

CITY COUNCIL REPORT



Meeting Date: May 6, 2025
General Plan Element: *Character and Design*
General Plan Goal: *Determine the appropriateness of all development in terms of community goals, surrounding area character, and the specific context of the surrounding neighborhood.*

ACTION

Aria at Silverstone Final Plat
2-PP-2024

Request to consider the following:

1. Approval of a final plat for a new residential subdivision, consisting of 100 lots, private internal street tracts, and various easements on a +/- 13-acre site with Planned Community District, Multi-family Residential (P-C R-5) zoning, located at 22602 N. 74th Street.

Key Items for Consideration

- Preliminary plat case was considered by the Development Review Board on 1/9/2025 and was approved with a vote of 7-0.
- Final plat is consistent with the preliminary plat approved with case 2-PP-2024 and zoning case 15-ZN-2005#4.

LOCATION

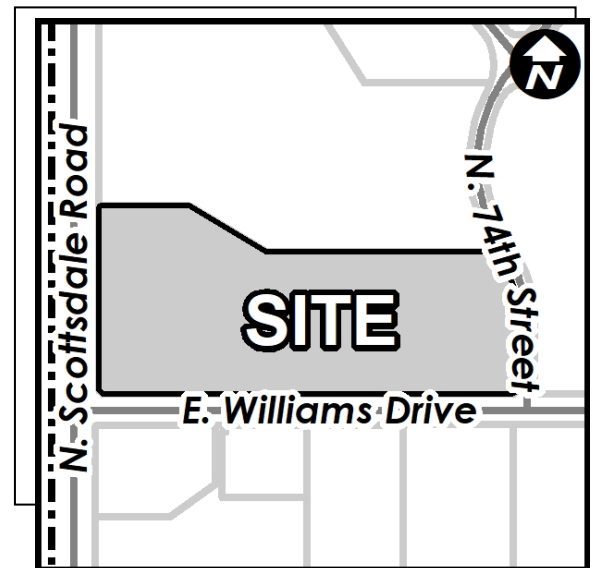
22602 N 74th St

OWNER

Silverstone Development, Inc
(480) 385-2727

APPLICANT CONTACT

ALEX STEDMAN
RVI PLANNING AND LANDSCAPE
480-994-0994



BACKGROUND

General Plan

The site is part of the +/- 160-acre Silverstone PCD (15-ZN-2005), which is designated as Mixed-Use Neighborhoods by the General Plan 2035 and includes residential of varying density, residential healthcare, and mixed-use commercial. Development with this designation should place a focus on human-scale development and be located in areas with access to multiple modes of transportation. These areas accommodate higher-density housing combined with complementary office or retail uses.

Zoning

The site was annexed into the city in 1982 (Ord. No. 1446) and originally assigned Western Theme Park (W-P) zoning to accommodate Rawhide Theme Park, which had occupied the site since the 1970s. Subsequently, Rawhide relocated and left the site open for redevelopment. A private developer purchased the +/- 160-acre property and received approval in 2006 for the Silverstone PCD (15-ZN-2005). Zoning for this site at that time was Planned Community District, Commercial Office (P-C C-O) zoning. Case 15-ZN-2005#4, submitted by the current owner, rezoned the property to P-C R-5 in November 2024.

Context

Located at the northeast corner of N. Scottsdale Road and E. Williams Road, the site is situated in an area with a diverse mix of uses and development intensity, including high-density residential, residential healthcare, office and light industrial uses.

Adjacent Uses and Zoning

- North: Multi-family Residential, zoned R-5 PCD
- South: Various commercial uses, all zoned C-3
- East: Residential Healthcare Facility, zoned R-5 PCD
- West: Municipal boundary (City of Phoenix)

Other Related Policies, References:

- Scottsdale General Plan 2035
- Zoning Ordinance
- 15-ZN-2005#4: Approved a rezone from P-C C-O to P-C R-5 for this subdivision
- Land Division Ordinance

IMPACT ANALYSIS

Plat

The proposed subdivision has been designed to meet all applicable city requirements, including access and utility service. The plat consists of 100 lots and associated right-of-way, easements and tracts.

Policy Implications

This final plat is consistent in density previously approved with the zoning district map amendment case. All stipulations and ordinance requirements have been addressed. Approval of this request will enable the final plat to be recorded, establishing the lots.

OTHER BOARDS & COMMISSIONS

Development Review Board

Development Review Board heard this case as a preliminary plat request on 1/9/2025 and recommended approval with a 7-0 vote.

Staff Recommendation to Development Review Board

Staff recommended that the Development Review Board approve the Aria at Silverstone preliminary plat per the stipulations, finding that the provisions of the Land Division Ordinance and the Development Review Board Criteria had been met.

STAFF RECOMMENDATION

Recommended Approach:

Staff recommends that the City Council approve the Aria at Silverstone Final Plat.

RESPONSIBLE DEPARTMENT

Planning and Development Services

Current Planning Services

STAFF CONTACT

Greg Bloemberg
Principal Planner
480-312-4306
E-mail: gbloemberg@ScottsdaleAZ.gov

APPROVED BY



Greg Bloemberg, Report Author

4/14/2025
Date



Tim Curtis, AICP, Current Planning Director
480-312-4210, tcurtis@scottsdaleaz.gov

4/17/2025

Date



Erin Perreault, AICP, Director
Planning and Development Services
480-312-7093, eperreault@scottsdaleaz.gov

04/21/2025

Date

ATTACHMENTS

1. Context Aerial
- 1A. Aerial Close-Up
2. Zoning Map
3. Final Plat
4. 1/9/2025 Development Review Board meeting minutes



City of
Phoenix

Safeway

Sprouts

E. Pinnacle Peak Rd

Paseo at
Pinnacle Peak
Single-Family
Residential

N. Hayden Rd

Site

N. 74th St

Vi at Silverstone
Retirement Community

Anytime Fitness

Pinnacle Peak
Preparatory

E. Williams Dr

Rummel
Construction
Inc

Sonoran Hills
Single-Family
Residential

Ash Auto
Group

E. Calistoga Cir

N. Miller Rd

Cobblestone
Auto Spa

Arizona
Silverado
Single-Family
Residential

N. 77th St

Phoenix Skin
Medical Surgical Group

E. Deer Valley Rd

E. Overlook Dr

City of
Phoenix

E. Silverstone Dr

Appaloosa
Library

San Portales
Apartments

Vi at Silverstone
Retirement Community

Site

E. Williams Dr

BluePearl
Pet Hospital

Christian Brothers
Automotive

Life
Storage

United
States
Postal
Service

ATTACHMENT 1A



R-5 PCD

R-5 PCD

N. Scottsdale Road

N. 74th Street

Site
R-5 PCD

E. Williams Drive

C-3

B-1

S-S

ATTACHMENT 2

DEDICATION:
STATE OF ARIZONA)
COUNTY OF MARICOPA)
KNOW ALL MEN BY THESE PRESENTS:

K. HOVNANIAN AT SILVERSTONE, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, OWNER OF PARCEL "D", MAP OF DEDICATION AND PARCEL MAP FOR SILVERSTONE AT PINNACLE PEAK, ACCORDING TO BOOK 883 OF MAPS, PAGE 17, RECORDS OF MARICOPA COUNTY, ARIZONA., HEREBY SUBDIVIDES A PORTION OF SECTION 14, TOWNSHIP 4 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, UNDER THE NAME "ARIA AT SILVERSTONE", AS SHOWN ON THIS FINAL PLAT. THIS PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS, TRACTS, STREETS, AND EASEMENTS CONSTITUTING THE SUBDIVISION. EACH LOT, TRACTS, STREET, AND EASEMENT SHALL BE KNOWN BY THE NUMBER, LETTER, NAME OR DESCRIPTION GIVEN EACH RESPECTIVELY ON THIS PLAT. THE EASEMENTS ARE DEDICATED FOR THE PURPOSES, AND SUBJECT TO THE CONDITIONS, STATED.

PRIVATE STREETS
K. HOVNANIAN AT SILVERSTONE, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, OWNER, GRANTOR, DECLARES THE PRIVATE STREETS SHOWN HEREON AS TRACT "C" AS PRIVATE STREETS, NOT DEDICATED TO THE PUBLIC FOR ITS USE EXCEPT AS EXPRESSLY STATED HEREON. THE GRANTOR AND ITS SUCCESSORS SHALL MAINTAIN, REPAIR AND REPLACE THE PRIVATE STREETS. THE CITY HAS NO OBLIGATION TO MAINTAIN, REPAIR AND REPLACE THE PRIVATE STREETS ARISING FROM THIS PLAT.

PUBLIC EASEMENTS
K. HOVNANIAN AT SILVERSTONE, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, OWNER, GRANTOR, DEDICATES TO THE CITY OF SCOTTSDALE, AN ARIZONA MUNICIPAL CORPORATION, GRANTEE, THE EASEMENTS AS SHOWN HEREON, SUBJECT TO THE CONDITIONS STATED.

WATER AND SEWER FACILITIES (WSE): A PERPETUAL, NON-EXCLUSIVE EASEMENT SHOWN HEREON IN TRACT A & C, UPON, OVER, UNDER AND ACROSS THE PROPERTY ON THIS PLAT FOR WATER AND SEWER PIPES AND OTHER RELATED FACILITIES, AND FOR CONSTRUCTION, OPERATION, USE, MAINTENANCE, REPAIR, MODIFICATION AND REPLACEMENT OF PIPES AND OTHER RELATED FACILITIES.

SIGHT DISTANCE (SD): A PERPETUAL, NON-EXCLUSIVE EASEMENT SHOWN HEREON UPON, OVER, UNDER AND ACROSS THE PROPERTY ON THIS PLAT, TO PRESERVE AN AREA FREE OF OBSTRUCTIONS TO ENHANCE TRAFFIC SAFETY VISIBILITY. IN THE EASEMENT, GRANTOR SHALL NOT PLACE OR ALLOW ANY BUILDINGS, WALLS, TREES, STRUCTURES, SCREENS OR OTHER OBSTRUCTIONS FROM 18 TO 96 INCHES HIGH ABOVE THE ELEVATION OF THE ADJACENT STREET. HOWEVER, THE GRANTEE MAY ALLOW POLES OR TREE TRUNKS THAT GRANTEE DETERMINES DO NOT ADVERSELY AFFECT TRAFFIC SAFETY VISIBILITY.

DRAINAGE AND FLOOD CONTROL (DFC): A PERPETUAL, NON-EXCLUSIVE EASEMENT SHOWN HEREON OVER TRACT A, B & C, UPON, OVER, UNDER AND ACROSS THE PROPERTY ON THIS PLAT, FOR DRAINAGE AND FLOOD CONTROL AND ALL RELATED PURPOSES, INCLUDING WITHOUT LIMITATION, CONSTRUCTION, MAINTENANCE, OPERATION, REPLACEMENT, AND REPAIR OF LEVEES, DIKES, DAMS, STORMWATER STORAGE BASINS, STORM DRAINS (SD), CHANNELS, IMPROVEMENTS, WASHES, WATERCOURSES AND OTHER DRAINAGE OR FLOOD CONTROL FACILITIES (COLLECTIVELY, "DRAINAGE FACILITIES"), SUBJECT TO THE FOLLOWING:

- GRANTOR IS RESPONSIBLE FOR ALL DRAINAGE FACILITIES ON THE PROPERTY. DRAINAGE FACILITIES ON THE PROPERTY MIGHT NOT BE OBVIOUS. LACK OF AWARENESS OF DRAINAGE FACILITIES DOES NOT EXCUSE FAILURE TO PERFORM THE REQUIREMENTS OF THIS DOCUMENT.
- GRANTOR SHALL NOT CONSTRUCT, OBSTRUCT OR ALTER ANY DRAINAGE FACILITIES ON THE PROPERTY WITHOUT GRANTEE'S PRIOR WRITTEN CONSENT.
- AT GRANTOR'S EXPENSE, GRANTOR SHALL MAINTAIN DRAINAGE FACILITIES IN GOOD CONDITION; REPLACE AND REPAIR DRAINAGE FACILITIES AS NECESSARY TO MAINTAIN THEIR FLOOD CARRYING OR STORAGE CAPACITY; PREVENT EROSION; AND PREVENT ANY REFUSE, DEBRIS, SEDIMENT, VEGETATION, OR OTHER OBSTRUCTION FROM ACCUMULATING IN DRAINAGE FACILITIES. GRANTEE IS NOT OBLIGATED TO PERFORM ANY SUCH WORK.
- IF, IN GRANTEE'S OPINION, GRANTOR FAILS TO DO SUCH WORK, THEN GRANTEE MAY DO THE WORK AT GRANTOR'S EXPENSE. IN ADDITION TO GRANTEE'S OTHER REMEDIES, THE COST OF THE WORK SHALL BE SECURED BY A LIEN THAT GRANTOR HEREBY GRANTS AGAINST THE PROPERTY, WITH INTEREST AT THE ANNUAL RATE OF EIGHT PERCENT (8%).
- GRANTOR SHALL INDEMNIFY, DEFEND AND HOLD GRANTEE HARMLESS AGAINST GRANTOR'S FAILURE TO PERFORM UNDER THIS DOCUMENT

EMERGENCY AND SERVICE ACCESS (ESA): A PERPETUAL, NON-EXCLUSIVE EASEMENT SHOWN HEREON OVER TRACT C, UPON, OVER, UNDER AND ACROSS THE PROPERTY ON THIS PLAT, FOR ACCESS FOR EMERGENCY, PUBLIC SAFETY, REFUSE COLLECTION, UTILITY, AND OTHER SERVICE PERSONNEL AND VEHICLES AND FOR THE RIGHT TO CONSTRUCT, OPERATE, USE, MAINTAIN, REPAIR AND REPLACE IMPROVEMENTS RELATED TO ACCESS AS CITY DEEMS NECESSARY FOR ACCESS PURPOSES.

VEHICULAR NON-ACCESS (VNA): A PERPETUAL, NON-EXCLUSIVE EASEMENT SHOWN HEREON UPON, OVER, UNDER AND ACROSS THE PROPERTY ON THIS PLAT, TO PROHIBIT ALL USE OF MOTOR VEHICLES UPON THE EASEMENT. GRANTOR SHALL NOT INSTALL DRIVEWAYS OR OTHER MEANS OF VEHICULAR ACCESS UPON THE EASEMENT. GRANTOR SHALL MAINTAIN THE EASEMENT, INCLUDING ANY IMPROVEMENTS, IN A NEAT, SAFE AND CLEAN CONDITION. GRANTEE MAY ENJOIN ANY VIOLATION OF THIS EASEMENT. GRANTEE MAY ENTER THE PROPERTY TO ENFORCE THIS EASEMENT. HOWEVER, THIS EASEMENT DOES NOT CREATE PUBLIC ACCESS TO THE PROPERTY. MENTIONING REMEDIES IN THIS EASEMENT DOES NOT LIMIT GRANTEE'S RIGHT TO OTHER REMEDIES.

PUBLIC UTILITY (PU): A PERPETUAL, NON-EXCLUSIVE EASEMENT SHOWN HEREON IN TRACTS A, B & C, UPON, OVER, UNDER AND ACROSS THE PROPERTY ON THIS PLAT, FOR ELECTRICITY, TELECOMMUNICATIONS, DATA TRANSMISSION, AND ALL OTHER MANNER OF UTILITIES, AND FOR CONSTRUCTION, OPERATION, USE, MAINTENANCE, REPAIR, AND REPLACEMENT OF IMPROVEMENTS RELATED TO UTILITIES. IN THE EASEMENT, GRANTOR SHALL NOT PLACE OR ALLOW ANY (1) TREES, HEDGES, SHRUBS OR OTHER PLANTS WHICH CAN GROW LARGER THAN 18 INCHES TALL, OR (2) HARDSCAPE, SWIMMING POOLS, SHEDS OR OTHER VERTICAL OR HORIZONTAL STRUCTURES.

PUBLIC NON-MOTORIZED ACCESS (PNMA): A PERPETUAL, NON-EXCLUSIVE EASEMENT SHOWN HEREON IN TRACT B, UPON, OVER, UNDER AND ACROSS THE PROPERTY ON THIS PLAT, FOR ALL FORMS OF NON-MOTORIZED TRANSPORTATION TOGETHER WITH MOTORIZED EMERGENCY, LAW ENFORCEMENT, AND SERVICE VEHICLES, AND FOR CONSTRUCTION, OPERATION, USE, MAINTENANCE, REPAIR, MODIFICATION AND REPLACEMENT FROM TIME TO TIME OF IMPROVEMENTS RELATED THERETO. SEE SRC, CHAPTER 47, AS AMENDED, FOR MAINTENANCE OBLIGATIONS.

PRIVATE EASEMENTS
PRIVATE ACCESS EASEMENT (PAE): A PERPETUAL, NON-EXCLUSIVE EASEMENT SHOWN OVER LOTS HEREON, UPON, OVER, UNDER AND ACROSS THE PROPERTY ON THIS PLAT, FOR ALL FORMS OF NON-MOTORIZED TRANSPORTATION.

DEDICATION (cont.):
GRANTOR WARRANT AND COVENANT TO GRANTEE AND ITS SUCCESSORS AND ASSIGNS THAT GRANTORS ARE LAWFULLY SEIZED AND POSSESSED OF THE PROPERTY; THAT GRANTORS HAVE A GOOD AND LAWFUL RIGHT TO MAKE THE CONVEYANCE DESCRIBED HEREIN; AND THAT GRANTEE SHALL HAVE TITLE AND QUIET POSSESSION AGAINST THE CLAIMS OF ALL PERSONS.

THE PERSON EXECUTING THIS DOCUMENT ON BEHALF OF A CORPORATION, TRUST OR OTHER ORGANIZATION WARRANTS HIS OR HER AUTHORITY TO DO SO AND THAT ALL PERSONS NECESSARY TO BIND GRANTOR HAVE JOINED IN THIS DOCUMENT. THIS DOCUMENT RUNS WITH THE LAND IN FAVOR OF GRANTEE'S SUCCESSORS AND ASSIGNS.

DATED THIS _____ DAY OF _____, 2025

GRANTOR: K. HOVNANIAN AT SILVERSTONE, LLC, AN ARIZONA LIMITED LIABILITY COMPANY

BY: K. HOVNANIAN DEVELOPMENT OF ARIZONA, INC., AND ARIZONA CORPORATION ITS: MEMBER

BY: _____

ITS: _____

DEDICATION ACKNOWLEDGEMENT (K. HOVNANIAN AT SILVERSTONE, LLC):
STATE OF ARIZONA)
COUNTY OF MARICOPA)
THIS DOCUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2025

BY: _____ FOR AND ON BEHALF OF K. HOVNANIAN AT SILVERSTONE, LLC, AN ARIZONA LIMITED LIABILITY COMPANY .

NOTARY PUBLIC: _____

MY COMMISSION EXPIRES: _____

APPROVAL BLOCK:
APPROVED BY THE CITY COUNCIL OF SCOTTSDALE, ARIZONA THIS THE _____

DAY OF _____, 2025

BY: _____ MAYOR

ATTEST BY: _____ CITY CLERK

THIS PLAT HAS BEEN REVIEWED FOR COMPLIANCE WITH THE CITY OF SCOTTSDALE'S DESIGN STANDARDS AND POLICIES MANUAL SPECIFICATIONS.

BY: _____ CHIEF DEVELOPMENT OFFICER DATE: _____

THIS SUBDIVISION HAS BEEN REVIEWED FOR COMPLIANCE WITH THE DEVELOPMENT STANDARDS OF THE CITY OF SCOTTSDALE'S DEVELOPMENT REVIEW BOARD (DRB) CASE 2-PP-2024, & ZONING CASE 15-ZN-2005#4 AND ALL RELATED STIPULATIONS.

BY: _____ DEVELOPMENT ENGINEERING MANAGER DATE: _____

FINAL PLAT FOR

"ARIA AT SILVERSTONE"

LOCATED IN A PORTION SECTION 14, TOWNSHIP 4 NORTH, RANGE 4 EAST
OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA
OWNER: K. HOVNANIAN AT SILVERSTONE, LLC, AN ARIZONA LIMITED LIABILITY COMPANY

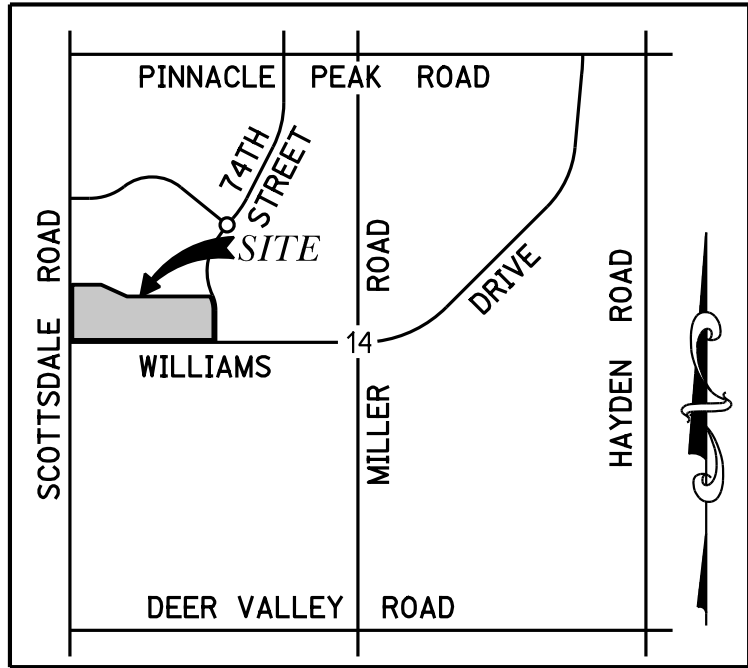
NOTES:

- THIS PLAT IS LOCATED WITHIN THE CITY OF SCOTTSDALE WATER SYSTEM WHICH HAS A CERTIFICATION OF ASSURED WATER SUPPLY.
- CONSTRUCTION WITHIN PUBLIC EASEMENTS, EXCEPT BY PUBLIC AGENCIES AND UTILITY COMPANIES, SHALL BE LIMITED TO WOOD, WIRE, OR REMOVAL SECTION TYPE FENCING AND MUST BE IN CONFORMANCE WITH APPLICABLE CC&R'S AND DESIGN GUIDELINES.
- ALL NEW OR RELOCATED UTILITIES SHALL BE PLACED UNDERGROUND.
- ALL MONUMENTS SET SHALL BE UNDER DIRECT SUPERVISION OF THE REGISTRANT OF RECORD. IF FOR ANY REASON THE REGISTRANT OF RECORD IS NOT AVAILABLE TO SUPERVISE THE SETTING OF THE INTERIOR CORNER MONUMENTS, OR THE STREET CENTERLINE MONUMENTS, THE REPLACEMENT REGISTRANT SHALL SET MONUMENTS WITH HIS/HER IDENTIFYING NUMBER AND A RECORD OF SURVEY PLAT SHALL BE RECORDED IN ACCORDANCE WITH STATE STATUTES.
- ALL PERIMETER SUBDIVISION MONUMENTS ARE FOUND, AS SHOWN, OR SHALL BE SET, AS SHOWN HEREON.
- CENTERLINE STREET MONUMENTS SHALL BE PLACED AS SOON AS COMPLETION OF THE INFRASTRUCTURE AND IMPROVEMENTS MAKE IT PRACTICAL TO DO SO. THE TYPE TO BE DEPICTED IN THE LEGEND.
- AFFIDAVITS OF CORRECTION OR AMENDMENT TYPE LETTERS CONCERNING THIS PLAT ARE NOT VALID. THERE WILL BE NO REVISION TO THIS PLAT WITHOUT THE DEVELOPMENT ENGINEERING MANAGER'S APPROVAL.
- LAND DESIGNATED AS NATURAL AREA OPEN SPACE (NAOS) SHALL BE PERMANENTLY MAINTAINED AS NATURAL DESERT SPACE, PURSUANT TO THE CITY OF SCOTTSDALE'S ENVIRONMENTALLY SENSITIVE LANDS ORDINANCE. DESIGNATED NAOS AREAS SHALL NOT BE ACCEPTED FOR MAINTENANCE OR PROPERTY OWNERSHIP BY THE CITY OF SCOTTSDALE, WITHOUT EXPRESSED ACTION OF THE CITY OF SCOTTSDALE'S CITY COUNCIL. BEFORE ANY IMPROVEMENT IS ACCEPTED, IT SHALL MEET CITY STANDARDS. FAILURE TO MAINTAIN THE DESIGNATED NAOS AREAS COULD RESULT IN A CIVIL ACTION BROUGHT BY THE CITY FOR COSTS INCURRED BY THE CITY OF SCOTTSDALE FOR MAINTENANCE AND PRESERVATION.
- ALL EASEMENTS ARE SHOWN ON THIS PLAT ARE DEDICATED HEREON UNLESS LABELED AS EXISTING.
- THE HOMEOWNERS' ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE EXTERIOR PERIMETER WALLS, STORM WATER BASINS, AND TRACTS.
- ANY DEVELOPMENT ON THE PROPERTY IS SUBJECT TO THE REQUIREMENTS OF SCOTTSDALE REVISED CODE, CHAPTER 46, ARTICLE VI, SECTION 46-134-DISCOVERIES OF ARCHEOLOGICAL RESOURCES DURING CONSTRUCTION.
- AN EQUALIZATION TANK SHALL BE PLACED WITHIN TRACT B FOR THE SUBDIVISION'S POOL, AND SHALL BE OF SUFFICIENT SIZE TO ACCOMMODATE THE SUBDIVISION'S POOL BACKWASH VOLUME SHALL BE PROVIDED. A DISCHARGE PUMP SHALL METER FLOWS TO THE PUBLIC SEWER AT A MAXIMUM DISCHARGE OF 10 GPM AND SHALL BE PLACED WITHIN A SUBDIVISION TRACT FOR HOMEOWNER ASSOCIATION OWNERSHIP AND MAINTENANCE.

PARENT PARCEL LEGAL DESCRIPTION:
THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MARICOPA, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:

PARCEL "D", MAP OF DEDICATION AND PARCEL MAP FOR SILVERSTONE AT PINNACLE PEAK, ACCORDING TO BOOK 883 OF MAPS, PAGE 17, RECORDS OF MARICOPA COUNTY, ARIZONA.

APN: 212-03-596



SECTION 14, T4N, R4E
VICINITY MAP

APPLICANT/OWNER:

K. HOVNANIAN AT SILVERSTONE, LLC
880 E. RAINTREE DRIVE, SUITE 300
SCOTTSDALE, AZ 85255
CONTACT: CHUCK CHISHOLM
PHONE: (480) 824-4175

SURVEYOR:

3 ENGINEERING
6370 E. THOMAS ROAD, SUITE 200
SCOTTSDALE, ARIZONA 85251
CONTACT: JAMES A. LOFTIS, R.L.S.
PHONE: (602) 334-4387
EMAIL: JIM@3ENGINEERING.COM

BENCHMARK:

GDACS POINT 43083-1
BRASS CAP IN HANDHOLE

ELEV.=1878.32

BASIS OF BEARING:

THE BASIS OF BEARING IS THE MONUMENT LINE OF SCOTTSDALE ROAD, BETWEEN PINNACLE PEAK ROAD AND WILLIAMS ROAD, USING A BEARING OF NORTH 00 DEGREES 00 MINUTES 24 SECONDS EAST PER MAP OF DEDICATION AND PARCEL MAP FOR SILVERSTONE AT PINNACLE PEAK RECORDED IN BOOK 883 OF MAPS, PAGE 17 M.C.R.

REFERENCE DOCUMENTS:

1. MAP OF DEDICATION AND PARCEL MAP FOR SILVERSTONE AT PINNACLE PEAK, RECORDED IN BOOK 883, PAGE 17, M.C.R.

2. RECORD OF SURVEY, RECORDED IN BOOK 1280, PAGE 16, M.C.R.

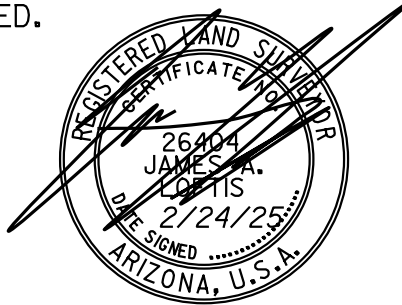
SITE DATA:

PLAT AREA: 13,515 AC
DWELLING UNIT TOTAL: 100
ZONING: R5-PCD

INDEX OF SHEETS	
SHEET NO.	DESCRIPTION
PT01	COVER SHEET, DEDICATION, NOTES
PT02	LEGEND, KEY MAP, TABLES
PT03-04	FINAL PLAT

SURVEY CERTIFICATION:

THIS IS TO CERTIFY THAT:
1. I AM A LAND SURVEYOR REGISTERED TO PRACTICE IN ARIZONA;
2. THIS PLAT WAS PREPARED UNDER MY DIRECTION;
3. THIS PLAT MEETS THE "MINIMUM STANDARDS FOR ARIZONA LAND BOUNDARY SURVEYS";
4. THE SURVEY AND DIVISION OF THE SUBJECT PROPERTY DESCRIBED AND PLATTED HEREON WERE MADE DURING THE MONTH OF FEBRUARY, 2024;
5. THE SURVEY IS TRUE AND COMPLETE, AS SHOWN;
6. MONUMENTS SHOWN ACTUALLY EXIST OR WILL BE SET BEFORE RECORDDATION;
7. THEIR POSITIONS ARE CORRECTLY SHOWN, AND;
8. SHOWN MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.



REGISTERED
LAND SURVEYOR

DATE

FINAL PLAT FOR ARIA AT SILVERSTONE

ATTACHMENT 3

COVER SHEET
FINAL PLAT
FOR
ARIA AT SILVERSTONE

300engineering
planning civil engineering surveying

3 ENGINEERING, LLC
6370 E. THOMAS ROAD
SUITE # 200
SCOTTSDALE, ARIZONA 85251
PHONE: (602) 334-4387
FAX: (602) 490-3220
WWW.3ENGINEERING.COM

PROJECT NO.
5315

DATE: 02/24/25

SHEET NO.
PT01
1 of 4

DRAWN BY: MATTHEW M.

APN 215-04-715A
ARIZONA STATE LAND
DEPARTMENT
UNSUBDIVIDED

N. SCOTTSDALE ROAD

TRACT "A"



SEE SHEET PT03
SEE SHEET PT04

SILVERSTONE
PARCEL "E"
APN 212-03-597
SILVERSTONE AT
PINNACLE PEAK MOD
BK. 883, PG. 17 M.C.R.

TRACT "A"

E. CONQUISTADORES DRIVE
TRACT "C"

TRACT "B"

E. CALLE DE LAS BRISAS
TRACT "C"

N. 73RD PLACE
TRACT "C"

N. 74TH STREET

APN 212-02-001H
SILVERSTONE AT
PINNACLE PEAK
UNSUBDIVIDED

APN 212-02-019C
SCOTTSDALE
VETERINARY
VENTURES LLC
UNSUBDIVIDED

APN 212-02-982
SH 781-796 LLC
WILLIAMS DRIVE
PAD
BK. 1019, PG. 41
M.C.R.

APN 212-02-983
CHRISTIAN
BROTHERS
AUTOMOTIVE
WILLIAMS DRIVE
PAD
BK. 1019, PG. 41
M.C.R.

APN 212-02-019B
ULN AZ, LLC
UNSUBDIVIDED

APN 212-02-660
UNITED STATES
POSTAL SERVICE
UNSUBDIVIDED

APN 212-02-659
SH 781-796 LLC
UNSUBDIVIDED

SEE SHEET PT03
SEE SHEET PT04

TRACT AREA AND USAGE TABLE

TRACT	AREA (ACRES)	DESCRIPTION OF USE	OWNERSHIP
A	3,610 AC	WSF, DFC, PU, LANDSCAPE	K. HOVNANIAN AT SILVERSTONE, LLC
B	1,455 AC	DFC, PU, LANDSCAPE, AMENITY & RECREATION	K. HOVNANIAN AT SILVERSTONE, LLC
C	2,786 AC	PNMA, WSF, PU, ESA, DFC	K. HOVNANIAN AT SILVERSTONE, LLC
TOTAL	7,851 AC		

NOTE: ARIA AT SILVERSTONE COMMUNITY ASSOCIATION WILL BE RESPONSIBLE FOR THE MAINTENANCE WITHIN THE ABOVE LISTED TRACTS.

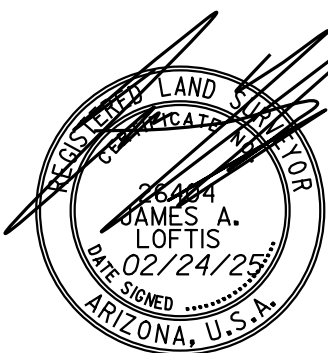
CURVE TABLE

NO.	RADIUS	ARC	DELTA	CHORD-BEARING	CHORD
1	325.00'	165.31'	29°08'35"	S14°32'52"E	163.53
2	25.00'	39.26'	89°59'08"	S45°00'59"W	35.35
3	350.00'	178.02'	29°08'35"	S14°32'52"E	176.11
4	272.00'	138.29'	29°07'43"	N14°33'18"W	136.80
5	20.00'	31.42'	90°00'00"	N45°00'33"E	28.28
6	35.00'	54.98'	90°00'00"	N45°00'33"E	49.50
7	295.00'	149.98'	29°07'43"	N14°33'18"W	148.37
8	35.00'	37.18'	60°52'17"	N59°33'18"W	35.46
9	35.00'	54.98'	90°00'00"	S45°00'33"W	49.50
10	35.00'	54.98'	90°00'00"	S44°59'27"E	49.50
11	20.00'	31.42'	90°00'00"	S44°59'27"E	28.28
12	20.00'	31.42'	90°00'00"	N44°59'27"W	28.28
13	20.00'	31.42'	90°00'00"	N45°00'33"E	28.28
14	20.00'	21.25'	60°52'17"	S59°33'18"E	20.26
15	249.00'	126.59'	29°07'43"	S14°33'18"E	125.23
16	20.00'	31.42'	90°00'00"	S45°00'33"W	28.28

AREA TABLE

LOT AREA	5.664 ACRES
TRACT AREA	7.851 ACRES
R/W AREA	0.000 ACRES
TOTAL AREA	13.515 ACRES

LOT TABLE			LOT TABLE			LOT TABLE			LOT TABLE		
LOT#	AREA (SF)	AREA (ACRES)	LOT#	AREA (SF)	AREA (ACRES)	LOT#	AREA (SF)	AREA (ACRES)	LOT#	AREA (SF)	AREA (ACRES)
1	2,624	0.06	26	2,788	0.06	51	2,788	0.06	76	2,296	0.05
2	2,296	0.05	27	2,788	0.06	52	2,624	0.06	77	2,296	0.05
3	2,296	0.05	28	2,296	0.05	53	2,296	0.05	78	2,296	0.05
4	2,624	0.06	29	2,624	0.06	54	2,775	0.06	79	2,624	0.06
5	2,624	0.06	30	2,624	0.06	55	2,624	0.06	80	2,624	0.06
6	2,296	0.05	31	2,296	0.05	56	2,296	0.05	81	2,296	0.05
7	2,296	0.05	32	2,296	0.05	57	2,296	0.05	82	2,296	0.05
8	2,624	0.06	33	2,296	0.05	58	2,296	0.05	83	2,624	0.06
9	2,624	0.06	34	2,624	0.06	59	2,624	0.06	84	2,654	0.06
10	2,296	0.05	35	2,624	0.06	60	2,624	0.06	85	2,296	0.05
11	2,296	0.05	36	2,296	0.05	61	2,296	0.05	86	2,296	0.05
12	2,296	0.05	37	2,296	0.05	62	2,296	0.05	87	2,296	0.05
13	2,651	0.06	38	2,296	0.05	63	2,296	0.05	88	2,624	0.06
14	2,624	0.06	39	2,624	0.06	64	2,624	0.06	89	2,624	0.06
15	2,296	0.05	40	2,683	0.06	65	2,624	0.06	90	2,296	0.05
16	2,296	0.05	41	2,296	0.05	66	2,296	0.05	91	XX,XXX	0.05
17	2,296	0.05	42	2,788	0.06	67	2,296	0.05	92	2,624	0.06
18	2,624	0.06	43	2,788	0.06	68	2,296	0.05	93	2,624	0.06
19	2,624	0.06	44	2,296	0.05	69	2,624	0.06	94	2,296	0.05
20	2,296	0.05	45	2,788	0.06	70	2,624	0.06	95	2,296	0.05
21	2,296	0.05	46	2,788	0.06	71	2,296	0.05	96	2,624	0.06
22	2,296	0.05	47	2,296	0.05	72	2,296	0.05	97	2,624	0.06
23	2,624	0.06	48	2,847	0.07	73	2,296	0.05	98	2,296	0.05
24	2,624	0.06	49	2,690	0.06	74	2,624	0.06	99	2,296	0.05
25	2,296	0.05	50	2,296	0.05	75	2,624	0.06	100	2,624	0.06



FINAL PLAT FOR ARIA AT SILVERSTONE

KEYMAP, LEGEND & TABLES
FINAL PLAT
FOR
ARIA AT SILVERSTONE

300engineering
planning civil engineering surveying

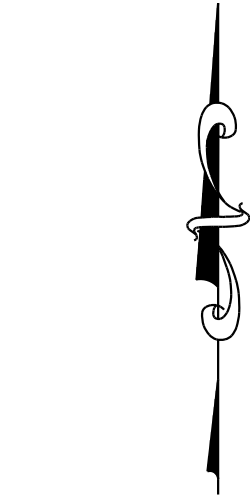
3 ENGINEERING, LLC
6370 E. THOMAS ROAD
SUITE # 200
SCOTTSDALE, ARIZONA 85251
PHONE: (602) 334-4387
FAX: (602) 490-3220
WWW.3ENGINEERING.COM

PROJECT NO.
5315

DATE: 02/24/25

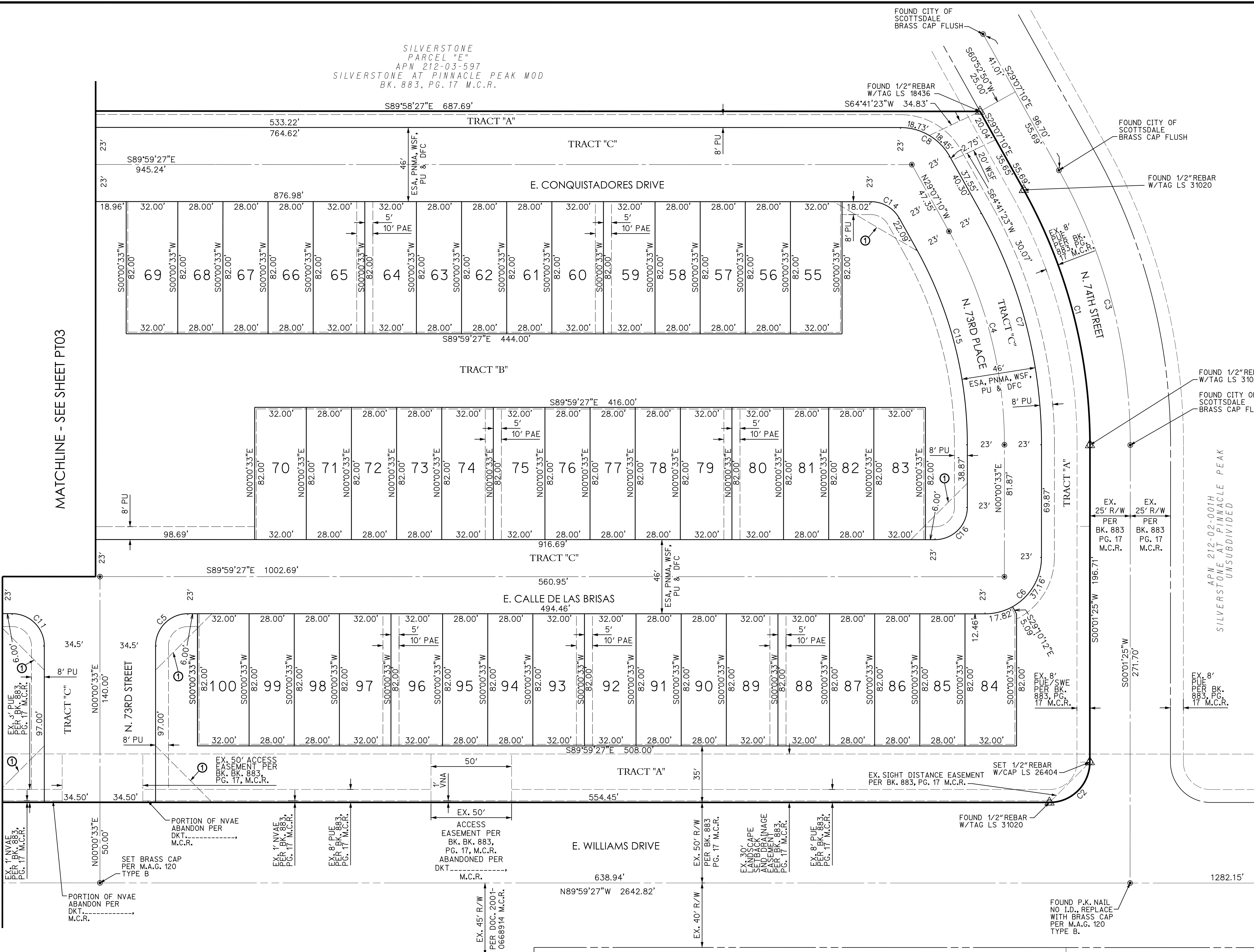
SHEET NO.
PT02
2 of 4

DRAWN BY: MATTHEW M.



SCALE: 1"= 60'
0' 30' 60' 120'

APN 212-02-019C
SCOTTSDALE VETERINARY VENTURES LLC, UNSUBDIVIDED



- LEGEND:**
- SECTION LINE
 - EASEMENT LINE
 - EXISTING EASEMENT LINE
 - CENTERLINE
 - BOUNDARY LINE
 - ADJACENT PARCEL OR TIE LINE
 - EXISTING RIGHT OF WAY LINE
 - LOT/TRACT/RIGHT OF WAY LINE
- SECTION MONUMENT, AS NOTED
- BRASS CAP (CITY OF SCOTTSDALE, FLUSH)
- SUBDIVISION CORNER, AS NOTED
- R/W RIGHT OF WAY
- (C) CALCULATED
- R RADIUS
- L LENGTH
- SF SQUARE FEET
- MCR MARICOPA COUNTY RECORDER
- ESA EMERGENCY AND SERVICE ACCESS EASEMENT (DEDICATED HEREON)
- SD SIGHT DISTANCE EASEMENT (DEDICATED HEREON)
- PU PUBLIC UTILITY EASEMENT (DEDICATED HEREON)
- PNMA PUBLIC NON-MOTORIZED ACCESS EASEMENT (DEDICATED HEREON)
- VNA VEHICULAR NON-ACCESS EASEMENT (DEDICATED HEREON)
- WSF WATER SEWER FACILITIES EASEMENT (DEDICATED HEREON)
- DFC DRAINAGE FLOOD CONTROL EASEMENT (DEDICATED HEREON)
- RB REBAR
- BRG. BEARING
- ① 35'x35' SD
- PAE PRIVATE ACCESS EASEMENT

APN 212-02-983
CHRISTIAN BROTHERS
AUTOMOTIVE PAD
ILLIAMS DRIVE
1.1019, PG. 41 M.C.R.

APN 212-02-019B
ULN AZ, LLC
UNSUBDIVIDED

APN 212-02-660
UNITED STATES POSTAL
SERVICE

APN 212-02-659
SH 781-796 LLC

FINAL PLAT FOR ARIA AT SILVERSTONE

FINAL PLAT
FOR
ARIA AT SILVERSTONE

3eengineering

planning civil engineering surveying

3 ENGINEERING, LLC
6370 E. THOMAS ROAD
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WWW.3ENGINEERING.COM

PROJECT NO.
5315

DATE: 02/24/25

SHEET NO.
PT04
4 of 4

DRAWN BY: MATTHEW M.



Approved 2/20/25 - CC

**SCOTTSDALE DEVELOPMENT REVIEW BOARD
KIVA-CITY HALL
3939 DRINKWATER BOULEVARD
SCOTTSDALE, ARIZONA
Thursday, January 9, 2025**

SUMMARIZED REGULAR MEETING MINUTES

PRESENT: Tammy Caputi, Councilwoman / Chair
Joe Young, Planning Commissioner
Jeff Brand, Vice Chair, Design Member
Ali Fakhri, Design Member – attended remotely
David Mason, Development Member
Ed Peaser, Development Member
Donna Robinson, Design Member

ABSENT: None

STAFF: Brad Carr
Angela Calabresi
Caitlin Clark
Jason McWilliams
Bryan Cluff
Greg Bloemberg
Casey Steinke

CALL TO ORDER

Councilwoman Caputi called the meeting of the Development Review Board to order at 1:01 PM.

ROLL CALL

A formal roll call was conducted confirming members present as stated above.

PUBLIC COMMENT – NON-AGENDIZED ITEMS

Public Comment time is reserved for citizens to comment on non-agendized items that are within the Development Review Board's jurisdiction. No official Development Review Board action can be taken on the items.

NO SPOKEN OR WRITTEN PUBLIC COMMENT RECEIVED AT HEARING FOR NON-AGENDIZED ITEMS.

ADMINISTRATIVE REPORT

1. Identify supplemental information, if any, related to January 9, 2025 Development Review Board agenda items, and other correspondence.

* Note: These are summary minutes only. An audio/video recording of the meeting is available on the Development Review Board website at: http://scottsdale.granicus.com/ViewPublisher.php?view_id=36

MINUTES

2. Approval of the December 12, 2024 Development Review Board Meeting Minutes.
BOARD MEMBER MASON MOVED TO APPROVE THE DECEMBER 12, 2024 DEVELOPMENT REVIEW BOARD REGULAR MEETING MINUTES AS PRESENTED, 2ND BY COUNCILWOMAN CAPUTI. THE MOTION PASSED UNANIMOUSLY IN FAVOR BY COUNCILWOMAN CAPUTI, COMMISSIONER YOUNG, VICE CHAIR BRAND, BOARD MEMBERS FAKIH, MASON, PEASER, AND ROBINSON WITH A VOTE OF SEVEN (7) TO ZERO (0).

CONSENT AGENDA

3. 2024 Development Review Board Annual Report
Development Review Board review and approval of the 2024 Development Review Board Annual Report.
4. 2-PP-2024 (Aria at Silverstone)
Request for approval of a preliminary plat, including private street tracts, easements, and community amenities, for a proposed townhome community consisting of 100 lots, on a +/- 13-acre parcel located at 22602 N. 74th Street, with Planned Community District, Multi-family Residential zoning (P-C R-5) zoning.
Staff Contact is Greg Bloemberg, 480-312-4306
Applicant Contact is Alex Stedman, 480-994-0994
VICE CHAIR BRAND MOVED TO APPROVE THE 2024 DEVELOPMENT REVIEW BOARD ANNUAL REPORT AND CASE 2-PP-2024 ON THE CONSENT AGENDA, 2ND BY BOARD MEMBER PEASER. THE MOTION PASSED UNANIMOUSLY IN FAVOR BY COUNCILWOMAN CAPUTI, COMMISSIONER YOUNG, VICE CHAIR BRAND, BOARD MEMBERS FAKIH, MASON, PEASER, AND ROBINSON WITH A VOTE OF SEVEN (7) TO ZERO (0).

REGULAR AGENDA

5. 16-DR-2024 (Papago Village)
Request for approval of a site plan, landscape plan, and building elevations for a new residential community comprised of ninety-four (94) 1-story dwelling units, a 2-story clubhouse with outdoor amenity features, and an existing building converted to a co-work community space all on +/- 9.4-acre site located at 6200 & 6300 E. Oak Street, with Service Residential (S-R) and Single-family Residential (R1-10) zoning.
Staff Contact is Casey Steinke, 480-312-2611
Applicant Contact is Chris Frettoloso, 602-793-8778
BOARD MEMBER FAKIH LEFT THE MEETING PRIOR TO THE VOTE ON THIS ITEM.
VICE CHAIR BRAND MOVED TO APPROVE CASE 16-DR-2024 ON THE REGULAR AGENDA, 2ND BY COUNCILWOMAN CAPUTI. THE MOTION PASSED IN FAVOR BY COUNCILWOMAN CAPUTI, VICE CHAIR BRAND, BOARD MEMBERS MASON, PEASER, AND ROBINSON WITH A VOTE OF FIVE (5) TO ONE (1), WITH COMMISSIONER YOUNG DISSENTING.

SPOKEN PUBLIC COMMENT:

JOHN DEAL
ED HADLEY
THOMAS O'LEARY
PAUL VELARIDES

WRITTEN PUBLIC COMMENT:

JOHN DEAL

6. 26-DR-2024 (HonorHealth Shea Parking Garage)

Request for approval of a site plan, landscape plan, and building elevations for a new 4-story parking garage comprised of approximately 472 parking spaces on a +/- 2.97-acre portion of the overall 17.2-acre HonorHealth Shea Campus site located at 9003 E Shea Boulevard, with Special Campus, Planned Community District (SC PCD) zoning.

Staff Contact is Bryan Cluff, 480-312-2258

Applicant Contact is Fatima Garcia, 480-388-7688

COMMISSIONER YOUNG MOVED TO APPROVE CASE 26-DR-2024 ON THE REGULAR AGENDA, WITH AN ADDITIONAL STIPULATION THAT THE APPLICANT COORDINATE WITH CITY STAFF ON THE CONFIGURATION OF ADA STALLS IN THE PARKING STRUCTURE, 2ND BY VICE CHAIR BRAND. THE MOTION PASSED UNANIMOUSLY IN FAVOR BY COUNCILWOMAN CAPUTI, COMMISSIONER YOUNG, VICE CHAIR BRAND, BOARD MEMBERS FAKIH, MASON, PEASER, AND ROBINSON WITH A VOTE OF SIX (6) TO ZERO (0).

7. 2025 Election of Vice Chair

The five (5) Public Members of the Development Review Board will nominate and elect a Vice Chair.

BOARD MEMBER PEASER NOMINATED VICE CHAIR BRAND TO CONTINUE AS VICE CHAIR. VICE CHAIR BRAND REELECTED AS VICE CHAIR BY VICE CHAIR BRAND, BOARD MEMBERS MASON, PEASER, AND ROBINSON WITH A VOTE OF FOUR (4) TO ZERO (0), WITH COUNCILWOMAN CAPUTI AND COMMISSIONER YOUNG ABSTAINING.

ADJOURNMENT

With no further business to discuss, the regular meeting of the Development Review Board adjourned at 2:16 PM.