Marked Agendas

Approved Minutes

Approved Reports

Official signed Ordinances/Resolutions and approved Minutes can be found at:

https://eservices.scottsdaleaz.gov/cityclerk/DocumentSearch

City Council: 12/7/2020

Planning Commission: 10/28/2020

CITY COUNCIL REPORT

Meeting Date: December 7, 2020
General Plan Element: *Land Use*
General Plan Goal: *Create a sense of community through land uses*

ACTION

Continental (AKA South Scottsdale Mixed Use)
14-ZN-2018

Request to consider the following:

1. Adopt Ordinance No. 4432, to approve a zoning district map amendment from Highway Commercial (C-3) to Planned Unit Development (PUD) zoning, including a development plan and amended development standards for building setbacks and stepbacks, on a +/- 4.32-acre site located at 1000 N. Scottsdale Road, per the attached stipulations.

2. Adopt Resolution No. 11674, declaring "Continental Development Plan" a public record.

Goal/Purpose of Request

The applicant seeks approval to rezone the subject site to allow for a four-story mixed-use development, consisting of multi-family residential and commercial space

Key Items for Consideration

- PUD Criteria
- Conformance to the 2001 General Plan designation of Mixed-Use Neighborhoods, and the Southern Scottsdale Character Area Plan
- Redevelopment and revitalization of a site located on a Southern Scottsdale Character Area Plan-designated Regional Corridor (Scottsdale Road)
- Proposed amended development standards
- Development Plan includes 12,500 square feet of commercial floor area
- No guest parking proposed (other than parking for commercial)
- Pedestrian connection from alley adjacent to site to Scottsdale Road
- Sewer infrastructure to be upgraded by owner to accommodate proposed development intensity
- No public comment received
- Development Review Board considered case on 11/7/19 and recommended approval with a vote of 6-0
- Planning Commission heard this case on 1/8/2020 and recommended approval with a vote of 5-0

Action Taken _____

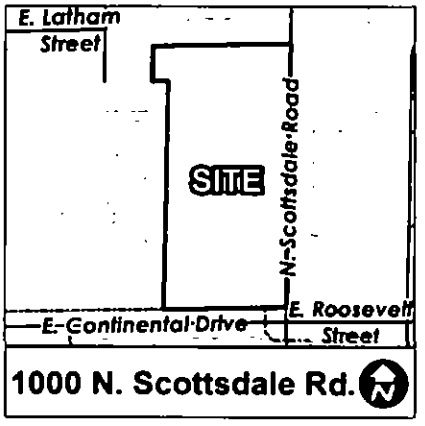
- Planning Commission heard this case on 1/8/2020 and recommended approval with a vote of 5-0
- Case was continued by City Council at the request of the applicant from 2/18/2020 to 3/17/2020 with a vote of 7-0, and was subsequently continued to a future date
- Planning Commission heard this case on 10/28/2020 and recommended approval with a vote of 7-0.

OWNER

Dolce Vita Development LLC
480-603-1382

APPLICANT CONTACT

Jason Morris
Withey Morris, PLC
602-230-0600



LOCATION

1000 N Scottsdale Rd

BACKGROUND

General Plan

The General Plan Land Use Element designates the property as Mixed-Use Neighborhoods. Properties with this designation are typically located in areas with access to multiple modes of transportation and major regional access. These areas support higher density housing combined with complementary office and/or retail, or mixed-use development with residential over commercial. Furthermore, the subject site is located within a General Plan designated Growth Area – specific locations within the community that are most appropriate for development focus, and will best accommodate future growth, new development, and redevelopment.

Southern Scottsdale Character Area Plan (SSCAP)

The General Plan establishes Character Area Planning as a means of ensuring quality development and consistent character within the context of community goals. The subject site is located within the SSCAP boundary and per the S5CAP, is located along a Regional Corridor. Flexible land use regulations, mixed-use development and a variety of housing options along Regional Corridors is encouraged to promote redevelopment and revitalization (Goal 3, Policies LU 3.1, LU 3.2 and LU 3.6).

As part of the Southern Scottsdale Character Area Plan effort, the City of Scottsdale contracted with Gruen Gruen + Associates to perform a market (2007) and real estate analysis (2009) to determine and identify potential strategic actions to facilitate revitalization within the area. At the time,

existing commercial sites along Southern Scottsdale corridors were located on shallow-lots, hindering their potential for future commercial redevelopment. Together, those studies indicated that additional high-density residential uses were needed as a means to strengthen existing commercial corridors and spur further reinvestment. Furthermore, the studies suggested that the use of the PUD Zoning District along these corridors would facilitate such reinvestment. Consequently, the Southern Scottsdale Character Area Plan process included land use designation modification from Commercial to Mixed Use Neighborhoods along Southern Scottsdale corridors to facilitate future reinvestment – including the subject site. Thus, the applicant's request for a zoning district map amendment from Highway Commercial (C-3) to Planned Unit Development (PUD) zoning is in keeping with the existing Mixed-Use Neighborhoods land use designation and is implementing reinvestment strategies envisioned by the Southern Scottsdale Character Area Plan.

Zoning

This site was annexed into the City in 1956 (Ord. #34). Shortly thereafter, the City adopted C-3 zoning for the site. There has been no zoning activity on the site since annexation. PUD zoning is needed to accommodate the proposed development intensity and mix of uses.

Context

Located at the northwest corner of North Scottsdale Road and East Continental Drive, the site is situated in a mature area of Scottsdale that includes a variety of building designs and intensity. Abutting the entire west property line of the site is a large two-story condominium project, constructed in the 1970s. The condo building façades along the street frontage are unique in that they consist primarily of stacked stone, with stucco serving as more of an accent, painted various shades of brown; and barrel tile roof elements over balconies. The rest of the complex consists of primarily stucco facades. The remaining parcels in the area are occupied primarily by single-story commercial buildings of varying design, some of which date back to the 1960s. An auto dealership to the north was recently demolished to make way for a future development (yet to be determined). Note that East Continental Drive at this location is under the jurisdiction of the City of Tempe. All of the parcels on the south side of the street are zoned for commercial development, up to three stories in height (City of Tempe Zoning Ordinance). Refer to context graphics attached to this report.

Adjacent Uses and Zoning

- North: Vacant, zoned C-3
- South: City of Tempe/ Commercial
- East: Vehicle Sales/Retail, zoned C-3
- West: Multi-family Residential, zoned R-5

Other Related Policies, Studies, References:

- Scottsdale General Plan 2001, as amended
- Southern Scottsdale Character Area Plan
- Gruen Gruen + Associates: The Market for Retail and Office Uses and Strategic Recommendations for The Enhancement of Southern Scottsdale (2007)
- Gruen Gruen + Associates: Real Estate Economic Analysis of Use Options in Southern Scottsdale (2009)

- Zoning Ordinance
- Scottsdale Road Streetscape Design Guidelines

APPLICANT'S PROPOSAL

Development Information

The proposal calls for redevelopment of a site (presently occupied by an auto dealership) into a new mixed-use development, to include 281 multi-family residential and +/- 10,125 square feet of commercial floor area in a four-story building. The commercial floor area is proposed on the first floor adjacent to N. Scottsdale Road and E. Continental Drive. With the exception of a few spaces, virtually all parking for the project is proposed in an above-grade garage centrally located on the site, that will be concealed by the residential once the project is completed. Other site features include a common area with pool, sidewalks connecting the commercial floor area to N. Scottsdale Road, a publicly accessible pedestrian connection from the alley to N. Scottsdale Road and recessing in the building footprint to provide meaningful open space throughout the site.

- Existing Use: Vehicle Sales
- Proposed Use: Mixed-Use
- Parcel Size: +/- 4.32 acres
- Density Allowed: Per the approved Development Plan
- Density Proposed: 49 dwelling units per acre (281 units)
- Commercial Proposed: 10,125 square feet
- Building Height Allowed: 48 feet + 10 feet for rooftop appurtenances (58 feet total)
- Building Height Proposed: 48 feet + 10 feet for rooftop appurtenances (58 feet total)
- Parking Required: 441 spaces (409 spaces for residential, 32 spaces for commercial)
  182 one-bedroom units, 85 two-bedroom units, 14 three-bedroom units and 10,125 square feet of commercial floor area
- Parking Provided: 490 spaces
- Open Space Required: 0.10 (18,817 square feet)
- Open Space Provided: 0.25 (49,123 square feet)
- Density Allowed: Per the approved Development Plan
- Density Proposed: 48.6 dwelling units per acre (282 units)

IMPACT ANALYSIS

Land Use

The use mix proposed for this project is consistent with the goals and policies of the General Plan and the SSCAP, as it provides for alternative housing opportunities along a Regional Corridor, and commercial floor area on the first floor to engage the street frontage. A reasonable ratio of

residential to commercial results in a "mixed-use" project, which is consistent with the intent of the PUD zoning district.

Amended Development Standards

Sec. 5.5005.E. *Building setbacks.*

1. Minimum setback from Major Arterial – residential on first floor adjacent to the street: ~~34~~ **25** feet
2. Average setback from Major Arterial – residential on first floor adjacent to the street: ~~40~~ **34** feet
3. Minimum setback from Major Arterial – retail and commercial on first floor adjacent to street: ~~28~~ **25** feet
4. Average setback from Major Arterial – retail and commercial on first floor adjacent to the street: ~~32~~ **28** feet

Sec. 5.5005.F. *Building Envelope.*

1. Starting at a point ~~thirty-six (36)~~ **forty (40)** feet above the minimum setback line, the building envelope inclined stepback plane shall slope upwards at 1:1 (ratio of the vertical rise to the horizontal run) to a point measured forty-eight (48) feet above the minimum building setback line. Thereafter, the building envelope inclined stepback plane shall slope upwards at 2:1 (ratio of vertical rise to horizontal run) on all sides of a property adjacent to public or private streets.

2. PUD developments abutting or adjacent to a residential zoning district shall have a building envelope inclined stepback plane of 1:2 (ratio of vertical rise to horizontal run) starting **from a point twenty-four (24) feet above** ~~on~~ the residential zoning district boundary, except as specified in Section 5.5005.F.3.

Sec. 5.5005.H. *Setback abutting a residential zoning district.*

1. A setback of twenty (20) feet shall be provided along the property line abutting the residential zoning district(s). The setback area ~~**shall be landscaped and**~~ may include space reserved for services such as refuse, recycling, utility boxes and amenities such as playground equipment, picnic tables and screen walls.

Staff Analysis: The amendments along the residential district boundary to the west will bring height and massing closer to the residential community; however, the proposed 30-foot building setback along the west property line, and a total separation of +/- 70 feet from the proposed building to the nearest residential unit to the west, should help to mitigate any impacts.

PUD Criteria

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.**

- Both the General Plan and SSCAP encourage redevelopment and revitalization of underutilized parcels, particularly in the southern area of the City. The proposed project will revitalize a site along a Regional Corridor, as designated by the SSCAP, and should help to sustain existing commercial uses around the site. The project responds to specific policies associated with Goal LU 3 of the Land Use, Growth & Activity Areas section of the SSCAP. They are as follows:

  - Policy LU 3.1: *Create and encourage the utilization of flexible land use regulations as incentives for reinvestment and new development.*

  - Policy LU 3.6: *Encourage a diversity of new development, redevelopment and infill projects that incorporate vertical and horizontal mixed-use along Southern Scottsdale Corridors.*

b. **The proposed development's uses, densities or development standards would not otherwise be permitted by the property's existing zoning.**

- The site is currently zoned C-3, which would not allow the proposed development from a development standard perspective. PUD zoning is needed to accommodate the proposed intensity and building height.

c. **The proposed development will be compatible with adjacent land uses and promotes the stability and integrity of abutting or adjacent residential neighborhoods.**

- The project site abuts a condominium community to the west with similar density. The proposal does introduce additional building height to the area (58 feet inclusive of rooftop appurtenances); however, potential impacts from the proposed height are mitigated by locating the building central to the site (30 feet from the west property line).

d. **There are adequate infrastructure and city services to serve the development.**

- Basis of Design Reports for water and wastewater have been reviewed and accepted by the City's Water Resources Division. The developer will upgrade existing sewer infrastructure as needed to accommodate the new residential. Additionally, The City's public safety divisions have reviewed the proposal and find that there is adequate ability to provide emergency services. The nearest fire station is located approximately 3,500 feet northeast of the site at 1901 N. Miller Road; and the nearest police station is located approximately 3,800 feet southeast of the site at 7601 E. McKellips Road. No impacts to existing service levels are anticipated.

e. **The proposal meets the following location criteria:**

ii. **The proposed development is not located within any area zoned Environmentally Sensitive Lands Ordinance (ESL), nor within the boundaries of the Downtown Area.**

- The project site is not located in the ESL area, nor is it within the Downtown boundary.

iii. **The proposed development fronts onto a major or minor arterial and/or major collector street as designated in the Transportation Master Plan.**

- The project site fronts N. Scottsdale Road, which is designated as a Major Arterial by the Transportation Master Plan.

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

1. **The design contained in the DP is compatible with the development in the area that it may directly affect, and the DP provides a benefit to the City and adjacent neighborhoods.**

   - Revitalizes and redevelops a site along a Southern Scottsdale Character Area Plan (SSCAP)-designated Regional Corridor (Scottsdale Road).
   - Proposal includes conversion of existing overhead utility lines to underground lines.
   - Significant pedestrian circulation improvements proposed, including a detached 8-foot-wide sidewalk on Scottsdale Road, a detached 6-foot-wide sidewalk on Continental Drive, and a pedestrian connection from the alley to N. Scottsdale Road.
   - Proposal includes several secondary sidewalks from the site to Scottsdale Road, promoting connectivity between parcels (Policy CD 9.2 of the SSCAP).
   - Proposal includes a publicly accessible pedestrian easement connection along the north property line to allow residents of the adjacent single-family residential an opportunity to connect with the businesses and services along N. Scottsdale Road.

2. **The DP is environmentally responsive, incorporates green building principles, contributes to the City's design guidelines and design objectives and any deviations from the design guidelines must be justified by compensating benefits of the DP.**

   - The proposed building design responds favorably to Sensitive Design Principle No. 9 by utilizing warmer, muted color tones and a variety of finishes representative of the surrounding desert context. While proposed setbacks do bring the building closer to the street frontage, recessing is provided to minimize impacts along the street frontage.
   - Recessing in the building design along the Scottsdale Road frontage reduce massing and add visual interest at the street level.

- Proposal is a mixed-use development with residential over first-floor commercial (Policy CD 9.1 of the SSCAP)

- In accordance with the City's Sensitive Design Principles, recessing and overhangs are provided over windows and balconies to provide shading and protection from solar heat gain.

- Landscaping consists of low-water use plantings and species representative of the surrounding desert.

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.**

- A minimum setback of 30-foot is being maintained between the building and the adjacent residential use. Even with the proposed stepback amendments, which will bring height and massing nearer to the property line; however the minimum 30-foot setback, combined with the +/- 70-foot separation from the proposed building to the nearest residential unit to the west, eliminates any potential impacts from shading on adjacent properties.

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.**

- Proposal includes several secondary sidewalks from the site to Scottsdale Road, promoting connectivity between parcels (Policy CD 9.2 of the SSCAP).

- The proposal includes significant improvements to the frontage open space and landscaping, including a detached 8-foot-wide sidewalk on Scottsdale Road and a detached 6-foot-wide sidewalk on Continental Drive that should enhance the pedestrian experience.

- Recessing is integrated into the building design along the Scottsdale Road frontage that result in open space and landscape areas that are visible from the right-of-way and can serve as common space for the development.

Transportation/Trails

A Traffic Impact and Mitigation Analysis (TIMA) was submitted as part of this application and has been accepted by the Transportation Division. Per the TIMA, the proposed development is anticipated to generate 2,174 daily trips, while the existing auto dealership generates approximately 582 daily trips; indicating that the proposed development will result in a significant increase in overall daily trips. Even with this increase, all intersections studied as part of the TIMA are anticipated to continue operating at adequate levels of service (LOS) during weekday AM and PM peak hours. The proposed development is anticipated to generate 135 trips during peak AM hours and 194 trips during peak PM hours. Refer to Attachment #7 of this report for additional traffic analysis.

Water/Sewer

Preliminary Basis of Design Reports for water and wastewater were submitted as part of this application and have been accepted by the Water Resources Division. Analysis of the reports indicate that an upgrade to the sewer infrastructure is needed to accommodate the proposed development. The applicant will upgrade all infrastructure as needed to accommodate the proposed project.

School District Comments/Review

The Scottsdale Unified School District has reviewed the proposal and has determined that existing facilities are sufficient to serve the proposed residential density.

Open Space

Open space for the proposed development exceeds the minimum requirement of 10% of the net lot area (25% proposed). Recessing in the building design creates additional frontage open space to provide an aesthetic setting for the residential units. As recommended by the General Plan and the Southern Scottsdale Character Area Plan, the proposal includes a public pedestrian easement connection along the north property line to allow residents of the adjacent single-family residential an opportunity to connect with the businesses and services along N. Scottsdale Road. A common area with pool and other amenities is also proposed.

Community Involvement

Property owners within 750 feet of the site, as well as those citizens on the Interested Parties List for zoning applications, were notified of the applicant's proposal and the site is posted with the required signage. In response to COVID restrictions recommending against large gatherings, the applicant held a virtual Open House on 6/17/2020. Per the applicant's report, two members of the public participated. There was general discussion about the number of units, type of retail and project schedule. Both participants appeared to express support. The applicant has also received a few phone calls from citizens with general questions, all of whom also expressed support. Public comment has been submitted.

OTHER BOARDS & COMMISSIONS

Development Review Board

The Development Review Board considered this case on 11/7/19. Board members agreed with staff that the colors should be revisited, and that the north and south west-facing facades should also be revisited. After discussion, a motion to recommend approval of the Development Plan passed with a vote of 6-0; with direction to the applicant to coordinate with staff on the above items prior to the formal DRB submittal.

Subsequent to the 11/7/19 hearing, the applicant and the design for the project changed. The proposed changes to the project design were significant enough to warrant a return to the Development Review Board on 10/15/2020 for another recommendation. Discussion focused on the proposed pedestrian connection at the northern edge of the project. Boardmembers expressed concerns about the safety of the connection, feeling there should be pedestrian scale lighting along the connection to promote safety. After discussion, the Board recommended approval of the

Development Plan with a vote of 5-0, with direction to the applicant to revisit the design of the public pedestrian easement connection to address safety concerns prior to returning to the Development Review Board for final design approval

Planning Commission

The Planning Commission considered this case on 1/8/20. One citizen spoke and expressed concerns regarding residential density. There was also a discussion about parking. Commissioners acknowledged that guest parking for multi-family residential is still a concern; however, the consensus was that this particular project should not be "punished" for what is a global problem that is more impactful in the Old Town area. Additionally, the ratio of provided parking for the residential (1.4 spaces per unit) was deemed to be sufficient for this project. After discussion, the Commission recommended approval with a vote of 5-0.

Planning Commission considered the revised development plan on 10/28/2020 and recommended approval with a vote of 7-0.

Staff's Recommendation to Planning Commission

Staff recommended that the Planning Commission find that the PUD criteria have been met, and determine that the proposed zoning district map amendment is consistent with and conforms to the adopted General Plan, and make a recommendation to City Council for approval of a zoning district map amendment from Highway Commercial (C-3) to Planned Unit Development (PUD) zoning, including a development plan and amended development standards for building setbacks and stepbacks, on a +/- 4.32-acre site located at 1000 N. Scottsdale Road, per the attached stipulations.

RECOMMENDATION

Recommended Approach:

1. Adopt Ordinance No. 4432, approving that the PUD criteria have been met, and determine that the proposed zoning district map amendment is consistent with and conforms to the adopted General Plan, and make a recommendation to City Council for approval of a zoning district map amendment from Highway Commercial (C-3) to Planned Unit Development (PUD) zoning, including a development plan and amended development standards for building setbacks and stepbacks, on a +/- 4.32-acre site located at 1000 N. Scottsdale Road, per the attached stipulations.

2. Adopt Resolution No. 11674, declaring "Continental Development Plan" a public record.

RESPONSIBLE DEPARTMENT

Planning and Development Services
Current Planning Services

STAFF CONTACT

Greg Bloemberg
Senior Planner
480-312-4306
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APPROVED BY

Greg Bloemberg, Report Author — Date: 11-5-2020

Tim Curtis, AICP, Current Planning Director
480-312-4210, tcurtis@scottsdaleaz.gov — Date: 11/12/2020

Randy Grant, Director
Planning and Development Services
480-312-2664, rgrant@scottsdaleaz.gov — Date: 11/16/20

ATTACHMENTS

1. Context Aerial
1A. Aerial Close-Up
2. Ordinance No. 4432
   Exhibit 1: Stipulations
   Exhibit 2: Zoning Map
3. Resolution No. 11674
   Exhibit 1: "Continental Development Plan"
4. Additional Information
5. General Plan Land Use Map
6. Existing Zoning Map
7. Traffic Impact Summary
8. Citizen Involvement
9. City Notification Map
10. November 7, 2019 Development Review Board Meeting Minutes
11. January 8, 2020 Planning Commission Meeting Minutes
12. February 18, 2020 City Council Meeting Minutes
13. March 17, 2020 City Council Meeting Minutes
14. October 15, 2020 Development Review Board Meeting Minutes
15. October 28, 2020 Planning Commission Meeting Minutes

ATTACHMENT 1

Context Aerial

14-ZN-2018

Close-up Aerial

14-ZN-2018

ATTACHMENT 1A

ORDINANCE NO. 4432

AN ORDINANCE OF THE COUNCIL OF THE CITY OF SCOTTSDALE, MARICOPA COUNTY, ARIZONA, AMENDING ORDINANCE NO. 455, THE ZONING ORDINANCE OF THE CITY OF SCOTTSDALE, BY AND FOR THE PURPOSE OF CHANGING THE ZONING ON THE "DISTRICT MAP" TO ZONING APPROVED IN CASE NO. 14-ZN-2018 FROM HIGHWAY COMMERCIAL (C-3) TO PLANNED UNIT DEVELOPMENT (PUD) ZONING, INCLUDING APPROVAL OF A DEVELOPMENT PLAN WITH AMENDED DEVELOPMENT STANDARDS, FOR STEPBACKS AND SETBACKS, FOR A MIXED-USE DEVELOPMENT CONSISTING OF 281 DWELLING UNITS AND 10,125 SQUARE FEET OF COMMERCIAL FLOOR AREA, ON A +/- 4.32-ACRE SITE LOCATED AT 1000 N. SCOTTSDALE ROAD.

WHEREAS, the Planning Commission held a hearing on October 28, 2020;

WHEREAS, the City Council held a hearing on December 2, 2020; and

WHEREAS, The Planning Commission has made findings in conformance with the requirements of the PUD district and the City Council also finds:

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.

F. The amended development standards achieve the purposes of the planned unit development district better than the existing standards.

WHEREAS, the City Council finds that the proposed development is in substantial harmony with the General Plan of the City of Scottsdale and will be coordinated with existing and planned development; and

WHEREAS, it is now necessary that the comprehensive zoning map of the City of Scottsdale ("District Map") be amended to conform with the decision of the Scottsdale City Council in Case No.14-ZN-2018.

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Scottsdale, as follows:

Section 1. That the "District Map" adopted as a part of the Zoning Ordinance of the City of Scottsdale, showing the zoning district boundaries, is amended by rezoning a +/- 4.32 acre site located at the 1000 N. Scottsdale Road and marked as "Site" (the Property) on the map attached as Exhibit 2, incorporated herein by reference, from Highway Commercial (C-3) to Planned Unit Development (PUD) zoning, and by adopting that certain document entitled "Continental Development Plan" declared as public record by Resolution 11674 which is incorporated into this ordinance by reference as if fully set forth herein.

Section 2. That the above rezoning approval is conditioned upon compliance with all stipulations attached hereto as Exhibit 1 and incorporated herein by reference.

PASSED AND ADOPTED by the Council of the City of Scottsdale this __ day of _____, 2020.

ATTEST:

By:_____
Carolyn Jagger, City Clerk

CITY OF SCOTTSDALE, an Arizona Municipal Corporation

By:_____
W.J. "Jim" Lane, Mayor

APPROVED AS TO FORM:
OFFICE OF THE CITY ATTORNEY

By:_____
Sherry R. Scott, City Attorney
By: Joe Padilla, Deputy City Attorney

Stipulations for the Zoning Application:
Continental (AKA South Scottsdale Mixed Use)
Case Number: 14-ZN-2018

These stipulations are in order to protect the public health, safety, welfare, and the City of Scottsdale.

SITE DESIGN

1. CONFORMANCE TO DEVELOPMENT PLAN. Development shall conform with the Development Plan, entitled "Continental Development Plan," which is on file with the City Clerk and made a public record by Resolution No. 11674, and incorporated into these stipulations and ordinance by reference as if fully set forth herein. Any proposed significant change to the Development Plan, as determined by the Zoning Administrator, shall be subject to additional action and public hearings before the Planning Commission and City Council. Where there is a conflict between the Development Plan and these stipulations, these stipulations shall prevail.
2. CONFORMANCE TO AMENDED DEVELOPMENT STANDARDS. Development shall conform with the amended development standards that are included as part of the Development Plan. Any change to the development standards shall be subject to additional public hearings before the Planning Commission and City Council.
3. MAXIMUM DWELLING UNITS/MINIMUM COMMERCIAL FLOOR AREA. Maximum dwelling units and minimum commercial floor area shall be as indicated in the Land Use Budget Table below.

Land Use Budget Table						
Parcel	Gross Acres	Zoning	Proposed DU/AC	Max DU/AC	Proposed # of Units	Max # of Units
129-13-003D	5.81 acres	PUD	48.3 DU/AC	48.3 DU/AC	281	281
Commercial Floor Area						
			Proposed	Required		
			10,125 square feet	10,125 square feet		

4. PERIMETER WALLS. Perimeter walls along N. Scottsdale Road and E. Continental Drive shall not exceed three feet in height measured from finished grade, except unit patio walls.

5. ACCESS RESTRICTIONS. Access to the development project shall conform to the following restrictions:
   a. There shall be a maximum of one (1) site driveway access location to N Scottsdale Road.
   b. There shall be a maximum of one (1) site driveway access location to E Continental Drive with City of Tempe driveway permit issuance prior to any city permit issuance for project development.
6. SCOTTSDALE ROAD STREETSCAPE DESIGN GUIDELINES. With the final plans submittal, the landscape plan shall revised to include plant and tree species identified in the Scottsdale Road Streetscape Design Guidelines on the west side of the existing sidewalk on N. Scottsdale Road, to provide a gradual transition from the streetscape palette to the project palette.
7. PROTECTION OF ARCHAEOLOGICAL RESOURCES. Any development on the property is subject to the requirements of Scottsdale Revised Code, Chapter 46, Article VI, Protection of Archaeological Resources, Section 46-134 - Discoveries of archaeological resources during construction.
8. PEDESTRIAN PUBLIC ACCESS. With the development Review Board submittal, applicant shall submit a design of the public pedestrian easement connection to showing pedestrian lighting and access gate to alley.

DEDICATIONS

9. EASEMENTS. Prior to issuance of any permit for the development project, the property owner shall dedicate the following easements to the City of Scottsdale:
   a. WATER LINE EASEMENT: Minimum 14-foot wide Water Line Easement in the west drive aisle
   b. PUBLIC NON-MOTORIZED ACCESS EASEMENT (PNMAE). A continuous PNMAE to contain the public street sidewalk in locations where the sidewalk crosses onto the project site; and a minimum eight-foot wide PNMAE along the north property line to contain the pedestrian connection from the alley to N. Scottsdale Road.
   c. SIGHT DISTANCE EASEMENT. To cover the sight distance triangles at each driveway intersection with a public road.

INFRASTRUCTURE

10. CONTINENTAL DRIVE. If any of the required improvements extend into the E. Continental Drive right of way, a copy of the civil improvement plans for said improvements shall be submitted to the Engineering Division at the City of Tempe for separate review and approval.
11. CONSTRUCTION COMPLETED. Prior to issuance of any Certificate of Occupancy or Certification of Shell Building, whichever is first, for the development project, the property owner shall complete all the infrastructure and improvements required by the Scottsdale Revised Code and these stipulations.
12. STANDARDS OF IMPROVEMENTS. All improvements (curb, gutter, sidewalk, curb ramps, driveways, pavement, concrete, water, wastewater, etc.) shall be constructed in accordance with the applicable City of Scottsdale Supplements to the Maricopa Association of Governments (MAG) Uniform Standard Specifications and Details for Public Works Construction, Maricopa Association of Governments (MAG) Uniform Standard Specifications and Details for Public Works Construction, the Design Standards and Policies Manual (DSPM), and all other applicable city codes and policies.

13. CIRCULATION IMPROVEMENTS. Prior to issuance of any permit for the development project, the property owner shall submit and obtain approval of construction documents to construct the following improvements:

    a. N SCOTTSDALE ROAD.

        i. Extend the existing median at the site driveway as shown in Figure 11 in the traffic impact study submitted for the development dated Aug. 14, 2020. The site driveway will be limited to right-in, right-out only access.

        ii. Remove existing driveways and replace with curb, gutter and sidewalk.

        iii. Construct new transit shelter with amenities in accordance with the Scottsdale Road Streetscape guidelines, segment 1 art panel "Rivulets", and COS Standard details 2264 series approximately one hundred seventy-five (175) feet north of intersection with E Continental Drive along site frontage.

    b. E CONTINENTAL DRIVE.

        i. Construct six (6) foot wide curb separated sidewalk along site frontage.

        ii. Construct any improvements required by the City of Tempe to accommodate this project.

    c. ALLEY

        i. A minimum six-foot wide opening shall be provided in the existing wall.

        ii. Construct a minimum six-foot wide sidewalk within the eight-foot PNVAE along the north property line.

14. WATER AND WASTEWATER IMPROVEMENTS. The property owner shall provide all water and wastewater infrastructure improvements, including any new service lines, connection, fire-hydrants, and manholes, necessary to serve the development, including the following:

    a. New 15-inch sewer measuring approximately 365 feet from the existing alley near the northwest corner of the property extending east to N. Scottsdale Road 12-inch sewer line. Connect with one new five-foot diameter manhole. Two additional five-foot diameter manholes shall be installed onsite along with the new sewer line.

    b. Five-foot diameter diversion manhole at Scottsdale Road & Skysong Blvd. to divert Scottsdale Road flows into existing 12-inch line (coming from the north) into the Skysong Blvd. sewer being extended from Papago Plaza that flows east

    c. If existing eight-inch fire line off N. Scottsdale Road is not being used, it shall be removed back to the main and tee replaced with a DIP spool piece

15. FIRE HYDRANT. The property owner shall provide fire hydrant(s) and related water infrastructure adjacent to lot, in the locations determined by the Fire Department Chief, or designee.

16. UTILITY LINES. All existing above ground utility and cable lines within and adjacent to project development, and any new or relocated utility lines, shall be place underground (or provide in-lieu payment).

REPORTS AND STUDIES

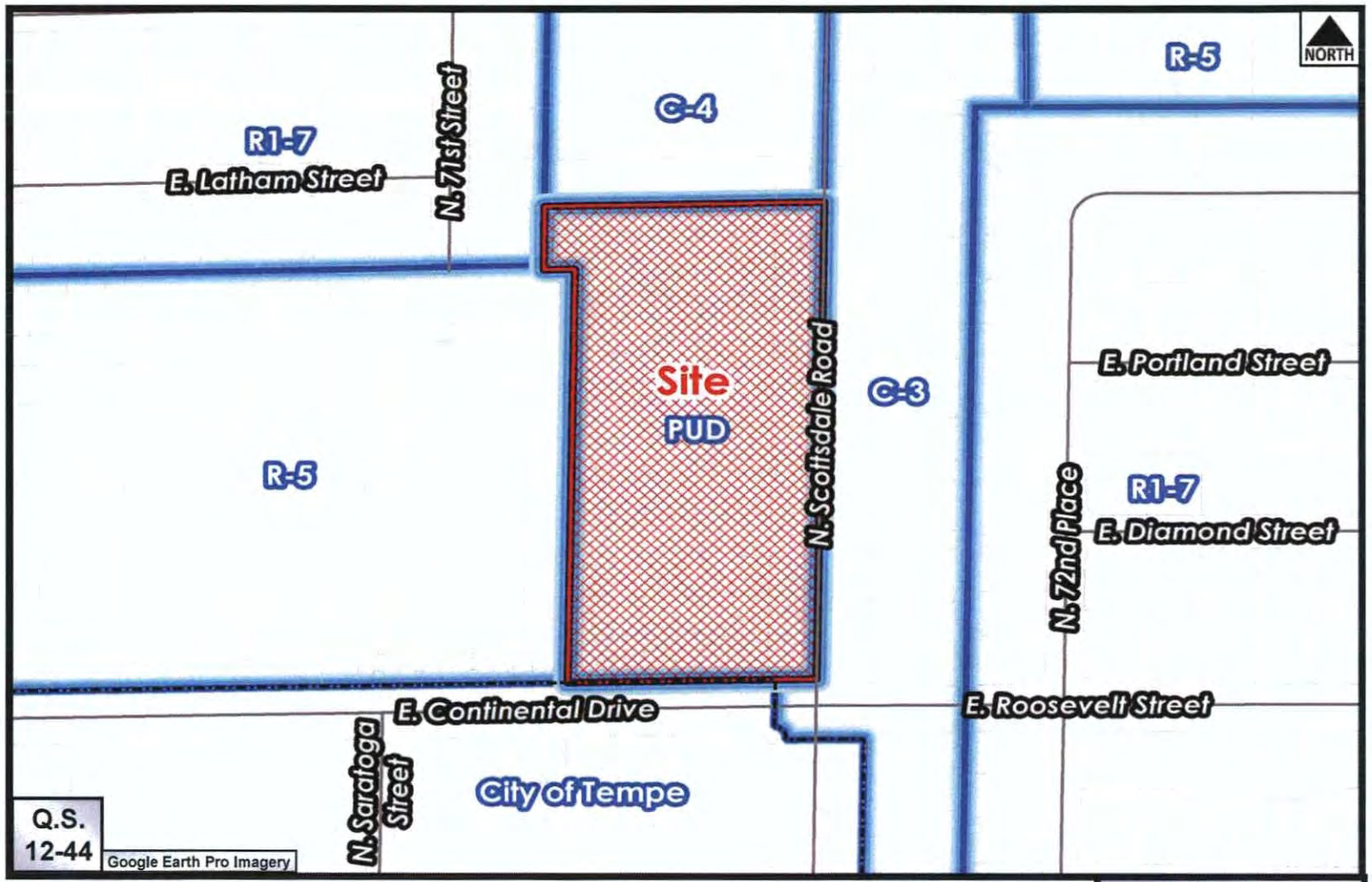
17. DRAINAGE REPORT. With the Development Review Board submittal, the property owner shall update the conceptual drainage report submitted as part of the zoning submittal to a preliminary drainage report prepared in accordance with the Design Standards and Policies Manual for the development project. In the drainage report, the property owner shall address:
    a. The project is proposing the use of the results of the Lower Indian Bend Wash (LIBW) ADMS for off-site flows affecting the northern portion of the site. In addition to being a planning level study, the results of the LIBW ADMS include a number of flow splits at intersections within the contributing watershed affecting the site which provide a moderate level of uncertainty in the results of study affecting the site. The drainage report shall provide a detailed off-site hydrologic analysis including calculations and watershed exhibits to verify and compare to results from the Lower Indian Bend Wash ADMS affecting the northern portion of the site. As an alternate, the drainage report shall provide a hydraulic analysis of a representative number of flows splits to compare against ADMS results for the same locations, and based on the results and considering the planning level nature of the study, provide justification for, and apply a factor of safety to account for the flow uncertainty to the results of the LIBW ADMS affecting the northern portion of the site.
    b. The drainage report shall clearly illustrate there are no increases in developed condition stormwater runoff at the southwest corner of the site for the 2, 10, and 100-year events. This analysis may need to include basin routing analysis for flow through the proposed underground stormwater storage basins.
18. BASIS OF DESIGN REPORT (WATER). With the Development Review Board submittal, the property owner shall submit a Final Basis of Design Report for Water for the development project in accordance with the Design Standards and Policies Manual. In the basis of design report, the property owner shall address:
    a. The hydrant flow test does not prove that the fire flow determined in the BOD can be met (4,000gpm, 2,000gpm, and 1,500gpm are all indicated). Confirm fire flow determination for development with COS fire. Prove in DR case BOD that fire flow can be met by conducting multiple simultaneous hydrant flow tests or providing hydraulic modeling. DS&PM 6-1.405, 6-1.501
    b. Demand calculations need to use the gpm values indicated in the 2018 DS&PM. DS&PM Figure 6-1.2.
    c. Provide calculations showing that minimum pressure is maintained at the highest finished floor level during fire flow. 6-1.202
    d. Provide calculations showing that minimum pressure is maintained at the highest finished floor level during normal daily operating flow. 6-1.202
    e. Seven domestic water meters are proposed. Cannot manifold meters serving a single building. Utilize one meter for one building.
    f. Meter size needs to be determined and shown on utility plan. 3" and larger meters require vaults. Meters/vaults need to be shown within city easement. DS&PM 6-1.416

42. BASIS OF DESIGN REPORT (WASTEWATER). With the Development Review Board submittal, the property owner shall submit a Final Basis of Design Report for Wastewater for the development

project in accordance with the Design Standards and Policies Manual. In the basis of design report, the property owner shall address:

a. Show a 20-ft sewer line easement on the relocated public sewer line.

b. Indicate private sewers and connection to public sewer on the utility plan.



~~Proposed~~ Zoning

14-ZN-2018

Ordinance No. 4432
Exhibit 2
Page 1 of 1

RESOLUTION NO. 11674

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SCOTTSDALE, MARICOPA COUNTY, ARIZONA, DECLARING AS A PUBLIC RECORD THAT CERTAIN DOCUMENT FILED WITH THE CITY CLERK OF THE CITY OF SCOTTSDALE AND ENTITLED "CONTINENTAL DEVELOPMENT PLAN".

WHEREAS, State Law permits cities to declare documents a public record for the purpose of incorporation into city ordinances; and

WHEREAS, the City of Scottsdale wishes to incorporate by reference amendments to the Zoning Ordinance, Ordinance No. 455, by first declaring said amendments to be a public record.

NOW, THEREFORE BE IT RESOLVED, by the Council of the City of Scottsdale, Maricopa County, Arizona, as follows:

Section 1. That certain document entitled "Continental Development Plan", attached as Exhibit 1, a paper and an electronic copy of which are on file in the office of the City Clerk, is hereby declared to be a public record. Said copies are ordered to remain on file with the City Clerk for public use and inspection.

PASSED AND ADOPTED by the Council of the City of Scottsdale, Maricopa County, Arizona this _____ day of _____, 2020.

CITY OF SCOTTSDALE, an
Arizona municipal corporation

ATTEST:

By:_____
Carolyn Jagger, City Clerk

By:_____
W. J. "Jim" Lane, Mayor

APPROVED AS TO FORM:
OFFICE OF THE CITY ATTORNEY

_____
Sherry R. Scott, City Attorney
By: Joe Padilla, Deputy City Attorney

ATTACHMENT 3

CONTINENTAL DEVELOPMENT PLAN

CONTINENTAL

Proposed Development Standards

Sec. 5.5000. - Planned Unit Development (PUD).

Sec. 5.5005. - Development standards.

A. *PUD development area.*

1. Gross acreage.

   a. The minimum gross site area of any PUD development shall be one-half (0.5) acre and the maximum gross site area shall be fifteen (15) acres, except as specified in Section 5.5005.A.1.b.

   b. When the PUD is the most appropriate district to achieve mixed-use development, the City Council may authorize a PUD development in a site area greater than fifteen (15) gross acres up to a maximum of twenty-five (25) gross acres.

B. *Density and intensity.*

1. The overall density of residential uses shall be established by the approved DP.

2. The overall intensity of commercial uses shall not exceed 0.8 floor area ratio, except as provided in Section 5.5005.B.3.

3. The City Council may approve intensity of commercial uses greater than 0.8 floor area ratio subject to any of the following criteria:

   a. The proposed DP provides improved dedicated public open space.

   b. The proposed DP provides a public parking facility(ies).

   c. The proposed DP provides shared parking as established in Article IX parking and loading requirements.

C. *Allowable building height.*

1. *Building height:*

   a. Shall be a maximum of forty-eight (48) feet, except as otherwise provided in Section 5.5005.D. and 5.5005.F.

D. *Exception to building height.*

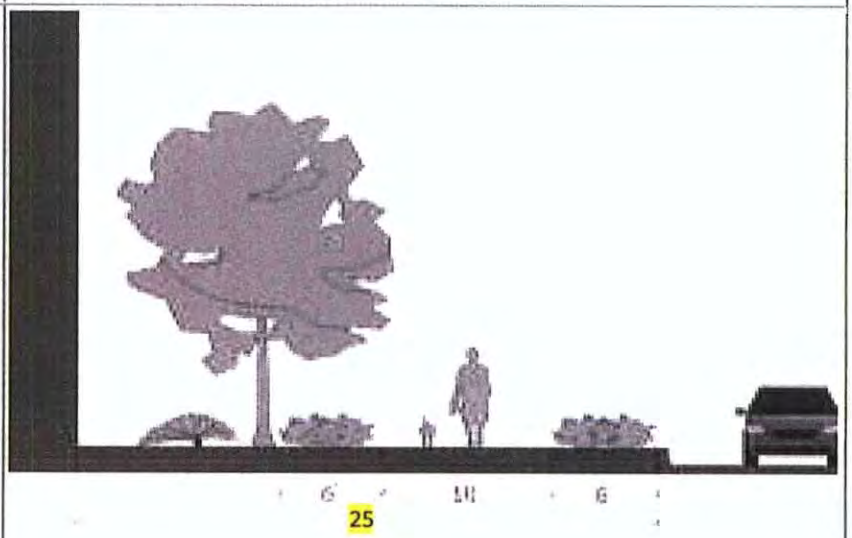
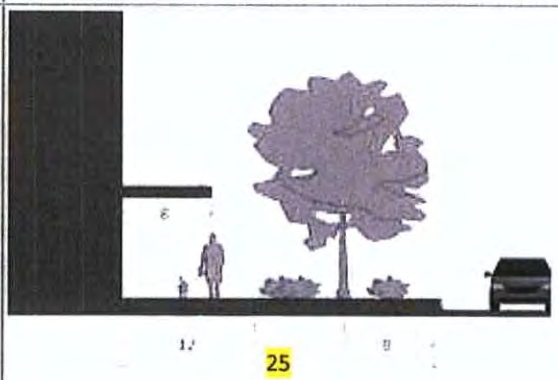
1. Architecturally integrated features, such as roof top mechanical equipment for utility and communication purposes, elevator bulk head, stairwell, screen wall, railing, trellis and patio cover may exceed the building height up to ten (10) feet provided that the area within the said exceptions do not exceed a total of thirty (30) percent of a building's roof area. However, the City Council may approve either greater mechanical height or building roof area coverage where the DP and supporting materials demonstrate the allowable exception cannot reasonably be achieved.

2. Architecturally integrated, active solar systems may exceed thirty (30) percent of a building's roof area subject to development review board approval.

3. Roof top garden structures may exceed the building height up to five (5) feet.

E. *Building setbacks.*

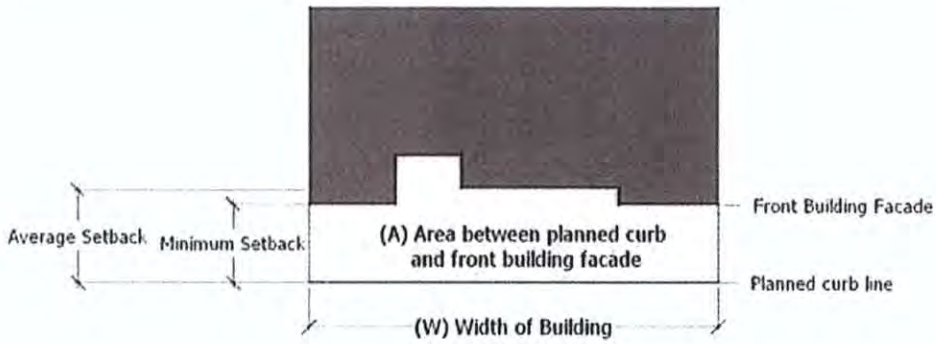
1. *Minimum setback.* Buildings adjacent to public and private streets shall be setback from the back of the planned curb line, including the planned curb line for bus bays and turn lanes, in accordance with Section 5.5005.E. Table A. The planned curb line, including the planned location for bus bays and turn lanes, shall be as described in the Transportation Master Plan and the Design Standards & Policies Manual.

TABLE A			
BUILDING SETBACK FROM BACK OF THE PLANNED CURB ALONG STREETS			
Street Classification Type and Use	**Minimum Setback**	**Average Setback**	**Setback Diagram - This Illustrates Setbacks, Excluding Average Setback. Dimensions are for Illustrative Purposes.**
Major and Minor Arterial - Residential on First Floor Adjacent to the Street	25~~34~~ feet	34~~40~~ feet	
Major and Minor Arterial - Retail and Commercial on First Floor Adjacent to the Street	25~~8~~ feet	29~~32~~ feet	

Major and Minor Collector, Local Streets, and Unclassified Streets (Including Private Streets but Excluding Alleys) - Residential on First Floor Adjacent to the Street	25 feet	30 feet	
Major and Minor Collector, Local Streets, and Unclassified Streets (Including Private Streets but Excluding Alleys) - Retail and Commercial on First Floor Adjacent to the Street	23 feet	28 feet	

2. *Average setback.* The front building façade shall be placed to achieve an average setback as specified in Table A. The average setback shall be equal to the land area located between the planned curb line and the front building façade divided by the width of the front building façade.

AVERAGE SETBACK DIAGRAM - THIS DIAGRAM ILLUSTRATES SECTION 5.5005.E.2.



$$\frac{\text{(A) Area}}{\text{(W)}} = \text{Average Setback (According to Table A)}$$

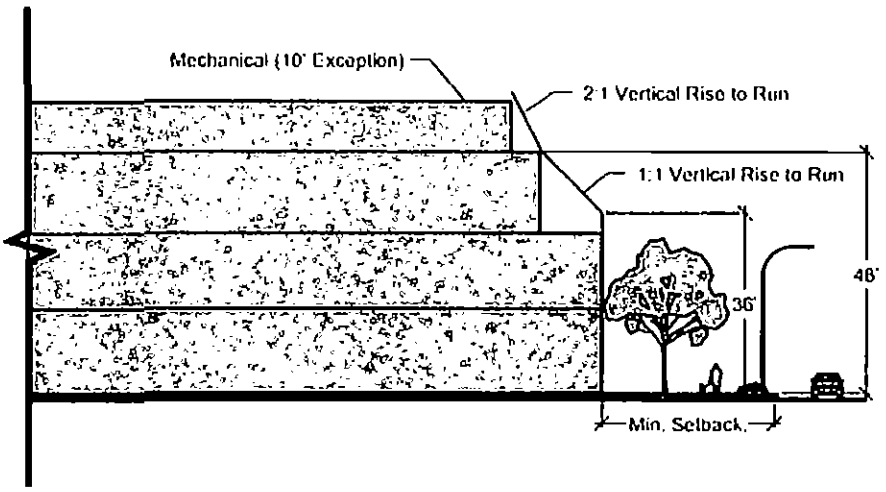
3. *Designated scenic corridor or buffered setback.* Where a designated scenic corridor or a buffered setback is existing or planned the setback shall be the required width of the designated scenic corridor or buffered setback. The Planned Unit Development (PUD) District average setback shall not apply.

F. *Building envelope.*

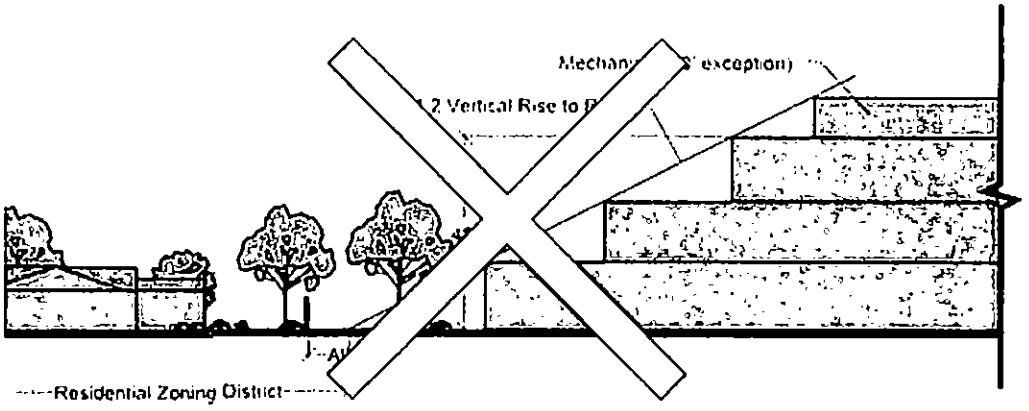
1. Starting at a point thirty-six (36) feet above the minimum building setback line, the building envelope inclined stepback plane shall slope upwards at 1:1 (ratio of the vertical rise to the horizontal run) to a point measured forty-eight (48) feet above the minimum building setback line. Thereafter the building envelope inclined stepback plane shall slope upwards at 2:1 (ratio of the vertical rise to the horizontal run) on all sides of a property adjacent to public and private streets.

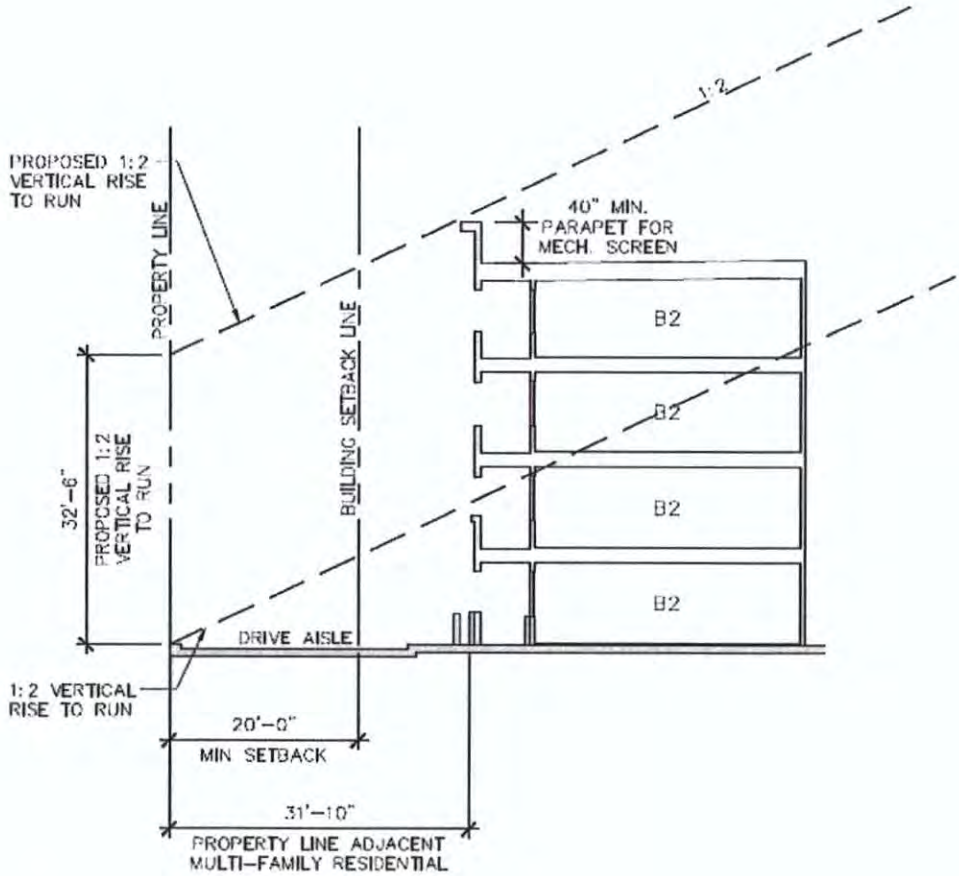
2. PUD Developments abutting or adjacent to a residential zoning district shall have a building envelope inclined stepback plane of 1:2 (ratio of the vertical rise to the horizontal run) starting FROM A POINT THIRTY-TWO (32) FEET ABOVE ~~on~~ the residential zoning district boundary, except as specified Section 5.5005.F.3.

BUILDING ENVELOPE DIAGRAM - THIS DIAGRAM ILLUSTRATES SECTION 5.5005.F.1.



BUILDING ENVELOPE DIAGRAM - THIS DIAGRAM ILLUSTRATES SECTION 5.5005.F.2.





3. PUD Developments adjacent to a residential zoning district, where the properties are separated by a major and/or minor arterial street as classified by the Transportation Master Plan and the Design Standards & Policies Manual, shall comply with Section 5.5005.F.1.

G. *Encroachment beyond the building envelope.*

1. A maximum encroachment of fifteen (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.
2. Any encroachment into the right-of-way, roadway easement, or right-of-way easement requires a city issued encroachment permit and/or agreement.
3. The requirements of article vii. General provisions shall not apply to Section 5.5005.G.

H. *Setback abutting a residential zoning district.*

1. A setback of twenty (20) feet shall be provided along the property line abutting a residential zoning district(s). The setback area ~~shall be landscaped and~~ may include space reserved for

services such as refuse, recycling, utility boxes, and amenities such as playground equipment, picnic tables, and screen walls.

I. *Required open space.* Open space is only required for developments that include residential uses.

1. Private outdoor living space.

   a. Minimum: 0.05 multiplied by the gross floor area of the dwelling unit.

   b. The private outdoor living space shall be located beside the dwelling unit which it serves and shall be for the exclusive use of the unit occupant(s), but is not part of the unit's gross floor area.

2. Common open space.

   a. Minimum: 0.10 multiplied by the total gross site area of the development.

   b. Common open space is not required if the overall density of the development is less than five (5) dwelling units per acre.

J. *Landscape improvements.* The provisions of Article X. Landscaping requirements shall apply.

Sec. 5.5006. - Off-street parking and loading.

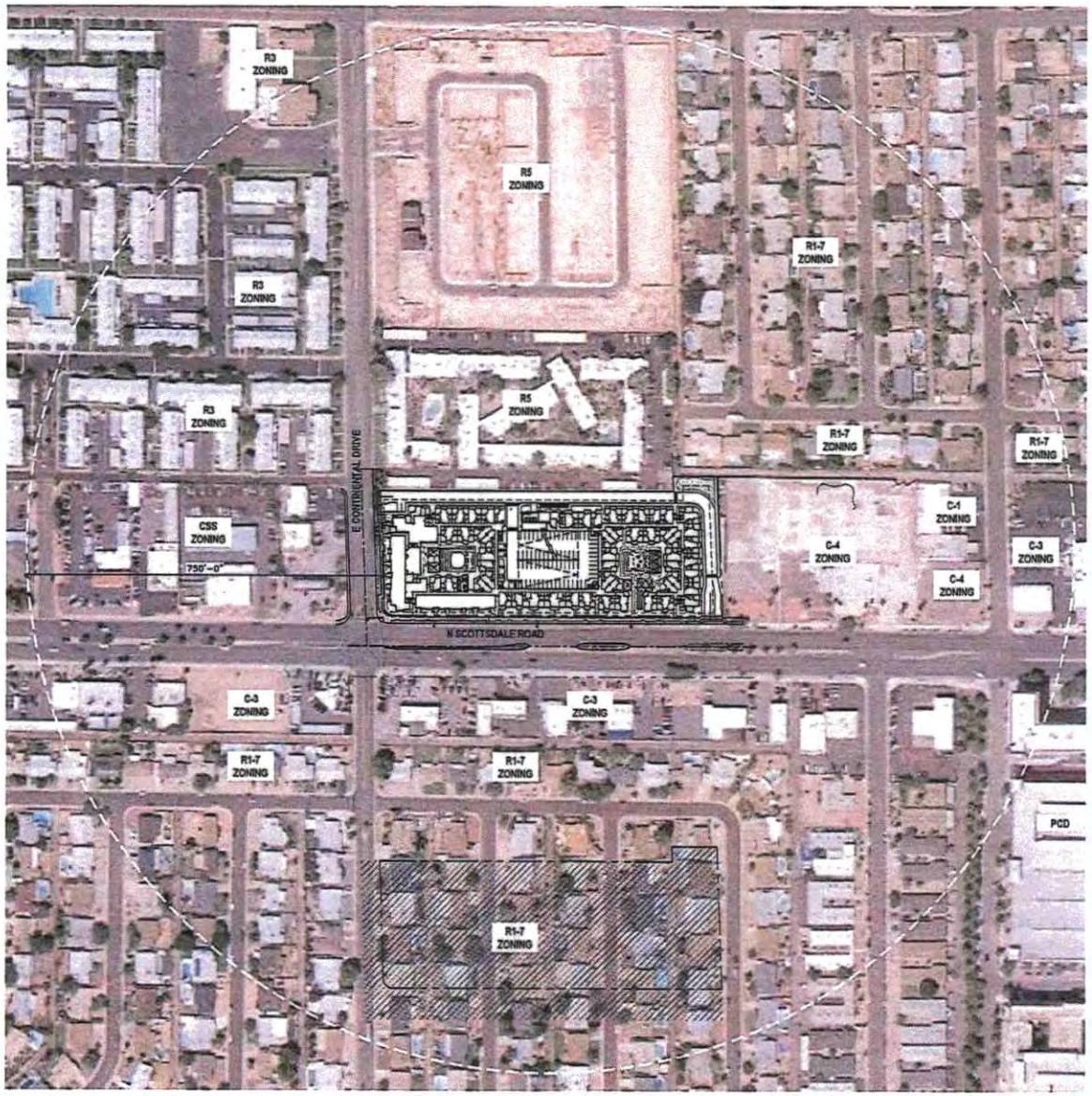
A. Parking shall not be located between the building and the street; and shall not be located between the average building setback line and the street.

B. Structured parking and parking garages shall be screened from street views and any views from residential districts shown on Table 4.100.A., or the residential portion of a Planned Community P-C or any portion of a Planned Residential Development PRD with an underlying zoning district comparable to the residential districts shown on Table 4.100.A. Screening shall be provided by building spaces that are habitable or that provide an architectural screen. Architectural screening shall be subject to Development Review Board approval.

C. The provisions of Article IX. Parking and loading requirements shall apply.

Sec. 5.5007. - Signs.

A. The provisions of Article VIII. Sign requirements shall apply except a master sign plan shall be submitted at the time of development review application.



CONTINENTAL

CONTEXT AERIAL

SCALE: NOT TO SCALE

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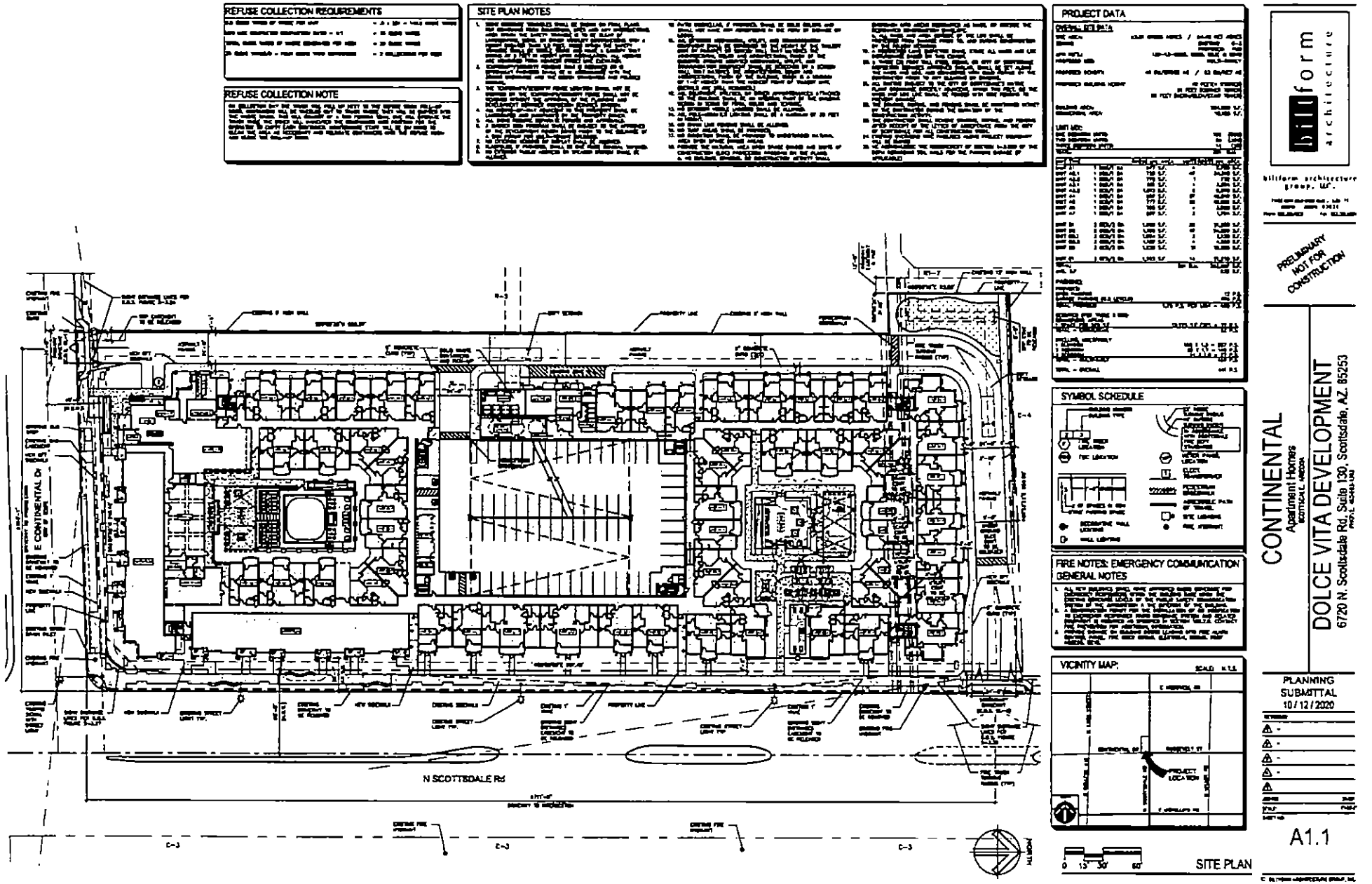
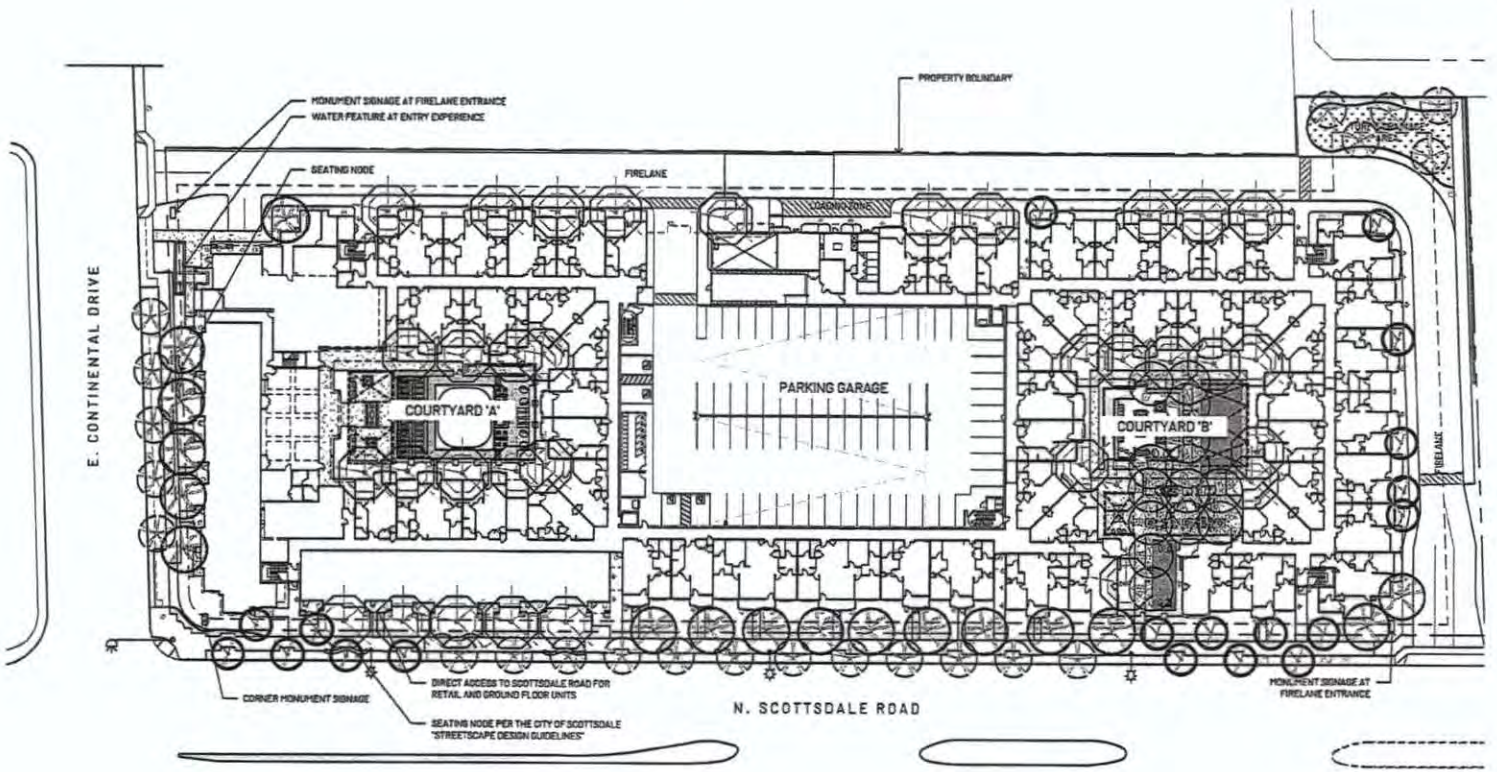

REFUSE COLLECTION REQUIREMENTS
REFUSE COLLECTION NOTE
SITE PLAN NOTES
PROJECT DATA
SYMBOL SCHEDULE
FIRE NOTES: EMERGENCY COMMUNICATION
GENERAL NOTES
VICINITY MAP:
PROJECT LOCATION
N SCOTTSDALE Rd
E CONTINENTAL Dr
NORTH
SITE PLAN
bilform architecture
bilform architecture group, LLC.
PRELIMINARY NOT FOR CONSTRUCTION
CONTINENTAL
Apartment Homes
DOLCE VITA DEVELOPMENT
6720 N. Scottsdale Rd, Suite 130, Scottsdale, AZ. 85253
PLANNING SUBMITTAL
10 / 12 / 2020
A1.1



Scottsdale Continental

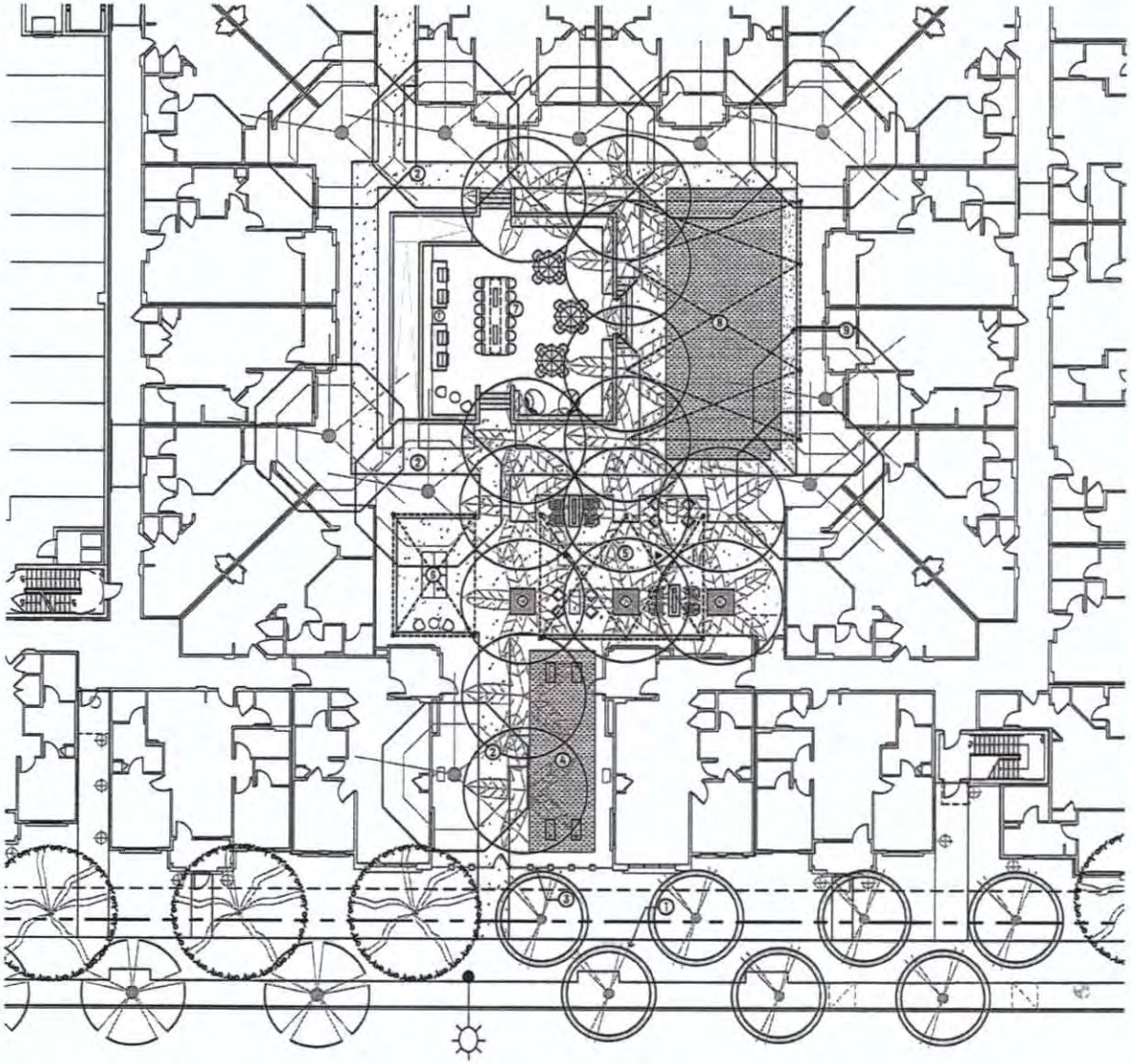
Overall Landscape Plan

Plan Scale: 1:20' Date: 08-13-2020

AB LA

ABLACTUDIO.COM

14-ZN-2018
9/10/2020



KEYNOTES

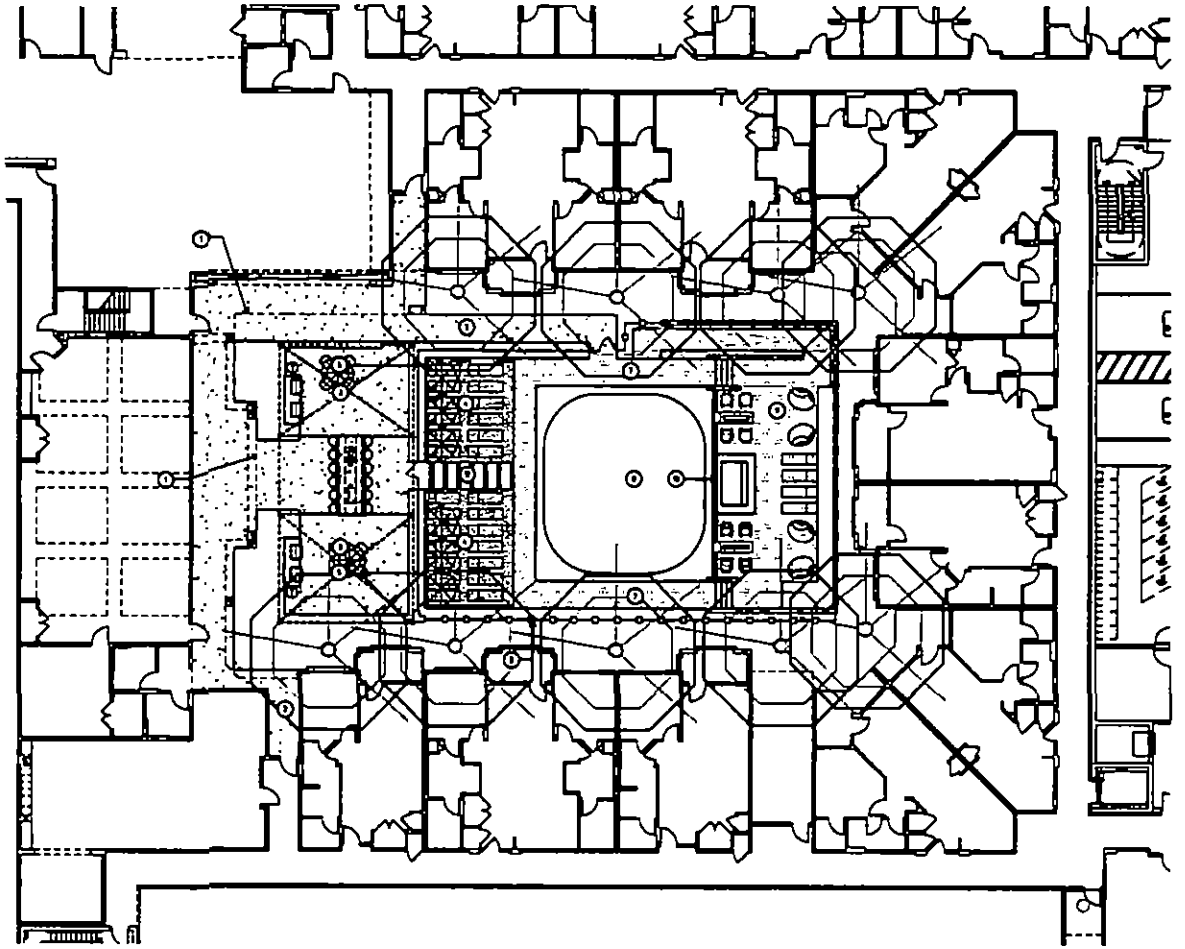
1. CIVIL SIDEWALK
2. EXPOSED AGGREGATE ACCENT PAVING
3. VIEW FENCE AND PEDESTRIAN GATE
4. GAME LAWN WITH BEAN BAG TOSS
5. PALM COURT
   - FIREPITS
   - SEATING
   - OUTDOOR POOL TABLE
   - FESTOON LIGHTS
6. PING PONG GAME AREA WITH FESTOON LIGHTS
7. OUTDOOR DINING
   - BBQS
   - OVERSIZED BBQ ISLAND
   - SEATING
   - TRASH RECEPTACLE
   - DINING TABLES
8. ARTIFICIAL TURF EVENT LAWN WITH FESTOON LIGHTS
9. STABILIZED D.G PATH

Scottsdale Continental

Courtyard "B" Amenity

Plan Scale 1:30' Date: 08-12-2020

ABLA



KEYNOTES

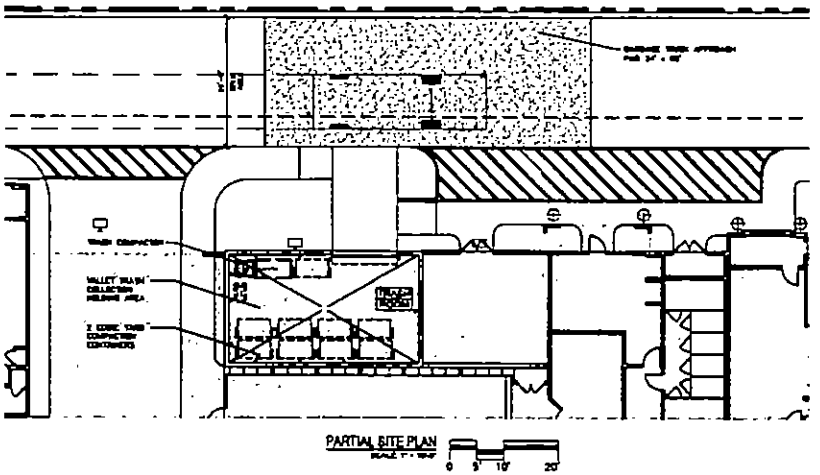
1. COVERED PATIO
2. EXPOSED AGGREGATE ACCENT PAVING
3. OUTDOOR DINING
   - BAR SEATING
   - BBQS
   - TRASH RECEPTACLE
   - FESTOON LIGHTS
4. LOUNGERS IN SAND
5. GLASS POOL BARRIER
6. METAL POOL BARRIER
7. POOL DECK
8. OVERSIZED PARTY POOL WITH WRAP AROUND BENCH SEATING
9. SPA AREA
   - FIREPITS
   - PASSIVE SEATING
   - STAGE
   - BEAN BAG SEATING
10. WATER FEATURE AT SPA
11. CONCRETE STEPPING PADS

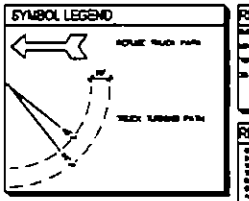
Scottsdale Continental

Courtyard "A" Amenity

Date 08-13-2020

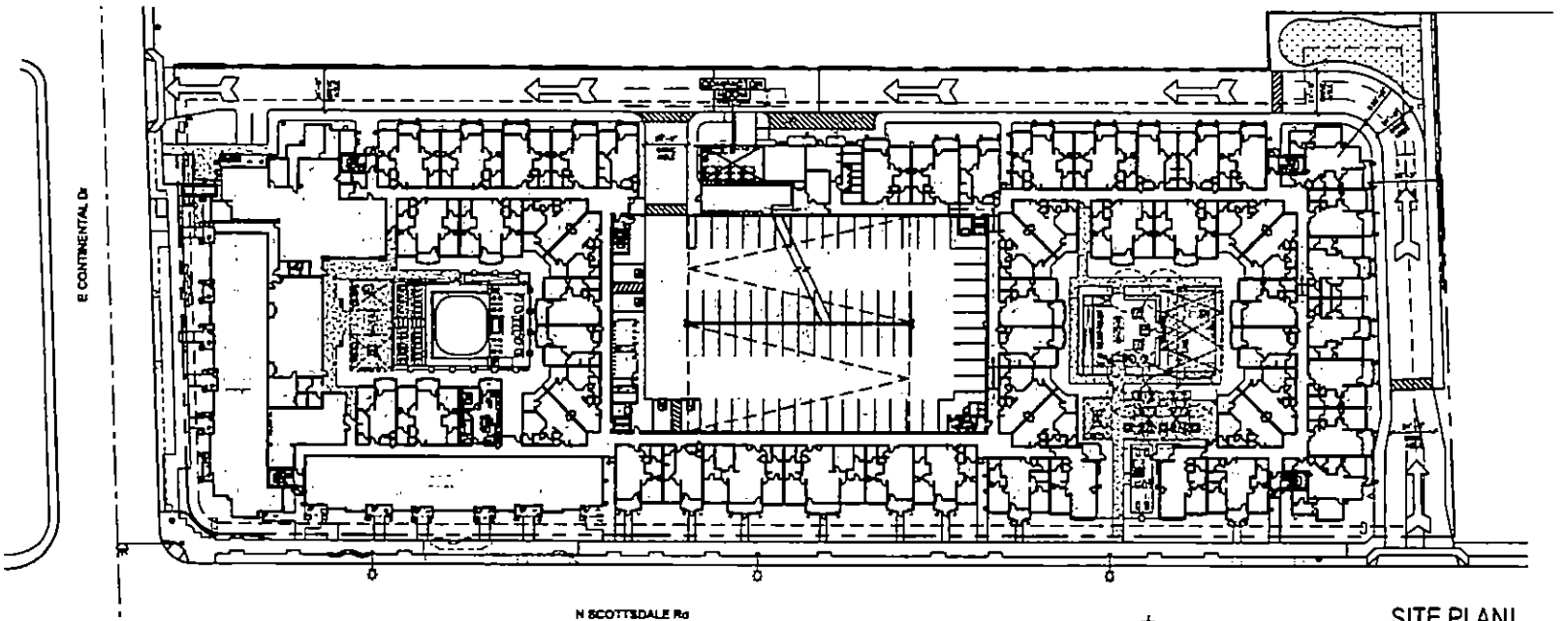
AB LA





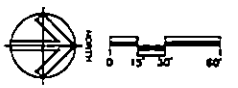
REFUSE COLLECTION REQUIREMENTS

REFUSE COLLECTION NOTE



billform architecture

CONTINENTAL



SITE PLAN
REFUSE COLLECTION
SCALE: 1"=30'-0"

A1.3
10-12-20

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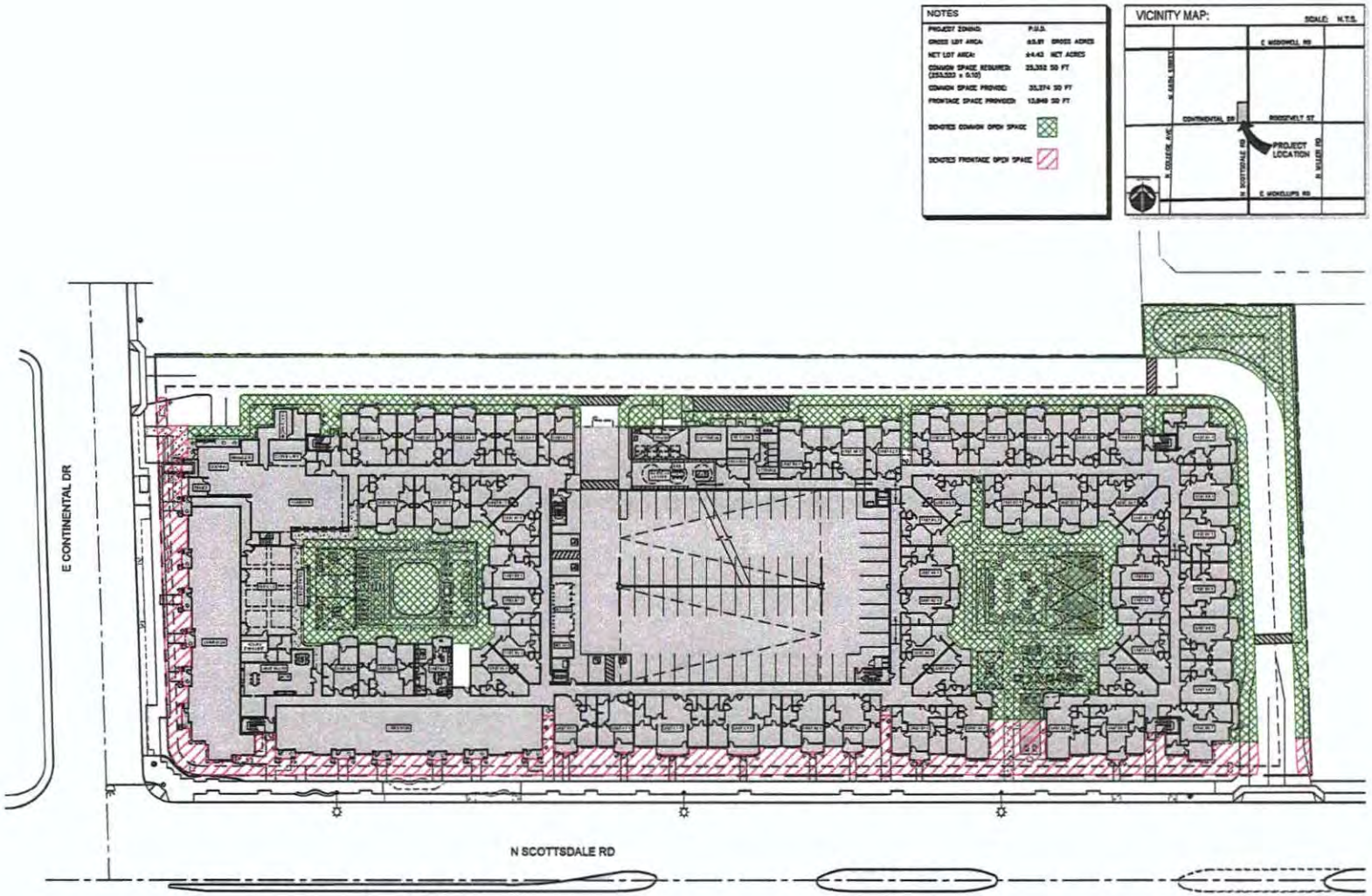

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0 15' 30' 60'

NORTH

CONTINENTAL

OPEN SPACE PLAN

SCALE: 1" = 30'-0"

A1.4

10-12-20

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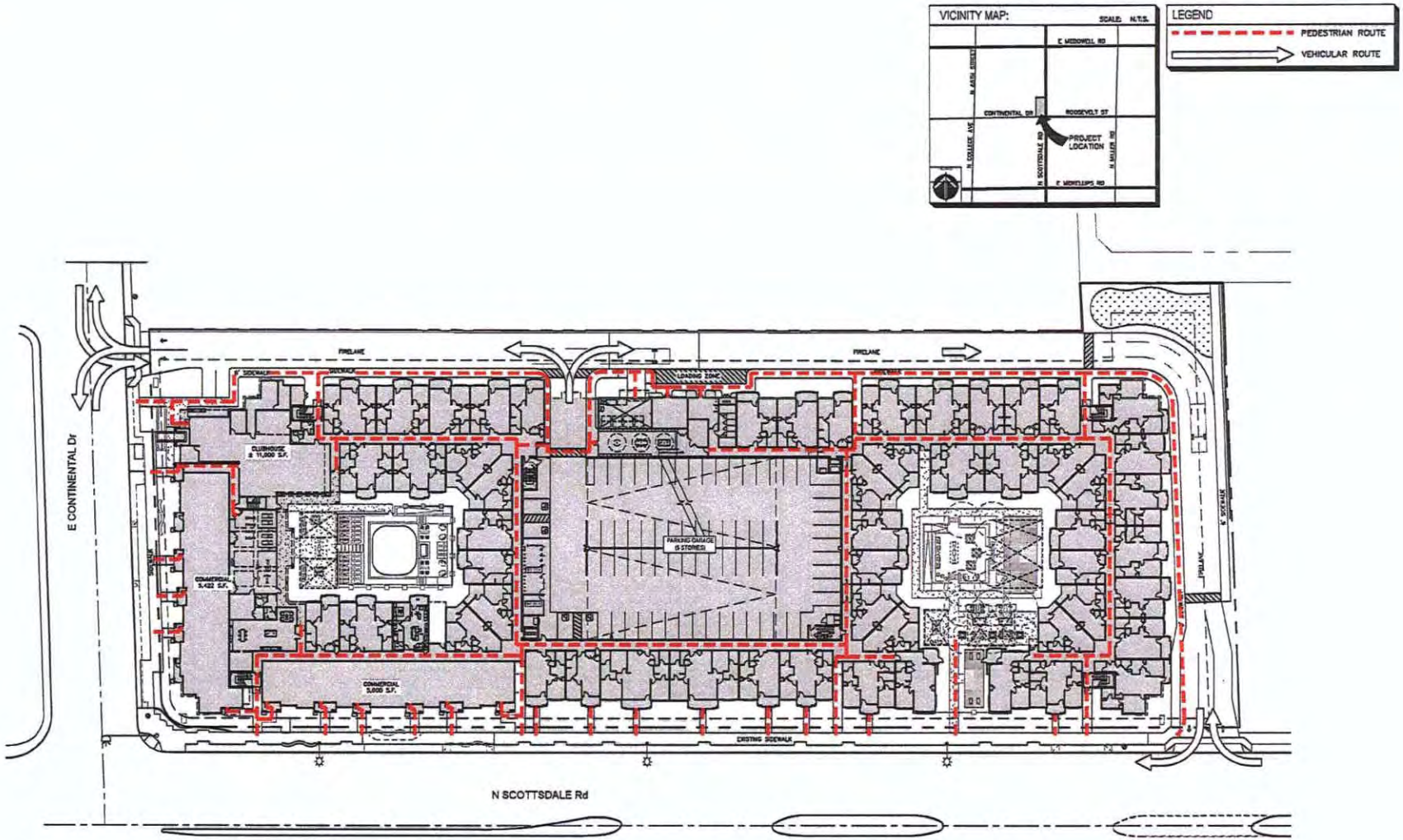

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CONTINENTAL

0 15' 30' 60'

NORTH

PEDESTRIAN AND VEHICULAR CIRCULATION PLAN

SCALE: 1" = 30'-0"

A1.5

10-12-20

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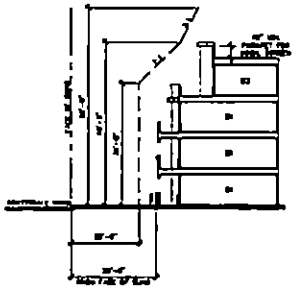
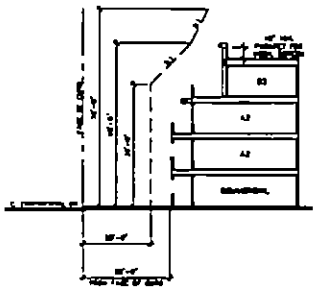
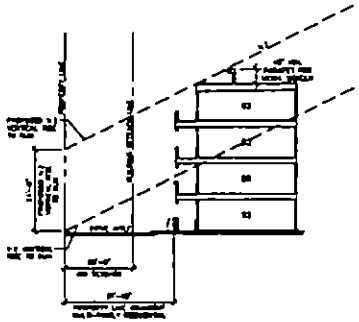


SECTION A-A
SCALE: 1/16" = 1'-0"



SECTION B-B
SCALE: 1/16" = 1'-0"



SECTION C-C
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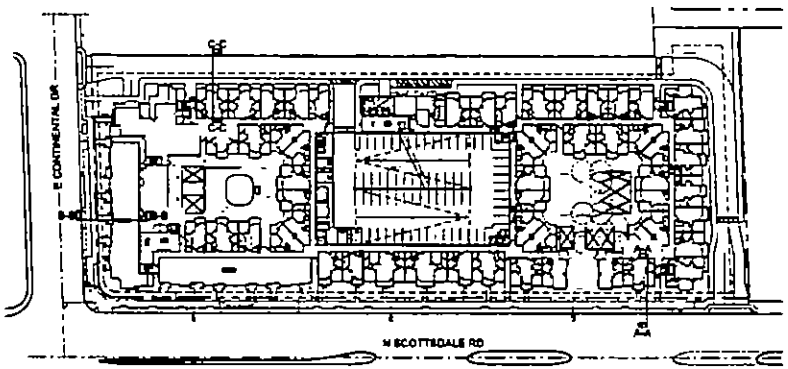

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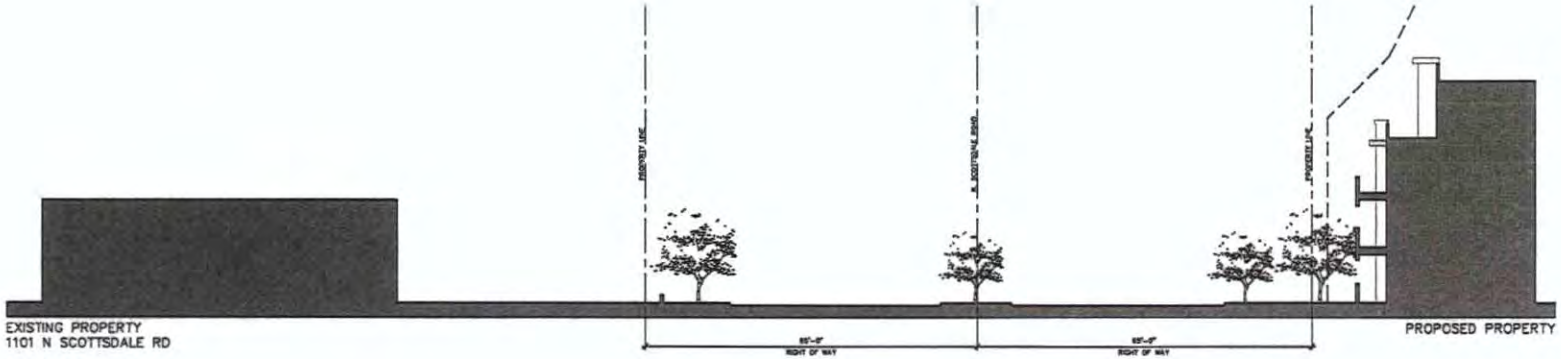
CONTINENTAL

STEPBACK PLAN
SCALE: 1/16" = 1'-0"

A1.6
10-12-20



SECTION A-A
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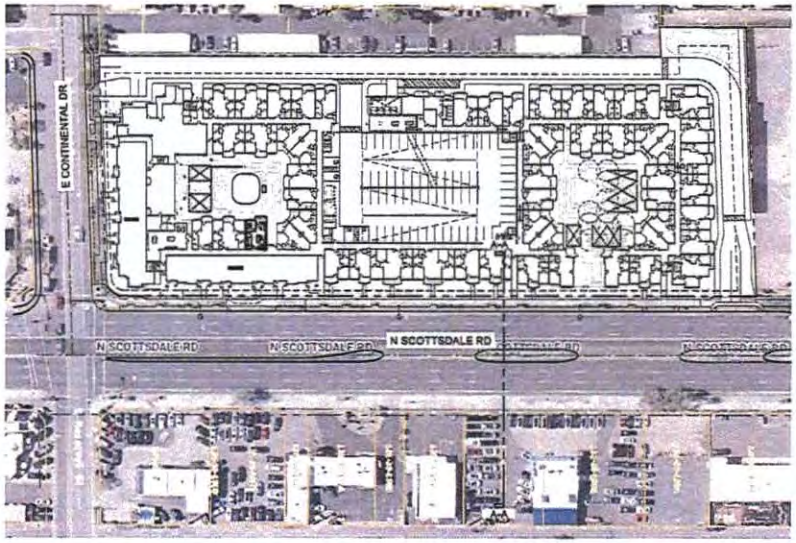

SITE PLAN
SCALE: 1" = 60'-0"

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CONTINENTAL

TRANSITION PLAN
SCALE: 1/16" = 1'-0"

A1.7
10-12-20

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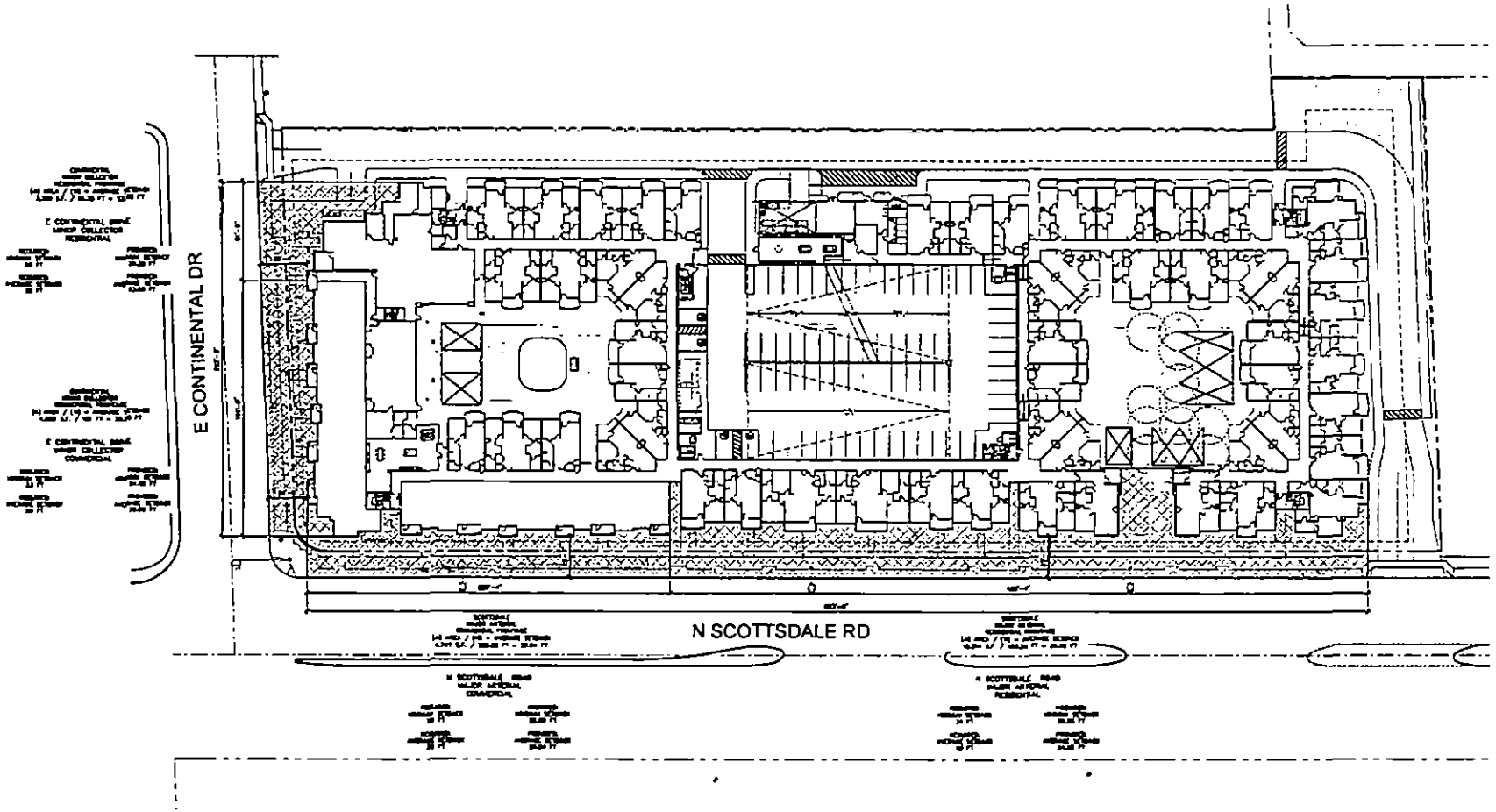
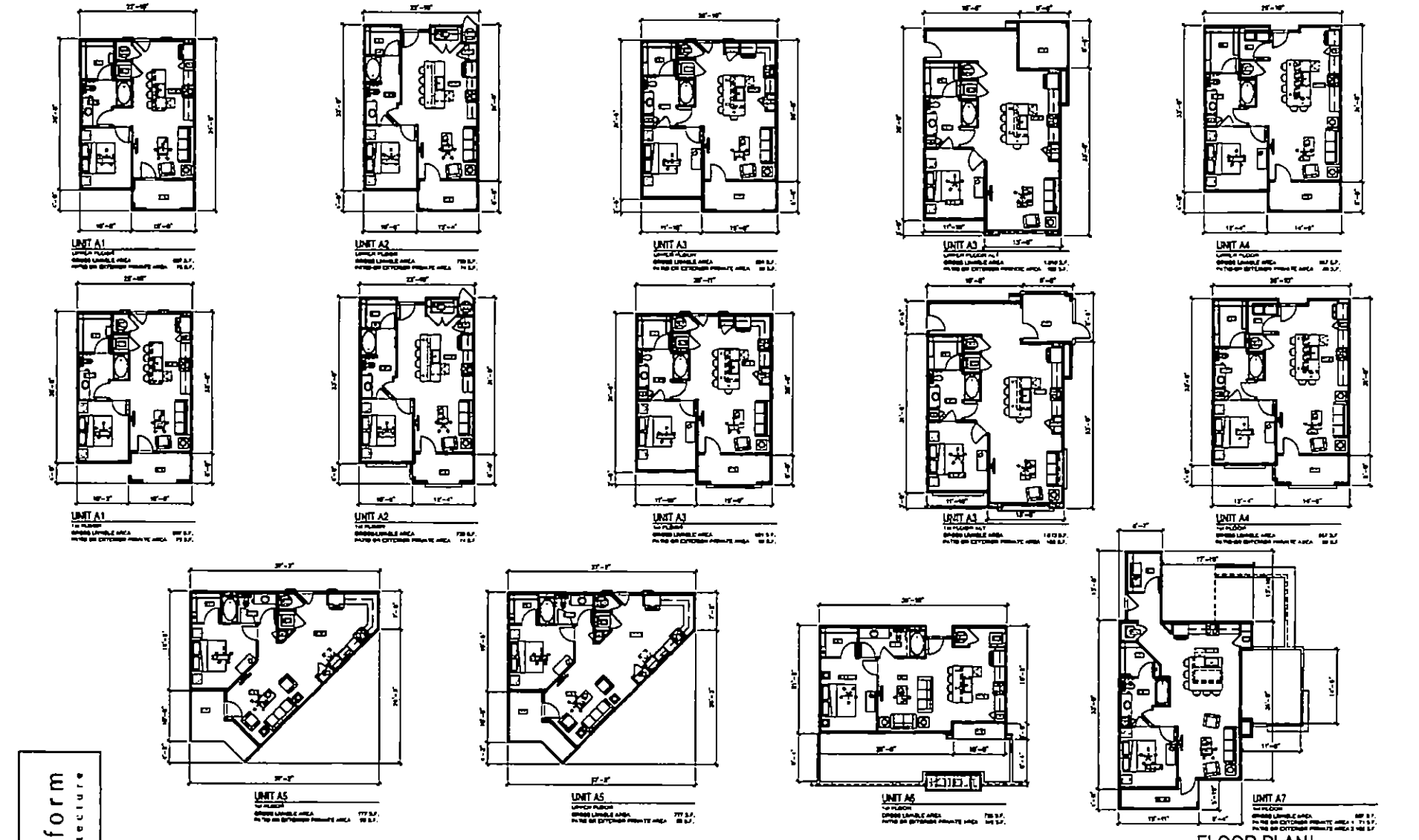


billform architecture

CONTINENTAL

AVERAGE SETBACK PLAN
SCALE: 1/16" = 1'-0"

A1.8
10-12-20

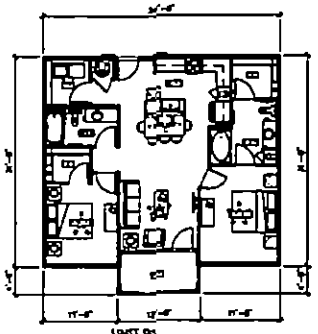


bill form architecture

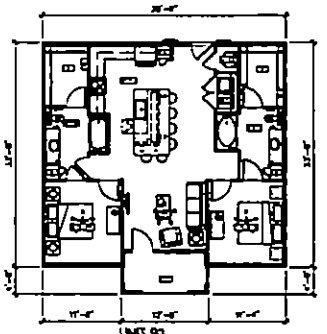
CONTINENTAL

FLOOR PLAN
UNIT PLANS
SCALE: 1/8" = 1'-0"

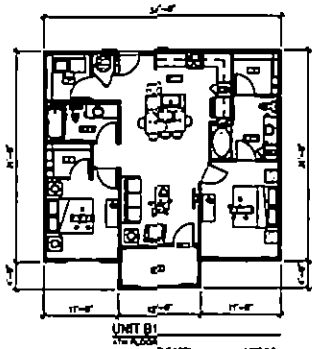
A4.1
10-13-20



UNIT B1



UNIT B3



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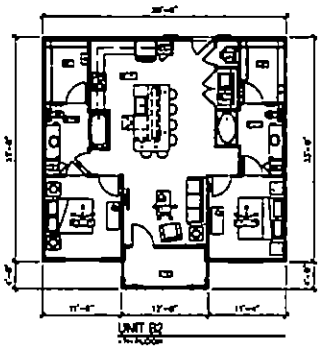

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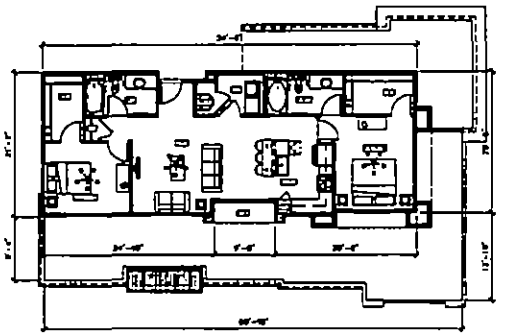

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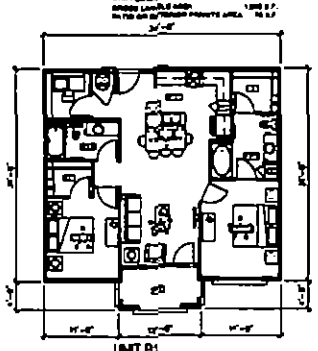

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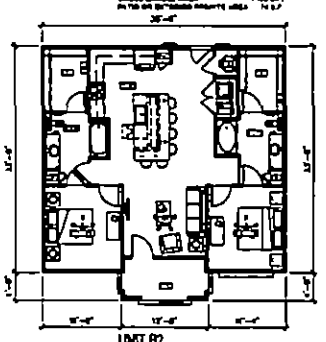

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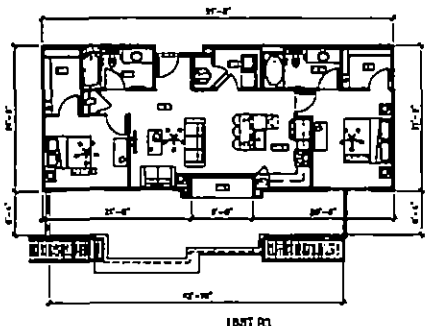


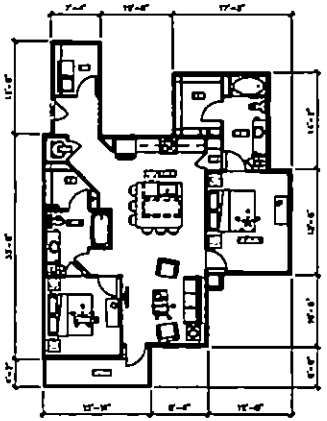
UNIT B3

billform architecture

CONTINENTAL

FLOOR PLAN
UNIT PLANS
SCALE: 1/8" = 1'-0"

A4.2
10-12-20



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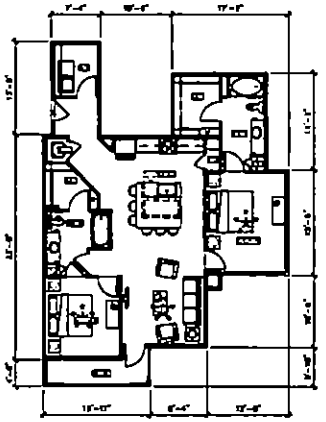

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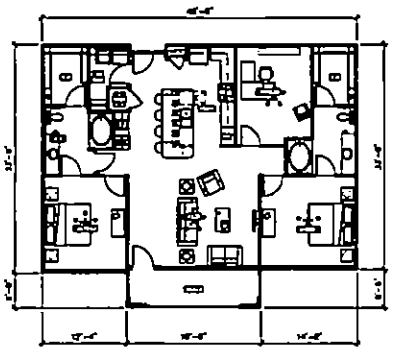

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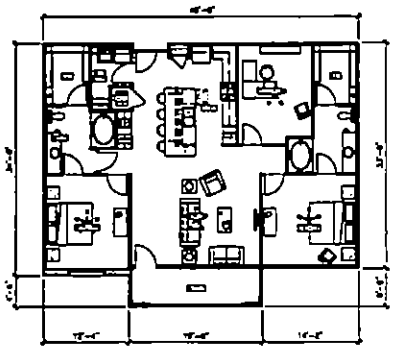

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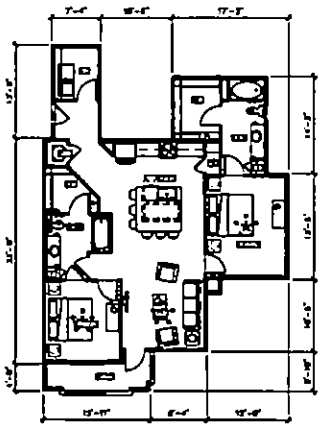

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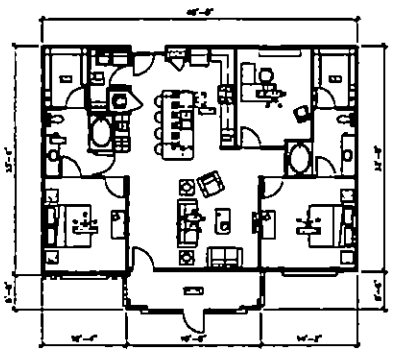

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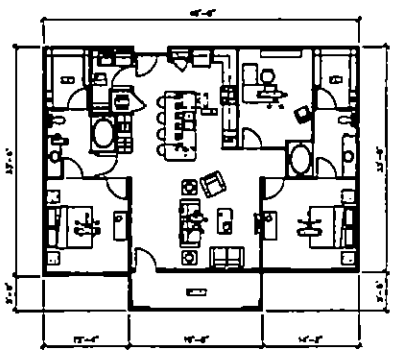
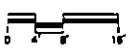


UNIT C1

billform architecture

CONTINENTAL



FLOOR PLAN
UNIT PLANS
SCALE: 1/8" = 1'-0"

A4.3
10-12-20

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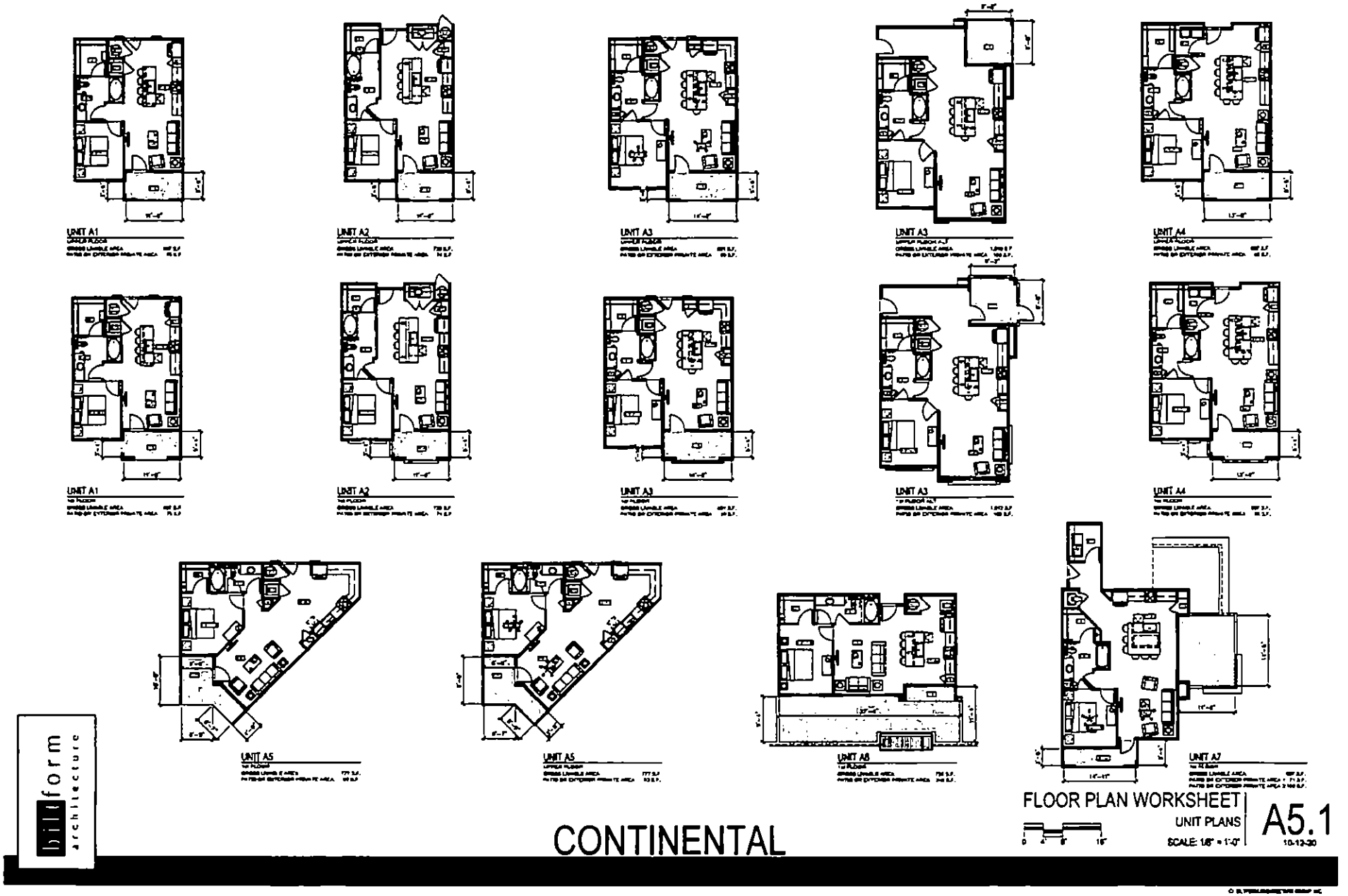
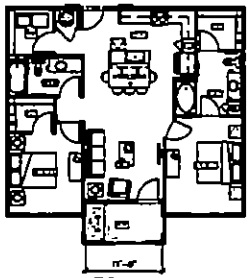
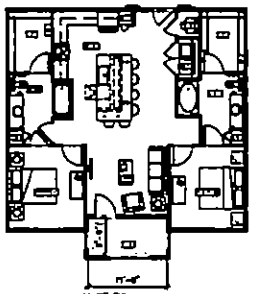
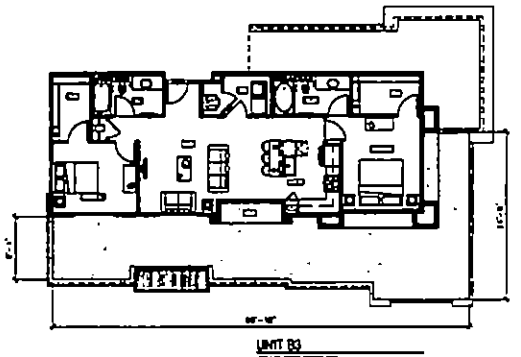
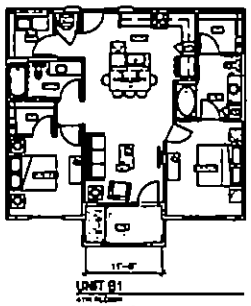
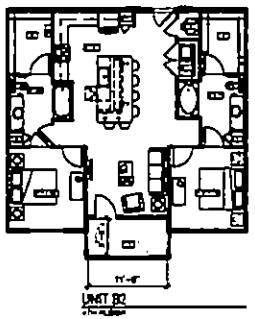

UNIT A1
UNIT A2
UNIT A3
UNIT A3
UNIT A4
UNIT A1
UNIT A2
UNIT A3
UNIT A3
UNIT A4
UNIT A5
UNIT A5
UNIT A6
UNIT A7
FLOOR PLAN WORKSHEET
UNIT PLANS
SCALE: 1/8" = 1'-0"
A5.1
10-12-20
CONTINENTAL
bilt form architecture

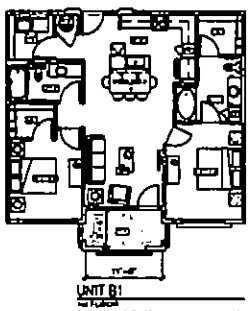


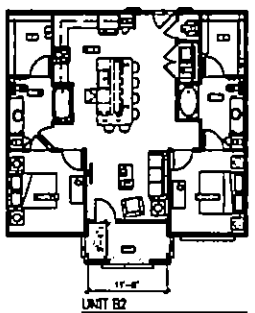


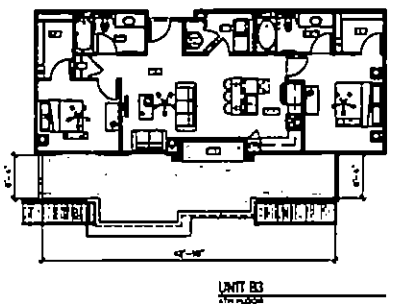












billform architecture

CONTINENTAL

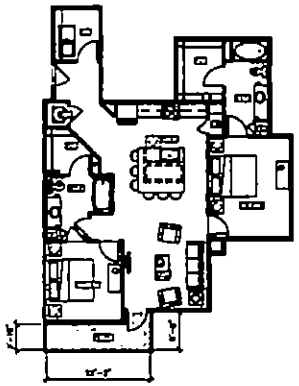
FLOOR PLAN WORKSHEET

UNIT PLANS

SCALE: 1/8" = 1'-0"

A5.2

10-12-20



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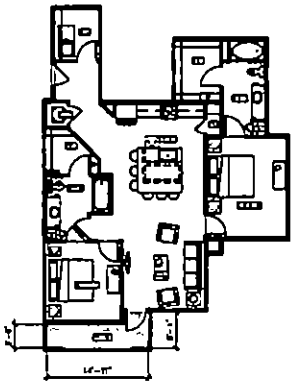

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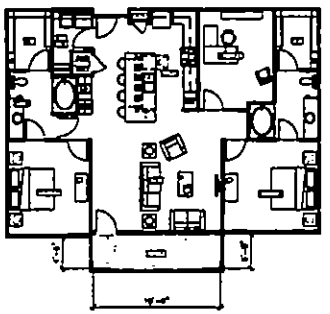
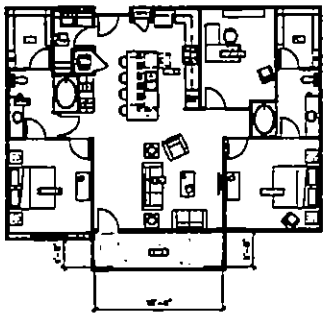
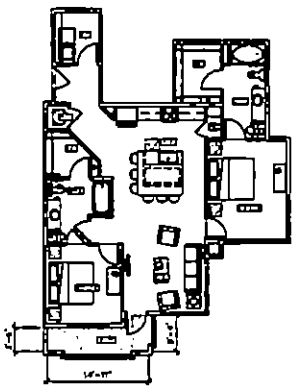


UNIT C1



UNIT C1



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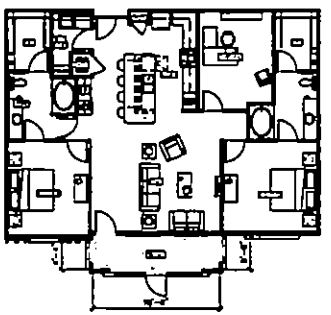

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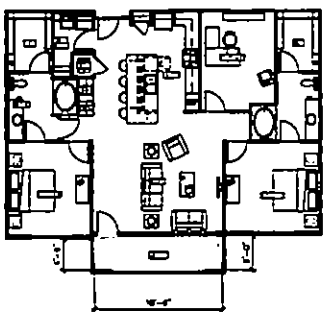


UNIT C1

billform architecture

CONTINENTAL

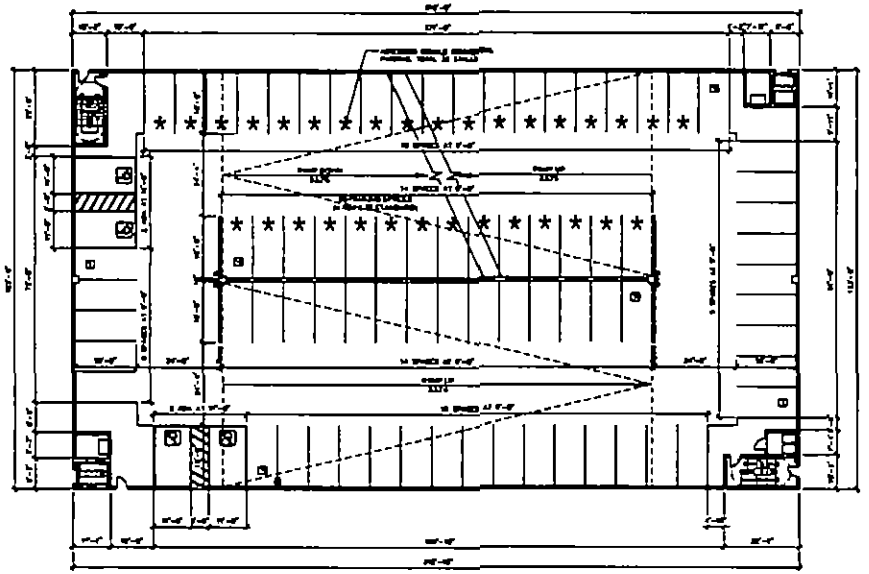
FLOOR PLAN WORKSHEET

UNIT PLANS

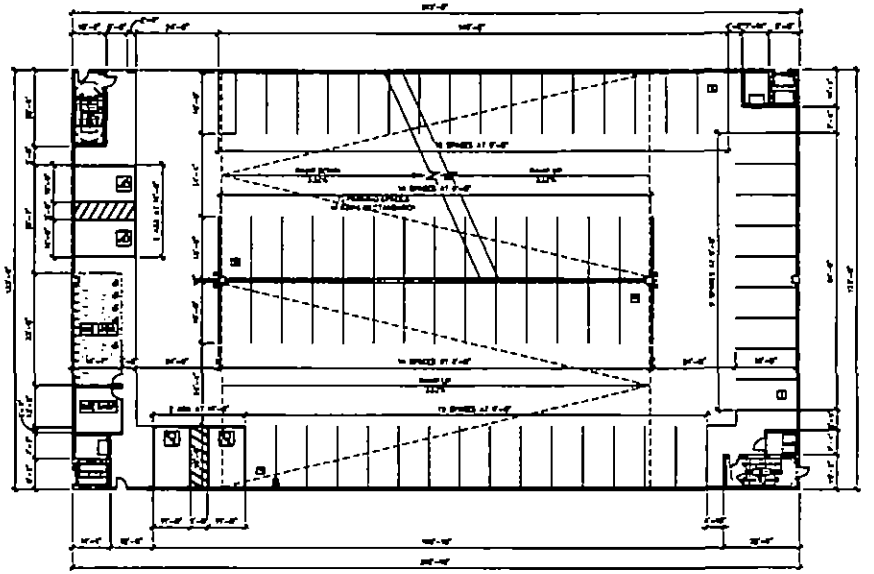
SCALE: 1/8" = 1'-0"

A5.3

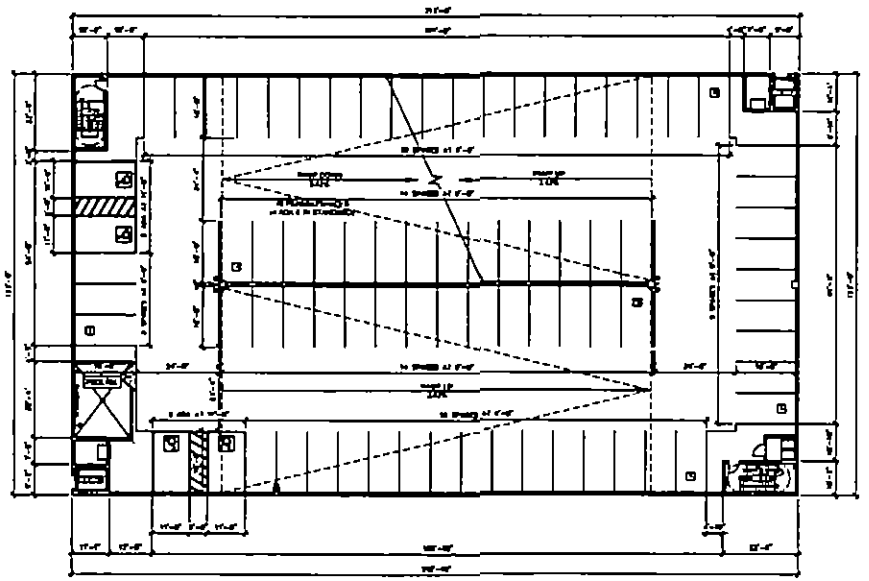
10-12-20



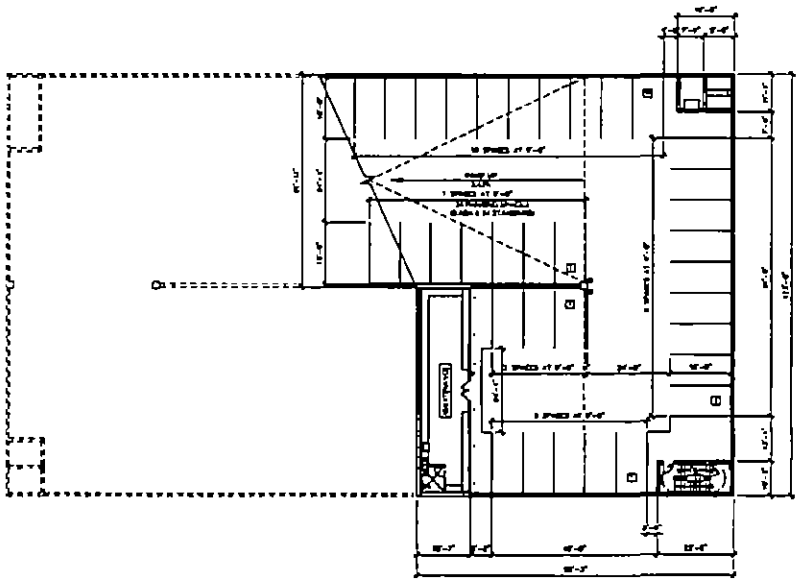
GARAGE 2ND LEVEL



GARAGE 1ST LEVEL



GARAGE LOWER LEVEL 1



GARAGE LOWER LEVEL 2

GARAGE PLAN WORK SHEET

bilt form architecture

bilt form architecture group, LLC.

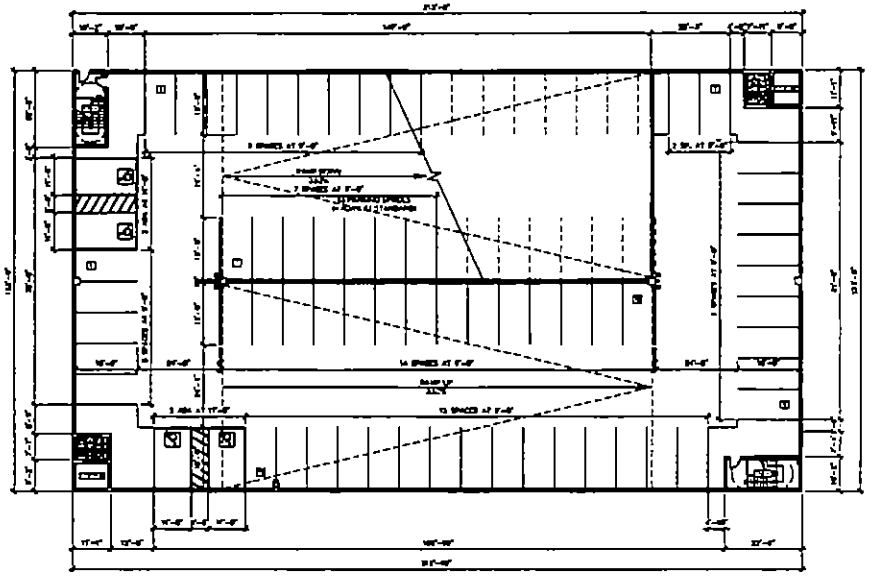
PRELIMINARY NOT FOR CONSTRUCTION

CONTINENTAL
Apartment Homes
SCOTTSDALE, ARIZONA

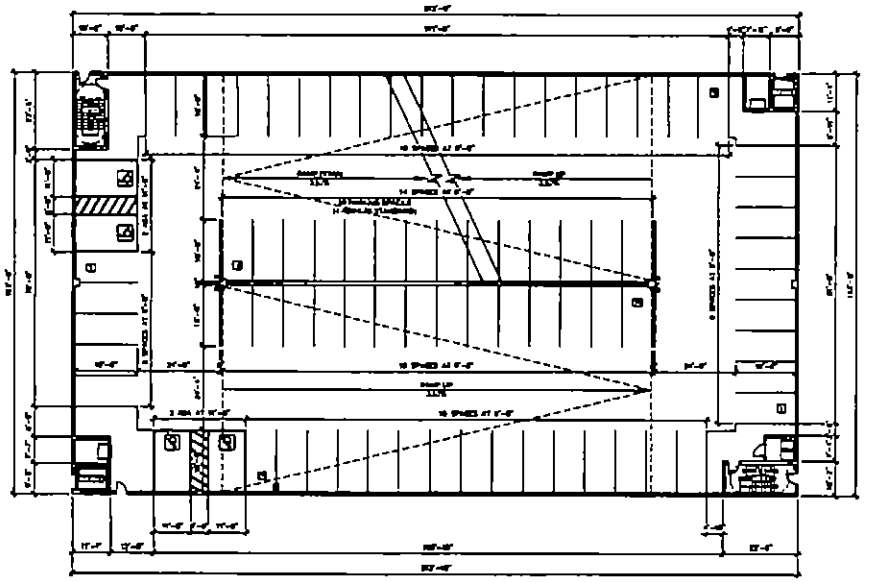
DOLCE VITA DEVELOPMENT
6720 N. Scottsdale Rd, Suite 130, Scottsdale, AZ. 85253

PLANNING SUBMITTAL
10/12/2020

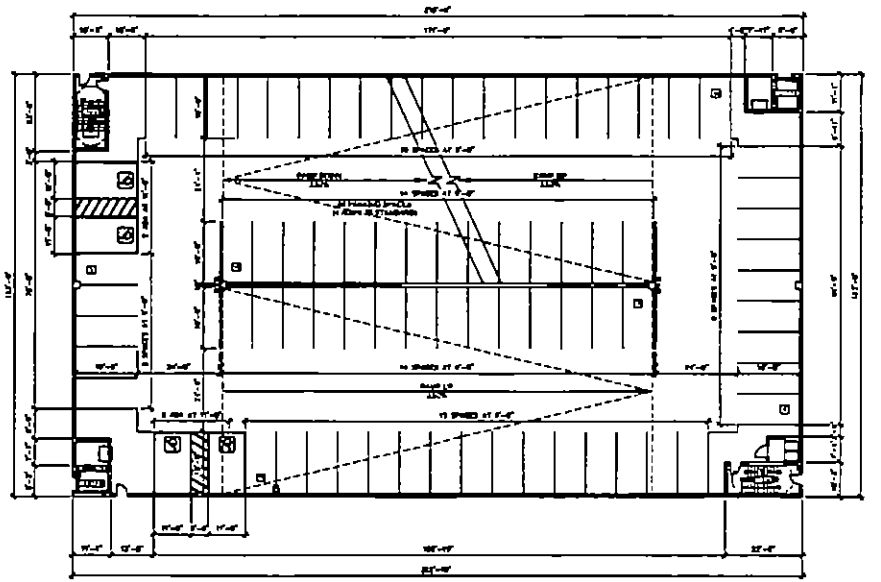
A6.1



GARAGE 5TH LEVEL



GARAGE 4TH LEVEL



GARAGE 3RD LEVEL

GARAGE PLAN WORK SHEET

biltform architecture

biltform architecture group, LLC.

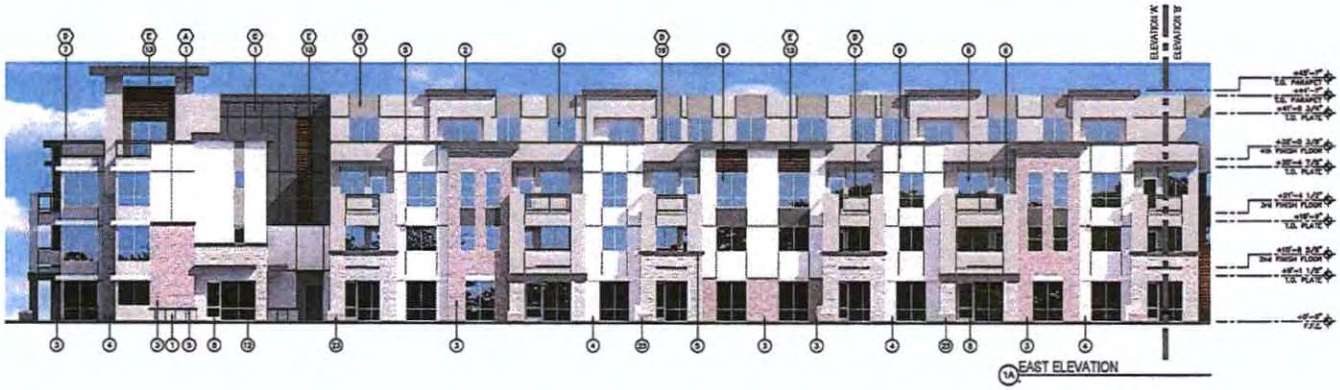
PRELIMINARY NOT FOR CONSTRUCTION

CONTINENTAL
Apartment Homes
SCOTTSDALE, ARIZONA

DOLCE VITA DEVELOPMENT
6720 N. Scottsdale Rd, Suite 130, Scottsdale, AZ. 85253

PLANNING SUBMITTAL
10/12/2020

A6.2

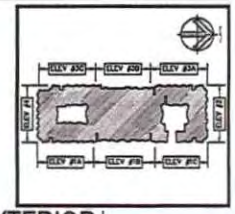


ELEVATION KEY NOTES: (#)

1. EXTERIOR STUCCO SYSTEM
2. STUCCO PARAPET CAP
3. BRICK VENEER
4. STONE VENEER
5. FOAM/STUCCO POP-OUT WITH SAND FINISH
6. WINDOW
7. METAL RAILING
8. DOOR PER PLAN
9. STUCCO CONTROL JOINT
10. RECESSED WINDOW
11. METAL CANOPY, PAINTED
12. ALUMINUM STOREFRONT WINDOW SYSTEM
13. FIBER CEMENT SIDING
14. ALUMINUM TELESCOPING DOOR SYSTEM
15. STRUCTURE BEYOND
16. GATE, SEE DETAILS.
17. COIL-OVER DOOR
18. FRAMED PATIO/BALCONY
19. 42" RAILING OVER LOW FRAMED WALL
20. ELECTRICAL EQUIPMENT
21. DECORATIVE LIGHTING, SEE ELECTRICAL DRAWINGS.
22. RECESSED STUCCO
23. DECORATIVE COLUMN

EXTERIOR COLOR SCHEME

	(A) LIGHT STUCCO COLOR	BENJAMIN MOORE 2123-70 ICE MIST
	(B) MORANGE STUCCO COLOR	DUNN EDWARDS DE6235 WISHING WELL
	(C) DARK STUCCO COLOR	DUNN EDWARDS DE6327 RHINOCEROS
	(D) RAILINGS/CANOPIES /DOORS	DUNN EDWARDS DEA187 BLACK
	(E) ROUGH TEXTURED FIBER CEMENT SIDING	DUNN EDWARDS DE7681 MODERN GLASS
	(F) STONE VENEER	CORONADO SANTOOTH LEDGE WHITE
	(G) BRICK VENEER	SUMMIT FACE BRICK 702 TEL CONCORDE
	(H) WINDOW/STOREFRONT /METAL CANOPY	WHITE



EXTERIOR ELEVATIONS
SCALE: 3/32" = 1'-0"

A8.1
10-12-20

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CONTINENTAL

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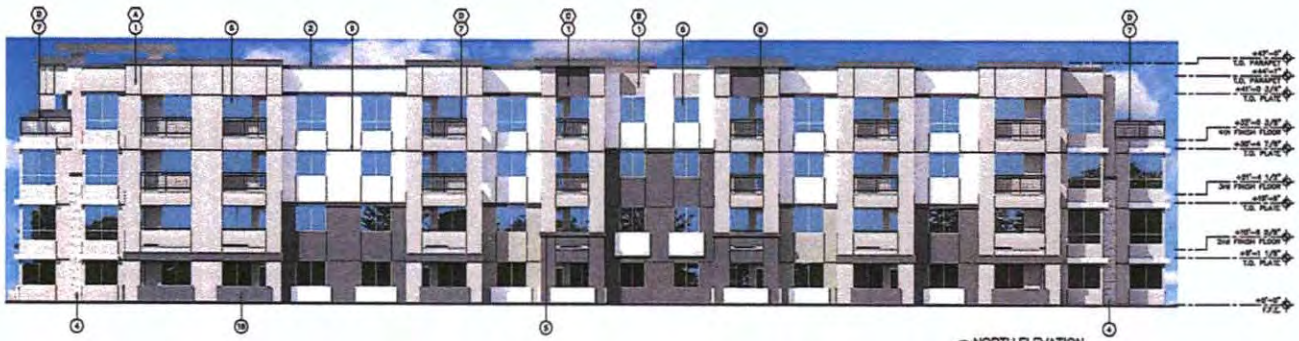
1 EAST ELEVATION

1C EAST ELEVATION



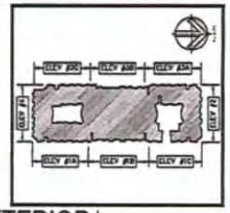
2 NORTH ELEVATION

ELEVATION KEY NOTES: 2

1. EXTERIOR STUCCO SYSTEM
2. STUCCO PARAPET CAP
3. BRICK VENEER
4. STONE VENEER
5. FOAM/STUCCO POP-OUT WITH SAND FINISH
6. WINDOW
7. METAL RAILING
8. DOOR PER PLAN
9. STUCCO CONTROL JOINT
10. RECESSED WINDOW
11. METAL CANOPY, PAINTED
12. ALUMINUM STOREFRONT WINDOW SYSTEM
13. FIBER CEMENT SIDING
14. ALUMINUM SECURITY DOOR SYSTEM
15. STRUCTURE BEYOND
16. GATE, SEE DETAILS.
17. COIL-ENCE DOOR
18. FRAMED PATIO/BALCONY
19. 42" RAILING OVER LOW FRAMED WALL
20. ELECTRICAL EQUIPMENT
21. DECORATIVE LIGHTING, SEE ELECTRICAL DRAWINGS.
22. RECESSED STUCCO
23. DECORATIVE COLUMN

EXTERIOR COLOR SCHEME

	A LIGHT STUCCO COLOR	BENJAMIN MOORE 2133-70 ICE MIST
	B MORANGE STUCCO COLOR	DUNN EDWARDS DE6235 WISHING WELL
	C DARK STUCCO COLOR	DUNN EDWARDS DE5327 RHINOCEROS
	D RAILINGS/CANOPIES /DOORS	DUNN EDWARDS DEA187 BLACK
	E ROUGH TEXTURED FIBER CEMENT SIDING	DUNN EDWARDS DE7581 MODERN GLASS
	F STONE VENEER	CORONADO SAWTOOTH LEDGE WHITE
	G BRICK VENEER	SUMMIT FACE BRICK 702 TBL CONCORDE
	H WINDOW/STOREFRONT /METAL CANOPY	WHITE



EXTERIOR ELEVATIONS

SCALE: 3/32" = 1'-0"

A8.2

10-12-20

biltform architecture

CONTINENTAL

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3 WEST ELEVATION

3A WEST ELEVATION

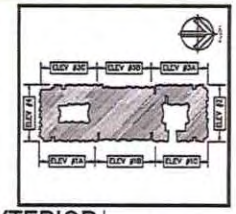
3B WEST ELEVATION

ELEVATION KEY NOTES: (F)

1. EXTERIOR STUCCO SYSTEM
2. STUCCO PARAPET CAP
3. BRICK VENEER
4. STONE VENEER
5. FOAM/STUCCO POP-OUT WITH SAND FINISH
6. WINDOW
7. METAL RAILING
8. DOOR PER PLAN
9. STUCCO CONTROL JOINT
10. [illegible] WINDOW
11. METAL CANOPY, PAINTED
12. ALUMINUM STOREFRONT WINDOW SYSTEM
13. FIBER CEMENT SIDING
14. ALUMINUM TELESCOPING DOOR SYSTEM
15. STRUCTURE BEYOND
16. GATE. SEE DETAILS.
17. COIL-OVER DOOR
18. FRAMED PATIO/BALCONY
19. 42" RAILING OVER LOW FRAMED WALL
20. ELECTRICAL EQUIPMENT
21. DECORATIVE LIGHTING. SEE ELECTRICAL DRAWINGS.
22. RECESSED STUCCO
23. DECORATIVE COLUMN

EXTERIOR COLOR SCHEME

	(A) LIGHT STUCCO COLOR	BENJAMIN MOORE 2133-70 ICE MIST
	(B) MIDRANGE STUCCO COLOR	DUNN EDWARDS DE6255 WISHING WELL
	(C) DARK STUCCO COLOR	DUNN EDWARDS DE6327 RHINOCEROS
	(D) RAILINGS/CANOPIES /DOORS	DUNN EDWARDS DE6187 BLACK
	(E) ROUGH TEXTURED FIBER CEMENT SIDING	DUNN EDWARDS DE7081 MODERN GLASS
	(F) STONE VENEER	CORONADO SAWTOOTH LEDGE WHITE
	(G) BRICK VENEER	SUMMIT FACE BRICK TOZ 78L CONCORDE
	(H) WINDOW/STOREFRONT /METAL CANOPY	WHITE



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CONTINENTAL

EXTERIOR ELEVATIONS

SCALE: 3/32" = 1'-0"

A8.3

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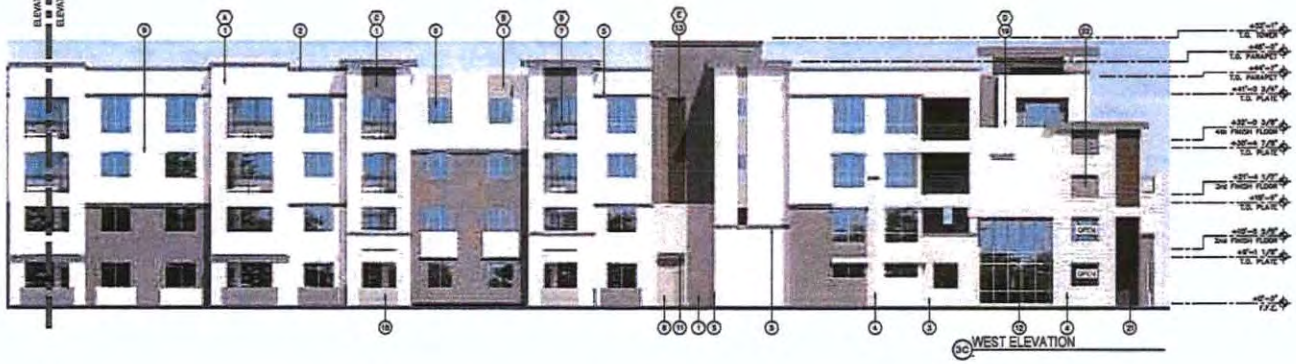
3 WEST ELEVATION



3C WEST ELEVATION

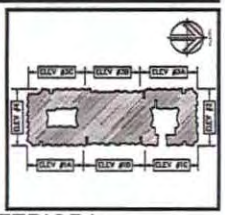
4 SOUTH ELEVATION

ELEVATION KEY NOTES: (#)

1. EXTERIOR STUCCO SYSTEM
2. STUCCO PARAPET CAP
3. BRICK VENEER
4. STONE VENEER
5. FOAM/STUCCO POP-OUT WITH SAND FINISH
6. WINDOW
7. METAL RAILING
8. DOOR PER PLAN
9. STUCCO CONTROL JOINT
10. RECESSED WINDOW
11. METAL CANOPY, PAINTED
12. ALUMINUM STOREFRONT WINDOW SYSTEM
13. FIBER CEMENT SIDING
14. ALUMINUM TELESCOPING DOOR SYSTEM
15. STRUCTURE BEYOND
16. GATE, SEE DETAILS
17. COIL-OVER DOOR
18. FRAMED PATIO/BALCONY
19. 42" RAILING OVER LOW FRAMED WALL
20. ELECTRICAL EQUIPMENT
21. DECORATIVE LIGHTING, SEE ELECTRICAL DRAWINGS
22. RECESSED STUCCO
23. DECORATIVE COLUMN

EXTERIOR COLOR SCHEME

	(A) LIGHT STUCCO COLOR	BENJAMIN MOORE 2123-70 ICE MIST
	(B) MIDRANGE STUCCO COLOR	DUNN EDWARDS DE6205 WISHING WELL
	(C) DARK STUCCO COLOR	DUNN EDWARDS DE6327 RHINOCEROS
	(D) RAILINGS/CANOPIES /DOORS	DUNN EDWARDS DEA157 BLACK
	(E) ROUGH TEXTURED FIBER CEMENT SIDING	DUNN EDWARDS DET681 MODERN GLASS
	(F) STONE VENEER	CORONADO SAWTOOTH LEDGE WHITE
	(G) BRICK VENEER	SUMMIT FACE BRICK 702 TEL CONCORDE
	(H) WINDOW/STOREFRONT /METAL CANOPY	WHITE



EXTERIOR ELEVATIONS
SCALE: 3/32" = 1'-0"

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5 WEST ELEVATION
SOUTH POOL AREA

6 NORTH ELEVATION
SOUTH POOL AREA

7 EAST ELEVATION
SOUTH POOL AREA

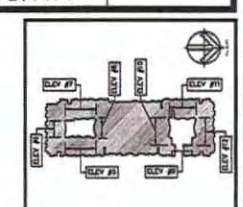
8 NORTH ELEVATION
SOUTH POOL AREA

ELEVATION KEY NOTES: (8)

1. EXTERIOR STUCCO SYSTEM
2. STUCCO PARAPET CAP
3. BRICK VENEER
4. STONE VENEER
5. FOAM/STUCCO POP-OUT WITH SAND FINISH
6. WINDOW
7. METAL RAILING
8. DOOR PER PLAN
9. STUCCO CONTROL JOINT
10. RECESSED WINDOW
11. METAL CANOPY, PAINTED
12. ALUMINUM STOREFRONT WINDOW SYSTEM
13. FIBER CEMENT SIDING
14. ALUMINUM TELESCOPING DOOR SYSTEM
15. STRUCTURE BEYOND
16. GATE, SEE DETAILS.
17. COIL-OVER DOOR
18. FRAMED PATIO/BALCONY
19. 42" RAILING OVER LOW FRAMED WALL
20. ELECTRICAL EQUIPMENT
21. DECORATIVE LIGHTING, SEE ELECTRICAL DRAWINGS.
22. RECESSED STUCCO
23. DECORATIVE COLUMN

EXTERIOR COLOR SCHEME

	(A) LIGHT STUCCO COLOR	BENJAMIN MOORE 2133-70 ICE MIST
	(B) MORMANCE STUCCO COLOR	DUNN EDWARDS DE6235 WISHING WELL
	(C) DARK STUCCO COLOR	DUNN EDWARDS DE6327 RHINOCEROS
	(D) RAILINGS/CANOPIES /DOORS	DUNN EDWARDS DEA187 BLACK
	(E) ROUGH TEXTURED FIBER CEMENT SIDING	DUNN EDWARDS DET681 MODERN GLASS
	(F) STONE VENEER	CORONADO SAWTOOTH LEDGE WHITE
	(G) BRICK VENEER	SUMMIT FACE BRICK 702 TBL CONCORDE
	(H) WINDOW/STOREFRONT /METAL CANOPY	WHITE



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CONTINENTAL

SOUTH POOL AREA
ELEVATIONS
SCALE: 3/32" = 1'-0"

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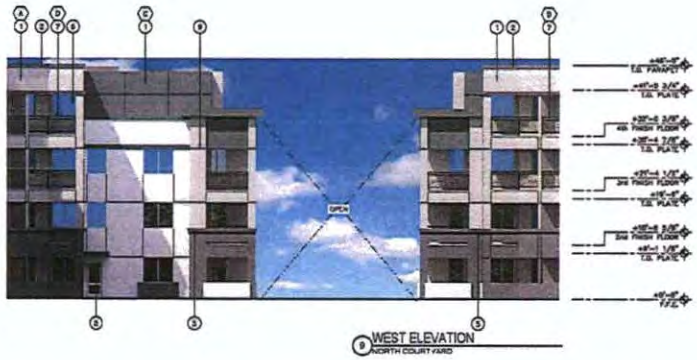
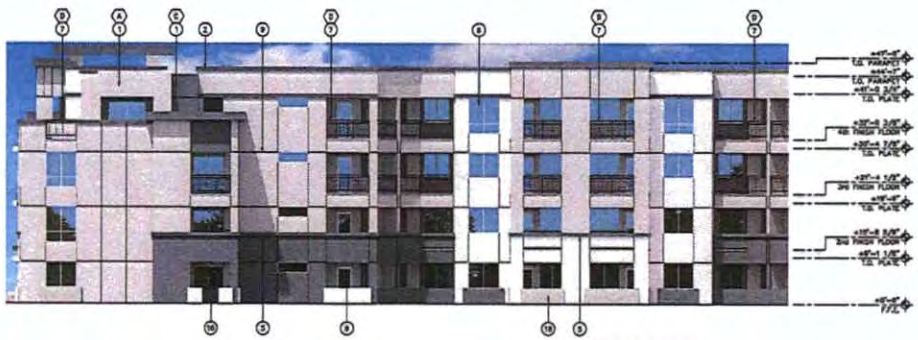
ELEVATION KEY NOTES: (F)

1. EXTERIOR STUCCO SYSTEM
2. STUCCO PARAPET CAP
3. BRICK VENEER
4. STONE VENEER
5. FOAM/STUCCO POP-OUT WITH SAND FINISH
6. WINDOW
7. METAL RAILING
8. DOOR PER PLAN
9. STUCCO CONTROL JOINT
10. RECESSED WINDOW
11. METAL CANOPY, PAINTED
12. ALUMINUM STOREFRONT WINDOW SYSTEM
13. FIBER CEMENT SIDING
14. ALUMINUM TELESCOPING DOOR SYSTEM
15. STRUCTURE BEYOND
16. GATE, SEE DETAILS.
17. COIL-OVER DOOR
18. FRAMED PATIO/BALCONY
19. 42" RAILING OVER LOW FRAMED WALL
20. ELECTRICAL EQUIPMENT
21. DECORATIVE LIGHTING, SEE ELECTRICAL DRAWINGS.
22. RECESSED STUCCO
23. DECORATIVE COLUMN



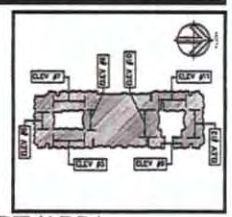
(9) WEST ELEVATION
NORTH COURTYARD



(10) NORTH ELEVATION
NORTH COURTYARD

EXTERIOR COLOR SCHEME

	(A) LIGHT STUCCO COLOR	BENJAMIN MOORE 2123-70 ICE MIST
	(B) MORANGE STUCCO COLOR	DUNN EDWARDS DE6255 WISHING WELL
	(C) DARK STUCCO COLOR	DUNN EDWARDS DE6327 RHINOCEROS
	(D) RAILINGS/CANOPIES /DOORS	DUNN EDWARDS DEA187 BLACK
	(E) ROUGH TEXTURED FIBER CEMENT SIDING	DUNN EDWARDS DE7081 MODERN CLASS
	(F) STONE VENEER	CORONADO SAWTOOTH LEDGE WHITE
	(G) BRICK VENEER	SUMMIT FACE BRICK 70X TEL CONCORDE
	(H) WINDOW/STOREFRONT /METAL CANOPY	WHITE



NORTH COURTYARD ELEVATIONS
SCALE: 3/32" = 1'-0"

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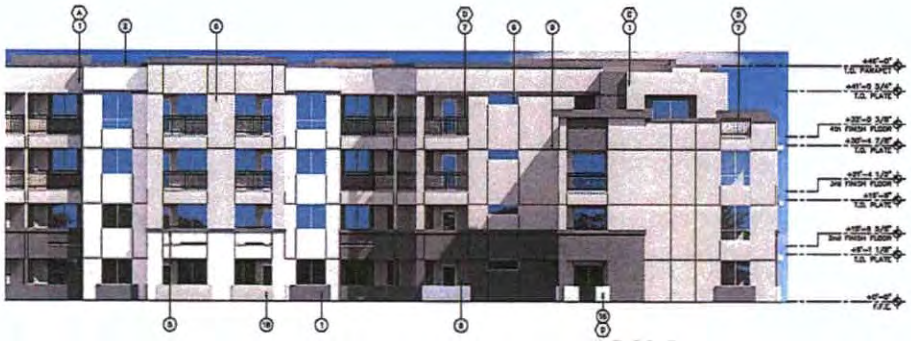
ELEVATION KEY NOTES: (F)

1. EXTERIOR STUCCO SYSTEM
2. STUCCO PARAPET CAP
3. BRICK VENEER
4. STONE VENEER
5. FOAM/STUCCO POP-OUT WITH SAND FINISH
6. WINDOW
7. METAL RAILING
8. DOOR PER PLAN
9. STUCCO CONTROL JOINT
10. RECESSED WINDOW
11. METAL CANOPY, PAINTED
12. ALUMINUM STOREFRONT WINDOW SYSTEM
13. FIBER CEMENT SIDING
14. ALUMINUM TELESCOPING DOOR SYSTEM
15. STRUCTURE BEYOND
16. GATE. SEE DETAILS.
17. COIL-OVER DOOR
18. FRAMED PATIO/BALCONY
19. 42" RAILING OVER LOW FRAMED WALL
20. ELECTRICAL EQUIPMENT
21. DECORATIVE LIGHTING. SEE ELECTRICAL DRAWINGS.
22. RECESSED STUCCO
23. DECORATIVE COLUMN

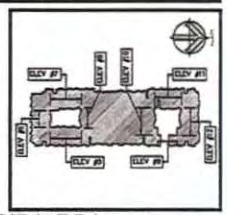
11 EAST ELEVATION
NORTH COURTYARD



12 SOUTH ELEVATION
NORTH COURTYARD

EXTERIOR COLOR SCHEME

	(A) LIGHT STUCCO COLOR	BENJAMIN MOORE 2123-70 ICE MIST
	(B) MIDRANGE STUCCO COLOR	DUNN EDWARDS DE6355 WISHING WELL
	(C) DARK STUCCO COLOR	DUNN EDWARDS DE6327 RHINOCEROS
	(D) RAILINGS/CANOPIES /DOORS	DUNN EDWARDS DEA187 BLACK
	(E) ROUGH TEXTURED FIBER CEMENT SIDING	DUNN EDWARDS DET681 MODERN CLASS
	(F) STONE VENEER	CORONADO SAWTOOTH LEDGE WHITE
	(G) BRICK VENEER	SUMMIT FACE BRICK 702 TBL CONCORDE
	(H) WINDOW/STOREFRONT /METAL CANOPY	WHITE



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CONTINENTAL

NORTH COURTYARD ELEVATIONS
SCALE: 3/32" = 1'-0"

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CONTINENTAL

TYPICAL ELEVATION WORKSHEET
SCALE: N.T.S.

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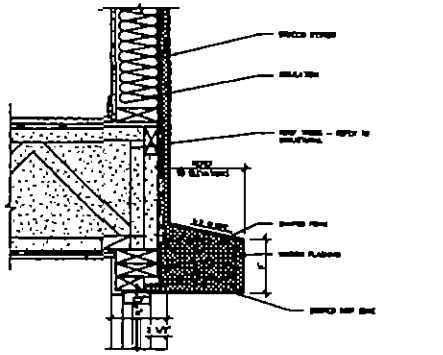
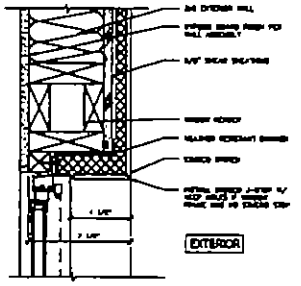
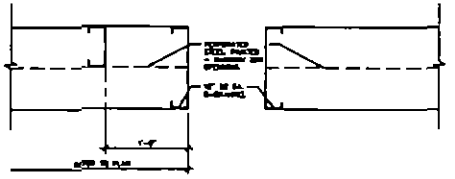


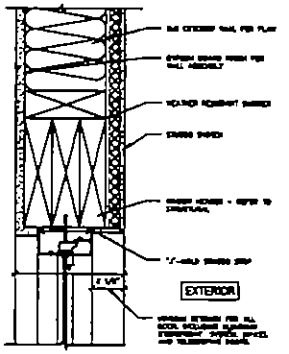
WINDOW SHADE



RECESSED WINDOW HEADER



METAL SHADE CANOPY ELEVATION



RECESSED DOOR HEADER

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CONTINENTAL

ELEVATION WORKSHEET
DETAILS
SCALE: N.T.S.

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CONTINENTAL

PERSPECTIVE FROM STREET CORNER
SCALE: N.T.S.

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CONTINENTAL

PERSPECTIVE FROM CLUBHOUSE ENTRY
SCALE: N.T.S.

A10.2
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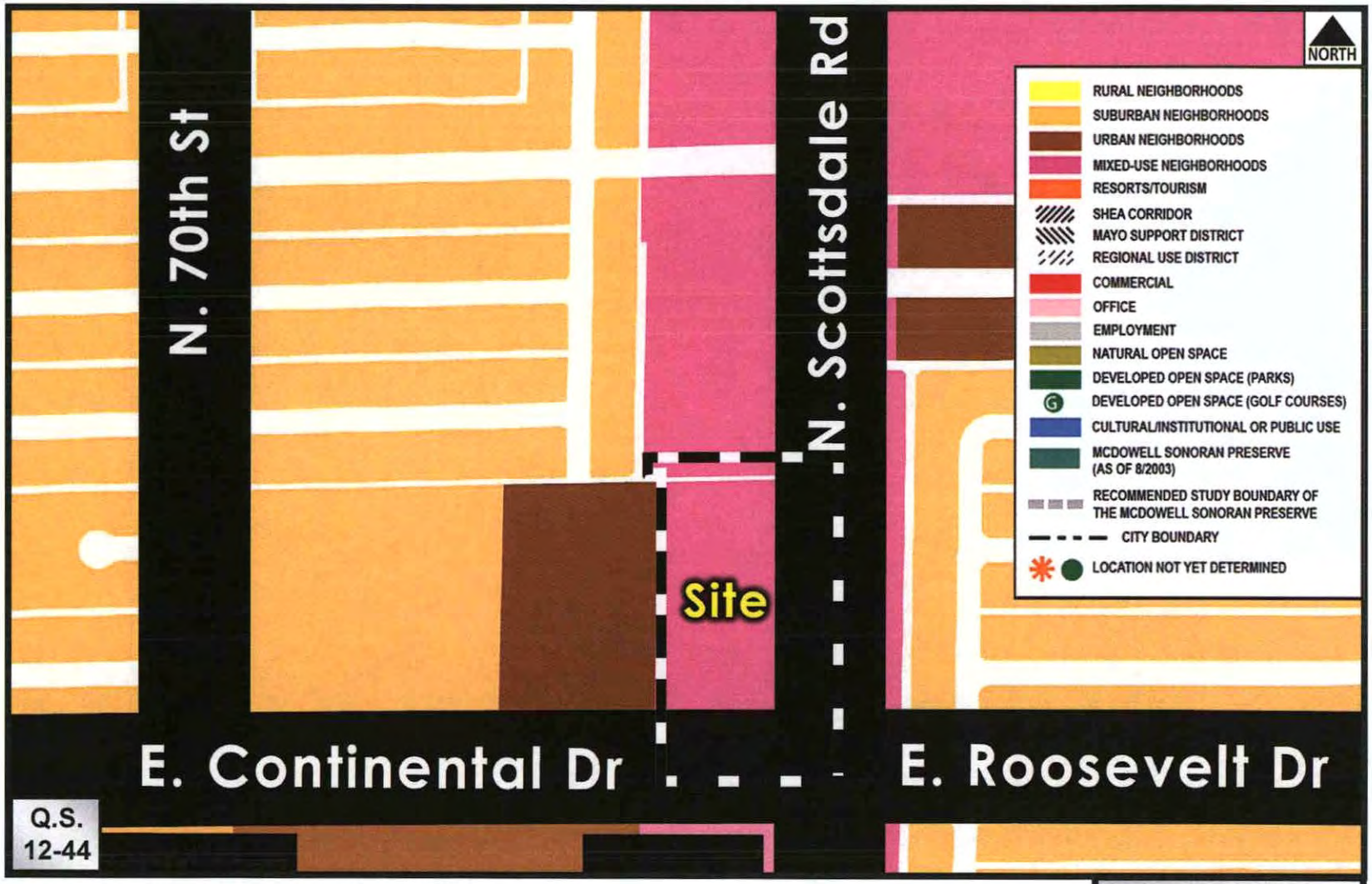
Additional Information for:

Continental (AKA South Scottsdale Mixed Use)

Case: 14-ZN-2018

PLANNING/DEVELOPMENT

1. DEVELOPMENT CONTINGENCIES Each element of this zoning case—including density/intensity, lot/unit placement, access and other development contingencies—may be changed as more information becomes available to address public health, safety and welfare issues related to drainage, open space, infrastructure and other requirements.
2. DEVELOPMENT REVIEW BOARD. The City Council directs the Development Review Board's attention to:
    a. Pedestrian connectivity to streets,
    b. wall design,
    c. type, height, design, and intensity of proposed lighting on the site, to ensure that it is compatible with the adjacent use, and
    d. improvement plans for common open space, common buildings and/or walls, and amenities such as ramadas, landscape buffers on public and/or private property (back-of-curb to right-of-way or access easement line included),
3. RESPONSIBILITY FOR CONSTRUCTION OF INFRASTRUCTURE. The developer shall be responsible for all improvements associated with the development or phase of the development and/or required for access or service to the development or phase of the development. Improvements shall include, but not be limited to washes, storm drains, drainage structures, water systems, sanitary sewer systems, curbs and gutters, paving, sidewalks, streetlights, street signs, and landscaping. The granting of zoning/use permit does not and shall not commit the city to provide any of these improvements.
4. EASEMENTS DEDICATED BY PLAT. The owner shall dedicate to the city on the final plat, all easements necessary to serve the site, in conformance with the Scottsdale Revised Code and the Design Standards and Policies Manual.
5. EASEMENTS CONVEYED BY SEPARATE INSTRUMENT. Prior to issuance of any building permit for the development project, each easement conveyed to the city separate from a final plat shall be conveyed by an instrument or map of dedication subject to city staff approval, and accompanied by a title policy in favor of the City, in conformance with the Design Standards and Policies Manual.
6. FEES. The construction of water and sewer facilities necessary to serve the site shall not be in-lieu of those fees that are applicable at the time building permits are granted. Fees shall include, but not be limited to the water development fee, water resources development fee, water recharge fee, sewer development fee or development tax, water replenishment district charge, pump tax, or any other water, sewer, or effluent fee.

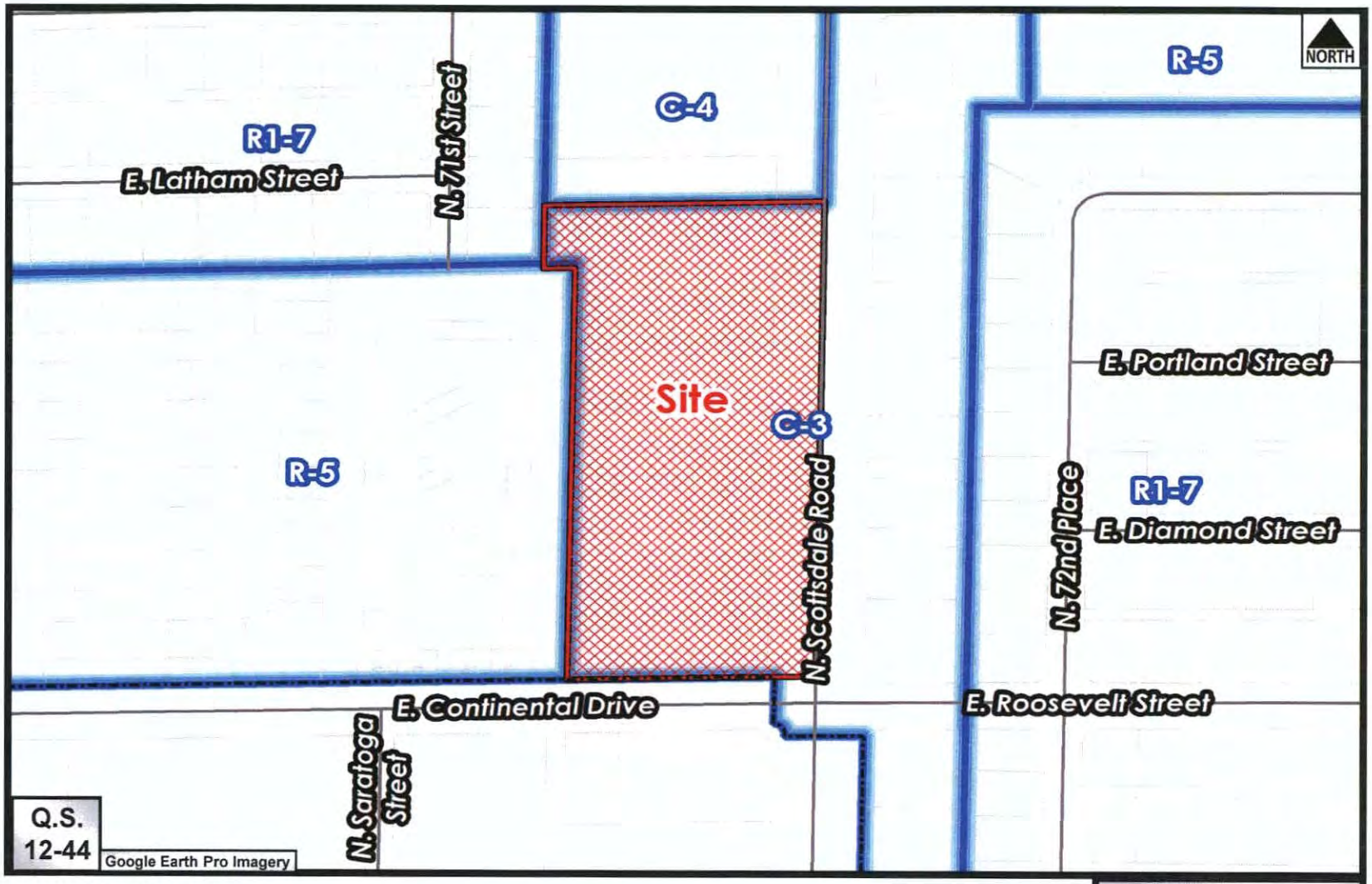


Q.S. 12-44

Existing General Plan Land Use
Mixed-Use Neighborhoods

14-ZN-2018

ATTACHMENT 5



Existing Zoning

14-ZN-2018

ATTACHMENT 6

TRAFFIC IMPACT ANALYSIS
ALTA CONTINENTAL
CONTINENTAL DRIVE/SCOTTSDALE ROAD

Executive Summary

The purpose of this traffic study is to evaluate the current and future transportation system within the project study area surrounding the site without and with the proposed Alta Continental project.

Existing and Future Traffic Data Without Project
All of the study intersections currently operate at adequate levels of service (LOS) and are expected to continue doing so in 2021 without the project.

Future Traffic Data With Project
The proposed intersection of North Access/Scottsdale Road is anticipated to experience delays for the eastbound left and westbound left turning movement in the weekday peak hours in 2021 with traffic from the Alta Continental project. This delay is due to the large northbound and southbound through volumes on Scottsdale Road providing an inadequate number of acceptable gaps for vehicles turning from the minor approaches. Un-signalized minor street intersections along four or more lane, major streets such as Scottsdale Road, tend to have their left turn movements from the minor street operate at LOS E or F during the peak hours.

The remaining study intersections are expected to operate at adequate levels of service with the inclusion of the traffic generated by the Alta Continental site in 2021 with the project.

Turn Lane Analysis
Dedicated northbound left turn and southbound right turn lanes are warranted at the proposed intersection of North Access/Scottsdale Road.

The southbound right turn movement at the intersection of North Access/Scottsdale Road in 2021 with the project will require a minimum storage length of 50 feet.

The northbound left turn lane warranted at North Access along Scottsdale Road will require a minimum storage length of 25 feet. The existing two-way, center left turn lane is expected to adequately accommodate left turning volumes at this intersection.

As the eastbound left turning movement at the intersection of North Access/Scottsdale Road is anticipated to experience delays in 2021 weekday peak hours with traffic from the project, the queue length for this eastbound left turning movement was calculated to ensure adequate storage will be provided on site.

ATTACHMENT 7

The eastbound approach to the intersection of North Access/Scottsdale Road will require a minimum throat distance of 25 feet to accommodate left turning vehicles exiting the proposed site.

Crash Analysis

A review of the crash data shows that nearly 30% of all crashes at the intersection of Continental Drive/Scottsdale Road were rear-end type. This can be attributed to large traffic volumes along Scottsdale Road combined with the presence of a traffic signal. Delays at the intersection of Continental Drive/Scottsdale Road may cause drivers to rush through the intersection, triggering rear-end crashes.

Mitigation

Mitigation measures to address the eastbound left turn delay expected along North Access at Scottsdale Road are limited. However, it is anticipated that vehicles within the Alta Continental site that intend to travel northbound along Scottsdale Road will avoid the excessive delays at the intersection of North Access/Scottsdale Road and choose to travel to the intersection of Continental Drive/Scottsdale Road via West Access to complete their eastbound left turn movement at the existing traffic signal.

Per discussion with the City of Scottsdale, an alternative access configuration at the intersection of North Access/Scottsdale Road was reviewed. The existing median break south of the proposed North Access alignment could be closed – limiting both the Alta Continental North Access and the Scottsdale Tires & Wheels driveway to right-in/right-out only. The existing median would then be extended south, removing the full access provided at the North Galleria Motorcars Driveway. A new southbound left turn lane would be provided at the South Galleria Motorcars Driveway located approximately 330 feet south of the proposed North Access alignment. This alternative would encourage southbound U-Turn movements at this new median break and the vehicular conflict points associated with such U-Turns. While U-Turn movements are allowed along Scottsdale Road and likely currently occur, the removal of a full access driveway serving an existing business may not be possible due to political and economic concerns. It is recommended that the intersection of North Access/Scottsdale Road be configured as analyzed within this report.

Recommendations

Due to limited right-of-way immediately north of the proposed North Access, and the location of an existing driveway that serves the adjacent site (which would conflict with the right turn lane), the construction of a southbound right turn lane at this location is not recommended. Furthermore, while the southbound right turn lane is warranted based on City of Scottsdale guidelines, the installation of a right turn lane is not consistent with the character of Scottsdale Road in the vicinity of the project site and the southbound right tun movement is expected to operate at an adequate level of service without the turn lane.

The intersection of North Access/Scottsdale Road should be constructed to provide a minimum of 25 feet of storage for eastbound left turning vehicles.

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9/1/2020

TRAFFIC IMPACT ANALYSIS
ALTA CONTINENTAL
CONTINENTAL DRIVE/SCOTTSDALE ROAD

Project Description

Dolce Vita Development has proposed to redevelop the northwest corner of Continental Drive/Scottsdale Road in Scottsdale, Arizona. The development will replace the existing Kia Automobile Dealership with a Planned Unit Development (PUD) that includes 281 units of multi-family housing and 10,125 square feet of variety retail space. The vicinity of the project is shown in **Figure 1**. The site is located as shown in **Figure 2**. It is expected that the project will be completed by the year 2021. Access to the project site will be from two proposed driveways.

The purpose of this traffic impact analysis is to:

- Evaluate the current and future operational characteristics of the adjacent roadway network surrounding the project site.
- Estimate the traffic generation associated with the project and assign that traffic to the existing roadway system.
- Analyze future traffic operations at the existing intersections of Circle K Driveway/Continental Drive and Continental Drive/Scottsdale Road and proposed intersections of North Access/Scottsdale Road and West Access/Continental Drive.
- Determine the need for auxiliary lanes at the two access points directly serving the site.
- Perform a crash analysis to identify any specific crash trends within the study area.

The author of this report is a registered Professional Engineer (Civil) in the State of Arizona having specific expertise and experience in the preparation of traffic impact analyses.

Study Methodology

In order to analyze and evaluate the potential traffic impacts of the proposed development, the following tasks were undertaken:

- Field observation of the proposed site and surrounding area was conducted to evaluate the existing physical and operational characteristics of the adjacent roadway network.
- Site traffic volumes generated by the proposed and existing sites were calculated using the *Institute of Transportation Engineers (ITE) Trip Generation Manual, 10th Edition,* 2017.
- Trip generation calculations for the existing and proposed land uses were compared to one another to determine the difference in traffic generated by the site.
- Calculated site traffic was distributed based on existing traffic volumes and assigned to the primary roadways within the project study limits.

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- Capacity analyses were performed for the existing conditions and future conditions without and with the project based on an opening year of 2021.
- The intersections were analyzed using the methodology presented in the *2016 Highway Capacity Manual 6th Edition (HCM 6th)*.
- The need for auxiliary turn lanes at the study intersections were evaluated based on City of Scottsdale guidelines.
- Crash records were obtained from the City of Scottsdale to identify any specific crash trends within the study area.

Existing Conditions

The existing development at the northwest corner of Continental Drive/Scottsdale Road is a Kia Automobile Dealership. The dealership is served by two existing driveways, one on Continental Drive and one on Scottsdale Road. The access point along the north side of Continental Drive, west of Scottsdale Road, is aligned with the Circle K Driveway on the south side of Continental Drive.

The study area includes the signalized intersection of Continental Drive/Scottsdale Road and the un-signalized intersection of Circle K Driveway/Continental Drive.

Scottsdale Road is a north-south aligned major arterial with a posted speed limit of 40 miles per hour (mph). Three through lanes are offered in each direction, separated by a raised concrete median. Curb, gutter, and sidewalk exist on both sides of the roadway. Bike lanes are provided on both sides of Scottsdale Road, north of Continental Drive.

West of Scottsdale Road, Continental Drive is a three-lane minor collector street. Separated by a two-way, center left turn lane, one lane is provided for eastbound travel and one lane is offered to westbound traffic. To the east, Continental Drive transitions to a two-lane roadway and is known as Roosevelt Street. Curb, gutter, and sidewalk are provided on both sides of the roadway.

Existing lane configurations and traffic control are shown in **Figure 3**.

Existing Traffic Data

In order to form a basis for analysis of the project impacts, weekday AM and PM peak hour turning movement counts were conducted at the existing intersections of Circle K Driveway/Continental Drive and Continental Drive/Scottsdale Road.

The weekday turning movement counts were conducted from 7:00 AM to 9:00 AM and 4:00 PM to 6:00 PM in May 2018.

Weekday daily total traffic volumes along Scottsdale Road for 2018 in the vicinity of Continental Drive were obtained from historical traffic counts from the City of Scottsdale website.

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9/1/2020

The 2018 existing weekday daily total, weekday AM peak hour, and weekday PM peak hour traffic volumes are shown in **Figure 4**. The complete traffic count summaries can be found in the Appendix. The 2018 traffic volumes shown in **Figure 4** were then projected, utilizing the 2% annual growth rate, to 2020, as shown in **Figure 5**. The 2020 weekday peak hour traffic volumes shown in **Figure 5** will serve as the baseline for analysis of existing conditions.

Access

A new driveway on the west side of Scottsdale Road, located approximately 710 feet north of Continental Drive, will be constructed and aligned with the existing Scottsdale Tires & Wheels on the east side of the roadway. The location of this existing alignment is located approximately 60 feet north from the edge of an existing raised, concrete median along Scottsdale Road, which currently limits access into the Scottsdale Tires & Wheels site to right-in/right-out access only.

To facilitate full access into both the existing site to the east and the proposed Alta Continental development, the existing raised median along Scottsdale Road will be 'cut back' to provide adequate storage and taper lengths for northbound and southbound left turning movements at the proposed North Access. This new median configuration removes the potential conflict point of vehicles turning onto southbound Scottsdale Road from North Access to make an immediate U-Turn to continue northbound along Scottsdale Road. With this proposed access configuration, eastbound and westbound traffic at the intersection of North Access/Scottsdale Road will be STOP controlled and be provided a dedicated left turn lane and a shared through/right turn lane to exit their respective sites. Northbound vehicles will make use of a left turn lane, two through lanes, and a shared through/right turn lane while the southbound approach to the proposed intersection will offer a dedicated left turn lane, two through lanes and a shared through/right turn lane.

The redevelopment of the site will remove the access provided to the site by the north leg of the intersection of Circle K Driveway/Continental Drive, located approximately 100 feet west of Scottsdale Road.

The proposed West Access will be located approximately 100 feet west of Circle K Driveway, along the north side of Continental Drive. To enter the site, eastbound vehicles will utilize the existing two-way, center left turn lane while westbound travel will be offered a shared through/right turn lane. Southbound vehicles exiting the site will be provided a shared left turn/right turn lane. On the south side of Continental Drive, offset from West Access, Bull Run is a gated driveway that serves a multifamily housing complex to the south. The gate at the intersection of Bull Run/Continental Drive restricts access to and from these residences and is not expected to create conflicts with vehicles entering the Alta Continental site at West Access.

Figure 6 shows the locations, geometry, and spacing for the proposed access points serving the Alta Continental site that will serve as a baseline of the analysis in the report.

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Trip Generation

Trip generation for the project was developed utilizing nationally agreed upon data contained in the Institute of Transportation Engineers (ITE) publication *Trip Generation, 10th Edition*, 2017.

The trip generation was estimated for the construction of 281 apartment units and 10,125 square feet of variety retail space utilizing ITE Land Use Codes (LUC) 221, Multi-Family Housing, Mid-Rise and 814, Variety Store, respectively.

Table 1 presents the results of the ITE trip generation based on the expected uses for the proposed Alta Continental project. The complete trip generation calculations can be found in the Appendix of the report.

Table 1 – Weekday Project Site Generated Trips Using ITE Trip Generation

Time Period	281 Apartment Units, Mid-Rise (LUC 221)	10,125 sqft of Variety Retail (LUC 814)	Total
Average Daily, Inbound (vtpd)	765	322	1,087
Average Daily, Outbound (vtpd)	765	322	1,087
Total Daily	**1,530**	**644**	**2,174**
AM Peak Hour, Inbound (vtph)	27	19	46
AM Peak Hour, Outbound (vtph)	75	14	89
Total AM Peak	**102**	**33**	**135**
PM Peak Hour, Inbound (vtph)	76	36	112
PM Peak Hour, Outbound (vtph)	48	34	82
Total PM Peak	**124**	**70**	**194**

vtpd - vehicle trips per day, vtph - vehicle trips per hour

As part of the Alta Continental project, the existing Kia Automobile Dealership at the northwest corner of Continental Drive/Scottsdale Road will be demolished and replaced by the proposed apartment units and retail space. Trip generation for the dealership was calculated based on the existing 20,900 square feet of building space that includes the indoor showroom, office space, and vehicle service area. **Table 2** shows the difference in trip generation between the existing dealership and the proposed Alta Continental development.

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Table 2 – Existing vs. Proposed Trip Generation Comparison

Time Period	Existing Automobile Sales (LUC 840)*	Proposed Development	Difference
Average Daily, Inbound (vtpd)	291	1,087	796
Average Daily, Outbound (vtpd)	291	1,087	796
Total Daily	**582**	**2,174**	**1,592**
AM Peak Hour, Inbound (vtph)	29	46	17
AM Peak Hour, Outbound (vtph)	11	89	78
Total AM Peak	**40**	**135**	**95**
PM Peak Hour, Inbound (vtph)	20	112	92
PM Peak Hour, Outbound (vtph)	31	82	51
Total PM Peak	**51**	**194**	**143**

vtpd - vehicle trips per day, vtph - vehicle trips per hour

As shown in **Table 2**, the redevelopment of the project site is anticipated to generate approximately 95 more vehicle trips per hour (vtph) and 143 more vtph in the weekday AM and PM peak hours, respectively.

Trip Distribution & Assignment

Trip distribution for the proposed project was based on existing traffic patterns observed at the intersection of Continental Drive/Scottsdale Road. **Figure 7** shows the weekday peak hour trip distribution for the project as a percentage of net new primary trips.

Figure 8 shows the assignment of generated vehicle trips to the project intersections within the study area at the completion of the project for the opening year of 2021.

Existing Traffic Operations

Analysis of current intersection operations was conducted for the weekday AM and PM peak hours using the nationally accepted methodology set forth in the *Highway Capacity Manual 6th Edition* Transportation Research Board, 2016 (HCM 6th). The computer software Synchro 10 was utilized to calculate the levels of service for individual movements, approaches, and for the intersections as a whole.

Level of service (LOS) is a qualitative measure of the traffic operations at an intersection or on a roadway segment. Level of service is ranked from LOS A, which signifies little or no congestion and is the highest rank, to LOS F, which signifies congestion and jam conditions. LOS D is typically considered adequate operation at signalized and un-signalized intersections in developed areas.

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At signalized intersections, level of service is calculated for each movement and then is summed in a weighted fashion to yield the LOS for the approach and for the intersections a whole. The criteria for level of service at signalized intersections are shown in **Table 3.**

In calculating the levels of service, assumed signal phasing and timing data was used. The following assumptions were also made:

- Cycle length – 90 seconds
- Lane widths – 12 feet
- Approach grade – 0%
- Right turn on red allowed

Table 3 - Level of Service Criteria – Signalized Intersections

Level-of-Service	Average Total Delay
A	≤ 10.0 seconds
B	> 10.0 and ≤ 20.0 seconds/vehicle
C	> 20.0 and ≤ 35.0 seconds/vehicle
D	> 35.0 and ≤ 55.0 seconds/vehicle
E	> 55.0 and ≤ 80.0 seconds/vehicle
F	> 80.0 seconds per vehicle

At un-signalized intersections, level of service is predicted/calculated for those movements which must either stop for or yield to oncoming traffic and is based on average control delay for the particular movement. Control delay is the portion of total delay attributed to traffic control measures such as stop signs and traffic signals. The criteria for level of service at un-signalized intersections are shown in **Table 4.**

Table 4 – Level of Service Criteria – Un-signalized Intersections

Level-of-Service	Delay
A	≤ 10 seconds
B	> 10 and ≤ 15 seconds/vehicle
C	> 15 and ≤ 25 seconds/vehicle
D	> 25 and ≤ 35 seconds/vehicle
E	> 35 and ≤ 50 seconds/vehicle
F	> 50 seconds per vehicle

Existing levels of service were calculated for the study intersections. The results of this analysis are shown in **Table 5**. Complete capacity calculations are included in the Appendix.

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Table 5 – Existing Weekday Peak Hour Levels of Service

Intersection	AM Peak		PM Peak	
	LOS	Delay	LOS	Delay
Signalized Intersections				
Continental Drive/Scottsdale Road				
Overall Intersection	A	9.0	B	10.3
Eastbound Left	B	17.2	C	21.5
Eastbound Through	B	15.2	B	19.0
Eastbound Right	B	15.5	B	18.6
Westbound Left	B	16.3	C	20.2
Westbound Through/Right	B	16.1	C	20.1
Northbound Left	A	5.0	A	6.1
Northbound Through	A	8.4	A	8.7
Northbound Through/Right	A	9.4	A	9.6
Southbound Left	A	5.6	A	5.6
Southbound Through	A	6.8	A	9.4
Southbound Through/Right	A	7.2	B	10.6
Un-Signalized Intersections				
Circle K Driveway/Continental Drive				
Eastbound Left/Through/Right	A	7.4	A	7.5
Westbound Left/Through/Right	A	7.5	A	7.5
Northbound Left/Through/Right	A	9.5	B	10.2
Southbound Left/Through/Right	A	9.3	B	10.7

Delay - seconds per vehicle

As shown in **Table 5**, all of the existing study intersections currently operate at an adequate LOS during the weekday AM and PM peak hours.

Future Traffic Operations Without Project

In order to assess the impacts of the project on future traffic operations, traffic projections were made for the opening year of 2021.

A review of historical traffic data in the vicinity of the project showed increasing and decreasing traffic volumes. Due to this, a 2% annual traffic growth rate was used. Weekday traffic volumes in 2021 without the project were estimated with a 2% annual growth rate in **Figure 9**.

As with the current volumes, levels of service were calculated for each of the intersections in the study area for the study year 2021 without the project. Intersection levels of service for 2021 without the project are shown in **Table 6.** Complete capacity calculations are included in the Appendix.

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Table 6 – 2021 Weekday Peak Hour Levels of Service Without Project

Intersection	AM Peak		PM Peak	
	LOS	Delay	LOS	Delay
Signalized Intersections				
Continental Drive/Scottsdale Road				
Overall Intersection	A	9.2	B	10.5
Eastbound Left	B	17.3	C	21.5
Eastbound Through	B	15.2	B	19.0
Eastbound Right	B	15.5	B	18.6
Westbound Left	B	16.2	C	20.2
Westbound Through/Right	B	16.0	C	20.1
Northbound Left	A	5.0	A	6.3
Northbound Through	A	8.6	A	9.0
Northbound Through/Right	A	9.7	A	9.9
Southbound Left	A	5.7	A	5.7
Southbound Through	A	7.0	A	9.7
Southbound Through/Right	A	7.4	B	11.0
Un-Signalized Intersections				
Circle K Driveway/Continental Drive				
Eastbound Left/Through/Right	A	7.4	A	7.5
Westbound Left/Through/Right	A	7.5	A	7.6
Northbound Left/Through/Right	A	9.5	B	10.9
Southbound Left/Through/Right	A	9.3	B	10.8

Delay - seconds per vehicle

As shown in **Table 6,** the intersections of Continental Drive/Scottsdale Road and Circle K Driveway/Continental Drive continue to operate at adequate levels of service for the weekday AM and PM peak hours.

Future Traffic Operations With Project

In order to assess the impacts of the project on future traffic operations, levels of service were calculated for each project intersection in 2021, with the project. Weekday peak hour traffic volumes for 2021 without the project were combined with the estimated trips generated by the project to yield weekday peak hour traffic volumes with the project. The weekday peak hour traffic volumes with the project for 2021 are shown in **Figure 10**. To reflect the redevelopment of the project site, existing vehicle trips into and out of the north leg of the intersection of Circle K Driveway/Continental Drive were removed from the analysis.

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Furthermore, vehicle trips into and out of the east leg of the intersection of North Access/Scottsdale Road were estimated based on the existing, approximately 3,800 square feet tire shop utilizing ITE Land Use Codes (LUC) 951, Tire Store. **Table 7** presents the results of the ITE trip generation based on the existing Scottsdale Tires & Wheels site. The complete trip generation calculations can be found in the Appendix of the report.

Table 7 – Weekday Adjacent Site Generated Trips

Time Period	3,800 square feet Tire Store (LUC 848)
Average Daily, Inbound (vtpd)	55
Average Daily, Outbound (vtpd)	55
Total Daily	**110**
AM Peak Hour, Inbound (vtph)	7
AM Peak Hour, Outbound (vtph)	4
Total AM Peak	**11**
PM Peak Hour, Inbound (vtph)	7
PM Peak Hour, Outbound (vtph)	9
Total PM Peak	**16**

vtpd - vehicle trips per day, vtph - vehicle trips per hour

Weekday intersection levels of service for 2021, with the project, were then calculated as shown in **Table 8**. Complete capacity calculations are included in the Appendix.

As shown in **Table 8**, the proposed intersection of North Access/Scottsdale Road is anticipated to experience delays for the eastbound left and westbound left turning movement in the weekday peak hours in 2021 with traffic from the Alta Continental project. This delay is due to the large northbound and southbound through volumes on Scottsdale Road providing an inadequate number of acceptable gaps for vehicles turning from the minor approaches.

Un-signalized minor street intersections along four or more lane, major streets such as Scottsdale Road, tend to have their left turn movements from the minor street operate at LOS E or F during the peak hours.

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Table 8 – 2021 Weekday Peak Hour Levels of Service With Project

Intersection	2021 Without Project				2021 With Project			
	AM Peak		PM Peak		AM Peak		PM Peak	
	LOS	Delay	LOS	Delay	LOS	Delay	LOS	Delay
Signalized Intersections								
Continental Drive/Scottsdale Road								
Overall Intersection	A	9.2	B	10.5	A	9.6	B	11.6
Eastbound Left	B	17.3	C	21.5	B	17.3	C	21.5
Eastbound Through	B	15.2	B	19.0	B	15.1	B	18.7
Eastbound Right	B	15.5	B	18.6	B	16.0	B	19.0
Westbound Left	B	16.2	C	20.2	B	16.2	C	20.0
Westbound Through/Right	B	16.0	C	20.1	B	15.9	B	19.8
Northbound Left	A	5.0	A	6.3	A	5.4	A	7.7
Northbound Through	A	8.6	A	9.0	A	8.9	A	9.3
Northbound Through/Right	A	9.7	A	9.9	A	10.0	B	10.3
Southbound Left	A	5.7	A	5.7	A	6.2	A	6.2
Southbound Through	A	7.0	A	9.7	A	7.8	B	11.5
Southbound Through/Right	A	7.4	B	11.0	A	8.3	B	13.2
Un-Signalized Intersections								
Circle K Driveway/Continental Drive								
Eastbound Left/Through/Right	A	7.4	A	7.5	N/A		N/A	
Eastbound Through/Right	N/A		N/A		A	0.0	A	0.0
Westbound Left/Through/Right	A	7.5	A	7.6	N/A		N/A	
Westbound Left/Through	N/A		N/A		A	7.6	A	7.6
Northbound Left/Through/Right	A	9.5	B	10.9	N/A		N/A	
Northbound Left/Right	N/A		N/A		A	9.6	B	10.4
Southbound Left/Through/Right	A	9.3	B	10.8	N/A		N/A	
North Access/Scottsdale Road								
Eastbound Left	N/A		N/A		E	36.3	F	>120
Eastbound Right					B	12.4	C	21.5
Westbound Left					F	52.5	F	114.9
Westbound Right					C	16.8	C	17.0
Northbound Left					B	12.4	D	29.5
Southbound Left					C	21.0	C	21.4
West Access/Continental Drive								
Southbound Left	N/A		N/A		B	10.1	B	10.9

Delay - seconds per vehicle

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Turn Lane Analysis

A key element of this traffic analysis is to determine if right or left turn lanes are required at the intersections providing access to the project. The City of Scottsdale *Design Standards & Policies Manual, 2018*, states that "right-turn lanes are required at all street intersections (public or private) on major arterials."

When needed, turn lanes remove the slowing turning traffic from the through traffic stream, improving capacity and reducing rear-end crashes. **Table 9** shows the locations that were evaluated for right turn lanes based on traffic volumes in 2021 with the project.

Table 9 – Turn Lane Warrants

Intersection	Direction	Turn Treatment Analyzed	Guidelines Applied	Turn Treatments Warranted?
North Access/Scottsdale Road	Northbound	Left Turn Lane	Scottsdale	Yes
North Access/Scottsdale Road	Southbound	Right Turn Lane	Scottsdale	Yes
West Access/Continental Drive	Westbound	Right Turn Lane	Scottsdale	No

Table 9 shows that dedicated northbound left turn and southbound right turn lanes are warranted at the proposed intersection of North Access/Scottsdale Road.

Queue storage requirements of the warranted turn lanes were calculated using the following methods as recommended in *A Policy of Geometric Design of Highways and Streets* (AASHTO, 2011). For un-signalized intersections, storage for vehicles likely to arrive in an average two-minute period within the average weekday peak hour should be provided.

Vehicles per 2 min. period = (vehicles/hour) ÷ (30 periods/hour)
Storage length = vehicles per 2 min. period x 25 feet

Table 9 shows the calculated queue length for the warranted turn lanes based on 2021 weekday peak hour traffic volumes with traffic from the project. Additionally, the queue length for the eastbound left turning movement along North Access at Scottsdale Road was calculated to ensure adequate storage will be provided on site, as this movement is anticipated to experience delays in 2021 weekday peak hours with traffic from the project. The computed values are typically rounded to the nearest 25 feet.

Table 10 – Calculated Queue Lengths

Intersection	Left Turn Storage				Right Turn Storage			
	NB	SB	EB	WB	NB	SB	EB	WB
North Access/Scottsdale Road								
Turning Volume (vph)	13		28			45		
$S_{calculated}$ =	11		23			38		
$S_{rounded}$ =	25		25			50		

S - storage in feet, vph - vehicles per hour

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As shown in **Table 10**, the minimum queue lengths required for the southbound right turn movement at the intersection of North Access/Scottsdale Road in 2021 with the project is 50 feet.

The northbound left turn lane warranted at North Access along Scottsdale Road will require a minimum storage length of 25 feet. The existing two-way, center left turn lane is expected to adequately accommodate left turning volumes at this intersection.

The eastbound approach to the intersection of North Access/Scottsdale Road will require a minimum throat distance of 25 feet to accommodate left turning vehicles exiting the proposed site.

Crash Analysis

Crash history for the Continental Drive/Scottsdale Road study intersection was obtained from the City of Scottsdale. Crash records from May 2013 to May 2018 were analyzed. Within this time period there were forty-nine (49) reported crashes that occurred at the intersection. Results of the crash analysis are shown in **Table 11**.

Angle and rear-end collisions make up the majority of the incidents at the signalized intersection of Continental Drive/Scottsdale Road. In the five year study period, ten (10) angle collisions and fifteen (15) rear-end collisions were reported.

Table 11 – Crash Analysis at Continental Drive/Scottsdale Road

Year	Crash Type							Fatal	Injury	Crash Totals
	Angle	Left Turn	Rear-End	Sideswipe	Single Vehicle	Head On	Other			
2013	3	1	5	0	3	2	0	0	1	14
2014	1	2	2	1	0	0	0	0	1	6
2015	1	2	1	0	1	1	0	0	1	6
2016	1	1	3	0	2	1	3	0	3	11
2017	4	0	4	0	2	0	1	0	0	11
2018	0	0	0	0	1	0	0	0	0	1
5-Year Total	**10**	**6**	**15**	**1**	**9**	**4**	**4**	**0**	**6**	**49**

A review of the crash data shows that nearly 30% of all crashes at the intersection of Continental Drive/Scottsdale Road were rear-end type. This can be attributed to large traffic volumes along Scottsdale Road combined with the presence of a traffic signal. Delays at the intersection of Continental Drive/Scottsdale Road may cause drivers to rush through the intersection, triggering rear-end crashes.

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The next most common crash types, angle and single vehicle, are largely due to driver inattention or failure to yield the right-of-way. Approximately 40% of the angle crashes at the intersection of Continental Drive/Scottsdale Road were drivers striking bicyclists or pedestrians within the roadway. Though this can be attributed to driver inattention, it is likely that the presence of bike lanes along Scottsdale Road, north of Continental Drive, and the absence of bike lanes to the south has a negative effect on driver expectations regarding pedestrians and bikes in the roadway.

Approximately 150 feet north of the intersection of Continental Drive/Scottsdale Road, BIKE LANE ENDS signing is provided for southbound roadway users. As users approach the intersection, the solid white pavement marking for the bike lane transitions to "skip dash" white pavement marking to identify the end of the bike lane. This "skip dash" area is often seen by motorists as a "right turn pocket" and may be causing southbound right turning vehicles to encroach into the bike lane area.

It should be noted that this crash summary only includes crashes where a police officer was contacted and wrote a report, otherwise, there is no record of the incident. It is possible that there were other minor crashes along this road, however, as mentioned above, the Police Department was not contacted and no official record of these crashes exists. An expanded summary of the crash data can be found in the Appendix.

Mitigation

The intersection of North Access/Scottsdale Road is anticipated to experience delays for the eastbound left and westbound left turning movement in 2021 weekday peak hours with traffic from the Alta Continental project. The relatively large through volumes along Scottsdale Road in the weekday peak hours do not provide a sufficient number of adequate gaps for vehicles turning from the minor approaches (North Access). Minor approaches to major roadways, such as Scottsdale Road, tend to experience excessive delays for turning movements in un-signalized conditions.

Mitigation measures to address the eastbound left turn delay expected along North Access at Scottsdale Road are limited. However, it is anticipated that vehicles within the Alta Continental site that intend to travel northbound along Scottsdale Road will avoid the excessive delays at the intersection of North Access/Scottsdale Road and choose to travel to the intersection of Continental Drive/Scottsdale Road via West Access to complete their eastbound left turn movement at the existing traffic signal.

Per discussion with the City of Scottsdale, an alternative access configuration at the intersection of North Access/Scottsdale Road was reviewed. For the purposes of this report, it was assumed that the proposed Alta Continental North Access would align with the existing Scottsdale Tires & Wheels driveway on the east side of Scottsdale Road. The existing raised, concrete median will be 'cut back' to provide full access to both the proposed and existing sites at this access intersection.

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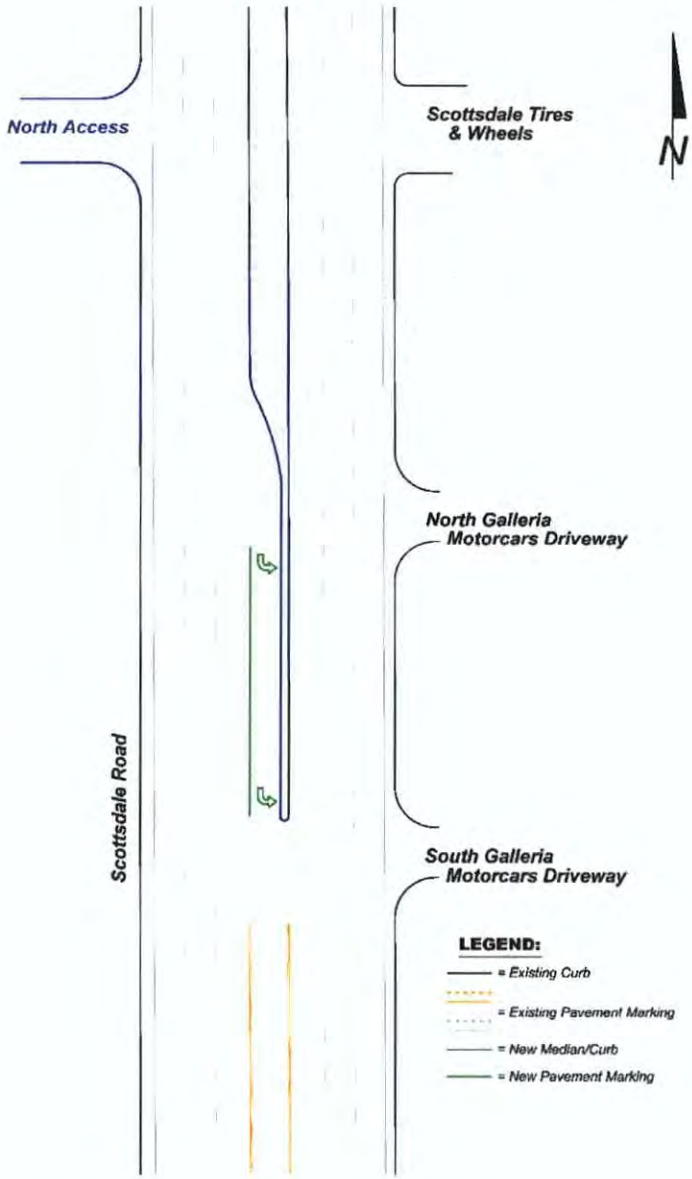
The sketch for this second alternative, provided in **Figure 11** below, shows that the existing median would then be extended south, removing the full access provided at the North Galleria Motorcars Driveway. A new southbound left turn lane would be provided at the South Galleria Motorcars Driveway located approximately 330 feet south of the proposed North Access alignment. This alternative would encourage southbound U-Turn movements at this new median break and the vehicular conflict points associated with such U-Turns. While U-Turn movements are allowed along Scottsdale Road and likely currently occur, the removal of a full access driveway serving an existing business may not be possible due to political and economic concerns. It is recommended that the intersection of North Access/Scottsdale Road be configured as analyzed within this report.

Figure 11 – Alternative Access Configuration



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Conclusion

When fully completed, the proposed Alta Continental project is predicted to generate an additional 2,182 vehicle trips per day (vtpd) on weekdays to the adjacent street system from the new project site. Fifty percent of these new trips (1,091 vehicle trips) will be into the project and fifty percent will be out of the project.

All of the study intersections currently operate at adequate LOS and are expected to continue doing so in 2021 without the project.

The proposed intersection of North Access/Scottsdale Road is anticipated to experience delays for the eastbound left and westbound left turning movement in the weekday peak hours in 2021 with traffic from the Alta Continental project. This delay is due to the large northbound and southbound through volumes on Scottsdale Road providing an inadequate number of acceptable gaps for vehicles turning from the minor approaches. Un-signalized minor street intersections along four or more lane, major streets such as Scottsdale Road, tend to have their left turn movements from the minor street operate at LOS E or F during the peak hours.

The remaining study intersections are expected to operate at adequate levels of service with the inclusion of the traffic generated by the Alta Continental site in 2021 with the project.

Dedicated northbound left turn and southbound right turn lanes are warranted at the proposed intersection of North Access/Scottsdale Road.

The southbound right turn movement at the intersection of North Access/Scottsdale Road in 2021 with the project will require a minimum storage length of 50 feet.

The northbound left turn lane warranted at North Access along Scottsdale Road will require a minimum storage length of 25 feet. The existing two-way, center left turn lane is expected to adequately accommodate left turning volumes at this intersection.

As the eastbound left turning movement at the intersection of North Access/Scottsdale Road is anticipated to experience delays in 2021 weekday peak hours with traffic from the project, the queue length for this eastbound left turning movement was calculated to ensure adequate storage will be provided on site.

The eastbound approach to the intersection of North Access/Scottsdale Road will require a minimum throat distance of 25 feet to accommodate left turning vehicles exiting the proposed site.

A review of the crash data shows that nearly 30% of all crashes at the intersection of Continental Drive/Scottsdale Road were rear-end type. This can be attributed to large traffic volumes along Scottsdale Road combined with the presence of a traffic signal. Delays at the intersection of Continental Drive/Scottsdale Road may cause drivers to rush through the intersection, triggering rear-end crashes.

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Mitigation measures to address the eastbound left turn delay expected along North Access at Scottsdale Road are limited. However, it is anticipated that vehicles within the Alta Continental site that intend to travel northbound along Scottsdale Road will avoid the excessive delays at the intersection of North Access/Scottsdale Road and choose to travel to the intersection of Continental Drive/Scottsdale Road via West Access to complete their eastbound left turn movement at the existing traffic signal.

Per discussion with the City of Scottsdale, an alternative access configuration at the intersection of North Access/Scottsdale Road was reviewed. The existing median break south of the proposed North Access alignment could be closed – limiting both the Alta Continental North Access and the Scottsdale Tires & Wheels driveway to right-in/right-out only. The existing median would then be extended south, removing the full access provided at the North Galleria Motorcars Driveway. A new southbound left turn lane would be provided at the South Galleria Motorcars Driveway located approximately 330 feet south of the proposed North Access alignment. This alternative would encourage southbound U-Turn movements at this new median break and the vehicular conflict points associated with such U-Turns. While U-Turn movements are allowed along Scottsdale Road and likely currently occur, the removal of a full access driveway serving an existing business may not be possible due to political and economic concerns. It is recommended that the intersection of North Access/Scottsdale Road be configured as analyzed within this report.

Due to limited right-of-way immediately north of the proposed North Access, and the location of an existing driveway that serves the adjacent site (which would conflict with the right turn lane), the construction of a southbound right turn lane at this location is not recommended. Furthermore, while the southbound right turn lane is warranted based on City of Scottsdale guidelines, the installation of a right turn lane is not consistent with the character of Scottsdale Road in the vicinity of the project site and the southbound right tun movement is expected to operate at an adequate level of service without the turn lane.

The intersection of North Access/Scottsdale Road should be constructed to provide a minimum of 25 feet of storage for eastbound left turning vehicles.

Proposed lane configurations and traffic control are shown in **Figure 12**.

CONTINENTAL

CITIZEN REVIEW & NEIGHBORHOOD INVOLVEMENT REPORT
Case No. 14-ZN-2018

I. Introduction

This Citizen Review Report is being performed in association with an application 14-ZN-2018 to rezone the roughly 4.4-acre property at the northwest corner of Scottsdale Road and Continental Drive from Highway Commercial (C-3) to Planned Unit Development (PUD) to allow for the development of a new, mixed-use project of roughly 280 residential units and 10,000 square feet of ground floor commercial space. See aerial at **TAB A.**

The outreach on this project dates back to 2018 when the project was first envisioned, and a rezoning application was filed. Outreach continued through 2019 as the project proceeded through Development Review Board recommendation of approval, Planning Commission recommendation of approval and was scheduled and noticed for City Council. Although the project layout has been modified, the basics of the project remain the same – a rezoning to PUD for a mixed-use multifamily and commercial project. The updated project features the same building height and roughly the same unit count and commercial square feet.

II. Community Outreach

In early 2018, a Project Under Consideration sign was posted on site detailing the zoning request and project information as well as providing contact information of the Applicant the City.

On June 20, 2018, first-class letters were mailed to property owners within 750ft of the site as well as registered HOA's and interested parties as provided by the City. The letter had companion exhibits, described the development proposal and invited the recipient to attend an open house meeting. The recipient was also encouraged to contact the applicant or City with any questions or comments.

On July 2, 2018, an open house was held as SkySong. The development team and project exhibits were available. Four people attended the meeting. Existing drainage concerns were a primary concern voiced at the meeting. See notification letter, sign-in sheet, meeting report and mailing map attached at **TAB B.**

On December 18, 2019, signs were posted on site with project information and notice of the scheduled Planning Commission meeting. See affidavit attached at **TAB C.**

On January 8, 2020, the project was heard and recommended for approval by the Planning Commission. No members of the public appeared to attend the meeting and no public comments were made.

On January 27, 2020, the sign posting was updated with the City Council hearing information. See affidavit attached at **TAB D.**

On February 18, 2020, the project was scheduled for consideration by the City Council. A continuance was requested. No members of the public attended regarding the project.

On June 4, 2020, a new, Project Under Consideration Sign was posted on site informing the public of the proposal and invited them to attend a virtual open house meeting. See affidavit attached at **TAB E.**

On June 4, 2020, notification letters were again sent out to property owner within 750 ft of the property, as well as registered HOA's and interested parties as provided by the City. The letter informed recipients of the project changes and invited them to attend an upcoming virtual open house meeting. The letter also invited the recipient to contact the applicant or the City with any questions. See notification letter and mailing list attached at **TAB F.**

On June 17, a virtual open house meeting was conducted to discuss the project. Two (2) members of the public participated. There were general questions regarding number of units, type of retail and project schedule. Questions were answered to the best of the Applicant's abilities and both participants appeared to express support.

The Applicant has only received a few phone calls during the 2020 process. All with general questions and all expressing support. The Applicant will continue to be available to answer questions from any interested parties regarding this exciting project and will continue to keep the City informed.

1000 N Scottsdale Road, Scottsdale

Item #4

Community Notification Letter

June 20, 2018

Re: Mixed-Use Development Project at 1000 N Scottsdale Road, Scottsdale
Scottsdale Residents and Neighbors:

EJG Investments and Synectic Design Architects are pleased to provide an opportunity for the public to review its new mixed-use project on the west side of N. Scottsdale Road, north of E. Continental Drive; application number: 929-PA-2017. The property legal description is: Lot 1, A Property Assemblage in The City of Scottsdale, according to Book 815 of Maps, page 7, records of Maricopa County, Arizona located in the Southeast quarter of the Northeast quarter of Section 3, Township 1 North, Range 4 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona.

The purpose of the public open house is to provide the Scottsdale Community with information about the multi-family/commercial development on a developed parcel. This meeting is necessary in order for the development team to submit, to the City of Scottsdale, applications for a Zoning District Map Amendment and Development Review Board approvals. If you are interested in learning more about the project, please attend the Community Meeting at the following time and location:

Date:	**Monday, July 2, 2018**
Time:	**5:00 to 7:00 pm**
Location:	**Skysong Room 352 (Bldg 1, 3rd Floor), 1475 N Scottsdale Road, Scottsdale**

The current zoning is Highway Commercial (C-3), and the proposed zoning will be Planned Unit Development (PUD) with Amended Development Standards. The proposed zoning district will allow for a mixed-use development, including a 282-unit apartment complex of studio, one and two-bedroom units, and 12,500 square feet of commercial space.

Attending the Public Open House for this project will provide the opportunity to get more information and make your opinions known. You may also call a member of the project development team, Lance Baker at 480.948.9766 (lbaker@sdiaz.us) or Greg Bloemberg, Scottsdale Planner at 480.312.4306 (gbloemberg@scottsdaleaz.gov).

Sincerely,

Lance D. Baker, AIA
President
Synectic Design, Inc.

1000 N Scottsdale Road, Scottsdale
Community Meeting Sign-In Sheet

Item #7

Synectic Design, Inc.
1111 W University Dr, Suite 104
Tempe, AZ 85281
480.948.9766
www.sdiaz.us

MEETING SIGN-IN SHEET

Project: NWC SCOTTSDALE RD. & CONTINENTAL	**Meeting Date:** 7/2/18
Facilitator: LANCE BAKER, AIA	**Place/Room:** Skysong Bld. 1, Rm 352

Name	Address	Phone	E-Mail
MARY MARDEN	7038 E. Latham Scottsdale 85257	480-941-4339	maegh@cox.net
June Goare	1125 N. 71st St., Scottsdale, 85257	480-949-95	
JOLENE HOFMANN	1119 N 71st ST	480 945 6253	
DAVID FRANCIS	808 N 72ND PL	480 945-7402	

1000 N Scottsdale Road, Scottsdale **Item #8**

Neighborhood Meeting Report

July 3, 2018

TO: City of Scottsdale

RE: NWC Scottsdale Road and Continental Neighborhood Meeting Case # 929-PA-2017

Monday, July 2nd, 2018 from 5:00 pm to 7:00 pm we held our neighborhood meeting for the proposed project located at the northwest corner of Scottsdale Road and Continental Drive in Scottsdale. The meeting was held in a conference room located in the SkySong development, Building 1, Room 352.

Four residents attended the meeting between 5pm and 6pm. The names and addresses are on the attached sign in sheet. In short, three of the attendees live in the single-family home neighborhood which borders the very northwest corner of our site. The fourth attendee, Mr. Francis, lives across Scottsdale Road.

Of the attendees the three residents from the neighborhood to the northwest were the most interested in the proposed development, with their focus being on the drainage issue that currently exists on 71st street as well as the overall specifics of the development. Mrs. Hofmann lives in the home closest to our property line and is unfortunately most affected by the rainwater run off that currently ponds at the corner of 71st and Latham. She was very pleased to hear that we would be having to take that water through our property and out to Scottsdale Road, hopefully alleviating the issue. The residents were also concerned that the existing wall height be maintained and that no through traffic would be going through their neighborhood. Following a detailed description of the project, the attendees were all relieved and were in support of the development. They were very appreciative that we provide a great deal of separation between the building itself and the boundary of their neighborhood.

If you have any further questions please contact me directly at lbaker@sdiaz.us or 480-948-9766.

Sincerely~

Lance D. Baker

Lance D. Baker, AIA
President and Architect of Record
Synectic Design, Inc.

WITHEY MORRIS PLC
ATTORNEYS AT LAW

June 4, 2020

Re: 1000 N. Scottsdale Road – Status Update on Application 14-ZN-2018

Dear Property Owner or Interested Citizen:

Our office represents Dolce Vita Development Company, LLC ("Dolce Vita") regarding the roughly 4.8-acre site located at the northwest corner of Scottsdale Road and Continental Drive in Scottsdale, as seen on the attached aerial exhibit. You may recall receiving previous correspondence from our team or from the City regarding this property and plans to rezone and redevelop the site with a mixed-use, multifamily residential and commercial / retail project. The purpose of this letter is to introduce ourselves and provide you with an update on the revised development plan.

As you may recall, the previous proposal on this site was a rezoning to allow for a 4-story building with roughly 282 residences and roughly 12,000 square feet of commercial / retail space. While the project layout has been updated somewhat, the project itself is nearly identical and includes a 4-story building with roughly 280 residences and roughly 10,000 square feet of commercial / retail space. The rezoning request remains identical; a rezoning from Highway Commercial (C-3) to Planned Unit Development (PUD) with amended development standards. The application case number (14-ZN-2018) has not changed and no change will occur to the Mixed-Use Neighborhoods General Plan designation. The purpose of the revised application is to create a more feasible, and ultimately more successful project that positively contributes to the neighborhood and ongoing redevelopment efforts along Scottsdale Road. As you can see from the attached preliminary exhibits, the project is designed around two (2) distinct, oversized exterior courtyards. Parking is provided via an internal and hidden parking garage. The buildings are pushed towards the street frontages where a series of pedestrian connections with new hardscape and landscaping will vastly improve the pedestrian experience.

The previous project was positively received, including recommendations of approval from the City of Scottsdale Design Review Board and Planning Commission. Nonetheless, we wanted to offer you the opportunity to review and provide any comments you may have on the updated application. In that effort, we will be conducting a virtual open house meeting June 17, 2020 starting at 5:30pm. In light of the social distancing recommendations by the Center for Disease Control (CDC) and the City of Scottsdale, we will be conducting this open house virtually via Zoom Meeting. We will make a live presentation through this program in which we will describe the updated project and display plans and exhibits. Once the presentation is over, participants will be able to submit questions that will be answered live via webcam by the Development Team.

IF YOU WOULD LIKE TO PARTICIPATE: Please email me at George@WitheyMorris.com to request a link to the meeting. **The only way you will be able to access the meeting is by the link we will provide you.**

If this date and time are not convenient, I would be happy to speak with you by phone or in person from a safe distance at your convenience. Please contact me at 602.230.0600 or George@WitheyMorris.com. You can also reach the City's Project Coordinator, Greg Bloemberg at 480.312.4306 or at GBloemberg@Scottsdaleaz.gov. In the future, you should receive notification

PHONE: 602-230-0600 FAX: 602-212-1787 2525 E. Arizona Biltmore Circle, Suite A-212, Phoenix, AZ 85016

postcards from the City regarding the case and its scheduled public hearings. Information can also be found on the City's website at: http://www.scottsdaleaz.gov/planning-development/projects-in-process.

Thank you for your courtesy and consideration.

Sincerely,
Withey Morris P.L.C.

By
George Pasquel III

Enclosure: aerial, site plan, elevations, rendering

Curtis, Tim

From: PlanningCommission@ScottsdaleAZ.gov
Sent: Sunday, October 18, 2020 1:34 PM
To: Planning Commission
Subject: Planning Commission Public Comment (response #190)

Planning Commission Public Comment (response #190)

Survey Information

Site:	ScottsdaleAZ.gov
Page Title:	Planning Commission Public Comment
URL:	https://www.scottsdaleaz.gov/boards/planning-commission/public-comment
Submission Time/Date:	10/18/2020 1:33:00 PM

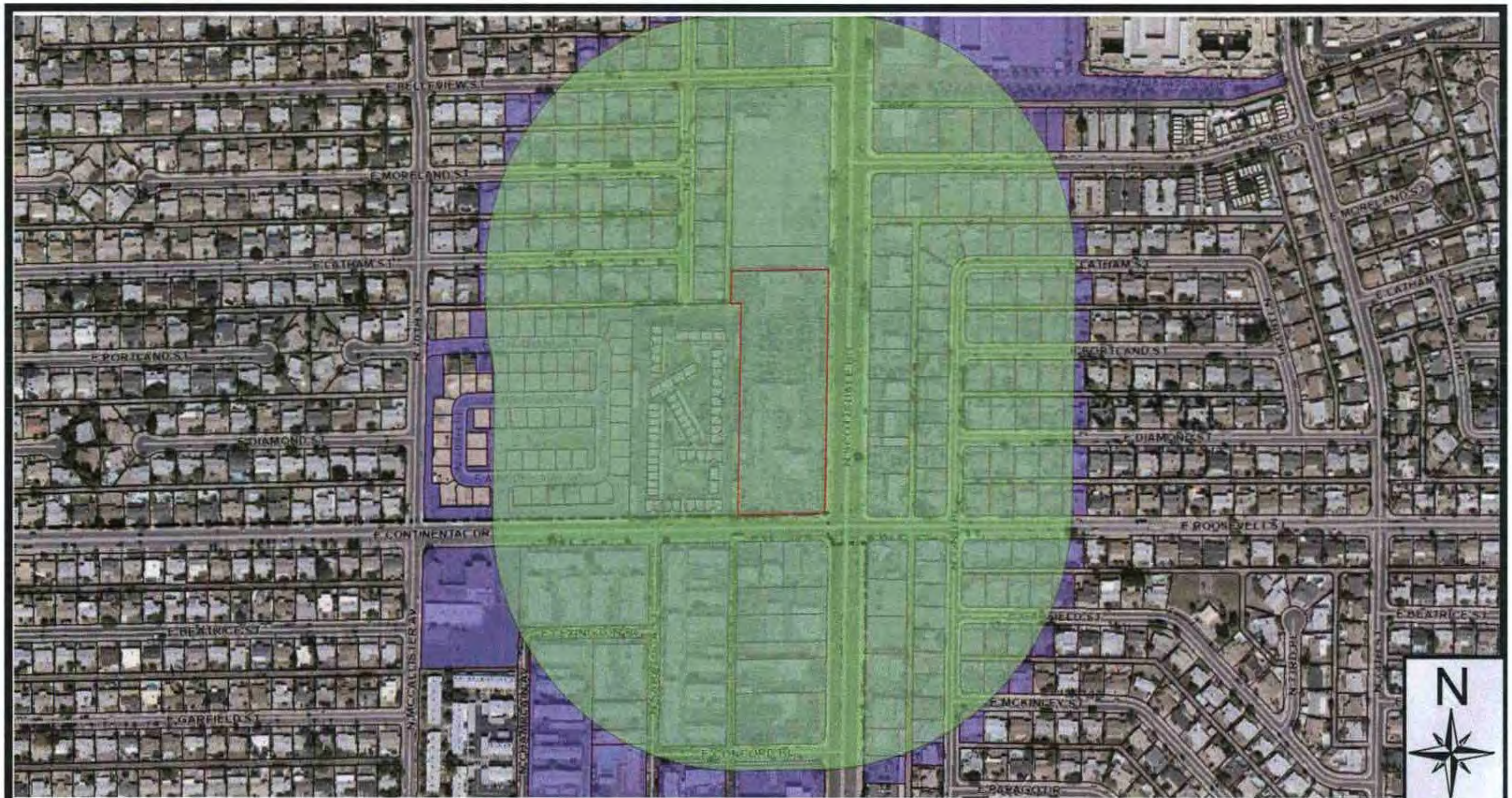
Survey Response

AGENDA ITEM	
What agenda item are you commenting on?	South Scottsdale Mixed-Use case #14-ZN-2018
COMMENT	
Comment:	Thank you for the postcard about the hearing on October 28th. We live at 7055 E Latham Street, one of the closest houses to the NW corner of this parcel. We have the following questions: 1. what is the proposed use of the north end of the parcel (the northernmost 20-25%)? 2. How many buildings are proposed? How many stories is/are the proposed building(s)? 3. what will the commercial square footage be zoned for within the Planned Unit Development? Will it be retail, office or ?? 4. What is the proposed construction timeframe - what months in 2021 or 2022? Can we request that construction not take place before 7 am or after 9 pm? We have experienced the all-thought-the-night construction on the Papago Plaza at McDowell and Scottsdale Road, and don't want to have the same thing happen in our back yard. 5. How many parking spaces will be required, and will they all be outside the building or will there be parking as part of the building structure? 6. In the extreme northeast corner of the parcel, it appears on the postcard that the parcel will include part of the trash alley behind 1119 N 71st st.

	Will that still be a right of way? Where will the wall around the parcel be located? Thank you!
Comments are limited to 8,000 characters and may be cut and pasted from another source.	
PLEASE PROVIDE YOUR NAME:	
First & Last Name:	Karin L. Crawford
AND ONE OR MORE OF THE FOLLOWING ITEMS:	
Email:	crawford.karinl@yahoo.com
Phone:	(480) 495-1334
Address:	7055 E Latham Street, Scottsdale, AZ 85257
Example: 3939 N. Drinkwater Blvd, Scottsdale 85251	

ATTACHMENT 9

City Notifications – Mailing List Selection Map
Continental



Additional Notifications:

Pulled Labels
October 8, 2020

- Interested Parties List
- Adjacent HOA's
- P&Z E-Newsletter
- Facebook
- Nextdoor.com
- City Website-Projects in the hearing process

Map Legend:

Site Boundary

Properties within 750-feet

Postcards: 289

14-ZN-2018

APPROVED (MB) 11/21/19

SCOTTSDALE DEVELOPMENT REVIEW BOARD
KIVA-CITY HALL
3939 DRINKWATER BOULEVARD
SCOTTSDALE, ARIZONA
Thursday, November 7, 2019

SUMMARIZED MEETING MINUTES

PRESENT:

Guy Phillips, Councilmember
Tammy Caputi, Vice Chair
Ali Fakih, Planning Commissioner **(DEPARTED AT 2:59 PM)**
Joe Young, Design Member
Shakir Gushgari, Design Member
William Scarbrough, Development Member
Doug Craig, Design Member

ABSENT:

None

STAFF:

Steve Venker
Joe Padilla
Melissa Berry
Chris Zimmer
Bryan Cluff
Brad Carr
Greg Bloemberg
Katie Posler
Andrew Chi

CALL TO ORDER

Councilman Phillips called the meeting of the Development Review Board to order at 1:00 PM.

ROLL CALL

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

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

ATTACHMENT 10

ADMINISTRATIVE REPORT

1. Identify supplemental information, if any, related to November 7, 2019 Development Review Board agenda items, and other correspondence.

MINUTES

2. Approval of the October 17, 2019 Development Review Board Meeting Minutes.

BOARD MEMBER SCARBROUGH MOVED TO APPROVE THE OCTOBER 17, 2019 DEVELOPMENT REVIEW BOARD MEETING MINUTES, 2nd BY VICE CHAIR CAPUTI. THE MOTION CARRIED UNANIMOUSLY IN FAVOR BY COUNCILMAN PHILLIPS, VICE CHAIR CAPUTI, COMMISSONER FAKIH, BOARD MEMBERS YOUNG, GUSHGARI, CRAIG, AND SCARBROUGH WITH AN AYE VOTE OF SEVEN (7) TO ZERO (0).

CONSENT AGENDA

3. 25-DR-2019 (75 on 2nd)
   Request approval of the site plan, landscape plan, and building elevations for a multi-family residential development comprised of a three- and four-story building with 39 dwelling units in approximately 70,800 square feet of building area, all on a 1.1-acre site.
   7502 East 2nd Street
   K&I Homes, LLC, Architect/Designer

VICE CHAIR CAPUTI MOVED TO APPROVE 25-DR-2019, 2nd BY BOARD MEMBER GUSHGARI. THE MOTION CARRIED UNANIMOUSLY IN FAVOR BY COUNCILMAN PHILLIPS, VICE CHAIR CAPUTI, COMMISSONER FAKIH, BOARD MEMBERS YOUNG, GUSHGARI, CRAIG, AND SCARBROUGH WITH AN AYE VOTE OF SEVEN (7) TO ZERO (0).

4. 38-DR-2019 (Evans Classic Auto)
   Request approval of site plan, landscape plan, and building elevations for a 1-story office/warehouse building with approximately15,700 square feet of building area, including approximately 2,500 square feet of office space, on a 1-acre site.
   15882 North 77th Street
   LGE Design Group, Architect/Designer

   VICE CHAIR CAPUTI MOVED TO APPROVE 38-DR-2019, 2nd BY BOARD MEMBER GUSHGARI. THE MOTION CARRIED UNANIMOUSLY IN FAVOR BY COUNCILMAN PHILLIPS, VICE CHAIR CAPUTI, COMMISSONER FAKIH, BOARD MEMBERS YOUNG, GUSHGARI, CRAIG, AND SCARBROUGH WITH AN AYE VOTE OF SEVEN (7) TO ZERO (0).

REGULAR AGENDA

5. 21-ZN-2016#2 (Scottsdale Residences)
   Pursuant to Zoning Ordinance Section 6.1304, request a recommendation from the Development Review Board to the Planning Commission and City Council regarding the proposed request for a Zoning District Map Amendment from Downtown/Downtown Multiple Use - Type 2 Downtown Overlay (D/DMU-2 DO) zoning to Downtown/ Downtown Multiple Use - Type 2 Planned Block Development Downtown Overlay (D/DMU-2-PBD DO), amending the development plan from 21-ZN-2016 proposing an increase in dwelling units on the site from 53 to approximately 130, on a 2.60-acre site.
   6903 East Main Street
   Gould Evans, Architect/Designer

   BOARD MEMBER SCARBROUGH MOVED TO RECOMMEND APPROVAL OF 21-ZN-2016#2 TO PLANNING COMMISSION AND CITY COUNCIL, 2nd BY BOARD MEMBER GUSHGARI. THE MOTION CARRIED UNANIMOUSLY IN FAVOR BY COUNCILMAN PHILLIPS, VICE CHAIR CAPUTI, BOARD MEMBERS YOUNG, GUSHGARI, CRAIG, AND SCARBROUGH WITH COMMISSONER FAKIH RECUSING WITH AN AYE VOTE OF SIX (6) TO ZERO (0).

6. 29-DR-2019 (Alexan Scottsdale)
   Request approval of the site plan, landscape plan and building elevations for a multi-family residential development comprised of three 4-story-tall buildings, one 3-story-tall building and four 2- and 3-story-tall carriage house buildings with 281 dwelling units in approximately 315,325 square feet of building area and approximately 10,800 square feet of non-residential building area, all on an approximately 8.26-acre site.
   7242 East Palm Lane
   Davis, Architect/Designer

   BOARD MEMBER CRAIG MOVED TO APPROVE 29-DR-2019, 2nd BY BOARD MEMBER SCARBROUGH. THE MOTION CARRIED UNANIMOUSLY IN FAVOR BY COUNCILMAN PHILLIPS, VICE CHAIR CAPUTI, COMMISSONER FAKIH, BOARD MEMBERS GUSHGARI, CRAIG, AND SCARBROUGH WITH BOARD MEMBER YOUNG RECUSING WITH AN AYE VOTE OF SIX (6) TO ZERO (0).

7. 30-DR-2019 (Boutique Hotel)
   Request approval of the site plan, landscape plan, and building elevations for a new 11-story boutique hotel with 245,175 square feet of building area comprised of 233 guest rooms, restaurant, bar, ballrooms, and meeting rooms, on approximately 1.6-acre pad site within a 7-acre parcel at the northern edge of Scottsdale Fashion Square.
   4700 North Scottsdale Road
   HCW, LLC, Architect/Designer

   BOARD MEMBER SCARBROUGH MOVED TO APPROVE 30-DR-2019 WITH AMENDMENT TO STIPULATION #4, 2nd BY BOARD MEMBER YOUNG. THE MOTION CARRIED UNANIMOUSLY IN FAVOR BY COUNCILMAN PHILLIPS, VICE CHAIR CAPUTI, BOARD MEMBERS YOUNG, GUSHGARI, CRAIG, AND SCARBROUGH WITH COMMISSONER FAKIH RECUSING WITH AN AYE VOTE OF SIX (6) TO ZERO (0).

   Jack Koehler, Jonathan Killmer, Bill Crawford (with time donated from Debbie Crawford), and Scott McPherson spoke.

8. 40-DR-2019 (Galleria Street Entry Addition)
   Request approval of a new freestanding street entry structure in the right-of-way on the north side of North Drinkwater Boulevard, east of North Scottsdale Road for the Galleria Corporate Centre to access the subterranean concourse level, on a 0.03-acre site.
   4343 North Scottsdale Road
   Pinnacle Design Inc., Architect/Designer

   BOARD MEMBER YOUNG MOVED TO APPROVE 40-DR-2019 WITH REVISED STIPULATIONS, 2nd BY BOARD MEMBER CRAIG. THE MOTION CARRIED UNANIMOUSLY IN FAVOR BY COUNCILMAN PHILLIPS, VICE CHAIR CAPUTI, COMMISSONER FAKIH, BOARD MEMBERS YOUNG, GUSHGARI, CRAIG, AND SCARBROUGH WITH AN AYE VOTE OF SEVEN (7) TO ZERO (0).

9. 20-DR-2019 (Honor Health Osborn Phase One Medical Office Building)
   a. Request approval of the site plan, landscape plan, and building elevations for a new 5-story-tall medical office building with approximately 116,000 square feet of building area; and
   b. Request approval for the location of Public Art in accordance with the Cultural Improvement Program, all on a 2.63-acre site.
   7242 East Osborn Road
   Devenney Group, Architect/Designer

   BOARD MEMBER SCARBROUGH MOVED TO APPROVE 20-DR-2019 WITH EASTERN ELEVATION TO BE CONTINUED TO A HEARING TO BE DETERMINED, 2nd BY VICE CHAIR CAPUTI. THE MOTION CARRIED UNANIMOUSLY IN FAVOR BY COUNCILMAN PHILLIPS, VICE CHAIR CAPUTI, COMMISSONER FAKIH, BOARD MEMBERS YOUNG, GUSHGARI, CRAIG, AND SCARBROUGH WITH AN AYE VOTE OF SEVEN (7) TO ZERO (0).

10. 14-ZN-2018 (South Scottsdale Mixed-Use)
Pursuant to the requirements of the Planned Unit Development (PUD) zoning district, Zoning Ordinance Section 5.5003, the applicant is requesting a review by the Development Review Board regarding the Development Plan components related to design compatibility, environmental responsiveness, solar shading, connectivity and open spaces, and amended development standard to the building envelope requirement, and to make a recommendation to the Planning Commission and the City Council for a proposed Planned Unit Development comprised of one 4-story-tall building, with up to 12,500 square feet of commercial floor area and up to 282 dwelling units within approximately 210,560 square feet of building area, all as part of a zoning district map amendment from Highway Commercial (C-3) zoning district to Planned Unit Development (PUD) zoning district on a 4.4-acre site.
1000 North Scottsdale Road
Synectic Design, Architect/Designer

BOARD MEMBER YOUNG MOVED TO RECOMMEND APPROVAL WITH DIRECTION TO APPLICANT OF 14-ZN-2018 TO PLANNING COMMISSION AND CITY COUNCIL, 2nd BY BOARD MEMBER CRAIG. THE MOTION CARRIED UNANIMOUSLY IN FAVOR BY COUNCILMAN PHILLIPS, VICE CHAIR CAPUTI, BOARD MEMBERS YOUNG, GUSHGARI, CRAIG, AND SCARBROUGH WITH AN AYE VOTE OF SIX (6) TO ZERO (0).

11. 41-DR-2019 (Marquee)
a. Request approval of the site plan, landscape plan, and building elevations for a commercial development with approximately 272,000 square feet of building area in a 150-foot-tall building comprised of street level retail space, six floors of parking structure, and five floors of office space, all on a 2.63-acre site; and
b. Request approval for the location of Public Art in accordance with the Cultural Improvement Program.
4419 North Scottsdale Road
Smith Group, Architect/Designer

BOARD MEMBER GUSHGARI MOVED TO APPROVE 41-DR-2019 WITH MODIFIED STIPULATION #4, 2nd BY BOARD MEMBER SCARBROUGH. THE MOTION CARRIED IN FAVOR BY COUNCILMAN PHILLIPS, VICE CHAIR CAPUTI, BOARD MEMBERS GUSHGARI AND SCARBROUGH WITH BOARD MEMBER CRAIG DISSENTING AND BOARD MEMBER YOUNG RECUSING WITH AN AYE VOTE OF FOUR (4) TO ONE (1).

ADJOURNMENT

With no further business to discuss, the regular meeting of the Development Review Board adjourned at 4:07 PM.

Approved 1/22/2020 (lc)

SCOTTSDALE PLANNING COMMISSION
KIVA-CITY HALL
3939 DRINKWATER BOULEVARD
SCOTTSDALE, ARIZONA

WEDNESDAY, JANUARY 8, 2020

*SUMMARIZED MEETING MINUTES *

PRESENT: Paul Alessio, Chair
Prescott Smith, Vice Chair
Ali Fakih, Commissioner
Larry Kush, Commissioner
Kevin Bollinger, Commissioner
Christian Serena, Commissioner

ABSENT: Renee Higgs, Commissioner

STAFF:

Brad Carr	Chris Zimmer
Joe Padilla	Omar Smailbegovic
Katie Posler	Desirae Mayo
Casey Steinke	Melissa Berry
Nate Tonnemacher	Lorraine Castro

CALL TO ORDER

Chair Alessio called the regular session of the Scottsdale Planning Commission to order at 5:00 p.m.

ROLL CALL

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

MINUTES REVIEW AND APPROVAL

1. Approval of the December 11, 2019 Regular Meeting Minutes including Study Session.

   Commissioner Kush moved to approve the December 11, 2019 Regular Meeting Minutes, including Study Session, seconded by Commissioner Serena.

   The motion carried unanimously with a vote of six (6) to zero (0); by Chair Alessio, Commissioner Smith, Commissioner Fakih, Commissioner Bollinger, Commissioner Kush, and Commissioner Serena.

* Note: These are summary action minutes only. A complete copy of the meeting audio is available on the Planning Commission page on ScottsdaleAZ.gov, search "Planning Commission"

ATTACHMENT 11

CONSENT AGENDA

2.. Planning Commission Annual Report for 2019
The Planning Commission will review, discuss, and possibly approve the Planning Commission Annual Report for 2019.

Motion to approve the 2019 Planning Commission Annual Report, with corrections to attendance by a vote of 6-0; Motion by Kush, 2nd by Commissioner Bollinger.

The motion carried unanimously with a vote of six (6) to zero (0); by Chair Alessio, Commissioner Smith, Commissioner Fakih, Commissioner Bollinger, Commissioner Kush, and Commissioner Serena.

3. 5-UP-2019 (McClain Hangar)
Request by owner for a Conditional Use Permit for a new off-airport heliport on a +/- 1.2-acre site with Industrial Park (I-1) zoning located at 7974 E. McClain Drive. Staff contact person is Katie Posler, 480-312-2703. Applicant contact person is Troy Peterson, (480) 689-1219.

Move to make a recommendation to City Council for approval of 5-UP-2019 by a vote of 6-0; Motion by Commissioner Kush, per the staff recommended stipulations, based upon the finding that the Conditional Use Permit criteria have been met, 2nd by Commissioner Serena.

The motion carried unanimously with a vote of six (6) to zero (0); by Chair Alessio, Commissioner Smith, Commissioner Fakih, Commissioner Bollinger, Commissioner Kush, and Commissioner Serena.

4. 7-AB-2019 (Morgan Abandonment)
Request by owner for abandonment of 33-feet of GLO easement located along Roy Rodgers Road, 33-feet of GLO easement located along 75th Street, 3-feet of GLO easement located along Dale Lane, and a portion of Right-of-Way located along Roy Rodgers Road for two parcels with Single-family Residential District, Environmentally Sensitive Lands, Foothills Overlay (R1-70 ESL FO) zoning located at 7442 and 7477 E. Dale Lane Staff contact person is Casey Steinke, 480-312-2611. Applicant contact person is Frank Boxberger, 602-725-0372.

Move to make a recommendation to City Council for approval of 7-AB-2019 by a vote of 6-0; Motion by Commissioner Kush, per the staff recommend stipulations, based upon the finding that the Abandonment is consistent and conforms with the adopted General Plan, 2nd by Commissioner Serena.

The motion carried unanimously with a vote of six (6) to zero (0); by Chair Alessio, Commissioner Smith, Commissioner Fakih, Commissioner Bollinger, Commissioner Kush, and Commissioner Serena.

5. 11-UP-2019 (Chauncey Social)
Request by owner for a Conditional Use Permit for a bar use within an approximately +/- 6,500 sq. ft. restaurant (Chauncey Social) at Chauncey Lane Marketplace with Planned Regional Center, Planned Community District, Planned Shared Development Overlay (PRC PCD PSD) zoning located at 17767 N. Scottsdale Road. Staff contact person is Katie Posler, 480-312-2703. Applicant contact person is George Pasquel III, 602-230-0600.

Move to make a recommendation to City Council for approval of 11-UP-2019 by a vote of 6-0; Motion by Commissioner Kush, per the staff recommended stipulations, based upon the finding that the Conditional Use Permit criteria have been met, 2nd by Commissioner Serena.

The motion carried unanimously with a vote of six (6) to zero (0); by Chair Alessio, Commissioner Smith, Commissioner Fakih, Commissioner Bollinger, Commissioner Kush, and Commissioner Serena.

6. 14-ZN-2018 (South Scottsdale Mixed-Use)
Request by owner for a Zoning District Map Amendment from Highway Commercial (C-3) to Planned Unit Development (PUD) zoning, including development plan and amended development standards, on a +/- 4.32-acre site located at 1000 N. Scottsdale Road. Staff contact person is Greg Bloemberg, 480-312-4306. Applicant contact person is Lance Baker, 480-947-9766.

Moved to the Regular Agenda. Move to make a recommendation to City Council for approval of 14-ZN-2018 by a vote of 5-1; Motion by Commissioner Kush, per the staff recommended stipulations, after determining that the Zoning District Map Amendment, Development Plan and Development Standards are consistent and conform with the adopted General Plan, 2nd by Commissioner Smith with Commissioner Serena dissenting.

The motion carried unanimously with a vote of six (6) to zero (0); by Chair Alessio, Commissioner Smith, Commissioner Fakih, Commissioner Bollinger, Commissioner Kush, and Commissioner Serena.

REGULAR AGENDA

7. Planning Commission Election of Officers

Nomination for Chair:

Commissioner Fakih nominated Commissioner Alessio for Chair, 2nd by Commissioner Kush, the motion passed by a vote of 6-0.

Nomination for Vice-Chair:

1st Commissioner Kush nominated Commissioner Smith, 2nd by Commissioner Serena.

2nd Commissioner Fakih nominated Commissioner Serena.

The 1st motion passed for Commissioner Smith for Vice Chair, by a vote of 4-2; with Commissioner Fakih and Commissioner Serena dissenting.

Adjournment - 5:26 p.m.

* Note: These are summary action minutes only. A complete copy of the meeting audio is available on the Planning Commission page on ScottsdaleAZ.gov, search "Planning Commission"

SCOTTSDALE CITY COUNCIL
REGULAR MEETING MINUTES
TUESDAY, FEBRUARY 18, 2020

CITY HALL KIVA
3939 N. DRINKWATER BOULEVARD
SCOTTSDALE, AZ 85251

CALL TO ORDER

Mayor W.J. "Jim" Lane called to order a Regular Meeting of the Scottsdale City Council at 5:03 P.M. on Tuesday, February 18, 2020, in the City Hall Kiva.

ROLL CALL

Present: Mayor W.J. "Jim" Lane; Vice Mayor Kathleen S. Littlefield; and Councilmembers Suzanne Klapp, Virginia L. Korte, Linda Milhaven, Guy Phillips, and Solange Whitehead

Also Present: City Manager Jim Thompson, City Attorney Sherry Scott, City Treasurer Jeff Nichols, City Auditor Sharron Walker, and City Clerk Carolyn Jagger

PLEDGE OF ALLEGIANCE – Daughters of the American Revolution, Major Winfield Scott Chapter

INVOCATION - Pastor Bruce Johnson, Scottsdale Presbyterian Church

MAYOR'S REPORT

Mayor Lane highlighted the Women's Suffrage exhibit that is currently on display at the Civic Center Library.

Mayor Lane read a proclamation honoring the American Association of University Women of Arizona who have been empowering women since 1881.

PRESENTATIONS/INFORMATION UPDATES

- **Experience Scottsdale Update**
  Presenter(s): Rachel Sacco, President and CEO

Experience Scottsdale President and CEO Rachel Sacco gave a PowerPoint presentation (attached) on Experience Scottsdale activities.

NOTE: MINUTES OF CITY COUNCIL MEETINGS AND WORK STUDY SESSIONS ARE PREPARED IN ACCORDANCE WITH THE PROVISIONS OF ARIZONA REVISED STATUTES. THESE MINUTES ARE INTENDED TO BE AN ACCURATE REFLECTION OF ACTION TAKEN AND DIRECTION GIVEN BY THE CITY COUNCIL AND ARE NOT VERBATIM TRANSCRIPTS. DIGITAL RECORDINGS AND CLOSED CAPTION TRANSCRIPTS OF SCOTTSDALE CITY COUNCIL MEETINGS ARE AVAILABLE ONLINE AND ARE ON FILE IN THE CITY CLERK'S OFFICE.

ATTACHMENT 12

PUBLIC COMMENT

- Peter Boyle encouraged young arts enthusiasts to engage with Scottsdale Arts.
- Dorian Sellers expressed concern about homelessness.
- John Arthur Deal presented a citizen's petition (attached) asking for answers related to the City's Master Lease with the City of Phoenix and sublease with the Giants, LLC.

ADDED ITEMS

A1. Added Items
Item No. 20A was added to the agenda on February 12, 2020.
Request: Vote to accept the agenda as presented or continue the added item(s) to the next scheduled Council meeting, which is March 3, 2020.

MOTION AND VOTE – ADDED ITEMS

Councilmember Korte made a motion to accept the agenda as presented. Councilwoman Klapp seconded the motion, which carried 7/0, with Mayor Lane; Vice Mayor Littlefield; and Councilmembers Klapp, Korte, Milhaven, Phillips, and Whitehead voting in the affirmative.

MINUTES

Request: Approve the Special Meeting Minutes of January 21, 2020; Regular Meeting Minutes of January 21, 2020; and Executive Session Minutes of January 21, 2020.

MOTION AND VOTE – MINUTES

Councilman Phillips made a motion to approve the Special Meeting Minutes of January 21, 2020; Regular Meeting Minutes of January 21, 2020; and Executive Session Minutes of January 21, 2020. Vice Mayor Littlefield seconded the motion, which carried 7/0, with Mayor Lane; Vice Mayor Littlefield; and Councilmembers Klapp, Korte, Milhaven, Phillips, and Whitehead voting in the affirmative.

CONSENT AGENDA

1. **S & V Urban Italian at SOHO Liquor License (108-LL-2019)**
Request: Consider forwarding a recommendation of approval to the Arizona Department of Liquor Licenses and Control for a Series 12 (restaurant) State liquor license for a new location and owner.
Location: 16580 N. 92nd Street, Suite 105
Staff Contact(s): Tim Curtis, Current Planning Director, 480-312-4210, tcurtis@scottsdaleaz.gov

2. **Kwik Mart Liquor License (109-LL-2019)**
Request: Consider forwarding a recommendation of approval to the Arizona Department of Liquor Licenses and Control for a Series 10 (beer and wine store) State liquor license for an existing location with a new owner.
Location: 8001 E. Roosevelt Street
Staff Contact(s): Tim Curtis, Current Planning Director, 480-312-4210, tcurtis@scottsdaleaz.gov

3. **MIXT Liquor License (112-LL-2019)**
Request: Consider forwarding a recommendation of approval to the Arizona Department of Liquor Licenses and Control for a Series 12 (restaurant) State liquor license for a new location and owner.
Location: 15125 N. Scottsdale Road, Suite L1-190
Staff Contact(s): Tim Curtis, Current Planning Director, 480-312-4210, tcurtis@scottsdaleaz.gov

4. **Twist Bistro and Gallery Liquor License (1-LL-2020)**
Request: Consider forwarding a recommendation of approval to the Arizona Department of Liquor Licenses and Control for a Series 12 (restaurant) State liquor license for an existing location with a new owner.
Location: 32409 N. Scottsdale Road, Suite 107
Staff Contact(s): Tim Curtis, Current Planning Director, 480-312-4210, tcurtis@scottsdaleaz.gov

5. **Culinary Dropout Liquor License (2-LL-2020)**
Request: Consider forwarding a recommendation of approval to the Arizona Department of Liquor Licenses and Control for a Series 12 (restaurant) State liquor license for a new location and owner.
Location: 15125 N. Scottsdale Road, Suite L1-190
Staff Contact(s): Tim Curtis, Current Planning Director, 480-312-4210, tcurtis@scottsdaleaz.gov

Current Planning Director Tim Curtis clarified that the correct suite number for Item No. 5 is Suite L-120.

6. **Agent and Acquisition of Control Change Liquor Licenses**
Request: Consider forwarding a recommendation of approval to the Arizona Department of Liquor Licenses and Control for an agent and acquisition of control change at the following locations:
   1. Olive & Ivy (4-LL-2020 and 5-LL-2020) for an existing Series 7 (beer and wine bar) and Series 12 (restaurant) State liquor license located at 7135 E. Camelback Road, Suite 195.
   2. Flower Child (6-LL-2020) for an existing Series 12 (restaurant) State liquor license located at 10460 N. 90th Street.
   3. Zinburger Scottsdale Quarter (7-LL-2020) for an existing Series 12 (restaurant) State liquor license located at 15257 N. Scottsdale Road, Suite F1-150.
   4. Culinary Dropout (8-LL-2020) for an existing Series 12 (restaurant) State liquor license located at 7135 E. Camelback Road, Suite 125.
   5. Blanco Tacos and Tequila (9-LL-2020) for an existing Series 12 (restaurant) State liquor license located at 6166 N. Scottsdale Road, Suite 601.
   6. Pizzeria Virtu (12-LL-2020) for an existing Series 12 (restaurant) State liquor license located at 6952 E. Main Street.

Staff Contact(s): Tim Curtis, Current Planning Director, 480-312-4210, tcurtis@scottsdaleaz.gov

7. **Winfield Hotel & Residences Abandonment (3-AB-2017#2)**
Request: Adopt **Resolution No. 11712** granting a two-year extension to fulfill the conditions set forth in Resolution No. 11066 abandoning 1,620± square-feet of an alley abutting 4221 and 4223 N. Scottsdale Road and 4216 N. Winfield Scott Plaza.
Staff Contact(s): Randy Grant, Planning and Development Services Director, 480-312-2664, rgrant@scottsdaleaz.gov

8. **Papago Plaza Rezoning and Development Agreement (6-ZN-2018#2 and 8-DA-2019)**
Requests:
1. Adopt **Ordinance No. 4436** approving a zoning district map amendment from Planned Community District, Planned Regional Center (P-C PRC) zoning to Planned Community District, Planned Regional Center, Planned Shared Development (P-C PRC PSD) zoning to allow for a new four-lot subdivision on a 10±-acre site located at the southwest corner of N. Scottsdale Road and E. McDowell Road.
2. Adopt **Resolution No. 11692** authorizing Development Agreement No. 2020-016-COS with Papago Marketplace, LLC; CRP/AR McDowell Owner, LLC; Willie M. Yee G.C.E. Trust; and Scottsdale Hotel Investors, LLC.

Location: 7115 E. McDowell Road
Staff Contact(s): Randy Grant, Planning and Development Services Director, 480-312-2664, rgrant@scottsdaleaz.gov

MOTION AND VOTE – ITEM 8

Vice Mayor Littlefield made a motion to continue Item 8 to March 3, 2020. Councilman Phillips seconded the motion, which carried 7/0, with Mayor Lane; Vice Mayor Littlefield; and Councilmembers Klapp, Korte, Milhaven, Phillips, and Whitehead voting in the affirmative.

9. **South Scottsdale Mixed-Use Rezoning (14-ZN-2018)**
Requests:
1. Adopt **Ordinance No. 4432** approving a zoning district map amendment from Highway Commercial (C-3) zoning to Planned Unit Development (PUD) zoning, including a development plan and amended development standards for building setbacks and stepbacks on a 4.32±-acre site.
2. Adopt **Resolution No. 11674** declaring the document titled "*South Scottsdale Mixed-Use Development Plan*" to be a public record.

Location: 1000 N. Scottsdale Road
Staff Contact(s): Randy Grant, Planning and Development Services Director, 480-312-2664, rgrant@scottsdaleaz.gov

MOTION AND VOTE – ITEM 9

Councilmember Korte made a motion to continue Item 9 to March 17, 2020. Vice Mayor Littlefield seconded the motion, which carried 7/0, with Mayor Lane; Vice Mayor Littlefield; and Councilmembers Klapp, Korte, Milhaven, Phillips, and Whitehead voting in the affirmative.

10. **Rawhide Wash Flood Hazard Mitigation Project Intergovernmental Agreement**
Request: Adopt **Resolution No. 11677** authorizing Agreement No. 2020-011-COS with the City of Phoenix and the Flood Control District of Maricopa County for construction, construction management, and operation and maintenance for the Rawhide Wash Flood Hazard Mitigation Project.
Staff Contact(s): Randy Grant, Planning and Development Services Director, 480-312-2664, rgrant@scottsdaleaz.gov

11. **Osborn Road Parallel Sewer Main Preconstruction Phase Services Contract**
Request: Adopt **Resolution No. 11706** authorizing CM@Risk Contract No. 2020-036-COS with
B & F Contracting, Inc., in an amount not to exceed $40,594.50, to provide preconstruction phase services for the Osborn Road Parallel Sewer Main from Bishop Lane to Miller Road project.
Staff Contact(s): Dan Worth, Public Works Director, 480-312-5555, dworth@scottsdaleaz.gov

12. **Intelligent Transportation Systems Engineering Services Contract**
Request: Adopt **Resolution No. 11707** authorizing Contract No. 2016-006-COS-A3 with Kimley-Horn and Associates, Inc., for a one-year contract extension, in an amount not to exceed $1,000,000, for on-call intelligent transportation system engineering services.
Staff Contact(s): Dan Worth, Public Works Director, 480-312-5555, dworth@scottsdaleaz.gov

13. **Storm Water Engineering Services Contracts**
Request: Adopt **Resolution No. 11708** authorizing the following one-year contract extensions in an amount not to exceed $1,000,000 per contract for studies, design, construction documents, and construction administration for on-call storm water projects:
1. Contract No. 2018-016-COS-A1 with J2 Engineering and Environmental Design, LLC
2. Contract No. 2018-017-COS-A1 with Michael Baker International, Inc.

Staff Contact(s): Dan Worth, Public Works Director, 480-312-5555, dworth@scottsdaleaz.gov

14. **Tree Planting and Funding Agreement**
Request: Adopt **Resolution No. 11711** authorizing Agreement No. 2020-039-COS with Urban Offsets, Inc., to partially fund the cost of purchasing, planting, and maintaining 100 trees.
Staff Contact(s): Tim Conner, Office of Environmental Initiatives Manager, 480-312-7833, tconner@scottsdaleaz.gov

15. **HOME Investment Partnership Program Intergovernmental Agreement**
Request: Adopt **Resolution No. 11676** authorizing Agreement No. 2020-010-COS with Maricopa County; the Cities of Avondale, Chandler, Glendale, Peoria, Surprise, and Tempe; and the Town of Gilbert to continue to operate as a consortium to receive federal funding under the HOME Investment Partnership Program.
Staff Contact(s): Greg Bestgen, Human Services Department Director, 480-312-0104, gbestgen@scottsdaleaz.gov

16. **Airport Lease Agreements**
Request: Adopt **Resolution No. 11689** to authorize:
1. Lease Agreement No. 2018-193-COS-A1, the first amendment to the agreement with Scottsdale Jet Center Real Estate, LLC, to permit expansion of leased area, adjust the base rent, and authorize the Aviation Director to approve future assignments.
2. Lease Assignment, Assumption, Consent and Estoppel No. 2020-014-COS with Scottsdale Jet Center Real Estate, LLC, and Jet Aviation of America, Inc.

Staff Contact(s): Gary Mascaro, Aviation Director, 480-312-7735, gmascaro@scottsdaleaz.gov

17. 2019 DNA Capacity Enhancement and Backlog Reduction Program Grant
Request: Adopt **Resolution No. 11705** to authorize:

1. Agreement No. 2020-035-COS with the U.S. Department of Justice to accept a 2019 DNA Capacity Enhancement and Backlog Reduction Program formula grant in the amount of $260,969.
2. The Chief of Police, or designee, to conduct all negotiations and to execute and submit all documents and other necessary or desirable instruments in connection with the acceptance of the grant.
3. The additional of a full-time, temporary 1.0 FTE Forensic Scientist II position in the Police Department Crime Laboratory to be funded by the grant.
4. A budget transfer in the amount of $260,969 from the adopted FY 2019/20 Future Grants Budget and/or Grant Contingency Budget to a newly created cost center to record the grant activity.

Staff Contact(s): Alan Rodbell, Chief of Police, 480-312-1900, arodbell@scottsdaleaz.gov

18. Fire Utility Truck Replacement Budget Transfer
Request: Adopt **Resolution No. 11723** authorizing a FY 2019/20 General Fund Capital Contingency Budget Appropriation transfer in the amount of $782,638 to a newly created capital project titled "*44-Replacement of Fire Utility Truck to be used on Fire Ground Activity and Response to Hazardous Materials and Technical Rescue Incidents*" to be funded by the General Obligation Bond 2019 proceeds.
Staff Contact(s): Tom Shannon, Fire Chief, 480-312-1821, tshannon@scottsdaleaz.gov

19. Financial Statement Audit Professional Services Contract
Request: Adopt **Resolution No. 11714** authorizing Contract No. 2020-041-COS with Heinfeld, Meech & Co., P.C., in an amount not to exceed $90,000, for financial statement audit services.
Staff Contact(s): Sharron Walker, City Auditor, 480-312-7867, swalker@scottsdaleaz.gov

20. Monthly Financial Report
Request: Accept the FY 2019/20 Monthly Financial Report as of December 2019.
Staff Contact(s): Judy Doyle, Budget Director, 480-312-2603, jdoyle@scottsdaleaz.gov

20A. Petition for Review of Federal Aviation Administration Action
Request: Adopt **Resolution No. 11728** authorizing the City to file a petition for review of Federal Aviation Administration action related to flight routes from Sky Harbor International Airport or seek other available legal remedies.
Staff Contact(s): Sherry Scott, City Attorney, 480-312-2405, sscott@scottsdaleaz.gov

MOTION AND VOTE – CONSENT AGENDA

Councilmember Korte made a motion to approve Consent Agenda Items 1 through 20A, with the exception of Item No. 8, which was continued to March 3, 2020, and Item No. 9, which was continued to March 17, 2020. Councilman Phillips seconded the motion, which carried 7/0, with Mayor Lane; Vice Mayor Littlefield; and Councilmembers Klapp, Korte, Milhaven, Phillips, and Whitehead voting in the affirmative.

REGULAR AGENDA

21. Monthly Financial Update
Request: Receive, discuss and provide possible direction on the City Treasurer's monthly financial presentation as of January 2020.
Presenter(s): Jeff Nichols, City Treasurer
Staff Contact(s): Judy Doyle, Budget Director, 480-312-2603, jdoyle@scottsdaleaz.gov

City Treasurer Jeff Nichols gave a PowerPoint presentation (attached) on the City's financial status as of January 2020.

PUBLIC COMMENT – None

CITIZEN PETITIONS

22. Receipt of Citizen Petitions
Request: Accept and acknowledge receipt of citizen petitions. Any member of the Council may make a motion, to be voted on by the Council, to: (1) Direct the City Manager to agendize the petition for further discussion; (2) direct the City Manager to investigate the matter and prepare a written response to the Council, with a copy to the petitioner; or (3) take no action.
Staff Contact(s): Carolyn Jagger, City Clerk, 480-312-2411, cjagger@scottsdaleaz.gov

MOTION AND VOTE – ITEM 22

Councilwoman Milhaven made a motion to direct the City Manager to investigate the citizen petition submitted by John Arthur Deal asking for answers related to the City's Master Lease with the City of Phoenix and sublease with the Giants, LLC, and prepare a written response to the Council, with a copy to the petitioner. Councilmember Korte seconded the motion, which carried 7/0, with Mayor Lane; Vice Mayor Littlefield; and Councilmembers Klapp, Korte, Milhaven, Phillips, and Whitehead voting in the affirmative.

MAYOR AND COUNCIL ITEMS - None

ADJOURNMENT

The Regular City Council Meeting adjourned at 5:50 P.M.

SUBMITTED BY:

Carolyn Jagger

Carolyn Jagger
City Clerk

Officially approved by the City Council on March 17, 2020

CERTIFICATE

I hereby certify that the foregoing Minutes are a true and correct copy of the Minutes of the Regular Meeting of the City Council of Scottsdale, Arizona held on the 18th day of February 2020.

I further certify that the meeting was duly called and held, and that a quorum was present.

DATED this 17th day of March 2020.

Carolyn Jagger, City Clerk

SCOTTSDALE CITY COUNCIL
REGULAR MEETING MINUTES
TUESDAY, MARCH 17, 2020

CITY HALL KIVA
3939 N. DRINKWATER BOULEVARD
SCOTTSDALE, AZ 85251

CALL TO ORDER

Mayor W.J. "Jim" Lane called to order a Regular Meeting of the Scottsdale City Council at 5:04 P.M. on Tuesday, March 17, 2020, in the City Hall Kiva.

ROLL CALL

Present: Mayor W.J. "Jim" Lane; Vice Mayor Kathleen S. Littlefield; and Councilmembers Suzanne Klapp, Virginia L. Korte, Linda Milhaven, Guy Phillips, and Solange Whitehead (participated telephonically)

Also Present: City Manager Jim Thompson, City Attorney Sherry Scott, City Treasurer Jeff Nichols, City Auditor Sharron Walker, and City Clerk Carolyn Jagger

PLEDGE OF ALLEGIANCE – Councilmember Korte

INVOCATION – Mayor Lane asked for a moment of silence to reflect on the deadly COVID-19 virus sweeping the nation and the precautions needed to be taken to thwart continued outbreaks.

MAYOR'S REPORT

Mayor Lane commented on the COVID-19 virus, including community actions, guidelines, and sources for information.

PRESENTATIONS/INFORMATION UPDATES – Postponed

- **Scottsdale Arts Update**
  Presenter(s): Gerd Wuestemann, Scottsdale Arts President and CEO

PUBLIC COMMENT – None

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ATTACHMENT 13

ADDED ITEMS

A1. Added Items
The council reports for Item Nos. 23A and 24 were added to the agenda less than ten days prior to the meeting and will require a separate vote to remain on the agenda.
Request: Vote to accept the agenda as presented or to continue the added items to the April 7, 2020, Council meeting

MOTION AND VOTE – ADDED ITEMS

Councilmember Korte made a motion to accept the agenda as presented. Councilwoman Klapp seconded the motion, which carried 5/2, with Mayor Lane; Vice Mayor Littlefield; and Councilmembers Klapp, Korte, and Phillips voting in the affirmative and Councilmembers Milhaven and Whitehead dissenting.

MINUTES

Request: Approve the Special Meeting Minutes of February 18, 2020, and Regular Meeting Minutes of February 18, 2020.

MOTION AND VOTE – MINUTES

Councilman Phillips made a motion to approve the Special Meeting Minutes of February 18, 2020, and Regular Meeting Minutes of February 18, 2020. Councilwoman Klapp seconded the motion, which carried 7/0, with Mayor Lane; Vice Mayor Littlefield; and Councilmembers Klapp, Korte, Milhaven, Phillips, and Whitehead voting in the affirmative.

CONSENT AGENDA

1. **Herb Box Catering Company Liquor License (103-LL-2019)**
Request: Consider forwarding a recommendation of approval to the Arizona Department of Liquor Licenses and Control for a Series 12 (restaurant) State liquor license for an existing location with a new owner.
Location: 7000 E. Shea Boulevard, Building G, Suite 1010
Staff Contact(s): Tim Curtis, Current Planning Director, 480-312-4210, tcurtis@scottsdaleaz.gov

2. **Francine Liquor License (18-LL-2020)**
Request: Consider forwarding a recommendation of approval to the Arizona Department of Liquor Licenses and Control for a Series 12 (restaurant) State liquor license for a new location and owner.
Location: 7014 E. Camelback Road, Suite 1160
Staff Contact(s): Tim Curtis, Current Planning Director, 480-312-4210, tcurtis@scottsdaleaz.gov

3. **Pizza Hut No. 26987 Liquor License (19-LL-2020)**
Request: Consider forwarding a recommendation of approval to the Arizona Department of Liquor Licenses and Control for a Series 10 (beer and wine store) State liquor license for a new location and owner.
Location: 11291 E. Via Linda, Suite 128
Staff Contact(s): Tim Curtis, Current Planning Director, 480-312-4210, tcurtis@scottsdaleaz.gov

4. **Pizza Hut No. 26981 Liquor License (20-LL-2020)**
Request: Consider forwarding a recommendation of approval to the Arizona Department of Liquor Licenses and Control for a Series 10 (beer and wine store) State liquor license for a new location and owner.
Location: 10320 N. Scottsdale Road, Suite 121
Staff Contact(s): Tim Curtis, Current Planning Director, 480-312-4210, tcurtis@scottsdaleaz.gov

5. **Brand Factory Liquor License (23-LL-2020)**
Request: Consider forwarding a recommendation of approval to the Arizona Department of Liquor Licenses and Control for a Series 4 (wholesaler) State liquor license for a new location and owner.
Location: 502 N. Hayden Road, Suite 550
Staff Contact(s): Tim Curtis, Current Planning Director, 480-312-4210, tcurtis@scottsdaleaz.gov

***6. **Permanent Extension of Premises for Crust Brothers (2-EX-2020)**

(Removed at the request of staff.)

7. **Green Sky Patient Center of Scottsdale North, Inc., Conditional Use Permit (3-UP-2015#2)**
Request: Find that the conditional use permit criteria have been met and adopt **Resolution No. 11738** approving the renewal of an existing Conditional Use Permit for a Medical Marijuana Use (dispensary) in a 2,700± square-foot facility with Industrial Park (I-1) zoning.
Location: 7320 E. Butherus Drive, Suite 100
Staff Contact(s): Randy Grant, Planning and Development Services Director, 480-312-2664, rgrant@scottsdaleaz.gov

8. **Lomas Verdes Estates Final Plat (5-PP-2017)**
Request: Approve the final plat for a new residential subdivision comprised of six lots and amended development standards on an 8±-acre site with Single-Family Residential, Environmentally Sensitive Lands, Foothills Overlay (R1-43/ESL/FO) zoning.
Location: Southeast corner of E. Redbird Road and N. 64th Street
Staff Contact(s): Randy Grant, Planning and Development Services Director, 480-312-2664, rgrant@scottsdaleaz.gov

9. **South Scottsdale Mixed-Use Rezoning (14-ZN-2018)**
Request: Continue to a date to be determined.
Staff Contact(s): Randy Grant, Planning and Development Services Director, 480-312-2664, rgrant@scottsdaleaz.gov

10. **Transportation Engineering Services Contracts for Capital Improvement Projects**
Request: Adopt **Resolution No. 11737** authorizing the following on-call engineering services contracts for an initial two-year term in an amount not to exceed $1,500,000 per contract for the design of various transportation projects:
1. Contract No. 2020-048-COS with Gavan and Barker, Inc.
2. Contract No. 2020-049-COS with Premier Engineering Corporation
3. Contract No. 2020-050-COS with Ritoch-Powell & Associates Consulting Engineers, Inc.

Staff Contact(s): Daniel Worth, Public Works Director, 480-312-5555, dworth@scottsdaleaz.gov

11. One Civic Center Pocket Park Project Budget Transfer
Request: Adopt **Resolution No. 11743** authorizing a FY 2019/20 General Fund Capital Contingency Budget Appropriation transfer in the amount of $150,000 from the Downtown Cultural Trust to a newly created CIP project titled One Civic Center Pocket Park Project.
Staff Contact(s): Daniel Worth, Public Works Director, 480-312-5555, dworth@scottsdaleaz.gov

12. Recyclable Materials Intergovernmental Agreement
Request: Adopt **Resolution No. 11729** to authorize:
1. Agreement No. 2020-045-COS with the City of Phoenix for the processing and disposition of recyclable materials.
2. A budget transfer from the adopted FY 2019/20 Solid Waste Fund Operating Reserve to the Solid Waste Management Operating Budget in an amount not to exceed $550,000 to cover unforeseen circumstances that impact the landfill disposal, recycling disposal costs, and recycling processing fee.
3. The Public Works Director to execute and take necessary actions to modify Contract No. 2016-022-COS with Salt River Pima-Maricopa Indian Community to provide for the alternative delivery of recyclable materials to the Phoenix Materials Recovery Facilities.

Staff Contact(s): Dan Worth, Public Works Director, 480-312-5555, dworth@scottsdaleaz.gov

13. Trolley Preventative Maintenance Grant
Request: Adopt **Resolution No. 11739** to authorize:
1. Intergovernmental Agreement No. 2020-052-COS with the City of Phoenix for the acceptance of a Federal Transit Administration grant in the amount of $174,084 for trolley preventative maintenance.
2. A budget transfer in the amount of $174,084 from the adopted FY 2019/20 Future Grants Budget and/or Grant Contingency Budget to a newly created cost center to record the related grant activity.

Staff Contact(s): Dan Worth, Public Works Director, 480-312-5555, dworth@scottsdaleaz.gov

14. Scottsdale Stadium Food and Beverage Agreement
Request: Adopt **Resolution No. 11734** to authorize:
1. Agreement No. 2020-047-COS with Arizona Sportservice, Inc., dba Delaware North, for the provision of concession, catering, and alcoholic beverage services at Scottsdale Stadium.
2. The Community Services Director, or designee, to make determinations, execute documents, and take any other such actions as necessary.

Staff Contact(s): Reed Pryor, Parks and Recreation Director, 480-312-1011, rpryor@scottsdaleaz.gov

15. Naming of the Fraesfield Trailhead Interpretive Trail and the Gateway Trailhead Amphitheater
Request: Adopt **Resolution No. 11735** to authorize naming the following locations in the Scottsdale McDowell Sonoran Preserve:
1. The Fraesfield Trailhead Interpretive Trail in honor of Kathryn "Sam" Campana.
2. The Gateway Trailhead Amphitheater in honor of Mary Manross.

Staff Contact(s): Kroy Ekblaw, Preserve Director, 480-312-7064, kekblaw@scottsdaleaz.gov

16. Public Housing Agency Plans

Request: Adopt **Resolution No. 11670** to:

1. Approve the Public Housing Agency Five-Year Agency Plan for 2020-2025 and the Annual Agency Plan for FY 2020/21 for the operation of and to serve as the application for funding for the Housing Choice Voucher Program to the United States Department of Housing and Urban Development (HUD).
2. Authorize changes to the Scottsdale Housing Agency Administrative Plan, included in the Five- Year and Annual Agency Plans.
3. Accept additional Housing Choice Vouchers that HUD may offer during FY 2020/21.
4. Authorize the Human Services Director to execute any other documents and take any other such actions as necessary.

Staff Contact(s): Greg Bestgen, Human Services Director, 480-312-0104, gbestgen@scottsdaleaz.gov

17. Paiute Neighborhood Center Women, Infants and Children Program Revocable License Agreement

Request: Adopt **Resolution No. 11732** authorizing Agreement No. 2017-142-COS-A1, the first amendment to the agreement with Maricopa County, to use space at Paiute Neighborhood Center to operate the Women, Infants, and Children Program.

Staff Contact(s): Greg Bestgen, Human Services Director, 480-312-0104, gbestgen@scottsdaleaz.gov

18. NCAA Men's & Women's Division 1 National Golf Championship

Request: Adopt **Resolution No. 11709** to authorize:

1. Funding, not to exceed $75,000 annually for three years, from the portion of the Tourism Development Fund that is allocated toward event retention and development for the NCAA Men's & Women's Division 1 National Golf Championship event.
2. New Event Funding Agreement No. 2020-037-COS with Grayhawk Golf Club for a three-year term.

Staff Contact(s): Karen Churchard, Tourism and Events Director, 480-312-2890, kchurchard@scottsdaleaz.gov

(Removed at the request of staff.)

19. Fire Fighter Medical Examinations

Request: Adopt **Resolution No. 11744** authorizing Contract No. 2020-054-COS with Heartfit for Duty, LLC, for medical services including incumbent medical Fit for Duty exams and pre-hire physical exams.

Staff Contact(s): Tom Shannon, Fire Chief, 480-312-1821, tshannon@scottsdaleaz.gov

20. Prosecution Department Disclosure Fee Schedule Adjustments

Request: Adopt **Resolution No. 11731** authorizing adjustments to the Prosecution Department's disclosure fee schedule.

Staff Contact(s): Sherry Scott, City Attorney, 480-312-2405, sscott@scottsdaleaz.gov

21. Re-assignment to Benjamin M. Gibbons

Request: Adopt **Resolution No. 11741** authorizing the City's re-assignment to employee Benjamin M. Gibbons of potential claims including third party claims arising from an employment-related incident on or about June 24, 2018.

Staff Contact(s): Sherry Scott, City Attorney, 480-312-2405, sscott@scottsdaleaz.gov

22. Monthly Financial Report
Request: Accept the FY 2019/20 Monthly Financial Report as of January 2020.
Staff Contact(s): Judy Doyle, Budget Director, 480-312-2603, jdoyle@scottsdaleaz.gov

23. Detroit Coney Grill Awnings and Canopy – Appeal to City Council (2-DR-1994#3)
Request: At the request of the property owner and applicant, continue to a date to be determined.
Staff Contact(s): Randy Grant, Planning and Development Services Director, 480-312-2664, rgrant@scottsdaleaz.gov

23A. Bond 2019 Capital Improvement Project Budget Transfer
Request: Adopt **Resolution No. 11754** authorizing a FY 2019/20 General Fund Capital Contingency Budget Appropriation Transfer in the amount of $2,000,000 to a newly created capital improvement project titled "*53 – Build Multi-Use Sports Fields in the Area of Bell Road*" to be funded by General Obligation Bond 2019 Proceeds. (This transfer partially funds this project.)
Staff Contact(s): Dan Worth, Public Works Director, 480-312-5555, dworth@scottsdaleaz.gov

MOTION AND VOTE – CONSENT AGENDA

Vice Mayor Littlefield made a motion to adopt Consent Agenda Items 1 through 23A, absent Items 6 and 18, which were removed at the request of staff. Councilman Phillips seconded the motion, which carried 7/0, with Mayor Lane; Vice Mayor Littlefield; and Councilmembers Klapp, Korte, Milhaven, Phillips, and Whitehead voting in the affirmative.

REGULAR AGENDA

24. Tax on Food for Home Consumption
Request: Adopt **Ordinance No. 4444** amending Appendix C of the Scottsdale Revised Code, Sec. 462., Retail sales: Food for home consumption, with one of the following options:

1. Set the tax rate at an amount equal to 0.0% of the gross income from the business activity upon every person engaging or continuing in the business of selling food for home consumption at retail. Or;
2. Set the tax rate at an amount equal to 0.75% of the gross income from the business activity upon every person engaging or continuing in the business of selling food for home consumption at retail. Or;
3. Set the tax rate at an amount equal to 1.0% of the gross income from the business activity upon every person engaging or continuing in the business of selling food for home consumption at retail.

Presenter(s): Jeff Nichols, City Treasurer
Staff Contact(s): Jeff Nichols, City Treasurer, 480-312-2364, jenichols@scottsdaleaz.gov

City Treasurer Jeff Nichols gave a PowerPoint presentation (attached) on the proposed elimination of the tax on food for home consumption.

Mayor Lane opened public testimony.

David Smith spoke in support of eliminating the tax on food for home consumption.

Mayor Lane closed public testimony.

MOTION AND VOTE – ITEM 24

Councilwoman Milhaven made a motion to continue Item 24 until a vote of the Council decides to put it back on the agenda. Vice Mayor Littlefield seconded the motion, which carried 4/3, with Vice Mayor Littlefield and Councilmembers Korte, Milhaven, and Whitehead voting in the affirmative and Mayor Lane and Councilmembers Klapp and Phillips dissenting.

25. Monthly Financial Update
Request: Receive, discuss, and provide possible direction on the City Treasurer's monthly financial presentation as of February 2020.
Presenter(s): Jeff Nichols, City Treasurer and Dave Lipinski, City Engineer
Staff Contact(s): Judy Doyle, Budget Director, 480-312-2603, jdoyle@scottsdaleaz.gov

City Treasurer Jeff Nichols gave a PowerPoint presentation (attached) on the City's financial status as of February 2020.

PUBLIC COMMENT – None

CITIZEN PETITIONS

26. Receipt of Citizen Petitions
Request: Accept and acknowledge receipt of citizen petitions. Any member of the Council may make a motion, to be voted on by the Council, to: (1) Direct the City Manager to agendize the petition for further discussion; (2) direct the City Manager to investigate the matter and prepare a written response to the Council, with a copy to the petitioner; or (3) take no action.
Staff Contact(s): Carolyn Jagger, City Clerk, 480-312-2411, cjagger@scottsdaleaz.gov

No citizen petitions were received.

MAYOR AND COUNCIL ITEMS - None

ADJOURNMENT

The Regular City Council Meeting adjourned at 6:26 P.M.

SUBMITTED BY:

Carolyn Jagger
City Clerk

Officially approved by the City Council on May 5, 2020

CERTIFICATE

I hereby certify that the foregoing Minutes are a true and correct copy of the Minutes of the Regular Meeting of the City Council of Scottsdale, Arizona held on the 17th day of March 2020.

I further certify that the meeting was duly called and held, and that a quorum was present.

DATED this 5th day of May 2020.

Carolyn Jagger, City Clerk

SCOTTSDALE DEVELOPMENT REVIEW BOARD
KIVA-CITY HALL
3939 DRINKWATER BOULEVARD
SCOTTSDALE, ARIZONA
Thursday, October 15, 2020

DRAFT SUMMARIZED MEETING MINUTES

PRESENT:

Suzanne Klapp, Councilmember
Paul Alessio, Planning Commissioner
Shakir Gushgari, Design Member
Doug Craig, Design Member
Michal Ann Joyner, Development Member

ABSENT:

None

STAFF:

Brad Carr
Joe Padilla
Chris Zimmer
Bronte Ibsen
Lorraine Castro
Brian Hancock
Al Kane

CALL TO ORDER

Councilwoman Klapp called the meeting of the Development Review Board to order at 1:00 PM.

ROLL CALL

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

ATTACHMENT 14

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

ADMINISTRATIVE REPORT

1. Identify supplemental information, if any, related to October 15, 2020 Development Review Board agenda items, and other correspondence.

   STAFF LIAISON BRAD CARR NOTED ADDITIONAL COMMUNITY INPUT RECEIVED REGARDING REGULAR AGENDA ITEM #6.

MINUTES

2. Approval of the October 1, 2020 Development Review Board Meeting Minutes.

   BOARD MEMBER GUSHGARI MOVED TO APPROVE THE OCTOBER 1, 2020 DEVELOPMENT REVIEW BOARD MEETING MINUTES, 2ND BY BOARD MEMBER JOYNER. THE MOTION CARRIED UNANIMOUSLY IN FAVOR BY COUNCILMEMBER KLAPP, COMMISSIONER ALESSIO, BOARD MEMBERS GUSHGARI, JOYNER, AND CRAIG WITH AN AYE VOTE OF FIVE (5) TO ZERO (0).

CONSENT AGENDA

3. 3-PP-2020 (Emerald Hills Ranch)
   Request for approval of the preliminary plat for a new 7-lot single-family residential subdivision with amended development standards on an +/- 8.5-acre site with Single-family Residential, Environmentally Sensitive Lands (R1-43 ESL) zoning.
   10030 N. 124th Street Kimley-Horn, Engineer

   BOARD MEMBER JOYNER MOVED TO RECOMMEND APPROVAL OF 3-PP-2020, 2ND BY BOARD MEMBER GUSHGARI. THE MOTION CARRIED UNANIMOUSLY IN FAVOR BY COUNCILMEMBER KLAPP, COMMISSIONER ALESSIO, BOARD MEMBERS GUSHGARI, AND JOYNER WITH AN AYE VOTE OF FOUR (4) TO ZERO (0), WITH BOARD MEMBER CRAIG RECUSED.

REGULAR AGENDA

4. Scottsdale General Plan Update Citizen Review Committee Appointment
   Appoint the Development Review Board Vice Chair, or other public member of the Development Review Board, to serve on the 2035 General Plan Update Citizen Review Committee.

   BOARD MEMBER CRAIG MOVED TO APPOINT BOARD MEMBER GUSHGARI TO THE CITIZEN REVIEW COMMITTEE, 2ND BY BOARD MEMBER GUSHGARI. THE MOTION CARRIED UNANIMOUSLY IN FAVOR BY COUNCILMEMBER KLAPP, COMMISSIONER ALESSIO, BOARD MEMBERS GUSHGARI, JOYNER, AND CRAIG WITH AN AYE VOTE OF FIVE (5) TO ZERO (0).

REGULAR AGENDA

5. 14-ZN-2018 (South Scottsdale Mixed-Use)
   Pursuant to the requirements of the Planned Unit Development (PUD) zoning district, the applicant is requesting a review by the Development Review Board with a subsequent recommendation to the Planning Commission and City Council regarding the Development Plan and proposed amended development standards for a proposed zoning district map amendment from Highway Commercial (C-3) zoning to PUD zoning for a new mixed-use development consisting of 281 dwelling units and 10,125 square feet of commercial floor area, on a +/- 4.32-acre site.
   1000 N. Scottsdale Road Biltform Architecture Group, Architect/Designer

   BOARD MEMBER GUSHGARI MOVED TO RECOMMEND APPROVAL OF 14-ZN-2018 TO THE PLANNING COMMISSION, 2ND BY BOARD MEMBER CRAIG. THE MOTION CARRIED UNANIMOUSLY IN FAVOR BY COUNCILMEMBER KLAPP, COMMISSIONER ALESSIO, BOARD MEMBERS GUSHGARI, JOYNER, AND CRAIG WITH AN AYE VOTE OF FIVE (5) TO ZERO (0).

6. 28-DR-2020 (Axon)
   Request by property owner for approval of a site plan, landscape plan, and building elevations for a new 5-story corporate office/manufacturing building with approximately 400,000 square feet of floor area on a +/- 60-acre site.
   SEC of Hayden Road and Loop 101 SmithGroup, Architect/Designer

   BOARD MEMBER CRAIG MOVED TO APPROVE 28-DR-2020 WITH THE ADDED STIPULATION THAT THE APPLICANT WILL CONTINUE TO WORK WITH STAFF TO ENHANCE THE LANDSCAPING ON THE NORTH SIDE OF E. MAYO BOULEVARD, 2ND BY BOARD MEMBER JOYNER. THE MOTION CARRIED UNANIMOUSLY IN FAVOR BY COUNCILMEMBER KLAPP, COMMISSIONER ALESSIO, BOARD MEMBERS GUSHGARI, JOYNER, AND CRAIG WITH AN AYE VOTE OF FIVE (5) TO ZERO (0).

REGULAR AGENDA

7. 9-ZN-2020 (The Scottsdale Collection)

   Pursuant to the requirements of the Planned Block Development (PBD) zoning district, the applicant is requesting a review by the Development Review Board with a subsequent recommendation to the Planning Commission regarding the Development Plan and proposed site development standards for a proposed zoning district map amendment for multiple parcels from Central Business, Parking P-3 District, Downtown Overlay and Parking P-2 District; Vehicle Parking, Downtown Overlay (C-2/P-3 DO and P-2 DO), Central Business, Downtown Overlay (C-2 DO), and Highway Commercial, Downtown Overlay (C-3 DO) zoning to Downtown/Downtown Multiple Use - Type 3, Planned Block Development, Downtown Overlay (D/DMU-3 PBD DO) zoning, with an Infill Incentive (II) District to allow for amended development standards at the Old Town boundary, on an overall +/- 10.2-acre (gross land area) site generally located between E. Camelback Road to the north, N. Civic Center Plaza to the east, E. 6th Avenue to the south, and N. Scottsdale Road to the west.

   Nelsen Partners, Architect/Designer

   BOARD MEMBER GUSHGARI MOVED TO RECOMMEND APPROVAL OF 9-ZN-2020 TO THE PLANNING COMMISSION, 2ND BY BOARD MEMBER JOYNER. THE MOTION CARRIED UNANIMOUSLY IN FAVOR BY COUNCILMEMBER KLAPP, COMMISSIONER ALESSIO, BOARD MEMBERS GUSHGARI AND JOYNER WITH AN AYE VOTE OF FOUR (4) TO ZERO (0), WITH BOARD MEMBER CRAIG RECUSED.

ADJOURNMENT

With no further business to discuss, the regular meeting of the Development Review Board adjourned at 3:37 PM.

SCOTTSDALE PLANNING COMMISSION
KIVA-CITY HALL
3939 DRINKWATER BOULEVARD
SCOTTSDALE, ARIZONA

WEDNESDAY, OCTOBER 28, 2020

***DRAFT SUMMARIZED MEETING MINUTES ***

PRESENT:
Paul Alessio, Chair
Prescott Smith, Vice Chair
Renee Higgs, Commissioner
William Scarbrough, Commissioner
Joe Young, Commissioner
Barry Graham, Commissioner
George Ertel, Commissioner

ABSENT:

STAFF:
Tim Curtis
Joe Padilla
Bronte Ibsen
Brad Carr
Greg Bloemberg
Bryan Cluff
Jesus Murillo

CALL TO ORDER

Chair Alessio called the regular session of the Scottsdale Planning Commission to order at 5:03 p.m.

ROLL CALL

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

MINUTES REVIEW AND APPROVAL

1. Approval of June 14, 2019 Regular Meeting Minutes including Study Session.

   Vice Chair Smith moved to approve the October 14th, 2020 regular meeting minutes. 2nd by Commissioner Scarbrough.

ATTACHMENT 15

* Note: These are summary action minutes only. A complete copy of the meeting audio is available on the Planning Commission page on ScottsdaleAZ.gov, search "Planning Commission"

The motion carried unanimously with a vote of seven (7) to zero (0); by Chair Alessio, Commissioner Smith, Commissioner Higgs, Commissioner Scarbrough, Commissioner Young, Commissioner Graham and Commissioner Ertel.

CONTINUANCE

2. 9-ZN-2020 (The Scottsdale Collection) & 1-II-2020 (The Scottsdale Collection)
Continued to the November 18, 2020 meeting.
Request by owner for a Zoning District Map Amendment for multiple parcels from Central Business, Parking P-3 District, Downtown Overlay and Parking P-2 District; Vehicle Parking, Downtown Overlay (C-2/P-3 DO and P-2 DO), Central Business, Downtown Overlay (C-2 DO), and Highway Commercial, Downtown Overlay (C-3 DO) zoning to Downtown/Downtown Multiple Use - Type 3, Planned Block Development, Downtown Overlay (D/DMU-3 PBD DO) zoning, with an Infill Incentive (II) District to allow for amended development standards at the Old Town boundary, and a Development Plan with development standards, and a Parking Master Plan on an overall +/- 10.2-acre (gross land area) site generally located between E. Camelback Road to the north, N. Civic Center Plaza to the east, E. 6th Avenue to the south, and N. Scottsdale Road to the west. Staff contact person is Greg Bloemberg, 480-312-4306. **Applicant contact person is John Berry, 480 385-2727.**

3. 9-AB-2020 (The Scottsdale Collection)
Continued to the November 18, 2020 meeting.
Request by owner to abandon alley right-of-way, varying in width from 18 feet to 20 feet, between E. Indian Plaza to the north and E. Shoeman Lane to the south, bordered by parcels 173-41-260, 173-41-182, 173-41-183 and 173-41-259. Staff contact person is Greg Bloemberg, 480-312-4306. Applicant contact person is John Berry, 480 385-2727.

Items No's 2&3; Motion to continue cases 9-ZN-2020, 1-II-2020, and 9-AB-2020 (the Scottsdale Collection) until the November 18th, 2020 Planning Commission meeting made by Commissioner Graham. 2nd by Commissioner Higgs. With Vice Chair Smith recusing himself.

The motion carried unanimously with a vote of six (6) to zero (0); by Chair Alessio, Commissioner Higgs, Commissioner Scarbrough, Commissioner Young, Commissioner Ertel, and Commissioner Graham.

CONSENT AGENDA

4. 5-AB-2020 (Osterkamp GLO Abandonment)
Request by owner to abandon the 33-foot-wide GLO easement located along the western and southern boundaries, and the western 8 feet of the 33-foot-wide GLO easement located along the eastern boundary of parcel 217-32-046A, with Single-family Residential, Environmentally Sensitive Lands (R1-43 ESL) zoning located at 10050 N. 126th Street. Staff contact person is Jesus Murillo, 480-312-7849. **Applicant contact person is Wayne Rosendahl, 480-599-1263.**

Item No. 4; Moved to Regular Agenda.
Motion by Commissioner Higgs to recommend City Council for approval of case 5-AB-2020; per the staff recommended stipulations, after determining that the proposed Abandonment is consistent and conforms with the adopted General Plan. 2nd by Commissioner Ertel.

The motion carried unanimously with a vote of seven (7) to zero (0); by Chair Alessio, Vice Chair Smith, Commissioner Higgs, Commissioner Scarbrough, Commissioner Young, Commissioner Ertel, and Commissioner Graham.

Request to Speak Cards: Susan Houde

Written Comment by: Susan Houde, and Andre Lamarre.

5. 8-UP-2020 (Lucid Fashion Square Mall)
Request by owner for approval of a Conditional Use Permit for vehicle leasing, rental or sales in a 2,799 square foot space within Suite #1428 of Scottsdale Fashion Square mall, with Downtown/ Downtown Regional Use Type-2 Planned Block Development Downtown Overlay (D/DRU-2 PBD DO) zoning, located at 7014 E Camelback Road. Staff contact person is Bryan Cluff, 480-312- 2258. Applicant contact person is Timothy Gudgel, 650 454-9302.

Item No. 5; Motion by Commissioner Young for a recommendation to City Council for approval of case 8-UP-2020, per the staff recommended stipulations, based upon the finding that the Conditional Use Permit criteria have been met. 2nd by Commissioner Ertel.

The motion carried unanimously with a vote of seven (7) to zero (0); by Chair Alessio, Vice Chair Smith, Commissioner Higgs, Commissioner Scarbrough, Commissioner Young, Commissioner Ertel, and Commissioner Graham.

6. 14-ZN-2018 (Continental)
Moved to Regular Agenda.
Request by owner for a Zoning District Map Amendment from Highway Commercial (C-3) to Planned Unit Development (PUD) zoning, including a development plan and amended development standards for stepbacks and setbacks, for a mixed-use development consisting of 281 dwelling units and 10,125 square feet of commercial floor area, on a +/- 4.32-acre site located at 1000 N. Scottsdale Road. Staff contact person is Greg Bloemberg, 480-312-4306. Applicant contact person is Jason Morris, 602-230-0600.

Item No 6; Motion by Commissioner Ertel for a recommendation to City Council for approval of case 14-ZN-2018, per the staff recommended stipulations after determining that the proposed Zoning District Map Amendment is consistent and conforms with the adopted General Plan. 2nd by Vice Chair Smith.

The motion carried unanimously with a vote of seven (7) to zero (0); by Chair Alessio, Vice Chair Smith, Commissioner Higgs, Commissioner Scarbrough, Commissioner Young, Commissioner Ertel, and Commissioner Graham.

Written Comment by: Karin L. Crawford.

REGULAR AGENDA

7. 7-ZN-2016#2 (Palmeraie Phase II)
Request by owner for a zoning district map amendment from Planned Regional Center (PRC) zoning to Planned Regional Center, Planned Shared Development overlay (PRC PSD) zoning, with approval of an amended Development Plan for the site that includes amended development standards for building height up to 90 feet (inclusive of rooftop appurtenances) and an increase of the floor area ratio (FAR) to a maximum of 1.0, on a +/-20-acre site located at 6990 N. Scottsdale Road. Staff contact person is Brad Carr, AICP, 480-312-7713. Applicant contact person is George Pasquel III, 602-230-0600.

Item No. 7; Motion by Commissioner Ertel to recommend to City Council for approval of case 7-ZN-2016#2, per the staff recommended stipulations with a 116-unit amendment subject to traffic mitigation, after determining that the proposed Zoning District Map Amendment is consistent and conforms with the adopted General Plan. 2nd by Commissioner Young. With Vice Chair Smith recusing himself.

The motion carries with a vote of five (5) to one (1); with Chair Alessio, Commissioner Higgs, Commissioner Scarbrough, Commissioner young, and Commissioner Ertel voting in favor, and Commissioner Graham voting against.

Request to Speak Cards: Susan Wesley, McKenna Wesley, Heather Wagenhals, Barry Lewis, Beth McRae, Monica Samuels, Cynthia Sassi, Ali Saman Chopra, and Oscar De Las Salas.

Written Comment by: Douglas Cole

8. 13-ZN-2020 (Axon)
Request by applicant for a zoning district map amendment from Planned Community (P-C) District to Planned Community District with the P-C comparable Industrial Park District (P-C I-1), including a development plan and an amendment to the maximum building height, for The Axon Building only, from 52 feet (exclusive of rooftop appurtenances) to 82 feet (exclusive of rooftop appurtenances) on a +/- 30-acre portion of a +/-60-acre site located at the southeast corner of Hayden Road and Loop 101. Staff contact person is Greg Bloemberg, 480-312-4306. Applicant contact person is Charles Huellmantel, 480-921-2800.

Item No. 8; Motion by Commissioner Young for a recommendation to City Council for approval of case 13-ZN-2020, per the staff recommended stipulations after determining that the PCD findings have been met, and the proposed Zoning District Map Amendment is consistent and conforms with the adopted General Plan. 2nd by Commissioner Scarbrough.

The motion carried unanimously with a vote of seven (7) to zero (0); by Chair Alessio, Vice Chair Smith, Commissioner Higgs, Commissioner Scarbrough, Commissioner Young, Commissioner Ertel, and Commissioner Graham.

Written comment by: Christopher Harper, Erin Harper, and Ed Grant.

ADJOURNMENT

With no further business to discuss, the regular session of the Planning Commission adjourned at 8:41 p.m.

PLANNING COMMISSION REPORT

Meeting Date: October 28, 2020
General Plan Element: *Land Use*
General Plan Goal: *Create a sense of community through land uses*

ACTION

Continental
14-ZN-2018 (AKA South Scottsdale Mixed Use)

Request to consider the following:

1. A recommendation to City Council regarding a request by owner for a zoning district map amendment from Highway Commercial (C-3) to Planned Unit Development (PUD) zoning, including a development plan and amended development standards for building setbacks and stepbacks, on a +/- 4.32 acre site located at 1000 N. Scottsdale Road.

Goal/Purpose of Request

The applicant seeks approval to rezone the subject site to allow for a four-story mixed-use development, consisting of multi-family residential and commercial space

Key Items for Consideration

- PUD Criteria
- Conformance to the 2001 General Plan designation of Mixed-Use Neighborhoods, and the Southern Scottsdale Character Area Plan
- Redevelopment and revitalization of a site located on a Southern Scottsdale Character Area Plan-designated Regional Corridor (Scottsdale Road)
- Proposed amended development standards
- Development Plan includes 10,125 square feet of commercial floor area
- 49 additional spaces above and beyond ordinance requirement proposed for commercial and guest parking
- Pedestrian connection from alley adjacent to site to Scottsdale Road
- Sewer infrastructure to be upgraded by owner to accommodate proposed development intensity
- Public comment received
- Development Review Board considered the original case on 11/7/19 and recommended approval with a vote of 6-0

Action Taken _____

- Planning Commission heard the original case on 1/8/2020 and recommended approval with a vote of 5-0
- City Council continued the original case at the request of the applicant from 2/18/2020 to 3/17/2020 with a vote of 7-0
- City Council continued the original case a 2nd time at the request of the applicant to modify the application on 3/17/2020 to a date to be determined with a vote of 7-0
- Development Review Board reconsidered this case on 10/15/2020 and recommended approval with a vote of 5-0

OWNER

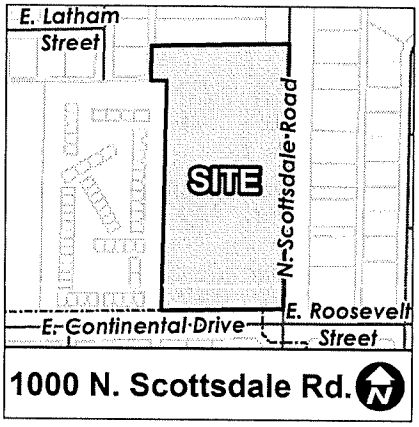
Dolce Vita Development
602-230-0600

APPLICANT CONTACT

Jason Morris
Withey Morris, PLC
602-230-0600

LOCATION

1000 N Scottsdale Rd



BACKGROUND

General Plan

The General Plan Land Use Element designates the property as Mixed-Use Neighborhoods. Properties with this designation are typically located in areas with access to multiple modes of transportation and major regional access. These areas support higher density housing combined with complementary office and/or retail, or mixed-use development with residential over commercial.

Southern Scottsdale Character Area Plan (SSCAP)

The General Plan establishes Character Area Planning as a means of ensuring quality development and consistent character within the context of community goals. The subject site is located within the SSCAP boundary and per the SSCAP, is located along a Regional Corridor. Flexible land use regulations, mixed-use development and a variety of housing options along Regional Corridors is encouraged to promote redevelopment and revitalization (Goal 3, Policies LU 3.1, LU 3.2 and LU 3.6).

As part of the Southern Scottsdale Character Area Plan effort, the City of Scottsdale contracted with Gruen Gruen + Associates to perform a market (2007) and real estate analysis (2009) to determine

and identify potential strategic actions to facilitate revitalization within the area. At the time, existing commercial sites along Southern Scottsdale corridors were located on shallow-lots, hindering their potential for future commercial redevelopment. Together, those studies indicated that additional high-density residential uses were needed as a means to strengthen existing commercial corridors and spur further reinvestment. Furthermore, the studies suggested that the use of the PUD Zoning District along these corridors would facilitate such reinvestment. Consequently, the Southern Scottsdale Character Area Plan process included land use designation modification from Commercial to Mixed Use Neighborhoods along Southern Scottsdale corridors to facilitate future reinvestment – including the subject site. Thus, the applicant's request for a zoning district map amendment from Highway Commercial (C-3) to Planned Unit Development (PUD) zoning is in keeping with the existing Mixed-Use Neighborhoods land use designation and is implementing reinvestment strategies envisioned by the Southern Scottsdale Character Area Plan.

Zoning

This site was annexed into the City in 1956 (Ord. #34). Shortly thereafter, the City adopted C-3 zoning for the site. This rezoning case was originally heard by the Planning Commission on January 8, 2020, but the owner/developer for this case changed shortly thereafter. As such, the case never received City Council approval, though the Planning Commission recommended approval of the original Development Plan with a 5-0 vote. The new applicant resubmitted a new design under the existing case number, requiring additional staff review and analysis. PUD zoning is needed to accommodate the proposed development intensity and mix of uses.

Context

Located at the northwest corner of North Scottsdale Road and East Continental Drive, the site is situated in a mature area of Scottsdale that includes a variety of building designs and intensity. Abutting the entire west property line of the site is a large two-story condominium project, constructed in the 1970s. The condo building façades along the street frontage are unique in that they consist primarily of stacked stone, with stucco serving as more of an accent, painted various shades of brown; and barrel tile roof elements over balconies. The rest of the complex consists of primarily stucco facades. The remaining parcels in the area are occupied primarily by single-story commercial buildings of varying design, some of which date back to the 1960s. An auto dealership to the north was recently demolished to make way for a future development (yet to be determined). Note that East Continental Drive at this location is under the jurisdiction of the City of Tempe. All of the parcels on the south side of the street are zoned for commercial development, up to three stories in height (City of Tempe Zoning Ordinance). Refer to context graphics attached to this report.

Adjacent Uses and Zoning

- North: Vacant, zoned C-3
- South: City of Tempe/ Commercial
- East: Vehicle Sales/Retail, zoned C-3
- West: Multi-family Residential, zoned R-5

Other Related Policies, Studies, References:

- Scottsdale General Plan 2001, as amended
- Southern Scottsdale Character Area Plan
- Gruen Gruen + Associates: The Market for Retail and Office Uses and Strategic Recommendations for The Enhancement of Southern Scottsdale (2007)
- Gruen Gruen + Associates: Real Estate Economic Analysis of Use Options in Southern Scottsdale (2009)
- Zoning Ordinance
- Scottsdale Road Streetscape Design Guidelines

APPLICANT'S PROPOSAL

Development Information

The proposal calls for redevelopment of a site (presently occupied by an auto dealership) into a new mixed-use development, to include 281 multi-family residential and +/- 10,125 square feet of commercial floor area in a four-story building. The commercial floor area is proposed on the first floor adjacent to N. Scottsdale Road and E. Continental Drive. With the exception of a few spaces, virtually all parking for the project is proposed in an above-grade garage centrally located on the site, that will be concealed by the residential once the project is completed. Other site features include a common area with pool, sidewalks connecting the commercial floor area to N. Scottsdale Road, a publicly accessible pedestrian connection from the alley to N. Scottsdale Road and recessing in the building footprint to provide meaningful open space throughout the site.

- Existing Use: Vehicle Sales
- Proposed Use: Mixed-Use
- Parcel Size: +/- 4.32 acres
- Density Allowed: Per the approved Development Plan
- Density Proposed: 49 dwelling units per acre (281 units)
- Commercial Proposed: 10,125 square feet
- Building Height Allowed: 48 feet + 10 feet for rooftop appurtenances (58 feet total)
- Building Height Proposed: 48 feet + 10 feet for rooftop appurtenances (58 feet total)
- Parking Required: 441 spaces (409 spaces for residential, 32 spaces for commercial)
  182 one-bedroom units, 85 two-bedroom units, 14 three-bedroom units and 10,125 square feet of commercial floor area
- Parking Provided: 490 spaces
- Open Space Required: 0.10 (18,817 square feet)
- Open Space Provided: 0.25 (49,123 square feet)

IMPACT ANALYSIS

Land Use

The use mix proposed for this project is consistent with the goals and policies of the General Plan and the SSCAP, as it provides for alternative housing opportunities along a Regional Corridor, and commercial floor area on the first floor to engage the street frontage. A reasonable ratio of residential to commercial results in a "mixed-use" project, which is consistent with the intent of the PUD zoning district.

Amended Development Standards

The PUD district allows an applicant to request amendments to the site development standards, when it can be demonstrated that the amended development standards "achieve the purpose of the PUD district better than the existing standards". The amendments proposed as part of this application are as follows:

Sec. 5.5005.E. *Building setbacks.*

1. Minimum setback from Major Arterial – residential on first floor adjacent to the street: ~~34~~ **25** feet
2. Average setback from Major Arterial – residential on first floor adjacent to the street: ~~40~~ **34** feet
3. Minimum setback from Major Arterial – retail and commercial on first floor adjacent to street: ~~28~~ **25** feet
4. Average setback from Major Arterial – retail and commercial on first floor adjacent to the street: ~~32~~ **28** feet

Sec. 5.5005.F. *Building Envelope.*

1. Starting at a point ~~thirty-six (36)~~ **forty (40)** feet above the minimum setback line, the building envelope inclined stepback plane shall slope upwards at 1:1 (ratio of the vertical rise to the horizontal run) to a point measured forty-eight (48) feet above the minimum building setback line. Thereafter, the building envelope inclined stepback plane shall slope upwards at 2:1 (ratio of vertical rise to horizontal run) on all sides of a property adjacent to public or private streets.

2. PUD developments abutting or adjacent to a residential zoning district shall have a building envelope inclined stepback plane of 1:2 (ratio of vertical rise to horizontal run) starting **from a point thirty-two (32) feet above** ~~on~~ the residential zoning district boundary, except as specified in Section 5.5005.F.3.

Sec. 5.5005.H. *Setback abutting a residential zoning district.*

1. A setback of twenty (20) feet shall be provided along the property line abutting the residential zoning district(s). The setback area ~~**shall be landscaped and**~~ may include space reserved for

services such as refuse, recycling, utility boxes and amenities such as playground equipment, picnic tables and screen walls.

Staff Analysis: The amendments along the residential district boundary to the west will bring height and massing closer to the residential community; however, the proposed 30-foot building setback along the west property line, and a total separation of +/- 70 feet from the proposed building to the nearest residential unit to the west, should help to mitigate any impacts.

PUD Criteria

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.**

- Both the General Plan and SSCAP encourage redevelopment and revitalization of underutilized parcels, particularly in the southern area of the City. The proposed project will revitalize a site along a Regional Corridor, as designated by the SSCAP, and should help to sustain existing commercial uses around the site. The project responds to specific policies associated with Goal LU 3 of the Land Use, Growth & Activity Areas section of the SSCAP. They are as follows:

  - Policy LU 3.1: *Create and encourage the utilization of flexible land use regulations as incentives for reinvestment and new development.*

  - Policy LU 3.6: *Encourage a diversity of new development, redevelopment and infill projects that incorporate vertical and horizontal mixed-use along Southern Scottsdale Corridors.*

b. **The proposed development's uses, densities or development standards would not otherwise be permitted by the property's existing zoning.**

- The site is currently zoned C-3, which would not allow the proposed development from a development standard perspective. PUD zoning is needed to accommodate the proposed intensity and building height.

c. **The proposed development will be compatible with adjacent land uses and promotes the stability and integrity of abutting or adjacent residential neighborhoods.**

- The project site abuts a condominium community to the west with similar density. The proposal does introduce additional building height to the area (58 feet inclusive of rooftop appurtenances); however, potential impacts from the proposed height are mitigated by locating the building central to the site (30 feet from the west property line).

d. **There are adequate infrastructure and city services to serve the development.**

- Basis of Design Reports for water and wastewater have been reviewed and accepted by the City's Water Resources Division. The developer will upgrade existing sewer infrastructure as needed to accommodate the new residential. Additionally, The City's public safety divisions have reviewed the proposal and find that there is adequate ability to provide emergency services. The nearest fire station is located approximately 3,500 feet northeast of the site at 1901 N. Miller Road; and the nearest police station is located approximately 3,800 feet southeast of the site at 7601 E. McKellips Road. No impacts to existing service levels are anticipated.

e. **The proposal meets the following location criteria:**

ii. **The proposed development is not located within any area zoned Environmentally Sensitive Lands Ordinance (ESL), nor within the boundaries of the Downtown Area.**

- The project site is not located in the ESL area, nor is it within the Downtown boundary.

iii. **The proposed development fronts onto a major or minor arterial and/or major collector street as designated in the Transportation Master Plan.**

- The project site fronts N. Scottsdale Road, which is designated as a Major Arterial by the Transportation Master Plan.

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

1. **The design contained in the DP is compatible with the development in the area that it may directly affect, and the DP provides a benefit to the City and adjacent neighborhoods.**

- Revitalizes and redevelops a site along a Southern Scottsdale Character Area Plan (SSCAP)-designated Regional Corridor (Scottsdale Road).

- Proposal includes conversion of existing overhead utility lines to underground lines.

- Significant pedestrian circulation improvements proposed, including a detached 8-foot-wide sidewalk on Scottsdale Road, a detached 6-foot-wide sidewalk on Continental Drive, and a pedestrian connection from the alley to N. Scottsdale Road.

- Proposal includes several secondary sidewalks from the site to Scottsdale Road, promoting connectivity between parcels (Policy CD 9.2 of the SSCAP).

- Proposal includes a public pedestrian easement connection along the north property line to allow residents of the adjacent single-family residential an opportunity to connect with the businesses and services along N. Scottsdale Road.

2. **The DP is environmentally responsive, incorporates green building principles, contributes to the City's design guidelines and design objectives and any deviations from the design guidelines must be justified by compensating benefits of the DP.**

   - The proposed building design responds favorably to Sensitive Design Principle No. 9 by utilizing warmer, muted color tones and a variety of finishes representative of the surrounding desert context. While proposed setbacks do bring the building closer to the street frontage, recessing is provided to minimize impacts along the street frontage.

   - Recessing in the building design along the Scottsdale Road frontage reduce massing and add visual interest at the street level.

   - Proposal is a mixed-use development with residential over first-floor commercial (Policy CD 9.1 of the SSCAP)

   - In accordance with the City's Sensitive Design Principles, recessing and overhangs are provided over windows and balconies to provide shading and protection from solar heat gain.

   - Landscaping consists of low-water use plantings and species representative of the surrounding desert.

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.**

   - A minimum setback of 30-foot is being maintained between the building and the adjacent residential use. The proposed stepback amendments bring height and massing closer to the adjacent residential; however the minimum 30-foot setback, combined with the +/- 70-foot separation from the proposed building to the nearest residential unit to the west, eliminates any potential impacts from solar shading.

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.**

   - Proposal includes several secondary sidewalks from the site to Scottsdale Road, promoting connectivity between parcels (Policy CD 9.2 of the SSCAP).

   - The proposal includes significant improvements to the frontage open space and landscaping, including a detached 8-foot-wide sidewalk on Scottsdale Road and a detached 6-foot-wide sidewalk on Continental Drive that should enhance the pedestrian experience.

   - Recessing is integrated into the building design along the Scottsdale Road frontage that result in open space and landscape areas that are visible from the right-of-way and can serve as common space for the development.

- Proposal includes a public pedestrian easement connection along the north property line to allow residents of the adjacent single-family residential an opportunity to connect with the businesses and services along N. Scottsdale Road.

- Proposal includes significant frontage open space along public streets.

Transportation/Trails

A Traffic Impact and Mitigation Analysis (TIMA) was submitted as part of this application and has been accepted by the Transportation Division. Per the TIMA, the proposed development is anticipated to generate 2,174 daily trips, while the existing auto dealership generates approximately 582 daily trips; indicating that the proposed development will result in a significant increase in overall daily trips. Even with this increase, all intersections studied as part of the TIMA are anticipated to continue operating at adequate levels of service (LOS) during weekday AM and PM peak hours. The proposed development is anticipated to generate 135 trips during peak AM hours and 194 trips during peak PM hours. Refer to Attachment #7 of this report for additional traffic analysis.

Water/Sewer

Preliminary Basis of Design Reports for water and wastewater were submitted as part of this application and have been accepted by the Water Resources Division. Analysis of the reports indicate that an upgrade to the sewer infrastructure is needed to accommodate the proposed development. The applicant will upgrade all infrastructure as needed to accommodate the proposed project.

School District Comments/Review

The Scottsdale Unified School District has reviewed the proposal and has determined that existing facilities are sufficient to serve the proposed residential density.

Open Space

Open space for the proposed development exceeds the minimum requirement of 10% of the net lot area (25% proposed). Recessing in the building design creates additional frontage open space to provide an aesthetic setting for the residential units. As recommended by the General Plan and the Southern Scottsdale Character Area Plan, the proposal includes a public pedestrian easement connection along the north property line to allow residents of the adjacent single-family residential an opportunity to connect with the businesses and services along N. Scottsdale Road. A common area with pool and other amenities is also proposed.

Community Involvement

Property owners within 750 feet of the site, as well as those citizens on the Interested Parties List for zoning applications, were notified of the applicant's proposal and the site is posted with the required signage. In response to COVID restrictions recommending against large gatherings, the applicant held a virtual Open House on 6/17/2020. Per the applicant's report, two members of the public participated. There was general discussion about the number of units, type of retail and project schedule. Both participants appeared to express support. The applicant has also received a

few phone calls from citizens with general questions, all of whom also expressed support. Public comment has been submitted.

OTHER BOARDS & COMMISSIONS

Development Review Board

The Development Review Board originally considered this case on 11/7/19. At the time, Board members agreed with staff that the colors should be revisited, and that the north and south west-facing facades should also be revisited. After discussion, a motion to recommend approval of the Development Plan passed with a vote of 6-0; with direction to the applicant to coordinate with staff on the above items prior to the formal DRB submittal.

Subsequent to the 11/7/19 hearing, the applicant and the design for the project changed. The proposed changes to the project design were significant enough to warrant a return to the Development Review Board on 10/15/2020 for another recommendation. Discussion focused on the proposed pedestrian connection at the northern edge of the project. Boardmembers expressed concerns about the safety of the connection, feeling there should be pedestrian scale lighting along the connection to promote safety. After discussion, the Board recommended approval of the Development Plan with a vote of 5-0, with direction to the applicant to revisit the design of the public pedestrian easement connection to address safety concerns prior to returning to the Development Review Board for final design approval.

Planning Commission

The Planning Commission originally considered this case on 1/8/20. One citizen spoke and expressed concerns regarding residential density. There was also a discussion about parking. Commissioners acknowledged that guest parking for multi-family residential is still a concern; however, the consensus was that this particular project should not be "punished" for what is a global problem that is more impactful in the Old Town area. Additionally, the ratio of provided parking for the residential (1.4 spaces per unit) was deemed to be sufficient for this project. After discussion, the Commission recommended approval with a vote of 5-0.

Staff's Recommendation to Planning Commission

Staff recommended that the Planning Commission find that the PUD criteria have been met, and determine that the proposed zoning district map amendment is consistent with and conforms to the adopted General Plan, and make a recommendation to City Council for approval of a zoning district map amendment from Highway Commercial (C-3) to Planned Unit Development (PUD) zoning, including a development plan and amended development standards for building setbacks and stepbacks, on a +/- 4.32-acre site located at 1000 N. Scottsdale Road, per the attached stipulations.

RECOMMENDATION

Recommended Approach:

Staff recommends that the Planning Commission find that the PUD criteria have been met, and determine that the proposed zoning district map amendment is consistent with and conforms to the

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APPROVED BY

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Randy Grant, Director — Date 10/19/20
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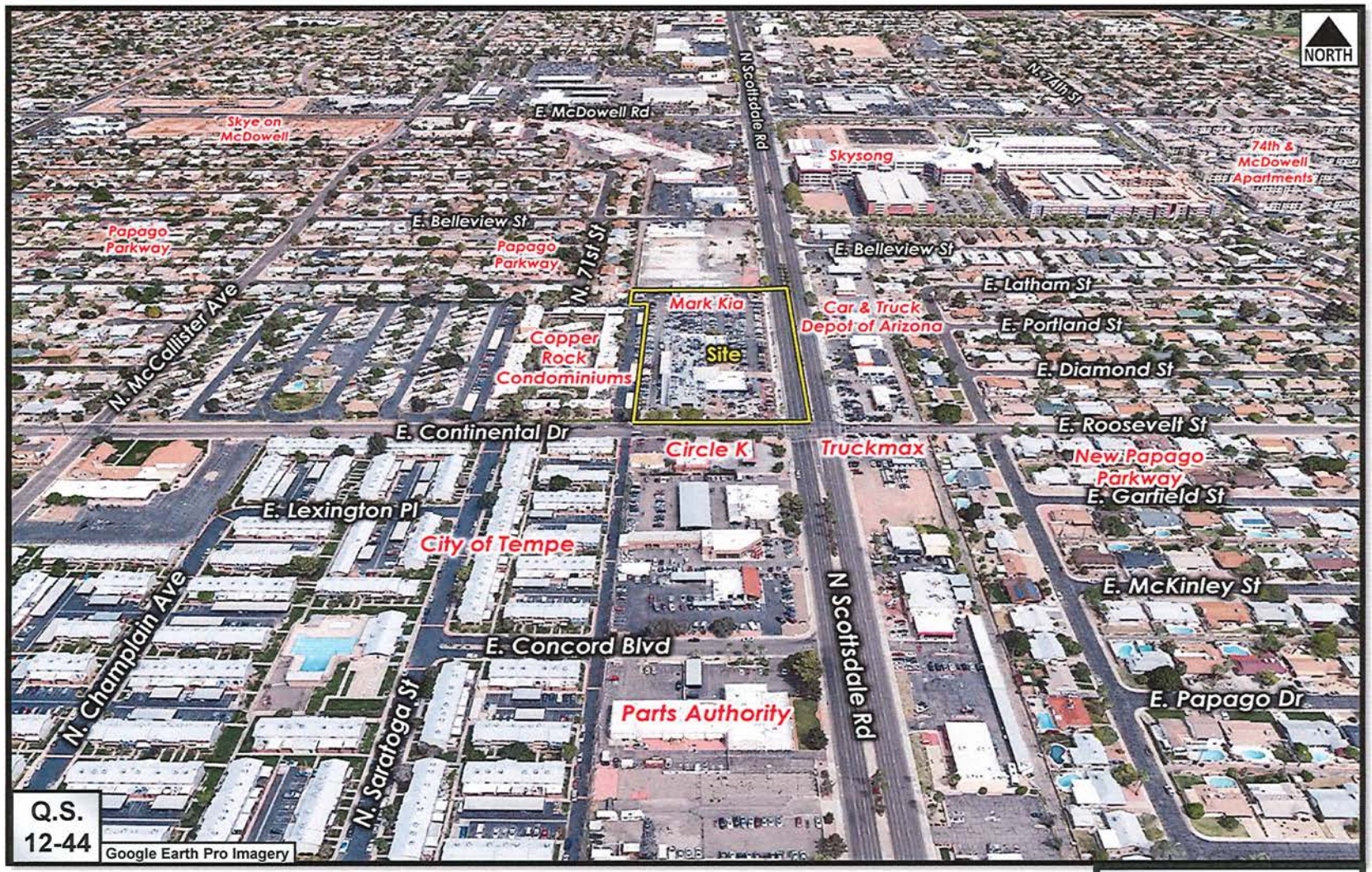
ATTACHMENTS

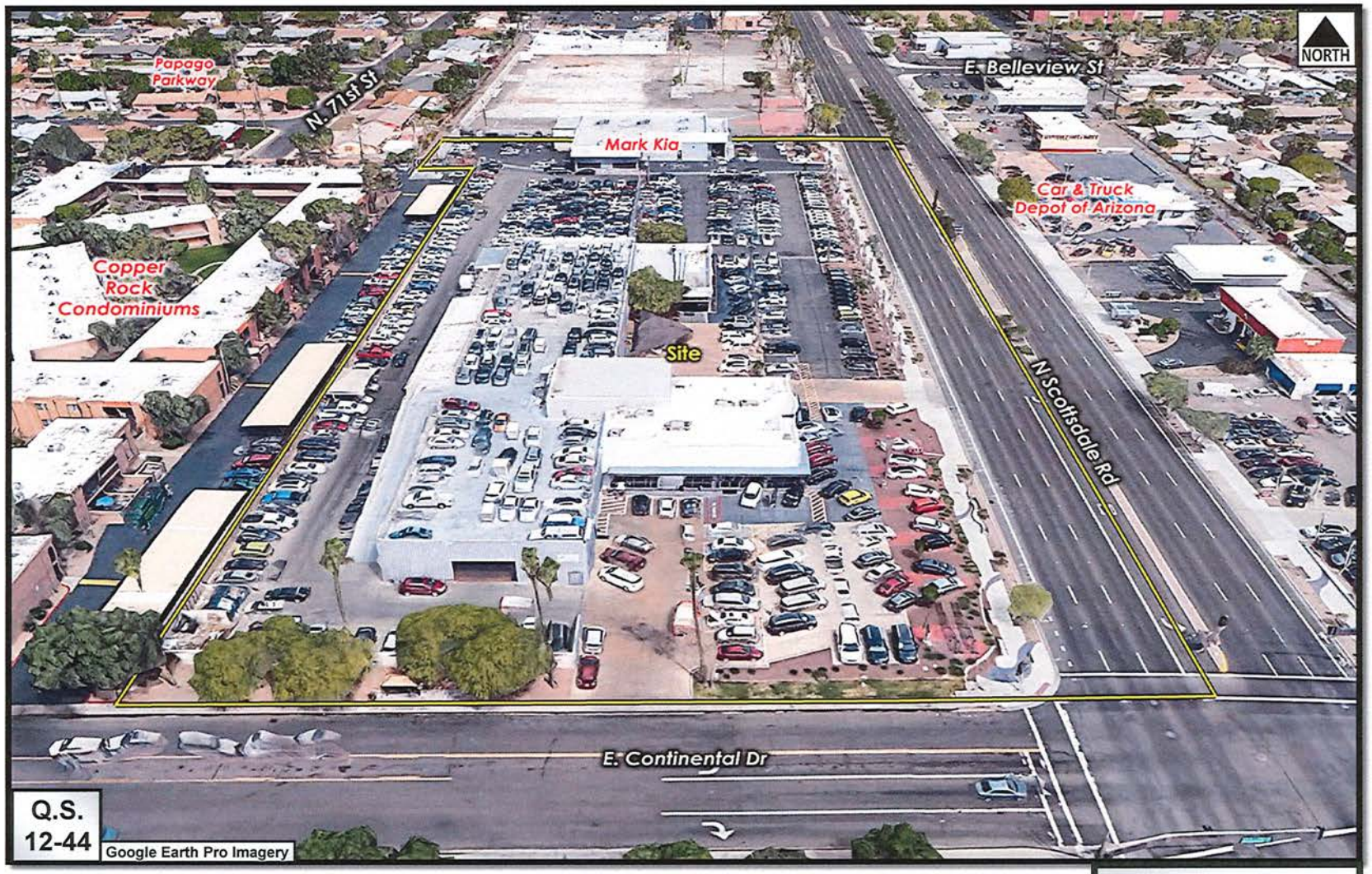
1. Context Aerial
1A. Aerial Close-Up
2. Stipulations
   Exhibit A to Attachment 2: "South Scottsdale Mixed-Use Development Plan"
3. Additional Information
4. General Plan Land Use Map
5. Current Zoning Map
6. Proposed Zoning Map
7. Traffic Impact Summary
8. Citizen Involvement
9. City Notification Map
10. November 7, 2019 Development Review Board Meeting Minutes
11. January 8, 2020 Planning Commission Meeting Minutes
12. February 18, 2020 City Council Meeting Minutes
13. March 17, 2020 City Council Meeting Minutes
14. October 15, 2020 Development Review Board Meeting Minutes



Context Aerial

14-ZN-2018

ATTACHMENT 1



Close-up Aerial

14-ZN-2018

ATTACHMENT 1A

Stipulations for the Zoning Application: Continental (AKA South Scottsdale Mixed Use) Case Number: 14-ZN-2018

These stipulations are in order to protect the public health, safety, welfare, and the City of Scottsdale.

SITE DESIGN

1. CONFORMANCE TO DEVELOPMENT PLAN. Development shall conform with the Development Plan, entitled "Continental Development Plan," which is on file with the City Clerk and made a public record by Resolution No. 11674, and incorporated into these stipulations and ordinance by reference as if fully set forth herein. Any proposed significant change to the Development Plan, as determined by the Zoning Administrator, shall be subject to additional action and public hearings before the Planning Commission and City Council. Where there is a conflict between the Development Plan and these stipulations, these stipulations shall prevail.
2. CONFORMANCE TO AMENDED DEVELOPMENT STANDARDS. Development shall conform with the amended development standards that are included as part of the Development Plan. Any change to the development standards shall be subject to additional public hearings before the Planning Commission and City Council.
3. MAXIMUM DWELLING UNITS/MINIMUM COMMERCIAL FLOOR AREA. Maximum dwelling units and minimum commercial floor area shall be as indicated in the Land Use Budget Table below.

Land Use Budget Table						
Parcel	Gross Acres	Zoning	Proposed DU/AC	Max DU/AC	Proposed # of Units	Max # of Units
129-13-003D	5.81 acres	PUD	48.3 DU/AC	48.3 DU/AC	281	281
Commercial Floor Area						
			Proposed	Required		
			10,125 square feet	10,125 square feet		

4. PERIMETER WALLS. Perimeter walls along N. Scottsdale Road and E. Continental Drive shall not exceed three feet in height measured from finished grade, except unit patio walls.
5. ACCESS RESTRICTIONS. Access to the development project shall conform to the following restrictions:

a. There shall be a maximum of one (1) site driveway access location to N Scottsdale Road.

b. There shall be a maximum of one (1) site driveway access location to E Continental Drive with City of Tempe driveway permit issuance prior to any city permit issuance for project development.

6. SCOTTSDALE ROAD STREETSCAPE DESIGN GUIDELINES. With the final plans submittal, the landscape plan shall revised to include plant and tree species identified in the Scottsdale Road Streetscape Design Guidelines on the west side of the existing sidewalk on N. Scottsdale Road, to provide a gradual transition from the streetscape palette to the project palette.

7. PROTECTION OF ARCHAEOLOGICAL RESOURCES. Any development on the property is subject to the requirements of Scottsdale Revised Code, Chapter 46, Article VI, Protection of Archaeological Resources, Section 46-134 - Discoveries of archaeological resources during construction.

8. PEDESTRIAN PUBLIC ACCESS. With the development Review Board submittal, applicant shall submit a design of the public pedestrian easement connection to showing pedestrian lighting and access gate to alley.

DEDICATIONS

9. EASEMENTS. Prior to issuance of any permit for the development project, the property owner shall dedicate the following easements to the City of Scottsdale:

a. WATER LINE EASEMENT: Minimum 14-foot wide Water Line Easement in the west drive aisle

b. PUBLIC NON-MOTORIZED ACCESS EASEMENT (PNMAE). A continuous PNMAE to contain the public street sidewalk in locations where the sidewalk crosses onto the project site; and a minimum eight-foot wide PNMAE along the north property line to contain the pedestrian connection from the alley to N. Scottsdale Road.

c. SIGHT DISTANCE EASEMENT. To cover the sight distance triangles at each driveway intersection with a public road.

INFRASTRUCTURE

10. CONTINENTAL DRIVE. If any of the required improvements extend into the E. Continental Drive right of way, a copy of the civil improvement plans for said improvements shall be submitted to the Engineering Division at the City of Tempe for separate review and approval.

11. CONSTRUCTION COMPLETED. Prior to issuance of any Certificate of Occupancy or Certification of Shell Building, whichever is first, for the development project, the property owner shall complete all the infrastructure and improvements required by the Scottsdale Revised Code and these stipulations.

12. STANDARDS OF IMPROVEMENTS. All improvements (curb, gutter, sidewalk, curb ramps, driveways, pavement, concrete, water, wastewater, etc.) shall be constructed in accordance with the applicable City of Scottsdale Supplements to the Maricopa Association of Governments (MAG) Uniform Standard Specifications and Details for Public Works Construction, Maricopa Association of Governments (MAG) Uniform Standard Specifications and Details for Public Works Construction, the Design Standards and Policies Manual (DSPM), and all other applicable city codes and policies.

13. CIRCULATION IMPROVEMENTS. Prior to issuance of any permit for the development project, the property owner shall submit and obtain approval of construction documents to construct the following improvements:

a. N SCOTTSDALE ROAD.

i. Extend the existing median at the site driveway as shown in Figure 11 in the traffic impact study submitted for the development dated Aug. 14, 2020. The site driveway will be limited to right-in, right-out only access.

ii. Remove existing driveways and replace with curb, gutter and sidewalk.

iii. Construct new transit shelter with amenities in accordance with the Scottsdale Road Streetscape guidelines, segment 1 art panel "Rivulets", and COS Standard details 2264 series approximately one hundred seventy-five (175) feet north of intersection with E Continental Drive along site frontage.

b. E CONTINENTAL DRIVE.

i. Construct six (6) foot wide curb separated sidewalk along site frontage.

ii. Construct any improvements required by the City of Tempe to accommodate this project.

c. ALLEY

i. A minimum six-foot wide opening shall be provided in the existing wall.

ii. Construct a minimum six-foot wide sidewalk within the eight-foot PNVAE along the north property line.

14. WATER AND WASTEWATER IMPROVEMENTS. The property owner shall provide all water and wastewater infrastructure improvements, including any new service lines, connection, fire-hydrants, and manholes, necessary to serve the development, including the following:

a. New 15-inch sewer measuring approximately 365 feet from the existing alley near the northwest corner of the property extending east to N. Scottsdale Road 12-inch sewer line. Connect with one new five-foot diameter manhole. Two additional five-foot diameter manholes shall be installed onsite along with the new sewer line.

b. Five-foot diameter diversion manhole at Scottsdale Road & Skysong Blvd. to divert Scottsdale Road flows into existing 12-inch line (coming from the north) into the Skysong Blvd. sewer being extended from Papago Plaza that flows east

c. If existing eight-inch fire line off N. Scottsdale Road is not being used, it shall be removed back to the main and tee replaced with a DIP spool piece

15. FIRE HYDRANT. The property owner shall provide fire hydrant(s) and related water infrastructure adjacent to lot, in the locations determined by the Fire Department Chief, or designee.

16. UTILITY LINES. All existing above ground utility and cable lines within and adjacent to project development, and any new or relocated utility lines, shall be place underground (or provide in-lieu payment).

REPORTS AND STUDIES

17. DRAINAGE REPORT. With the Development Review Board submittal, the property owner shall update the conceptual drainage report submitted as part of the zoning submittal to a preliminary

drainage report prepared in accordance with the Design Standards and Policies Manual for the development project. In the drainage report, the property owner shall address:

a. The project is proposing the use of the results of the Lower Indian Bend Wash (LIBW) ADMS for off-site flows affecting the northern portion of the site. In addition to being a planning level study, the results of the LIBW ADMS include a number of flow splits at intersections within the contributing watershed affecting the site which provide a moderate level of uncertainty in the results of study affecting the site. The drainage report shall provide a detailed off-site hydrologic analysis including calculations and watershed exhibits to verify and compare to results from the Lower Indian Bend Wash ADMS affecting the northern portion of the site. As an alternate, the drainage report shall provide a hydraulic analysis of a representative number of flows splits to compare against ADMS results for the same locations, and based on the results and considering the planning level nature of the study, provide justification for, and apply a factor of safety to account for the flow uncertainty to the results of the LIBW ADMS affecting the northern portion of the site.

b. The drainage report shall clearly illustrate there are no increases in developed condition stormwater runoff at the southwest corner of the site for the 2, 10, and 100-year events. This analysis may need to include basin routing analysis for flow through the proposed underground stormwater storage basins.

18. BASIS OF DESIGN REPORT (WATER). With the Development Review Board submittal, the property owner shall submit a Final Basis of Design Report for Water for the development project in accordance with the Design Standards and Policies Manual. In the basis of design report, the property owner shall address:

a. The hydrant flow test does not prove that the fire flow determined in the BOD can be met (4,000gpm, 2,000gpm, and 1,500gpm are all indicated). Confirm fire flow determination for development with COS fire. Prove in DR case BOD that fire flow can be met by conducting multiple simultaneous hydrant flow tests or providing hydraulic modeling. DS&PM 6-1.405, 6-1.501

b. Demand calculations need to use the gpm values indicated in the 2018 DS&PM. DS&PM Figure 6-1.2.

c. Provide calculations showing that minimum pressure is maintained at the highest finished floor level during fire flow. 6-1.202

d. Provide calculations showing that minimum pressure is maintained at the highest finished floor level during normal daily operating flow. 6-1.202

e. Seven domestic water meters are proposed. Cannot manifold meters serving a single building. Utilize one meter for one building.

f. Meter size needs to be determined and shown on utility plan. 3" and larger meters require vaults. Meters/vaults need to be shown within city easement. DS&PM 6-1.416

42. BASIS OF DESIGN REPORT (WASTEWATER). With the Development Review Board submittal, the property owner shall submit a Final Basis of Design Report for Wastewater for the development project in accordance with the Design Standards and Policies Manual. In the basis of design report, the property owner shall address:

a. Show a 20-ft sewer line easement on the relocated public sewer line.

b. Indicate private sewers and connection to public sewer on the utility plan.

Continental Development Plan
14-ZN-2018

Exhibit A to
Attachment 2

Continental

Rezoning Narrative
1000 N Scottsdale Road, Scottsdale
Case No. 14-ZN-2018

Prepared for:
Dolce Vita Capital

Architect:
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602.230.0600 / George@WitheyMorris.com

1. Introduction

2. Development Plan

3. General Plan Conformance

4. Southern Scottsdale Character Area Conformance

5. Planned Unit Development Conformance

6. Scottsdale Sensitive Design Principles Conformance

7. Conclusion

1. Introduction

Purpose and Vision of the Request

The purpose of this request is to modify the existing zoning to enable the development of *Continental*, a new, Class-A, mixed-use project at the northwest corner of Scottsdale Road and Continental Street. The project consists of roughly 281 residential units with an array of amenities and over 10,000 square feet of ground floor, street-activating commercial space. The project represents an important redevelopment at the south edge of Scottsdale that will bring new residences and commercial space to the area in an effort to strengthen the area employment and economic base. The project will also serve as an inspiration for further redevelopment along this transitional area of Scottsdale Road.

Request

The application requests a rezoning from the antiquated Highway Commercial (C-3) zoning designation to a new, Planned Unit Development (PUD) district with Amended Development Standards. It should be noted, the redevelopment concept for this site was previously recommended for approval by City Staff, the Development Review Board and the Planning Commission. Prior to City Council consideration, and after additional market feedback, it was determined that project modification would be required to ensure the feasibility of such a redevelopment at this location.

Location/Current Use

The property is located at 1000 North Scottsdale Road, (APN No. 129-13-002L), situated along the west side of Scottsdale Road, north of Continental Drive near the City of Scottsdale's southern edge. South of Continental Drive is the City of Tempe. The roughly 210,000 square feet (4.4-acre) property has historically housed automotive dealerships and associated uses. With the relocation of such auto-related uses to more freeway adjacent locations, the site is appropriately positioned for rezoning and redevelopment with a less intense use more in tune with the surrounding character.

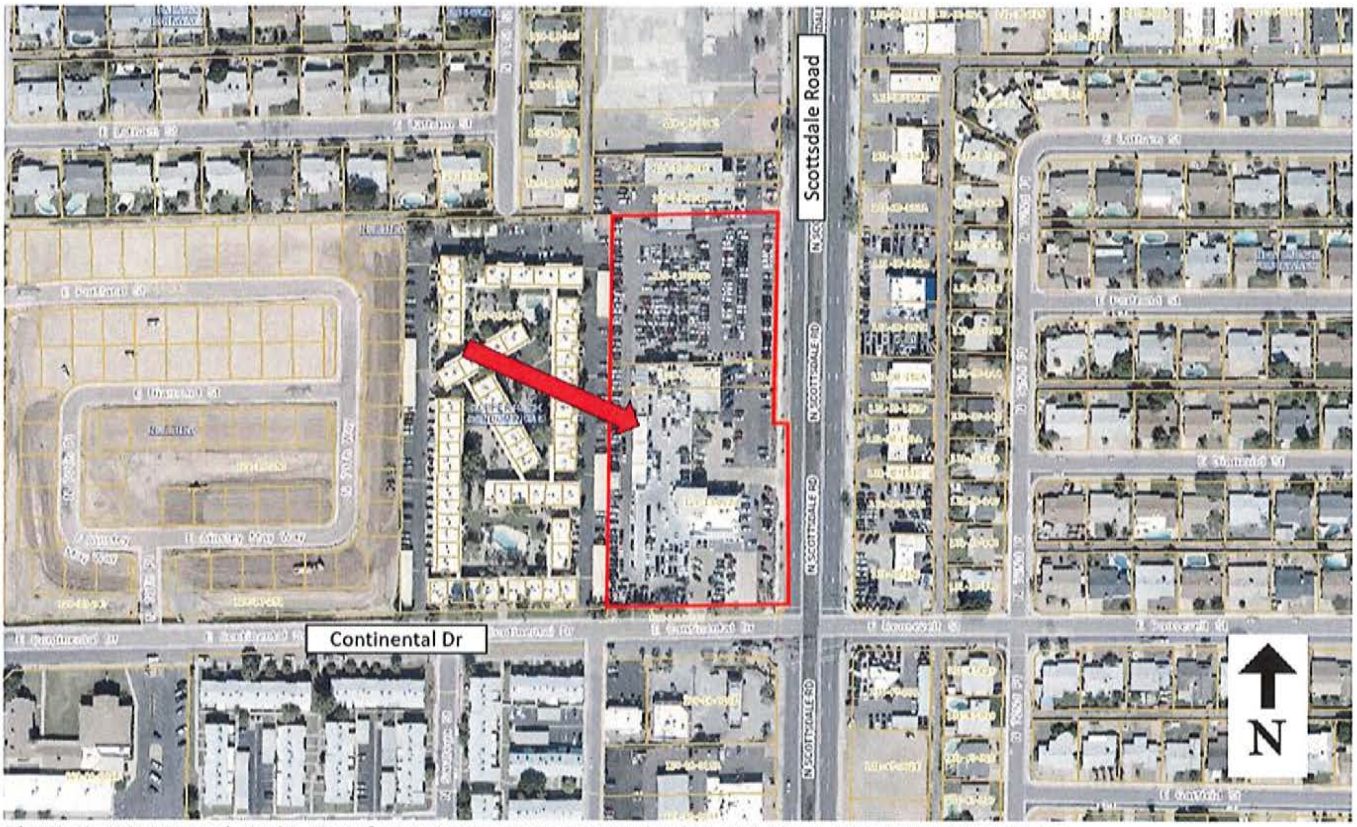
Relationship to Surrounding Properties

Most of the buildings and uses surrounding the location were developed years ago and have seen minimal or minor alterations.

- **To the North:** Located directly to the north is a large, unoccupied lot with General Commercial (C-4) zoning. This is a very intense zoning designation and the site was formerly an auto dealership.
- **To the East:** Scottsdale Road abuts the east edge of the property. Across Scottsdale Road is an assortment of small, free-standing commercial buildings under Highway Commercial

(C-3) zoning. Uses include is a massage parlor, an auto dealership, an auto repair facility and a check cashing establishment.

- **To the South:** Continental Drive abuts the south edge of the Property. Across Continental Road is the City of Tempe and commercial uses including a convenience store and gas stations, a laundry mat and an auto dealership.
- **To the West:** To the west of the site is Multifamily (R-5) zoning and a two-story multifamily residential development. This existing development drive aisle and parking (including covered parking spaces) abut the Property's west edge.



The Project is Located on the Site of a Former Automotive Dealership and Along a Commercial Corridor

2. Development Plan

Located in the southern portion of the Scottsdale Road corridor, *Continental* proposes a Class A, multifamily community consisting of a distinctive 4-story building with roughly 281 residential units and roughly 10,000 square feet of commercial space. The building's interface to the south and the east directly engages the pedestrian experience at the street level. The west edge of the property, which abuts the parking lot and drive aisle of an existing apartment community, was long the location of back-of-house uses for an automotive dealership, including parking, drive aisles, refuse, auto washing stations and other such uses. This new development replaces those less-desirable uses with a simple drive aisle which provides access to the community's interior parking garage. To the north are more commercial zoned properties. However, this project places a new, large landscaped open space at the northwest corner of the site and a new pedestrian pathway connection from the existing alley to Scottsdale Road.

Imbued aesthetically with a warm contemporary feel, the use of a white and light tan color palette, metal railings, canopy projections, light multi-colored brick and white stacked stone add visual interest both up close and from a distance. All of these elements will tie together with the architectural imagery to provide a strong identity for a site situated along one of Scottsdale's most significant thoroughfares. Varied roof lines with metal canopy projections and stucco clad cornices create a dynamic appearance from near and far. Different types of living space openings create variation on the elevations, with covered balcony projections and metal railings. The brick and stacked stone supplement the architectural character and provide material texture to multiple building stories.

The clubhouse / leasing center is located at the southwest corner of the site and creates a dramatic sense of arrival to the project and will be the central hub of activity for the community's residents. Contained within will be the leasing offices, a conference / business center, gourmet kitchen area, lounge area, cyber-cafe, and a state-of-the-art fitness center. Expansive stretches of glass provide views out to the pool deck and flood these spaces with light. Residents will have numerous activity options to engage in such as cooking demonstrations, multiple flat screen movies / program viewings, recreational-type amenities like pool tables, game areas and inter-active video game stations, or they can choose to simply relax within the various lounge areas. Outdoor common amenities are located in two distinctive oversized courtyards areas. The courtyards feature a pool, a heated spa, sunbathing decks and ample covered patio areas to enjoy temperate weather out of the sun. An expansive shaded terrace with built-in barbeques is found within the northern courtyard, offering another amenity zone for residents and their guests. A mail and parcel collection lounge are located midway at the first floor of the building on the west side, along with a dog spa that has direct access to the exterior and the landscaped open space. Catering to alternative modes of transportation, bicycle racks and storage are located on-site and within the first floor of the building.

An internal parking garage is centrally located for residents and visitor and hidden from view from the project's exterior. The garage provides the majority of the projects 490 spaces, with a yield of roughly 1.75 stalls per residential unit. Additional, short-term use spaces are situated at the internal drive adjacent to the clubhouse for convenience to prospective residents.

Much thought and care has gone into the site design and architecture to present residents and visitors with a rich and visually fulfilling impression at *Continental.* The landscape theme for plant materials are selected from a palette that embellishes a contemporary type environment for the project. The trees will be a mix of evergreen and deciduous, native and non-native species. Evergreens are provided to create a sense of place, while deciduous trees will create a variety in color and texture as the seasons change. The open spaces will accommodate pedestrian amenities such as benches, shade trees, aesthetic paving treatments to encourage pedestrian use and connectivity to various facilities on the site. Cabanas will act as outdoor rooms and complement the community's architecture and will be places for socializing, relaxing and contemplation. Further, the proposed landscape design is comprised of low water use flowering trees, shrubs and groundcover. The landscape will be watered through an automated drip irrigation system, to ensure maximum water conservation.

Property management will implement a valet trash program, providing front door pick-up for resident convenience. Solid waste will be collected by the valet and disposed of at the trash compactor located at the first floor on the west side of the building. This trash collection point will be discretely hidden from view, while also providing an easy pick-up location for solid waste services.

General Project Layout with Two Large Courtyards and Fully Screened Garage (see plans for details)

3. Conformance to the General Plan

Designated as a Mixed-Use Neighborhood and Growth Area on the 2001 General Plan, this mixed-use project is a perfect fit for the General Plan's Goals and Approaches. Below are a collection of some of those goals and policies with which the project aligns.

Character & Design (CD) Element

CD1: Determine the appropriateness of all development in terms of community goals, surrounding area character, and the specific context of the surrounding neighborhood.

- *Respond to regional and citywide contexts with new and revitalized development in terms of:*
    - *Scottsdale as a southwestern desert community.*
    - *Scottsdale as a part of a large metropolitan area with a unique reputation, image, character and identity within its regional setting.*
    - *Relationships to surrounding land forms, land uses and transportation corridors.*
    - *Contributions to city wide linkages of open space and activity zones.*
    - *Consistently high community quality expectations.*
    - *Physical scale relating to the human perception at different points of experience.*
    - *Visual impacts (views, lighting, etc.) upon public settings and neighboring properties.*
    - *Visual and accessibility connections and separations.*
    - *Public buildings and facilities that demonstrate these concepts and "lead" by example.*
- *Enrich the lives of all Scottsdale citizens by promoting safe, attractive, and context compatible development.*
- *Encourage projects that are responsive to the natural environment, site conditions, and unique character of each area, while being responsive to people's needs.*

Response: *Continental* proposes materials, colors, textures and detailing indicative of Scottsdale and include a wide range of elements reflecting the vibrancy and character of this Sonoran Desert location while maintaining a neutral tone palette with appropriate accents. Combined with the use of stepped back massing and shade projections, this project is intended to be a high-quality, context appropriate contribution to the neighborhood and the Scottsdale Road streetscape. The project provides a buffer from the intensity of Scottsdale road to the existing, 2-story multi-family development to the west and the single-family homes to the northwest. The street front is to be enhanced with connecting sidewalks and hardscape features, increasing pedestrian connectivity across and through the project. This project also provides a commercial use at the first floor along nearly the entire southern

street frontage and a large portion of the western street frontage. The northern courtyard of the project provides a window into the community, creating visual interest for those on-foot and in cars along Scottsdale Road. The project integrates various appropriately scaled design elements. This is apparent at the pedestrian scale with the first floor covered entries with unique built-in vertical light fixtures, access gates, differentiated building materials, and planters with building integrated bases. This is also evident from a more distant scale with the appealing, dynamic roofline and color / material changes. Most notably, this latter sense of physical scale is accomplished with the memorable tower element at the street corner.

Variety of Materials, Colors, Textures and Façade Articulation on Typical Elevation

The project is appropriately scaled and designed for the surrounding character of the area. The 4-story project is pushed towards Scottsdale Road and provides appropriate buffer and transition to the existing, multi-family community to the west, which is already 2-stories tall. The placement of the drive aisle along the west edge of the property also ensure adequate building to building spacing between the projects and will not negatively impacted the existing community. The closest single-family residential is to the northwest and separated by an alleyway. Nonetheless, the project provides a large, landscaped open space at the

northwest corner of the site and steps the building back from this location. Limiting the mounted height of the building's lighting and foot candle measurements at the property line are also intended to greatly lower the visual impact of these residential uses.

CD2: Review the design of all development proposals to foster quality design that enhances Scottsdale as a unique southwestern desert community.

- Recognize that Scottsdale's economic and environmental wellbeing depends a great deal upon the distinctive character and natural attractiveness of the community, which are based in part on good site planning and aesthetics in the design and development review process. These characteristics contribute substantially to the community's potential as a recreational resort area and regional trade center.
- Promote development that respects and enhances the unique climate, topography, vegetation and historical context of Scottsdale's Sonoran Desert environment, all of which are considered amenities that help sustain our community and its quality of life.
- Promote, evaluate and maintain the Scottsdale Sensitive Design Principles that when followed will help improve and reinforce the quality of design in our community.

Response: The project provides a distinct and attractive design. The building has been thoughtfully laid out to protect from and maximize the aspects of Arizona's unique climate. Two, naturally shaded courtyards are provided for resident use. These courtyards have the majority of the amenity spaces, located within the building to enhance natural shading and cooling during the hottest part of the day where much of the glazing occurs. The South facing elevation has additional shading at windows with window awnings. All windows and doors are either recessed or have a projection above for a minimum of 50% for windows and 30% for doors, or more in locations where additional shading is appropriate.

Land Use Element

LU3: Encourage the transition of land uses from more intense regional and citywide activity areas to less intense activity areas within local neighborhoods.

- Encourage the location of more intense mixed-use centers and regional employment cores along regional networks while incorporating appropriate transitions to adjoining land uses.
- Locate employment uses where impacts on residential neighborhoods are limited and access is available at citywide and regional levels.
- Guide growth to locations contiguous to existing development to provide city services in a cost effective and efficient manner.

- Encourage transitions between different land uses and intensities through the use of gradual land use changes, particularly where natural or man-made buffers are not available.

Response: This development is along Scottsdale Road, south of McDowell Road, both of which are major regional networks that offer access at citywide and regional levels. The development will be separated and transition from nearby land uses to the west by design and onsite circulation buffers. A drive aisle is placed along the west property line, matching the drive aisle and parking which exist at the adjacent multifamily project. The design places a transitional commercial use at the first floor, located and aligned with the two intersecting public streets. An attractive open space area between the building and Scottsdale Road is also provided. The massing, scale and step back of the overall building mitigates the noise, light and views to Scottsdale Road from the residential uses west of this property.

LU4: Maintain a balance of land uses that support a high quality of life, a diverse mixture of housing and leisure opportunities and the economic base needed to secure resources to support the community.

- Allow for a diversity of residential uses and supporting services that provide for the needs of the community.
- Provide a variety of housing types and densities and innovative development patterns and building methods that will result in greater housing affordability.

Response: This project will be designed to offer more variety of options for those that look to live, work and/or play in the community. The development is within walking/biking distance of nearby commercial centers and recreation areas, thereby creating the opportunity for a more community-centered and urban lifestyle. The project adds diversity by being a mixed-use development and providing a new housing option. The immediate area to the north, south and east is mostly commercial development, with multifamily and single-family uses to the west. This project will fill a void that currently exists at the southern edge of Scottsdale for newer, multi-family housing at a reasonable price, filling a niche between Tempe and the Camelback/Downtown Scottsdale area.

LU5: Develop land use patterns that are compatible with and support a variety of mobility opportunities/choices and service provisions.

- Integrate the pattern of land uses and mobility systems in ways that allow for shorter and fewer automobile trips and greater choices for mobility.
- Encourage non-motorized (pedestrian and bicycle) access/circulation within and to mixed-use centers to reduce reliance on the automobile.

- Provide a balance of live, work and play land uses and development intensities that enable convenient non-automotive trips (pedestrian, cycling and transit) where environmentally and physically feasible.
- Encourage that land uses with the highest intensity be located in areas conducive to alternative modes of transportation.

Response: The project is an appropriate intensity for the area and within walking distance – or an easy bike ride – to numerous commercial centers and recreation areas. The project provides a live, work play balance at the micro scale (on-site within the development) and the macro scale (a living option located in close proximity to employment and recreation activities). The area is also serviced by mass transit from City buses and located along a recognized Regional Corridor.

LU6: Promote land use patterns that conserve resources such as land, clean air, water and energy, and serve all people within the community.

- Encourage a variety of compatible mixed-use land uses throughout the city in appropriate locations, allowing people to live, work, play and shop in the same general area.
- Concentrate future development in "growth areas" and other centers of activity, thereby discouraging sprawl, conserving energy, and promoting community identity.
- Protect and revitalize established areas/neighborhoods by promoting new development and the adaptive reuse of existing community resources that re-energize an area.

Response: As mentioned above, the project is located within a General Plan recognized "Growth Area." The mixed-use project on an infill site represents the antithesis of sprawl. The project is within walking distance – or an easy bike ride – to numerous commercial centers and recreation areas. The area is also serviced by mass transit from City buses. The proposed project will help revitalize an area that contains many empty lots and dated buildings. The new development will be designed to offer more affordable options for those that look to live, work, play and shop in the community. In addition, bringing new residents into an older area of Scottsdale will help re-energize a currently underutilized area, potentially spurring additional investment and redevelopment.

LU7: Sensitively integrate land uses into the surrounding physical and natural environments, the neighborhood setting, and the neighborhood itself.

- Incorporate appropriate land use transitions to help integrate into surrounding neighborhoods.
- Focus intense land uses along major transportation networks (such as the Pima Freeway and major arterial streets) and in urban centers (such as Downtown and the Airpark). Less intense land uses should be located within more environmentally sensitive lands.

- Incorporate open space, mobility, and drainage networks while protecting the area's character and natural systems.

Response: This development is located along Scottsdale Road just south of McDowell Road, both of which are major arterial streets that offer access at citywide and regional levels. The development will be separated from nearby structures by onsite circulation and an attractive open space area between the building and Scottsdale Road. To further limit the impact on residential neighborhoods to the west, the building is further set back from the west property line by a landscape area. The building has also been designed to limit any potential views, light and noise from entering into the adjacent residential area.

Economic Vitality Element

EV7: Sustain the long-term economic well-being of the city and its citizens through redevelopment and revitalization efforts.

- Encourage quality redevelopment in employment areas to provide new jobs, new retail and new entertainment opportunities in the Scottsdale market.
- Encourage and support the renovation and reuse of underutilized or vacant parcels / buildings / shopping centers.
- Enhance the experience for visitors who evaluate the quality of their experience through their visual impressions of the community by revitalizing the mature built environment of businesses and neighborhoods.
- Support and encourage appropriate public and private redevelopment and revitalization efforts in the community.

Response: The vacant property is clearly an underutilized site and the project will enhance the visual impression of the community. The project will help revitalize an area that contains many dated buildings and empty lots. The new development will be designed to offer more affordable options for those that look to live, work, play and shop right in their community. The site's location is highly visible and the new development will assist in the effort to enhance and revitalize the South Scottsdale experience for both residents and visitors, turning what was formerly a dated building and unkempt lot into a new, high-quality mixed-use development.

Housing Element

HE2: Seek a variety of housing options that blend with the character of the surrounding community.

- Encourage energy efficiency via integration of the city's Green Building and Sustainability programs (or future programs) in new housing designs.

- Encourage the creation of mixed-use projects as a means to increase housing supply while promoting diversity and neighborhood vitality.

Response: The project will utilize green building strategies including building orientation, passive solar design, natural day lighting, and passive cooling techniques. The project will promote the use of energy efficient systems and construction methods. As a mixed-use project, it reduces vehicular trips and will increase the available housing supply while revitalizing a highly visible area of Scottsdale Road, a Visually Important Roadway *(as per the Character Types Map on page 53 of the Scottsdale General Plan*).

HE3: Seek a variety of housing options that meet the socioeconomic needs of people who live and work here.

- Encourage and establish appropriate incentives for development of aesthetically pleasing housing that will accommodate a variety of income levels and socioeconomic needs.
- Encourage energy efficiency via integration of the city's Green Building and Sustainability programs (or future programs) in new housing design as a contribution to long-term housing affordability and as a benefit to our environment.

Response: As mentioned above, the new development will be designed to offer more affordable options for those that look to live, work and/or play in the community. To help with affordability, the project will utilize green building strategies including building orientation, passive solar design, natural day lighting, and passive cooling techniques. The project will promote the use of energy efficient systems, and construction methods.

Neighborhood Element

NE1: Enhance and protect diverse neighborhoods so they are safe and well-maintained.

- Provide for a range of housing opportunities.

Response: This proposed project will help revitalize an area that contains many empty lots and dated buildings. The new development will be designed to offer more affordable options for those that look to live, work, shop and play in their community, promoting diversity and neighborhood vitality. This project will fill a void that currently exists for newer, multi-family housing with shared parking facilities at a reasonable price filling the niche between Tempe and the Camelback/Downtown Scottsdale area.

NE3: Sustain the long-term economic well-being of the city and its citizens through redevelopment and neighborhood preservation and revitalization efforts.

- Encourage a variety of housing densities throughout Scottsdale, with mixed-uses in areas of major employment and transit hubs, to offer greater live-work choices to a broader economic range of households.
- Support and encourage appropriate public and private economic reinvestment in mature, physically and economically declining areas.
- Maintain and create opportunities for quality housing for all citizens. This is a crucial component of Scottsdale's local economy.
- Encourage "green building" techniques and alternatives that incorporate healthy, resource- and energy-efficient materials and methods in design, construction, and remodeling in conjunction with revitalization, neighborhood conservation and redevelopment efforts.

Response: Located near both the Papago and SkySong Regional Centers, as well as within the Los Arcos Redevelopment Area, this mixed-use development will be designed to offer more affordable options and greater live-work choices to a broader economic range of households. The site's location is highly visible and the new development will assist in the effort to enhance and revitalize the experience for both residents and visitors, turning what was formerly a dated building and unkempt lot into a new, high-quality mixed-use development.

The project will utilize green building strategies including building orientation, passive solar design, natural day lighting, and passive cooling techniques. The project will promote the use of energy efficient systems and construction methods.

NE5: Promote and encourage context-appropriate new development in established areas of the community.

- Encourage new development efforts toward existing developed areas in Scottsdale.
- Promote the use of existing infrastructure as an incentive to encourage more infill development within the community.
- Promote existing developed areas of the community as opportune economic development infill sites.

Response: This development represents appropriate redevelopment of an existing developed area. The site is located along Scottsdale Road just south of McDowell Road on a vacant, underutilized infill site. There is existing infrastructure, but it will be improved for increased demand. The project is context-appropriate and will help revitalize an area that contains many dated buildings and empty lots.

Community Mobility Element

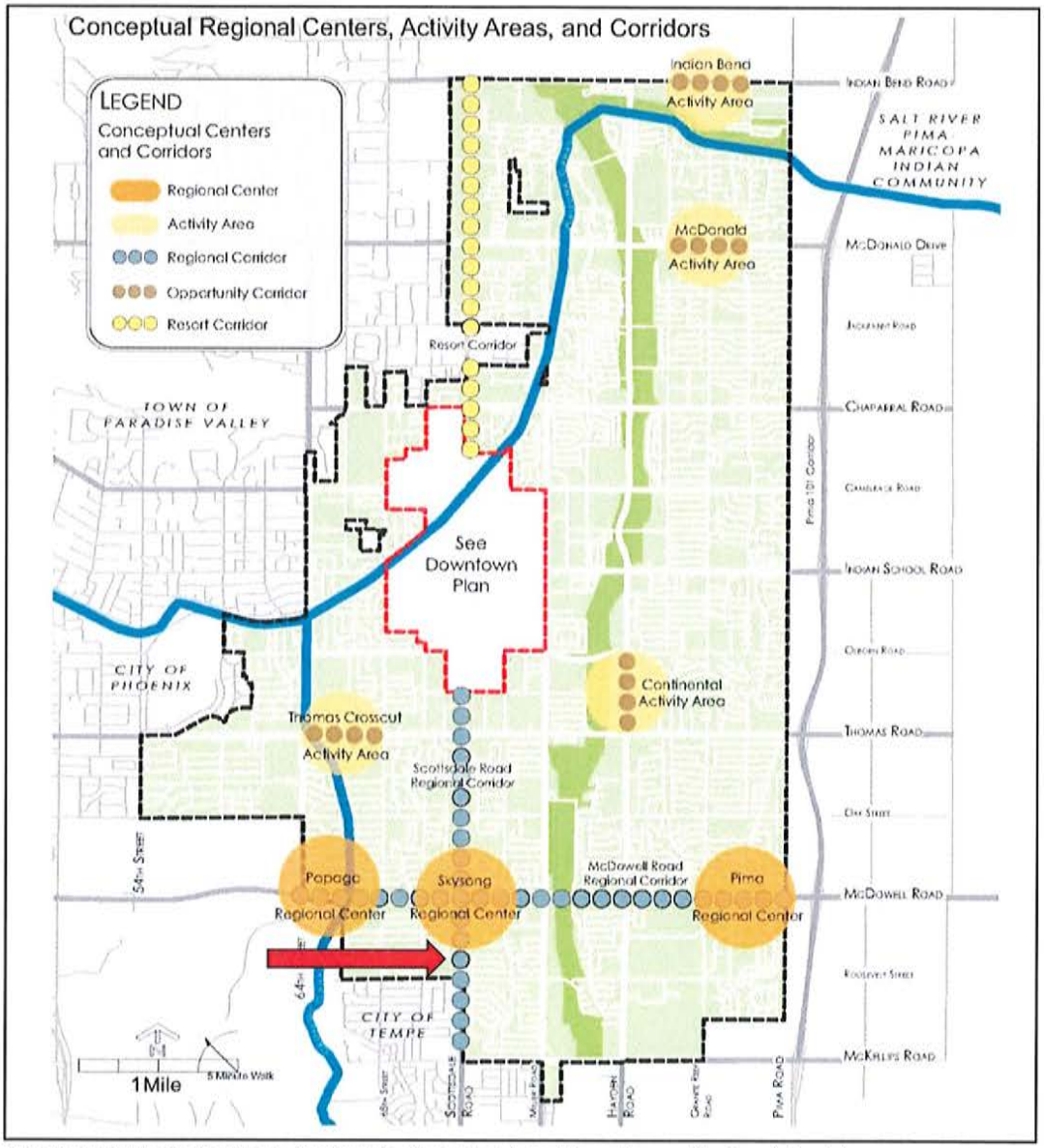
CM2: Protect the physical integrity of regional networks to help reduce the number, length and frequency of automobile trips, to improve air quality, reduce traffic congestion, and enhance quality of life and the environment.

- Improve air quality by encouraging live, work and play relationships in land use decisions that reduce the distance and frequency of automotive-generated trips.
- Encourage alternative-fuel vehicles and examine future alternatives for mobility options that will help air quality and the environment.

Response: This proposed project is located with access to alternative modes of transportation and within walking/bike riding distance to many South Scottsdale amenities, services and employment opportunities, which will help minimize automotive traffic.
Electric Vehicle Charging stations will be located within the secured parking area for the residents to use, as well as secure bicycle parking. The scale and location of the project lends itself to a very pedestrian-oriented lifestyle that is increasing in popularity.

4. Conformance With Southern Scottsdale Character Area Plan

The Southern Scottsdale Character Plan has a goal *"To maintain the positive attributes of Southern Scottsdale and seize new opportunities for the area,"* and in order to make that happen it recommends *"the public and private sectors should explore innovative development ideas, encourage land use and development flexibility, and provide a coordinated approach to local and regional development and economic revitalization"*. There are many ways in which this proposed mixed-use project aligns with that vision. Below are a cross section of goals and policies with which this project aligns with the goals of the Southern Scottsdale Character Area Plan.



Located within the Southern Scottsdale Character Area Plan along a Regional Corridor

1. Land Use, Growth & Activity Areas

Goal LU 1: Promote residential reinvestment and revitalization through regulatory flexibility.

- **Policy LU 1.2.** Encourage new residential development and revitalization that complements the established urban form.
- **Policy LU 1.3.** Provide flexibility in residential mixed-use development standards to encourage revitalization of properties within higher density areas of Southern Scottsdale.

Response: The project exemplifies new residential development and revitalization by taking an underutilized vacant property and turning it into a vibrant new development that is full of activity and new residents helping to stimulate the local economy. The proposed PUD standards will aid in creating the higher density needed to make the project economically feasible and provide the opportunity for the sorely needed mixed-use development in the South Scottsdale area.

Goal LU 2: Create a hierarchy of regional, opportunity, and resort corridors to guide future land use, development and redevelopment throughout Southern Scottsdale.

- **Policy LU 2.1.** Regional Corridors consist of higher intensity development and exist only within the General Plan designated Growth Areas. These corridors will:
    - Connect Regional Centers;
    - Be bordered exclusively by a mixed-use neighborhood land use designation;
    - Contain vertical and horizontal mixed-use development; and
    - Support greater residential density to complement Regional Center land uses.

Response: Located within a designated "Growth Area," this project is a key starting point to revitalizing South Scottsdale. The site is currently one of the larger vacant parcels along Scottsdale Road and this development will have a large positive impact on the surrounding environment.

Goal LU 3: Promote revitalization, reinvestment, and development along Southern Scottsdale's Corridors.

- **Policy LU 3.1.** Create and encourage the utilization of flexible land use regulations as incentives for reinvestment and new development along Corridors.
- **Policy LU 3.2.** Promote a mix of housing located along Corridors and as part of designated Regional Centers and Activity Areas.
- **Policy LU 3.3.** Encourage the assembly of smaller, fragmented properties to create larger, mixed-use opportunities along Corridors.

- **Policy LU 3.4.** Explore a Planned Unit Development (PUD) District Ordinance amendment to assist in alleviating property parcel size and shallow lot development constraints found along Southern Scottsdale Corridors.
- **Policy LU 3.5.** Pursue increased private sector participation in the provision of public amenities along Corridors when development standard flexibility is requested.
- **Policy LU 3.6.** Encourage a diversity of new development, redevelopment, and infill projects that incorporate vertical and horizontal mixed-use development along Southern Scottsdale Corridors.

Response: The project accomplishes several of these goals including encouraging reinvestment and new development, creating a mix of housing and encouraging the assemblage of two smaller parcels. It also serves as a prime example of an urban infill project that is incorporating both vertical and horizontal mixed-use development in the South Scottsdale Corridor.

Goal LU 5: Create Regional Centers and Activity Areas to guide future land use types and intensities throughout Southern Scottsdale.

- **Policy LU 5.2.1.** The Papago Regional Center (located at Galvin Parkway and McDowell Road and adjacent to Papago Park) should focus on cultural, recreational, hotel, residential, and entertainment land uses.
- **Policy LU 5.2.2.** The SkySong Regional Center (located at the intersection of Scottsdale and McDowell Roads) should focus on dining, employment, business incubation, technology and innovation services, entertainment, higher density vertical mixed-use residential, office, commercial, and retail development.

Response: Located near both Papago and SkySong Regional Centers, this proposed development will focus on residential, employment, higher-density vertical mixed-use residential, commercial, retail and entertainment land uses as per the goals and policies for the area.

Goal LU 6: Maintain the Los Arcos Redevelopment Area designation along Scottsdale and McDowell Roads as a revitalization and reinvestment tool.

- **Policy LU 6.1.** Update and implement the Los Arcos Redevelopment Plan recommendations to utilize statutory tools in revitalizing the Corridor areas of Scottsdale and McDowell Roads.

Response: Located within the Los Arcos Redevelopment Area, it is the goal of this project to serve as an example for large scale reinvestment in South Scottsdale to encourage diversity and provide increased opportunities for diverse incomes to enjoy the proximity to all that Scottsdale has to offer.

Goal LU 9: Create new development and connectivity opportunities between Papago Park and Southern Scottsdale.

- **Policy LU 9.1.** Support more intense land uses adjacent to Papago Park that are tourism and regional destinations including (but not limited to): mixed-use, hotel, specialty attractions, and housing, recreation, retail, and support services.

Response: Located directly to the East of Papago Park, this proposed mixed-use development aligns perfectly with Policy LU 9.1.

Goal LU 10: Adapt land use and regulatory policies and standards to achieve the goals of the Southern Scottsdale Community Area Plan.

- **Policy LU 10.2.** Encourage the examination, evaluation and relevancy of existing zoning districts in Southern Scottsdale.

Response: The size of the two parcels will be better utilized with a higher density residential development than the current C-3 designation. It is apparent from the current and past vacancy of the site that a commercial development does not lend itself to this size parcel. It is not large enough for a significant commercial opportunity and it is too large for a smaller commercial development. Through careful examination the design and development team has determined that a mixed-use residential project would be the highest and best use of the property.

2. Character and Design

Goal CD 2: The character and design of mixed-use and commercial development should accommodate a variety of land uses, engage pedestrians, and extend indoor spaces to the outside.

- **Policy CD 2.1.** Encourage pedestrian-oriented site design for new and revitalized development within Corridors, Regional Centers, and Activity Areas.
- **Policy CD 2.3.** Within Corridors, Regional Centers, and Activity Areas, locate new development along the street and provide parking immediately behind the building area.
- **Policy CD 2.4.** New development and redevelopment should provide a diversity of design by accommodating a mix of land uses both vertically and horizontally.
- **Policy CD 2.5.** Encourage both dedicated and publicly accessible open spaces within private developments to function as extensions of indoor spaces into outdoor areas.

Response: The project has pedestrian and bicycle friendly site design and encourages social contact and interaction within the community. Exterior and interior walkways connect these

features, with inviting access for the public to the commercial areas and secured access to the amenity areas for residents. Parking is strategically located in an embedded, hidden from public view parking garage. Diversity of design is accomplished with residential components located above and adjacent to commercial ones. A mix of private spaces is created by balconies, and private first floor patios with gated exterior access which are oriented to create interest, views of the amenity areas, and access to the public areas of the project. The public oriented uses at the first floor are defined by use of storefront windows at the façades that front Scottsdale and Continental Roads, and with covered clearly recognizable access points.

Goal CD 3: Promote high quality design for new and revitalized mixed-use, commercial, and residential development along corridors, within regional centers and activity areas.

- **Policy CD 3.1.** Encourage design standards for Corridors, Regional Centers, and Activity Areas that enhance and strengthen new and revitalized development.
- **Policy CD 3.3.** Encourage new development to demonstrate a relationship with the design characteristics of the surrounding areas and, as appropriate, incorporate those qualities into its design.
- **Policy CD 3.4.** Building design should be sensitive to the evolving context of an area over time.

Response: The existing structure on this site is outdated and unused, and the parking lot is unlit and unkempt. This project promotes revitalization and transformation by creating a design that is consistent with the evolution of high-quality Scottsdale design.

- By following the City's most up-to-date design guidelines, the development will enhance and strengthen the design character of the area, which is currently very eclectic and often non-complimentary to one another.
- The siting and orientation of the buildings recognizes and features established major vistas of the Sonoran Desert and mountains.
- The project has a pedestrian and bicycle friendly site design and encourages social contact and interaction within the community.
- The shaded and landscaped pedestrian access along the street frontage shows consideration for the pedestrian and invites access connections to adjacent developments.
- The design responds to the desert environment, with interior spaces that extend into the outdoors; materials with colors and textures associated with the region; and features such as shade structures, roof overhangs, shade projections and recessed windows.
- The plants and trees in the landscape plan are a mixture of native and non-native plant species and indigenous to the arid region. They have been selected for their low water use and tolerance to drought conditions.

Goal CD 4: Site and building design of new development and redevelopment should respond to the Sonoran Desert Climate.

- **Policy CD 4.1.** Encourage new development to incorporate designs such as shade structures, deep roof overhangs and recessed windows to address passive solar cooling opportunities.
- **Policy CD 4.2.** Encourage the use of a variety of textures and natural building materials to provide architectural visual interest and richness, particularly at the pedestrian level.
- **Policy CD 4.3.** Support landscape design that responds to the desert environment by utilizing indigenous and adapted landscape materials that complement the Southern Scottsdale built environment.

Response: The design responds to the desert environment, with interior spaces that extend into the outdoors; materials with colors and textures associated with the region; and features such as shade structures, roof overhangs, shade projections and recessed windows. The intent is to create a mass that defines the street, while still providing recess, repetition and interest. A variety of colors and textures will be used to create visual interest and variety. The plants and trees in the landscape plan are indigenous to the arid region and have been selected for their low water use and tolerance to drought conditions.

Goal CD 5: Maintain, protect and enhance the character, quality and connectivity of the public realm and open space areas.

- **Policy CD 5.4.** Encourage plant placement that maximizes shade opportunities in pedestrian spaces, parking lots, and streetscape environments.

Response: A vast improvement to the public realm will occur with this project. Previously, the site placed parking and for-sale vehicles along the adjacent rights-of-way – a sure impediment to an enjoyable pedestrian experience. By pushing the buildings towards the public realm, providing interesting architecture and blending the public/private open space area between the building and the street, the pedestrian experience is substantially improved. Additionally, a new pedestrian pathway is provided along the north edge of the site connecting the existing alley and residential neighborhood to Scottsdale Road.

Shade trees are provided along the street frontage as well as within the courtyard area. This is especially visible at the northern courtyard which connects directly to the Scottsdale Road public right-of-way. Parking is within a garage and therefore already shaded.

Goal CD 6: Promote, plan and implement design strategies that are sustainable.

- **Policy CD 6.1.** Encourage compact development design along Corridors and in Regional Centers and Activity Areas to help reduce travel distances, encourage walking and cycling, and stimulate public transit use.

- **Policy CD 6.2.** Encourage building design, orientation, and layout that reduce energy consumption.
- **Policy CD 6.3.** Develop adaptable and sustainable building design strategies that could accommodate future innovative energy and environmental technologies as they become commercially viable.
- **Policy CD 6.4.** Encourage the use of sustainable design principles for remodeling and new development projects to mitigate building construction and operational impacts on the environment.

Response: The design of the project is very compact in nature and creates new housing opportunities that will reduce travel distances, encourage walking, biking and stimulate public transit by providing residents the option to live closer to where they work. The entire site is designed and oriented to be as sustainable as possible and create passive shading and cooling opportunities. The compactness of the project's footprint also lends itself to lower energy consumption, when compared by suburban garden apartment communities.

Goal CD 7: Protect low-scale single-family neighborhoods within Southern Scottsdale by utilizing landscape buffers and transitional building forms, shapes, and sizes in the design of new development and redevelopment.

- **Policy CD 7.1.** Encourage architectural and design transitions between new development and existing development.

Response: The vast majority of the site abuts commercial uses, major roadways or the parking and drive aisle of a multifamily project. A very small segment at the northwest corner of the property is adjacent to a single-family home, and even this area is separated by an alleyway, an on-site landscaped area and the loop road that encircles the development. A stepback is also introduced with the building massing at this corner. All new onsite structures are separated from adjacent uses by the onsite circulation drive.

3. Public Services and Facilities

Goal PSF 3: Plan and provide for southern Scottsdale's existing and future infrastructure needs.

- **Policy CD 2.1.** Encourage both the private and public sectors to underground existing and new 69kV and lower voltage power lines throughout Southern Scottsdale, where feasible.

Response: The project will look to underground existing utility lines that may serve the site. This appears to occur near the northwest corner of the site.

5. Planned Unit Development Conformance

The Planned Unit Development (PUD) district promotes a mixed-use development pattern (horizontally or vertically) and recognizes that strict adherence to traditional development standards found in most zoning districts may be an impediment to such a challenging development typography. The property and project in question create such a circumstance where standard zoning district constraints would inhibit the quality and feasibility of development. The site is long and skinny and adjacent to residential uses; however, it also abuts a major thoroughfare and has an intense, Highway Commercial C-3 zoning designation. To adequately develop the site, and as in common in many infill projects, Amended Development Standards are required. Specifically, the Amended Development Standards requested for this project are:

- **Ordinance Section 5.5005.E.1 and E.2 – Minimum and Average setback**
    - The project meets and exceeds the required minimum setback and average setback along Continental Drive. Not unexpectedly given the skinny nature of the site, some minor relief is required along the Scottsdale Road frontage. This is further complicated along Scottsdale Road because the Ordinance requires a different set of setbacks standards for residential uses verses commercial uses – while this mixed-use project has both uses. The project provides a commercial "face" on the southern half of the site and a residential "face" on the north. The project provides a consistent 25-foot minimum setback where 28-feet is required in front of the commercial and 34-feet in front of the residential. For average setback, the project provides 29-feet in front of the commercial and 34-feet in front of the residential. 32-feet and 40-feet are required respectively.

- **Ordinance Section 5.5005.F.2 – Building stepback**
    - The project meets the required building stepback plane along Scottsdale Road, along Continental Drive, and along the north property line. The ordinance increases the stepback requirements along the west property line because it abuts a residential zoning district. Per Code, a 1:2 stepback plane is required starting at zoning district boundary line. The PUD will modify this to a 1:2 plane starting at a point 32 feet above the zoning district boundary line. The stepback request is more than adequate at this location. The existing multifamily project to the west is already 2-stories in height and places a drive aisle and parking (complete with parking canopies) along its east property line. Combined with the drive aisle on the subject site and the building-to-building separation between these projects is roughly eighty (80) feet.

- **Ordinance Section 5.5005.H – Landscape within the setback**

- This provision requires a twenty (20) foot setback adjacent to the west property line and that the setback area be landscaped. Landscaping will not be provided along this property line. However, to make up for this, the setback has been increased from twenty (20) to thirty (30) feet. Landscaping along this property line would have minimal benefits and would be virtually invisible to surrounding properties. As previously noted, the multifamily project to the west places a drive aisle, parking and parking canopies along this property line. When combined with the block wall along the property line, new landscaping at this location would be unnoticed, difficult to maintain and a waste of water resources.

The criteria to establish a Planned Unit Development (PUD) zoning district, as outlined in Section 5.5003.A of the PUD Ordinance has been met as follows:

a) **The proposed development promotes revitalization, the goals, policies and guidelines of the General Plan, area plans, and design guidelines:**
This project is being developed to benefit the revitalization of the community by providing well-designed, environmentally sensitive, market priced housing. As outlined in this narrative in sections 3o. Conformance to the General Plan and 3b. Conformance to the Southern Scottsdale Character Area Plan, it directly aligns with the goals, policies and design guidelines as requested.

b) **The proposed development's uses, densities, or development standards would not otherwise be permitted by the property's existing zoning:**
The proposed development is currently in C-3 zoning. C-3 does not allow residential use, and only allows only a max 0.80 floor area to lot size ratio and 36' building height. In order to comply with many of the land use goals outlined in the Southern Scottsdale Character Area Plan (such as LU 1.2,1.3, 2.1, 3.1, 3.2, 3.3, 3.6, 5.2.2, 9.1) that focus in part on providing flexibility in residential mixed-use development standards to encourage revitalization of properties within higher density areas of Southern Scottsdale, the zoning for the area will have to be adjusted.

c) **The proposed development will be compatible with adjacent land uses and promotes the stability and integrity of abutting or adjacent residential neighborhoods:**
The proposed development will be compatible with adjacent land uses, although most of the buildings surrounding the location are dated and would benefit from revitalization. Adjacent to the north is a vacant building and lot. Adjacent to the west are multi-family residential apartments. Across North Scottsdale to the east is series of retail establishments and a small car dealership. Across East Continental Drive is a Circle K convenience store and gas station, with additional multifamily development as you head west.

d) **There is adequate infrastructure and city services to serve the development:**

We have had multiple meetings with the City Scottsdale, as well as with waste and water services, to ensure that there Is adequate capacity to serve the development.

e) **The proposal meets the following location criteria:**

a. **The proposed development is not located within any area zoned Environmentally Sensitive Lands Ordinance (ESL) nor within the boundaries of the downtown Area:**
The proposed development is not located within any area zoned ESL or within the boundaries of the downtown area.

b. **The proposed development fronts onto a major arterial and/or major collector street as designated in the Transportation Master Plan:**
As can be seen on the Recommended Street Functional Classification from the Scottsdale Transportation Master Plan, the proposed development fronts onto Scottsdale Road just south of McDowell Road, which in that area is designated as Major Arterial - Urban.

6. Scottsdale Sensitive Design Principles Conformance

The Character and Design Element of the General Plan states that *"Development should respect and enhance the unique climate, topography, vegetation and historical context of Scottsdale's Sonoran Desert environment, all of which are considered amenities that help sustain our community and its quality of life."* The City has established a set of design principles, known as the Scottsdale's Sensitive Design Principles, to reinforce the quality of design in our community. The following Sensitive Design Principles are fundamental to the design and development of the Property.

1. ***The design character of any area should be enhanced and strengthened by new development.***

   Response: The project will greatly enhance the design character of the area. The property is currently a vacant lot and was previously an auto dealership with associated vehicle lots and repair facilities.

2. ***Development, through appropriate siting and orientation of buildings, should recognize and preserve established major vistas, as well as protect natural features.***

   Response: The urban location does not have protected natural features or established vistas.

3. ***Development should be sensitive to existing topography and landscaping.***

   Response: As an already developed, urban location, the current topography of the property is flat. Minimal landscaping exists and the proposed project landscaping will be a great improvement.

4. ***Development should protect the character of the Sonoran Desert by preserving and restoring natural habitats and ecological processes.***

   Response: As an already developed, urban location, no natural habitats exist to preserve or restore.

5. ***The design of the public realm, including streetscapes, parks, plazas and civic amenities, is an opportunity to provide identity to the community and to convey its design expectations.***

   Response: The project provides vast improvements to the public realm along Scottsdale Road and along Continental Drive. New landscaping, sidewalks and numerous pedestrian connections to and from the public realm convey and inviting and quality project. A new pedestrian connection along the north property line is also proposed to enable adjacent residents a direct connection through the subject site to the pedestrian realm along Scottsdale Road.

6. ***Developments should integrate alternative modes of transportation, including bicycles and bus access, within the pedestrian network that encourage social contact and interaction within the community.***

   Response: The project encourages alternative modes of transportation by several means. At the most basic level, but perhaps most impactful, the mixed-use nature of the project and the choice to redevelop an infill site, reduces reliance on vehicular travel. Furthermore, the project provides bike racks and internal bike storage for residents.

7. ***Development should show consideration for the pedestrian by providing landscaping and shading elements as well as inviting access connections to adjacent developments.***

   Response: As discussed throughout this document, the improvements along the project street-frontages will vastly improve the pedestrian experience. This includes landscaping, hardscape and pedestrian connection, but also the act of placing the building closer to the public realm for a more urban feel. Additionally, the project provides a new pedestrian connection through the property, along the north property line for the adjacent neighborhood.

8. ***Buildings should be designed with logical hierarchy of mases.***

   Response: The project is designed with a clear top-middle-bottom hierarch of masses with varied articulation for additional interest.

9. ***The design of the built environment should respond to the desert environment.***

   Response: The project design responds to the desert environment. The entire site is designed and oriented to be as sustainable as possible and create passive shading and

cooling opportunities. The compactness of the project's footprint also lends itself to lower energy consumption, when compared by suburban garden apartment communities. The design responds to the desert environment, with interior spaces that extend into the outdoors; materials with colors and textures associated with the region; and features such as shade structures, roof overhangs, shade projections and recessed windows.

10. ***Development should strive to incorporate sustainable and healthy building practices and products.***

Response: The developer will be working with the General Contractor for the most efficient sustainable building practices and products including energy efficient systems and construction methodologies. Units will be furnished with Energy Star certified appliances or equivalent.

11. ***Landscape design should respond to the desert environment by utilizing a variety of mature landscaping and preserving native plants.***

Response: The proposed landscape design is comprised of low water use flowering trees, shrubs and groundcover. These plants and trees are indigenous to the arid region and have been selected for their low water use and tolerance to drought conditions. The landscape will be watered through an automated drip irrigation system, to ensure maximum water conservation. As a previously developed, automotive site, the property is void of native plants for preserving.

12. ***Site design should incorporate techniques for efficient water use by providing desert adapted landscaping and preserving native plants.***

Response: The landscape will be watered through an automated drip irrigation system, to ensure maximum water conservation.

13. ***The extent and quality of lighting should be integrally designed as part of the built environment.***

Response: A defining feature of the project will be its integrated streetscape lighting. These vertical built-in corner light fixtures are located at nearly every commercial use entry stoop along Scottsdale Road and Continental Drive. Along with the brick clad landscape pot pedestals and storefront glass, these features provide a welcoming pedestrian scale to the architecture. Moreover, the repetitious pattern of these vertical

lighting strips contributes a memorable signature presence for the community to drivers passing by.

Unique, Built-in Corner Light Fixtures Along Pedestrian Frontage

14. Signage should consider the distinctive qualities and character of the surrounding context in terms of size, color, location and illumination.

Response: Project identification will be contextually appropriate and processed under a separate approval and permit process.

7. Conclusion

Continental demonstrates how an underutilized site can be developed to benefit the revitalization of a community by providing well-designed, environmentally sensitive market-priced housing. The property's antiquated, Highway Commercial (C-3) zoning designation will be replaced with a more appropriate Planned Unit Development (PUD) district custom tailored for this specific site. As demonstrated in the narrative, the project is in conformance with the City of Scottsdale's General Plan and the Southern Scottsdale Character Area Plan.

It is the goal of the entire design and development team to create a product that can serve as an example of how to create environmentally-sensitive, modern desert architecture on an underutilized site, helping to revitalize and energize the culturally diverse amenities and services that South Scottsdale has to offer.

CONTINENTAL

Proposed Development Standards

Sec. 5.5000. - Planned Unit Development (PUD).

Sec. 5.5005. - Development standards.

A. *PUD development area.*

1. Gross acreage.

   a. The minimum gross site area of any PUD development shall be one-half (0.5) acre and the maximum gross site area shall be fifteen (15) acres, except as specified in Section 5.5005.A.1.b.

   b. When the PUD is the most appropriate district to achieve mixed-use development, the City Council may authorize a PUD development in a site area greater than fifteen (15) gross acres up to a maximum of twenty-five (25) gross acres.

B. *Density and intensity.*

1. The overall density of residential uses shall be established by the approved DP.

2. The overall intensity of commercial uses shall not exceed 0.8 floor area ratio, except as provided in Section 5.5005.B.3.

3. The City Council may approve intensity of commercial uses greater than 0.8 floor area ratio subject to any of the following criteria:

   a. The proposed DP provides improved dedicated public open space.

   b. The proposed DP provides a public parking facility(ies).

   c. The proposed DP provides shared parking as established in Article IX parking and loading requirements.

C. *Allowable building height.*

1. *Building height:*

   a. Shall be a maximum of forty-eight (48) feet, except as otherwise provided in Section 5.5005.D. and 5.5005.F.

D. *Exception to building height.*

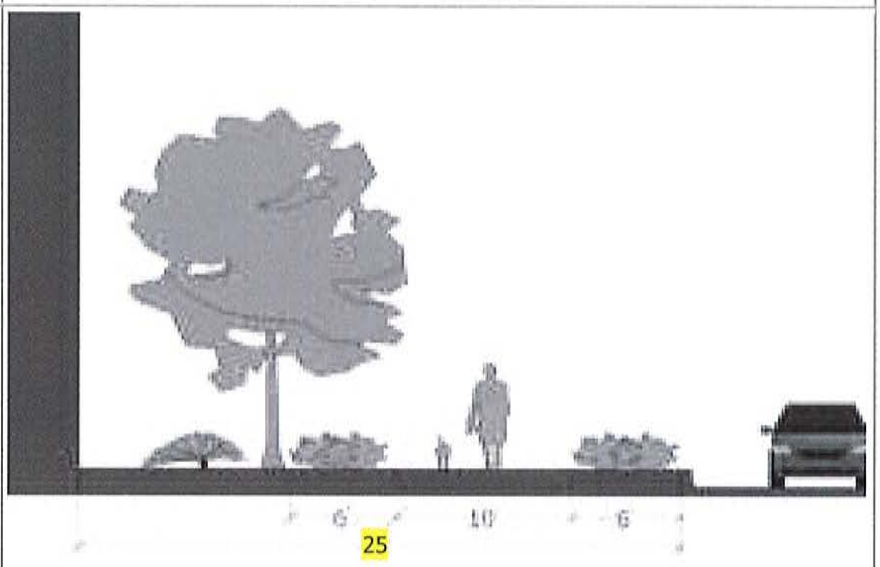
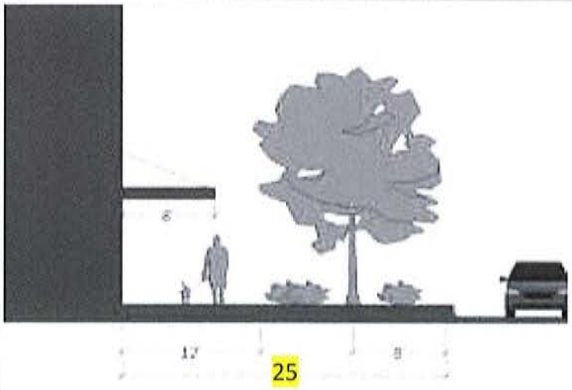
1. Architecturally integrated features, such as roof top mechanical equipment for utility and communication purposes, elevator bulk head, stairwell, screen wall, railing, trellis and patio cover may exceed the building height up to ten (10) feet provided that the area within the said exceptions do not exceed a total of thirty (30) percent of a building's roof area. However, the City Council may approve either greater mechanical height or building roof area coverage where the DP and supporting materials demonstrate the allowable exception cannot reasonably be achieved.

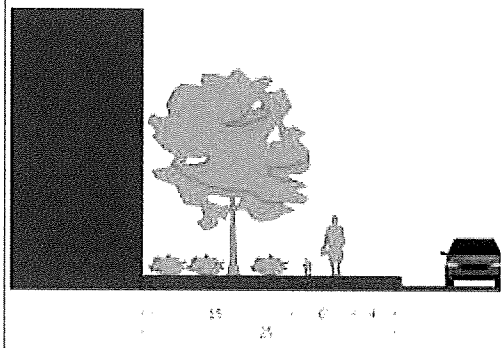
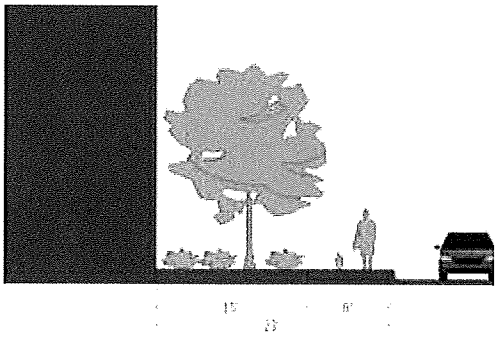
2. Architecturally integrated, active solar systems may exceed thirty (30) percent of a building's roof area subject to development review board approval.

3. Roof top garden structures may exceed the building height up to five (5) feet.

E. *Building setbacks.*

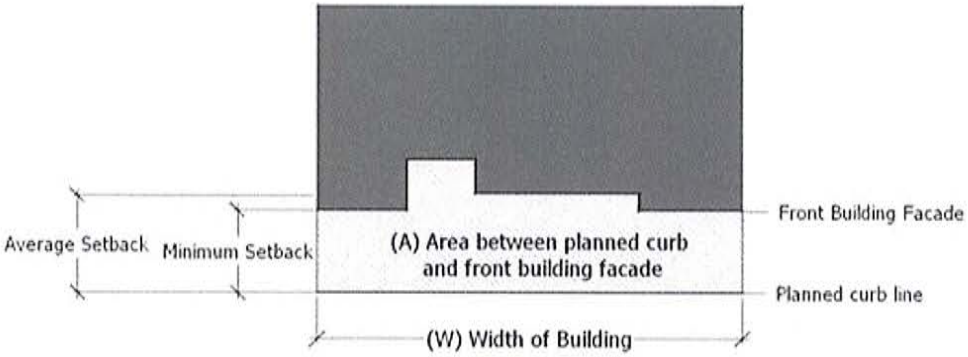
1. *Minimum setback.* Buildings adjacent to public and private streets shall be setback from the back of the planned curb line, including the planned curb line for bus bays and turn lanes, in accordance with Section 5.5005.E. Table A. The planned curb line, including the planned location for bus bays and turn lanes, shall be as described in the Transportation Master Plan and the Design Standards & Policies Manual.

TABLE A			
BUILDING SETBACK FROM BACK OF THE PLANNED CURB ALONG STREETS			
Street Classification Type and Use	**Minimum Setback**	**Average Setback**	**Setback Diagram - This Illustrates Setbacks, Excluding Average Setback. Dimensions are for Illustrative Purposes.**
Major and Minor Arterial - Residential on First Floor Adjacent to the Street	25~~34~~ feet	34~~40~~ feet	
Major and Minor Arterial - Retail and Commercial on First Floor Adjacent to the Street	25~~8~~ feet	29~~32~~ feet	

Major and Minor Collector, Local Streets, and Unclassified Streets (Including Private Streets but Excluding Alleys) - Residential on First Floor Adjacent to the Street	25 feet	30 feet	
Major and Minor Collector, Local Streets, and Unclassified Streets (Including Private Streets but Excluding Alleys) - Retail and Commercial on First Floor Adjacent to the Street	23 feet	28 feet	

2. *Average setback.* The front building façade shall be placed to achieve an average setback as specified in Table A. The average setback shall be equal to the land area located between the planned curb line and the front building façade divided by the width of the front building façade.

AVERAGE SETBACK DIAGRAM - THIS DIAGRAM ILLUSTRATES SECTION 5.5005.E.2.



$$\frac{\text{(A) Area}}{\text{(W)}} = \text{Average Setback (According to Table A)}$$

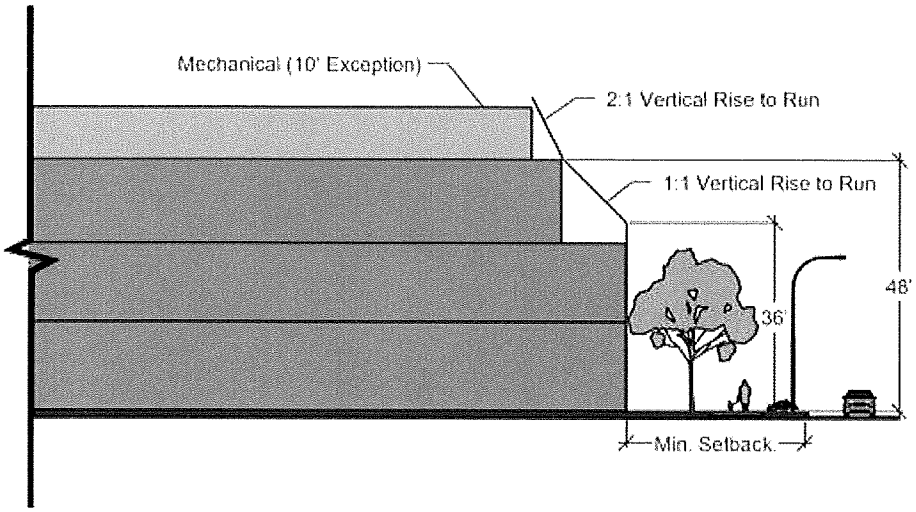
3. *Designated scenic corridor or buffered setback.* Where a designated scenic corridor or a buffered setback is existing or planned the setback shall be the required width of the designated scenic corridor or buffered setback. The Planned Unit Development (PUD) District average setback shall not apply.

F. *Building envelope.*

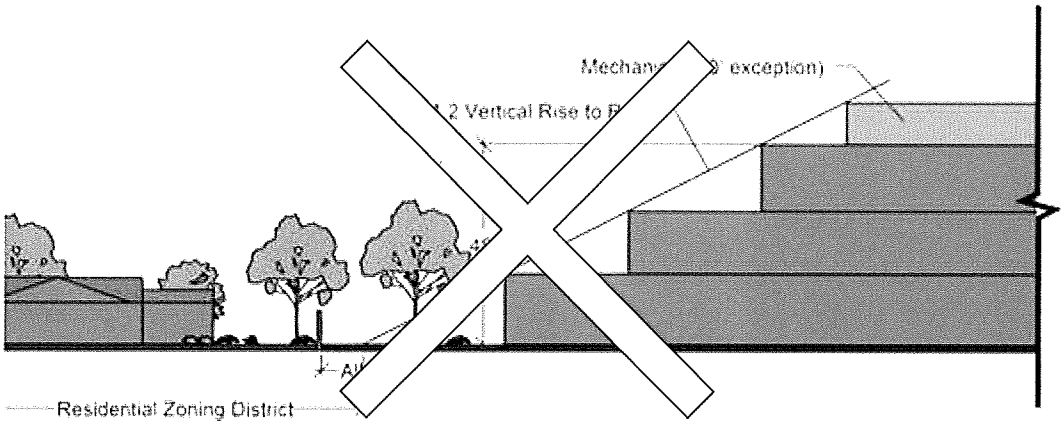
1. Starting at a point thirty-six (36) feet above the minimum building setback line, the building envelope inclined stepback plane shall slope upwards at 1:1 (ratio of the vertical rise to the horizontal run) to a point measured forty-eight (48) feet above the minimum building setback line. Thereafter the building envelope inclined stepback plane shall slope upwards at 2:1 (ratio of the vertical rise to the horizontal run) on all sides of a property adjacent to public and private streets.

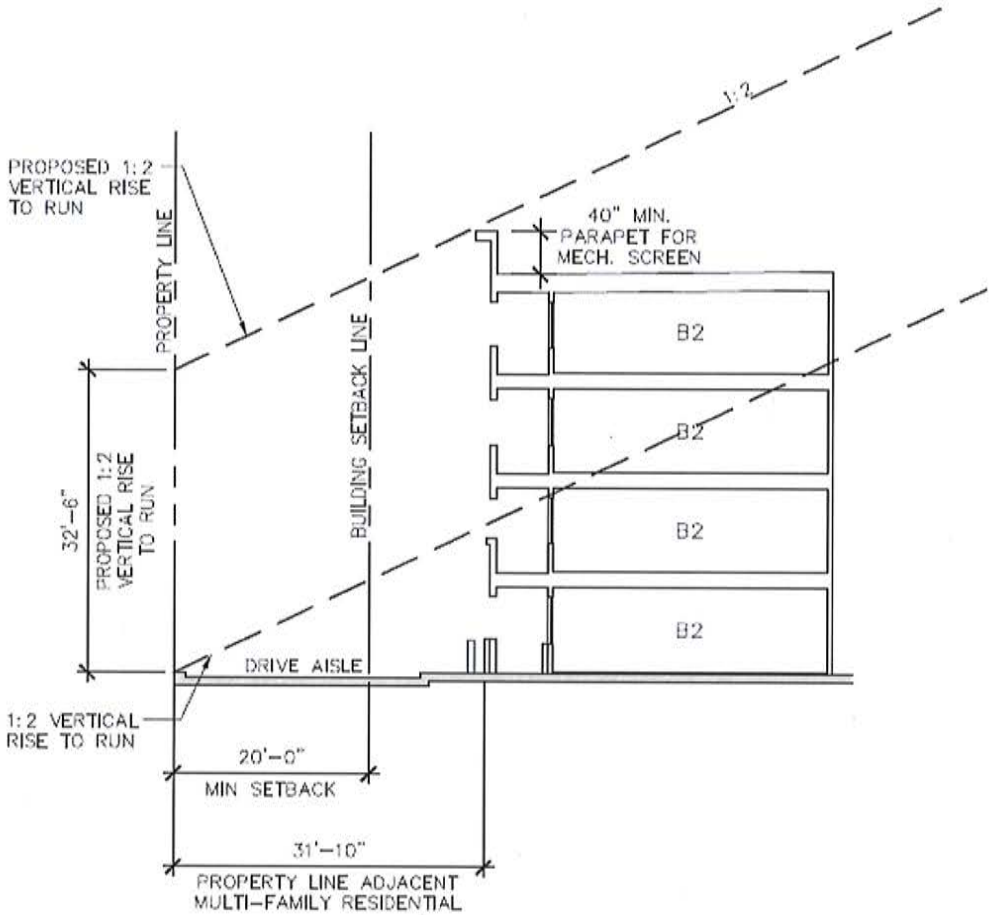
2. PUD Developments abutting or adjacent to a residential zoning district shall have a building envelope inclined stepback plane of 1:2 (ratio of the vertical rise to the horizontal run) starting FROM A POINT THIRTY-TWO (32) FEET ABOVE ~~on~~ the residential zoning district boundary, except as specified Section 5.5005.F.3.

BUILDING ENVELOPE DIAGRAM - THIS DIAGRAM ILLUSTRATES SECTION 5.5005.F.1.



BUILDING ENVELOPE DIAGRAM - THIS DIAGRAM ILLUSTRATES SECTION 5.5005.F.2.





3. PUD Developments adjacent to a residential zoning district, where the properties are separated by a major and/or minor arterial street as classified by the Transportation Master Plan and the Design Standards & Policies Manual, shall comply with Section 5.5005.F.1.

G. *Encroachment beyond the building envelope.*

1. A maximum encroachment of fifteen (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.

2. Any encroachment into the right-of-way, roadway easement, or right-of-way easement requires a city issued encroachment permit and/or agreement.

3. The requirements of article vii. General provisions shall not apply to Section 5.5005.G.

H. *Setback abutting a residential zoning district.*

1. A setback of twenty (20) feet shall be provided along the property line abutting a residential zoning district(s). The setback area ~~shall be landscaped and~~ may include space reserved for

services such as refuse, recycling, utility boxes, and amenities such as playground equipment, picnic tables, and screen walls.

I. *Required open space.* Open space is only required for developments that include residential uses.

1. Private outdoor living space.

   a. Minimum: 0.05 multiplied by the gross floor area of the dwelling unit.

   b. The private outdoor living space shall be located beside the dwelling unit which it serves and shall be for the exclusive use of the unit occupant(s), but is not part of the unit's gross floor area.

2. Common open space.

   a. Minimum: 0.10 multiplied by the total gross site area of the development.

   b. Common open space is not required if the overall density of the development is less than five (5) dwelling units per acre.

J. *Landscape improvements.* The provisions of Article X. Landscaping requirements shall apply.

Sec. 5.5006. - Off-street parking and loading.

A. Parking shall not be located between the building and the street; and shall not be located between the average building setback line and the street.

B. Structured parking and parking garages shall be screened from street views and any views from residential districts shown on Table 4.100.A., or the residential portion of a Planned Community P-C or any portion of a Planned Residential Development PRD with an underlying zoning district comparable to the residential districts shown on Table 4.100.A. Screening shall be provided by building spaces that are habitable or that provide an architectural screen. Architectural screening shall be subject to Development Review Board approval.

C. The provisions of Article IX. Parking and loading requirements shall apply.

Sec. 5.5007. - Signs.

A. The provisions of Article VIII. Sign requirements shall apply except a master sign plan shall be submitted at the time of development review application.

biltform architecture

ALTA CONTINENTAL

WOOD PARTNERS

NORTH

CONTEXT AERIAL

SCALE: NOT TO SCALE

A1.2

05-14-20

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REFUSE COLLECTION REQUIREMENTS

0.5 CUBIC YARDS OF WASTE PER UNIT	= .5 x 281 = 140.5 CUBIC YARDS
MINI MAC COMPACTOR COMPACTION RATIO = 4:1	= 36 CUBIC YARDS
TOTAL CUBIC YARDS OF WASTE GENERATED PER WEEK	= 36 CUBIC YARDS
36 CUBIC YARDS/8 – FOUR CUBIC YARD CONTAINERS	= 2 COLLECTIONS PER WEEK

REFUSE COLLECTION NOTE

ON COLLECTION DAY THE TRUCK WILL PULL UP NEXT TO THE REFUSE ROOM ROLL-UP DOOR. CONTAINERS WILL BE WHEELED OUT TO TRUCK WHERE THEY WILL BE EMPTIED INTO THE WASTE TRUCK. THIS WILL CONSIST OF A TWO PERSON TEAM, ONE WILL OPERATE THE TRUCK WHILE THE OTHER WILL MANEUVER THE CONTAINERS INTO POSITION FOR THE OPERATOR TO EMPTY EACH CONTAINER. MAINTENANCE STAFF WILL BE ON HAND TO CLEAN THE AREA AS NECESSARY AND RELOCATE CONTAINERS INTO THE REFUSE ROOM AND CLOSE THE ROLL-UP DOOR.

SITE PLAN NOTES

1. SIGHT DISTANCE TRIANGLES SHALL BE SHOWN ON FINAL PLANS FOR DRIVEWAYS FROM COMMERCIAL SITES AND ANY INTERSECTIONS. AREA WITHIN THE SAFETY TRIANGLE IS TO BE CLEAR OF LANDSCAPING, SIGNS, OR OTHER VISIBILITY OBSTRUCTIONS WITH A HEIGHT GREATER THAN 1.5 FEET. TREES WITHIN THE SAFETY TRIANGLE SHALL BE SINGLE TRUNK AND HAVE A CANOPY THAT BEGINS AT 8 FEET IN HEIGHT UPON INSTALLATION. ALL HEIGHTS ARE MEASURED FROM NEAREST STREET LINE ELEVATION.
2. TEMPORARY/SECURITY FENCING THAT IS REQUIRED OR IS OPTIONALLY PROVIDED SHALL BE IN ACCORDANCE WITH THE ZONING ORDINANCE AND THE DESIGN STANDARDS AND POLICIES MANUAL.
3. THE TEMPORARY/SECURITY FENCE LOCATION SHALL NOT BE MODIFIED OR THE TEMPORARY/SECURITY FENCE SHALL NOT BE REMOVED WITHOUT THE APPROVAL OF THE PLANNING AND DEVELOPMENT SERVICES: INSPECTION SERVICES DIVISION.
4. ALL RIGHTS-OF-WAY ADJACENT TO THIS PROPERTY SHALL BE LANDSCAPED AND MAINTAINED BY THE PROPERTY OWNER.
5. ALL SIGNS REQUIRE SEPARATE PERMITS AND APPROVALS.
6. A MASTER SIGN PROGRAM SHALL BE SUBJECT TO THE APPROVAL OF THE DEVELOPMENT REVIEW BOARD PRIOR TO THE ISSUANCE OF A SIGN PERMIT FOR MULTI-TENANT BUILDINGS.
7. NO EXTERIOR VENDING OR DISPLAY SHALL BE ALLOWED.
8. FLAGPOLES, IF PROVIDED, SHALL BE ONE PIECE CONICAL TAPERED.
9. NO EXTERIOR PUBLIC ADDRESS OR SPEAKER SYSTEM SHALL BE ALLOWED.
10. PATIO UMBRELLAS, IF PROVIDED, SHALL BE SOLID COLORS AND SHALL NOT HAVE ANY ADVERTISING IN THE FORM OF SIGNAGE OR LOGOS.
11. ALL EXTERIOR MECHANICAL, UTILITY, AND COMMUNICATION EQUIPMENT SHALL BE SCREENED TO THE HEIGHT OF THE TALLEST UNIT BY PARAPET OR SCREEN WALL THAT MATCHES THE ARCHITECTURAL COLOR AND ARCHITECTURAL FINISH OF THE BUILDING. GROUND MOUNTED MECHANICAL, UTILITY, AND COMMUNICATION EQUIPMENT SHALL BE SCREENED BY A SCREEN WALL THAT MATCHES THE ARCHITECTURAL COLOR AND ARCHITECTURAL FINISH OF THE BUILDING, WHICH IS A MINIMUM OF 1'-0" HIGHER THAN THE HIGHEST POINT OF TALLEST UNIT. (DETAILS ARE STILL REQUIRED.)
12. ALL EQUIPMENT, UTILITIES, OR OTHER APPURTENANCES ATTACHED TO THE BUILDING SHALL BE AN INTEGRAL PART OF THE BUILDING DESIGN IN TERMS OF FORM, COLOR AND TEXTURE.
13. NO EXTERIOR VISIBLE LADDERS SHALL BE ALLOWED.
14. ALL POLE-MOUNTED LIGHTING SHALL BE A MAXIMUM OF 20 FEET IN HEIGHT.
15. NO CHAIN LINK FENCING SHALL BE ALLOWED.
16. NO TURF AREAS SHALL BE PROVIDED.
17. NO IRRIGATION SHALL BE PROVIDED TO UNDISTURBED NATURAL AREA OPEN SPACE (NAOS) AREAS.
18. PROVIDE THE NATURAL AREA OPEN SPACE (NAOS) AND LIMITS OF CONSTRUCTION (LOC) PROTECTION PROGRAM ON THE PLANS:
    a. NO BUILDING, GRADING, OR CONSTRUCTION ACTIVITY SHALL ENCROACH INTO AREAS DESIGNATED AS NAOS, OR OUTSIDE THE DESIGNATED CONSTRUCTION ENVELOPE.
    b. ALL NAOS AND AREA OUTSIDE OF THE LOC SHALL BE PROTECTED FROM DAMAGE PRIOR TO, AND DURING CONSTRUCTION BY THE FOLLOW METHODS:
19. A REGISTERED LAND SURVEYOR SHALL STAKE ALL NAOS AND LOC DISTURBANCE BASED ON THIS EXHIBIT.
20. A THREE (3) FOOT TALL STEEL REBAR, OR CITY OF SCOTTSDALE INSPECTION SERVICES APPROVED SIMILAR, SHALL BE SET ALONG THE NAOS AND LOC, AND CONNECTED WITH GOLD ROPING BY THE CONTRACTOR PRIOR TO ANY CLEARING OR GRADING.
21. ALL CACTUS SUBJECT TO THE CITY OF SCOTTSDALE'S NATIVE PLANT ORDINANCE DIRECTLY ADJACENT, WITHIN TWO FEET, OF THE NAOS AND LOC LINE SHALL BE FENCED WITH WIRE FENCING TO PREVENT DAMAGE.
22. THE STAKING, ROPING, AND FENCING SHALL BE MAINTAINED INTACT BY THE CONTRACTOR DURING THE DURATION OF THE CONSTRUCTION ACTIVITY.
23. THE CONTRACTOR SHALL REMOVE STAKING, ROPING, AND FENCING AFTER RECEIPT OF THE LETTER OF ACCEPTANCE FROM THE CITY OF SCOTTSDALE FOR ALL CONSTRUCTION WORK.
24. EXISTING OVERHEAD WIRE FACILITIES ALONG PROJECT BOUNDARY WILL BE BURIED
25. WE ACKNOWLEDGE THE REQUIREMENT OF SECTION 1-3.800 OF THE DSPM REGARDING SOIL NAILS FOR THE PARKING GARAGE (IF APPLICABLE)

PROJECT DATA

OVERALL SITE DATA:

SITE AREA:	±5.81 GROSS ACRES / ±4.43 NET ACRES
ZONING:	EXISTING: C-3 PROPOSED: PUD
APN NO'S.:	129-13-002G, 003D, 003E & 004D
PROPOSED USE:	MULTI-FAMILY
PROPOSED DENSITY:	49 DU/GROSS AC / 63 DU/NET AC
PROPOSED BUILDING HEIGHT:	48 FEET(4 STORIES) 51 FEET (CORNER TOWER) 58 FEET (MECH/ELEV/STAIR TOWER)
BUILDING AREA:	524,336 S.F.
COMMERCIAL AREA:	10,123 S.F.

UNIT MIX:

ONE BEDROOM UNITS:	182	(65%)
TWO BEDROOM UNITS:	85	(30%)
THREE BEDROOM UNITS:	14	(5%)
TOTAL:	281	D.U.

UNIT TYPE		GROSS LIV. AREA	UNITS	GROSS LIV. AREA
UNIT A1	1 BED/1 BA	877 S.F.	4	3,508 S.F.
UNIT A2.1	1 BED/1 BA	730 S.F.	47	34,310 S.F.
UNIT A2.2	1 BED/1 BA	772 S.F.	1	772 S.F.
UNIT A3.1	1 BED/1 BA	801 S.F.	4	3,204 S.F.
UNIT A3.2	1 BED/1 BA	1,013 S.F.	8	8,078 S.F.
UNIT A4	1 BED/1 BA	857 S.F.	57	48,849 S.F.
UNIT A5	1 BED/1 BA	777 S.F.	58	45,066 S.F.
UNIT A6	1 BED/1 BA	755 S.F.	4	3,020 S.F.
UNIT A7	1 BED/1 BA	897 S.F.	2	1,794 S.F.
UNIT B1	2 BED/2 BA	1,060 S.F.	20	21,200 S.F.
UNIT B2	2 BED/2 BA	1,155 S.F.	47	54,285 S.F.
UNIT B3.1	2 BED/2 BA	1,064 S.F.	2	2,128 S.F.
UNIT B3.2	2 BED/2 BA	1,127 S.F.	4	4,508 S.F.
UNIT B5	2 BED/2 BA	1,235 S.F.	11	13,585 S.F.
UNIT C1	3 BED/2 BA	1,525 S.F.	14	21,350 S.F.
TOTAL:			281 D.U.	282,657 S.F.
AVG. S.F.				935 S.F.

PARKING:

PROVIDED:	
OPEN PARKING	12 P.S.
GARAGE PARKING (6.5 LEVELS)	478 P.S.
TOTAL PROVIDED:	1.75 P.S. PER UNIT = 490 P.S.
REQUIRED (PER TABLE 9.103):	
COMMERCIAL AREAS:	
SPACE PER 325 S.F.	10,123 S.F./325 = 32 P.S.
TOTAL – COMMERCIAL	32 P.S.
DWELLING, MULTIFAMILY	
1 BEDROOM	182 X 1.3 = 237 P.S.
2 BEDROOM	85 X 1.7 = 145 P.S.
3 BEDROOM	14 X 1.9 = 27 P.S.
TOTAL – MULTIFAMILY	409 P.S.
TOTAL – OVERALL	441 P.S.

SYMBOL SCHEDULE

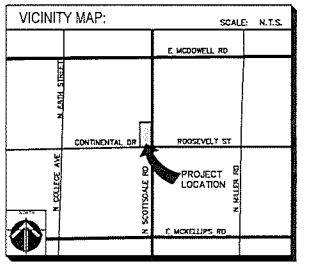
- BUILDING NUMBER / BUILDING TYPE
- FIRE RISER LOCATION
- FDC LOCATION
- 9'-0" OVERHANG
- # OF SPACES IN ROW / 9'x18' PARKING SPACE
- DECORATIVE WALL LIGHTING
- WALL LIGHTING
- 25' INSIDE TURNING RADIUS / 49' OUTSIDE TURNING RADIUS IN ACCORDANCE WITH SCOTTSDALE FIRE DEPT STANDARDS
- METER PANEL LOCATION
- ELECT. TRANSFORMER
- PEDESTRIAN CROSSWALK
- ACCESSIBLE PATH OF TRAVEL
- SITE LIGHTING
- FIRE HYDRANT

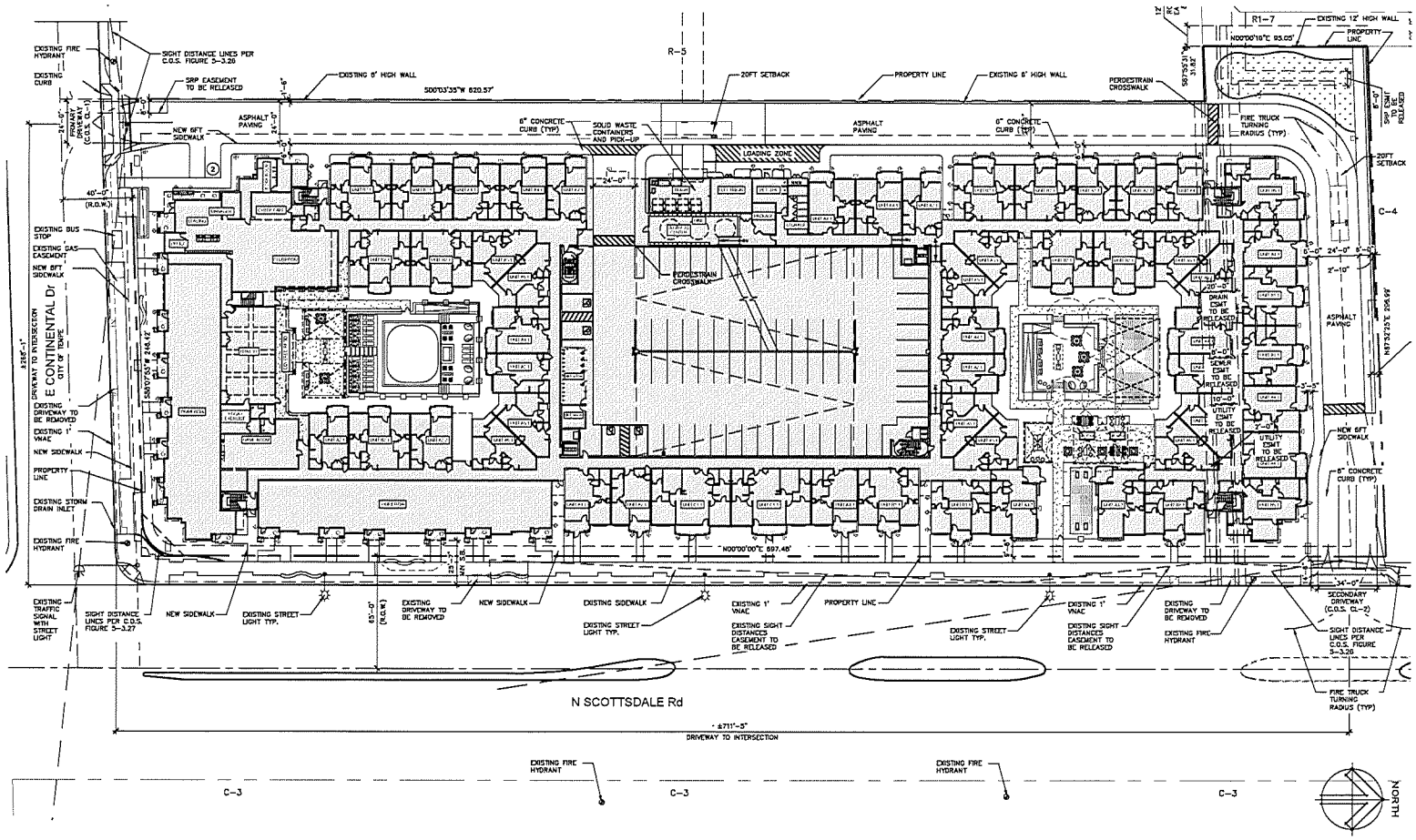
FIRE NOTES: EMERGENCY COMMUNICATION GENERAL NOTES

1. ALL NEW BUILDINGS SHALL HAVE APPROVED RADIO COVERAGE FOR EMERGENCY RESPONDERS WITHIN THE BUILDING BASE UPON THE EXISTING COVERAGE LEVELS OF THE PUBLIC SAFETY COMMUNICATION SYSTEM OF THE JURISDICTION & THE EXTERIOR OF THE BUILDING.
2. A CONSTRUCTION PERMIT FOR THE INSTALLATION OF OR MODIFICATION TO EMERGENCY RESPONDER RADIO COVERAGE SYSTEM AND RELATED EQUIPMENT IS REQUIRED AS SPECIFIED IN SECTION 105.7.6. CONTACT FIRE PREVENTION FOR ADDITIONAL INFORMATION.
3. PROVIDE SIGNAGE ON BUILDING DOORS LEADING INTO FIRE ALARM CONTROL PANEL, FIRE RISER ROOMS, ELECTRICAL ROOMS, ROOF ACCESS, ETC.

VICINITY MAP:

SCALE: N.T.S.





0 15' 30' 60'

SITE PLAN

biltform architecture

biltform architecture group, LLC.
11450 north cave creek road, suite 11
phoenix, arizona 85020
Phone 602.285.9200 Fax 602.285.9229

PRELIMINARY NOT FOR CONSTRUCTION

ALTA CONTINENTAL

Apartment Homes

SCOTTSDALE, ARIZONA

WOOD PARTNERS

8777 E. Via De Ventura, Suite 201, Scottsdale, AZ. 85258

PHONE: 480-607-6922

PLANNING SUBMITTAL

05 / 14 / 2020

REVISIONS:

1 -
2 -
3 -
4 -
5

JOB NO: 28-031

SCALE: 1"=30'-0"

SHEET NO:

A1.1

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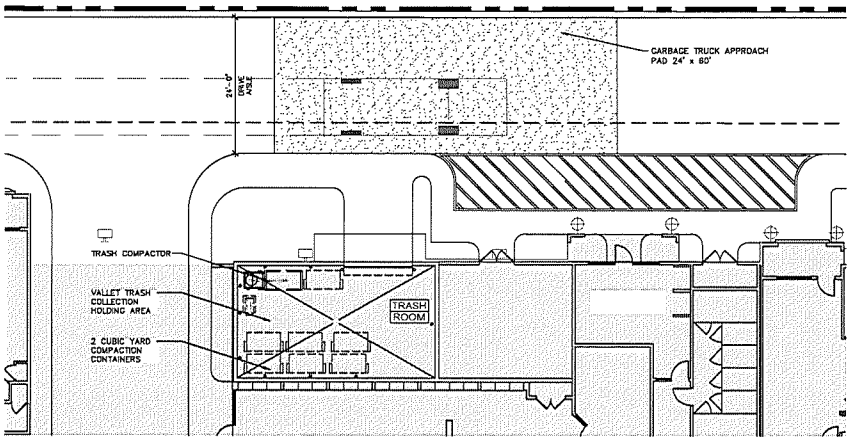
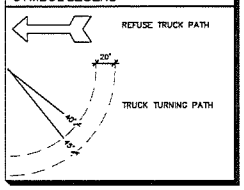
14-ZN-2018
9/1/2020



PARTIAL SITE PLAN
SCALE: 1" = 10'-0"
0 5' 10' 20'

SYMBOL LEGEND

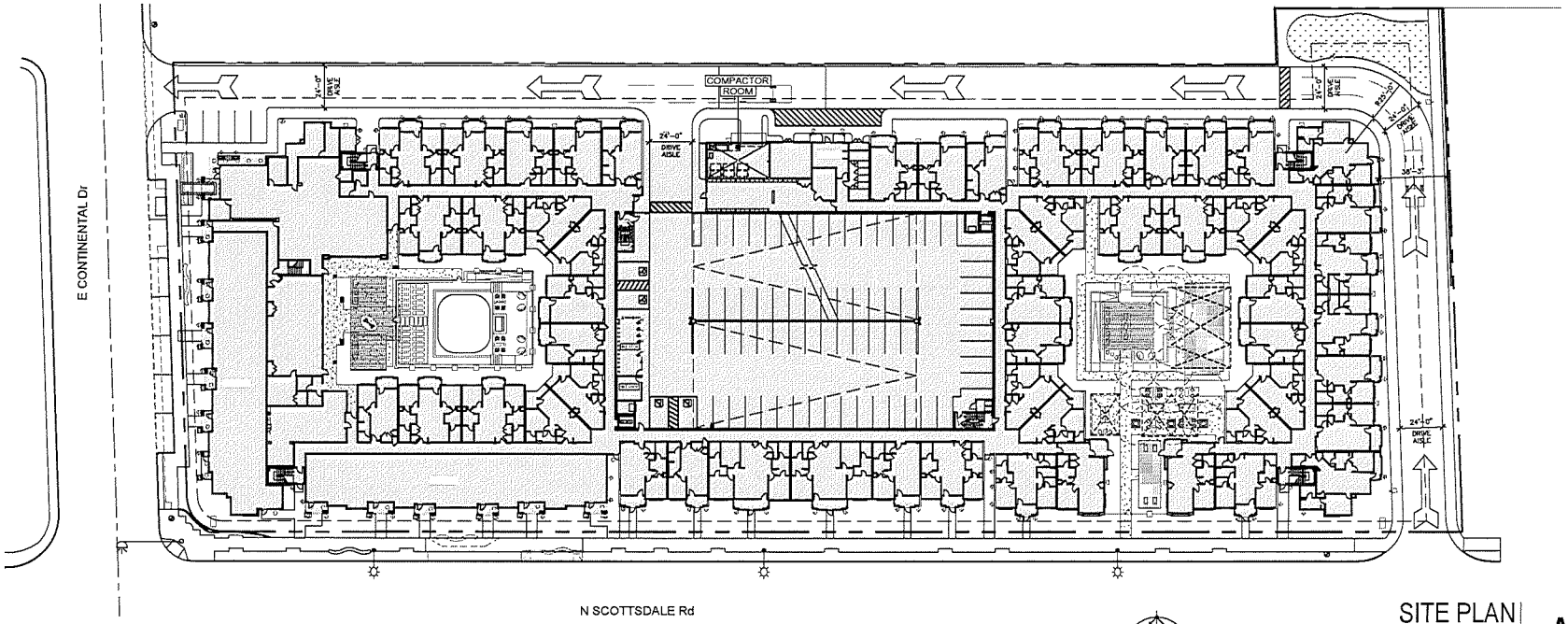


REFUSE COLLECTION REQUIREMENTS

0.5 CUBIC YARDS OF WASTE PER UNIT	= .5 x 279 = 139.5 CUBIC YARDS
MINI MAC COMPACTOR COMPACTION RATIO = 4:1	= 35 CUBIC YARDS
TOTAL CUBIC YARDS OF WASTE GENERATED PER WEEK	= 35 CUBIC YARDS
35 CUBIC YARDS/8 – TWO CUBIC YARD CONTAINERS	= 3 COLLECTIONS PER WEEK

REFUSE COLLECTION NOTE

ON COLLECTION DAY THE TRUCK WILL PULL UP NEXT TO THE REFUSE ROOM ROLL-UP DOOR. CONTAINERS WILL BE WHEELED OUT TO TRUCK WHERE THEY WILL BE EMPTIED INTO THE WASTE TRUCK. THIS WILL CONSIST OF A TWO PERSON TEAM, ONE WILL OPERATE THE TRUCK WHILE THE OTHER WILL MANEUVER THE CONTAINERS INTO POSITION FOR THE OPERATOR TO EMPTY EACH CONTAINER. MAINTENANCE STAFF WILL BE ON HAND TO CLEAN THE AREA AS NECESSARY AND RELOCATE CONTAINERS INTO THE REFUSE ROOM AND CLOSE THE ROLL-UP DOOR.



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NORTH
0 15' 30' 60'

SITE PLAN
REFUSE COLLECTION
SCALE: 1"=30'-0"

A1.3
05-14-20

ALTA CONTINENTAL
WOOD PARTNERS

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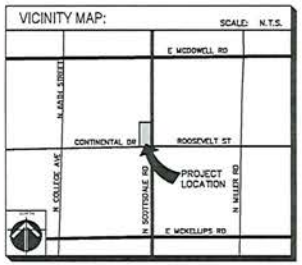
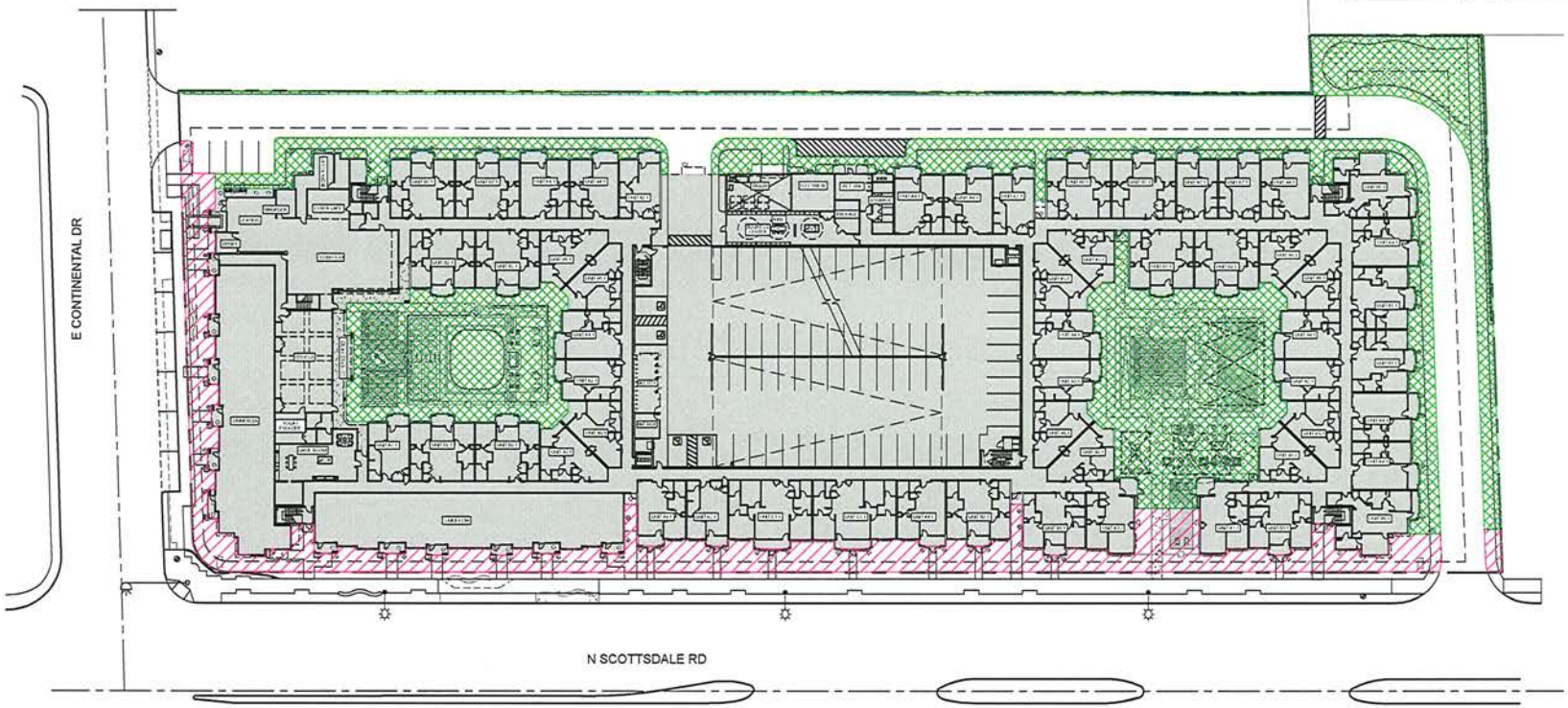
9/1/2020

NOTES	
PROJECT ZONING:	P.U.D.
GROSS LOT AREA:	±5.81 GROSS ACRES
NET LOT AREA:	±4.43 NET ACRES
COMMON SPACE REQUIRED: (253,523 x 0.10)	25,352 SQ FT
COMMON SPACE PROVIDE:	33,274 SQ FT
FRONTAGE SPACE PROVIDED:	13,849 SQ FT
DENOTES COMMON OPEN SPACE	
DENOTES FRONTAGE OPEN SPACE	





biltform architecture

0 15' 30' 60'

NORTH

ALTA CONTINENTAL

WOOD PARTNERS

OPEN SPACE PLAN

SCALE: 1" = 30'-0"

A1.4

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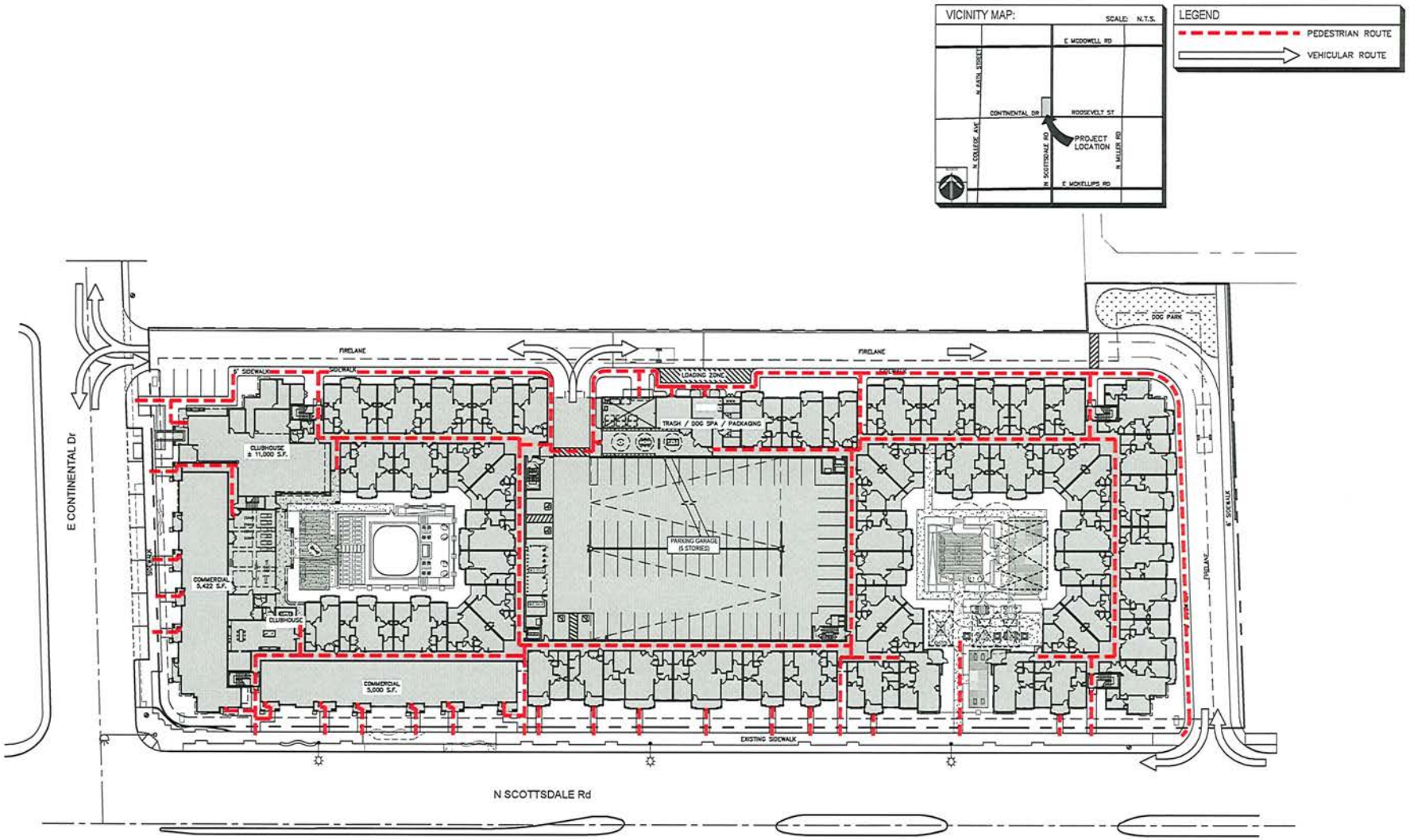

biltform architecture

0 15' 30' 60'

NORTH

PEDESTRIAN AND VEHICULAR CIRCULATION PLAN

SCALE: 1" = 30'-0"

A1.5

05-14-20

ALTA CONTINENTAL

WOOD PARTNERS

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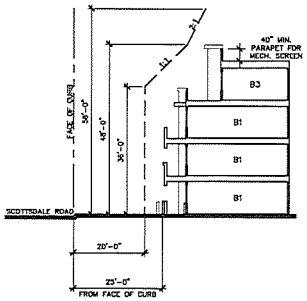
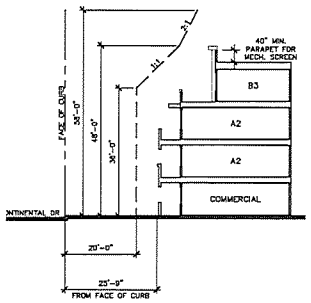


SECTION A-A
SCALE: 1/16" = 1'-0"



SECTION B-B
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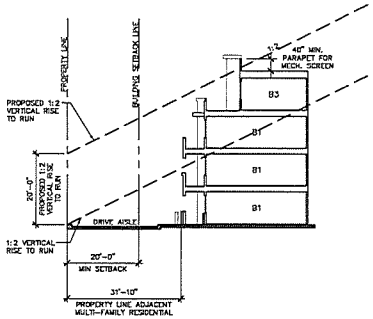
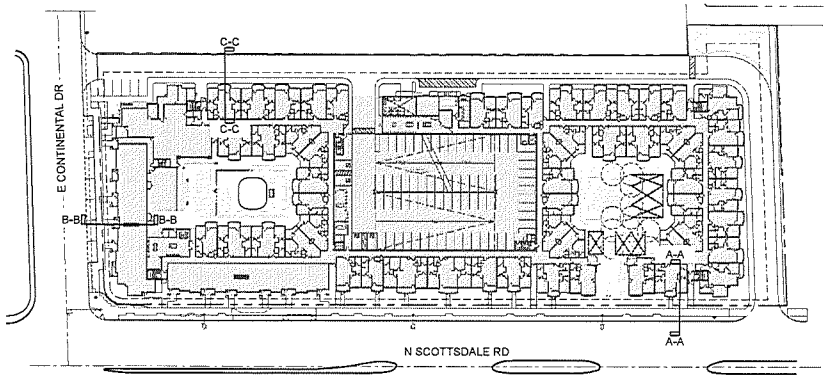


SECTION C-C
SCALE: 1/16" = 1'-0"



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ALTA CONTINENTAL
WOOD PARTNERS

STEPBACK PLAN
SCALE: 1/16" = 1'-0"

A1.6
05-14-20

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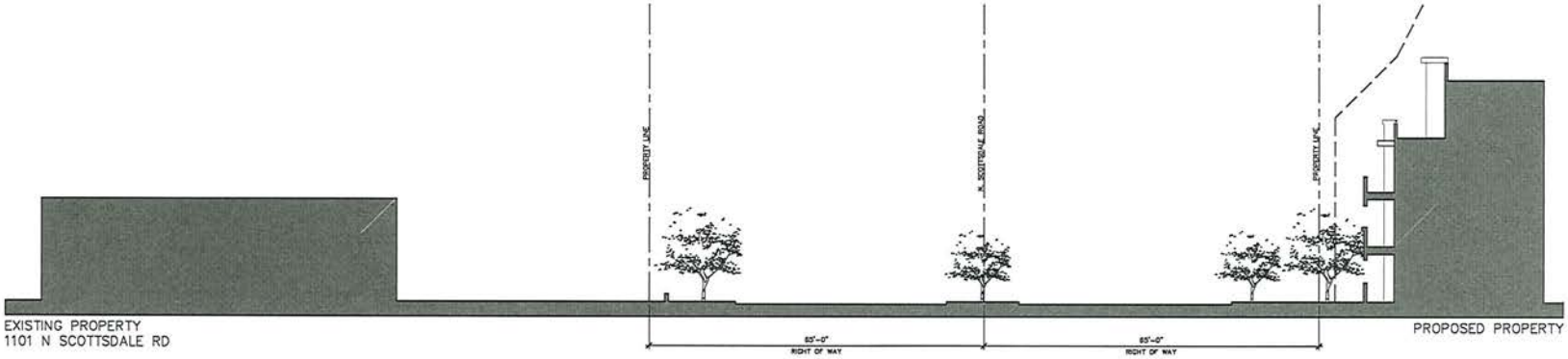
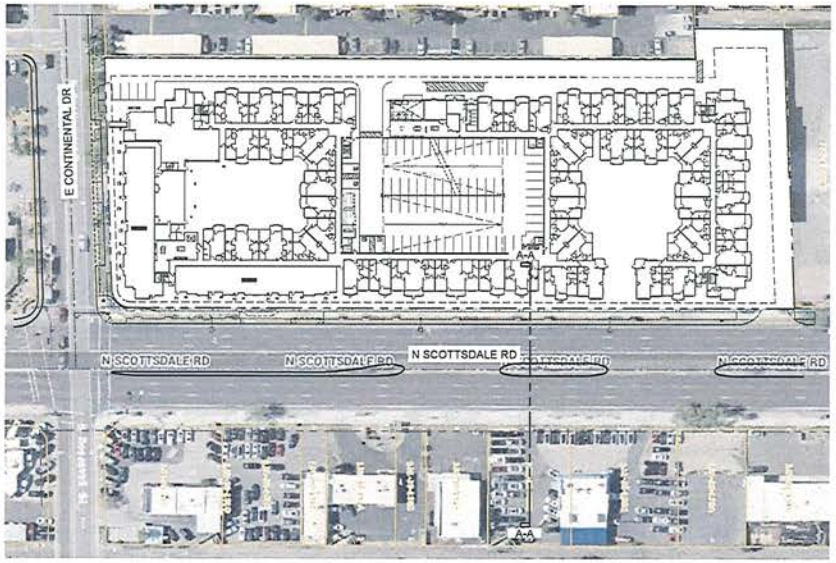
9/1/2020



SECTION A-A
SCALE: 3/32" = 1'-0"



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

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TRANSITION PLAN
SCALE: 1/16" = 1'-0"

A1.7
05-14-20

ALTA CONTINENTAL
WOOD PARTNERS

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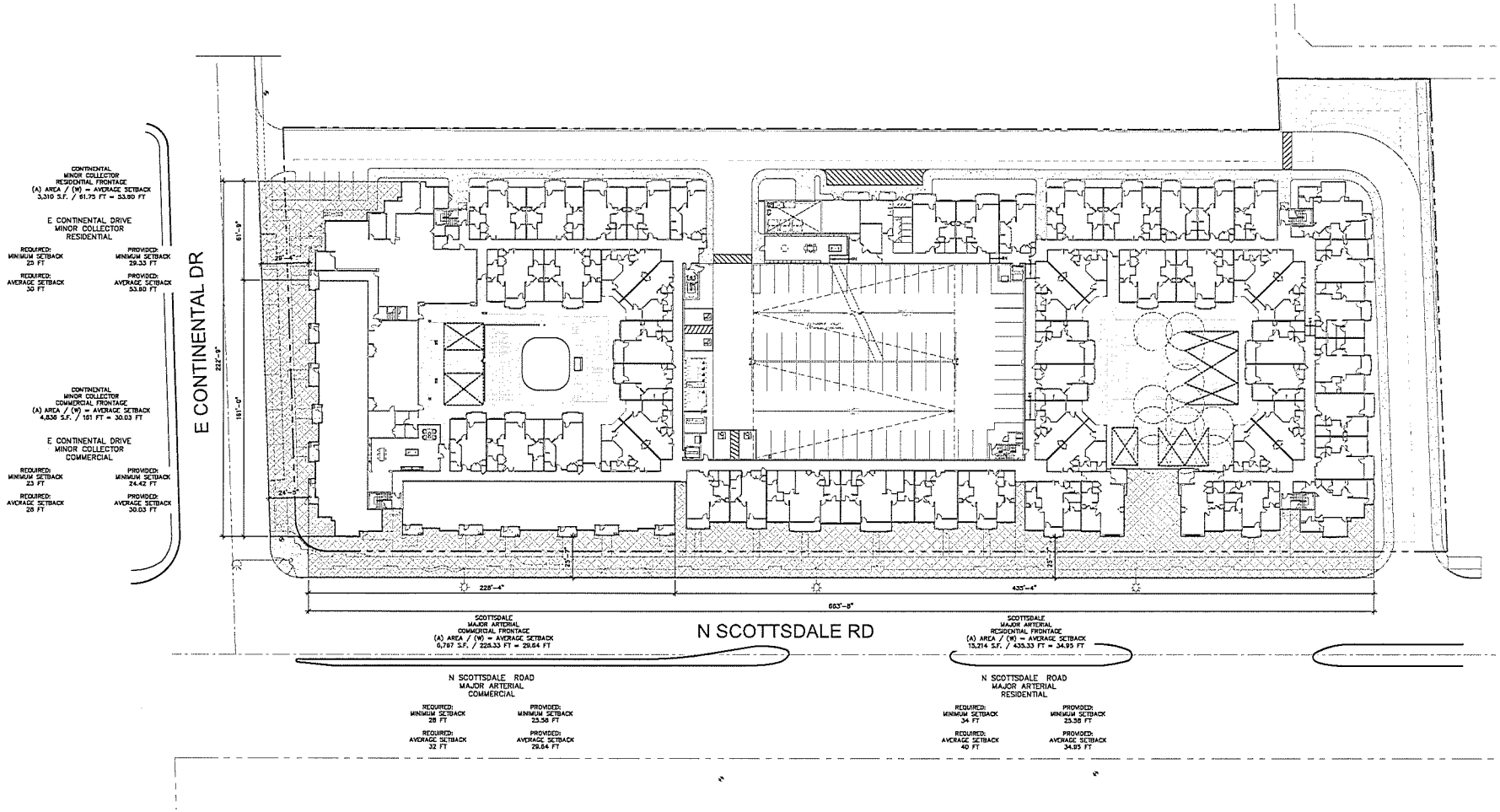

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ALTA CONTINENTAL

WOOD PARTNERS

AVERAGE SETBACK PLAN

SCALE: 1/16" = 1'-0"

A1.8

05-14-20

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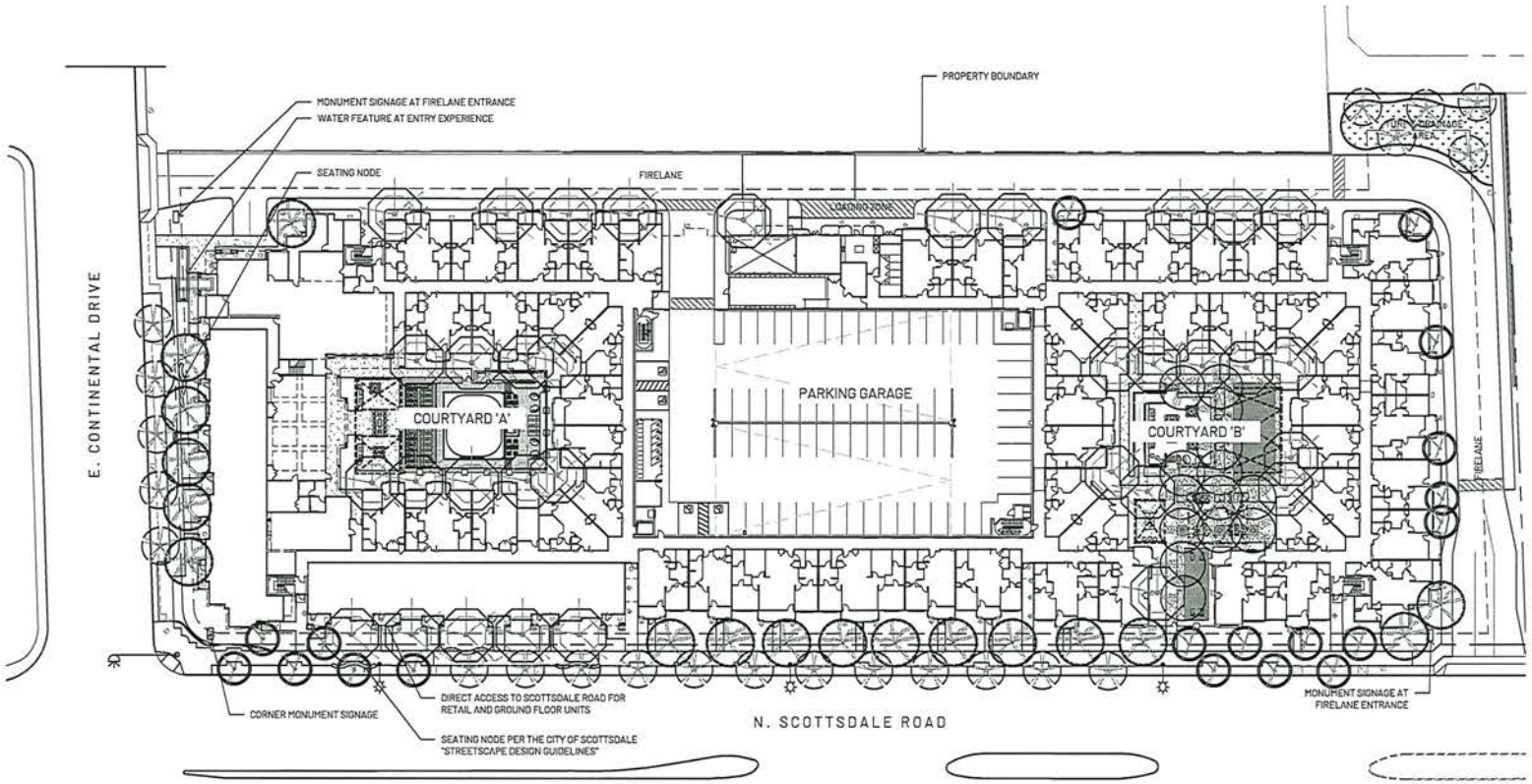

PLANT MATERIALS LEGEND

botanical Name
Common Name

Trees	Size	Quantity	Caliper	Height	Width
Acacia anuera	36" BOX		2.5"	10'-0"	4'-0"
Mulga Acacia	MULTI-TRUNK				
Acacia willardiana	48" BOX		3"	12'-0"	8'-0"
Palo Blanco					
Caesalpinia cacalaco smoothie	36" BOX		2"	10'-0"	12'-0"
Thornless Cascalote					
Chilopsis linearis	36" BOX		2"	10'-0"	12'-0"
Desert Willow					
Citrus sp.	18" B&B		1.5"	5'-0"	4'-0"
Lemon - Dwarf					
Citrus sp.	18" B&B		1.5"	5'-0"	4'-0"
Lime - Dwarf					
Citrus sp.	24" Box		1.5"	5'-0"	4'-0"
Orange - Navel -Robertson I					
Olneya tesota	24" Box		1.5"	5'-0"	4'-0"
Ironood					
Parkinsonia hyb.	36" BOX		3"	12'-0"	10'-0"
'Desert Museum' Palo Verde	MULTI TRUNK				
Phoenix dactylifera	18' CLEAR TRUNK		16"	18'-0"	
Date Palm					
Pistacia chinensis	36" BOX		3.5"	12'-0"	6'-0"
Chinese Pistache	MULTI-TRUNK				
Pistacia lentiscus	24" BOX		1"	7'-0"	7'-0"
Mastic Tree					
Prosopis hybrid	24" BOX		1"	7'-0"	7'-0"
Thornless Mesquite					
Quercus virginiana	36" BOX		2.5"	13'-0"	13'-0"
'Cathedral' Oak					
Ulmus parvifolia	48" BOX				
'Allee' Elm					

Extra Large Shrubs	Size
Bougainvillea 'Rosenka'	5 gal.
Bougainvillea	
Cordia Boissieri	5 gal.
Anacahuita	
Dodonea viscosa	5 gal.
Hopbush	
Simmondsia chinensis	15 gal.
Jojoba	
Tecoma alata 'Orange Jubilee'	15 gal.
Orange Jubilee	

Large Shrubs	Size
Justicia californa	5 gal.
Yellow Chuparosa	
Leucophyllum langmaniae 'Rio Bravo'	
Rio Bravo Sage	5 gal.
Ligustrum japonicum	5 gal.
Japanese Privet	
Salvia clevlandii	5 gal.
Chaparral Sage	
Simmondsia Chinensis 'Vista'	15 gal.
Compact Jojoba	
Viguira deltoidea	15 gal.
Goldeneye	

Medium Shrubs	Size
Eremophila glabra spp. caranosa-Winter Blaze	
Winter Blaze	5 gal.
Eremophila hygrophana	5 gal.
Blue Bells	
Justicia candicans	5 gal.
Red Justicia	
Punica granatum	5 gal.
Dwarf Pomegranate	
Rosmarinus officinalis 'Tuscan Blue'	5 gal.
'Tuscan Blue' Rosemary	

Small Shrubs	Size
Bougainvillea 'Alexandra'	5 gal
Alexandra Bougainvillea	
Buxus microphylla japonica	5 gal.
Green Beauty Boxwood	
Callistemon viminalis 'Little John'	5 gal.
Little John Bottle Bush	
Guara lindheimeri	5 gal.
Pink Guara	
Olea Europaea "Little Ollie"	5 gal.
Little Ollie Dwarf Olive	
Teucrium chamaedrys	5 gal.
Germander	

Groundcovers	Size
Dalea capitata	5 gal.
Sierra Gold	
Eremophila prostrata 'Outback Sunrise'	1 gal
Outback Sunrise Eremophila	
Eremophila serpens	1 gal
Snake Emu	
Hymenoxys acaulis	1 gal.
Angelita Daisy	
Ruellia 'Katie'	1 gal.
Dwarf Ruellia 'Katie'	
Rosmarinus officinalis 'Prostratus'	1 gal.
Trailing Rosemary	
Teucrium chamaedrys prostratum	1 gal.
Prostrate Germander	
Trachleospermum jasminoides	1 gal.
Asiatic Jasmine	

Cactii Accents	Size
Agave Murpheyi	5 gal.
Murphey's Agave	
Aloe hyb. 'Blue Elf'	5 gal.
Blue Elf Aloe	
Bouteloua gracilis	1 gal
Blond Ambition	
Carnegia gigantea	8'-0" min.
Saguaro	
Dasylirion longissimum	5 gal.
Mexican Grass Tree	
Euphorbia antisyphilitica	5 gal
Candelilla	
Hesperaloe parviflora	3 gal.
'Brakelights' Red Yucca	
Nolina matapensis	5 gal.
Beargrass	
Opuntia 'x' Kelly's Choice	8 Pad Min.
Kelly's Choice Prickly Pear	
Opuntia violacea 'Santa Rita'	8 Pad Min.
Purple Prickly Pear	
Pachycereus marginatus	8 Pad Min.
Mexican Fence Post Cactus	
Pedilanthus macrocarpus	5 gal.
Slipper Plant	
Portulacaria afra minima	5 gal.
Dwarf Elephant Food	
Yucca baccata	20 gal.
Banana Yucca	
Yucca elata	20 gal.
Soaptree Yucca	
Yucca pallida	5 gal
Pale Leaf Yucca	
Yucca rupicola	20 gal.
Twisted Yucca	

Vines	Size
Ficus pumila	5 gal
Creeping Fig	
Rosa banksiae	5 Gal.
Lady Bank's Rose	

Scottsdale Continental

Overall Landscape Plan

Plan Scale 1:30' Date: 08-13-2020

ABLASTUDIO.COM

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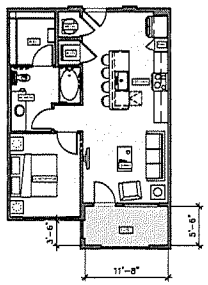
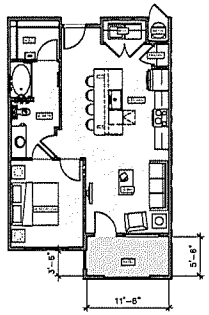
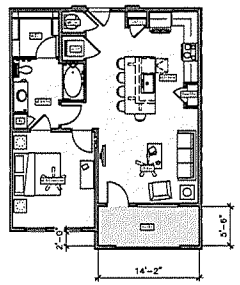
14-ZN-2018
9/1/2020



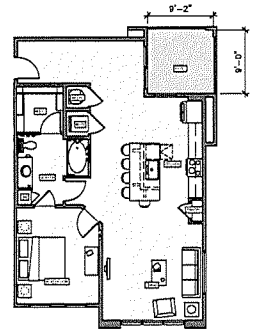
UNIT A1
UPPER FLOOR
GROSS LIVABLE AREA: 667 S.F.
PATIO OR EXTERIOR PRIVATE AREA: 75 S.F.



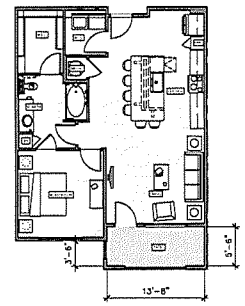
UNIT A2
UPPER FLOOR
GROSS LIVABLE AREA: 730 S.F.
PATIO OR EXTERIOR PRIVATE AREA: 74 S.F.



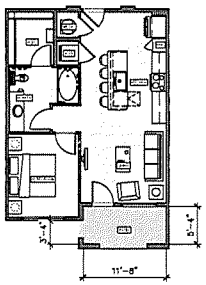
UNIT A3
UPPER FLOOR
GROSS LIVABLE AREA: 801 S.F.
PATIO OR EXTERIOR PRIVATE AREA: 89 S.F.



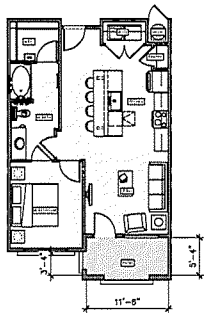
UNIT A3
UPPER FLOOR ALT
GROSS LIVABLE AREA: 1,013 S.F.
PATIO OR EXTERIOR PRIVATE AREA: 102 S.F.



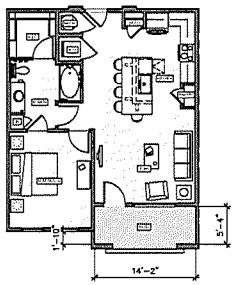
UNIT A4
UPPER FLOOR
GROSS LIVABLE AREA: 857 S.F.
PATIO OR EXTERIOR PRIVATE AREA: 86 S.F.



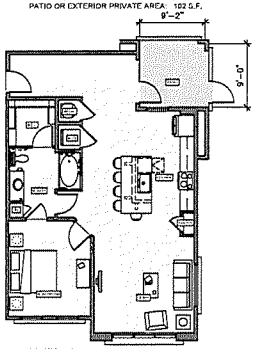
UNIT A1
1st FLOOR
GROSS LIVABLE AREA: 667 S.F.
PATIO OR EXTERIOR PRIVATE AREA: 75 S.F.



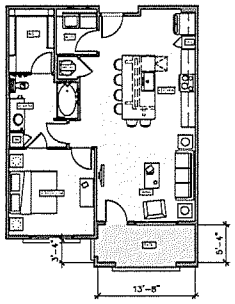
UNIT A2
1st FLOOR
GROSS LIVABLE AREA: 730 S.F.
PATIO OR EXTERIOR PRIVATE AREA: 74 S.F.



UNIT A3
1st FLOOR
GROSS LIVABLE AREA: 801 S.F.
PATIO OR EXTERIOR PRIVATE AREA: 89 S.F.



UNIT A3
1st FLOOR ALT
GROSS LIVABLE AREA: 1,013 S.F.
PATIO OR EXTERIOR PRIVATE AREA: 102 S.F.



UNIT A4
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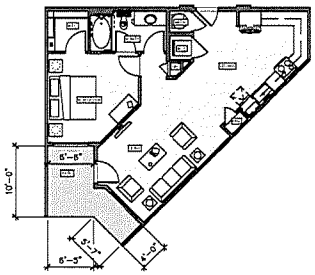
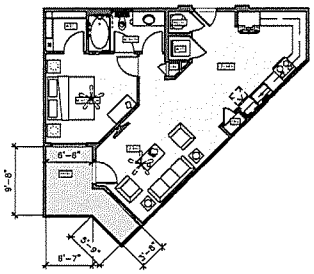
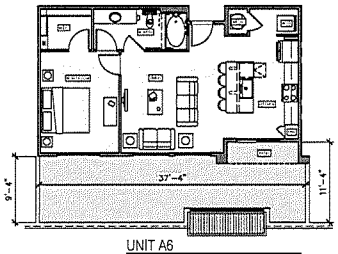
GROSS LIVABLE AREA: 857 S.F.
PATIO OR EXTERIOR PRIVATE AREA: 86 S.F.



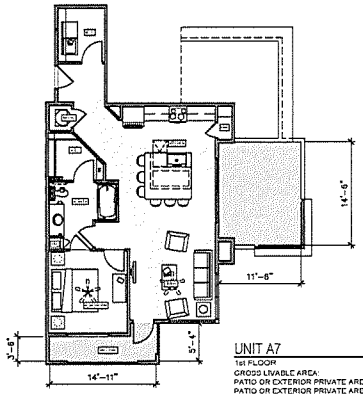
UNIT A5
1st FLOOR
GROSS LIVABLE AREA: 777 S.F.
PATIO OR EXTERIOR PRIVATE AREA: 93 S.F.



UNIT A5
UPPER FLOOR
GROSS LIVABLE AREA: 777 S.F.
PATIO OR EXTERIOR PRIVATE AREA: 93 S.F.



UNIT A6
1st FLOOR
GROSS LIVABLE AREA: 755 S.F.
PATIO OR EXTERIOR PRIVATE AREA: 342 S.F.



UNIT A7
1st FLOOR
GROSS LIVABLE AREA: 897 S.F.
PATIO OR EXTERIOR PRIVATE AREA 1: 71 S.F.
PATIO OR EXTERIOR PRIVATE AREA 2: 166 S.F.

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ALTA CONTINENTAL

WOOD PARTNERS

FLOOR PLAN WORKSHEET

UNIT PLANS

0 4' 8' 16'

SCALE: 1/8" = 1'-0"

A5.1

05-14-20

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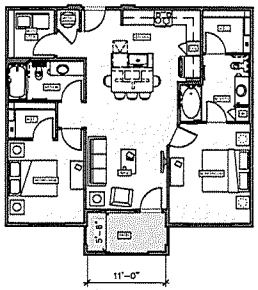
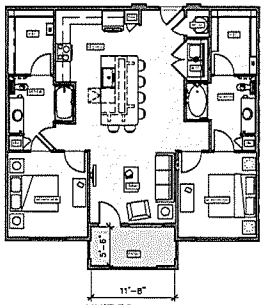
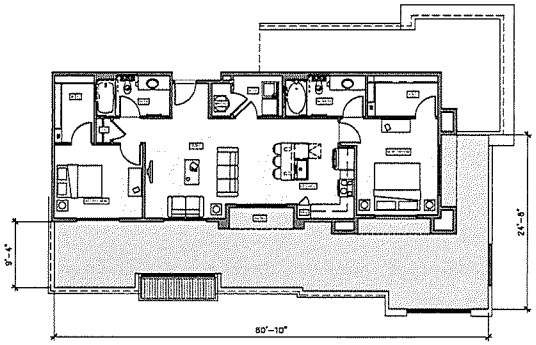


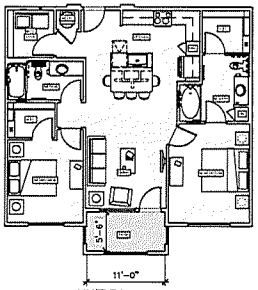
UNIT B1
UPPER FLOOR
GROSS LIVABLE AREA: 1,060 S.F.
PATIO OR EXTERIOR PRIVATE AREA: 70 S.F.



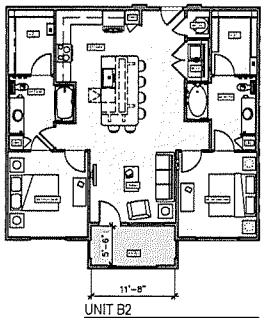
UNIT B2
UPPER FLOOR
GROSS LIVABLE AREA: 1,155 S.F.
PATIO OR EXTERIOR PRIVATE AREA: 74 S.F.



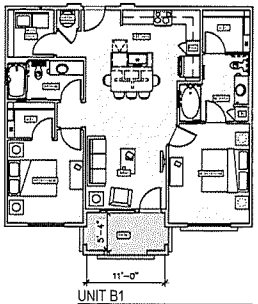
UNIT B3
4TH FLOOR CORNER
GROSS LIVABLE AREA: 1,127 S.F.
PATIO OR EXTERIOR PRIVATE AREA: 677 S.F.



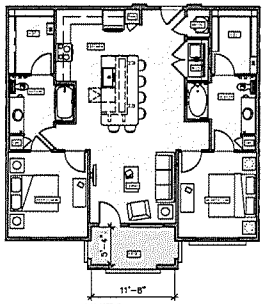
UNIT B1
4TH FLOOR
GROSS LIVABLE AREA: 1,060 S.F.
PATIO OR EXTERIOR PRIVATE AREA: 70 S.F.



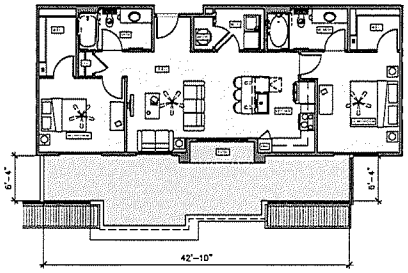
UNIT B2
4TH FLOOR
GROSS LIVABLE AREA: 1,155 S.F.
PATIO OR EXTERIOR PRIVATE AREA: 74 S.F.



UNIT B1
1st FLOOR
GROSS LIVABLE AREA: 1,060 S.F.
PATIO OR EXTERIOR PRIVATE AREA: 70 S.F.



UNIT B2
1st FLOOR
GROSS LIVABLE AREA: 1,155 S.F.
PATIO OR EXTERIOR PRIVATE AREA: 74 S.F.



UNIT B3
4TH FLOOR
GROSS LIVABLE AREA: 1,064 S.F.
PATIO OR EXTERIOR PRIVATE AREA: 348 S.F.

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ALTA CONTINENTAL
WOOD PARTNERS

FLOOR PLAN WORKSHEET
UNIT PLANS
SCALE: 1/8" = 1'-0"
0 4' 8' 16'

A5.2
05-14-20

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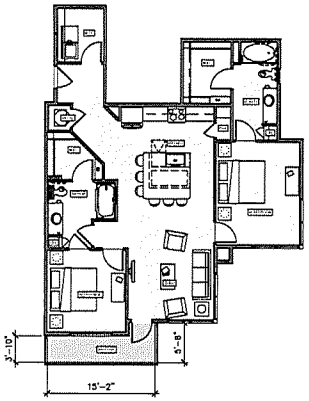
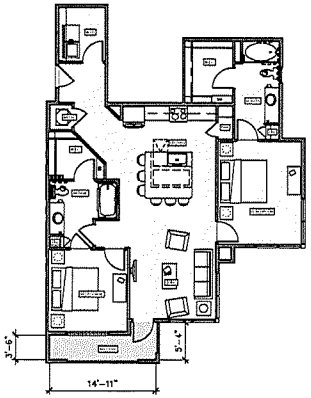
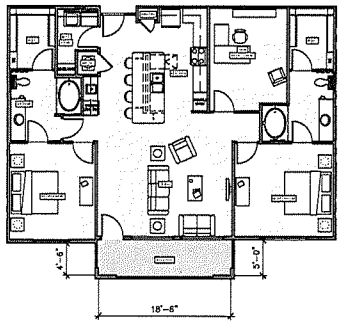
9/1/2020



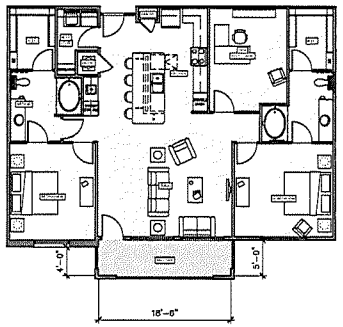
UNIT B5
FLOOR
GROSS LIVABLE AREA: 1,235 S.F.
PATIO OR EXTERIOR PRIVATE AREA: 72 S.F.



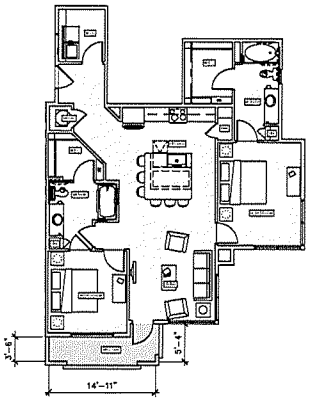
UNIT B5
UPPER FLOOR
GROSS LIVABLE AREA 1,235 S.F.
PATIO OR EXTERIOR PRIVATE AREA: 72 S.F.



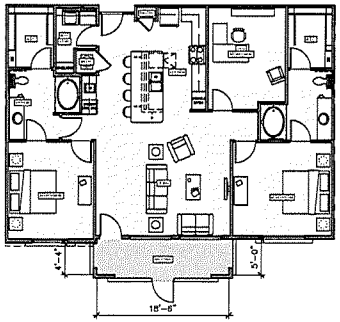
UNIT C1
2ND FLOOR
GROSS LIVABLE AREA: 1,525 S.F.
PATIO OR EXTERIOR PRIVATE AREA: 107 S.F.



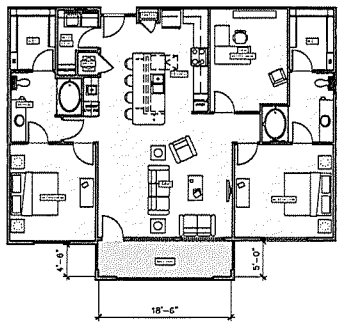
UNIT C1
UPPER FLOOR
GROSS LIVABLE AREA 1,525 S.F.
PATIO OR EXTERIOR PRIVATE AREA: 107 S.F.



UNIT B5
1st FLOOR
GROSS LIVABLE AREA: 1,235 S.F.
PATIO OR EXTERIOR PRIVATE AREA: 72 S.F.



UNIT C1
1st FLOOR
GROSS LIVABLE AREA: 1,525 S.F.
PATIO OR EXTERIOR PRIVATE AREA: 107 S.F.



UNIT C1
4TH FLOOR
GROSS LIVABLE AREA: 1,525 S.F.
PATIO OR EXTERIOR PRIVATE AREA: 107 S.F.

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ALTA CONTINENTAL
WOOD PARTNERS

FLOOR PLAN WORKSHEET
UNIT PLANS
SCALE: 1/8" = 1'-0"
0 4' 8' 16'

A5.3
05-14-20

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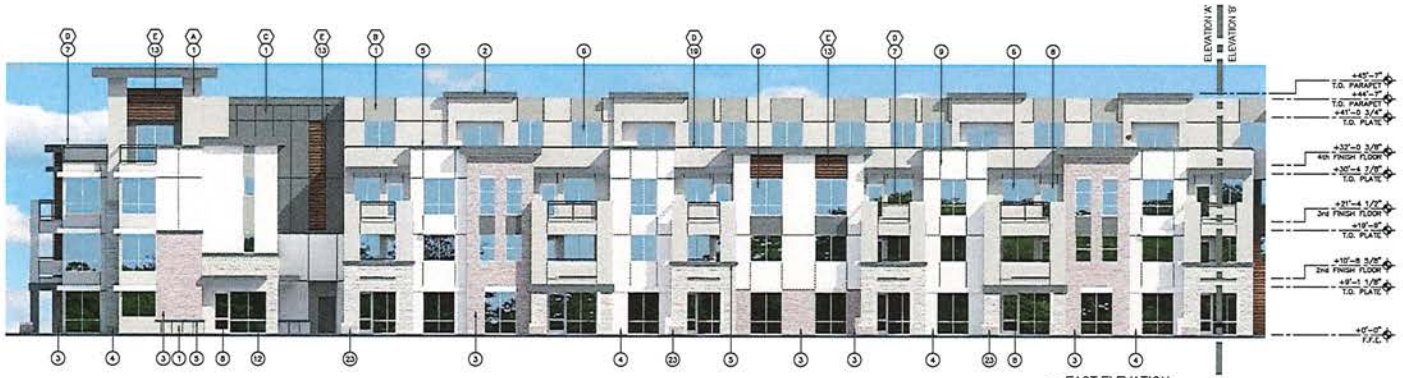
1 EAST ELEVATION



1A EAST ELEVATION

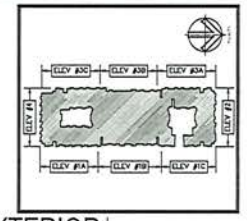
1B EAST ELEVATION

ELEVATION KEY NOTES: (#)

1. EXTERIOR STUCCO SYSTEM
2. STUCCO PARAPET CAP
3. BRICK VENEER
4. STONE VENEER
5. FOAM/STUCCO POP-OUT WITH SAND FINISH
6. WINDOW
7. METAL RAILING
8. DOOR PER PLAN
9. STUCCO CONTROL JOINT
10. RECESSED WINDOW
11. METAL CANOPY, PAINTED
12. ALUMINUM STOREFRONT WINDOW SYSTEM
13. FIBER CEMENT SIDING
14. ALUMINUM TELESCOPING DOOR SYSTEM
15. STRUCTURE BEYOND
16. GATE. SEE DETAILS.
17. COIL-OVER DOOR
18. FRAMED PATIO/BALCONY
19. 42" RAILING OVER LOW FRAMED WALL
20. ELECTRICAL EQUIPMENT
21. DECORATIVE LIGHTING, SEE ELECTRICAL DRAWINGS.
22. RECESSED STUCCO
23. DECORATIVE COLUMN

EXTERIOR COLOR SCHEME

	(A) LIGHT STUCCO COLOR	BENJAMIN MOORE 2123-70 ICE MIST
	(B) MIDRANGE STUCCO COLOR	DUNN EDWARDS DE6255 WISHING WELL
	(C) DARK STUCCO COLOR	DUNN EDWARDS DE6327 RHINOCEROS
	(D) RAILINGS/CANOPIES /DOORS	DUNN EDWARDS DEA187 BLACK
	(E) ROUGH TEXTURED FIBER CEMENT SIDING	DUNN EDWARDS DET681 MODERN CLASS
	(F) STONE VENEER	CORONADO SAWTOOTH LEDGE WHITE
	(G) BRICK VENEER	SUMMIT FACE BRICK 702 TBL CONCORDE
	(H) WINDOW/STOREFRONT /METAL CANOPY	WHITE



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ALTA CONTINENTAL

WOOD PARTNERS

EXTERIOR ELEVATIONS

SCALE: 3/32" = 1'-0"

A8.1

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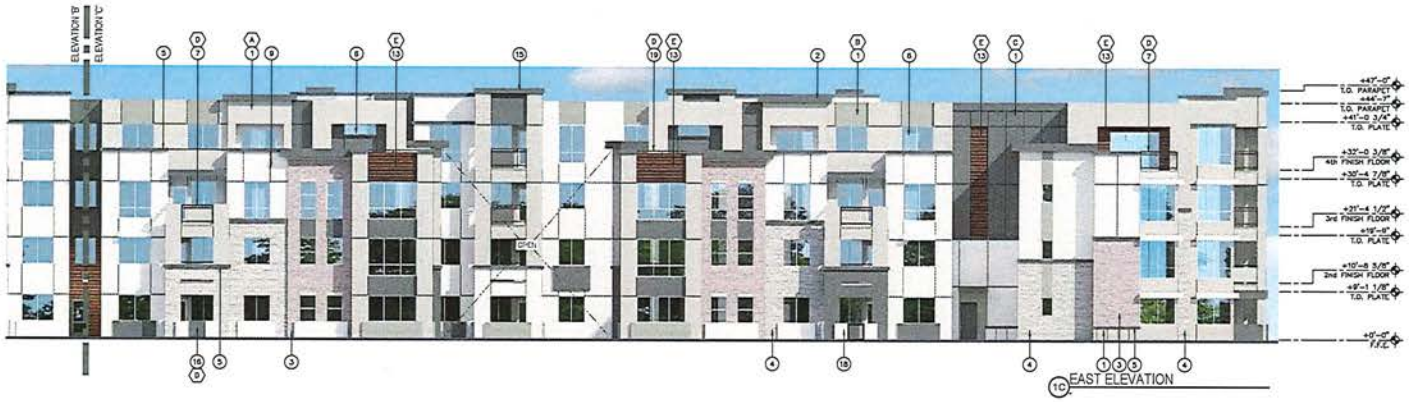
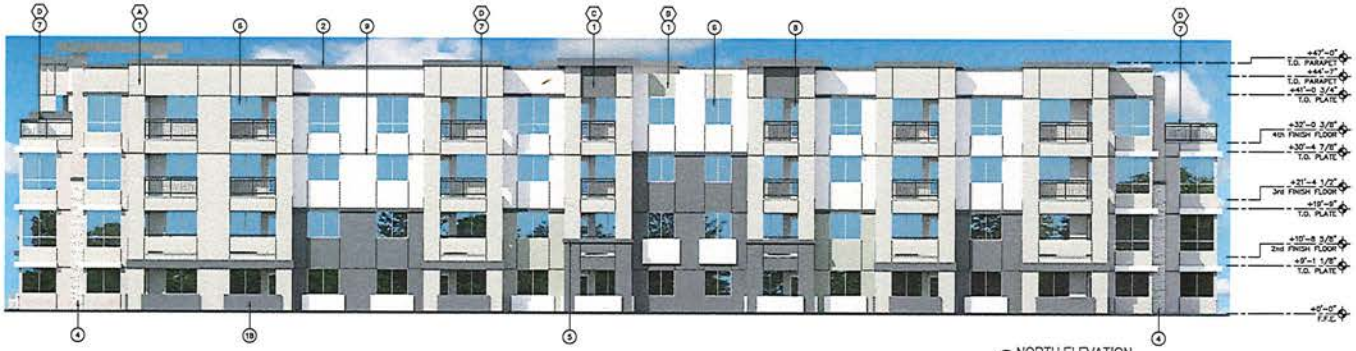
1 EAST ELEVATION



1C EAST ELEVATION



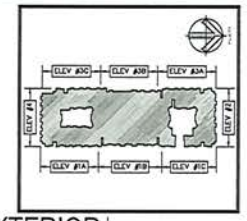
2 NORTH ELEVATION

ELEVATION KEY NOTES: (F)

1. EXTERIOR STUCCO SYSTEM
2. STUCCO PARAPET CAP
3. BRICK VENEER
4. STONE VENEER
5. FOAM/STUCCO POP-OUT WITH SAND FINISH
6. WINDOW
7. METAL RAILING
8. DOOR PER PLAN
9. STUCCO CONTROL JOINT
10. RECESSED WINDOW
11. METAL CANOPY, PAINTED
12. ALUMINUM STOREFRONT WINDOW SYSTEM
13. FIBER CEMENT SIDING
14. ALUMINUM TELESCOPING DOOR SYSTEM
15. STRUCTURE BEYOND
16. GATE. SEE DETAILS.
17. COIL-OVER DOOR
18. FRAMED PATIO/BALCONY
19. 42" RAILING OVER LOW FRAMED WALL
20. ELECTRICAL EQUIPMENT
21. DECORATIVE LIGHTING, SEE ELECTRICAL DRAWINGS.
22. RECESSED STUCCO
23. DECORATIVE COLUMN

EXTERIOR COLOR SCHEME

	(A) LIGHT STUCCO COLOR	BENJAMIN MOORE 2123-70 ICE MIST
	(B) MIDRANGE STUCCO COLOR	DUNN EDWARDS DE6355 WISHING WELL
	(C) DARK STUCCO COLOR	DUNN EDWARDS DE6327 RHINOCEROS
	(D) RAILINGS/CANOPIES /DOORS	DUNN EDWARDS DEA187 BLACK
	(E) ROUGH TEXTURED FIBER CEMENT SIDING	DUNN EDWARDS DET681 MODERN CLASS
	(F) STONE VENEER	CORONADO SAWTOOTH LEDGE WHITE
	(G) BRICK VENEER	SUMMIT FACE BRICK 702 TBL CONCORDE
	(H) WINDOW/STOREFRONT /METAL CANOPY	WHITE



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ALTA CONTINENTAL

WOOD PARTNERS

EXTERIOR ELEVATIONS

SCALE: 3/32" = 1'-0"

A8.2

05-14-20

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3 WEST ELEVATION

3A WEST ELEVATION

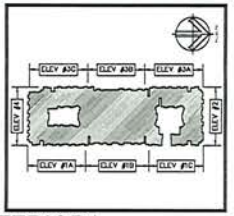
3B WEST ELEVATION

ELEVATION KEY NOTES: (#)

1. EXTERIOR STUCCO SYSTEM
2. STUCCO PARAPET CAP
3. BRICK VENEER
4. STONE VENEER
5. FOAM/STUCCO POP-OUT WITH SAND FINISH
6. WINDOW
7. METAL RAILING
8. DOOR PER PLAN
9. STUCCO CONTROL JOINT
10. RECESSED WINDOW
11. METAL CANOPY, PAINTED
12. ALUMINUM STOREFRONT WINDOW SYSTEM
13. FIBER CEMENT SIDING
14. ALUMINUM TELESCOPING DOOR SYSTEM
15. STRUCTURE BEYOND
16. GATE. SEE DETAILS.
17. COIL-OVER DOOR
18. FRAMED PATIO/BALCONY
19. 42" RAILING OVER LOW FRAMED WALL
20. ELECTRICAL EQUIPMENT
21. DECORATIVE LIGHTING, SEE ELECTRICAL DRAWINGS.
22. RECESSED STUCCO
23. DECORATIVE COLUMN

EXTERIOR COLOR SCHEME

	(A) LIGHT STUCCO COLOR	BENJAMIN MOORE 2123-70 ICE MIST
	(B) MIDRANGE STUCCO COLOR	DUNN EDWARDS DE6255 WISHING WELL
	(C) DARK STUCCO COLOR	DUNN EDWARDS DE6327 RHINOCEROS
	(D) RAILINGS/CANOPIES /DOORS	DUNN EDWARDS DEA187 BLACK
	(E) ROUGH TEXTURED FIBER CEMENT SIDING	DUNN EDWARDS DET681 MODERN CLASS
	(F) STONE VENEER	CORONADO SAWTOOTH LEDGE WHITE
	(G) BRICK VENEER	SUMMIT FACE BRICK 702 TBL CONCORDE
	(H) WINDOW/STOREFRONT /METAL CANOPY	WHITE



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ALTA CONTINENTAL

WOOD PARTNERS

EXTERIOR ELEVATIONS

SCALE: 3/32" = 1'-0"

A8.3

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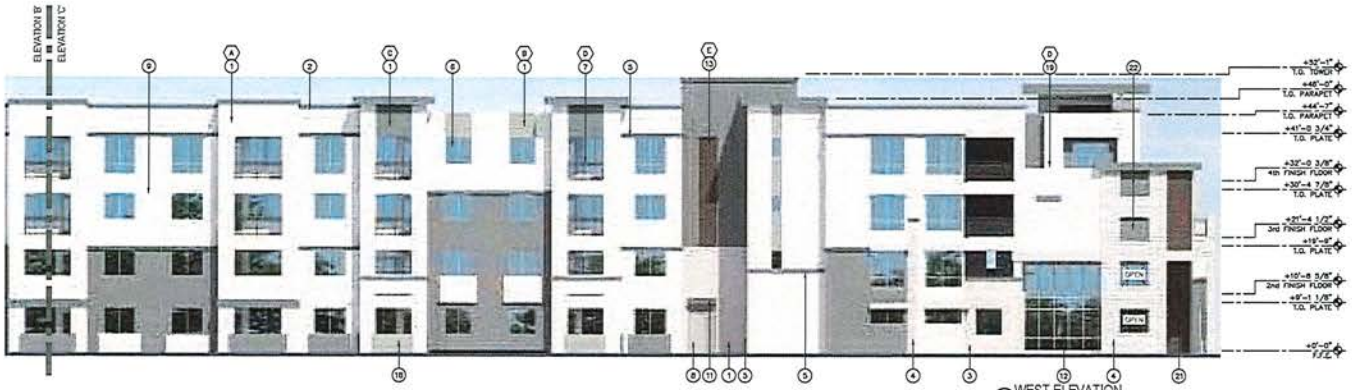
3 WEST ELEVATION



3C WEST ELEVATION

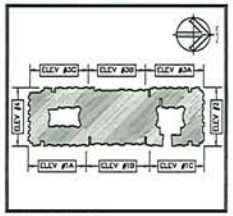
4 SOUTH ELEVATION

ELEVATION KEY NOTES: (#)

1. EXTERIOR STUCCO SYSTEM
2. STUCCO PARAPET CAP
3. BRICK VENEER
4. STONE VENEER
5. FOAM/STUCCO POP-OUT WITH SAND FINISH
6. WINDOW
7. METAL RAILING
8. DOOR PER PLAN
9. STUCCO CONTROL JOINT
10. RECESSED WINDOW
11. METAL CANOPY, PAINTED
12. ALUMINUM STOREFRONT WINDOW SYSTEM
13. FIBER CEMENT SIDING
14. ALUMINUM TELESCOPING DOOR SYSTEM
15. STRUCTURE BEYOND
16. GATE. SEE DETAILS.
17. COIL-OVER DOOR
18. FRAMED PATIO/BALCONY
19. 42" RAILING OVER LOW FRAMED WALL
20. ELECTRICAL EQUIPMENT
21. DECORATIVE LIGHTING. SEE ELECTRICAL DRAWINGS.
22. RECESSED STUCCO
23. DECORATIVE COLUMN

EXTERIOR COLOR SCHEME

	(A) LIGHT STUCCO COLOR	BENJAMIN MOORE 2123-70 ICE MIST
	(B) MORANGE STUCCO COLOR	DUNN EDWARDS DE6255 WISHING WELL
	(C) DARK STUCCO COLOR	DUNN EDWARDS DE6327 RHINOCEROS
	(D) RAILINGS/CANOPIES /DOORS	DUNN EDWARDS DEA187 BLACK
	(E) ROUGH TEXTURED FIBER CEMENT SIDING	DUNN EDWARDS DET681 MODERN GLASS
	(F) STONE VENEER	CORONADO SAWTOOTH LEDGE WHITE
	(G) BRICK VENEER	SUMMIT FACE BRICK 702 TBL CONCORDE
	(H) WINDOW/STOREFRONT /METAL CANOPY	WHITE



EXTERIOR ELEVATIONS

SCALE: 3/32" = 1'-0"

A8.4

05-14-20

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ALTA CONTINENTAL

WOOD PARTNERS

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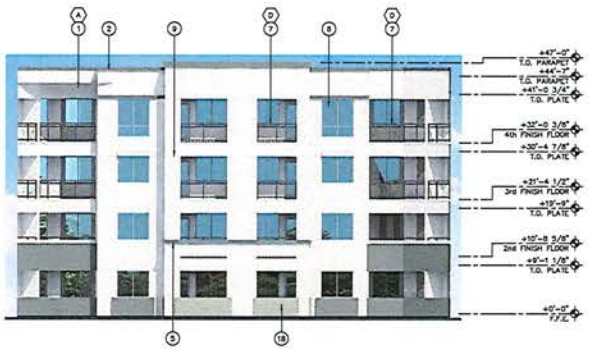
5 WEST ELEVATION
SOUTH POOL AREA

6 NORTH ELEVATION
SOUTH POOL AREA

7 EAST ELEVATION
SOUTH POOL AREA



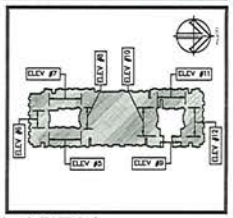
8 NORTH ELEVATION
SOUTH POOL AREA

ELEVATION KEY NOTES: 6

1. EXTERIOR STUCCO SYSTEM
2. STUCCO PARAPET CAP
3. BRICK VENEER
4. STONE VENEER
5. FOAM/STUCCO POP-OUT WITH SAND FINISH
6. WINDOW
7. METAL RAILING
8. DOOR PER PLAN
9. STUCCO CONTROL JOINT
10. RECESSED WINDOW
11. METAL CANOPY, PAINTED
12. ALUMINUM STOREFRONT WINDOW SYSTEM
13. FIBER CEMENT SIDING
14. ALUMINUM TELESCOPING DOOR SYSTEM
15. STRUCTURE BEYOND
16. GATE. SEE DETAILS.
17. COIL-OVER DOOR
18. FRAMED PATIO/BALCONY
19. 42" RAILING OVER LOW FRAMED WALL
20. ELECTRICAL EQUIPMENT
21. DECORATIVE LIGHTING. SEE ELECTRICAL DRAWINGS.
22. RECESSED STUCCO
23. DECORATIVE COLUMN

EXTERIOR COLOR SCHEME

	A LIGHT STUCCO COLOR	BENJAMIN MOORE 2123-70 ICE MIST
	B MIDRANGE STUCCO COLOR	DUNN EDWARDS DE6255 WISHING WELL
	C DARK STUCCO COLOR	DUNN EDWARDS DE6327 RHINOCEROS
	D RAILINGS/CANOPIES /DOORS	DUNN EDWARDS DEA187 BLACK
	E ROUGH TEXTURED FIBER CEMENT SIDING	DUNN EDWARDS DE7681 MODERN CLASS
	F STONE VENEER	CORONADO SAWTOOTH LEDGE WHITE
	G BRICK VENEER	SUMMIT FACE BRICK 702 TEL CONCORDE
	H WINDOW/STOREFRONT /METAL CANOPY	WHITE



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ALTA CONTINENTAL
WOOD PARTNERS

SOUTH POOL AREA ELEVATIONS
SCALE: 3/32" = 1'-0"

A8.5
05-14-20

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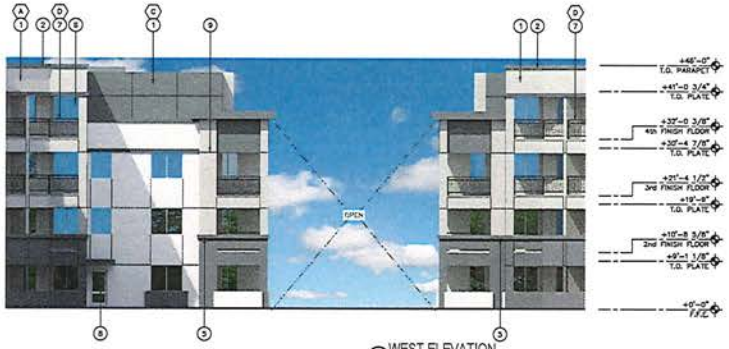
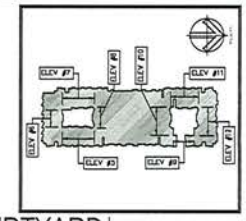
ELEVATION KEY NOTES: (F)
1. EXTERIOR STUCCO SYSTEM
2. STUCCO PARAPET CAP
3. BRICK VENEER
4. STONE VENEER
5. FOAM/STUCCO POP-OUT WITH SAND FINISH
6. WINDOW
7. METAL RAILING
8. DOOR PER PLAN
9. STUCCO CONTROL JOINT
10. RECESSED WINDOW
11. METAL CANOPY, PAINTED
12. ALUMINUM STOREFRONT WINDOW SYSTEM
13. FIBER CEMENT SIDING
14. ALUMINUM TELESCOPING DOOR SYSTEM
15. STRUCTURE BEYOND
16. GATE. SEE DETAILS.
17. COIL-OVER DOOR
18. FRAMED PATIO/BALCONY
19. 42" RAILING OVER LOW FRAMED WALL
20. ELECTRICAL EQUIPMENT
21. DECORATIVE LIGHTING. SEE ELECTRICAL DRAWINGS.
22. RECESSED STUCCO
23. DECORATIVE COLUMN



9 WEST ELEVATION
NORTH COURTYARD

10 NORTH ELEVATION
NORTH COURTYARD

EXTERIOR COLOR SCHEME		
	(A) LIGHT STUCCO COLOR	BENJAMIN MOORE 2123-70 ICE MIST
	(B) MIDRANGE STUCCO COLOR	DUNN EDWARDS DE6255 WISHING WELL
	(C) DARK STUCCO COLOR	DUNN EDWARDS DE6327 RHINOCEROS
	(D) RAILINGS/CANOPIES /DOORS	DUNN EDWARDS DEA187 BLACK
	(E) ROUGH TEXTURED FIBER CEMENT SIDING	DUNN EDWARDS DET681 MODERN GLASS
	(F) STONE VENEER	CORONADO SAWTOOTH LEDGE WHITE
	(G) BRICK VENEER	SUMMIT FACE BRICK 702 TEL CONCORDE
	(H) WINDOW/STOREFRONT /METAL CANOPY	WHITE



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ALTA CONTINENTAL
WOOD PARTNERS

NORTH COURTYARD ELEVATIONS
SCALE: 3/32" = 1'-0"

A8.6
05-14-20

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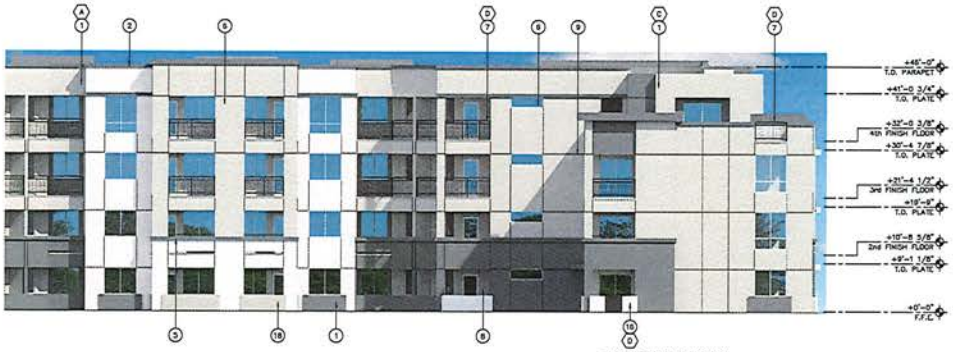
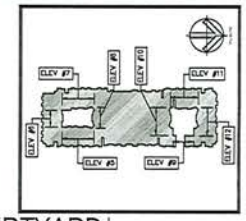
ELEVATION KEY NOTES: (#)
1. EXTERIOR STUCCO SYSTEM
2. STUCCO PARAPET CAP
3. BRICK VENEER
4. STONE VENEER
5. FOAM/STUCCO POP-OUT WITH SAND FINISH
6. WINDOW
7. METAL RAILING
8. DOOR PER PLAN
9. STUCCO CONTROL JOINT
10. RECESSED WINDOW
11. METAL CANOPY, PAINTED
12. ALUMINUM STOREFRONT WINDOW SYSTEM
13. FIBER CEMENT SIDING
14. ALUMINUM TELESCOPING DOOR SYSTEM
15. STRUCTURE BEYOND
16. GATE. SEE DETAILS.
17. COIL-OVER DOOR
18. FRAMED PATIO/BALCONY
19. 42" RAILING OVER LOW FRAMED WALL
20. ELECTRICAL EQUIPMENT
21. DECORATIVE LIGHTING, SEE ELECTRICAL DRAWINGS.
22. RECESSED STUCCO
23. DECORATIVE COLUMN

11 EAST ELEVATION
NORTH COURTYARD



12 SOUTH ELEVATION
NORTH COURTYARD

EXTERIOR COLOR SCHEME		
	(A) LIGHT STUCCO COLOR	BENJAMIN MOORE 2123-70 ICE MIST
	(B) MIDRANGE STUCCO COLOR	DUNN EDWARDS DE6255 WISHING WELL
	(C) DARK STUCCO COLOR	DUNN EDWARDS DE6327 RHINOCEROS
	(D) RAILINGS/CANOPIES /DOORS	DUNN EDWARDS DEA187 BLACK
	(E) ROUGH TEXTURED FIBER CEMENT SIDING	DUNN EDWARDS DET681 MODERN GLASS
	(F) STONE VENEER	CORONADO SAWTOOTH LEDGE WHITE
	(G) BRICK VENEER	SUMMIT FACE BRICK 702 TBL CONCORDE
	(H) WINDOW/STOREFRONT /METAL CANOPY	WHITE



biltform architecture

ALTA CONTINENTAL
WOOD PARTNERS

NORTH COURTYARD ELEVATIONS
SCALE: 3/32" = 1'-0"

A8.7
05-14-20

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biltform architecture

ALTA CONTINENTAL

WOOD PARTNERS

TYPICAL ELEVATION WORKSHEET

SCALE: N.T.S.

A9.1

05-14-20

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biltform architecture

PERSPECTIVE FROM STREET CORNER

SCALE: N.T.S.

A10.1

05-14-20

ALTA CONTINENTAL

WOOD PARTNERS

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PERSPECTIVE FROM CLUBHOUSE ENTRY
SCALE: N.T.S.

A10.2
05-14-20

ALTA CONTINENTAL
WOOD PARTNERS

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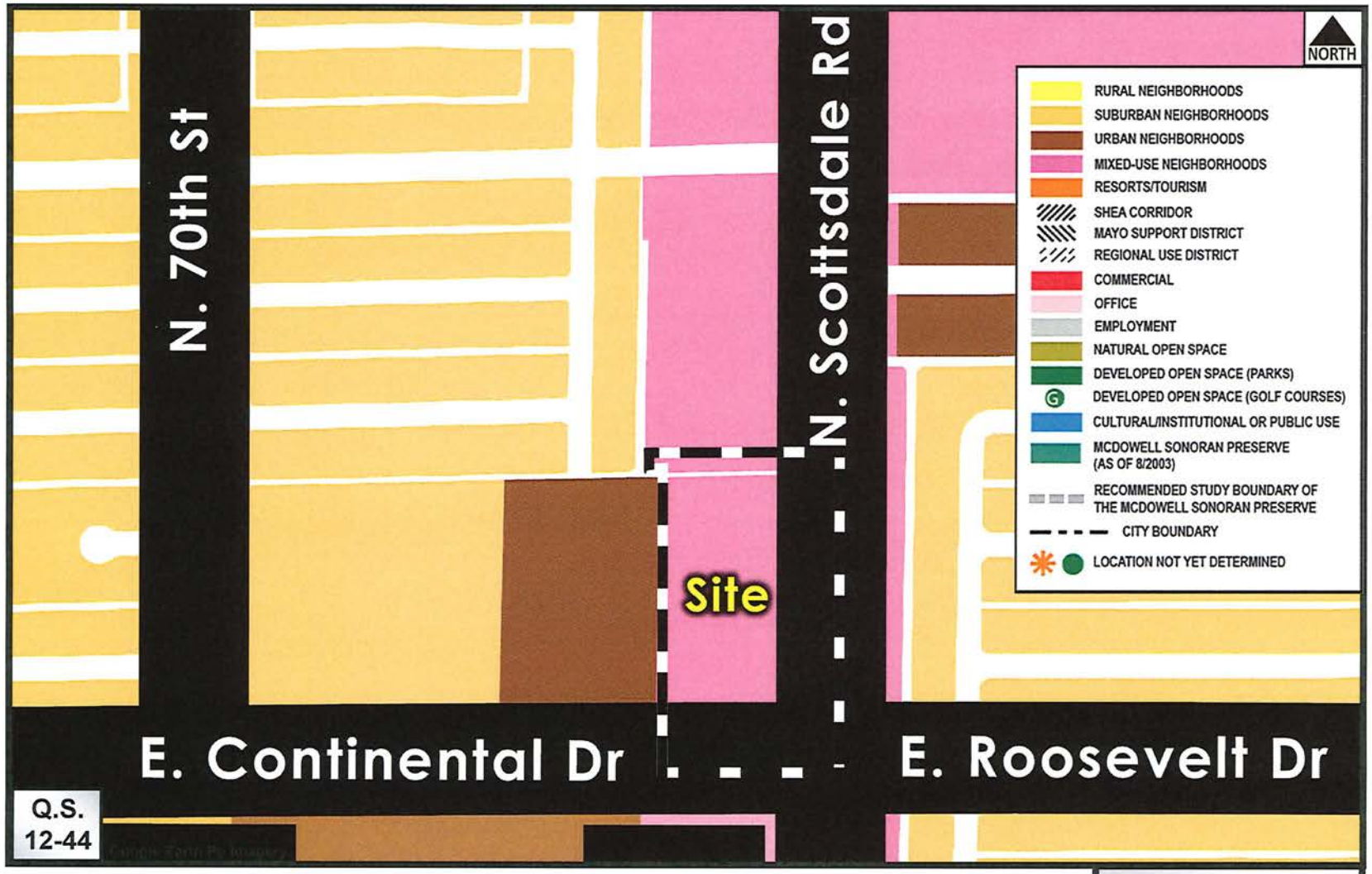
Additional Information for:

Continental

Case: 14-ZN-2018

PLANNING/DEVELOPMENT

1. DEVELOPMENT CONTINGENCIES Each element of this zoning case—including density/intensity, lot/unit placement, access and other development contingencies—may be changed as more information becomes available to address public health, safety and welfare issues related to drainage, open space, infrastructure and other requirements.
2. DEVELOPMENT REVIEW BOARD. The City Council directs the Development Review Board's attention to:
    a. Pedestrian connectivity to streets,
    b. wall design,
    c. type, height, design, and intensity of proposed lighting on the site, to ensure that it is compatible with the adjacent use, and
    d. improvement plans for common open space, common buildings and/or walls, and amenities such as ramadas, landscape buffers on public and/or private property (back-of-curb to right-of-way or access easement line included),
3. RESPONSIBILITY FOR CONSTRUCTION OF INFRASTRUCTURE. The developer shall be responsible for all improvements associated with the development or phase of the development and/or required for access or service to the development or phase of the development. Improvements shall include, but not be limited to washes, storm drains, drainage structures, water systems, sanitary sewer systems, curbs and gutters, paving, sidewalks, streetlights, street signs, and landscaping. The granting of zoning/use permit does not and shall not commit the city to provide any of these improvements.
4. EASEMENTS DEDICATED BY PLAT. The owner shall dedicate to the city on the final plat, all easements necessary to serve the site, in conformance with the Scottsdale Revised Code and the Design Standards and Policies Manual.
5. EASEMENTS CONVEYED BY SEPARATE INSTRUMENT. Prior to issuance of any building permit for the development project, each easement conveyed to the city separate from a final plat shall be conveyed by an instrument or map of dedication subject to city staff approval, and accompanied by a title policy in favor of the City, in conformance with the Design Standards and Policies Manual.
6. FEES. The construction of water and sewer facilities necessary to serve the site shall not be in-lieu of those fees that are applicable at the time building permits are granted. Fees shall include, but not be limited to the water development fee, water resources development fee, water recharge fee, sewer development fee or development tax, water replenishment district charge, pump tax, or any other water, sewer, or effluent fee.



Existing General Plan Land Use
Mixed-Use Neighborhoods

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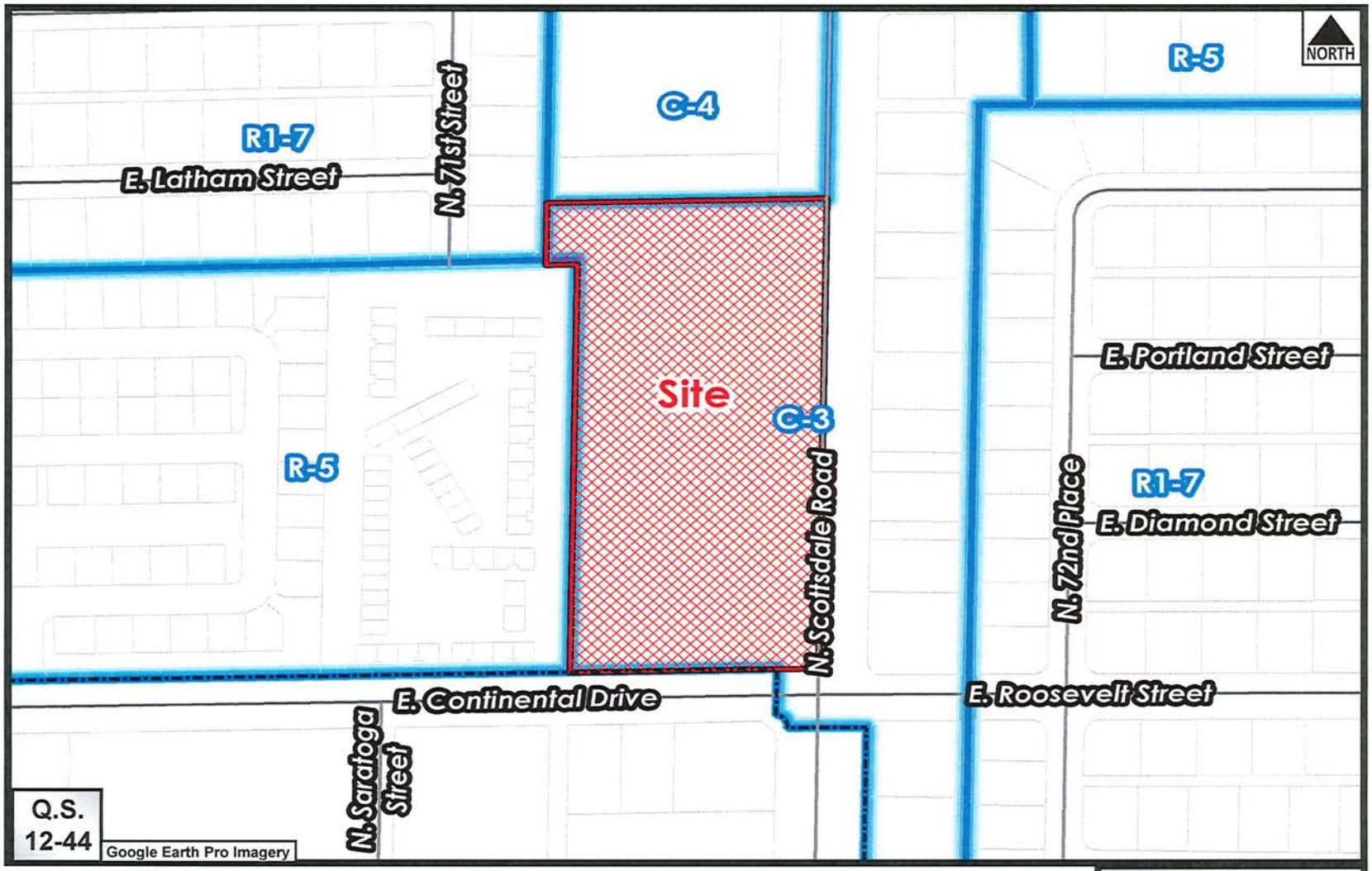
ATTACHMENT 4



Existing Zoning

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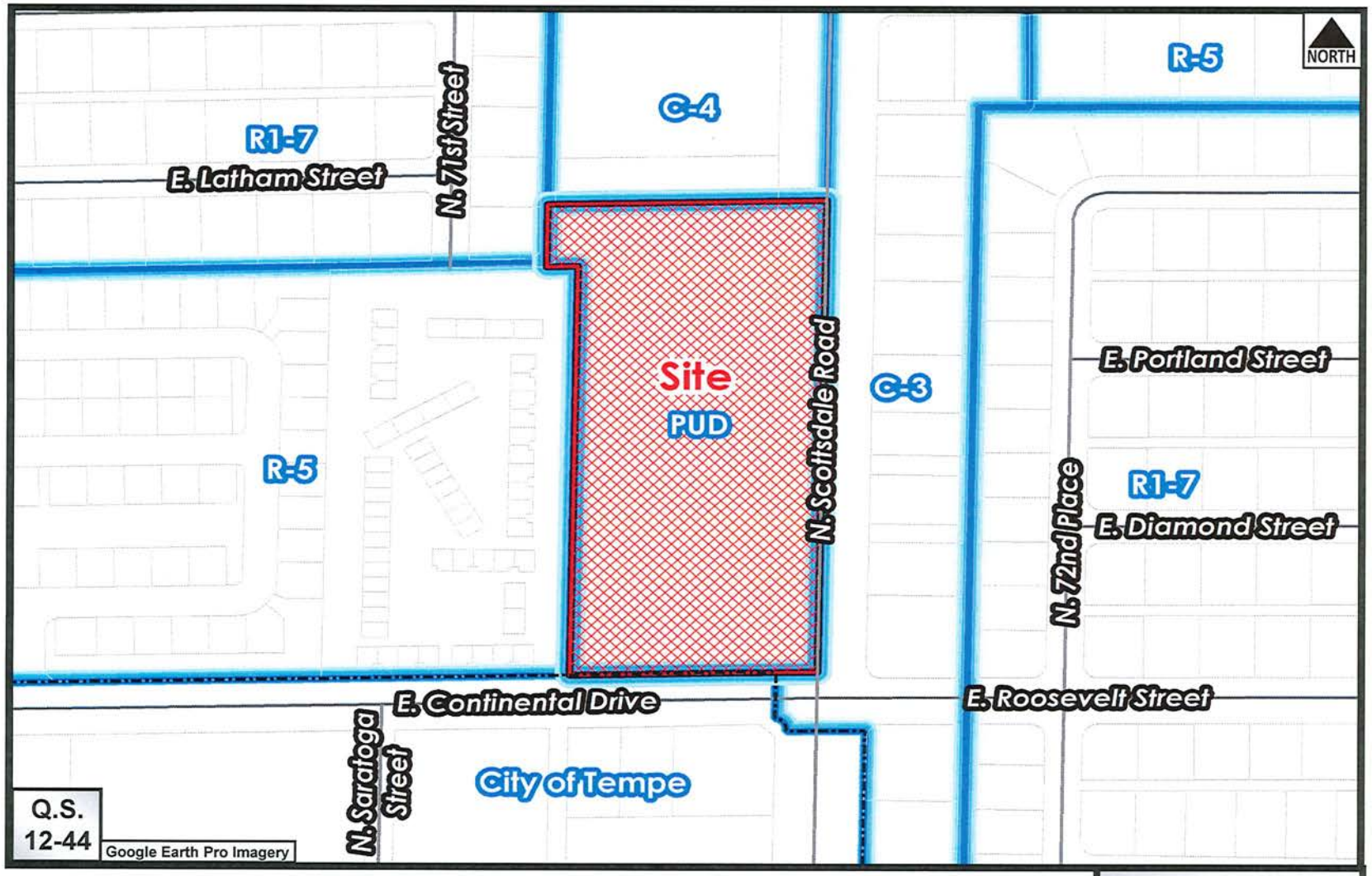
ATTACHMENT 5



Proposed Zoning

14-ZN-2018

ATTACHMENT 6

TRAFFIC IMPACT ANALYSIS
ALTA CONTINENTAL
CONTINENTAL DRIVE/SCOTTSDALE ROAD

Executive Summary

The purpose of this traffic study is to evaluate the current and future transportation system within the project study area surrounding the site without and with the proposed Alta Continental project.

Existing and Future Traffic Data Without Project
All of the study intersections currently operate at adequate levels of service (LOS) and are expected to continue doing so in 2021 without the project.

Future Traffic Data With Project
The proposed intersection of North Access/Scottsdale Road is anticipated to experience delays for the eastbound left and westbound left turning movement in the weekday peak hours in 2021 with traffic from the Alta Continental project. This delay is due to the large northbound and southbound through volumes on Scottsdale Road providing an inadequate number of acceptable gaps for vehicles turning from the minor approaches. Un-signalized minor street intersections along four or more lane, major streets such as Scottsdale Road, tend to have their left turn movements from the minor street operate at LOS E or F during the peak hours.

The remaining study intersections are expected to operate at adequate levels of service with the inclusion of the traffic generated by the Alta Continental site in 2021 with the project.

Turn Lane Analysis
Dedicated northbound left turn and southbound right turn lanes are warranted at the proposed intersection of North Access/Scottsdale Road.

The southbound right turn movement at the intersection of North Access/Scottsdale Road in 2021 with the project will require a minimum storage length of 50 feet.

The northbound left turn lane warranted at North Access along Scottsdale Road will require a minimum storage length of 25 feet. The existing two-way, center left turn lane is expected to adequately accommodate left turning volumes at this intersection.

As the eastbound left turning movement at the intersection of North Access/Scottsdale Road is anticipated to experience delays in 2021 weekday peak hours with traffic from the project, the queue length for this eastbound left turning movement was calculated to ensure adequate storage will be provided on site.

The eastbound approach to the intersection of North Access/Scottsdale Road will require a minimum throat distance of 25 feet to accommodate left turning vehicles exiting the proposed site.

Crash Analysis

A review of the crash data shows that nearly 30% of all crashes at the intersection of Continental Drive/Scottsdale Road were rear-end type. This can be attributed to large traffic volumes along Scottsdale Road combined with the presence of a traffic signal. Delays at the intersection of Continental Drive/Scottsdale Road may cause drivers to rush through the intersection, triggering rear-end crashes.

Mitigation

Mitigation measures to address the eastbound left turn delay expected along North Access at Scottsdale Road are limited. However, it is anticipated that vehicles within the Alta Continental site that intend to travel northbound along Scottsdale Road will avoid the excessive delays at the intersection of North Access/Scottsdale Road and choose to travel to the intersection of Continental Drive/Scottsdale Road via West Access to complete their eastbound left turn movement at the existing traffic signal.

Per discussion with the City of Scottsdale, an alternative access configuration at the intersection of North Access/Scottsdale Road was reviewed. The existing median break south of the proposed North Access alignment could be closed – limiting both the Alta Continental North Access and the Scottsdale Tires & Wheels driveway to right-in/right-out only. The existing median would then be extended south, removing the full access provided at the North Galleria Motorcars Driveway. A new southbound left turn lane would be provided at the South Galleria Motorcars Driveway located approximately 330 feet south of the proposed North Access alignment. This alternative would encourage southbound U-Turn movements at this new median break and the vehicular conflict points associated with such U-Turns. While U-Turn movements are allowed along Scottsdale Road and likely currently occur, the removal of a full access driveway serving an existing business may not be possible due to political and economic concerns. It is recommended that the intersection of North Access/Scottsdale Road be configured as analyzed within this report.

Recommendations

Due to limited right-of-way immediately north of the proposed North Access, and the location of an existing driveway that serves the adjacent site (which would conflict with the right turn lane), the construction of a southbound right turn lane at this location is not recommended. Furthermore, while the southbound right turn lane is warranted based on City of Scottsdale guidelines, the installation of a right turn lane is not consistent with the character of Scottsdale Road in the vicinity of the project site and the southbound right tun movement is expected to operate at an adequate level of service without the turn lane.

The intersection of North Access/Scottsdale Road should be constructed to provide a minimum of 25 feet of storage for eastbound left turning vehicles.

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TRAFFIC IMPACT ANALYSIS
ALTA CONTINENTAL
CONTINENTAL DRIVE/SCOTTSDALE ROAD

Project Description

Dolce Vita Development has proposed to redevelop the northwest corner of Continental Drive/Scottsdale Road in Scottsdale, Arizona. The development will replace the existing Kia Automobile Dealership with a Planned Unit Development (PUD) that includes 281 units of multi-family housing and 10,125 square feet of variety retail space. The vicinity of the project is shown in **Figure 1**. The site is located as shown in **Figure 2**. It is expected that the project will be completed by the year 2021. Access to the project site will be from two proposed driveways.

The purpose of this traffic impact analysis is to:

- Evaluate the current and future operational characteristics of the adjacent roadway network surrounding the project site.
- Estimate the traffic generation associated with the project and assign that traffic to the existing roadway system.
- Analyze future traffic operations at the existing intersections of Circle K Driveway/Continental Drive and Continental Drive/Scottsdale Road and proposed intersections of North Access/Scottsdale Road and West Access/Continental Drive.
- Determine the need for auxiliary lanes at the two access points directly serving the site.
- Perform a crash analysis to identify any specific crash trends within the study area.

The author of this report is a registered Professional Engineer (Civil) in the State of Arizona having specific expertise and experience in the preparation of traffic impact analyses.

Study Methodology

In order to analyze and evaluate the potential traffic impacts of the proposed development, the following tasks were undertaken:

- Field observation of the proposed site and surrounding area was conducted to evaluate the existing physical and operational characteristics of the adjacent roadway network.
- Site traffic volumes generated by the proposed and existing sites were calculated using the *Institute of Transportation Engineers (ITE) Trip Generation Manual, 10th Edition,* 2017.
- Trip generation calculations for the existing and proposed land uses were compared to one another to determine the difference in traffic generated by the site.
- Calculated site traffic was distributed based on existing traffic volumes and assigned to the primary roadways within the project study limits.

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- Capacity analyses were performed for the existing conditions and future conditions without and with the project based on an opening year of 2021.
- The intersections were analyzed using the methodology presented in the *2016 Highway Capacity Manual 6th Edition (HCM 6th)*.
- The need for auxiliary turn lanes at the study intersections were evaluated based on City of Scottsdale guidelines.
- Crash records were obtained from the City of Scottsdale to identify any specific crash trends within the study area.

Existing Conditions

The existing development at the northwest corner of Continental Drive/Scottsdale Road is a Kia Automobile Dealership. The dealership is served by two existing driveways, one on Continental Drive and one on Scottsdale Road. The access point along the north side of Continental Drive, west of Scottsdale Road, is aligned with the Circle K Driveway on the south side of Continental Drive.

The study area includes the signalized intersection of Continental Drive/Scottsdale Road and the un-signalized intersection of Circle K Driveway/Continental Drive.

Scottsdale Road is a north-south aligned major arterial with a posted speed limit of 40 miles per hour (mph). Three through lanes are offered in each direction, separated by a raised concrete median. Curb, gutter, and sidewalk exist on both sides of the roadway. Bike lanes are provided on both sides of Scottsdale Road, north of Continental Drive.

West of Scottsdale Road, Continental Drive is a three-lane minor collector street. Separated by a two-way, center left turn lane, one lane is provided for eastbound travel and one lane is offered to westbound traffic. To the east, Continental Drive transitions to a two-lane roadway and is known as Roosevelt Street. Curb, gutter, and sidewalk are provided on both sides of the roadway.

Existing lane configurations and traffic control are shown in **Figure 3**.

Existing Traffic Data

In order to form a basis for analysis of the project impacts, weekday AM and PM peak hour turning movement counts were conducted at the existing intersections of Circle K Driveway/Continental Drive and Continental Drive/Scottsdale Road.

The weekday turning movement counts were conducted from 7:00 AM to 9:00 AM and 4:00 PM to 6:00 PM in May 2018.

Weekday daily total traffic volumes along Scottsdale Road for 2018 in the vicinity of Continental Drive were obtained from historical traffic counts from the City of Scottsdale website.

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The 2018 existing weekday daily total, weekday AM peak hour, and weekday PM peak hour traffic volumes are shown in **Figure 4**. The complete traffic count summaries can be found in the Appendix. The 2018 traffic volumes shown in **Figure 4** were then projected, utilizing the 2% annual growth rate, to 2020, as shown in **Figure 5**. The 2020 weekday peak hour traffic volumes shown in **Figure 5** will serve as the baseline for analysis of existing conditions.

Access

A new driveway on the west side of Scottsdale Road, located approximately 710 feet north of Continental Drive, will be constructed and aligned with the existing Scottsdale Tires & Wheels on the east side of the roadway. The location of this existing alignment is located approximately 60 feet north from the edge of an existing raised, concrete median along Scottsdale Road, which currently limits access into the Scottsdale Tires & Wheels site to right-in/right-out access only.

To facilitate full access into both the existing site to the east and the proposed Alta Continental development, the existing raised median along Scottsdale Road will be 'cut back' to provide adequate storage and taper lengths for northbound and southbound left turning movements at the proposed North Access. This new median configuration removes the potential conflict point of vehicles turning onto southbound Scottsdale Road from North Access to make an immediate U-Turn to continue northbound along Scottsdale Road. With this proposed access configuration, eastbound and westbound traffic at the intersection of North Access/Scottsdale Road will be STOP controlled and be provided a dedicated left turn lane and a shared through/right turn lane to exit their respective sites. Northbound vehicles will make use of a left turn lane, two through lanes, and a shared through/right turn lane while the southbound approach to the proposed intersection will offer a dedicated left turn lane, two through lanes and a shared through/right turn lane.

The redevelopment of the site will remove the access provided to the site by the north leg of the intersection of Circle K Driveway/Continental Drive, located approximately 100 feet west of Scottsdale Road.

The proposed West Access will be located approximately 100 feet west of Circle K Driveway, along the north side of Continental Drive. To enter the site, eastbound vehicles will utilize the existing two-way, center left turn lane while westbound travel will be offered a shared through/right turn lane. Southbound vehicles exiting the site will be provided a shared left turn/right turn lane. On the south side of Continental Drive, offset from West Access, Bull Run is a gated driveway that serves a multifamily housing complex to the south. The gate at the intersection of Bull Run/Continental Drive restricts access to and from these residences and is not expected to create conflicts with vehicles entering the Alta Continental site at West Access.

Figure 6 shows the locations, geometry, and spacing for the proposed access points serving the Alta Continental site that will serve as a baseline of the analysis in the report.

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Trip Generation

Trip generation for the project was developed utilizing nationally agreed upon data contained in the Institute of Transportation Engineers (ITE) publication *Trip Generation, 10th Edition*, 2017.

The trip generation was estimated for the construction of 281 apartment units and 10,125 square feet of variety retail space utilizing ITE Land Use Codes (LUC) 221, Multi-Family Housing, Mid-Rise and 814, Variety Store, respectively.

Table 1 presents the results of the ITE trip generation based on the expected uses for the proposed Alta Continental project. The complete trip generation calculations can be found in the Appendix of the report.

Table 1 – Weekday Project Site Generated Trips Using ITE Trip Generation

Time Period	281 Apartment Units, Mid-Rise (LUC 221)	10,125 sqft of Variety Retail (LUC 814)	Total
Average Daily, Inbound (vtpd)	765	322	1,087
Average Daily, Outbound (vtpd)	765	322	1,087
Total Daily	**1,530**	**644**	**2,174**
AM Peak Hour, Inbound (vtph)	27	19	46
AM Peak Hour, Outbound (vtph)	75	14	89
Total AM Peak	**102**	**33**	**135**
PM Peak Hour, Inbound (vtph)	76	36	112
PM Peak Hour, Outbound (vtph)	48	34	82
Total PM Peak	**124**	**70**	**194**

vtpd - vehicle trips per day, vtph - vehicle trips per hour

As part of the Alta Continental project, the existing Kia Automobile Dealership at the northwest corner of Continental Drive/Scottsdale Road will be demolished and replaced by the proposed apartment units and retail space. Trip generation for the dealership was calculated based on the existing 20,900 square feet of building space that includes the indoor showroom, office space, and vehicle service area. **Table 2** shows the difference in trip generation between the existing dealership and the proposed Alta Continental development.

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Table 2 – Existing vs. Proposed Trip Generation Comparison

Time Period	Existing Automobile Sales (LUC 840)*	Proposed Development	Difference
Average Daily, Inbound (vtpd)	291	1,087	796
Average Daily, Outbound (vtpd)	291	1,087	796
Total Daily	**582**	**2,174**	**1,592**
AM Peak Hour, Inbound (vtph)	29	46	17
AM Peak Hour, Outbound (vtph)	11	89	78
Total AM Peak	**40**	**135**	**95**
PM Peak Hour, Inbound (vtph)	20	112	92
PM Peak Hour, Outbound (vtph)	31	82	51
Total PM Peak	**51**	**194**	**143**

vtpd - vehicle trips per day, vtph - vehicle trips per hour

As shown in **Table 2**, the redevelopment of the project site is anticipated to generate approximately 95 more vehicle trips per hour (vtph) and 143 more vtph in the weekday AM and PM peak hours, respectively.

Trip Distribution & Assignment

Trip distribution for the proposed project was based on existing traffic patterns observed at the intersection of Continental Drive/Scottsdale Road. **Figure 7** shows the weekday peak hour trip distribution for the project as a percentage of net new primary trips.

Figure 8 shows the assignment of generated vehicle trips to the project intersections within the study area at the completion of the project for the opening year of 2021.

Existing Traffic Operations

Analysis of current intersection operations was conducted for the weekday AM and PM peak hours using the nationally accepted methodology set forth in the *Highway Capacity Manual 6th Edition* Transportation Research Board, 2016 (HCM 6th). The computer software Synchro 10 was utilized to calculate the levels of service for individual movements, approaches, and for the intersections as a whole.

Level of service (LOS) is a qualitative measure of the traffic operations at an intersection or on a roadway segment. Level of service is ranked from LOS A, which signifies little or no congestion and is the highest rank, to LOS F, which signifies congestion and jam conditions. LOS D is typically considered adequate operation at signalized and un-signalized intersections in developed areas.

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At signalized intersections, level of service is calculated for each movement and then is summed in a weighted fashion to yield the LOS for the approach and for the intersections a whole. The criteria for level of service at signalized intersections are shown in **Table 3.**

In calculating the levels of service, assumed signal phasing and timing data was used. The following assumptions were also made:

- Cycle length – 90 seconds
- Lane widths – 12 feet
- Approach grade – 0%
- Right turn on red allowed

Table 3 - Level of Service Criteria – Signalized Intersections

Level-of-Service	Average Total Delay
A	≤ 10.0 seconds
B	> 10.0 and ≤ 20.0 seconds/vehicle
C	> 20.0 and ≤ 35.0 seconds/vehicle
D	> 35.0 and ≤ 55.0 seconds/vehicle
E	> 55.0 and ≤ 80.0 seconds/vehicle
F	> 80.0 seconds per vehicle

At un-signalized intersections, level of service is predicted/calculated for those movements which must either stop for or yield to oncoming traffic and is based on average control delay for the particular movement. Control delay is the portion of total delay attributed to traffic control measures such as stop signs and traffic signals. The criteria for level of service at un-signalized intersections are shown in **Table 4.**

Table 4 – Level of Service Criteria – Un-signalized Intersections

Level-of-Service	Delay
A	≤ 10 seconds
B	> 10 and ≤ 15 seconds/vehicle
C	> 15 and ≤ 25 seconds/vehicle
D	> 25 and ≤ 35 seconds/vehicle
E	> 35 and ≤ 50 seconds/vehicle
F	> 50 seconds per vehicle

Existing levels of service were calculated for the study intersections. The results of this analysis are shown in **Table 5**. Complete capacity calculations are included in the Appendix.

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Table 5 – Existing Weekday Peak Hour Levels of Service

Intersection	AM Peak		PM Peak	
	LOS	Delay	LOS	Delay
Signalized Intersections				
Continental Drive/Scottsdale Road				
Overall Intersection	A	9.0	B	10.3
Eastbound Left	B	17.2	C	21.5
Eastbound Through	B	15.2	B	19.0
Eastbound Right	B	15.5	B	18.6
Westbound Left	B	16.3	C	20.2
Westbound Through/Right	B	16.1	C	20.1
Northbound Left	A	5.0	A	6.1
Northbound Through	A	8.4	A	8.7
Northbound Through/Right	A	9.4	A	9.6
Southbound Left	A	5.6	A	5.6
Southbound Through	A	6.8	A	9.4
Southbound Through/Right	A	7.2	B	10.6
Un-Signalized Intersections				
Circle K Driveway/Continental Drive				
Eastbound Left/Through/Right	A	7.4	A	7.5
Westbound Left/Through/Right	A	7.5	A	7.5
Northbound Left/Through/Right	A	9.5	B	10.2
Southbound Left/Through/Right	A	9.3	B	10.7

Delay - seconds per vehicle

As shown in **Table 5**, all of the existing study intersections currently operate at an adequate LOS during the weekday AM and PM peak hours.

Future Traffic Operations Without Project

In order to assess the impacts of the project on future traffic operations, traffic projections were made for the opening year of 2021.

A review of historical traffic data in the vicinity of the project showed increasing and decreasing traffic volumes. Due to this, a 2% annual traffic growth rate was used. Weekday traffic volumes in 2021 without the project were estimated with a 2% annual growth rate in **Figure 9**.

As with the current volumes, levels of service were calculated for each of the intersections in the study area for the study year 2021 without the project. Intersection levels of service for 2021 without the project are shown in **Table 6.** Complete capacity calculations are included in the Appendix.

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Table 6 – 2021 Weekday Peak Hour Levels of Service Without Project

Intersection	AM Peak		PM Peak	
	LOS	Delay	LOS	Delay
Signalized Intersections				
Continental Drive/Scottsdale Road				
Overall Intersection	A	9.2	B	10.5
Eastbound Left	B	17.3	C	21.5
Eastbound Through	B	15.2	B	19.0
Eastbound Right	B	15.5	B	18.6
Westbound Left	B	16.2	C	20.2
Westbound Through/Right	B	16.0	C	20.1
Northbound Left	A	5.0	A	6.3
Northbound Through	A	8.6	A	9.0
Northbound Through/Right	A	9.7	A	9.9
Southbound Left	A	5.7	A	5.7
Southbound Through	A	7.0	A	9.7
Southbound Through/Right	A	7.4	B	11.0
Un-Signalized Intersections				
Circle K Driveway/Continental Drive				
Eastbound Left/Through/Right	A	7.4	A	7.5
Westbound Left/Through/Right	A	7.5	A	7.6
Northbound Left/Through/Right	A	9.5	B	10.9
Southbound Left/Through/Right	A	9.3	B	10.8

Delay - seconds per vehicle

As shown in **Table 6,** the intersections of Continental Drive/Scottsdale Road and Circle K Driveway/Continental Drive continue to operate at adequate levels of service for the weekday AM and PM peak hours.

Future Traffic Operations With Project

In order to assess the impacts of the project on future traffic operations, levels of service were calculated for each project intersection in 2021, with the project. Weekday peak hour traffic volumes for 2021 without the project were combined with the estimated trips generated by the project to yield weekday peak hour traffic volumes with the project. The weekday peak hour traffic volumes with the project for 2021 are shown in **Figure 10**. To reflect the redevelopment of the project site, existing vehicle trips into and out of the north leg of the intersection of Circle K Driveway/Continental Drive were removed from the analysis.

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Furthermore, vehicle trips into and out of the east leg of the intersection of North Access/Scottsdale Road were estimated based on the existing, approximately 3,800 square feet tire shop utilizing ITE Land Use Codes (LUC) 951, Tire Store. **Table 7** presents the results of the ITE trip generation based on the existing Scottsdale Tires & Wheels site. The complete trip generation calculations can be found in the Appendix of the report.

Table 7 – Weekday Adjacent Site Generated Trips

Time Period	3,800 square feet Tire Store (LUC 848)
Average Daily, Inbound (vtpd)	55
Average Daily, Outbound (vtpd)	55
Total Daily	**110**
AM Peak Hour, Inbound (vtph)	7
AM Peak Hour, Outbound (vtph)	4
Total AM Peak	**11**
PM Peak Hour, Inbound (vtph)	7
PM Peak Hour, Outbound (vtph)	9
Total PM Peak	**16**

vtpd - vehicle trips per day, vtph - vehicle trips per hour

Weekday intersection levels of service for 2021, with the project, were then calculated as shown in **Table 8**. Complete capacity calculations are included in the Appendix.

As shown in **Table 8**, the proposed intersection of North Access/Scottsdale Road is anticipated to experience delays for the eastbound left and westbound left turning movement in the weekday peak hours in 2021 with traffic from the Alta Continental project. This delay is due to the large northbound and southbound through volumes on Scottsdale Road providing an inadequate number of acceptable gaps for vehicles turning from the minor approaches.

Un-signalized minor street intersections along four or more lane, major streets such as Scottsdale Road, tend to have their left turn movements from the minor street operate at LOS E or F during the peak hours.

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Table 8 – 2021 Weekday Peak Hour Levels of Service With Project

Intersection	2021 Without Project				2021 With Project			
	AM Peak		PM Peak		AM Peak		PM Peak	
	LOS	Delay	LOS	Delay	LOS	Delay	LOS	Delay
Signalized Intersections								
Continental Drive/Scottsdale Road								
Overall Intersection	A	9.2	B	10.5	A	9.6	B	11.6
Eastbound Left	B	17.3	C	21.5	B	17.3	C	21.5
Eastbound Through	B	15.2	B	19.0	B	15.1	B	18.7
Eastbound Right	B	15.5	B	18.6	B	16.0	B	19.0
Westbound Left	B	16.2	C	20.2	B	16.2	C	20.0
Westbound Through/Right	B	16.0	C	20.1	B	15.9	B	19.8
Northbound Left	A	5.0	A	6.3	A	5.4	A	7.7
Northbound Through	A	8.6	A	9.0	A	8.9	A	9.3
Northbound Through/Right	A	9.7	A	9.9	A	10.0	B	10.3
Southbound Left	A	5.7	A	5.7	A	6.2	A	6.2
Southbound Through	A	7.0	A	9.7	A	7.8	B	11.5
Southbound Through/Right	A	7.4	B	11.0	A	8.3	B	13.2
Un-Signalized Intersections								
Circle K Driveway/Continental Drive								
Eastbound Left/Through/Right	A	7.4	A	7.5	N/A		N/A	
Eastbound Through/Right	N/A		N/A		A	0.0	A	0.0
Westbound Left/Through/Right	A	7.5	A	7.6	N/A		N/A	
Westbound Left/Through	N/A		N/A		A	7.6	A	7.6
Northbound Left/Through/Right	A	9.5	B	10.9	N/A		N/A	
Northbound Left/Right	N/A		N/A		A	9.6	B	10.4
Southbound Left/Through/Right	A	9.3	B	10.8	N/A		N/A	
North Access/Scottsdale Road								
Eastbound Left	N/A		N/A		E	36.3	F	>120
Eastbound Right					B	12.4	C	21.5
Westbound Left					F	52.5	F	114.9
Westbound Right					C	16.8	C	17.0
Northbound Left					B	12.4	D	29.5
Southbound Left					C	21.0	C	21.4
West Access/Continental Drive								
Southbound Left	N/A		N/A		B	10.1	B	10.9

Delay - seconds per vehicle

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Turn Lane Analysis

A key element of this traffic analysis is to determine if right or left turn lanes are required at the intersections providing access to the project. The City of Scottsdale *Design Standards & Policies Manual, 2018*, states that "right-turn lanes are required at all street intersections (public or private) on major arterials."

When needed, turn lanes remove the slowing turning traffic from the through traffic stream, improving capacity and reducing rear-end crashes. **Table 9** shows the locations that were evaluated for right turn lanes based on traffic volumes in 2021 with the project.

Table 9 – Turn Lane Warrants

Intersection	Direction	Turn Treatment Analyzed	Guidelines Applied	Turn Treatments Warranted?
North Access/Scottsdale Road	Northbound	Left Turn Lane	Scottsdale	Yes
North Access/Scottsdale Road	Southbound	Right Turn Lane	Scottsdale	Yes
West Access/Continental Drive	Westbound	Right Turn Lane	Scottsdale	No

Table 9 shows that dedicated northbound left turn and southbound right turn lanes are warranted at the proposed intersection of North Access/Scottsdale Road.

Queue storage requirements of the warranted turn lanes were calculated using the following methods as recommended in *A Policy of Geometric Design of Highways and Streets* (AASHTO, 2011). For un-signalized intersections, storage for vehicles likely to arrive in an average two-minute period within the average weekday peak hour should be provided.

Vehicles per 2 min. period = (vehicles/hour) ÷ (30 periods/hour)
Storage length = vehicles per 2 min. period x 25 feet

Table 9 shows the calculated queue length for the warranted turn lanes based on 2021 weekday peak hour traffic volumes with traffic from the project. Additionally, the queue length for the eastbound left turning movement along North Access at Scottsdale Road was calculated to ensure adequate storage will be provided on site, as this movement is anticipated to experience delays in 2021 weekday peak hours with traffic from the project. The computed values are typically rounded to the nearest 25 feet.

Table 10 – Calculated Queue Lengths

Intersection	Left Turn Storage				Right Turn Storage			
	NB	SB	EB	WB	NB	SB	EB	WB
North Access/Scottsdale Road								
Turning Volume (vph)	13		28			45		
$S_{calculated}$ =	11		23			38		
$S_{rounded}$ =	25		25			50		

S - storage in feet, vph - vehicles per hour

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As shown in **Table 10**, the minimum queue lengths required for the southbound right turn movement at the intersection of North Access/Scottsdale Road in 2021 with the project is 50 feet.

The northbound left turn lane warranted at North Access along Scottsdale Road will require a minimum storage length of 25 feet. The existing two-way, center left turn lane is expected to adequately accommodate left turning volumes at this intersection.

The eastbound approach to the intersection of North Access/Scottsdale Road will require a minimum throat distance of 25 feet to accommodate left turning vehicles exiting the proposed site.

Crash Analysis

Crash history for the Continental Drive/Scottsdale Road study intersection was obtained from the City of Scottsdale. Crash records from May 2013 to May 2018 were analyzed. Within this time period there were forty-nine (49) reported crashes that occurred at the intersection. Results of the crash analysis are shown in **Table 11**.

Angle and rear-end collisions make up the majority of the incidents at the signalized intersection of Continental Drive/Scottsdale Road. In the five year study period, ten (10) angle collisions and fifteen (15) rear-end collisions were reported.

Table 11 – Crash Analysis at Continental Drive/Scottsdale Road

Year	Crash Type							Fatal	Injury	Crash Totals
	Angle	Left Turn	Rear-End	Sideswipe	Single Vehicle	Head On	Other			
2013	3	1	5	0	3	2	0	0	1	14
2014	1	2	2	1	0	0	0	0	1	6
2015	1	2	1	0	1	1	0	0	1	6
2016	1	1	3	0	2	1	3	0	3	11
2017	4	0	4	0	2	0	1	0	0	11
2018	0	0	0	0	1	0	0	0	0	1
5-Year Total	10	6	15	1	9	4	4	0	6	49

A review of the crash data shows that nearly 30% of all crashes at the intersection of Continental Drive/Scottsdale Road were rear-end type. This can be attributed to large traffic volumes along Scottsdale Road combined with the presence of a traffic signal. Delays at the intersection of Continental Drive/Scottsdale Road may cause drivers to rush through the intersection, triggering rear-end crashes.

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The next most common crash types, angle and single vehicle, are largely due to driver inattention or failure to yield the right-of-way. Approximately 40% of the angle crashes at the intersection of Continental Drive/Scottsdale Road were drivers striking bicyclists or pedestrians within the roadway. Though this can be attributed to driver inattention, it is likely that the presence of bike lanes along Scottsdale Road, north of Continental Drive, and the absence of bike lanes to the south has a negative effect on driver expectations regarding pedestrians and bikes in the roadway.

Approximately 150 feet north of the intersection of Continental Drive/Scottsdale Road, BIKE LANE ENDS signing is provided for southbound roadway users. As users approach the intersection, the solid white pavement marking for the bike lane transitions to "skip dash" white pavement marking to identify the end of the bike lane. This "skip dash" area is often seen by motorists as a "right turn pocket" and may be causing southbound right turning vehicles to encroach into the bike lane area.

It should be noted that this crash summary only includes crashes where a police officer was contacted and wrote a report, otherwise, there is no record of the incident. It is possible that there were other minor crashes along this road, however, as mentioned above, the Police Department was not contacted and no official record of these crashes exists. An expanded summary of the crash data can be found in the Appendix.

Mitigation

The intersection of North Access/Scottsdale Road is anticipated to experience delays for the eastbound left and westbound left turning movement in 2021 weekday peak hours with traffic from the Alta Continental project. The relatively large through volumes along Scottsdale Road in the weekday peak hours do not provide a sufficient number of adequate gaps for vehicles turning from the minor approaches (North Access). Minor approaches to major roadways, such as Scottsdale Road, tend to experience excessive delays for turning movements in un-signalized conditions.

Mitigation measures to address the eastbound left turn delay expected along North Access at Scottsdale Road are limited. However, it is anticipated that vehicles within the Alta Continental site that intend to travel northbound along Scottsdale Road will avoid the excessive delays at the intersection of North Access/Scottsdale Road and choose to travel to the intersection of Continental Drive/Scottsdale Road via West Access to complete their eastbound left turn movement at the existing traffic signal.

Per discussion with the City of Scottsdale, an alternative access configuration at the intersection of North Access/Scottsdale Road was reviewed. For the purposes of this report, it was assumed that the proposed Alta Continental North Access would align with the existing Scottsdale Tires & Wheels driveway on the east side of Scottsdale Road. The existing raised, concrete median will be 'cut back' to provide full access to both the proposed and existing sites at this access intersection.

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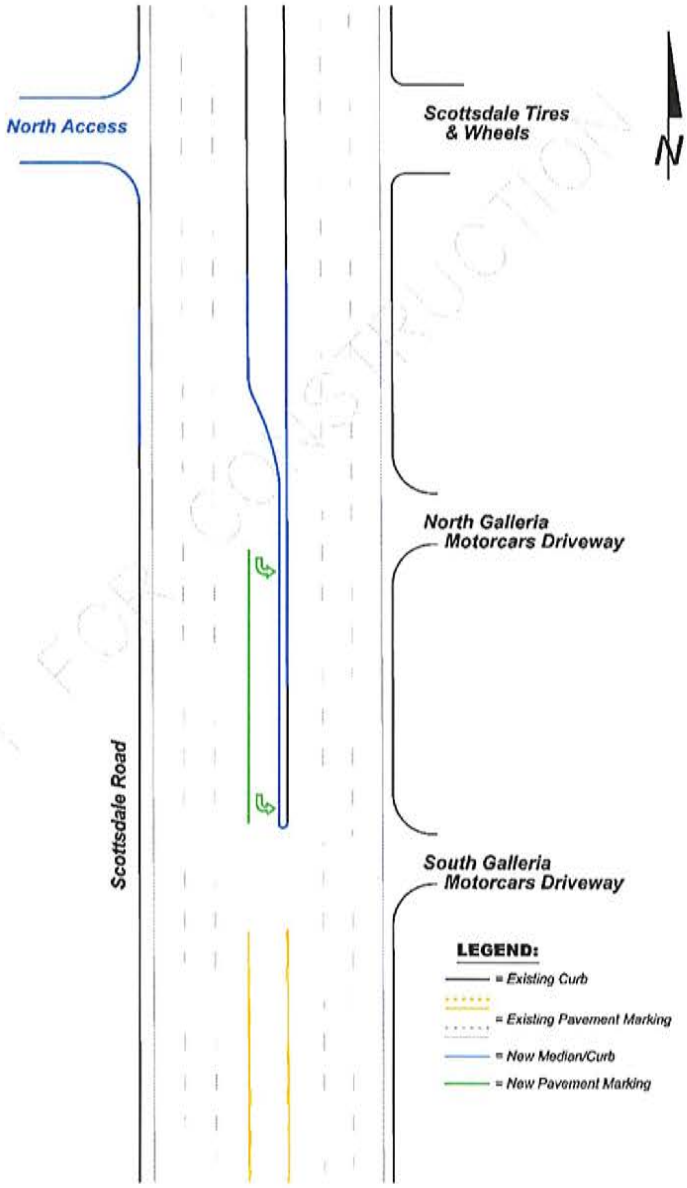
The sketch for this second alternative, provided in **Figure 11** below, shows that the existing median would then be extended south, removing the full access provided at the North Galleria Motorcars Driveway. A new southbound left turn lane would be provided at the South Galleria Motorcars Driveway located approximately 330 feet south of the proposed North Access alignment. This alternative would encourage southbound U-Turn movements at this new median break and the vehicular conflict points associated with such U-Turns. While U-Turn movements are allowed along Scottsdale Road and likely currently occur, the removal of a full access driveway serving an existing business may not be possible due to political and economic concerns. It is recommended that the intersection of North Access/Scottsdale Road be configured as analyzed within this report.

Figure 11 – Alternative Access Configuration



14-ZN-2018
9/1/2020

Conclusion

When fully completed, the proposed Alta Continental project is predicted to generate an additional 2,182 vehicle trips per day (vtpd) on weekdays to the adjacent street system from the new project site. Fifty percent of these new trips (1,091 vehicle trips) will be into the project and fifty percent will be out of the project.

All of the study intersections currently operate at adequate LOS and are expected to continue doing so in 2021 without the project.

The proposed intersection of North Access/Scottsdale Road is anticipated to experience delays for the eastbound left and westbound left turning movement in the weekday peak hours in 2021 with traffic from the Alta Continental project. This delay is due to the large northbound and southbound through volumes on Scottsdale Road providing an inadequate number of acceptable gaps for vehicles turning from the minor approaches. Un-signalized minor street intersections along four or more lane, major streets such as Scottsdale Road, tend to have their left turn movements from the minor street operate at LOS E or F during the peak hours.

The remaining study intersections are expected to operate at adequate levels of service with the inclusion of the traffic generated by the Alta Continental site in 2021 with the project.

Dedicated northbound left turn and southbound right turn lanes are warranted at the proposed intersection of North Access/Scottsdale Road.

The southbound right turn movement at the intersection of North Access/Scottsdale Road in 2021 with the project will require a minimum storage length of 50 feet.

The northbound left turn lane warranted at North Access along Scottsdale Road will require a minimum storage length of 25 feet. The existing two-way, center left turn lane is expected to adequately accommodate left turning volumes at this intersection.

As the eastbound left turning movement at the intersection of North Access/Scottsdale Road is anticipated to experience delays in 2021 weekday peak hours with traffic from the project, the queue length for this eastbound left turning movement was calculated to ensure adequate storage will be provided on site.

The eastbound approach to the intersection of North Access/Scottsdale Road will require a minimum throat distance of 25 feet to accommodate left turning vehicles exiting the proposed site.

A review of the crash data shows that nearly 30% of all crashes at the intersection of Continental Drive/Scottsdale Road were rear-end type. This can be attributed to large traffic volumes along Scottsdale Road combined with the presence of a traffic signal. Delays at the intersection of Continental Drive/Scottsdale Road may cause drivers to rush through the intersection, triggering rear-end crashes.

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Mitigation measures to address the eastbound left turn delay expected along North Access at Scottsdale Road are limited. However, it is anticipated that vehicles within the Alta Continental site that intend to travel northbound along Scottsdale Road will avoid the excessive delays at the intersection of North Access/Scottsdale Road and choose to travel to the intersection of Continental Drive/Scottsdale Road via West Access to complete their eastbound left turn movement at the existing traffic signal.

Per discussion with the City of Scottsdale, an alternative access configuration at the intersection of North Access/Scottsdale Road was reviewed. The existing median break south of the proposed North Access alignment could be closed – limiting both the Alta Continental North Access and the Scottsdale Tires & Wheels driveway to right-in/right-out only. The existing median would then be extended south, removing the full access provided at the North Galleria Motorcars Driveway. A new southbound left turn lane would be provided at the South Galleria Motorcars Driveway located approximately 330 feet south of the proposed North Access alignment. This alternative would encourage southbound U-Turn movements at this new median break and the vehicular conflict points associated with such U-Turns. While U-Turn movements are allowed along Scottsdale Road and likely currently occur, the removal of a full access driveway serving an existing business may not be possible due to political and economic concerns. It is recommended that the intersection of North Access/Scottsdale Road be configured as analyzed within this report.

Due to limited right-of-way immediately north of the proposed North Access, and the location of an existing driveway that serves the adjacent site (which would conflict with the right turn lane), the construction of a southbound right turn lane at this location is not recommended. Furthermore, while the southbound right turn lane is warranted based on City of Scottsdale guidelines, the installation of a right turn lane is not consistent with the character of Scottsdale Road in the vicinity of the project site and the southbound right tun movement is expected to operate at an adequate level of service without the turn lane.

The intersection of North Access/Scottsdale Road should be constructed to provide a minimum of 25 feet of storage for eastbound left turning vehicles.

Proposed lane configurations and traffic control are shown in **Figure 12**.

CONTINENTAL

CITIZEN REVIEW & NEIGHBORHOOD INVOLVEMENT REPORT
Case No. 14-ZN-2018

I. Introduction

This Citizen Review Report is being performed in association with an application 14-ZN-2018 to rezone the roughly 4.4-acre property at the northwest corner of Scottsdale Road and Continental Drive from Highway Commercial (C-3) to Planned Unit Development (PUD) to allow for the development of a new, mixed-use project of roughly 280 residential units and 10,000 square feet of ground floor commercial space. See aerial at **TAB A.**

The outreach on this project dates back to 2018 when the project was first envisioned, and a rezoning application was filed. Outreach continued through 2019 as the project proceeded through Development Review Board recommendation of approval, Planning Commission recommendation of approval and was scheduled and noticed for City Council. Although the project layout has been modified, the basics of the project remain the same – a rezoning to PUD for a mixed-use multifamily and commercial project. The updated project features the same building height and roughly the same unit count and commercial square feet.

II. Community Outreach

In early 2018, a Project Under Consideration sign was posted on site detailing the zoning request and project information as well as providing contact information of the Applicant the City.

On June 20, 2018, first-class letters were mailed to property owners within 750ft of the site as well as registered HOA's and interested parties as provided by the City. The letter had companion exhibits, described the development proposal and invited the recipient to attend an open house meeting. The recipient was also encouraged to contact the applicant or City with any questions or comments.

On July 2, 2018, an open house was held as SkySong. The development team and project exhibits were available. Four people attended the meeting. Existing drainage concerns were a primary concern voiced at the meeting. See notification letter, sign-in sheet, meeting report and mailing map attached at **TAB B.**

On December 18, 2019, signs were posted on site with project information and notice of the scheduled Planning Commission meeting. See affidavit attached at **TAB C.**

On January 8, 2020, the project was heard and recommended for approval by the Planning Commission. No members of the public appeared to attend the meeting and no public comments were made.

On January 27, 2020, the sign posting was updated with the City Council hearing information. See affidavit attached at **TAB D.**

On February 18, 2020, the project was scheduled for consideration by the City Council. A continuance was requested. No members of the public attended regarding the project.

On June 4, 2020, a new, Project Under Consideration Sign was posted on site informing the public of the proposal and invited them to attend a virtual open house meeting. See affidavit attached at **TAB E.**

On June 4, 2020, notification letters were again sent out to property owner within 750 ft of the property, as well as registered HOA's and interested parties as provided by the City. The letter informed recipients of the project changes and invited them to attend an upcoming virtual open house meeting. The letter also invited the recipient to contact the applicant or the City with any questions. See notification letter and mailing list attached at **TAB F.**

On June 17, a virtual open house meeting was conducted to discuss the project. Two (2) members of the public participated. There were general questions regarding number of units, type of retail and project schedule. Questions were answered to the best of the Applicant's abilities and both participants appeared to express support.

The Applicant has only received a few phone calls during the 2020 process. All with general questions and all expressing support. The Applicant will continue to be available to answer questions from any interested parties regarding this exciting project and will continue to keep the City informed.

1000 N Scottsdale Road, Scottsdale

Item #4

Community Notification Letter

June 20, 2018

Re: Mixed-Use Development Project at 1000 N Scottsdale Road, Scottsdale
Scottsdale Residents and Neighbors:

EJG Investments and Synectic Design Architects are pleased to provide an opportunity for the public to review its new mixed-use project on the west side of N. Scottsdale Road, north of E. Continental Drive; application number: 929-PA-2017. The property legal description is: Lot 1, A Property Assemblage in The City of Scottsdale, according to Book 815 of Maps, page 7, records of Maricopa County, Arizona located in the Southeast quarter of the Northeast quarter of Section 3, Township 1 North, Range 4 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona.

The purpose of the public open house is to provide the Scottsdale Community with information about the multi-family/commercial development on a developed parcel. This meeting is necessary in order for the development team to submit, to the City of Scottsdale, applications for a Zoning District Map Amendment and Development Review Board approvals. If you are interested in learning more about the project, please attend the Community Meeting at the following time and location:

Date:	**Monday, July 2, 2018**
Time:	**5:00 to 7:00 pm**
Location:	**Skysong Room 352 (Bldg 1, 3rd Floor), 1475 N Scottsdale Road, Scottsdale**

The current zoning is Highway Commercial (C-3), and the proposed zoning will be Planned Unit Development (PUD) with Amended Development Standards. The proposed zoning district will allow for a mixed-use development, including a 282-unit apartment complex of studio, one and two-bedroom units, and 12,500 square feet of commercial space.

Attending the Public Open House for this project will provide the opportunity to get more information and make your opinions known. You may also call a member of the project development team, Lance Baker at 480.948.9766 (lbaker@sdiaz.us) or Greg Bloemberg, Scottsdale Planner at 480.312.4306 (gbloemberg@scottsdaleaz.gov).

Sincerely,

Lance D. Baker, AIA
President
Synectic Design, Inc.

1000 N Scottsdale Road, Scottsdale
Community Meeting Sign-In Sheet

Item #7

Synectic Design, Inc.
1111 W University Dr, Suite 104
Tempe, AZ 85281
480.948.9766
www.sdiaz.us

MEETING SIGN-IN SHEET

Project: NWC SCOTTSDALE RD. & CONTINENTAL	Meeting Date: 7/2/18
Facilitator: LANCE BAKER, AIA	Place/Room: Skysong Bld. 1, Rm 352

Name	Address	Phone	E-Mail
MARY MARDEN	7038 E. LATHAM SCOTTSDALE 85257	480-941-4339	maegh@cox.net
June Goare	1125 N. 71st St., Scottsdale, 85257	480-949-95	
JOLENE HOFMANN	7119 N 71ST ST	480 945 6253	
DAVID FRANCIS	808 N 72ND PL	480 945-7402	

1000 N Scottsdale Road, Scottsdale **Item #8**

Neighborhood Meeting Report

July 3, 2018

TO: City of Scottsdale

RE: NWC Scottsdale Road and Continental Neighborhood Meeting Case # 929-PA-2017

Monday, July 2nd, 2018 from 5:00 pm to 7:00 pm we held our neighborhood meeting for the proposed project located at the northwest corner of Scottsdale Road and Continental Drive in Scottsdale. The meeting was held in a conference room located in the SkySong development, Building 1, Room 352.

Four residents attended the meeting between 5pm and 6pm. The names and addresses are on the attached sign in sheet. In short, three of the attendees live in the single-family home neighborhood which borders the very northwest corner of our site. The fourth attendee, Mr. Francis, lives across Scottsdale Road.

Of the attendees the three residents from the neighborhood to the northwest were the most interested in the proposed development, with their focus being on the drainage issue that currently exists on 71st street as well as the overall specifics of the development. Mrs. Hofmann lives in the home closest to our property line and is unfortunately most affected by the rainwater run off that currently ponds at the corner of 71st and Latham. She was very pleased to hear that we would be having to take that water through our property and out to Scottsdale Road, hopefully alleviating the issue. The residents were also concerned that the existing wall height be maintained and that no through traffic would be going through their neighborhood. Following a detailed description of the project, the attendees were all relieved and were in support of the development. They were very appreciative that we provide a great deal of separation between the building itself and the boundary of their neighborhood.

If you have any further questions please contact me directly at lbaker@sdiaz.us or 480-948-9766.

Sincerely~

Lance D. Baker

Lance D. Baker, AIA
President and Architect of Record
Synectic Design, Inc.

WITHEY MORRIS PLC
ATTORNEYS AT LAW

June 4, 2020

Re: 1000 N. Scottsdale Road – Status Update on Application 14-ZN-2018

Dear Property Owner or Interested Citizen:

Our office represents Dolce Vita Development Company, LLC ("Dolce Vita") regarding the roughly 4.8-acre site located at the northwest corner of Scottsdale Road and Continental Drive in Scottsdale, as seen on the attached aerial exhibit. You may recall receiving previous correspondence from our team or from the City regarding this property and plans to rezone and redevelop the site with a mixed-use, multifamily residential and commercial / retail project. The purpose of this letter is to introduce ourselves and provide you with an update on the revised development plan.

As you may recall, the previous proposal on this site was a rezoning to allow for a 4-story building with roughly 282 residences and roughly 12,000 square feet of commercial / retail space. While the project layout has been updated somewhat, the project itself is nearly identical and includes a 4-story building with roughly 280 residences and roughly 10,000 square feet of commercial / retail space. The rezoning request remains identical; a rezoning from Highway Commercial (C-3) to Planned Unit Development (PUD) with amended development standards. The application case number (14-ZN-2018) has not changed and no change will occur to the Mixed-Use Neighborhoods General Plan designation. The purpose of the revised application is to create a more feasible, and ultimately more successful project that positively contributes to the neighborhood and ongoing redevelopment efforts along Scottsdale Road. As you can see from the attached preliminary exhibits, the project is designed around two (2) distinct, oversized exterior courtyards. Parking is provided via an internal and hidden parking garage. The buildings are pushed towards the street frontages where a series of pedestrian connections with new hardscape and landscaping will vastly improve the pedestrian experience.

The previous project was positively received, including recommendations of approval from the City of Scottsdale Design Review Board and Planning Commission. Nonetheless, we wanted to offer you the opportunity to review and provide any comments you may have on the updated application. In that effort, we will be conducting a virtual open house meeting June 17, 2020 starting at 5:30pm. In light of the social distancing recommendations by the Center for Disease Control (CDC) and the City of Scottsdale, we will be conducting this open house virtually via Zoom Meeting. We will make a live presentation through this program in which we will describe the updated project and display plans and exhibits. Once the presentation is over, participants will be able to submit questions that will be answered live via webcam by the Development Team.

IF YOU WOULD LIKE TO PARTICIPATE: Please email me at George@WitheyMorris.com to request a link to the meeting. **The only way you will be able to access the meeting is by the link we will provide you.**

If this date and time are not convenient, I would be happy to speak with you by phone or in person from a safe distance at your convenience. Please contact me at 602.230.0600 or George@WitheyMorris.com. You can also reach the City's Project Coordinator, Greg Bloemberg at 480.312.4306 or at GBloemberg@Scottsdaleaz.gov. In the future, you should receive notification

PHONE: 602-230-0600 FAX: 602-212-1787 2525 E. Arizona Biltmore Circle, Suite A-212, Phoenix, AZ 85016

postcards from the City regarding the case and its scheduled public hearings. Information can also be found on the City's website at: http://www.scottsdaleaz.gov/planning-development/projects-in-process.

Thank you for your courtesy and consideration.

Sincerely,
Withey Morris P.L.C.

By
George Pasquel III

Enclosure: aerial, site plan, elevations, rendering

Curtis, Tim

From: PlanningCommission@ScottsdaleAZ.gov
Sent: Sunday, October 18, 2020 1:34 PM
To: Planning Commission
Subject: Planning Commission Public Comment (response #190)

Planning Commission Public Comment (response #190)

Survey Information

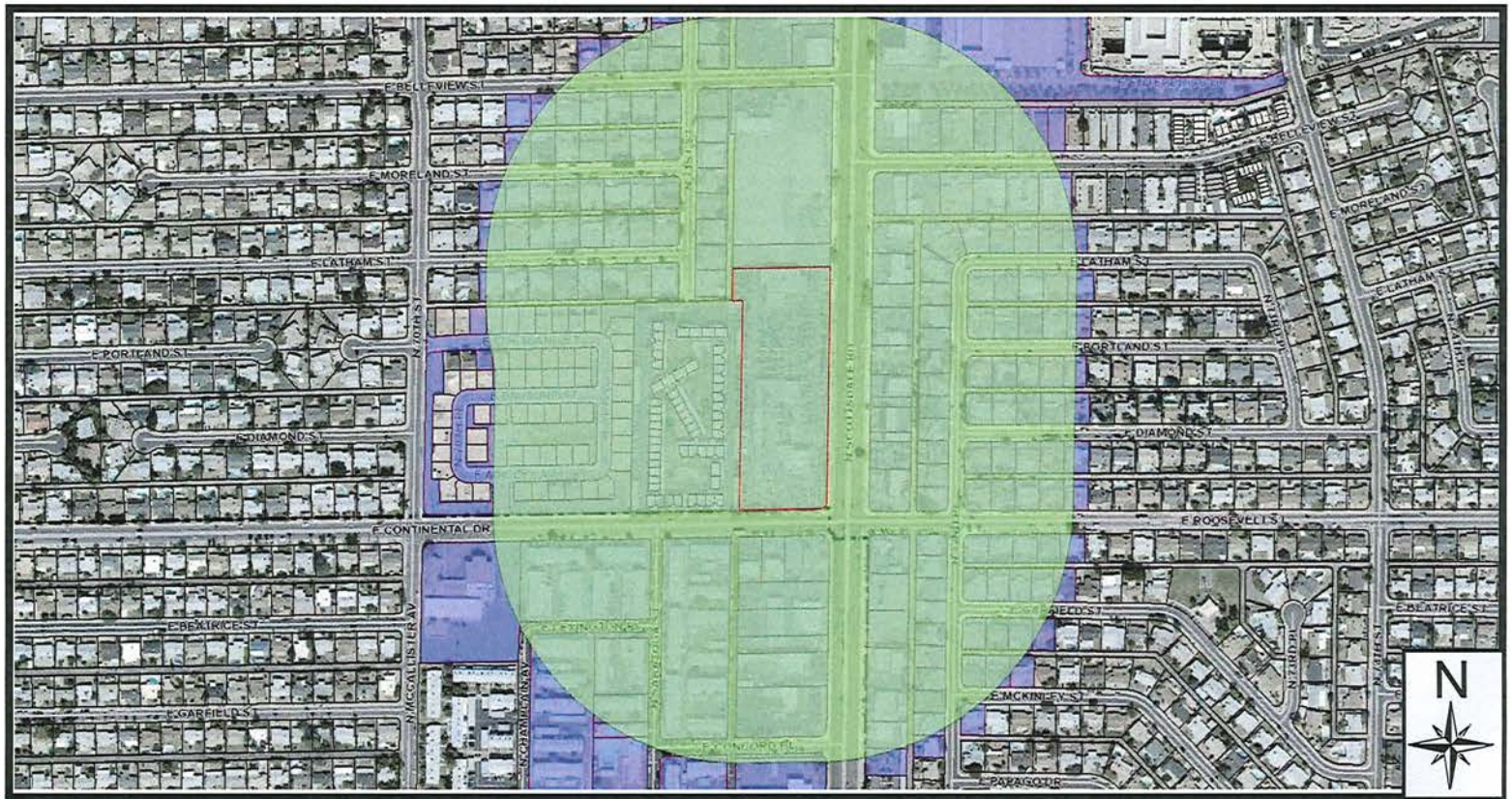
Site:	ScottsdaleAZ.gov
Page Title:	Planning Commission Public Comment
URL:	https://www.scottsdaleaz.gov/boards/planning-commission/public-comment
Submission Time/Date:	10/18/2020 1:33:00 PM

Survey Response

AGENDA ITEM	
What agenda item are you commenting on?	South Scottsdale Mixed-Use case #14-ZN-2018
COMMENT	
Comment:	Thank you for the postcard about the hearing on October 28th. We live at 7055 E Latham Street, one of the closest houses to the NW corner of this parcel. We have the following questions: 1. what is the proposed use of the north end of the parcel (the northernmost 20-25%)? 2. How many buildings are proposed? How many stories is/are the proposed building(s)? 3. what will the commercial square footage be zoned for within the Planned Unit Development? Will it be retail, office or ?? 4. What is the proposed construction timeframe - what months in 2021 or 2022? Can we request that construction not take place before 7 am or after 9 pm? We have experienced the all-thought-the-night construction on the Papago Plaza at McDowell and Scottsdale Road, and don't want to have the same thing happen in our back yard. 5. How many parking spaces will be required, and will they all be outside the building or will there be parking as part of the building structure? 6. In the extreme northeast corner of the parcel, it appears on the postcard that the parcel will include part of the trash alley behind 1119 N 71st st.

	Will that still be a right of way? Where will the wall around the parcel be located? Thank you!
Comments are limited to 8,000 characters and may be cut and pasted from another source.	
PLEASE PROVIDE YOUR NAME:	
First & Last Name:	Karin L. Crawford
AND ONE OR MORE OF THE FOLLOWING ITEMS:	
Email:	crawford.karinl@yahoo.com
Phone:	(480) 495-1334
Address:	7055 E Latham Street, Scottsdale, AZ 85257
Example: 3939 N. Drinkwater Blvd, Scottsdale 85251	

City Notifications – Mailing List Selection Map
Continental



Additional Notifications:

- Interested Parties List
- Adjacent HOA's
- P&Z E-Newsletter
- Facebook
- Nextdoor.com
- City Website-Projects in the hearing process

Pulled Labels
October 8, 2020

Map Legend:

Site Boundary

Properties within 750-feet

Postcards: 289

14-ZN-2018

ATTACHMENT 9

APPROVED (MB) 11/21/19

SCOTTSDALE DEVELOPMENT REVIEW BOARD
KIVA-CITY HALL
3939 DRINKWATER BOULEVARD
SCOTTSDALE, ARIZONA
Thursday, November 7, 2019

SUMMARIZED MEETING MINUTES

PRESENT:

Guy Phillips, Councilmember
Tammy Caputi, Vice Chair
Ali Fakih, Planning Commissioner **(DEPARTED AT 2:59 PM)**
Joe Young, Design Member
Shakir Gushgari, Design Member
William Scarbrough, Development Member
Doug Craig, Design Member

ABSENT:

None

STAFF:

Steve Venker
Joe Padilla
Melissa Berry
Chris Zimmer
Bryan Cluff
Brad Carr
Greg Bloemberg
Katie Posler
Andrew Chi

CALL TO ORDER

Councilman Phillips called the meeting of the Development Review Board to order at 1:00 PM.

ROLL CALL

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

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

ATTACHMENT 10

ADMINISTRATIVE REPORT

1. Identify supplemental information, if any, related to November 7, 2019 Development Review Board agenda items, and other correspondence.

MINUTES

2. Approval of the October 17, 2019 Development Review Board Meeting Minutes.

BOARD MEMBER SCARBROUGH MOVED TO APPROVE THE OCTOBER 17, 2019 DEVELOPMENT REVIEW BOARD MEETING MINUTES, 2nd BY VICE CHAIR CAPUTI. THE MOTION CARRIED UNANIMOUSLY IN FAVOR BY COUNCILMAN PHILLIPS, VICE CHAIR CAPUTI, COMMISSONER FAKIH, BOARD MEMBERS YOUNG, GUSHGARI, CRAIG, AND SCARBROUGH WITH AN AYE VOTE OF SEVEN (7) TO ZERO (0).

CONSENT AGENDA

3. 25-DR-2019 (75 on 2nd)
   Request approval of the site plan, landscape plan, and building elevations for a multi-family residential development comprised of a three- and four-story building with 39 dwelling units in approximately 70,800 square feet of building area, all on a 1.1-acre site.
   7502 East 2nd Street
   K&I Homes, LLC, Architect/Designer

VICE CHAIR CAPUTI MOVED TO APPROVE 25-DR-2019, 2nd BY BOARD MEMBER GUSHGARI. THE MOTION CARRIED UNANIMOUSLY IN FAVOR BY COUNCILMAN PHILLIPS, VICE CHAIR CAPUTI, COMMISSONER FAKIH, BOARD MEMBERS YOUNG, GUSHGARI, CRAIG, AND SCARBROUGH WITH AN AYE VOTE OF SEVEN (7) TO ZERO (0).

4. 38-DR-2019 (Evans Classic Auto)
   Request approval of site plan, landscape plan, and building elevations for a 1-story office/warehouse building with approximately15,700 square feet of building area, including approximately 2,500 square feet of office space, on a 1-acre site.
   15882 North 77th Street
   LGE Design Group, Architect/Designer

   VICE CHAIR CAPUTI MOVED TO APPROVE 38-DR-2019, 2nd BY BOARD MEMBER GUSHGARI. THE MOTION CARRIED UNANIMOUSLY IN FAVOR BY COUNCILMAN PHILLIPS, VICE CHAIR CAPUTI, COMMISSONER FAKIH, BOARD MEMBERS YOUNG, GUSHGARI, CRAIG, AND SCARBROUGH WITH AN AYE VOTE OF SEVEN (7) TO ZERO (0).

REGULAR AGENDA

5. 21-ZN-2016#2 (Scottsdale Residences)
   Pursuant to Zoning Ordinance Section 6.1304, request a recommendation from the Development Review Board to the Planning Commission and City Council regarding the proposed request for a Zoning District Map Amendment from Downtown/Downtown Multiple Use - Type 2 Downtown Overlay (D/DMU-2 DO) zoning to Downtown/ Downtown Multiple Use - Type 2 Planned Block Development Downtown Overlay (D/DMU-2-PBD DO), amending the development plan from 21-ZN-2016 proposing an increase in dwelling units on the site from 53 to approximately 130, on a 2.60-acre site.
   6903 East Main Street
   Gould Evans, Architect/Designer

   BOARD MEMBER SCARBROUGH MOVED TO RECOMMEND APPROVAL OF 21-ZN-2016#2 TO PLANNING COMMISSION AND CITY COUNCIL, 2nd BY BOARD MEMBER GUSHGARI. THE MOTION CARRIED UNANIMOUSLY IN FAVOR BY COUNCILMAN PHILLIPS, VICE CHAIR CAPUTI, BOARD MEMBERS YOUNG, GUSHGARI, CRAIG, AND SCARBROUGH WITH COMMISSONER FAKIH RECUSING WITH AN AYE VOTE OF SIX (6) TO ZERO (0).

6. 29-DR-2019 (Alexan Scottsdale)
   Request approval of the site plan, landscape plan and building elevations for a multi-family residential development comprised of three 4-story-tall buildings, one 3-story-tall building and four 2- and 3-story-tall carriage house buildings with 281 dwelling units in approximately 315,325 square feet of building area and approximately 10,800 square feet of non-residential building area, all on an approximately 8.26-acre site.
   7242 East Palm Lane
   Davis, Architect/Designer

   BOARD MEMBER CRAIG MOVED TO APPROVE 29-DR-2019, 2nd BY BOARD MEMBER SCARBROUGH. THE MOTION CARRIED UNANIMOUSLY IN FAVOR BY COUNCILMAN PHILLIPS, VICE CHAIR CAPUTI, COMMISSONER FAKIH, BOARD MEMBERS GUSHGARI, CRAIG, AND SCARBROUGH WITH BOARD MEMBER YOUNG RECUSING WITH AN AYE VOTE OF SIX (6) TO ZERO (0).

7. 30-DR-2019 (Boutique Hotel)
   Request approval of the site plan, landscape plan, and building elevations for a new 11-story boutique hotel with 245,175 square feet of building area comprised of 233 guest rooms, restaurant, bar, ballrooms, and meeting rooms, on approximately 1.6-acre pad site within a 7-acre parcel at the northern edge of Scottsdale Fashion Square.
   4700 North Scottsdale Road
   HCW, LLC, Architect/Designer

   BOARD MEMBER SCARBROUGH MOVED TO APPROVE 30-DR-2019 WITH AMENDMENT TO STIPULATION #4, 2nd BY BOARD MEMBER YOUNG. THE MOTION CARRIED UNANIMOUSLY IN FAVOR BY COUNCILMAN PHILLIPS, VICE CHAIR CAPUTI, BOARD MEMBERS YOUNG, GUSHGARI, CRAIG, AND SCARBROUGH WITH COMMISSONER FAKIH RECUSING WITH AN AYE VOTE OF SIX (6) TO ZERO (0).

   Jack Koehler, Jonathan Killmer, Bill Crawford (with time donated from Debbie Crawford), and Scott McPherson spoke.

8. 40-DR-2019 (Galleria Street Entry Addition)
   Request approval of a new freestanding street entry structure in the right-of-way on the north side of North Drinkwater Boulevard, east of North Scottsdale Road for the Galleria Corporate Centre to access the subterranean concourse level, on a 0.03-acre site.
   4343 North Scottsdale Road
   Pinnacle Design Inc., Architect/Designer

   BOARD MEMBER YOUNG MOVED TO APPROVE 40-DR-2019 WITH REVISED STIPULATIONS, 2nd BY BOARD MEMBER CRAIG. THE MOTION CARRIED UNANIMOUSLY IN FAVOR BY COUNCILMAN PHILLIPS, VICE CHAIR CAPUTI, COMMISSONER FAKIH, BOARD MEMBERS YOUNG, GUSHGARI, CRAIG, AND SCARBROUGH WITH AN AYE VOTE OF SEVEN (7) TO ZERO (0).

9. 20-DR-2019 (Honor Health Osborn Phase One Medical Office Building)
   a. Request approval of the site plan, landscape plan, and building elevations for a new 5-story-tall medical office building with approximately 116,000 square feet of building area; and
   b. Request approval for the location of Public Art in accordance with the Cultural Improvement Program, all on a 2.63-acre site.
   7242 East Osborn Road
   Devenney Group, Architect/Designer

   BOARD MEMBER SCARBROUGH MOVED TO APPROVE 20-DR-2019 WITH EASTERN ELEVATION TO BE CONTINUED TO A HEARING TO BE DETERMINED, 2nd BY VICE CHAIR CAPUTI. THE MOTION CARRIED UNANIMOUSLY IN FAVOR BY COUNCILMAN PHILLIPS, VICE CHAIR CAPUTI, COMMISSONER FAKIH, BOARD MEMBERS YOUNG, GUSHGARI, CRAIG, AND SCARBROUGH WITH AN AYE VOTE OF SEVEN (7) TO ZERO (0).

10. 14-ZN-2018 (South Scottsdale Mixed-Use)
Pursuant to the requirements of the Planned Unit Development (PUD) zoning district, Zoning Ordinance Section 5.5003, the applicant is requesting a review by the Development Review Board regarding the Development Plan components related to design compatibility, environmental responsiveness, solar shading, connectivity and open spaces, and amended development standard to the building envelope requirement, and to make a recommendation to the Planning Commission and the City Council for a proposed Planned Unit Development comprised of one 4-story-tall building, with up to 12,500 square feet of commercial floor area and up to 282 dwelling units within approximately 210,560 square feet of building area, all as part of a zoning district map amendment from Highway Commercial (C-3) zoning district to Planned Unit Development (PUD) zoning district on a 4.4-acre site.
1000 North Scottsdale Road
Synectic Design, Architect/Designer

BOARD MEMBER YOUNG MOVED TO RECOMMEND APPROVAL WITH DIRECTION TO APPLICANT OF 14-ZN-2018 TO PLANNING COMMISSION AND CITY COUNCIL, 2nd BY BOARD MEMBER CRAIG. THE MOTION CARRIED UNANIMOUSLY IN FAVOR BY COUNCILMAN PHILLIPS, VICE CHAIR CAPUTI, BOARD MEMBERS YOUNG, GUSHGARI, CRAIG, AND SCARBROUGH WITH AN AYE VOTE OF SIX (6) TO ZERO (0).

11. 41-DR-2019 (Marquee)
a. Request approval of the site plan, landscape plan, and building elevations for a commercial development with approximately 272,000 square feet of building area in a 150-foot-tall building comprised of street level retail space, six floors of parking structure, and five floors of office space, all on a 2.63-acre site; and
b. Request approval for the location of Public Art in accordance with the Cultural Improvement Program.
4419 North Scottsdale Road
Smith Group, Architect/Designer

BOARD MEMBER GUSHGARI MOVED TO APPROVE 41-DR-2019 WITH MODIFIED STIPULATION #4, 2nd BY BOARD MEMBER SCARBROUGH. THE MOTION CARRIED IN FAVOR BY COUNCILMAN PHILLIPS, VICE CHAIR CAPUTI, BOARD MEMBERS GUSHGARI AND SCARBROUGH WITH BOARD MEMBER CRAIG DISSENTING AND BOARD MEMBER YOUNG RECUSING WITH AN AYE VOTE OF FOUR (4) TO ONE (1).

ADJOURNMENT

With no further business to discuss, the regular meeting of the Development Review Board adjourned at 4:07 PM.

Approved 1/22/2020 (lc)

SCOTTSDALE PLANNING COMMISSION
KIVA-CITY HALL
3939 DRINKWATER BOULEVARD
SCOTTSDALE, ARIZONA

WEDNESDAY, JANUARY 8, 2020

*SUMMARIZED MEETING MINUTES *

PRESENT: Paul Alessio, Chair
Prescott Smith, Vice Chair
Ali Fakih, Commissioner
Larry Kush, Commissioner
Kevin Bollinger, Commissioner
Christian Serena, Commissioner

ABSENT: Renee Higgs, Commissioner

STAFF:

Brad Carr	Chris Zimmer
Joe Padilla	Omar Smailbegovic
Katie Posler	Desirae Mayo
Casey Steinke	Melissa Berry
Nate Tonnemacher	Lorraine Castro

CALL TO ORDER

Chair Alessio called the regular session of the Scottsdale Planning Commission to order at 5:00 p.m.

ROLL CALL

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

MINUTES REVIEW AND APPROVAL

1. Approval of the December 11, 2019 Regular Meeting Minutes including Study Session.

   Commissioner Kush moved to approve the December 11, 2019 Regular Meeting Minutes, including Study Session, seconded by Commissioner Serena.

   The motion carried unanimously with a vote of six (6) to zero (0); by Chair Alessio, Commissioner Smith, Commissioner Fakih, Commissioner Bollinger, Commissioner Kush, and Commissioner Serena.

* Note: These are summary action minutes only. A complete copy of the meeting audio is available on the Planning Commission page on ScottsdaleAZ.gov, search "Planning Commission"

ATTACHMENT 11

CONSENT AGENDA

2.. Planning Commission Annual Report for 2019

The Planning Commission will review, discuss, and possibly approve the Planning Commission Annual Report for 2019.

Motion to approve the 2019 Planning Commission Annual Report, with corrections to attendance by a vote of 6-0; Motion by Kush, 2nd by Commissioner Bollinger.

The motion carried unanimously with a vote of six (6) to zero (0); by Chair Alessio, Commissioner Smith, Commissioner Fakih, Commissioner Bollinger, Commissioner Kush, and Commissioner Serena.

3. 5-UP-2019 (McClain Hangar)

Request by owner for a Conditional Use Permit for a new off-airport heliport on a +/- 1.2-acre site with Industrial Park (I-1) zoning located at 7974 E. McClain Drive. Staff contact person is Katie Posler, 480-312-2703. Applicant contact person is Troy Peterson, (480) 689-1219.

Move to make a recommendation to City Council for approval of 5-UP-2019 by a vote of 6-0; Motion by Commissioner Kush, per the staff recommended stipulations, based upon the finding that the Conditional Use Permit criteria have been met, 2nd by Commissioner Serena.

The motion carried unanimously with a vote of six (6) to zero (0); by Chair Alessio, Commissioner Smith, Commissioner Fakih, Commissioner Bollinger, Commissioner Kush, and Commissioner Serena.

4. 7-AB-2019 (Morgan Abandonment)

Request by owner for abandonment of 33-feet of GLO easement located along Roy Rodgers Road, 33-feet of GLO easement located along 75th Street, 3-feet of GLO easement located along Dale Lane, and a portion of Right-of-Way located along Roy Rodgers Road for two parcels with Single-family Residential District, Environmentally Sensitive Lands, Foothills Overlay (R1-70 ESL FO) zoning located at 7442 and 7477 E. Dale Lane Staff contact person is Casey Steinke, 480-312-2611. Applicant contact person is Frank Boxberger, 602-725-0372.

Move to make a recommendation to City Council for approval of 7-AB-2019 by a vote of 6-0; Motion by Commissioner Kush, per the staff recommend stipulations, based upon the finding that the Abandonment is consistent and conforms with the adopted General Plan, 2nd by Commissioner Serena.

The motion carried unanimously with a vote of six (6) to zero (0); by Chair Alessio, Commissioner Smith, Commissioner Fakih, Commissioner Bollinger, Commissioner Kush, and Commissioner Serena.

5. 11-UP-2019 (Chauncey Social)
Request by owner for a Conditional Use Permit for a bar use within an approximately +/- 6,500 sq. ft. restaurant (Chauncey Social) at Chauncey Lane Marketplace with Planned Regional Center, Planned Community District, Planned Shared Development Overlay (PRC PCD PSD) zoning located at 17767 N. Scottsdale Road. Staff contact person is Katie Posler, 480-312-2703. Applicant contact person is George Pasquel III, 602-230-0600.

Move to make a recommendation to City Council for approval of 11-UP-2019 by a vote of 6-0; Motion by Commissioner Kush, per the staff recommended stipulations, based upon the finding that the Conditional Use Permit criteria have been met, 2nd by Commissioner Serena.

The motion carried unanimously with a vote of six (6) to zero (0); by Chair Alessio, Commissioner Smith, Commissioner Fakih, Commissioner Bollinger, Commissioner Kush, and Commissioner Serena.

6. 14-ZN-2018 (South Scottsdale Mixed-Use)
Request by owner for a Zoning District Map Amendment from Highway Commercial (C-3) to Planned Unit Development (PUD) zoning, including development plan and amended development standards, on a +/- 4.32-acre site located at 1000 N. Scottsdale Road. Staff contact person is Greg Bloemberg, 480-312-4306. Applicant contact person is Lance Baker, 480-947-9766.

Moved to the Regular Agenda. Move to make a recommendation to City Council for approval of 14-ZN-2018 by a vote of 5-1; Motion by Commissioner Kush, per the staff recommended stipulations, after determining that the Zoning District Map Amendment, Development Plan and Development Standards are consistent and conform with the adopted General Plan, 2nd by Commissioner Smith with Commissioner Serena dissenting.

The motion carried unanimously with a vote of six (6) to zero (0); by Chair Alessio, Commissioner Smith, Commissioner Fakih, Commissioner Bollinger, Commissioner Kush, and Commissioner Serena.

REGULAR AGENDA

7. Planning Commission Election of Officers

Nomination for Chair:

Commissioner Fakih nominated Commissioner Alessio for Chair, 2nd by Commissioner Kush, the motion passed by a vote of 6-0.

Nomination for Vice-Chair:

1st Commissioner Kush nominated Commissioner Smith, 2nd by Commissioner Serena.

2nd Commissioner Fakih nominated Commissioner Serena.

The 1st motion passed for Commissioner Smith for Vice Chair, by a vote of 4-2; with Commissioner Fakih and Commissioner Serena dissenting.

Adjournment - 5:26 p.m.

SCOTTSDALE CITY COUNCIL
REGULAR MEETING MINUTES
TUESDAY, FEBRUARY 18, 2020

CITY HALL KIVA
3939 N. DRINKWATER BOULEVARD
SCOTTSDALE, AZ 85251

CALL TO ORDER

Mayor W.J. "Jim" Lane called to order a Regular Meeting of the Scottsdale City Council at 5:03 P.M. on Tuesday, February 18, 2020, in the City Hall Kiva.

ROLL CALL

Present: Mayor W.J. "Jim" Lane; Vice Mayor Kathleen S. Littlefield; and Councilmembers Suzanne Klapp, Virginia L. Korte, Linda Milhaven, Guy Phillips, and Solange Whitehead

Also Present: City Manager Jim Thompson, City Attorney Sherry Scott, City Treasurer Jeff Nichols, City Auditor Sharron Walker, and City Clerk Carolyn Jagger

PLEDGE OF ALLEGIANCE – Daughters of the American Revolution, Major Winfield Scott Chapter

INVOCATION - Pastor Bruce Johnson, Scottsdale Presbyterian Church

MAYOR'S REPORT

Mayor Lane highlighted the Women's Suffrage exhibit that is currently on display at the Civic Center Library.

Mayor Lane read a proclamation honoring the American Association of University Women of Arizona who have been empowering women since 1881.

PRESENTATIONS/INFORMATION UPDATES

- **Experience Scottsdale Update**
  Presenter(s): Rachel Sacco, President and CEO

Experience Scottsdale President and CEO Rachel Sacco gave a PowerPoint presentation (attached) on Experience Scottsdale activities.

NOTE: MINUTES OF CITY COUNCIL MEETINGS AND WORK STUDY SESSIONS ARE PREPARED IN ACCORDANCE WITH THE PROVISIONS OF ARIZONA REVISED STATUTES. THESE MINUTES ARE INTENDED TO BE AN ACCURATE REFLECTION OF ACTION TAKEN AND DIRECTION GIVEN BY THE CITY COUNCIL AND ARE NOT VERBATIM TRANSCRIPTS. DIGITAL RECORDINGS AND CLOSED CAPTION TRANSCRIPTS OF SCOTTSDALE CITY COUNCIL MEETINGS ARE AVAILABLE ONLINE AND ARE ON FILE IN THE CITY CLERK'S OFFICE.

ATTACHMENT 12

PUBLIC COMMENT

- Peter Boyle encouraged young arts enthusiasts to engage with Scottsdale Arts.
- Dorian Sellers expressed concern about homelessness.
- John Arthur Deal presented a citizen's petition (attached) asking for answers related to the City's Master Lease with the City of Phoenix and sublease with the Giants, LLC.

ADDED ITEMS

A1. Added Items
Item No. 20A was added to the agenda on February 12, 2020.
Request: Vote to accept the agenda as presented or continue the added item(s) to the next scheduled Council meeting, which is March 3, 2020.

MOTION AND VOTE – ADDED ITEMS

Councilmember Korte made a motion to accept the agenda as presented. Councilwoman Klapp seconded the motion, which carried 7/0, with Mayor Lane; Vice Mayor Littlefield; and Councilmembers Klapp, Korte, Milhaven, Phillips, and Whitehead voting in the affirmative.

MINUTES

Request: Approve the Special Meeting Minutes of January 21, 2020; Regular Meeting Minutes of January 21, 2020; and Executive Session Minutes of January 21, 2020.

MOTION AND VOTE – MINUTES

Councilman Phillips made a motion to approve the Special Meeting Minutes of January 21, 2020; Regular Meeting Minutes of January 21, 2020; and Executive Session Minutes of January 21, 2020. Vice Mayor Littlefield seconded the motion, which carried 7/0, with Mayor Lane; Vice Mayor Littlefield; and Councilmembers Klapp, Korte, Milhaven, Phillips, and Whitehead voting in the affirmative.

CONSENT AGENDA

1. S & V Urban Italian at SOHO Liquor License (108-LL-2019)
Request: Consider forwarding a recommendation of approval to the Arizona Department of Liquor Licenses and Control for a Series 12 (restaurant) State liquor license for a new location and owner.
Location: 16580 N. 92nd Street, Suite 105
Staff Contact(s): Tim Curtis, Current Planning Director, 480-312-4210, tcurtis@scottsdaleaz.gov

2. Kwik Mart Liquor License (109-LL-2019)
Request: Consider forwarding a recommendation of approval to the Arizona Department of Liquor Licenses and Control for a Series 10 (beer and wine store) State liquor license for an existing location with a new owner.
Location: 8001 E. Roosevelt Street
Staff Contact(s): Tim Curtis, Current Planning Director, 480-312-4210, tcurtis@scottsdaleaz.gov

3. **MIXT Liquor License (112-LL-2019)**
Request: Consider forwarding a recommendation of approval to the Arizona Department of Liquor Licenses and Control for a Series 12 (restaurant) State liquor license for a new location and owner.
Location: 15125 N. Scottsdale Road, Suite L1-190
Staff Contact(s): Tim Curtis, Current Planning Director, 480-312-4210, tcurtis@scottsdaleaz.gov

4. **Twist Bistro and Gallery Liquor License (1-LL-2020)**
Request: Consider forwarding a recommendation of approval to the Arizona Department of Liquor Licenses and Control for a Series 12 (restaurant) State liquor license for an existing location with a new owner.
Location: 32409 N. Scottsdale Road, Suite 107
Staff Contact(s): Tim Curtis, Current Planning Director, 480-312-4210, tcurtis@scottsdaleaz.gov

5. **Culinary Dropout Liquor License (2-LL-2020)**
Request: Consider forwarding a recommendation of approval to the Arizona Department of Liquor Licenses and Control for a Series 12 (restaurant) State liquor license for a new location and owner.
Location: 15125 N. Scottsdale Road, Suite L1-190
Staff Contact(s): Tim Curtis, Current Planning Director, 480-312-4210, tcurtis@scottsdaleaz.gov

Current Planning Director Tim Curtis clarified that the correct suite number for Item No. 5 is Suite L-120.

6. **Agent and Acquisition of Control Change Liquor Licenses**
Request: Consider forwarding a recommendation of approval to the Arizona Department of Liquor Licenses and Control for an agent and acquisition of control change at the following locations:
   1. Olive & Ivy (4-LL-2020 and 5-LL-2020) for an existing Series 7 (beer and wine bar) and Series 12 (restaurant) State liquor license located at 7135 E. Camelback Road, Suite 195.
   2. Flower Child (6-LL-2020) for an existing Series 12 (restaurant) State liquor license located at 10460 N. 90th Street.
   3. Zinburger Scottsdale Quarter (7-LL-2020) for an existing Series 12 (restaurant) State liquor license located at 15257 N. Scottsdale Road, Suite F1-150.
   4. Culinary Dropout (8-LL-2020) for an existing Series 12 (restaurant) State liquor license located at 7135 E. Camelback Road, Suite 125.
   5. Blanco Tacos and Tequila (9-LL-2020) for an existing Series 12 (restaurant) State liquor license located at 6166 N. Scottsdale Road, Suite 601.
   6. Pizzeria Virtu (12-LL-2020) for an existing Series 12 (restaurant) State liquor license located at 6952 E. Main Street.

Staff Contact(s): Tim Curtis, Current Planning Director, 480-312-4210, tcurtis@scottsdaleaz.gov

7. **Winfield Hotel & Residences Abandonment (3-AB-2017#2)**
Request: Adopt **Resolution No. 11712** granting a two-year extension to fulfill the conditions set forth in Resolution No. 11066 abandoning 1,620± square-feet of an alley abutting 4221 and 4223 N. Scottsdale Road and 4216 N. Winfield Scott Plaza.
Staff Contact(s): Randy Grant, Planning and Development Services Director, 480-312-2664, rgrant@scottsdaleaz.gov

8. **Papago Plaza Rezoning and Development Agreement (6-ZN-2018#2 and 8-DA-2019)**
Requests:
1. Adopt **Ordinance No. 4436** approving a zoning district map amendment from Planned Community District, Planned Regional Center (P-C PRC) zoning to Planned Community District, Planned Regional Center, Planned Shared Development (P-C PRC PSD) zoning to allow for a new four-lot subdivision on a 10±-acre site located at the southwest corner of N. Scottsdale Road and E. McDowell Road.
2. Adopt **Resolution No. 11692** authorizing Development Agreement No. 2020-016-COS with Papago Marketplace, LLC; CRP/AR McDowell Owner, LLC; Willie M. Yee G.C.E. Trust; and Scottsdale Hotel Investors, LLC.

Location: 7115 E. McDowell Road
Staff Contact(s): Randy Grant, Planning and Development Services Director, 480-312-2664, rgrant@scottsdaleaz.gov

MOTION AND VOTE – ITEM 8

Vice Mayor Littlefield made a motion to continue Item 8 to March 3, 2020. Councilman Phillips seconded the motion, which carried 7/0, with Mayor Lane; Vice Mayor Littlefield; and Councilmembers Klapp, Korte, Milhaven, Phillips, and Whitehead voting in the affirmative.

9. **South Scottsdale Mixed-Use Rezoning (14-ZN-2018)**
Requests:
1. Adopt **Ordinance No. 4432** approving a zoning district map amendment from Highway Commercial (C-3) zoning to Planned Unit Development (PUD) zoning, including a development plan and amended development standards for building setbacks and stepbacks on a 4.32±-acre site.
2. Adopt **Resolution No. 11674** declaring the document titled "*South Scottsdale Mixed-Use Development Plan*" to be a public record.

Location: 1000 N. Scottsdale Road
Staff Contact(s): Randy Grant, Planning and Development Services Director, 480-312-2664, rgrant@scottsdaleaz.gov

MOTION AND VOTE – ITEM 9

Councilmember Korte made a motion to continue Item 9 to March 17, 2020. Vice Mayor Littlefield seconded the motion, which carried 7/0, with Mayor Lane; Vice Mayor Littlefield; and Councilmembers Klapp, Korte, Milhaven, Phillips, and Whitehead voting in the affirmative.

10. **Rawhide Wash Flood Hazard Mitigation Project Intergovernmental Agreement**
Request: Adopt **Resolution No. 11677** authorizing Agreement No. 2020-011-COS with the City of Phoenix and the Flood Control District of Maricopa County for construction, construction management, and operation and maintenance for the Rawhide Wash Flood Hazard Mitigation Project.
Staff Contact(s): Randy Grant, Planning and Development Services Director, 480-312-2664, rgrant@scottsdaleaz.gov

11. Osborn Road Parallel Sewer Main Preconstruction Phase Services Contract
Request: Adopt **Resolution No. 11706** authorizing CM@Risk Contract No. 2020-036-COS with
B & F Contracting, Inc., in an amount not to exceed $40,594.50, to provide preconstruction phase services for the Osborn Road Parallel Sewer Main from Bishop Lane to Miller Road project.
Staff Contact(s): Dan Worth, Public Works Director, 480-312-5555, dworth@scottsdaleaz.gov

12. Intelligent Transportation Systems Engineering Services Contract
Request: Adopt **Resolution No. 11707** authorizing Contract No. 2016-006-COS-A3 with Kimley-Horn and Associates, Inc., for a one-year contract extension, in an amount not to exceed $1,000,000, for on-call intelligent transportation system engineering services.
Staff Contact(s): Dan Worth, Public Works Director, 480-312-5555, dworth@scottsdaleaz.gov

13. Storm Water Engineering Services Contracts
Request: Adopt **Resolution No. 11708** authorizing the following one-year contract extensions in an amount not to exceed $1,000,000 per contract for studies, design, construction documents, and construction administration for on-call storm water projects:
1. Contract No. 2018-016-COS-A1 with J2 Engineering and Environmental Design, LLC
2. Contract No. 2018-017-COS-A1 with Michael Baker International, Inc.

Staff Contact(s): Dan Worth, Public Works Director, 480-312-5555, dworth@scottsdaleaz.gov

14. Tree Planting and Funding Agreement
Request: Adopt **Resolution No. 11711** authorizing Agreement No. 2020-039-COS with Urban Offsets, Inc., to partially fund the cost of purchasing, planting, and maintaining 100 trees.
Staff Contact(s): Tim Conner, Office of Environmental Initiatives Manager, 480-312-7833, tconner@scottsdaleaz.gov

15. HOME Investment Partnership Program Intergovernmental Agreement
Request: Adopt **Resolution No. 11676** authorizing Agreement No. 2020-010-COS with Maricopa County; the Cities of Avondale, Chandler, Glendale, Peoria, Surprise, and Tempe; and the Town of Gilbert to continue to operate as a consortium to receive federal funding under the HOME Investment Partnership Program.
Staff Contact(s): Greg Bestgen, Human Services Department Director, 480-312-0104, gbestgen@scottsdaleaz.gov

16. Airport Lease Agreements
Request: Adopt **Resolution No. 11689** to authorize:
1. Lease Agreement No. 2018-193-COS-A1, the first amendment to the agreement with Scottsdale Jet Center Real Estate, LLC, to permit expansion of leased area, adjust the base rent, and authorize the Aviation Director to approve future assignments.
2. Lease Assignment, Assumption, Consent and Estoppel No. 2020-014-COS with Scottsdale Jet Center Real Estate, LLC, and Jet Aviation of America, Inc.

Staff Contact(s): Gary Mascaro, Aviation Director, 480-312-7735, gmascaro@scottsdaleaz.gov

17. 2019 DNA Capacity Enhancement and Backlog Reduction Program Grant
Request: Adopt **Resolution No. 11705** to authorize:

1. Agreement No. 2020-035-COS with the U.S. Department of Justice to accept a 2019 DNA Capacity Enhancement and Backlog Reduction Program formula grant in the amount of $260,969.
2. The Chief of Police, or designee, to conduct all negotiations and to execute and submit all documents and other necessary or desirable instruments in connection with the acceptance of the grant.
3. The additional of a full-time, temporary 1.0 FTE Forensic Scientist II position in the Police Department Crime Laboratory to be funded by the grant.
4. A budget transfer in the amount of $260,969 from the adopted FY 2019/20 Future Grants Budget and/or Grant Contingency Budget to a newly created cost center to record the grant activity.

Staff Contact(s): Alan Rodbell, Chief of Police, 480-312-1900, arodbell@scottsdaleaz.gov

18. Fire Utility Truck Replacement Budget Transfer
Request: Adopt **Resolution No. 11723** authorizing a FY 2019/20 General Fund Capital Contingency Budget Appropriation transfer in the amount of $782,638 to a newly created capital project titled "*44-Replacement of Fire Utility Truck to be used on Fire Ground Activity and Response to Hazardous Materials and Technical Rescue Incidents*" to be funded by the General Obligation Bond 2019 proceeds.
Staff Contact(s): Tom Shannon, Fire Chief, 480-312-1821, tshannon@scottsdaleaz.gov

19. Financial Statement Audit Professional Services Contract
Request: Adopt **Resolution No. 11714** authorizing Contract No. 2020-041-COS with Heinfeld, Meech & Co., P.C., in an amount not to exceed $90,000, for financial statement audit services.
Staff Contact(s): Sharron Walker, City Auditor, 480-312-7867, swalker@scottsdaleaz.gov

20. Monthly Financial Report
Request: Accept the FY 2019/20 Monthly Financial Report as of December 2019.
Staff Contact(s): Judy Doyle, Budget Director, 480-312-2603, jdoyle@scottsdaleaz.gov

20A. Petition for Review of Federal Aviation Administration Action
Request: Adopt **Resolution No. 11728** authorizing the City to file a petition for review of Federal Aviation Administration action related to flight routes from Sky Harbor International Airport or seek other available legal remedies.
Staff Contact(s): Sherry Scott, City Attorney, 480-312-2405, sscott@scottsdaleaz.gov

MOTION AND VOTE – CONSENT AGENDA

Councilmember Korte made a motion to approve Consent Agenda Items 1 through 20A, with the exception of Item No. 8, which was continued to March 3, 2020, and Item No. 9, which was continued to March 17, 2020. Councilman Phillips seconded the motion, which carried 7/0, with Mayor Lane; Vice Mayor Littlefield; and Councilmembers Klapp, Korte, Milhaven, Phillips, and Whitehead voting in the affirmative.

REGULAR AGENDA

21. Monthly Financial Update
Request: Receive, discuss and provide possible direction on the City Treasurer's monthly financial presentation as of January 2020.
Presenter(s): Jeff Nichols, City Treasurer
Staff Contact(s): Judy Doyle, Budget Director, 480-312-2603, jdoyle@scottsdaleaz.gov

City Treasurer Jeff Nichols gave a PowerPoint presentation (attached) on the City's financial status as of January 2020.

PUBLIC COMMENT – None

CITIZEN PETITIONS

22. Receipt of Citizen Petitions
Request: Accept and acknowledge receipt of citizen petitions. Any member of the Council may make a motion, to be voted on by the Council, to: (1) Direct the City Manager to agendize the petition for further discussion; (2) direct the City Manager to investigate the matter and prepare a written response to the Council, with a copy to the petitioner; or (3) take no action.
Staff Contact(s): Carolyn Jagger, City Clerk, 480-312-2411, cjagger@scottsdaleaz.gov

MOTION AND VOTE – ITEM 22

Councilwoman Milhaven made a motion to direct the City Manager to investigate the citizen petition submitted by John Arthur Deal asking for answers related to the City's Master Lease with the City of Phoenix and sublease with the Giants, LLC, and prepare a written response to the Council, with a copy to the petitioner. Councilmember Korte seconded the motion, which carried 7/0, with Mayor Lane; Vice Mayor Littlefield; and Councilmembers Klapp, Korte, Milhaven, Phillips, and Whitehead voting in the affirmative.

MAYOR AND COUNCIL ITEMS - None

ADJOURNMENT

The Regular City Council Meeting adjourned at 5:50 P.M.

SUBMITTED BY:

Carolyn Jagger

Carolyn Jagger
City Clerk

Officially approved by the City Council on March 17, 2020

CERTIFICATE

I hereby certify that the foregoing Minutes are a true and correct copy of the Minutes of the Regular Meeting of the City Council of Scottsdale, Arizona held on the 18th day of February 2020.

I further certify that the meeting was duly called and held, and that a quorum was present.

DATED this 17th day of March 2020.

Carolyn Jagger, City Clerk

SCOTTSDALE CITY COUNCIL
REGULAR MEETING MINUTES
TUESDAY, MARCH 17, 2020

CITY HALL KIVA
3939 N. DRINKWATER BOULEVARD
SCOTTSDALE, AZ 85251

CALL TO ORDER

Mayor W.J. "Jim" Lane called to order a Regular Meeting of the Scottsdale City Council at 5:04 P.M. on Tuesday, March 17, 2020, in the City Hall Kiva.

ROLL CALL

Present: Mayor W.J. "Jim" Lane; Vice Mayor Kathleen S. Littlefield; and Councilmembers Suzanne Klapp, Virginia L. Korte, Linda Milhaven, Guy Phillips, and Solange Whitehead (participated telephonically)

Also Present: City Manager Jim Thompson, City Attorney Sherry Scott, City Treasurer Jeff Nichols, City Auditor Sharron Walker, and City Clerk Carolyn Jagger

PLEDGE OF ALLEGIANCE – Councilmember Korte

INVOCATION – Mayor Lane asked for a moment of silence to reflect on the deadly COVID-19 virus sweeping the nation and the precautions needed to be taken to thwart continued outbreaks.

MAYOR'S REPORT

Mayor Lane commented on the COVID-19 virus, including community actions, guidelines, and sources for information.

PRESENTATIONS/INFORMATION UPDATES – Postponed

- **Scottsdale Arts Update**
  Presenter(s): Gerd Wuestemann, Scottsdale Arts President and CEO

PUBLIC COMMENT – None

NOTE: MINUTES OF CITY COUNCIL MEETINGS AND WORK STUDY SESSIONS ARE PREPARED IN ACCORDANCE WITH THE PROVISIONS OF ARIZONA REVISED STATUTES. THESE MINUTES ARE INTENDED TO BE AN ACCURATE REFLECTION OF ACTION TAKEN AND DIRECTION GIVEN BY THE CITY COUNCIL AND ARE NOT VERBATIM TRANSCRIPTS. DIGITAL RECORDINGS AND CLOSED CAPTION TRANSCRIPTS OF SCOTTSDALE CITY COUNCIL MEETINGS ARE AVAILABLE ONLINE AND ARE ON FILE IN THE CITY CLERK'S OFFICE.

ATTACHMENT 13

ADDED ITEMS

A1. Added Items

The council reports for Item Nos. 23A and 24 were added to the agenda less than ten days prior to the meeting and will require a separate vote to remain on the agenda.
Request: Vote to accept the agenda as presented or to continue the added items to the April 7, 2020, Council meeting

MOTION AND VOTE – ADDED ITEMS

Councilmember Korte made a motion to accept the agenda as presented. Councilwoman Klapp seconded the motion, which carried 5/2, with Mayor Lane; Vice Mayor Littlefield; and Councilmembers Klapp, Korte, and Phillips voting in the affirmative and Councilmembers Milhaven and Whitehead dissenting.

MINUTES

Request: Approve the Special Meeting Minutes of February 18, 2020, and Regular Meeting Minutes of February 18, 2020.

MOTION AND VOTE – MINUTES

Councilman Phillips made a motion to approve the Special Meeting Minutes of February 18, 2020, and Regular Meeting Minutes of February 18, 2020. Councilwoman Klapp seconded the motion, which carried 7/0, with Mayor Lane; Vice Mayor Littlefield; and Councilmembers Klapp, Korte, Milhaven, Phillips, and Whitehead voting in the affirmative.

CONSENT AGENDA

1. **Herb Box Catering Company Liquor License (103-LL-2019)**
Request: Consider forwarding a recommendation of approval to the Arizona Department of Liquor Licenses and Control for a Series 12 (restaurant) State liquor license for an existing location with a new owner.
Location: 7000 E. Shea Boulevard, Building G, Suite 1010
Staff Contact(s): Tim Curtis, Current Planning Director, 480-312-4210, tcurtis@scottsdaleaz.gov

2. **Francine Liquor License (18-LL-2020)**
Request: Consider forwarding a recommendation of approval to the Arizona Department of Liquor Licenses and Control for a Series 12 (restaurant) State liquor license for a new location and owner.
Location: 7014 E. Camelback Road, Suite 1160
Staff Contact(s): Tim Curtis, Current Planning Director, 480-312-4210, tcurtis@scottsdaleaz.gov

3. **Pizza Hut No. 26987 Liquor License (19-LL-2020)**
Request: Consider forwarding a recommendation of approval to the Arizona Department of Liquor Licenses and Control for a Series 10 (beer and wine store) State liquor license for a new location and owner.
Location: 11291 E. Via Linda, Suite 128
Staff Contact(s): Tim Curtis, Current Planning Director, 480-312-4210, tcurtis@scottsdaleaz.gov

4. **Pizza Hut No. 26981 Liquor License (20-LL-2020)**
Request: Consider forwarding a recommendation of approval to the Arizona Department of Liquor Licenses and Control for a Series 10 (beer and wine store) State liquor license for a new location and owner.
Location: 10320 N. Scottsdale Road, Suite 121
Staff Contact(s): Tim Curtis, Current Planning Director, 480-312-4210, tcurtis@scottsdaleaz.gov

5. **Brand Factory Liquor License (23-LL-2020)**
Request: Consider forwarding a recommendation of approval to the Arizona Department of Liquor Licenses and Control for a Series 4 (wholesaler) State liquor license for a new location and owner.
Location: 502 N. Hayden Road, Suite 550
Staff Contact(s): Tim Curtis, Current Planning Director, 480-312-4210, tcurtis@scottsdaleaz.gov

***6. **Permanent Extension of Premises for Crust Brothers (2-EX-2020)**

(Removed at the request of staff.)

7. **Green Sky Patient Center of Scottsdale North, Inc., Conditional Use Permit (3-UP-2015#2)**
Request: Find that the conditional use permit criteria have been met and adopt **Resolution No. 11738** approving the renewal of an existing Conditional Use Permit for a Medical Marijuana Use (dispensary) in a 2,700± square-foot facility with Industrial Park (I-1) zoning.
Location: 7320 E. Butherus Drive, Suite 100
Staff Contact(s): Randy Grant, Planning and Development Services Director, 480-312-2664, rgrant@scottsdaleaz.gov

8. **Lomas Verdes Estates Final Plat (5-PP-2017)**
Request: Approve the final plat for a new residential subdivision comprised of six lots and amended development standards on an 8±-acre site with Single-Family Residential, Environmentally Sensitive Lands, Foothills Overlay (R1-43/ESL/FO) zoning.
Location: Southeast corner of E. Redbird Road and N. 64th Street
Staff Contact(s): Randy Grant, Planning and Development Services Director, 480-312-2664, rgrant@scottsdaleaz.gov

9. **South Scottsdale Mixed-Use Rezoning (14-ZN-2018)**
Request: Continue to a date to be determined.
Staff Contact(s): Randy Grant, Planning and Development Services Director, 480-312-2664, rgrant@scottsdaleaz.gov

10. **Transportation Engineering Services Contracts for Capital Improvement Projects**
Request: Adopt **Resolution No. 11737** authorizing the following on-call engineering services contracts for an initial two-year term in an amount not to exceed $1,500,000 per contract for the design of various transportation projects:
1. Contract No. 2020-048-COS with Gavan and Barker, Inc.
2. Contract No. 2020-049-COS with Premier Engineering Corporation
3. Contract No. 2020-050-COS with Ritoch-Powell & Associates Consulting Engineers, Inc.

Staff Contact(s): Daniel Worth, Public Works Director, 480-312-5555, dworth@scottsdaleaz.gov

11. One Civic Center Pocket Park Project Budget Transfer

Request: Adopt **Resolution No. 11743** authorizing a FY 2019/20 General Fund Capital Contingency Budget Appropriation transfer in the amount of $150,000 from the Downtown Cultural Trust to a newly created CIP project titled One Civic Center Pocket Park Project.

Staff Contact(s): Daniel Worth, Public Works Director, 480-312-5555, dworth@scottsdaleaz.gov

12. Recyclable Materials Intergovernmental Agreement

Request: Adopt **Resolution No. 11729** to authorize:

1. Agreement No. 2020-045-COS with the City of Phoenix for the processing and disposition of recyclable materials.
2. A budget transfer from the adopted FY 2019/20 Solid Waste Fund Operating Reserve to the Solid Waste Management Operating Budget in an amount not to exceed $550,000 to cover unforeseen circumstances that impact the landfill disposal, recycling disposal costs, and recycling processing fee.
3. The Public Works Director to execute and take necessary actions to modify Contract No. 2016-022-COS with Salt River Pima-Maricopa Indian Community to provide for the alternative delivery of recyclable materials to the Phoenix Materials Recovery Facilities.

Staff Contact(s): Dan Worth, Public Works Director, 480-312-5555, dworth@scottsdaleaz.gov

13. Trolley Preventative Maintenance Grant

Request: Adopt **Resolution No. 11739** to authorize:

1. Intergovernmental Agreement No. 2020-052-COS with the City of Phoenix for the acceptance of a Federal Transit Administration grant in the amount of $174,084 for trolley preventative maintenance.
2. A budget transfer in the amount of $174,084 from the adopted FY 2019/20 Future Grants Budget and/or Grant Contingency Budget to a newly created cost center to record the related grant activity.

Staff Contact(s): Dan Worth, Public Works Director, 480-312-5555, dworth@scottsdaleaz.gov

14. Scottsdale Stadium Food and Beverage Agreement

Request: Adopt **Resolution No. 11734** to authorize:

1. Agreement No. 2020-047-COS with Arizona Sportservice, Inc., dba Delaware North, for the provision of concession, catering, and alcoholic beverage services at Scottsdale Stadium.
2. The Community Services Director, or designee, to make determinations, execute documents, and take any other such actions as necessary.

Staff Contact(s): Reed Pryor, Parks and Recreation Director, 480-312-1011, rpryor@scottsdaleaz.gov

15. Naming of the Fraesfield Trailhead Interpretive Trail and the Gateway Trailhead Amphitheater

Request: Adopt **Resolution No. 11735** to authorize naming the following locations in the Scottsdale McDowell Sonoran Preserve:

1. The Fraesfield Trailhead Interpretive Trail in honor of Kathryn "Sam" Campana.
2. The Gateway Trailhead Amphitheater in honor of Mary Manross.

Staff Contact(s): Kroy Ekblaw, Preserve Director, 480-312-7064, kekblaw@scottsdaleaz.gov

16. Public Housing Agency Plans

Request: Adopt **Resolution No. 11670** to:

1. Approve the Public Housing Agency Five-Year Agency Plan for 2020-2025 and the Annual Agency Plan for FY 2020/21 for the operation of and to serve as the application for funding for the Housing Choice Voucher Program to the United States Department of Housing and Urban Development (HUD).
2. Authorize changes to the Scottsdale Housing Agency Administrative Plan, included in the Five- Year and Annual Agency Plans.
3. Accept additional Housing Choice Vouchers that HUD may offer during FY 2020/21.
4. Authorize the Human Services Director to execute any other documents and take any other such actions as necessary.

Staff Contact(s): Greg Bestgen, Human Services Director, 480-312-0104, gbestgen@scottsdaleaz.gov

17. Paiute Neighborhood Center Women, Infants and Children Program Revocable License Agreement

Request: Adopt **Resolution No. 11732** authorizing Agreement No. 2017-142-COS-A1, the first amendment to the agreement with Maricopa County, to use space at Paiute Neighborhood Center to operate the Women, Infants, and Children Program.

Staff Contact(s): Greg Bestgen, Human Services Director, 480-312-0104, gbestgen@scottsdaleaz.gov

18. NCAA Men's & Women's Division 1 National Golf Championship

Request: Adopt **Resolution No. 11709** to authorize:

1. Funding, not to exceed $75,000 annually for three years, from the portion of the Tourism Development Fund that is allocated toward event retention and development for the NCAA Men's & Women's Division 1 National Golf Championship event.
2. New Event Funding Agreement No. 2020-037-COS with Grayhawk Golf Club for a three-year term.

Staff Contact(s): Karen Churchard, Tourism and Events Director, 480-312-2890, kchurchard@scottsdaleaz.gov

(Removed at the request of staff.)

19. Fire Fighter Medical Examinations

Request: Adopt **Resolution No. 11744** authorizing Contract No. 2020-054-COS with Heartfit for Duty, LLC, for medical services including incumbent medical Fit for Duty exams and pre-hire physical exams.

Staff Contact(s): Tom Shannon, Fire Chief, 480-312-1821, tshannon@scottsdaleaz.gov

20. Prosecution Department Disclosure Fee Schedule Adjustments

Request: Adopt **Resolution No. 11731** authorizing adjustments to the Prosecution Department's disclosure fee schedule.

Staff Contact(s): Sherry Scott, City Attorney, 480-312-2405, sscott@scottsdaleaz.gov

21. Re-assignment to Benjamin M. Gibbons

Request: Adopt **Resolution No. 11741** authorizing the City's re-assignment to employee Benjamin M. Gibbons of potential claims including third party claims arising from an employment-related incident on or about June 24, 2018.

Staff Contact(s): Sherry Scott, City Attorney, 480-312-2405, sscott@scottsdaleaz.gov

22. Monthly Financial Report
Request: Accept the FY 2019/20 Monthly Financial Report as of January 2020.
Staff Contact(s): Judy Doyle, Budget Director, 480-312-2603, jdoyle@scottsdaleaz.gov

23. Detroit Coney Grill Awnings and Canopy – Appeal to City Council (2-DR-1994#3)
Request: At the request of the property owner and applicant, continue to a date to be determined.
Staff Contact(s): Randy Grant, Planning and Development Services Director, 480-312-2664, rgrant@scottsdaleaz.gov

23A. Bond 2019 Capital Improvement Project Budget Transfer
Request: Adopt **Resolution No. 11754** authorizing a FY 2019/20 General Fund Capital Contingency Budget Appropriation Transfer in the amount of $2,000,000 to a newly created capital improvement project titled "*53 – Build Multi-Use Sports Fields in the Area of Bell Road*" to be funded by General Obligation Bond 2019 Proceeds. (This transfer partially funds this project.)
Staff Contact(s): Dan Worth, Public Works Director, 480-312-5555, dworth@scottsdaleaz.gov

MOTION AND VOTE – CONSENT AGENDA

Vice Mayor Littlefield made a motion to adopt Consent Agenda Items 1 through 23A, absent Items 6 and 18, which were removed at the request of staff. Councilman Phillips seconded the motion, which carried 7/0, with Mayor Lane; Vice Mayor Littlefield; and Councilmembers Klapp, Korte, Milhaven, Phillips, and Whitehead voting in the affirmative.

REGULAR AGENDA

24. Tax on Food for Home Consumption
Request: Adopt **Ordinance No. 4444** amending Appendix C of the Scottsdale Revised Code, Sec. 462., Retail sales: Food for home consumption, with one of the following options:

1. Set the tax rate at an amount equal to 0.0% of the gross income from the business activity upon every person engaging or continuing in the business of selling food for home consumption at retail. Or;
2. Set the tax rate at an amount equal to 0.75% of the gross income from the business activity upon every person engaging or continuing in the business of selling food for home consumption at retail. Or;
3. Set the tax rate at an amount equal to 1.0% of the gross income from the business activity upon every person engaging or continuing in the business of selling food for home consumption at retail.

Presenter(s): Jeff Nichols, City Treasurer
Staff Contact(s): Jeff Nichols, City Treasurer, 480-312-2364, jenichols@scottsdaleaz.gov

City Treasurer Jeff Nichols gave a PowerPoint presentation (attached) on the proposed elimination of the tax on food for home consumption.

Mayor Lane opened public testimony.

David Smith spoke in support of eliminating the tax on food for home consumption.

Mayor Lane closed public testimony.

MOTION AND VOTE – ITEM 24

Councilwoman Milhaven made a motion to continue Item 24 until a vote of the Council decides to put it back on the agenda. Vice Mayor Littlefield seconded the motion, which carried 4/3, with Vice Mayor Littlefield and Councilmembers Korte, Milhaven, and Whitehead voting in the affirmative and Mayor Lane and Councilmembers Klapp and Phillips dissenting.

25. Monthly Financial Update
Request: Receive, discuss, and provide possible direction on the City Treasurer's monthly financial presentation as of February 2020.
Presenter(s): Jeff Nichols, City Treasurer and Dave Lipinski, City Engineer
Staff Contact(s): Judy Doyle, Budget Director, 480-312-2603, jdoyle@scottsdaleaz.gov

City Treasurer Jeff Nichols gave a PowerPoint presentation (attached) on the City's financial status as of February 2020.

PUBLIC COMMENT – None

CITIZEN PETITIONS

26. Receipt of Citizen Petitions
Request: Accept and acknowledge receipt of citizen petitions. Any member of the Council may make a motion, to be voted on by the Council, to: (1) Direct the City Manager to agendize the petition for further discussion; (2) direct the City Manager to investigate the matter and prepare a written response to the Council, with a copy to the petitioner; or (3) take no action.
Staff Contact(s): Carolyn Jagger, City Clerk, 480-312-2411, cjagger@scottsdaleaz.gov

No citizen petitions were received.

MAYOR AND COUNCIL ITEMS - None

ADJOURNMENT

The Regular City Council Meeting adjourned at 6:26 P.M.

SUBMITTED BY:

Carolyn Jagger

Carolyn Jagger
City Clerk

Officially approved by the City Council on May 5, 2020

CERTIFICATE

I hereby certify that the foregoing Minutes are a true and correct copy of the Minutes of the Regular Meeting of the City Council of Scottsdale, Arizona held on the 17th day of March 2020.

I further certify that the meeting was duly called and held, and that a quorum was present.

DATED this 5th day of May 2020.

Carolyn Jagger, City Clerk

SCOTTSDALE DEVELOPMENT REVIEW BOARD
KIVA-CITY HALL
3939 DRINKWATER BOULEVARD
SCOTTSDALE, ARIZONA
Thursday, October 15, 2020

DRAFT SUMMARIZED MEETING MINUTES

PRESENT:

Suzanne Klapp, Councilmember
Paul Alessio, Planning Commissioner
Shakir Gushgari, Design Member
Doug Craig, Design Member
Michal Ann Joyner, Development Member

ABSENT:

None

STAFF:

Brad Carr
Joe Padilla
Chris Zimmer
Bronte Ibsen
Lorraine Castro
Brian Hancock
Al Kane

CALL TO ORDER

Councilwoman Klapp called the meeting of the Development Review Board to order at 1:00 PM.

ROLL CALL

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

ATTACHMENT 14

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

ADMINISTRATIVE REPORT

1. Identify supplemental information, if any, related to October 15, 2020 Development Review Board agenda items, and other correspondence.

   STAFF LIAISON BRAD CARR NOTED ADDITIONAL COMMUNITY INPUT RECEIVED REGARDING REGULAR AGENDA ITEM #6.

MINUTES

2. Approval of the October 1, 2020 Development Review Board Meeting Minutes.

   BOARD MEMBER GUSHGARI MOVED TO APPROVE THE OCTOBER 1, 2020 DEVELOPMENT REVIEW BOARD MEETING MINUTES, 2ND BY BOARD MEMBER JOYNER. THE MOTION CARRIED UNANIMOUSLY IN FAVOR BY COUNCILMEMBER KLAPP, COMMISSIONER ALESSIO, BOARD MEMBERS GUSHGARI, JOYNER, AND CRAIG WITH AN AYE VOTE OF FIVE (5) TO ZERO (0).

CONSENT AGENDA

3. 3-PP-2020 (Emerald Hills Ranch)
   Request for approval of the preliminary plat for a new 7-lot single-family residential subdivision with amended development standards on an +/- 8.5-acre site with Single-family Residential, Environmentally Sensitive Lands (R1-43 ESL) zoning.
   10030 N. 124th Street Kimley-Horn, Engineer

   BOARD MEMBER JOYNER MOVED TO RECOMMEND APPROVAL OF 3-PP-2020, 2ND BY BOARD MEMBER GUSHGARI. THE MOTION CARRIED UNANIMOUSLY IN FAVOR BY COUNCILMEMBER KLAPP, COMMISSIONER ALESSIO, BOARD MEMBERS GUSHGARI, AND JOYNER WITH AN AYE VOTE OF FOUR (4) TO ZERO (0), WITH BOARD MEMBER CRAIG RECUSED.

REGULAR AGENDA

4. Scottsdale General Plan Update Citizen Review Committee Appointment
   Appoint the Development Review Board Vice Chair, or other public member of the Development Review Board, to serve on the 2035 General Plan Update Citizen Review Committee.

   BOARD MEMBER CRAIG MOVED TO APPOINT BOARD MEMBER GUSHGARI TO THE CITIZEN REVIEW COMMITTEE, 2ND BY BOARD MEMBER GUSHGARI. THE MOTION CARRIED UNANIMOUSLY IN FAVOR BY COUNCILMEMBER KLAPP, COMMISSIONER ALESSIO, BOARD MEMBERS GUSHGARI, JOYNER, AND CRAIG WITH AN AYE VOTE OF FIVE (5) TO ZERO (0).

REGULAR AGENDA

5. 14-ZN-2018 (South Scottsdale Mixed-Use)
   Pursuant to the requirements of the Planned Unit Development (PUD) zoning district, the applicant is requesting a review by the Development Review Board with a subsequent recommendation to the Planning Commission and City Council regarding the Development Plan and proposed amended development standards for a proposed zoning district map amendment from Highway Commercial (C-3) zoning to PUD zoning for a new mixed-use development consisting of 281 dwelling units and 10,125 square feet of commercial floor area, on a +/- 4.32-acre site.
   1000 N. Scottsdale Road — Biltform Architecture Group, Architect/Designer

   BOARD MEMBER GUSHGARI MOVED TO RECOMMEND APPROVAL OF 14-ZN-2018 TO THE PLANNING COMMISSION, 2ND BY BOARD MEMBER CRAIG. THE MOTION CARRIED UNANIMOUSLY IN FAVOR BY COUNCILMEMBER KLAPP, COMMISSIONER ALESSIO, BOARD MEMBERS YOUNG, GUSHGARI, JOYNER, AND CRAIG WITH AN AYE VOTE OF FIVE (5) TO ZERO (0).

6. 28-DR-2020 (Axon)
   Request by property owner for approval of a site plan, landscape plan, and building elevations for a new 5-story corporate office/manufacturing building with approximately 400,000 square feet of floor area on a +/- 60-acre site.
   SEC of Hayden Road and Loop 101 — SmithGroup, Architect/Designer

   BOARD MEMBER CRAIG MOVED TO APPROVE 28-DR-2020 WITH THE ADDED STIPULATION THAT THE APPLICANT WILL CONTINUE TO WORK WITH STAFF TO ENHANCE THE LANDSCAPING ON THE NORTH SIDE OF E. MAYO BOULEVARD, 2ND BY BOARD MEMBER JOYNER. THE MOTION CARRIED UNANIMOUSLY IN FAVOR BY COUNCILMEMBER KLAPP, COMMISSIONER ALESSIO, BOARD MEMBERS GUSHGARI, JOYNER, AND CRAIG WITH AN AYE VOTE OF FIVE (5) TO ZERO (0).

REGULAR AGENDA

7. 9-ZN-2020 (The Scottsdale Collection)
   Pursuant to the requirements of the Planned Block Development (PBD) zoning district, the applicant is requesting a review by the Development Review Board with a subsequent recommendation to the Planning Commission regarding the Development Plan and proposed site development standards for a proposed zoning district map amendment for multiple parcels from Central Business, Parking P-3 District, Downtown Overlay and Parking P-2 District; Vehicle Parking, Downtown Overlay (C-2/P-3 DO and P-2 DO), Central Business, Downtown Overlay (C-2 DO), and Highway Commercial, Downtown Overlay (C-3 DO) zoning to Downtown/Downtown Multiple Use - Type 3, Planned Block Development, Downtown Overlay (D/DMU-3 PBD DO) zoning, with an Infill Incentive (II) District to allow for amended development standards at the Old Town boundary, on an overall +/- 10.2-acre (gross land area) site generally located between E. Camelback Road to the north, N. Civic Center Plaza to the east, E. 6th Avenue to the south, and N. Scottsdale Road to the west.

   Nelsen Partners, Architect/Designer

   BOARD MEMBER GUSHGARI MOVED TO RECOMMEND APPROVAL OF 9-ZN-2020 TO THE PLANNING COMMISSION, 2ND BY BOARD MEMBER JOYNER. THE MOTION CARRIED UNANIMOUSLY IN FAVOR BY COUNCILMEMBER KLAPP, COMMISSIONER ALESSIO, BOARD MEMBERS GUSHGARI AND JOYNER WITH AN AYE VOTE OF FOUR (4) TO ZERO (0), WITH BOARD MEMBER CRAIG RECUSED.

ADJOURNMENT

With no further business to discuss, the regular meeting of the Development Review Board adjourned at 3:00 PM.

DEVELOPMENT REVIEW BOARD
REPORT

Meeting Date:	October 15, 2020
General Plan Element:	*Character and Design*
General Plan Goal:	*Foster quality design that enhances Scottsdale as a unique southwestern desert community.*

ACTION

South Scottsdale Mixed-Use **14-ZN-2018**	Pursuant to the requirements of the Planned Unit Development (PUD) zoning district, Zoning Ordinance Section 5.5003, the applicant is requesting a review by the Development Review Board with a subsequent recommendation to the Planning Commission regarding the Development Plan and proposed amended development standards for a proposed zoning district map amendment from Highway Commercial (C-3) zoning to PUD zoning.

SUMMARY

Staff Recommendation

Approve, subject to the attached stipulations

Key Issues

- Amended development standards bring height and massing closer to the adjacent multi-family residential

Items for Consideration

- Case was previously considered by the Development Review Board on 11/7/19
- Developer and project design have changed since original 2019 consideration
- Conformance with PUD District Approval Criteria – staff confirms
- Proposed amended development standards
- Prominent frontage on City's signature street (N. Scottsdale Road)
- Pedestrian experience and building design along N. Scottsdale Road frontage
- Integrated balconies and shading over windows and parking garage concealed from off-site view
- No community input received as of the date of this report

BACKGROUND

Location: 1000 N. Scottsdale Road

Zoning: Highway Commercial (C-3)

Adjacent Uses

North: Vacant (previously occupied by auto dealership)
East: Retail/Personal Service
South: City of Tempe
West: Multi-family Residential

Property Owner
Dolce Vita Capital

Applicant
George Pasquel III, Withey Morris
602-230-0600

Architect/Designer
Biltform Architecture Group

Engineer
Land Development Group

DEVELOPMENT PROPOSAL

As part of a zoning district map amendment, and as required by the PUD zoning district, the applicant seeks a recommendation from the Development Review Board for the proposed Development Plan components related to design compatibility, environmental responsiveness, solar shading, connectivity and open spaces. As part of the Development Plan, the applicant is proposing amended development standards to setbacks and the building envelope. The proposal calls for a mixed-use project consisting of 281 multi-family residential units and approximately 10,125 square feet of commercial space within a 4-story building on the 4.4-acre site, with all the commercial space located at street level along the N. Scottsdale Road and E. Continental Drive frontages. Access to the project is provided primarily by a driveway from E. Continental Drive with a secondary access provided along N. Scottsdale Road. All parking for the commercial and residential space will be provided in an above-grade garage. The site features contemporary building design and incorporates two large courtyard spaces at the center of residential portion of the site as well as several pedestrian connections to adjacent roadways. The proposal incorporates the Scottsdale Road Streetscape Design Guidelines into the overall landscape design for the site.

Planned Unit Development Approval Criteria

Staff confirms that the development proposal meets the applicable Planned Unit Development Approval Criteria. For a detailed analysis of the Criteria, please see Attachment #4.

STAFF RECOMMENDED ACTION

Staff recommends that the Development Review Board make a recommendation to the Planning Commission for approval of the South Scottsdale Mixed-Use Development Plan, finding that the Planned Unit Development Approval Criteria have been met.

RESPONSIBLE DEPARTMENT	STAFF CONTACT
Planning and Development Services Current Planning Services	Greg Bloemberg Senior Planner 480-312-4306 Email: gbloemberg@scottsdaleaz.gov

APPROVED BY

10-6-2020

Greg Bloemberg, Report Author — Date

10/2/2020

Brad Carr, AICP, LEED-AP, Planning & Development Area Manager — Date
Development Review Board Liaison
Phone: 480-312-7713 Email: bcarr@scottsdaleaz.gov

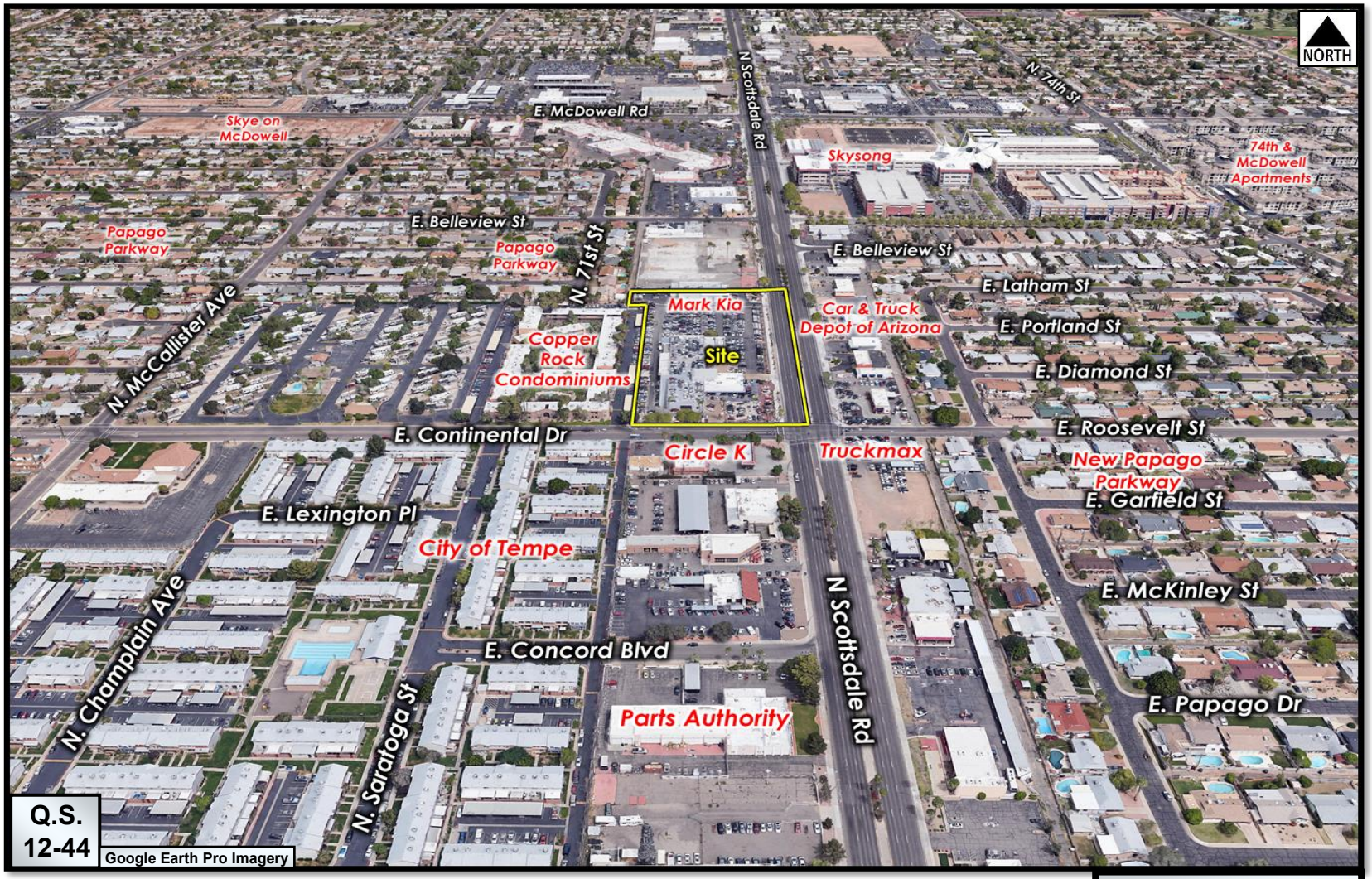
10/6/20

Randy Grant, Executive Director — Date
Planning, Economic Development, and Tourism
Phone: 480-312-2664 Email: rgrant@scottsdaleaz.gov

ATTACHMENTS

1. Context Aerial
2. Close-up Aerial
3. "South Scottsdale Mixed-Use" Development Plan
4. Planned Unit Development District Approval Criteria Analysis
5. Development Information
6. Zoning Map

ATTACHMENT 1



Context Aerial

14-ZN-2018

ATTACHMENT 2

Close-up Aerial

14-ZN-2018

SOUTH SCOTTDALE MIXED-USE

DEVELOPMENT PLAN

14-ZN-2018

ATTACHMENT 3

Continental

Rezoning Narrative
1000 N Scottsdale Road, Scottsdale
Case No. 14-ZN-2018

Prepared for:
Dolce Vita Capital

Architect:
Biltform Architecture Group of Companies
Jim Applegate
11460 North Cave Creek Road, Suite 11
Phoenix, AZ 85020
AZ602.285.9200 / jim@Biltform.com

Representative:
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1. Introduction

Purpose and Vision of the Request

The purpose of this request is to modify the existing zoning to enable the development of *Continental*, a new, Class-A, mixed-use project at the northwest corner of Scottsdale Road and Continental Street. The project consists of roughly 281 residential units with an array of amenities and over 10,000 square feet of ground floor, street-activating commercial space. The project represents an important redevelopment at the south edge of Scottsdale that will bring new residences and commercial space to the area in an effort to strengthen the area employment and economic base. The project will also serve as an inspiration for further redevelopment along this transitional area of Scottsdale Road.

Request

The application requests a rezoning from the antiquated Highway Commercial (C-3) zoning designation to a new, Planned Unit Development (PUD) district with Amended Development Standards. It should be noted, the redevelopment concept for this site was previously recommended for approval by City Staff, the Development Review Board and the Planning Commission. Prior to City Council consideration, and after additional market feedback, it was determined that project modification would be required to ensure the feasibility of such a redevelopment at this location.

Location/Current Use

The property is located at 1000 North Scottsdale Road, (APN No. 129-13-002L), situated along the west side of Scottsdale Road, north of Continental Drive near the City of Scottsdale's southern edge. South of Continental Drive is the City of Tempe. The roughly 210,000 square feet (4.4-acre) property has historically housed automotive dealerships and associated uses. With the relocation of such auto-related uses to more freeway adjacent locations, the site is appropriately positioned for rezoning and redevelopment with a less intense use more in tune with the surrounding character.

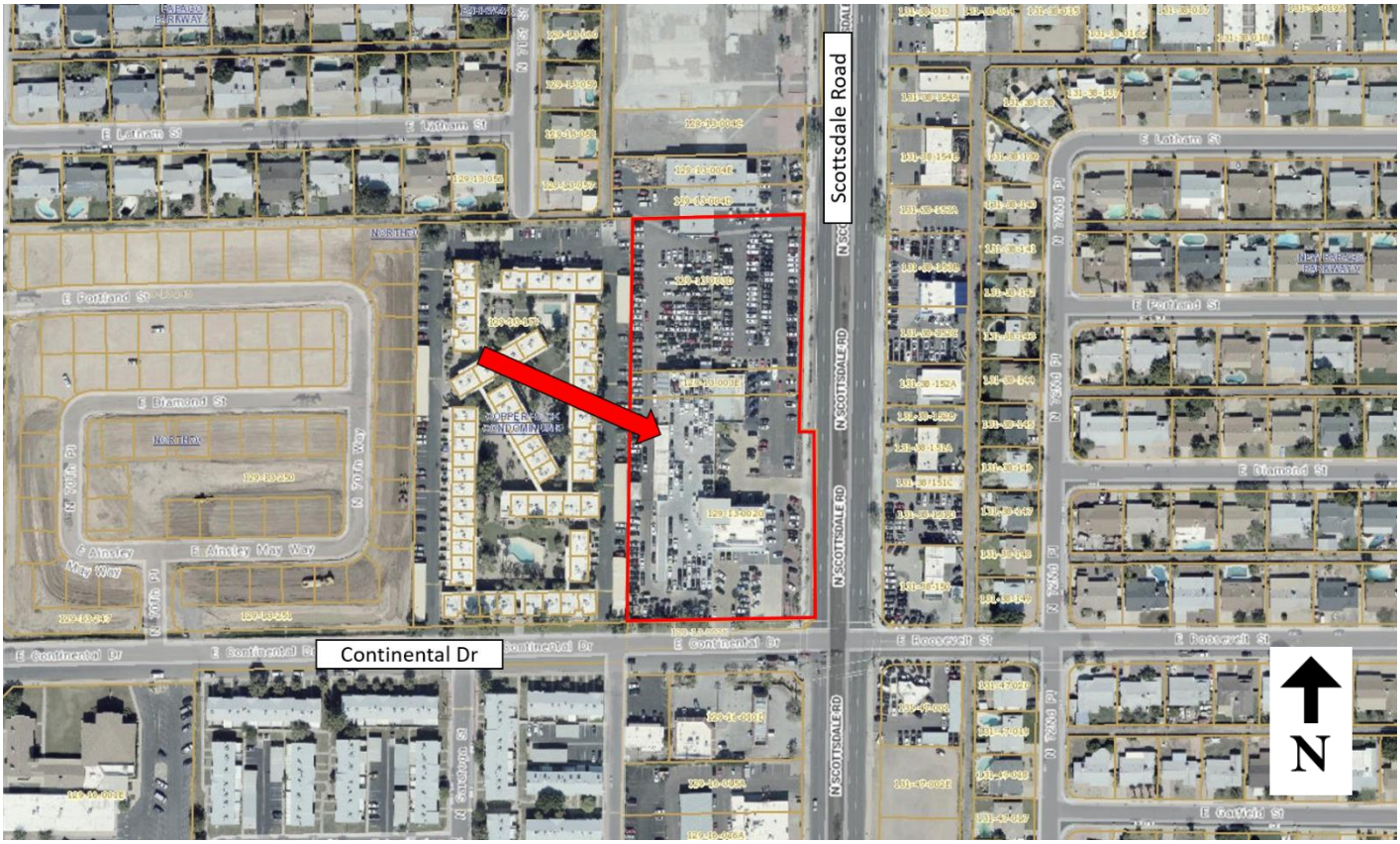
Relationship to Surrounding Properties

Most of the buildings and uses surrounding the location were developed years ago and have seen minimal or minor alterations.

- **To the North:** Located directly to the north is a large, unoccupied lot with General Commercial (C-4) zoning. This is a very intense zoning designation and the site was formerly an auto dealership.
- **To the East:** Scottsdale Road abuts the east edge of the property. Across Scottsdale Road is an assortment of small, free-standing commercial buildings under Highway Commercial

(C-3) zoning. Uses include is a massage parlor, an auto dealership, an auto repair facility and a check cashing establishment.

- **To the South:** Continental Drive abuts the south edge of the Property. Across Continental Road is the City of Tempe and commercial uses including a convenience store and gas stations, a laundry mat and an auto dealership.
- **To the West:** To the west of the site is Multifamily (R-5) zoning and a two-story multifamily residential development. This existing development drive aisle and parking (including covered parking spaces) abut the Property's west edge.



The Project is Located on the Site of a Former Automotive Dealership and Along a Commercial Corridor

2. Development Plan

Located in the southern portion of the Scottsdale Road corridor, *Continental* proposes a Class A, multifamily community consisting of a distinctive 4-story building with roughly 281 residential units and roughly 10,000 square feet of commercial space. The building's interface to the south and the east directly engages the pedestrian experience at the street level. The west edge of the property, which abuts the parking lot and drive aisle of an existing apartment community, was long the location of back-of-house uses for an automotive dealership, including parking, drive aisles, refuse, auto washing stations and other such uses. This new development replaces those less-desirable uses with a simple drive aisle which provides access to the community's interior parking garage. To the north are more commercial zoned properties. However, this project places a new, large landscaped open space at the northwest corner of the site and a new pedestrian pathway connection from the existing alley to Scottsdale Road.

Imbued aesthetically with a warm contemporary feel, the use of a white and light tan color palette, metal railings, canopy projections, light multi-colored brick and white stacked stone add visual interest both up close and from a distance. All of these elements will tie together with the architectural imagery to provide a strong identity for a site situated along one of Scottsdale's most significant thoroughfares. Varied roof lines with metal canopy projections and stucco clad cornices create a dynamic appearance from near and far. Different types of living space openings create variation on the elevations, with covered balcony projections and metal railings. The brick and stacked stone supplement the architectural character and provide material texture to multiple building stories.

The clubhouse / leasing center is located at the southwest corner of the site and creates a dramatic sense of arrival to the project and will be the central hub of activity for the community's residents. Contained within will be the leasing offices, a conference / business center, gourmet kitchen area, lounge area, cyber-cafe, and a state-of-the-art fitness center. Expansive stretches of glass provide views out to the pool deck and flood these spaces with light. Residents will have numerous activity options to engage in such as cooking demonstrations, multiple flat screen movies / program viewings, recreational-type amenities like pool tables, game areas and inter-active video game stations, or they can choose to simply relax within the various lounge areas. Outdoor common amenities are located in two distinctive oversized courtyards areas. The courtyards feature a pool, a heated spa, sunbathing decks and ample covered patio areas to enjoy temperate weather out of the sun. An expansive shaded terrace with built-in barbeques is found within the northern courtyard, offering another amenity zone for residents and their guests. A mail and parcel collection lounge are located midway at the first floor of the building on the west side, along with a dog spa that has direct access to the exterior and the landscaped open space. Catering to alternative modes of transportation, bicycle racks and storage are located on-site and within the first floor of the building.

An internal parking garage is centrally located for residents and visitor and hidden from view from the project's exterior. The garage provides the majority of the projects 490 spaces, with a yield of roughly 1.75 stalls per residential unit. Additional, short-term use spaces are situated at the internal drive adjacent to the clubhouse for convenience to prospective residents.

Much thought and care has gone into the site design and architecture to present residents and visitors with a rich and visually fulfilling impression at *Continental.* The landscape theme for plant materials are selected from a palette that embellishes a contemporary type environment for the project. The trees will be a mix of evergreen and deciduous, native and non-native species. Evergreens are provided to create a sense of place, while deciduous trees will create a variety in color and texture as the seasons change. The open spaces will accommodate pedestrian amenities such as benches, shade trees, aesthetic paving treatments to encourage pedestrian use and connectivity to various facilities on the site. Cabanas will act as outdoor rooms and complement the community's architecture and will be places for socializing, relaxing and contemplation. Further, the proposed landscape design is comprised of low water use flowering trees, shrubs and groundcover. The landscape will be watered through an automated drip irrigation system, to ensure maximum water conservation.

Property management will implement a valet trash program, providing front door pick-up for resident convenience. Solid waste will be collected by the valet and disposed of at the trash compactor located at the first floor on the west side of the building. This trash collection point will be discretely hidden from view, while also providing an easy pick-up location for solid waste services.

General Project Layout with Two Large Courtyards and Fully Screened Garage (see plans for details)

3. Conformance to the General Plan

Designated as a Mixed-Use Neighborhood and Growth Area on the 2001 General Plan, this mixed-use project is a perfect fit for the General Plan's Goals and Approaches. Below are a collection of some of those goals and policies with which the project aligns.

Character & Design (CD) Element

CD1: Determine the appropriateness of all development in terms of community goals, surrounding area character, and the specific context of the surrounding neighborhood.

- *Respond to regional and citywide contexts with new and revitalized development in terms of:*
    - *Scottsdale as a southwestern desert community.*
    - *Scottsdale as a part of a large metropolitan area with a unique reputation, image, character and identity within its regional setting.*
    - *Relationships to surrounding land forms, land uses and transportation corridors.*
    - *Contributions to city wide linkages of open space and activity zones.*
    - *Consistently high community quality expectations.*
    - *Physical scale relating to the human perception at different points of experience.*
    - *Visual impacts (views, lighting, etc.) upon public settings and neighboring properties.*
    - *Visual and accessibility connections and separations.*
    - *Public buildings and facilities that demonstrate these concepts and "lead" by example.*
- *Enrich the lives of all Scottsdale citizens by promoting safe, attractive, and context compatible development.*
- *Encourage projects that are responsive to the natural environment, site conditions, and unique character of each area, while being responsive to people's needs.*

Response: *Continental* proposes materials, colors, textures and detailing indicative of Scottsdale and include a wide range of elements reflecting the vibrancy and character of this Sonoran Desert location while maintaining a neutral tone palette with appropriate accents. Combined with the use of stepped back massing and shade projections, this project is intended to be a high-quality, context appropriate contribution to the neighborhood and the Scottsdale Road streetscape. The project provides a buffer from the intensity of Scottsdale road to the existing, 2-story multi-family development to the west and the single-family homes to the northwest. The street front is to be enhanced with connecting sidewalks and hardscape features, increasing pedestrian connectivity across and through the project. This project also provides a commercial use at the first floor along nearly the entire southern

street frontage and a large portion of the western street frontage. The northern courtyard of the project provides a window into the community, creating visual interest for those on-foot and in cars along Scottsdale Road. The project integrates various appropriately scaled design elements. This is apparent at the pedestrian scale with the first floor covered entries with unique built-in vertical light fixtures, access gates, differentiated building materials, and planters with building integrated bases. This is also evident from a more distant scale with the appealing, dynamic roofline and color / material changes. Most notably, this latter sense of physical scale is accomplished with the memorable tower element at the street corner.

Variety of Materials, Colors, Textures and Façade Articulation on Typical Elevation

The project is appropriately scaled and designed for the surrounding character of the area. The 4-story project is pushed towards Scottsdale Road and provides appropriate buffer and transition to the existing, multi-family community to the west, which is already 2-stories tall. The placement of the drive aisle along the west edge of the property also ensure adequate building to building spacing between the projects and will not negatively impacted the existing community. The closest single-family residential is to the northwest and separated by an alleyway. Nonetheless, the project provides a large, landscaped open space at the

northwest corner of the site and steps the building back from this location. Limiting the mounted height of the building's lighting and foot candle measurements at the property line are also intended to greatly lower the visual impact of these residential uses.

CD2: Review the design of all development proposals to foster quality design that enhances Scottsdale as a unique southwestern desert community.

- Recognize that Scottsdale's economic and environmental wellbeing depends a great deal upon the distinctive character and natural attractiveness of the community, which are based in part on good site planning and aesthetics in the design and development review process. These characteristics contribute substantially to the community's potential as a recreational resort area and regional trade center.
- Promote development that respects and enhances the unique climate, topography, vegetation and historical context of Scottsdale's Sonoran Desert environment, all of which are considered amenities that help sustain our community and its quality of life.
- Promote, evaluate and maintain the Scottsdale Sensitive Design Principles that when followed will help improve and reinforce the quality of design in our community.

Response: The project provides a distinct and attractive design. The building has been thoughtfully laid out to protect from and maximize the aspects of Arizona's unique climate. Two, naturally shaded courtyards are provided for resident use. These courtyards have the majority of the amenity spaces, located within the building to enhance natural shading and cooling during the hottest part of the day where much of the glazing occurs. The South facing elevation has additional shading at windows with window awnings. All windows and doors are either recessed or have a projection above for a minimum of 50% for windows and 30% for doors, or more in locations where additional shading is appropriate.

Land Use Element

LU3: Encourage the transition of land uses from more intense regional and citywide activity areas to less intense activity areas within local neighborhoods.

- Encourage the location of more intense mixed-use centers and regional employment cores along regional networks while incorporating appropriate transitions to adjoining land uses.
- Locate employment uses where impacts on residential neighborhoods are limited and access is available at citywide and regional levels.
- Guide growth to locations contiguous to existing development to provide city services in a cost effective and efficient manner.

- Encourage transitions between different land uses and intensities through the use of gradual land use changes, particularly where natural or man-made buffers are not available.

Response: This development is along Scottsdale Road, south of McDowell Road, both of which are major regional networks that offer access at citywide and regional levels. The development will be separated and transition from nearby land uses to the west by design and onsite circulation buffers. A drive aisle is placed along the west property line, matching the drive aisle and parking which exist at the adjacent multifamily project. The design places a transitional commercial use at the first floor, located and aligned with the two intersecting public streets. An attractive open space area between the building and Scottsdale Road is also provided. The massing, scale and step back of the overall building mitigates the noise, light and views to Scottsdale Road from the residential uses west of this property.

LU4: Maintain a balance of land uses that support a high quality of life, a diverse mixture of housing and leisure opportunities and the economic base needed to secure resources to support the community.

- Allow for a diversity of residential uses and supporting services that provide for the needs of the community.
- Provide a variety of housing types and densities and innovative development patterns and building methods that will result in greater housing affordability.

Response: This project will be designed to offer more variety of options for those that look to live, work and/or play in the community. The development is within walking/biking distance of nearby commercial centers and recreation areas, thereby creating the opportunity for a more community-centered and urban lifestyle. The project adds diversity by being a mixed-use development and providing a new housing option. The immediate area to the north, south and east is mostly commercial development, with multifamily and single-family uses to the west. This project will fill a void that currently exists at the southern edge of Scottsdale for newer, multi-family housing at a reasonable price, filling a niche between Tempe and the Camelback/Downtown Scottsdale area.

LU5: Develop land use patterns that are compatible with and support a variety of mobility opportunities/choices and service provisions.

- Integrate the pattern of land uses and mobility systems in ways that allow for shorter and fewer automobile trips and greater choices for mobility.
- Encourage non-motorized (pedestrian and bicycle) access/circulation within and to mixed-use centers to reduce reliance on the automobile.

- Provide a balance of live, work and play land uses and development intensities that enable convenient non-automotive trips (pedestrian, cycling and transit) where environmentally and physically feasible.
- Encourage that land uses with the highest intensity be located in areas conducive to alternative modes of transportation.

Response: The project is an appropriate intensity for the area and within walking distance – or an easy bike ride – to numerous commercial centers and recreation areas. The project provides a live, work play balance at the micro scale (on-site within the development) and the macro scale (a living option located in close proximity to employment and recreation activities). The area is also serviced by mass transit from City buses and located along a recognized Regional Corridor.

LU6: Promote land use patterns that conserve resources such as land, clean air, water and energy, and serve all people within the community.

- Encourage a variety of compatible mixed-use land uses throughout the city in appropriate locations, allowing people to live, work, play and shop in the same general area.
- Concentrate future development in "growth areas" and other centers of activity, thereby discouraging sprawl, conserving energy, and promoting community identity.
- Protect and revitalize established areas/neighborhoods by promoting new development and the adaptive reuse of existing community resources that re-energize an area.

Response: As mentioned above, the project is located within a General Plan recognized "Growth Area." The mixed-use project on an infill site represents the antithesis of sprawl. The project is within walking distance – or an easy bike ride – to numerous commercial centers and recreation areas. The area is also serviced by mass transit from City buses. The proposed project will help revitalize an area that contains many empty lots and dated buildings. The new development will be designed to offer more affordable options for those that look to live, work, play and shop in the community. In addition, bringing new residents into an older area of Scottsdale will help re-energize a currently underutilized area, potentially spurring additional investment and redevelopment.

LU7: Sensitively integrate land uses into the surrounding physical and natural environments, the neighborhood setting, and the neighborhood itself.

- Incorporate appropriate land use transitions to help integrate into surrounding neighborhoods.
- Focus intense land uses along major transportation networks (such as the Pima Freeway and major arterial streets) and in urban centers (such as Downtown and the Airpark). Less intense land uses should be located within more environmentally sensitive lands.

- Incorporate open space, mobility, and drainage networks while protecting the area's character and natural systems.

Response: This development is located along Scottsdale Road just south of McDowell Road, both of which are major arterial streets that offer access at citywide and regional levels. The development will be separated from nearby structures by onsite circulation and an attractive open space area between the building and Scottsdale Road. To further limit the impact on residential neighborhoods to the west, the building is further set back from the west property line by a landscape area. The building has also been designed to limit any potential views, light and noise from entering into the adjacent residential area.

Economic Vitality Element

EV7: Sustain the long-term economic well-being of the city and its citizens through redevelopment and revitalization efforts.

- Encourage quality redevelopment in employment areas to provide new jobs, new retail and new entertainment opportunities in the Scottsdale market.
- Encourage and support the renovation and reuse of underutilized or vacant parcels / buildings / shopping centers.
- Enhance the experience for visitors who evaluate the quality of their experience through their visual impressions of the community by revitalizing the mature built environment of businesses and neighborhoods.
- Support and encourage appropriate public and private redevelopment and revitalization efforts in the community.

Response: The vacant property is clearly an underutilized site and the project will enhance the visual impression of the community. The project will help revitalize an area that contains many dated buildings and empty lots. The new development will be designed to offer more affordable options for those that look to live, work, play and shop right in their community. The site's location is highly visible and the new development will assist in the effort to enhance and revitalize the South Scottsdale experience for both residents and visitors, turning what was formerly a dated building and unkempt lot into a new, high-quality mixed-use development.

Housing Element

HE2: Seek a variety of housing options that blend with the character of the surrounding community.

- Encourage energy efficiency via integration of the city's Green Building and Sustainability programs (or future programs) in new housing designs.

- Encourage the creation of mixed-use projects as a means to increase housing supply while promoting diversity and neighborhood vitality.

Response: The project will utilize green building strategies including building orientation, passive solar design, natural day lighting, and passive cooling techniques. The project will promote the use of energy efficient systems and construction methods. As a mixed-use project, it reduces vehicular trips and will increase the available housing supply while revitalizing a highly visible area of Scottsdale Road, a Visually Important Roadway *(as per the Character Types Map on page 53 of the Scottsdale General Plan*).

HE3: Seek a variety of housing options that meet the socioeconomic needs of people who live and work here.

- Encourage and establish appropriate incentives for development of aesthetically pleasing housing that will accommodate a variety of income levels and socioeconomic needs.
- Encourage energy efficiency via integration of the city's Green Building and Sustainability programs (or future programs) in new housing design as a contribution to long-term housing affordability and as a benefit to our environment.

Response: As mentioned above, the new development will be designed to offer more affordable options for those that look to live, work and/or play in the community. To help with affordability, the project will utilize green building strategies including building orientation, passive solar design, natural day lighting, and passive cooling techniques. The project will promote the use of energy efficient systems, and construction methods.

Neighborhood Element

NE1: Enhance and protect diverse neighborhoods so they are safe and well-maintained.

- Provide for a range of housing opportunities.

Response: This proposed project will help revitalize an area that contains many empty lots and dated buildings. The new development will be designed to offer more affordable options for those that look to live, work, shop and play in their community, promoting diversity and neighborhood vitality. This project will fill a void that currently exists for newer, multi-family housing with shared parking facilities at a reasonable price filling the niche between Tempe and the Camelback/Downtown Scottsdale area.

NE3: Sustain the long-term economic well-being of the city and its citizens through redevelopment and neighborhood preservation and revitalization efforts.

- Encourage a variety of housing densities throughout Scottsdale, with mixed-uses in areas of major employment and transit hubs, to offer greater live-work choices to a broader economic range of households.
- Support and encourage appropriate public and private economic reinvestment in mature, physically and economically declining areas.
- Maintain and create opportunities for quality housing for all citizens. This is a crucial component of Scottsdale's local economy.
- Encourage "green building" techniques and alternatives that incorporate healthy, resource- and energy-efficient materials and methods in design, construction, and remodeling in conjunction with revitalization, neighborhood conservation and redevelopment efforts.

Response: Located near both the Papago and SkySong Regional Centers, as well as within the Los Arcos Redevelopment Area, this mixed-use development will be designed to offer more affordable options and greater live-work choices to a broader economic range of households. The site's location is highly visible and the new development will assist in the effort to enhance and revitalize the experience for both residents and visitors, turning what was formerly a dated building and unkempt lot into a new, high-quality mixed-use development.

The project will utilize green building strategies including building orientation, passive solar design, natural day lighting, and passive cooling techniques. The project will promote the use of energy efficient systems and construction methods.

NE5: Promote and encourage context-appropriate new development in established areas of the community.

- Encourage new development efforts toward existing developed areas in Scottsdale.
- Promote the use of existing infrastructure as an incentive to encourage more infill development within the community.
- Promote existing developed areas of the community as opportune economic development infill sites.

Response: This development represents appropriate redevelopment of an existing developed area. The site is located along Scottsdale Road just south of McDowell Road on a vacant, underutilized infill site. There is existing infrastructure, but it will be improved for increased demand. The project is context-appropriate and will help revitalize an area that contains many dated buildings and empty lots.

Community Mobility Element

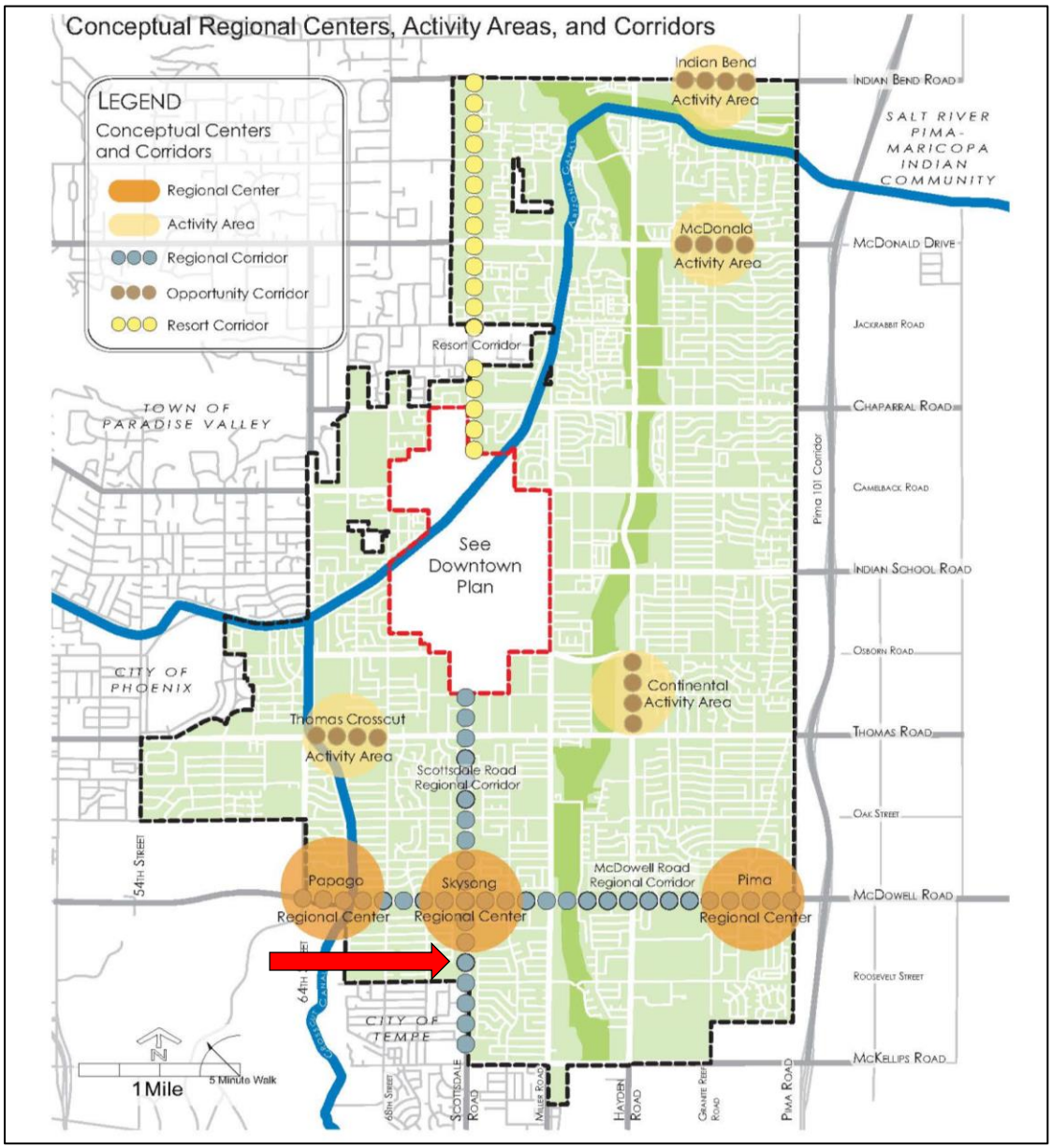
CM2: Protect the physical integrity of regional networks to help reduce the number, length and frequency of automobile trips, to improve air quality, reduce traffic congestion, and enhance quality of life and the environment.

- Improve air quality by encouraging live, work and play relationships in land use decisions that reduce the distance and frequency of automotive-generated trips.
- Encourage alternative-fuel vehicles and examine future alternatives for mobility options that will help air quality and the environment.

Response: This proposed project is located with access to alternative modes of transportation and within walking/bike riding distance to many South Scottsdale amenities, services and employment opportunities, which will help minimize automotive traffic.
Electric Vehicle Charging stations will be located within the secured parking area for the residents to use, as well as secure bicycle parking. The scale and location of the project lends itself to a very pedestrian-oriented lifestyle that is increasing in popularity.

4. Conformance With Southern Scottsdale Character Area Plan

The Southern Scottsdale Character Plan has a goal *"To maintain the positive attributes of Southern Scottsdale and seize new opportunities for the area,"* and in order to make that happen it recommends *"the public and private sectors should explore innovative development ideas, encourage land use and development flexibility, and provide a coordinated approach to local and regional development and economic revitalization".* There are many ways in which this proposed mixed-use project aligns with that vision. Below are a cross section of goals and policies with which this project aligns with the goals of the Southern Scottsdale Character Area Plan.



Located within the Southern Scottsdale Character Area Plan along a Regional Corridor

1. Land Use, Growth & Activity Areas

Goal LU 1: Promote residential reinvestment and revitalization through regulatory flexibility.

- **Policy LU 1.2.** Encourage new residential development and revitalization that complements the established urban form.
- **Policy LU 1.3.** Provide flexibility in residential mixed-use development standards to encourage revitalization of properties within higher density areas of Southern Scottsdale.

Response: The project exemplifies new residential development and revitalization by taking an underutilized vacant property and turning it into a vibrant new development that is full of activity and new residents helping to stimulate the local economy. The proposed PUD standards will aid in creating the higher density needed to make the project economically feasible and provide the opportunity for the sorely needed mixed-use development in the South Scottsdale area.

Goal LU 2: Create a hierarchy of regional, opportunity, and resort corridors to guide future land use, development and redevelopment throughout Southern Scottsdale.

- **Policy LU 2.1.** Regional Corridors consist of higher intensity development and exist only within the General Plan designated Growth Areas. These corridors will:
    - Connect Regional Centers;
    - Be bordered exclusively by a mixed-use neighborhood land use designation;
    - Contain vertical and horizontal mixed-use development; and
    - Support greater residential density to complement Regional Center land uses.

Response: Located within a designated "Growth Area," this project is a key starting point to revitalizing South Scottsdale. The site is currently one of the larger vacant parcels along Scottsdale Road and this development will have a large positive impact on the surrounding environment.

Goal LU 3: Promote revitalization, reinvestment, and development along Southern Scottsdale's Corridors.

- **Policy LU 3.1.** Create and encourage the utilization of flexible land use regulations as incentives for reinvestment and new development along Corridors.
- **Policy LU 3.2.** Promote a mix of housing located along Corridors and as part of designated Regional Centers and Activity Areas.
- **Policy LU 3.3.** Encourage the assembly of smaller, fragmented properties to create larger, mixed-use opportunities along Corridors.

- **Policy LU 3.4.** Explore a Planned Unit Development (PUD) District Ordinance amendment to assist in alleviating property parcel size and shallow lot development constraints found along Southern Scottsdale Corridors.
- **Policy LU 3.5.** Pursue increased private sector participation in the provision of public amenities along Corridors when development standard flexibility is requested.
- **Policy LU 3.6.** Encourage a diversity of new development, redevelopment, and infill projects that incorporate vertical and horizontal mixed-use development along Southern Scottsdale Corridors.

Response: The project accomplishes several of these goals including encouraging reinvestment and new development, creating a mix of housing and encouraging the assemblage of two smaller parcels. It also serves as a prime example of an urban infill project that is incorporating both vertical and horizontal mixed-use development in the South Scottsdale Corridor.

Goal LU 5: Create Regional Centers and Activity Areas to guide future land use types and intensities throughout Southern Scottsdale.

- **Policy LU 5.2.1.** The Papago Regional Center (located at Galvin Parkway and McDowell Road and adjacent to Papago Park) should focus on cultural, recreational, hotel, residential, and entertainment land uses.
- **Policy LU 5.2.2.** The SkySong Regional Center (located at the intersection of Scottsdale and McDowell Roads) should focus on dining, employment, business incubation, technology and innovation services, entertainment, higher density vertical mixed-use residential, office, commercial, and retail development.

Response: Located near both Papago and SkySong Regional Centers, this proposed development will focus on residential, employment, higher-density vertical mixed-use residential, commercial, retail and entertainment land uses as per the goals and policies for the area.

Goal LU 6: Maintain the Los Arcos Redevelopment Area designation along Scottsdale and McDowell Roads as a revitalization and reinvestment tool.

- **Policy LU 6.1.** Update and implement the Los Arcos Redevelopment Plan recommendations to utilize statutory tools in revitalizing the Corridor areas of Scottsdale and McDowell Roads.

Response: Located within the Los Arcos Redevelopment Area, it is the goal of this project to serve as an example for large scale reinvestment in South Scottsdale to encourage diversity and provide increased opportunities for diverse incomes to enjoy the proximity to all that Scottsdale has to offer.

Goal LU 9: Create new development and connectivity opportunities between Papago Park and Southern Scottsdale.

- **Policy LU 9.1.** Support more intense land uses adjacent to Papago Park that are tourism and regional destinations including (but not limited to): mixed-use, hotel, specialty attractions, and housing, recreation, retail, and support services.

Response: Located directly to the East of Papago Park, this proposed mixed-use development aligns perfectly with Policy LU 9.1.

Goal LU 10: Adapt land use and regulatory policies and standards to achieve the goals of the Southern Scottsdale Community Area Plan.

- **Policy LU 10.2.** Encourage the examination, evaluation and relevancy of existing zoning districts in Southern Scottsdale.

Response: The size of the two parcels will be better utilized with a higher density residential development than the current C-3 designation. It is apparent from the current and past vacancy of the site that a commercial development does not lend itself to this size parcel. It is not large enough for a significant commercial opportunity and it is too large for a smaller commercial development. Through careful examination the design and development team has determined that a mixed-use residential project would be the highest and best use of the property.

2. Character and Design

Goal CD 2: The character and design of mixed-use and commercial development should accommodate a variety of land uses, engage pedestrians, and extend indoor spaces to the outside.

- **Policy CD 2.1.** Encourage pedestrian-oriented site design for new and revitalized development within Corridors, Regional Centers, and Activity Areas.
- **Policy CD 2.3.** Within Corridors, Regional Centers, and Activity Areas, locate new development along the street and provide parking immediately behind the building area.
- **Policy CD 2.4.** New development and redevelopment should provide a diversity of design by accommodating a mix of land uses both vertically and horizontally.
- **Policy CD 2.5.** Encourage both dedicated and publicly accessible open spaces within private developments to function as extensions of indoor spaces into outdoor areas.

Response: The project has pedestrian and bicycle friendly site design and encourages social contact and interaction within the community. Exterior and interior walkways connect these

features, with inviting access for the public to the commercial areas and secured access to the amenity areas for residents. Parking is strategically located in an embedded, hidden from public view parking garage. Diversity of design is accomplished with residential components located above and adjacent to commercial ones. A mix of private spaces is created by balconies, and private first floor patios with gated exterior access which are oriented to create interest, views of the amenity areas, and access to the public areas of the project. The public oriented uses at the first floor are defined by use of storefront windows at the façades that front Scottsdale and Continental Roads, and with covered clearly recognizable access points.

Goal CD 3: Promote high quality design for new and revitalized mixed-use, commercial, and residential development along corridors, within regional centers and activity areas.

- **Policy CD 3.1.** Encourage design standards for Corridors, Regional Centers, and Activity Areas that enhance and strengthen new and revitalized development.
- **Policy CD 3.3.** Encourage new development to demonstrate a relationship with the design characteristics of the surrounding areas and, as appropriate, incorporate those qualities into its design.
- **Policy CD 3.4.** Building design should be sensitive to the evolving context of an area over time.

Response: The existing structure on this site is outdated and unused, and the parking lot is unlit and unkempt. This project promotes revitalization and transformation by creating a design that is consistent with the evolution of high-quality Scottsdale design.

- By following the City's most up-to-date design guidelines, the development will enhance and strengthen the design character of the area, which is currently very eclectic and often non-complimentary to one another.
- The siting and orientation of the buildings recognizes and features established major vistas of the Sonoran Desert and mountains.
- The project has a pedestrian and bicycle friendly site design and encourages social contact and interaction within the community.
- The shaded and landscaped pedestrian access along the street frontage shows consideration for the pedestrian and invites access connections to adjacent developments.
- The design responds to the desert environment, with interior spaces that extend into the outdoors; materials with colors and textures associated with the region; and features such as shade structures, roof overhangs, shade projections and recessed windows.
- The plants and trees in the landscape plan are a mixture of native and non-native plant species and indigenous to the arid region. They have been selected for their low water use and tolerance to drought conditions.

Goal CD 4: Site and building design of new development and redevelopment should respond to the Sonoran Desert Climate.

- **Policy CD 4.1.** Encourage new development to incorporate designs such as shade structures, deep roof overhangs and recessed windows to address passive solar cooling opportunities.
- **Policy CD 4.2.** Encourage the use of a variety of textures and natural building materials to provide architectural visual interest and richness, particularly at the pedestrian level.
- **Policy CD 4.3.** Support landscape design that responds to the desert environment by utilizing indigenous and adapted landscape materials that complement the Southern Scottsdale built environment.

Response: The design responds to the desert environment, with interior spaces that extend into the outdoors; materials with colors and textures associated with the region; and features such as shade structures, roof overhangs, shade projections and recessed windows. The intent is to create a mass that defines the street, while still providing recess, repetition and interest. A variety of colors and textures will be used to create visual interest and variety. The plants and trees in the landscape plan are indigenous to the arid region and have been selected for their low water use and tolerance to drought conditions.

Goal CD 5: Maintain, protect and enhance the character, quality and connectivity of the public realm and open space areas.

- **Policy CD 5.4.** Encourage plant placement that maximizes shade opportunities in pedestrian spaces, parking lots, and streetscape environments.

Response: A vast improvement to the public realm will occur with this project. Previously, the site placed parking and for-sale vehicles along the adjacent rights-of-way – a sure impediment to an enjoyable pedestrian experience. By pushing the buildings towards the public realm, providing interesting architecture and blending the public/private open space area between the building and the street, the pedestrian experience is substantially improved. Additionally, a new pedestrian pathway is provided along the north edge of the site connecting the existing alley and residential neighborhood to Scottsdale Road.

Shade trees are provided along the street frontage as well as within the courtyard area. This is especially visible at the northern courtyard which connects directly to the Scottsdale Road public right-of-way. Parking is within a garage and therefore already shaded.

Goal CD 6: Promote, plan and implement design strategies that are sustainable.

- **Policy CD 6.1.** Encourage compact development design along Corridors and in Regional Centers and Activity Areas to help reduce travel distances, encourage walking and cycling, and stimulate public transit use.

- **Policy CD 6.2.** Encourage building design, orientation, and layout that reduce energy consumption.
- **Policy CD 6.3.** Develop adaptable and sustainable building design strategies that could accommodate future innovative energy and environmental technologies as they become commercially viable.
- **Policy CD 6.4.** Encourage the use of sustainable design principles for remodeling and new development projects to mitigate building construction and operational impacts on the environment.

Response: The design of the project is very compact in nature and creates new housing opportunities that will reduce travel distances, encourage walking, biking and stimulate public transit by providing residents the option to live closer to where they work. The entire site is designed and oriented to be as sustainable as possible and create passive shading and cooling opportunities. The compactness of the project's footprint also lends itself to lower energy consumption, when compared by suburban garden apartment communities.

Goal CD 7: Protect low-scale single-family neighborhoods within Southern Scottsdale by utilizing landscape buffers and transitional building forms, shapes, and sizes in the design of new development and redevelopment.

- **Policy CD 7.1.** Encourage architectural and design transitions between new development and existing development.

Response: The vast majority of the site abuts commercial uses, major roadways or the parking and drive aisle of a multifamily project. A very small segment at the northwest corner of the property is adjacent to a single-family home, and even this area is separated by an alleyway, an on-site landscaped area and the loop road that encircles the development. A stepback is also introduced with the building massing at this corner. All new onsite structures are separated from adjacent uses by the onsite circulation drive.

3. Public Services and Facilities

Goal PSF 3: Plan and provide for southern Scottsdale's existing and future infrastructure needs.

- **Policy CD 2.1.** Encourage both the private and public sectors to underground existing and new 69kV and lower voltage power lines throughout Southern Scottsdale, where feasible.

Response: The project will look to underground existing utility lines that may serve the site. This appears to occur near the northwest corner of the site.

5. Planned Unit Development Conformance

The Planned Unit Development (PUD) district promotes a mixed-use development pattern (horizontally or vertically) and recognizes that strict adherence to traditional development standards found in most zoning districts may be an impediment to such a challenging development typography. The property and project in question create such a circumstance where standard zoning district constraints would inhibit the quality and feasibility of development. The site is long and skinny and adjacent to residential uses; however, it also abuts a major thoroughfare and has an intense, Highway Commercial C-3 zoning designation. To adequately develop the site, and as in common in many infill projects, Amended Development Standards are required. Specifically, the Amended Development Standards requested for this project are:

- **Ordinance Section 5.5005.E.1 and E.2 – Minimum and Average setback**
    - The project meets and exceeds the required minimum setback and average setback along Continental Drive. Not unexpectedly given the skinny nature of the site, some minor relief is required along the Scottsdale Road frontage. This is further complicated along Scottsdale Road because the Ordinance requires a different set of setbacks standards for residential uses verses commercial uses – while this mixed-use project has both uses. The project provides a commercial "face" on the southern half of the site and a residential "face" on the north. The project provides a consistent 25-foot minimum setback where 28-feet is required in front of the commercial and 34-feet in front of the residential. For average setback, the project provides 29-feet in front of the commercial and 34-feet in front of the residential. 32-feet and 40-feet are required respectively.

- **Ordinance Section 5.5005.F.2 – Building stepback**
    - The project meets the required building stepback plane along Scottsdale Road, along Continental Drive, and along the north property line. The ordinance increases the stepback requirements along the west property line because it abuts a residential zoning district. Per Code, a 1:2 stepback plane is required starting at zoning district boundary line. The PUD will modify this to a 1:2 plane starting at a point 32 feet above the zoning district boundary line. The stepback request is more than adequate at this location. The existing multifamily project to the west is already 2-stories in height and places a drive aisle and parking (complete with parking canopies) along its east property line. Combined with the drive aisle on the subject site and the building-to-building separation between these projects is roughly eighty (80) feet.

- **Ordinance Section 5.5005.H – Landscape within the setback**

- This provision requires a twenty (20) foot setback adjacent to the west property line and that the setback area be landscaped. Landscaping will not be provided along this property line. However, to make up for this, the setback has been increased from twenty (20) to thirty (30) feet. Landscaping along this property line would have minimal benefits and would be virtually invisible to surrounding properties. As previously noted, the multifamily project to the west places a drive aisle, parking and parking canopies along this property line. When combined with the block wall along the property line, new landscaping at this location would be unnoticed, difficult to maintain and a waste of water resources.

The criteria to establish a Planned Unit Development (PUD) zoning district, as outlined in Section 5.5003.A of the PUD Ordinance has been met as follows:

a) **The proposed development promotes revitalization, the goals, policies and guidelines of the General Plan, area plans, and design guidelines:**
This project is being developed to benefit the revitalization of the community by providing well-designed, environmentally sensitive, market priced housing. As outlined in this narrative in sections 3o. Conformance to the General Plan and 3b. Conformance to the Southern Scottsdale Character Area Plan, it directly aligns with the goals, policies and design guidelines as requested.

b) **The proposed development's uses, densities, or development standards would not otherwise be permitted by the property's existing zoning:**
The proposed development is currently in C-3 zoning. C-3 does not allow residential use, and only allows only a max 0.80 floor area to lot size ratio and 36' building height. In order to comply with many of the land use goals outlined in the Southern Scottsdale Character Area Plan (such as LU 1.2,1.3, 2.1, 3.1, 3.2, 3.3, 3.6, 5.2.2, 9.1) that focus in part on providing flexibility in residential mixed-use development standards to encourage revitalization of properties within higher density areas of Southern Scottsdale, the zoning for the area will have to be adjusted.

c) **The proposed development will be compatible with adjacent land uses and promotes the stability and integrity of abutting or adjacent residential neighborhoods:**
The proposed development will be compatible with adjacent land uses, although most of the buildings surrounding the location are dated and would benefit from revitalization. Adjacent to the north is a vacant building and lot. Adjacent to the west are multi-family residential apartments. Across North Scottsdale to the east is series of retail establishments and a small car dealership. Across East Continental Drive is a Circle K convenience store and gas station, with additional multifamily development as you head west.

d) **There is adequate infrastructure and city services to serve the development:**

We have had multiple meetings with the City Scottsdale, as well as with waste and water services, to ensure that there Is adequate capacity to serve the development.

e) The proposal meets the following location criteria:

a. The proposed development is not located within any area zoned Environmentally Sensitive Lands Ordinance (ESL) nor within the boundaries of the downtown Area:

The proposed development is not located within any area zoned ESL or within the boundaries of the downtown area.

b. The proposed development fronts onto a major arterial and/or major collector street as designated in the Transportation Master Plan:

As can be seen on the Recommended Street Functional Classification from the Scottsdale Transportation Master Plan, the proposed development fronts onto Scottsdale Road just south of McDowell Road, which in that area is designated as Major Arterial - Urban.

6. Scottsdale Sensitive Design Principles Conformance

The Character and Design Element of the General Plan states that "*Development should respect and enhance the unique climate, topography, vegetation and historical context of Scottsdale's Sonoran Desert environment, all of which are considered amenities that help sustain our community and its quality of life."* The City has established a set of design principles, known as the Scottsdale's Sensitive Design Principles, to reinforce the quality of design in our community. The following Sensitive Design Principles are fundamental to the design and development of the Property.

1. ***The design character of any area should be enhanced and strengthened by new development.***

   Response: The project will greatly enhance the design character of the area. The property is currently a vacant lot and was previously an auto dealership with associated vehicle lots and repair facilities.

2. ***Development, through appropriate siting and orientation of buildings, should recognize and preserve established major vistas, as well as protect natural features.***

   Response: The urban location does not have protected natural features or established vistas.

3. ***Development should be sensitive to existing topography and landscaping.***

   Response: As an already developed, urban location, the current topography of the property is flat. Minimal landscaping exists and the proposed project landscaping will be a great improvement.

4. ***Development should protect the character of the Sonoran Desert by preserving and restoring natural habitats and ecological processes.***

   Response: As an already developed, urban location, no natural habitats exist to preserve or restore.

5. ***The design of the public realm, including streetscapes, parks, plazas and civic amenities, is an opportunity to provide identity to the community and to convey its design expectations.***

   Response: The project provides vast improvements to the public realm along Scottsdale Road and along Continental Drive. New landscaping, sidewalks and numerous pedestrian connections to and from the public realm convey and inviting and quality project. A new pedestrian connection along the north property line is also proposed to enable adjacent residents a direct connection through the subject site to the pedestrian realm along Scottsdale Road.

6. ***Developments should integrate alternative modes of transportation, including bicycles and bus access, within the pedestrian network that encourage social contact and interaction within the community.***

   Response: The project encourages alternative modes of transportation by several means. At the most basic level, but perhaps most impactful, the mixed-use nature of the project and the choice to redevelop an infill site, reduces reliance on vehicular travel. Furthermore, the project provides bike racks and internal bike storage for residents.

7. ***Development should show consideration for the pedestrian by providing landscaping and shading elements as well as inviting access connections to adjacent developments.***

   Response: As discussed throughout this document, the improvements along the project street-frontages will vastly improve the pedestrian experience. This includes landscaping, hardscape and pedestrian connection, but also the act of placing the building closer to the public realm for a more urban feel. Additionally, the project provides a new pedestrian connection through the property, along the north property line for the adjacent neighborhood.

8. ***Buildings should be designed with logical hierarchy of mases.***

   Response: The project is designed with a clear top-middle-bottom hierarch of masses with varied articulation for additional interest.

9. ***The design of the built environment should respond to the desert environment.***

   Response: The project design responds to the desert environment. The entire site is designed and oriented to be as sustainable as possible and create passive shading and

cooling opportunities. The compactness of the project's footprint also lends itself to lower energy consumption, when compared by suburban garden apartment communities. The design responds to the desert environment, with interior spaces that extend into the outdoors; materials with colors and textures associated with the region; and features such as shade structures, roof overhangs, shade projections and recessed windows.

10. ***Development should strive to incorporate sustainable and healthy building practices and products.***

    Response: The developer will be working with the General Contractor for the most efficient sustainable building practices and products including energy efficient systems and construction methodologies. Units will be furnished with Energy Star certified appliances or equivalent.

11. ***Landscape design should respond to the desert environment by utilizing a variety of mature landscaping and preserving native plants.***

    Response: The proposed landscape design is comprised of low water use flowering trees, shrubs and groundcover. These plants and trees are indigenous to the arid region and have been selected for their low water use and tolerance to drought conditions. The landscape will be watered through an automated drip irrigation system, to ensure maximum water conservation. As a previously developed, automotive site, the property is void of native plants for preserving.

12. ***Site design should incorporate techniques for efficient water use by providing desert adapted landscaping and preserving native plants.***

    Response: The landscape will be watered through an automated drip irrigation system, to ensure maximum water conservation.

13. ***The extent and quality of lighting should be integrally designed as part of the built environment.***

    Response: A defining feature of the project will be its integrated streetscape lighting. These vertical built-in corner light fixtures are located at nearly every commercial use entry stoop along Scottsdale Road and Continental Drive. Along with the brick clad landscape pot pedestals and storefront glass, these features provide a welcoming pedestrian scale to the architecture. Moreover, the repetitious pattern of these vertical

lighting strips contributes a memorable signature presence for the community to drivers passing by.

Unique, Built-in Corner Light Fixtures Along Pedestrian Frontage

14. Signage should consider the distinctive qualities and character of the surrounding context in terms of size, color, location and illumination.

Response: Project identification will be contextually appropriate and processed under a separate approval and permit process.

7. Conclusion

Continental demonstrates how an underutilized site can be developed to benefit the revitalization of a community by providing well-designed, environmentally sensitive market-priced housing. The property's antiquated, Highway Commercial (C-3) zoning designation will be replaced with a more appropriate Planned Unit Development (PUD) district custom tailored for this specific site. As demonstrated in the narrative, the project is in conformance with the City of Scottsdale's General Plan and the Southern Scottsdale Character Area Plan.

It is the goal of the entire design and development team to create a product that can serve as an example of how to create environmentally-sensitive, modern desert architecture on an underutilized site, helping to revitalize and energize the culturally diverse amenities and services that South Scottsdale has to offer.

CONTINENTAL

Proposed Development Standards

Sec. 5.5000. - Planned Unit Development (PUD).

Sec. 5.5005. - Development standards.

A. *PUD development area.*

1. Gross acreage.

   a. The minimum gross site area of any PUD development shall be one-half (0.5) acre and the maximum gross site area shall be fifteen (15) acres, except as specified in Section 5.5005.A.1.b.

   b. When the PUD is the most appropriate district to achieve mixed-use development, the City Council may authorize a PUD development in a site area greater than fifteen (15) gross acres up to a maximum of twenty-five (25) gross acres.

B. *Density and intensity.*

1. The overall density of residential uses shall be established by the approved DP.

2. The overall intensity of commercial uses shall not exceed 0.8 floor area ratio, except as provided in Section 5.5005.B.3.

3. The City Council may approve intensity of commercial uses greater than 0.8 floor area ratio subject to any of the following criteria:

   a. The proposed DP provides improved dedicated public open space.

   b. The proposed DP provides a public parking facility(ies).

   c. The proposed DP provides shared parking as established in Article IX parking and loading requirements.

C. *Allowable building height.*

1. *Building height:*

   a. Shall be a maximum of forty-eight (48) feet, except as otherwise provided in Section 5.5005.D. and 5.5005.F.

D. *Exception to building height.*

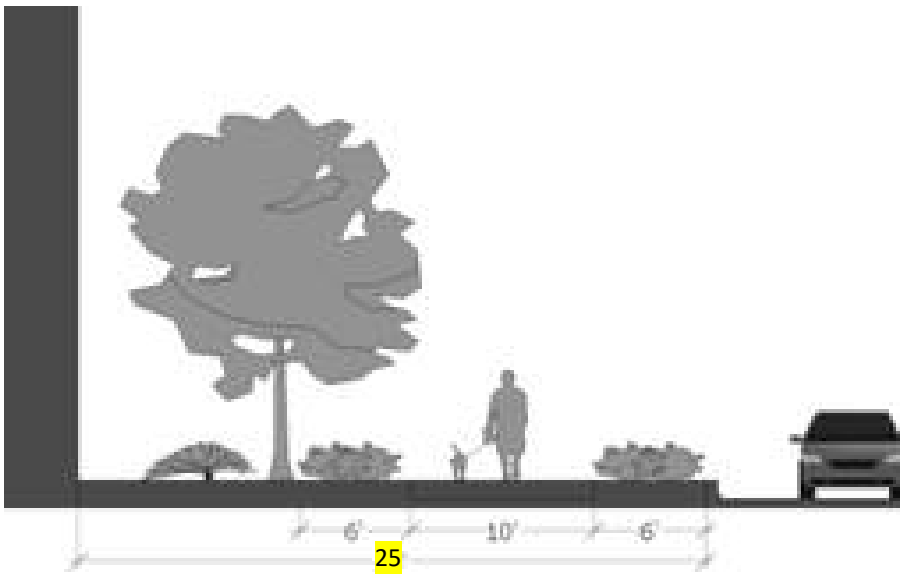
1. Architecturally integrated features, such as roof top mechanical equipment for utility and communication purposes, elevator bulk head, stairwell, screen wall, railing, trellis and patio cover may exceed the building height up to ten (10) feet provided that the area within the said exceptions do not exceed a total of thirty (30) percent of a building's roof area. However, the City Council may approve either greater mechanical height or building roof area coverage where the DP and supporting materials demonstrate the allowable exception cannot reasonably be achieved.

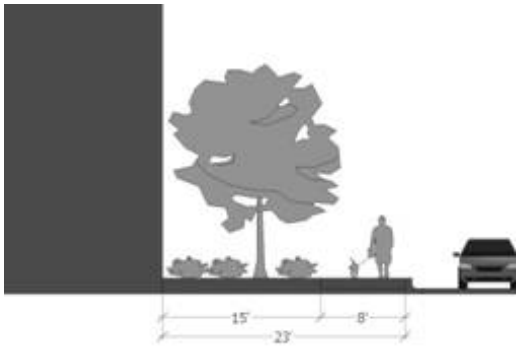
2. Architecturally integrated, active solar systems may exceed thirty (30) percent of a building's roof area subject to development review board approval.

3. Roof top garden structures may exceed the building height up to five (5) feet.

E. *Building setbacks.*

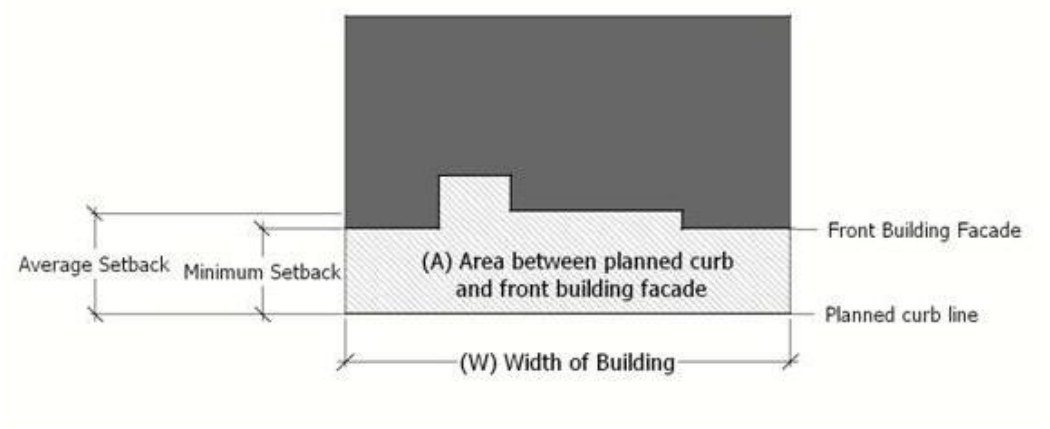
1. *Minimum setback.* Buildings adjacent to public and private streets shall be setback from the back of the planned curb line, including the planned curb line for bus bays and turn lanes, in accordance with Section 5.5005.E. Table A. The planned curb line, including the planned location for bus bays and turn lanes, shall be as described in the Transportation Master Plan and the Design Standards & Policies Manual.

TABLE A			
BUILDING SETBACK FROM BACK OF THE PLANNED CURB ALONG STREETS			
Street Classification Type and Use	**Minimum Setback**	**Average Setback**	**Setback Diagram - This Illustrates Setbacks, Excluding Average Setback. Dimensions are for Illustrative Purposes.**
Major and Minor Arterial - Residential on First Floor Adjacent to the Street	**25**~~34~~ feet	**34**~~40~~ feet	
Major and Minor Arterial - Retail and Commercial on First Floor Adjacent to the Street	2**5**~~8~~ feet	**29**~~32~~ feet	

Major and Minor Collector, Local Streets, and Unclassified Streets (Including Private Streets but Excluding Alleys) - Residential on First Floor Adjacent to the Street	25 feet	30 feet	
Major and Minor Collector, Local Streets, and Unclassified Streets (Including Private Streets but Excluding Alleys) - Retail and Commercial on First Floor Adjacent to the Street	23 feet	28 feet	

2. *Average setback.* The front building façade shall be placed to achieve an average setback as specified in Table A. The average setback shall be equal to the land area located between the planned curb line and the front building façade divided by the width of the front building façade.

AVERAGE SETBACK DIAGRAM - THIS DIAGRAM ILLUSTRATES SECTION 5.5005.E.2.



$$\frac{\text{(A) Area}}{\text{(W)}} = \text{Average Setback (According to Table A)}$$

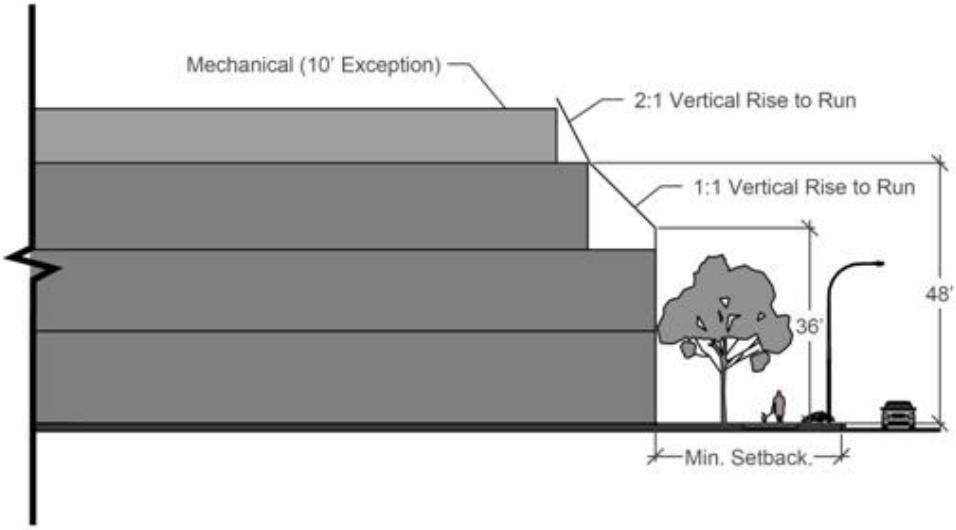
3. *Designated scenic corridor or buffered setback.* Where a designated scenic corridor or a buffered setback is existing or planned the setback shall be the required width of the designated scenic corridor or buffered setback. The Planned Unit Development (PUD) District average setback shall not apply.

F. *Building envelope.*

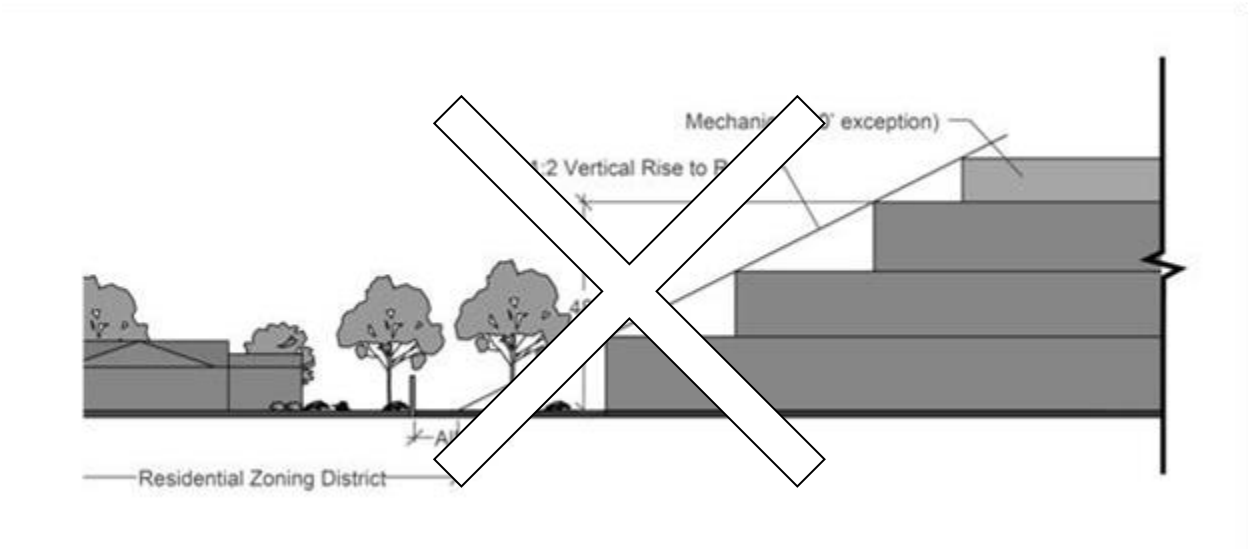
1. Starting at a point thirty-six (36) feet above the minimum building setback line, the building envelope inclined stepback plane shall slope upwards at 1:1 (ratio of the vertical rise to the horizontal run) to a point measured forty-eight (48) feet above the minimum building setback line. Thereafter the building envelope inclined stepback plane shall slope upwards at 2:1 (ratio of the vertical rise to the horizontal run) on all sides of a property adjacent to public and private streets.

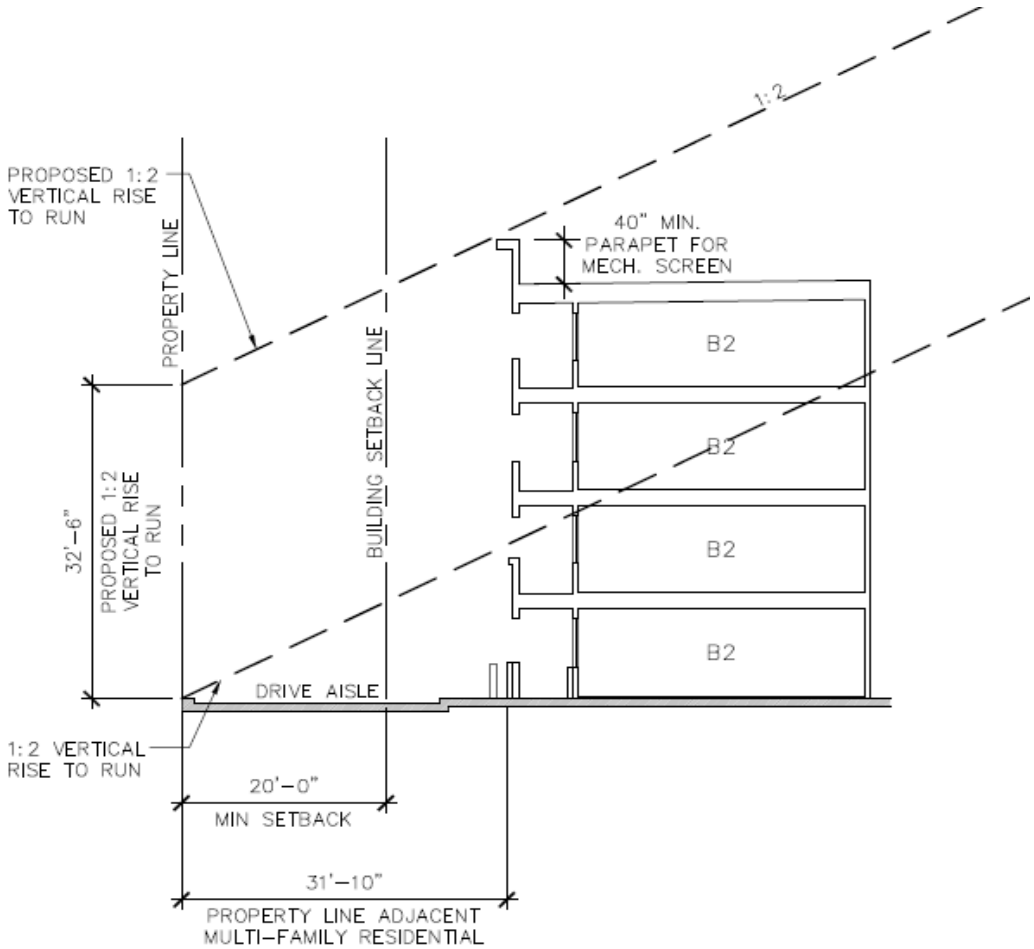
2. PUD Developments abutting or adjacent to a residential zoning district shall have a building envelope inclined stepback plane of 1:2 (ratio of the vertical rise to the horizontal run) starting FROM A POINT THIRTY-TWO (32) FEET ABOVE ~~on~~ the residential zoning district boundary, except as specified Section 5.5005.F.3.

BUILDING ENVELOPE DIAGRAM - THIS DIAGRAM ILLUSTRATES SECTION 5.5005.F.1.



BUILDING ENVELOPE DIAGRAM - THIS DIAGRAM ILLUSTRATES SECTION 5.5005.F.2.





3. PUD Developments adjacent to a residential zoning district, where the properties are separated by a major and/or minor arterial street as classified by the Transportation Master Plan and the Design Standards & Policies Manual, shall comply with Section 5.5005.F.1.

G. *Encroachment beyond the building envelope.*

1. A maximum encroachment of fifteen (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.

2. Any encroachment into the right-of-way, roadway easement, or right-of-way easement requires a city issued encroachment permit and/or agreement.

3. The requirements of article vii. General provisions shall not apply to Section 5.5005.G.

H. *Setback abutting a residential zoning district.*

1. A setback of twenty (20) feet shall be provided along the property line abutting a residential zoning district(s). The setback area ~~shall be landscaped and~~ may include space reserved for

services such as refuse, recycling, utility boxes, and amenities such as playground equipment, picnic tables, and screen walls.

I. *Required open space.* Open space is only required for developments that include residential uses.

1. Private outdoor living space.

   a. Minimum: 0.05 multiplied by the gross floor area of the dwelling unit.

   b. The private outdoor living space shall be located beside the dwelling unit which it serves and shall be for the exclusive use of the unit occupant(s), but is not part of the unit's gross floor area.

2. Common open space.

   a. Minimum: 0.10 multiplied by the total gross site area of the development.

   b. Common open space is not required if the overall density of the development is less than five (5) dwelling units per acre.

J. *Landscape improvements.* The provisions of Article X. Landscaping requirements shall apply.

Sec. 5.5006. - Off-street parking and loading.

A. Parking shall not be located between the building and the street; and shall not be located between the average building setback line and the street.

B. Structured parking and parking garages shall be screened from street views and any views from residential districts shown on Table 4.100.A., or the residential portion of a Planned Community P-C or any portion of a Planned Residential Development PRD with an underlying zoning district comparable to the residential districts shown on Table 4.100.A. Screening shall be provided by building spaces that are habitable or that provide an architectural screen. Architectural screening shall be subject to Development Review Board approval.

C. The provisions of Article IX. Parking and loading requirements shall apply.

Sec. 5.5007. - Signs.

A. The provisions of Article VIII. Sign requirements shall apply except a master sign plan shall be submitted at the time of development review application.

NORTH

ALTA CONTINENTAL

WOOD PARTNERS

biltform architecture

CONTEXT AERIAL

SCALE: NOT TO SCALE

A1.2

05-14-20

© BILTFORM ARCHITECTURE GROUP,

14-ZN-2018
9/1/2020

REFUSE COLLECTION REQUIREMENTS

0.5 CUBIC YARDS OF WASTE PER UNIT	= .5 x 281 = 140.5 CUBIC YARDS
MINI MAC COMPACTOR COMPACTION RATIO = 4:1	= 36 CUBIC YARDS
TOTAL CUBIC YARDS OF WASTE GENERATED PER WEEK	= 36 CUBIC YARDS
36 CUBIC YARDS/9 – FOUR CUBIC YARD CONTAINERS	= 2 COLLECTIONS PER WEEK

REFUSE COLLECTION NOTE

ON COLLECTION DAY THE TRUCK WILL PULL UP NEXT TO THE REFUSE ROOM ROLL–UP DOOR, CONTAINERS WILL BE WHEELED OUT TO TRUCK WHERE THEY WILL BE EMPTIED INTO THE WASTE TRUCK. THIS WILL CONSIST OF A TWO PERSON TEAM, ONE WILL OPERATE THE TRUCK WHILE THE OTHER WILL MANEUVER THE CONTAINERS INTO POSITION FOR THE OPERATOR TO EMPTY EACH CONTAINER. MAINTENANCE STAFF WILL BE ON HAND TO CLEAN THE AREA AS NECESSARY AND RELOCATE CONTAINERS INTO THE REFUSE ROOM AND CLOSE THE ROLL–UP DOOR.

SITE PLAN NOTES

1. SIGHT DISTANCE TRIANGLES SHALL BE SHOWN ON FINAL PLANS FOR DRIVEWAYS FROM COMMERCIAL SITES AND ANY INTERSECTIONS. AREA WITHIN THE SAFETY TRIANGLE IS TO BE CLEAR OF LANDSCAPING, SIGNS, OR OTHER VISIBILITY OBSTRUCTIONS WITH A HEIGHT GREATER THAN 1.5 FEET. TREES WITHIN THE SAFETY TRIANGLE SHALL BE SINGLE TRUNK AND HAVE A CANOPY THAT BEGINS AT 8 FEET IN HEIGHT UPON INSTALLATION. ALL HEIGHTS ARE MEASURED FROM NEAREST STREET LINE ELEVATION.
2. TEMPORARY/SECURITY FENCING THAT IS REQUIRED OR IS OPTIONALLY PROVIDED SHALL BE IN ACCORDANCE WITH THE ZONING ORDINANCE AND THE DESIGN STANDARDS AND POLICIES MANUAL.
3. THE TEMPORARY/SECURITY FENCE LOCATION SHALL NOT BE MODIFIED OR THE TEMPORARY/SECURITY FENCE SHALL NOT BE REMOVED WITHOUT THE APPROVAL OF THE PLANNING AND DEVELOPMENT SERVICES' INSPECTION SERVICES DIVISION.
4. ALL RIGHTS–OF–WAY ADJACENT TO THIS PROPERTY SHALL BE LANDSCAPED AND MAINTAINED BY THE PROPERTY OWNER.
5. ALL SIGNS REQUIRE SEPARATE PERMITS AND APPROVALS.
6. A MASTER SIGN PROGRAM SHALL BE SUBJECT TO THE APPROVED OF THE DEVELOPMENT REVIEW BOARD PRIOR TO THE ISSUANCE OF A SIGN PERMIT FOR MULTI–TENANT BUILDINGS.
7. NO EXTERIOR VENDING OR DISPLAY SHALL BE ALLOWED.
8. FLAGPOLES, IF PROVIDED, SHALL BE ONE PIECE CONICAL TAPERED.
9. NO EXTERIOR PUBLIC ADDRESS OR SPEAKER SYSTEM SHALL BE ALLOWED.
10. PATIO UMBRELLAS, IF PROVIDED, SHALL BE SOLID COLORS AND SHALL NOT HAVE ANY ADVERTISING IN THE FORM OF SIGNAGE OR LOGOS.
11. ALL EXTERIOR MECHANICAL, UTILITY, AND COMMUNICATION EQUIPMENT SHALL BE SCREENED TO THE HEIGHT OF THE TALLEST UNIT BY PARAPET OR SCREEN WALL THAT MATCHES THE ARCHITECTURAL COLOR AND ARCHITECTURAL FINISH OF THE BUILDING. GROUND MOUNTED MECHANICAL, UTILITY, AND COMMUNICATION EQUIPMENT SHALL BE SCREENED BY A SCREEN WALL THAT MATCHES THE ARCHITECTURAL COLOR AND ARCHITECTURAL FINISH OF THE BUILDING, WHICH IS A MINIMUM OF 1'–0" HIGHER THAN THE HIGHEST POINT OF TALLEST UNIT. (DETAILS ARE STILL REQUIRED.)
12. ALL EQUIPMENT, UTILITIES, OR OTHER APPURTENANCES ATTACHED TO THE BUILDING SHALL BE AN INTEGRAL PART OF THE BUILDING DESIGN IN TERMS OF FORM, COLOR AND TEXTURE.
13. NO EXTERIOR VISIBLE LADDERS SHALL BE ALLOWED.
14. ALL POLE–MOUNTED LIGHTING SHALL BE A MAXIMUM OF 20 FEET IN HEIGHT.
15. NO CHAIN LINK FENCING SHALL BE ALLOWED.
16. NO TURF AREAS SHALL BE PROVIDED.
17. NO IRRIGATION SHALL BE PROVIDED TO UNDISTURBED NATURAL AREA OPEN SPACE (NAOS) AREAS.
18. PROVIDE THE NATURAL AREA OPEN SPACE (NAOS) AND LIMITS OF CONSTRUCTION (LOC) PROTECTION PROGRAM ON THE PLANS:
    a. NO BUILDING, GRADING, OR CONSTRUCTION ACTIVITY SHALL ENCROACH INTO AREAS DESIGNATED AS NAOS, OR OUTSIDE THE DESIGNATED CONSTRUCTION ENVELOPE.
    b. ALL NAOS AND AREA OUTSIDE OF THE LOC SHALL BE PROTECTED FROM DAMAGE PRIOR TO, AND DURING CONSTRUCTION BY THE FOLLOW METHODS:
19. A REGISTERED LAND SURVEYOR SHALL STAKE ALL NAOS AND LOC DISTURBANCE BASED ON THIS EXHIBIT.
20. ± THREE (3) FOOT TALL STEEL REBAR, OR CITY OF SCOTTSDALE INSPECTION SERVICES APPROVED SIMILAR, SHALL BE SET ALONG THE NAOS AND LOC, AND CONNECTED WITH GOLD ROPING BY THE CONTRACTOR PRIOR TO ANY CLEARING OR GRADING.
21. ALL CACTUS SUBJECT TO THE CITY OF SCOTTSDALE'S NATIVE PLANT ORDINANCE DIRECTLY ADJACENT, WITHIN TWO FEET, OG THE NAOS AND LOC LINE SHALL BE FENCED WITH WIRE FENCING TO PREVENT DAMAGE.
22. THE STAKING, ROPING, AND FENCING SHALL BE MAINTAINED INTACT BY THE CONTRACTOR DURING THE DURATION OF THE CONSTRUCTION ACTIWTY.
23. THE CONTRACTOR SHALL REMOVE STAKING, ROPING, AND FENCING AFTER RECEIPT OF THE LETTER OF ACCEPTANCE FROM THE CITY OF SCOTTSDALE FOR ALL CONSTRUCTION WORK.
24. EXISTING OVERHEAD WIRE FACILITIES ALONG PROJECT BOUNDARY WILL BE BURIED
25. WE ACKNOWLEDGE THE REQUIREMENT OF SECTION 1–3.600 OF THE DSPM REGARDING SOIL NAILS FOR THE PARKING GARAGE (IF APPLICABLE)

PROJECT DATA

OVERALL SITE DATA:

SITE AREA:	±5.81 GROSS ACRES / ±4.43 NET ACRES
ZONING:	EXISTING: C–3 PROPOSED: PUD
APN NO'S.:	129–13–002G, 003D, 003E & 004D
PROPOSED USE:	MULTI–FAMILY
PROPOSED DENSITY:	49 DU/GROSS AC / 63 DU/NET AC
PROPOSED BUILDING HEIGHT:	48 FEET(4 STORIES) 51 FEET (CORNER TOWER) 58 FEET (MECH/ELEV/STAIR TOWER)
BUILDING AREA:	524,538 S.F.
COMMERCIAL AREA:	10,125 S.F.

UNIT MIX:

ONE BEDROOM UNITS:	182	(65%)
TWO BEDROOM UNITS:	85	(30%)
THREE BEDROOM UNITS:	14	(5%)
TOTAL:	281	D.U.

UNIT TYPE		GROSS LIV. AREA	UNITS	GROSS LIV. AREA
UNIT A1	1 BED/1 BA	677 S.F.	4	2,708 S.F.
UNIT A2.1	1 BED/1 BA	730 S.F.	47	34,310 S.F.
UNIT A2.2	1 BED/1 BA	772 S.F.	1	772 S.F.
UNIT A3.1	1 BED/1 BA	801 S.F.	4	3,204 S.F.
UNIT A3.2	1 BED/1 BA	1,013 S.F.	6	6,078 S.F.
UNIT A4	1 BED/1 BA	857 S.F.	57	48,849 S.F.
UNIT A5	1 BED/1 BA	777 S.F.	58	45,066 S.F.
UNIT A6	1 BED/1 BA	755 S.F.	4	3,020 S.F.
UNIT A7	1 BED/1 BA	897 S.F.	2	1,794 S.F.
UNIT B1	2 BED/2 BA	1,060 S.F.	20	21,200 S.F.
UNIT B2	2 BED/2 BA	1,155 S.F.	47	54,285 S.F.
UNIT B3.1	2 BED/2 BA	1,064 S.F.	2	2,128 S.F.
UNIT B3.2	2 BED/2 BA	1,127 S.F.	4	4,508 S.F.
UNIT B5	2 BED/2 BA	1,235 S.F.	11	13,585 S.F.
UNIT C1	3 BED/2 BA	1,525 S.F.	14	21,350 S.F.
TOTAL:			281 D.U.	262,857 S.F.
AVG. S.F.				935 S.F.

PARKING:

PROVIDED:	
OPEN PARKING	12 P.S.
GARAGE PARKING (6.5 LEVELS)	478 P.S.
TOTAL PROVIDED:	1.75 P.S. PER UNIT = 490 P.S.
REQUIRED (PER TABLE 9.103):	
COMMERCIAL AREAS	
1 SPACE PER 325 S.F.	10,125 S.F./325 = 32 P.S.
TOTAL – COMMERCIAL	32 P.S.
DWELLING, MULTIFAMILY	
1 BEDROOM	182 X 1.3 = 237 P.S.
2 BEDROOM	85 X 1.7 = 145 P.S.
3 BEDROOM	14 X 1.9 = 27 P.S.
TOTAL – MULTIFAMILY	409 P.S.
TOTAL – OVERALL	441 P.S.

SYMBOL SCHEDULE

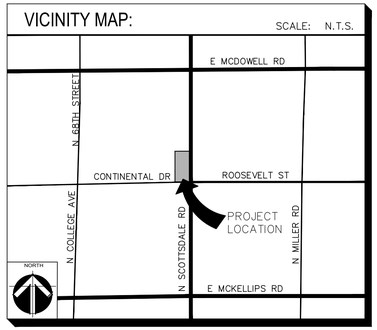
- BUILDING NUMBER / BUILDING TYPE
- FIRE RISER LOCATION
- FDC LOCATION
- # OF SPACES IN ROW / 2'–6" OVERHANG / 9'X18' PARKING SPACE
- DECORATIVE WALL LIGHTING
- WALL LIGHTING
- 25' INSIDE TURNING RADIUS / 49' OUTSIDE TURNING RADIUS — IN ACCORDANCE WITH SCOTTSDALE FIRE DEPT STANDARDS
- METER PANEL LOCATION
- ELECT. TRANSFORMER
- PEDESTRIAN CROSSWALK
- ACCESSIBLE PATH OF TRAVEL
- SITE LIGHTING
- FIRE HYDRANT

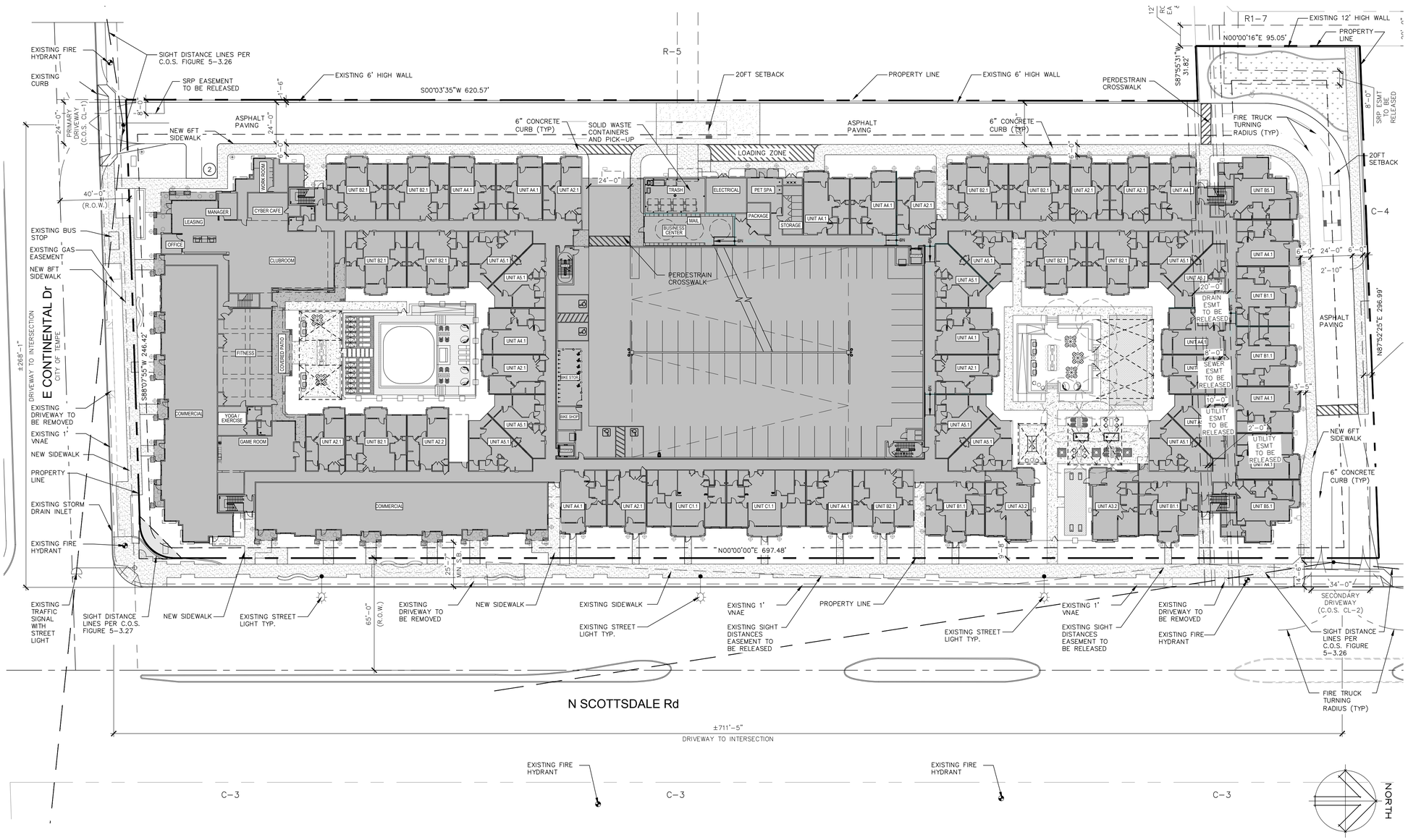
FIRE NOTES: EMERGENCY COMMUNICATION GENERAL NOTES

1. ALL NEW BUILDINGS SHALL HAVE APPROVED RADIO COVERAGE FOR EMERGENCY RESPONDERS WITHIN THE BUILDING BASE UPON THE EXISTING COVERAGE LEVELS OF THE PUBLIC SAFETY COMMUNICATION SYSTEM OF THE JURISDICTION A THE EXTERIOR OF THE BUILDING.
2. A CONSTRUCTION PERMIT FOR THE INSTALLATION OF OR MODIFICATION TO EMERGENCY RESPONDER RADIO COVERAGE SYSTEM AND RELATED EQUIPMENT IS REQUIRED AS SPECIFIED IN SECTION 105.7.6. CONTACT FIRE PREVENTION FOR ADDITIONAL INFORMATION.
3. PROVIDE SIGNAGE ON BUILDING DOORS LEADING INTO FIRE ALARM CONTROL PANEL, FIRE RISER ROOMS, ELECTRICAL ROOMS, ROOF ACCESS, ECTC.

VICINITY MAP:

SCALE: N.T.S.





0 15' 30' 60'

SITE PLAN

biltform architecture

biltform architecture group, LLC.

11460 north cave creek road . suite 11
phoenix . arizona 85020
Phone 602.285.9200 Fax 602.285.9229

PRELIMINARY NOT FOR CONSTRUCTION

ALTA CONTINENTAL

Apartment Homes

SCOTTSDALE, ARIZONA

WOOD PARTNERS

8777 E. Via De Ventura, Suite 201, Scottsdale, AZ. 85258

PHONE: 480-607-0622

PLANNING SUBMITTAL

05 / 14 / 2020

REVISIONS:

1 –

2 –

3 –

4 –

5

JOB NO:	20-031
SCALE:	1"=30'-0"
SHEET NO:	A1.1

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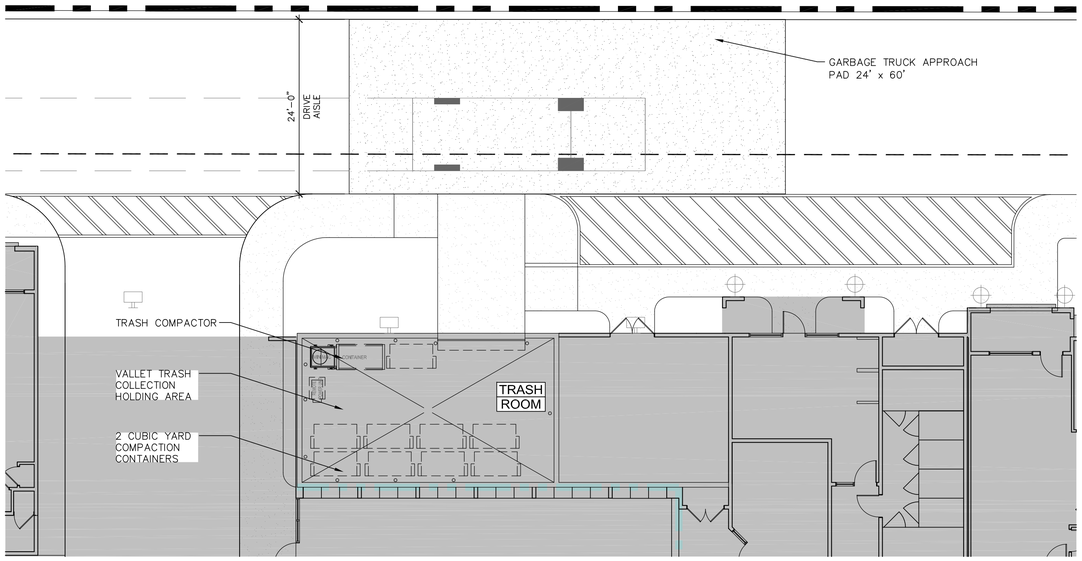
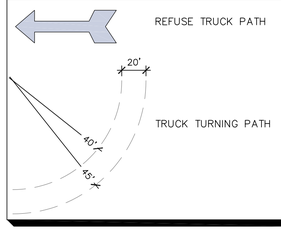


PARTIAL SITE PLAN
SCALE: 1" = 10'-0"
0 5' 10' 20'

SYMBOL LEGEND

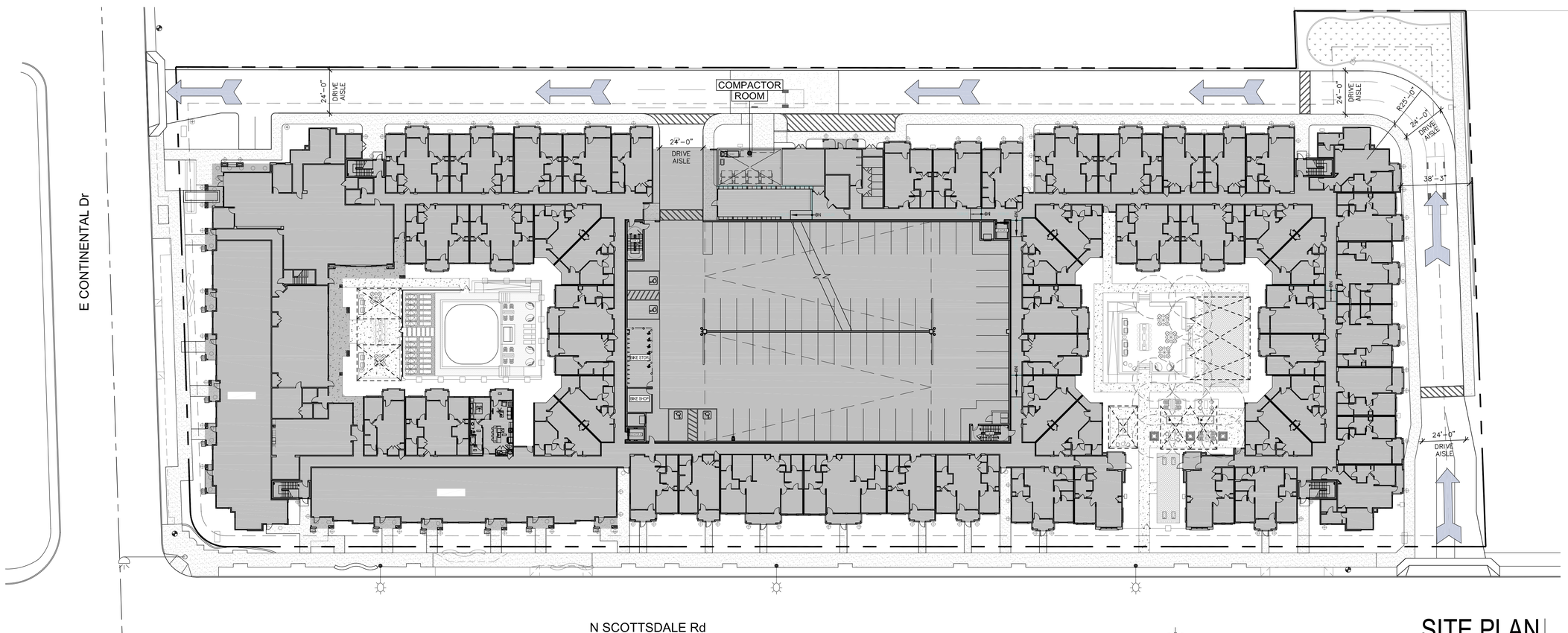


REFUSE COLLECTION REQUIREMENTS

0.5 CUBIC YARDS OF WASTE PER UNIT	= .5 x 281 = 140.5 CUBIC YARDS
MINI MAC COMPACTOR COMPACTION RATIO = 4:1	= 36 CUBIC YARDS
TOTAL CUBIC YARDS OF WASTE GENERATED PER WEEK	= 36 CUBIC YARDS
36 CUBIC YARDS/9 – FOUR CUBIC YARD CONTAINERS	= 2 COLLECTIONS PER WEEK

REFUSE COLLECTION NOTE

ON COLLECTION DAY THE TRUCK WILL PULL UP NEXT TO THE REFUSE ROOM ROLL-UP DOOR, CONTAINERS WILL BE WHEELED OUT TO TRUCK WHERE THEY WILL BE EMPTIED INTO THE WASTE TRUCK. THIS WILL CONSIST OF A TWO PERSON TEAM, ONE WILL OPERATE THE TRUCK WHILE THE OTHER WILL MANEUVER THE CONTAINERS INTO POSITION FOR THE OPERATOR TO EMPTY EACH CONTAINER. MAINTENANCE STAFF WILL BE ON HAND TO CLEAN THE AREA AS NECESSARY AND RELOCATE CONTAINERS INTO THE REFUSE ROOM AND CLOSE THE ROLL-UP DOOR.



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architecture

NORTH
0 15' 30' 60'

SITE PLAN
REFUSE COLLECTION
SCALE: 1"=30'-0"

A1.3
05-14-20

ALTA CONTINENTAL
WOOD PARTNERS

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9/1/2020

NOTES

PROJECT ZONING:	P.U.D.
GROSS LOT AREA:	±5.81 GROSS ACRES
NET LOT AREA:	±4.43 NET ACRES
COMMON SPACE REQUIRED: (253,523 x 0.10)	25,352 SQ FT
COMMON SPACE PROVIDE:	35,274 SQ FT
FRONTAGE SPACE PROVIDED:	13,849 SQ FT

DENOTES COMMON OPEN SPACE

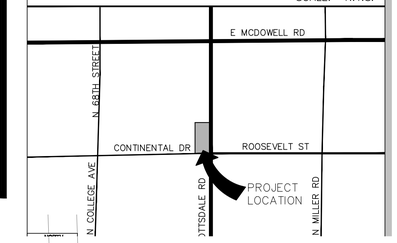
DENOTES FRONTAGE OPEN SPACE

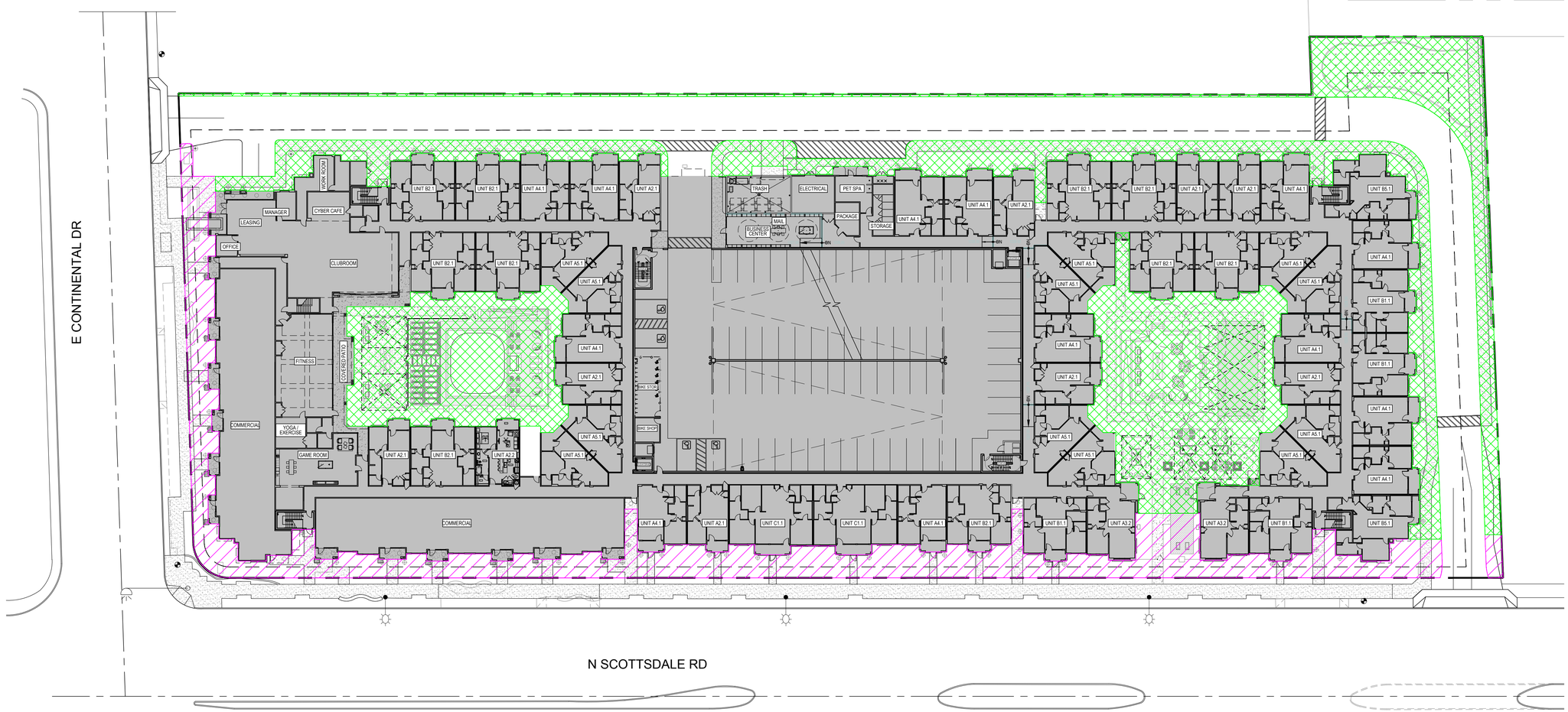
EXISTING COVERAGE LEVELS OF THE PUBLIC SAFETY COMMUNICATION SYSTEM OF THE JURISDICTION A THE EXTERIOR OF THE BUILDING.

2. A CONSTRUCTION PERMIT FOR THE INSTALLATION OF OR MODIFICATION TO EMERGENCY RESPONDER RADIO COVERAGE SYSTEM AND RELATED EQUIPMENT IS REQUIRED AS SPECIFIED IN SECTION 105.7.6. CONTACT FIRE PREVENTION FOR ADDITIONAL INFORMATION.
3. PROVIDE SIGNAGE ON BUILDING DOORS LEADING INTO FIRE ALARM CONTROL PANEL, FIRE RISER ROOMS, ELECTRICAL ROOMS, ROOF ACCESS, ECTC.

VICINITY MAP:

SCALE: N.T.S.





0 15' 30' 60'

NORTH

OPEN SPACE PLAN

SCALE: 1" = 30'-0"

A1.4

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ALTA CONTINENTAL

WOOD PARTNERS

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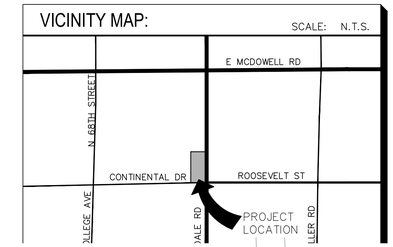
EXISTING COVERAGE LEVELS OF THE PUBLIC SAFETY COMMUNICATION SYSTEM OF THE JURISDICTION A THE EXTERIOR OF THE BUILDING.
2. A CONSTRUCTION PERMIT FOR THE INSTALLATION OF OR MODIFICATION TO EMERGENCY RESPONDER RADIO COVERAGE SYSTEM AND RELATED EQUIPMENT IS REQUIRED AS SPECIFIED IN SECTION 105.7.6. CONTACT FIRE PREVENTION FOR ADDITIONAL INFORMATION.
3. PROVIDE SIGNAGE ON BUILDING DOORS LEADING INTO FIRE ALARM CONTROL PANEL, FIRE RISER ROOMS, ELECTRICAL ROOMS, ROOF ACCESS, ECTC.

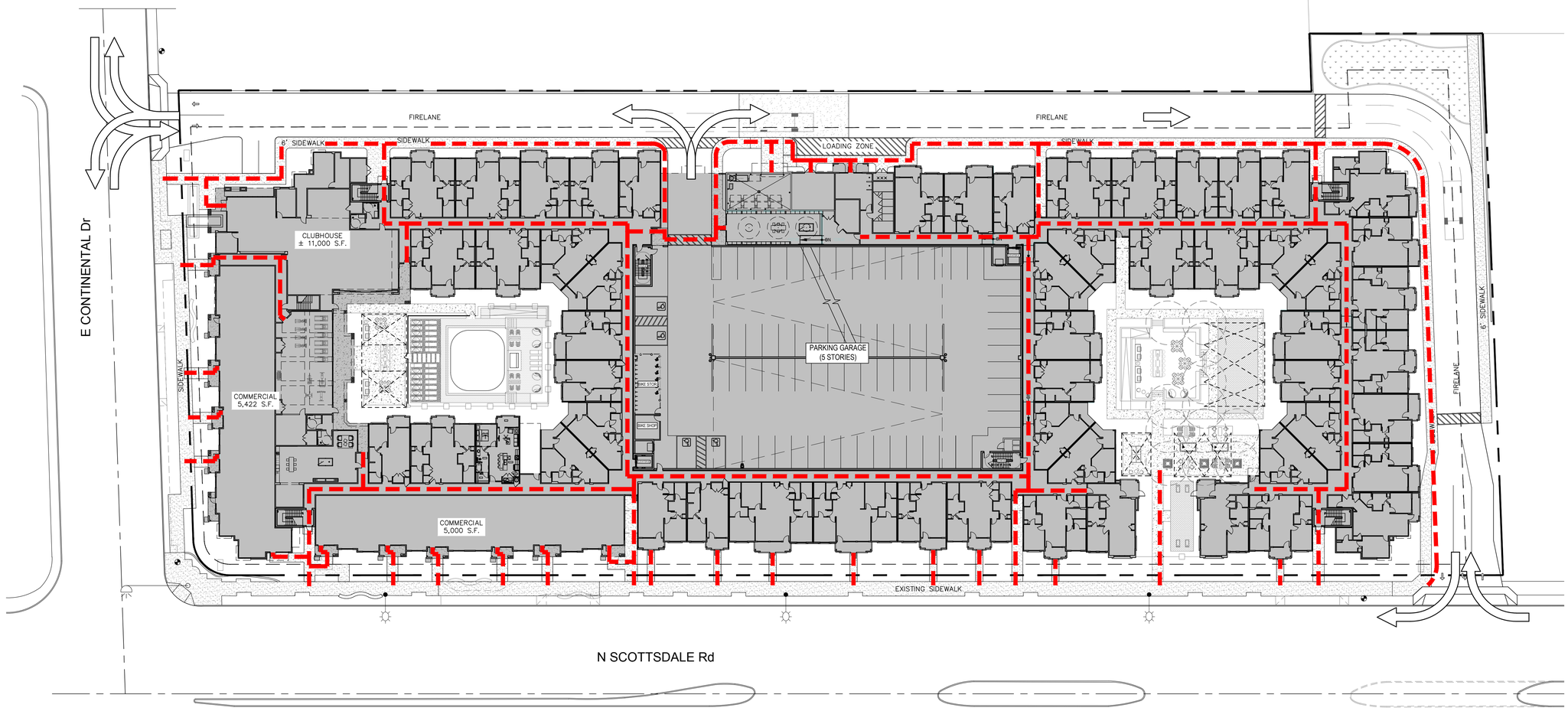
LEGEND

PEDESTRIAN ROUTE

VEHICULAR ROUTE

VICINITY MAP: SCALE: N.T.S.





0 15' 30' 60'

NORTH

PEDESTRIAN AND VEHICULAR CIRCULATION PLAN

SCALE: 1" = 30'-0"

A1.5

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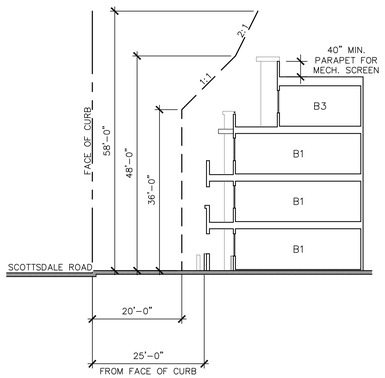
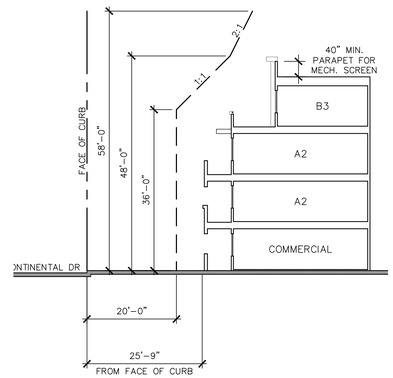
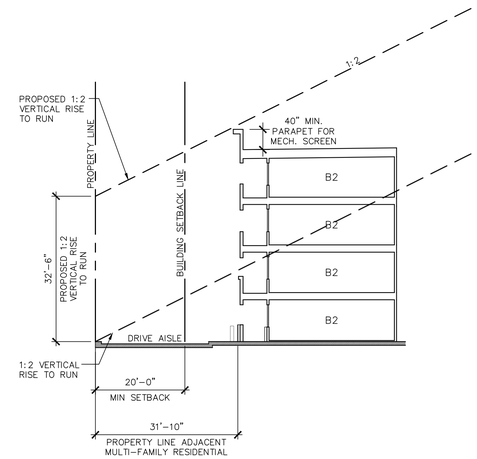


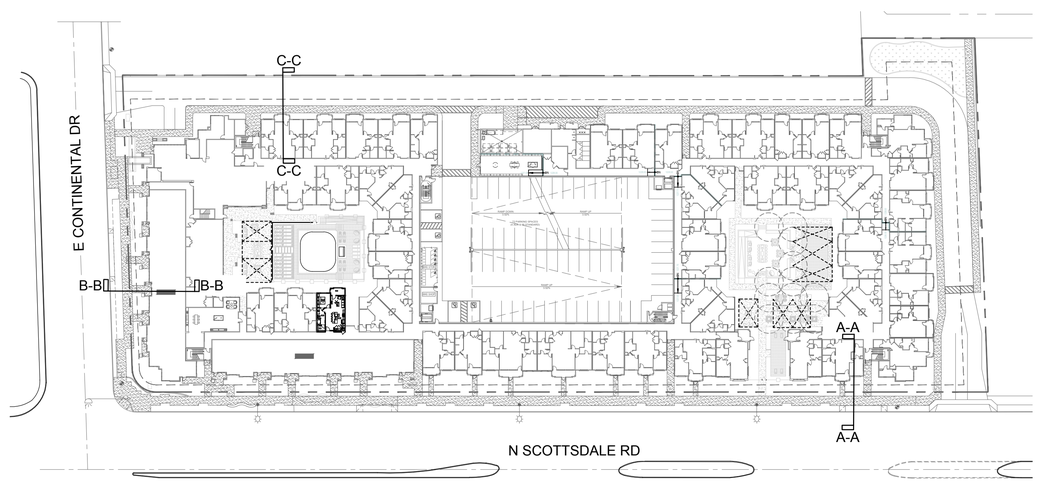
SECTION A-A
SCALE: 1/16" = 1'-0"



SECTION B-B
SCALE: 1/16" = 1'-0"



SECTION C-C
SCALE: 1/16" = 1'-0"



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ALTA CONTINENTAL
WOOD PARTNERS

STEPBACK PLAN
SCALE: 1/16" = 1'-0"

A1.6
05-14-20

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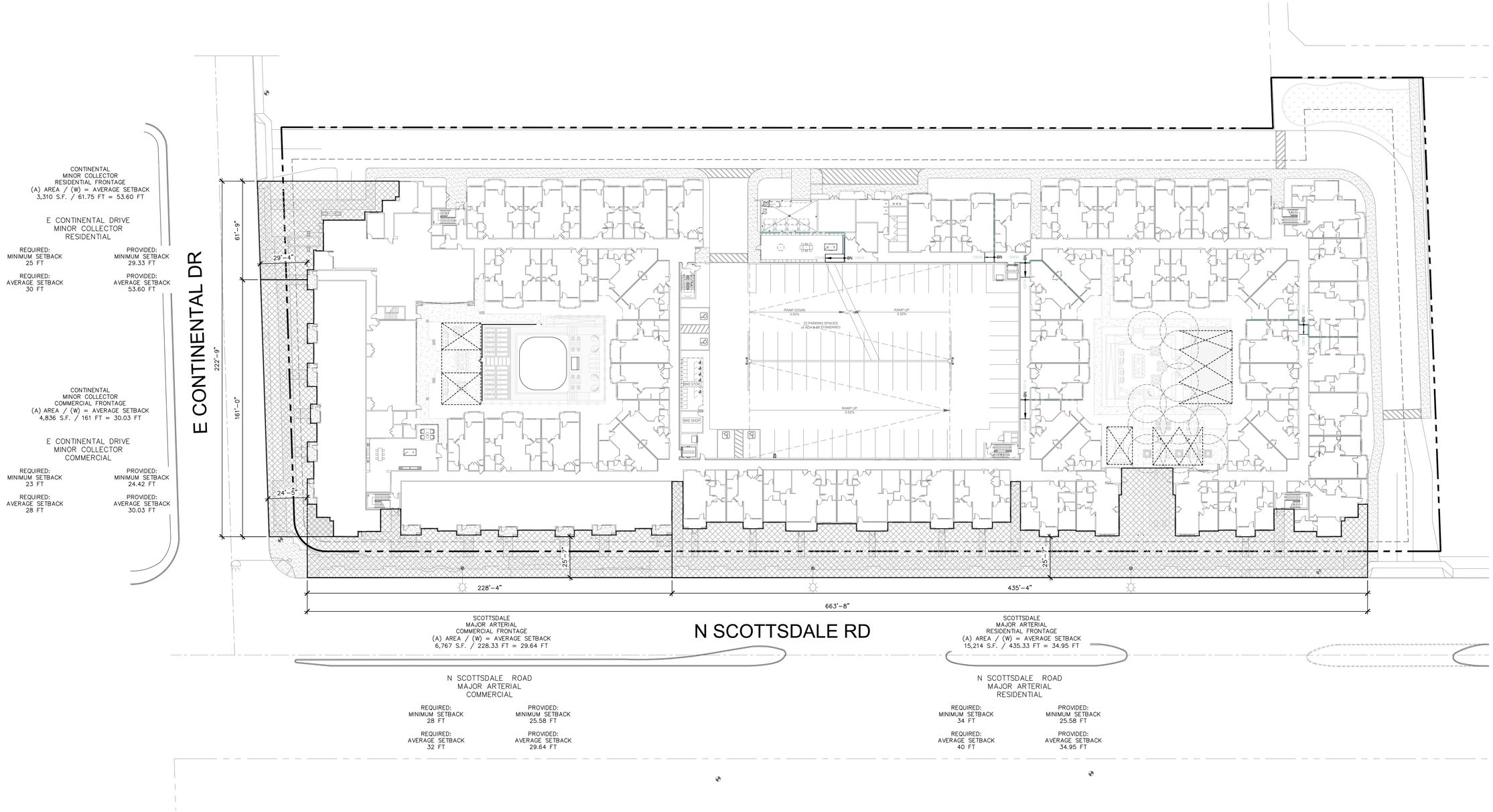

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ALTA CONTINENTAL

WOOD PARTNERS

AVERAGE SETBACK PLAN

SCALE: 1/16" = 1'-0"

A1.8

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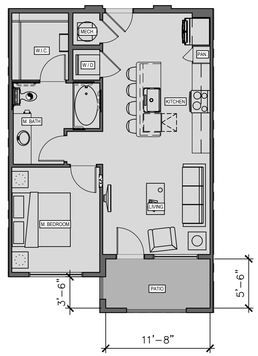
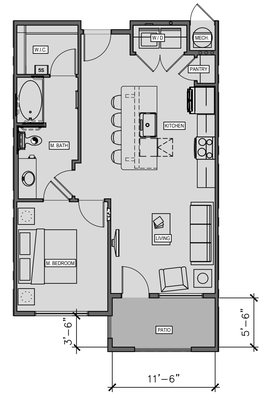
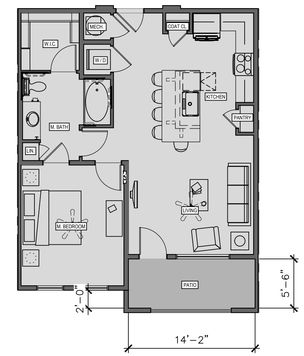


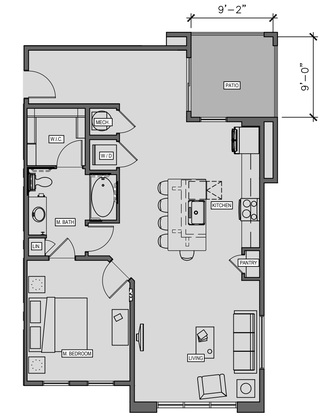
UNIT A1
UPPER FLOOR
GROSS LIVABLE AREA: 667 S.F.
PATIO OR EXTERIOR PRIVATE AREA: 75 S.F.



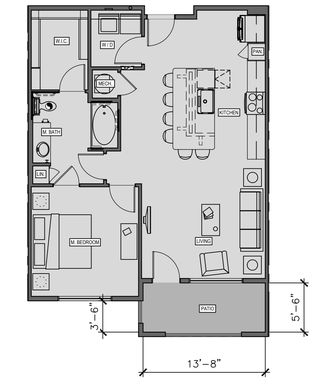
UNIT A2
UPPER FLOOR
GROSS LIVABLE AREA: 730 S.F.
PATIO OR EXTERIOR PRIVATE AREA: 74 S.F.



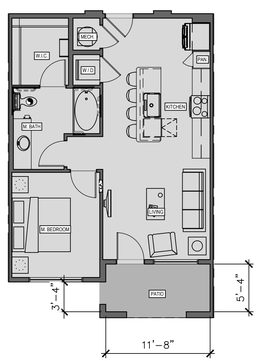
UNIT A3
UPPER FLOOR
GROSS LIVABLE AREA: 801 S.F.
PATIO OR EXTERIOR PRIVATE AREA: 89 S.F.



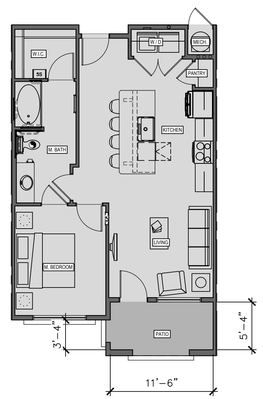
UNIT A3
UPPER FLOOR ALT
GROSS LIVABLE AREA: 1,013 S.F.
PATIO OR EXTERIOR PRIVATE AREA: 102 S.F.



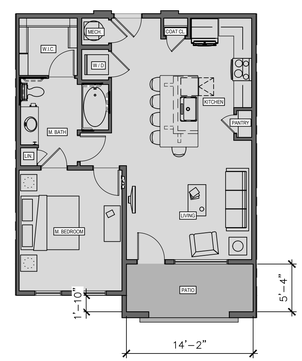
UNIT A4
UPPER FLOOR
GROSS LIVABLE AREA: 857 S.F.
PATIO OR EXTERIOR PRIVATE AREA: 86 S.F.



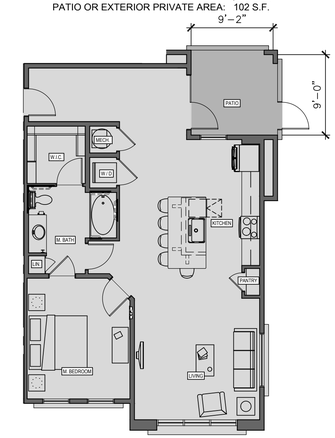
UNIT A1
1st FLOOR
GROSS LIVABLE AREA: 667 S.F.
PATIO OR EXTERIOR PRIVATE AREA: 75 S.F.



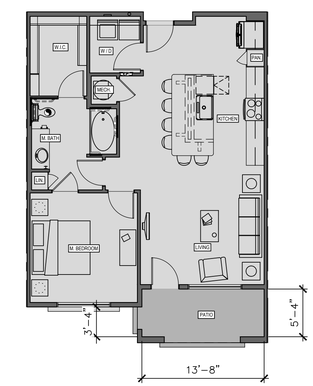
UNIT A2
1st FLOOR
GROSS LIVABLE AREA: 730 S.F.
PATIO OR EXTERIOR PRIVATE AREA: 74 S.F.



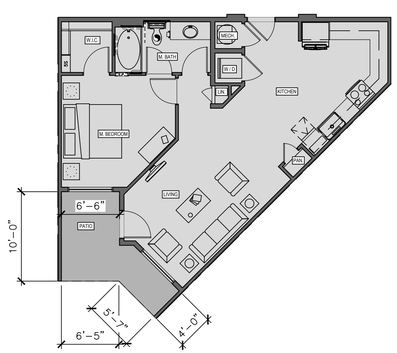
UNIT A3
1st FLOOR
GROSS LIVABLE AREA: 801 S.F.
PATIO OR EXTERIOR PRIVATE AREA: 89 S.F.



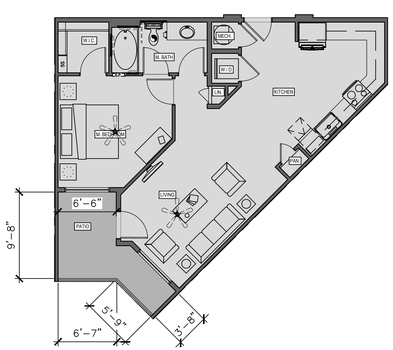
UNIT A3
1st FLOOR ALT
GROSS LIVABLE AREA: 1,013 S.F.
PATIO OR EXTERIOR PRIVATE AREA: 102 S.F.



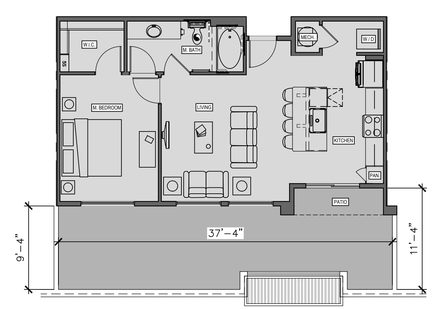
UNIT A4
1st FLOOR
GROSS LIVABLE AREA: 857 S.F.
PATIO OR EXTERIOR PRIVATE AREA: 86 S.F.



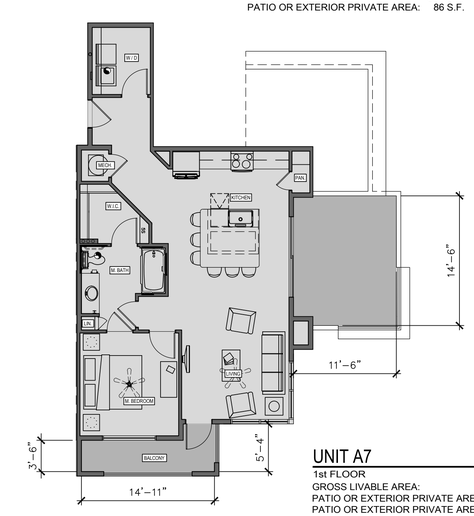
UNIT A5
1st FLOOR
GROSS LIVABLE AREA: 777 S.F.
PATIO OR EXTERIOR PRIVATE AREA: 93 S.F.



UNIT A5
UPPER FLOOR
GROSS LIVABLE AREA: 777 S.F.
PATIO OR EXTERIOR PRIVATE AREA: 93 S.F.



UNIT A6
1st FLOOR
GROSS LIVABLE AREA: 755 S.F.
PATIO OR EXTERIOR PRIVATE AREA: 342 S.F.



UNIT A7
1st FLOOR
GROSS LIVABLE AREA: 897 S.F.
PATIO OR EXTERIOR PRIVATE AREA 1: 71 S.F.
PATIO OR EXTERIOR PRIVATE AREA 2:166 S.F.

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ALTA CONTINENTAL
WOOD PARTNERS

FLOOR PLAN WORKSHEET
UNIT PLANS

0 4' 8' 16'

SCALE: 1/8" = 1'-0"

A5.1
05-14-20

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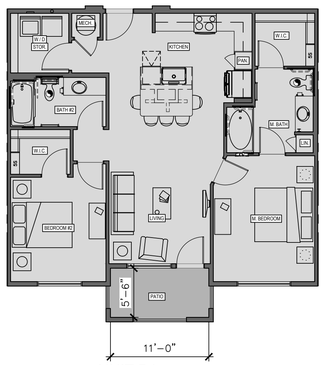
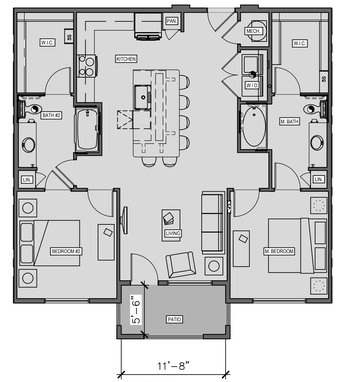
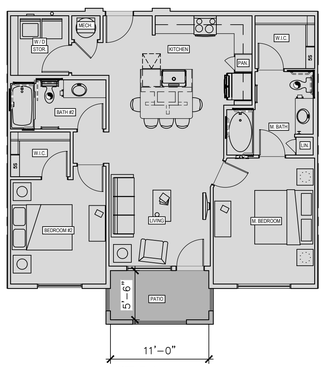
9/1/2020



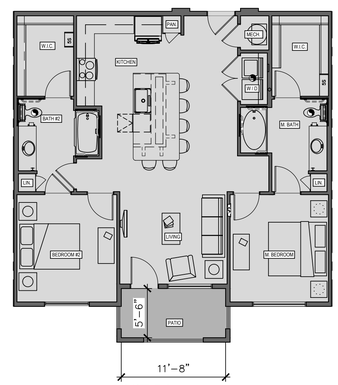
UNIT B1
UPPER FLOOR
GROSS LIVABLE AREA: 1,060 S.F.
PATIO OR EXTERIOR PRIVATE AREA: 70 S.F.



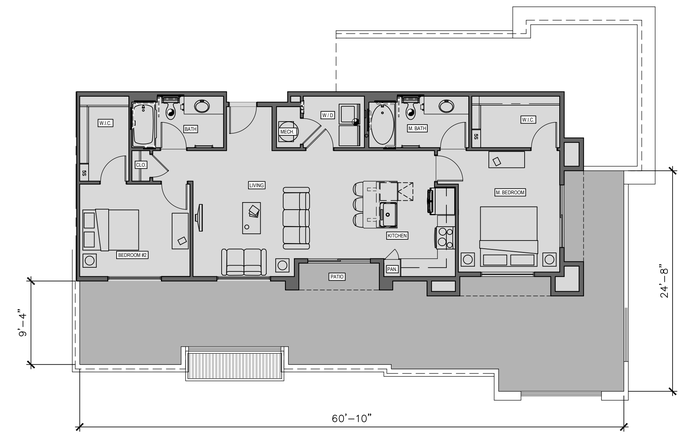
UNIT B2
UPPER FLOOR
GROSS LIVABLE AREA: 1,155 S.F.
PATIO OR EXTERIOR PRIVATE AREA: 74 S.F.



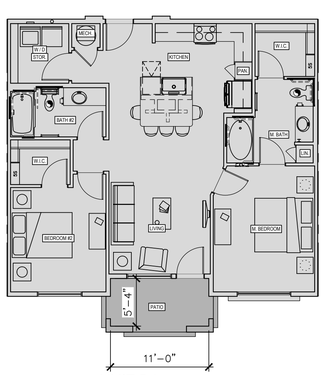
UNIT B1
4TH FLOOR
GROSS LIVABLE AREA: 1,060 S.F.
PATIO OR EXTERIOR PRIVATE AREA: 70 S.F.



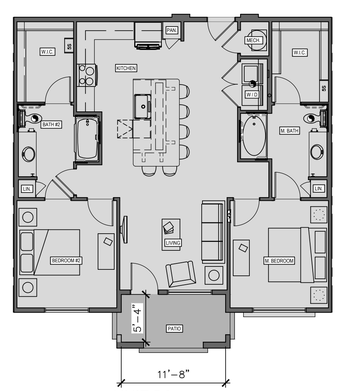
UNIT B2
4TH FLOOR
GROSS LIVABLE AREA: 1,155 S.F.
PATIO OR EXTERIOR PRIVATE AREA: 74 S.F.



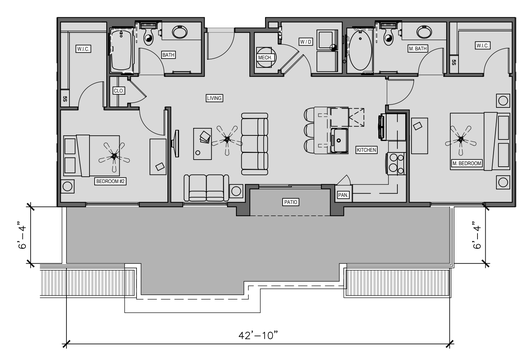
UNIT B3
4TH FLOOR CORNER
GROSS LIVABLE AREA: 1,127 S.F.
PATIO OR EXTERIOR PRIVATE AREA: 677 S.F.



UNIT B1
1st FLOOR
GROSS LIVABLE AREA: 1,060 S.F.
PATIO OR EXTERIOR PRIVATE AREA: 70 S.F.



UNIT B2
1st FLOOR
GROSS LIVABLE AREA: 1,155 S.F.
PATIO OR EXTERIOR PRIVATE AREA: 74 S.F.



UNIT B3
4TH FLOOR
GROSS LIVABLE AREA: 1,064 S.F.
PATIO OR EXTERIOR PRIVATE AREA: 348 S.F.

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WOOD PARTNERS

FLOOR PLAN WORKSHEET
UNIT PLANS

0 4' 8' 16'

SCALE: 1/8" = 1'-0"

A5.2
05-14-20

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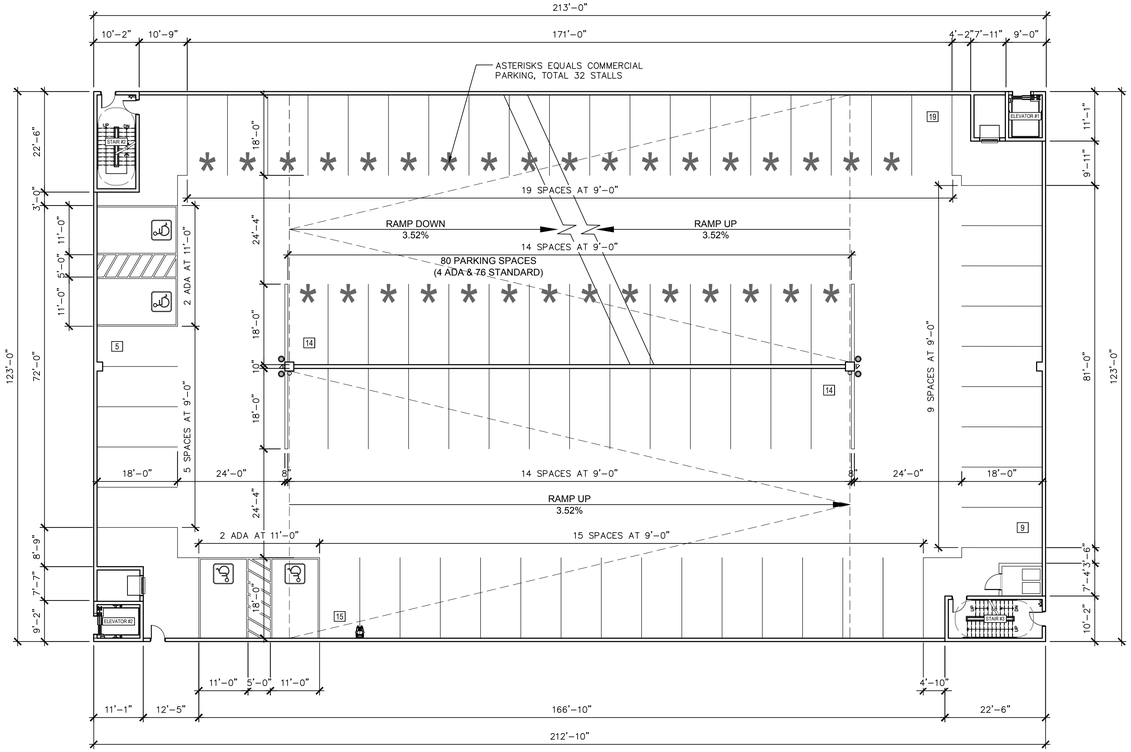
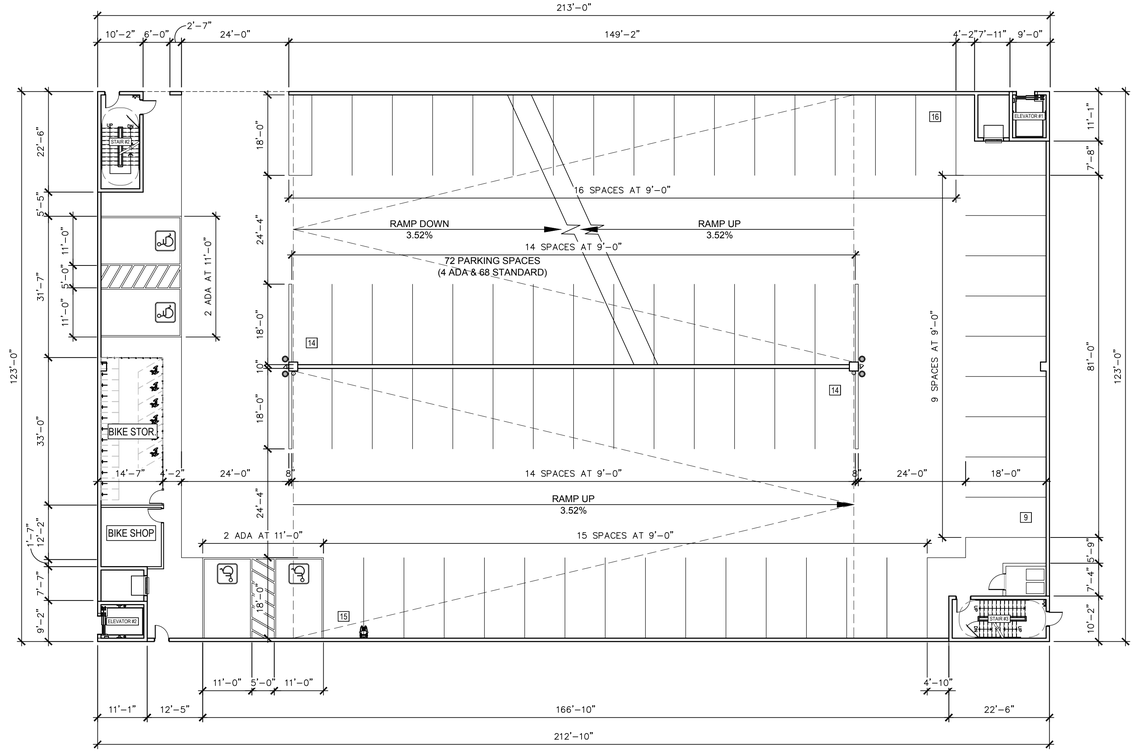
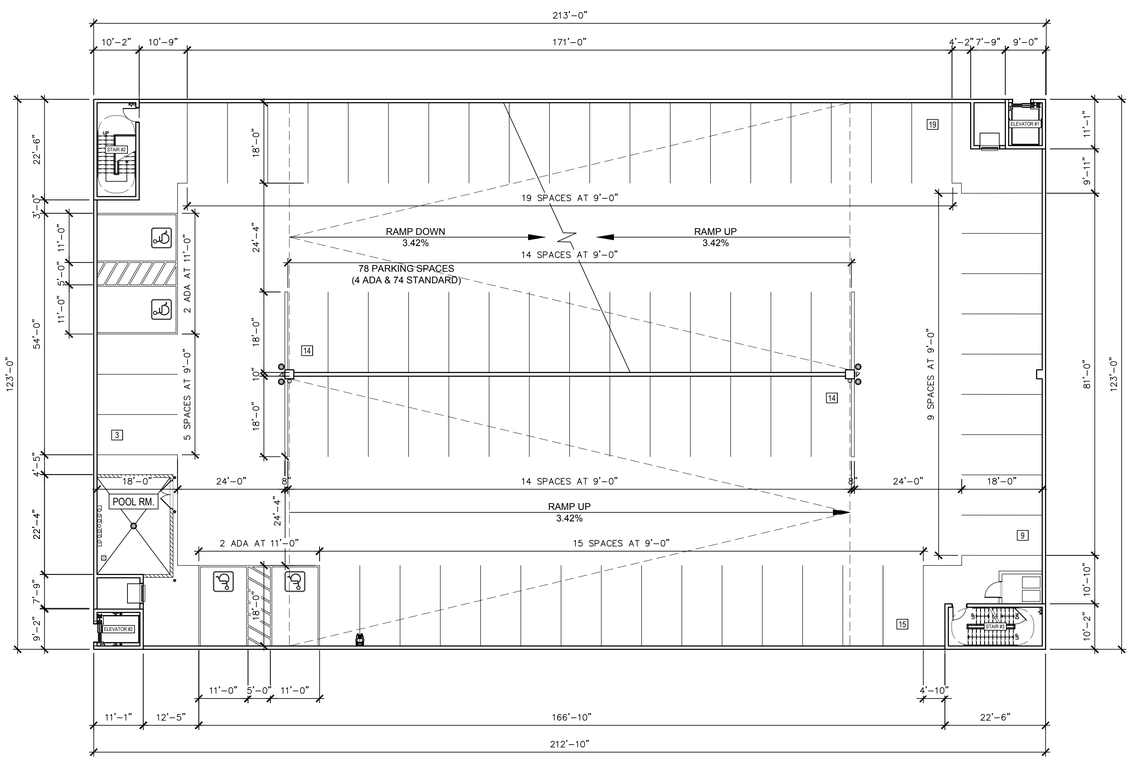
9/1/2020



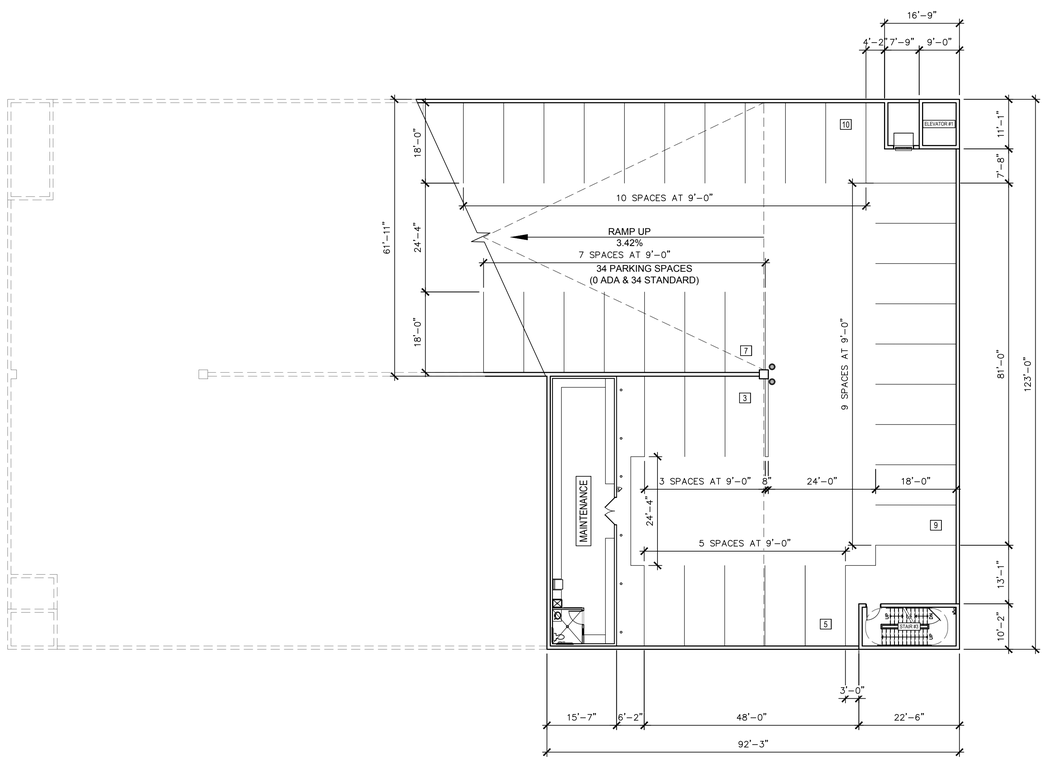
GARAGE 2ND LEVEL



GARAGE 1ST LEVEL



GARAGE LOWER LEVEL 1



GARAGE LOWER LEVEL 2

GARAGE PLAN WORK SHEET

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biltform architecture group, LLC.

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phoenix . arizona 85020
Phone 602.285.9200 Fax 602.285.9229

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Apartment Homes

SCOTTSDALE, ARIZONA

WOOD PARTNERS

8777 E. Via De Ventura, Suite 201, Scottsdale, AZ. 85258

PHONE: 480-607-0622

PLANNING SUBMITTAL
05 / 14 / 2020

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JOB NO:	20-031
SCALE:	1/16" = 1'-0"
SHEET NO:	A6.1

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9/1/2020

1 EAST ELEVATION

1A EAST ELEVATION

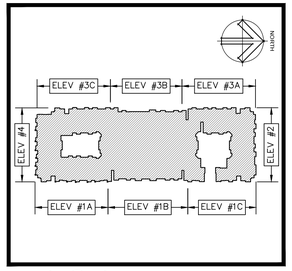
1B EAST ELEVATION

ELEVATION KEY NOTES: (#)

1. EXTERIOR STUCCO SYSTEM
2. STUCCO PARAPET CAP
3. BRICK VENEER
4. STONE VENEER
5. FOAM/STUCCO POP-OUT WITH SAND FINISH
6. WINDOW
7. METAL RAILING
8. DOOR PER PLAN
9. STUCCO CONTROL JOINT
10. RECESSED WINDOW
11. METAL CANOPY, PAINTED
12. ALUMINUM STOREFRONT WINDOW SYSTEM
13. FIBER CEMENT SIDING
14. ALUMINUM TELESCOPING DOOR SYSTEM
15. STRUCTURE BEYOND
16. GATE. SEE DETAILS.
17. COIL-OVER DOOR
18. FRAMED PATIO/BALCONY
19. 42" RAILING OVER LOW FRAMED WALL
20. ELECTRICAL EQUIPMENT
21. DECORATIVE LIGHTING, SEE ELECTRICAL DRAWINGS.
22. RECESSED STUCCO
23. DECORATIVE COLUMN

EXTERIOR COLOR SCHEME

	(A) LIGHT STUCCO COLOR	BENJAMIN MOORE 2123-70 ICE MIST
	(B) MIDRANGE STUCCO COLOR	DUNN EDWARDS DE6255 WISHING WELL
	(C) DARK STUCCO COLOR	DUNN EDWARDS DE6327 RHINOCEROS
	(D) RAILINGS/CANOPIES /DOORS	DUNN EDWARDS DEA187 BLACK
	(E) ROUGH TEXTURED FIBER CEMENT SIDING	DUNN EDWARDS DET681 MODERN CLASS
	(F) STONE VENEER	CORONADO SAWTOOTH LEDGE WHITE
	(G) BRICK VENEER	SUMMIT FACE BRICK 702 TBL CONCORDE
	(H) WINDOW/STOREFRONT /METAL CANOPY	WHITE



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ALTA CONTINENTAL

WOOD PARTNERS

EXTERIOR ELEVATIONS

SCALE: 3/32" = 1'-0"

A8.1

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9/1/2020

1 EAST ELEVATION

1C EAST ELEVATION

2 NORTH ELEVATION

ELEVATION KEY NOTES: (#)

1. EXTERIOR STUCCO SYSTEM
2. STUCCO PARAPET CAP
3. BRICK VENEER
4. STONE VENEER
5. FOAM/STUCCO POP-OUT WITH SAND FINISH
6. WINDOW
7. METAL RAILING
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12. ALUMINUM STOREFRONT WINDOW SYSTEM
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14. ALUMINUM TELESCOPING DOOR SYSTEM
15. STRUCTURE BEYOND
16. GATE. SEE DETAILS.
17. COIL-OVER DOOR
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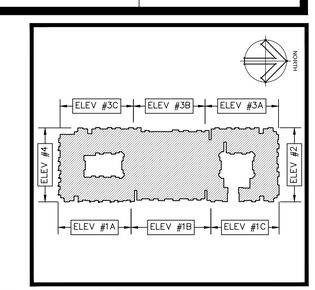
	(E) ROUGH TEXTURED FIBER CEMENT SIDING	DUNN EDWARDS DET681 MODERN CLASS
	(F) STONE VENEER	CORONADO SAWTOOTH LEDGE WHITE
	(G) BRICK VENEER	SUMMIT FACE BRICK 702 TBL CONCORDE
	(H) WINDOW/STOREFRONT /METAL CANOPY	WHITE



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ALTA CONTINENTAL

WOOD PARTNERS

EXTERIOR ELEVATIONS

SCALE: 3/32" = 1'-0"

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5 WEST ELEVATION
SOUTH POOL AREA

6 NORTH ELEVATION
SOUTH POOL AREA

7 EAST ELEVATION
SOUTH POOL AREA

8 NORTH ELEVATION
SOUTH POOL AREA

ELEVATION KEY NOTES: #

1. EXTERIOR STUCCO SYSTEM
2. STUCCO PARAPET CAP
3. BRICK VENEER
4. STONE VENEER
5. FOAM/STUCCO POP-OUT WITH SAND FINISH
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EXTERIOR COLOR SCHEME

	A LIGHT STUCCO COLOR	BENJAMIN MOORE 2123-70 ICE MIST
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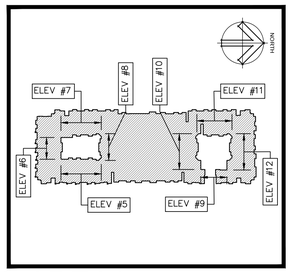
	E ROUGH TEXTURED FIBER CEMENT SIDING	DUNN EDWARDS DET681 MODERN CLASS
	F STONE VENEER	CORONADO SAWTOOTH LEDGE WHITE
	G BRICK VENEER	SUMMIT FACE BRICK 702 TBL CONCORDE
	H WINDOW/STOREFRONT /METAL CANOPY	WHITE



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ALTA CONTINENTAL
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SOUTH POOL AREA ELEVATIONS
SCALE: 3/32" = 1'-0"

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ALTA CONTINENTAL

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TYPICAL ELEVATION WORKSHEET

SCALE: N.T.S.

A9.1

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ALTA CONTINENTAL

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PERSPECTIVE FROM STREET CORNER

SCALE: N.T.S.

A10.1

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PERSPECTIVE FROM CLUBHOUSE ENTRY

SCALE: N.T.S.

A10.2

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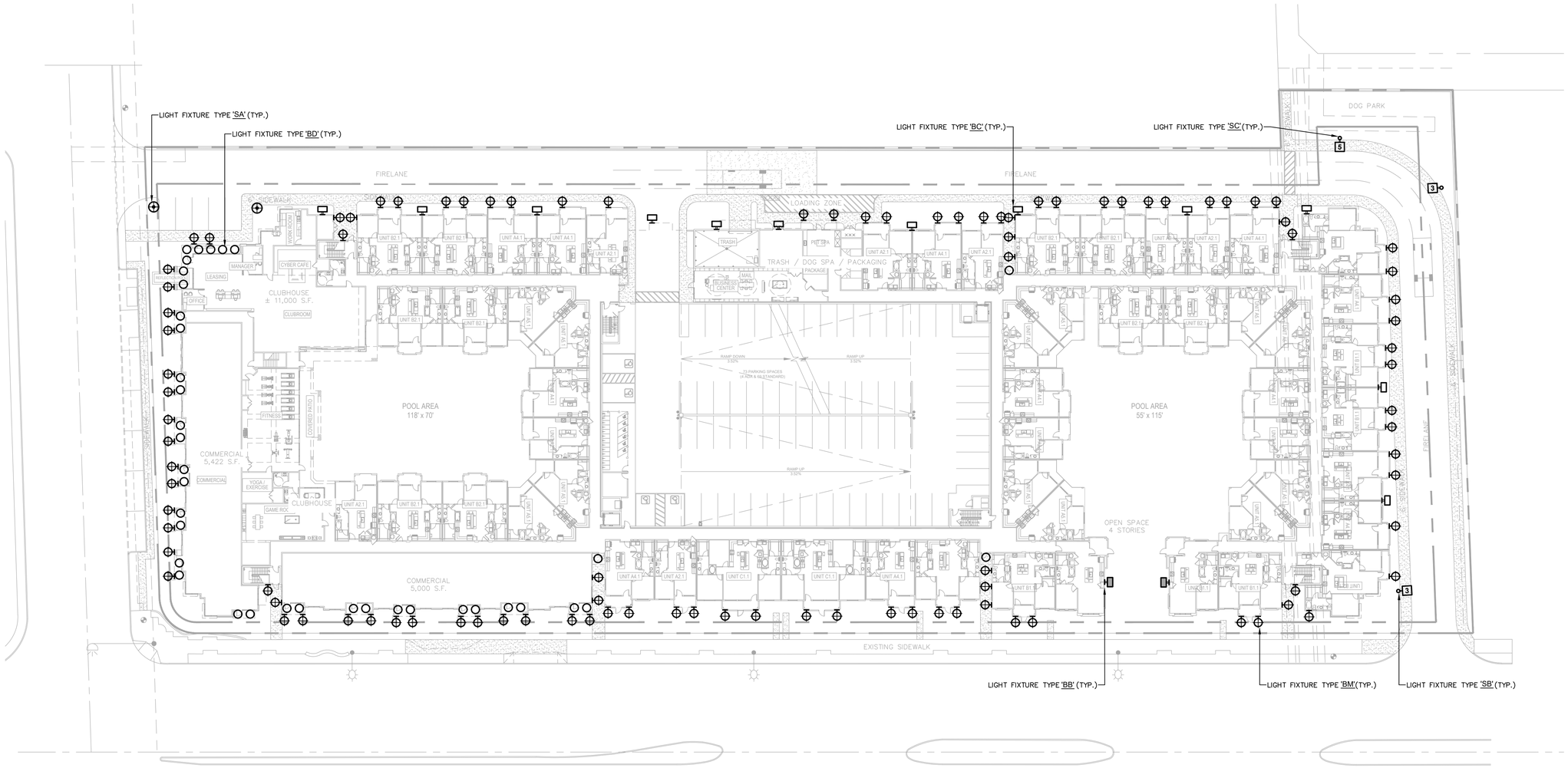

NORTH

ELECTRICAL SITE LIGHTING PLAN (1)
1" = 30'-0"

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11460 north cave creek road , suite 11
phoenix , arizona 85020
Phone 602.285.9200 Fax 602.285.9229

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Apartment Homes
SCOTTSDALE, ARIZONA

WOOD PARTNERS
8777 E. Via De Ventura, Suite 201, Scottsdale, AZ. 85258
PHONE: 480-607-0622

CONCEPTUAL DESIGN
02/ 21 / 2020

REVISIONS:
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2 –
3 –
4 –
5

JOB NO:	20-031
SCALE:	1" = 30'-0"
SHEET NO:	E1.0

rtm engineering consultants
34300 Gateway Drive, Suite 120
Palm Desert, CA 92211
rtmassociates.com | 760.340.9005

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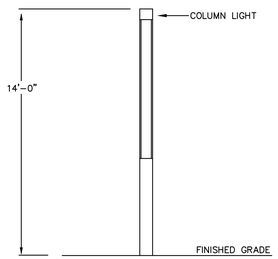
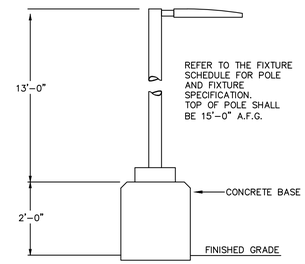
06/17/20

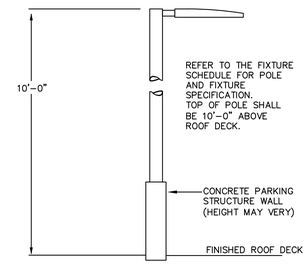
STATISTICS				
DESCRIPTION	SYMBOL	AVERAGE	MAXIMUM	MINIMUM
OVERALL @ GRADE (HORIZONTAL)	+	1.5 FC	6.6 FC	0.0 FC
PROPERTY LINE @ 6' A.F.G. (VERTICAL)	◻	0.8 FC	1.5 FC	0.1 FC



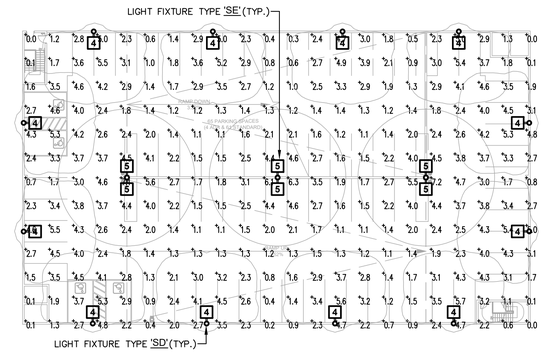
FIXTURE TYPE 'SA' DETAIL (2)
N.T.S.



FIXTURE TYPE 'SB' AND 'SC' DETAIL (3)
N.T.S.

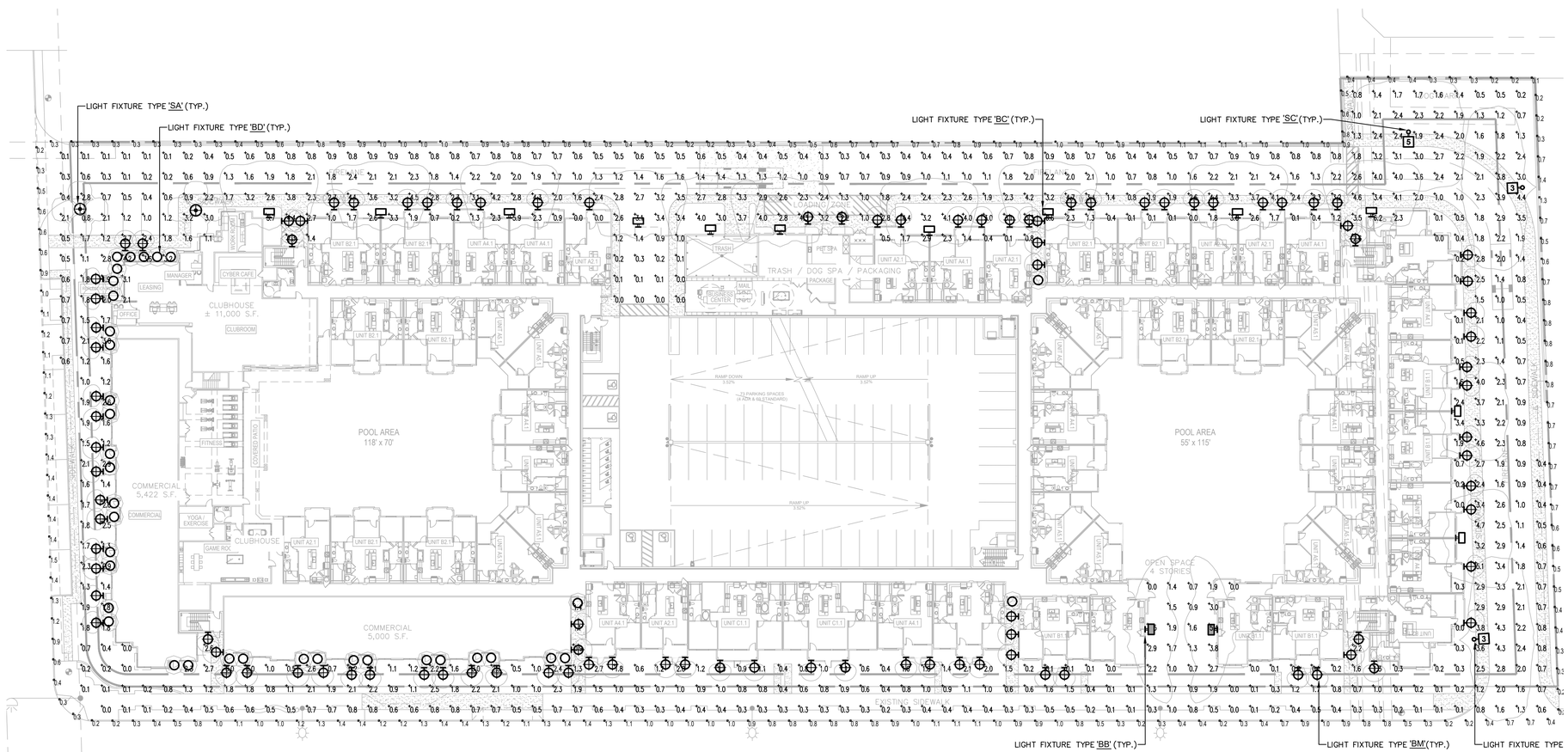


FIXTURE TYPE 'SD' AND 'SE' DETAIL (4)
N.T.S.



NORTH

GARAGE ROOF DECK PHOTOMETRIC PLAN (5)
1" = 30'-0"



NORTH

ELECTRICAL SITE PHOTOMETRIC PLAN (1)
1" = 30'-0"

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Palm Desert, CA 92211
rtmassociates.com | 760.340.9000

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PHONE: 480-607-0622

CONCEPTUAL DESIGN
02/ 21 / 2020

REVISIONS:
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3 –
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JOB NO:	20-031
SCALE:	1" = 30'-0"
SHEET NO:	E1.1

LAREDO SERIES

LMC - 30LEDs

Cat.#	
Job	Type

HUBBELL Outdoor Lighting

Approvals

SPECIFICATIONS

Intended Use:
Full cut-off IDA compliant perimeter or entry lighting for 10-18ft mounting heights that require high light output and maximum energy efficiency. Laredo LMC-30 LED wallpack provides low installation costs with little or no maintenance and up to 80% energy savings. Ideal for schools, factories, hospitals, warehouses and retail applications.

Construction:
Decorative die-cast aluminum housing and door. Rugged design protects internal components and provides excellent thermal management for over 70% lumen maintenance at 50,000 hours minimum LED life. Lekrosoto® series powder paint finishes provide lasting appearance in outdoor environments. Five standard finishes include: Bronze, Black, Gray, White and Platinum.

Optics/Electrical
LED:
30 High power LEDs delivers up to 7300 lumens at 700mA and up to 3489 lumens at 350mA. Variety of distributions – Types II, III and IV (Forward throw). High CRI LEDs provide excellent color rendition with up to 100 lumens per watt efficiency.

- CCT- 5000K/ 70 CRI, 4000K/ 70 CRI, 3000K/70 CRI
- Electronic driver 7 hw system (2 drivers, 2 circuits), 0.4 AMPS max, or 36w (1 driver, 2 circuits), 0.3 amps max, 120-277V and 347V and 480V, 50/60Hz
- Surge protection – 20KA; Turns fixture off at end of life; Includes LED for end of life indication (see surge suppressor page 2)

Lenses:
Full cut-off distribution - individual acrylic LED optics provide IES Type II, III and IV distributions.

Installation:
Quick mount system provides rigid mounting over recessed junction boxes – fixture does not require opening for mounting. Foam gasket for sealing to smooth surfaces provided. Superior performance with 5 to 1 spacing to mounting height ratio. Minimum operating temperature is -40°C/ -40°F.

Controls:
Drivers are 0-10V dimming standard. Photocell and occupancy sensor options available for complete on/off and dimming control.

Listings:
- Listed to UL1598 for wet locations
- 40° C ambient environments
- U.S. Patent No. D563,587
- DesignLights Consortium (DLC) qualified, Consult DLC website for more details: http://www.designlights.org/QPL

LMC-30LU Egress Wallpack:
Designed to meet strict 1fc minimum requirements. At 12ft mounting height 1fc covers 16x16ft area, well beyond the 10x10ft standard. No uplight, external test button; 120V or 277V only; Rated -20° C to 35° C

Warranty:
Five year limited warranty (for more information visit: http://www.hubbelloutdoor.com/resources/warranty/

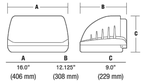
PRODUCT IMAGE(S)

LMC-30LU

LMC-30LU Motion Sensor

LMC-30LU BBU

DIMENSIONS



*5000K and warmer CCTs only

ORDERING INFORMATION

ORDERING EXAMPLE: LMC-30LU-5K-3-1-PC(4)

LMC - ____ - ____ - ____ - ____ - ____ - ____

SERIES	NUMBER OF LEDS/SOURCE/VOLTAGE	CCT	IES DISTRIBUTION	DRIVE CURRENT	FINISH	OPTIONS
LMC Laredo Medium Cut-off	30LU 30 LEDs, Universal voltage 120-277V[1] 30L1 30 LEDs, 120V 30L2 30 LEDs, 208V 30L3 30 LEDs, 240V 30L4 30 LEDs, 277V 30LF 30 LEDs, 347V 30L5 30 LEDs, 480V	3K 3000K nominal 4K 4000K nominal 5K 5000K nominal	2 Type II 3 Type III 4 Type IV (Forward throw)	BLANK STD 700MA 035 350MA	1 Bronze 2 Black 3 Gray 4 White 5 Platinum	BBU[1] Integral battery for 120 or 277V rated for -20° C ambient. Available in 350mA (035) drive current only PC[2] Button photocontrol (must specify voltage per footnote 1, not available in 480V) F[1] Fusing (specify voltage per footnote) SCP[2,3] Programmable motion control, factory default is 10% light output

SPECIFY SCP HEIGHT
8F Up to 8ft mount height
20F Up to 20ft mount height

1 Specify voltage, for PC(2) and F(3), replace X with 1-120V, 2-208V, 3-240V, 4-277V, 6-347V, 5-480V
2 Must order versions of line SCP PRIMSTD to program dimming settings, 0-10V fully adjustable dimming with automatic daylight cutbrown and different time delay settings, 120V-277V only
3 PC option not applicable, included in sensor

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ACCESSORIES/REPLACEMENT PARTS - Order Separately

Catalog Number	Description
LMC-SPC	Polycarbonate shield
PBT-1	120V button photocontrol
PBT-234	208/240/277V button photocontrol
93044764	40w, 700mA, 120-277V, 0-10V dimming driver
93052458	20KA surge protection with an end of life LED indicator
SCP-REMOTE	Remote control for SCP option; order at least one per project to program and control

PERFORMANCE DATA

# OF LEDS	DRIVE CURRENT	SYSTEM WATTS	DIST. TYPE	5K (5000K nominal, 70 CRI) LUMENS	LPW[1]	B	U	G	4K (4000K nominal, 70 CRI) LUMENS	LPW[1]	B	U	G	3K (3000K nominal, 80 CRI) LUMENS	LPW[1]	B	U	G
30	88ma[2]	–	2	1546[2]	–	–	–	–	1405[2]	–	–	–	–	1101[2]	–	–	–	–
	350mA	35w	3	3489	99	2	0	2	3522	101	2	0	2	3717	106	1	0	1
			4	3522	101	2	0	2	3845	110	1	0	2	3653	104	1	0	2
	700mA	70w	2	7064	101	2	0	2	6960	99	2	0	2	6612	94	2	0	2
			3	7115	105	1	0	2	7207	103	1	0	2	6847	98	1	0	2
			4	7141	102	1	0	3	7335	101	1	0	3	6683	95	1	0	2

FIXTURE 'BA'

FIXTURE 'BB'

Lumen values are from photometric tests performed in accordance with IES LM-79-08 under 25°C ambient environment and application. Please consult IES files for [illegible] of the configurations shown. Actual performance may differ as a result of end-user [illegible]
[2]BBU emergency mode lumen output.

ELECTRICAL DATA

# OF LEDS	DRIVE CURRENT (mA)	INPUT VOLTAGE (V)	CURRENT (Amps)	SYSTEM POWER (w)
30	-035 (350mA)	120	0.33	35.00
		277	0.14	35.00
	STD. (700mA)	120	0.60	70.00
		208	0.35	70.00
		277	0.26	70.00
		347	0.22	70.00
		480	0.18	70.00

PROJECTED LUMEN MAINTENANCE

Ambient Temp.	OPERATING HOURS 0	25,000	50,000	TM-21-11[1] L86 60,000	100,000	L70 (hours)
25°C / 77°F	1.00	0.97	0.95	0.95	0.92	>539,000

1. Projected per IESNA TM-21-11[1] (Ricky 21/86, 700mA, 85°C Tc, 10,000hrs)
Data references the extrapolated performance projections for the LMC-30LU-5K base model in a 40°C ambient, based on 10,000 hours of LED testing per IESNA LM-80-08.

LUMINAIRE AMBIENT TEMPERATURE FACTOR (LATF)

AMBIENT TEMPERATURE		LUMEN MULTIPLIER
0° C	32° F	1.02
10° C	50° F	1.01
20° C	68° F	1.00
25° C	77° F	1.00
30° C	86° F	1.00
40° C	104° F	0.99
50°C	122° F	0.98

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

SURGE PROTECTION

- Field replaceable surge protection device (SPD) provides 20KA and 10KV protection meeting ANSI/IEEE C62.41.2 Category C High and Surge Location Category C3
- The SPD is designed with a clamping voltage of 1600V at 20KA using industry standard 8/20µs waveform
- Max surge current = 20,000 Amps (see table)
- LED Indicator – Green LED is unlit at end of life

Pulse Rating (8 x 20 µSec) Strikes	Surge
1	20,000 A
2	15,000 A
15	10,000 A
120	3,000 A

	cRUus	CE
I_n	10KA	5KA

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LIGHT FIXTURE TYPE 'BA' & 'BB' (1)

MODEL NO.: 'BA' LMC-30LU-3K-2-1; 'BB' LMC-30LU-3K-4-1

MOUNT @ 10' A.F.F.

DRD2 & OneFrame

General Recessed LED Downlight
New Construction
DRDHNJD Deep Junction Box

Project:	Type:
Product Code:	Date:

Spec Sheet V-08.15.19

- Combines the performance of a premium light engine with an intelligent design that makes it simple to install, maintain or replace
- Multiple ratings for compliancy in a wide range of situations
- Unique low profile and small aperture design allows installation in as little as 4" of ceiling space

Application
New Construction

Aperture
4" Octagonal Deep Junction Box

Delivered Lumens
750 lm (10.8W), 1000 lm (12.8W)

Color Quality
93+ CRI, 2-step SDCM

Color Temperature
2700K 3000K 3500K 4000K

Light Distribution
General Wall Wash

Input Voltage
120/277V

Dimming
TRIAC/ELV 5%

Warm Dim Option
3000K – 1800K, 800 lm (12.0W)

Trims
Round, Square, Hyperbolic, Pinhole, Beveled Pinhole, Wall Wash, Decorative, Flangeless

Trim Finish
White, Black, Silver, Custom

Housing Ratings
Code compliant for use in fire-rated assemblies up to a maximum of 2-hours

STC/IIC Sound Rated

ASTM E283 Certified Air Tight

IC (Insulation Contact) Rated

Module Ratings
UL Listed for Wet Location

Standards

Guarantee
50,000 hrs | 5 years

Additional Options
0-10V Dimming, Lutron Hi-lume® Dimming, Emergency Lighting, Concrete Tight, Apex Series Lighting, Adjustable Lighting

dmflighting.com

dmf

DRD2 & OneFrame

General Recessed LED Downlight
New Construction
DRDHNJD Deep Junction Box

dmf

PRODUCT BUILDER

HOUSING

PRODUCT CODE		APPLICATION		APERTURE	
DRDH	Housing	N	New Construction	JD	Deep Junction Box

MODULE

PRODUCT CODE		LUMENS		CRI		CCT	
DRD2M	Module	7	750 lm	8	93+ CRI	27	2700K
		10	1000 lm			30	3000K
						35	3500K
						40	4000K

Warm Dim Option

DRD2M	Module	08	800 lm	9	93+ CRI	3W	3000K - 1800K

TRIM

PRODUCT CODE		SHAPE		APERTURE		STYLE		FINISH		OPTION	
DRD2T	Trim	R	Round	JD	Deep Junction Box	S	Standard	WH	White	Blank[1]	None
		S	Square[1]			H	Hyperbolic[2,3]	BK	Black	DKF	Decorative: Open, Frosted[2,3,4]
						P	Pinhole[2,3]	SW	Silver Reflector, White Flange	DCF	Decorative: Closed, Frosted[2,3,4]
						B	Beveled Pinhole[2,3]	CC	Custom Color	DCC	Decorative: Closed, Clear, Frosted Side[2,3,4]
						W	Wall Wash[3]			DCCF	Decorative: Closed, Clear, Frosted inside[2,3,4]
										FL	Flangeless[2,3,5]
										DF	Dead Front[2,3,4]

DRDHX-MUD-FL	Flangeless Mud Plate	*(Required with Flangeless Trim)*

[1] *Only available in Standard or Wall Wash style*
[2] *Only available in White or Custom Color finish*
[3] *Only available in Round shape*
[4] *Only available in Standard style*
[5] *Requires DRDHX-MUD-FL Mud Plate*

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LIGHT FIXTURE TYPE 'BD' (2)

MODEL NO.: DRDH-N-JD-DRD2M-7-9-30-DRD2T-R-JD-S-WH

MOUNT IN CEILING PER ARCHITECTURE

S9370 Series

DIMENSIONS

W	H	D	MC	BASE MODEL NO.
4 1/2"	9"	4"	4 3/4"	**S9370-L12**

SPECIFICATIONS
Driver: 0-10V dimming to 1%, 120/277
Mounting: Mounts to all Standard Electrical Junction Boxes (by others) With Hardware Provided. Silicone Seal Required (by others).

FEATURES
- Solid Aluminum Material
- Solid Top
- Clear Linear Spread Glass Lens
- UL Listed for Wet Location
- LED 0-10V Dimming Driver

ORDER AS A COMPLETE UNIT:
Model No. + Lamp Code + CCT + Finish + Option Code

S9370-L12 + 22K / 30K / 40K + PT + Option

FINISHES
PT Powder Coated Finishes*
**
*(Specify Color Code from the list of Powder Coating Finishes (except interior only metallics))

OPTIONS
EML Emergency Battery Pack with LED Lighting (Remote – Requires Additional Power Cable)

LIGHT OUTPUT
LCM = 50 LPW Delivered Lumens (Example: L12= 12 x 50 = 600 Lumens)

** Try our new **Shimmer Metalic Paints**, Formulated for Exterior Conditions.

www.ScottArchLighting.com | Tel (707) 864-2172 | Fax (707) 864-2182

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LIGHT FIXTURE TYPE 'BM' (3)

MODEL NO.: S9370-L12-30K-PT-BRZ

MOUNT @ +80" A.F.F.

LUMUX

Date : | Project : | Type:
Agency : | Distributor :

ORDERING GUIDE:

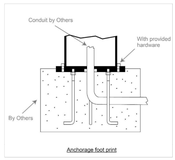
PL3014/LED/120-277/Finish

Finish
- Black
- White
- Silver
- D.Bronze
- RAL(optional)

Wattage	Voltage	Lumen	CRI	Temp.	B. Angle	Finish
39	120/277	4000	80	4000K	120	Black White Silver D.Bronze RAL (optional)

Lumux - PL3014

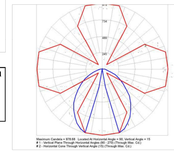
Post Detail:



Post : is fabricated from high grade aluminum extrusion conforms to ASTM-A-501-68 specifications. Meets or exceeds minimum yield strength of 46 PSI.

Anchorage : (4) anchor bolts fabricated from hot rolled steel bar. Minimum yield strength of 50 PSI. Bolts have "L" bend on one end and are threaded on the other end. Bolts are fully galvanized and are furnished with two nuts and two washers.

Please go on line to www.lumux.com to get a copy of this pole's tempelate by clicking on the Post icon and selecting E-Template from the drop down menu..



Lumux reserves the right to modify the above details to reflect changes in the cost of materials and/or design without prior notice.

Lumux Lighting Inc	877-895-5552	Rev :A	Drawing Number PL3014

LUMUX

Project : | Type: | Agency :
Distributor :

Complies with BUY AMERICA

Linear designed luminaires fabricated from extruded aluminum post and lamp enclosure with sttainless steel fasteners. Tempered frosty glass diffuser. Specify this unit for illumination of pathways, landscape areas, pedestrain areas, shopping malls and plaza entrances. This unit utilizes CREE LED for 120/277 input voltage operation. Powder coat finish will add to the longevity of this unit. IP65 and ETL listed for wet location. Please refer to our ordering guide for all of the finishes avaialble.

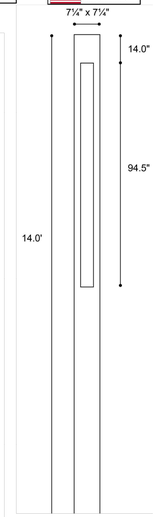
Housing : Extruded aluminum. Vandal resistance stainless steel screws. Silicon gasketed for weather tight operation.Stainsteel fasteners

Electrical : Voltage : 120 /277
Lamp: CREE LED 39w.

Diffuser : Tempered frosty glass

Installation:

Buried Anchor Bolts Kit are included.



Lumux - PL3014

Lumux reserves the right to modify the above details to reflect changes in the cost of materials and/or design without prior notice.

Lumux Lighting Inc	877-895-5552	Rev : A	Drawing Number PL3014

LIGHT FIXTURE TYPE 'SA' (4)

MODEL NO.: PL3014-LED-120/277-DBRNZ

14' TALL COLUMN LIGHT, MOUNT FLUSH WITH SIDEWALK

biltform architecture
biltform architecture group, LLC.
11460 north cave creek road . suite 11
phoenix arizona 85020
Phone 602.285.9200 Fax 602.285.9229

PRELIMINARY NOT FOR CONSTRUCTION

ALTA CONTINENTAL

Apartment Homes
SCOTTSDALE, ARIZONA

WOOD PARTNERS
8777 E. Via De Ventura, Suite 201, Scottsdale, AZ. 85258
PHONE: 480-607-0622

CONCEPTUAL DESIGN
02/ 21 / 2020

REVISIONS:
1 –
2 –
3 –
4 –
5

JOB NO:	20-031
SCALE:	N/A
SHEET NO:	E1.2

rtm engineering consultants
34300 Gateway Drive, Suite 120
Palm Desert, CA 92211
rtmassociates.com | 760.340.9005

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BEACON design · performance · technology

DATE: | LOCATION:
TYPE: | PROJECT:
CATALOG #:

VIPER S
SMALL VIPER LUMINAIRE

OPTICS STRIKE

FEATURES

- Small size companion to Viper Large
- Wide choice of different LED wattage configurations
- Nine optical distributions
- Designed to replace HID lighting up to 400W MH or HPS
- Suitable for wet locations

*3000K and warmer CCTs only

RELATED PRODUCTS
Viper Large

CONTROL TECHNOLOGY

NX DISTRIBUTED INTELLIGENCE · wiSCAPE · energenit · SiteSync LIGHTING SYSTEM

SPECIFICATIONS

CONSTRUCTION
- Manufactured with die cast aluminum
- Coated with a polyester finish that meets ASTM B117 corrosion test requirements and ASTM D522 cracking and loss of adhesion test requirements
- IFS polyester powder-coat electrostatically applied and thermocured. IFS finish consists of a five stage pretreatment regimen with a polymer primer sealer and top coated with a thermoset super TGIC polyester powder coat finish
- The finish meets the AAMA 2604 performance specification which includes passing a 3,000-hour salt spray test for corrosion resistance and resists cracking or loss of adhesion per ASTM D522 and resists surface impacts of up to 160 inch-pounds
- External hardware is corrosion resistant

OPTICS
- Cartridge is held together with internal brass standoffs soldered to the board so that it can be field replaced as a one-piece optical system
- One-piece silicone gasket ensures a weatherproof seal around each individual optic
- One-piece optical cartridge system consisting of an LED engine, optics, gasket and stainless steel bezel

INSTALLATION
- Mounting options for horizontal arm, vertical tenon or traditional arm mounting available. Mounting hardware included

ELECTRICAL
- Luminaire accepts 100V through 277V, 347V or 480V input 50 Hz to 60 Hz (UNV)
- Power factor is ≥ .90 at full load
- Dimming drivers are standard, but CD must be selected in options to obtain external wiring leads for dimming controls
- Component-to-component wiring within the luminaire may carry no more than 80% of rated load and is certified by UL for use at 600VAC at 90°C or higher
- Plug disconnects are certified by UL for use at 600 VAC, 13A or higher. 13A rating applies to primary (AC) side only
- Fixture electrical compartment contains all LED driver components
- Optional 7-pin ANSI C136.41-2013 Twist-Lock® photo control receptacle available. Compatible with ANSI C136.41 external wireless control devices
- Ambient operating temperature -40°C to 25°C
- Surge protection: 20kA
- Lifeshield™ Circuit (see Electrical Data)

CONTROLS
- Available with an optional passive infrared (PIR) motion sensor capable of detecting motion 360° around the luminaire. When no motion is detected for the specified time, the motion response system reduces the wattage to factory preset level, reducing the light level accordingly. When motion is detected by the PIR sensor, the luminaire returns to full wattage and full light output. Please contact Beacon Products if project requirements vary from standard configuration

CONTROLS (CONTINUED)
- Available with Energenit for optional set dimming, timed dimming with simple delay, or timed dimming based on time of night
- In addition, Viper can be specified with SiteSync™ wireless control system for reduction in energy and maintenance costs while optimizing light quality 24/7

CERTIFICATIONS
- DLC® (DesignLights Consortium) Qualified. Please refer to the DLC website for specific product qualifications at www.designlights.org
- Certified to UL 1598 and UL 8750
- 3G rated for ANSI C136.31 high vibration applications with MAF mounting
- IDA approved
- This product is approved by the Florida Fish and Wildlife Conservation Commission. Separate spec available online

WARRANTY
- 5 year warranty
- See HLI Commercial and Industrial Outdoor Lighting Warranty for additional information

KEY DATA	
Lumen Range	6,688
Wattage Range	55–136
Efficacy Range (LPW)	100–124
Reported Life (Hours)	L70>60,000
Input Current Range (Amps)	0.1–1.1

Photometry · Viper Brochure · Dimensional Drawings · ENERGENit · SiteSync

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BEA-VPER-S-SPEC

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HUBBELL Lighting

3

LIGHT FIXTURE TYPE 'SB' (1)

MODEL NO.: VPS-36L-65-3K7-3-UNV-AD-DBT

MOUNT @ 15'-0" A.F.G.

BEACON design · performance · technology

DATE: | LOCATION:
TYPE: | PROJECT:
CATALOG #:

VIPER S
SMALL VIPER LUMINAIRE

ORDERING GUIDE

CATALOG # _____

Example: VPS–24L–55–4K7–4W–UNV–A–DB–TL–GENI–04–BC

VPS –	LED Engine –	CCT/CRI[1] –	Distribution –	Rotation –	Voltage –
Series	**24L-55** 55W, LED array	**3K7** 3000K, 70 CRI	**FR** Type 1Front Row	**Blank** No rotation	**UNV** 120–277V
VPS Viper Small	**36L-65** 65W, LED array	**4K7** 4000K, 70 CRI	**2** Type 2	**L** Optic rotation left[3]	**347** 347V
	36L-80 80W, LED array	**5K7** 5000K, 70 CRI	**3** Type 3	**R** Optic rotation right[3]	**480** 480V
	48L-110 110W, LED array		**4F (formerly 4)** Type 4		
	60L-136 136W, LED array		**4W** Type 4 Wide		
			5QM Type 5QM		
			5R Type 5R (rectangular)		
			5W Type 5W (round wide)		
			TC Tennis Court		

Mounting	Color	Control Options	Options
A Rectangular Arm (formerly RA) for square or round pole	**BLT** Black Matte Textured	**7PR** 7-Pin Receptacle only (shorting cap, photo control, or wireless control provided by others)	**BC** Backshield (available for FR, 2, 3, 4, 4W Optics)
MAF Mast Arm Fitter (formerly SF2) for 2⅜" OD horizontal arm	**BLS** Black Gloss Smooth	**7PR-SC** 7-Pin Receptacle w/Shorting Cap	**CD** Continuous Dimming
K Knuckle (formerly PK2) limit to 30° tilt or 2⅜" OD horizontal arm or vertical tenon	**DBT** Dark Bronze Matte Textured	**7PR-TL** 7-Pin Receptacle w/Twist-Lock® photo control	**F** Fusing
WB Wall Bracket	**DBS** Dark Bronze Gloss Smooth	**SCPI_F** Programmable Occupancy Sensor w/ daylight control[1,2,3]	**TB** Terminal Block
AD Universal Arm for square pole	**GTT** Graphite Matte Textured	**GENI-XX** ENERGENit[4]	
AD3 Adapter for 2.4"-4.1" round pole	**LGS** Light Grey Gloss Smooth	**SWP** SiteSync Pre-Commission[1,4]	
AD4 Adapter for 4.2"-5.3" round pole	**PSS** Platinum Silver Smooth	**SWPM_F** SiteSync Pre-Commission w/ Sensor[1,3,4]	
AD5 Adapter for 5.5"-5.9" round pole	**WHT** White Matte Textured		
AD6 Adapter for 6.0"-6.5" round pole	**WHS** White Gloss Smooth		
	VGT Verde Green Textured		
	Color Option		
	CC Custom Color		

House Side Shield Accessories	Mounting Accessories
☐ **HSS/VP-S/90-FB/XXX** 90° shield front or back	☐ **VPL-AD-RPA3** 2.4"-4.1" Round Pole Adapter for AD arm
☐ **HSS/VP-S/90-LR/XXX** 90° shield left or right	☐ **VPL-AD-RPA4** 4.2"-5.3" Round Pole Adapter for AD arm
☐ **HSS/VP-S/270-FB/XXX** 270° shield front or back	☐ **VPL-AD-RPA5** 5.5"-5.9" Round Pole Adapter for AD arm
☐ **HSS/VP-S/270-LR/XXX** 270° shield left or right	☐ **VPL-AD-RPA6** 6.0"-6.5" Round Pole Adapter for AD arm
☐ **HSS/VP-S/360/XXX** Full shield	

Replace XXX with notation for desired finish color. Refer to page 8 for shield images.

Notes:
1. Not available with other wireless control or sensor options
2. Specify mounting height; 8 = 8' or less, 40 = 9' to 40'
3. Specify routine setting code (example GENI-04). See ENERGENit brochure and Instructions for setting table and options. Not available with sensor or SiteSync options
4. Specify group and zone at time of order. See www.hubbellbuildingcontrolsgroup.com for further details. Order at least one SiteSync interface accessory SWUSB or SWTAB. Each option contains SiteSync License, GUI, and Bridge Node
5. Only available with FR, 2, 3, 4, 4W and 5R distributions
6. Order at least one SCP-REMOTE per project location to program and control the occupancy sensor

Accessories and Services (Ordered Separately)	
☐ **SCP-REMOTE**	Remote Control for SCPI_F option. Order at least one per project to program and control the occupancy sensor
☐ **SWUSB***	SiteSync interface software loaded on USB flash drive for use with owner supplied PC (Windows based only). Includes SiteSync license, software and USB radio bridge node
☐ **SWTAB***	Windows tablet and SiteSync interface software. Includes tablet with preloaded software, SiteSync license and USB radio bridge node
☐ **SWBRG**	SiteSync USB radio bridge node only. Order if a replacement is required or if an extra bridge node is requested
☐ **SW7PR+**	SiteSync 7-Pin on fixture module On/Off/Dim, Daylight Sensor 120–480VAC
☐ **BIRD-SPIKE-3**	Bird Spikes

* When ordering SiteSync at least one of these two interface options must be ordered per project.
+ Available as a SiteSync retrofit solution for fixtures with an existing 7-pin receptacle.

Hubbell Control Solutions — Accessories (Sold Separately)	
NX Distributed Intelligence™	
☐ **NXDPM-1R1D-UNV**	On-fixture Module (7-pin), On / Off / Dim, Daylight Sensor with HubbNET Radio and Bluetooth® Radio, 120–480VAC
wiSCAPE® Lighting Control	
☐ **WIR-RME-L**	On-fixture Module (7-pin or 5-pin), On / Off / Dim, Daylight Sensor with wiSCAPE Radio, 110–480VAC

For additional information related to these accessories please visit www.hubbellcontrolsolutions.com. Options provided for use with integrated sensor, please view specification sheet ordering information table for details.

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HUBBELL Lighting

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DATE: | LOCATION:
TYPE: | PROJECT:
CATALOG #:

VIPER S
SMALL VIPER LUMINAIRE

OPTICS STRIKE

FEATURES

- Small size companion to Viper Large
- Wide choice of different LED wattage configurations
- Nine optical distributions
- Designed to replace HID lighting up to 400W MH or HPS
- Suitable for wet locations

*3000K and warmer CCTs only

RELATED PRODUCTS
Viper Large

CONTROL TECHNOLOGY

NX DISTRIBUTED INTELLIGENCE · wiSCAPE · energenit · SiteSync LIGHTING SYSTEM

SPECIFICATIONS

CONSTRUCTION
- Manufactured with die cast aluminum
- Coated with a polyester finish that meets ASTM B117 corrosion test requirements and ASTM D522 cracking and loss of adhesion test requirements
- IFS polyester powder-coat electrostatically applied and thermocured. IFS finish consists of a five stage pretreatment regimen with a polymer primer sealer and top coated with a thermoset super TGIC polyester powder coat finish
- The finish meets the AAMA 2604 performance specification which includes passing a 3,000-hour salt spray test for corrosion resistance and resists cracking or loss of adhesion per ASTM D522 and resists surface impacts of up to 160 inch-pounds
- External hardware is corrosion resistant

OPTICS
- Cartridge is held together with internal brass standoffs soldered to the board so that it can be field replaced as a one-piece optical system
- One-piece silicone gasket ensures a weatherproof seal around each individual optic
- One-piece optical cartridge system consisting of an LED engine, optics, gasket and stainless steel bezel

INSTALLATION
- Mounting options for horizontal arm, vertical tenon or traditional arm mounting available. Mounting hardware included

ELECTRICAL
- Luminaire accepts 100V through 277V, 347V or 480V input 50 Hz to 60 Hz (UNV)
- Power factor is ≥ .90 at full load
- Dimming drivers are standard, but CD must be selected in options to obtain external wiring leads for dimming controls
- Component-to-component wiring within the luminaire may carry no more than 80% of rated load and is certified by UL for use at 600VAC at 90°C or higher
- Plug disconnects are certified by UL for use at 600 VAC, 13A or higher. 13A rating applies to primary (AC) side only
- Fixture electrical compartment contains all LED driver components
- Optional 7-pin ANSI C136.41-2013 Twist-Lock® photo control receptacle available. Compatible with ANSI C136.41 external wireless control devices
- Ambient operating temperature -40°C to 25°C
- Surge protection: 20kA
- Lifeshield™ Circuit (see Electrical Data)

CONTROLS
- Available with an optional passive infrared (PIR) motion sensor capable of detecting motion 360° around the luminaire. When no motion is detected for the specified time, the motion response system reduces the wattage to factory preset level, reducing the light level accordingly. When motion is detected by the PIR sensor, the luminaire returns to full wattage and full light output. Please contact Beacon Products if project requirements vary from standard configuration

CONTROLS (CONTINUED)
- Available with Energenit for optional set dimming, timed dimming with simple delay, or timed dimming based on time of night
- In addition, Viper can be specified with SiteSync™ wireless control system for reduction in energy and maintenance costs while optimizing light quality 24/7

CERTIFICATIONS
- DLC® (DesignLights Consortium) Qualified. Please refer to the DLC website for specific product qualifications at www.designlights.org
- Certified to UL 1598 and UL 8750
- 3G rated for ANSI C136.31 high vibration applications with MAF mounting
- IDA approved
- This product is approved by the Florida Fish and Wildlife Conservation Commission. Separate spec available online

WARRANTY
- 5 year warranty
- See HLI Commercial and Industrial Outdoor Lighting Warranty for additional information

KEY DATA	
Lumen Range	6,810
Wattage Range	55–136
Efficacy Range (LPW)	100–124
Reported Life (Hours)	L70>60,000
Input Current Range (Amps)	0.1–1.1

Photometry · Viper Brochure · Dimensional Drawings · ENERGENit · SiteSync

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HUBBELL Lighting

5

LIGHT FIXTURE TYPE 'SC' (2)

MODEL NO.: VPS-36L-65-3K7-5QM-UNV-AD-DBT

MOUNT @ 15'-0" A.F.G.

BEACON design · performance · technology

DATE: | LOCATION:
TYPE: | PROJECT:
CATALOG #:

VIPER S
SMALL VIPER LUMINAIRE

ORDERING GUIDE

CATALOG # _____

Example: VPS–24L–55–4K7–4W–UNV–A–DB–TL–GENI–04–BC

VPS –	LED Engine –	CCT/CRI[1] –	Distribution –	Rotation –	Voltage –
Series	**24L-55** 55W, LED array	**3K7** 3000K, 70 CRI	**FR** Type 1Front Row	**Blank** No rotation	**UNV** 120–277V
VPS Viper Small	**36L-65** 65W, LED array	**4K7** 4000K, 70 CRI	**2** Type 2	**L** Optic rotation left[3]	**347** 347V
	36L-80 80W, LED array	**5K7** 5000K, 70 CRI	**3** Type 3	**R** Optic rotation right[3]	**480** 480V
	48L-110 110W, LED array		**4F (formerly 4)** Type 4		
	60L-136 136W, LED array		**4W** Type 4 Wide		
			5QM Type 5QM		
			5R Type 5R (rectangular)		
			5W Type 5W (round wide)		
			TC Tennis Court		

Mounting	Color	Control Options	Options
A Rectangular Arm (formerly RA) for square or round pole	**BLT** Black Matte Textured	**7PR** 7-Pin Receptacle only (shorting cap, photo control, or wireless control provided by others)	**BC** Backshield (available for FR, 2, 3, 4, 4W Optics)
MAF Mast Arm Fitter (formerly SF2) for 2⅜" OD horizontal arm	**BLS** Black Gloss Smooth	**7PR-SC** 7-Pin Receptacle w/Shorting Cap	**CD** Continuous Dimming
K Knuckle (formerly PK2) limit to 30° tilt or 2⅜" OD horizontal arm or vertical tenon	**DBT** Dark Bronze Matte Textured	**7PR-TL** 7-Pin Receptacle w/Twist-Lock® photo control	**F** Fusing
WB Wall Bracket	**DBS** Dark Bronze Gloss Smooth	**SCPI_F** Programmable Occupancy Sensor w/ daylight control[1,2,3]	**TB** Terminal Block
AD Universal Arm for square pole	**GTT** Graphite Matte Textured	**GENI-XX** ENERGENit[4]	
AD3 Adapter for 2.4"-4.1" round pole	**LGS** Light Grey Gloss Smooth	**SWP** SiteSync Pre-Commission[1,4]	
AD4 Adapter for 4.2"-5.3" round pole	**PSS** Platinum Silver Smooth	**SWPM_F** SiteSync Pre-Commission w/ Sensor[1,3,4]	
AD5 Adapter for 5.5"-5.9" round pole	**WHT** White Matte Textured		
AD6 Adapter for 6.0"-6.5" round pole	**WHS** White Gloss Smooth		
	VGT Verde Green Textured		
	Color Option		
	CC Custom Color		

House Side Shield Accessories	Mounting Accessories
☐ **HSS/VP-S/90-FB/XXX** 90° shield front or back	☐ **VPL-AD-RPA3** 2.4"-4.1" Round Pole Adapter for AD arm
☐ **HSS/VP-S/90-LR/XXX** 90° shield left or right	☐ **VPL-AD-RPA4** 4.2"-5.3" Round Pole Adapter for AD arm
☐ **HSS/VP-S/270-FB/XXX** 270° shield front or back	☐ **VPL-AD-RPA5** 5.5"-5.9" Round Pole Adapter for AD arm
☐ **HSS/VP-S/270-LR/XXX** 270° shield left or right	☐ **VPL-AD-RPA6** 6.0"-6.5" Round Pole Adapter for AD arm
☐ **HSS/VP-S/360/XXX** Full shield	

Replace XXX with notation for desired finish color. Refer to page 8 for shield images.

Notes:
1. Not available with other wireless control or sensor options
2. Specify mounting height; 8 = 8' or less, 40 = 9' to 40'
3. Specify routine setting code (example GENI-04). See ENERGENit brochure and Instructions for setting table and options. Not available with sensor or SiteSync options
4. Specify group and zone at time of order. See www.hubbellbuildingcontrolsgroup.com for further details. Order at least one SiteSync interface accessory SWUSB or SWTAB. Each option contains SiteSync License, GUI, and Bridge Node
5. Only available with FR, 2, 3, 4, 4W and 5R distributions
6. Order at least one SCP-REMOTE per project location to program and control the occupancy sensor

Accessories and Services (Ordered Separately)	
☐ **SCP-REMOTE**	Remote Control for SCPI_F option. Order at least one per project to program and control the occupancy sensor
☐ **SWUSB***	SiteSync interface software loaded on USB flash drive for use with owner supplied PC (Windows based only). Includes SiteSync license, software and USB radio bridge node
☐ **SWTAB***	Windows tablet and SiteSync interface software. Includes tablet with preloaded software, SiteSync license and USB radio bridge node
☐ **SWBRG**	SiteSync USB radio bridge node only. Order if a replacement is required or if an extra bridge node is requested
☐ **SW7PR+**	SiteSync 7-Pin on fixture module On/Off/Dim, Daylight Sensor 120–480VAC
☐ **BIRD-SPIKE-3**	Bird Spikes

* When ordering SiteSync at least one of these two interface options must be ordered per project.
+ Available as a SiteSync retrofit solution for fixtures with an existing 7-pin receptacle.

Hubbell Control Solutions — Accessories (Sold Separately)	
NX Distributed Intelligence™	
☐ **NXDPM-1R1D-UNV**	On-fixture Module (7-pin), On / Off / Dim, Daylight Sensor with HubbNET Radio and Bluetooth® Radio, 120–480VAC
wiSCAPE® Lighting Control	
☐ **WIR-RME-L**	On-fixture Module (7-pin or 5-pin), On / Off / Dim, Daylight Sensor with wiSCAPE Radio, 110–480VAC

For additional information related to these accessories please visit www.hubbellcontrolsolutions.com. Options provided for use with integrated sensor, please view specification sheet ordering information table for details.

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HUBBELL Lighting

BEACON design · performance · technology

DATE: | LOCATION:
TYPE: | PROJECT:
CATALOG #:

VIPER S
SMALL VIPER LUMINAIRE

OPTICS STRIKE

FEATURES

- Small size companion to Viper Large
- Wide choice of different LED wattage configurations
- Nine optical distributions
- Designed to replace HID lighting up to 400W MH or HPS
- Suitable for wet locations

*3000K and warmer CCTs only

RELATED PRODUCTS
Viper Large

CONTROL TECHNOLOGY

NX DISTRIBUTED INTELLIGENCE · wiSCAPE · energenit · SiteSync LIGHTING SYSTEM

SPECIFICATIONS

CONSTRUCTION
- Manufactured with die cast aluminum
- Coated with a polyester finish that meets ASTM B117 corrosion test requirements and ASTM D522 cracking and loss of adhesion test requirements
- IFS polyester powder-coat electrostatically applied and thermocured. IFS finish consists of a five stage pretreatment regimen with a polymer primer sealer and top coated with a thermoset super TGIC polyester powder coat finish
- The finish meets the AAMA 2604 performance specification which includes passing a 3,000-hour salt spray test for corrosion resistance and resists cracking or loss of adhesion per ASTM D522 and resists surface impacts of up to 160 inch-pounds
- External hardware is corrosion resistant

OPTICS
- Cartridge is held together with internal brass standoffs soldered to the board so that it can be field replaced as a one-piece optical system
- One-piece silicone gasket ensures a weatherproof seal around each individual optic
- One-piece optical cartridge system consisting of an LED engine, optics, gasket and stainless steel bezel

INSTALLATION
- Mounting options for horizontal arm, vertical tenon or traditional arm mounting available. Mounting hardware included

ELECTRICAL
- Luminaire accepts 100V through 277V, 347V or 480V input 50 Hz to 60 Hz (UNV)
- Power factor is ≥ .90 at full load
- Dimming drivers are standard, but CD must be selected in options to obtain external wiring leads for dimming controls
- Component-to-component wiring within the luminaire may carry no more than 80% of rated load and is certified by UL for use at 600VAC at 90°C or higher
- Plug disconnects are certified by UL for use at 600 VAC, 13A or higher. 13A rating applies to primary (AC) side only
- Fixture electrical compartment contains all LED driver components
- Optional 7-pin ANSI C136.41-2013 Twist-Lock® photo control receptacle available. Compatible with ANSI C136.41 external wireless control devices
- Ambient operating temperature -40°C to 25°C
- Surge protection: 20kA
- Lifeshield™ Circuit (see Electrical Data)

CONTROLS
- Available with an optional passive infrared (PIR) motion sensor capable of detecting motion 360° around the luminaire. When no motion is detected for the specified time, the motion response system reduces the wattage to factory preset level, reducing the light level accordingly. When motion is detected by the PIR sensor, the luminaire returns to full wattage and full light output. Please contact Beacon Products if project requirements vary from standard configuration

CONTROLS (CONTINUED)
- Available with Energenit for optional set dimming, timed dimming with simple delay, or timed dimming based on time of night
- In addition, Viper can be specified with SiteSync™ wireless control system for reduction in energy and maintenance costs while optimizing light quality 24/7

CERTIFICATIONS
- DLC® (DesignLights Consortium) Qualified. Please refer to the DLC website for specific product qualifications at www.designlights.org
- Certified to UL 1598 and UL 8750
- 3G rated for ANSI C136.31 high vibration applications with MAF mounting
- IDA approved
- This product is approved by the Florida Fish and Wildlife Conservation Commission. Separate spec available online

WARRANTY
- 5 year warranty
- See HLI Commercial and Industrial Outdoor Lighting Warranty for additional information

KEY DATA	
Lumen Range	5,400
Wattage Range	55–136
Efficacy Range (LPW)	100–124
Reported Life (Hours)	L70>60,000
Input Current Range (Amps)	0.1–1.1

Photometry · Viper Brochure · Dimensional Drawings · ENERGENit · SiteSync

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HUBBELL Lighting

4

LIGHT FIXTURE TYPE 'SD' (3)

MODEL NO.: VPS-24L-55-3K7-4F-UNV-AD-DBT

MOUNT @ 10'-0" ABOVE ROOF DECK

BEACON design · performance · technology

DATE: | LOCATION:
TYPE: | PROJECT:
CATALOG #:

VIPER S
SMALL VIPER LUMINAIRE

ORDERING GUIDE

CATALOG # _____

Example: VPS–24L–55–4K7–4W–UNV–A–DB–TL–GENI–04–BC

VPS –	LED Engine –	CCT/CRI[1] –	Distribution –	Rotation –	Voltage –
Series	**24L-55** 55W, LED array	**3K7** 3000K, 70 CRI	**FR** Type 1Front Row	**Blank** No rotation	**UNV** 120–277V
VPS Viper Small	**36L-65** 65W, LED array	**4K7** 4000K, 70 CRI	**2** Type 2	**L** Optic rotation left[3]	**347** 347V
	36L-80 80W, LED array	**5K7** 5000K, 70 CRI	**3** Type 3	**R** Optic rotation right[3]	**480** 480V
	48L-110 110W, LED array		**4F (formerly 4)** Type 4		
	60L-136 136W, LED array		**4W** Type 4 Wide		
			5QM Type 5QM		
			5R Type 5R (rectangular)		
			5W Type 5W (round wide)		
			TC Tennis Court		

Mounting	Color	Control Options	Options
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HUBBELL Lighting

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DATE: | LOCATION:
TYPE: | PROJECT:
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VIPER S
SMALL VIPER LUMINAIRE

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- Plug disconnects are certified by UL for use at 600 VAC, 13A or higher. 13A rating applies to primary (AC) side only
- Fixture electrical compartment contains all LED driver components
- Optional 7-pin ANSI C136.41-2013 Twist-Lock® photo control receptacle available. Compatible with ANSI C136.41 external wireless control devices
- Ambient operating temperature -40°C to 25°C
- Surge protection: 20kA
- Lifeshield™ Circuit (see Electrical Data)

CONTROLS
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CONTROLS (CONTINUED)
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- See HLI Commercial and Industrial Outdoor Lighting Warranty for additional information

KEY DATA	
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Photometry · Viper Brochure · Dimensional Drawings · ENERGENit · SiteSync

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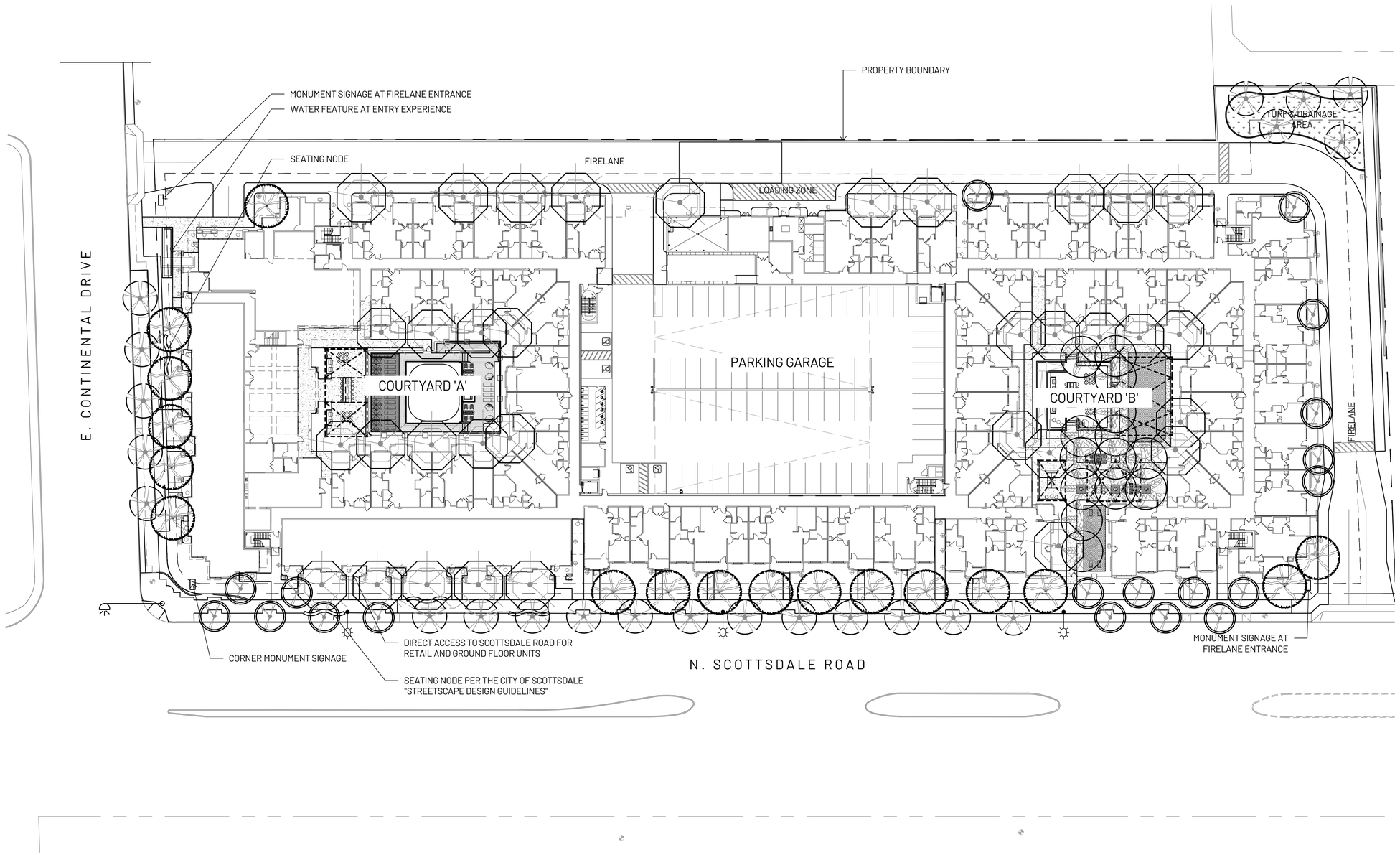


PLANT MATERIALS LEGEND

Botanical Name
Common Name

Trees	Size	Quantity	Caliper	Height	Width
Acacia anuera Mulga Acacia	36" BOX MULTI-TRUNK		2.5"	10'-0"	4'-0"
Acacia willardiana Palo Blanco	48" BOX		3"	12'-0"	8'-0"
Caeselpinia cacalaco smoothie Thornless Cascalote	36" BOX		2"	10'-0"	12'-0"
Chilopsis linearis Desert Willow	36" BOX		2"	10'-0"	12'-0"
Citrus sp. Lemon - Dwarf	18" B&B		1.5"	5'-0"	4'-0"
Citrus sp. Lime - Dwarf	18" B&B		1.5"	5'-0"	4'-0"
Citrus sp. Orange - Navel -Robertson	24" Box		1.5"	5'-0"	4'-0"
Olneya tesota Ironood	24" Box		1.5"	5'-0"	4'-0"
Parkinsonia hyb. 'Desert Museum' Palo Verde	36" BOX MULTI TRUNK		3"	12'-0"	10'-0"
Phoenix dactylifera Date Palm	18' CLEAR TRUNK		16"	18'-0"	
Pistacia chinensis Chinese Pistache	36" BOX MULTI-TRUNK		3.5"	12'-0"	6'-0"
Pistacia lentiscus Mastic Tree	24" BOX		1"	7'-0"	7'-0"
Prosopis hybrid Thornless Mesquite	24" BOX		1"	7'-0"	7'-0"
Quercus virginiana 'Cathedral' Oak	36" BOX		2.5"	13'-0"	13'-0"
Ulmus parvifolia 'Allee' Elm	48" BOX				

Extra Large Shrubs	Size
Bougainvillea 'Rosenka' Bougainvillea	5 gal.
Cordia Boissieri Anachuita	5 gal.
Dodonea viscosa Hopbush	5 gal.
Simmondisa chinensis Jojoba	15 gal.
Tecoma alata 'Orange Jubilee' Orange Jubilee	15 gal.

Large Shrubs	Size
Justicia california Yellow Chuparosa	5 gal.
Leucophyllum langmaniae 'Rio Bravo' Rio Bravo Sage	5 gal.
Ligustrum japonicum Japanese Privet	5 gal.
Salvia clevlandii Chaparral Sage	5 gal.
Simmondsia Chinensis 'Vista' Compact Jojoba	15 gal.
Viguira deltoidea Goldeneye	15 gal.

Medium Shrubs	Size
Eremophila glabra spp. caranosa-Winter Blaze Winter Blaze	5 gal.
Eremophila hygrophana Blue Bells	5 gal.
Justicia candicans Red Justicia	5 gal.
Punica granatum Dwarf Pomegranate	5 gal.
Rosmarinus officinalis 'Tuscan Blue' 'Tuscan Blue' Rosemary	5 gal.

Small Shrubs	Size
Bougainvillea 'Alenxandra' Alexandra Bougainvillea	5 gal
Buxus microphylla japonica Green Beauty Boxwood	5 gal.
Callistemon viminalis 'Little John' Little John Bottle Bush	5 gal.
Guara lindheimeri Pink Guara	5 gal.
Olea Europaea "Little Ollie" Little Ollie Dwarf Olive	5 gal.
Teucrium chamaedrys Germander	5 gal.

Groundcovers	Size
Dalea capitata Sierra Gold	5 gal.
Eremophila prostrata 'Outback Sunrise' Outback Sunrise Eremophila	1 gal
Eremophila serpens Snake Emu	1 gal
Hymenoxys acaulis Angelita Daisy	1 gal.
Ruellia 'Katie' Dwarf Ruellia 'Katie'	1 gal.
Rosmarinus officinalis 'Prostratus' Trailing Rosemary	1 gal.
Teucrium chamaedrys prostratum Prostate Germander	1 gal.
Trachleospermum jasminoides Asiatic Jasmine	1 gal.

Cacti/ Accents	Size
Agave Murpheyi Murphey's Agave	5 gal.
Aloe hyb. 'Blue Elf' Blue Elf Aloe	5 gal.
Bouteloua gracilis Blond Ambition	1 gal
Carnegia gigantea Saguaro	8'-0" min.
Dasylirion longissimum Mexican Grass Tree	5 gal.
Euphorbia antisyphilitica Candelilla	5 gal
Hesperaloe parviflora 'Brakelights' Red Yucca	3 gal.
Nolina matapensis Beargrass	5 gal.
Opuntia 'x' Kelly's Choice Kelly's Choice Prickly Pear	8 Pad Min.
Opuntia violacea 'Santa Rita' Purple Prickly Pear	8 Pad Min.
Pachycereus marginatus Mexican Fence Post Cactus	8 Pad Min.
Pedilanthus macrocarpus Slipper Plant	5 gal.
Portulacaria afra minima Dwarf Elephant Food	5 gal.
Yucca baccata Banana Yucca	20 gal.
Yucca elata Soaptree Yucca	20 gal.
Yucca pallida Pale Leaf Yucca	5 gal
Yucca rupicola Twisted Yucca	20 gal.

Vines	Size
Ficus pumila Creeping Fig	5 gal
Rosa banksiae Lady Bank's Rose	5 Gal.

Scottsdale Continental

Overall Landscape Plan

30' 60' 90'
Plan Scale 1:30' Date: 08-13-2020

ABLASTUDIO.COM

AB LA

14-ZN-2018
9/1/2020

PLANNED UNIT DEVELOPMENT DISTRICT APPROVAL CRITERIA ANALYSIS

An application for a PUD district must be accompanied by a Development Plan (DP), which may consist of the following ("if applicable" items are optional, as determined by the Zoning Administrator):

- Development Program – List of uses and associated density, FAR, etc.
- Development Program – proposed development standards (if applicable)
- Site Plan
- Drainage Report – including basis of design
- Transportation Analysis and Comments (if applicable)
- Conceptual Open Space Plan
- Transitions Plan (if applicable)
- Parking Plan
- Conceptual Phasing Plan (if applicable)
- Building Height Plan (if applicable)

All items required for this application have been provided and are included as part of this report.

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 the development in the area that it may directly affect, and the DP provides a benefit to the City and adjacent neighborhoods.**
   - Revitalizes and redevelops a site along a Southern Scottsdale Character Area Plan (SSCAP)-designated Regional Corridor (Scottsdale Road).
   - Significant pedestrian circulation improvements proposed, including a detached 8-foot-wide sidewalk on Scottsdale Road, as well as a detached 6-foot-wide sidewalk on Continental Drive.
   - Proposal includes several secondary sidewalks from the site to Scottsdale Road, promoting connectivity between parcels (Policy CD 9.2 of the SSCAP).
2. **The DP is environmentally responsive, incorporates green building principles, contributes to the City's design guidelines and design objectives and any deviations from the design guidelines must be justified by compensating benefits of the DP.**
   - Building design responds favorably to the City's Sensitive Design Principles by utilizing coarse textures and warmer color tones. Additionally, shade devices, roof overhangs and eyebrows are proposed over windows and balconies to mitigate solar heat gain and provide shading. Planer differentiation and a hierarchy of materials adds to the visual interest.
   - Proposal is a mixed-use development with residential over first-floor commercial (Policy CD 9.1 of the SSCAP)
   - In accordance with the City's Sensitive Design Principles, recessing and overhangs are provided over windows and balconies to provide shading and protection from solar heat gain.
   - Landscaping consists of low water-use, drought-tolerant plantings and species representative of the surrounding desert.

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.**
   - A minimum setback of 20 feet is being maintained between the buildings and the adjacent residential uses. Though the proposed stepback amendments will bring height and massing nearer to the west property line, there is sufficient separation between the project building and the adjacent residential units to negate the potential for solar shading.
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.**
   - Proposal includes several secondary sidewalks from the site to Scottsdale Road, promoting connectivity between parcels (Policy CD 9.2 of the SSCAP).
   - The proposal includes significant improvements to the frontage open space and landscaping, including a detached 8-foot-wide sidewalk on Scottsdale Road and a detached 6-foot-wide sidewalk on Continental Drive that should enhance the pedestrian experience.

Amended Development Standards

The Development Review Board shall review any proposed amendments to the development standards included in the DP and provide a recommendation to the Planning Commission and City Council. The applicant is proposing several amendments to the development standards of the PUD zoning district. A detailed description of those amendments can be found in the narrative portion of the Development Plan (Attachment #3). The following is a summary of the proposed amended development standards:

Zoning Ordinance Section	Standard Requirement	Amended Development Standard
5.5005.E. Table A *Average setback*	Average Setback per Table A	Clarify that Average Setback is a *Minimum* Average Setback
5.5005.F.2. *Building envelope*	Development adheres to a stepback of 1:2 starting on the residential zoning district boundary	Allow for exception to standard requirement per the Section included in the Development Plan
5.5005.H.1. *Setback abutting a residential zoning district*	Minimum 20-foot setback, to include landscaping	Eliminate landscaping requirement

Staff Analysis

Though the proposed development standards bring height and massing nearer to the west property line, impacts are somewhat mitigated by a proposed 30-foot setback from the property line. Additionally, the nearest residential building to the west is approximately 40 feet from the property line, resulting in a +/- 70-foot separation between the proposed building and the nearest residential unit.

DEVELOPMENT INFORMATION

Zoning History

This site was annexed into the City in 1956 (Ord. #34). Shortly thereafter, the City adopted C-3 zoning for the site. There has been no zoning activity on the site since annexation.

Context

Located at the northwest corner of North Scottsdale Road and East Continental Drive, the site is situated in a mature area of Scottsdale that includes a variety of building designs and intensity. Abutting the entire west property line of the site is a large two-story condominium project, constructed in the 1970s. The condo building façades along the street frontage are unique in that they consist primarily of stacked stone, with stucco serving as more of an accent, painted various shades of brown, and barrel tile roof elements over balconies. The rest of the complex consists of primarily stucco facades. The remaining parcels in the area are occupied primarily by single-story commercial buildings of varying design, some of which date back to the 1960s. An auto dealership to the north was recently demolished to make way for a future development (yet to be determined). Note that East Continental Drive at this location is under the jurisdiction of the City of Tempe, as are the parcels on the south side of the street.

Project Data

• Existing Use:	Vehicle Sales
• Proposed Use:	Mixed-Use
• Parcel Size:	253,523 square feet (5.81 gross acres) 192,943 square feet (4.4 net acres)
• Commercial space:	10,125 square feet
• Dwelling unit space (residential):	262,857 square feet
• Total Building Area:	272,982 square feet
• Floor Area Ratio Allowed:	0.8 (non-residential only)
• Floor Area Ratio Proposed:	0.06 (non-residential only)
• Building Height Allowed:	48 ft. + 10 ft. for rooftop appurtenances (58 ft. total)
• Building Height Proposed:	48 ft. + 10 ft. for rooftop appurtenances (58 ft. total)
• Parking Required:	441 spaces (commercial and residential)
• Parking Provided:	490 spaces
• Open Space Required:	0.10 (25,352 square feet)
• Open Space Provided:	0.25 (49,123 square feet)
• Number of Dwelling Units Allowed:	Per the Development Plan
• Number of Dwelling Units Proposed:	281 units
• Density Allowed:	Per the Development Plan
• Density Proposed:	49 dwelling units per acre

CONTINENTAL

CITIZEN REVIEW & NEIGHBORHOOD INVOLVEMENT REPORT
Case No. 14-ZN-2018

I. Introduction

This Citizen Review Report is being performed in association with an application 14-ZN-2018 to rezone the roughly 4.4-acre property at the northwest corner of Scottsdale Road and Continental Drive from Highway Commercial (C-3) to Planned Unit Development (PUD) to allow for the development of a new, mixed-use project of roughly 280 residential units and 10,000 square feet of ground floor commercial space. See aerial at **TAB A.**

The outreach on this project dates back to 2018 when the project was first envisioned, and a rezoning application was filed. Outreach continued through 2019 as the project proceeded through Development Review Board recommendation of approval, Planning Commission recommendation of approval and was scheduled and noticed for City Council. Although the project layout has been modified, the basics of the project remain the same – a rezoning to PUD for a mixed-use multifamily and commercial project. The updated project features the same building height and roughly the same unit count and commercial square feet.

II. Community Outreach

In early 2018, a Project Under Consideration sign was posted on site detailing the zoning request and project information as well as providing contact information of the Applicant the City.

On June 20, 2018, first-class letters were mailed to property owners within 750ft of the site as well as registered HOA's and interested parties as provided by the City. The letter had companion exhibits, described the development proposal and invited the recipient to attend an open house meeting. The recipient was also encouraged to contact the applicant or City with any questions or comments.

On July 2, 2018, an open house was held as SkySong. The development team and project exhibits were available. Four people attended the meeting. Existing drainage concerns were a primary concern voiced at the meeting. See notification letter, sign-in sheet, meeting report and mailing map attached at **TAB B.**

On December 18, 2019, signs were posted on site with project information and notice of the scheduled Planning Commission meeting. See affidavit attached at **TAB C.**

On January 8, 2020, the project was heard and recommended for approval by the Planning Commission. No members of the public appeared to attend the meeting and no public comments were made.

On January 27, 2020, the sign posting was updated with the City Council hearing information. See affidavit attached at **TAB D.**

On February 18, 2020, the project was scheduled for consideration by the City Council. A continuance was requested. No members of the public attended regarding the project.

On June 4, 2020, a new, Project Under Consideration Sign was posted on site informing the public of the proposal and invited them to attend a virtual open house meeting. See affidavit attached at **TAB E.**

On June 4, 2020, notification letters were again sent out to property owner within 750 ft of the property, as well as registered HOA's and interested parties as provided by the City. The letter informed recipients of the project changes and invited them to attend an upcoming virtual open house meeting. The letter also invited the recipient to contact the applicant or the City with any questions. See notification letter and mailing list attached at **TAB F.**

On June 17, a virtual open house meeting was conducted to discuss the project. Two (2) members of the public participated. There were general questions regarding number of units, type of retail and project schedule. Questions were answered to the best of the Applicant's abilities and both participants appeared to express support.

The Applicant has only received a few phone calls during the 2020 process. All with general questions and all expressing support. The Applicant will continue to be available to answer questions from any interested parties regarding this exciting project and will continue to keep the City informed.

Tab A

Scottsdale Road
SITE
Continental Dr
E Latham St
E Portland St
E Diamond St
E Roosevelt St
E Garfield St
E Continental Dr
E Ainsley May Way
N 70th Way
N 72nd Pl
N SCOTTSDALE RD
N 71st St
N Saratoga St
N

Tab B

1000 N Scottsdale Road, Scottsdale

Item #4

Community Notification Letter

June 20, 2018

Re: Mixed-Use Development Project at 1000 N Scottsdale Road, Scottsdale
Scottsdale Residents and Neighbors:

EJG Investments and Synectic Design Architects are pleased to provide an opportunity for the public to review its new mixed-use project on the west side of N. Scottsdale Road, north of E. Continental Drive; application number: 929-PA-2017. The property legal description is: Lot 1, A Property Assemblage in The City of Scottsdale, according to Book 815 of Maps, page 7, records of Maricopa County, Arizona located in the Southeast quarter of the Northeast quarter of Section 3, Township 1 North, Range 4 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona.

The purpose of the public open house is to provide the Scottsdale Community with information about the multi-family/commercial development on a developed parcel. This meeting is necessary in order for the development team to submit, to the City of Scottsdale, applications for a Zoning District Map Amendment and Development Review Board approvals. If you are interested in learning more about the project, please attend the Community Meeting at the following time and location:

Date:	**Monday, July 2, 2018**
Time:	**5:00 to 7:00 pm**
Location:	**Skysong Room 352 (Bldg 1, 3rd Floor), 1475 N Scottsdale Road, Scottsdale**

The current zoning is Highway Commercial (C-3), and the proposed zoning will be Planned Unit Development (PUD) with Amended Development Standards. The proposed zoning district will allow for a mixed-use development, including a 282-unit apartment complex of studio, one and two-bedroom units, and 12,500 square feet of commercial space.

Attending the Public Open House for this project will provide the opportunity to get more information and make your opinions known. You may also call a member of the project development team, Lance Baker at 480.948.9766 (lbaker@sdiaz.us) or Greg Bloemberg, Scottsdale Planner at 480.312.4306 (gbloemberg@scottsdaleaz.gov).

Sincerely,

Lance D. Baker, AIA
President
Synectic Design, Inc.

1000 N Scottsdale Road, Scottsdale
Community Meeting Sign-In Sheet

Item #7

Synectic Design, Inc.
1111 W University Dr, Suite 104
Tempe, AZ 85281
480.948.9766
www.sdiaz.us

MEETING SIGN-IN SHEET

Project: NWC SCOTTSDALE RD. & CONTINENTAL	**Meeting Date:** 7/2/18
Facilitator: LANCE BAKER, AIA	**Place/Room:** Skysong Bld. 1, Rm 352

Name	Address	Phone	E-Mail
MARY MARDEN	7038 E. LATHAM SCOTTSDALE 85257	480-941-4339	maegh@cox.net
June Geare	1125 N. 71st St, Scottsdale, 85257	480-949-95	
JOLENE HOFFMANN	1119 N 71st ST	480 945 6253	
DAVID FRANCIS	808 N 72ND PL	480 945-7402	

1000 N Scottsdale Road, Scottsdale **Item #8**

Neighborhood Meeting Report

July 3, 2018

TO: City of Scottsdale

RE: NWC Scottsdale Road and Continental Neighborhood Meeting Case # 929-PA-2017

Monday, July 2nd, 2018 from 5:00 pm to 7:00 pm we held our neighborhood meeting for the proposed project located at the northwest corner of Scottsdale Road and Continental Drive in Scottsdale. The meeting was held in a conference room located in the SkySong development, Building 1, Room 352.

Four residents attended the meeting between 5pm and 6pm. The names and addresses are on the attached sign in sheet. In short, three of the attendees live in the single-family home neighborhood which borders the very northwest corner of our site. The fourth attendee, Mr. Francis, lives across Scottsdale Road.

Of the attendees the three residents from the neighborhood to the northwest were the most interested in the proposed development, with their focus being on the drainage issue that currently exists on 71st street as well as the overall specifics of the development. Mrs. Hofmann lives in the home closest to our property line and is unfortunately most affected by the rainwater run off that currently ponds at the corner of 71st and Latham. She was very pleased to hear that we would be having to take that water through our property and out to Scottsdale Road, hopefully alleviating the issue. The residents were also concerned that the existing wall height be maintained and that no through traffic would be going through their neighborhood. Following a detailed description of the project, the attendees were all relieved and were in support of the development. They were very appreciative that we provide a great deal of separation between the building itself and the boundary of their neighborhood.

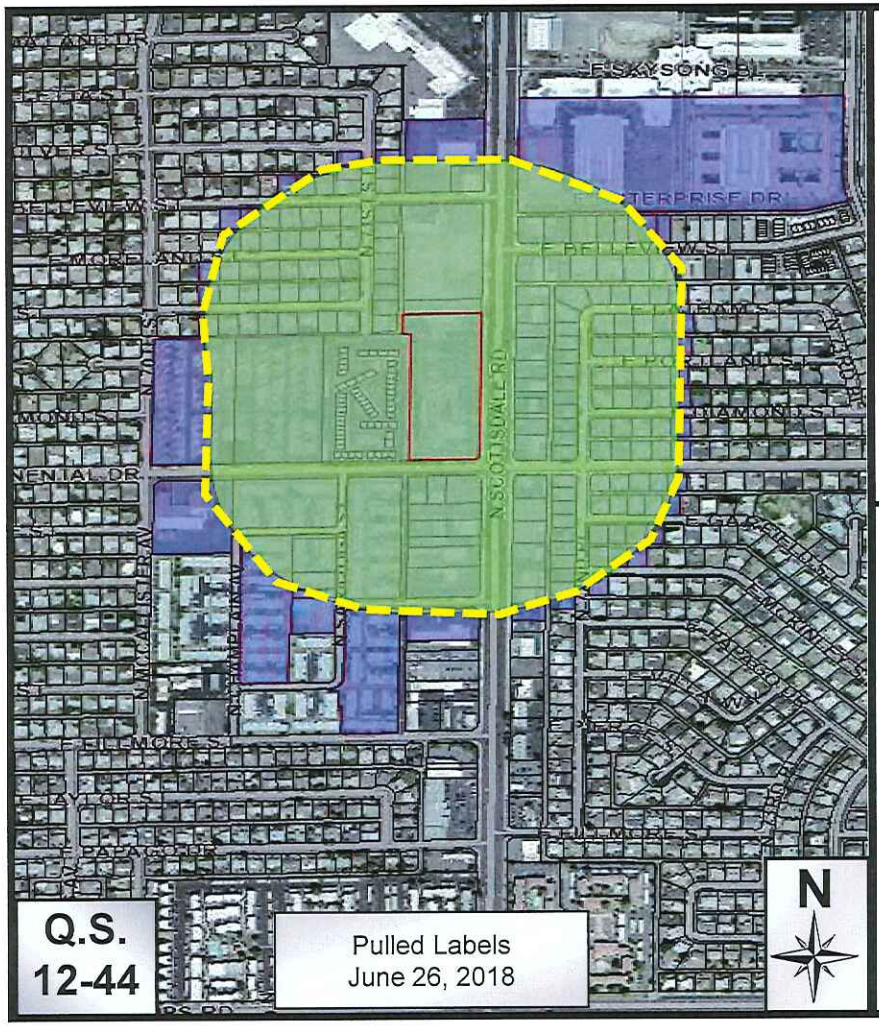
If you have any further questions please contact me directly at lbaker@sdiaz.us or 480-948-9766.

Sincerely~

Lance D. Baker

Lance D. Baker, AIA
President and Architect of Record
Synectic Design, Inc.

City Notifications – Mailing List Selection Map



Map Legend:

- Site Boundary
- Properties within 750-feet
- Postcards - 226

Additional Notifications:

- Interested Parties List
- Adjacent HOA's
- P&Z E-Newsletter
- Facebook
- Twitter
- Nextdoor.com
- City Website-Projects in the hearing process

14-ZN-2018

ATTACHMENT 9

Tab C

CITY OF SCOTTSDALE
City of Scottsdale
PUBLIC NOTICE
scan, snap, save
ZONING/PUBLIC HEARING
CITY HALL: 3939 North Drinkwater Boulevard
PLANNING COMMISSION: 5:00 P.M., 1/8/20
CITY COUNCIL: 5:00 P.M., TBD
REQUEST: Rezone from Highway Commercial (C-3) to Planned Unit Development (PUD) zoning, for a four-story Mixed-use project.
CASE NUMBER: 14-ZN-2018
Project Location: : 1000 N Scottsdale Rd
Applicant/Contact:
Synectic Design
480-948-9766 ext 307
lbaker@sdiaz.us
City Contact:
Greg Bloemberg
480-312-4306
gbloemberg@ScottsdaleAZ.gov
Case File Available at City of Scottsdale 480-312-7767
Project information may be researched at: https://eservices.scottsdaleaz.gov/bldgresources/Cases
-Penalty for removing or defacing sign prior to date of last hearing -Applicant Responsible for Sign Removal
12/18/19 10:07:16

Affidavit of Posting

Required: Signed, Notarized originals.
Recommended: E-mail copy to your project coordinator.

☐ **Project Under Consideration Sign (White)** ☑ **Public Hearing Notice Sign (Red)**

Case Number: 14-ZN-2018

Project Name:

Location: 1000 N Scottsdale Rd

Site Posting Date: December 18th, 2019

Applicant Name: Synectic Design

Sign Company Name: Dynamite Signs

Phone Number: 480-585-3031

I confirm that the site has been posted as indicated by the Project Manager for the case as listed above.

Applicant Signature

12/18/19
Date

Return completed original notarized affidavit AND pictures to the Current Planning Office no later than 14 days after your application submittal.

Acknowledged before me this the 18th day of December 2019

MARYBETH CONRAD
Notary Public, State of Arizona
Maricopa County
My Commission Expires
October 25, 2020

Notary Public

My commission expires: 10-25-20

City of Scottsdale -- Current Planning Division
7447 E Indian School Road, Suite 105, Scottsdale, AZ 85251 • Phone: 480-312-7000 • Fax: 480-312-7088

Tab D

CITY OF SCOTTSDALE
City of Scottsdale
PUBLIC NOTICE
scan, snap, save
ZONING/PUBLIC HEARING
CITY HALL: 3939 North Drinkwater Boulevard
PLANNING COMMISSION: 5:00 P.M., 1/8/20
CITY COUNCIL: 5:00 P.M., 2/18/2020
REQUEST: Rezone from Highway Commercial (C-3) to Planned Unit Development (PUD) zoning, for a four-story Mixed-use project.
CASE NUMBER: 14-ZN-2018
Project Location: : 1000 N Scottsdale Rd
Applicant/Contact:
Synectic Design
480-948-9766 ext 307
lbaker@sdiaz.us
City Contact:
Greg Bloemberg
480-312-4306
gbloemberg@ScottsdaleAZ.gov
Case File Available at City of Scottsdale 480-312-7767
Project information may be researched at: https://eservices.scottsdaleaz.gov/bldgresources/Cases
-Penalty for removing or defacing sign prior to date of last hearing -Applicant Responsible for Sign Removal
Posting Date: 12/18/19
1/27/20 08:21:36

Affidavit of Posting

Required: Signed, Notarized originals.
Recommended: E-mail copy to your project coordinator.

☐ **Project Under Consideration Sign (White)** ☑ **Public Hearing Notice Sign (Red)**

Case Number: 14-ZN-2018

Project Name:

Location: 1000 N Scottsdale Rd

Site Posting Date: January 27th, 2020

Applicant Name: Synectic Design

Sign Company Name: Dynamite Signs

Phone Number: 480-585-3031

I confirm that the site has been posted as indicated by the Project Manager for the case as listed above.

Applicant Signature

1/27/2020
Date

Return completed original notarized affidavit AND pictures to the Current Planning Office no later than 14 days after your application submittal.

Acknowledged before me this the 27th day of January 2020

MARYBETH CONRAD
Notary Public, State of Arizona
Maricopa County
My Commission Expires
October 25, 2020

Marybeth Conrad
Notary Public

My commission expires: 10-25-20

City of Scottsdale -- Current Planning Division
7447 E Indian School Road, Suite 105, Scottsdale, AZ 85251 • Phone: 480-312-7000 • Fax: 480-312-7088

Tab E

Early Notification of
Project Under Consideration
Neighborhood Open House Meeting:
Date: June 17, 2020
Time: 5:30 pm
Location: Zoom Virtual Meeting
(Contact Applicant for Information)
Location: 1000 N. Scottsdale Road, 85257
Project Overview:
• Request: Rezone from Highway Commercial (C-3) to Planned Unit Development (PUD) with Amended Standards
• Description of Project & Proposed Use:
4-story, mixed use residential and commercial/retail project
• Site Acreage: +/- 4.8
• Site Zoning: Highway Commercial (C-3)
Applicant Contact:
George Pasquel III
602.230.0600
George@WitheyMorris.com
City Contact:
Greg Bloemberg
480-312-4306
gbloemberg@ScottsdaleAZ.gov
Pre-Application#: 14-ZN-2018
Posting Date: 6/04/2020
-Penalty for removing or defacing sign prior to date of last hearing -Applicant Responsible for Sign Removal
6/4/20 09:23:53

Affidavit of Posting

Required: Signed, Notarized originals.
Recommended: E-mail copy to your project coordinator.

☑ **Project Under Consideration Sign (White)** ☐ **Public Hearing Notice Sign (Red)**

Case Number: 14-ZN-2018

Project Name:

Location: 1000 N. Scottsdale Road, 85257

Site Posting Date: June 4th, 2020

Applicant Name: George Pasquel III

Sign Company Name: Dynamite Signs

Phone Number: 480-585-3031

I confirm that the site has been posted as indicated by the Project Manager for the case as listed above.

Applicant Signature

6/4/2020
Date

Return completed original notarized affidavit AND pictures to the Current Planning Office no later than 14 days after your application submittal.

Acknowledged before me this the 4th day of June 2020

MARYBETH CONRAD
Notary Public, State of Arizona
Maricopa County
My Commission Expires
October 25, 2020

Notary Public

My commission expires: 10-25-20

City of Scottsdale -- Current Planning Division
7447 E Indian School Road, Suite 105, Scottsdale, AZ 85251 • Phone: 480-312-7000 • Fax: 480-312-7088

Tab F

WITHEY MORRIS PLC
ATTORNEYS AT LAW

June 4, 2020

Re: 1000 N. Scottsdale Road – Status Update on Application 14-ZN-2018

Dear Property Owner or Interested Citizen:

Our office represents Dolce Vita Development Company, LLC ("Dolce Vita") regarding the roughly 4.8-acre site located at the northwest corner of Scottsdale Road and Continental Drive in Scottsdale, as seen on the attached aerial exhibit. You may recall receiving previous correspondence from our team or from the City regarding this property and plans to rezone and redevelop the site with a mixed-use, multifamily residential and commercial / retail project. The purpose of this letter is to introduce ourselves and provide you with an update on the revised development plan.

As you may recall, the previous proposal on this site was a rezoning to allow for a 4-story building with roughly 282 residences and roughly 12,000 square feet of commercial / retail space. While the project layout has been updated somewhat, the project itself is nearly identical and includes a 4-story building with roughly 280 residences and roughly 10,000 square feet of commercial / retail space. The rezoning request remains identical; a rezoning from Highway Commercial (C-3) to Planned Unit Development (PUD) with amended development standards. The application case number (14-ZN-2018) has not changed and no change will occur to the Mixed-Use Neighborhoods General Plan designation. The purpose of the revised application is to create a more feasible, and ultimately more successful project that positively contributes to the neighborhood and ongoing redevelopment efforts along Scottsdale Road. As you can see from the attached preliminary exhibits, the project is designed around two (2) distinct, oversized exterior courtyards. Parking is provided via an internal and hidden parking garage. The buildings are pushed towards the street frontages where a series of pedestrian connections with new hardscape and landscaping will vastly improve the pedestrian experience.

The previous project was positively received, including recommendations of approval from the City of Scottsdale Design Review Board and Planning Commission. Nonetheless, we wanted to offer you the opportunity to review and provide any comments you may have on the updated application. In that effort, we will be conducting a virtual open house meeting June 17, 2020 starting at 5:30pm. In light of the social distancing recommendations by the Center for Disease Control (CDC) and the City of Scottsdale, we will be conducting this open house virtually via Zoom Meeting. We will make a live presentation through this program in which we will describe the updated project and display plans and exhibits. Once the presentation is over, participants will be able to submit questions that will be answered live via webcam by the Development Team.

IF YOU WOULD LIKE TO PARTICIPATE: Please email me at George@WitheyMorris.com to request a link to the meeting. **The only way you will be able to access the meeting is by the link we will provide you.**

If this date and time are not convenient, I would be happy to speak with you by phone or in person from a safe distance at your convenience. Please contact me at 602.230.0600 or George@WitheyMorris.com. You can also reach the City's Project Coordinator, Greg Bloemberg at 480.312.4306 or at GBloemberg@Scottsdaleaz.gov. In the future, you should receive notification

PHONE: 602-230-0600 FAX: 602-212-1787 2525 E. Arizona Biltmore Circle, Suite A-212, Phoenix, AZ 85016

postcards from the City regarding the case and its scheduled public hearings. Information can also be found on the City's website at: http://www.scottsdaleaz.gov/planning-development/projects-in-process.

Thank you for your courtesy and consideration.

Sincerely,
Withey Morris P.L.C.

By
George Pasquel III

Enclosure: aerial, site plan, elevations, rendering

Scottsdale Road
SITE
Continental Dr
N

REFUSE COLLECTION REQUIREMENTS

0.5 CUBIC YARDS OF WASTE PER UNIT	= .5 x 279 = 139.5 CUBIC YARDS
MINI MAC COMPACTOR COMPACTION RATIO = 4:1	= 35 CUBIC YARDS
TOTAL CUBIC YARDS OF WASTE GENERATED PER WEEK	= 35 CUBIC YARDS
35 CUBIC YARDS/8 – TWO CUBIC YARD CONTAINERS	= 3 COLLECTIONS PER WEEK

REFUSE COLLECTION NOTE

ON COLLECTION DAY THE TRUCK WILL PULL UP NEXT TO THE REFUSE ROOM ROLL-UP DOOR, CONTAINERS WILL BE WHEELED OUT TO TRUCK WHERE THEY WILL BE EMPTIED INTO THE WASTE TRUCK. THIS WILL CONSIST OF A TWO PERSON TEAM, ONE WILL OPERATE THE TRUCK WHILE THE OTHER WILL MANEUVER THE CONTAINERS INTO POSITION FOR THE OPERATOR TO EMPTY EACH CONTAINER. MAINTENANCE STAFF WILL BE ON HAND TO CLEAN THE AREA AS NECESSARY AND RELOCATE CONTAINERS INTO THE REFUSE ROOM AND CLOSE THE ROLL-UP DOOR.

SITE PLAN NOTES

1. SIGHT DISTANCE TRIANGLES SHALL BE SHOWN ON FINAL PLANS FOR DRIVEWAYS FROM COMMERCIAL SITES AND ANY INTERSECTIONS. AREA WITHIN THE SAFETY TRIANGLE IS TO BE CLEAR OF LANDSCAPING, SIGNS, OR OTHER VISIBILITY OBSTRUCTIONS WITH A HEIGHT GREATER THAN 1.5 FEET. TREES WITHIN THE SAFETY TRIANGLE SHALL BE SINGLE TRUNK AND HAVE A CANOPY THAT BEGINS AT 8 FEET IN HEIGHT UPON INSTALLATION. ALL HEIGHTS ARE MEASURED FROM NEAREST STREET LINE ELEVATION.
2. TEMPORARY/SECURITY FENCING THAT IS REQUIRED OR IS OPTIONALLY PROVIDED SHALL BE IN ACCORDANCE WITH THE ZONING ORDINANCE AND THE DESIGN STANDARDS AND POLICIES MANUAL.
3. THE TEMPORARY/SECURITY FENCE LOCATION SHALL NOT BE MODIFIED OR THE TEMPORARY/SECURITY FENCE SHALL NOT BE REMOVED WITHOUT THE APPROVAL OF THE PLANNING AND DEVELOPMENT SERVICES' INSPECTION SERVICES DIVISION.
4. ALL RIGHTS-OF-WAY ADJACENT TO THIS PROPERTY SHALL BE LANDSCAPED AND MAINTAINED BY THE PROPERTY OWNER.
5. ALL SIGNS REQUIRE SEPARATE PERMITS AND APPROVALS.
6. A MASTER SIGN PROGRAM SHALL BE SUBJECT TO THE APPROVED OF THE DEVELOPMENT REVIEW BOARD PRIOR TO THE ISSUANCE OF A SIGN PERMIT FOR MULTI-TENANT BUILDINGS.
7. NO EXTERIOR VENDING OR DISPLAY SHALL BE ALLOWED.
8. FLAGPOLES, IF PROVIDED, SHALL BE ONE PIECE CONICAL TAPERED.
9. NO EXTERIOR PUBLIC ADDRESS OR SPEAKER SYSTEM SHALL BE ALLOWED.
10. PATIO UMBRELLAS, IF PROVIDED, SHALL BE SOLID COLORS AND SHALL NOT HAVE ANY ADVERTISING IN THE FORM OF SIGNAGE OR LOGOS.
11. ALL EXTERIOR MECHANICAL, UTILITY, AND COMMUNICATION EQUIPMENT SHALL BE SCREENED TO THE HEIGHT OF THE TALLEST UNIT BY PARAPET OR SCREEN WALL THAT MATCHES THE ARCHITECTURAL COLOR AND ARCHITECTURAL FINISH OF THE BUILDING. GROUND MOUNTED MECHANICAL, UTILITY, AND COMMUNICATION EQUIPMENT SHALL BE SCREENED BY A SCREEN WALL THAT MATCHES THE ARCHITECTURAL COLOR AND ARCHITECTURAL FINISH OF THE BUILDING, WHICH IS A MINIMUM OF 1'-0" HIGHER THAN THE HIGHEST POINT OF TALLEST UNIT. (DETAILS ARE STILL REQUIRED.)
12. ALL EQUIPMENT, UTILITIES, OR OTHER APPURTENANCES ATTACHED TO THE BUILDING SHALL BE AN INTEGRAL PART OF THE BUILDING DESIGN IN TERMS OF FORM, COLOR AND TEXTURE.
13. NO EXTERIOR VISIBLE LADDERS SHALL BE ALLOWED.
14. ALL POLE-MOUNTED LIGHTING SHALL BE A MAXIMUM OF 20 FEET IN HEIGHT.
15. NO CHAIN LINK FENCING SHALL BE ALLOWED.
16. NO TURF AREAS SHALL BE PROVIDED.
17. NO IRRIGATION SHALL BE PROVIDED TO UNDISTURBED NATURAL AREA OPEN SPACE (NAOS) AREAS.
18. PROVIDE THE NATURAL AREA OPEN SPACE (NAOS) AND LIMITS OF CONSTRUCTION (LOC) PROTECTION PROGRAM ON THE PLANS:
    a. NO BUILDING, GRADING, OR CONSTRUCTION ACTIVITY SHALL ENCROACH INTO AREAS DESIGNATED AS NAOS, OR OUTSIDE THE DESIGNATED CONSTRUCTION ENVELOPE.
    b. ALL NAOS AND AREA OUTSIDE OF THE LOC SHALL BE PROTECTED FROM DAMAGE PRIOR TO, AND DURING CONSTRUCTION BY THE FOLLOW METHODS:
19. A REGISTERED LAND SURVEYOR SHALL STAKE ALL NAOS AND LOC DISTURBANCE BASED ON THIS EXHIBIT.
20. ± THREE (3) FOOT TALL STEEL REBAR, OR CITY OF SCOTTSDALE INSPECTION SERVICES APPROVED SIMILAR, SHALL BE SET ALONG THE NAOS AND LOC, AND CONNECTED WITH GOLD ROPING BY THE CONTRACTOR PRIOR TO ANY CLEARING OR GRADING.
21. ALL CACTUS SUBJECT TO THE CITY OF SCOTTSDALE'S NATIVE PLANT ORDINANCE DIRECTLY ADJACENT, WITHIN TWO FEET, OF THE NAOS AND LOC LINE SHALL BE FENCED WITH WIRE FENCING TO PREVENT DAMAGE.
22. THE STAKING, ROPING, AND FENCING SHALL BE MAINTAINED INTACT BY THE CONTRACTOR DURING THE DURATION OF THE CONSTRUCTION ACTIVITY.
23. THE CONTRACTOR SHALL REMOVE STAKING, ROPING, AND FENCING AFTER RECEIPT OF THE LETTER OF ACCEPTANCE FROM THE CITY OF SCOTTSDALE FOR ALL CONSTRUCTION WORK.

PROJECT DATA

OVERALL SITE DATA:

SITE AREA:	±4.43 NET ACRES
ZONING:	EXISTING: C-3 PROPOSED: PUD
APN NO'S.:	129-13-002G, 002D, 002E & 004D
PROPOSED USE:	MULTI-FAMILY
PROPOSED DENSITY:	63 DU/NET AC
PROPOSED BUILDING HEIGHT:	48 FEET(4 STORIES) 51 FEET (CORNER TOWER) 58 FEET (MECH/ELEV/STAIR TOWER)
BUILDING AREA:	524,536 S.F.
COMMERCIAL AREA:	10,036 S.F.

UNIT MIX:

ONE BEDROOM UNITS:	182	(65%)
TWO BEDROOM UNITS:	85	(30%)
THREE BEDROOM UNITS:	14	(5%)
TOTAL:	281 D.U.	

UNIT TYPE		CROSS LIV. AREA	UNITS	CROSS LIV. AREA
UNIT A1	1 BED/1 BA	577 S.F.	4	2,308 S.F.
UNIT A2.1	1 BED/1 BA	730 S.F.	47	34,310 S.F.
UNIT A2.2	1 BED/1 BA	772 S.F.	1	772 S.F.
UNIT A3.1	1 BED/1 BA	801 S.F.	4	3,204 S.F.
UNIT A3.2	1 BED/1 BA	1,013 S.F.	8	8,078 S.F.
UNIT A4	1 BED/1 BA	857 S.F.	57	48,849 S.F.
UNIT A5	1 BED/1 BA	772 S.F.	58	45,066 S.F.
UNIT A6	1 BED/1 BA	755 S.F.	4	3,020 S.F.
UNIT A7	1 BED/1 BA	897 S.F.	2	1,794 S.F.
UNIT B1	2 BED/2 BA	1,060 S.F.	20	21,200 S.F.
UNIT B2	2 BED/2 BA	1,155 S.F.	47	54,285 S.F.
UNIT B3.1	2 BED/2 BA	1,064 S.F.	2	2,128 S.F.
UNIT B3.2	2 BED/2 BA	1,127 S.F.	4	4,508 S.F.
UNIT B5	2 BED/2 BA	1,235 S.F.	11	13,585 S.F.
UNIT C1	3 BED/2 BA	1,525 S.F.	14	21,350 S.F.
TOTAL:			281 D.U.	262,657 S.F.
AVG. S.F.				935 S.F.

PARKING:

PROVIDED:

OPEN PARKING	12 P.S.
GARAGE PARKING (6.5 LEVELS)	478 P.S.
TOTAL PROVIDED:	1.75 P.S. PER UNIT = 490 P.S.

SYMBOL SCHEDULE

- BUILDING NUMBER / BUILDING TYPE
- FIRE RISER LOCATION
- FDC LOCATION
- 25' INSIDE TURNING RADIUS / 49' OUTSIDE TURNING RADIUS IN ACCORDANCE WITH SCOTTSDALE FIRE DEPT STANDARDS
- METER PANEL LOCATION
- ELECT. TRANSFORMER
- 2'-6" OVERHANG
- # OF SPACES IN ROW / 9'X18' PARKING SPACE
- PEDESTRIAN CROSSWALK
- ACCESSIBLE PATH OF TRAVEL
- SITE LIGHTING
- FIRE HYDRANT
- DECORATIVE WALL LIGHTING
- WALL LIGHTING

FIRE NOTES: EMERGENCY COMMUNICATION GENERAL NOTES

1. ALL NEW BUILDINGS SHALL HAVE APPROVED RADIO COVERAGE FOR EMERGENCY RESPONDERS WITHIN THE BUILDING BASE UPON THE EXISTING COVERAGE LEVELS OF THE PUBLIC SAFETY COMMUNICATION SYSTEM OF THE JURISDICTION A THE EXTERIOR OF THE BUILDING.
2. A CONSTRUCTION PERMIT FOR THE INSTALLATION OF OR MODIFICATION TO EMERGENCY RESPONDER RADIO COVERAGE SYSTEM AND RELATED EQUIPMENT IS REQUIRED AS SPECIFIED IN SECTION 105.7.6. CONTACT FIRE PREVENTION FOR ADDITIONAL INFORMATION.
3. PROVIDE SIGNAGE ON BUILDING DOORS LEADING INTO FIRE ALARM CONTROL PANEL, FIRE RISER ROOMS, ELECTRICAL ROOMS, ROOF ACCESS, ECTC.

VICINITY MAP:

SCALE: N.T.S.

NORTH

0 15' 30' 60'

SITE PLAN

biltform architecture group, LLC.
11460 north cave creek road . suite 11
phoenix . arizona 85020
Phone 602.285.3200 Fax 602.285.9229

PRELIMINARY NOT FOR CONSTRUCTION

ALTA CONTINENTAL

Apartment Homes

SCOTTSDALE, ARIZONA

WOOD PARTNERS

PHONE: 480-991-0922

8777 E. Via De Ventura, Suite 201, Scottsdale, AZ. 85258

PLANNING SUBMITTAL

05 / 14 / 2020

REVISIONS:

1 -

2 -

3 -

4 -

5

JOB NO: 2040

SCALE: 1"=30'-0"

SHEET NO:

A1.1

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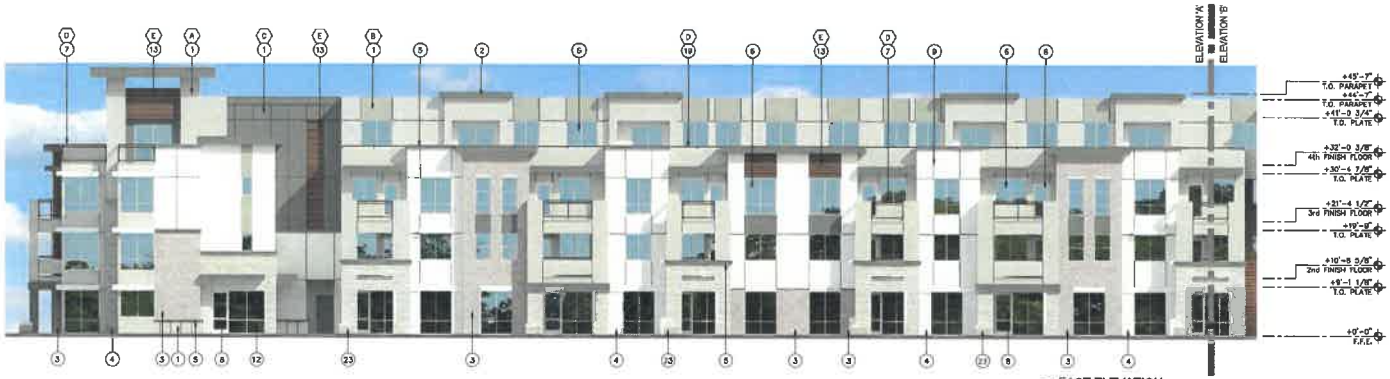
1 EAST ELEVATION



1A EAST ELEVATION

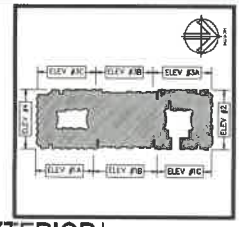
1B EAST ELEVATION

ELEVATION KEY NOTES:

1. EXTERIOR STUCCO SYSTEM
2. STUCCO PARAPET CAP
3. BRICK VENEER
4. STONE VENEER
5. FOAM/STUCCO POP-OUT WITH SAND FINISH
6. WINDOW
7. METAL RAILING
8. DOOR PER PLAN
9. STUCCO CONTROL JOINT
10. RECESSED WINDOW
11. METAL CANOPY, PAINTED
12. ALUMINUM STOREFRONT WINDOW SYSTEM
13. FIBER CEMENT SIDING
14. ALUMINUM TELESCOPING DOOR SYSTEM
15. STRUCTURE BEYOND
16. GATE. SEE DETAILS.
17. COIL-OVER DOOR
18. FRAMED PATIO/BALCONY
19. 42" RAILING OVER LOW FRAMED WALL
20. ELECTRICAL EQUIPMENT
21. DECORATIVE LIGHTING, SEE ELECTRICAL DRAWINGS.
22. RECESSED STUCCO
23. DECORATIVE COLUMN

EXTERIOR COLOR SCHEME

	(A) LIGHT STUCCO COLOR	BENJAMIN MOORE 2123-70 ICE MIST
	(B) MIDRANGE STUCCO COLOR	DUNN EDWARDS DE6255 WISHING WELL
	(C) DARK STUCCO COLOR	DUNN EDWARDS DE6327 RHINOCEROS
	(D) RAILINGS/CANOPIES /DOORS	DUNN EDWARDS DEA187 BLACK
	(E) ROUGH TEXTURED FIBER CEMENT SIDING	DUNN EDWARDS DET661 MODERN GLASS
	(F) STONE VENEER	CORONADO SAWTOOTH LEDGE WHITE
	(G) BRICK VENEER	SUMMIT FACE BRICK 702 TBL CONCORDE
	(H) WINDOW/STOREFRONT /METAL CANOPY	WHITE



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ALTA CONTINENTAL

WOOD PARTNERS

EXTERIOR ELEVATIONS

SCALE: 3/32" = 1'-0"

A8.1

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ALTA CONTINENTAL

WOOD PARTNERS

PERSPECTIVE FROM STREET CORNER

SCALE: N.T.S.

A10.1

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EUGENIA ARIAS
7044 E BELLEVIEW ST
SCOTTSDALE, AZ 85257

ARBOLIDA ANGELA
7049 E CULVER ST
SCOTTSDALE, AZ 85257

HILL CHRISTOPHER N
1301 N 71ST ST
SCOTTSDALE, AZ 85257

KTTF LLC
7340 E MAIN ST STE-200
SCOTTSDALE, AZ 85251

R&H MOSS FAMILY TRUST
4431 E BERYL LN
PHOENIX, AZ 85028

HARMEYER JEANNETTE C L/LINDA L/DALE W
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PHILLIP JAMES POKORNY LIVING TRUST
1673 E COMMERCE AVE
GILBERT, AZ 85234

VALENZUELA MARIA ELENA
7055 E BELLEVIEW
SCOTTSDALE, AZ 85257

TURNER KARL WARREN/MARY ELOISE TR
7044 E MORELAND
SCOTTSDALE, AZ 85257

STORTS PETER/GWEN M
1302 N 71ST ST
SCOTTSDALE, AZ 85257

HADDER JAMES E & CAROL
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SCOTTSDALE, AZ 85257

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4589 DRY CREEK RD
NAPA, CA 94558

RITCHIE JONATHAN
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6720 N SCOTTSDALE RD STE 130
SCOTTSDALE, AZ 85253

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BIRD STEPHEN/PARKS CYNTHIA
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SCOTTSDALE, AZ 85257

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9739 E MARIPOSA GRANDE DR
SCOTTSDALE, AZ 85255

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PHOENIX, AZ 85028

ABDELRASUL RASMEY
7031 E BELLEVIEW ST
SCOTTSDALE, AZ 85257

A PLACE IN THE SUN PROPERTIES LLC
10645 N TATUM BLVD SUITE 200-617
PHOENIX, AZ 85028

BREWER RODNEY Y/NANCEE M TR
7050 E MORELAND ST
SCOTTSDALE, AZ 85257

STEPHEN P AND STEPHANIE L HAAG TRUST
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SCOTTSDALE, AZ 85257

DE LA ROSA NANCY M/PERALTA PAMELA D
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SCOTTSDALE, AZ 85257

LAURELLA CHRISTOPHER
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BEAR GARY F/AMY J
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HAAG DAVID/CYNTHIA
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SCOTTSDALE, AZ 85257

HUYNH PHAT C/TRANG K
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WELCH-ROWLAND GREGORY A/DENA K
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SCOTTSDALE, AZ 85257

WOOD CRYSTAL
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SCOTTSDALE, AZ 85257

AUXIER ERIC
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MWM VICSDALE FOREVER LLC
7349 N VIA PASEO DEL SUR STE 515 PMB 414
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CRAWFORD ERIC M
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CHANDLER HOLDING COMPANY LLC
2251 E INDIGO DR
CHANDLER, AZ 85286

GAARE JUNE M
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LAZARUS JOEL
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SCOTTSDALE, AZ 85257

KEEFER SHARON M
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SCOTTSDALE, AZ 85257

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STELLA CAPITAL GROUP LLC
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SCOTTSDALE, AZ 85258

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1941 E WOODSMAN PL
CHANDLER, AZ 85286

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WEST DES MOINES, IA 50266

D AND S OF MICHIGAN LLC
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ANTHEM, AZ 85086

JAHANI PURSHOTTAM P
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EUGENE, OR 97405

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LLEONIE LLC
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MACLEOD, VIC 3085
AUSTRALIA

TAYLOR MORRISON/ARIZONA INC
9000 E PIMA CENTER PKWY STE 350
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CHOYA CANYON LLC
3901 E PINNACLE PEAK RD
PHOENIX, AZ 85050

LOWE PATRICK M
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HALE JOSHUA/EBONY
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OAKESON KEVIN ROBERT/KAITLIN NICOLE
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SCOTTSDALE, AZ 85257

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PHOENIX, AZ 85028

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WONG LILLIAN
7035 E PORTLAND ST
SCOTTSDALE, AZ 85257

ZIMON BEATA
7051 E AINSLEY MAY WAY
SCOTTSDALE, AZ 85257

NORTH 70 COMMUNITY ASSOCIATION INC
9000 E PIMA CENTER PKWY SUITE 350
SCOTTSDALE, AZ 85258

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TEMPE, AZ 85281

WOODMANSEE HOLDINGS LLC
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SAN FRANCISCO, CA 94111

GRAND 5 LLC
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MESA, AZ 85211

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2650 N SCOTTSDALE
TEMPE, AZ 85281

2700 NORTH LLC/RB5 2700 LLC
4835 E CACTUS RD NO 320
SCOTTSDALE, AZ 85254

CONCORD VILLAGE INC
631 E LEXINGTON
TEMPE, AZ 85281

ASUF SCOTTSDALE LLC (LEASE)
PO BOX 2260
TEMPE, AZ 85280

BELLEVIEW LIVING LLC
205 S CLARK DR
TEMPE, AZ 85281

AZ BEHAVIORAL HEALTH CORPORATION
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PHOENIX, AZ 85012

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TORONTO, ON M4N1A8
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8250 E QUARTERSHORSE TRL
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BIBLE BRADLEY J
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PHOENIX, AZ 85024

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AUSTIN, TX 78741

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SCOTTSDALE, AZ 85257

SOUTHWEST RENTALS LLC
PO BOX 17264
FOUNTAIN HILLS, AZ 85269

CHITTIM CARL V/CHERYL L
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SCOTTSDALE, AZ 85257

LEHMANN KATJA
7237 E DIAMOND ST
SCOTTSDALE, AZ 85257

WEISS STEVEN CHARLES/SARAH MARIE
7243 E DIAMOND ST
SCOTTSDALE, AZ 85257

BOJORQUEZ RITA
7244 E DIAMOND ST
SCOTTSDALE, AZ 85257

HUNTER RICHARD ALAN
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SCOTTSDALE, AZ 85257

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SCOTTSDALE, AZ 85257

MANAHAN BRIAN & FRANCES I
7225 E PORTLAND
SCOTTSDALE, AZ 85257

SONKIN ALLAN
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SCOTTSDALE, AZ 85257

LAZUREK GARY C/ELAINE
7237 E PORTLAND
SCOTTSDALE, AZ 85257

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ROSEVILLE, CA 95661

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DIPPRE MICHAEL RICHARD & TAMMY LEA
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KAMINER KIMBERLY
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ABBOTT GERI
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GROH JOHN E/NANCY A TR
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SCOTTSDALE, AZ 85257

NELSON JARED/JOHNSON BRETT/ETAL
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SCOTTSDALE, AZ 85257

EXPRESS COMPANIES XIII 13 LLC
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7212 EAST LATHAM STREET LLC
2036 N GILBERT RD STE 2 PMB 304
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REILLY EMILY J
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SCOTTSDALE, AZ 85259

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1014 N 72ND PL
SCOTTSDALE, AZ 85257

BARCALA ELIZABETH M TR
1008 N 72ND PL
SCOTTSDALE, AZ 85257

BARCALA KIMBERLY A
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QUEEN CREEK, AZ 85241

FJ INVESTMENTS LLC
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SCOTTSDALE, AZ 85257

D & M LUBE LLC
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POWAY, CA 92064

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7363 LLC
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SCOTTSDALE, AZ 85251

MANITOU PROPERTIES LLC
1200 N SCOTTSDALE RD
SCOTTSDALE, AZ 85257

BRANNEN FAMILY LIMITED PARTNERSHIP
P O BOX 318
WESTERN SPRINGS, IL 60558

KRIKORIAN PHILIP TR/YEAPING TOAD LLC
6839 E MONTECITO AVE
SCOTTSDALE, AZ 85251

NPC PROPERTIES III LLC
15055 N HAYDEN RD
SCOTTSDALE, AZ 85260

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NPC PROPERTIES II LLC
15055 N HAYDEN RD
SCOTTSDALE, AZ 85260

KN AMJADI FAMILY LIMITED LIABILITY ETAL
813 N. SCOTTSDALE RD
SCOTTSDALE, AZ 85257

ELENA KRIKORIAN TRUST
6839 E MONTECITO AVE
SCOTTSDALE, AZ 85251

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SIERRA VISTA, AZ 85650

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14212 N 57TH WAY
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TORRES ANTONIO/MONICA/MARQUEZ
OSCAR TORRES
902 N 72ND PL
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PYM INVESTMENTS LLC
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TEMPE, AZ 85285

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914 N 72ND PL
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920 N 72ND PLACE SCOTTSDALE LLC
15529 E PALISADES BLVD
FOUNTAIN HILLS, AZ 85268

GUZMAN IGNACIO R/MAURO G
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SCOTTSDALE, AZ 85257

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SCOTTSDALE, AZ 85251

MUELLER SCOTT W/SUSAN L
7225 E ROOSEVELT
SCOTTSDALE, AZ 85257

NEAGLE TODD A
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SCOTTSDALE, AZ 85257

FAYER JOSEPH R/LOIS A
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SCOTTSDALE, AZ 85257

OFISHEL TRUST
7243 E ROOSEVELT ST
SCOTTSDALE, AZ 85257

HERNANDEZ ENRIQUE
7252 E GARFIELD ST
SCOTTSDALE, AZ 85257

MCBRIDE ESTHER
7246 E GARFIELD ST
SCOTTSDALE, AZ 85257

HOOD WILLIAM M
7240 E GARFIELD ST
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MATHIS NATHAN/DANIEL/MARK/CAROL
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Affidavit of Posting

Office of the City Clerk

STATE OF ARIZONA)
) ss
COUNTY OF MARICOPA)

I, Agustin Sanchez, being first duly sworn, depose and say:

That on September 30, 2020, I posted notification poster(s) for the properties indicated below.

Site(s) must be posted on or before: October 7, 2020

Case No.	Description and Location of Project	No. of Signs	Date Posted
3-PP-2020	Emerald Hills Ranch,10030 N 124th St	1	9/30/2020
14-ZN-2018	South Scottsdale Mixed-Use, 1000 N Scottsdale Rd	1	9/30/2020
28-DR-2020	Axon, E Union Hills Dr	2	9/30/2020
9-ZN-2020	The Scottsdale Collection, 7301 E Indian Plaza	1	9/30/2020

Date of Development Review Board Public Meeting: October 15, 2020, AT 1:00 P.M. Remote Electronic.

(Signature)

Acknowledged this 6 day of October 2020.

Lorraine Castro
(Notary Public)

My commission expires 11/15/2020

LORRAINE CASTRO
Notary Public - State of Arizona
MARICOPA COUNTY
My Commission Expires
November 15, 2020

Planning and Development Services
7447 E. Indian School Road, Suite 105, Scottsdale, AZ 85251 ♦ Phone: 480-312-7000 ♦ Fax: 480-312-7088

Revision Date:03/10/2015