



# **Mercado Village**

**1-GP-2024 & 1-ZN-2024**

**Planning Commission**

**July 10, 2024**

**Coordinator: Jeff Barnes**





Context Aerial

1-GP-2024 & 1-ZN-2024





Detail Aerial

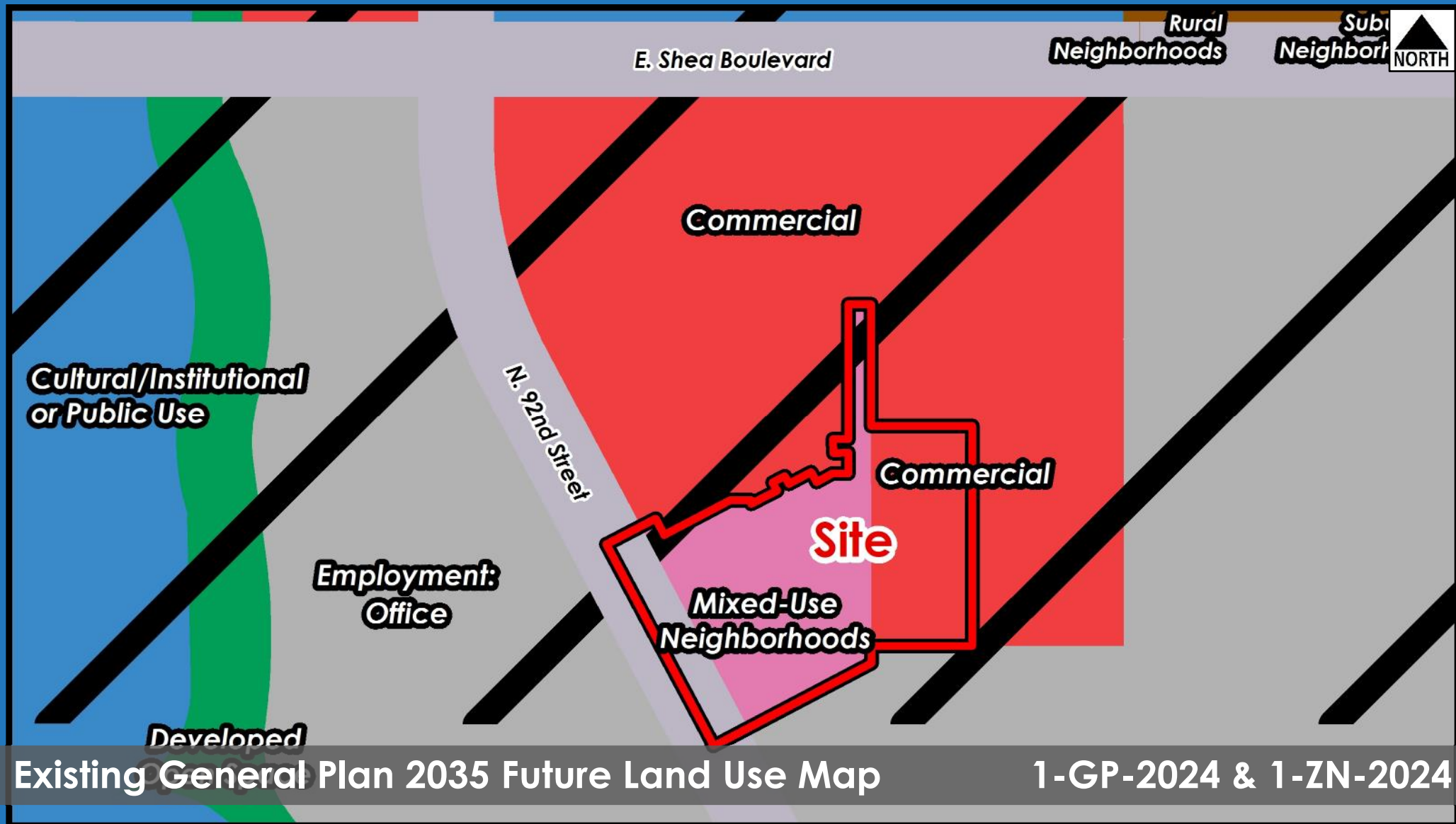
1-GP-2024 & 1-ZN-2024



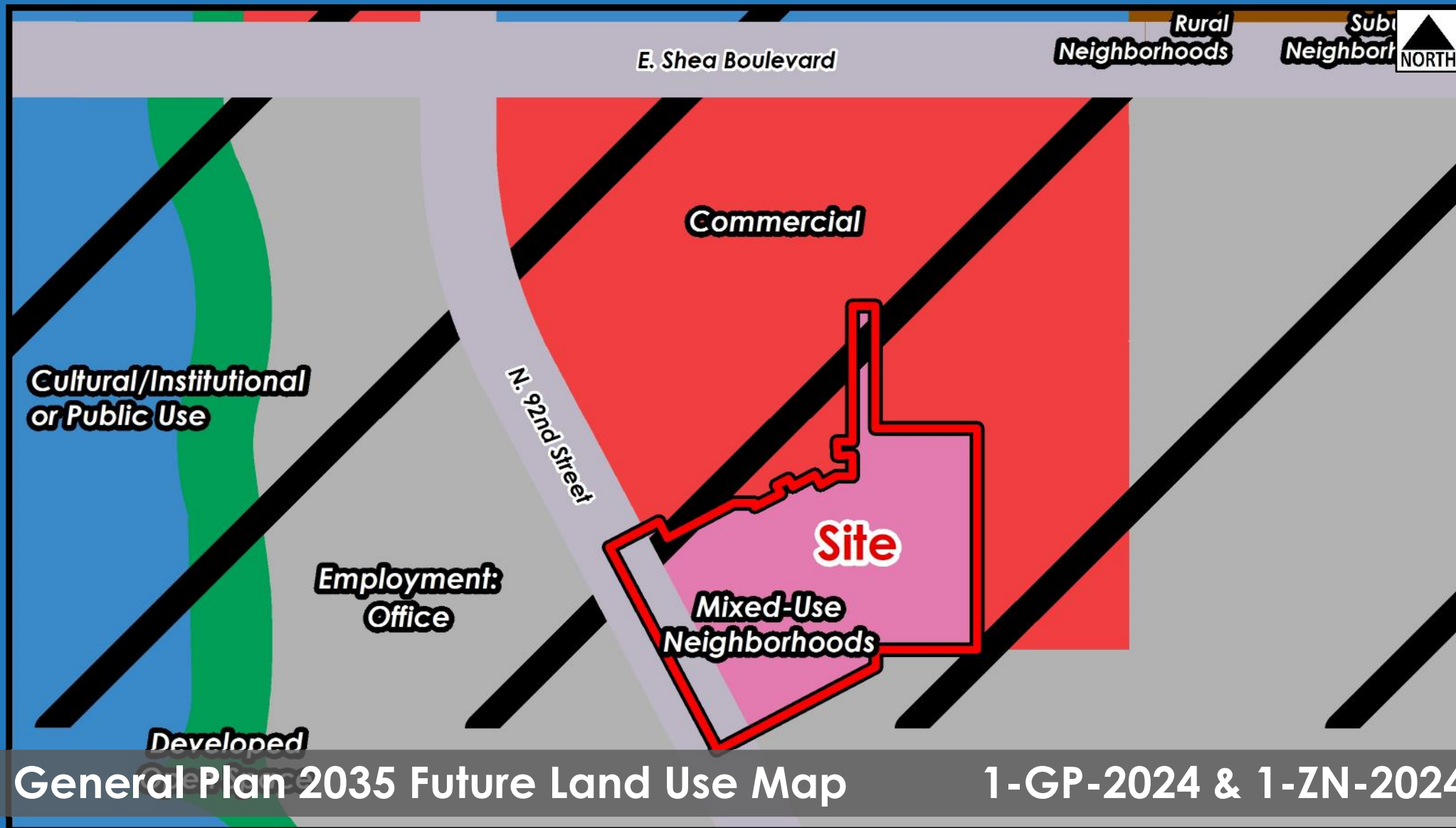
# Action Requested

1. A recommendation to City Council regarding a request by owner for a minor General Plan Amendment to the City of Scottsdale General Plan 2035 from Commercial to Mixed-Use Neighborhoods on +/- 2-acres of the overall +/- 6.64-acre site located at 10299 N. 92<sup>nd</sup> Street and 10301 N. 92<sup>nd</sup> Street.
2. A recommendation to City Council regarding a request by owner 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. 92<sup>nd</sup> Street and 10301 N. 92<sup>nd</sup> Street for a mixed-use development including 255 multi-family units and +/- 13,142 sq. ft. of co-work and live-work area.





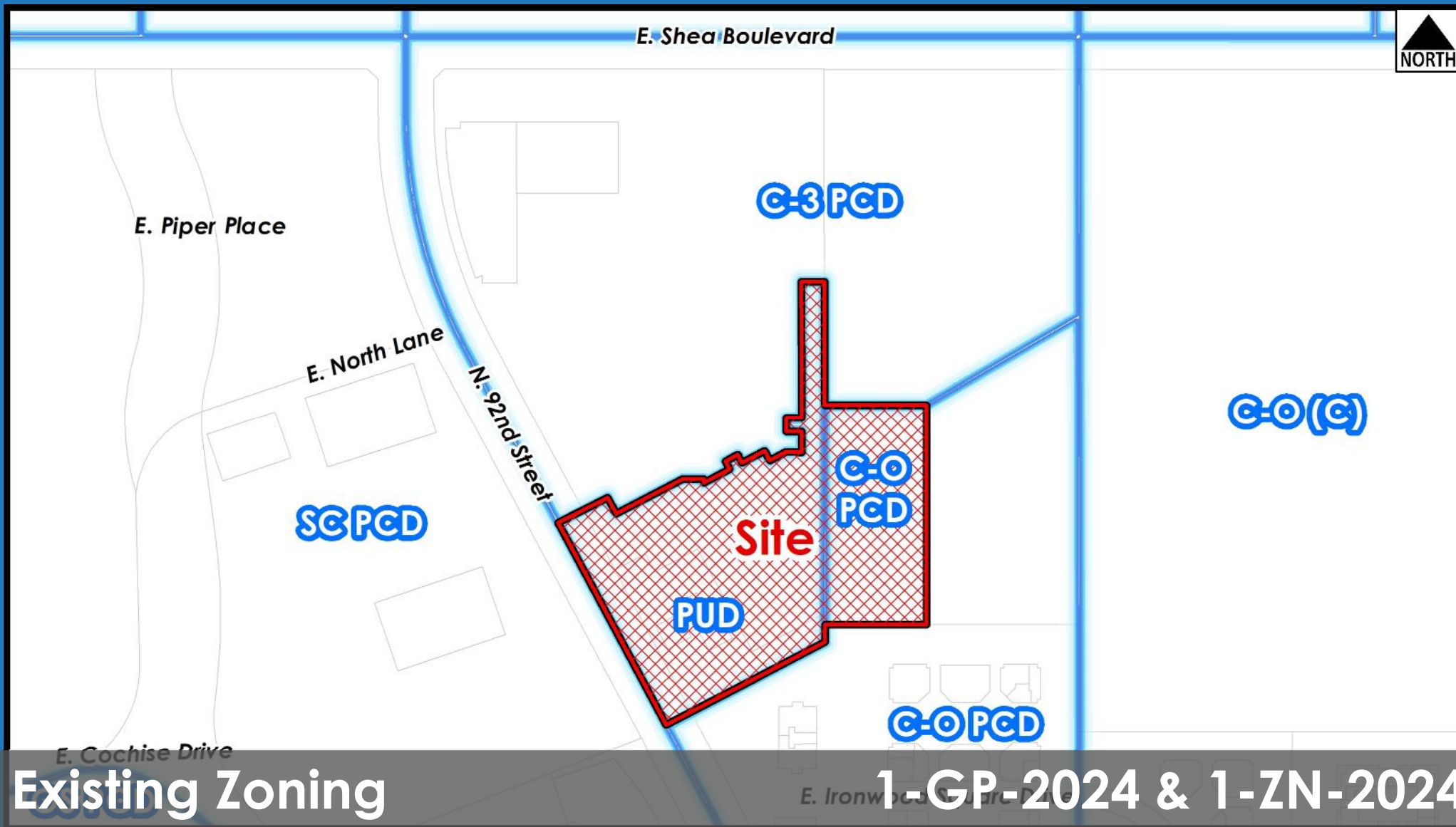




General Plan 2035 Future Land Use Map

1-GP-2024 & 1-ZN-2024

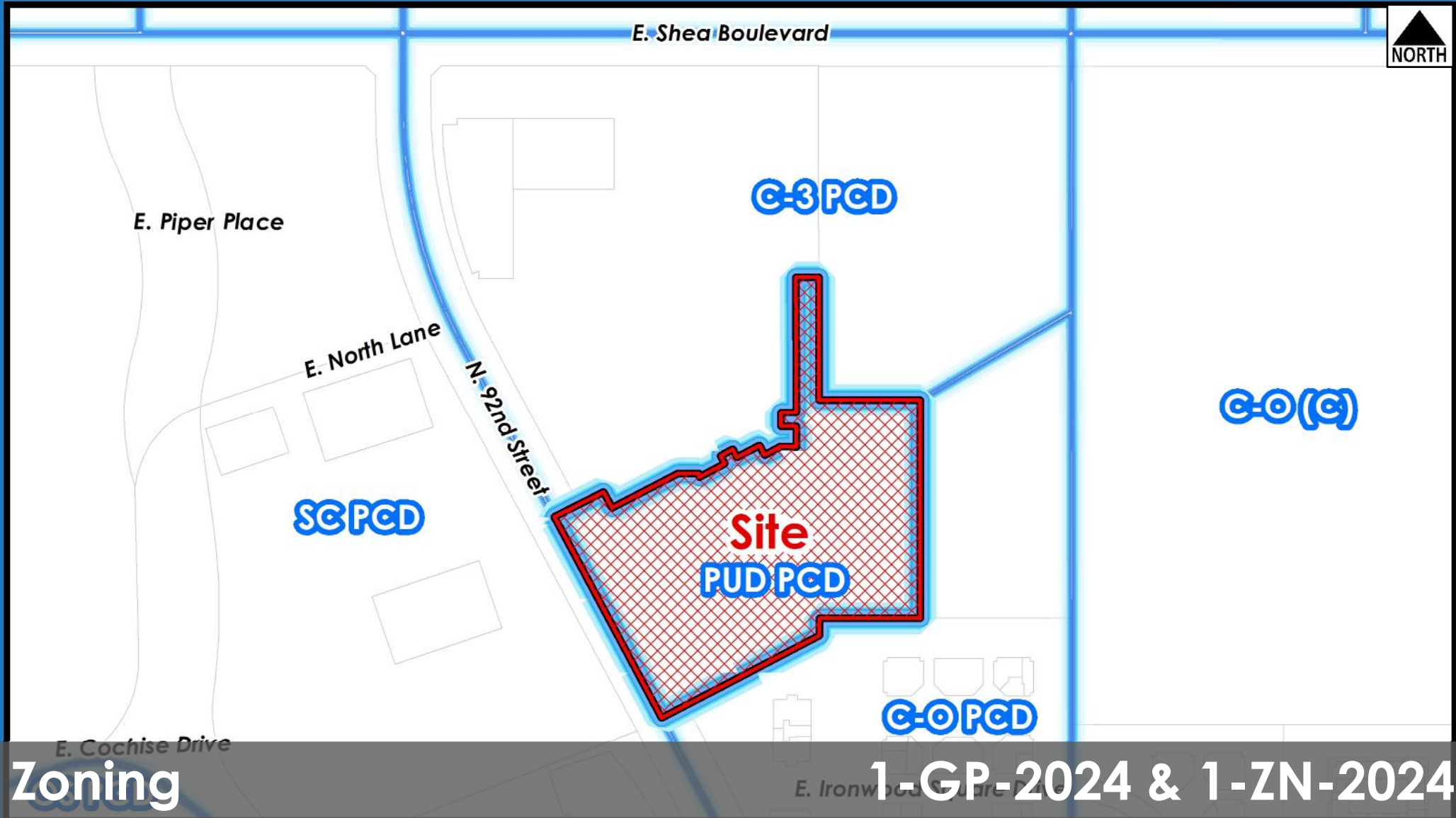




Existing Zoning

1-GP-2024 & 1-ZN-2024

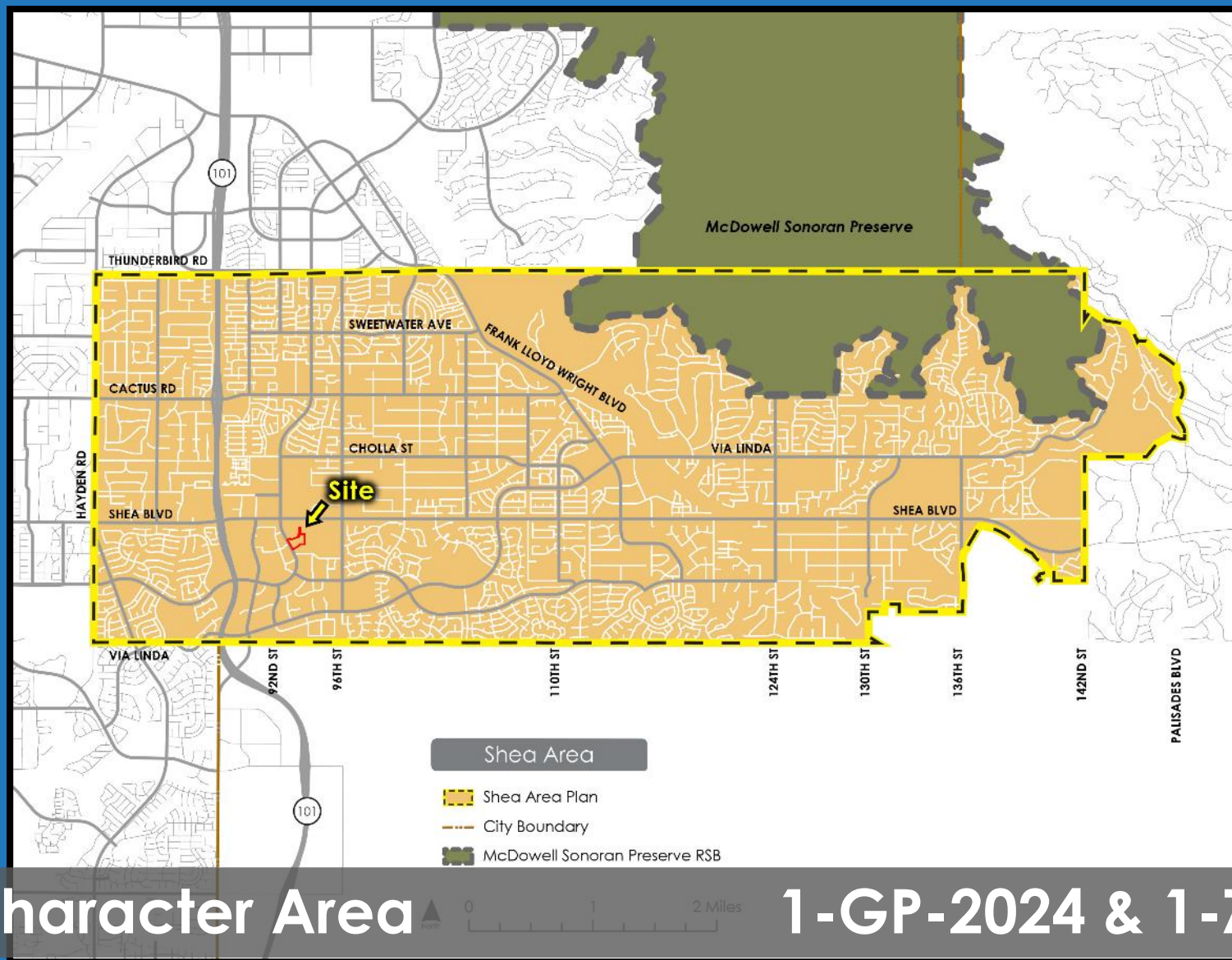




Zoning

1-GP-2024 & 1-ZN-2024





Shea Character Area

1-GP-2024 & 1-ZN-2024

# PCD Findings:

As part of the approval or modified approval of an application for a Planned Community District, the Planning Commission and the City Council must find that:

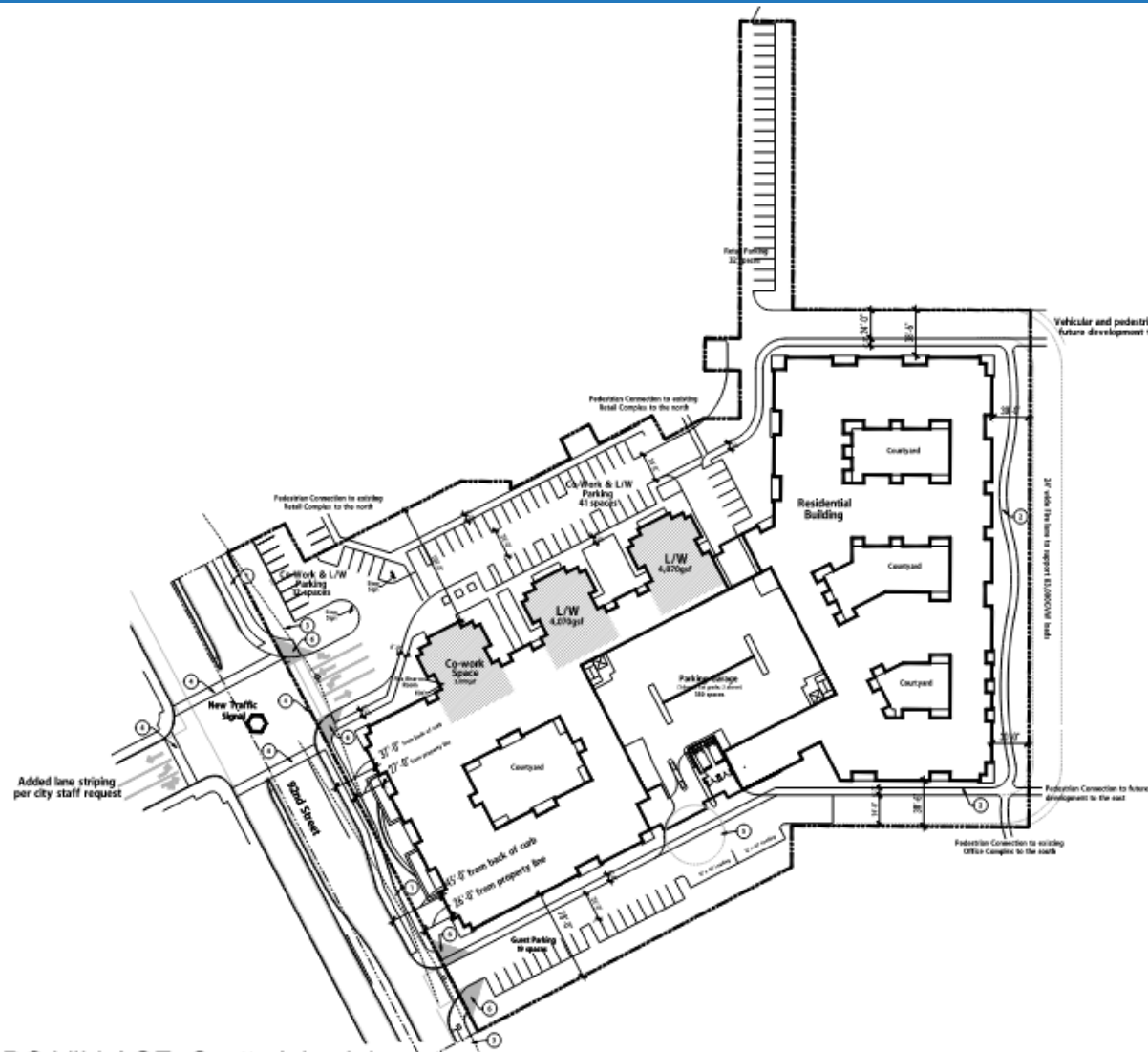
- A. That the development proposed is in substantial harmony with the General Plan, and can be coordinated with existing and planned development of surrounding areas.
- B. That the streets and thoroughfares proposed are suitable and adequate to serve the proposed uses and the anticipated traffic which will be generated thereby.
- C. The Planning Commission and City Council shall further find that the facts submitted with the application and presented at the hearing establish beyond reasonable doubt that:
  - 1. In the case of proposed residential development, that such development will constitute a residential environment of sustained desirability and stability; that it will be in harmony with the character of the surrounding area; and that the sites proposed for public facilities, such as schools, playgrounds and parks, are adequate to serve the anticipated population. The Planning Commission and City Council shall be presented written acknowledgment of this from the appropriate school district, the Scottsdale Parks and Recreation Commission and any other responsible agency.
  - 2. In the case of proposed industrial or research uses, that such development will be appropriate in area, location and overall planning to the purpose intended; and that the design and development standards are such as to create an industrial environment of sustained desirability and stability.
  - 3. In the case of proposed commercial, educational, cultural, recreational and other nonresidential uses, that such development will be appropriate in area, location and overall planning to the purpose intended; and that such development will be in harmony with the character of the surrounding areas.



# PUD Findings:

As part of the approval or modified approval of an application for a PUD District, the Planning Commission shall recommend, and the City Council shall find that the following criteria have been met:

- a. The proposed development promotes revitalization, the goals, policies and guidelines of the General Plan, area plans and design guidelines.
- b. The proposed development's uses, densities or development standards would not otherwise be permitted by the property's existing zoning.
- c. The proposed development will be compatible with adjacent land uses and promotes the stability and integrity of abutting or adjacent residential neighborhoods.
- d. There are adequate infrastructure and city services to serve the development.
- e. The proposal meets the following location criteria:
  - i. The proposed development is not located within any area zoned Environmentally Sensitive Lands Ordinance (ESL), nor within the boundaries of the Downtown Area.
  - ii. The proposed development fronts onto a major or minor arterial and/or major collector street as designated in the Transportation Master Plan.



## 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 (1.0/300sf)
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

20157-6-19-24

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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' 40'

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20157- 3-20-24

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**Aerial View from Southwest**

**MERCADO VILLAGE- Scottsdale, Arizona**

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**Aerial View from Northwest**

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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: —

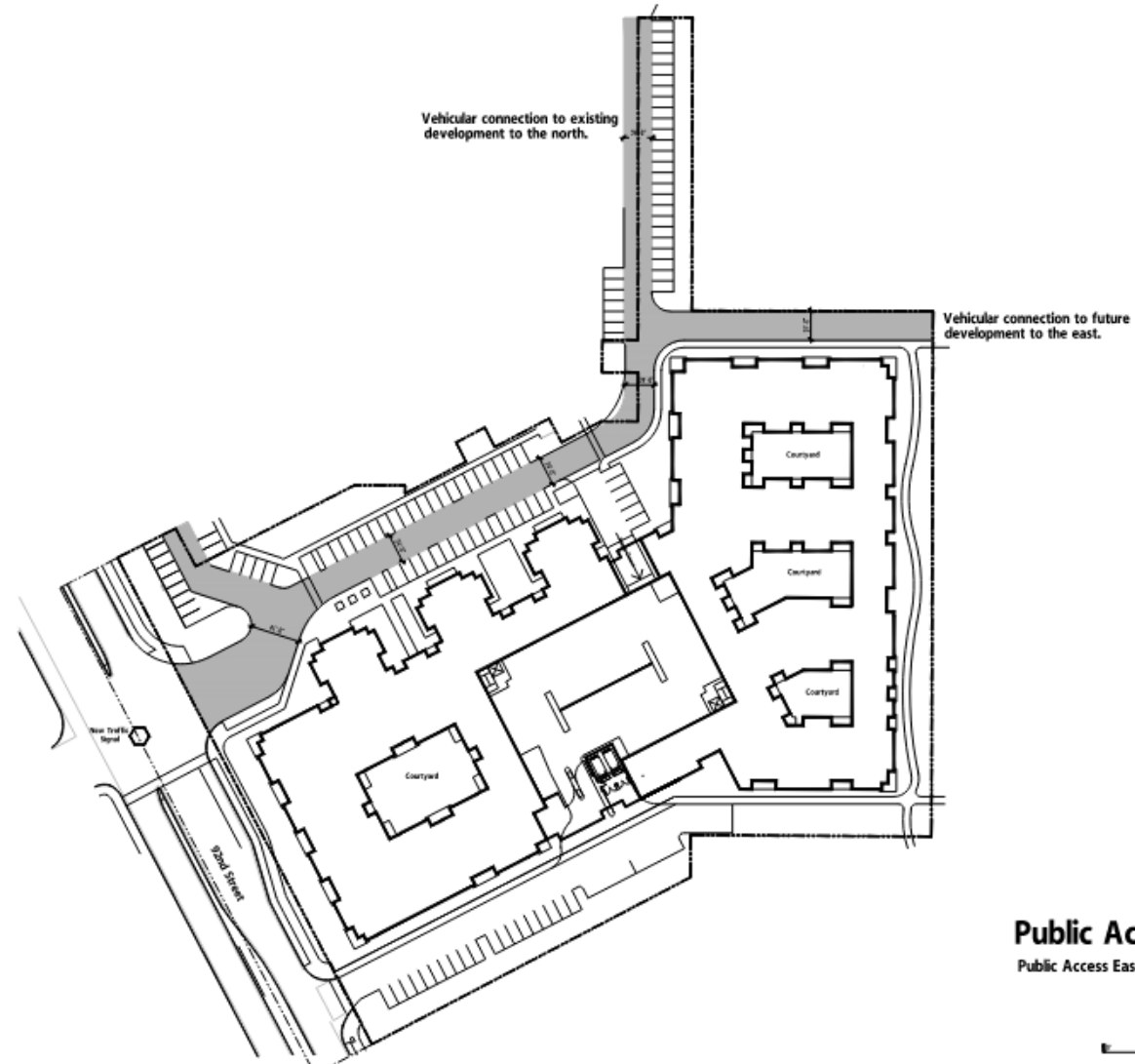


20157- 5-7-24



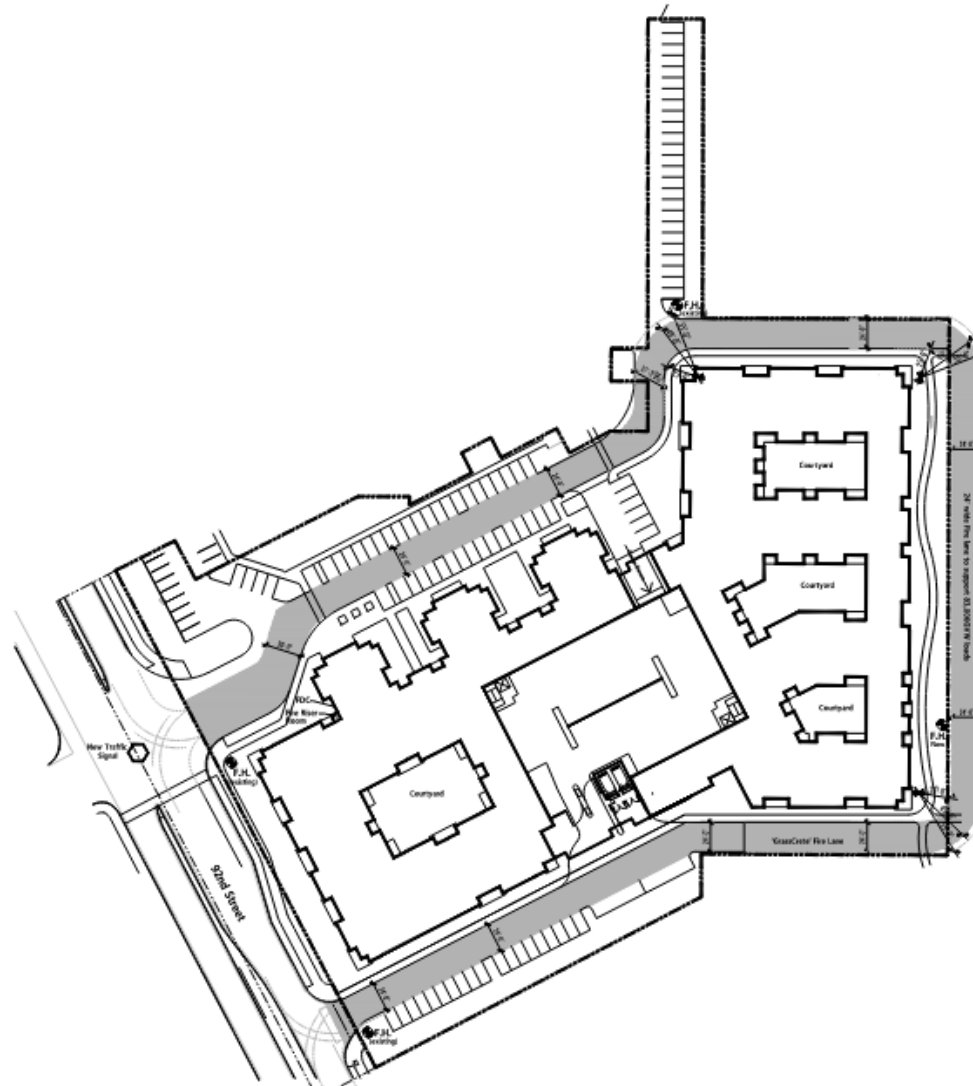
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## Fire Access Site Plan

Dedicated 24' Fire Lane:  
(minimum 12'-0" 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.



20157- 6-19-24



MERCADO VILLAGE- Scottsdale, Arizona

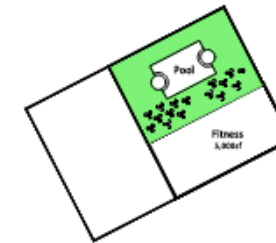
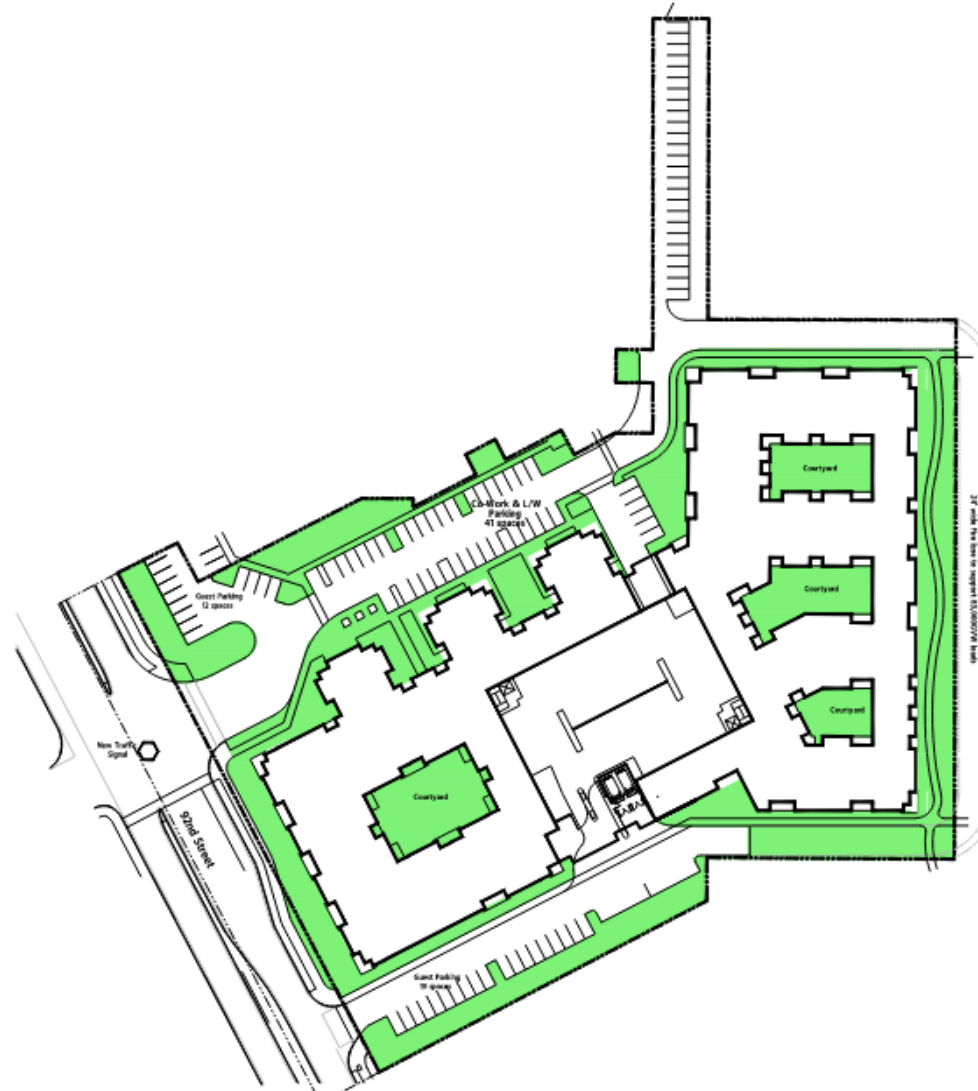
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DAVIS

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## Open Space Worksheet

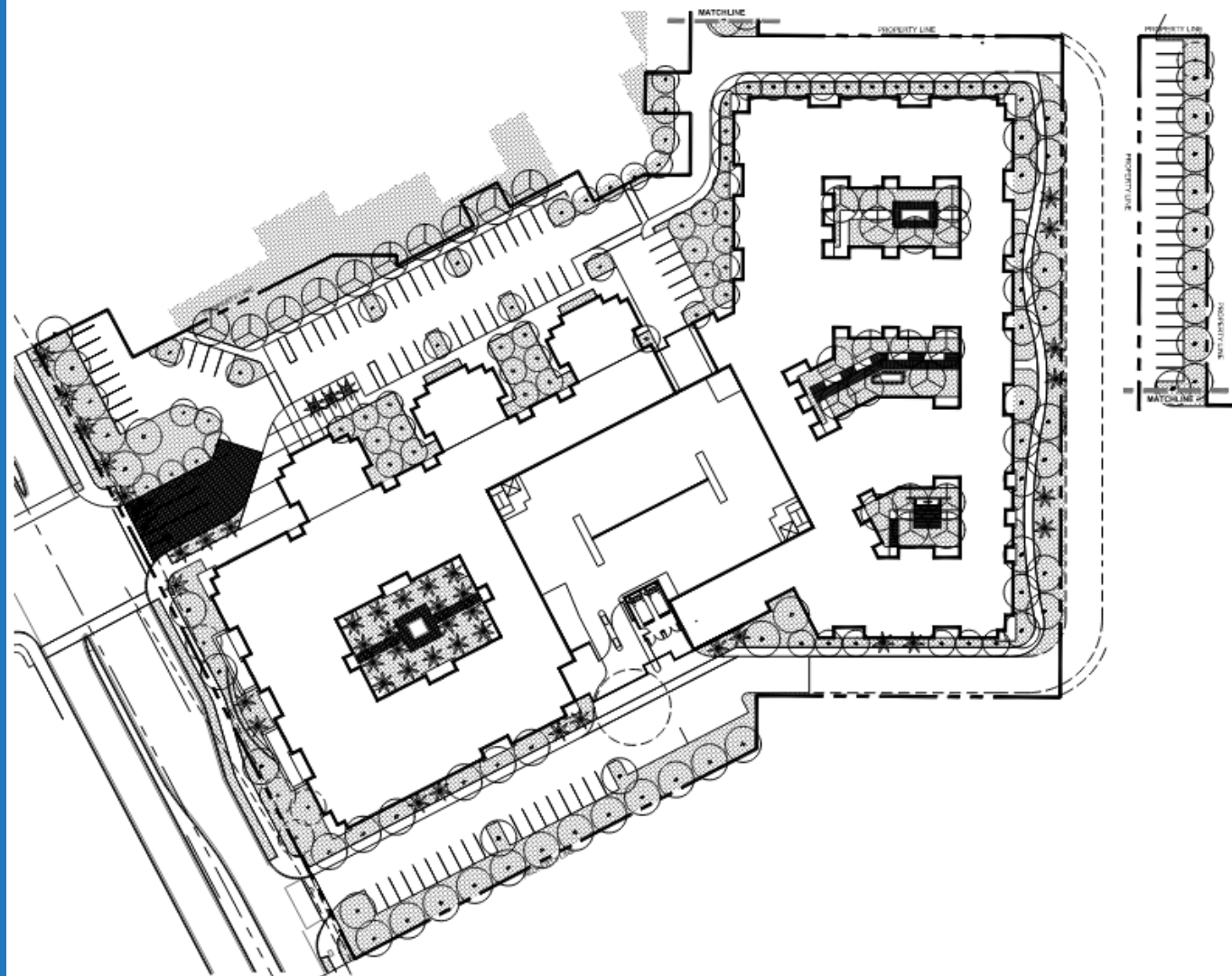
Site Area:	6.64 acres gross (289,152sf)
	6.08 acres net (264,725sf)
Common Open Space Required:	28,915sf (10.0% gross site)
Common Open Space Provided:	83,200sf (28.77%) <span style="background-color: #90EE90; border: 1px solid black; display: inline-block; width: 20px; height: 10px;"></span> (includes pool decks)
Private Outdoor Required:	14,457sf (5.0% gross residential area)
Private Outdoor Provided:	30,147sf



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# PLANT LEGEND

SYMBOL	TYPE	SIZE
	Shrubbery	10' x 10'
	Tree	10' x 10'

	Shrubbery	10' x 10'
	Tree	10' x 10'
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MERCADO VILLAGE- Scottsdale, Arizona

MAJOR: J.P. HIGGINS, 2010 DAVIS. THESE DESIGNS ARE THE EXCLUSIVE PROPERTY OF DAVIS. NO USE OR REPRODUCTION IS PERMITTED WITHOUT THE EXPRESS WRITTEN PERMISSION OF DAVIS.

TRUEFORM  
LANDSCAPE ARCHITECTURE, P.C.

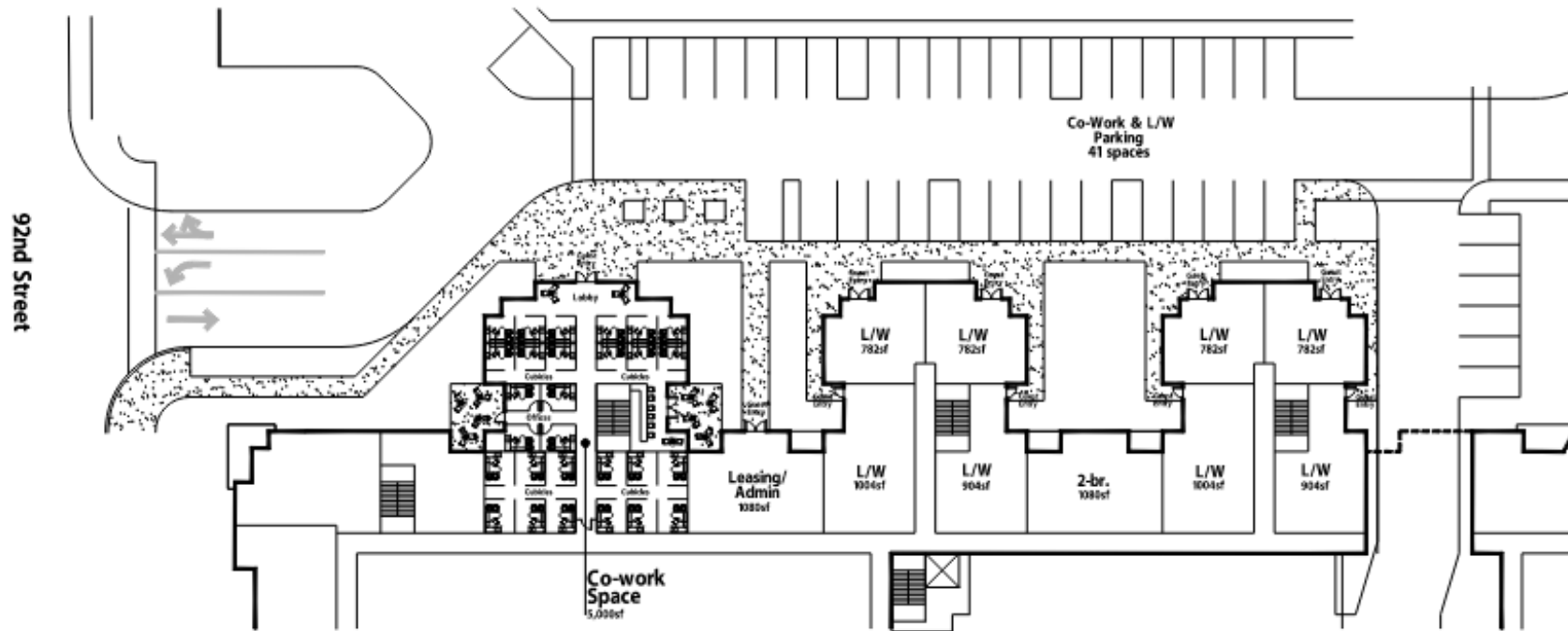
628 North Central Ave.  
Phoenix, AZ 85004  
1.480.352.4244  
www.trueformaz.com



20157- 5-10-21

L1.02  
planting plan





## Co-working / Live-work Plan



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20157- 3-19-24



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# 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: 83,200 square feet (28.77%)
- 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)

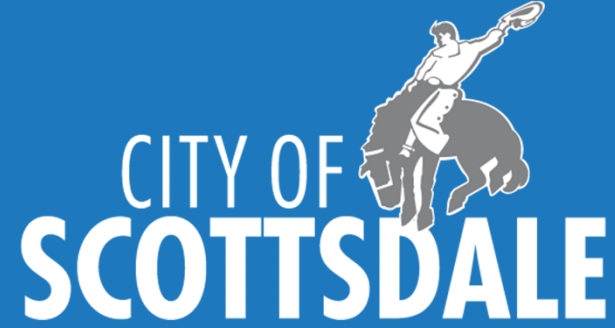
# Other Boards and Commissions

- Heard by Development Review Board on 6/20/2024, recommendation of approval on the Development Plan with a vote of 3-1



# Action Requested

1. A recommendation to City Council regarding a request by owner for a minor General Plan Amendment to the City of Scottsdale General Plan 2035 from Commercial to Mixed-Use Neighborhoods on +/- 2-acres of the overall +/- 6.64-acre site located at 10299 N. 92<sup>nd</sup> Street and 10301 N. 92<sup>nd</sup> Street.
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# **Mercado Village**

**1-GP-2024 & 1-ZN-2024**

**Planning Commission**

**July 10, 2024**

**Coordinator: Jeff Barnes**



**View from 92nd Street Entry**

**MERCADO VILLAGE- Scottsdale, Arizona**

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**View from Southwest**

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