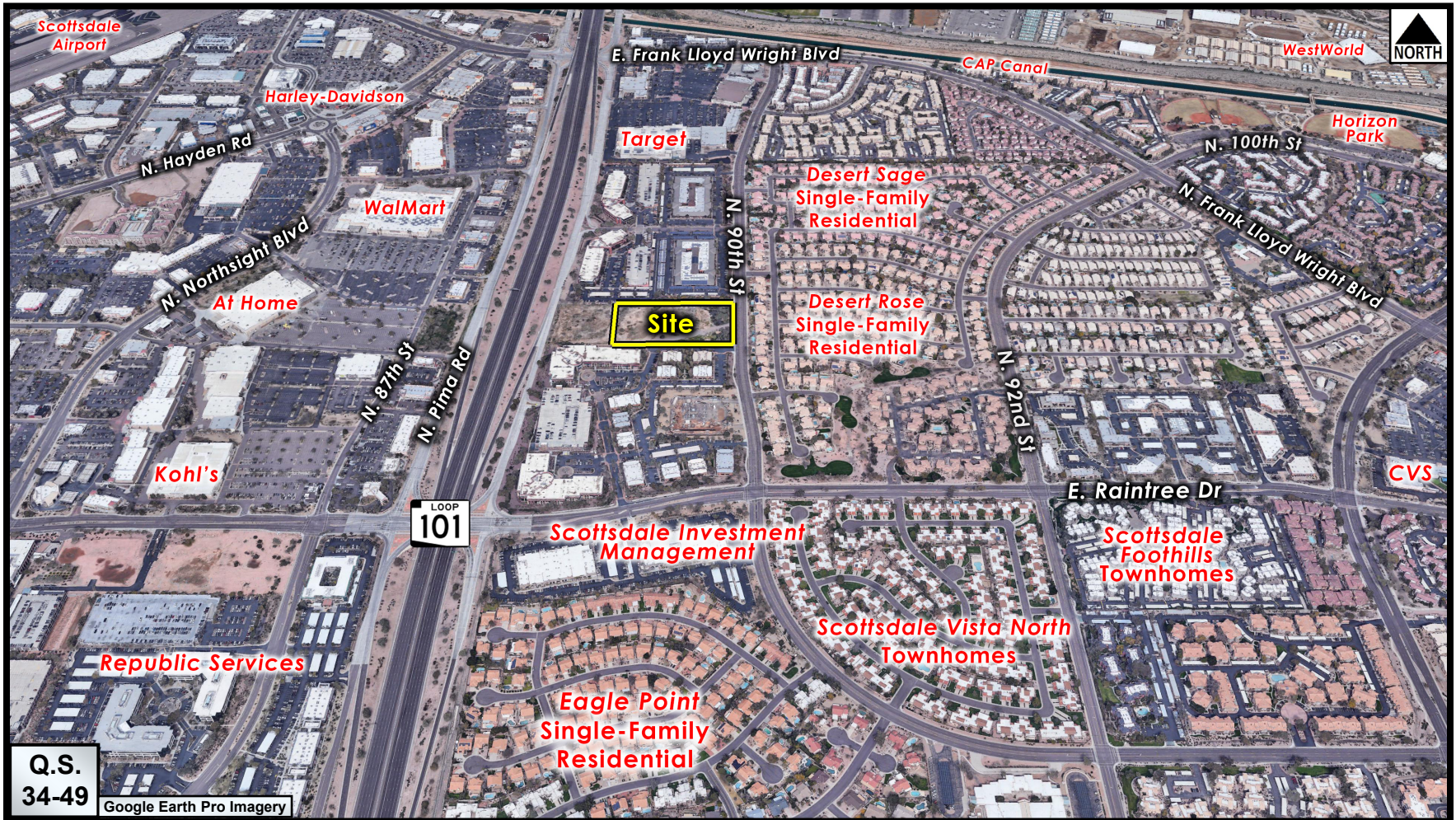
Randy Grant, Executive Director
Planning, Economic Development, and Tourism
Phone: 480-312-2664 Email: rgrant@scottsdaleaz.gov

7/7/2021

Date

ATTACHMENTS

1. Context Aerial
2. Close-up Aerial
3. Applicant's Narrative
4. Development Review Board Criteria Analysis
5. Development Information
6. Stipulations / Zoning Ordinance Requirements
7. Site Plan
8. Open Space Plan
9. Landscape Plan
10. Building Elevations (black & white)
11. Building Elevations (color)
12. Perspectives
13. Materials and Colors Board
14. Electrical Site Plan
15. Exterior Photometrics Plan
16. Exterior Lighting Cutsheets
17. Zoning Map
18. Citizen Comment
19. City Notification Map



Context Aerial

4-DR-2021



Close-up Aerial

4-DR-2021

Greystar Active Independent Living

90th Street & Raintree Drive

Development Review Board

Project Narrative

734-PA-2020



Prepared by:

BERRY | RIDDELL
LLC

John V. Berry, Esq.
Michele Hammond, Principal Planner
6750 East Camelback Road, Suite 100
Scottsdale, Arizona 85251
480-385-2753

Revised: January 28, 2021

I. Property Information:

Location: 90th Street, north of Raintree Drive

Property Size: 5.0 (+/-) gross acres; 4.66 (+/-) net acres

General Plan: Airpark Mixed Use (“AMU”) – no change proposed

Zoning: C-O (Commercial Office)

Note: Case 16-ZN-2020 is a pending zoning application filed on behalf of Greystar requesting C-O zoning. Case 7-AB-2020 - GLOPE Abandonment case filed under separate application by iStar (owner)

Surrounding Uses:

- **North:** I-1; Vanguard and Alliance Defending Freedom
- **East:** R1-7; Single-family Residential
- **South:** C-2 and I-1; Dew Wealth Management, Loanpal, and Wood Trust Bank
- **West:** I-1; Self-storage facility



II. Project Overview

This request seeks to develop a vacant infill parcel of approximately 5.0+/- gross acre (4.66+/- net acre) located at 90th Street, just north of Raintree Drive and east of the Loop 101 freeway (the “Property”). Case 16-ZN-2020 is the pending zoning application requesting C-O zoning on the subject site. The proposal seeks to develop the Property into a luxury brand, minimum residential healthcare facility. The development will include 155 residential healthcare units with 3- and 4-story elements at a maximum height of 48 feet excluding mechanical appurtenances. The architecture will draw upon the Spanish Mission style, which will complement the surrounding built environment.

The Property was annexed by the City of Scottsdale in 1963 through Ordinance No. 168. Since then, land surrounding this vacant infill Property has developed with a synergistic land use pattern. The diverse mix of established land uses surrounding the Property will be complementary to the proposed senior living community. To the north and south of the site are office complexes, to the east is single-family residential, and to the west of the site is a planned self-storage facility. West of the self-storage facility is the Loop 101 freeway, and further west is a variety of commercial retail. This proposal is sensitive to the context and incorporates design elements that will create appropriate transitions between adjacent uses. The mixed-use character and proximity to both the Loop 101 freeway and Raintree Drive establish an ideal context for active adults to “age in place.” Notably, this vacant underutilized infill site is situated on the eastern edge of the Greater Airpark Character Area Plan (“GACAP”) and provides as a transition between the freeway and established single family to the east.

Founded in 1993, Greystar Development has become a global leader in housing known for innovative, quality design that responds to the contexts and needs of the communities in which their projects are located. Greystar Development is excited to present their newest development proposal in Scottsdale: Greystar Active Independent Living.

90th Street Elevation



90th Street Perspective



Design Summary

The site plan, building mass, and architectural character are contextually appropriate designs with similar materials to the surrounding residential neighborhood, complimenting the mixed-use nature of the surrounding community. To remain sensitive to the single-family residential neighbors to the east, the building is setback over 100' from the property line, which provides a 50' landscape buffer along 90th Street including a 15' recreational trail easement that extends along the street frontage to create pedestrian-friendly movement along 90th Street. As well, the building massing steps down from 4-stories to 3-stories along 90th Street. To also be respectful of the neighbors' privacy, east facing glazing is minimized towards the single-family development. The building mass form and organization also centrally isolates the amenity courtyard, effectively screening activities from the residential neighbors while providing south-facing exposure for the pool area.

In keeping with the City of Scottsdale Sensitive Design Principles, the project is designed to seamlessly integrate with and enhance the design character of the immediate area. Traditional building materials, stucco and brick, appear on site walls to provide continuity to the adjacent screen walls of the surrounding commercial developments on 90th Street and the single-family development's stucco-clad screen walls across 90th Street. The 'contemporary Spanish Mission-style' design concept features pitched roofs with deep overhangs with recessed windows. The warm, rich color palette reinforces the Spanish Mission style concept while complying with the LRV constraints of the Sensitive Design Principles. The project features an exterior façade of "Heron Plume" (SW6070, LRV 75), with a base of "Intellectual Gray" (SW7045, LRV 36) serving as visual weight at the ground floor. The building's sloped roof elements feature Boral Mission S "California Mission Blend" concrete roof tiles. Brick caps and Spanish tile veneer accents within the landscape and wall designs complement the surrounding community's design aesthetic. Design features include solar protection shade elements, balcony rails, fascia, and trim accented with

"Porpoise" (SW7047, LRV 13). The resulting design blends the contemporary commercial character of the Raintree Corporate Center to the north with the more traditional stucco and tile roof southwest style of the existing single-family neighborhood across 90th Street.



III. Development Review Board Criteria

Sec. 1.904: 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: Greystar Active Independent Living will comply with the applicable City guidelines, development standards, Design Standards & Policies Manual, General Plan and Greater Airpark Character Area Plan. While the zoning narrative submitted under separate application (16-ZN-2020) speaks in more detail to the broader context of the General Plan, below is a summary of how this proposal complies.

The proposal is supportive of the desired values defined in the General Plan, which include those goals for a community that “*facilitates human connection by anticipating and locating facilities that enable human communication and interaction*” and “*creates, revitalizes, and preserves neighborhoods that have long-term viability, unique attributes and character, livability, connectivity to other neighborhoods in the community, and that fit together to form an exceptional citywide quality of life.*” Greystar Active Independent Living provides an opportunity for a compatible land use that increases options for seniors in this community, respects the character of the neighborhood and represents a vibrant, attractive development. The community vision is supported by this proposal, and the development will promote the achievement of many long-term goals outlined in the City’s General Plan as the proposed development promotes revitalization and housing sustainability for the residents of Scottsdale.

The proposed facility meets the need for a broader range of housing types in this area. The aging demographic is a rising population and the need for senior housing will increase as that group moves into the more dependent stages of life. Within that spectrum, this residential health care community provides an independent and flexible lifestyle for seniors with minimal health care amenities including but not limited to, wellness concierge and wellness suite of uses (Ageility and bWell), a community dining area, heated pool and dog park, and programs include art classes, cooking classes and book clubs, among others. Future residents will benefit from a complimentary luxury van/shuttle service provided by the development for transportation to off-site activities and a customized program with Lyft, increasing mobility options. Within the proposed residential healthcare community, mobility choices are provided through an internal courtyard and walking paths to be enjoyed by residents and visitors.

Bounded by land designated Airpark Mixed Use (AMU) to the north and south, the Loop 101 along the west and single-family residential east of 90th Street, this site is an appropriate location for the proposed residential health care community. Respecting that the property directly to the east of 90th Street consists of single-family development, the building massing pattern is significantly setback from the streetscape and the site plan provides a layering of building heights to create visual interest and stepped massing. The designated Character Type in this community

is Employment, which consists of a variety of commercial, employment and support service opportunities woven into the fabric of the land use pattern.

Design Imagery & Inspiration



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;

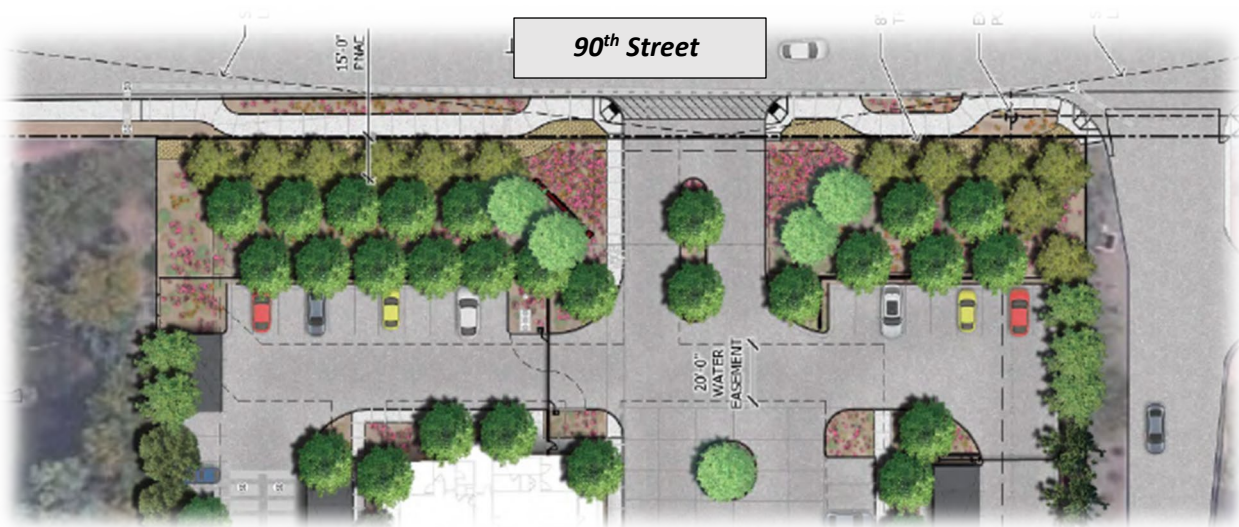
Response: Greystar Active Independent Living is a compatible development with the existing residential, office, commercial and freeway context. The building architecture has been carefully designed with a residential scale and appearance, which creates a welcoming environment for residents and supports consistency in neighborhood character. Contemporary Spanish Mission-style architecture will be used to enhance the Sonoran Desert context with stepped building massing as well as building textures, materials, and colors that are respectful of the surrounding context. The design orients the 4-story massing on the west portion of the site towards the self-storage facility and the Loop 101. The 3-story element faces east towards 90th Street. This development proposal is sensitive to the single-family residential neighborhood situated to the east of the Property with building setbacks ranging from 114' to 188' from the east property line.

Greystar Active Independent Living has a 100% larger landscape buffer than required (25' required; 50' proposed) along 90th Street and incorporates mature landscaping with minimum 3-inch caliper trees throughout the site. The site provides approximately 30% open space or 61,000 s.f. (1.4 acres of the 4.66-acre site) not including parking lot landscaping. A 50' landscape buffer

will be provided along the east, double the 25' standard found in the existing development to the north and south. Additionally, the existing adjacent zoning of I-1 and C-O allows for heights up to 52' and 48' respectively.

Although the senior living use has substantially less traffic compared to office, efforts to reduce environmental impacts of transportation include a luxury van/shuttle service and a customized program with Lyft that will together further reduce vehicle trips and improve air quality.

90th Street Landscape Buffer



b. Avoid excessive variety and monotonous repetition;

Response: To elaborate on the Design Summary above, variation in massing, proportion, material contrast and architectural detailing will be provided, establishing a natural hierarchy. Given the established commercial land uses to the north and south, residential to the east, and Loop 101 to the west, the proposed development provides appropriate land use and massing transitions while respecting the established context.

The General Plan provides, “*Scottsdale values ‘life cycle’ housing opportunities for people to be able to live in Scottsdale throughout their lives.*” As Scottsdale’s population continues to mature, the demand for senior housing will grow. The proposed development achieves a range of goals including the integration of high quality, vibrant architecture that draws upon a contemporary Spanish Mission style and is complementary to the greater Sonoran Desert context as well as providing needed housing for a growing demographic. The introduction of housing will be complementary to the variety of land uses surrounding the Property, creating a balance of land uses ensuring a quality lifestyle.

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: Please see the Scottsdale Sensitive Design Principle Conformance section found in the following section.

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: Ingress/egress occurs along 90th Street. By nature, residential health care generates a much lower traffic count than traditional residential uses and the parking provided can be reduced without deleterious impacts on the neighborhood, visitors or residents. The Property benefits from a range of multimodal transportation options including pedestrian, vehicular, and public transit/trolley, and is adjacent to the Raintree/Loop 101 interchange. The Scottsdale Trolley Mustang Route offers service from 90th & Raintree to Mustang Library and the Via Linda Senior Center (see map below). The variety of land uses surrounding the Property provides a synergistic land use pattern that also ensures fewer automobile trips. Only an estimated 80% of future residents will own vehicles, and the amenities and programming provided offer ample opportunity for entertainment and social interaction within the development that will decrease vehicle trips. Such amenities include but are not limited to, wellness concierge and wellness suite of uses, a community dining area, heated pool and dog park, and programs include art classes, cooking classes and book clubs, among others. Future residents will benefit from a complimentary luxury van/shuttle service provided by the development for transportation to off-site activities and a customized program with Lyft, increasing mobility options. Within the proposed residential healthcare community, mobility choices are provided through an internal courtyard and walking paths to be enjoyed by residents and visitors.

4. If provided, mechanical equipment, appurtenances and utilities, and their associated screening shall be integral to the building design.

Response: Mechanical equipment, appurtenances and utilities, and their screening methods will be integrated into the site and building design.

5. Within the Downtown Area, building and site design shall...

Response: Not applicable

6. *The location of artwork provided in accordance with the Cultural Improvement Program or Public Art Program shall address the following criteria...*

Response: Not applicable.

- B. *The property owner shall address all applicable criteria in this section.*

IV. 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 Property is surrounded by office, storage, and commercial retail uses to the north, south and west and single-family residential to the east. Developing the Property as a minimal residential healthcare facility will be compatible with the surrounding uses as well as act as a buffer for the residential neighborhood. The design will use Spanish Mission style architecture that will be complementary to the various architectural styles established in the area. The development plan has been designed in a manner that provides appropriate massing given the scale and context of the Greater Airpark setting and proximity to the Loop 101 freeway. This proposal includes more sustainable options for mobility, including alternative modes of transportation that will encourage residents to interact with the surrounding context and adjacent uses.

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 does not have natural features such as washes and natural area open space. However, specific design considerations have been made in terms of orientation of buildings in relation to the adjacent land use. A tiered building massing and significant setback along the east provides buffering to the established single-family homes.

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

Response: All landscaping will consist of low-water use desert appropriate materials in conformance with the City's guidelines. The existing topography of the site is relatively flat and will therefore be maintained with development of the site. Plant varieties contemplated for this site include, but are not limited to Sweet Acacia, Palo Verde, Thornless Mesquite, and Mulga Acacia.

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

Response: Mature landscaping will be provided along the perimeter of the property to act as a buffer and contribute to the urban habitat for wildlife and improved air quality. The desert appropriate landscape palette will be able to withstand the changes of the local climate and as they continue to mature, they will 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: The design team recognizes the importance of the pedestrian experience, and thus, the development plan provides pedestrian circulation within the community and connectivity along the 90th Street frontage. A large resident open space amenity is provided in the center of the development offering residents outdoor activities including, but not limited to, swimming, yoga, and social gathering.

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 proposed senior living development introduces a much-needed housing type to the area. The proximity of medical, shopping, golf, hiking and other recreational opportunities will encourage adults to age in place while maintaining an active lifestyle. This proposal recognizes the need for alternative modes of transportation given that only an estimated 80% of residents will own vehicles. A luxury van/shuttle service will be provided to transport residents to offsite activities in addition to a customized Lyft program that will assist with on demand resident transportation. Bicycle parking facilities will be provided throughout the development to encourage resident use. Providing alternative transportation methods not only removes the stress of getting to places for adults, it also creates the opportunity for social contact and interaction within the community.

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.

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

Response: Variation in massing, proportion, material contrast and architectural detailing will be provided, establishing a natural hierarchy. The proposed minimum residential healthcare facility will also act as a buffer between the residential neighborhood to the east and the Loop 101 freeway, office and commercial uses to the north, south and west, providing contextually appropriate development and visual fluidity between the various uses.

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

Response: The proposed development will evoke Spanish Mission style architecture responding to the desert climate through texture and finishes while providing an aesthetic that blends well with the established architectural context in the area.

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

Response: Sustainable strategies and green building techniques that minimize environmental impact and reduce energy consumption will be emphasized. The development will incorporate the following strategies and sustainable products/systems:

- a) Passive solar protection devices, including shade elements and recessed windows.
- b) Energy efficient HVAC systems.
- c) Low-E coatings on windows.
- d) Controllability of systems and thermal comfort features.
- e) Low VOC paints, carpet, and flooring
- f) High efficiency LED lighting.
- g) Water conservation via the use of low-flow lavatory faucets, shower heads, and toilets.
- h) Freeway noise mitigation through sound attenuated double-paned windows, solid-core or insulated exterior doors, and enhanced insulation in walls and roof.
- i) Bike parking areas will be provided throughout the development to encourage the use of alternative modes of transportation.

Additional low impact building materials are being evaluated. This proposal will meet the growing need for senior living while diversifying the housing supply in the Airpark further promoting economic vitality and neighborhood diversity.

- 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 and arid-region plant materials will be used with the development and enhancement of the Property. The desert character will be upheld through the carefully considered landscape palette in terms of scale, density and arrangement (see landscape plans).

- 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 plans and renderings). As discussed above, context appropriate desert plant materials will be utilized with the development of the Property that will be consistent with the established vegetation found in the Airpark and surrounding area.

- 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 sensitive to the surrounding context while maintaining safety for residents and visitors.

- 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.

DEVELOPMENT REVIEW BOARD CRITERIA ANALYSIS

Per Section 1.904. of the Zoning Ordinance, 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.
 - ***Please refer to applicant's complete narrative provided as Attachment #3.***
 - ***Staff finds the proposed Greystar Independent Living development generally complies with the Zoning Ordinance, Design Standards and Policies Manual, Greater Airpark Character Area Plan, and General Plan.***
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;
 - 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;
 - d. Conform to the recommendations and guidelines in the Environmentally Sensitive Lands (ESL) Ordinance, in the ESL Overlay District; and
 - e. Incorporate unique or characteristic architectural features, including building height, size, shape, color, texture, setback or architectural details, in the Historic Property Overlay District.
 - ***Please refer to applicant's complete narrative provided as Attachment #3.***
 - ***Staff finds that the proposed building architecture utilizes neutral desert colors that align with the Sensitive Design principles, like "Heron Plume", "Intellectual Gray", "Porpoise", and "Clay." Light blue, white, and tan accent tiles are recessed into the building façade along the east, south, and west elevations to add visual interest. By integrating the patio balconies into the building elevations and providing various forms of window shading, the design pays respect to the Commercial Design Guidelines. Staff finds that the site plan includes a wide open space and landscape buffer along the street frontage and planting and 6' tall fences along the property boundaries to promote privacy.***
3. Ingress, egress, internal traffic circulation, off-street parking facilities, loading and service areas and pedestrian ways shall be designed as to promote safety and convenience.
 - ***Please refer to applicant's complete narrative provided as Attachment #3.***
 - ***Staff finds that site design includes one main vehicular entrance from North 90th Street and access and parking wrap around the building. There are 194 required parking spaces, and the applicant is providing 200 parking spaces, most of which will be shaded by carports. Pedestrian improvements include strong internal 6' wide sidewalk connections throughout the development and a new 8' wide unpaved trail and sidewalk along the street frontage. There are currently three GLO roadway easements on site, along the south, west, and north boundary of the lot that are deemed as excess and unneeded roadway. The GLO roadway easements were approved to be abandoned under case 7-AB-2020 by Planning Commission on April 28, 2021 and City Council on June 22, 2021.***
4. If provided, mechanical equipment, appurtenances and utilities, and their associated screening shall be integral to the building design.

- ***The applicant states that the mechanical equipment, appurtenances and utilities, and their screening methods will be integrated into the site and building design.***
- ***Staff finds that all roof mounted equipment is fully screened by a building parapet in compliance with code requirements and applicable design guidelines.***

5. Within the Downtown Area, building and site design shall:

- a. Demonstrate conformance with the Downtown Plan Urban Design & Architectural Guidelines;
 - b. Incorporate urban and architectural design that address human scale and incorporate pedestrian-oriented environment at the street level;
 - c. Reflect contemporary and historic interpretations of Sonoran Desert architectural traditions, by subdividing the overall massing into smaller elements, expressing small scale details, and recessing fenestrations;
 - d. Reflect the design features and materials of the urban neighborhoods in which the development is located; and
 - e. Incorporate enhanced design and aesthetics of building mass, height, materials and intensity with transitions between adjacent/abutting Type 1 and Type 2 Areas, and adjacent/abutting Type 2 Areas and existing development outside the Downtown Area.
- ***This criterion is not applicable.***

The location of artwork provided in accordance with the Cultural Improvement Program or Public Art Program shall address the following criteria:

- f. Accessibility to the public;
 - g. Location near pedestrian circulation routes consistent with existing or future development or natural features;
 - h. Location near the primary pedestrian or vehicular entrance of a development;
 - i. Location in conformance with Design Standards and Policies Manual for locations affecting existing utilities, public utility easements, and vehicular sight distance requirements; and
 - j. Location in conformance to standards for public safety.
- ***This criterion is not applicable.***

DEVELOPMENT INFORMATION

Zoning History

The site was annexed into the City of Scottsdale in 1963 under Ordinance No. 168 with Single-family Residential, R1-35, zoning. In June of 2021, the site was rezoned to Commercial Office (C-O) under case 16-ZN-2020 to allow for the development of a residential health care facility.

Community Involvement

With the submittal of the application, staff notified all property owners within 750 feet of the site. In addition, the applicant has been in communication with property owners surrounding the site and a hearing sign was posted. During the rezoning process, staff received one email in opposition, two phone calls of general interest on the project and projected construction time, and many letters of support from surrounding businesses and property owners. During the development review board process, staff has received one email with construction and access concerns. Please see attachment #18.

Context

The subject property is located approximately 1000 feet northwest of the East Raintree Drive and North 90th Street intersection and has been undeveloped since annexation. Please refer to context graphics attached.

Project Data

- Existing Use: Vacant
- Proposed Use: Minimal Residential Healthcare Facility
- Parcel Size: 217,800 square feet, 5.0 acres (gross)
203,211 square feet, 4.67 acres (net)
- Building Area: 161,177 square feet
- Building Height Allowed: 48', exclusive of rooftop appurtenances
- Building Height Proposed: 48', exclusive of rooftop appurtenances
- Floor Area Ratio Allowed: 0.8
- Floor Area Ratio Proposed: 0.79
- Density Allowed: 200 units (16-ZN-2020)
- Density Proposed: 155 units
- Parking Required: 194 spaces
- Parking Provided: 200 spaces
- Open Space Required: 48,795 square feet
- Open Space Provided: 61,419 square feet

**Stipulations for the
Development Review Board Application:
Greystar Independent Living
Case Number: 4-DR-2021**

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 submitted by Todd and Associates, with a city staff date of 7/1/21.
 - b. The location and configuration of all site improvements shall be consistent with the site plan submitted by Todd and Associates, with a city staff date of 7/1/21.
 - c. Landscape improvements, including quantity, size, and location shall be installed to be consistent with the preliminary landscape plan submitted by Todd and Associates, with a city staff date of 7/1/21.
 - d. The case drainage report submitted by Sustainability Engineering Group (SEG) and accepted in concept by the Stormwater Management Department of the Planning and Development Services.
 - e. The water and sewer basis of design report submitted by SEG and accepted by the Water Resources Department.

RELEVANT CASES:

Ordinance

- A. At the time of review, the applicable Zoning and Abandonment cases for the subject site were 16-ZN-2020 and 7-AB-2020.

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.

With the final plan 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 final plan submittal the developer shall provide head, jamb and sill details clearly showing the amount of recess for all door types.

SITE DESIGN:

Ordinance

- C. No permits shall be issued until on-site GLO easements are abandoned and the associated resolution is recorded, or site plan will need to be revised to respect GLO easement locations.

DRB Stipulations

4. All drive aisles that are fire lanes shall have a width of twenty-four (24) feet.

LANDSCAPE DESIGN:

Ordinance

- D. The property owner shall submit a Native Plant Inventory for review and approval to receive a native plant permit if any native plants are to be removed or relocated with construction.

DRB Stipulations

5. 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.
6. Any landscape pots and/or raised landscape planters that are provided in any plaza area and/or pedestrian node shall be a minimum of 36 inches in diameter/width, a sufficient depth to support the root system of the plants located in the pots/planters, and utilize an automatic irrigation system.

EXTRIOR LIGHTING:

Ordinance

- E. All exterior luminaires mounted eight (8) feet or higher above finished grade, shall be directed downward.
- F. Any exterior luminaire with a total initial lumen output of greater than 1600 lumens shall have an integral lighting shield.
- G. 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

7. All exterior light fixtures shall have a black or dark bronze shield.
8. All exterior luminaires shall meet all IES requirements for full cutoff, and shall be aimed downward and away from property line except for sign lighting.
9. 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 0.8 foot-candles. All exterior luminaires shall be included in this calculation.
- d. All exterior lighting shall have a color temperature of 3,000 Kelvin or less.
- e. The total lumen per luminaire shall not exceed 24,000 lumens.

AIRPORT:

DRB Stipulations

10. Prior to the issuance of any permit for the development project, the property owner shall dedicate an Avigation Easement to the City of Scottsdale, in a form acceptable to the City Attorney, or designee.
11. 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.
12. With the construction document submittal, the property owner shall submit an aircraft noise and overflight disclosure notice that is to be provided to occupants, potential homeowners, employees and/or students. The disclosure form shall be in a form acceptable to the Scottsdale Aviation Director, prior to the issuance of any building permit, not including a native plant permit.
13. With the final plans submittal, the property owner shall provide sound attenuation measures that are limited to the sound transmission class of not less than 50 (45 if field tested) as provided in the international Building Code (IBC).

STREET INFRASTRUCTURE:

Ordinance

- H. 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.
- I. 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. N 90TH STREET
 - i. Construct two (2) new streetlights along street frontage. Final placement shall be subject to final plans review.

DRB Stipulations

14. All public sidewalks shall be gray in color to match the existing public sidewalks.

15. 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

16. 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

17. 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.
18. All headwalls and drainage structures shall be integrally colored concrete to blend with the color of the surrounding natural desert.

EASEMENTS DEDICATIONS:

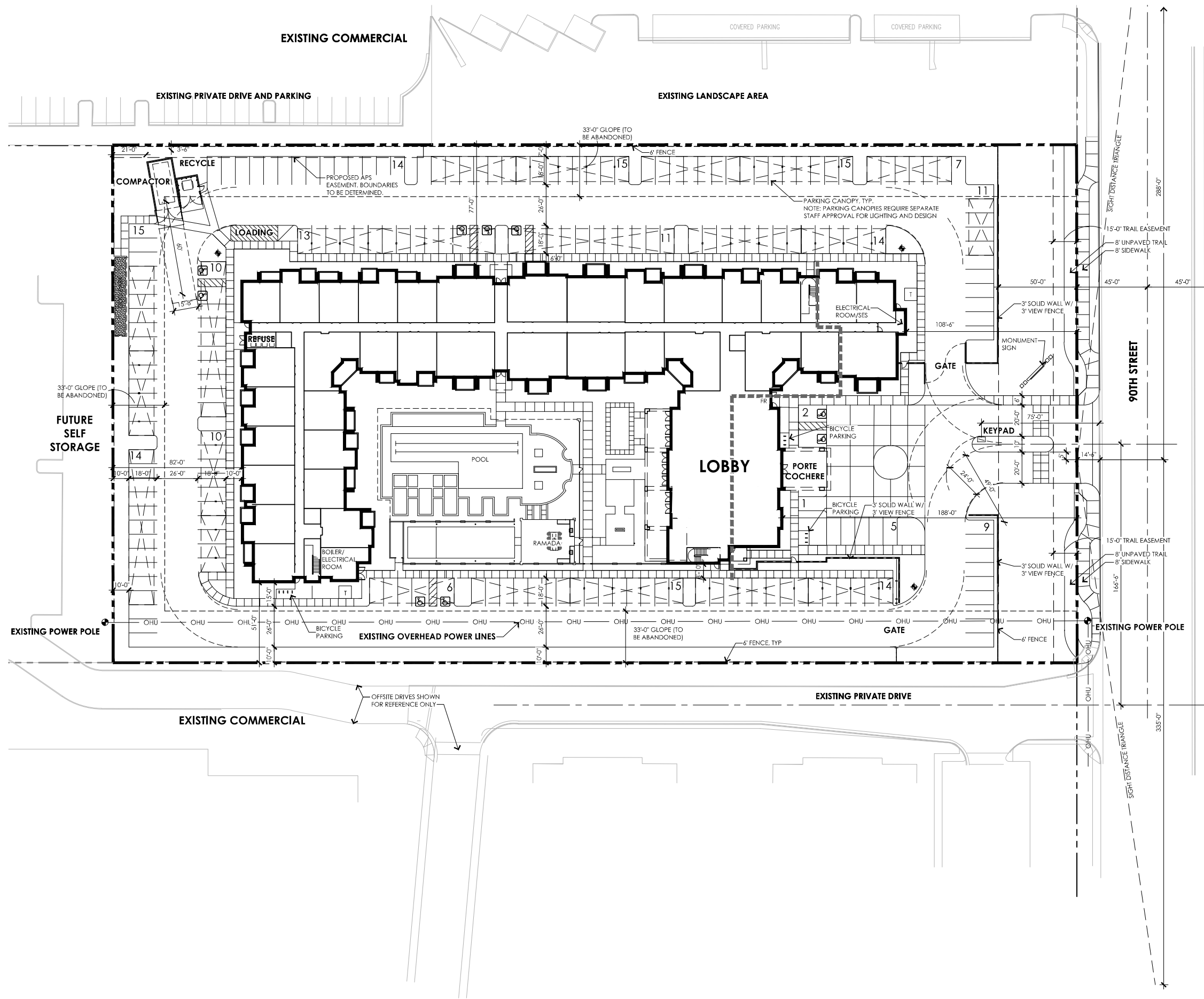
DRB Stipulations

19. 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. 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.
 - b. A continuous Public Non-Motorized Access Easement to the City of Scottsdale to contain any portion of the public sidewalk in locations where the sidewalk crosses on to the lot.
 - c. An avigation Easement to the City of Scottsdale over the subject site.

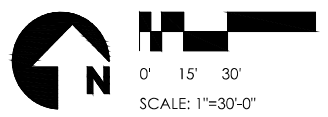
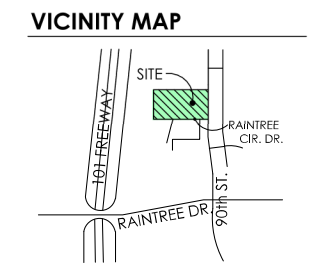
ADDITIONAL ITEMS:

DRB Stipulations

20. Flagpole, if provided, shall be one piece, conical, tapered, and not exceed 24' in height.



SITE DATA	
PROJECT DESCRIPTION:	
NEW 155-UNIT RESIDENTIAL HEALTHCARE FACILITY.	
TOTAL PROPOSED BUILDING AREA: ±180,000 GSF (IBC)	
SITE AREA	
GROSS:	±17,800 SF (±5.0000 AC)
NET:	±203,311 SF (±4.67 AC)
ZONING	
EXISTING:	R1-35
PROPOSED:	C-O
DENSITY	
MAXIMUM:	40 DU/GROSS AC. (200 DU)
PROPOSED:	±31.0 DU/AC. (155 DU)
OPEN SPACE	
REQUIRED RES. H.C. OPEN SPACE	±48,684 SF
PROVIDED:	±61,419 SF
GROSS BUILDING AREA (*PER CITY OF SCOTTSDALE GROSS BLDG. AREA DEFINITION)	
1ST FLOOR	±42,032 GSF
2ND FLOOR	±40,979 GSF
3RD FLOOR	±42,060 GSF
4TH FLOOR	±36,046 GSF
TOTAL	±161,117 GSF
FLOOR AREA RATIO (THE RATIO OF GROSS FLOOR AREA TO THE NET LOT AREA OF A SITE.)	
MAXIMUM:	0.80 (±162,649 GSF)
PROPOSED:	161,117 / 203,311 = 0.79 (±161,117 GSF)
BUILDING HEIGHT	
MAX HEIGHT ALLOWED:	48'
(EXCLUDING ROOFTOP APPURTENANCES)	
PROPOSED:	3 STORIES AND 4 STORIES (48' MAX., EXCLUDING ROOFTOP APPURTENANCES)
UNIT COUNT	
155 DU x 1.25 P.S. / DU	194 P.S.
PARKING REQUIRED	
155 DU x 1.25 P.S. / DU	194 P.S.
TOTAL PARKING PROVIDED	
UNCOVERED	46 P.S.
CARPORT	154 P.S.
TOTAL	200 P.S.
	(1.29 P.S./D.U.)
ACCESSIBLE PARKING (INCLUDED IN NUMBERS ABOVE)	
REQUIRED: 4% of Provided Parking, min. = 201x.04 =	9 P.S.
PROVIDED	
ACCESSIBLE COVERED CARPORT	7 P.S.
ACCESSIBLE UNCOVERED PARKING	2 P.S.
TOTAL ACCESSIBLE PROVIDED	9 P.S.
REQUIRED BICYCLE PARKING	
REQUIRED BIKE PARKING: 0.1 SPACES FOR EACH P.S. PROVIDED	MAXIMUM OF 100 SPACES
PROVIDED BIKE PARKING:	20 SPACES
NOTE: PARKING CANOPIES REQUIRE SEPARATE STAFF APPROVAL FOR LIGHTING AND DESIGN. SHOWN FOR REFERENCE ONLY.	



PROJECT

NO. 20-2006-03

GREYSTAR

INDEPENDENT LIVING

Scottsdale, AZ

CLIENT

GREYSTAR

3200 E Camelback Rd., Suite 225
Phoenix, AZ

SEAL

REGISTERED ARCHITECT
GARY D. TODD
5/5/21
One Signet
ARIZONA/USA

CONTACT

TODD + ASSOCIATES

CRITICAL THINKING / CREATIVE DESIGN

ARCHITECTURE. PLANNING.
LANDSCAPE ARCHITECTURE.

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PHASE

05-06-21

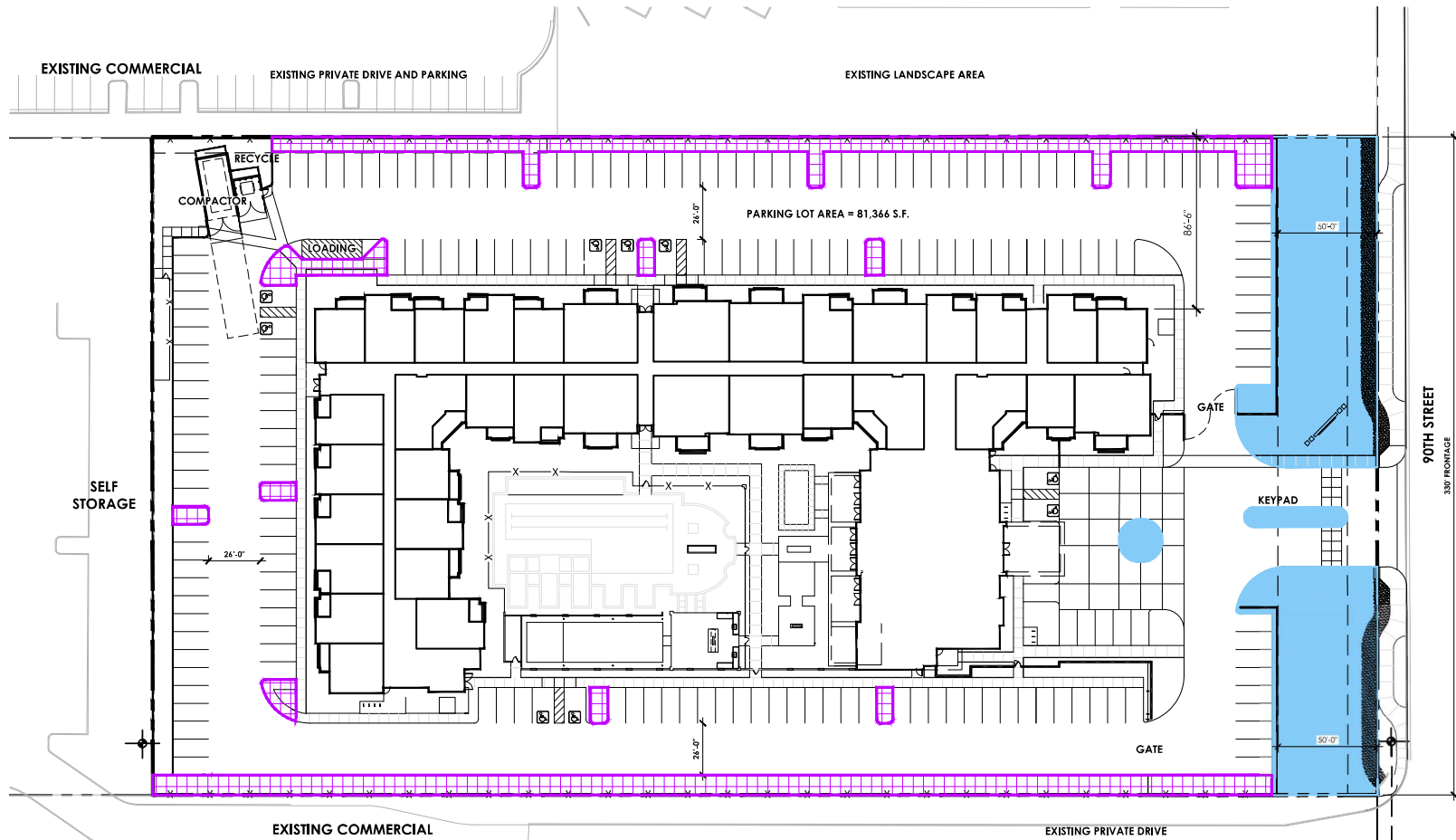
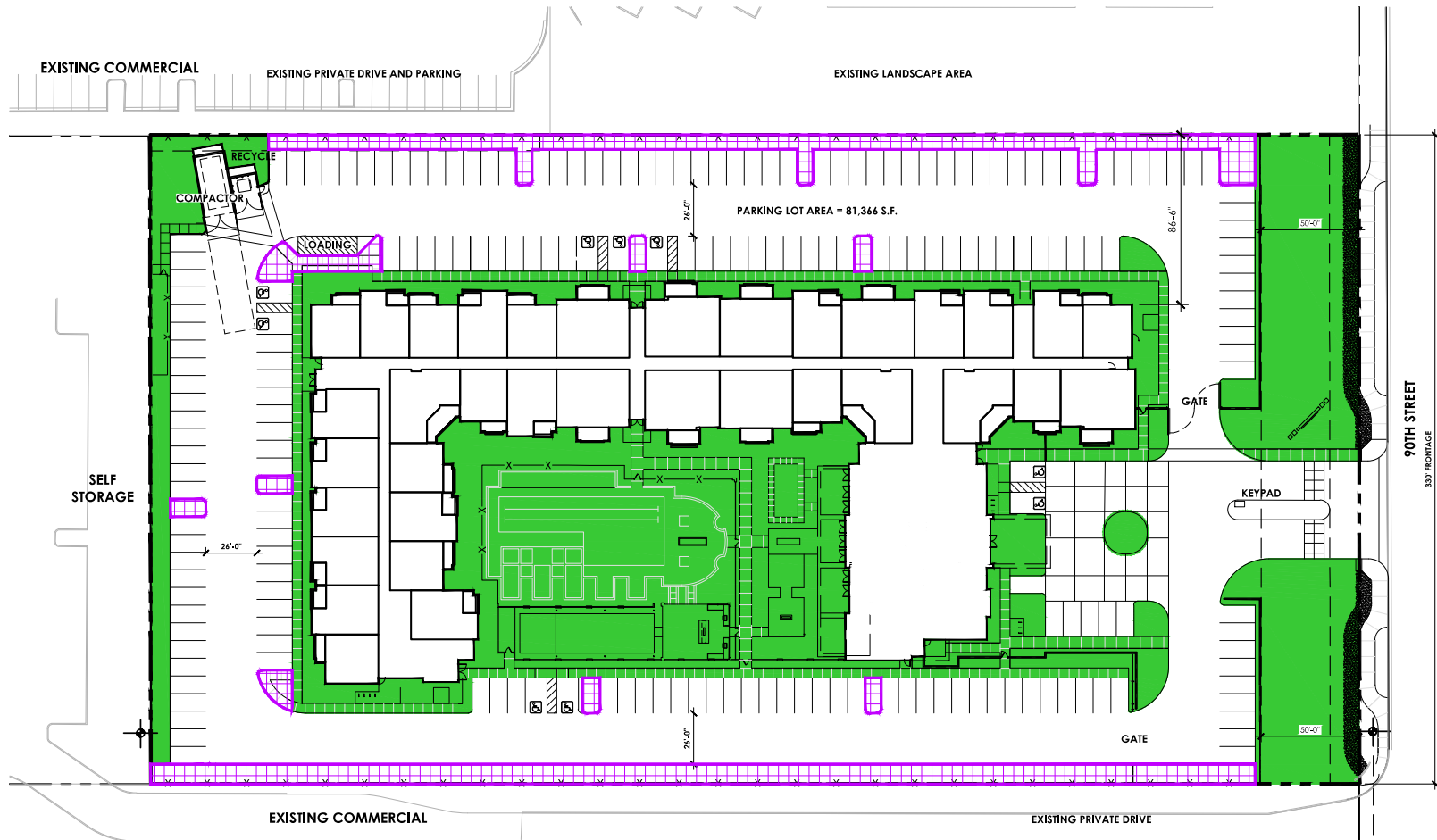
DRB SUBMITTAL #2

DATA

Proj Mgr.
Dwn By:

SITE PLAN

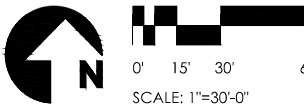
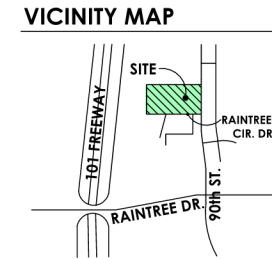
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ATTACHMENT #8

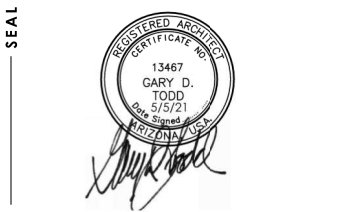
SITE AREA	
NET:	4.67 ac. (203,311 S.F.)
REQUIRED OPEN SPACE:	
RESIDENTIAL HEALTH CARE FACILITIES:	
MINIMUM = 0.24 x NET LOT AREA	
0.24 x 203,311 S.F. =	48,795 S.F.
REQUIRED RES. H.C. OPEN SPACE =	48,795 S.F.
PROVIDED OPEN SPACE:	±61,419 S.F.
	(±30.3%)
REQUIRED PARKING LOT LANDSCAPING:	
PARKING LOT ARE REQUIRED =	
PARKING LOT AREA x 15% =	
81,366 x 15% =	12,205 S.F.
PROVIDED PARKING LOT LANDSCAPING:	±12,275 S.F.
REQUIRED FRONTAGE OPEN SPACE:	
RESIDENTIAL HEALTH CARE FACILITIES:	
EXCEPTION (b):	
NOT REQUIRED TO EXCEED 50 S.F. PER L.F. OF	
FRONTAGE = 50 S.F x 330 L.F. =	16,500 S.F.
PROVIDED FRONTAGE OPEN SPACE:	±16,639 S.F.

SYMBOLS	
	COMMON OPEN SPACE
	FRONTAGE OPEN SPACE
	PARKING LOT LANDSCAPING



NO. 20-2006-03
**GREYSTAR
INDEPENDENT
LIVING**

Scottsdale, AZ
GREYSTAR
3200 E Camelback Rd., Suite 225
Phoenix, AZ



TODD + ASSOCIATES
CRITICAL THINKING / CREATIVE DESIGN
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05-06-21
DRB SUBMITTAL #2

Proj Mgr.
Dwn By:

OPEN SPACE PLAN
27

Plant Materials Legend

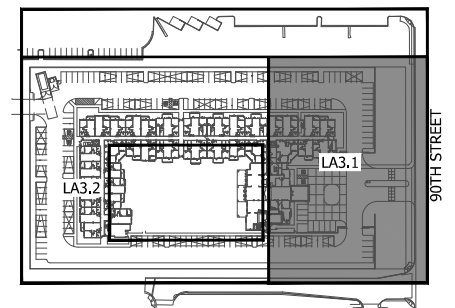
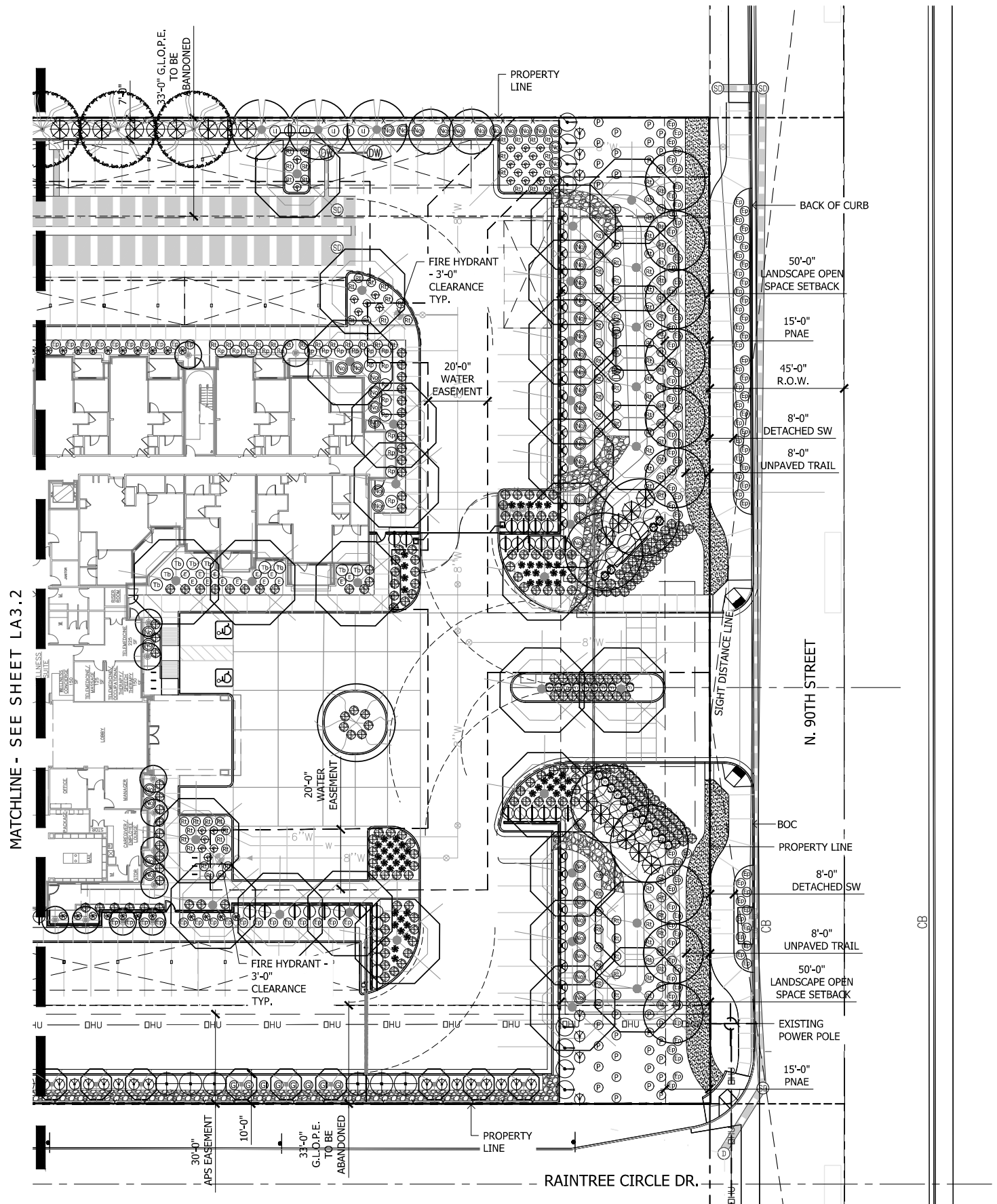
Trees	Caliper	Quantity	Height	Width
Acacia smallii				
Sweet Acacia	3"	9	12.0'-14.0'	4.0'-6.0'
Acacia willardiana				
Palo Blanco	2"	19	9.0'-11.0'	5.0'-7.0'
Olea europaea 'Wilsonii'				
Wilsonii Olive	3"	5	8.0'-10.0'	7.0'-9.0'
Parkinsonia hybrid 'Desert Museum'	2"			
Desert Museum Palo Verde	MULTI TRUNK	6	8.0'-10.0'	5.0'-7.0'
** Phoenix dactylifera	16"			
Date Palm	CLEAR TRUNK	20	18.0' TO PINAPPLE	
Pistacia lentiscus				
Mastic Tree	2"	28	9.0'-11.0'	4.0'-6.0'
Prosopis hybrid				
Thornless Mesquite	2"	18	8.0'-10.0'	7.0'-8.0'
Quercus virginiana 'Cathedral'				
Cathedral Live Oak	2"	61	10.0'-12.0'	5.0'-6.0'
Sophora secundiflora				
Texas Mountain Laurel	15 gal	35	2.0'-3.0'	1.0'-2.0'

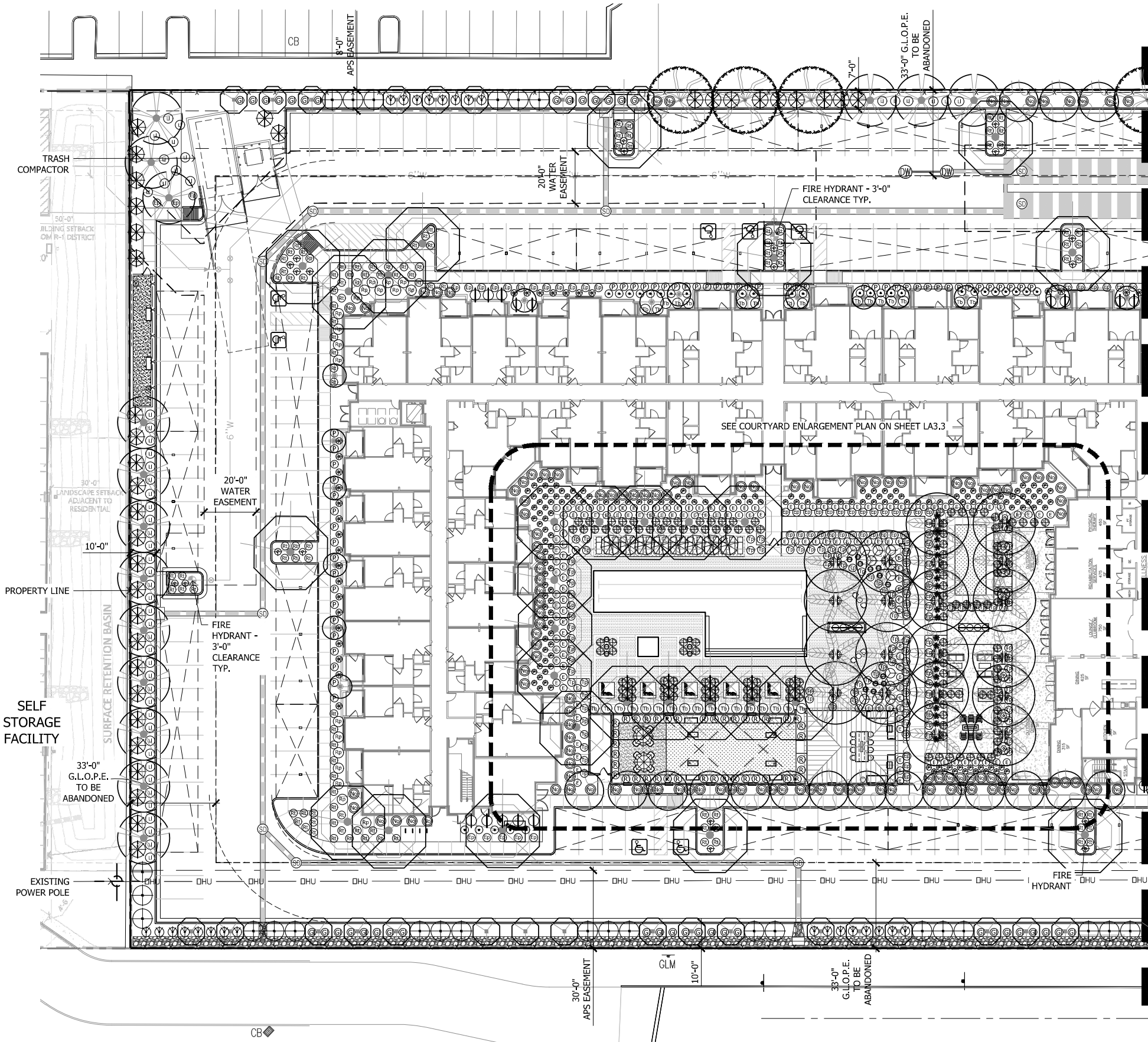
** NOTE:
- PHOENIX DACTYLIFERA (DATE PALM) MAY BE SUBSTITUTED FOR
-- WASHINGTONIA FILIFERA (CALIFORNIA PALM)
-- CANOPY SHADE TREE SUCH AS OLEA EUROPA (OLIVE)
DEPENDING ON FINAL ENGINEERING AND DESIGN.

Extra Large Shrubs	Size	Quantity	Cacti/ Accents	Size	Quantity
Bougainvillea 'Rosenka'	15 gal.	11	Aloe hyb. 'Blue Elf'	5 gal.	18
Bougainvillea			Blue Elf Aloe		
Tecoma alata 'Orange Jubilee'	15 gal.	8	Aloe striata	5 Gal.	156
Orange Jubilee			Coral Aloe		
Tecoma Stans	15 gal.	32	Bouteloua gracilis	5 gal	46
Yellow Bells			Blond Ambition		
Vauquelinia californica	15 gal.	54	Euphorbia royleana	5 gal.	7
Arizona Rosewood			Churee		
Large Shrubs	Size	Quantity	Hesperaloe parviflora	3 gal.	49
Leucophyllum langmaniae 'Rio Bravo'	15 gal.	57	'Brakelights' Red Yucca		
Rio Bravo Sage			Muhlenbergia lindheimeri	5 gal.	12
Medium Shrubs	Size	Quantity	'Autumn Glow'		
Eremophila glabra spp. carniflora	5 gal.	30	Muhlenbergia rigida 'Nashville'	5 gal.	47
Winter Blaze			Purple Muhly		
Eremophila hygrophana Blue Bells	5 gal.	152	Pedilanthus macrocarpus	5 gal.	8
Blue Bells			Slipper Plant		
Nerium oleander 'Little Red'	5 gal.	177	Yucca pallida	5 gal	81
Little Red Oleander			Pale Leaf Yucca		
Rosmarinus officinalis	5 gal.	42	Yucca rupicola	20 gal.	25
'Tuscan Blue' Rosemary			Twisted Yucca		
Ruellia brittoniana	5 gal.	40	Vines	Size	Quantity
Purple Ruellia			Bougainvillea 'California Gold'	5 gal	25
Ruellia peninsularis	5 gal.	39	Orange Bougainvillea		
Desert Ruellia			Ficus pumila	5 gal	40
Small Shrubs	Size	Quantity	Creeping Fig		
Guara lindheimeri	5 gal.	46			
Pink Guara					
Myrtus communis 'compacta'	5 gal.	357			
Dwarf Myrtle					
Olea europaea 'Little Ollie'	5 gal.	57			
Little Ollie Dwarf Olive					
Groundcovers	Size	Quantity			
Eremophila prostrata 'Outback Sunrise'	1 gal.	227			
Outback Sunrise Eremophila					
Lantana montevidensis					
Purple Trailing Lantana	1 gal.	85			
Lantana montevidensis					
Rosmarinus officinalis 'Prostratus'	1 gal.	253			
Trailing Rosemary					
Teucrium chamaedrys prostratum	1 gal.	83			
Prostrate Germander					

LANDSCAPE MATERIALS

Band at Pool Coping	1,516 l.f.
Pool Decking	See Detail 11, Sheet LA6.5
Kool Deck Acrylic Lace	2,972 s.f.
Artificial Turf	See Detail 10, Sheet LA6.5
Steel Header	1,324 s.f.
Decomposed Granite Top Rockpro USA	See Detail 6, LA6.5
3/8" Screened - Color: TBD	196 l.f.
Annuals	See Detail 6, LA6.5
Unpaved Trail Decomposed Granite Rockpro USA	1,019 s.f.
1/4" Minus - Color: Madison Gold	2,105 s.f.





Plant Materials Legend

Trees	Caliper	Quantity	Height	Width
Acacia smallii				
Sweet Acacia	3"	9	12.0'-14.0'	4.0'-6.0'
Acacia willardiana				
Palo Blanco	2"	19	9.0'-11.0'	5.0'-7.0'
Olea europaea 'Wilsonii'				
Wilsonii Olive	3"	5	8.0'-10.0'	7.0'-9.0'
Parkinsonia hybrid 'Desert Museum'	2"			
Desert Museum Palo Verde	MULTI TRUNK	6	8.0'-10.0'	5.0'-7.0'
** Phoenix dactylifera	16"			
Date Palm	CLEAR TRUNK	20	18.0' TO PINAPPLE	
Pistacia lentiscus				
Mastic Tree	2"	28	9.0'-11.0'	4.0'-6.0'
Prosopis hybrid				
Thornless Mesquite	2"	18	8.0'-10.0'	7.0'-8.0'
Quercus virginiana 'Cathedral'	2"			
Cathedral Live Oak	2"	61	10.0'-12.0'	5.0'-6.0'
Sophora secundiflora				
Texas Mountain Laurel	15 gal	35	2.0'-3.0'	1.0'-2.0'

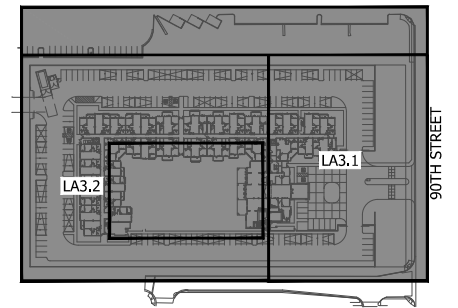
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Extra Large Shrubs	Size	Quantity	Cacti/ Accents	Size	Quantity
Bougainvillea 'Rosena'	15 gal.	11	Aloe hyb. 'Blue Elf'	5 gal.	18
Bougainvillea			Blue Elf Aloe		
Tecoma alata 'Orange Jubilee'	15 gal.	8	Aloe striata	5 gal.	156
Orange Jubilee			Coral Aloe		
Tecoma Stans	15 gal.	32	Bouteloua gracilis	5 gal.	46
Yellow Bells			Blond Ambition		
Vauquelinia californica	15 gal.	54	Euphorbia royleana	5 gal.	7
Arizona Rosewood			Churee		
Large Shrubs	Size	Quantity	Hesperaloe parviflora	3 gal.	49
Leucophyllum langmaniae	15 gal.	57	'Brakelights' Red Yucca		
Rio Bravo Sage			Muhlenbergia lindheimeri	5 gal.	12
Medium Shrubs	Size	Quantity	'Autumn Glow'		
Eremophila glabra spp. canyons	15 gal.	30	Muhlenbergia rigida 'Nashville'	5 gal.	47
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Artificial Turf	See Detail 10, Sheet LA6.5
Steel Header	1,324 s.f.
	See Detail 6, LA6.5
	196 l.f.
	See Detail 6, LA6.5
Decomposed Granite Top RockproUSA	27,590 s.f.
3/8" Screened - Color: TBD	
Annals	1,019 s.f.
Unpaved Trail Decomposed Granite Rockpro USA	
1/4" Minus - Color: Madison Gold	2,105 s.f.

MATCHLINE - SEE SHEET LA3.1



KEY MAP NOT TO SCALE

Plant Materials Legend

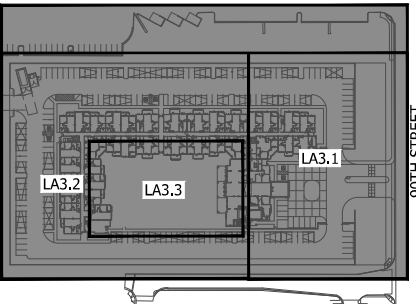
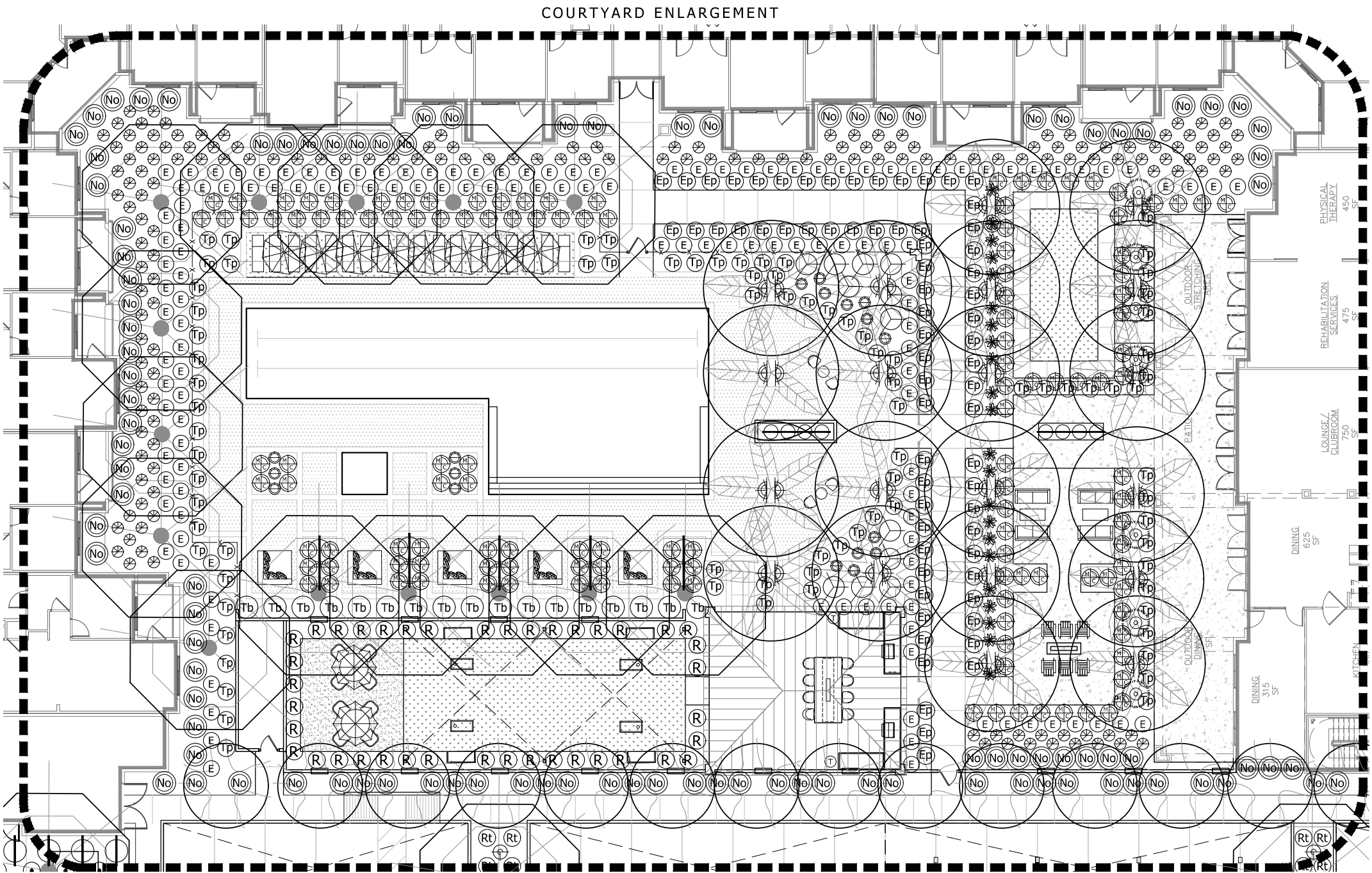
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Rio Bravo Sage			Muhlenbergia lindheimeri	5 gal.	12
Medium Shrubs	Size	Quantity	'Autumn Glow'		
Eremophila glabra spp. carnosa	5 gal.	30	Muhlenbergia rigida 'Nashville'	5 gal.	47
Winter Blaze			Purple Muhly		
Eremophila hygrophana Blue Bells	5 gal.	152	Pedilanthus macrocarpus	5 gal.	8
Blue Bells			Slipper Plant		
Nerium oleander 'Little Red'	5 gal.	177	Yucca pallida	5 gal	81
Little Red Oleander			Pale Leaf Yucca		
Rosmarinus officinalis	5 gal.	42	Yucca rupicola	20 gal.	25
'Tuscan Blue' Rosemary			Twisted Yucca		
Ruellia brittoniana	5 gal.	40	Vines	Size	Quantity
Purple Ruellia			Bougainvillea 'California Gold'		25
Ruellia peninsularis	5 gal.	39	Orange Bougainvillea		
Desert Ruellia			Ficus pumila	5 gal	40
Small Shrubs	Size	Quantity	Creeping Fig		
Guara lindheimeri	5 gal.	46			
Pink Guara					
Myrtus communis 'compacta'	5 gal.	357			
Dwarf Myrtle					
Olea europaea 'Little Ollie'	5 gal.	57			
Little Ollie Dwarf Olive					
Groundcovers	Size	Quantity			
Eremophila prostrata 'Outback Sunrise'	1 gal.	227			
Outback Sunrise Eremophila					
Lantana montevidensis	1 gal.	85			
Purple Trailing Lantana					
Rosmarinus officinalis 'Prostratus'	1 gal.	253			
Trailing Rosemary					
Teucrium chamaedrys prostratum	1 gal.	83			
Prostrate Germander					

LANDSCAPE MATERIALS

Bandaging at Pool Coping	1,516 l.f.
See Detail 11, Sheet LA6.5	
Pool Decking	2,972 s.f.
See Detail 10, Sheet LA6.5	
Kool Deck Acrylic Lace	1,324 s.f.
See Detail 6, LA6.5	
Artificial Turf	196 l.f.
See Detail 6, LA6.5	
Steel Header	27,590 s.f.
Decomposed Granite Top RockproUSA	1,019 s.f.
3/8" Screened - Color: TBD	
Annuals	
Unpaved Trail Decomposed Granite Rockpro USA	2,105 s.f.
1/4" Minus - Color: Madison Gold	

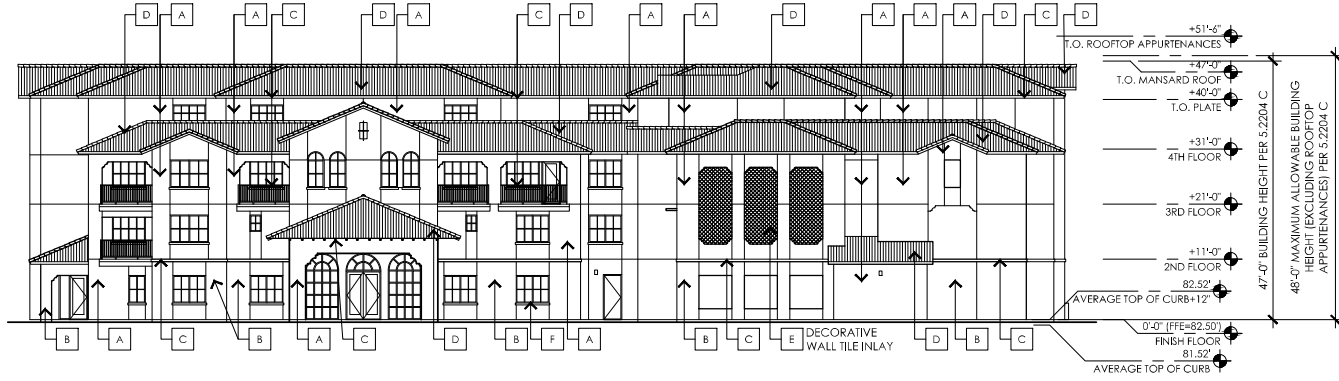


KEY MAP NOT TO SCALE



1 NORTH ELEVATION

SCALE: 1/16" = 1'-0"



2 EAST ELEVATION

SCALE: 1/16" = 1'-0"

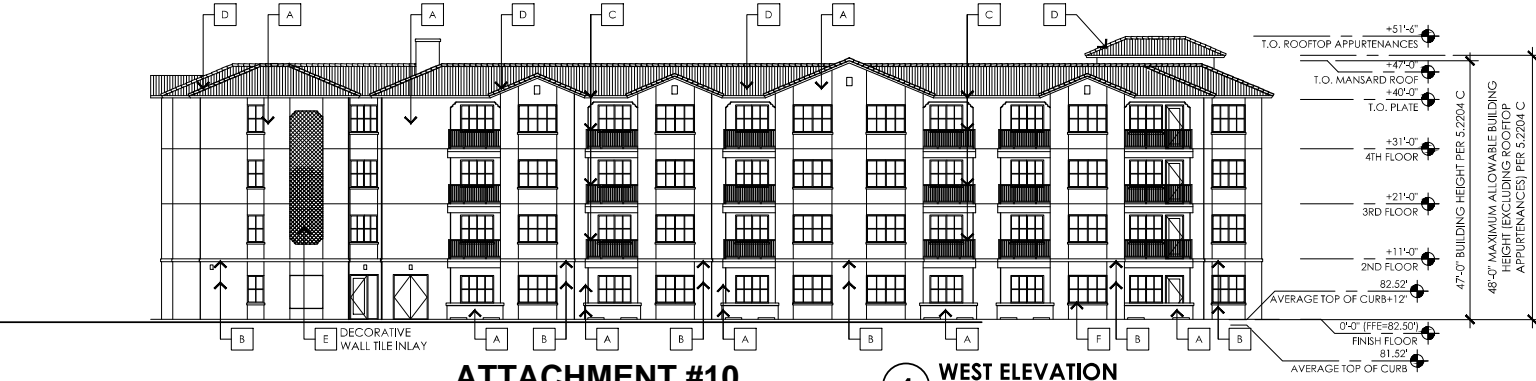
COLOR SCHEDULE

- A STUCCO 1
MFR: SHERWIN WILLIAMS
COLOR: SW 6070 - LRV: 75
"HERON PLUME"
- B STUCCO 2
MFR: SHERWIN WILLIAMS
COLOR: SW 7045 - LRV: 36
"INTELLECTUAL GRAY"
- C TRIM (FASCIA & EXTERIOR METALS)
MFR: SHERWIN WILLIAMS
COLOR: SW 7047 - LRV: 13
"PORPOISE"
- D CONCRETE ROOFING TILE
MFR: BORAL
STYLE: MISSION "S"
COLOR: CALIFORNIA MISSION BLEND
- E DECORATIVE WALL TILE
DAL TILE GLAZED CERAMIC 6"x6"
ARCTIC WHITE 0790
URBAN PUTTY 0761
WATERFALL 0169
SEE MATERIAL BOARD FOR LAYOUT PATTERN DETAILS
- F WINDOW FRAMES
MFR: CASCADE WINDOWS
COLOR: CLAY



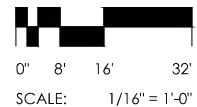
3 SOUTH ELEVATION

SCALE: 1/16" = 1'-0"

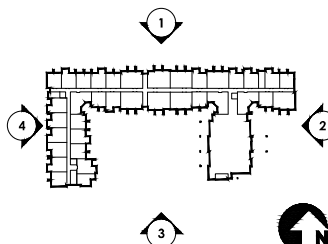


4 WEST ELEVATION

SCALE: 1/16" = 1'-0"



KEYMAP



PROJECT NO. 20-2006-03

GREYSTAR INDEPENDENT LIVING

Scottsdale, AZ

CLIENT **GREYSTAR**
3200 E Camelback Rd., Suite 225
Phoenix, AZ

SEAL

CONTACT **TODD + ASSOCIATES**
CRITICAL THINKING / CREATIVE DESIGN

ARCHITECTURE. PLANNING. LANDSCAPE ARCHITECTURE.

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PHASE DATA

05-06-21
DRB SUBMITTAL #2

Proj Mgr.
Dwn By:

BLACK & WHITE ELEVATIONS

39-01

NO. 20-2006-03

GREYSTAR INDEPENDENT LIVING

Scottsdale, AZ

GREYSTAR
3200 E Camelback Rd., Suite 225
Phoenix, AZ



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05-06-21
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Proj Mgr.
Dwn By:

BLACK & WHITE
ELEVATIONS
39-02



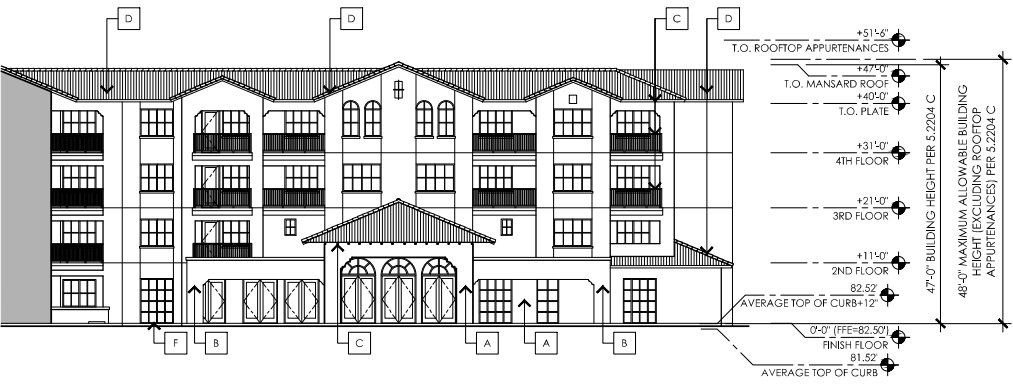
1 EAST COURTYARD ELEVATION

SCALE: 1/16" = 1'-0"



2 SOUTH COURTYARD ELEVATION

SCALE: 1/16" = 1'-0"



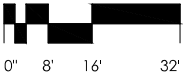
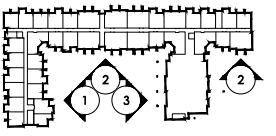
3 WEST COURTYARD ELEVATION

SCALE: 1/16" = 1'-0"

COLOR SCHEDULE

- A STUCCO 1
MFR: SHERWIN WILLIAMS
COLOR: SW 6070 - LRV: 75
"HERON PLUME"
- B STUCCO 2
MFR: SHERWIN WILLIAMS
COLOR: SW 7045 - LRV: 36
"INTELLECTUAL GRAY"
- C TRIM (FASCIA & EXTERIOR METALS)
MFR: SHERWIN WILLIAMS
COLOR: SW 7047 - LRV: 13
"PORPOISE"
- D CONCRETE ROOFING TILE
MFR: BORAL
STYLE: MISSION "S"
COLOR: CALIFORNIA MISSION BLEND
- E DECORATIVE WALL TILE
DAITILE GLAZED CERAMIC 6"x6"
ARCTIC WHITE 0790
URBAN PUTTY 0761
WATERFALL 0169
SEE MATERIAL BOARD FOR LAYOUT PATTERN DETAILS
- F WINDOW FRAMES
MFR: CASCADE WINDOWS
COLOR: CLAY

KEYMAP



SCALE: 1/16" = 1'-0"



1 NORTH ELEVATION

SCALE: 1/16" = 1'-0"



2 EAST ELEVATION

SCALE: 1/16" = 1'-0"

COLOR SCHEDULE

A	STUCCO 1 MFR: SHERWIN WILLIAMS COLOR: SW 6070 - LRV: 75 "HERON PLUME"
B	STUCCO 2 MFR: SHERWIN WILLIAMS COLOR: SW 7045 - LRV: 35 "INTELLECTUAL GRAY"
C	TRIM (FASCIA & EXTERIOR METALS) MFR: SHERWIN WILLIAMS COLOR: SW 7047 - LRV: 13 "PORPOISE"
D	CONCRETE ROOFING TILE MFR: BORAL STYLE: MISSION 3" COLOR: CALIFORNIA MISSION BLEND
E	DECORATIVE WALL TILE DACTILE GLAZED CERAMIC 6"x6" ARCTIC: WHITE 0790 URBAN PUTTY 0761 WATERFALL 0169 <small>SEE MATERIAL BOOK FOR LAYOUT PATTERN DETAILS</small>
F	WINDOW FRAMES MFR: CASCADE WINDOWS COLOR: CLAY



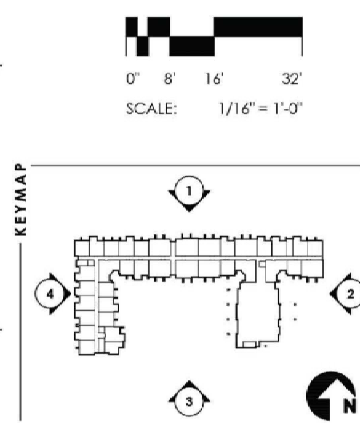
3 SOUTH ELEVATION

SCALE: 1/16" = 1'-0"



4 WEST ELEVATION

SCALE: 1/16" = 1'-0"



NO. 20-2006-03
**GREYSTAR
INDEPENDENT
LIVING**

Scottsdale, AZ
GREYSTAR
3200 E Camelback Rd., Suite 225
Phoenix, AZ

REGISTERED ARCHITECT
13467
GARY D. TODD
5/5/21
One Stamp
ARIZONA, U.S.A.

TODD + ASSOCIATES
CRITICAL THINKING / CREATIVE DESIGN

ARCHITECTURE. PLANNING.
LANDSCAPE ARCHITECTURE.

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COLOR
ELEVATIONS
39-03

NO. 20-2006-03
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INDEPENDENT
LIVING**

Scottsdale, AZ

GREYSTAR
3200 E Camelback Rd., Suite 225
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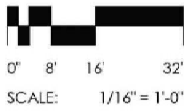
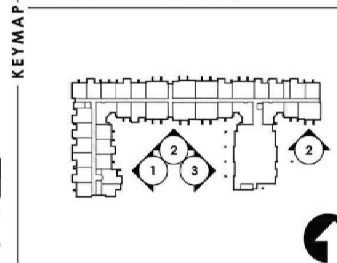
05-06-21
DRB SUBMITTAL #2

Proj Mgr.
Dwn By:

COLOR
ELEVATIONS
39-04



COLOR SCHEDULE	
A	STUCCO 1 MFG: SHERWIN WILLIAMS COLOR: SW 6070 - LRV: 75 "HERON PLUME"
B	STUCCO 2 MFG: SHERWIN WILLIAMS COLOR: SW 7045 - LRV: 36 "INTELLECTUAL GRAY"
C	TRIM (FASCIA & EXTERIOR METALS) MFG: SHERWIN WILLIAMS COLOR: SW 7047 - LRV: 13 "PORPOISE"
D	CONCRETE ROOFING TILE MFG: BORAL STYLE: MISSION "S" COLOR: CALIFORNIA MISSION BLEND
E	DECORATIVE WALL TILE DAL TILE GLAZED CERAMIC 6"x6" ARCTIC WHITE 0790 URBAN PUTTY 0761 WATERFALL 0169
F	WINDOW FRAMES MFG: CASCADE WINDOWS COLOR: CLAY





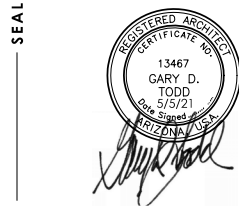
PERSPECTIVE 1

NOTE: LANDSCAPE PLANTINGS
SHOWN AT PLANTING HEIGHT

PROJECT NO. 20-2006-03
**GREYSTAR
INDEPENDENT
LIVING**

Scottsdale, AZ

CLIENT **GREYSTAR**
3200 E Camelback Rd., Suite 225
Phoenix, AZ



CONTACT **TODD + ASSOCIATES**
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DRB SUBMITTAL #2

DATA Proj Mgr.
Dwn By:

PERSPECTIVE
41-01



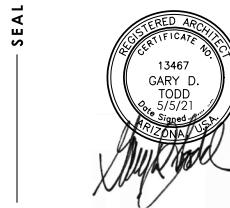
PERSPECTIVE 2

NOTE: LANDSCAPE PLANTINGS
SHOWN AT PLANTING HEIGHT

PROJECT NO. 20-2006-03
**GREYSTAR
INDEPENDENT
LIVING**

Scottsdale, AZ

CLIENT **GREYSTAR**
3200 E Camelback Rd., Suite 225
Phoenix, AZ



CONTACT **TODD + ASSOCIATES**
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PHASE 05-06-21
DRB SUBMITTAL #2

DATA Proj Mgr.
Dwn By:

PERSPECTIVE
41-02

A

MFGR: SHERWIN WILLIAMS
COLOR: SW6070 "HERON PLUME"
LRV: 75




B

MFGR: SHERWIN WILLIAMS
COLOR: SW7045 "INTELLECTUAL GRAY"
LRV: 36



PAINT COLOR CARDS

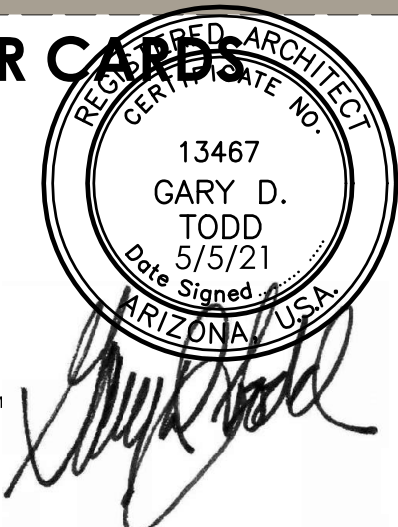


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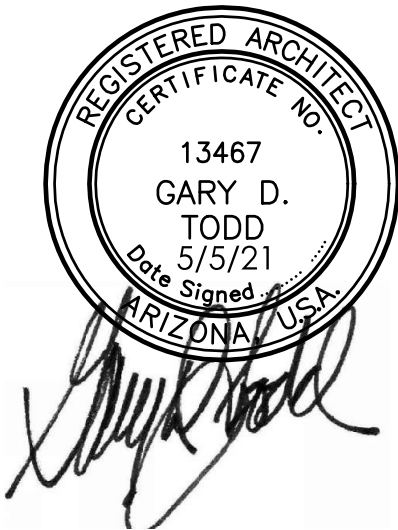
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Project:	GREYSTAR ACTIVE INDEPENDENT LIVING
Proj. No.:	20-2006-03
ATTACHMENT #13	
72-1	



MFGR: SHERWIN WILLIAMS
COLOR: SW7047 "PORPOISE"
LRV: 13



PAINT COLOR CARDS

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ARCHITECTURE. PLANNING
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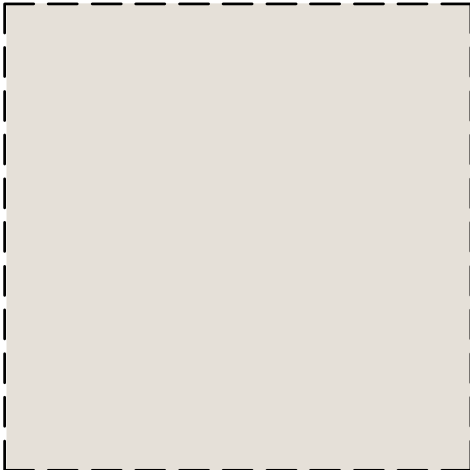
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Project:	GREYSTAR ACTIVE INDEPENDENT LIVING
Proj. No.:	20-2006-03
72-2	



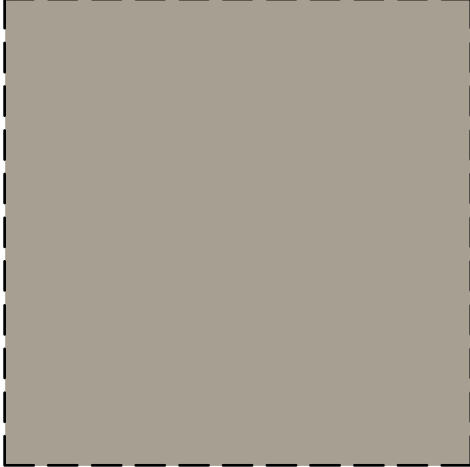
COLOR SCHEDULE

A



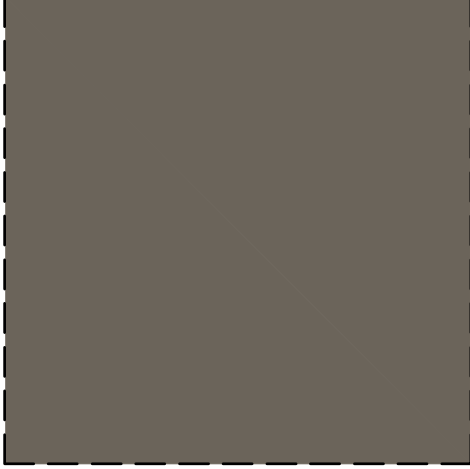
MFGR: SHERWIN WILLIAMS
COLOR: SW6070 "HERON PLUME"
LRV: 75

B



MFGR: SHERWIN WILLIAMS
COLOR: SW7045 "INTELLECTUAL GRAY"
LRV: 36

C



MFGR: SHERWIN WILLIAMS
COLOR: SW7047 "PORPOISE"
LRV: 13

BUILDING MATERIALS

D



CONCRETE ROOFING TILE
MFGR: BORAL
STYLE: MISSION "S"
COLOR: CALIFORNIA
MISSION BLEND

GLASS
MFGR: PPG
STYLE: CLEAR LOW-E
INSULATED GLASS



STUCCO FINISH
MFGR: VARIES
STYLE: MEDIUM
SAND FLOAT, TYP.
COLOR: PER SCHEDULE



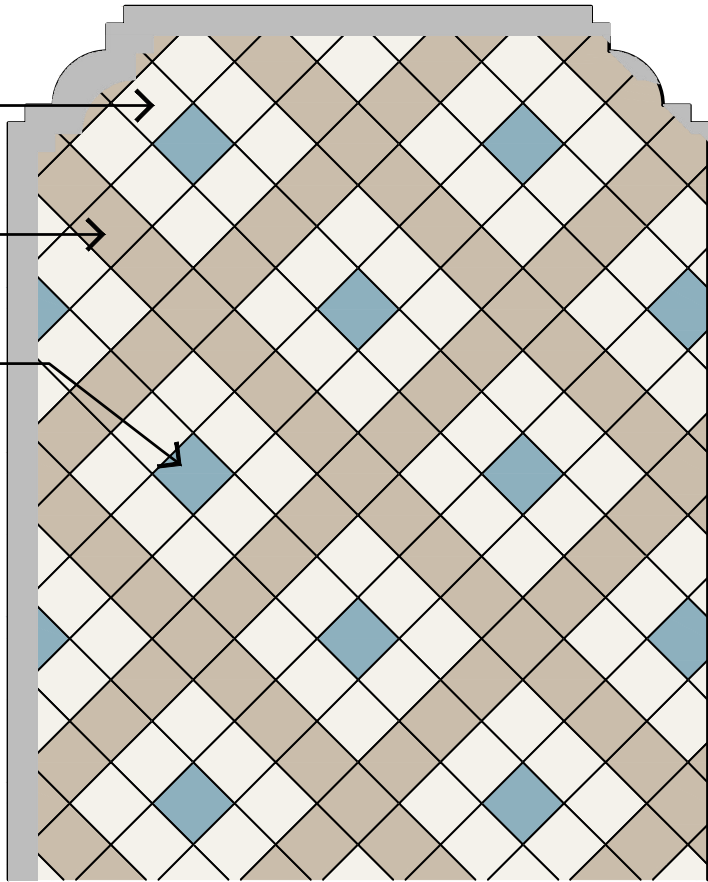
EXTERIOR BUILDING COLOR & MATERIAL SAMPLE BOARD 1



BUILDING MATERIALS

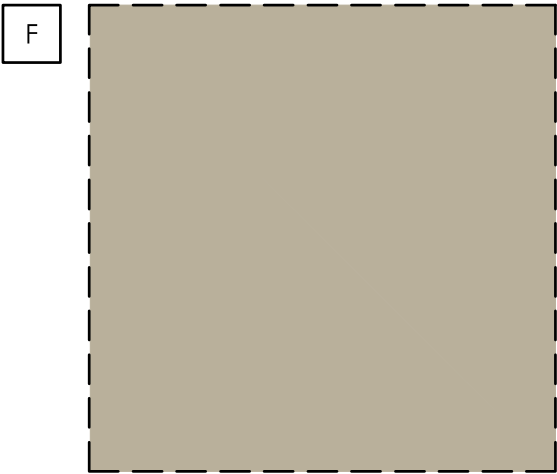
E DECORATIVE WALL TILE:

- 1 DAL TILE GLAZED CERAMIC MATTE ARCTIC WHITE 0790 6"X6"
- 2 DAL TILE GLAZED CERAMIC MATTE URBAN PUTTY 0761 6"X6"
- 3 DAL TILE GLAZED CERAMIC GLOSSY WATERFALL 0169 6"X6"



1 TYPICAL TILE INLAY PATTERN

SCALE: 1/2"=1'-0"



WINDOW FRAMES
MFR: CASCADE WINDOWS
COLOR: CLAY

EXTERIOR BUILDING COLOR & MATERIAL SAMPLE BOARD 2

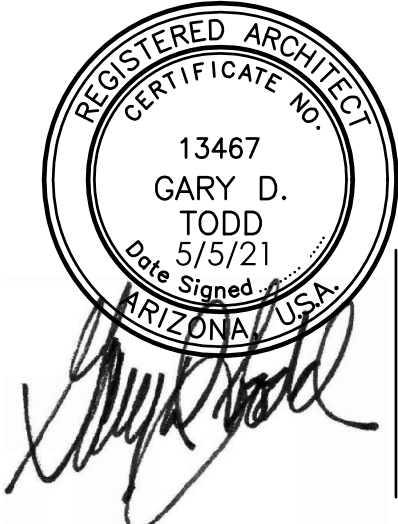


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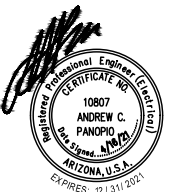
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Project: GREYSTAR ACTIVE INDEPENDENT LIVING
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73-2



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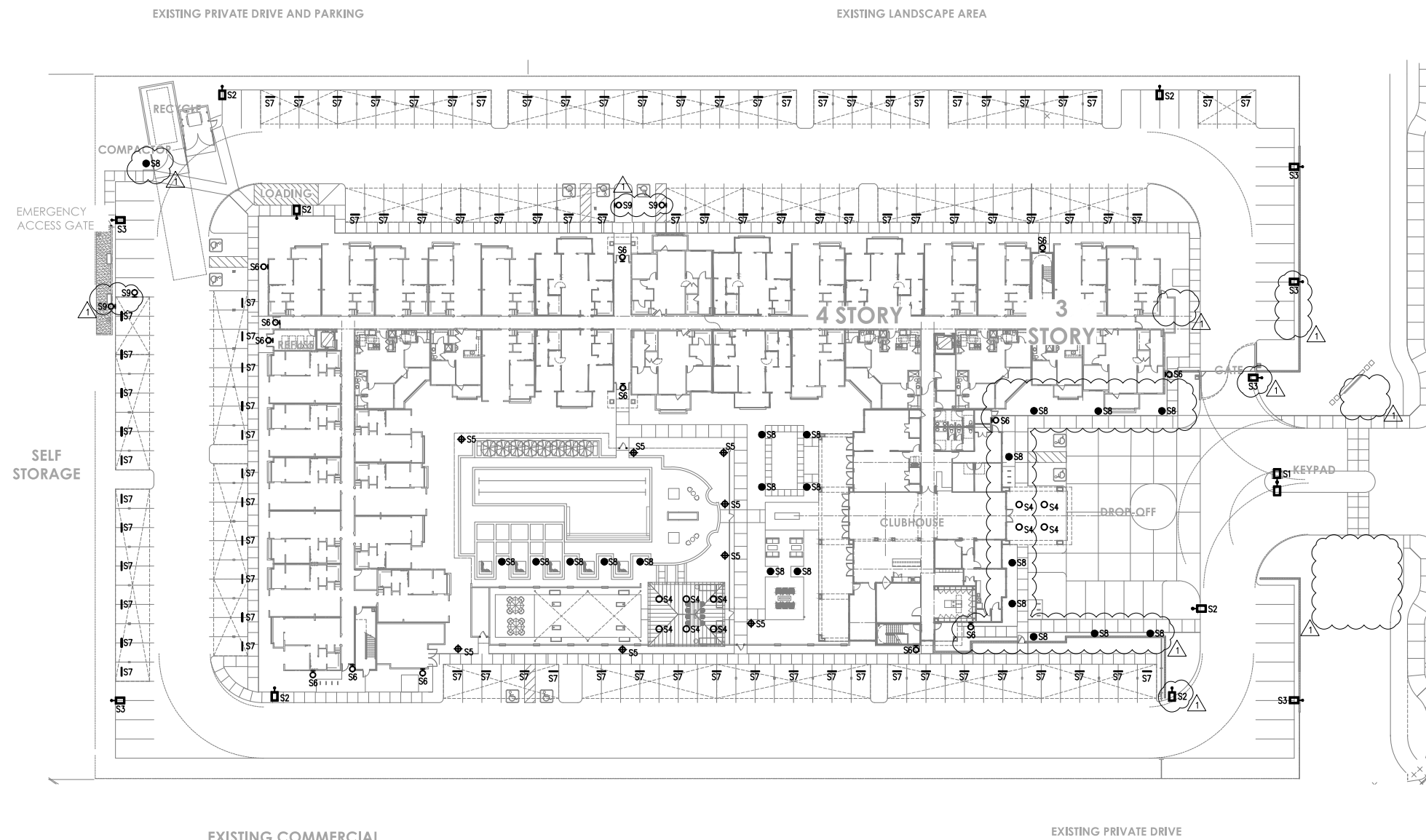
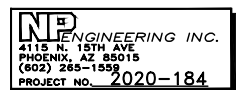
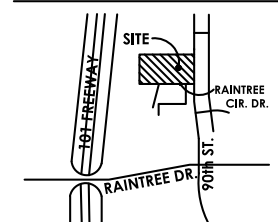
COORDINATE AND VERIFY EXACT LOCATION AND QUANTITIES OF ALL GROUND MOUNTED LTG. FIXTURES WITH LANDSCAPE ARCHITECT BEFORE ROUGH-IN. ALL EXTERIOR SITE LIGHTING FIXTURES SHALL BE U.L. LISTED FOR WET LOCATIONS.

1. APARTMENT BUILDING IS A 4-STORY BUILDING. AMENITY BUILDING IS A 2-STORY BUILDING.

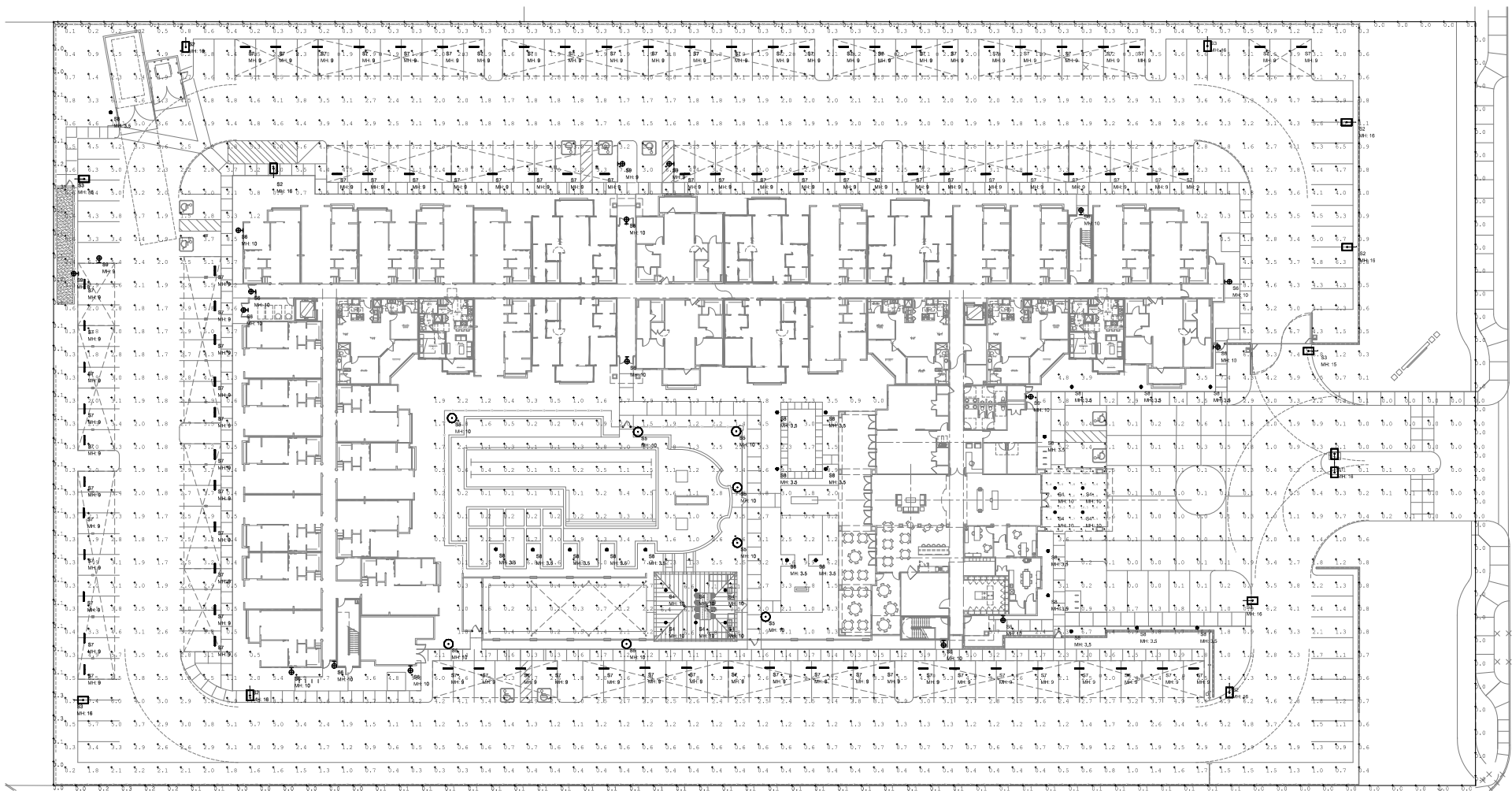
2. SEE LANDSCAPE ARCHITECT DRAWINGS FOR EXACT LOCATION OF LIGHTING FIXTURES INDICATED ON THIS SHEET.
3. MINIMUM UNDERGROUND CONDUIT SIZE SHALL BE 3/4".
4. ALL UNDERGROUND RUNS FOR OUTDOOR LIGHTING SHALL BE CIRCUITED WITH #10 AWG, THWN CU, IN PVC CONDUIT UNLESS NOTED OTHERWISE. PROVIDE BOND WIRE PER 2005 N.E.C.
5. ALL HOUSE LIGHTING, THIS SHEET, ROUTED WITHIN BUILDING STRUCTURES AND NOT BELOW GRADE IN PVC CONDUIT SHALL BE ROUTED IN EMT, FLEX OR MC CABLE.
6. ALL PENETRATIONS OF FIRE RATED WALLS & CEILINGS SHALL BE EXECUTED PER LOCAL AND ALL APPLICABLE CODES.
7. CABLE TELEVISION, TELEPHONE AND SECURITY SYSTEM SHALL BE PREWIRED BY ELECTRICAL CONTRACTOR.
8. ALL ELECTRICAL EQUIPMENT WIRING, LIGHTING, ETC., IN AND ADJACENT TO THE SWIMMING POOL, S.A. AND DECORATIVE FOUNTAIN SHALL COMPLY WITH N.E.C. ARTICLE 680.

ELECTRICAL CONTRACTOR SHALL PROVIDE A DESIGN/BUILD FIRE ALARM SYSTEM FOR THIS PROJECT. COMPLY WITH ALL APPLICABLE NATIONAL, STATE & LOCAL FIRE AND BLDG. CODES. SUBMIT DRAWINGS TO AUTHORITIES HAVING JURISDICTION FOR APPROVAL.

ALL POLE MOUNTED LIGHTING FIXTURE SHALL NOT EXCEED 20' IN HEIGHT.



ELECTRICAL SITE LIGHTING PLAN
1" = 30'-0"



ELECTRICAL SITE LIGHTING PLAN
1" = 30'-0"



Luminaire Schedule							Total Luminaire
Symbol	Qty	Label	Mounting	ULC	Description		
1	1	BT	RECESSED	0300	RECESSED DOWNLIGHT		1
2	1	BT	RECESSED	0300	RECESSED DOWNLIGHT		1
3	1	BT	RECESSED	0300	RECESSED DOWNLIGHT		1
4	1	BT	RECESSED	0300	RECESSED DOWNLIGHT		1
5	1	BT	RECESSED	0300	RECESSED DOWNLIGHT		1
6	1	BT	RECESSED	0300	RECESSED DOWNLIGHT		1
7	1	BT	RECESSED	0300	RECESSED DOWNLIGHT		1
8	1	BT	RECESSED	0300	RECESSED DOWNLIGHT		1
9	1	BT	RECESSED	0300	RECESSED DOWNLIGHT		1
10	1	BT	RECESSED	0300	RECESSED DOWNLIGHT		1
11	1	BT	RECESSED	0300	RECESSED DOWNLIGHT		1
12	1	BT	RECESSED	0300	RECESSED DOWNLIGHT		1
13	1	BT	RECESSED	0300	RECESSED DOWNLIGHT		1
14	1	BT	RECESSED	0300	RECESSED DOWNLIGHT		1
15	1	BT	RECESSED	0300	RECESSED DOWNLIGHT		1
16	1	BT	RECESSED	0300	RECESSED DOWNLIGHT		1
17	1	BT	RECESSED	0300	RECESSED DOWNLIGHT		1
18	1	BT	RECESSED	0300	RECESSED DOWNLIGHT		1
19	1	BT	RECESSED	0300	RECESSED DOWNLIGHT		1
20	1	BT	RECESSED	0300	RECESSED DOWNLIGHT		1
21	1	BT	RECESSED	0300	RECESSED DOWNLIGHT		1
22	1	BT	RECESSED	0300	RECESSED DOWNLIGHT		1
23	1	BT	RECESSED	0300	RECESSED DOWNLIGHT		1
24	1	BT	RECESSED	0300	RECESSED DOWNLIGHT		1
25	1	BT	RECESSED	0300	RECESSED DOWNLIGHT		1
26	1	BT	RECESSED	0300	RECESSED DOWNLIGHT		1
27	1	BT	RECESSED	0300	RECESSED DOWNLIGHT		1
28	1	BT	RECESSED	0300	RECESSED DOWNLIGHT		1
29	1	BT	RECESSED	0300	RECESSED DOWNLIGHT		1
30	1	BT	RECESSED	0300	RECESSED DOWNLIGHT		1
31	1	BT	RECESSED	0300	RECESSED DOWNLIGHT		1
32	1	BT	RECESSED	0300	RECESSED DOWNLIGHT		1
33	1	BT	RECESSED	0300	RECESSED DOWNLIGHT		1
34	1	BT	RECESSED	0300	RECESSED DOWNLIGHT		1
35	1	BT	RECESSED	0300	RECESSED DOWNLIGHT		1
36	1	BT	RECESSED	0300	RECESSED DOWNLIGHT		1
37	1	BT	RECESSED	0300	RECESSED DOWNLIGHT		1
38	1	BT	RECESSED	0300	RECESSED DOWNLIGHT		1
39	1	BT	RECESSED	0300	RECESSED DOWNLIGHT		1
40	1	BT	RECESSED	0300	RECESSED DOWNLIGHT		1
41	1	BT	RECESSED	0300	RECESSED DOWNLIGHT		1
42	1	BT	RECESSED	0300	RECESSED DOWNLIGHT		1
43	1	BT	RECESSED	0300	RECESSED DOWNLIGHT		1
44	1	BT	RECESSED	0300	RECESSED DOWNLIGHT		1
45	1	BT	RECESSED	0300	RECESSED DOWNLIGHT		1
46	1	BT	RECESSED	0300	RECESSED DOWNLIGHT		1
47	1	BT	RECESSED	0300	RECESSED DOWNLIGHT		1
48	1	BT	RECESSED	0300	RECESSED DOWNLIGHT		1
49	1	BT	RECESSED	0300	RECESSED DOWNLIGHT		1
50	1	BT	RECESSED	0300	RECESSED DOWNLIGHT		1
51	1	BT	RECESSED	0300	RECESSED DOWNLIGHT		1
52	1	BT	RECESSED	0300	RECESSED DOWNLIGHT		1
53	1	BT	RECESSED	0300	RECESSED DOWNLIGHT		1
54	1	BT	RECESSED	0300	RECESSED DOWNLIGHT		1
55	1	BT	RECESSED	0300	RECESSED DOWNLIGHT		1
56	1	BT	RECESSED	0300	RECESSED DOWNLIGHT		1
57	1	BT	RECESSED	0300	RECESSED DOWNLIGHT		1
58	1	BT	RECESSED	0300	RECESSED DOWNLIGHT		1
59	1	BT	RECESSED	0300	RECESSED DOWNLIGHT		1
60	1	BT	RECESSED	0300	RECESSED DOWNLIGHT		1
61	1	BT	RECESSED	0300	RECESSED DOWNLIGHT		1
62	1	BT	RECESSED	0300	RECESSED DOWNLIGHT		1
63	1	BT	RECESSED	0300	RECESSED DOWNLIGHT		1
64	1	BT	RECESSED	0300	RECESSED DOWNLIGHT		1
65	1	BT	RECESSED	0300	RECESSED DOWNLIGHT		1
66	1	BT	RECESSED	0300	RECESSED DOWNLIGHT		1
67	1	BT	RECESSED	0300	RECESSED DOWNLIGHT		1
68	1	BT	RECESSED	0300	RECESSED DOWNLIGHT		1
69	1	BT	RECESSED	0300	RECESSED DOWNLIGHT		1
70	1	BT	RECESSED	0300	RECESSED DOWNLIGHT		1
71	1	BT	RECESSED	0300	RECESSED DOWNLIGHT		1
72	1	BT	RECESSED	0300	RECESSED DOWNLIGHT		1
73	1	BT	RECESSED	0300	RECESSED DOWNLIGHT		1
74	1	BT	RECESSED	0300	RECESSED DOWNLIGHT		1
75	1	BT	RECESSED	0300	RECESSED DOWNLIGHT		1
76	1	BT	RECESSED	0300	RECESSED DOWNLIGHT		1
77	1	BT	RECESSED	0300	RECESSED DOWNLIGHT		1
78	1	BT	RECESSED	0300	RECESSED DOWNLIGHT		1
79	1	BT	RECESSED	0300	RECESSED DOWNLIGHT		1
80	1	BT	RECESSED	0300	RECESSED DOWNLIGHT		1
81	1	BT	RECESSED	0300	RECESSED DOWNLIGHT		1
82	1	BT	RECESSED	0300	RECESSED DOWNLIGHT		1
83	1	BT	RECESSED	0300	RECESSED DOWNLIGHT		1
84	1	BT	RECESSED	0300	RECESSED DOWNLIGHT		1
85	1	BT	RECESSED	0300	RECESSED DOWNLIGHT		1
86	1	BT	RECESSED	0300	RECESSED DOWNLIGHT		1
87	1	BT	RECESSED	0300	RECESSED DOWNLIGHT		1
88	1	BT	RECESSED	0300	RECESSED DOWNLIGHT		1
89	1	BT	RECESSED	0300	RECESSED DOWNLIGHT		1
90	1	BT	RECESSED	0300	RECESSED DOWNLIGHT		1
91	1	BT	RECESSED	0300	RECESSED DOWNLIGHT		1
92	1	BT	RECESSED	0300	RECESSED DOWNLIGHT		1
93	1	BT	RECESSED	0300	RECESSED DOWNLIGHT		1
94	1	BT	RECESSED	0300	RECESSED DOWNLIGHT		1
95	1	BT	RECESSED	0300	RECESSED DOWNLIGHT		1
96	1	BT	RECESSED	0300	RECESSED DOWNLIGHT		1
97	1	BT	RECESSED	0300	RECESSED DOWNLIGHT		1
98	1	BT	RECESSED	0300	RECESSED DOWNLIGHT		1
99	1	BT	RECESSED	0300	RECESSED DOWNLIGHT		1
100	1	BT	RECESSED	0300	RECESSED DOWNLIGHT		1

Photometric Summary						
Location	Calc Type	Units	Avg	Max	Min	Footcandle
POINTE COCHISE	Luminaire	ft	2.7	10.7	0.7	10.7
POINTE COCHISE	Luminaire	ft	0.8	1.8	0.0	1.8
PARADISE	Luminaire	ft	0.8	1.8	0.1	1.8
PHX	Luminaire	ft	2.7	11.8	0.0	11.8

NO. 20-2006-02
GREYSTAR
INDEPENDENT
LIVING

Scottsdale, AZ

GREYSTAR
3200 E Camelback Rd., Suite 225
Phoenix, AZ



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ARCHITECTURE. PLANNING.
LANDSCAPE ARCHITECTURE.
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602-952-8280 / TODDASSOC.COM
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01-22-21
DRB SUBMITTAL

DRB COMMENTS

ELECTRICAL SITE
PHOTOMETRIC
PLAN
E1.2



Zoning Aerial

4-DR-2021

From: [angela Feldman](#)
To: [Projectinput](#)
Subject: 4-DR-2021
Date: Wednesday, March 03, 2021 9:27:59 AM

External Email: Please use caution if opening links or attachments!

Hello,

I am emailing to express my concerns about this project and the surrounding community of Desert Rose. If this new project will be handled in a similar fashion as the current project underway (35-DR-2019) then there are definitely going to be issues- trucks, noise, traffic. I would like to see the proposed truck access points as well as understand the project timelines (start date-projected finish date). I understand that development is part of life in the city, but the impact of this project in regards to the construction issues and the additional traffic that will be incurred with this new project, are nothing short of devastating to our community. I ask if this is still going to move forward that truck access points be evaluated and traffic calming measures on 90th street to help decrease the road noise that will be produced by such a massive facility.

Please feel free to contact me if you have any questions.

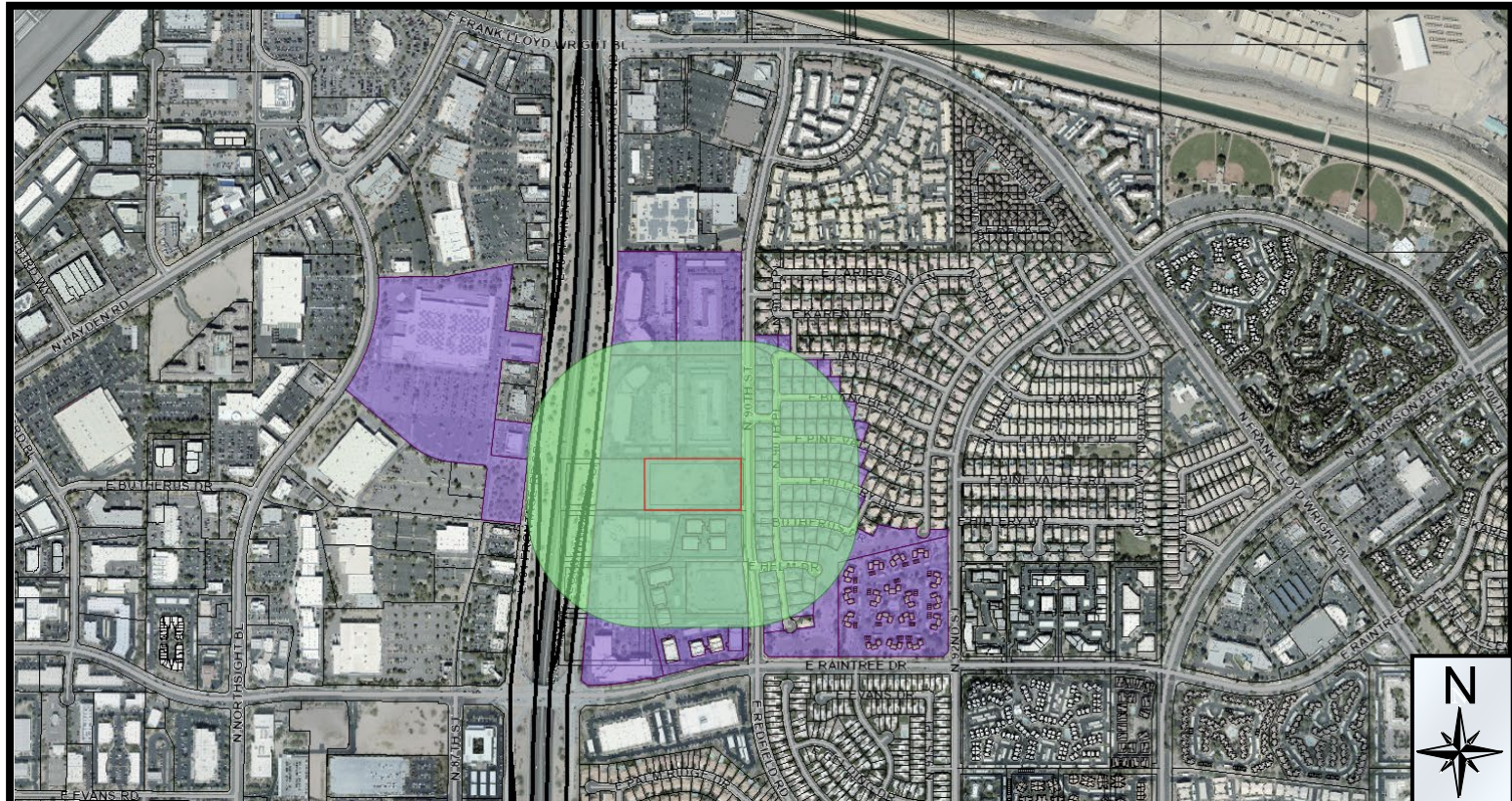
Thank you.

A concerned Scottsdale citizen,

Angela Feldman

City Notifications – Mailing List Selection Map

Greystar Active Independent Living Rezoning



Additional Notifications:

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

Pulled Labels
February 16, 2021

Map Legend:

Site Boundary

Properties within 750-feet

Postcards: 176

4-DR-2021