

# DEVELOPMENT REVIEW BOARD REPORT



Meeting Date: January 7, 2021  
General Plan Element: *Character and Design*  
General Plan Goal: *Foster quality design that enhances Scottsdale as a unique southwestern desert community.*

## ACTION

<b>San Bellara Apartment Community</b> <b>29-DR-2020</b>	Approval of site plan, landscape plan and building elevations for a new apartment complex consisting of 181 units and surface parking on +/- 12 acres located at the northwest corner of 78 <sup>th</sup> Street and Princess Boulevard.
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## SUMMARY

### Staff Recommendation

Approve, subject to the attached stipulations (Attachment #17)

### Key Issues

- None

### Items for Consideration

- Conformance with Development Review Board Criteria – staff confirms
- Integration of Sensitive Design Principles – staff confirms
- No community input received as of the date of this report

## BACKGROUND

**Location:** 17800 N. 78th Street

**Zoning:** Planned Community (P-C) district with R-5 comparable uses and development standards

### Adjacent Uses

North: Vacant State land zoned Planned Community (P-C)

East: Three story apartment complex currently under construction (57-DR-2018 approved at DRB June 9, 2019) zoned Planned Community (P-C)

South: Three-story multi-family development zoned Multiple-family Residential (R-5). Built in the mid 1980's with contemporary southwest architecture of the time.

West: Vacant State land zoned Planned Community (P-C)



### Property Owner

Princess & 78th LLC

### Applicant

Rob Orme, Mark-Taylor Development  
(480) 281-5549

### Architect/Designer

Architectural Design Group

### Engineer

3 Engineering

# DEVELOPMENT PROPOSAL

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The proposed project is for a new multi-family apartment community. There are 16 three-story buildings with 180 units along with a single-story amenity building. The site has gated access for pedestrian and vehicle entrance and exit from North 78<sup>th</sup> Street and the surface parking is distributed throughout the complex. The southwest design includes a stucco finish and a pitch roof with a ‘Santa Barbara’ colored roof tile.

## Development Review Board Criteria

Staff confirms that the development proposal generally meets the applicable Development Review Board Criteria. For a detailed analysis of the Criteria, please see Attachment #15.

# STAFF RECOMMENDED ACTION

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Staff recommends that the Development Review Board approve the San Bellara Apartment Community development proposal per the attached stipulations, finding that the Character and Design Element of the General Plan, Greater Airpark Character Area Plan and Development Review Board Criteria have been met.

RESPONSIBLE DEPARTMENTS	STAFF CONTACTS
Planning and Development Services Current Planning Services	Ben Moriarity Planner 480-312-2836      bmoriarity@ScottsdaleAZ.gov



## APPROVED BY

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Ben Moriarity, Report Author

12/17/2020

Date



Brad Carr, AICP, LEED-AP, Planning & Development Area Manager  
Development Review Board Liaison  
Phone: 480-312-7713 Email: bcarr@scottsdaleaz.gov

12/24/2020

Date



Randy Grant, Executive Director  
Planning, Economic Development, and Tourism  
Phone: 480-312-2664 Email: rgrant@scottsdaleaz.gov

12/29/20

Date

## ATTACHMENTS

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1. Context Aerial
2. Close-up Aerial
3. Combined Context Aerial and Site Plan
4. Site Plan
5. Open Space Plan
6. Landscape Plan
7. Building Elevations (black & white)
8. Building Elevations (color)
9. Perspectives
10. Materials and Colors Board
11. Electrical Site Plan
12. Exterior Photometrics Plan
13. Exterior Lighting Cutsheets
14. Applicant's Narrative
15. Development Review Board Criteria Analysis
16. Development Information
17. Stipulations / Zoning Ordinance Requirements
18. Zoning Map
19. Neighborhood Outreach Report





Context Aerial

29-DR-2020





Close-up Aerial

29-DR-2020

ATTACHMENT #2





ARCHITECTURAL  
DESIGN GROUP  
6623 North Scottsdale Road  
Scottsdale, Az. 85250  
480-991-9111

DATE:		REVISIONS:		DATE:		REVISIONS:	
1		1		1		1	
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6		6		6		6	
7		7		7		7	

Mark Taylor Development  
*San Bellara*  
17800 N. 78th St — Scottsdale, AZ 85255



Job No: 9122  
Date: 2020 Aug 11  
Scale: As Shown  
Drawn: GP  
Checked: RO  
Plan Check No: -

Sheet No: CAO

DRB

331-PA-2020



**SYMBOL LEGEND:**

PROPERTY LINE

BUILDING IDENTIFICATION

BUILDING TYPE

NUMBER OF STORIES

8'-FT. HIGH CMU WALL U.N.O. (STUCCO FIN.) 01/DS1

8'-FT. HIGH ORNAMENTAL IRON U.N.O. 02/DS1

24" SQ. CMU COLUMN

45' OUTSIDE RADIUS

25' INSIDE RADIUS

EMERGENCY VEHICLE TURNING RADIUS

FIRE HYDRANT or FIRE SPRINKLER RISER WHEN SHOWN AT BUILDING

FDC (FIRE DEPARTMENT CONNECTION)

BIKE RACK (4 bikes) - SEE DET. 10/DS3

REFUSE ENCLOSURE PER C.O.S. DETAIL NO. 2146-1 (01/DS2)

PREFAB STEEL PARKING CANOPY see 05/DS3

ACCESSIBLE PARKING/DWELLING UNIT

ACCESSIBLE CURB RAMP

SES / ELECTRIC METERS

ELEC. VEHICLE CHARGING STATIONS

**BLDG. HEIGHTS:**

THREE STORY BUILDING

TWO STORY BUILDING

SINGLE STORY BUILDING

**SIDEWALKS:** per DSPM 2-1.312

PRIMARY CIRCULATION ROUTE: 6'-0" WIDE MIN. Main route connecting buildings, parking, and common amenities

SECONDARY CIRCULATION ROUTE: 4'-0" WIDE MIN. Route connecting bldgs to Primary circulation, and Bldgs to driveway/street

INCIDENTAL CIRCULATION ROUTE: 3'-0" WIDE MIN. Secondary bldg entry, refuse, storage/service areas, parking convenience, etc.

**TYP. PARKING DIMENSIONS:**

STANDARD PARKING SPACE

ACCESSIBLE SPACE(S)

CITY STANDARDS FOR ACCESSIBLE STALLS (ZONING ORD. 9.105.F and DSPM CH. 12) COMPLY WITH ADA DIMENSIONS FOR VANS.

TWO SPACES MAY SHARE AN ACCESS AISLE.

**'AO' FLOOD ZONE NOTE**

01 THE LOWEST FLOOR ELEVATION OF ALL BUILDINGS HAS BEEN ESTABLISHED TO BE TWO FEET OR MORE ABOVE THE HIGHEST GRADE, IN ACCORDANCE WITH CITY OF SCOTTSDALE AND FEMA REQUIREMENTS FOR NEW DEVELOPMENTS WITHIN FLOOD ZONE AO. ADDITIONAL FLOOD-PROOFING OR VENTING MEASURES WILL NOT BE REQUIRED.

**PROJECT DESCRIPTION**

PROJECT ADDRESS: 17800 N. 78th STREET  
A.P.N.: 210-07-016E SCOTTSDALE, AZ 85250

ZONING: EXISTING: P-C with COMPARABLE ZONING OF R-5  
CASE NO.s: 19-ZN-2002  
USE: MULTI-FAMILY

SITE AREA: (±526,743 Sq/Ft) 12.09 Gross Acres  
(±465,949 Sq/Ft) 10.70 Net Acres

APARTMENT DWELLING UNITS: 180 D.U.

DENSITY: ALLOWED: (per R-5) 294 DU\*  
PROPOSED: 180 DU (14.9 DU/GROSS ACRE)  
\* 846 TOTAL PCD Land Budget minus 552 d.u. at SAN ARTES

BUILDING HEIGHT: ALLOWED: 36'-0"  
PROPOSED: 36'-0"  
Mech'l Appurtenances (per Article VII) max. 45'-0"  
& Architectural integrated features

TOTAL OPEN SPACE: MINIMUM REQUIRED: 22% NET LOT \* (102,509 S.F.)  
PROPOSED: 29% NET LOT (133,039 S.F.)  
\* per Table in Zoning Ord. Sec 5.1004.D for density below 17 d.u./gross acre

FRONTAGE OPEN SPACE: MINIMUM REQ'D: 50.0% REQ'D OPEN SPACE (59,061 S.F.)  
PROPOSED: 57.6% REQ'D OPEN SPACE (59,061 S.F.)

**PARKING:**

REQUIRED:

1 BDRM UNITS (60)	x 1.3 SPACES	78
2 BDRM UNITS (100)	x 1.7 SPACES	170
3 BDRM UNITS (20)	x 1.9 SPACES	38
<b>TOTAL:</b>		<b>286</b>

(1.59 ps/du)

PROVIDED:

GARAGE SPACES	108
CARPORT SPACES	100
UNCOVERED (UNRESERVED) SPACES	100
<b>TOTAL PROVIDED</b>	<b>308</b>

(2.04 ps/du)

ACCESSIBLE PARKING: REQUIRED: 4% OF TOT. PARKING PROVIDED - 15 (VAN = 1/8 ACCESSIBLE = 2)  
PROVIDED: GARAGE SPACES 2  
CARPORT SPACES 5  
UNCOVERED (UNRESERVED) SPACES 8  
**TOTAL PROVIDED** 15 (VAN ACCESSIBLE = 2)

BIKE PARKING: REQUIRED: 1/10 OF REQ'D VEHICLE SPACES = 37  
PROVIDED: 10 LOCATIONS @ 4 BIKES EA. = 40

**UNIT MIX:**

BDRMS	TYPE	QUANTITY	RATIO	TOTAL	RATIO
1 BDRM	1A	10	5.5%	60 D.U.	33%
	1B	40	22%		
	1C	10	5.5%		
2 BDRM	2A	16	9%	100 D.U.	56%
	2B	84	47%		
	3A	10	5.5%		
3 BDRM	3B	10	5.5%	20 D.U.	11%
<b>TOTAL</b>		<b>180 D.U.</b>	<b>100%</b>	<b>180 D.U.</b>	<b>100%</b>

TYPE-A DWELLING UNITS

REQUIRED (2% OF TOTAL UNITS): 4 D.U. 1 BDRM UNIT 1 D.U.  
2 BDRM UNIT 2 D.U.  
PROVIDED: 4 D.U. 3 BDRM UNIT 1 D.U.

**OWNER**

SAN BELLARA APARTMENTS LLC  
6623 N. SCOTTSDALE ROAD  
SCOTTSDALE, AZ 85251  
CONTACT: CHRIS BROZINA  
P: (480) 991-9111

**ARCHITECT**

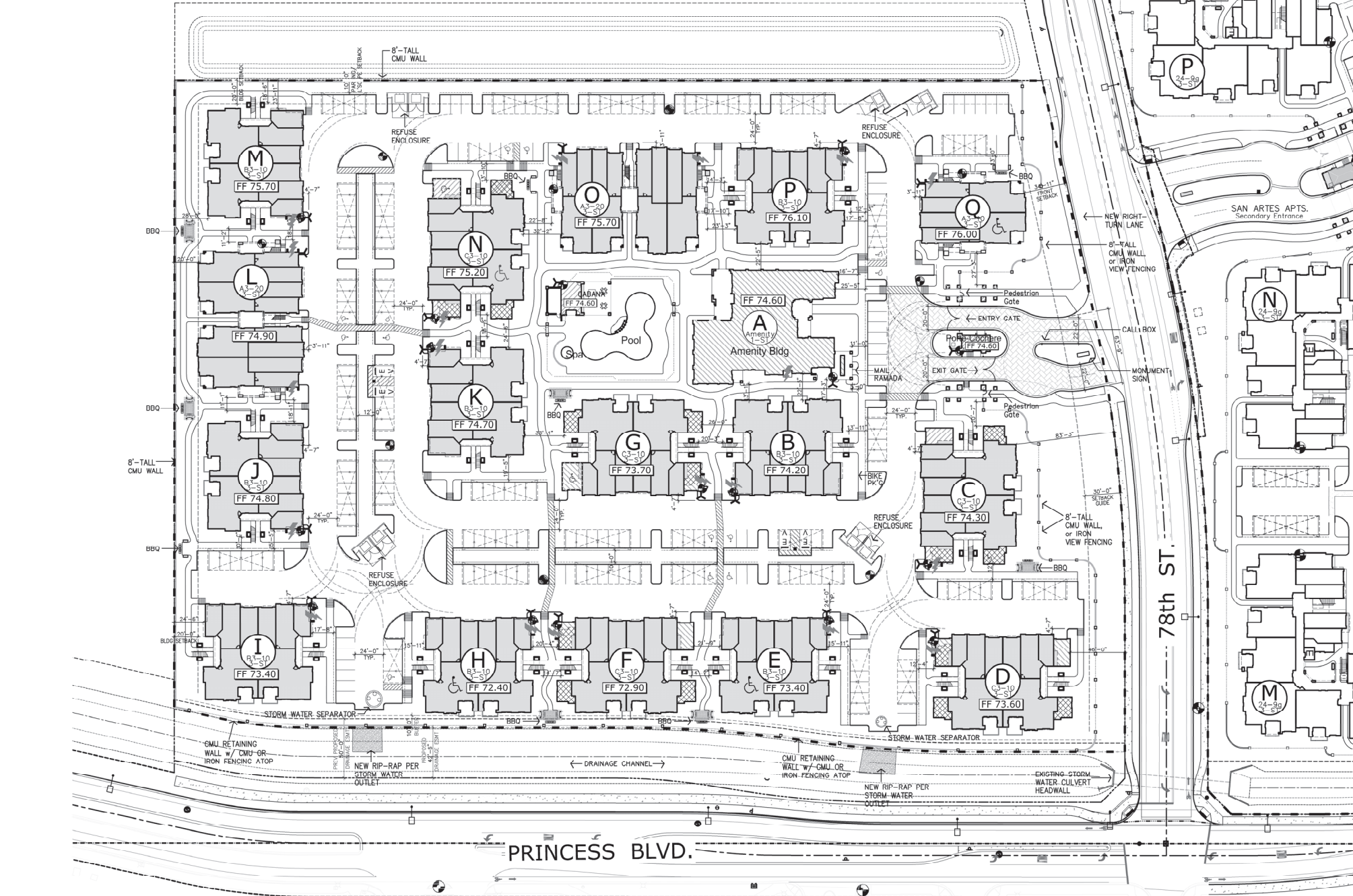
ARCHITECTURAL DESIGN GROUP  
6623 N. SCOTTSDALE RD.  
SCOTTSDALE, AZ 85251  
CONTACT: ROB ORME  
P: (480) 281-5549

**CIVIL ENGINEER**

3-ENGINEERING  
6370 E. THOMAS RD., STE 200  
SCOTTSDALE, AZ 85251  
CONTACT: DAN MANN  
P: (602) 334-4387

**LANDSCAPE ARCH.**

COLLABORATIVE-V DESIGN STUDIO  
7116 E. 1st AVE., SUITE 103  
SCOTTSDALE, AZ 85251  
CONTACT: PAUL VECCHIA  
P: (480) 347-0590



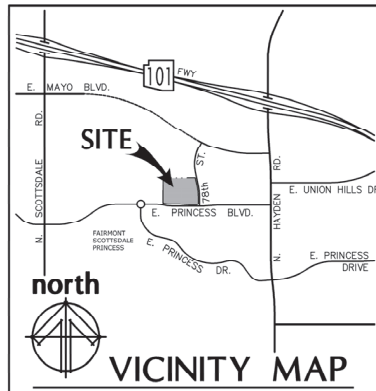
- GENERAL NOTES**
01. HVAC MECHANICAL (CONDENSOR) UNITS ARE TO BE LOCATED IN ROOFTOP MECHANICAL WELLS U.N.O.
  02. A FIRE APPARATUS ROAD SHALL EXTEND TO WITHIN 150 FEET OF ALL PORTIONS OF THE EXTERIOR WALLS OF THE 1st STORY OF EA. BUILDING (300' AT BUILDINGS EQUIPPED WITH AN APPROVED AUTOMATIC SPRINKLER SYSTEM (NFPA 13 or NFPA 13R) ORD. 4045, SEC. 503.1.1 - SEE PEDESTRIAN/VEHICULAR CIRCULATION PLAN FOR FIRE LANE DESIGNATION.
  03. UNOBSTRUCTED VERTICAL CLEARANCE OF ALL FIRE APPARATUS ACCESS ROADS SHALL NOT BE LESS THAN 13'-6" INCLUDING AT ALL COVERED ENTRANCES (ie PORTE COCHERE.) ORD. 4045, SEC. 503.2.1
  04. A KEY SWITCH AND PRE-EMPTION SENSOR SHALL BE PROVIDED ON ALL ELECTRICAL ENTRY CONTROL GATES. KEY SWITCH IS TO BE LOCATED AT THE GATE CONTROL PANEL. PREEMPTION DEVICE SHALL BE AT OR BEHIND GATE. PER SCOTTSDALE AMENDMENTS TO THE IFC (ORD. 4045, SEC. 503.6.1)
  05. AN EMERGENCY AND SERVICE VEHICLE ACCESS EASEMENT (ESVAE) A MINIMUM OF TWENTY-FOUR FEET IN WIDTH SHALL BE DEDICATED OVER ALL PROPOSED DRIVE AISLES
  06. DISCOVERIES OF ARCHAEOLOGICAL RESOURCES DURING CONSTRUCTION ARE SUBJECT TO THE PROTECTION OF ARCHAEOLOGICAL RESOURCES, SECTION 46-134 OF SCOTTSDALE REVISED CODE, CHAPTER 46, ARTICLE VI.

ATTACHMENT #4

**PRELIMINARY SITE PLAN**

SCALE: 1" = 50'

Scale: 0 25 50 100 200



**ARCHITECTURAL  
DESIGN GROUP**  
6623 North Scottsdale Road  
Scottsdale, AZ 85250  
480-991-9111

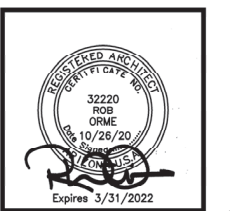
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**Mark Taylor Development**

*San Bellara*

17800 N. 78th St  
Scottsdale, AZ 85255



Job No: **9122**

Date: **2020 Aug 11** Sheet No:

Scale: **As Shown**

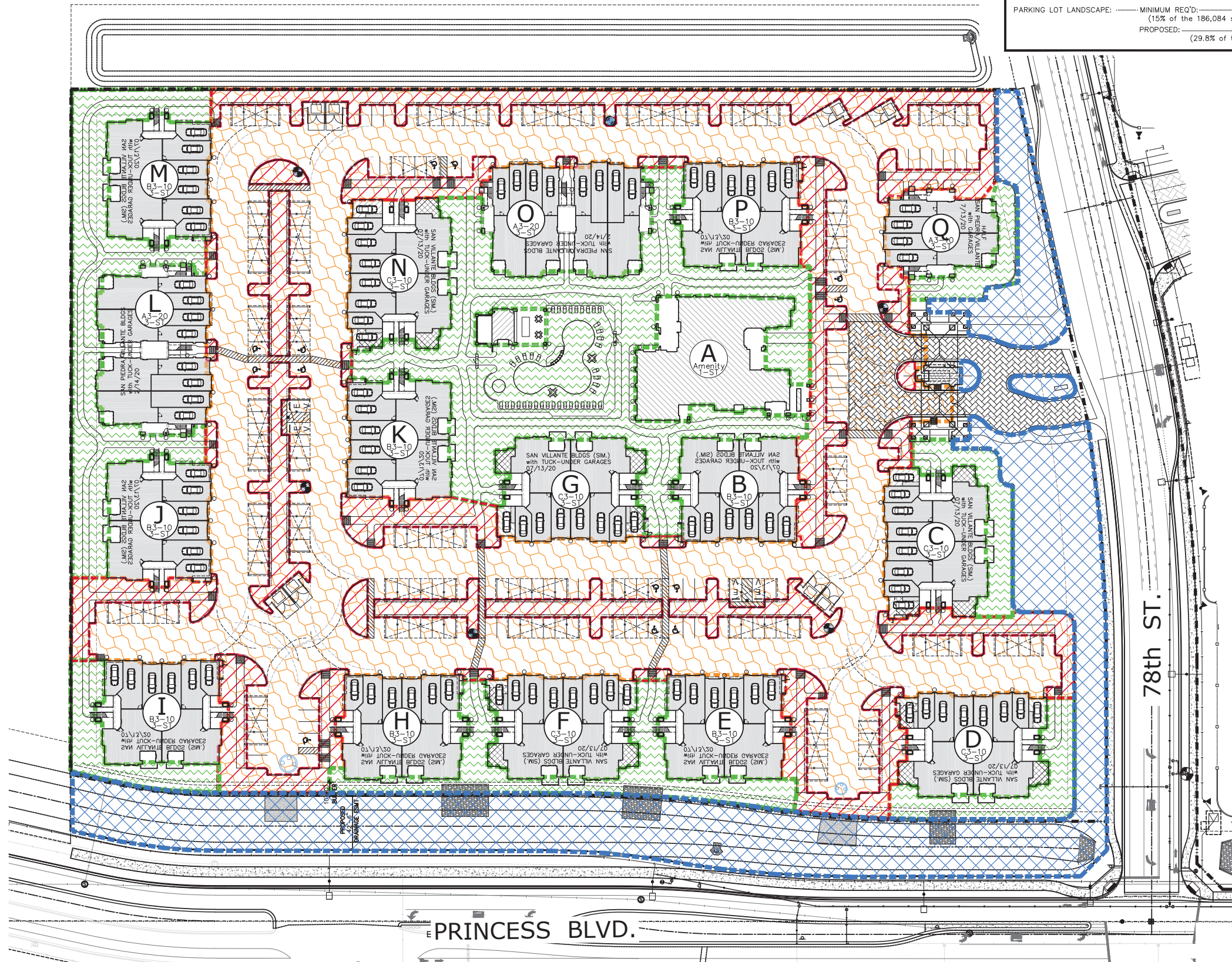
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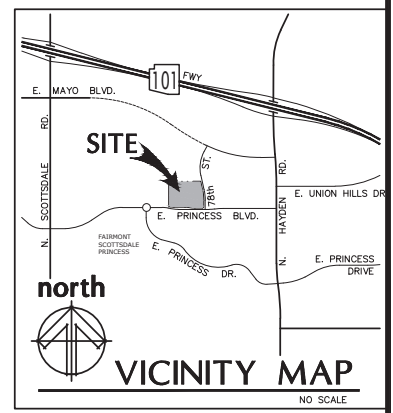
**PSP**





HAYDEN/PRINCESS OPEN SPACE CALC's	
NET LOT AREA:	± 465,949 S.F. (10.7 ACRES)
TOTAL OPEN SPACE:	MINIMUM REQUIRED: 22% NET LOT * (frontage and internal, excluding parking landscape) 102,509 S.F.
PROPOSED:	29% NET LOT (133,039 S.F.)
* per Table in Zoning Ord. Sec 5.1004.D	
FRONTAGE OPEN SPACE:	MINIMUM REQ'D: 50.0% REQ'D OPEN SPACE (51,254 S.F.)
PROPOSED:	57.6% REQ'D OPEN SPACE (59,061 S.F.)
PARKING LOT LANDSCAPE:	MINIMUM REQ'D: 27,913 S.F. (15% of the 186,084 s.f. PARKING AREA)
PROPOSED:	55,378 S.F. (29.8% of the PARKING AREA)

OPEN SPACE LEGEND:	
	INTERNAL OPEN SPACE (73,978 s.f.)
	FRONTAGE OPEN SPACE (59,061 s.f.)
	PARKING LOT LANDSCAPE (55,378 s.f.)
	PARKING AREA (186,084 s.f.)



# OPEN SPACE PLAN (Site Plan Worksheet)



SCALE: 1" = 40'

ATTACHMENT #5



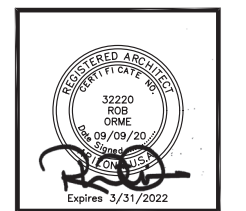
**ARCHITECTURAL  
DESIGN GROUP**  
6623 North Scottsdale Road  
Scottsdale, Az. 85250  
480-991-9111

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Mark - Taylor Development

# San Bellara

17800 N. 78th St — Scottsdale, AZ 85255



Job No: 9122

Date: 2020 Aug 11 Sheet No:

Scale: As Shown

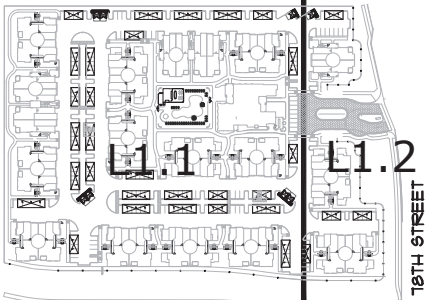
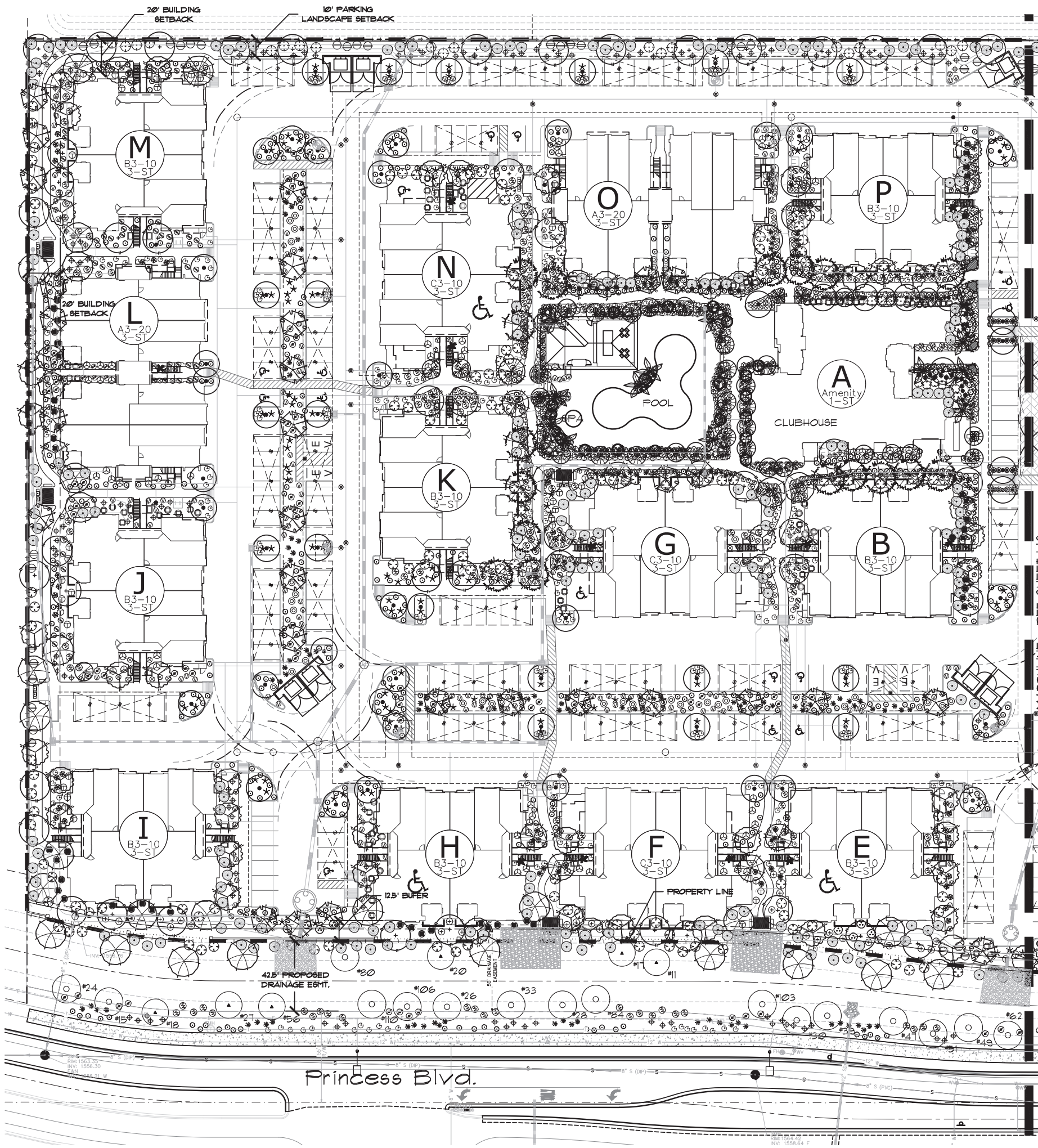
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Plan Check No: -

DRB  
331-PA-2020





KEY MAP PRINCESS BLVD.

PLANT SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY	SIZE	NOTES
TREES/PALMS					
●	Foothill Palo Verde		3	Salvaged	As Per Plan
●	Blue Palo Verde		21	Salvaged	As Per Plan
●	Mesquite		20	Salvaged	As Per Plan
●	Acacia salicina	Willow Acacia	35	24" Box	Standard Trunk Dense Canopy
●	Caesalpinia gilliesii	Yellow Bird of Paradise	26	24" Box	Multi Trunk Dense Canopy
●	Chamaecrope humilis	Mediterranean Fan Palm	2	24" Box	Multi Trunk Dense Canopy
●	Chitalpa tashkentensis	Chitalpa	42	24" Box	Multi Trunk Dense Canopy
●	Eucalyptus papuana	Ghost Gum	11	24" Box	Standard Trunk Upright Form
●	Nerium oleander	Tree Oleander	44	24" Box	Standard Trunk Dense Canopy
●	Phoenix dactylifera	Date Palm	17	18' CTH	Diamond Cut Matching Form
●	Pinus canariensis	Canary Island Pine	17	24" Box	Standard Trunk Dense Canopy
●	Washingtonia x 'Filibusta'	Hybrid Fan Palm	5	12' CTH 15' CTH	Matching Form
●	Quercus virginiana	Southern Live Oak	83	24" Box	Standard Trunk Dense Canopy
●	Schinus terebinthifolius	Brazilian Pepper	11	36" Box	Standard Trunk Dense Canopy
●	Tipuana tipu	Tipu Tree	20	24" Box	Standard Trunk Dense Canopy
ACCENTS & VINES					
●	Aloe barbadensis	Medicinal Aloe	101	5 Gal.	As Per Plan
●	Aloe topaz	Topaz Aloe	35	5 Gal.	As Per Plan
●	Muhlenbergia capillaris 'Regal Mist'	Regal Mist	245	5 Gal.	As Per Plan
●	Bougainvillea x 'Barbara Karst'	Vine Bougainvillea	34	5 Gal.	Espalier, Train to Adjacent Structure
●	Yucca filamentosa	Bright Edge Yucca	83	5 Gal.	As Per Plan
●	Dasylirion quadrangulum	Toothless Spoon	193	5 Gal.	As Per Plan
●	Hesperaloe funifera	Giant Hesperaloe	52	5 Gal.	As Per Plan
●	Hesperaloe parviflora	Red Yucca	238	5 Gal.	As Per Plan
●	Phoenix roebelenii	Figmy Date Palm	18	5 Gal.	As Per Plan
●	Rosa banksiae	Lady Banks Rose	14	5 Gal.	As Per Plan
●	Streitzia reginae	Tropical Bird of Paradise	45	5 Gal.	As Per Plan
●	Tecoma x 'Orange Jubilee'	Vine Orange Jubilee	39	15 Gal.	Espalier, Train to Adjacent Structure
●	Trachelospermum asiaticum	Vine Asiatic Jasmine	14	5 Gal.	As Per Plan
SHRUBS					
●	Bougainvillea hybrid 'Alexandra'	Alexandra Bougainvillea	118	5 Gal.	As Per Plan
●	Bougainvillea 'Torch Glow'	Torch Glow	48	5 Gal.	As Per Plan
●	Dodonaea viscosa 'Purpurea'	Purple Hopseed Bush	49	5 Gal.	As Per Plan
●	Hibiscus TW 'Mandarin'	Mandarin Wind Hibiscus	13	5 Gal.	As Per Plan
●	Leucophyllum frutescens 'Heavenly Cloud'	Heavenly Cloud Sage	64	5 Gal.	As Per Plan
●	Myrtus communis 'Compacta'	Dwarf Myrtle	26	5 Gal.	As Per Plan
●	Nerium oleander 'Petite Pink'	Petite Pink Oleander	118	5 Gal.	As Per Plan
●	Nerium oleander 'Little Red'	Little Red Oleander	20	5 Gal.	As Per Plan
●	Hamelia patens	Firecracker Bush	60	5 Gal.	As Per Plan
●	Plumbago capensis	Cape Plumbago	10	5 Gal.	As Per Plan
●	Raphiolepis indica	Indian Hawthorn	35	5 Gal.	As Per Plan
●	Ruellia brittoniana	Barrio Ruellia	220	5 Gal.	As Per Plan
●	Eremophila hygrophana	Blue Belle	243	5 Gal.	As Per Plan
●	Tecoma hybrid 'Bells of Fire'	Bells of Fire	119	5 Gal.	As Per Plan
●	Tecoma hybrid 'Lydia'	Tecoma Lydia	130	5 Gal.	As Per Plan
●	Tecoma stans	Yellow Bells	215	5 Gal.	As Per Plan
●	Tecoma 'Orange Jubilee'	Orange Jubilee	210	5 Gal.	As Per Plan
GROUND COVERS					
●	Asparagus densiflorus 'Meyers'	Asparagus Fern	42	1 Gal.	As Per Plan
●	Diets iridioides	Butterfly Iris	26	1 Gal.	As Per Plan
●	Eremophila glabra 'Mingens Gold'	Outback Sunrise	441	1 Gal.	As Per Plan
●	Eremophila glabra 'Winter Blaze'	Winter Blaze	204	1 Gal.	As Per Plan
●	Lantana hybrid 'New Gold'	New Gold Lantana	449	1 Gal.	As Per Plan
●	Lantana montevidensis	Purple Trailing Lantana	664	1 Gal.	As Per Plan
●	Lantana 'Dallas Red'	Dallas Red Lantana	167	1 Gal.	As Per Plan
●	Wedelia trilobata	Wedelia	64	1 Gal.	As Per Plan
●	Seasonal Annuals	Seasonal Annuals	430	4" Pots	8" O.C.
MISCELLANEOUS					
●	DG	Decomposed Granite - (Size: 1/2" Screened - Color: 'Apache Brown') 2" depth in all planting areas (Typ) +/- 151291.95			

Plants not on the Phoenix AMA Low Water Use / Drought Tolerant Plants List. Not to be planted in public ROW.

ATTACHMENT #6



Collaborative V Design Studio Inc.  
7116 East 1st Ave., Suite 103  
Scottsdale, Arizona 85251  
office: 480-347-0590  
fax: 480-656-6012



PRELIMINARY  
NOT FOR  
CONSTRUCTION

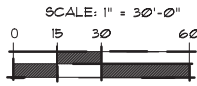
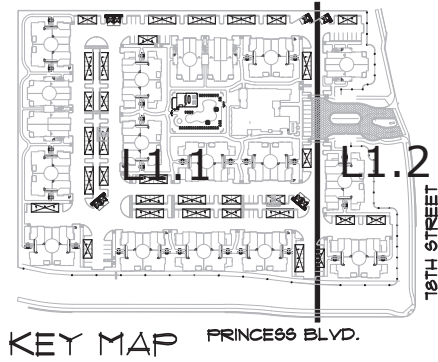
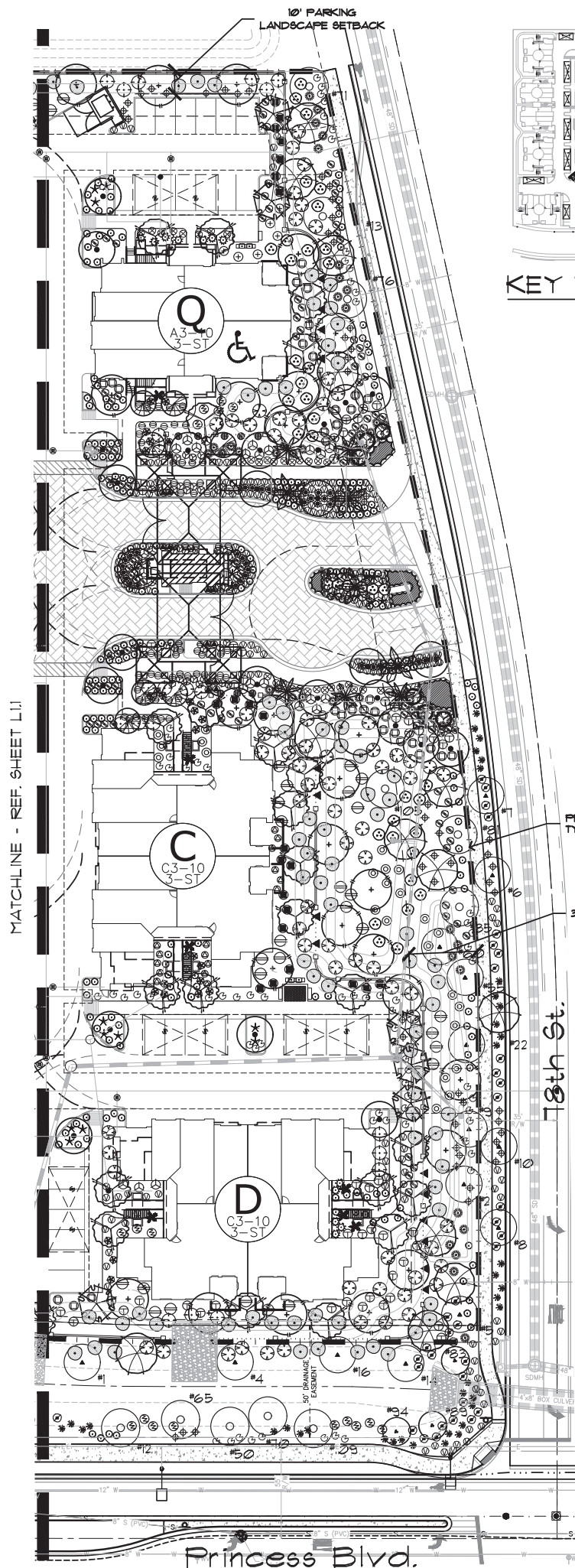
LANDSCAPE IMPROVEMENTS  
San Bellara  
Scottsdale, AZ

DESIGNED BY:	CP/MD
DRAWN BY:	CP/MD
CHECKED BY:	PV
DATE:	September 29, 2020
REVISION:	October 30, 2020 Second City Submittal

San Bellara  
DRB Submittal







## SALVAGEABLE PLANT SCHEDULE

NUMBER	COMMON NAME	CALIPER
#1	Mesquite	8"
#2	Mesquite	8"
#4	Mesquite	10"
#5	Mesquite	12"
#6	Mesquite	9"
#7	Mesquite	9"
#8	Mesquite	5"
#9	Mesquite	8"
#10	Mesquite	5"
#11	Mesquite	13"
#12	Blue Palo Verde	14"
#13	Blue Palo Verde	20"
#14	Blue Palo Verde	22"
#15	Blue Palo Verde	4"
#16	Mesquite	18"
#17	Mesquite	9"
#18	Mesquite	14"
#20	Mesquite	7"
#22	Mesquite	8"
#24	Blue Palo Verde	6"
#26	Blue Palo Verde	8"
#27	Mesquite	12"
#28	Blue Palo Verde	10"
#30	Blue Palo Verde	20"
#33	Blue Palo Verde	9"
#39	Blue Palo Verde	7"
#47	Blue Palo Verde	7"
#49	Blue Palo Verde	14"
#50	Blue Palo Verde	17"
#51	Blue Palo Verde	6"
#55	Mesquite	7"
#56	Mesquite	12"
#60	Mesquite	10"
#62	Blue Palo Verde	10"
#65	Blue Palo Verde	10"
#70	Blue Palo Verde	16"
#71	Blue Palo Verde	8"
#76	Blue Palo Verde	4"
#80	Blue Palo Verde	10"
#81	Blue Palo Verde	7"
#83	Blue Palo Verde	6"
#84	Blue Palo Verde	12"
#85	Blue Palo Verde	8"
#89	Blue Palo Verde	10"
#94	Blue Palo Verde	18"
#103	Blue Palo Verde	10"
#105	Blue Palo Verde	14"
#106	Blue Palo Verde	12"
#109	Blue Palo Verde	16"
#110	Blue Palo Verde	10"

## PLANT SCHEDULE

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○	Eucalyptus papuana	Ghost Gum	77	24" Box	Standard Trunk Upright Form
○	Nerium oleander	Tree Oleander	44	24" Box	Standard Trunk Dense Canopy
○	Phoenix dactylifera	Date Palm	17	18" CTH	Diamond Cut Matching Form
○	Pinus canariensis	Canary Island Pine	17	24" Box	Standard Trunk Dense Canopy
○	Washingtonia x Filibusta	Hybrid Fan Palm	5	12" CTH 15" CTH	Matching Form
○	Quercus virginiana Cathedral	Southern Live Oak	89	24" Box	Standard Trunk Dense Canopy
○	Schinus terebinthifolius	Brazilian Pepper	11	36" Box	Standard Trunk Dense Canopy
○	Tipuana tipu	Tipu Tree	80	24" Box	Standard Trunk Dense Canopy
ACCENTS & VINES					
○	Aloe barbadensis	Medicinal Aloe	101	5 Gal.	As Per Plan
○	Aloe topaz	Topaz Aloe	35	5 Gal.	As Per Plan
○	Muhlenbergia capillaris Regal Mist	Regal Mist	245	5 Gal.	As Per Plan
○	Bougainvillea x 'Barbara Karst'	Vine Bougainvillea	34	5 Gal.	Espalier, Train to Adjacent Structure
○	Tucca filamentos	Bright Edge Yucca	83	5 Gal.	As Per Plan
○	Dasyllirion quadrangulatum	Toothless Spoon	193	5 Gal.	As Per Plan
○	Hesperaloe funifera	Giant Hesperaloe	52	5 Gal.	As Per Plan
○	Hesperaloe parviflora	Red Yucca	238	5 Gal.	As Per Plan
○	Phoenix roebelenii	Pigmy Date Palm	18	5 Gal.	As Per Plan
○	Rosa banksiae	Lady Banks Rose	14	5 Gal.	As Per Plan
○	Streptocarpus reginae	Tropical Bird of Paradise	45	5 Gal.	As Per Plan
○	Tecoma x 'Orange Jubilee'	Vine Orange Jubilee	39	15 Gal.	Espalier, Train to Adjacent Structure
○	Trachelospermum asiaticum	Vine Asiatic Jasmine	14	5 Gal.	As Per Plan
SHRUBS					
○	Bougainvillea hybrid 'Alexandra'	Alexandra Bougainvillea	118	5 Gal.	As Per Plan
○	Bougainvillea 'Torch Glow'	Torch Glow	48	5 Gal.	As Per Plan
○	Dodonaea viscosa 'Purpurea'	Purple Hopseed Bush	49	5 Gal.	As Per Plan
○	'Hibiscus TW Mandarin'	Mandarin Wind Hibiscus	13	5 Gal.	As Per Plan
○	Leucophyllum frutescens 'Heavenly Cloud'	Heavenly Cloud Sage	64	5 Gal.	As Per Plan
○	Myrsine communis 'Compacta'	Dwarf Myrtle	26	5 Gal.	As Per Plan
○	Nerium oleander 'Fatima Pink'	Petite Pink Oleander	118	5 Gal.	As Per Plan
○	Nerium oleander 'Little Red'	Little Red Oleander	80	5 Gal.	As Per Plan
○	Hamelia patens	Firecracker Bush	60	5 Gal.	As Per Plan
○	Plumbago capensis	Cape Plumbago	70	5 Gal.	As Per Plan
○	'Raphiolepis indica	Indian Hawthorn	35	5 Gal.	As Per Plan
○	Ruellia brittoniana	Barrio Ruellia	220	5 Gal.	As Per Plan
○	Eremophila hygrophana	Blue Bells	243	5 Gal.	As Per Plan
○	Tecoma hybrid 'Bells of Fire'	Bells of Fire	119	5 Gal.	As Per Plan
○	Tecoma hybrid 'Lydia'	Tecoma Lydia	130	5 Gal.	As Per Plan
○	Tecoma stans	Yellow Bells	215	5 Gal.	As Per Plan
○	Tecoma 'Orange Jubilee'	Orange Jubilee	210	5 Gal.	As Per Plan
GROUND COVERS					
○	'Asparagus densiflorus 'Meyers'	Asparagus Fern	42	1 Gal.	As Per Plan
○	Dietes iridioides	Butterfly Iris	26	1 Gal.	As Per Plan
○	Eremophila glabra 'Mingreaw Gold'	Outback Sunrise	447	1 Gal.	As Per Plan
○	Eremophila glabra 'Winter Blaze'	Winter Blaze	204	1 Gal.	As Per Plan
○	Lantana hybrid 'New Gold'	New Gold Lantana	449	1 Gal.	As Per Plan
○	Lantana montevidensis	Purple Trailing Lantana	664	1 Gal.	As Per Plan
○	Lantana 'Dallas Red'	Dallas Red Lantana	167	1 Gal.	As Per Plan
○	Wedelia trilobata	Wedelia	64	1 Gal.	As Per Plan
○	Seasonal Annuals	Seasonal Annuals	430	4" Pots	8" O.C.
MISCELLANEOUS					
○	DG	Decomposed Granite - (Size: 1/2" Screened - Color: 'Apache Brown') 2" depth in all planting areas (Typ) +/- 15/297 SF.			

\* Plants not on the Phoenix AMA Low Water Use / Drought Tolerant Plants List. Not to be planted in public ROW.



Collaborative V  
Design Studio Inc.  
7116 East 1st Ave.,  
Suite 103  
Scottsdale, Arizona  
85251  
office: 480-347-0590  
fax: 480-656-6012



EXPIRES 06/30/2022

PRELIMINARY  
NOT FOR  
CONSTRUCTION

LANDSCAPE IMPROVEMENTS  
**San Bellara**  
Scottsdale, AZ

Conceptual Landscape Plan

DESIGNED BY: CP/MD  
DRAWN BY: CP/MD  
CHECKED BY: PV  
DATE: September 29, 2020  
REVISION: October 30, 2020  
Second City Submittal

San Bellara  
DRB Submittal

L1.2

3 of 3

29-DR-2020  
11/4/2020





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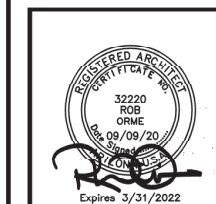
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San Bellara

7000 N. 70th St.  
Cincinnati, Ohio 45230

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Job No: **9122**

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Date: **2020 Aug 11** Sheet No:

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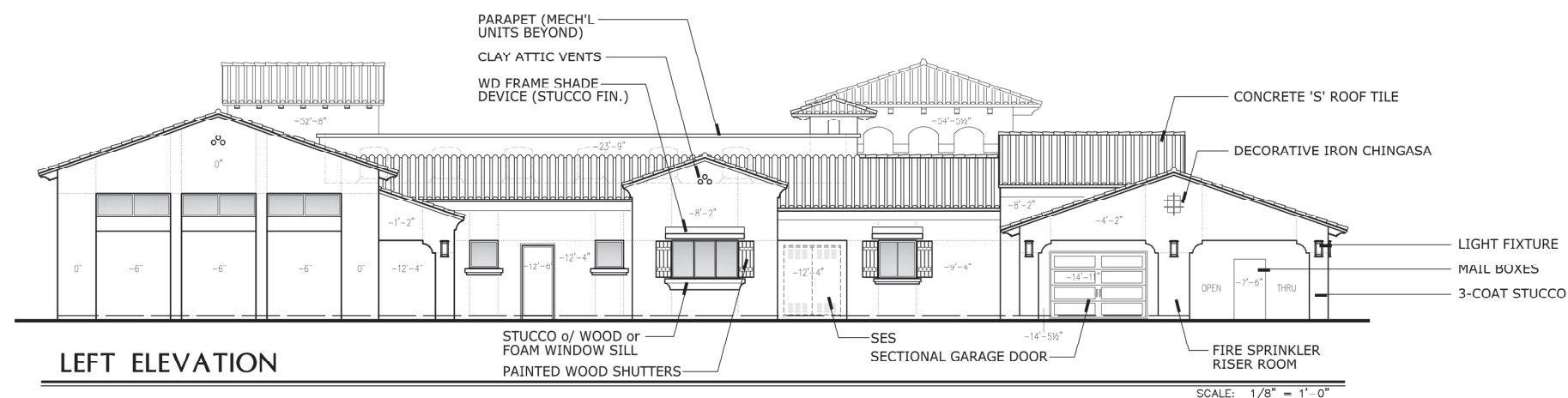
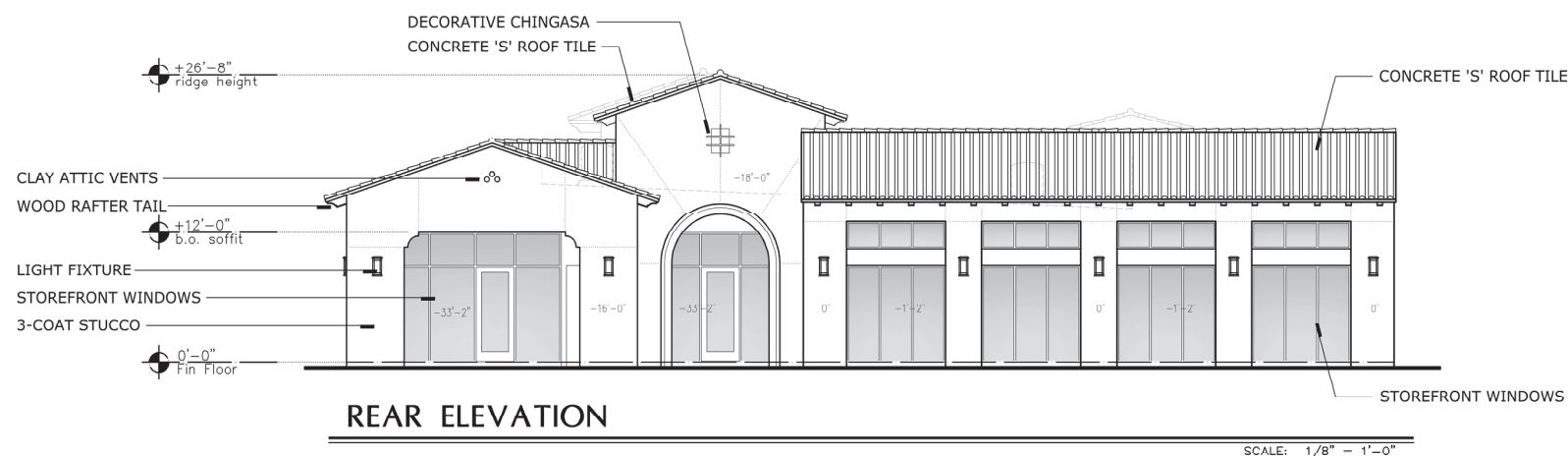
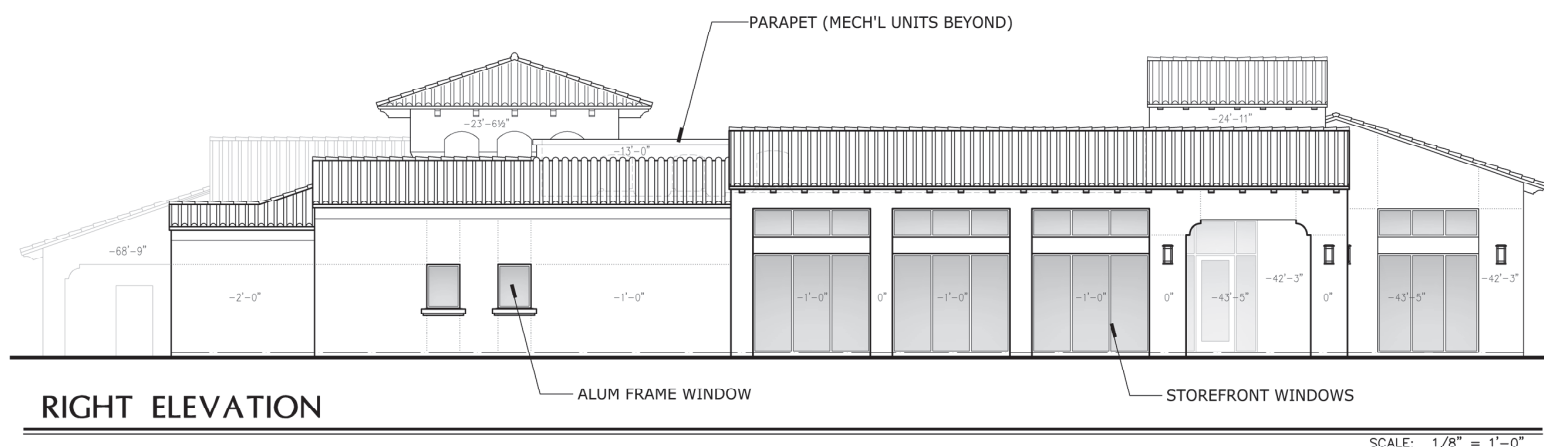
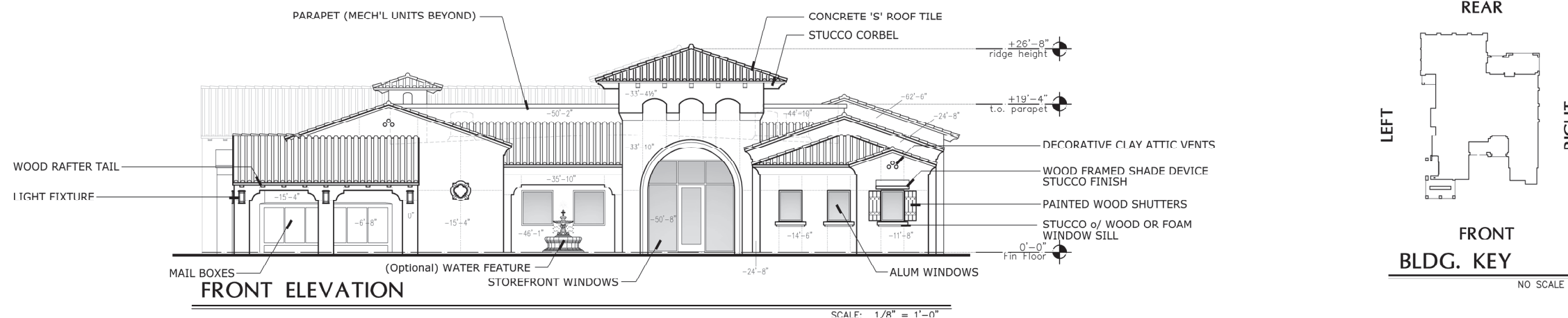
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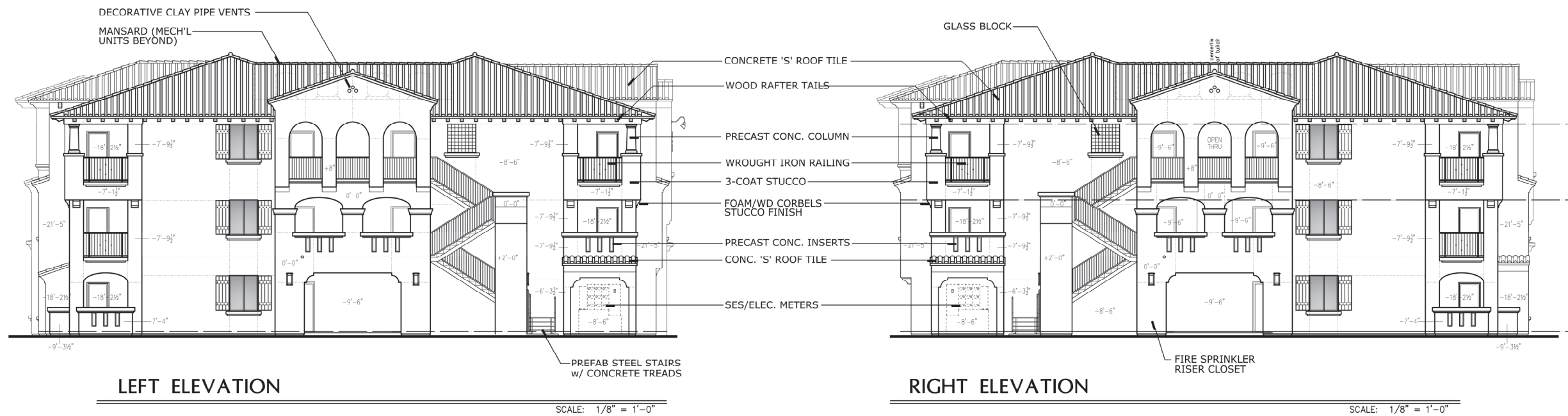
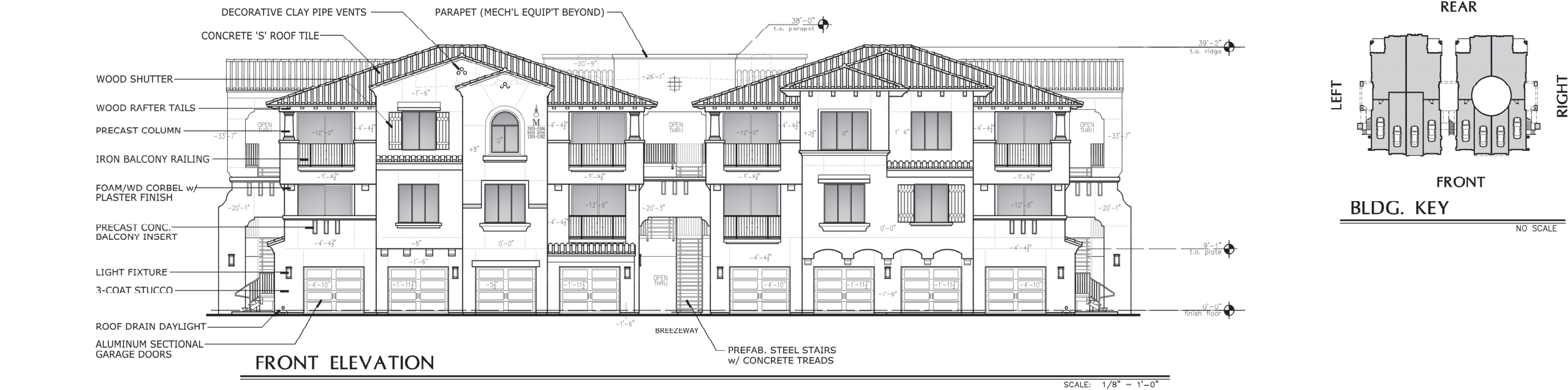
331-PA-2 29-DR-2020  
11/4/2020



MATERIALS & COLORS		IRVING
(A)	Roof Tile Eagle-Capital-Union-SMC 8403 "Santa Barbara Blend"	n/a
(B)	Stucco PPG Paint (PPG 10-00) "White Chip"	71
(C)	Rafter Tails and Roof Corbels Sherwin Williams Paint (SW6090) "Java"	7
(D)	Precast panel/balcony Inserts - Pipe vents PPG Paint (PPG 16-32) "Red Clay"	11
(E)	Columns, Body Corbels, Precast Surrounds Sherwin Williams Paint (SW7066) "Gray Matters"	39
(F)	Shutters Sherwin Williams Paint (SW9185) "Mareo Boja"	8
(G)	Garage Doors Sherwin Williams Paint (SW6109) "Hopsack"	24
(H)	Pedestrian Doors Sherwin Williams Paint (SW7645) "Thunder Gray"	9
(I)	Metal, Iron Railing and Details Sherwin Williams Paint (SW6258) "Tricorn Black"	3
(J)	Window Frames Aluminum, Anodized Bronze	n/a

**ATTACHMENT #7**

## EXTERIOR ELEVATIONS - Amenity Building



MATERIALS & COLORS		LRV
(A) Roof Tile Eagle-Capistrano-SMC 8403 "Santa Barbara Blend"		n/a
(B) Stucco PPG Paint (PPG 15 06) "White Chip"		71
(C) Rafter Tails and Roof Corbels Sherwin Williams Paint (SW6590) "Java"		7
(D) Precast patio/balcony Inserts - Pipe vents PPG Paint (PPG 16-32) "Red Clay"		11
(E) Columns, Body Corbels, Precast Surrounds Sherwin Williams Paint (SW7066) "Gray Matters"		39
(F) Shutters Sherwin Williams Paint (SW9185) "Marea Bajo"		8
(G) Garage Doors Sherwin Williams Paint (SW6109) "Hopsack"		24
(H) Pedestrian Doors Sherwin Williams Paint (SW7645) "Thunder Gray"		9
(I) Metal, Iron Railing and Details Sherwin Williams Paint (SW6258) "Tricorn Black"		3
(J) Window Frames Aluminum Anodized Bronze		n/a

EXTERIOR ELEVATIONS - Bldg Type A3



ARCHITECTURAL  
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6623 North Scottsdale Road  
Scottsdale, Az. 85250  
480-991-9111

DATE	REVISIONS	DATE	REVISIONS
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2	2	2	2
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San Bellara

17800 N. 78th St  
Scottsdale, AZ 85255

DRB

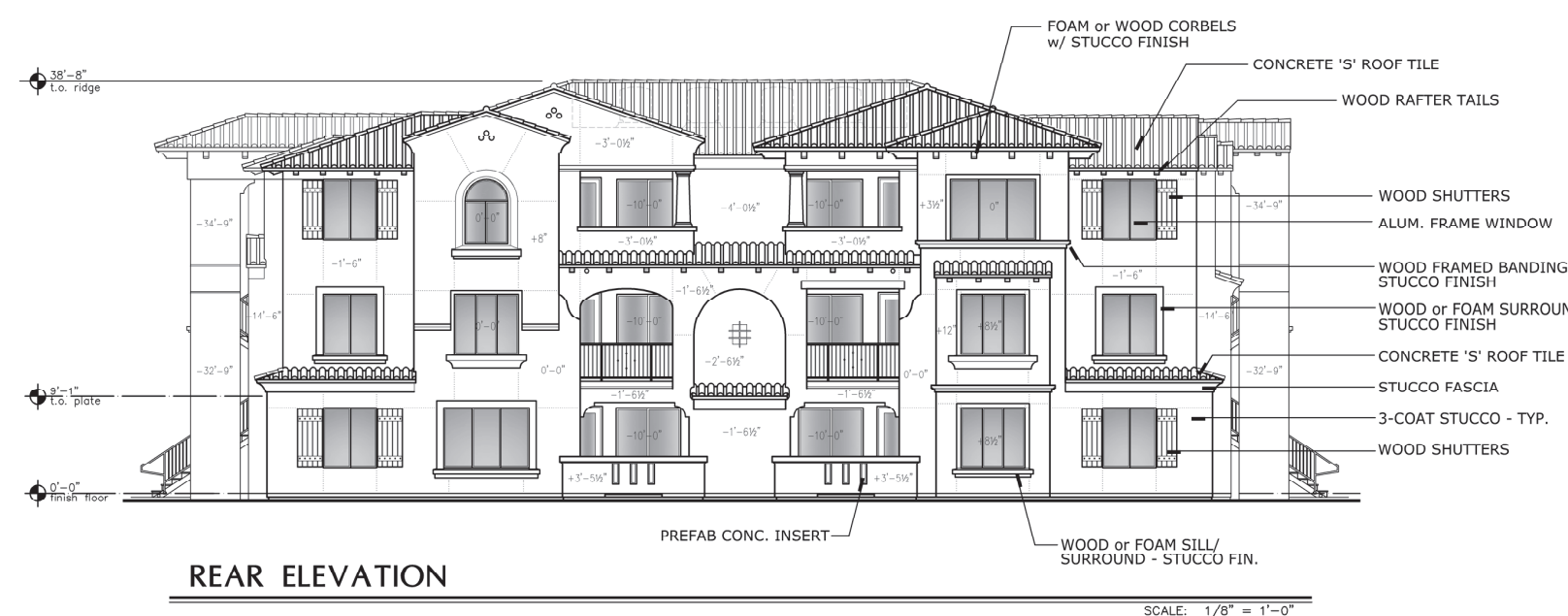
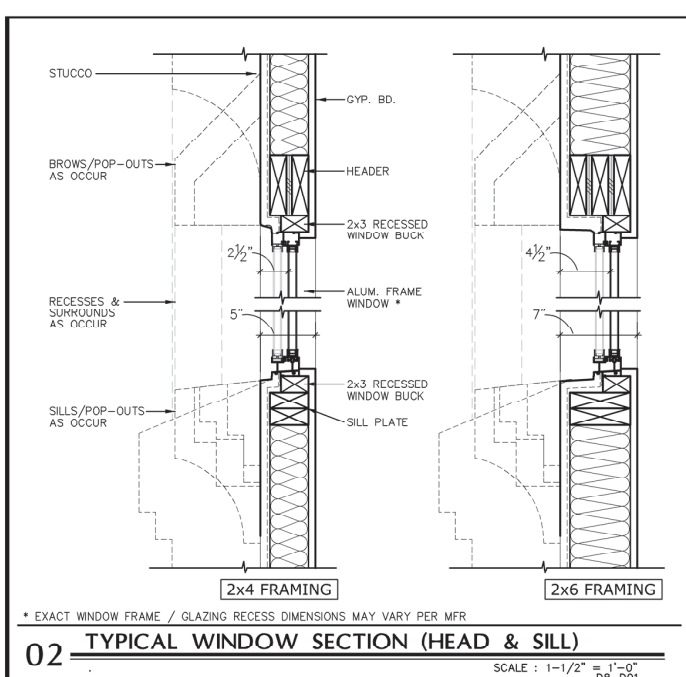
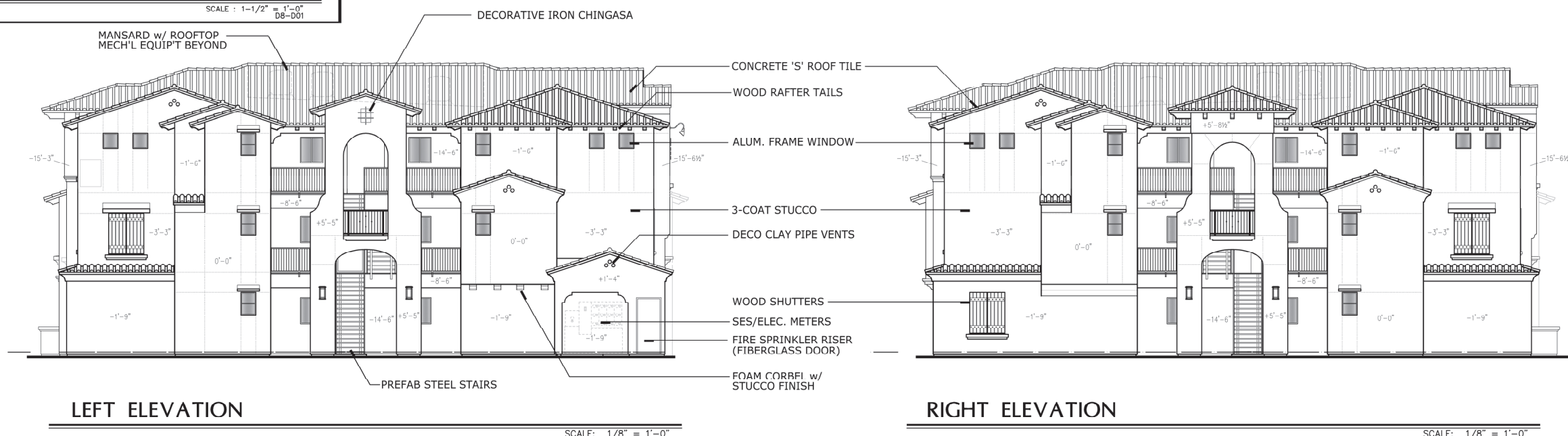
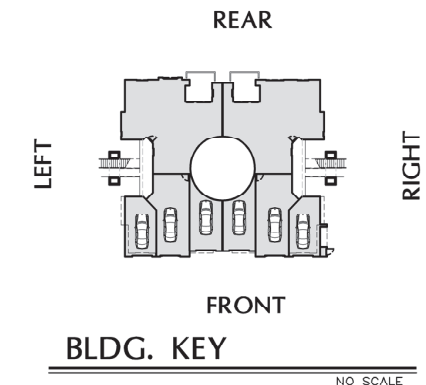
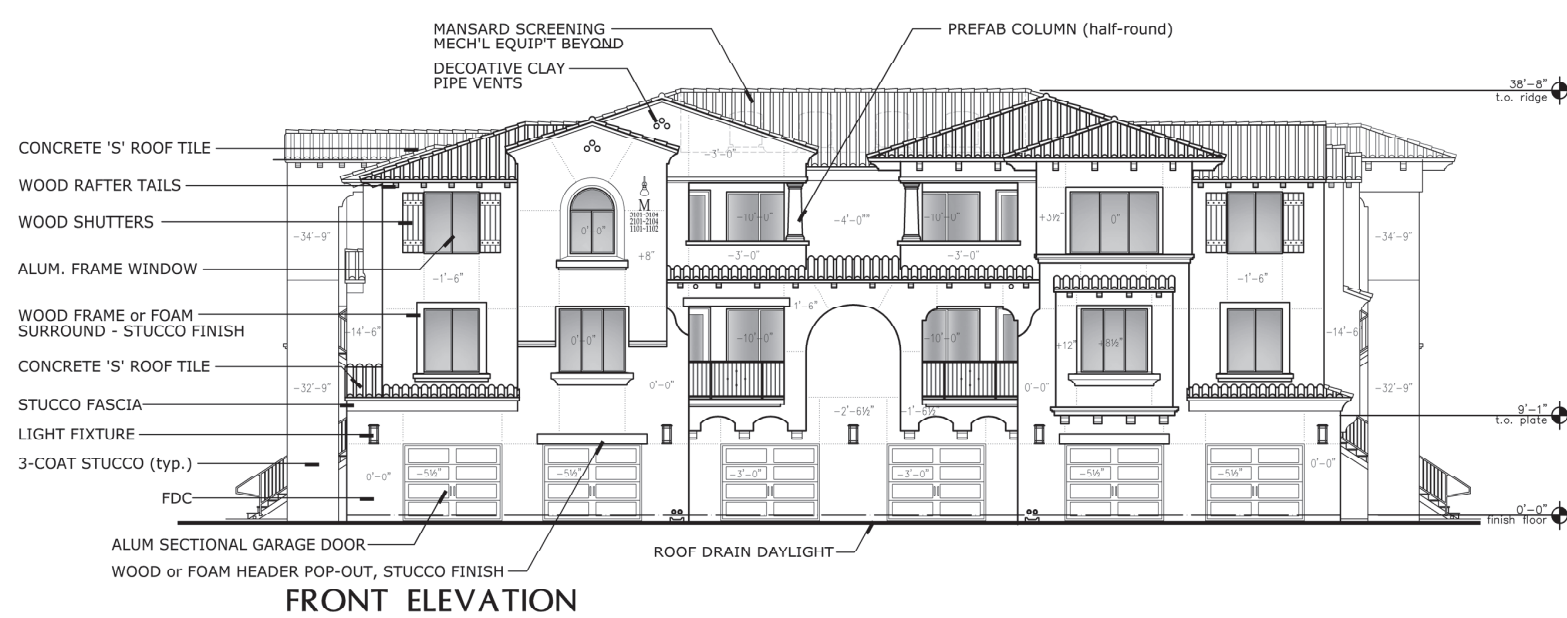
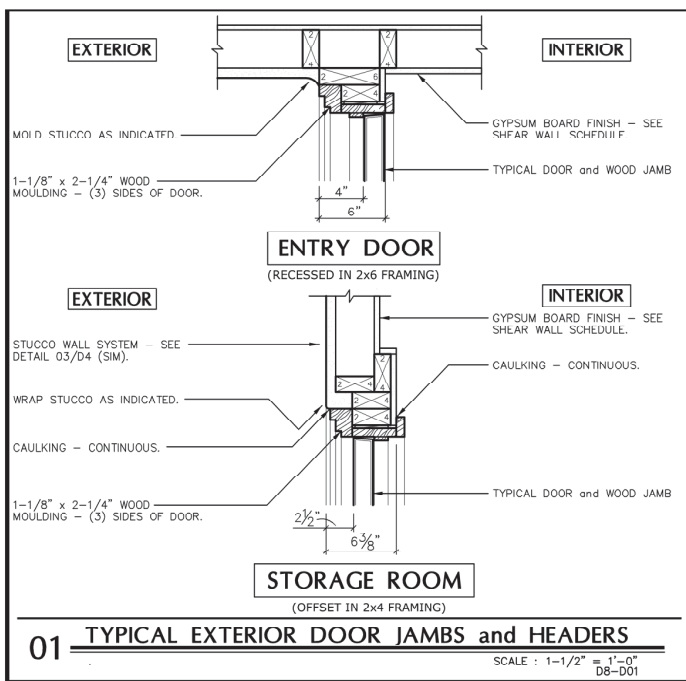
331-PA-2020



Job No:	9122
Date:	2020 Aug 11
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Drawn:	GP
Checked:	RO
Plot Check No:	-







MATERIALS & COLORS		LRV
(A) Roof Tile	Eagle-Capistrano-SMC 8403 "Santa Barbara Blend"	n/a
(B) Stucco	PPG Paint (PPG 15-06) "White Chip"	71
(C) Rafter Tails and Roof Corbels	Sherwin Williams Paint (SW6090) "Java"	7
(D) Precast patio/balcony Inserts - Pipe vents	PPG Paint (PPG 16-32) "Red Clay"	11
(E) Columns, Body Corbels, Precast Surrounds	Sherwin Williams Paint (SW7066) "Gray Matters"	39
(F) Shutters	Sherwin Williams Paint (SW9185) "Moran Roja"	8
(G) Garage Doors	Sherwin Williams Paint (SW6109) "Hopsack"	24
(H) Pedestrian Doors	Sherwin Williams Paint (SW7845) "Thunder Gray"	9
(I) Metal, Iron Railing and Details	Sherwin Williams Paint (SW6258) "Tricorn Black"	3
(J) Window Frames	Aluminum Anodized Bronze	n/a

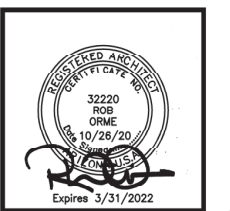
**EXTERIOR ELEVATIONS - Bldg Type B3**



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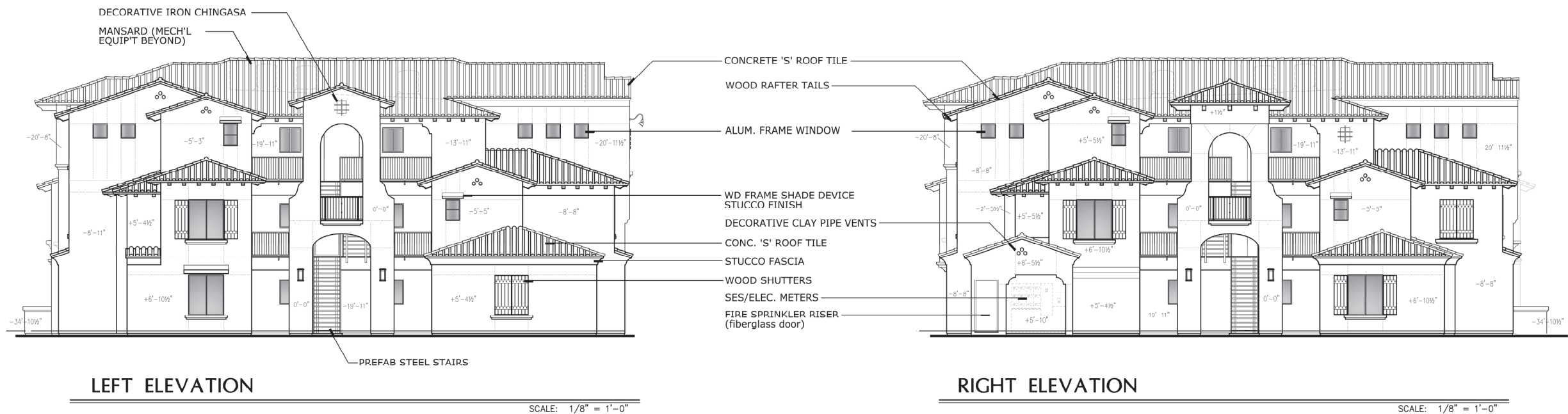
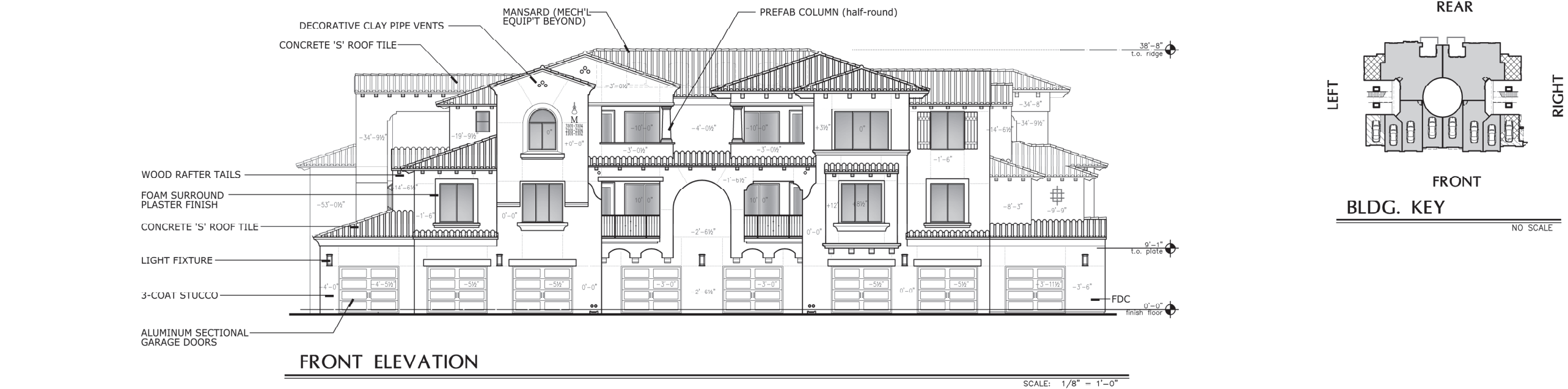
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*San Bellara*  
17800 N. 78th St — Scottsdale, AZ 85255



Job No: **9122**  
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Checked: **RO**  
Plan Check No: **-**





MATERIALS & COLORS		LRV
(A) Roof Tile	Eagle-Capistrano-SMC 8403 "Santa Barbara Blend"	n/a
(B) Stucco	PPG Paint (PPG 15-00) "White Chip"	71
(C) Rafter Tails and Roof Corbels	Sherwin Williams Paint (SW6090) "Java"	7
(D) Precast patio/balcony Inserts - Pipe vents	PPG Paint (PPG 16-32) "Red Clay"	11
(E) Columns, Body Corbels, Precast Surrounds	Sherwin Williams Paint (SW7066) "Gray Matters"	39
(F) Shutters	Sherwin Williams Paint (SW9185) "Marea Boja"	8
(G) Garage Doors	Sherwin Williams Paint (SW6109) "Hopsack"	24
(H) Pedestrian Doors	Sherwin Williams Paint (SW7645) "Thunder Gray"	9
(I) Metal, Iron Railing and Details	Sherwin Williams Paint (SW6258) "Tricorn Black"	3
(J) Window Frames	Aluminum Anodized Bronze	n/a

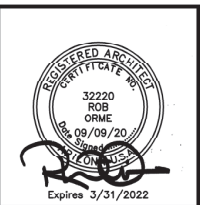
## EXTERIOR ELEVATIONS - Bldg Type C3



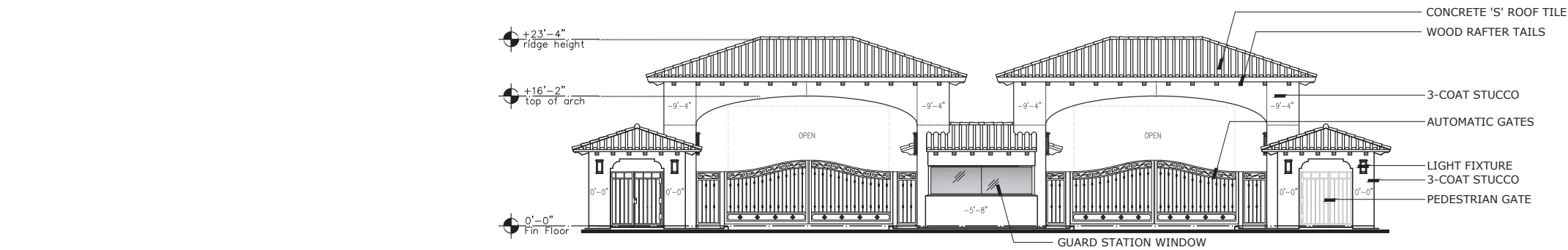
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DESIGN GROUP**  
6623 North Scottsdale Road  
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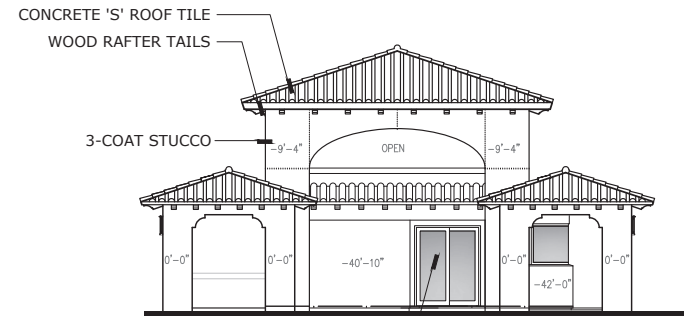


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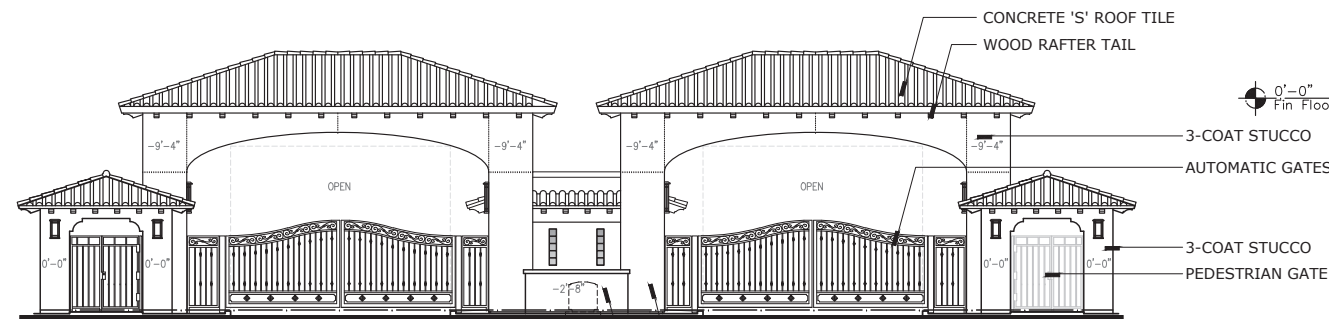
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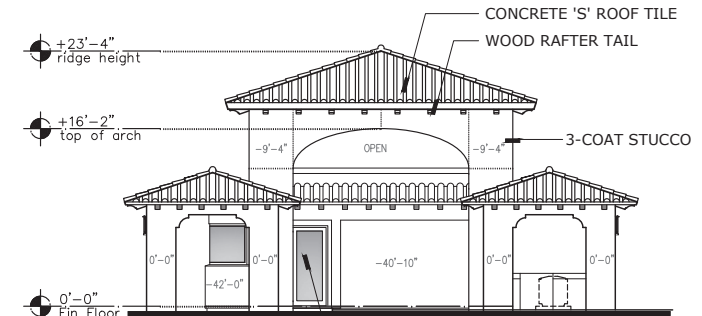
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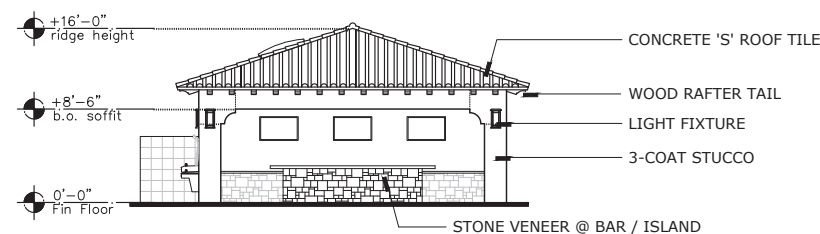
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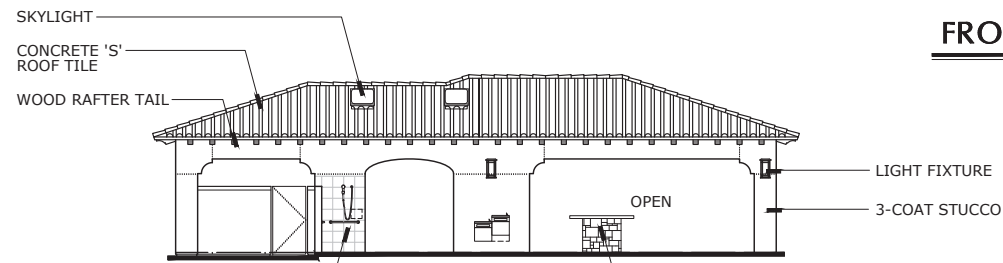
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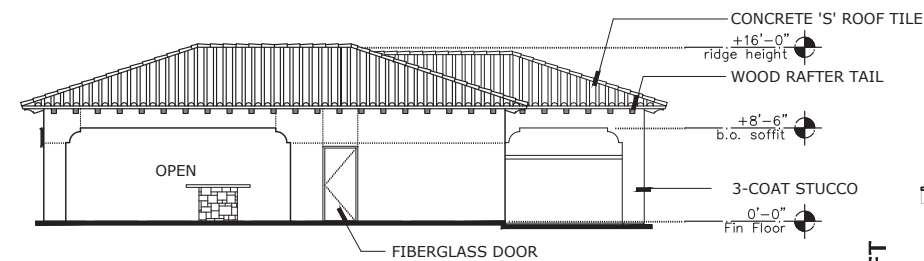
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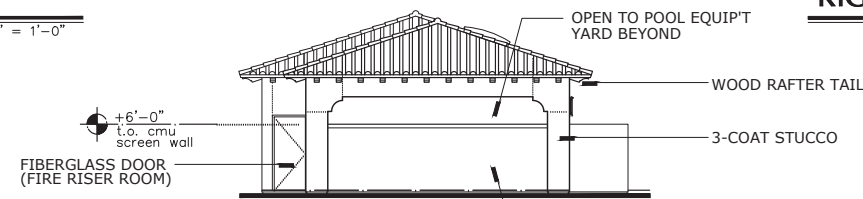
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RIGHT ELEVATION

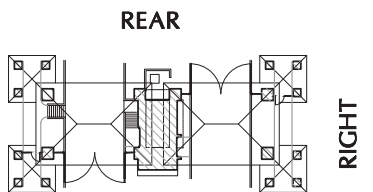
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REAR ELEVATION

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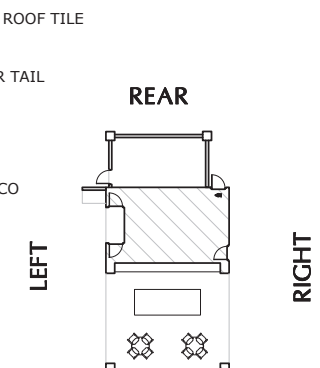
POOL CABANA



BLDG. KEY

NO SCALE

MATERIALS & COLORS		LRV
(A) Roof Tile	Eagle-Capistrano-SMC 8403 "Santa Barbara Blend"	n/a
(B) Stucco	PPG Paint (PPG 15-06) "White Chip"	71
(C) Rafter Tails and Roof Corbels	Sherwin Williams Paint (SW6090) "Java"	7
(D) Precast patio/balcony Inserts - Pipe vents	PPG Paint (PPG 16-32) "Red Clay"	11
(E) Columns, Body Corbels, Precast Surrounds	Sherwin Williams Paint (SW7066) "Gray Matters"	39
(F) Shutters	Sherwin Williams Paint (SW9185) "Mareo Boja"	8
(G) Garage Doors	Sherwin Williams Paint (SW6109) "Hopsack"	24
(H) Pedestrian Doors	Sherwin Williams Paint (SW7645) "Thunder Gray"	9
(I) Metal, Iron Railing and Details	Sherwin Williams Paint (SW6258) "Tricorn Black"	3
(J) Window Frames	Aluminum Anodized Bronze	n/a



BLDG. KEY

NO SCALE

EXTERIOR ELEVATIONS - Auxiliary Buildings



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Scottsdale, Az. 85250  
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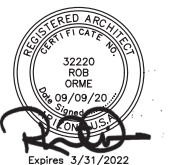
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San Bellara

17800 N. 78th St Scottsdale, AZ 85255

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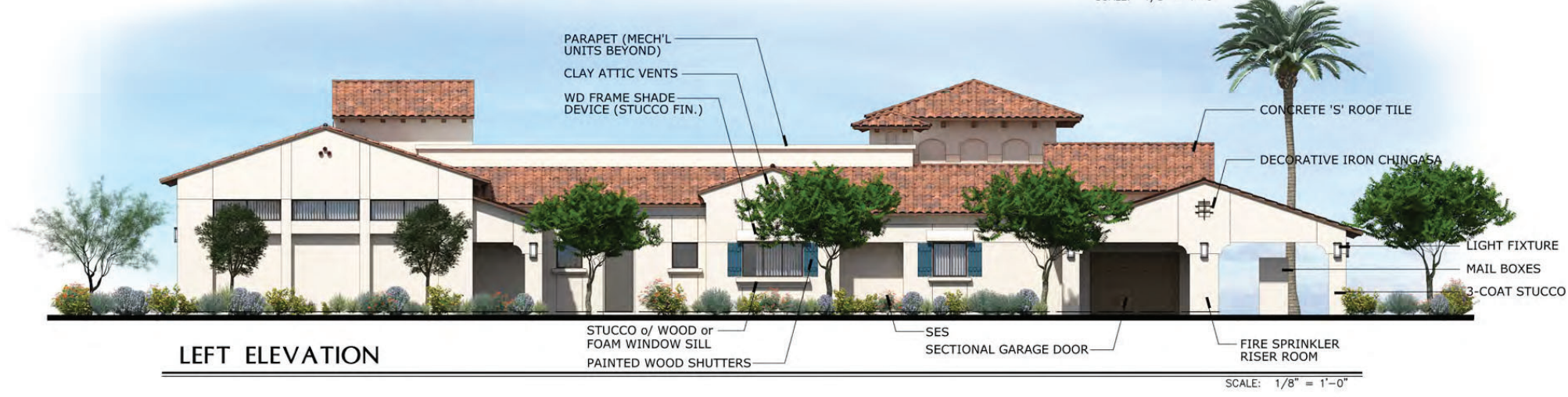
331-PA-2020



Job No: 9122  
Date: 2020 Aug 11  
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Drawn: GP  
Checked: RO  
Plan Check No: -

Aux





MATERIALS & COLORS		LRV
(A) Roof Tile	Eagle-Capistrano-SMC 8403 "Santa Barbara Blend"	n/a
(B) Stucco	PPG Paint (PPG 15-06) "White Chip"	71
(C) Rafter Tails and Roof Corbels	Sherwin Williams Point (SW6090) "Jova"	7
(D) Precast patio/balcony Inserts - Pipe vents	PPG Paint (PPG 16-32) "Red Clay"	11
(E) Columns, Body Corbels, Precast Surrounds	Sherwin Williams Point (SW7066) "Gray Matters"	39
(F) Shutters	Sherwin Williams Point (SW9185) "Morea Boja"	8
(G) Garage Doors	Sherwin Williams Point (SW6109) "Hopstock"	24
(H) Pedestrian Doors	Sherwin Williams Point (SW7645) "Thunder Gray"	9
(I) Metal, Iron Railing and Details	Sherwin Williams Point (SW6258) "Tricorn Black"	3
(J) Window Frames	Aluminum Anodized Bronze	n/a



ARCHITECTURAL  
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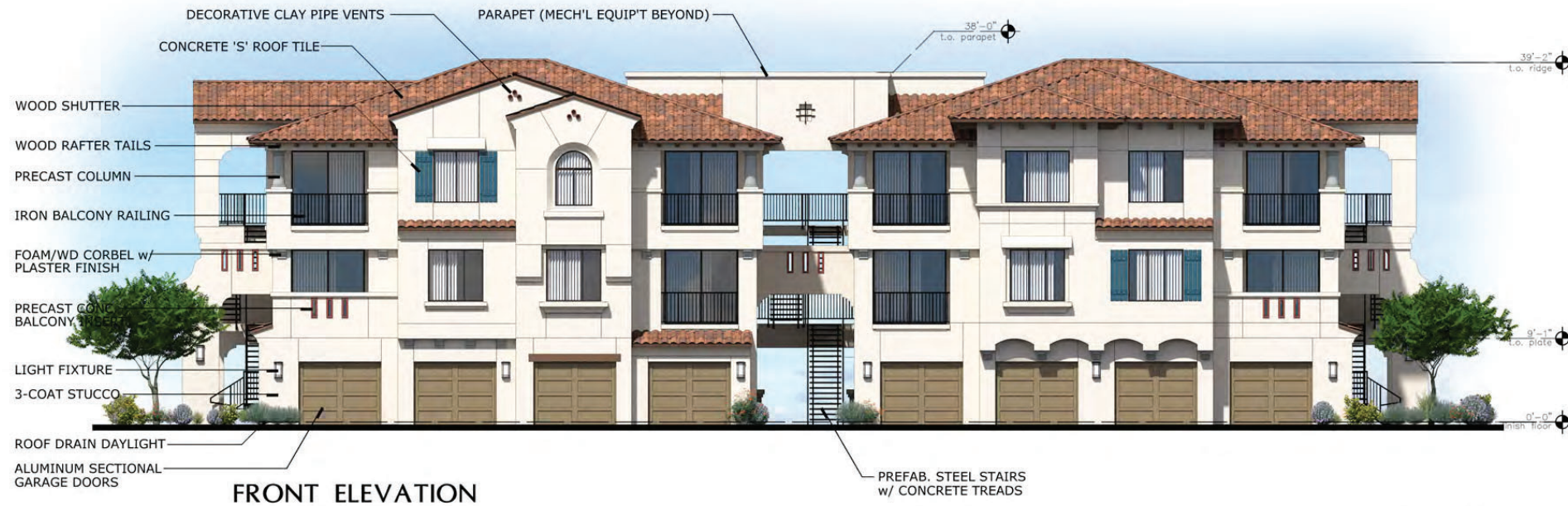
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**San Bellara**  
17800 N. 78th St. Scottsdale, AZ 85255



Job No: 9122  
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Checked: RO  
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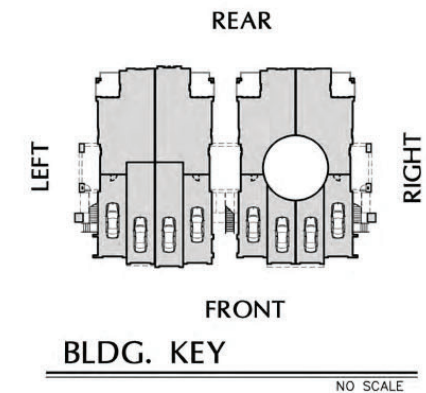
29-DR-2020  
11/4/2020





FRONT ELEVATION

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



LEFT ELEVATION

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



RIGHT ELEVATION

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



REAR ELEVATION

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

MATERIALS & COLORS		LRV
(A) Roof Tile	Eagle-Capistrano-SMC 8403 "Santa Barbara Blend"	n/a
(B) Stucco	PPG Paint (PPG 15-06) "White Chip"	71
(C) Rafter Tails and Roof Corbels	Sherwin Williams Point (SW6090) "Java"	7
(D) Precast patio/balcony Inserts - Pipe vents	PPG Paint (PPG 16-32) "Red Clay"	11
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(F) Shutters	Sherwin Williams Point (SW9185) "Marea Baja"	8
(G) Garage Doors	Sherwin Williams Point (SW6109) "Hopstock"	24
(H) Pedestrian Doors	Sherwin Williams Point (SW7645) "Thunder Gray"	9
(I) Metal, Iron Railing and Details	Sherwin Williams Point (SW6258) "Tricorn Black"	3
(J) Window Frames	Aluminum Anodized Bronze	n/a

EXTERIOR ELEVATIONS - Bldg Type A3



ARCHITECTURAL  
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6623 North Scottsdale Road  
Scottsdale, Az. 85250  
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Scottsdale, AZ 85255



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Checked: RO

29-DR-2020  
11/4/2020

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331-PA-2020





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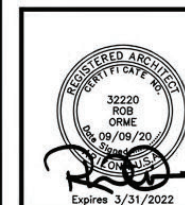
Mark - Taylor Development

San Bellara

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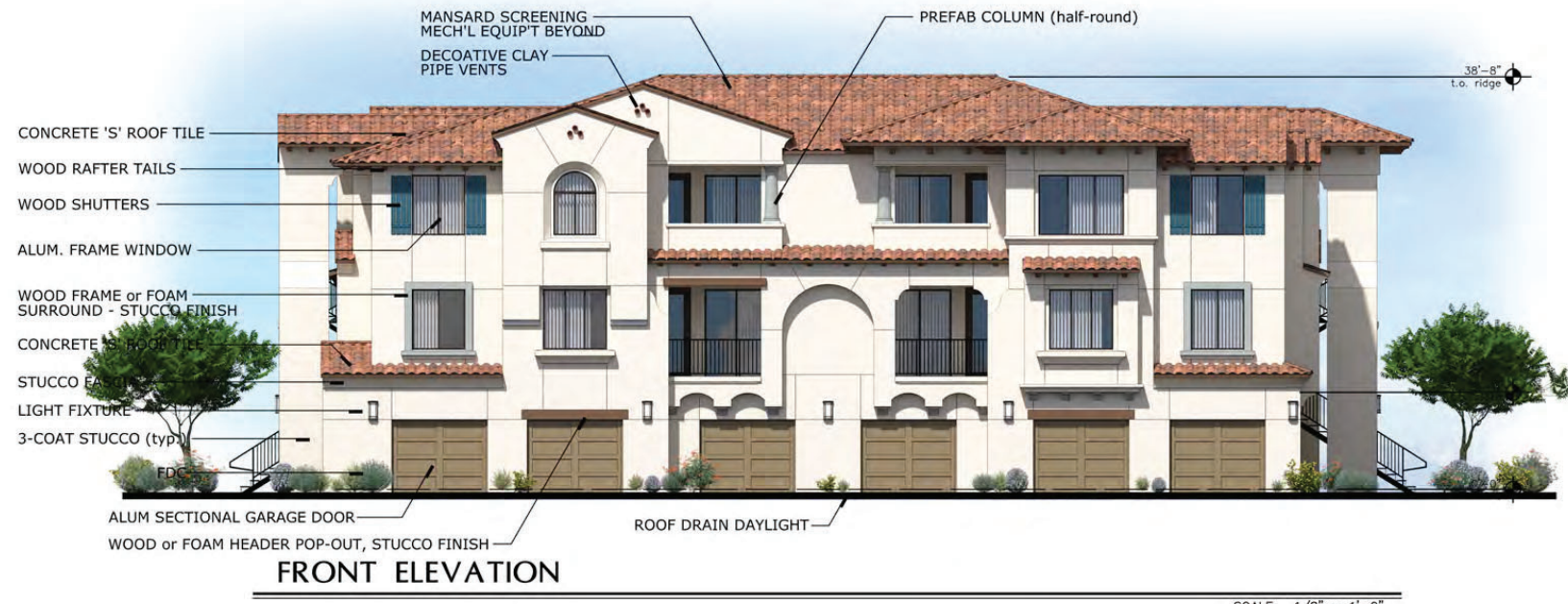
29-DR-2020

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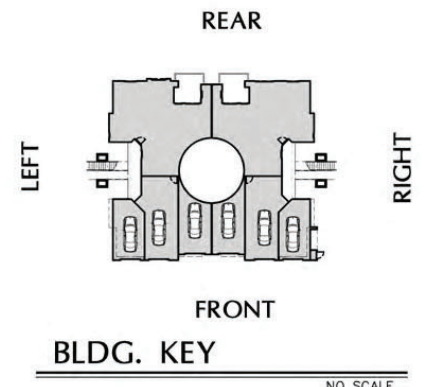
EXTERIOR ELEVATIONS - Bldg Type A3.5





FRONT ELEVATION

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



LEFT ELEVATION

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

RIGHT ELEVATION

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



REAR ELEVATION

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

MATERIALS & COLORS		LRV
(A) Roof Tile	Eagle-Capistrano-SMC 8403 "Santa Barbara Blend"	n/a
(B) Stucco	PPG Paint (PPG 15-06) "White Chip"	71
(C) Rafter Tails and Roof Corbels	Sherwin Williams Point (SW6090) "Java"	7
(D) Precast patio/balcony Inserts - Pipe vents	PPG Paint (PPG 16-32) "Red Clay"	11
(E) Columns, Body Corbels, Precast Surrounds	Sherwin Williams Point (SW7066) "Gray Matters"	39
(F) Shutters	Sherwin Williams Point (SW9185) "Mares Boja"	8
(G) Garage Doors	Sherwin Williams Point (SW6109) "Hopstock"	24
(H) Pedestrian Doors	Sherwin Williams Point (SW7645) "Thunder Gray"	9
(I) Metal, Iron Railing and Details	Sherwin Williams Point (SW6258) "Tricorn Black"	3
(J) Window Frames	Aluminum Anodized Bronze	n/a

EXTERIOR ELEVATIONS - Bldg Type B3



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DESIGN GROUP  
6623 North Scottsdale Road  
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REVISIONS:	
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17800 N. 78th St  
Scottsdale, AZ 85255



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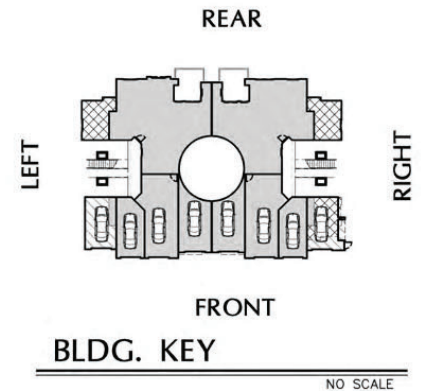
331-PA-2020





FRONT ELEVATION

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



LEFT ELEVATION

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

RIGHT ELEVATION

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



REAR ELEVATION

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

MATERIALS & COLORS		LRV
(A) Roof Tile	Eagle-Capistrano-SMC 8403 "Santa Barbara Blend"	n/a
(B) Stucco	PPG Point (PPG 15-06) "White Chip"	71
(C) Rafter Tails and Roof Corbels	Sherwin Williams Point (SW6090) "Java"	7
(D) Precast patio/balcony Inserts - Pipe vents	PPG Point (PPG 16-32) "Red Clay"	11
(E) Columns, Body Corbels, Precast Surrounds	Sherwin Williams Point (SW7066) "Gray Matters"	39
(F) Shutters	Sherwin Williams Point (SW9185) "Marea Baja"	8
(G) Garage Doors	Sherwin Williams Point (SW6109) "Hopsack"	24
(H) Pedestrian Doors	Sherwin Williams Point (SW7645) "Thunder Gray"	9
(I) Metal, Iron Railing and Details	Sherwin Williams Point (SW6258) "Tricorn Black"	3
(J) Window Frames	Aluminum Anodized Bronze	n/a

EXTERIOR ELEVATIONS - Bldg Type C3



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Scottsdale, AZ 85255



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Date: 2020 Aug 11  
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Date: 2020 Aug 11 Sheet No:

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PERSPECTIVE - 78th Street Entry



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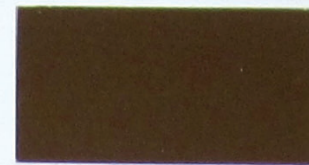
*San Bellara*  
ATTACHMENT #9

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6623 North Scottsdale Road  
Scottsdale, Arizona 85250  
(480) 991-9111 (480) 991-9138





(F) "Morea Baja" SW9180  
SHUTTERS



(C) "Java" SW6090  
RAFTER TAILS, ROOF CORBELS,  
FASCIA, HEADER BEAMS



(A) Eagle Roofing: Capistrano 'S' Profile  
SMC 8403 "Santa Barbara Blend"  
ROOF TILE



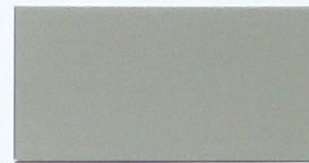
(H) "Thunder Gray" SW7645  
PEDESTRIAN DOORS



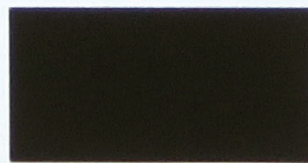
(D) "Red Clay" PPG 16-32  
PRECAST PATIO/BALC INSERTS,  
DECORATIVE CLAY PIPE VENTS



(I) "Tricorn Black" SW6258  
IRON RAILING, LIGHT FIXTURES  
DECORATIVE METAL



(E) "Gray Matters" SW7066  
COLUMNS, BODY CORBELS,  
PRECAST SURROUNDS



(J) Anodized Bronze  
WINDOW FRAMES



(G) "Hopsack" SW6190  
GARAGE DOORS  
REFUSE ENCLOSURE GATES



(B) "White Chip" PPG 15-06  
STUCCO



**ARCHITECTURAL  
DESIGN GROUP**  
6623 North Scottsdale Road  
Scottsdale, Az. 85250  
480-991-9111

MATERIALS / COLORS

*San Bellara*  
17800 N. 78th Street, Scottsdale, AZ

08/20/20

**Mark Taylor**

6623 North Scottsdale Road  
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(480) 991-9111

29-DR-2020  
9/18/2020

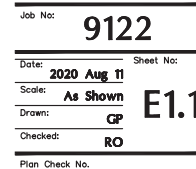




B.O.F.	LIGHTING FIXTURE HEIGHT IS MEASURED FROM "BOTTOM OF FIXTURE" OR FIXTURE'S LENS TO ABOVE FINISHED FLOOR.
T.O.F.	LIGHTING FIXTURE HEIGHT IS MEASURED FROM "TOP OF FIXTURE" TO ABOVE FINISHED FLOOR.

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Scottsdale, AZ



XX-DR-2020









29-DR-2020  
11/4/2020



**NP** **ENGINEERING INC.**  
4115 N. 15TH AVE  
PHOENIX, AZ 85015  
(602) 265-1559  
PROJECT NO. 2020-183

**ATTACHMENT #11**

## ATTACHMENT #12

LUMINAIRE SCHEDULE						
Symbol	Label	Qty	Catalog Number	Description	Lamp	Lumens LLF
	SA	2	HUBBELL OUTDOOR LIGHTING CL1 A 30L 1 3K 3 DBT BC F(120) DARK BRONZE FINISH.	LED AREA LIGHT, FULLY CUTOFF, TYPE 3 OPTICS, BACKLIGHT CONTROL. POLE MOUNT AT +15' T.O.F.	70W LED 700mA 3000K	Absolute 0.95
	2SA	1	HUBBELL OUTDOOR LIGHTING CL1 A 30L 1 3K 3 DBT F(120). DARK BRONZE FINISH.	LED AREA LIGHT, FULLY CUTOFF, TYPE 3 OPTICS, TWIN-HEAD. POLE MOUNT AT +15' T.O.F.	TWO 70W LED 700mA 3000K	Absolute 0.95
	SB	2	HUBBELL OUTDOOR LIGHTING CL1 A 30L 1 3K 5W DBT F(120). DARK BRONZE FINISH.	LED AREA LIGHT, FULLY CUTOFF, TYPE V WIDE OPTICS. POLE MOUNT AT +15' T.O.F.	70W LED 700mA 3000K	Absolute 0.95
	SC	110	COLUMBIA LIGHTING MPS 4 30 XWHE C N E U.	4 FT. LINEAR LENSED LED LIGHT, U.L. LISTED FOR DAMP LOCATIONS.	20W LED 3000K	2500 0.95
	SD	3	HUBBELL OUTDOOR LIGHTING CL1 A 30L 1 3K 4 DBT F(120). DARK BRONZE FINISH.	LED AREA LIGHT, FULLY CUTOFF, TYPE 4 OPTICS. POLE MOUNT AT +15' T.O.F.	70W LED 700mA 3000K	Absolute 0.95
	PT	135	PREMIER LIGHTING PL-11711-1 120 30K (1)15.5WLED LAMP. BRONZE FINISH.	DECORATIVE PEDESTRIAN LED POST TOP LIGHT, WITH WHITE ACRYLIC LENS, TYPE V OPTIC. +8' T.O.F.	15.5W LED 3000K	Absolute 0.95
	AG	183	PREMIER LIGHTING PL-915-15 120 ALB BRONZE (2)9WLED LAMP 3000K.	4.5" DEEP DECORATIVE OLD WALL SCORCE WITH ALABASTER LENS. WALL MOUNT AT +7' B.O.F.	(2)9W LED 3000K	Absolute 0.95
	A8	24	RAB LIGHTING C8R24940UNW.	8" RECESSED LED DOWNLIGHT.	24W LED 4000K	Absolute 0.95

B.O.F. LIGHTING FIXTURE HEIGHT IS MEASURED FROM "BOTTOM OF FIXTURE" OR FIXTURE'S LENS TO ABOVE FINISHED FLOOR.

T.O.F. LIGHTING FIXTURE HEIGHT IS MEASURED FROM "TOP OF FIXTURE" TO ABOVE FINISHED FLOOR.

STATISTICS						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
1. SITE CALCS	+	1.3 fc	8.0 fc	0.0 fc	N / A	N / A
2. SPILL LIGHTS ABOVE 6 FT. OF PROPERTY LINE	⌵	0.1 fc	0.2 fc	0.0 fc	N / A	N / A



**ARCHITECTURAL  
DESIGN GROUP**  
6623 North Scottsdale Road  
Scottsdale, Az. 85250

**480-991-9111**

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# San Bellara

**Scottsdale, AZ**

DRB

331-PA-2020

XX-DR-2020



Job No: **9122**

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Date: **2020 Aug 11** Sheet No:

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Plan Check No.

29-DR-2020  
11/4/2020



CIMARRON  
LED

TYPE  
SA, 2SA, SB, SD

HUBBELL  
Outdoor Lighting

SPECIFICATIONS

**Construction:**

- Stylish vertically finned die-cast solid top housing for maximum heat dissipation; Slope collection of updraft debris from guttering on top of the housing
- Rugged lower die-cast aluminum heat sink accelerates thermal management and optimizes PCB and optical performance
- Separate optical and electrical compartment for optimum component operation
- One piece die cut silicone gasket ensures weather proof seal around each individual LED for IP65 rating
- Backlight Control (BC) option available for 85% spill light reduction, doesn't change fixture appearance or EPA, recommended for Type II and Type IV distributions
- Stamped bezel provides mechanical compression to seal the optical assembly
- Complements the Hubbell Southwest series of outdoor fixtures
- Weight - 45.0 pounds, EPA - 1.3 ft<sup>2</sup>

**Optics:**

- Choice of 72 high brightness LED configurations with individual acrylic lenses specially designed for IES Type II, III, IV and V distributions
- Auto optics designed for front row 1A and interior rows 2A (see distribution under ordering and page 2)
- CCT: 3000K (80 CRI), 4000K (70 CRI), 5000K (70 CRI), and turtle friendly Amber LED options

**Electrical:**

- Universal input voltage 120-277 VAC, 50/60 Hz
- Integral step-down transformer for 347V & 480V
- Ambient operating temperature -40° C to 40° C
- Automatic thermal self-protection
- Drivers have greater than 90% power factor and less than 10% THD
- Optional continuous dimming to 10% or dual circuitry available

**Warranty:**

- Five year limited warranty (for more information visit: <http://www.hubbelloutdoor.com/resources/warranty/>)

**Finish:**

- TIG, thermostat polyester powder paint finish applied at nominal 2.5 mil thickness
- Models meet DesignLights Consortium (DLC) qualifications, consult <http://www.designlights.org/DLP>
- IDA approved • IP65

**Installations:**

- Two die-cast aluminum arm designs: The decorative arm offers a sleek upswipe look while the straight arm follows the housing's contoured lines for continuity of style
- Fixture ships with arm installed for ease of installation and mounts to #2 drill pattern
- Wall bracket, mast arm fitter and pole accessories are also available allowing easy mounting for virtually any application

**Dimensions:**

- LED drivers have output power over-voltage, over-current protection and short circuit protection with auto recovery
- 1050 mA driver available with 90L configuration for increased lumen output
- LED electrical assembly, including PR devices, consumes no power in the 'off' state
- Surge protection - 20KA; Turns fixture off at end of life. Includes LED for end of life indication (see surge suppressor page 4)

**Product Image(s)**

90 LED 3/4 VIEW  
30 LED  
60 LED  
90 LED

**Dimensions**

Upswipe Arm  
Straight Arm

**CERTIFICATIONS/LISTINGS**

UL  
DLC  
Energy Star  
UL  
UL  
UL

**ORDERING INFORMATION** SEE NEXT PAGE

Hubbell Outdoor Lighting • 701 Millennium Boulevard • Greenville, SC 29607 • Phone: 864-678-1000  
Due to our continued efforts to improve our products, product specifications are subject to change without notice.  
© 2018 HUBBELL OUTDOOR LIGHTING. All Rights Reserved • For more information visit our website: [www.hubbelloutdoor.com](http://www.hubbelloutdoor.com) • Printed in USA CL18B-SPEC August 7, 2018 9-40 AM

TYPE: SA, 2SA, SB, SD

ORDERING INFORMATION ORDERING EXAMPLE: CL1-A-90LU-SK-3-DB-RP43						
CL1						
SERIES	NO. OF LEDS	VOLTAGE	CCT	DRIVE CURRENT	OPTIONS	
CL1	Omniare LED	90L 90 High brightness LEDs	U <sup>1</sup> Universal 120V-277V, 50/60 Hz	3K 3000K	Leave blank for 1700mA max LED current	30D Backlight control
		90H 90 High brightness LEDs	1 120V	4K 4000K	035 350mA Amber CCT only	30C Continuous dimming
	30L 30 High brightness LEDs	2 208V	5K 5000K	AM <sup>2</sup> Amber 690 nm available for "Turtle-Friendly" applications (overall factor)	WB Wall bracket	WB Wall bracket
		3 240V		105 1050 mA (not for use with 30L)	RP43 3" Round pole adapter	RP43 3" Round pole adapter
		4 277V			RP44 4" Round pole adapter	RP44 4" Round pole adapter
		6 480V 60 Hz			RP45 5" Round pole adapter	RP45 5" Round pole adapter
		F 347V 60 Hz			RP46 6" Round pole adapter	RP46 6" Round pole adapter
		E <sup>3</sup> 220V 50 Hz			RP47 7" Round pole adapter	RP47 7" Round pole adapter
MOUNTING						
A	Arm mount construction (3" straight rigid arm included & acceptable for 90° configurations)					
AD	Decorative arm mount (0° decorative, powered arm incl. & acceptable for 90° configurations)					
MAF	Arm mast fitting for mounting to standard 2.395" mast arm bracket, includes 4" straight rigid arm					
DISTRIBUTION						
	2 Type II					
	3 Type III					
	5M Type I Medium					
	5S Type V Short					
	5W Type V Wide					
	2L Type II Rotated 90° left					
	2R Type II Rotated 90° right					
	4L Type IV Rotated 90° left					
	4R Type IV Rotated 90° right					
	2L Type II Rotated 90° left					
	2R Type II Rotated 90° right					
	4L Type IV Rotated 90° left					
	4R Type IV Rotated 90° right					
	1A Auto Front Row Type I					
	1AR Auto Front Row Type I Rotated 90° right					
	1AL Auto Front Row Type I Rotated 90° left					
	2A Auto Front Row Type II					
	2AR Auto Front Row Type II Rotated 90° right					
	2AL Auto Front Row Type II Rotated 90° left					
DRIVER						
	30D Backlight					
	30C Continuous					
	WB Wall bracket					
	RP43 3" Round pole adapter					
	RP44 4" Round pole adapter					
	RP45 5" Round pole adapter					
	RP46 6" Round pole adapter					
	RP47 7" Round pole adapter					
	RP48 8" Round pole adapter					
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C8R24940UNVW

TYPE: A8 RAB



Project:	Type:
Prepared By:	Date:

Driver Info			LED Info	
Type	Constant Current	Watts	24W	
120V	0.22A	Color Temp	4000K (Neutral)	
208V	0.13A	Color Accuracy	90 CRI	
240V	0.11A	L70 Lifespan	50,000	
277V	0.097A	Lumens	2,079	
Input Watts	21.80W	Efficacy	95.4 lm/W	

Technical Specifications

Listings

UL Listed & UL Classified:

Suitable for wet locations

ENERGY STAR V2.2:

This product is ENERGY STAR® Version 2.2 Certified.

Energy Star Model Number:

DLC0022

Energy Star ID:

2350075

California Title 24:

Can be used to conform with the requirements of California Title 24 Part 6.

Electrical

Dimming Driver:

Driver includes dimming control wiring for 0-10V dimming systems. Requires separate 0-10V DC dimming circuit. Dims down to 10%.

THDI:

Produces less than 20% THD

PF:

≥0.9

Input Voltage:

120V through 277V

Operating Frequency (Hz):

50/60Hz

Performance

Lifespan:

50,000-Hour LED lifespan based on IES LM-80 results and TM-21 calculations

Construction

IC Rated:

Suitable for direct contact with insulation. Type IC inherently protected, suitable for direct contact to air permeable insulation and cULus listed for damp locations. Not for use in direct contact with spray foam insulation, consult NEMA LSD57-2013.

Air Tight:

Housing certified Air Tight as per ASTM E233

Housing:

Made from precision die-cast aluminum construction, dissipates heat from electrical components

Need help? Tech help line: (888) 722-1000 Email: [custserv@rablighting.com](mailto:custserv@rablighting.com) Website: [www.rablighting.com](http://www.rablighting.com)  
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Page 1 of 3

TYPE: PT



PL11711-1-china

Specifications

Materials

Steel

Finish:

Powder Coat Paint. Mark Taylor Bronze

Max Wattage: 100W

Listing:

UL listed Wet Location

Item #	Mark:
Job:	



Item#	Voltage	Kelvin	Lamp
PL11711-1	120 (blank)	27 2700K 35 3500K 41 4100K	Incandescent (blank) 1ES13: (1) 13GU24 1ES27: (1) 26GU24 1ES32: (1) 32GU24

TYPE: AG



PL-915-15

Specifications

Materials

Steel

Finish:

Powder Coat Paint. Mark Taylor Bronze

Lens:

Alabaster

Listing:

UL listed Wet Location

Item #	Mark:
Job:	



H: 14.75"  
W: 10.25"  
E: 4.5"

Item#	Voltage	Lens	Engraving	Finish	Lamp
PL-915-15	120 (blank)	ALB Alabaster	N/A	M.T. Mark Taylor Bronze (blank)	(2) 9W LED LAMP 3000K



ARCHITECTURAL DESIGN GROUP

6623 North Scottsdale Road  
Scottsdale, Az. 85250

480-991-9111

DATE:		REVISIONS:		DATE:		REVISIONS:	
1		1		1		1	
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Mark - Taylor Development

San Bellara  
Scottsdale, AZ

DRB

331-PA-2020

XX-DR-2020



Job No:

9122

Date:

2020 Aug 11

Sheet No:

Scale:

As Shown

Drawn:

CP

Checked:

RO

Plan Check No.

E1.4

# San Bellara Apartments

## Project Narrative

*Development Review Board*

*NWC of 78<sup>th</sup> Street & Princess Blvd*

*331-PA-2020*

Prepared for:

Mark-Taylor

Prepared by:

Michele Hammond, Berry Riddell LLC

Adapted by:

Rob Orme, Architectural Design Group

6623 N. Scottsdale Rd, Scottsdale, AZ 85251  
480-281-5549



## **I. Purpose of Request**

The request is for Development Review Board (“DRB”) approval for a new residential development at the northwest corner of 78<sup>th</sup> Street and Princess Boulevard (the “Property”). The proposed Mark-Taylor residential community includes approximately 180+/- dwelling units on the 12.1+/- acre site with a density of 14.9 du/ac (23 du/ac permitted).

### **Site Plan**

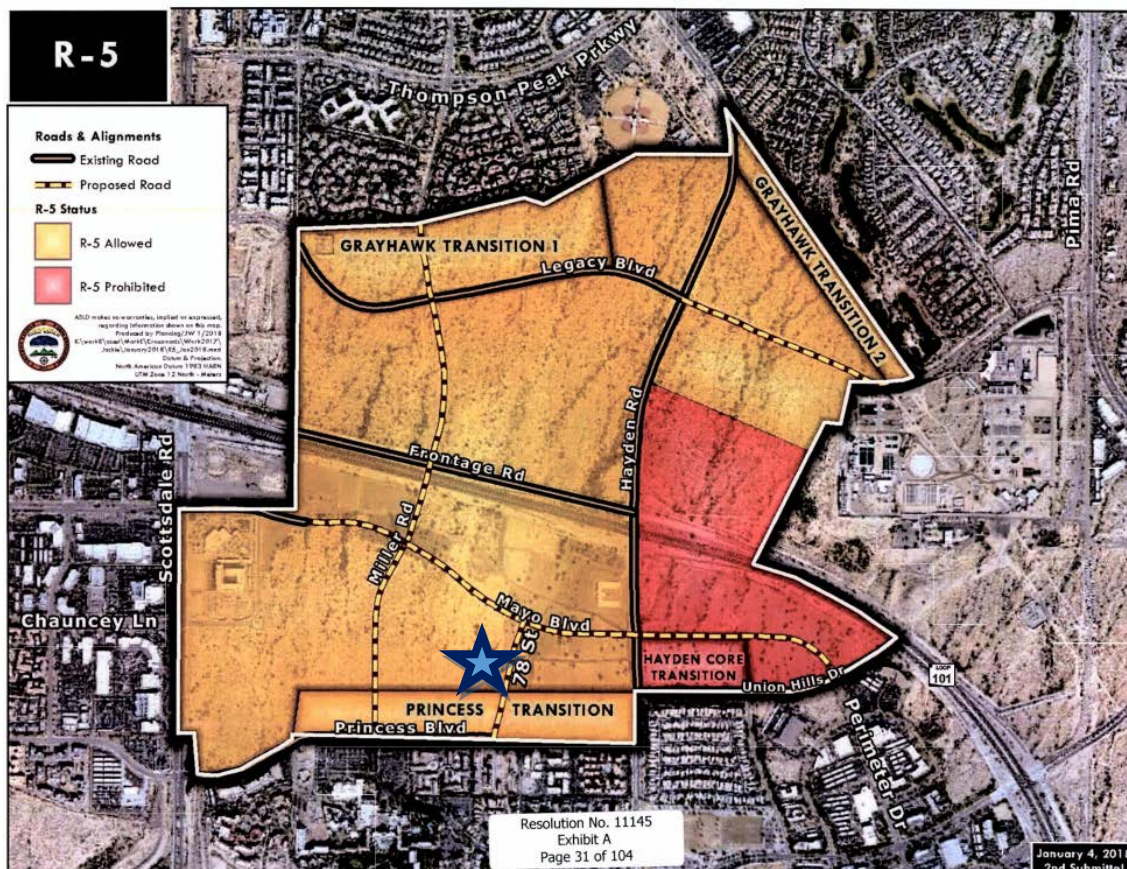




## II. Crossroads East Development Plan Summary

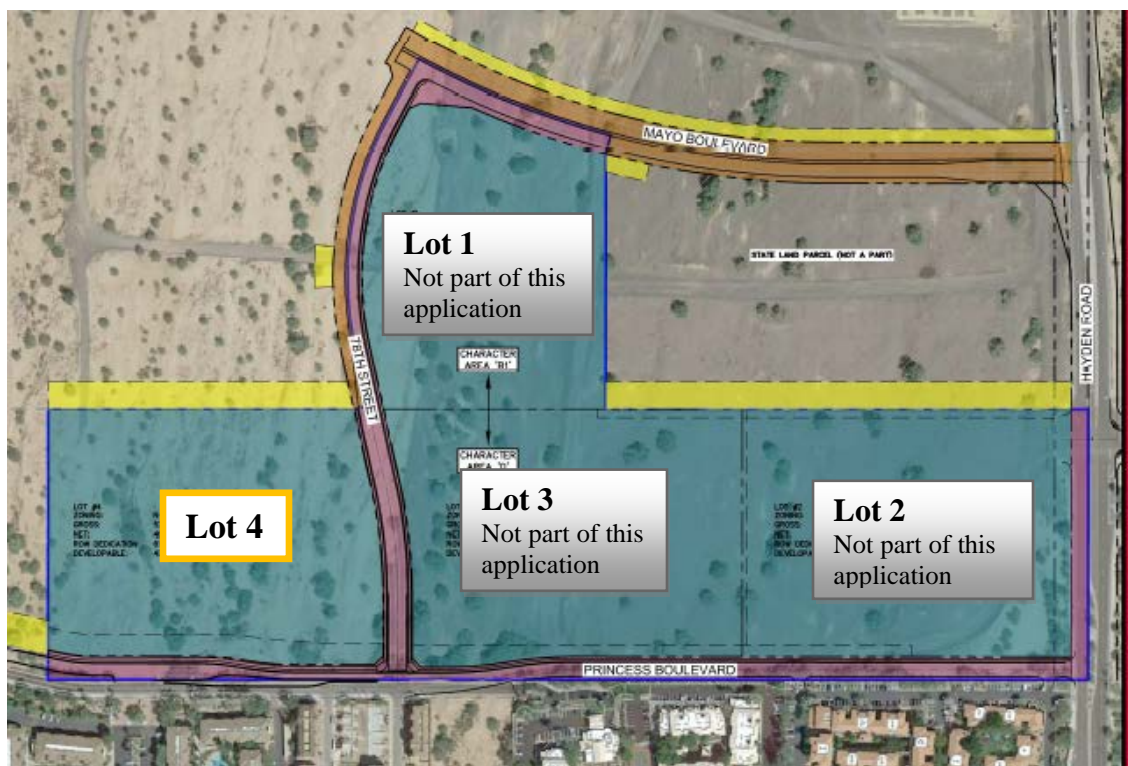
The 2002 Crossroads East master plan established a framework for the 1,000+/- acre area north and south of the Loop 101. As part of the master plan, a land use budget table was approved by City Council identifying the allowable zoning districts for the entire area including maximum acreage and residential densities. Subsequently, there were several amendments approved by City Council: cases 19-ZN-2002#2 through 19-ZN-2002#6. Mark-Taylor processed case 19-ZN-2002#7 to amend the land use budget by shifting 10 acres from C-O to R-5 at the request of ASLD. Below is a graphic that depicts the areas that allow R-5 comparable zoning, which includes all 4 lots purchased by Mark-Taylor. The subject Property falls within this area and is part of Planning Unit VII, which currently allows R-5 zoning.

### Crossroads East R-5 Exhibit approved with Case 19-ZN-2002#6



### III. Overview & Background

Mark-Taylor Development is a 35 year-old, nationally-acclaimed developer that is headquartered in Scottsdale and only develops property in the state of Arizona. The 46.86+/- gross acre site (Lots 1-4 depicted below) purchased from ASLD at auction by Mark-Taylor is part of the Crossroads East PCD. Mark-Taylor is developing the eastern 3 parcels (Lots 1, 2 and 3) with a multifamily residential community, San Artes, which is currently under construction. This DRB application is for a smaller, separate, multi-family residential community on the westernmost parcel (Lot 4), all with R-5 comparable zoning.



### IV. DRB Criteria

In considering any application for development, the Development Review Board shall be guided by the following criteria:

- 1. The Board shall examine the design and theme of the application for consistency with the design and character components of the applicable guidelines, development standards, Design Standards and Policies Manual, master plans, character plan and General Plan.*

**Response:** The San Bellara residential community will comply with the applicable guidelines, development standards, Design Standards & Policies Manual, Greater Airpark Character Area Plan and 2001 General Plan. The proposal for residential development fulfills the GACAP goals and policies by bringing additional housing options to a prime Airpark location in Scottsdale. Characteristics of successful master plan developments, like Crossroads East, include a range of land uses and promote the "live, work, play" philosophy. The proposed residential community accomplishes a range of goals including developing, underutilized vacant property, integrating high quality, vibrant architecture and site planning to the area, and creating pedestrian synergy that will complement the surrounding context.

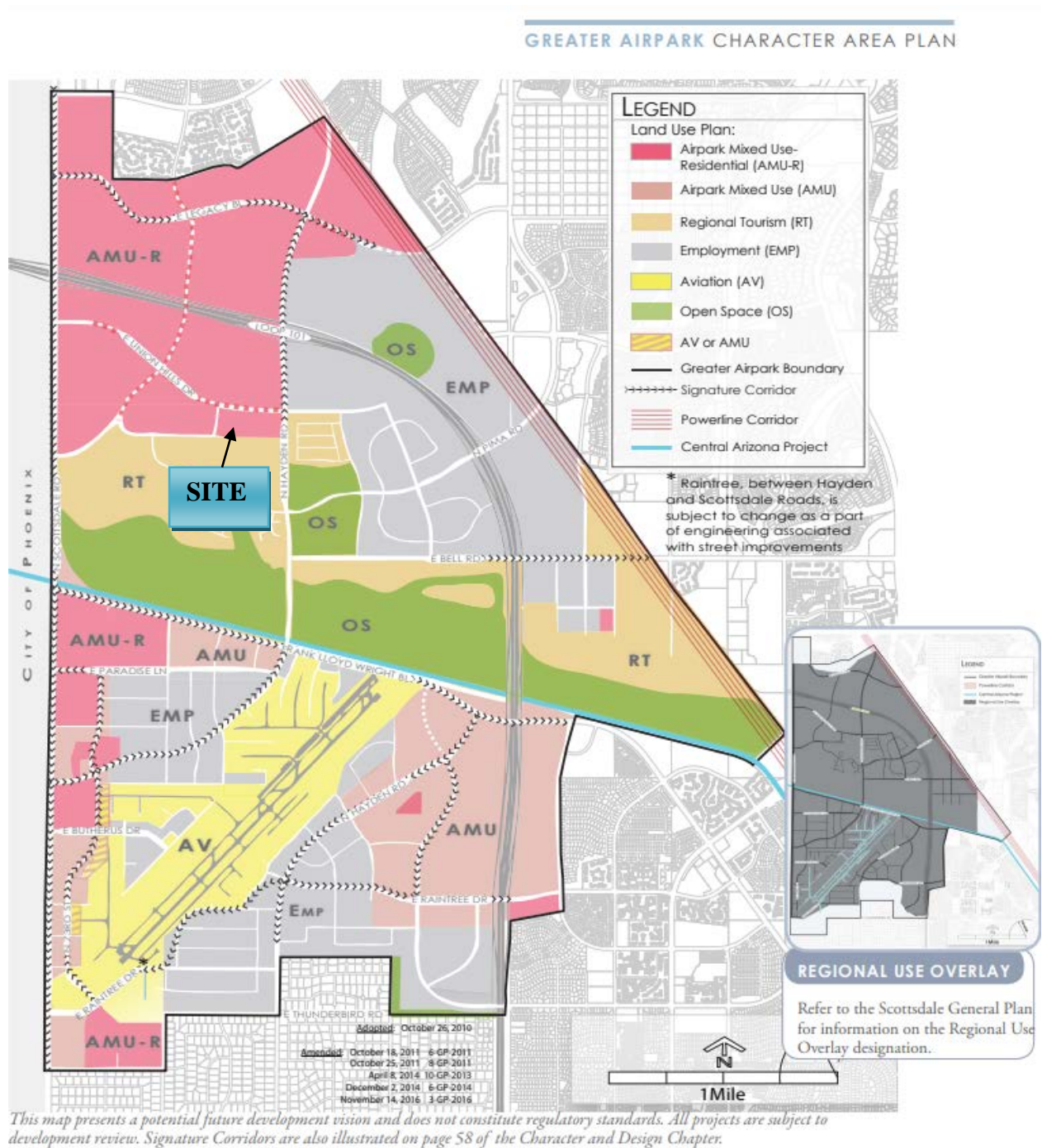
The Santa Barbara-esque architectural style, is complementary to the character of the Scottsdale Airpark and range of architectural styles established in the area. Clusters of smaller residential buildings interspersed with common open space, pathways and community amenities create a more interesting and livable community vs. the higher-density building masses of larger-scale multi-family developments found in the Greater Airpark area.

**GACAP Definition:**

*Airpark Mixed Use Residential (AMU-R) areas are appropriate for the greatest variety of personal and business services, employment, office and institutional, cultural amenities, retail, hotel, and higher density residential. Developments in the AMU-R areas should be pedestrian-oriented have access to multiple modes of transportation and should be located outside of the Airport's 55 DNL contour. Residential and other sensitive uses should be a lesser component of development and include adequate sound attenuation. Design of residential uses in the areas south of the Central Arizona Project Aqueduct should support businesses and tourism uses, such as time-shares, multi family rental units and corporate housing.*



## Greater Airpark Future Land Use GACAP Page 11





***2. The architectural character, landscaping and site design of the proposed development shall:***

***a. Promote a desirable relationship of structures to one another, to open spaces and topography, both on the site and in the surrounding neighborhood;***

***b. Avoid excessive variety and monotonous repetition;***

**Response:**

- Residential land use near the employment core supports the live, work, play philosophy
- Building design includes context appropriate massing, architecture and materials
- Special attention given to pedestrian linkages both internal to the site and to the accessible street frontage on 78<sup>th</sup> Street.
- Compatibility with surrounding context
- Emphasis on human-scale and pedestrian realm
- Site, and building design focus on Sonoran Desert climate through the use of solar shading, overhangs, recessed windows, articulation, material selection, textures, paint colors, scale and massing

***c. Recognize the unique climatic and other environmental factors of this region to respond to the Sonoran Desert environment, as specified in the Sensitive Design Principles;***

**Response:** See the Scottsdale Sensitive Design Principle Conformance section below.

***d. Conform to the recommendations and guidelines in the Environmentally Sensitive Lands (ESL) Ordinance, in the ESL Overlay District; and***

**Response:** Not applicable.

***e. Incorporate unique or characteristic architectural features, including building height, size, shape, color, texture, setback or architectural details, in the Historic Property Overlay District.***

**Response:** Not applicable.

***3. Ingress, egress, internal traffic circulation, off-street parking facilities, loading and service areas and pedestrian ways shall be so designed as to promote safety and convenience.***

**Response:** The site plan has been designed in a manner that pays particular attention to the pedestrian both internally and along the perimeter of the site. Promoting vehicular trip reduction and a sustainable, walkable residential community. Residential land use integrated in this Airpark location will increase the efficient movement of people by locating them close to employment and retail services, thereby minimizing vehicular trips on the regional transportation network. The street system provides a framework for transit, pedestrian and bicycle connections in the immediate area. The development will create a sustainable, walk-friendly environment for its residents with functional, internal pedestrian connections between site amenities. The site has a network of sidewalks that tie from internal sidewalks throughout the residential community to the sidewalks along the street frontage providing linkage to existing and future land uses (see Pedestrian Circulation Plan and Landscape Plan).

#### **IV. Scottsdale's Sensitive Design Principles**

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 context appropriate building character and massing fits well with the surrounding development including the area residential, resort and commercial uses. The proposed development will utilize a variety of Sonoran Desert appropriate textures and building finishes, incorporate architectural elements that provide solar shading and overhangs, and celebrate the Southwestern climate by creating outdoor living spaces for each unit, recreational amenities, and gathering places for its residents.

***2. Development, through appropriate siting and orientation of buildings, should recognize and preserve established major vistas, as well as protect natural features.***

**Response:** Mark-Taylor has taken special consideration in providing meaningful open space with active and passive recreational amenities for the residents. Additionally, the project provides abundant open space with over 28% (133,039s.f.) provided where 22% is required for the entire Mark-Taylor development (this calculation excludes parking lot landscaping and private outdoor open space).

3. *Development should be sensitive to existing topography and landscaping.*

**Response:** All landscaping will consist of low-water use desert appropriate landscaping materials. Respecting the Southwest's climate conditions, a variety of new and salvaged native materials and sizes will be integrated to maintain existing natural landscape character, and create a layering effect to help mitigate the urban heat island effect.

4. *Development should protect the character of the Sonoran Desert by preserving and restoring natural habitats and ecological processes.*

**Response:** To the extent possible, the development will preserve and restore natural habitats and ecological processes through the inclusion of additional desert appropriate landscaping (as well as integration of native plants). Additional landscaping will contribute to the urban habitat for wildlife and improved air quality. Also, desert appropriate plants will be able to withstand the variations of the local climate and as they mature they should become self-sustaining relative to water demand.

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:** Pedestrian circulation along both the perimeter and through the site is an important design feature of the proposed residential development, which is within close proximity to abundant retail, restaurant, resort and employment uses. The design of these public spaces will be contextually appropriate with surrounding developments and will comply with the GACAP and Crossroads East PCD. This development will promote the value of usable open space on several levels. The proposed residential development will provide a walkable community with connectivity to the surrounding public ways at sensible locations that provide natural surveillance while avoiding excess and remote locations which would compromise the safety and security of the community. Additionally, the project provides abundant open space with over 28% (133,039 s.f.) provided where 22% is required for the entire Mark-Taylor development (this calculation excludes parking lot landscaping and private outdoor open space). On-site open space includes a desert-lush plant palette, gathering spaces, amenities, private outdoor living spaces, perimeter landscape buffers, parking lot landscaping and meaningful pockets of internal open space to create privacy and a visual oasis for the residents and an attractive setting for the buildings.

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 Property is located on 78<sup>th</sup> Street within close proximity to Hayden Road, Frank Lloyd Wright Boulevard and the Loop 101, all of which provide regional access.



7. *Development should show consideration for the pedestrian by providing landscaping and shading elements as well as inviting access connections to adjacent developments.*

**Response:** The proposed development will incorporate design elements that respect human-scale, providing shade and shelter through building, site and landscape design. A detailed pedestrian circulation plan is provided with the application showing connectivity to/from/along the perimeter of the site as well as a vast network of walkways for internal circulation.

8. *Buildings should be designed with a logical hierarchy of masses.*

**Response:** The proposed use of building massing is compatible to surrounding developments with a maximum 3-story building height (36' plus mechanical and architectural features). Building articulation and stepped massing promote a natural hierarchy. See the elevations for more details.

9. *The design of the built environment should respond to the desert environment.*

**Response:** The proposed development will utilize a variety of desert appropriate textures and building finishes, incorporate architectural elements that provide solar shading and overhangs, and celebrate the Southwest climate by creating abundant outdoor living spaces (common open space and private outdoor living space) and amenities for its residents.

10. *Developments should strive to incorporate sustainable and healthy building practices and products.*

**Response:** This residential development promotes land use sustainability by fostering a pedestrian environment and providing residential development near the Airpark employment core. Sustainable strategies and building techniques, which minimize environmental impact and reduce energy consumption, will be emphasized. The developer intends to incorporate sustainable design elements into the building design where feasible.

11. *Landscape design should respond to the desert environment by utilizing a variety of mature landscape materials indigenous to the arid region.*

**Response:** Context appropriate, mature arid-region plant materials will be utilized with the development of the Property. The desert character will be upheld through the careful selection of plant materials in terms of scale, density, and arrangement – including as many as fifty mature native trees to be salvaged from the site.

12. *Site design should incorporate techniques for efficient water use by providing desert adapted landscaping and preserving native plants.*

**Response:** The proposed development will maintain a low-water use plant palette (see landscape plan). Context appropriate desert plant materials will be utilized with the development of the Property, consistent with the established vegetative pattern within the Crossroads East master plan and throughout the GACAP. The landscaping for the proposed development will be in accordance with the existing City approved landscape palette found in nearby developments. Turf areas will be limited to interior common open space areas for active and passive recreation. Trees and landscaping will be used to provide shade within the parking lot and for the buildings, thereby reducing the heat-island and reducing overall energy consumption for cooling.

**13.     *The extent and quality of lighting should be integrally designed as part of the built environment.***

**Response:** Lighting will be designed in a manner that is respectful of the surrounding context and minimizing glare while maintaining safety for future residents and in conformance with City standards. Pedestrian level lighting will be used throughout the site as an efficient way to light the pathways and landscape areas while still meeting the dark-sky ordinance.

**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.

## DEVELOPMENT REVIEW BOARD CRITERIA ANALYSIS

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Per Section 1.904. of the Zoning Ordinance, in considering any application for development, the Development Review Board shall be guided by the following criteria:

1. The Board shall examine the design and theme of the application for consistency with the design and character components of the applicable guidelines, development standards, Design Standards and Policies Manual, master plans, character plan and General Plan.
  - *The applicant states the San Bellara residential community will comply with the applicable guidelines, development standards, Design Standards & Policies Manual, Greater Airpark Character Area Plan and 2001 General Plan. The proposal for residential development fulfills the GACAP goals and policies by bringing additional housing options to a prime Airpark location in Scottsdale. Characteristics of successful master plan developments, like Crossroads East, include a range of land uses and promote the "live, work, play" philosophy. The proposed residential community accomplishes a range of goals including developing, underutilized vacant property, integrating high quality, vibrant architecture and site planning to the area, and creating pedestrian synergy that will complement the surrounding context. The Santa Barbara-esque architectural style, is complementary to the character of the Scottsdale Airpark and range of architectural styles established in the area. Clusters of smaller residential buildings interspersed with common open space, pathways and community amenities create a more interesting and livable community vs. the higher-density building masses of larger-scale multi-family developments found in the Greater Airpark area*
  - *Staff finds that the proposed development is generally consistent with the Zoning Ordinance as well as the Character and Design element of the General Plan, and the Greater Airpark Character Area Plan, which designates the site as Airport Mixed Use-Residential (AMU-R). Additionally, staff has found the Development Plan to be designed in conformance with the Design Standards & Policies Manual.*
2. The architectural character, landscaping and site design of the proposed development shall:
  - a. Promote a desirable relationship of structures to one another, to open spaces and topography, both on the site and in the surrounding neighborhood;
  - b. Avoid excessive variety and monotonous repetition;
  - c. Recognize the unique climatic and other environmental factors of this region to respond to the Sonoran Desert environment, as specified in the Sensitive Design Principles;
  - d. Conform to the recommendations and guidelines in the Environmentally Sensitive Lands (ESL) Ordinance, in the ESL Overlay District; and
  - e. Incorporate unique or characteristic architectural features, including building height, size, shape, color, texture, setback or architectural details, in the Historic Property Overlay District.
  - *The applicant states:*
    - *Residential land use near the employment core supports the live, work, play philosophy*
    - *Building design includes context appropriate massing, architecture and materials*
    - *Special attention given to pedestrian linkages both internal to the site and to the accessible street frontage on 78th Street.*
    - *Compatibility with surrounding context*
    - *Emphasis on human-scale and pedestrian realm*

- *Site, and building design focus on Sonoran Desert climate through the use of solar shading, overhangs, recessed windows, articulation, material selection, textures, paint colors, scale and massing*
  - *Staff finds the proposed development promotes a desirable relationship to existing structures in the surrounding area. The proposed building has a southwest contemporary design style that utilizes a variety of pop-outs and wall plains along with patios, shutters and to avoid monotonous repetition. Shading is provided above entries and patios of the buildings that appropriately responds to the unique climate of the Sonoran Desert. The site is not located within the ESL Overlay District nor the Historic Preservation Overlay District.*
3. Ingress, egress, internal traffic circulation, off-street parking facilities, loading and service areas and pedestrian ways shall be designed as to promote safety and convenience.
- *The applicant states the site plan has been designed in a manner that pays particular attention to the pedestrian both internally and along the perimeter of the site. Promoting vehicular trip reduction and a sustainable, walkable residential community. Residential land use integrated in this Airpark location will increase the efficient movement of people by locating them close to employment and retail services, thereby minimizing vehicular trips on the regional transportation network. The street system provides a framework for transit, pedestrian and bicycle connections in the immediate area. The development will create a sustainable, walk-friendly environment for its residents with functional, internal pedestrian connections between site amenities. The site has a network of sidewalks that tie from internal sidewalks throughout the residential community to the sidewalks along the street frontage providing linkage to existing and future land uses.*
  - *Staff finds the ingress, egress, internal traffic circulation, off-street parking facilities, loading and service areas and pedestrian ways have been designed to promote safety and convenience.*
4. If provided, mechanical equipment, appurtenances and utilities, and their associated screening shall be integral to the building design.
- *The applicant states all rooftop equipment shall be screened by the building parapets, to the minimum height of the highest part of the unit.*
  - *Staff finds the proposed mechanical equipment will be screened by parapets that are integral to the building design.*
5. Within the Downtown Area, building and site design shall:
- a. Demonstrate conformance with the Downtown Plan Urban Design & Architectural Guidelines;
  - b. Incorporate urban and architectural design that address human scale and incorporate pedestrian-oriented environment at the street level;
  - c. Reflect contemporary and historic interpretations of Sonoran Desert architectural traditions, by subdividing the overall massing into smaller elements, expressing small scale details, and recessing fenestrations;
  - d. Reflect the design features and materials of the urban neighborhoods in which the development is located; and
  - e. Incorporate enhanced design and aesthetics of building mass, height, materials and intensity with transitions between adjacent/abutting Type 1 and Type 2 Areas, and adjacent/abutting Type 2 Areas and existing development outside the Downtown Area.
- *This criterion is not applicable.*



6. The location of artwork provided in accordance with the Cultural Improvement Program or Public Art Program shall address the following criteria:
  - a. Accessibility to the public;
  - b. Location near pedestrian circulation routes consistent with existing or future development or natural features;
  - c. Location near the primary pedestrian or vehicular entrance of a development;
  - d. Location in conformance with Design Standards and Policies Manual for locations affecting existing utilities, public utility easements, and vehicular sight distance requirements; and
  - e. Location in conformance to standards for public safety.
  - *This criterion is not applicable.*

## DEVELOPMENT INFORMATION

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### Zoning History

The site was annexed into the City in 1963 (Ord. #169) and zoned to the Single-family Residential (R1-35) zoning designation. The site is zoned Planned Community, Multiple-family Residential (P-C R-5). The R-5 district is one of the P-C “comparable” districts that developers within the Crossroads master plan can choose from, with the consent from the Arizona State Land Department (ASLD) who oversees the distribution of zoning for the Crossroads PCD as amended with zoning case 19-ZN-2002#7.

### Community Involvement

With the submittal of the application, staff notified all property owners within 750 feet of the site. In addition, the applicant has been in communication with property owners surrounding the site. As of the publishing of this report, staff has not received any community input regarding the application. The applicant’s Neighborhood Outreach Report is attached as Attachment #19.

### Context

Located on the northwest corner of the East Princess Boulevard and North 78<sup>th</sup> Street intersection, the site is across the street from other multi-family developments of similar scale and design.

### Project Data

- Existing Use: Vacant land
- Proposed Use: Multi-family Residential
- Parcel Size: 526,743 square feet / 12.09 acre (gross)  
465,949 square feet / 10.70 acre (net)
- Building Height Allowed: 36 feet (exclusive of rooftop appurtenances)
- Building Height Proposed: 36 feet (45 feet including rooftop appurtenances)
- Parking Required: 286 spaces
- Parking Provided: 368 spaces
- Open Space Required: 102,509 square feet / 2.35 acre
- Open Space Provided: 133,039 square feet / 3.05 acre
- Frontage Open Space Required: 51,254 square feet / 1.18 acre
- Frontage Open Space Provided: 59,061 square feet / 1.36 acre
- Number of Dwelling Units Allowed: 294 units per 19-ZN-2002
- Number of Dwelling Units Proposed: 180 units
- Density Allowed: 23 dwelling units per acre
- Density Proposed: 14.9 dwelling units per acre

**Stipulations for the  
Development Review Board Application:  
San Bellara Apartment Community  
Case Number: 29-DR-2020**

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

**APPLICABLE DOCUMENTS AND PLANS:**

1. Except as required by the Scottsdale Revised Code (SRC), the Design Standards and Policies Manual (DSPM), and the other stipulations herein, the site design and construction shall substantially conform to the following documents:
  - a. Architectural elements, including dimensions, materials, form, color, and texture shall be constructed to be consistent with the building elevations submitted by Architectural Design Group, with a city staff date of 11/4/2020.
  - b. The location and configuration of all site improvements shall be consistent with the site plan submitted by Architectural Design Group, with a city staff date of 11/4/2020.
  - c. Landscape improvements, including quantity, size, and location shall be installed to be consistent with the preliminary landscape plan submitted by Collaborative Design Studio, with a city staff date of 11/4/2020
  - d. The case drainage report submitted by 3 Engineering and accepted in concept by the Stormwater Management Department of the Planning and Development Services.
  - e. The water and sewer basis of design report submitted by 3 engineering and accepted by the Water Resources Department.

**RELEVANT CASES:**

**Ordinance**

- A. At the time of review, the applicable Zoning case for the subject site was 19-ZN-2002#7.

**ARCHAEOLOGICAL RESOURCES:**

**Ordinance**

- B. Any development on the property is subject to the requirements of Scottsdale Revised Code, Chapter 46, Article VI, Section 46-134 - Discoveries of archaeological resources during construction.

**ARCHITECTURAL DESIGN:**

**DRB Stipulations**

2. All exterior window glazing shall be recessed a minimum of fifty (50) percent of the wall depth, including glass windows within any tower/clerestory elements. The amount or recess shall be measured from the face of the exterior wall to the face of the glazing, exclusive of external detailing. With the final plan submittal, the developer shall provide head, jamb and sill details clearly showing the amount of recess for all window types.



3. All exterior doors shall be recessed a minimum of thirty (30) percent of the wall depth, the amount of recess shall be measured from the face of the exterior wall to the face of the glazing, exclusive of external detailing. With the final plan submittal the developer shall provide head, jamb and sill details clearly showing the amount of recess for all door types.

**SITE DESIGN:**

**DRB Stipulations**

4. All drive aisles shall have a width of twenty-four (24) feet.

**LANDSCAPE DESIGN:**

**DRB Stipulations**

5. Prior to the issuance of any building permit for the development project, the property owner shall submit landscape improvement plans that demonstrate how the salvaged vegetation from the site will be incorporated into the design of the landscape improvements.
6. Prior to the issuance of any building permit for the development project, the property owner shall submit landscape improvement plans that demonstrate the utilization of the City of Scottsdale Supplement to MAG Standard Specifications for the landscape and irrigation improvements within the public right-of-way.
7. Landscape pots and/or raised landscape planters, with a minimum of 36 inches in diameter, a sufficient depth to support the root system of the plants located in the pots/planters, and an automatic irrigation system, shall be provided in the plaza area and pedestrian nodes that are shown on the site plan.

**EXTRIOR LIGHTING:**

**Ordinance**

- C. All exterior luminaires mounted eight (8) feet or higher above finished grade, shall be directed downward.
- D. Any exterior luminaire with a total initial lumen output of greater than 1600 lumens shall have an integral lighting shield.
- E. Any exterior luminaire with a total initial lumen output of greater than 3050 lumens shall be directed downward and comply with the Illuminating Engineering Society of North America (IES) requirements for full cutoff.

**DRB Stipulations**

8. Incorporate the following parking lot and site lighting into the project's design:
  - a. The maintained average horizontal luminance level, at grade on the site, shall not exceed 2.0 foot-candles. All exterior luminaires shall be included in this calculation.
  - b. The maintained maximum horizontal luminance level, at grade on the site, shall not exceed 8.0 foot-candles. All exterior luminaires shall be included in this calculation.
  - c. The initial vertical luminance at 6-foot above grade, along the entire property line shall not exceed 1.0 foot-candles. All exterior luminaires shall be included in this calculation.
  - d. The total lumen per luminaire shall not exceed 24,000 lumens.
  - e. No fixture shall be mounted higher than sixteen (16) feet.
  - f. All exterior lamps shall have a Kelvin temperature of 3000 or less.

**AIRPORT:**

**DRB Stipulations**

6. With the construction document submittal, the property owner shall submit an FAA FORM 7460-1 to the FAA for any proposed structures, appurtenances and/or individual construction cranes that penetrate the 100:1 slope. The elevation of the highest point of those structures, including the appurtenances, must be detailed on the FAA form 7460-1 submittal. The property owner shall provide Aviation staff a copy of the FAA determination letter prior to building permit issuance.
7. With the construction document submittal, the property owner shall submit aircraft noise and overflight disclosure notification, to be provided to occupants, potential homeowners, employees and/or students. The disclosure shall be in a form acceptable to the Scottsdale Aviation Director, and provided prior to the issuance of any building permit.
8. With the construction document submittal, the property owner shall dedicate an Avigation Easement over the entire property. The easement shall be dedicated either on a Minor Subdivision plat or a Map of Dedication.

**STREET INFRASTRUCTURE:**

**DRB Stipulations**

9. All curb ramps for public and pedestrian sidewalks that intersect public and private streets, or driveways that intersect public and private streets, shall have truncated domes that are colored to match OSHA Safety Yellow, FED-STD-595C, 13591.

**DRAINAGE AND FLOOD CONTROL:**

**DRB Stipulations**

10. With the civil construction document submittal, the property owner shall submit a final drainage report that demonstrates consistency with the DSPM and the case drainage report accepted in concept by the Stormwater Manager or designee.
11. All headwalls and drainage structures shall be integrally colored concrete to blend with the color of the surrounding natural desert.

**EASEMENTS DEDICATIONS:**

**DRB Stipulations**

12. Prior to the issuance of any building permit for the development project, the property owner shall dedicate the following easements to the City of Scottsdale on a final plat or map of dedication:
  - a. A sight distance easement, in conformance with figures 5.3-26 and 5.3-27 of Section 5.3 of the DSPM, where a sight distance triangle(s) cross on to the property.
  - b. A continuous Public Non-Motorized Access Easement to the City of Scottsdale to contain the public sidewalk in locations where the sidewalk crosses on to the lot.

**ADDITIONAL ITEMS:**

**DRB Stipulations**

13. Flagpoles, if provided, shall be one-piece conical tapered and shall not exceed 36 feet in height. Any lighting to illuminate the flagpole shall be subject to separate review and approval by Current Planning Staff.







Neighborhood Outreach Report  
Mark-Taylor Development  
San Bellara Apartments  
17800 N. 78<sup>th</sup> Street  
September 2020

331-PA-2020

September 2020

### **Overview**

This Neighborhood Outreach Report has been prepared in association with a DRB application for the property located at the northwest corner of 78<sup>th</sup> Street & Princess Boulevard (the “Property”) for Mark-Taylor Development.

Neighborhood outreach has been conducted in accordance with the Public Participation checklist, and consists of the following:

#### **Neighborhood Mail Notification**

A mailing, consisting of a letter describing the upcoming application and a site plan depicting the project was mailed with the necessary information to owners and HOAs within 750’ of the property via USPS on 08/25/2020. A copy of the letter, site plan, mailing list, and corresponding map are attached.

#### **Neighborhood Response**

The Mark-Taylor contact listed in the letter, Chris Brozina, was contacted via e-mail by a single individual. The name and contact information of that individual are on the attached Contact List.

#### **Documentation of correspondence**

The e-mail correspondence (8/27 ~ 9/11) included several questions and a requested site section exhibit. A copy of the communication, and exhibit are attached for reference.

Any additional neighbor communication with Greg Bloemberg (contact information also contained in the neighborhood mailing) is unknown at this time.

### **Attachments**

Notification Letter and Site Plan  
750’ Mailing List and Map  
Response/Contact List  
E-mail communications and resulting Site Section Exhibit

**MARK - TAYLOR, INC.**

**ATTACHMENT #19**

29-DR-2020  
9/18/2020

August 20, 2020

**Mark Taylor**  
— EST. 1985 —

6623 North Scottsdale Road  
Scottsdale, Arizona 85250

Main 480.991.9111

mark-taylor.com

Dear Neighbors & Surrounding Property Owners:

This letter is being provided to inform you that Mark-Taylor Development will soon make a formal submittal to the City of Scottsdale Development Review Board ("DRB") for approval of a new multifamily residential development on a 12.09 +/- gross acre property located at the northwest corner of 78<sup>th</sup> Street & Princess Boulevard (see enclosed site plan). This application will only be seeking approval of the architecture, site design, landscaping, and materials in conformance with the previously approved zoning.

As you may know from previous correspondence, Mark-Taylor is a 35 year-old, nationally-acclaimed developer that is headquartered here in Scottsdale and develops property exclusively in the state of Arizona.

Please feel free to contact me directly at 480.281.5554 or our City Planner Greg Bloemberg at 480.312.4306 or [gbloemberg@scottsdaleaz.gov](mailto:gbloemberg@scottsdaleaz.gov) with any questions. For reference, our case number with the City is 331-PA-2020.

We look forward to getting started and being a great neighbor for years to come.  
Regards,



Chris Brozina  
Chief Executive Officer  
Mark-Taylor Companies



## CONCEPTUAL GENERAL NOTES

- Conceptual landscape plan is schematic in nature. At the time of landscape construction drawings actual locations, quantities, sizes, and species shall be determined and will be per city codes.
- All trees used within this project shall be nursery grown or salvaged from on site. Exact locations and quantities shall be determined on landscape construction drawings.
- All landscape areas shall receive an automatic irrigation system.
- All plant material shall be installed per city requirements. Plant material installed within eight distance triangles shall be of a species that does not grow to a height of more than 30' and shall be maintained per city requirements.
- All non-turf areas shall receive a 2" depth of decomposed granite.
- The retention shown on the plans is conceptual in nature. Refer to the engineering plans for actual grading and drainage configurations.
- All earthwork will be done to drain away from sidewalks and structures.
- Additional plant material may be introduced as different varieties become available through local nurseries and if they are consistent with the overall theme of this project.
- Thorny trees, shrubs and cacti shall be planted so that their mature size/canopy will be at least four feet from any walkways or parking area curbing. Refer to Section 2-1501L of the D&FM.

## AREA CALCS

Right-Of-Way Landscape Area: 2,238 s.f.  
 Parking Lot Landscape: 17,116 s.f.  
 On-Site Landscape Area: 109,128 s.f.

WATER INTENSIVE LANDSCAPE CALCULATIONS	
PERMITTED	PROVIDED
(9,000 SF. x 0.10) (xx SF. x 0.05) = x SF.	(xx X SF. OF COVERAGE) = xx SF.

## SHEET INDEX

SHEET NO.	SHEET DESCRIPTION
L10	Overall Landscape Plan
L11-L13	Landscape Plan by Area



## PLANT SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY	SIZE	NOTES
<b>TREES/PALMS</b>					
	<i>Acacia salicina</i>	Willow Acacia	41	24" Box	Standard Trunk Dense Canopy
	<i>Casuarina glauca</i>	Yellow Bird of Paradise	26	24" Box	Multi Trunk Dense Canopy
	<i>Chamaecyparis humilis</i>	Mediterranean Fan Palm	2	24" Box	Dense Canopy
	<i>Ficus x 'Red Rush'</i>	Red Rush Ficus	40	24" Box	Multi Trunk Dense Canopy
	<i>Eucalyptus papuana</i>	Ghost Gum	11	24" Box	Standard Trunk Upright Form
	<i>Nerium oleander</i>	Tree Oleander	44	24" Box	Standard Trunk Dense Canopy
	<i>Phoenix dactylifera</i>	Date Palm	17	18" CTH	Diamond Cut Matching Form
	<i>Pinus canariensis</i>	Canary Island Pine	17	24" Box	Standard Trunk Dense Canopy
	<i>Washingtonia x 'Filliculata'</i>	Hybrid Fan Palm	5	24" CTH	Matching Form
	<i>Quercus virginiana</i>	Southern Live Oak	90	24" Box	Standard Trunk Dense Canopy
	<i>Boninus terrebinthifolius</i>	Brazilian Pepper	11	36" Box	Standard Trunk Dense Canopy
	<i>Tipuana tipu</i>	Tipu Tree	19	24" Box	Standard Trunk Dense Canopy
<b>ACCENTS &amp; VINES</b>					
	<i>Aloe barbadensis</i>	Medicinal Aloe	102	5 Gal.	As Per Plan
	<i>Aloe topaz</i>	Topaz Aloe	35	5 Gal.	As Per Plan
	<i>Muhlenbergia capillaris</i>	Regal Mist	194	5 Gal.	As Per Plan
	<i>Bougainvillea x 'Bicolora Karai'</i>	Vine Bougainvillea	34	5 Gal.	Expatier, Train to Adjacent Structure
	<i>Cycas revoluta</i>	Sago Palm	0	5 Gal.	As Per Plan
	<i>Yucca filamentosa</i>	Bright Edge Yucca	83	5 Gal.	As Per Plan
	<i>Dasylirion quadrangulum</i>	Toothless Spoon	108	5 Gal.	As Per Plan
	<i>Hesperaloe parviflora</i>	Giant Hesperaloe	52	5 Gal.	As Per Plan
	<i>Phoenix roebelenii</i>	Red Yucca	210	5 Gal.	As Per Plan
	<i>Rose bonnie</i>	Pigmy Date Palm	18	5 Gal.	As Per Plan
	<i>Streptocarpus reginae</i>	Lady Banks Rose	14	5 Gal.	As Per Plan
	<i>Tecoma x 'Orange Jubilee'</i>	Tropical Bird of Paradise	45	5 Gal.	As Per Plan
	<i>Trachelospermum jasminum</i>	Vine Asiatic Jasmine	39	15 Gal.	Expatier, Train to Adjacent Structure
<b>SHRUBS</b>					
	<i>Bougainvillea hybrid</i>	Alexandra Bougainvillea	49	5 Gal.	As Per Plan
	<i>Bougainvillea 'Torch Glow'</i>	Torch Glow	48	5 Gal.	As Per Plan
	<i>Dodonaea viscosa</i>	Purple Hopseed Bush	49	5 Gal.	As Per Plan
	<i>Hibiscus 'Mandarin'</i>	Mandarin Hibiscus	13	5 Gal.	As Per Plan
	<i>Leucophaea frutescens</i>	Heavenly Cloud Sage	65	5 Gal.	As Per Plan
	<i>Myrica caroliniana</i>	Dwarf Myrica	21	5 Gal.	As Per Plan
	<i>Nerium oleander</i>	Petite Pink Oleander	18	5 Gal.	As Per Plan
	<i>Nerium oleander</i>	Little Red Oleander	83	5 Gal.	As Per Plan
	<i>Hemelia patens</i>	Firecracker Bush	64	5 Gal.	As Per Plan
	<i>Pumbago capensis</i>	Cape Pumbago	70	5 Gal.	As Per Plan
	<i>Ruellia brittaniana</i>	Indian Hawthorn	40	5 Gal.	As Per Plan
	<i>Ruellia brittaniana</i>	Barrio Ruella	192	5 Gal.	As Per Plan
	<i>Erenophila hygrophana</i>	Blue Bell	249	5 Gal.	As Per Plan
	<i>Bellis of Fire</i>	Bellis of Fire	122	5 Gal.	As Per Plan
	<i>Tecoma hybrid</i>	Tecoma Lydia	130	5 Gal.	As Per Plan
	<i>Yellow Bell</i>	Yellow Bell	399	5 Gal.	As Per Plan
	<i>Tecoma 'Orange Jubilee'</i>	Orange Jubilee	241	5 Gal.	As Per Plan
<b>GROUND COVERS</b>					
	<i>Asparagus densiflorus</i>	Asparagus Fern	42	1 Gal.	As Per Plan
	<i>Dianthus barbatus</i>	Butterfly Iris	28	1 Gal.	As Per Plan
	<i>Erenophila glabra</i>	Outback Sunrise	422	1 Gal.	As Per Plan
	<i>Erenophila glabra</i>	Winter Blaze	208	1 Gal.	As Per Plan
	<i>Lantana hybrid</i>	New Gold Lantana	440	1 Gal.	As Per Plan
	<i>Lantana montevidensis</i>	Purple Trailing Lantana	637	1 Gal.	As Per Plan
	<i>Lantana 'Dallas Red'</i>	Dallas Red Lantana	165	1 Gal.	As Per Plan
	<i>Liriope muscari</i>	Lily Turf	0	1 Gal.	As Per Plan
	<i>Trachelospermum asiaticum</i>	Asiatic Jasmine	0	1 Gal.	As Per Plan
	<i>Usselia tricusata</i>	Usselia	64	1 Gal.	As Per Plan
<b>MISCELLANEOUS</b>					
	DG	Decomposed Granite - (Size: 1/2" Screened - Color: Apricot Brown)	2"	depth in all planting areas (Typ) s/c 126,146 SF.	

\* Plants not on the Phoenix AMA Low Water Use / Drought Tolerant Plants List. Not to be planted in public ROW.



COLLABORATIVE V  
DESIGN STUDIO INC.  
7116 EAST 1ST AVE.  
SUITE 103  
SCOTTSDALE, ARIZONA  
85251  
OFFICE: 480-347-0590  
FAX: 480-656-6013



EXPIRES 06/30/2019

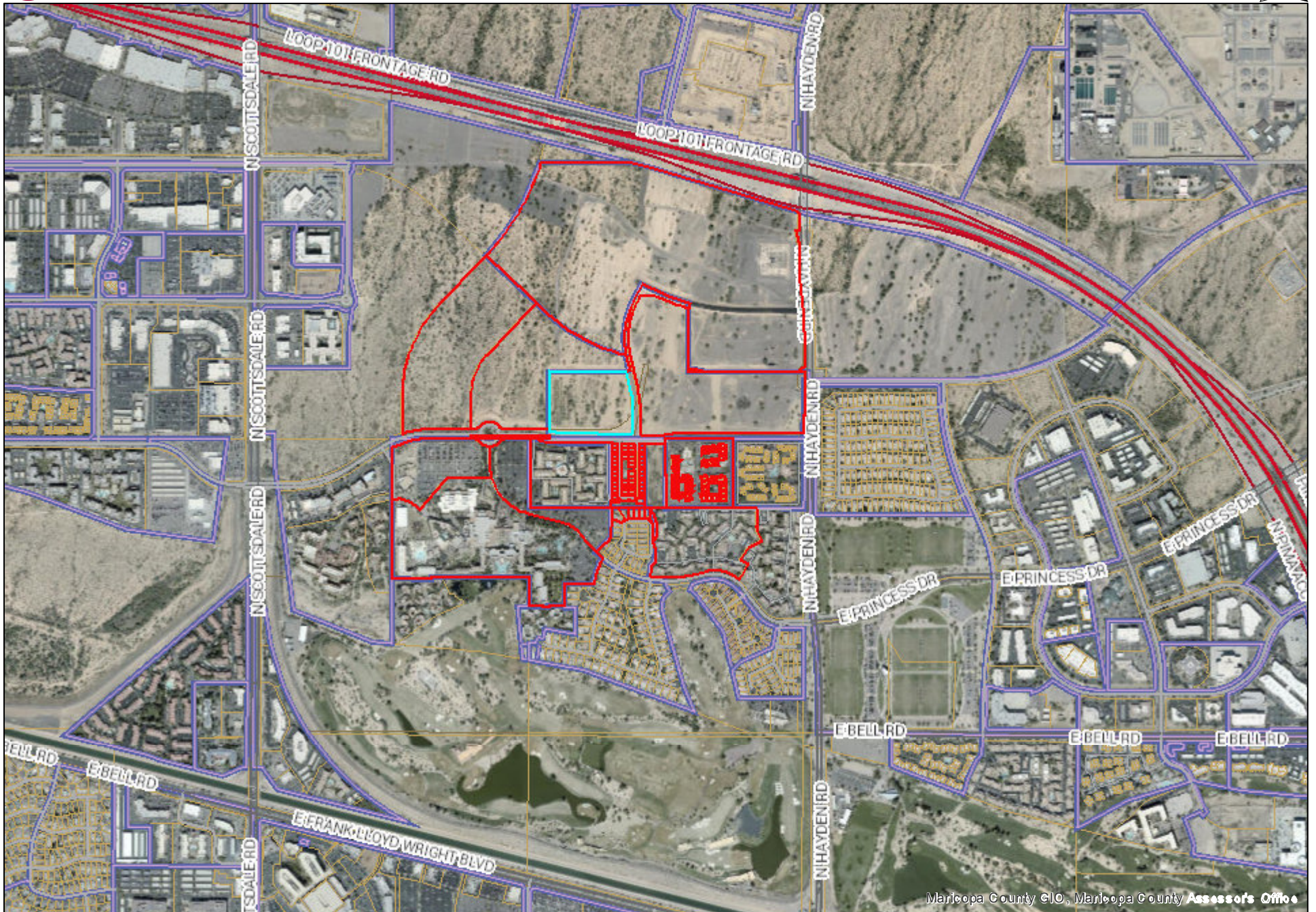
PRELIMINARY  
NOT FOR  
CONSTRUCTION

Conceptual Overall Landscape Plan  
 LANDSCAPE IMPROVEMENTS  
 78th and Princess  
 Scottsdale, AZ  
 L1.0  
 1 of 3





# 750' Boundary Map



Maricopa County CIO, Maricopa County Assessor's Office

8/10/2020 2:52:25 PM



ARIZONA STATE LAND DEPT 1616 W ADAMS ST PHOENIX, AZ 85007	PRINCESS & 78TH LLC 2999 N 44TH STREET STE 500 PHOENIX, AZ 85018	HAYDEN PRINCESS LLC 2999 N 44TH STREET STE 500 PHOENIX, AZ 85018
ARIZONA STATE LAND DEPT 1624 W ADAMS ST PHOENIX, AZ 85007	SUNTERRA VILLA MIRAGE DEVELOPMENT LLC 7887 E PRINCESS BLVD SCOTTSDALE, AZ 85255	CROWN COURT APARTMENTS LLC 1111 SHENANDOAH DR EAST SEATTLE, WA 98112
EBB LIVING TRUST 8072 E MERCER LN SCOTTSDALE, AZ 85260	ANNA L JOHNSTON REVOCABLE LIVING TRUST 28927 SE 230TH AVE BLACK DIAMOND, WA 98010	ONE LEXINGTON LLC 1701 S MILL AVE TEMPE, AZ 85281
GOLD PETERM/SHARON E 7700 E PRINCESS DR UNIT 11 SCOTTSDALE, AZ 85255	COOPER FAMILY REVOCABLE TRUST 7700 E PRINCESS DR UNIT 12 SCOTTSDALE, AZ 85255	PENSCO TRUST COMPANY(CUSTODIAN) PO BOX 173859 DENVER, CO 80217
CROWN POINTE ESTATES INC 16441 N 91ST ST SCOTTSDALE, AZ 85260	SUNTERRA VILLA MIRAGE DEVELOPMENT LLC 10600 W CHARLESTON BLVD LAS VEGAS, NV 89135	ALL SEASONS RESORTS INC 10600 W CHARELSTON BLVD LAS VEGAS, NV 89135
FMT SCOTTSDALE OWNER LLC 19200 VON KARMAN AVE STE 1000 IRVINE, CA 92612	SCOTTSDALE CITY OF 7447 E INDIAN SCHOOL RD STE 205 SCOTTSDALE, AZ 85251	SCOTTSDALE VILLA MIRAGE RESORT CONDO ASSN 7887 EAST PRINCESS BLVD SCOTTSDALE, AZ 85255
BLASINGAME KENT/MARTINA 17788 N 77TH PL SCOTTSDALE, AZ 85255	KIRAN ELIZABETH ARMSTEAD REVOCABLE TRUST 17776 N 77TH PL SCOTTSDALE, AZ 85255	AZEP XV LLC 8340 E RAINTREE DR SUITE D1 SCOTTSDALE, AZ 85260
LEMOINE JAMES J/KAREN A 17752 N 77TH PL SCOTTSDALE, AZ 85255	DREXLER LIVING TRUST 17740 N 77TH PL SCOTTSDALE, AZ 85255	RAMZAN FAMILY TRUST 17728 N 77TH PL SCOTTSDALE, AZ 85255
JAMES AND LAURA HERBSTER FAMILY TRUST 17716 N 77TH PL SCOTTSDALE, AZ 85255	CALDWELL PENNY E 17704 N 77TH PL SCOTTSDALE, AZ 85255	ELLE EST FORTE TRUST 17692 N 77TH PL SCOTTSDALE, AZ 85255
KAIF OMAR 13199 E APPALOOSA PL SCOTTSDALE, AZ 85259	BUNNELL RICHARD 17674 N 77TH PL SCOTTSDALE, AZ 85255	FRANK SEDONA LLC 9438 E SERRA BRISA SCOTTSDALE, AZ 85255



ABDOLLAHI PANTEHA 17644 N 77TH PL SCOTTSDALE, AZ 85255	BADOUX LAURENT 17632 N 77TH PL SCOTTSDALE, AZ 85255	DESOUZA CALUM/TRICIA 17620 N 77TH PL SCOTTSDALE, AZ 85255
BENEFIEL FAMILY TRUST 17608 N 77TH PL SCOTTSDALE, AZ 85255	SPICE HELEN 8 DEAN RYLE ST APT#814 LONDON, UK SW1P4DA	CHRISTIANSEN MICHAEL/DESOUZA CALUM 17617 N 77TH WY NO 18 SCOTTSDALE, AZ 85255
ASPEN WAY LLC 14850 N SCOTTSDALE RD SUITE 450 SCOTTSDALE, AZ 85254	ENRIGHT BARRY/ALEXIS 17641 N 77TH WY SCOTTSDALE, AZ 85255	ABDOUNI LAMIA 17653 N 77TH WAY SCOTTSDALE, AZ 85255
SIMBRO ROBERT P/KIMBERLY A 17665 N 77TH WAY SCOTTSDALE, AZ 85255	KENT JODY C 17677 N 77TH WAY SCOTTADALE, AZ 85255	BURIN DENNY W/BETSY L 17689 N 77TH WAY SCOTTSDALE, AZ 85255
SUSAN JANE TALBOTT TRUST 17701 N 77TH WAY SCOTTSDALE, AZ 85255	AZEP XVII LLC 17713 N 77TH WAY SCOTTSDALE, AZ 85255	PAUL A LYNCH 2007 FAM TRUST/CERRETA STEPHANIE 17725 N 77TH WAY SCOTTSDALE, AZ 85255
BANNON BRUCE P 17737 N 77TH WAY SCOTTSDALE, AZ 85255	TEBOW ROBERT R III 17749 N 77TH WY SCOTTSDALE, AZ 85255	TVC FAMILY TRUST 10332 N 79TH WAY SCOTTSDALE, AZ 85258
MISIR DEV ANAND/PARABATIE 17773 N 77TH WAY SCOTTSDALE, AZ 85255	HOHL LARRY D/LINDA J 17785 N 77TH WAY SCOTTSDALE, AZ 85255	AMY A WOLFORD FAMILY TRUST 512 JANALYN CIR GOLDEN VALLEY, MN 55416
NADYA EDWARDS LIVING TRUST 17760 N 77TH WAY SCOTTSDALE, AZ 85255	HERRERA ELENA 17748 N 77TH WAY SCOTTSDALE, AZ 85255	JONES PORSHA L 17736 N 77TH WAY SCOTTSDALE, AZ 85255
BIBO DAVE/STACEY 1930 CRESTMONT DR SAN JOSE, CA 95124	LESUEUR MICHAEL/KEITH SCOTT 17712 N 77TH WY SCOTTSDALE, AZ 85255	SEXTON KENT/KRISTIE 17686 N 77TH WY SCOTTSDALE, AZ 85255
KLAPSTEIN GRANT 19175 N 101ST ST SCOTTSDALE, AZ 85255	VREDENBURG TROY/LORI 17664 N 77TH WAY SCOTTSDALE, AZ 85255	HOHL BRIAN 17652 N 77TH WY SCOTTSDALE, AZ 85255

REID MATTHEW/FRANCISCA  
17640 N 77TH WY  
SCOTTSDALE, AZ 85255

YEKANATH SHYAM  
17645 N 77TH PL  
SCOTTSDALE, AZ 85255

PAKZAD BIJAN/ALICE G  
17753 N 77TH PL  
SCOTTSDALE, AZ 85255

EBH PROPERTIES LLC  
PO BOX 4025  
JACKSON, WY 83001

BARAGRY SUZANNE/REZZONICO MARC  
17628 N 77TH WY  
SCOTTSDALE, AZ 85255

DELGADO RANDALL  
100 WILSHIRE BLVD  
SANTA MONICA, CA 90401

PRINCESS PLACE LLC  
17765 N 77TH PL  
SCOTTSDALE, AZ 85255

PRINCESS TOWNHOMES  
HOMEOWNERS ASSOCIATION  
1600 W BROADWAY RD SUITE 200  
TEMPE, AZ 85282

WOLKINS DERRILL OTIS/STEINHOFF  
TIPHANI E  
17633 N 77TH PL  
SCOTTSDALE, AZ 85255

PAUL AND ANGELA YEARGERS TRUST  
17681 N 77TH PL  
SCOTTSDALE, AZ 85255

SHARMA FAMILY TRUST  
17322 N 77TH ST  
SCOTTSDALE, AZ 85255

OLCC ARIZONA LLC  
8505 W IRLO BRONSON MEMORIAL  
HWY  
KISSIMMEE, FL 34747



## Contact from neighbors after Notification Letter was mailed on 8/25/2020

78th St & Princess

DRB Neighborhood Notification Letter Tracking

Name	Date	Contact	Communication Method	Notes
Jim Herbster	8/27/20	<a href="mailto:princess@herbster.com">princess@herbster.com</a>	email from/ email to	Owned v rentals? Would like more detail on setbacks, heights, etc.

**From:** [Princess Herbster](#)  
**To:** [Chris Brozina](#)  
**Subject:** Re: Letter on 78th and Princess  
**Date:** Friday, September 11, 2020 3:56:34 PM

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Thanks

Jim Herbster  
[Princess@herbster.com](mailto:Princess@herbster.com)  
Sent from my iPad

On Sep 11, 2020, at 3:44 PM, Chris Brozina <[chris.brozina@mark-taylor.com](mailto:chris.brozina@mark-taylor.com)> wrote:

1. Architecture of NE corner project (San Artes) is more contemporary...flat concrete roof tile, charcoal colored roof, square lines, etc. Architecture of this community (San Bellara) is more traditional Santa Barbara...arches, clay barrel tiles, Spanish accents, wrought iron, etc.
2. Only entrance to this community (San Bellara) is from newly constructed 78<sup>th</sup> St from the east. There is no entrance on Princess Blvd.

Chris Brozina  
Chief Executive Officer | Mark-Taylor Companies  
6623 North Scottsdale Road | Scottsdale, AZ 85250  
P 480.281.5554 | C 480.204.3939  
[chris.brozina@mark-taylor.com](mailto:chris.brozina@mark-taylor.com)

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**From:** Princess Herbster <[princess@herbster.com](mailto:princess@herbster.com)>  
**Sent:** Friday, September 11, 2020 3:20 PM  
**To:** Chris Brozina <[chris.brozina@mark-taylor.com](mailto:chris.brozina@mark-taylor.com)>  
**Subject:** Re: Letter on 78th and Princess

Thanks

Couple of questions

1. Is the architecture the same as on the NE corner project?
2. Is the entrance off N78 about 1/2 way between the corner and the retention basin?  
Any access from the east?

Jim

Jim Herbster  
[Princess@herbster.com](mailto:Princess@herbster.com)  
Sent from my iPad



On Sep 11, 2020, at 3:10 PM, Chris Brozina <[chris.brozina@mark-taylor.com](mailto:chris.brozina@mark-taylor.com)> wrote:

Jim-

As promised, attached is a cross-section of the Princess roadway/right-of-way all the way from your Princess Townhomes to our apartment community. It's fairly intuitive; shows 147' between structures and ID's the landscaping, sidewalk, landscaping, drainage channel, retaining wall, and setback on our side of the ROW between street and closest structure. Hopefully this answers any Q's you have. Please call me direct 480-281-5554 if you'd like to discuss.

CB

Chris Brozina  
Chief Executive Officer | Mark-Taylor Companies  
6623 North Scottsdale Road | Scottsdale, AZ 85250  
P [480.281.5554](tel:480.281.5554) | C 480.204.3939  
[chris.brozina@mark-taylor.com](mailto:chris.brozina@mark-taylor.com)  
—

-----Original Message-----

From: Chris Brozina  
Sent: Monday, August 31, 2020 4:07 PM  
To: James Herbster <[princess@herbster.com](mailto:princess@herbster.com)>  
Subject: RE: Letter on 78th and Princess

Hi Jim-

Call me direct at 480-281-5554 if you'd like to discuss details by phone. The NWC Princess & 78th site that was the subject of the letter has been planned for and zoned for rental units since we purchased it from the State Land Dept. about three years ago. Our intent has always been to build rental units as that is our exclusive operation.

I will draw up a more detailed exhibit showing a road cross-section with setbacks, etc. and send to you via email. Expect that w/l just a few days.

CB

-----Original Message-----

From: James Herbster <[princess@herbster.com](mailto:princess@herbster.com)>  
Sent: Thursday, August 27, 2020 3:58 PM  
To: Chris Brozina <[chris.brozina@mark-taylor.com](mailto:chris.brozina@mark-taylor.com)>  
Subject: Letter on 78th and Princess

Dear Chris

We had a conversation about a year ago on your project on the NE corner of the above address, I received your letter including the landscape plan for the NW corner of the property. At one time I heard that the NW corner properties were going to be ownership vs rental units. Is this still true? I am assuming there will be more information coming on the heights, setbacks, etc on the units themselves-correct?

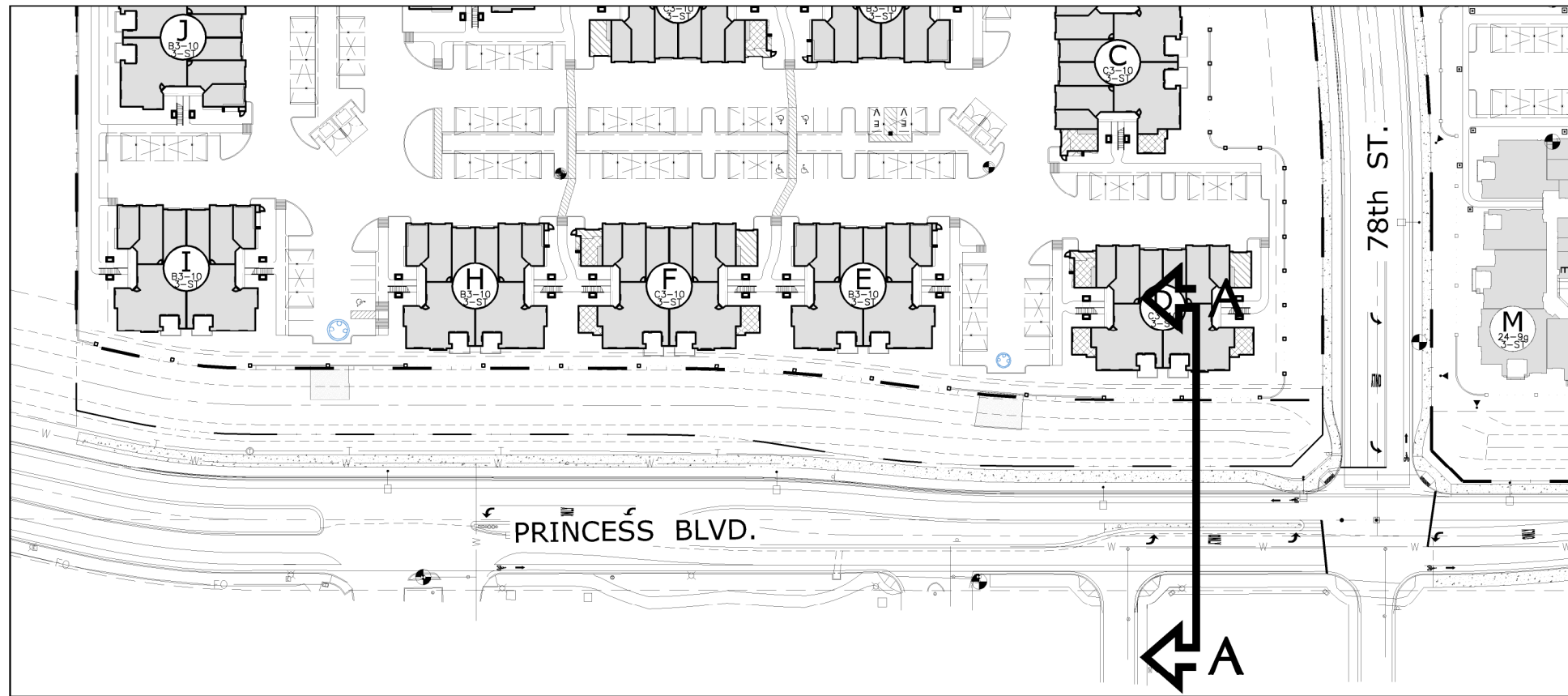
Some additional comments would be appreciated.

Jim

James Herbster  
[princess@herbster.com](mailto:princess@herbster.com)

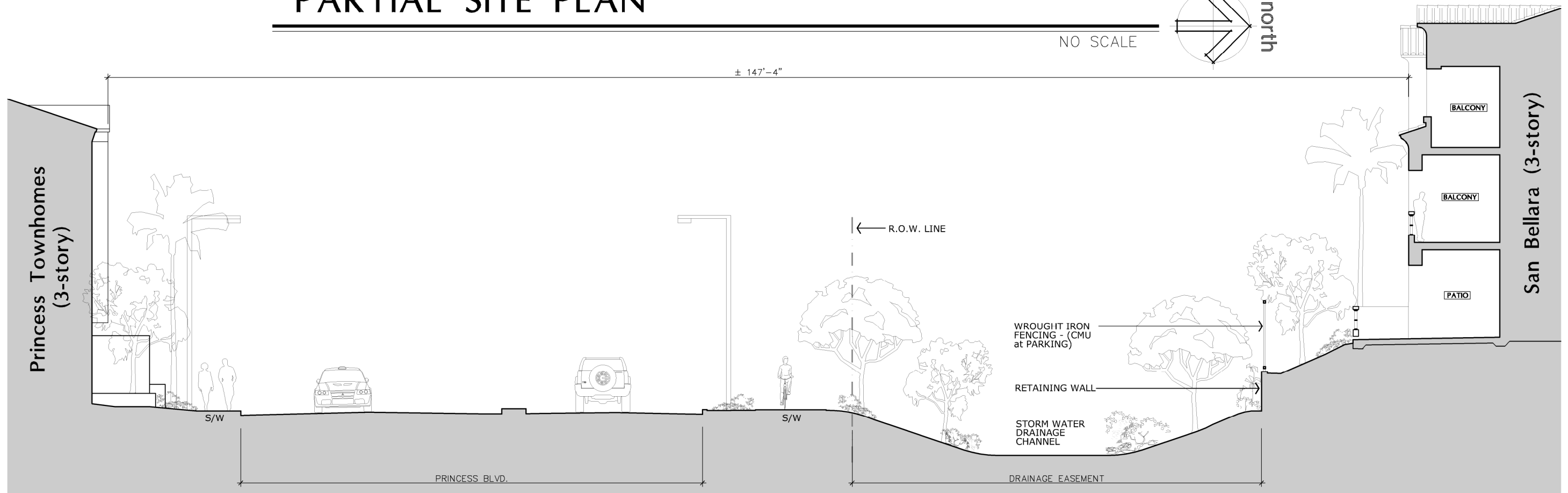
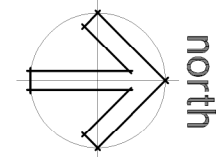
<78th Princess SEC Section.pdf>





PARTIAL SITE PLAN

NO SCALE



SECTION 'AA'

NO SCALE