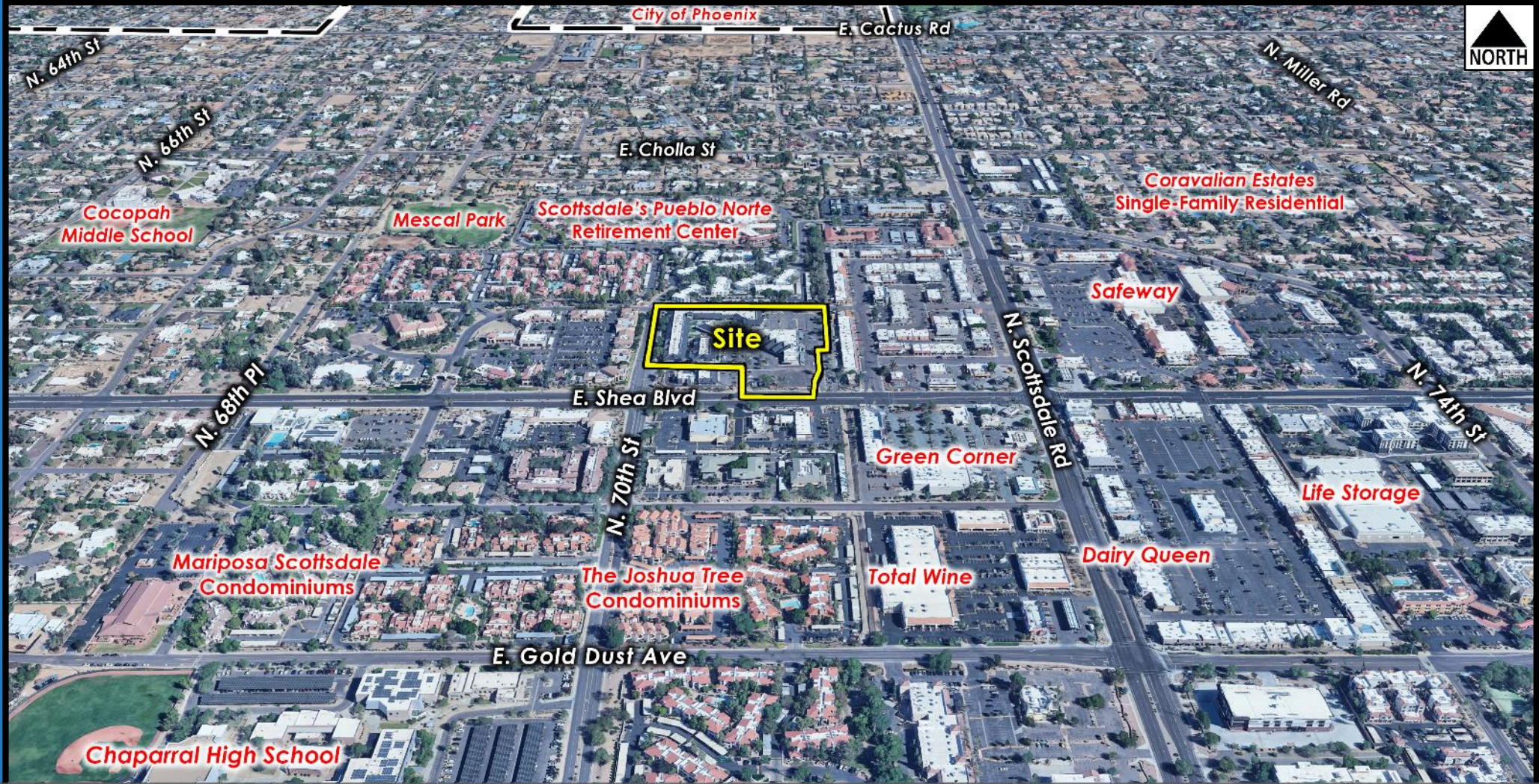


**Cosanti Commons (aka Sundown
Commons)
6-ZN-2023**

Development Review Board

3/21/24

Coordinator: Katie Posler



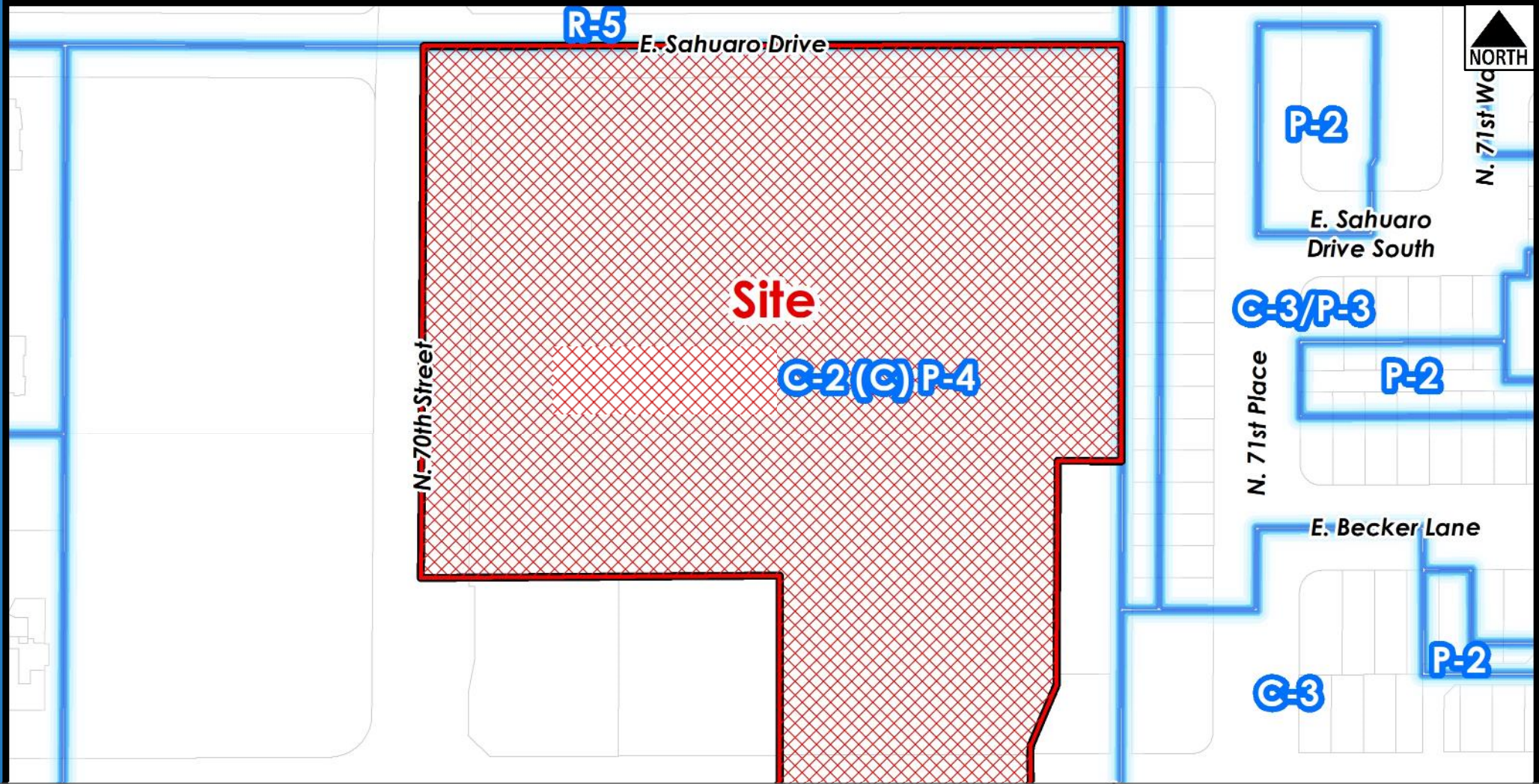
Context Aerial

6-ZN-2023



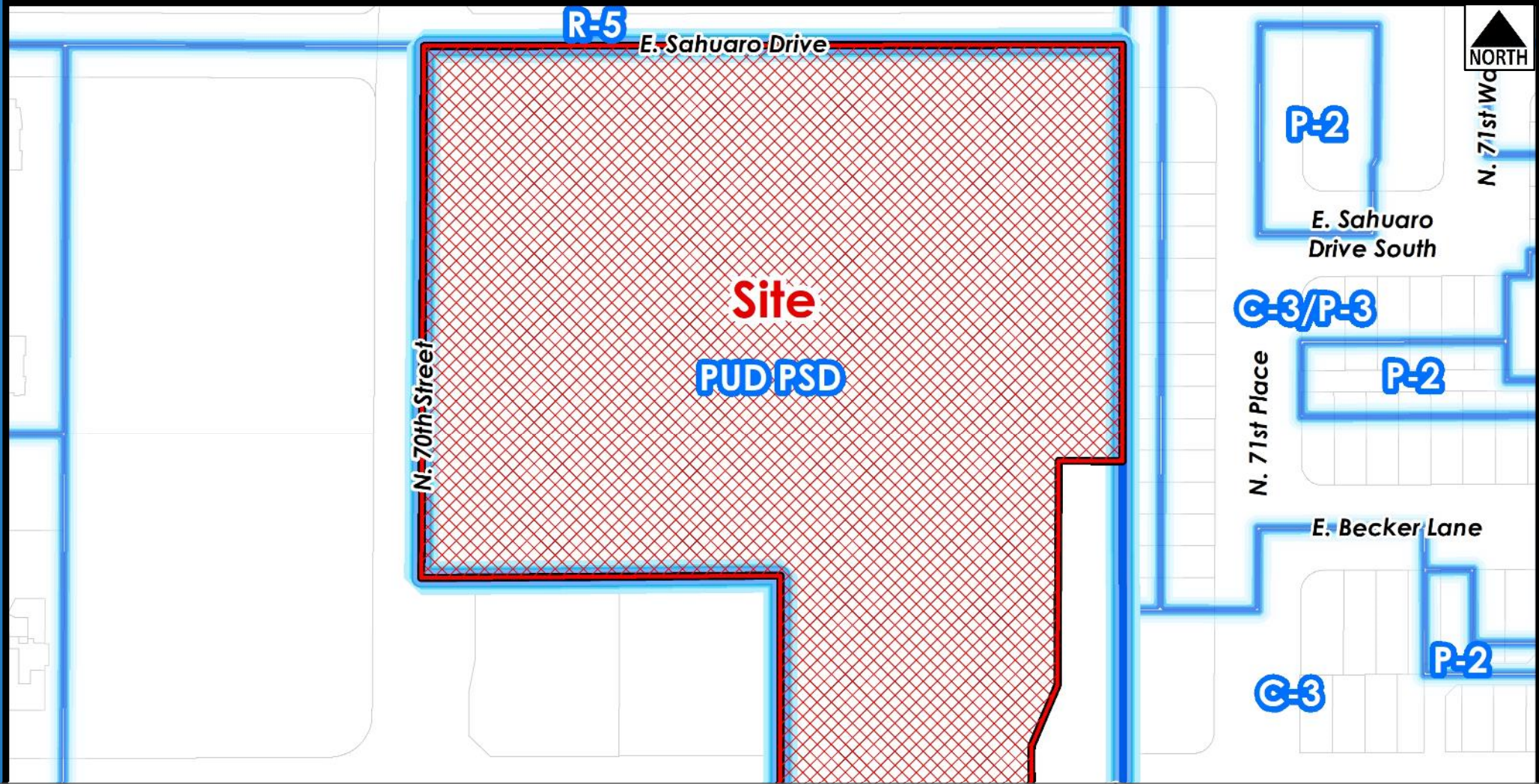
Detail Aerial

6-ZN-2023



Existing Zoning

6-ZN-2023



Proposed Zoning

6-ZN-2023

Request

Pursuant to the requirements of the Planned Unit Development (PUD) zoning district, Zoning Ordinance Section 5.5003, the applicant is requesting a recommendation from the Development Review Board to the Planning Commission and City Council regarding the Development Plan elements related to design compatibility, environmental responsiveness, solar shading, connectivity and open spaces, as well as amended development standards to the building setback and encroachment requirements, for a zoning district map amendment from Central Business (Conditional), Parking P-4 District (C-2 (C) P-4) zoning to Planned Unit Development, Planned Shared Development Overlay (PUD PSD) zoning for a proposed mixed-use development consisting of 240 new multi-family dwelling units and approximately 79,200 square feet of existing commercial area on a +/- 8.6-acre site.

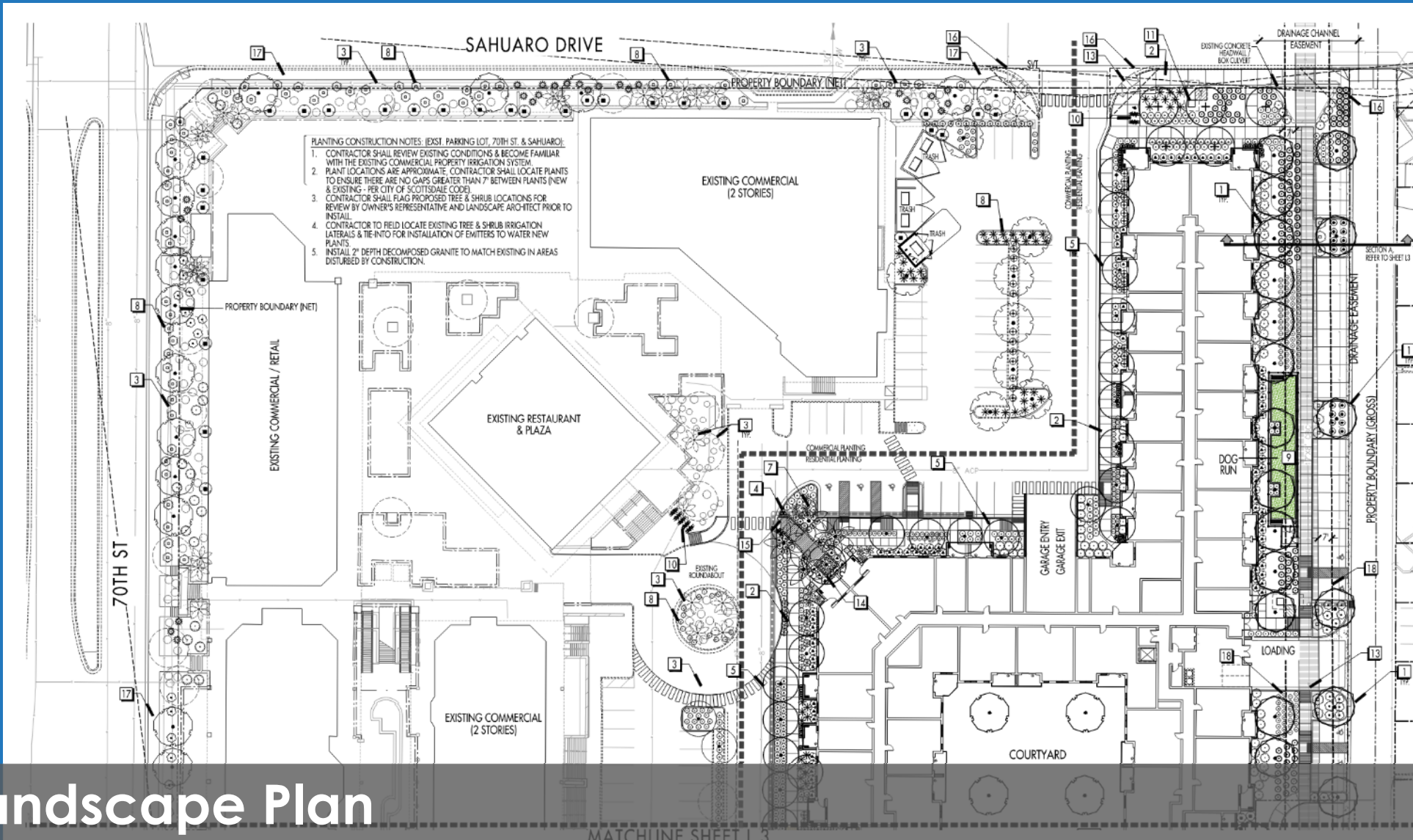
Development Plan

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

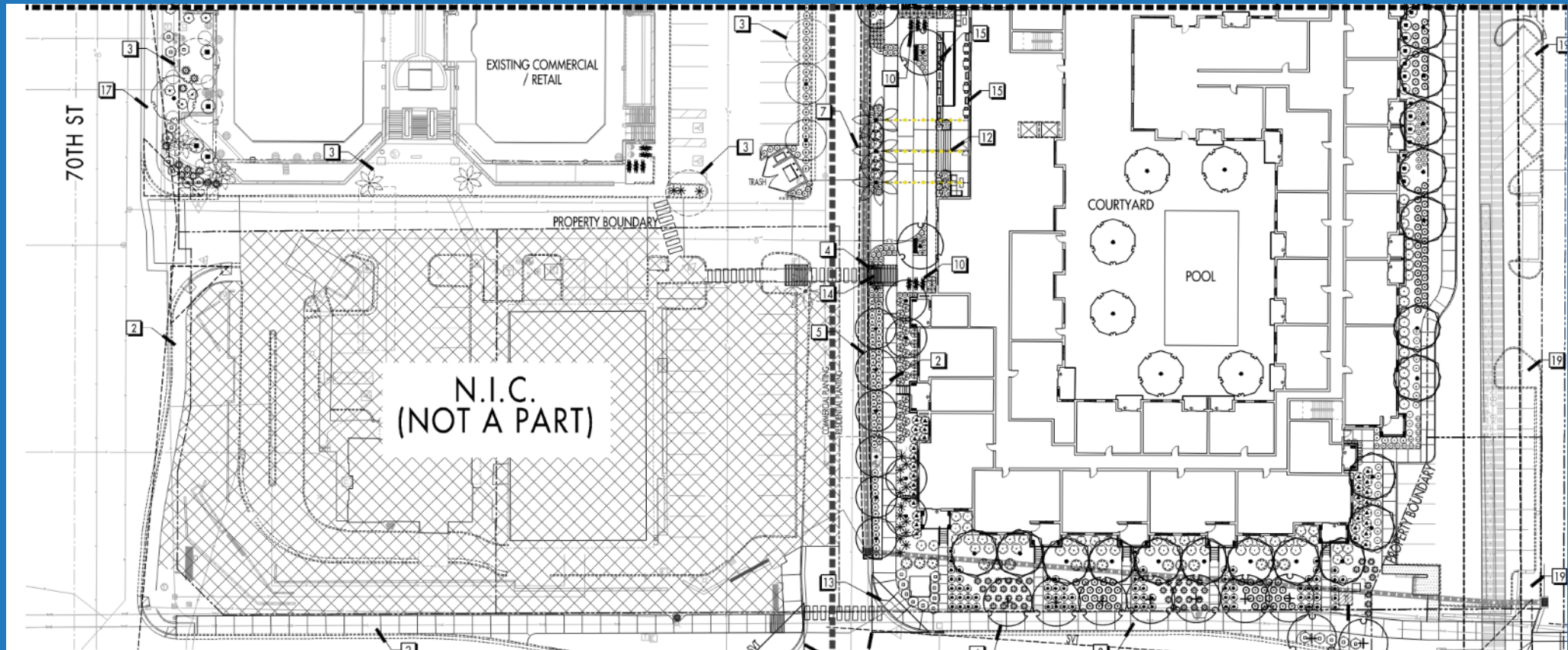
1. The design contained in the DP is compatible with development in the area that it may directly affect and the DP provides a benefit to the city and adjacent neighborhoods.
2. The DP is environmentally responsive, incorporates green building principles, contributes to the city's design guidelines and 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 at the public right-of-way and useful to the development.



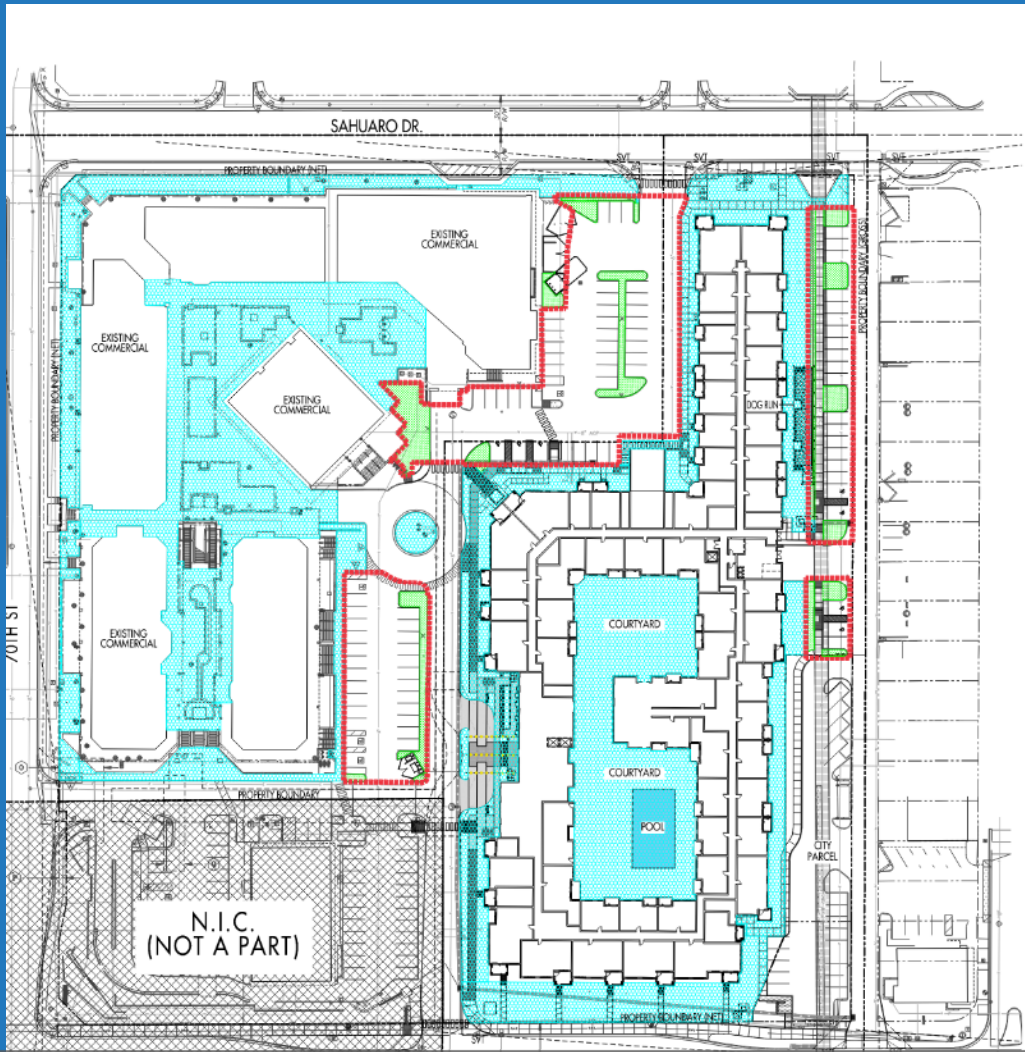
Site Plan



Landscape Plan



Landscape Plan



REQUIRED COMMON OPEN SPACE

SITE AREA (GROSS): 375,447 S.F. (8.619 AC)
 REQUIRED COMMON OPEN SPACE: 37,545 S.F. (10% OF GROSS SITE AREA)

COMMON OPEN SPACE PROVIDED
 94,600 S.F. TOTAL

OVERALL COMMON OPEN SPACE PROVIDED:
 94,600 S.F. TOTAL PROPOSED = 25% OF GROSS SITE
 57% INCREASE IN OPEN SPACE:
 (94,600 PROPOSED OPEN SPACE - 59,996 S.F. EXISTING OPEN SPACE =
 34,604 S.F. INCREASE / 59,996 S.F. x 100 = 57% INCREASE)

REQUIRED PARKING LOT LANDSCAPING (SITE)

TOTAL PARKING LOT AREA: 44,300 S.F. (1.01 AC)
 REQUIRED LANDSCAPING: (15% OF PARKING LOT AREA = 44,300 x 15% = 6,645 S.F. REQUIRED)

PARKING LOT LANDSCAPING PROVIDED
 6,830 S.F. TOTAL (15.4%)**

PARKING LOT AREA (44,300 S.F.)

**PROVIDED PARKING LOT LANDSCAPING MEETS 15% MIN. REQUIREMENT.

KEY MAP



Open Space Plan

SHEA BLVD.

THIS SHEET



4 NORTH ELEVATION
A.21.vv 1" = 20'-0"



5 SOUTH ELEVATION
A.21.vv 1" = 20'-0"

Elevations



Elevations



SHEA BUILDING FRONTAGE



VIEW NORTHEAST AT SHEA AND DRIVE ENTRY

Perspectives



SHEA BUILDING FRONTAGE: PEDESTRIAN IMPACTS



INTERNAL DRIVE

Perspectives



INTERNAL ENTRANCE



VIEW NEAR ROUND-A-BOUT

Perspectives



VIEW SOUTHEAST NEAR NORTH SIDE

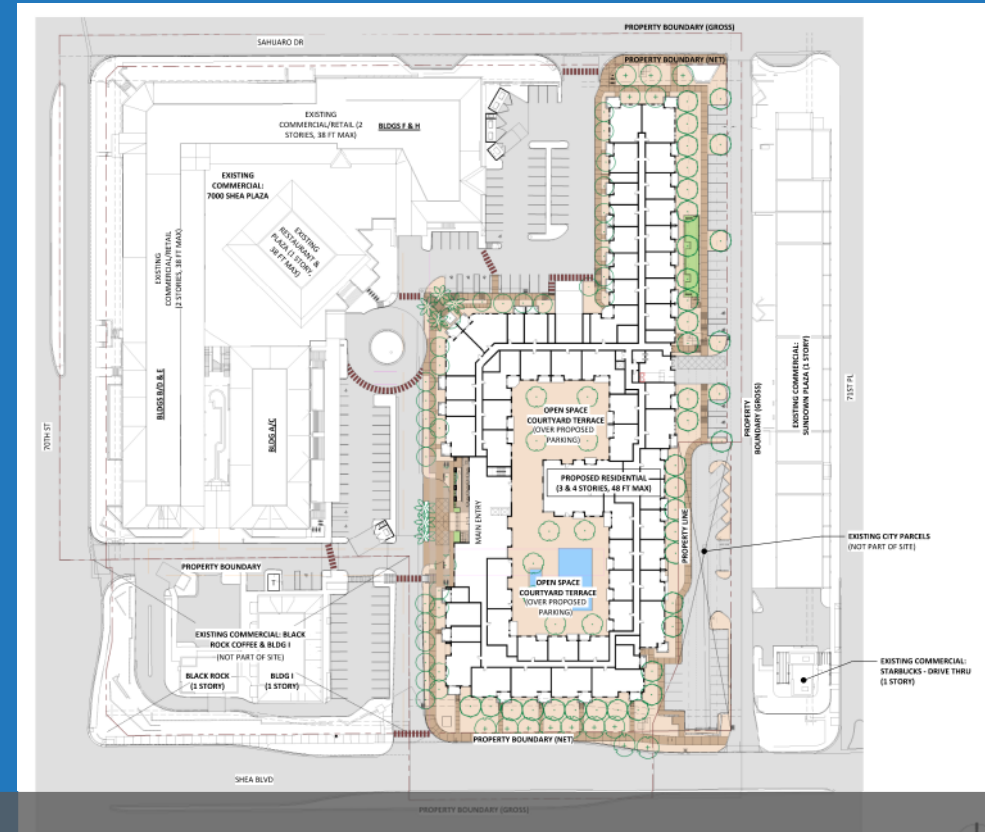


ALLEY VIEW

Perspectives

- Add **MINIMUM** to Average Setback
- To allow greater setback than the Average

Street – Land Use	MINIMUM Average Setback	Provided Average Setback
Shea – Residential	40'	50.92'
Shea – Commercial	32'	205.35'
70 th – Residential	30'	332.40'
70 th - Commercial	28'	30.07'
Sahuaro – Residential	30'	47.17'
Sahuaro – Commercial	28'	28.19'

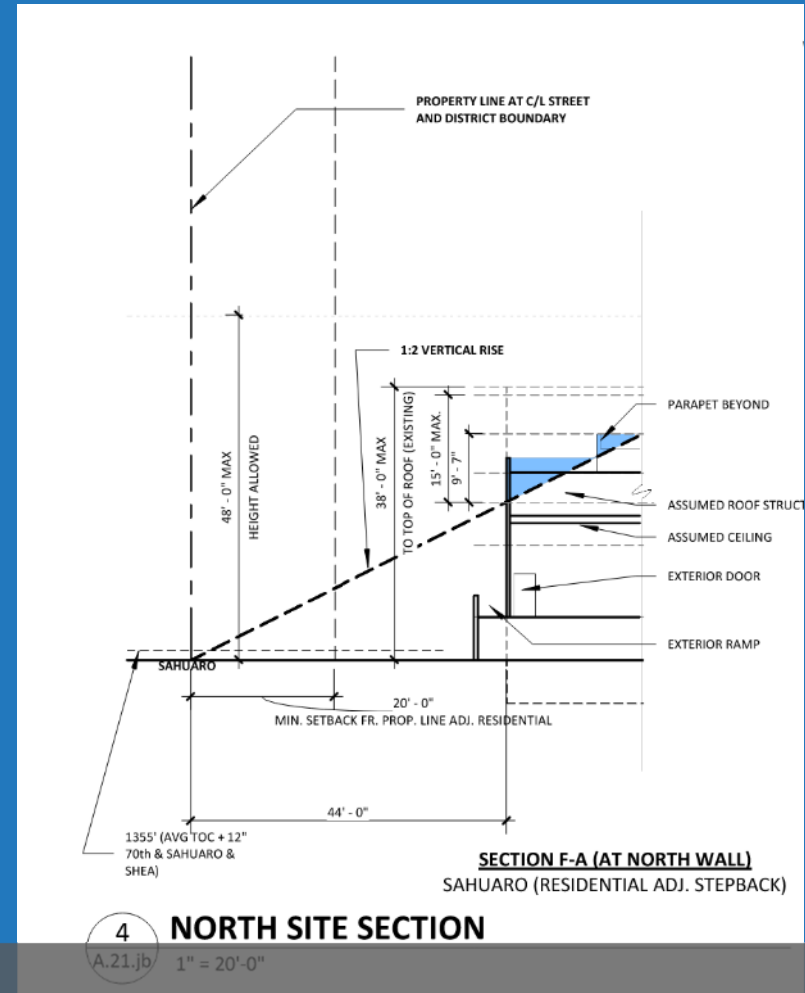


Amended Standards

- Encroachment beyond the building envelope
- For BUILDING, WALL, AND ROOF ELEMENTS OF EXISTING STRUCTURES to allow for existing condition of commercial building

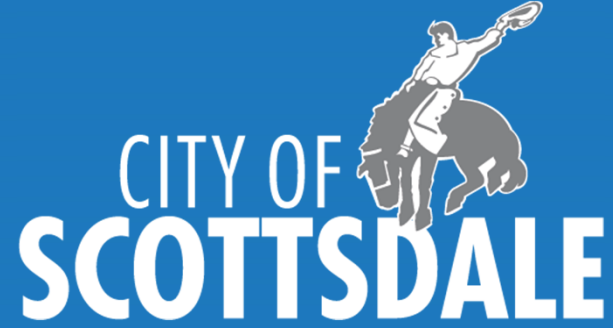
G. *Encroachment beyond the building envelope.*

1. A maximum encroachment of fifteen feet (15) feet may be allowed for:
 - a. Architectural ornaments and similar features, and
 - b. Trellis, canopies, balconies, patios and partial or full patio enclosures, covered walks, and screen walls.
 - c. **BUILDING, WALL, AND ROOF ELEMENTS OF EXISTING STRUCTURES**



Key Items

- Conformance with PUD Criteria
- Integration of Sensitive Design Principles
- Public Outreach – 4 public comments
- Reinvestment in an existing underutilized shopping center
- Addition of residential dwelling units to site (240 units, 27.85 DU/AC)
- Building steps from 3 to 4 stories along Shea
- Increased pedestrian connections internally & externally
- 6-0 approval from Airport Advisory Commission on 2/21/24



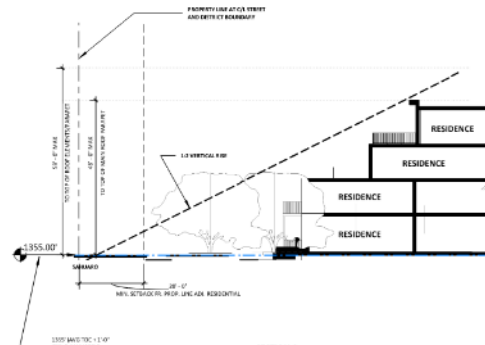
**Cosanti Commons (aka Sundown
Commons)**

2-GP-2023 & 6-ZN-2023

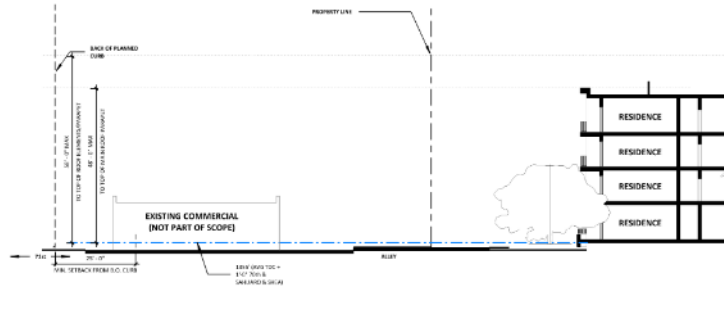
Development Review Board

3/21/24

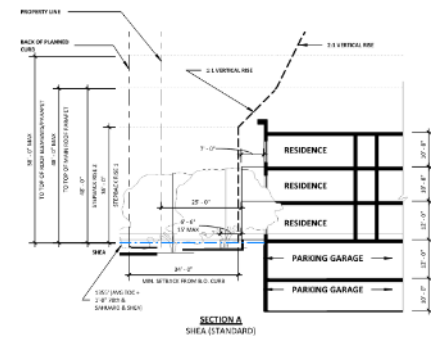
Coordinator: Katie Posler



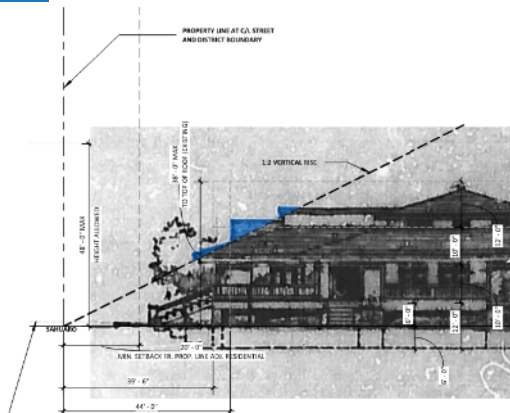
3 NORTH SITE SECTION
A-21.0a 1" = 20'-0"



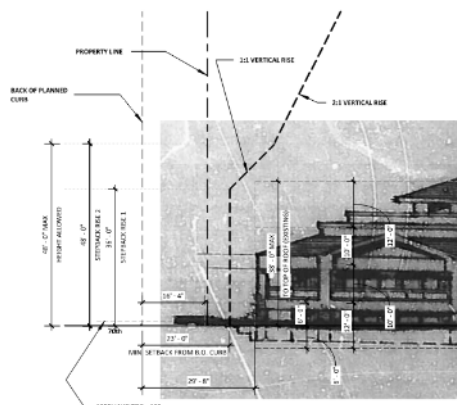
2 EAST SITE SECTION
A-21.0b 1" = 20'-0"



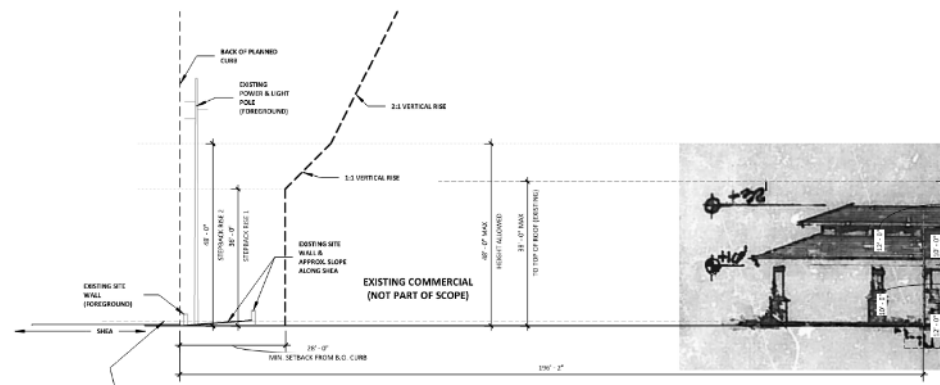
1 SOUTH SITE SECTION
A-21.0c 1" = 20'-0"



3 NORTH SITE SECTION
A-21.0d 1" = 20'-0"



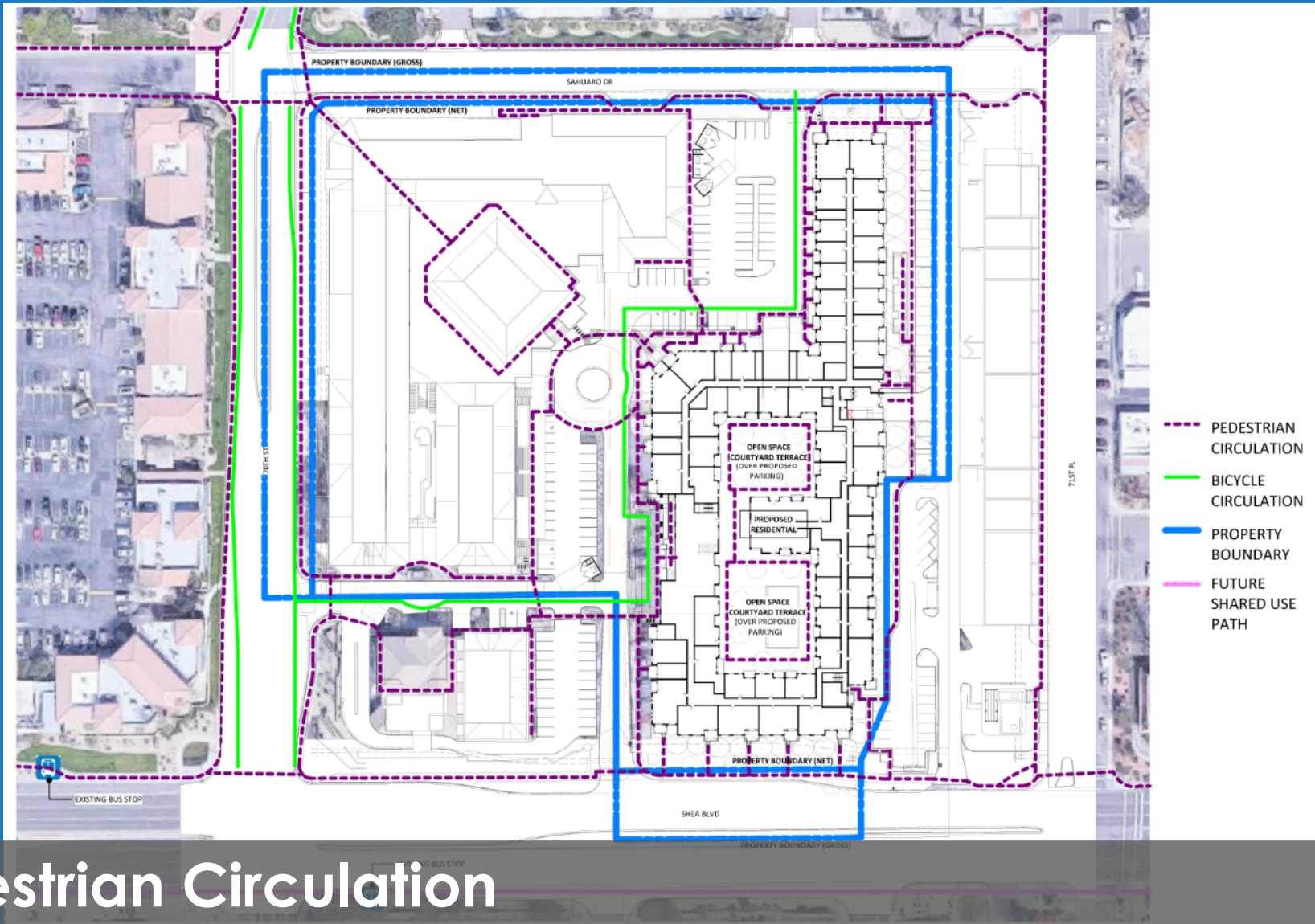
2 WEST SITE SECTION
A-21.0e 1" = 20'-0"



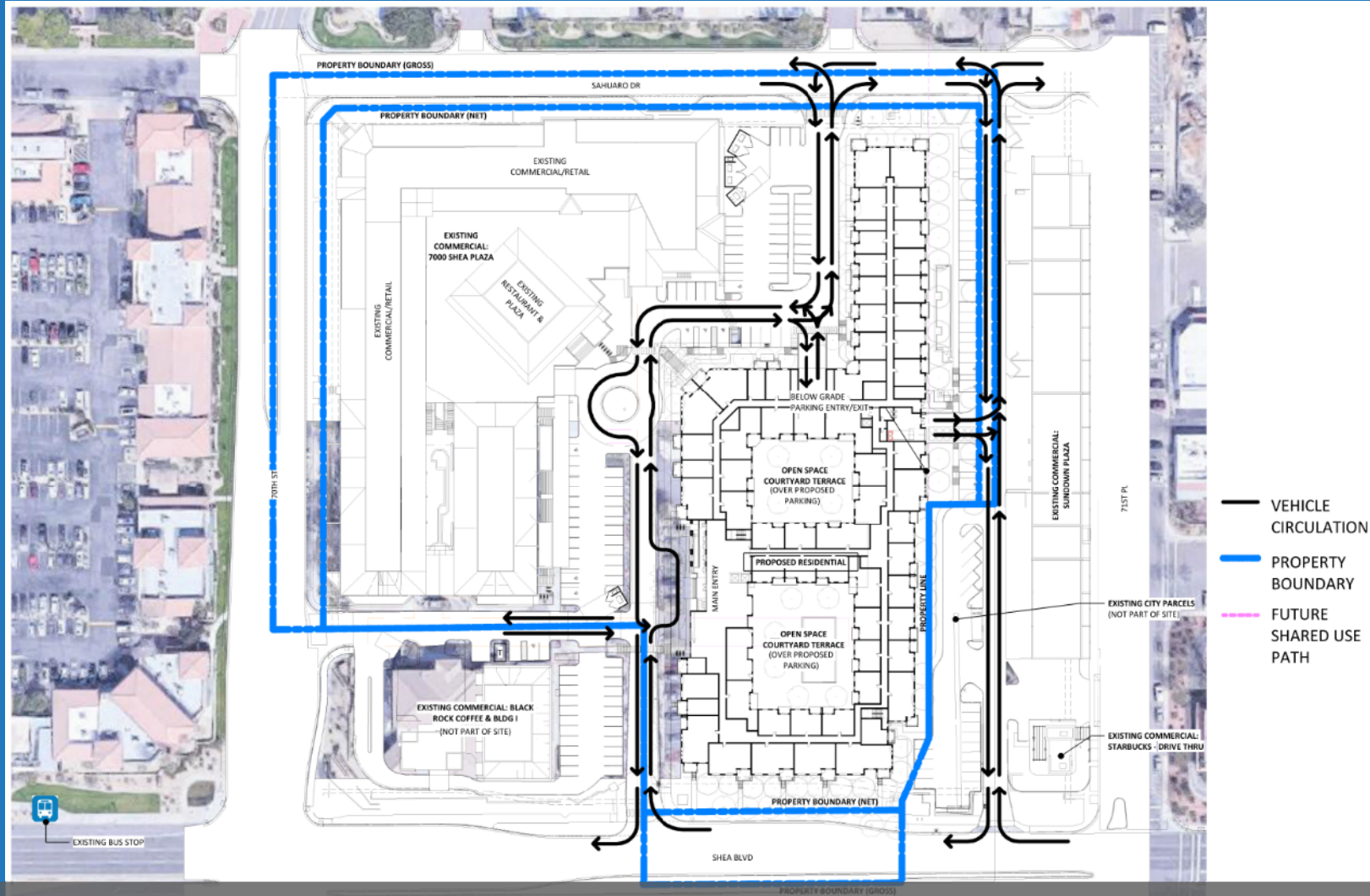
1 SOUTH SITE SECTION
A-21.0f 1" = 20'-0"

NOTE: AREAS OF THE EXISTING BUILDINGS THAT DEVIATE FROM THE PUD ORDINANCE ARE SHOWN IN BLUE.

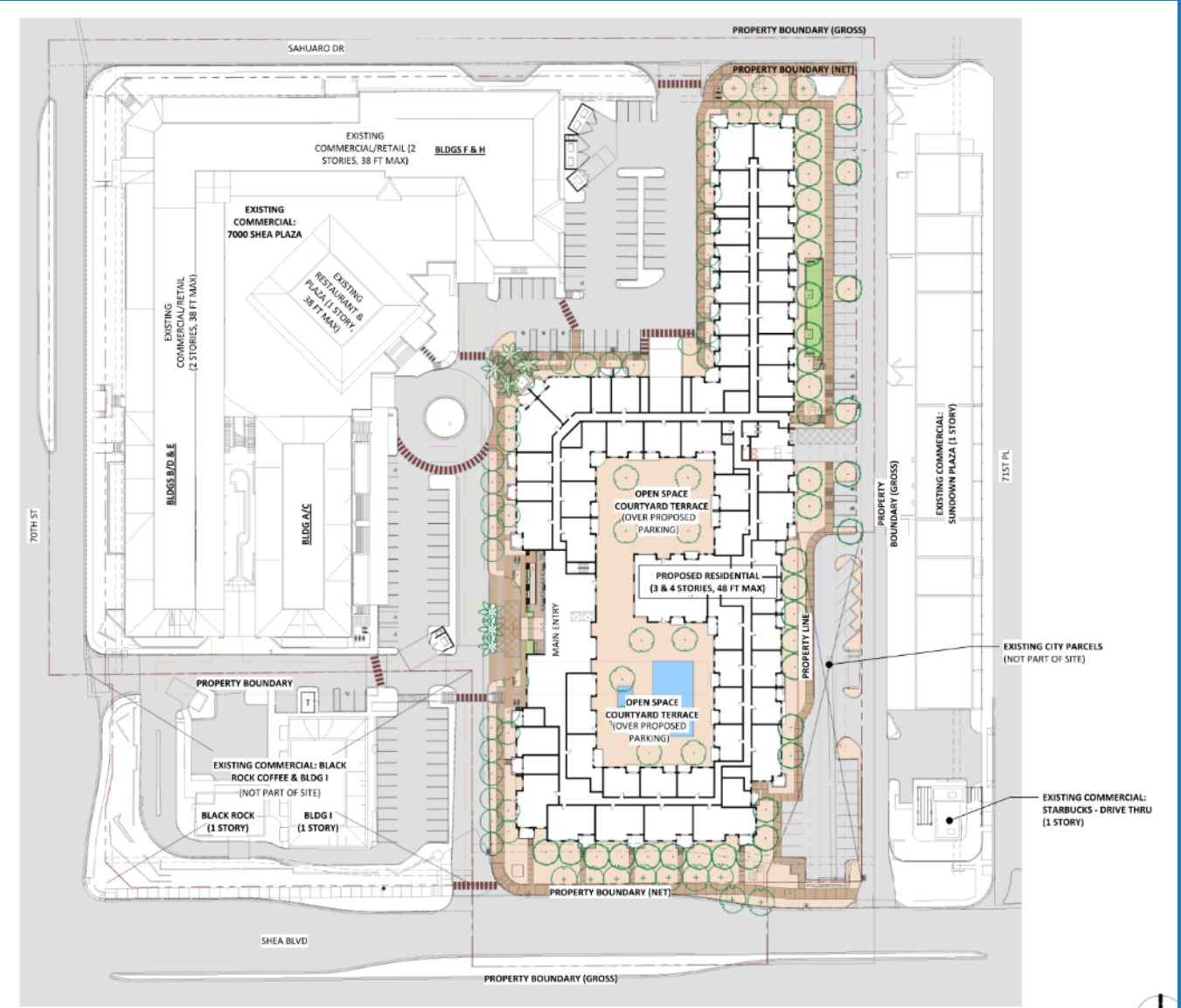




Pedestrian Circulation



Vehicular Circulation



Project Data

- Existing Use: Existing Commercial Shopping Center
- Proposed Use: Mixed Use Development
- Parcel Size: 375,447 square feet / 8.619 acres (gross)
314,532 square feet / 7.221 acres (net)
- Residential Building Area: 380,000 square feet (new)
- Commercial Building Area: 79,200 square feet (existing on site)
- Floor Area Ratio Allowed: 0.8 (commercial floor area only)
- Floor Area Ratio Provided: 0.25 (commercial floor area only)
- Building Height Allowed: 48 feet, with roof top appurtenances allowed up to 58 feet
- Building Height Proposed: 48 feet, with roof top appurtenances proposed up to 56 feet
- Parking Required: 615 spaces
- Parking Provided: 709 spaces
- Open Space Required: 37,545 square feet / 0.86 acres
- Open Space Provided: 94,600 square feet / 2.17 acres
- Number of Dwelling Units Allowed: Per Development Plan
- Number of Dwelling Units Proposed: 240 units
- Density Allowed: Per Development Plan
- Density Proposed: 27.85 dwelling units per acre

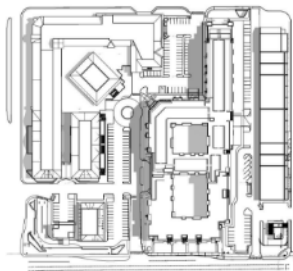
MATCHLINE SHEET L.3

PLANT LEGEND (RESIDENTIAL)

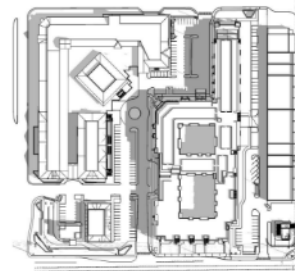
TREES	COMMON / BOTANICAL NAME	CONT	QTY	SHRUBS	COMMON / BOTANICAL NAME	CONT	QTY
	MULGA / ACACIA ANEURA 2.0' CAL X 9' H X 6' W, UPRIGHT STANDARD	36" BOX	9		YELLOW BELLS / TECOMA STANS FULL CAN, SPACE PER PLANS, MAINTAIN 4' FROM HARDSCAPE	5 GAL	19
	HONG KONG ORCHID TREE / BAUHINIA X BLAKEANA TALL, UPRIGHT, MATCHED STANDARDS, 3" CAL, 13' H X 8' W.	48" BOX	5		SIERRA APRICOT TACOMA / TECOMA STANS SIERRA APRICOT FULL CAN, SPACE PER PLANS, MAINTAIN 4' FROM HARDSCAPE	5 GAL	91
	PALO BREA / CERCIIDIUM PRAECOX LOW-BRANCHING, TALL, UPRIGHT, VASE-SHAPED, MATCHED 3.5" CAL, 12' H X 11' W	48" BOX	38	ACCENT	COMMON / BOTANICAL NAME	CONT	QTY
	GHOST GUM / EUCALYPTUS PARJANA MATCHED STANDARDS, 3" CAL X 12' H X 6' W, SUPPLIER: AUSTRALIAN OUTBACK PLANTATION (623) 393-0767	48" BOX	32		WEBER AGAVE / AGAVE WEBERI FULL CAN, SPACE PER PLANS, MAINTAIN 6' FROM HARDSCAPE	5 GAL	9
	FRUITLESS OLIVE / OLEA EUROPAEA 'FRUITLESS' UPRIGHT, VASE SHAPE, MULTI-TRUNK 3.5" CAL X 12' H X 10' W	48" BOX	3		BLUE FLAME AGAVE / AGAVE X 'BLUE FLAME' SPACE PER PLAN, NO SCARS, RIPS, OR TEARS.	5 GAL	8
	DATE PALM / PHOENIX DACTYLIIFERA NEW DIAMOND CUT/ MATCHED HEIGHT/ STRAIGHT TRUNKS	16" TRUNK HT.	7		YELLOW BLOOMING ALOE / ALOE BARBADENSIS FULL CAN, SPACE PER PLANS, MAINTAIN 1.5' FROM HARDSCAPE	5 GAL	264
	CHINESE ELM / ULMUS PARVIFOLIA TALL, UPRIGHT, STANDARD 3.5" CAL, MIN. X 15' H X 10' W	48" BOX	10		SAGO PALM / CYCAS REVOLUTA FOR POTS, TOP DRESS WITH BLACK MEXICAN BEACH PEBBLE	15 GAL	5
SHRUBS	COMMON / BOTANICAL NAME	CONT	QTY		LIONHEART HESPERALOE / HESPERALOE CAMPANULATA FULL CAN, SPACE PER PLANS, MAINTAIN 2' FROM HARDSCAPE	5 GAL	38
	BARBARA KARST BOUGAINVILLEA / BOUGAINVILLEA X 'BARBARA KARST' FULL CAN, TRAIN TO STRUCTURE WITH HIDDEN ARBOR TAPE AND TIES	5 GAL	8		PINK PARADE HESPERALOE / HESPERALOE X 'PERFU' 16" TALL MIN. 36" FROM H.S. SUPPL. MT. STATES NURSERY	5 GAL	39
	HELEN JOHNSON COMPACT BOUGAINVILLEA / BOUGAINVILLEA X 'HELEN JOHNSON' FULL CAN, PLANT TO FORM MASS	5 GAL	108		PINE MULHLY / MUHLENBERGIA DUBIA SPACE PER PLANS, 24" FROM H.S.	1 GAL	214
	LA JOLLA BOUGAINVILLEA / BOUGAINVILLEA X 'LA JOLLA' FULL CAN, SPACE PER PLANS	5 GAL	21		TALL SLIPPER PLANT / PEDILANTHUS BRACTEATUS 16" TALL MIN. FULL CAN, 30 STEM MIN.	5 GAL	26
	WINTER BLAZE EMU BUSH / EREMOPHILA GLABRA 'WINTER BLAZE' FULL CAN, SPACE PER PLANS, MAINTAIN 3' FROM HARDSCAPE	5 GAL	15		MEXICAN FENCE POST / STENOCCERELIS MARGINATA SPECIMEN, AT LEAST 2 STEMS, 24" TALL MIN.	5 GAL	35
	BLUE BELLS / EREMOPHILA HYGROPHANA FULL CAN, SPACE PER PLANS, MAINTAIN 2' FROM HARDSCAPE	5 GAL	89		TWISTLEAF YUCCA / YUCCA PALLIDA FULL CAN, SPACE PER PLANS, MAINTAIN 2' FROM HARDSCAPE	5 GAL	48
	LYNN'S LEGACY SAGE / LEUCOPHYLLUM 'LYNN'S LEGACY' FULL CAN, SPACE PER PLANS, MAINTAIN 3' FROM HARDSCAPE	5 GAL	63	GROUND COVER	COMMON / BOTANICAL NAME	CONT	QTY
	PETITE PINK OLEANDER / NERIUM OLEANDER 'PETITE PINK' FULL CAN, SPACE PER PLANS, MAINTAIN 3' FROM HARDSCAPE	5 GAL	13		OUTBACK SUNRISE EMU BUSH / EREMOPHILA GLABRA 'MINGENOW GOLD' FULL CAN, SPACE PER PLANS, MAINTAIN 2' FROM HARDSCAPE	1 GAL	24
	LITTLE OLIVE / OLEA EUROPAEA 'LITTLE OLIVE' TM FULL CAN, SPACE PER PLANS, MAINTAIN 3' FROM HARDSCAPE	5 GAL	24		GOLD MOUND LANTANA / LANTANA CAMARA FULL CAN, SPACE PER PLANS, MAINTAIN 2' FROM HARDSCAPE	5 GAL	102
	MEXICAN PETUNIA / RUELLIA BRITTONIANA FULL CAN, SPACE PER PLANS, MAINTAIN 3' FROM HARDSCAPE	5 GAL	91		NEW GOLD LANTANA / LANTANA X 'NEW GOLD' SPACE PER PLANS 30" FROM HARDSCAPE. MAX HT: 24"	5 GAL	14
	CORAL FOUNTAIN / RUSSELLIA EQUISETIFORMIS SPACE PER PLAN, 24" FROM HARDSCAPE.	5 GAL	32		UPRIGHT BLUE ROSEMARY / ROSMARINUS OFFICINALIS 'UPRIGHT BLUE' SPACE PER PLAN, 12" FROM HARDSCAPE.	1 GAL	105

PLANT LEGEND (EXST. COMMERCIAL)

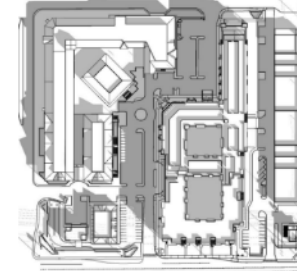
TREES	COMMON / BOTANICAL NAME	CONT	QTY
	GHOST GUM / EUCALYPTUS PARJANA MATCHED STANDARDS, 3" CAL X 12' H X 6' W, SUPPLIER: AUSTRALIAN OUTBACK PLANTATION (623) 393-0767	48" BOX	4
	CHINESE ELM / ULMUS PARVIFOLIA TALL, UPRIGHT, STANDARD 1.5" CAL, MIN. X 9' H X 4' W	24" BOX	8
	CHINESE ELM / ULMUS PARVIFOLIA TALL, UPRIGHT, STANDARD 3.5" CAL, MIN. X 15' H X 10' W	48" BOX	17
SHRUBS	COMMON / BOTANICAL NAME	CONT	QTY
	HELEN JOHNSON COMPACT BOUGAINVILLEA / BOUGAINVILLEA X 'HELEN JOHNSON' FULL CAN, PLANT TO FORM MASS	5 GAL	52
	WINTER BLAZE EREMOPHILA / EREMOPHILA GLABRA 'WINTER BLAZE' FULL CAN, SPACE PER PLANS, MAINTAIN 2' FROM HARDSCAPE	5 GAL	22
	LYNN'S LEGACY SAGE / LEUCOPHYLLUM 'LYNN'S LEGACY' FULL CAN, SPACE PER PLANS, MAINTAIN 3' FROM HARDSCAPE	5 GAL	18
	PETITE PINK OLEANDER / NERIUM OLEANDER 'PETITE PINK' FULL CAN, SPACE PER PLANS, MAINTAIN 3' FROM HARDSCAPE	5 GAL	13
	YELLOW BELLS / TECOMA STANS FULL CAN, SPACE PER PLANS, MAINTAIN 3' FROM HARDSCAPE	5 GAL	33
ACCENT	COMMON / BOTANICAL NAME	CONT	QTY
	LIONHEART HESPERALOE / HESPERALOE CAMPANULATA FULL CAN, SPACE PER PLANS, MAINTAIN 2' FROM HARDSCAPE	5 GAL	36
	PINK PARADE HESPERALOE / HESPERALOE X 'PERFU' 16" TALL MIN. MAINTAIN 3' FROM H.S. SUPPL. MT. STATES NURSERY	5 GAL	3
	TWISTLEAF YUCCA / YUCCA PALLIDA FULL CAN, SPACE PER PLANS, MAINTAIN 2' FROM HARDSCAPE	5 GAL	39
GROUND COVER	COMMON / BOTANICAL NAME	CONT	QTY
	OUTBACK SUNRISE EMU BUSH / EREMOPHILA GLABRA 'MINGENOW GOLD' FULL CAN, SPACE PER PLANS, MAINTAIN 2' FROM HARDSCAPE	5 GAL	68
	NEW GOLD LANTANA / LANTANA X 'NEW GOLD' SPACE PER PLANS 30" FROM HARDSCAPE. MAX HT: 24"	5 GAL	51



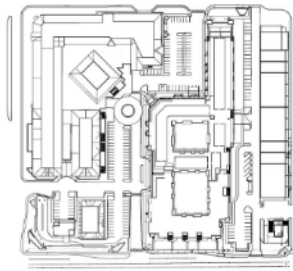
JUNE 21 - 9 AM



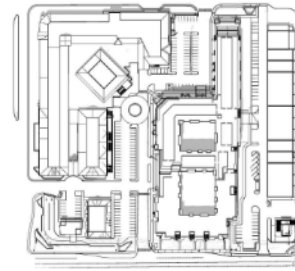
MARCH/ SEPTEMBER 21 - 9 AM



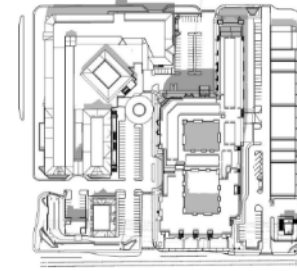
DECEMBER 21 - 9 AM



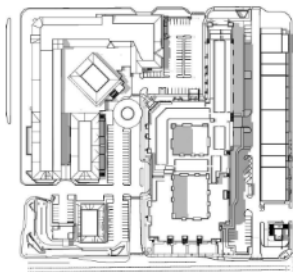
JUNE 21 - 1 PM



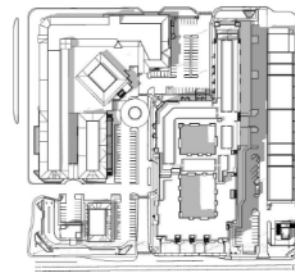
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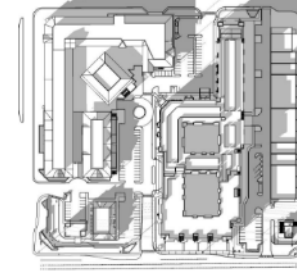
DECEMBER 21 - 1 PM



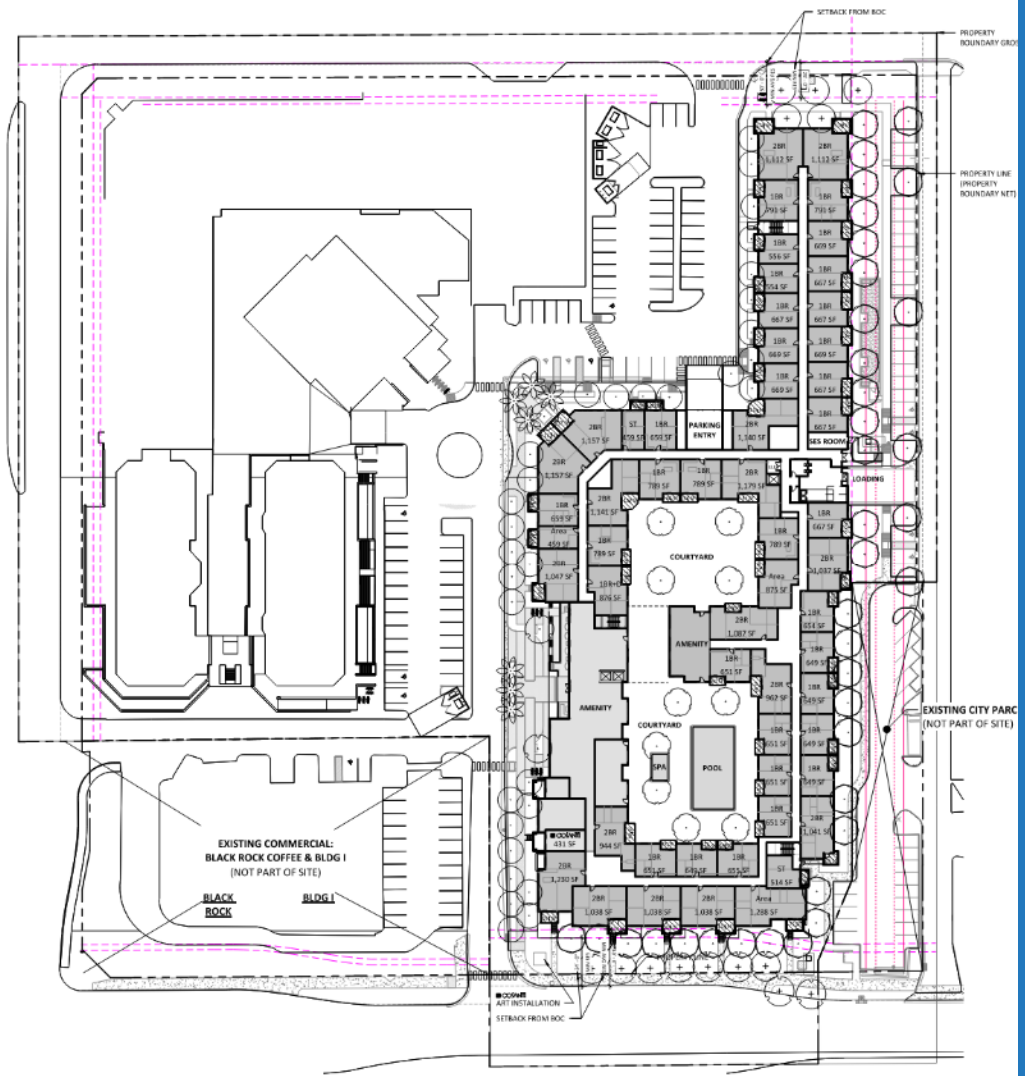
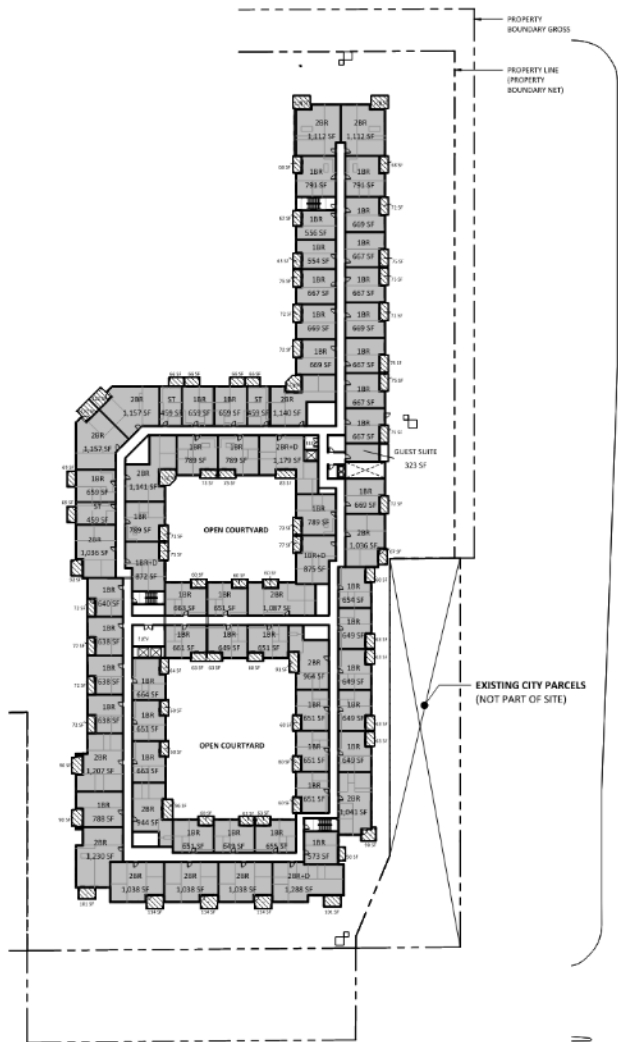
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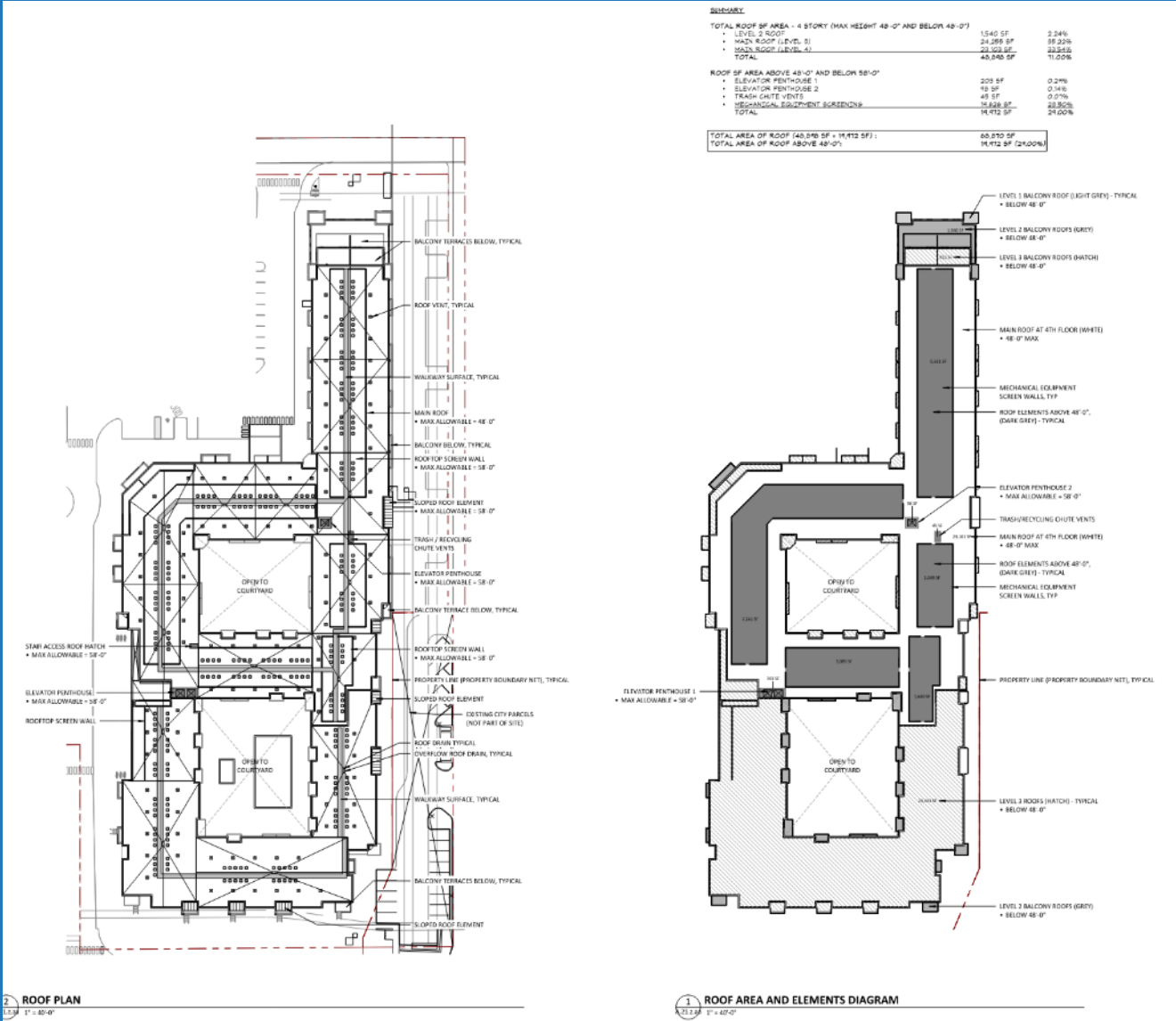


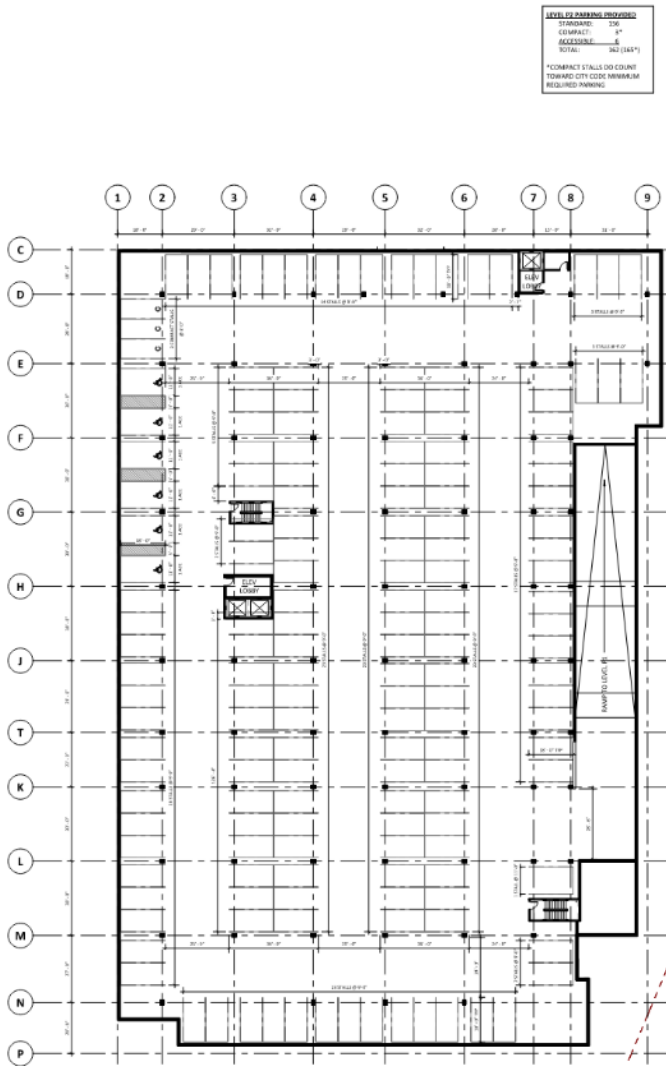
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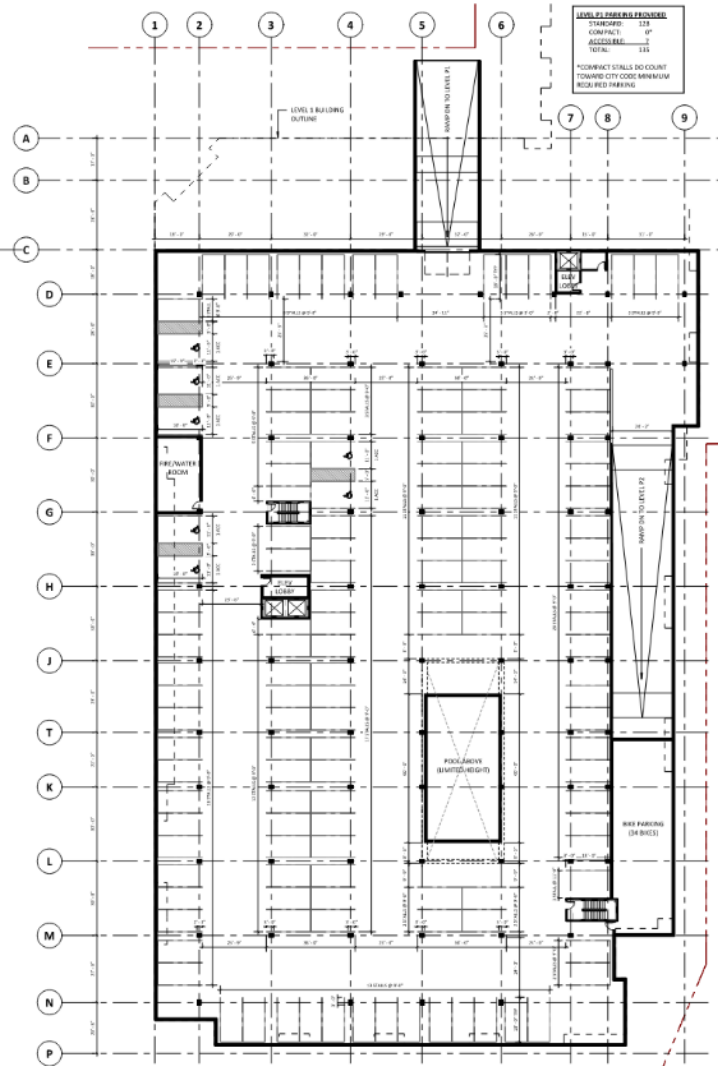
DECEMBER 21 - 4 PM



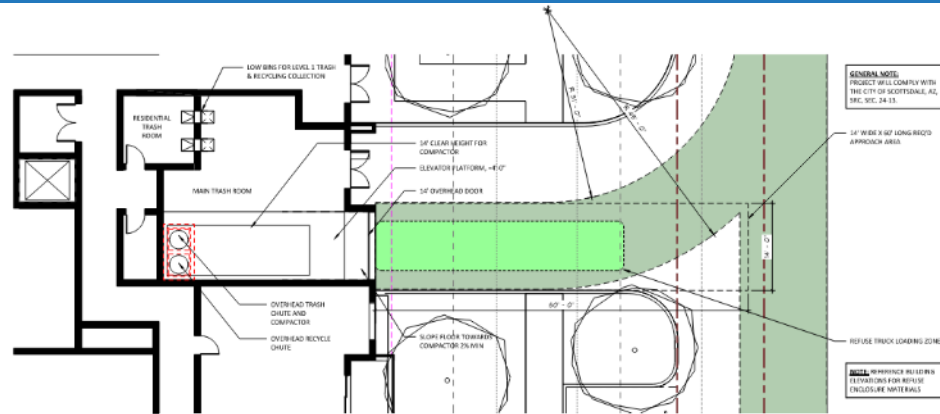




2 ZONING - LEVEL P2 PARKING PLAN
1/11/19 1"=20'-0"



1 ZONING - LEVEL P1 PARKING PLAN
1/11/19 1"=20'-0"



GENERAL NOTE:
PROJECT WILL COMPLY WITH THE CITY OF SOUTHDALL, AZ, SEC. 24.03.

NOTE: REFER TO BELOW ELEVATIONS FOR REFUSE TRUCKS LIKE MATERIALS

2 ENLARGED FLOOR PLAN - TRASH / RECYCLING ROOM
SCALE: 1/8" = 1'-0"

CITY ENCLOSURE REQUIREMENT (FREE-STANDING CONDITION)
2 ENCLOSURES FOR EVERY 30 UNITS WITH REFUSE & RECYCLING
 $240 / 30 = 8 \times 2 = 16 =$
 16 3-YD (1 CU YDS) REFUSE/RECYCLING ENCLOSED REQ'D

ALTERNATE DESIGN FOR 28 YD DUAL COMPACTOR:

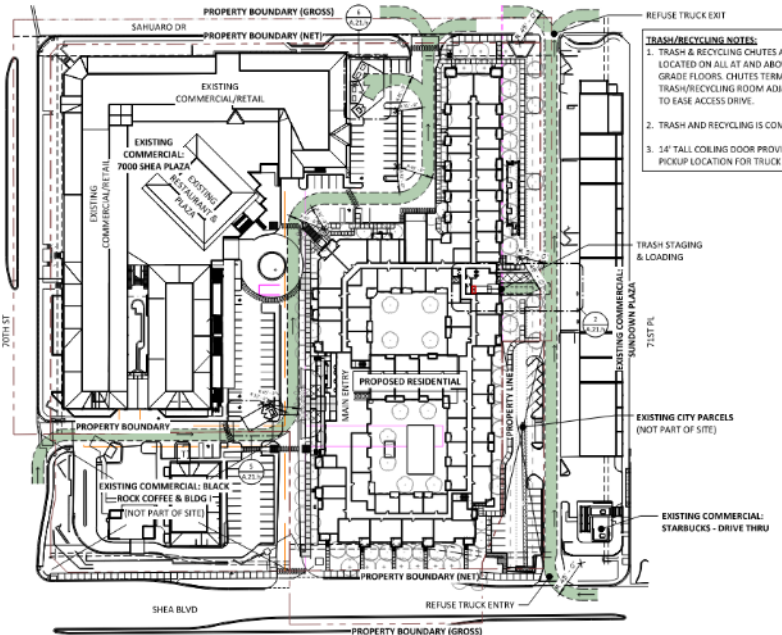
PROVIDING:
1 (28 CU YDS, 120 CU YDS UNCOMPACTED) REFUSE/RECYCLING DUAL COMPACTOR (SEE COMPACTOR NOTES BELOW)

WASTE LOAD/COMPACTOR CALCULATIONS
(APPROX. ACTUAL WASTE GENERATION MAY VARY)

0.5 CU YD OF UNCOMPACTED REFUSE/RECYCLING PER RESIDENT/WEEK
 $720 \times 0.5 = 360 \text{ CU YDS}$
 TOTAL UNCOMPACTED REFUSE/RECYCLING/WEEK

AVG COMPACTOR RATIO 4:1
 $360 / 4 = 90 \text{ CU YDS/WEEK}$
 TOTAL REFUSE/RECYCLING AFTER COMPACTION

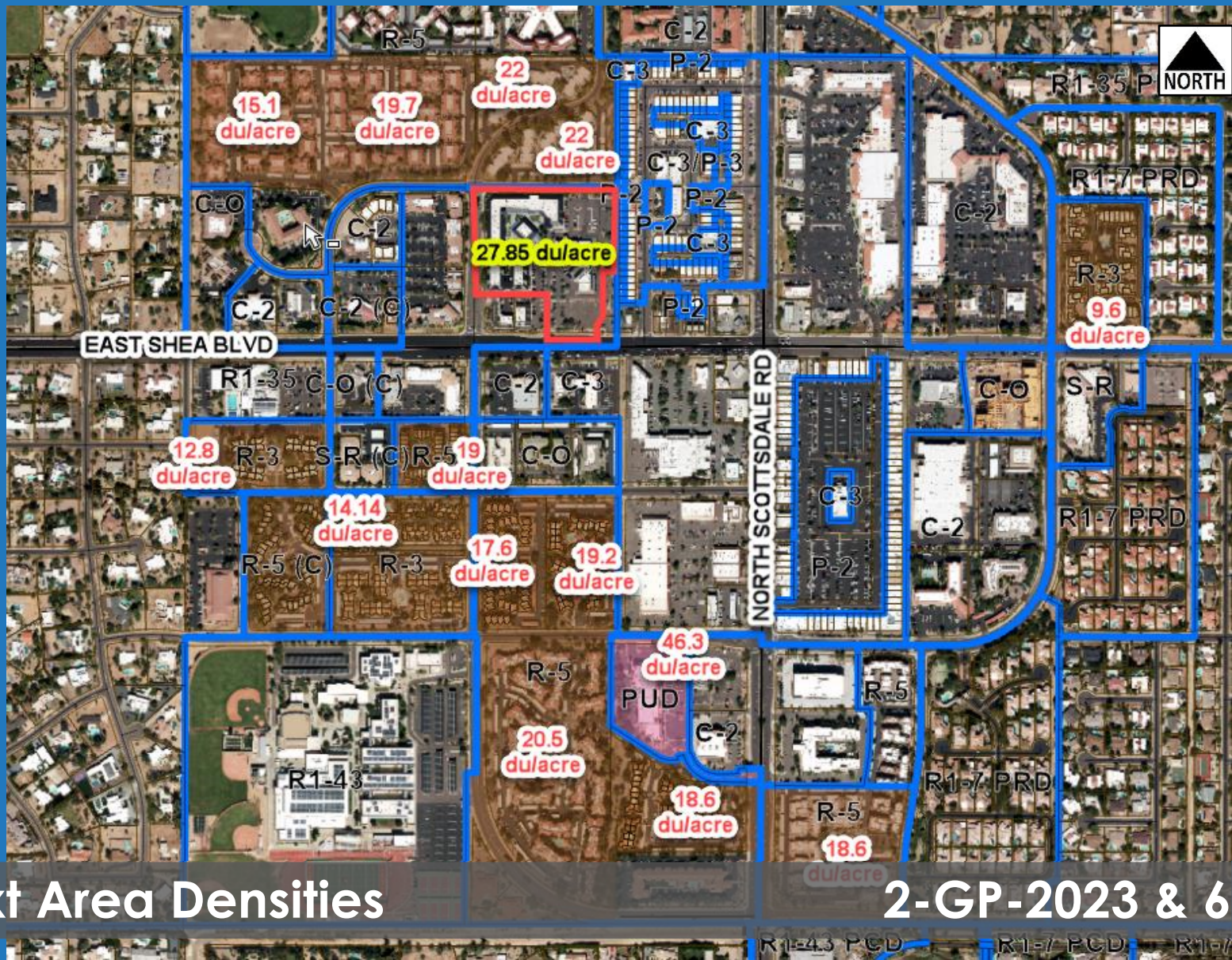
SERVICED 2 TIMES/WEEK (INCLUDES RECYCLING)



TRASH/RECYCLING NOTES:

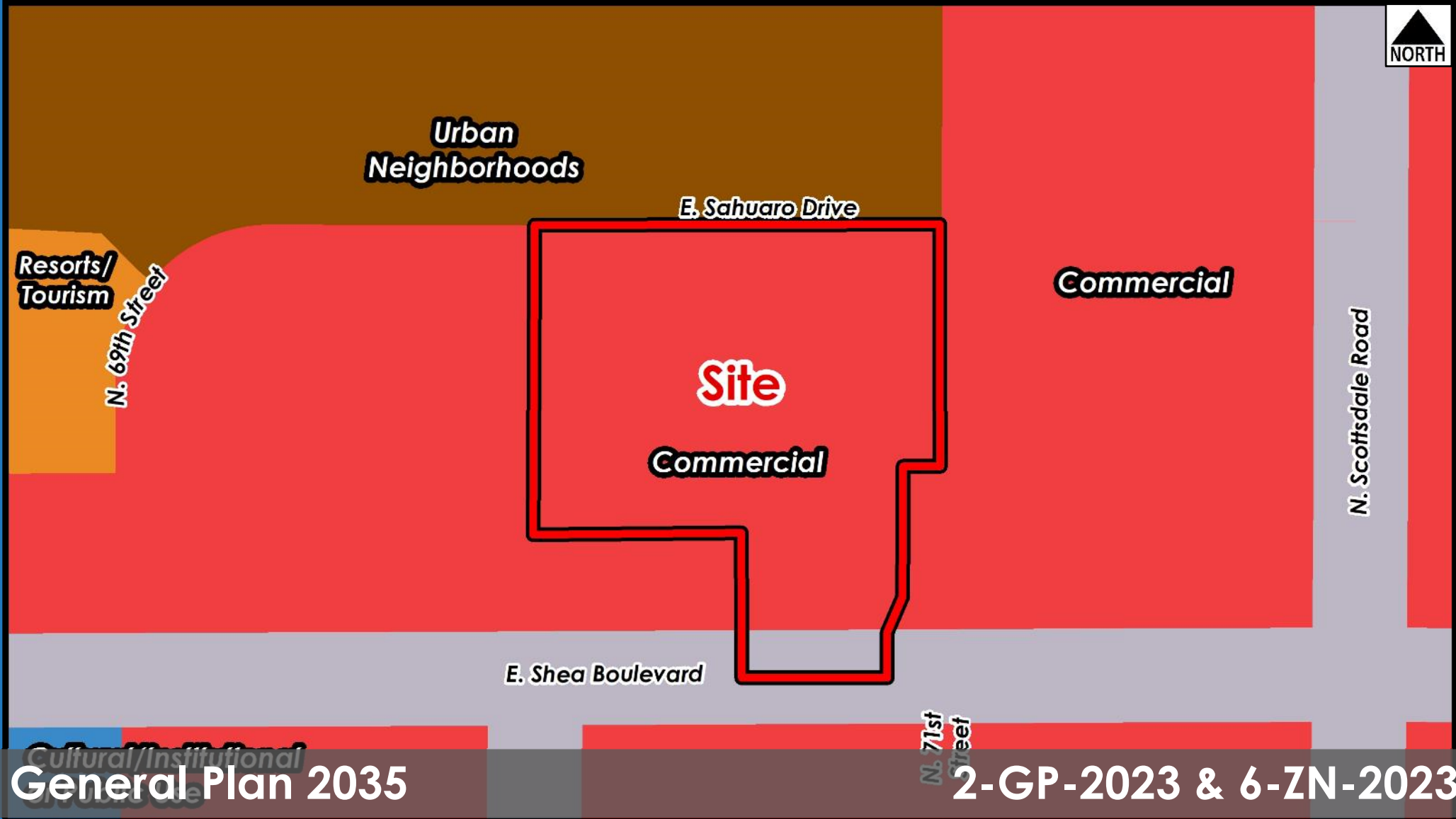
- TRASH & RECYCLING CHUTES ARE LOCATED ON ALL AT AND ABOVE GRADE FLOORS. CHUTES TERMINATE IN TRASH/RECYCLING ROOM ADJACENT TO EASE ACCESS DRIVE.
- TRASH AND RECYCLING IS COMPACTED.
- 14" TALL COILING DOOR PROVIDED AT PICKUP LOCATION FOR TRUCK ACCESS.

1 REFUSE PLAN
SCALE: 1" = 60'-0"



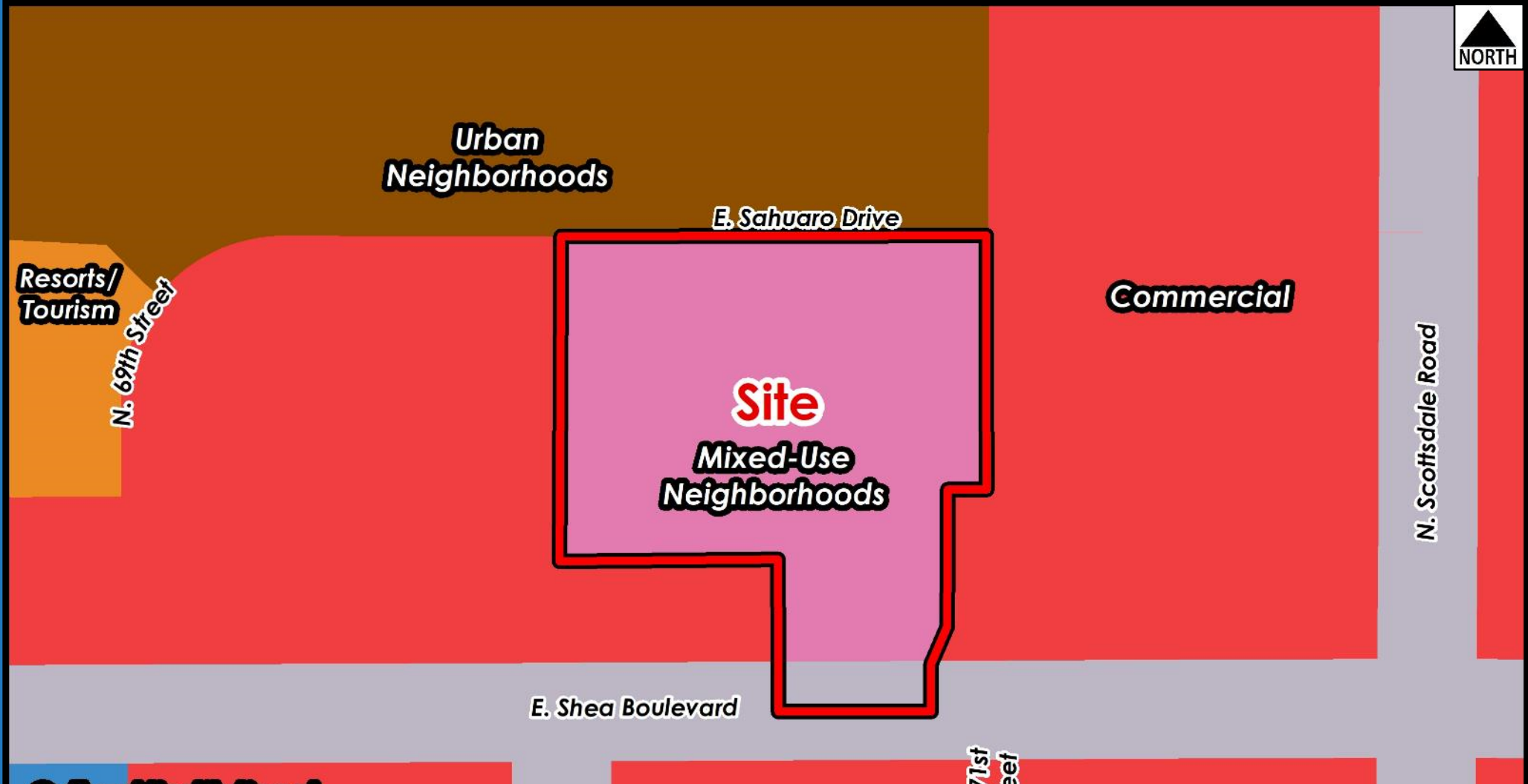
Context Area Densities

2-GP-2023 & 6-ZN-2023



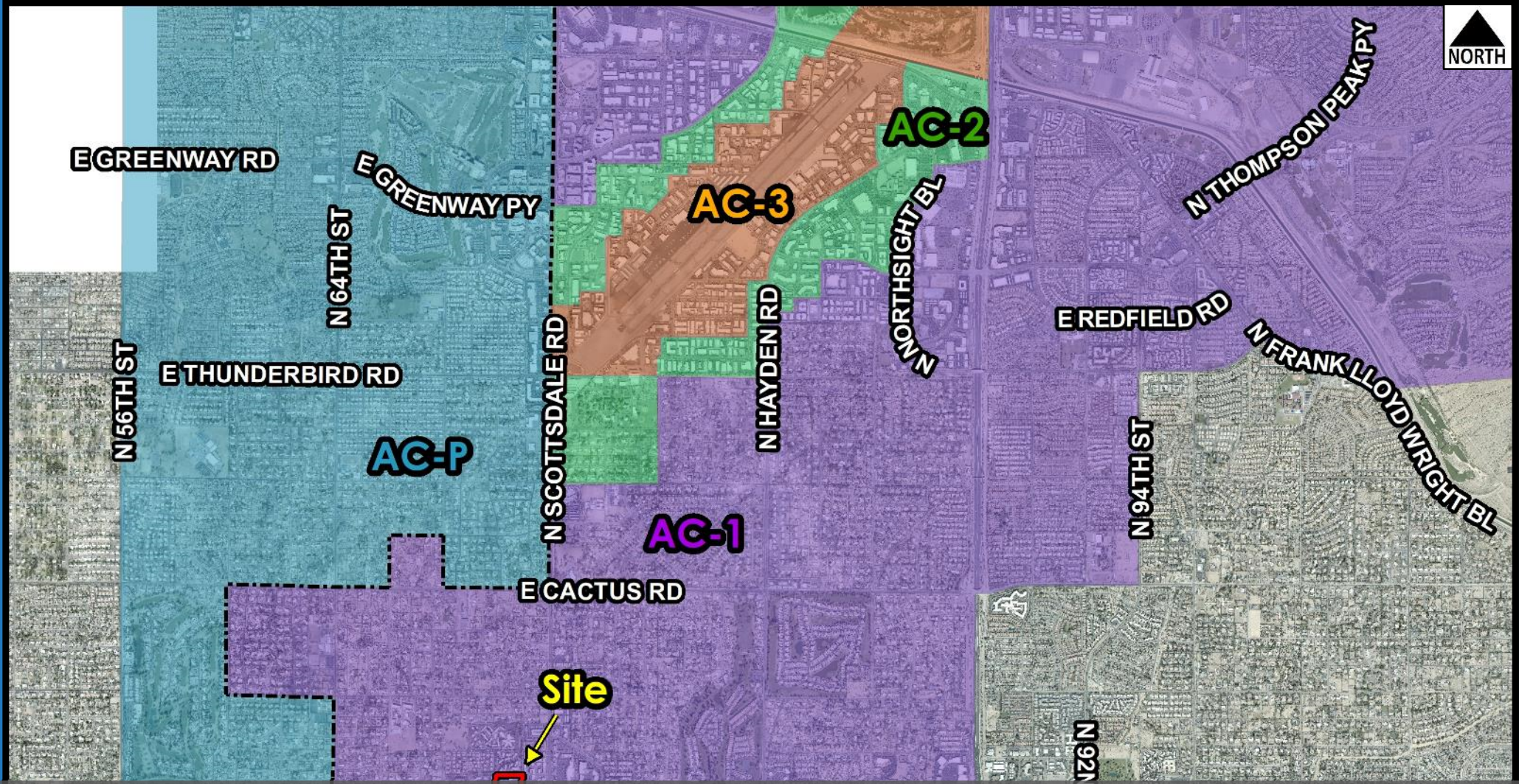
Cultural/Institutional
General Plan 2035

N. 71st Street
2-GP-2023 & 6-ZN-2023

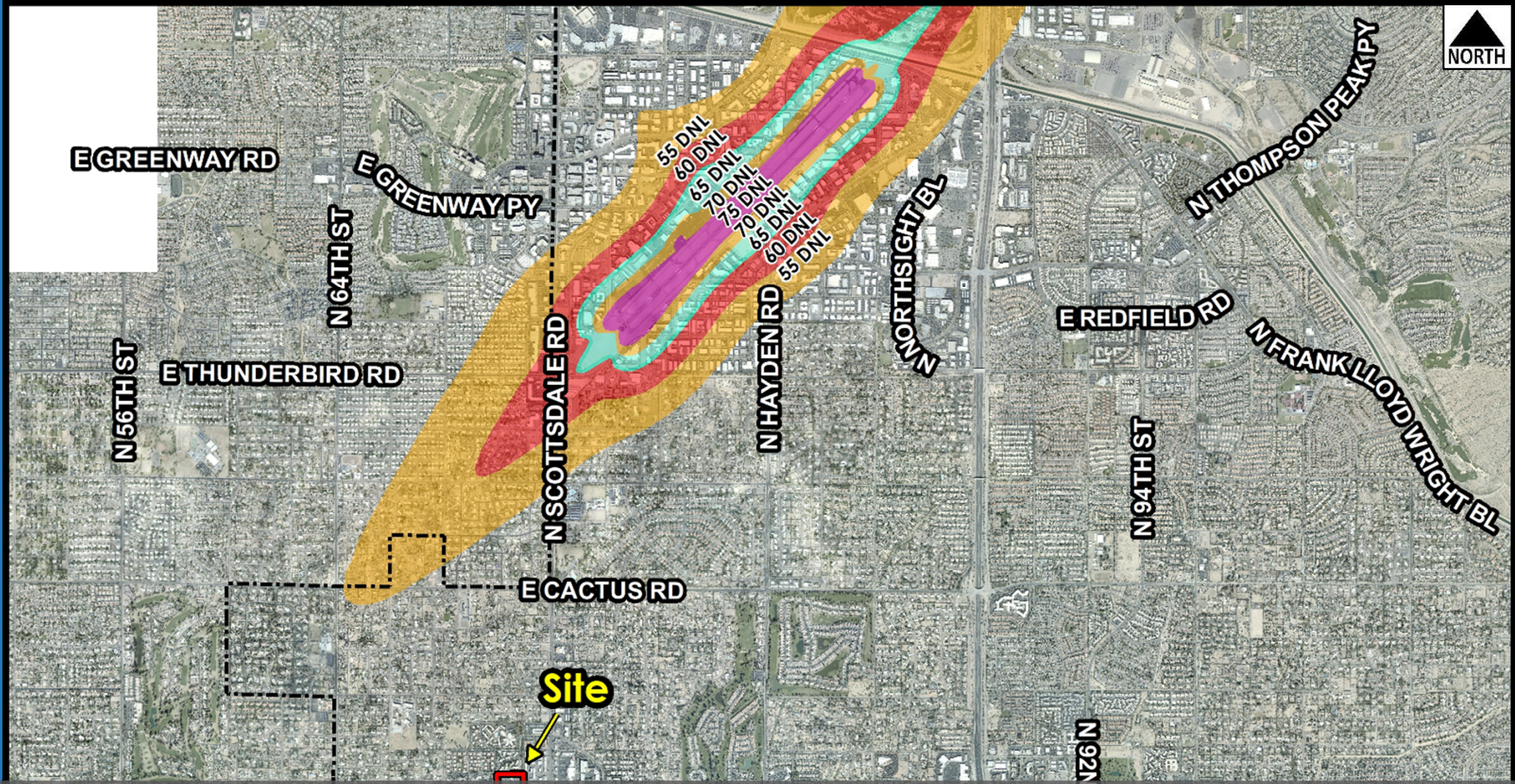


Cultural/Institutional
Proposed General Plan 2035

2-GP-2023 & 6-ZN-2023



Airport Overlay Zones 2-GP-2023 & 6-ZN-2023



Noise Contours

2-GP-2023 & 6-ZN-2023