



**CITY OF
SCOTTSDALE**

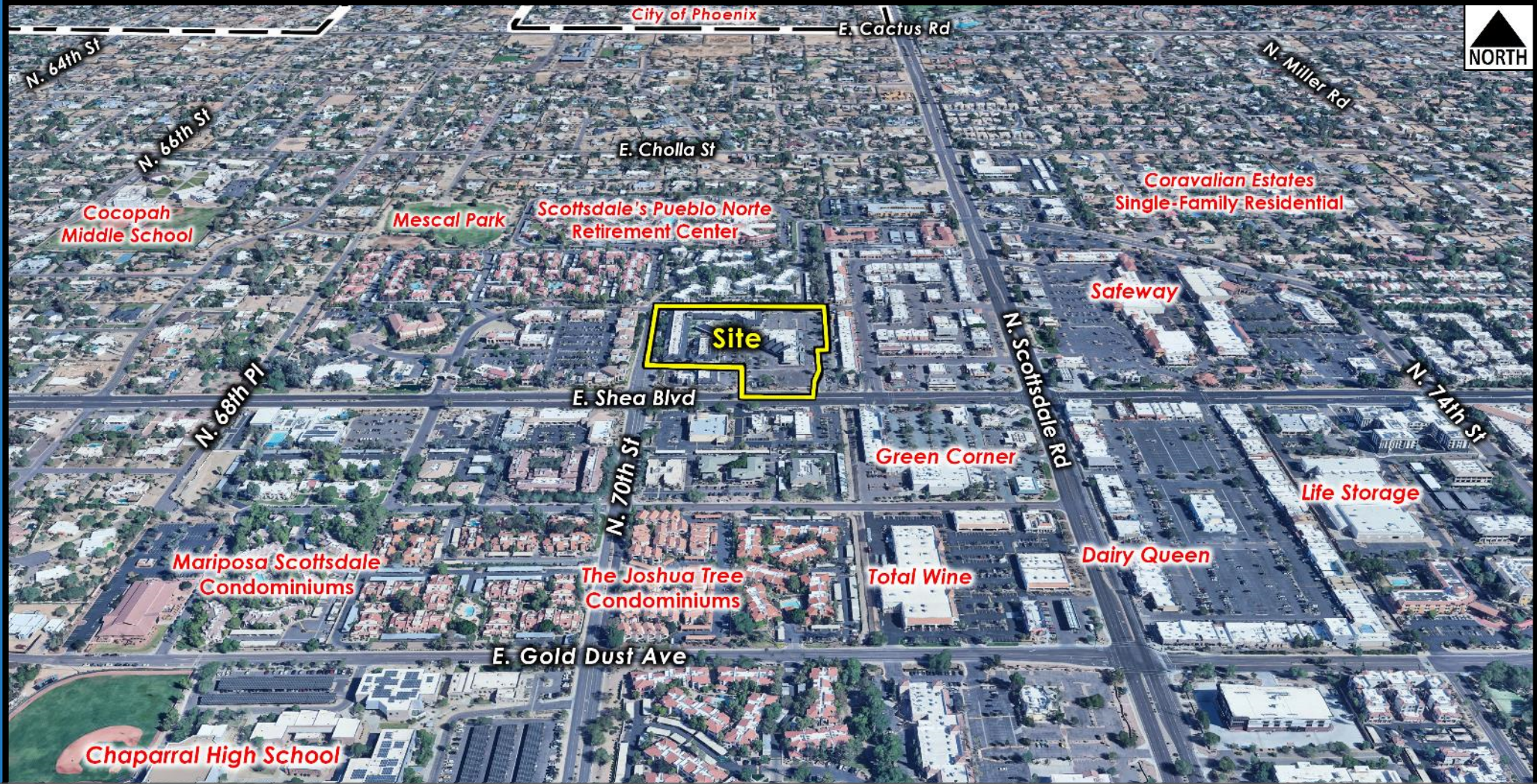
**Cosanti Commons (aka Sundown
Commons)**

2-GP-2023 & 6-ZN-2023

Planning Commission

4/24/24

Coordinator: Katie Posler



Context Aerial

City of Phoenix E. Cactus Rd

N. 64th St

N. 66th St

N. Miller Rd

E. Cholla St

Cocopah Middle School

Mescal Park

Scottsdale's Pueblo Norte Retirement Center

Coravalian Estates Single-Family Residential

Site

Safeway

N. 68th Pl

E. Shea Blvd

N. Scottsdale Rd

N. 74th St

Green Corner

Life Storage

Mariposa Scottsdale Condominiums

The Joshua Tree Condominiums

Total Wine

Dairy Queen

E. Gold Dust Ave

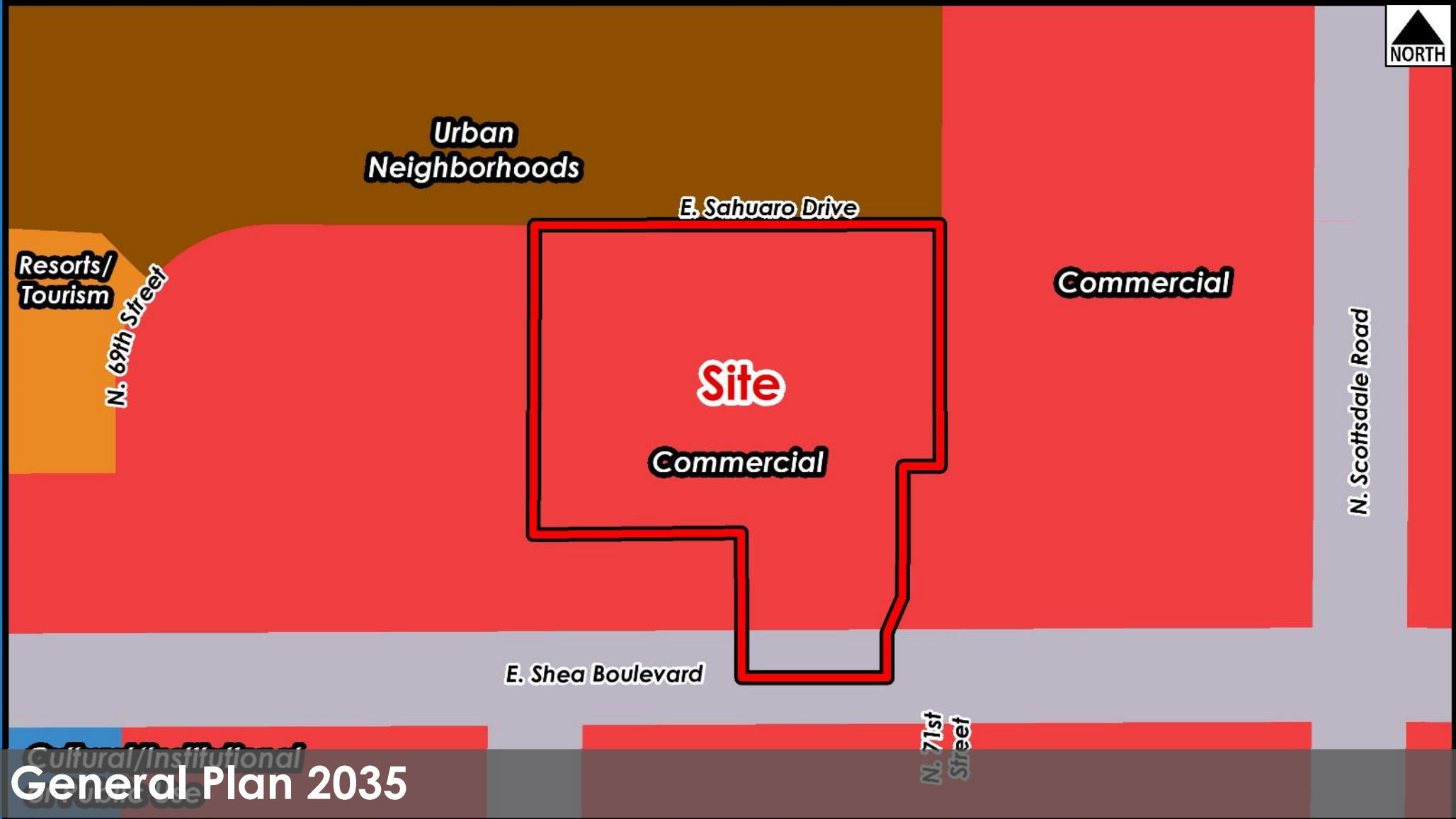
Chaparral High School

Acacia Creek Apartments

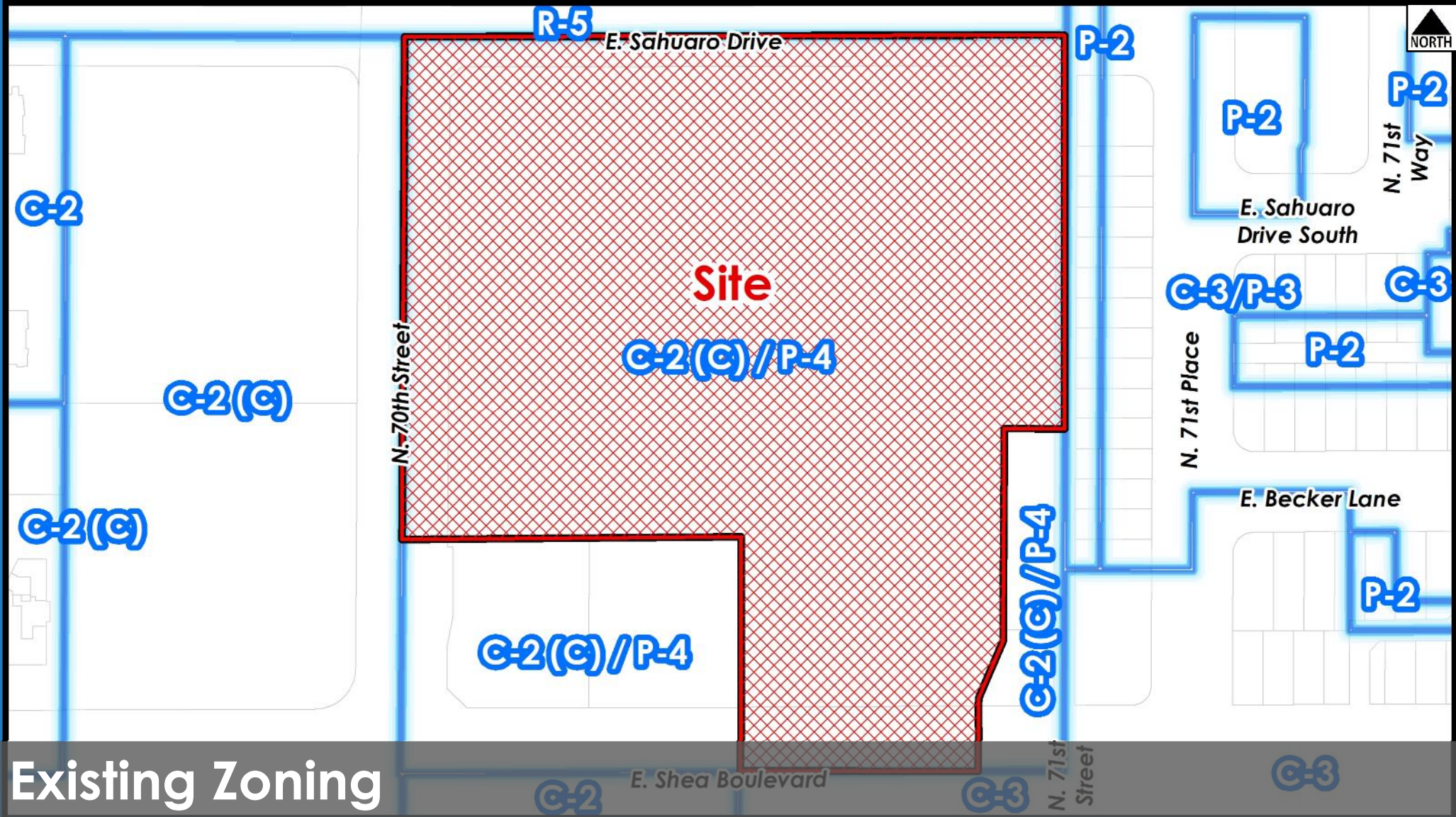
Hampton Inn & Suites



Detail Aerial



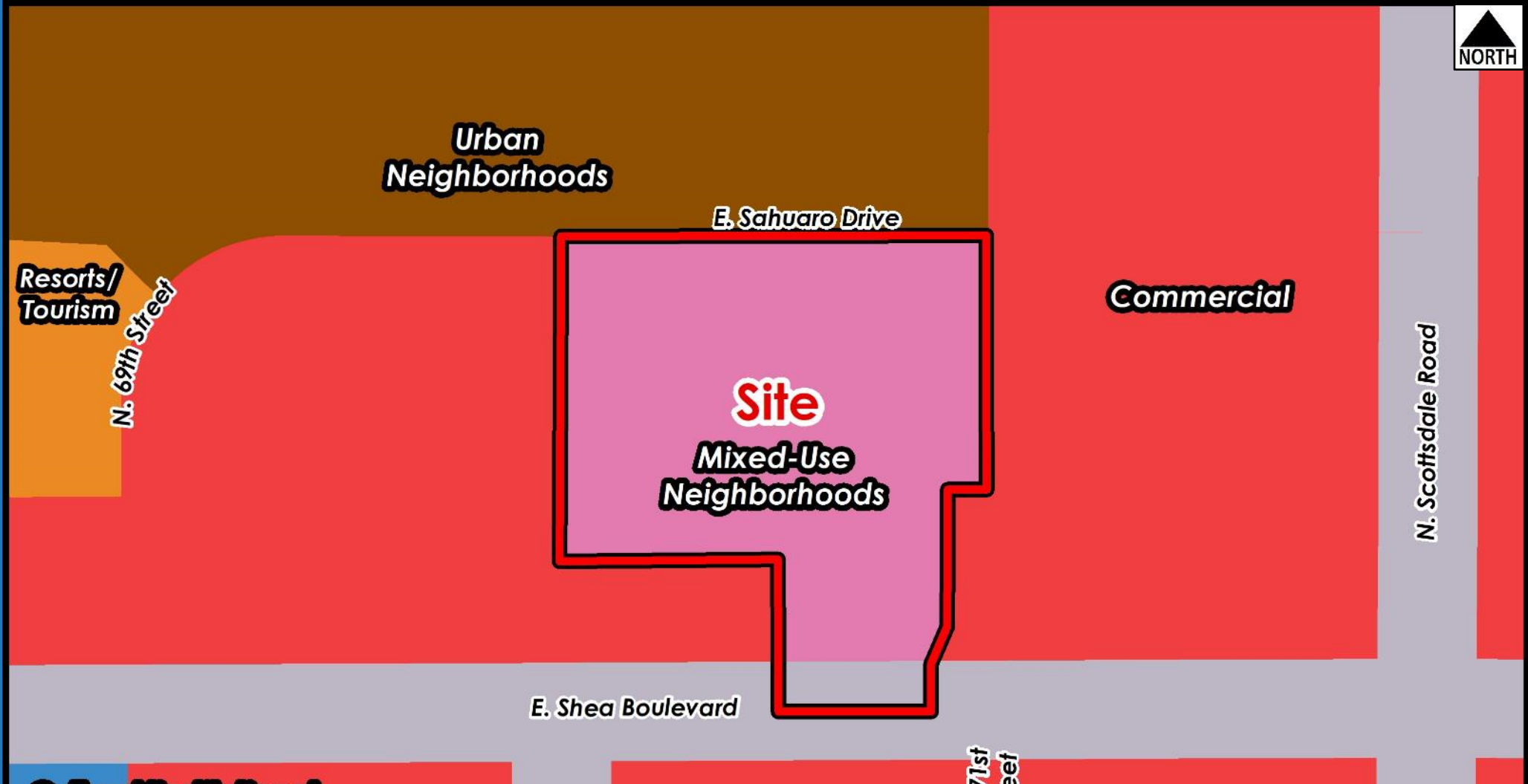
Cultural/Institutional
General Plan 2035



Existing Zoning

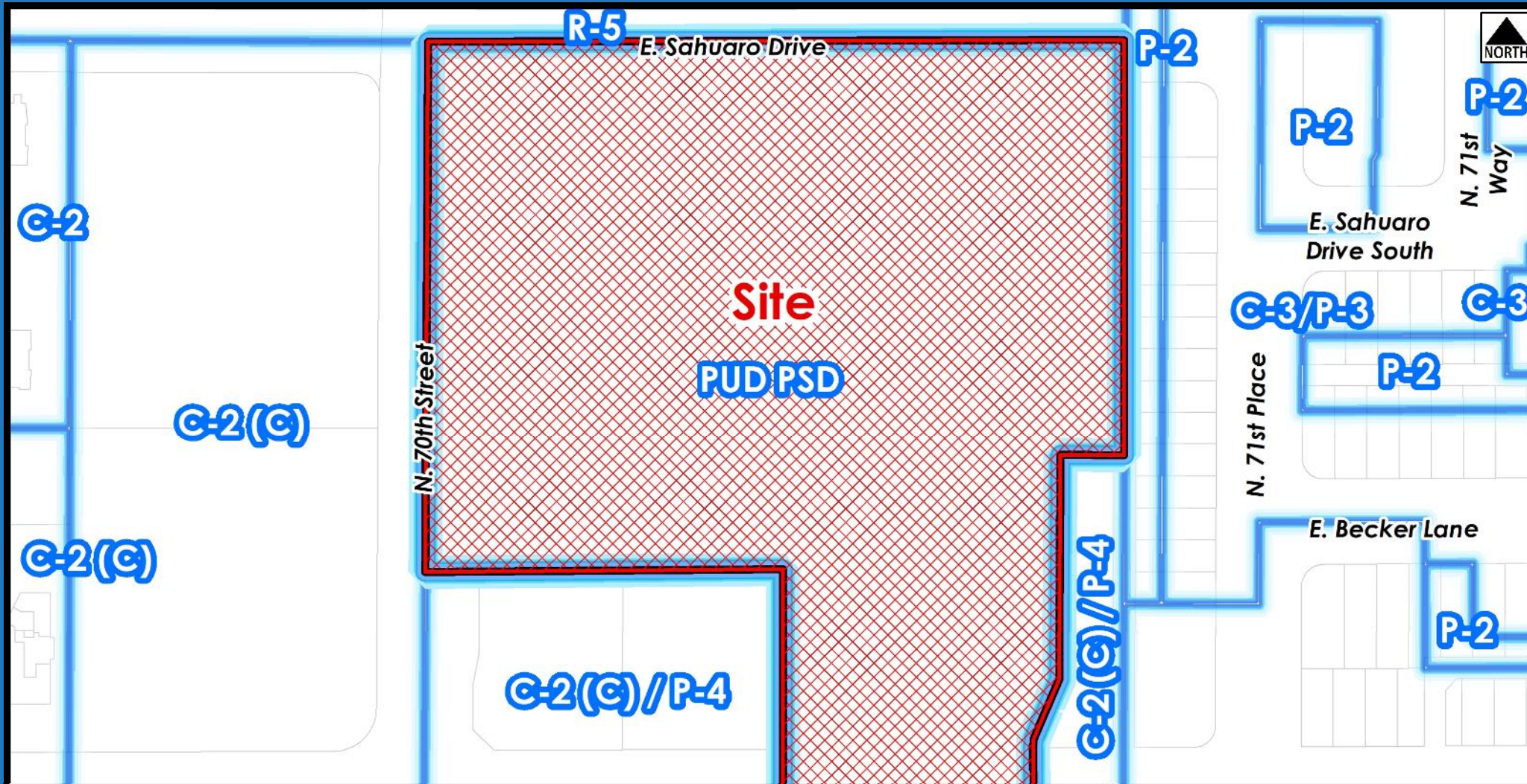
Requests:

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 to change the land use designation from Commercial to Mixed-Use Neighborhoods on a +/- 8.6 gross acre site located at 7000 E. Shea Boulevard.
2. A recommendation to City Council regarding a request by owner for a Zoning District Map Amendment from Central Business (Conditional), Parking District (C-2 (C) / P-4) zoning to Planned Unit Development, Planned Shared Development Overlay (PUD PSD) zoning, including approval of a Development Plan with Amended Development Standards for a new mixed-use development, consisting of approximately 79,200 square feet of existing commercial buildings and a new 3- story, approximately 345,000 square foot, multi-family residential building with approximately 196 units on a +/- 8.6 gross acre site located at 7000 E. Shea Boulevard.



Cultural/Institutional
Proposed General Plan 2035

2-GP-2023 & 6-ZN-2023



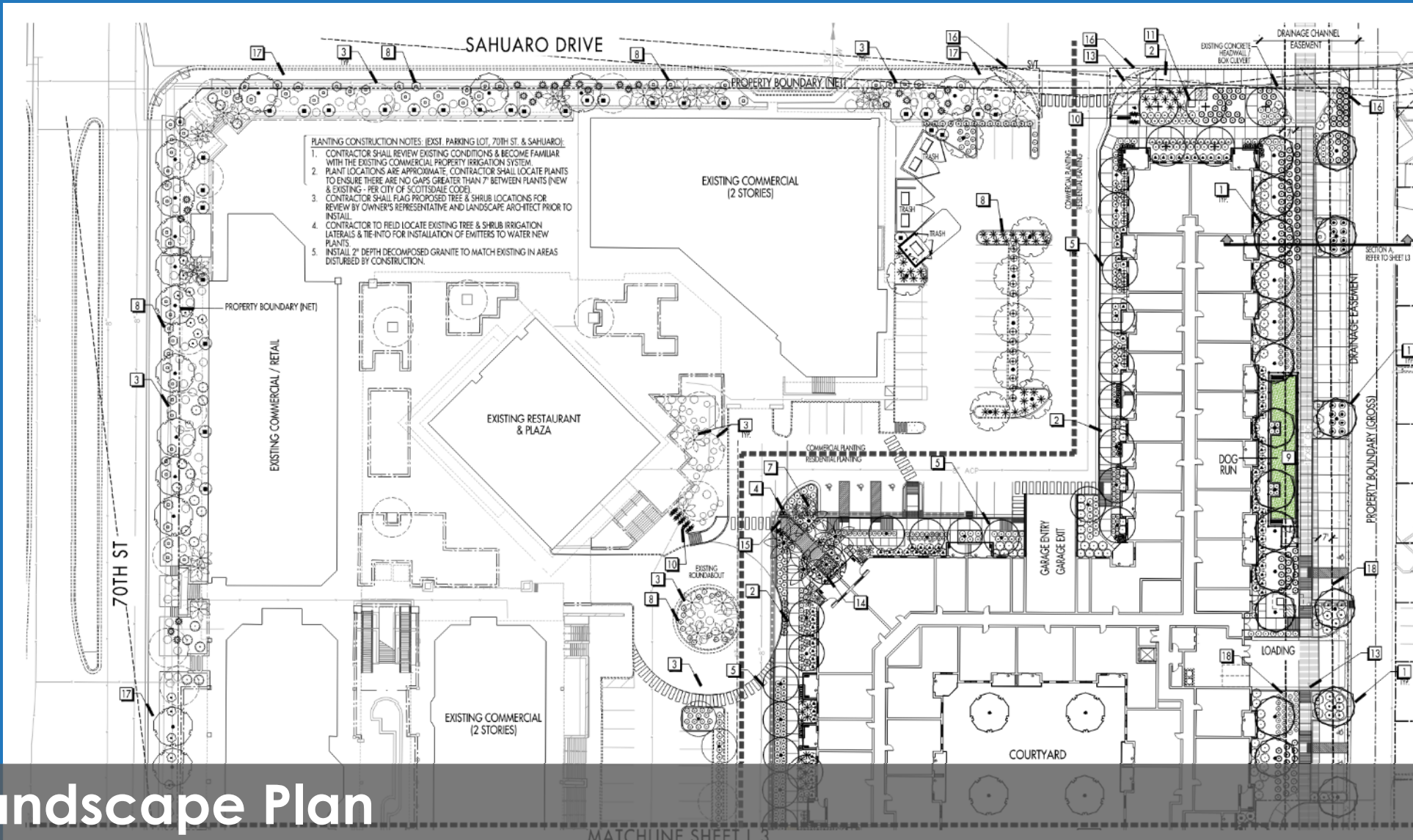
Proposed Zoning

Development Review Board Summary

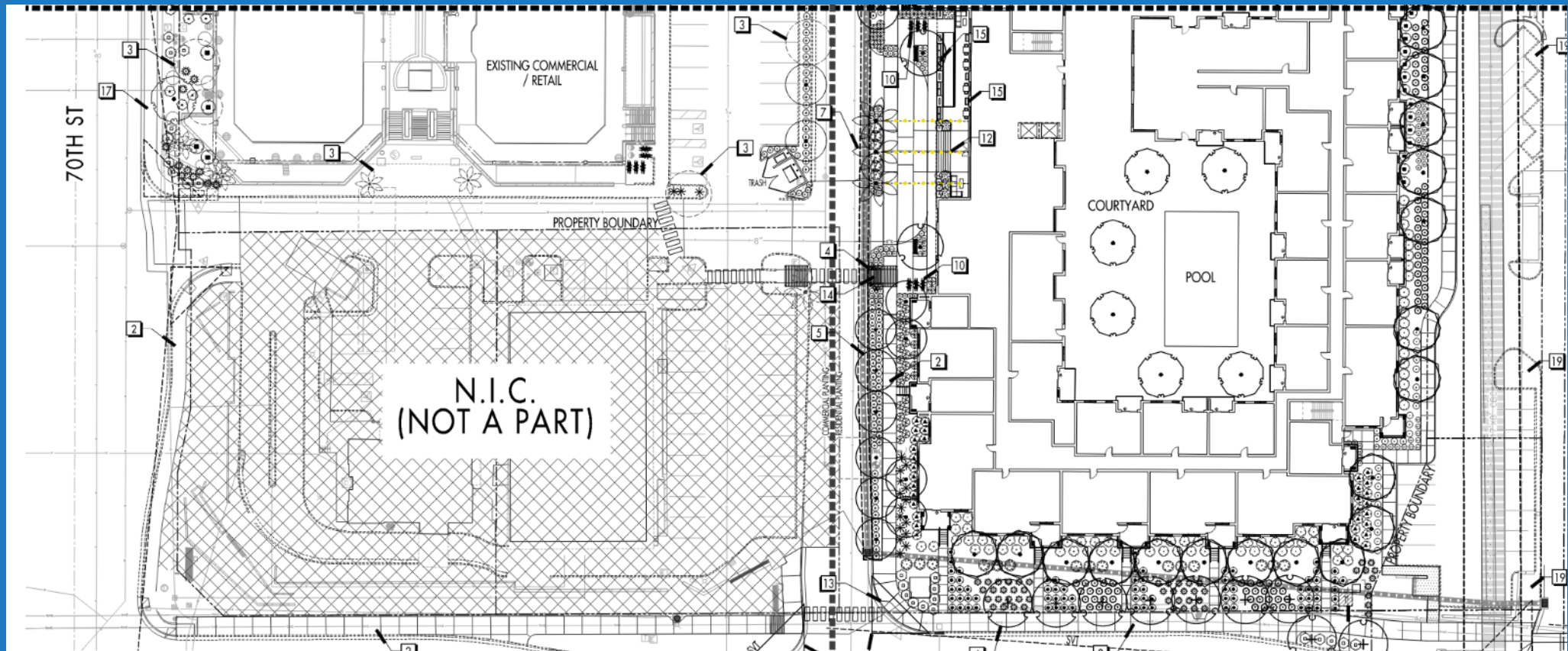
- Applicant provided update on the project to better fit the context of the area
- 4th floor was removed to result in a 3-story building
- Unit count was reduced from 240 units to 196 units (reduction of 44 units)
- STIPULATION:
- **MAXIMUM BUILDING HEIGHT.** No building on the site shall exceed 3-stories and 42 feet in height, exclusive of roof top appurtenances, measured as provided in the applicable section of the zoning ordinance. Exceptions for mechanical equipment and roof top appurtenances shall comply with the PUD district requirements.



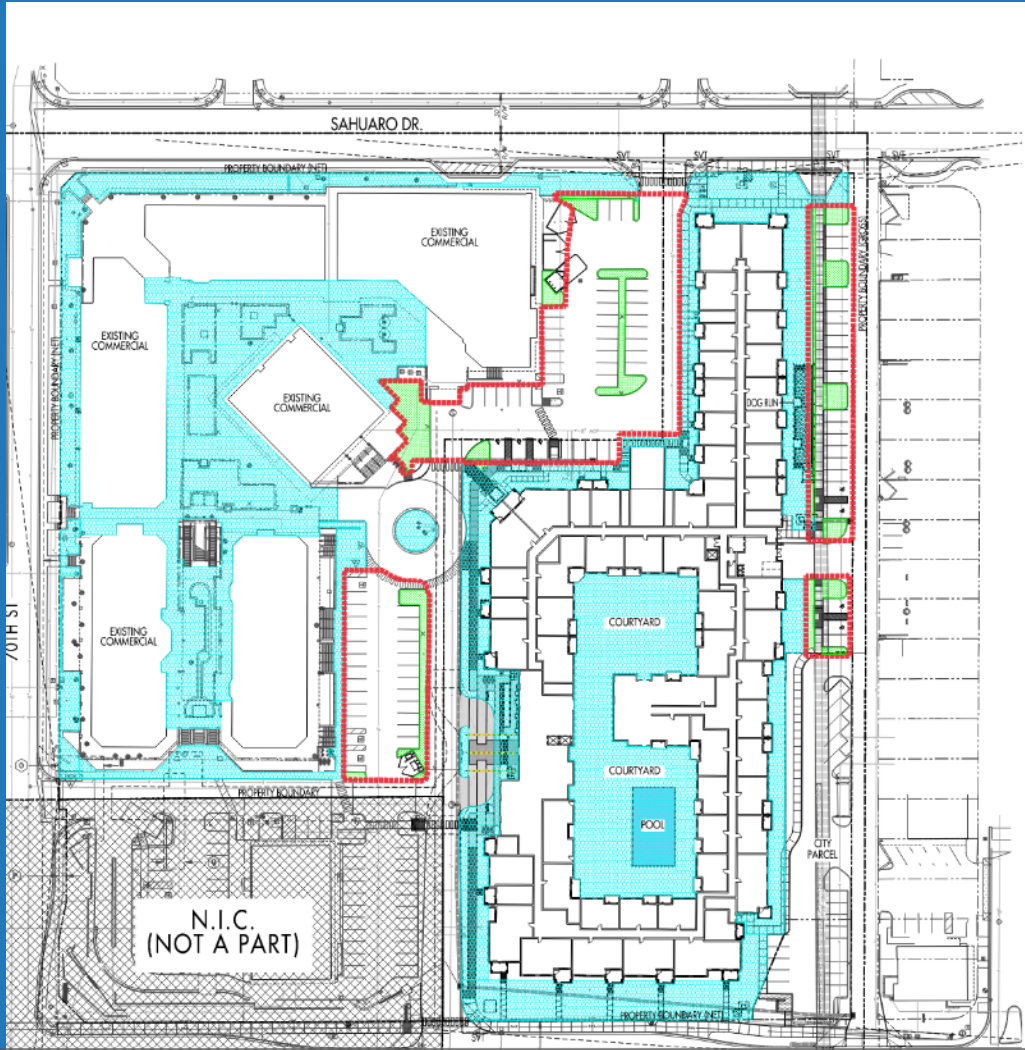
Site Plan



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.



4 NORTH ELEVATION
A.21.v9 1" = 20'-0"



4 SOUTH ELEVATION
A.21.v9 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-SOUT

Perspectives



VIEW SOUTHEAST NEAR NORTH SIDE

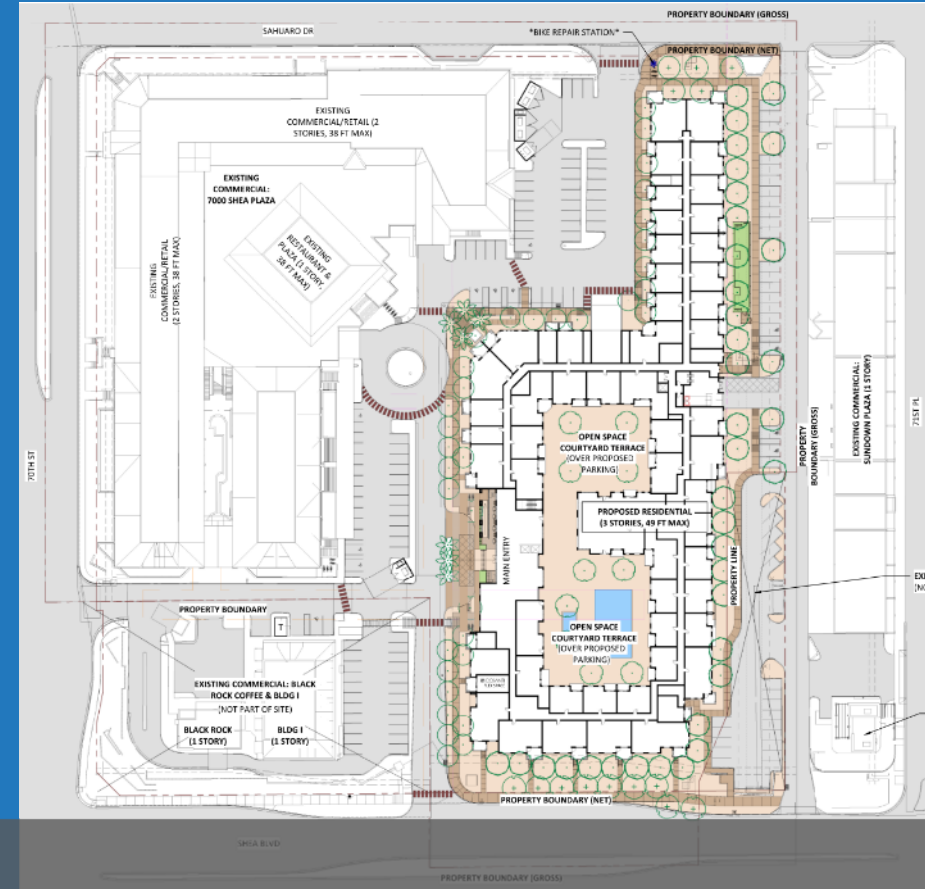


ALLEY VIEW

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'

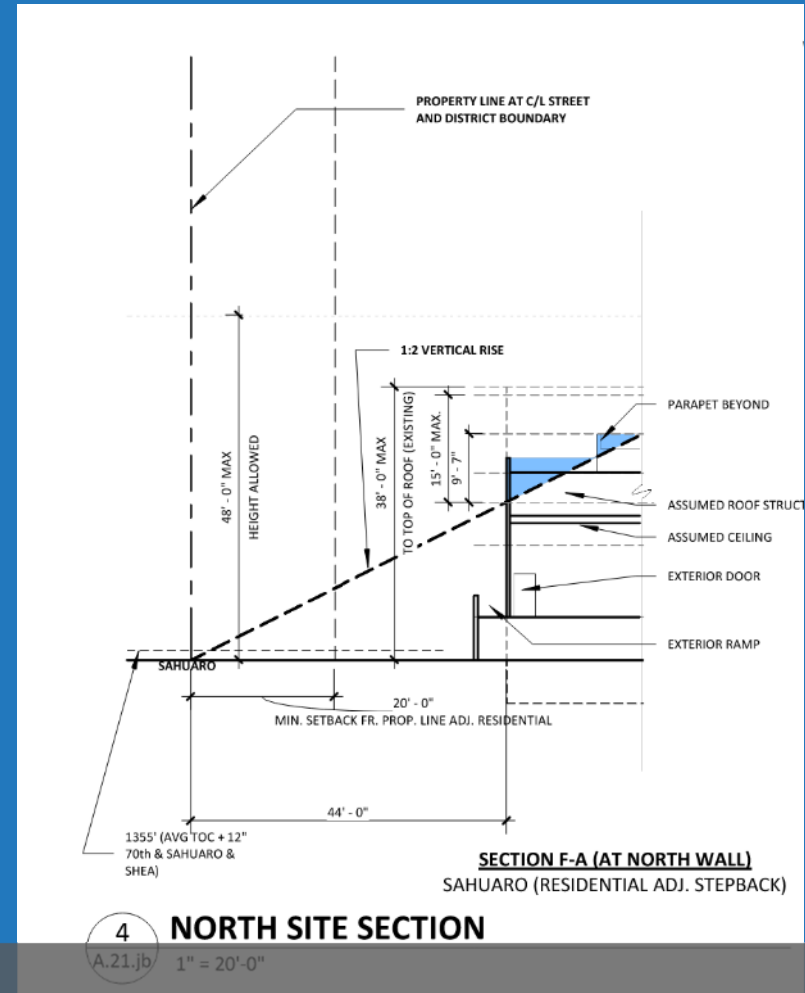


Amended Standards

- 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

- 4th story was removed, reduced unit count from 240 to 196 (-44 units)
- Conformance with PUD Criteria
- Reinvestment in an existing underutilized shopping center
- Addition of residential dwelling units to site (196 units, 22.74 DU/AC)
- Increased pedestrian connections internally & externally
- New 8' sidewalk along E. Shea Boulevard
- 6-0 recommendation of approval from Airport Advisory Commission on 2/21/24
- 6-0 recommendation of approval from Development Review Board on 3/21/24 – based on revised version of the project limited to 3 stories, STIPULATIONS reflect this
- Public comment received, opposition and support



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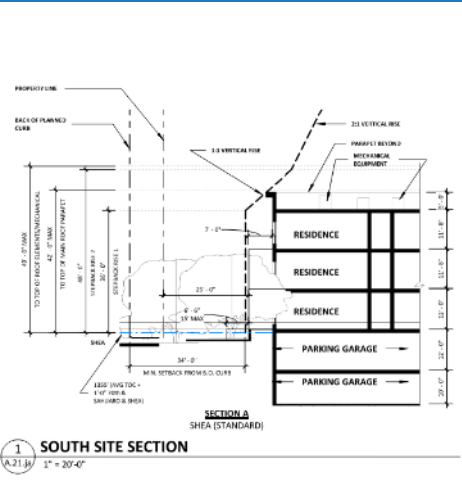
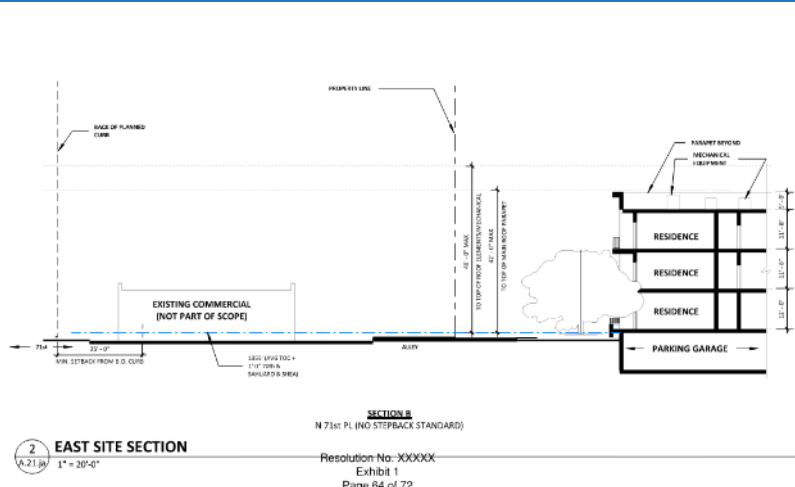
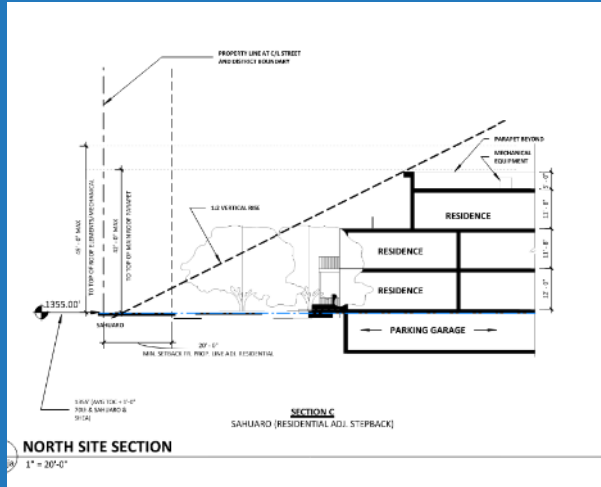


4 NORTH ELEVATION
A.21.vv 1" = 20'-0"

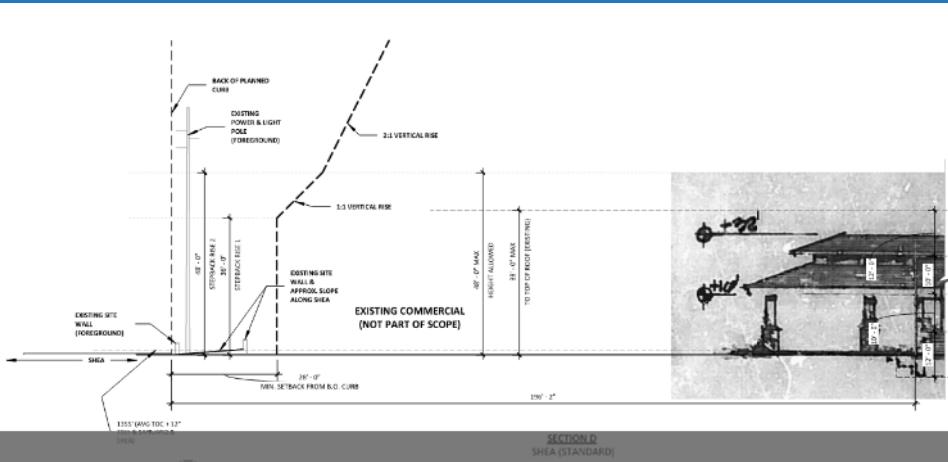
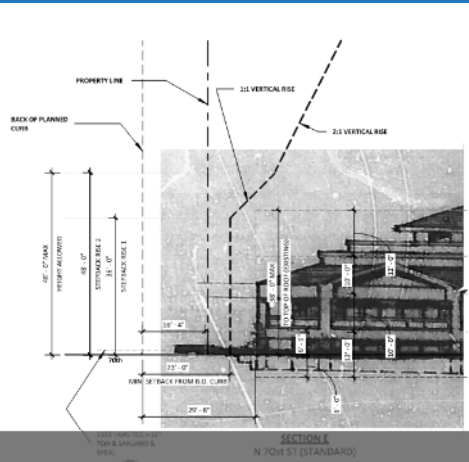
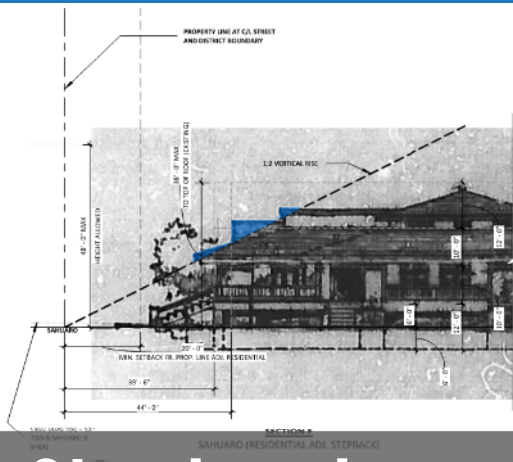


A.21.vv 1" = 20'-0"

Prior Elevations



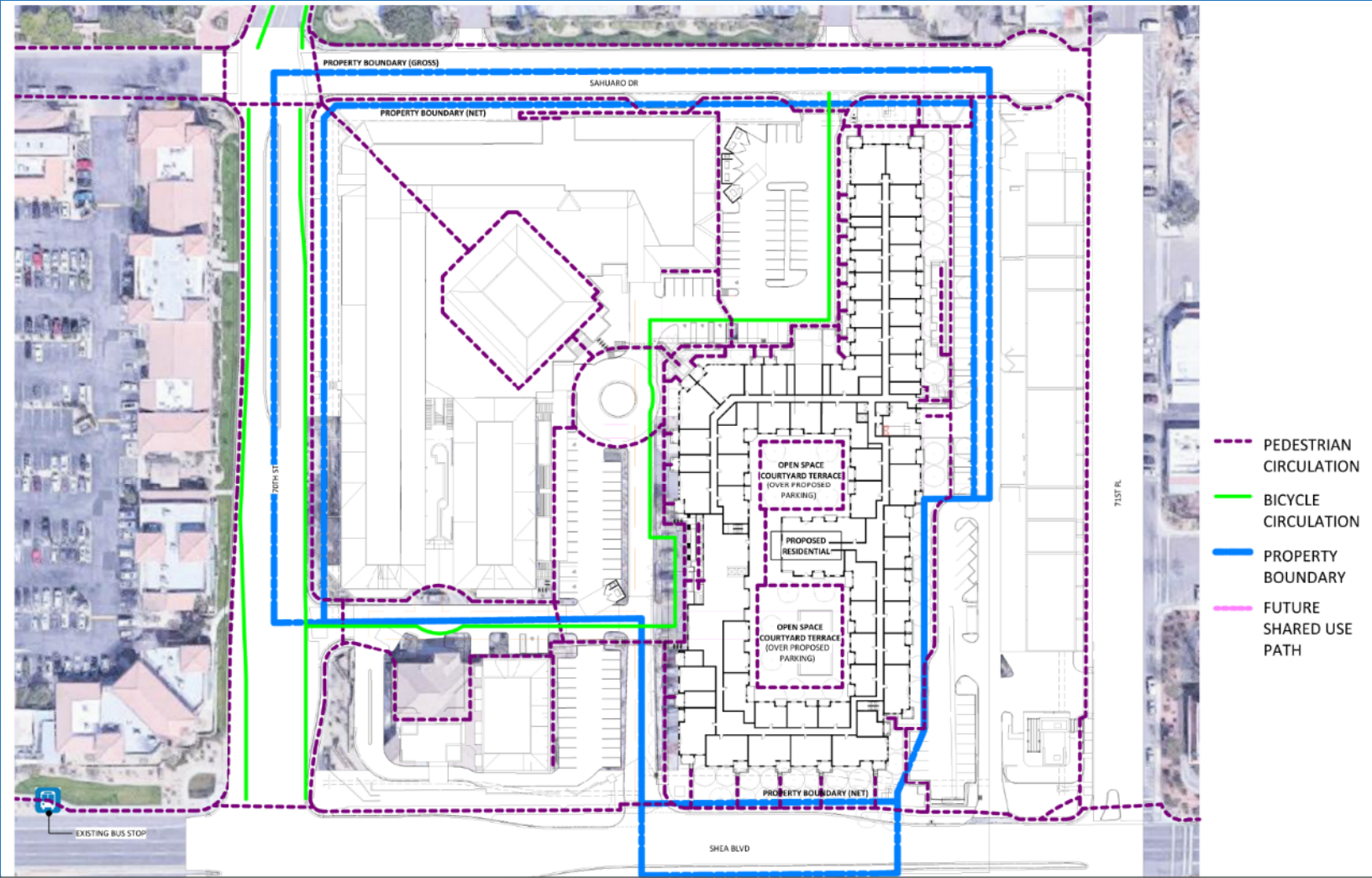
Resolution No. XXXXX
Exhibit 1
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NOTE: AREAS OF THE EXISTING BUILDINGS THAT DEVIATE FROM THE PUD ORDINANCE ARE SHOWN IN BLUE.

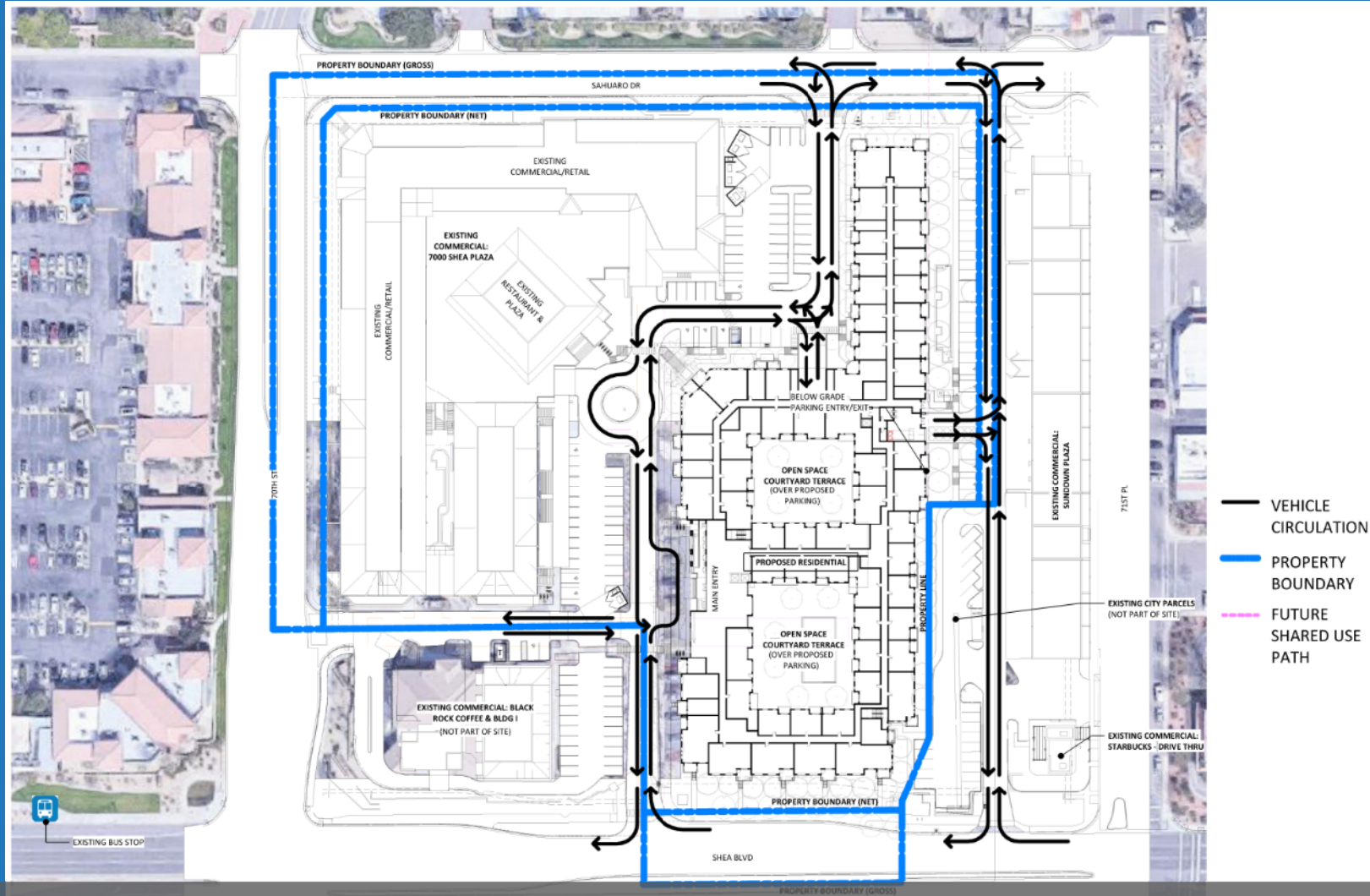
Stepbacks



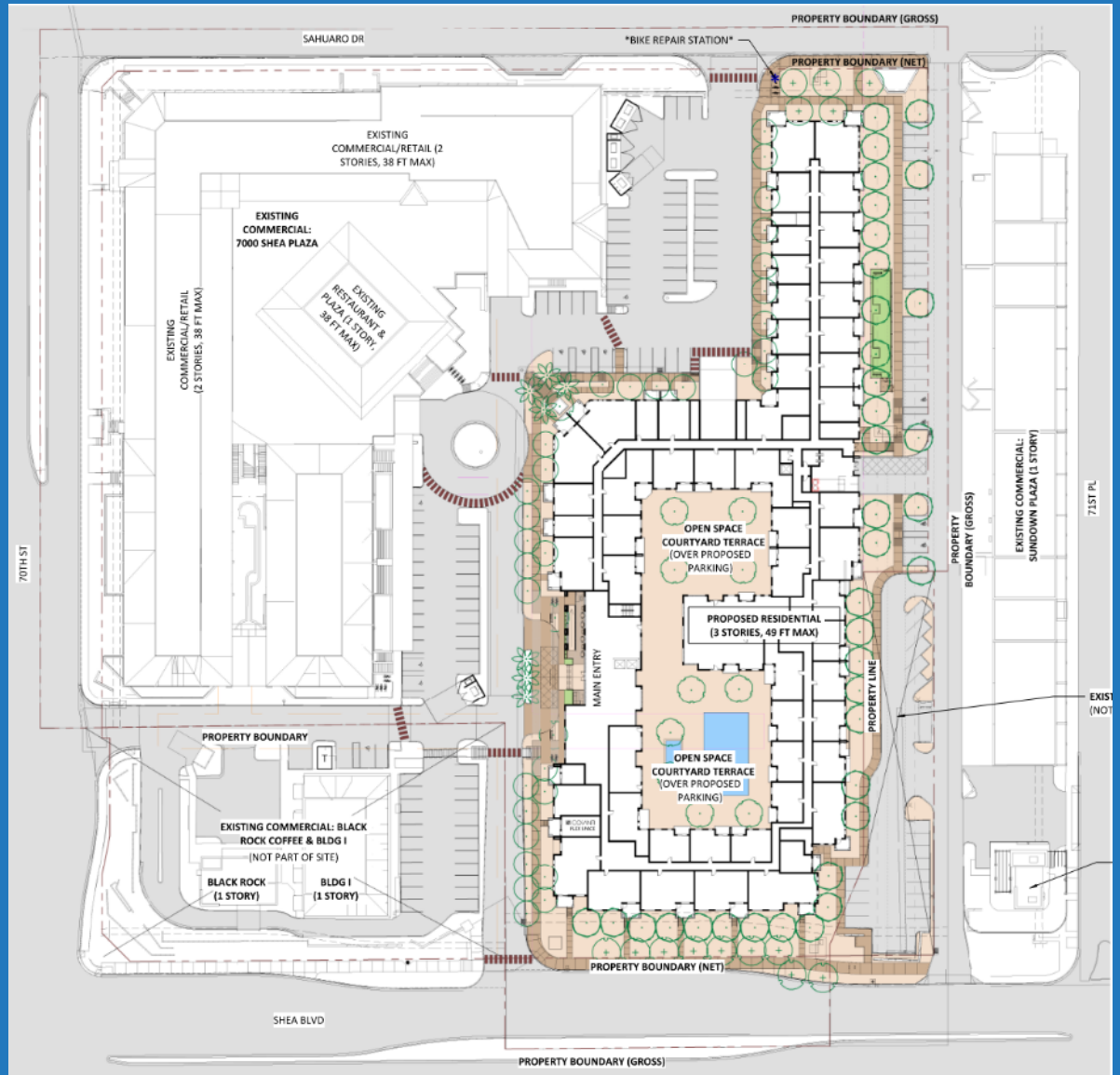


- PEDESTRIAN CIRCULATION
- BICYCLE CIRCULATION
- PROPERTY BOUNDARY
- FUTURE SHARED USE PATH

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: 345,000 square feet, includes 1,000 square feet of commercial (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: 42 feet, with roof top appurtenances proposed up to 49 feet
- Parking Required: 580 spaces
- Parking Provided: 650 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: 196 units
- Density Allowed: Per Development Plan
- Density Proposed: 22.74 dwelling units per acre

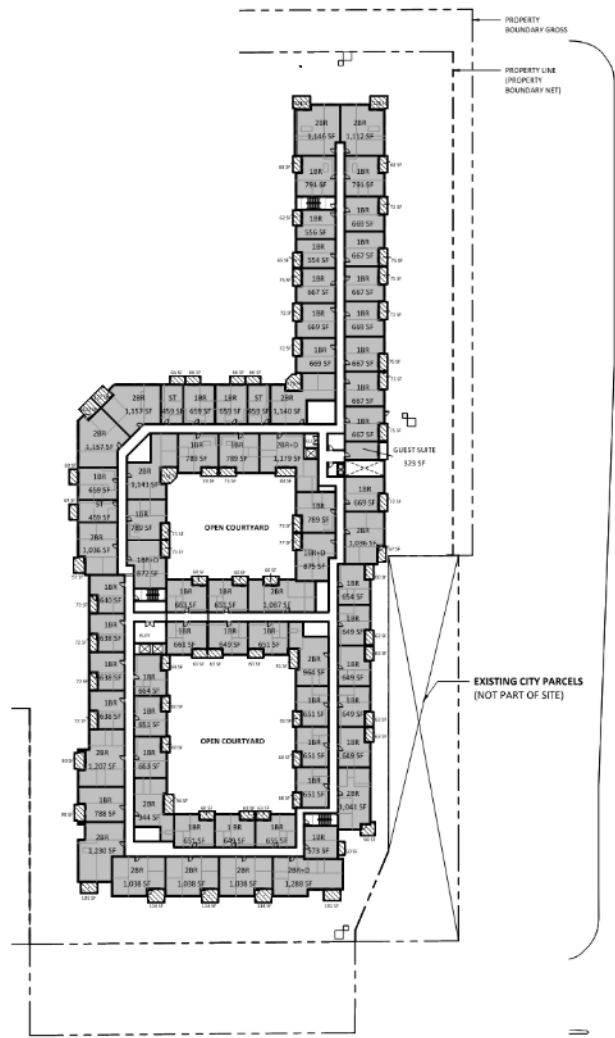
MATCHLINE SHEET L.3

PLANT LEGEND (RESIDENTIAL)

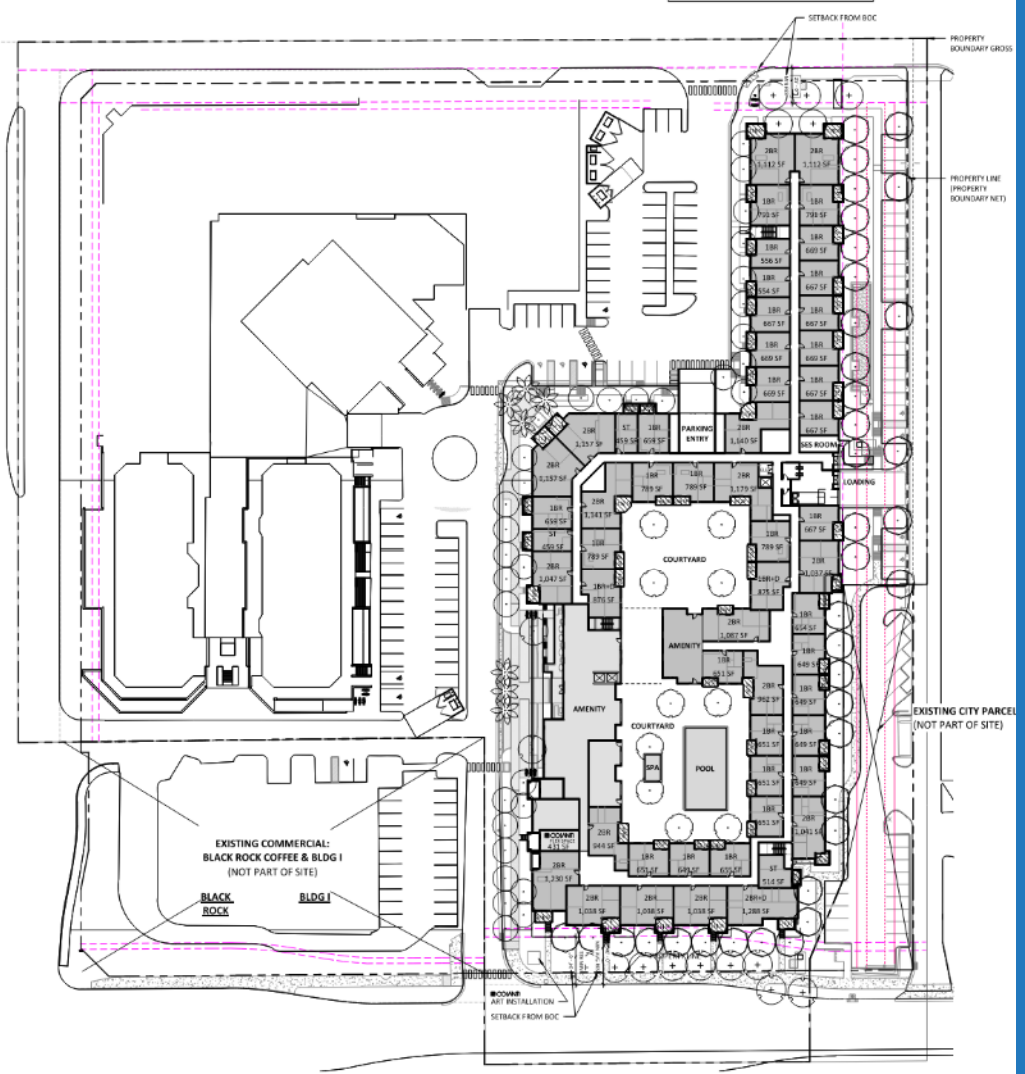
TREES	COMMON / BOTANICAL NAME	CONT	QTY	SHRUBS	COMMON / BOTANICAL NAME	CONT	QTY
	MULGA / ACACIA ANEURA 2.0' CAL. X 9' H X 6' W, UPRIGHT STANDARD	36" BOX	9		YELLOW BELLS / TECOMA STANS FULL CAN, SPACE PER PLANS, MAINTAIN 4' FROM HARDSCAPE	5 GAL	19
	HONG KONG ORCHID TREE / BAUHINIA X BLAKEANA TALL, UPRIGHT, 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)

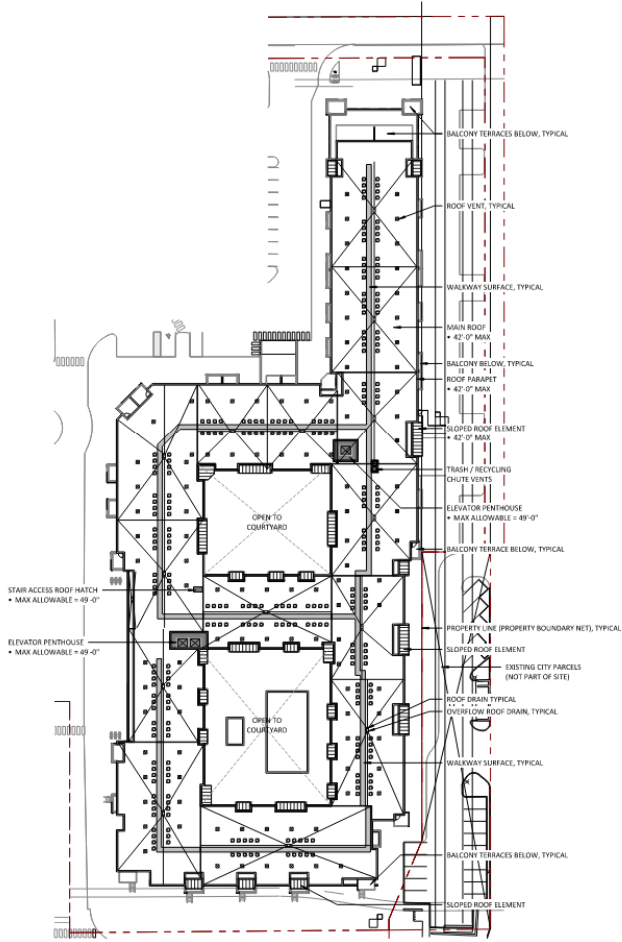
TREES	COMMON / BOTANICAL NAME	CONT	QTY
	GHOST GUM / EUCALYPTUS PARJANA MATCHED STANDARDS, 3" CAL. X 12' H X 6' W, SUPPLIER: AUSTRALIAN OUTBACK PLANTATION (623) 393-0767	48" BOX	4
	CHINESE ELM / ULMUS PARVIFOLIA TALL, UPRIGHT, STANDARD 1.5" CAL. MIN. X 9' H X 4' W	24" BOX	8
	CHINESE ELM / ULMUS PARVIFOLIA 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



2 LEVEL 2 FLOOR PLAN
A.21.19 3" = 40' 0"



1 LEVEL 1 FLOOR PLAN
A.21.19 3" = 40' 0"



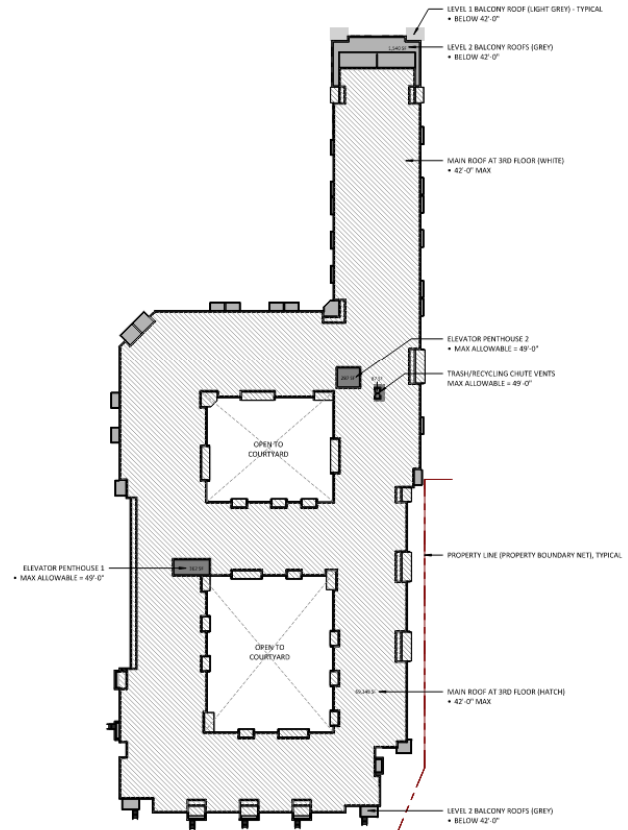
2 ROOF PLAN
1" = 40'-0"

SUMMARY

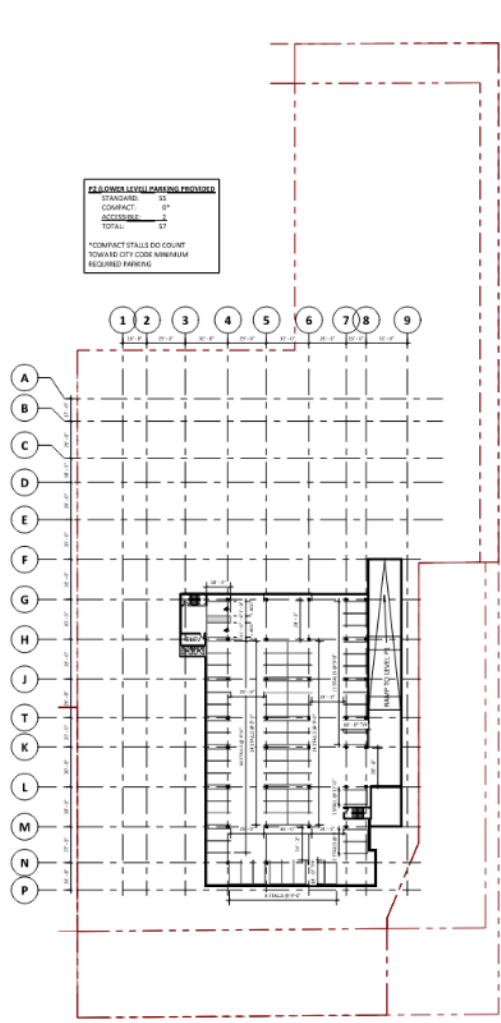
TOTAL ROOF SF AREA - 3 STORY (MAX HEIGHT 42'-0" AND BELOW 42'-0")		
• LEVEL 1 ROOF	256 SF	0.52%
• LEVEL 2 ROOF	3,276 SF	4.45%
• MAIN ROOF (LEVEL 3)	65,345 SF	84.93%
TOTAL	72,860 SF	90.00%

ROOF SF AREA - ABOVE 42'-0" AND BELOW 44'-0"		
• ELEVATOR PENTHOUSE 1	362 SF	0.44%
• ELEVATOR PENTHOUSE 2	201 SF	0.24%
• TRASH/RECYCLING CHUTE VENTS	23 SF	0.28%
TOTAL	586 SF	1.00%

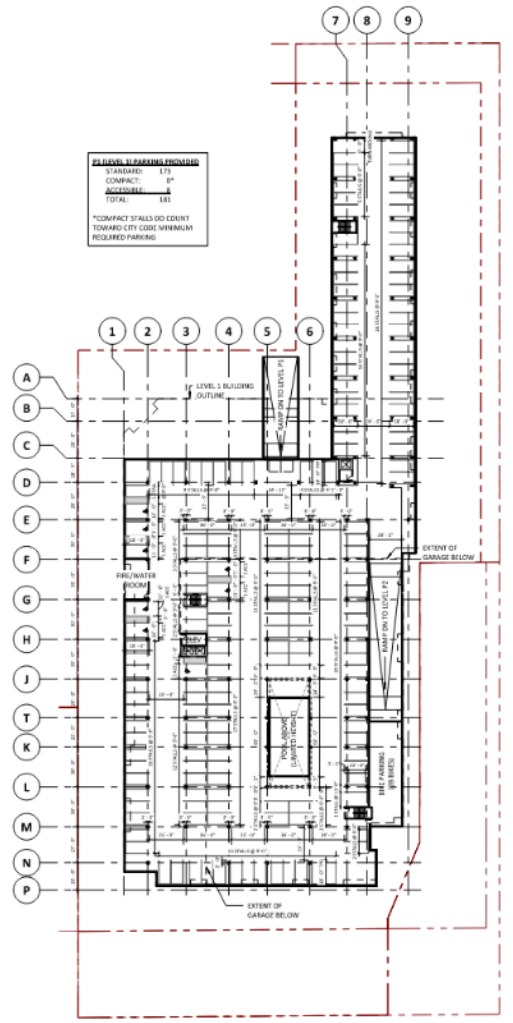
TOTAL AREA OF ROOF (72,860 SF + 586 SF) : 73,446 SF
 TOTAL AREA OF ROOF ABOVE 42'-0" MAX ALLOWED PER ZONING: 73,446 SF (1%)



1 ROOF AREA AND ELEMENTS DIAGRAM
1" = 40'-0"



2 ZONING - LEVEL P2 PARKING PLAN
 8.21.09 1" = 40' 0"



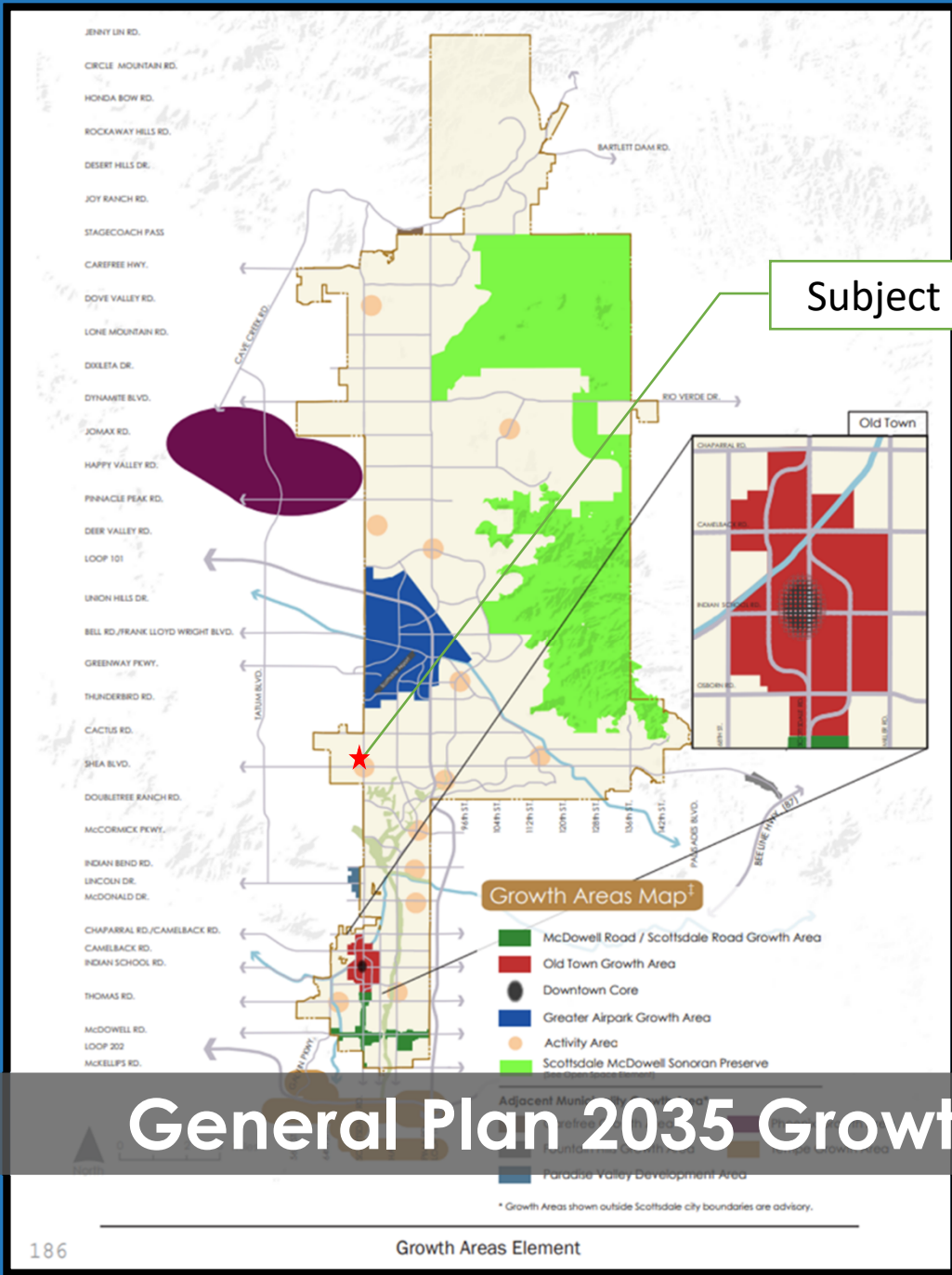
1 ZONING - LEVEL P1 PARKING PLAN
 8.21.09 1" = 40' 0"

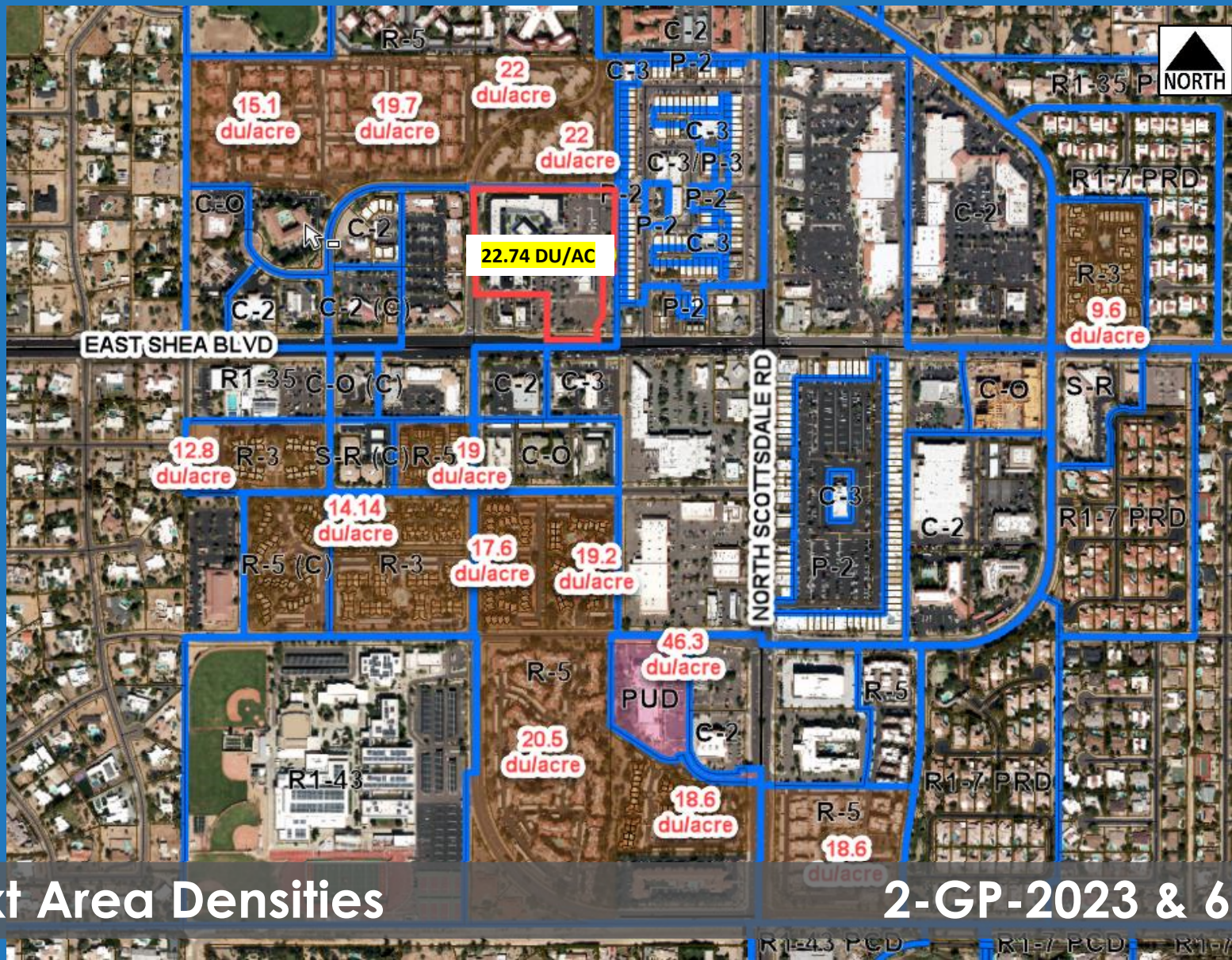
Activity Area

Scottsdale General Plan 2035 designates Activity Areas as locations where development is concentrated, but to a lesser degree than Growth Areas. Activity Areas vary in size, intensity, type of activity, and development. Development in these areas should consider the surrounding context.

The subject site is within the Activity Area that is located around the N. Scottsdale Road and E. Shea Blvd. intersection.

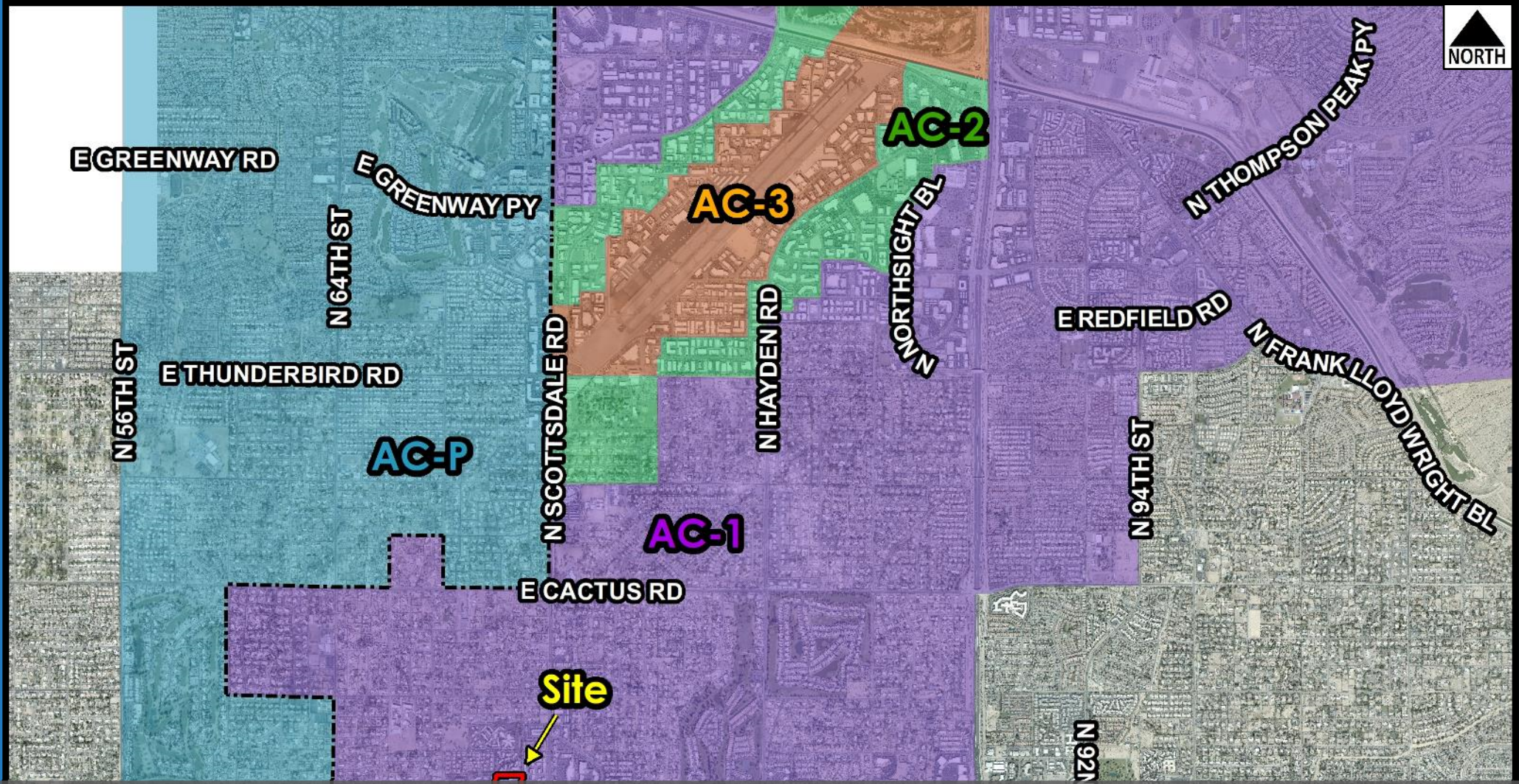
Subject site





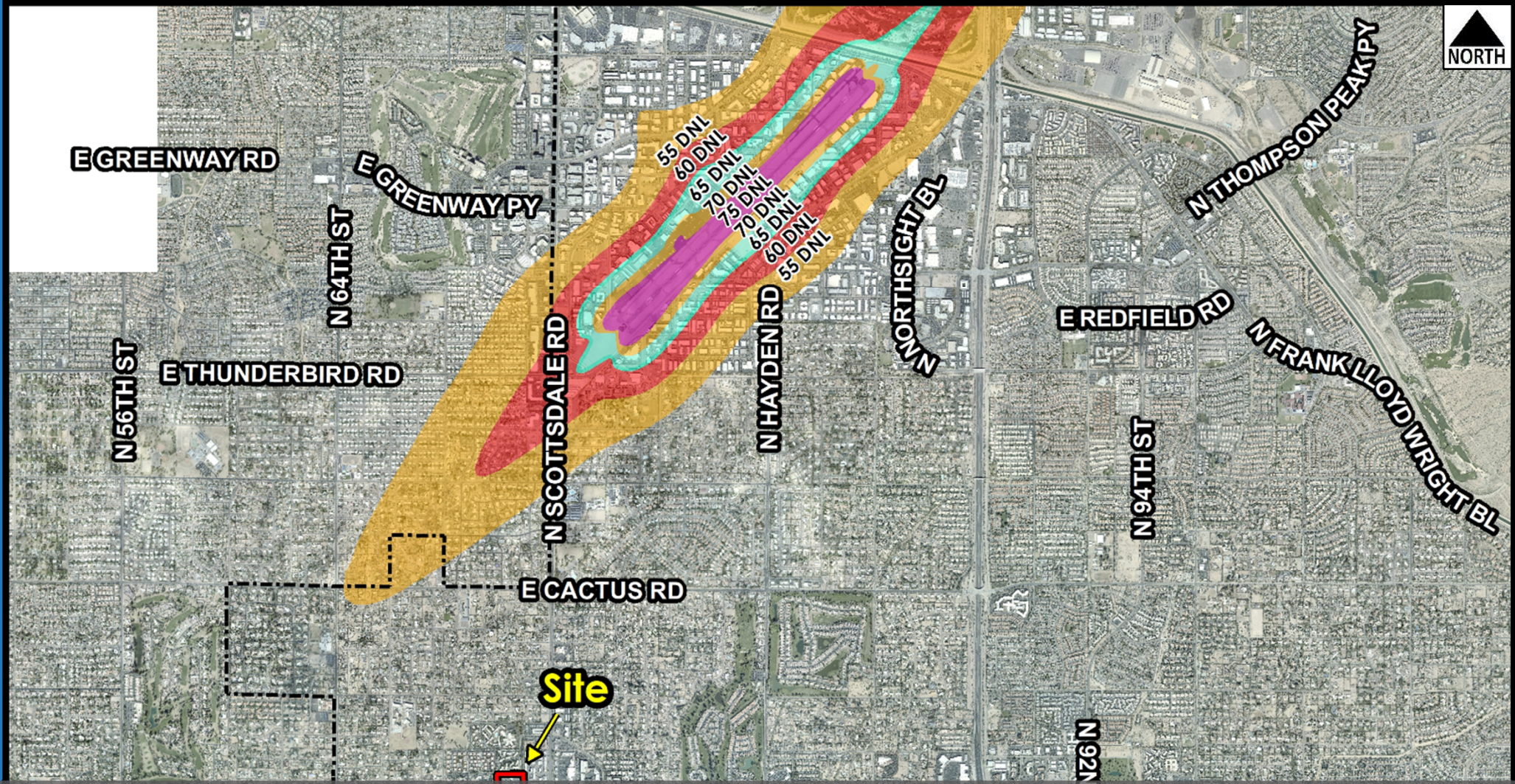
Context Area Densities

2-GP-2023 & 6-ZN-2023



Airport Overlay Zones

2-GP-2023 & 6-ZN-2023



Noise Contours

2-GP-2023 & 6-ZN-2023

PUD Criteria

1. 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 is 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.

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.