



CITY OF
SCOTTSDALE

**One Scottsdale Planning Unit II
Preliminary Plat
8-PP-2021**

**Development Review Board
02/17/2022**

Coordinator: Meredith Tessier



City of Phoenix

HonorHealth
N. Thompson Peak Pkwy

Natural Results
Plastic Surgery



Thompson
Peak Park

Village at Greyhawk
Condominiums

Arizona
State Land

N. Scottsdale Rd

Site

E. Legacy Blvd

Arizona
State Land

Loop 101

Loop 101

EoS Fitness

Nationwide

Allied Way

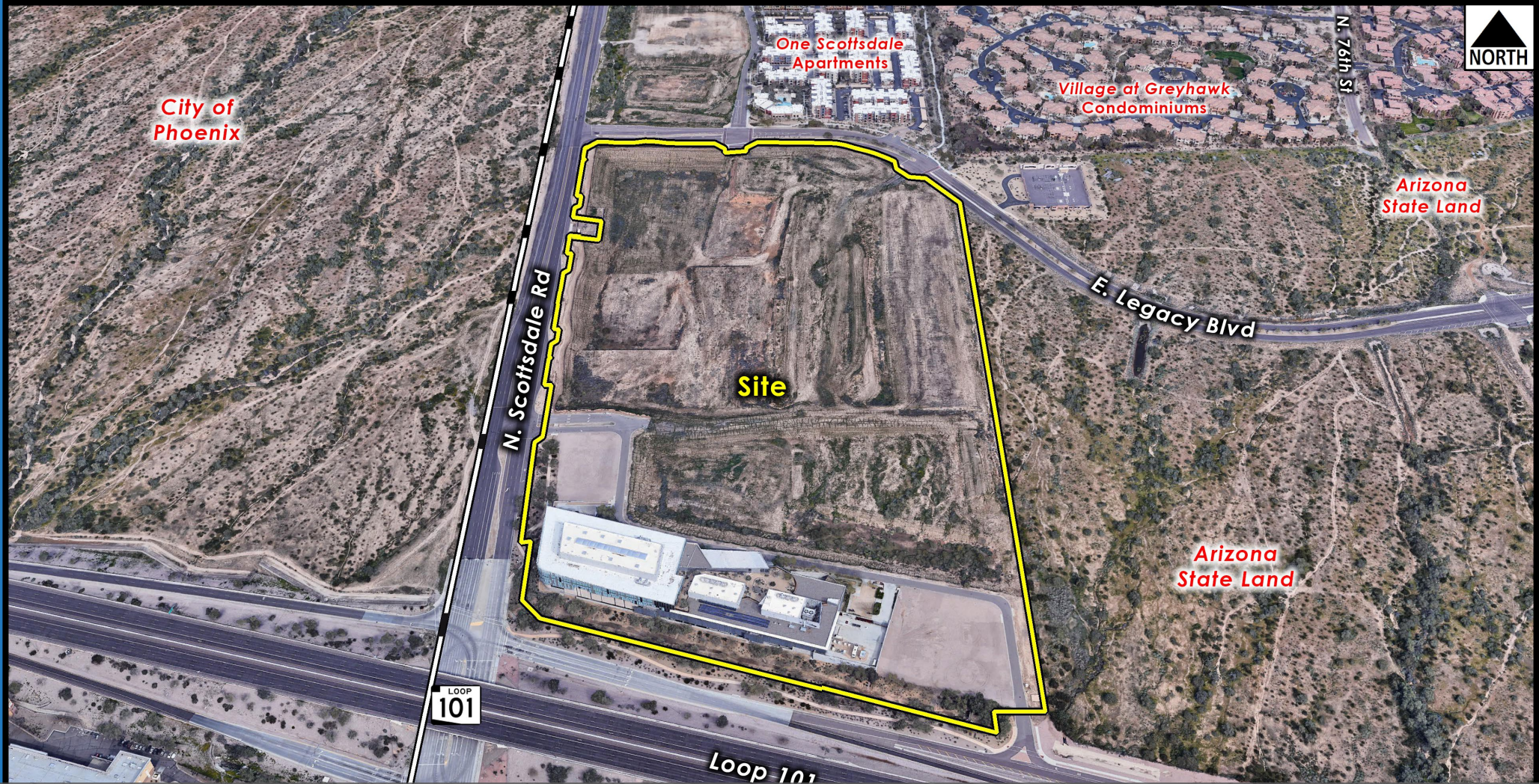
E. Mayo Blvd

Arizona
State Land

Bell Lexus

Context Aerial

8-PP-2021



City of Phoenix

One Scottsdale Apartments

Village at Greyhawk Condominiums

Arizona State Land

Site

N. Scottsdale Rd

E. Legacy Blvd

Arizona State Land

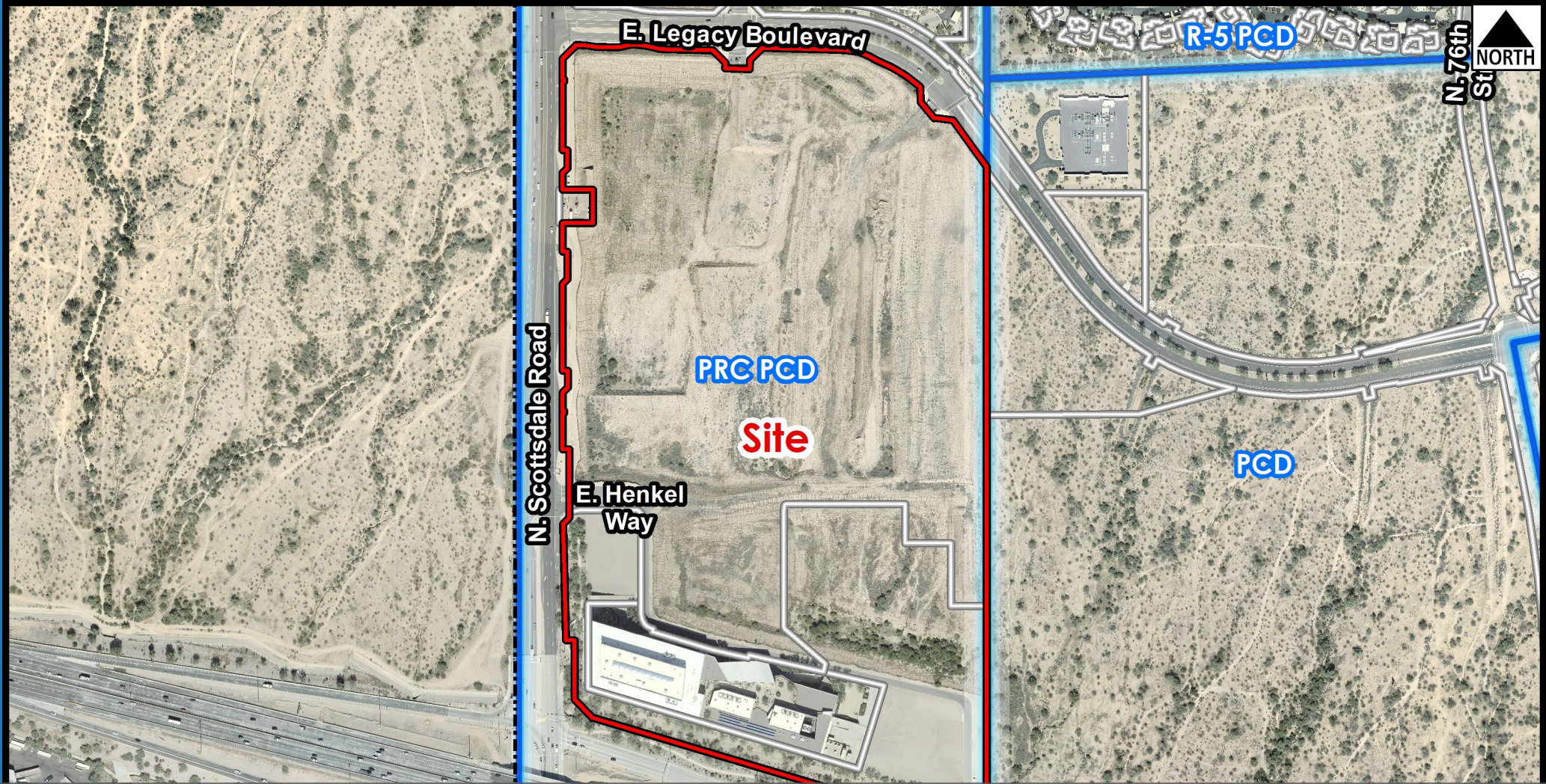
LOOP 101

Loop 101



Detail Aerial

8-PP-2021



Existing Zoning

8-PP-2021

ONE SCOTTSDALE - PLANNING UNIT II

PRELIMINARY PLAT SCOTTSDALE, ARIZONA

A PORTION OF SECTION 26, TOWNSHIP 4 NORTH, RANGE 4 EAST
OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

ONE SCOTTSDALE LAND USE SUMMARY TABLE									
CURRENT ZONING	PRC								
GENERAL PLAN CLASSIFICATION	MIXED-USE DISTRICT WITH A REGIONAL USE DISTRICT OVERLAY								
TOTAL NUMBER OF LOTS	14								
	NET AREA			GROSS AREA					
TOTAL SITE AREA	2,374,775	SQ. FT.	54.52	AC	2,594,981	SQ. FT.	59.58	AC	LAND USE
LOT 1	225,309	SQ. FT.	5.17	AC	286,974	SQ. FT.	6.56	AC	RESIDENTIAL/NON-RESIDENTIAL
LOT 2	219,350	SQ. FT.	5.04	AC	235,050	SQ. FT.	5.40	AC	RESIDENTIAL/NON-RESIDENTIAL
LOT 3	139,705	SQ. FT.	3.20	AC	181,888	SQ. FT.	4.16	AC	RESIDENTIAL/NON-RESIDENTIAL
LOT 4	75,717	SQ. FT.	1.74	AC	104,831	SQ. FT.	2.41	AC	RESIDENTIAL/NON-RESIDENTIAL
LOT 5	56,119	SQ. FT.	1.29	AC	88,169	SQ. FT.	2.02	AC	RESIDENTIAL/NON-RESIDENTIAL
LOT 6	166,670	SQ. FT.	3.83	AC	224,981	SQ. FT.	5.16	AC	RESIDENTIAL/NON-RESIDENTIAL
LOT 7	150,075	SQ. FT.	3.45	AC	183,521	SQ. FT.	4.21	AC	RESIDENTIAL/NON-RESIDENTIAL
LOT 8	246,495	SQ. FT.	5.66	AC	296,327	SQ. FT.	6.80	AC	RESIDENTIAL/NON-RESIDENTIAL
LOT 9	173,988	SQ. FT.	3.99	AC	200,720	SQ. FT.	4.61	AC	RESIDENTIAL/NON-RESIDENTIAL
LOT 10	107,776	SQ. FT.	2.47	AC	116,644	SQ. FT.	2.68	AC	RESIDENTIAL/NON-RESIDENTIAL
LOT 11	168,171	SQ. FT.	3.86	AC	212,057	SQ. FT.	4.87	AC	RESIDENTIAL/NON-RESIDENTIAL
LOT 12	114,410	SQ. FT.	2.63	AC	123,806	SQ. FT.	2.84	AC	RESIDENTIAL/NON-RESIDENTIAL
LOT 13	90,017	SQ. FT.	2.07	AC	111,630	SQ. FT.	2.56	AC	RESIDENTIAL/NON-RESIDENTIAL
LOT 14	141,527	SQ. FT.	3.25	AC	168,105	SQ. FT.	3.86	AC	RESIDENTIAL/NON-RESIDENTIAL
TRACT A	88,657	SQ. FT.	2.25	AC	98,657	SQ. FT.	2.26	AC	N/A
TRACT B	44,724	SQ. FT.	1.03	AC	N/A		N/A		N/A
TRACT C	156,096	SQ. FT.	3.58	AC	N/A		N/A		N/A

PARCEL DESCRIPTION

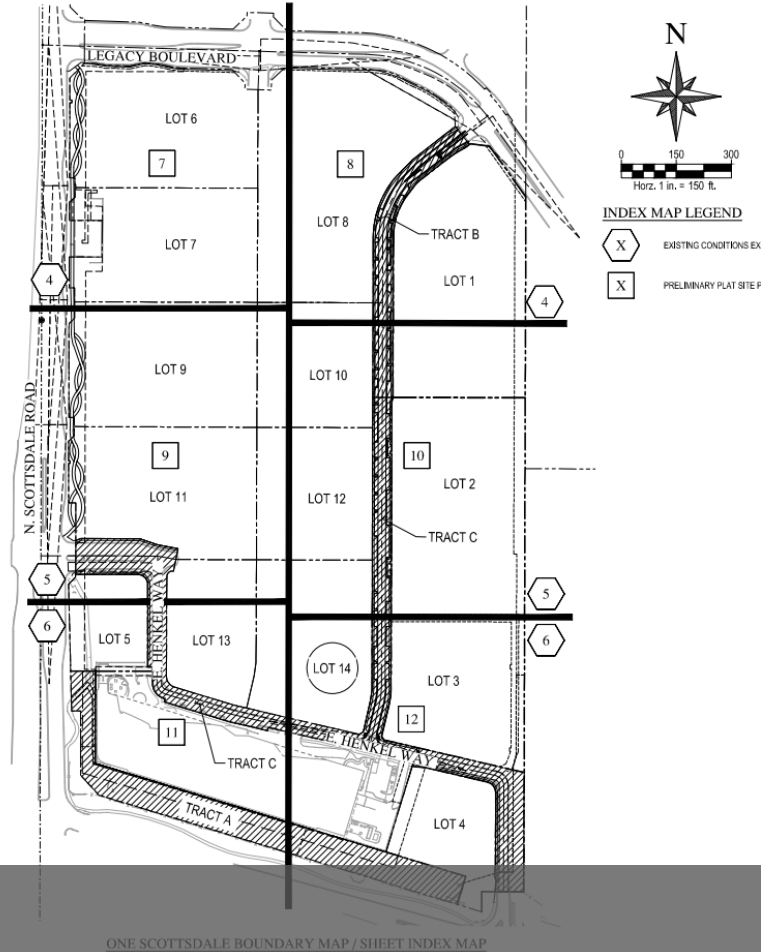
PARCEL ONE:
PARCELS 2 AND 4 OF ONE SCOTTSDALE, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 971 OF MAPS, PAGE 6.

(NOTE: THE ABOVE DESCRIPTION INCLUDES LEGACY BOULEVARD DEDICATED IN MAP OF DEDICATION FILED JULY 13, 2009 IN BOOK 1034 PAGE 5, M.C.R.)

PARCEL TWO:
A NON-EXCLUSIVE EASEMENT FOR REASONABLE VEHICULAR AND PEDESTRIAN ACCESS, INGRESS AND EGRESS AS MORE PARTICULARLY DESCRIBED IN THAT CERTAIN "RECIPROCAL ACCESS EASEMENT AGREEMENT" RECORDED NOVEMBER 9, 2006 AS 2006-1428888 OF OFFICIAL RECORDS.

NOTE:

DECLARANT, ON BEHALF OF ITSELF AND ALL SUBSEQUENT OWNERS, WILL ESTABLISH AND IMPOSE ON EVERY PORTION OF THE PROPERTY CERTAIN COVENANTS, CONDITIONS, EASEMENTS, RESTRICTIONS, RIGHTS, LIENS, DUTIES, OBLIGATIONS AND RESPONSIBILITIES IN ORDER TO PROVIDE FOR THE ORDERLY USE, OPERATION AND MAINTENANCE OF THE PROPERTY AND TO ENHANCE, PROTECT AND MAINTAIN THE VALUE OF THE PROPERTY.



ONE SCOTTSDALE BOUNDARY MAP / SHEET INDEX MAP

Preliminary Plat

8-PP-2021

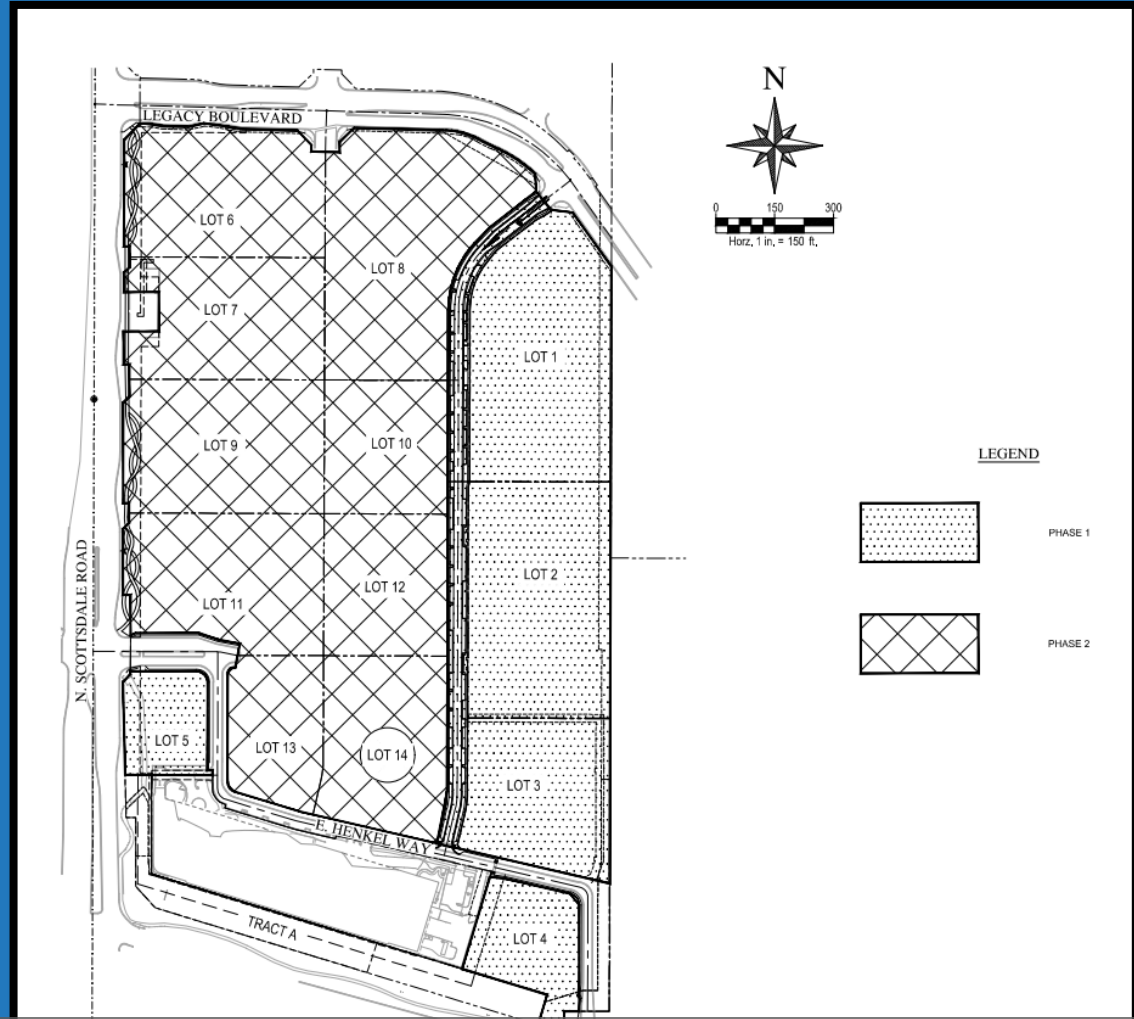


CITY OF
SCOTTSDALE

**One Scottsdale Planning Unit II
Preliminary Plat
8-PP-2021**

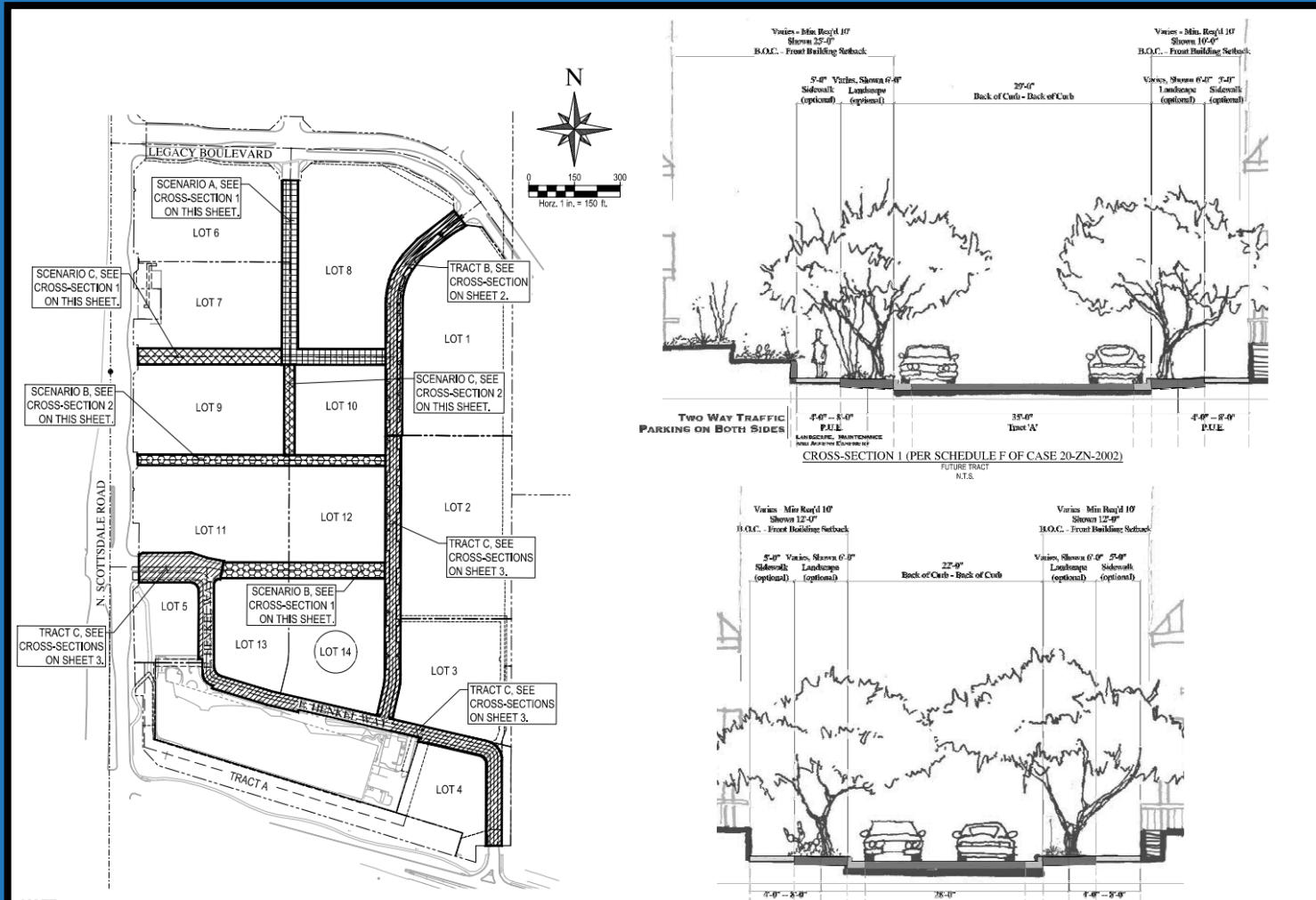
**Development Review Board
02/17/2022**

Coordinator: Meredith Tessier



Phase Plan

8-PP-2021



NOTE:
THE SHOWN DEPICTS POSSIBLE
SCENARIOS FOR TRACTS AS WELL
AS THE TRACTS THEMSELVES. THEY
MAY BE SUBJECT TO CHANGE.

Cross Sections

8-PP-2021