



Mercado Village

1-ZN-2024

**Development Review Board
June 20, 2024**

Coordinator: Jeff Barnes



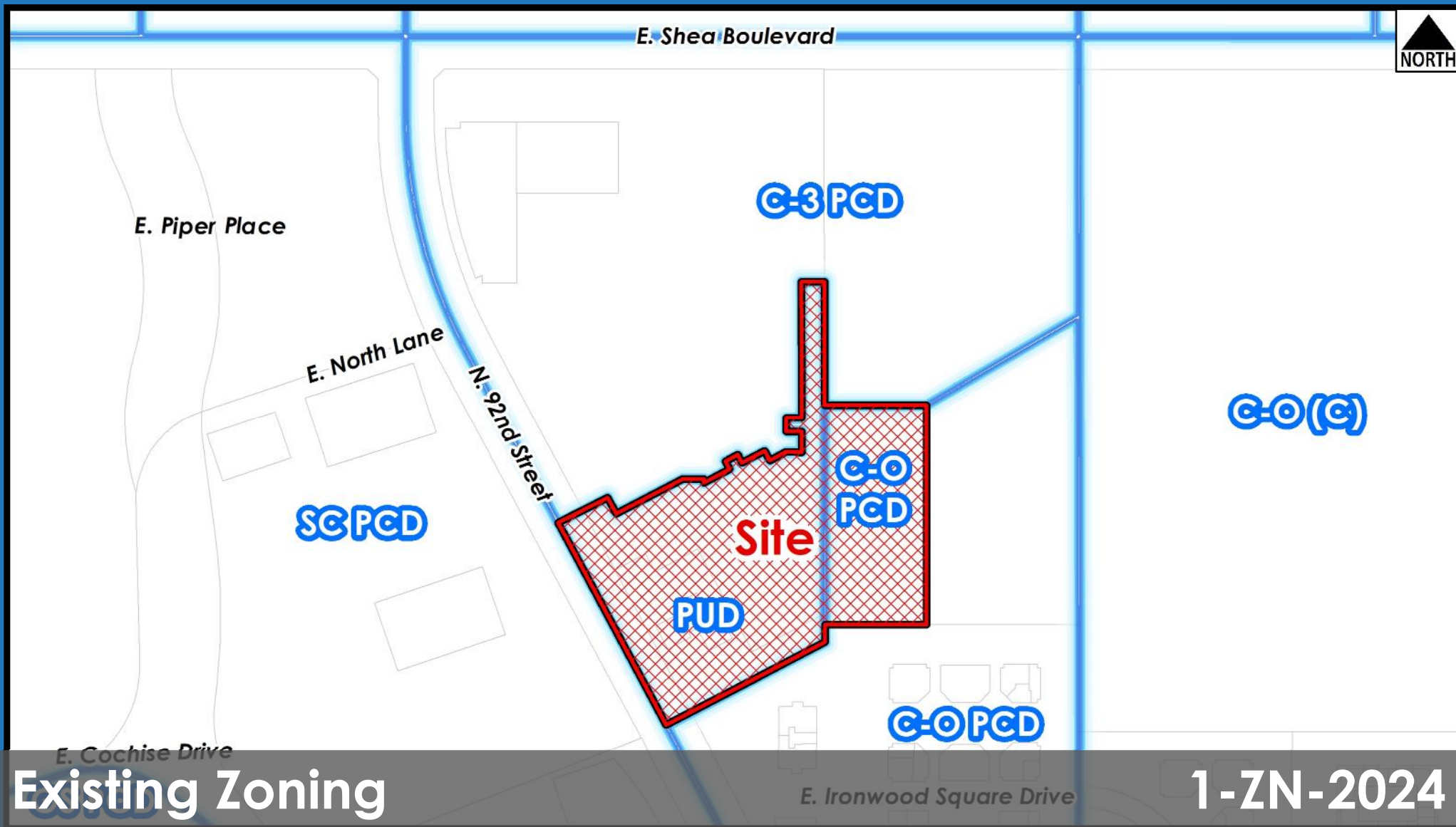
Context Aerial

1-GP-2024 & 1-ZN-2024



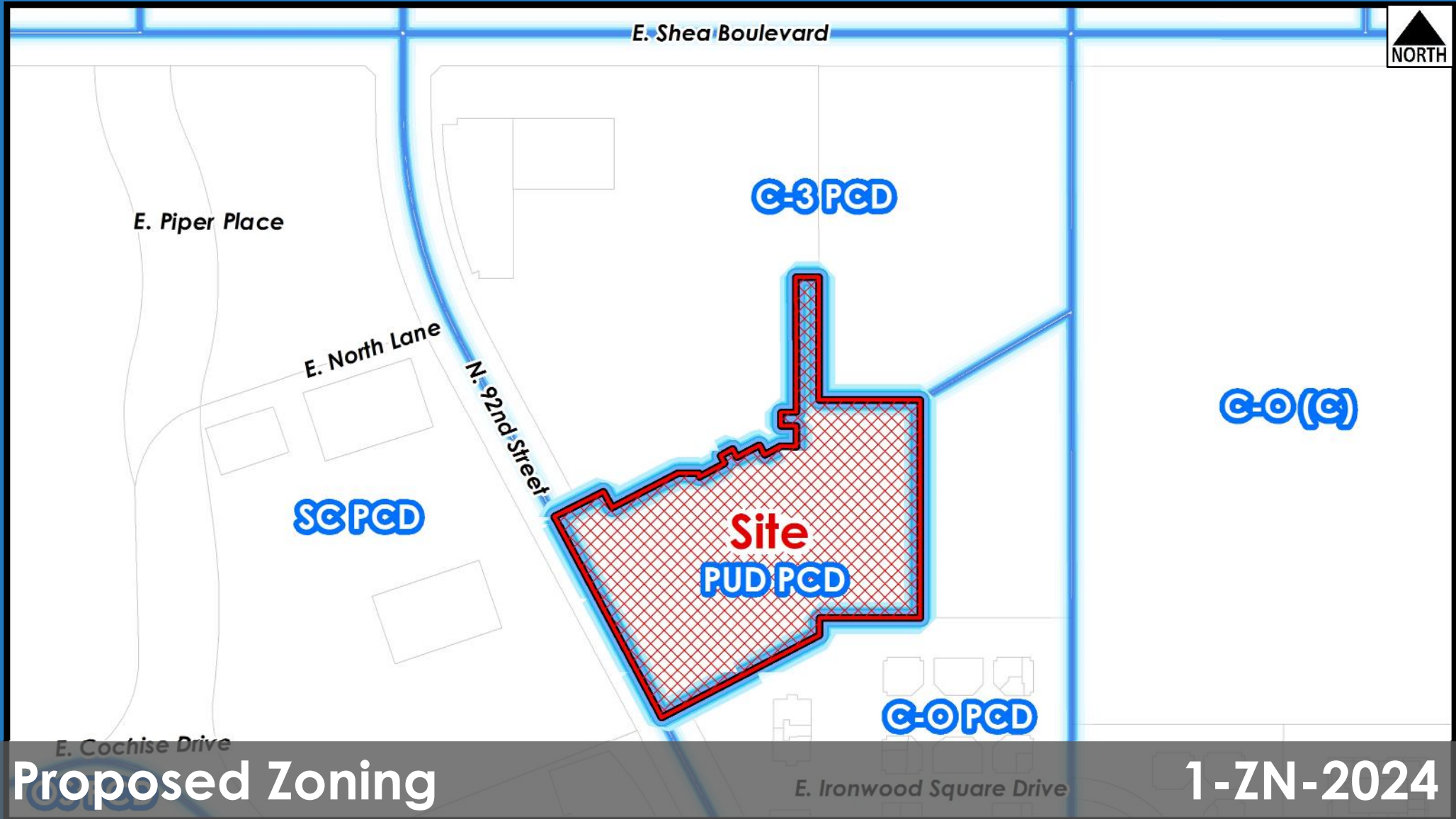
Detail Aerial

1-GP-2024 & 1-ZN-2024



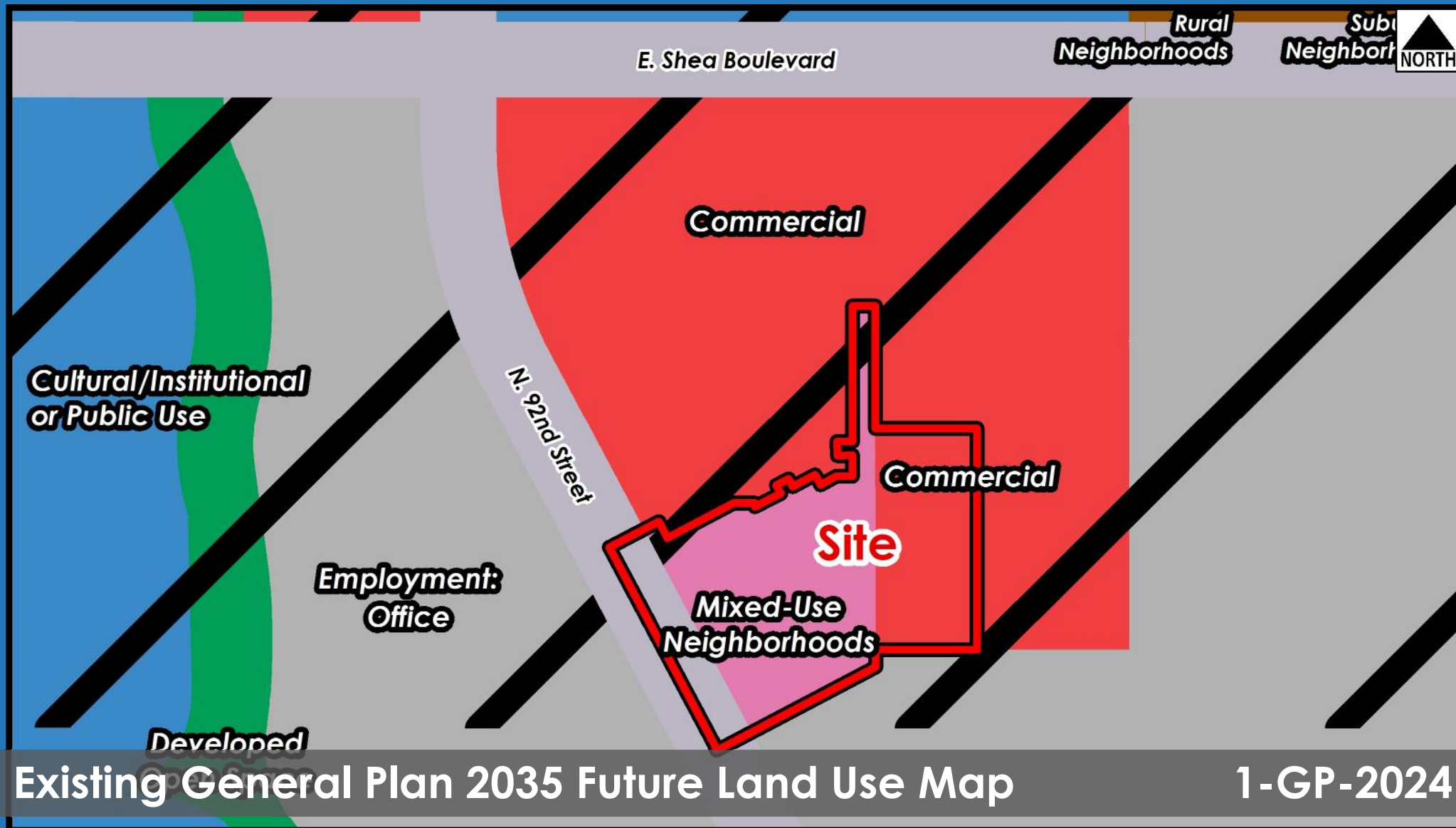
Existing Zoning

1-ZN-2024



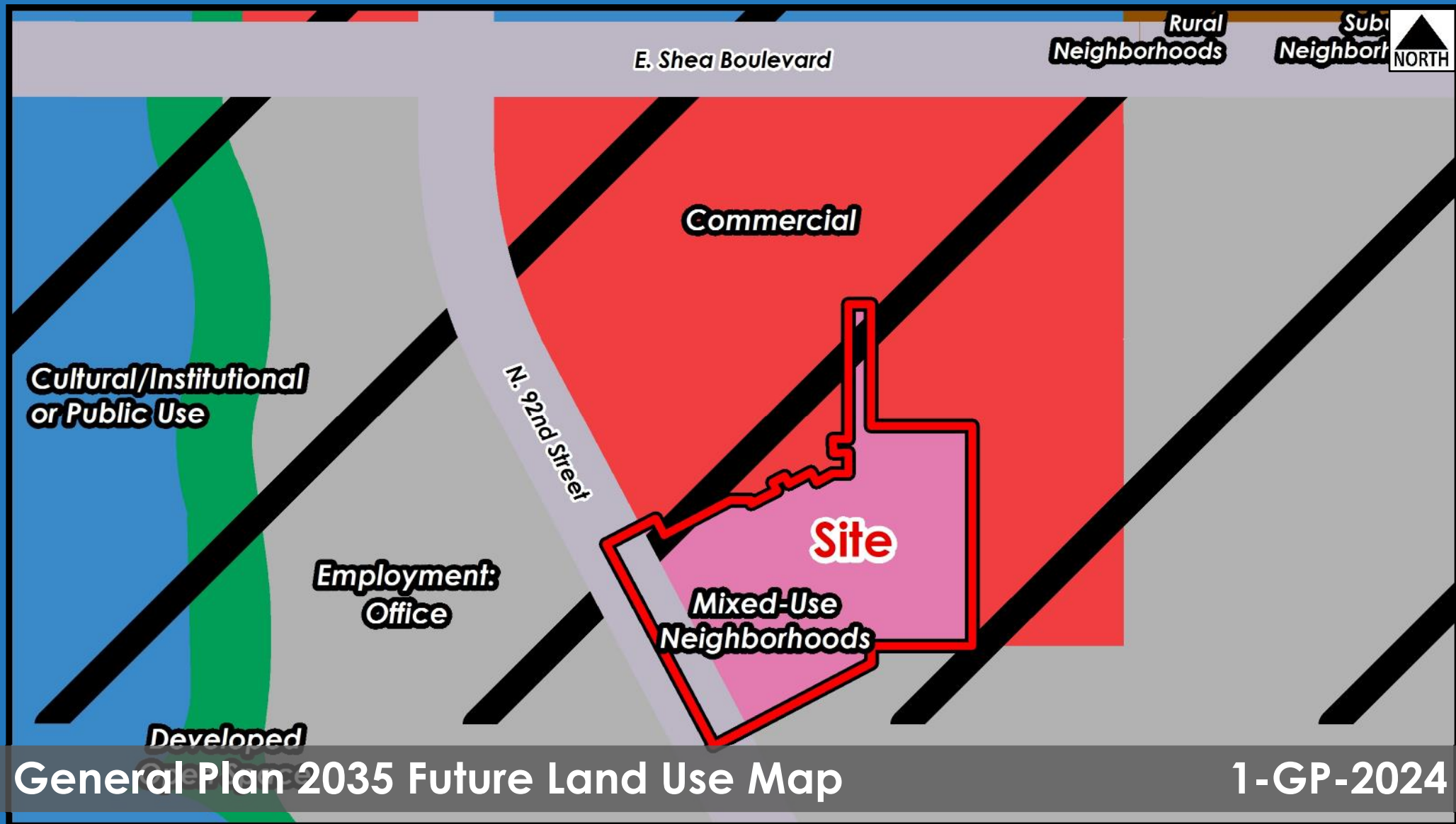
Proposed Zoning

1-ZN-2024



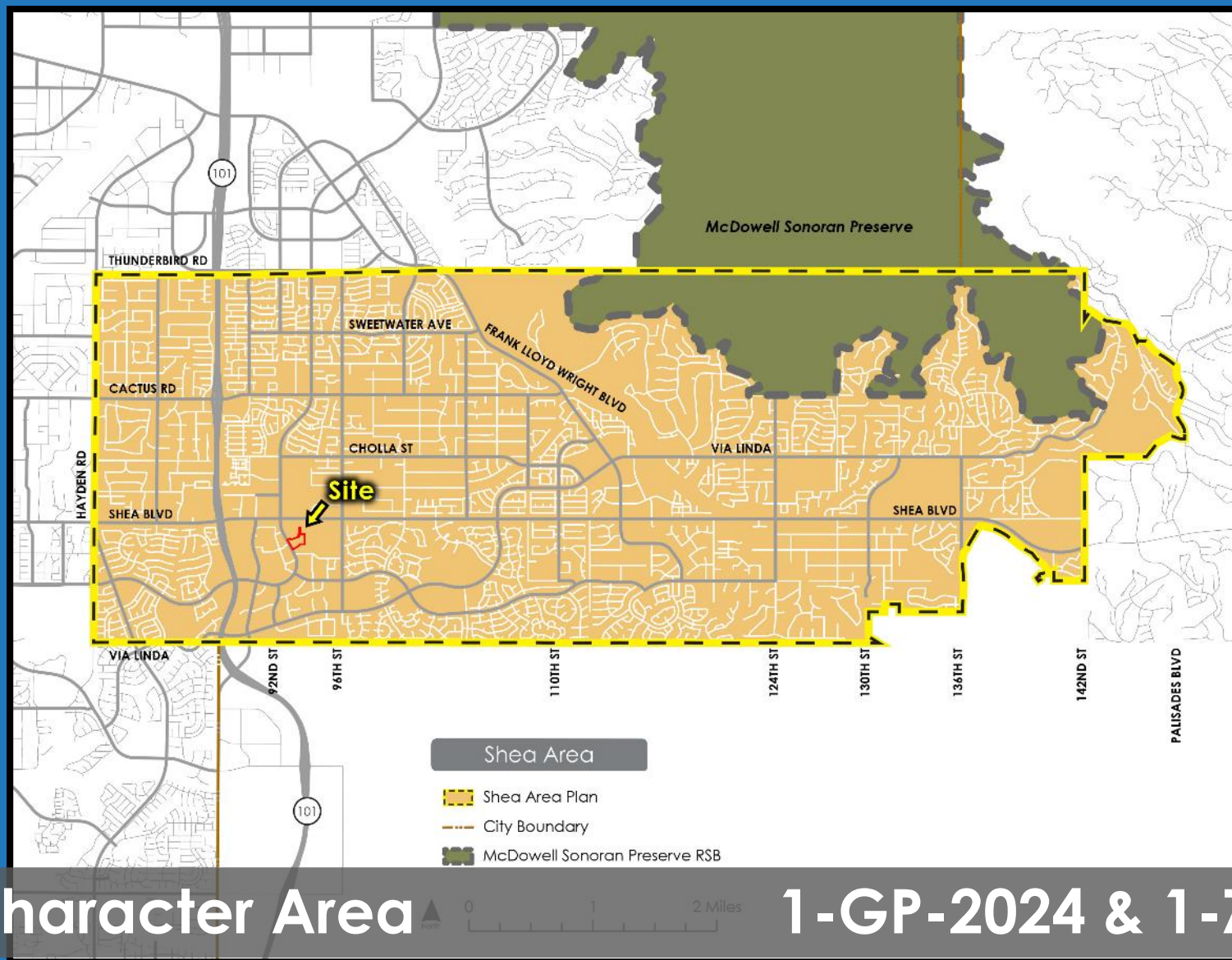
Existing General Plan 2035 Future Land Use Map

1-GP-2024



General Plan 2035 Future Land Use Map

1-GP-2024



Shea Character Area

1-GP-2024 & 1-ZN-2024

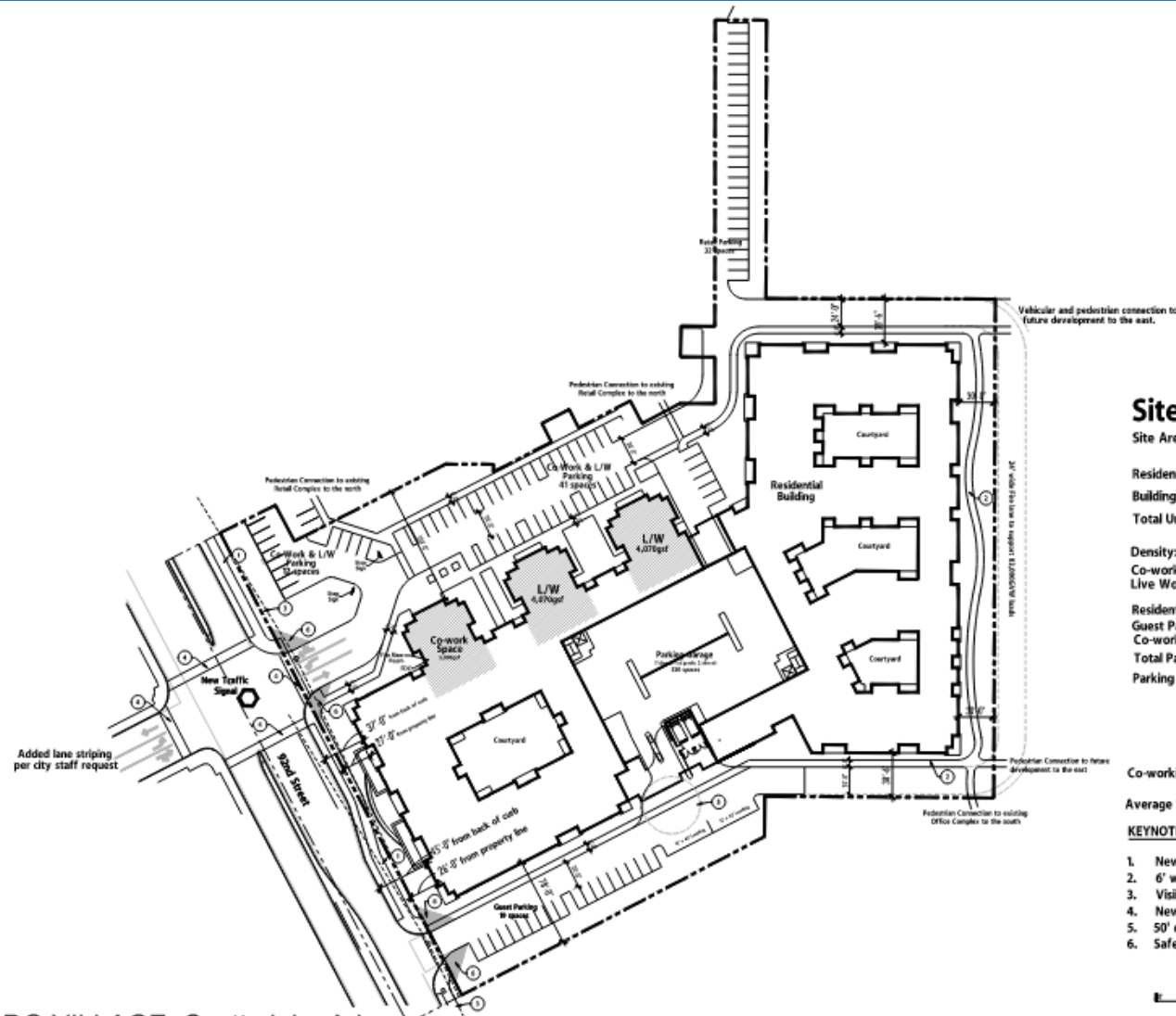
Action Requested

Pursuant to the requirements of the Planned Unit Development (PUD) zoning district, the applicant is requesting a recommendation from the Development Review Board to the Planning Commission and City Council regarding the Development Plan elements for a Zoning District Map Amendment from Commercial Office, Planned Community District (C-O PCD) to Planned Unit Development, Planned Community District (PUD PCD) Zoning, with a Development Plan on the entire +/- 6.64-acres of the site, located at 10299 N. 92nd Street and 10301 N. 92nd Street for a mixed-use development including 255 multi-family units and +/- 13,142 sq. ft. of co-work and live-work area.

Development Plan

The Development Review Board shall review the DP elements and make a recommendation to the Planning Commission, based on the following considerations:

1. The design contained in the DP is compatible with development in the area that it may directly affect, and the DP provides a benefit to the city and adjacent neighborhoods.
2. The DP is environmentally responsive, incorporates green building principles, contributes to the city's design guidelines and design objectives, and that any deviations from the design guidelines must be justified by compensating benefits of the DP.
3. The DP will not significantly increase solar shading of adjacent land in comparison with a development that could be developed under the existing zoning district.
4. The DP promotes connectivity between adjacent and abutting parcels and provides open spaces that are visible from the public right-of-way and useful to the development.



Site Plan

Site Area:	6.64 acres gross (289,152sf) 6.08 acres net (264,725sf)
Residential Area:	228,025sf rentable
Building Height:	48'-0" (3 Stories)
Total Units:	255 units (8 L/W; 191 1-bdrm; 56 2-bdrm.) (887sf average)
Density:	38.40 units / gross acre
Co-work Space:	5,000gsf
Live Work:	8,140gsf
Residential Parking Required:	354 spaces (1.3/1-bdrm; 1.7/2-bdrm.)
Guest Parking Required:	43 spaces (1 space / 6 units)
Co-work Required:	17 spaces (1.0/1000sf)
Total Parking Required:	414 spaces
Parking Provided:	350 parking garage spaces 53 surface spaces (Co-work & L/W) 19 surface spaces (Guest) 32 surface spaces (Retail) 454 spaces total

Co-working/Live-work at 1st Floor:

Average 1st Floor Building Setback along 92nd Street is 29'-0"

KEYNOTES

1. New 8' Detached Concrete Sidewalk
2. 6' wide Sidewalk Connection
3. Visibility Triangle (30' max. landscape height)
4. New Pedestrian Crosswalk with Traffic Signal
5. 50' diameter Guest Turn-Around
6. Safety Triangle Easement per DSPM 5-3.123



MERCADO VILLAGE- Scottsdale, Arizona

20157- 5-7-24

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North Elevation



48'-0" T.O. High Parapet
38'-0" T.O. Mech. Scape
38'-0" T.O. Low Parapet
(38'-0" T.O. Security Back)

0'-0" Fin. Floor
Grade Plane 7'-00"
Golden Point average width = 17' x 45.50'

East Elevation



48'-0" T.O. High Parapet
38'-0" T.O. Mech. Scape
38'-0" T.O. Low Parapet
(38'-0" T.O. Security Back)

0'-0" Fin. Floor
Grade Plane 7'-00"
Golden Point average width = 17' x 45.50'

South Elevation



48'-0" T.O. High Parapet
38'-0" T.O. Mech. Scape
38'-0" T.O. Low Parapet
(38'-0" T.O. Security Back)

0'-0" Fin. Floor
Grade Plane 7'-00"
Golden Point average width = 17' x 45.50'

West Elevation



48'-0" T.O. High Parapet
38'-0" T.O. Mech. Scape
38'-0" T.O. Low Parapet
(38'-0" T.O. Security Back)

0'-0" Fin. Floor
Grade Plane 7'-00"
Golden Point average width = 17' x 45.50'

92nd Street Elevation



48'-0" T.O. High Parapet
38'-0" T.O. Mech. Scape
38'-0" T.O. Low Parapet
(38'-0" T.O. Security Back)

0'-0" Fin. Floor
Grade Plane 7'-00"
Golden Point average width = 17' x 45.50'

Building Elevations / Elevations Worksheet

0' 10' 20' 30'

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Aerial View from Southwest

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Aerial View from Northwest

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View from 92nd Street Entry

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View from Southwest

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Aerial View from Northeast

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Pedestrian and Vehicular Circulation

The development will have numerous opportunities for pedestrian connectivity to existing retail, restaurant and office venues adjacent to the property.

The project will provide a new signalized crossing at 92 Street and Cochise Drive to provide access from the site to the Honor Health Medical Campus and greenbelt system.

There will be approximately 25.8% of open space located throughout the property in courtyards and pedestrian-oriented locations.

Pedestrian Circulation: —
Vehicular Circulation: —

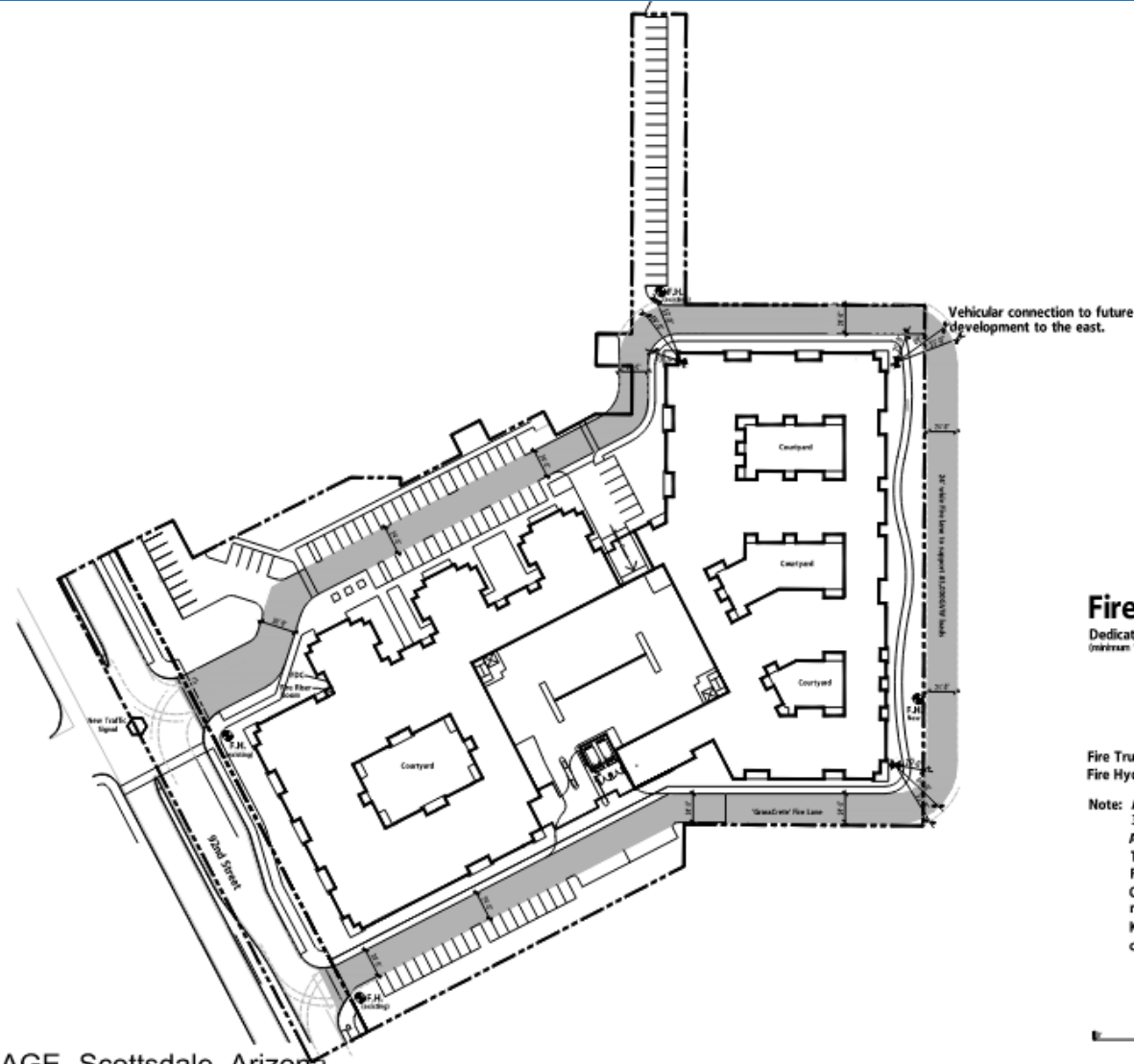


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Fire Access Site Plan

Dedicated 24' Fire Lane:
(minimum 13'-6" vertical clear)



Fire Truck Turning Radius Diagram:
Fire Hydrant: ●

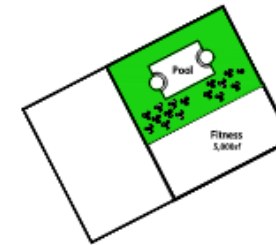
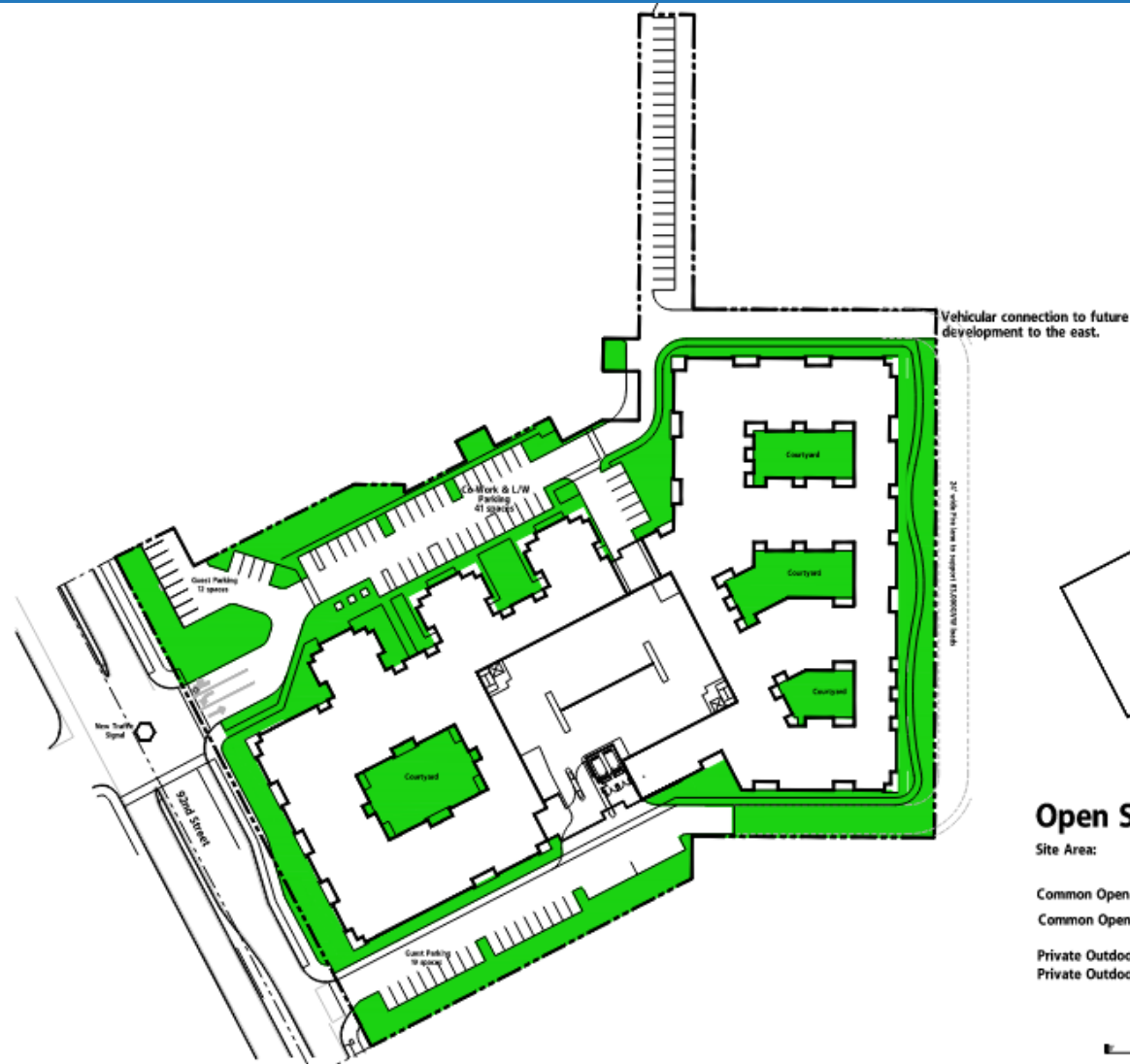
Note: Access roads shall extend to within 300' of all portions of the building.
All required fire lanes are minimum 24'-0" wide.
This residential community is not gated.
Fire lane surface will support 83,000GVW.
Cross access easement agreement required prior to approval.
Key switch/pre-emption sensor required for commercial/multi-family/gated communities.



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Open Space Worksheet

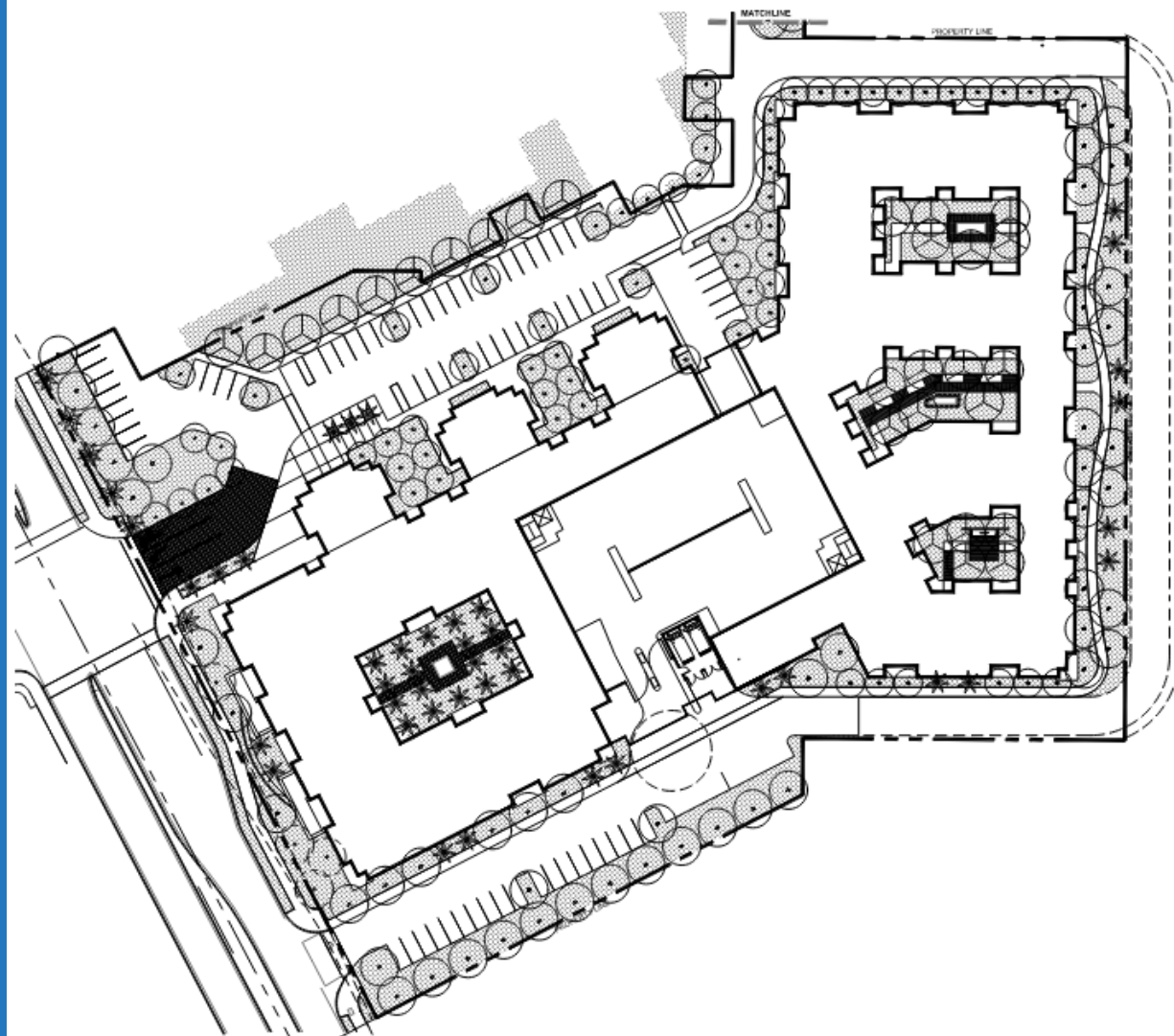
Site Area:	6.64 acres gross (289,152sf)
	6.08 acres net (264,725sf)
Common Open Space Required:	28,915sf (10.0% gross site)
Common Open Space Provided:	84,700sf (29.29%)
	(includes pool deck)
Private Outdoor Required:	14,457sf (5.0% gross residential area)
Private Outdoor Provided:	30,147sf



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PLANT LEGEND

CODE	TYPE	SIZE
1	Shrub	
2	Shrub	
3	Shrub	
4	Shrub	
5	Shrub	
6	Shrub	
7	Shrub	
8	Shrub	
9	Shrub	
10	Shrub	
11	Shrub	
12	Shrub	
13	Shrub	
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93	Shrub	
94	Shrub	
95	Shrub	
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97	Shrub	
98	Shrub	
99	Shrub	
100	Shrub	

NOTE: ALL PLANTING AREAS COVERED WITH 12" DEPTH DECOMPOSED GRASS.

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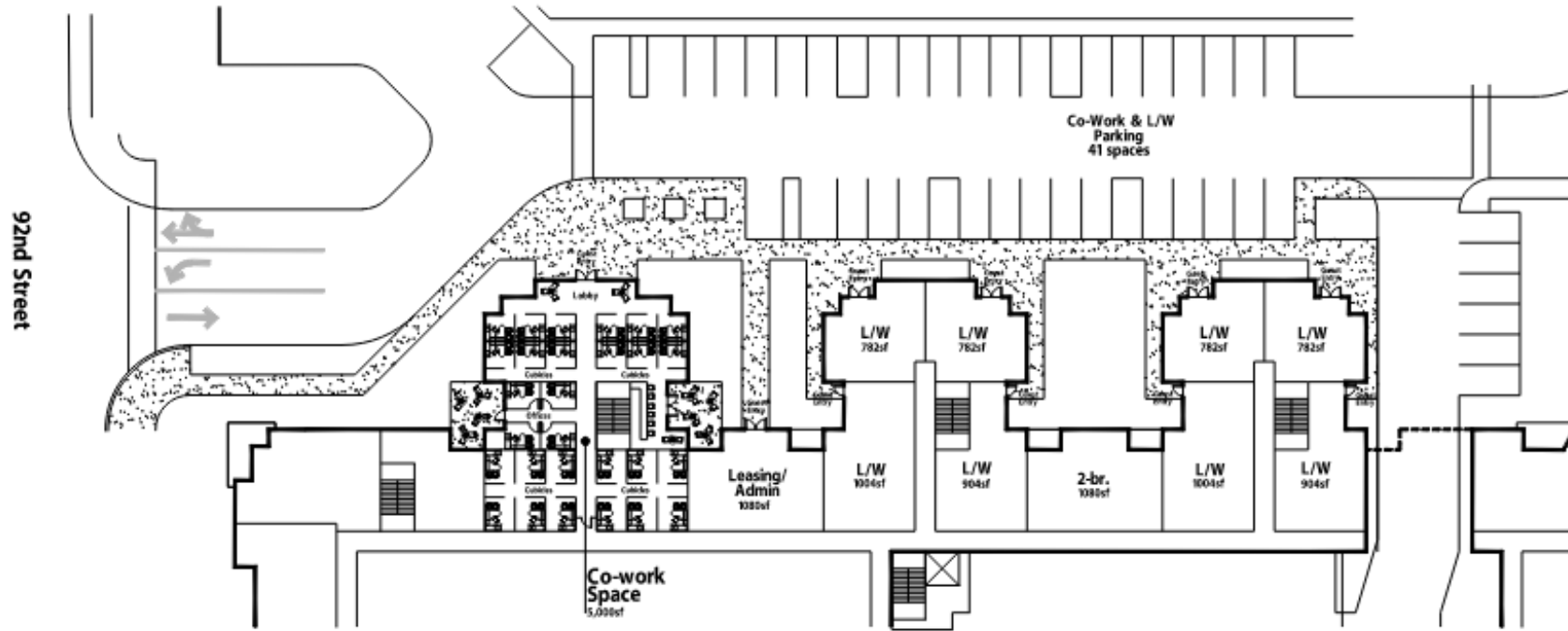


North
Scale: 1" = 20'-0"

L1.02
planting plan

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Co-working / Live-work Plan

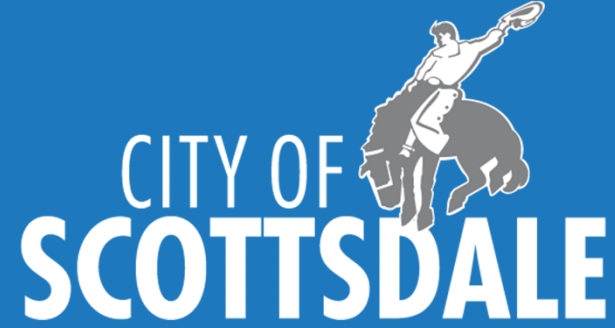


MERCADO VILLAGE- Scottsdale, Arizona

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Mercado Village

1-ZN-2024

**Development Review Board
June 20, 2024**

Coordinator: Jeff Barnes

Project Data

- Existing Use: Office/Commercial uses, and a vacant lot
- Proposed Use: Mixed-use Development Project
- Parcel Size: 289,152 square feet /6.64 acres (gross)
264,725 square feet /6.08 acres (net)
- Residential Building Area: 228,025 gross square feet
- Commercial Building Area: 13,140 gross square feet
- Total Building Area: 241,165 gross square feet
- Floor Area Ratio Allowed: 0.8 (commercial floor area only)
- Floor Area Ratio Provided: 0.05 (commercial floor area only)
- Building Height Allowed: 48 feet (excluding rooftop appurtenances)
- Building Height Proposed: 48 feet (excluding rooftop appurtenances)
- Parking Required: 414 spaces
- Parking Provided: 454 spaces
- Open Space Required: 28,915 square feet (10%)
- Open Space Provided: 84,700 square feet (29.29%)
- Number of Dwelling Units Allowed: Per Development Plan
- Number of Dwelling Units Proposed: 255 units
- Density Allowed: Per Development Plan
- Density Proposed: 38.4 dwelling units per acre (PUD area)