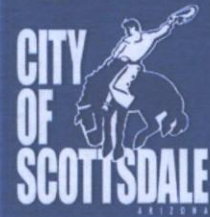


**Simulations**  
**Records Packet**  
**Photos**  
**All Graphics (no plans)**



# Silverstone

**15-ZN-2005#2**

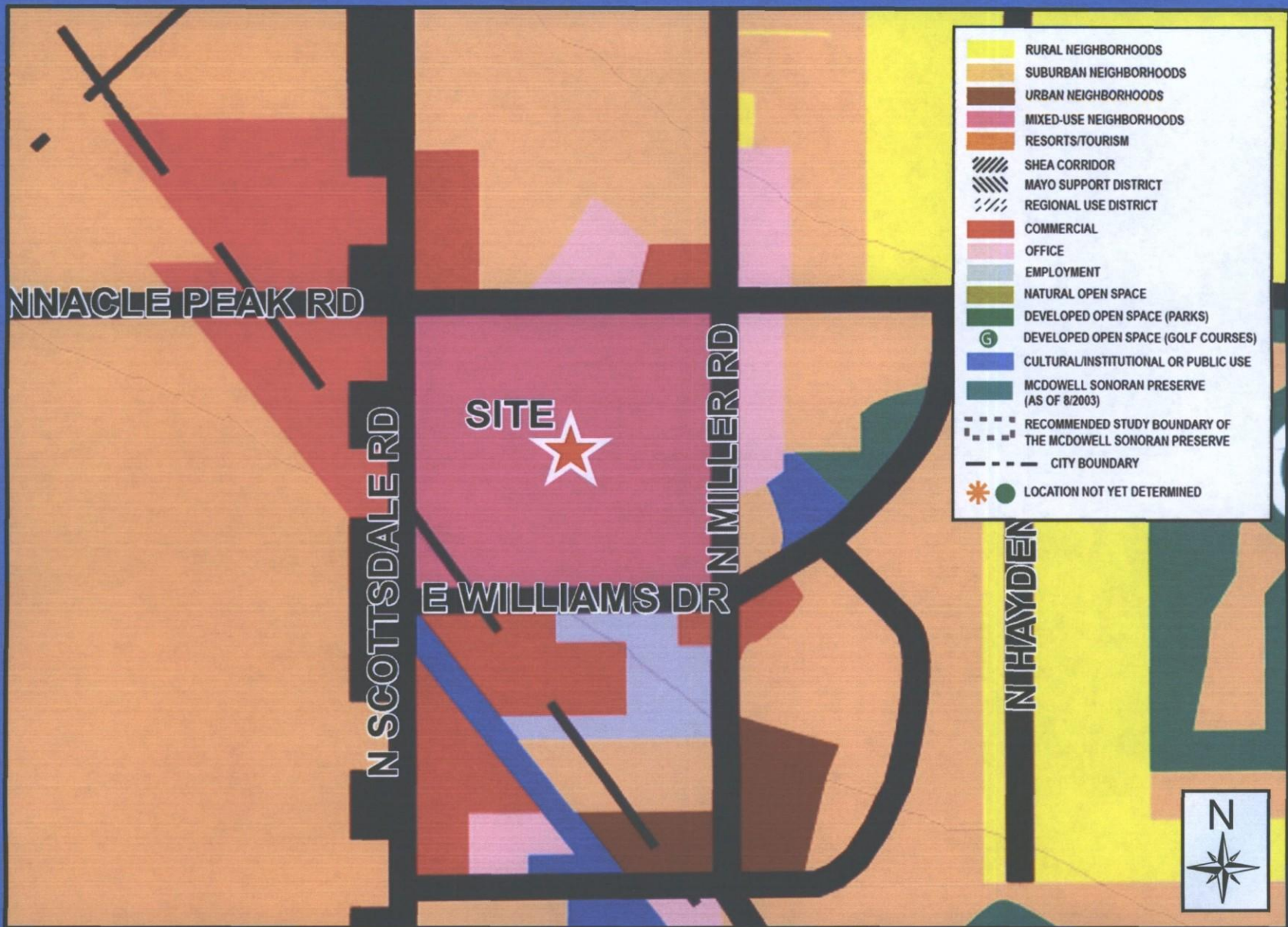
Planning Commission: May 14, 2013

Coordinator: Jesus Murillo



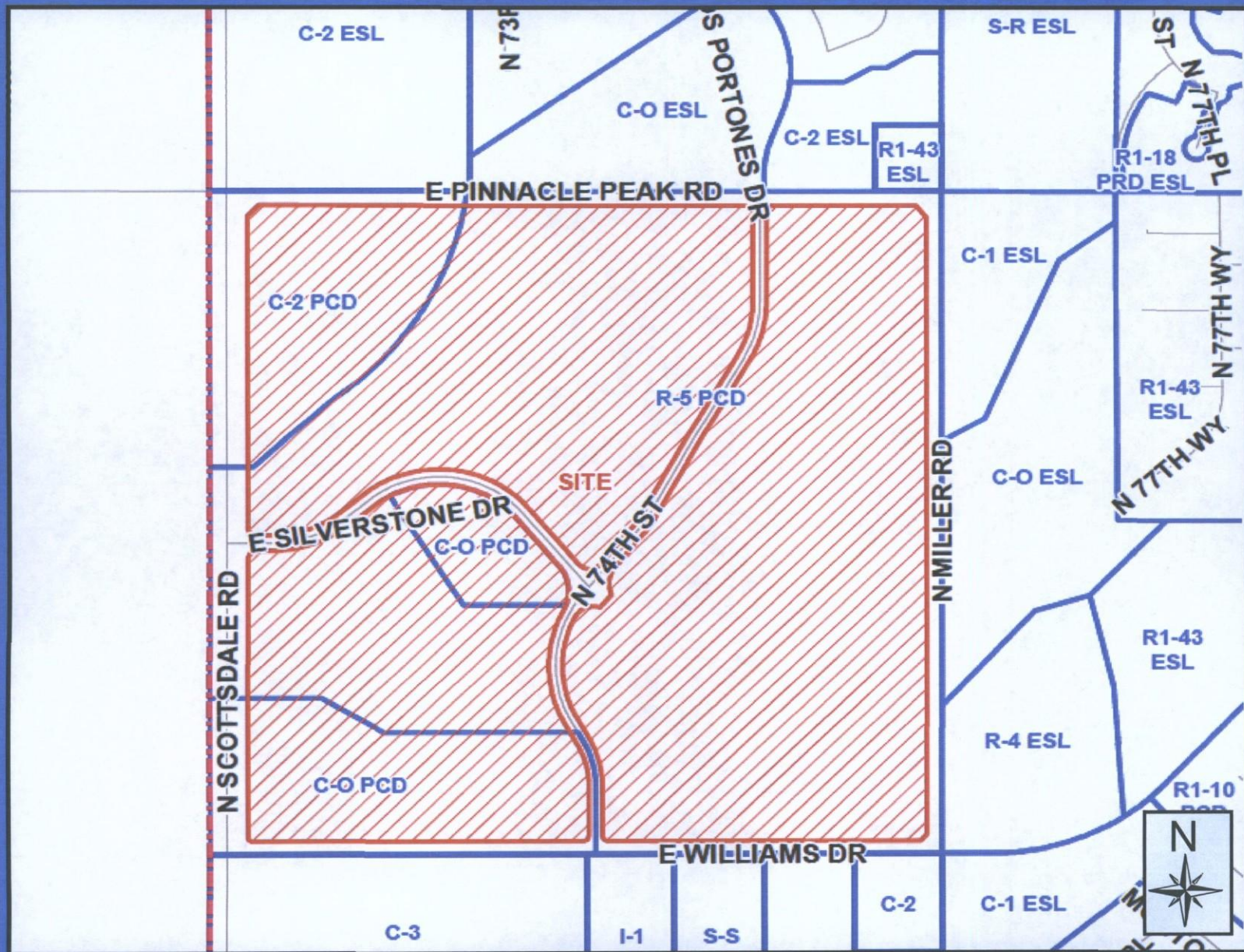
CONTEXT AERIAL

15-ZN-2005#2



EXISTING LAND USE

15-ZN-2005#2



ZONING MAP

15-ZN-2005#2



CLOSE AERIAL

15-ZN-2005#2

### **Approved Case Stipulation**

10. PHASING PLAN. Timing of the development shall be dictated by improvements to the wash and street network, as illustrated on Attachment #12. No office or retail development (Parcels C and D) shall occur until Scottsdale Road and Pinnacle Peak Road are built to their ultimate configurations (6 lanes and 4 lanes respectively). A phasing plan shall be approved by the City Manager or Designee prior to construction commencing. Any building pad, including municipal uses, which remains undeveloped for a period of 1 year from the completion of internal roadways as determined by the City Manager shall be topped with 2" of decomposed granite or Maricopa County approved dust control methods by the respective owner

### **Proposed Case Stipulation**

10. PHASING PLAN. Timing of the development shall be dictated by improvements to the wash and street network, as illustrated on Attachment #12. No office or retail development (Parcels ~~C and~~ D) shall occur until Scottsdale Road and Pinnacle Peak Road are built to their ultimate configurations (6 lanes and 4 lanes respectively). A phasing plan shall be approved by the City Manager or Designee prior to construction commencing. Any building pad, including municipal uses, which remains undeveloped for a period of 1 year from the completion of internal roadways as determined by the City Manager shall be topped with 2" of decomposed granite or Maricopa County approved dust control methods by the respective owner

## Planning Commission

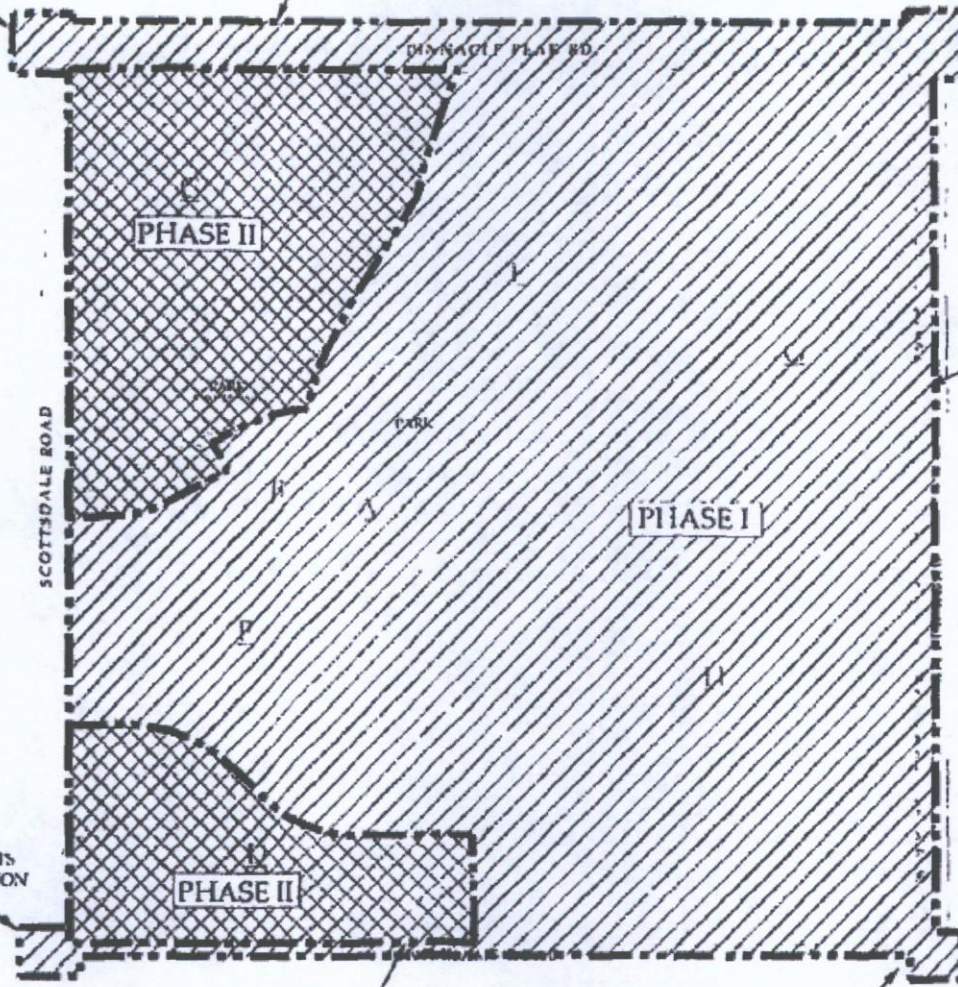
The Planning Commission heard this case on April, 24, 2013, and voted to recommend approval of the stipulation amendment with a vote of 6-0.



INTERSECTION IMPROVEMENTS  
ADDITIONAL INTERIM  
TURNING LANE

PINNACLE PEAK IMPROVEMENTS  
FULL STREET CONSTRUCTION  
FROM SCOTTSDALE RD TO MILLER RD

INTERSECTION IMPROVEMENTS  
ADDITIONAL TURNING LANE



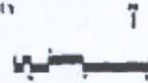
MILLER ROAD IMPROVEMENTS  
W/5/1 HALF STREET IMPROVEMENTS

INTERSECTION IMPROVEMENTS  
TRAFFIC SIGNAL CONSTRUCTION

WILLIAM ROAD IMPROVEMENTS  
NORTH HALF STREET IMPROVEMENTS

INTERSECTION IMPROVEMENTS  
TRAFFIC SIGNAL CONSTRUCTION

NOTE: ALL BOUNDARIES AND OBJECTS  
SHOWN ARE CONCEPTUAL AND  
APPROXIMATE ONLY



PHASING SITE PLAN  
**SILVERSTONE**  
AT PINNACLE PEAK  
PREPARED FOR RHVET LLC  
PREPARED BY TIGES INTERNATIONAL  
JULY 1 2005 REV 10 1005

ATTACHMENT #12

PARCEL DESIGNATION

15-ZN-2005#2



CLOSE AERIAL

15-ZN-2005#2









CONCEPTUAL SITE PLAN

15-ZN-2005#2



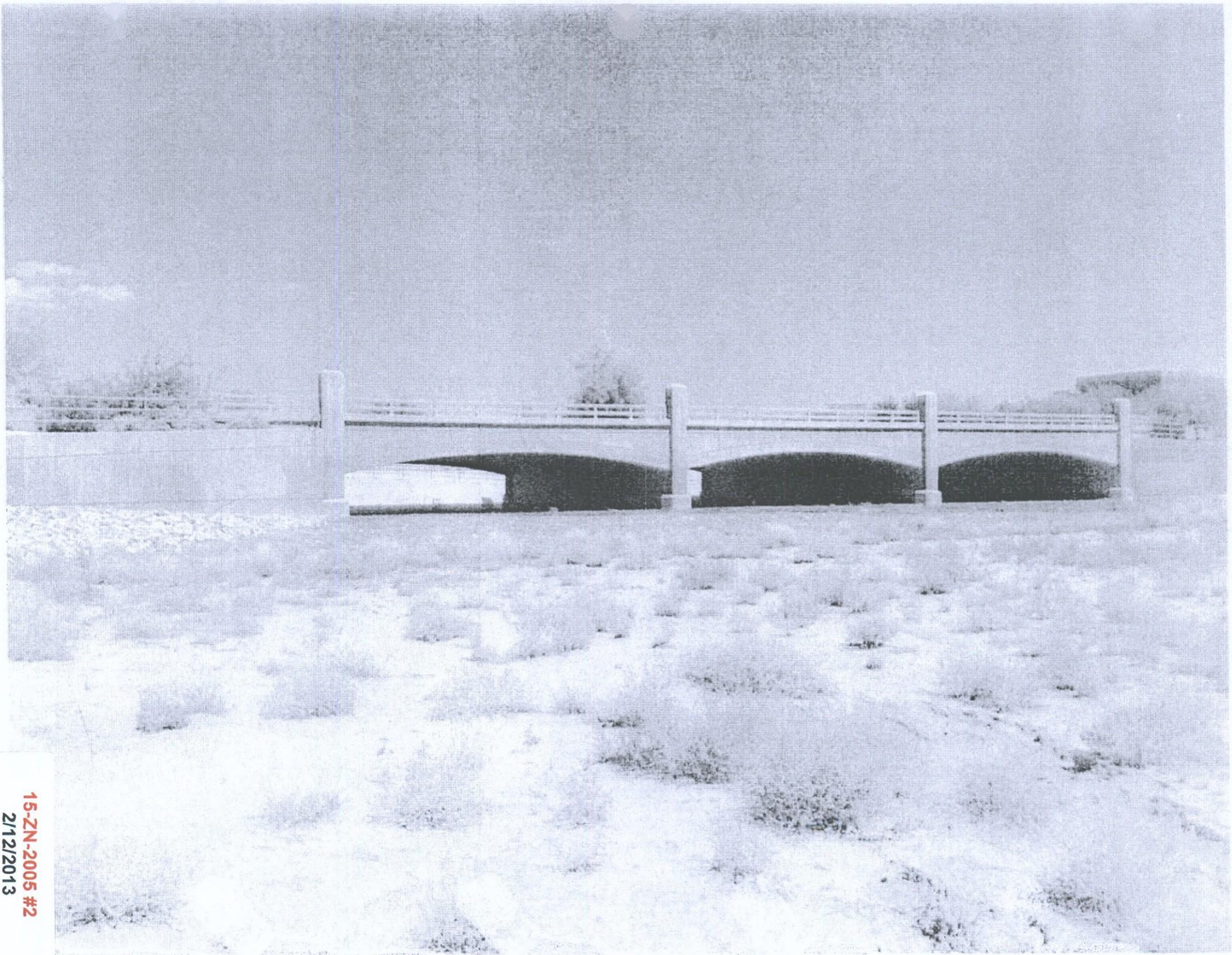
**LEGEND**

-  MUNICIPAL
-  COMMERCIAL/RETAIL
-  COMMERCIAL/OFFICE
-  RESIDENTIAL
-  RESIDENTIAL, LIVE/WORK
-  OPEN SPACE



**PARCEL DESIGNATION**

**15-ZN-2005#2**



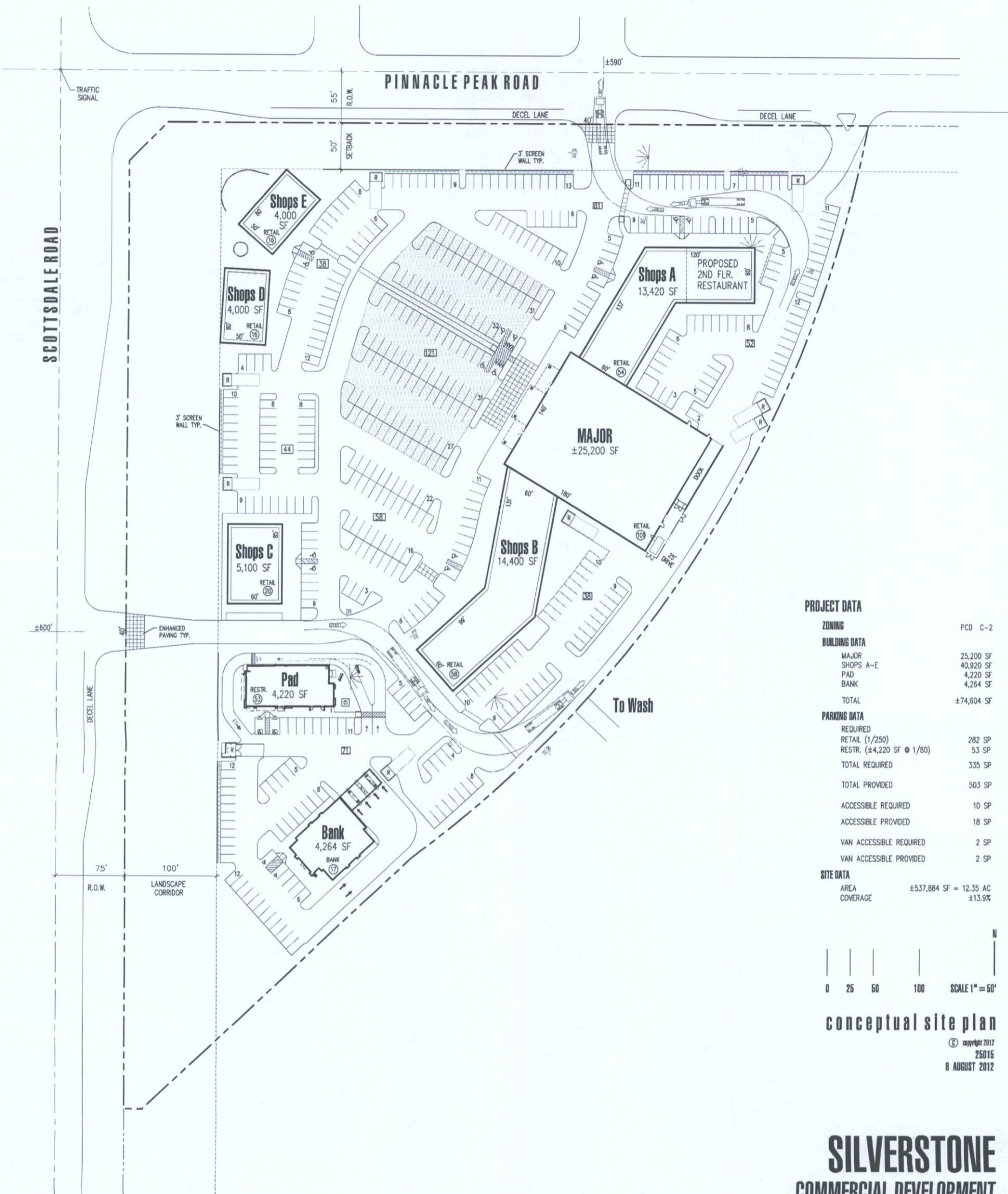
15-ZN-2005 #2  
2/12/2013



15-ZN-2005 #2  
2/12/2013



15-ZN-2005 #2  
2/12/2013



**PROJECT DATA**

ZONING	PCD C-2
<b>BUILDING DATA</b>	
MAJOR	25,200 SF
SHOPS A-E	40,920 SF
PAD	4,220 SF
BANK	4,264 SF
TOTAL	±74,604 SF

**PARKING DATA**

REQUIRED	
RETAIL (1/250)	282 SP
RESTR. (±4,220 SF @ 1/80)	53 SP
TOTAL REQUIRED	335 SP
TOTAL PROVIDED	503 SP
ACCESSIBLE REQUIRED	10 SP
ACCESSIBLE PROVIDED	18 SP
VAN ACCESSIBLE REQUIRED	2 SP
VAN ACCESSIBLE PROVIDED	2 SP

**SITE DATA**

AREA	±537,884 SF = 12.35 AC
COVERAGE	±13.9%



**conceptual site plan**

© copyright 2012  
25015  
8 AUGUST 2012

**SILVERSTONE  
COMMERCIAL DEVELOPMENT**  
SEC SCOTTSDALE ROAD + PINNACLE PEAK ROAD  
for EISENBERG COMPANY

**ELLERMANN,  
SCHICK &  
BRUNO**  
ARCHITECTURE PLANNING

THIS DOCUMENT IS THE PROPERTY OF EISENBERG COMPANY AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM.

15-ZN-2005 #2  
2/12/2013



**SILVERSTONE**  
**COMMERCIAL DEVELOPMENT**  
 500 SCOTTSDALE ROAD + PINNACLE PEAK ROAD  
 for EISENBERG COMPANY



master site plan

① APPROX. 2013  
 2015  
 18 JANUARY 2013

ELLERMANN,  
 SCHICK &  
 BRUND  
 ARCHITECTURAL PLANNING  
 1100 WEST WASHINGTON

15-ZN-2005 #2  
 2/12/2013



conceptual site plan  
 © copyright 2012  
 25015  
 REVISION 21 NOVEMBER 2012  
 8 AUGUST 2012

**SILVERSTONE**  
**COMMERCIAL DEVELOPMENT**  
 SEC SCOTTSDALE ROAD + PINNACLE PEAK ROAD  
 for EISENBERG COMPANY

ELLERMANN,  
 SCHICK &  
 BRUNO  
 ARCHITECTURE PLANNING  
AN AFFILIATE OF PERKINS+WILL

15-ZN-2005 #2  
 2/12/2013