DEVELOPMENT REVIEW BOARD REPORT

Meeting Date: March 21, 2024
General Plan Element: *Character and Design*
General Plan Goal: *Foster quality design that enhances Scottsdale as a unique southwestern desert community.*

ACTION

Cosanti Commons (aka Sundown Commons)
6-ZN-2023

Pursuant to the requirements of the Planned Unit Development (PUD) zoning district, Zoning Ordinance Section 5.5003, the applicant is requesting a recommendation from the Development Review Board to the Planning Commission and City Council regarding the Development Plan elements related to design compatibility, environmental responsiveness, solar shading, connectivity and open spaces, as well as amended development standards to the building setback and encroachment requirements, for a zoning district map amendment from Central Business (Conditional), Parking P-4 District (C-2 (C) P-4) zoning to Planned Unit Development, Planned Shared Development Overlay (PUD PSD) zoning for a proposed mixed-use development consisting of 240 new multi-family dwelling units and approximately 79,200 square feet of existing commercial area on a +/- 8.6-acre site.

SUMMARY

Staff Recommendation

Forward a recommendation of approval regarding the applicable Development Plan elements.

Key Issues

- Staff has received 4 public comments in opposition to the density (27.85 du/ac over entire site)
- Significant reinvestment in a shopping center that is underutilized

Items for Consideration

- Conformance with Development Review Board Criteria for a PUD – staff confirms
- Integration of Sensitive Design Principles – staff confirms

BACKGROUND

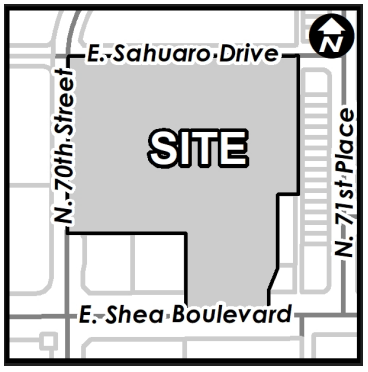
Location: 7000 E. Shea Boulevard

Zoning: Central Business (Conditional) Parking P-4 District (C-2 (C) P-4) – *existing*

Adjacent Uses

North: Two-story apartments constructed in the mid 1980's, zoned Multiple-family Residential (R-5) District.

East: Single-story commercial shopping center constructed in the late 1970's, zoned Highway Commercial/ Parking P-3 District & Parking P-2 District (C-3/P-3 & P-2)



South: Single-story retail, restaurant, and vehicle repair buildings constructed in the mid 1990's, zoned Highway Commercial (C-3) district.

West: Single-story and two-story commercial shopping center constructed in the late 1970's, zoned Highway Commercial/ Parking P-3 District & Parking P-2 District (C-3/P-3 & P-2)

Property Owner

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DEVELOPMENT PROPOSAL

The applicant is proposing to renovate an existing commercial shopping center into a new mixed-use development by constructing 240 new multi-family residential units within a 4-story building and retaining the +/- 79,200 square feet of existing commercial buildings in the northwest corner of the site. The new residential building will replace an existing multi-tenant commercial building centrally located on site. The proposed rezoning boundary does not include the Black Rock coffee, Arizona Bread Co., and Fitness 4 Home Superstore, to the southwest, or the two City owned parcels, to the southeast.

The proposed 4-story multi-family residential building utilizes existing driveways for vehicular access along E. Shea Boulevard, N. 70th Street, E. Sahuaro Drive, and the alleyway. The main pedestrian entry into the new residential building is located along the west elevation, facing the shopping center, and vehicular entry into the new two-level underground parking garage for residents is located along the recessed north elevation. Surface parking is provided adjacent to the existing commercial buildings, new residential building, and on City parcels, and underground parking is provided via the existing two-level parking garage beneath the commercial building and new two-level parking garage beneath the residential building. Shared parking elements will be covered by existing and new parking agreements.

Perimeter pedestrian improvements include a new 8-foot-wide sidewalk along E. Shea Boulevard. Existing 5-foot-wide sidewalks along N. 70th Street and E. Sahuaro Drive will be retained. Staff originally requested wider sidewalks along N. 70th Street and E. Sahuaro Drive but there are existing site limitations due to buried utility boxes, light and transformer locations, and grades related to the underground garage. Internally, the site plan provides new 6-foot-wide sidewalks adjacent to the residential building, buffered by landscaping, and new pedestrian connections with shade trellises from the new residential building to the existing commercial shops.

While the PUD district only requires 10% of the site to be open space, this rezoning application will provide 25% open space via existing commercial courtyards, existing and new frontage open space, and new landscaping, pedestrian paths, and private residential courtyards. The frontage open space along E. Shea Boulevard, N. 70th Street, and E. Sahuaro Drive, will be enhanced with new trees and

planting. Low water use, drought tolerant trees, shrubs and groundcovers, accented with more lush materials will be used throughout the site.

Although this is a zoning application and the architectural design of the buildings will be subject to review and approval by the Development Review Board with a future DRB application, the owner has provided conceptual building elevations and descriptions of the planned architectural character for the project. The architectural design includes stucco, masonry, cast stone, metal elements, parapet roofs, and earth tone finishes. Additionally, the building steps from two to four stories and massing is mitigated through offsets along the building plane, balcony designs, and roof overhangs.

For additional information and details regarding the Development Plan and amended standards, please see the Development Review Board Criteria Analysis in Attachment #4.

Significant Updates to Development Proposal Since Initial Submittal

During staff review of the development proposal, comments were provided to the applicant to update the development proposal which resulted in the following updates:

- Increased pedestrian connections and shade canopies between the existing commercial buildings and new residential building for better connectivity.
- Site plan provides a new detached (where feasible) 8-foot-wide sidewalk along E. Shea Boulevard.
- Building height was revised from 4-stories to step from 3 to 4-stories along E. Shea Boulevard to reduce massing along the street frontage.
- Proposed underground residential garage entry/exit was revised from the alley on the east elevation to the north elevation, to help avoid a congested alleyway.

Development Plan Consideration

Prior to the review of a zoning district map amendment for the Planned Unit Development (PUD) zoning district by the Planning Commission and City Council, the Development Plan shall be reviewed by the Development Review Board pursuant to the considerations listed in Section 5.5003.C.1.a. Staff confirms that the development proposal meets the applicable PUD zoning district considerations. For a detailed analysis of the considerations, please see Attachment #4. For the applicant's full Development Plan, please see Attachment #3.

Amended Development Standards

The applicant is requesting two (2) amendments to the PUD district development standards with this application. First, an amendment to add the word "minimum" to the average setback requirements to clarify that average setbacks can be greater than the minimum as dictated by the Development Plan.

Second, an amendment to the allowed encroachments into the building envelope to allow for the existing commercial building, walls, and roof elements to remain in place and comply with the new zoning district. Staff confirms that the development proposal meets the applicable PUD zoning district considerations. For a detailed analysis of the considerations, please see Attachment #4.

Sustainability

The City of Scottsdale promotes the goal of sustainability through the incorporation of appropriate design considerations in the development of the built environment. This development proposal incorporates several design elements that align with the City's goal of sustainability including recessed windows, deep roof overhangs, use of low water use plant species, incorporation of LID practices, and use of low energy consumption LED lighting. In addition, the proposed development will be designed to comply with the International Green Construction Code (IgCC).

STAFF RECOMMENDED ACTION

Staff recommends that the Development Review Board recommend approval of the Cosanti Commons development proposal to the Planning Commission and City Council, finding that the criteria of the Planned Unit Development (PUD) zoning district and Development Review Board Criteria have been met.

RESPONSIBLE DEPARTMENTS	STAFF CONTACTS
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APPROVED BY

Katie Posler, Senior Planner, Report Author — 3/4/2024 Date

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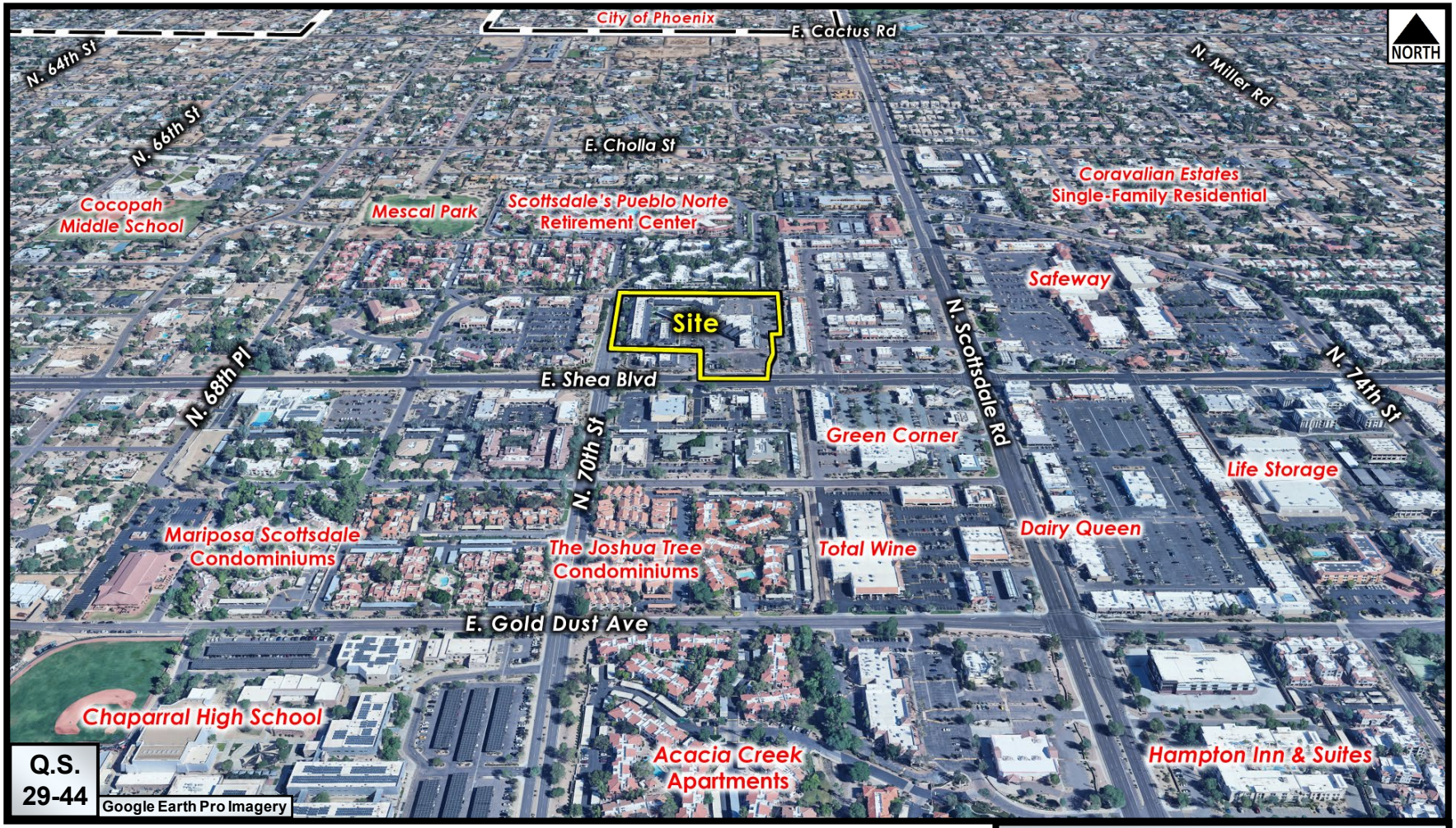
ATTACHMENTS

1. Context Aerial
2. Close-up Aerial
3. Applicant's Development Plan
4. Development Review Board Criteria Analysis
5. Development Information
6. Zoning Map (Existing)
7. Zoning Map (Proposed)
8. Community Involvement (Applicant)
9. City Notification Map
10. Public Comment
11. Photo Exhibit



Context Aerial

2-GP-2023 & 6-ZN-2023

ATTACHMENT #1

Close-up Aerial

2-GP-2023 & 6-ZN-2023

ATTACHMENT #2

Cosanti Commons

Minor General Plan Amendment & Rezoning

DEVELOPMENT PLAN

2-GP-2023
6-ZN-2023

PREPARED FOR
High Street Residential
Paul Tuchin

PREPARED BY
Berry Riddell, LLC
John Berry, Esq.
Michele Hammond, Principal Planner

ATTACHMENT #3

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DEVELOPMENT TEAM

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SITE INFORMATION & PROJECT OVERVIEW

Proposed Use: Residential Mixed-Use Development

Location:
- 7000 E. Shea Boulevard
- APN: 175-42-140

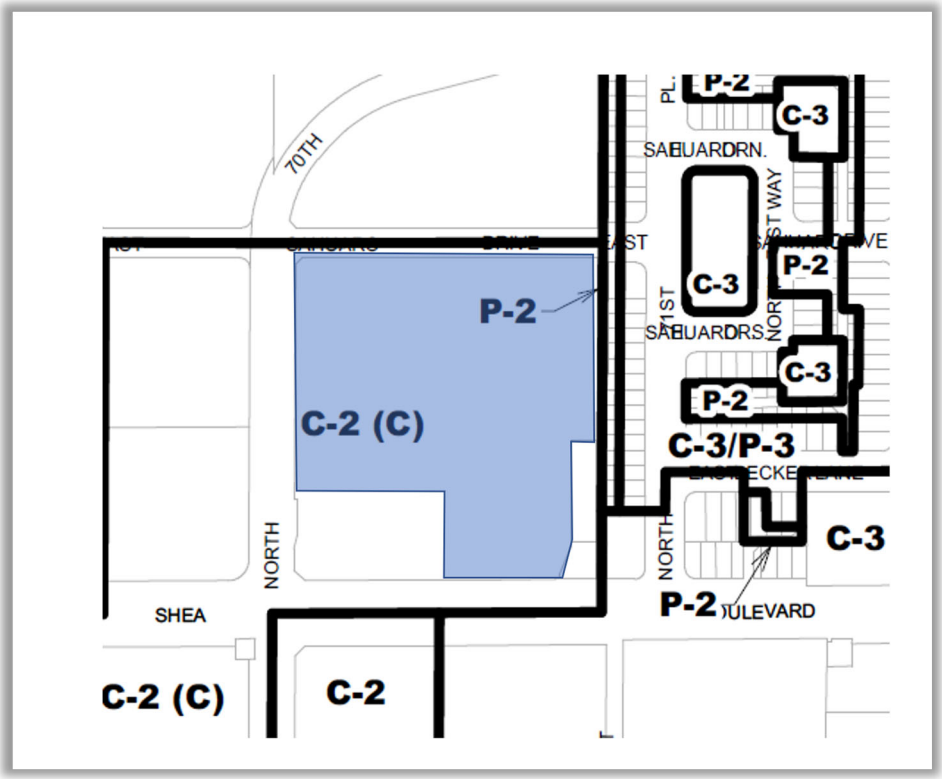
Property Size:
- Total Site Area:
    - 8.529+/- gross acres
    - 7.254+/- net acres

Current Zoning
- C-2(C)/P-4*, Central Business

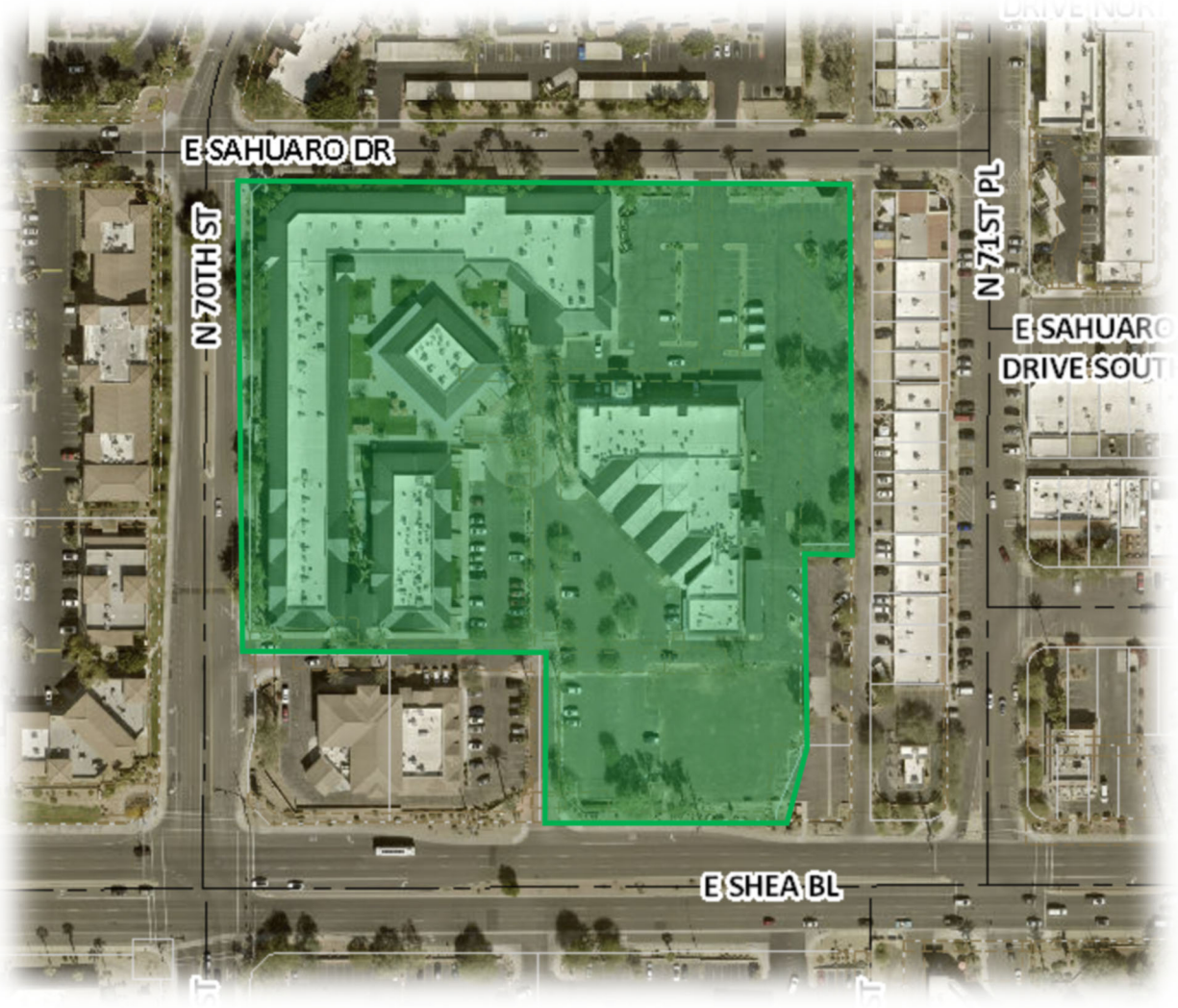
*Note: Zoning case history designates the site as C-2(C) / P-4 per case 97-Z-86. P-4 designation is not reflected on the City's zoning maps as shown below.

Proposed Zoning
- PUD PSD, Planned Unit Development with a Planned Shared Development overlay.

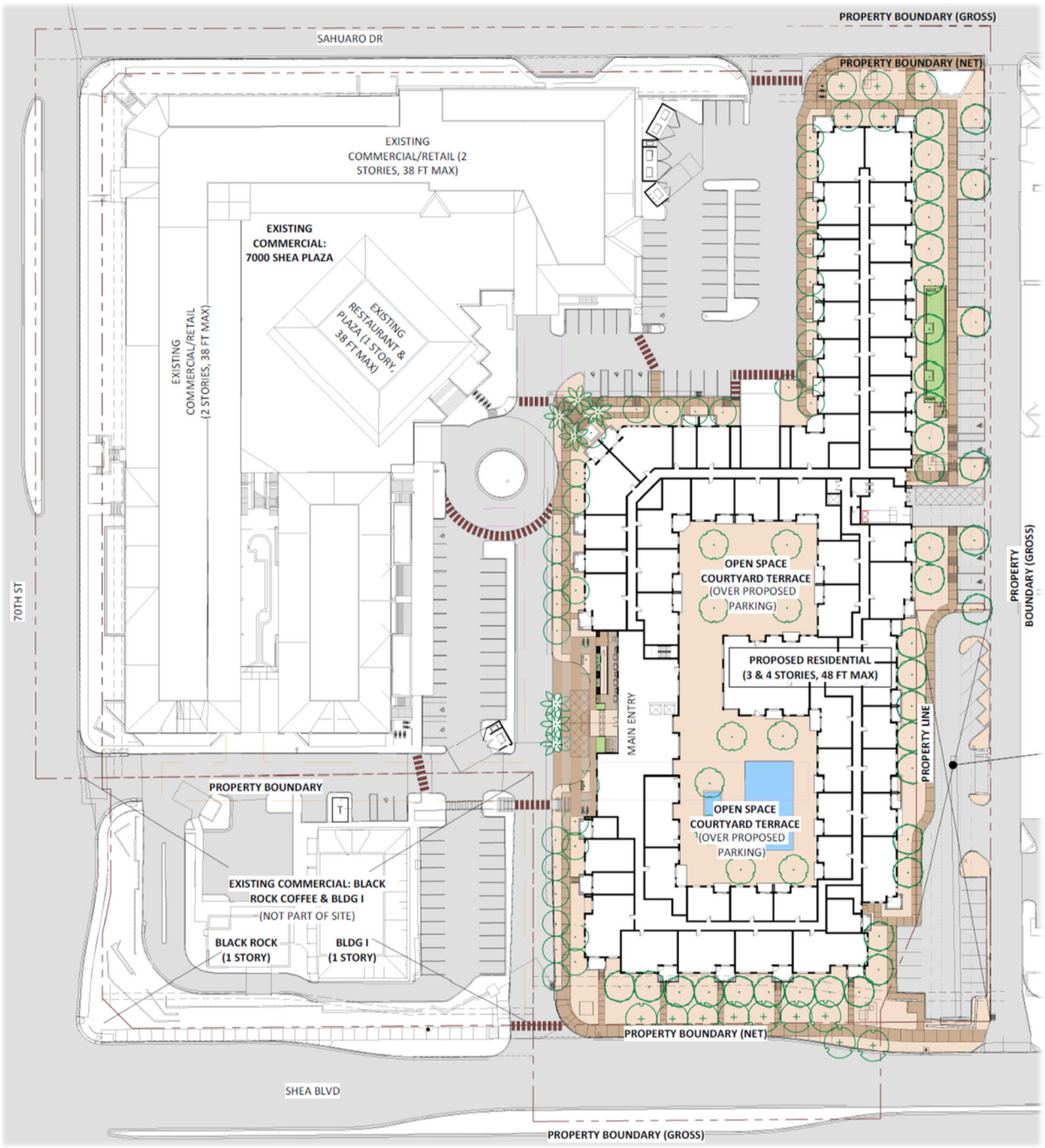
Current Zoning Map



Context Aerial – Existing Site



Proposed Site Plan



Development Request

The request is for a Minor General Plan Amendment ("GPA") and rezoning on an 8.529+/- gross acre site located west of the northeast corner of 70th Street and Shea Boulevard (the "Property"). The GPA request from Commercial to Mixed-Use Neighborhoods and rezoning request from C-2 (C)/P-4* to PUD PSD allow for a synergistic mixed-use community comprised of existing commercial/retail and new residential development including housing for first responders, healthcare workers, and teachers. The proposal includes 240+/- new residences (density of 28.14+/- dwelling units/acre) and amenities including, but are not limited to, enhanced pedestrian connectivity, underground parking, a fitness room, and landscaped courtyards. The new residential building will be stepped from two to four stories with a maximum building height of 48-feet (excluding mechanical equipment and rooftop appurtenances) and an architectural design that complements and unifies the existing commercial.

*Note: Zoning case history designates the site as C-2(C) / P-4 per case 97-Z-86. P-4 designation is not reflected on the City's zoning maps.

2035 GENERAL PLAN

"*Our future begins today. Building upon decades of planning and thousands of hours of community involvement, General Plan 2035 guides the physical development of Scottsdale and acts as a blueprint to enhance our community aspirations—Exceptional Experience, Outstanding Livability, Community Prosperity, and Distinctive Character—over the next 20 years.*"

The General Plan is a tool for guiding future development and contains community goals and policies on a variety of components that play a role in creating the community in which we live, work, and enjoy. These goals and policies are broken down into 24 elements. The 2035 General Plan organizes the 24 elements under the following chapters with a series of goals and policies. A summary of the development's conformance to these goals and policies is provided below.

1. **Character & Culture**
2. **Sustainability & Environment**
3. **Collaboration & Engagement**
4. **Community Well-Being**
5. **Connectivity**
6. **Revitalization**
7. **Innovation & Prosperity**

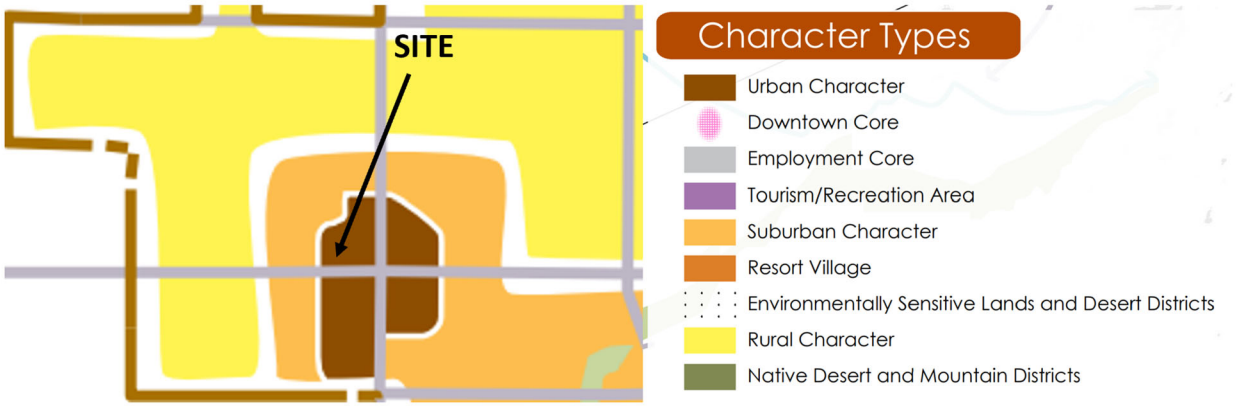
❖ CHACTER & CULTURE

Character Types

- ***Urban Character Types*** *consist of higher-density residential, non-residential, and mixed-use neighborhoods, including apartments, high-density townhouses, business and employment centers, and resorts. Development in Urban Character Typesshould have pedestrian orientation, shade, activity nodes, and useable open spaces that encourage*

interaction among people. Building form and heights typically transition to adjacent Rural and Suburban Character Types. Taller buildings may be appropriate in Growth Areas, depending on context (see Growth Areas Element). Examples include Old Town Scottsdale, a mixed-use center of distinct urbandistricts; mixed-use portions of the Greater Airpark, particularly along Scottsdale Road; areas within the Scottsdale Road and Shea Boulevard Couplet; and the HonorHealth hospital/medical campus near Shea Boulevard and 90th Street.

Character Type Map



Source: 2035 General Plan

Character & Design Element

CD 1

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

CD 1.1 New and revitalized development should respond to the regional, citywide, and neighborhood contexts in terms of:

- *Scottsdale's southwestern, Sonoran Desert characteristics, such as climate, native plants, topography, and history/culture.*
- *Scottsdale as a part of a larger metropolitan area with a unique image, character, and identity within the regional setting.*
- *Relationships and sensitivity to surrounding land forms, land uses, and transportation corridors.*
- *Compatibility with and sensitive integration into established neighborhood character, including historical preservation policies.*
- *Contributions to citywide linkages of open space, Growth Areas, and Activity Areas.*
- *Creation of new or reinvention of the existing character of an area, when necessary.*
- *Physical scale relating to human experience.*
- *Visual impacts on and accessibility to public settings, significant natural features, and neighboring properties.*
- *Impacts on and sensitivity to the natural environment.*

- *Public buildings and facilities that demonstrate the above principles.*

CD 1.2 Consider the effects of building height, overall development density, and building orientation on adjacent neighborhood character, privacy, and viewsheds

CD 1.3 Ensure that all development is a part of and contributes to established Character Types.

CD 1.4 Encourage transitions and blending of character between Character Types, including, open space areas, building height, massing, and orientation

Response: The request for PUD PSD zoning for mixed-use residential development encourages a synergistic lifestyle and appropriate balance of land uses with an enhanced pedestrian environment. The proposal for 240+/- residences on the Property promotes revitalization of an underutilized commercial center with 33% vacancy and vacant land within the Urban Character Type. As noted above Urban Character Type areas "*consist of higher-density residential, non-residential, and mixed-use neighborhoods, including apartments, high-density townhouses, business and employment centers, and resorts. Development in Urban Character Types should have pedestrian orientation, shade, activity nodes, and useable open spaces that encourage interaction among people."*

The Property is surrounded by a variety of existing retail/support services and multifamily residential. The Property includes a range of commercial tenants who will remain including, but limited to, The Herb Box, Vixxo, Beginners Edge, and Arizona Bread Company. Black Rock Coffee is located to the southwest (not part of the rezoning boundary). To the west, is a range of established commercial and support services including Sack Time Mattress, AZ Party Mart, Bravo Salon, and the Clock Doctor. South of Shea Boulevard there is a range of service- related businesses including Walgreens and Discount Tire. To the north of the Property is the Del Sol multifamily residential community. Large employers are located nearby, such as HonorHealth's Shea Campus (approximately 2.5 miles to the east) and the Scottsdale Airpark (approximately 2 miles to the north). The Scottsdale/Paradise Valley YMCA is located approximately 800 feet to the west and Chaparral High School is located approximately 1,500 feet to the south. Further, there is approximately 155,000 square feet of vacant retail space in the area.

The key development consideration and design themes are summarized below and will be reaffirmed throughout the goals and policies discussion.

Key development considerations include, but are not limited to the following:

- Provide the Cosanti Foundation with dedicated exhibit space to display artwork to the public (estimated value of $1,380,000)
- Provide use of flex space to the Cosanti Foundation to use for educational purposes in conjunction with SUSD, Scottsdale Community College, ASU, and U of A (estimated value of $1,440,000)
- Implement unified architectural character of the Property and design elements consistent with the surrounding context that respond to the Southwestern climate and focus on sustainability through design, massing, material selection, and landscaping

- Offer new, vibrant housing options to Scottsdale residents, focusing on less expensive studio and one-bedroom residences to better serve the nearby workforce (teachers, nurses, small business owners and employees)
- Revitalize and redevelop an underutilized struggling retail center with synergistic land uses to promote the live, play, work philosophy
- Strengthen the economic success of the area through new residential while preserving and bolstering area businesses, many of whom are struggling
- Increase open space and improve the pedestrian environment by incorporating underground parking and large community outdoor spaces, thereby reducing the heat island effect
- Enhance pedestrian connectivity through new and/or improved sidewalk connections further promoting walkability
- Attention to sustainable building methods and techniques including water conservation

CD 3
Foster quality design that enhances Scottsdale as a unique southwestern desert and tourism community through development review processes.

CD 3.1 Strengthen Scottsdale's economic and environmental attributes, distinctive character, and attractiveness through collaborative site planning and design.

CD 3.2 Use existing, and adopt new comprehensive polices, guidelines, and design standards for use in the design and development review process, to ensure public and private development responds to and enhances the diverse character and contexts within our Sonoran Desert community.

Response: As noted above with the key development considerations, the proposed unified architectural character of the Property, site layout, and landscaping design will respect the unique climate and vegetation of the Southwest. The new residential building will utilize a combination of stone, masonry, stucco, and metal elements among other durable natural materials. In addition to the stepped building form (from two to three to four stories), building massing will be mitigated with varied fenestration patterns and a combination of numerous recessed and cantilevered/overhang elements through roof lines and balcony design. The color palette invokes Sonoran Desert inspired earth-tone finishes, and tile and metal accents bring additional visual interest to the design.

CD 4
Enhance the design of streets and public spaces to improve Scottsdale's visual quality, experience, Sonoran Desert context, and social life.

CD 4.1Promote contextually compatible streetscapes that correspond with the following classifications:

- *Urban Streetscapes encourage pedestrian comfort, safety, and accessibility using decorative elements, such as arcade-covered walkways, shade, pedestrian lighting, decorative paving and street crossings, transit shelters, seating, waste receptacles, and*

landscaping. Urban Streetscapes strive for equality among pedestrians, bicyclists, and automobiles in the design of the public realm.

Response: Streetscapes have been improved to encourage pedestrian comfort, safety, and accessibility with the proposal. The sidewalks will be upgraded along Shea Boulevard and Sahuaro Drive to include a new 8-ft wide sidewalk in addition to new 48" box shade trees. Sidewalks around the building and providing connectivity and further integration into the existing commercial retail portion of the Property will be 6-ft wide, lined with shade trees to provide pedestrian comfort. The proposed landscape palette consists of Palo Brea, Palo Verde, Fruitless Olive, Ghost Gum, and Chinese Elm, as well as other desert varieties, coordinating with the existing surrounding retail and multifamily development. The streetscape will be treated as a green space with planting areas and pedestrian activation elements including direct residential access. Additionally, to encourage multimodal transportation a bicycle repair station will be located along Sahuaro Drive for use by residents, patrons, and the greater community.

Shea Boulevard Streetscape

EXISTING

PROPOSED

CD 5

Promote the value and visual significance landscaping has on the character of the community.

CD 5.1 Employ appropriate heat island reduction techniques to reduce the effects of reflective heat and glare on buildings and paved surfaces.

CD 5.2 To the greatest extent possible, replace dead and dying landscaping with drought resistant plants to maintain or improve density pattern, shade, and area character.

Response: The landscape character will include predominately desert-lush design with a variety of Southwestern plants that will provide year-round color, shade, and texture for the Property and demonstrated with the landscape plan. Vegetation will include plants proven to thrive in our desert climate while creating a shaded vegetative pedestrian experience greatly improving the existing condition of the site and vastly increasing the amount of open space as compared to the existing commercial element of the Property which consist of predominately hard surfaces: building and asphalt surface parking. The removal of surface parking as part of the site redevelopment will

result in a 300% reduction in asphalt (135,000 s.f. existing to 45,000 s.f. remaining). Thoughtful planting design will allow the development to use water efficiently throughout the site. Landscaping will allow residents and patrons to enjoy and benefit from shaded open spaces, resulting in passive cooling and a reduced heat island effect.

CD 6
Minimize light and noise pollution.

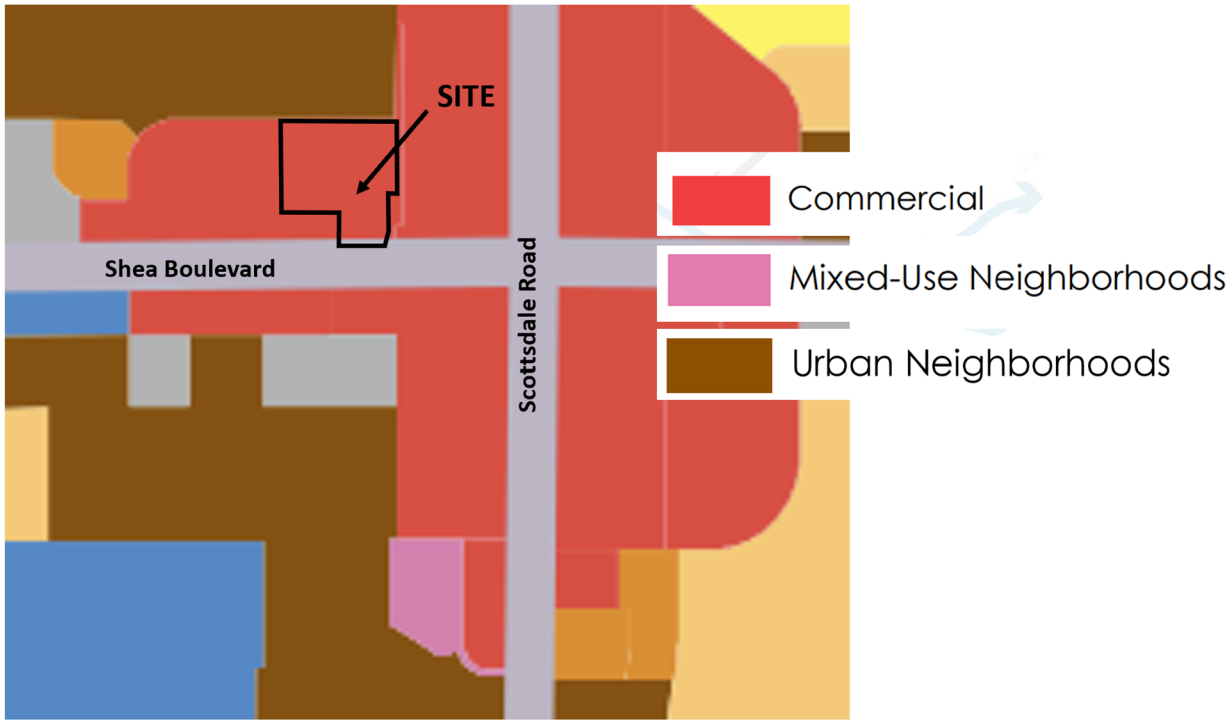
CD 6.1 Support Scottsdale's dark sky areas and designation as an Outdoor Light Control City by reducing light pollution, glare, and trespass where possible, while still attending to public safety needs.

CD 6.2 Encourage creative, energy-efficient, and high-quality designs for outdoor lighting that reflect the character of the local context.

Response: Lighting will be designed in a manner that is respectful of the surrounding context while maintaining safety for residents and visitors. Lighting designs will be commensurate with the quality architectural style proposed for the development, low-level with no glare or excessive intrusion for adjacent properties. Lighting will be placed in a thoughtful way to provide safe pedestrian wayfinding at night and highlight paths leading along the street frontage.

Land Use Element

2035 Conceptual Land Use Map



Source: 2035 General Plan

Minor General Plan Amendment: The proposed request from the Commercial land use designation to the Mixed-Use Neighborhoods land use designation qualifies as a Minor General Plan Amendment based on the following criteria.

1) **Change in General Plan Land Use Criteria:** The Land Use matrix shown on page 56 of the 2035 General Plan identifies the Commercial designation as "Category G" and Mixed-Use Neighborhoods as "Category G". Change land use designations within the same category constitute a Minor GPA.

2) **Area Change Criteria:** The Property is located within the portion of the City designated as "Area A" and is under the 10-acre threshold at 8.529+/- gross acres. Therefore, the request is a Minor GPA.

3) **Character Area Criteria:** The site is not part of a designated Character Area Plan.

4) **Water/Sewer:** The proposed change in land use designation does not result in premature increase in the size of master planned water transmission or sewer collection facilities.

5) **Change to the Amendment Criteria and/or Land Use Category Definitions Criteria**: There is no change proposed to the amendment criteria or land use category definitions with the proposed request.

6) **Growth Area Criteria**: There is no request to introduce a new or expanded Growth Area with the proposed request.

7) **General Plan Land Use Overlay Criteria**: There is no request to modify or expand an existing General Plan Land Use Overlay.

LU 1

Enhance Scottsdale's economic viability by encouraging land uses that reinforce the city's reputation as the premier international tourist destination in the Southwest and sustain the city's role as a regional cultural center and economic hub. Land uses should be compatible with Scottsdale's character and physical appearance.

LU 1.1 Encourage land uses that preserve a high quality of life and further define Scottsdale's sense of place within the region.

LU 1.3 Promote development patterns that integrate with and reinforce the character of an area. The city will continually review development patterns to ensure consistency of development in areas with fragmented or evolving patterns.

LU 2 Sensitively transition and integrate land uses with the surrounding natural and built environments.

LU 2.1 Ensure neighborhood "edges" transition to one another through compatible land uses and development patterns.

Response: Integrating a mixed-use residential community into the Scottsdale Road and Shea Boulevard area is consistent with the goals and policies of the 2035 General Plan by offering new housing options for residents and encouraging a mix of synergistic land uses further strengthening the economic viability of this area, which is primarily composed of non-residential uses. This proposal will bring an estimated $100,000,000 reinvestment to a struggling retail center. The owner of the Property has previously reinvested approximately $12,000,000 over the years attempting to keep the center viable. It has not been enough. The building massing of the new residential component is designed to respectfully integrate with the established buildings in the area by proposing a stepped design and incorporating architectural elements of the existing commercial component of the Property.

LU 3
Maintain a balance of land uses to support a high quality of life.

LU 3.1 Allow for the diversity and innovative development patterns of residential uses and supporting services to provide for the needs of the community.

LU 3.2 Integrate housing, employment, and supporting infrastructure, primarily in mixed-use neighborhoods and Growth and Activity Areas, to support a jobs/ housing balance.

LU 3.3 Maintain a citywide balance of land uses and consider modifications to the land use mix to accommodate changes in community vision, demographic needs, and economic sustainability.

LU 3.5 Engage the community in all land use discussions.

Response: The Mixed-Use Neighborhoods General Plan Land Use designation focuses on human-scale development and is generally located in areas with strong access to multimodal transportation and major regional services. Mixed-Use Neighborhoods are most suitable near and within Growth and Activity Areas. This Property is within the Scottsdale Road and Shea Boulevard Activity Area and is compatible with the existing variety of land uses, is located in close proximity to multimodal/regional access and proposes to improve the pedestrian realm and site interaction with the surrounding built environment. To further maintain a citywide balance of land uses, integrating additional housing options in key locations is essential for the continuing economic growth and sustainability of Scottsdale. This proposal will bring an estimated $100,000,000 reinvestment to a struggling retail center that has had long term vacancy issues in the "Age of Amazon."

LU 4
Develop context appropriate land use patterns that support a variety of compatible mobility choices and services.

LU 4.1 Integrate land uses and transportation systems to allow for a variety of mobility choices.

LU 4.2 Provide opportunities for pedestrian-oriented development, reduced parking demand, and context appropriate mobility choices.

Response: This Property is located 700 feet west of the Scottsdale Road and Shea Boulevard intersection, both major arterials, and approximately 2+/- miles west of the Loop 101, all of which provide regional access and public transit. By creating a comfortable and inviting pedestrian experience along the streetscape, and throughout the site, the design will encourage alternative modes of transportation, such as by foot, bicycle, and public transportation reducing reliance on vehicles. The Property is located near numerous restaurants, retail, support services and employment destinations. The proposed new residential building and integrated, unified site design with existing commercial uses will encourage residents and visitors to utilize the surrounding businesses for their everyday dining and retail needs.

LU 5
Promote land use patterns that conserve resources, including land, clean air, water, and energy.

LU 5.1 Encourage a variety of compatible mixed-use land uses within or next to Growth and Activity Areas, along major streets, and within particular Character Areas to reduce automobile use and improve air quality.

LU 5.2 Concentrate greater development intensities in Growth and Activity Areas, thereby reducing development pressures in low-density areas and conserving energy.

Response: Integrating new residential on the Property will offer a wider range of housing choices for the residents of Scottsdale. The location of the Property near abundant retail, restaurants, and support services is ideally situated for redevelopment. This synergy of land uses and concentration of new residential in a mixed-use setting inherently allows for the conservation of resources, reduced vehicle trips, and improved air quality.

LU 6
Attract and retain diverse employment, business, and retail land uses to improve the economic well-being of Scottsdale's residents.

LU 6.1 Promote opportunities for the expansion and revitalization of employment and commercial uses within the city.

LU 6.2 Support well-planned, clustered employment centers of related or similar uses such as Healthcare and Research and Development land uses.

LU 6.3 Encourage commercial land uses of similar scale and character in proximity to or within medium- to high-density residential areas to promote walkable connections.

Response: The rezoning request will accelerate the redevelopment of a struggling retail site, surrounded by a variety of supporting commercial, services, and residential land uses that will offer services to the residents and visitors of the development. The Property's existing retail center

building is setback approximately 200+/- feet north of Shea Boulevard, which makes it less suitable for successful retail yet ideally situated for residential. The proposed investment is estimated at $100,000,000 and the addition of new residences will bring additional sales tax dollars to the area, help preserve existing small businesses, further strengthening Scottsdale's economic stability and promoting the lifestyle qualities Scottsdale is known for.

❖ SUSTAINABILITY & ENVIRONMENT

Open Space Element

OS 5
Provide developed open space and outdoor opportunities in Scottsdale neighborhoods, giving priority to areas that are most lacking open space.

OS 5.3 Capitalize on opportunities to create new, or connect and expand existing, open spaces in established areas when redevelopment occurs.

Response: The common open space and pedestrian pathways will be improved from the Property's current condition and designed to provide a meaningful and inviting public pedestrian connection in and around the Property vs. a suburban car-centric commercial center. As part of the redevelopment, open space will increase from approximately 59,996 s.f. (existing) to 94,600 s.f. (proposed); an 89% increase. This common open space area offers both passive and active recreational opportunities through pedestrian connections, outdoor amenities, and abundant vegetation.

Environmental Planning Element

EP 1
Protect and enhance Scottsdale's human and Sonoran Desert habitats.

EP 1.1 Retain Scottsdale's Sonoran Desert aesthetic values and heritage.

EP 1.3 Require developments to retain and integrate the Sonoran Desert ecosystem.

EP 1.4 Preserve local plants, wildlife, and natural resources to maintain the biodiversity and long-term sustainability of the area's ecology.

Response:
The builder intends to preserve existing native and mature trees as well as provide new native and arid-adapted plant material which contribute to the broader surrounding environmental context. The design focuses on creating a comfortable and walkable experience for users within existing context. This enhanced experience will be achieved by increasing site shade and providing spaces for respite whether along a public sidewalk or within the outdoor community spaces. These elements respect the local natural resources and wildlife while promoting the long-term sustainability of the area's ecology.

EP 2
Demonstrate and expand the city's leadership in environmental stewardship and sustainability.

EP 2.4 Expand Scottsdale's Green Building Program to maintain regional and national leadership in green and low-impact development.

Response:
The new residential building and site design will focus on the follow key features in response to sustainability:

Overall Design and Methods:
- Project will support the area's existing small businesses by bringing in new residents within walking distance and will provide better pedestrian connectivity to the existing commercial/retail center
- This building will exceed required standards and meet all IGCC design standards
- Potential for flooding reduced with green infrastructure/low impact development practices

Energy:
- Reduce energy consumption with high-efficiency HVAC equipment, LED lighting, motion and occupancy sensors in common areas, and smart-building technology
- Building envelope will utilize exterior shading, high-quality interior roller shades and building articulation to minimize direct solar heat gain
- Building envelope walls, roofs, and windows will have enhanced insulated to reduce heat gain at the occupied spaces where feasible

- "Cool roof" to minimize heat gain
- Exterior ceiling fans for air movement and cooling

Transportation:
- On site electric vehicle charging stations
- Preferred parking for low emission/hybrid vehicles
- Secured bicycle racks and indoor storage
- On-site bicycle repair station offering bicycle maintenance for residents and patrons
- Enhancing the sidewalk along Shea Boulevard

Water:
- Expected water use reduction of 48% as compared to the existing and allowed commercial uses
- Irrigation controllers will utilize flow monitoring and evapotranspiration-based weather sensors
- Nighttime landscape watering to reduce evaporation loss
- Design of open space elements and plant materials will include sustainable, low water use and low maintenance landscape improvements
- Synthetic turf
- Specifications include low flow faucets and shower heads
- Specifications included leak sensors
- Specifications include tenant sub-meter with data collection to be shared with the City for more detailed water usage of multifamily communities
- Water harvesting/bio-swales in some landscape areas
- EZ flow fertigation system to improve water quality of irrigation water

Urban Heat Island:
- Reduce heat island effect by removing 2.1+/- acres of surface parking asphalt resulting in a 300% reduction in pavement
- Reduce urban heat island effect by increasing the amount of shade trees (30+/- additional trees)
- Design of all open space elements will include shade trees, shade elements and minimal hardscape to reduce heat absorption and contribute to carbon reduction
- Landscape design to include 48" box trees
- Permeable pavers at drop-off

Community:
- Operable windows and doors at all units and common spaces to enhance air quality and resident health
- Attention to wellness factor for residents and the surrounding community – emphasis on the visual and spatial approach and experience
- Attention to respite and access to outdoor areas for resident well-being – common resident areas with access to outdoors with two separate courtyards
- Natural lighting for resident well-being and to reduce energy consumption

EP 3
Participate in local and regional efforts to improve air quality.

EP 3.1 Reduce automobile emissions through traffic management; transportation improvements; promotion of a wide variety of mobility options; travel demand reduction strategies; expansion of regional connectivity; and use of electric and alternative fuel vehicles

Response:
In addition to the mixed-use character of the proposal, well-situated amongst existing retail, restaurants and support services, the design will provide onsite electric vehicle charging and preferred parking for low emission/hybrid vehicles. Bicycle racks, secured bicycle storage, as well as a bicycle repair station will be provided for residents and the public. The site is located within close proximity to Valley Metro transit connections near Scottsdale Road and Shea Boulevard. These features along with providing less expensive housing options for the nearby workforce will contribute to reduced vehicle emissions and fewer vehicle trips.

EP 5
Encourage environmentally sound green buildings and low-impact site plans that support sustainable desert living.

EP 5.2 Increase the use of green infrastructure, including low-impact development (LID) stormwater management techniques, such as curb openings and permeable pavement.

EP 5.3 Construct durable and sustainable buildings using green building principles.

EP 5.4 Promote passive solar site and building design strategies that recognize and respond to the Sonoran Desert climate.

EP 5.5 Expand Green Building construction standards to include all new and remodeled residential and commercial buildings.

Response:
This proposed building will exceed required sustainability standards and meet all IGCC design standards. The use of green infrastructure, including low-impact development (LID) stormwater management techniques will be emphasized. Residential building design will utilize passive solar through exterior shading and building articulation to minimize direct solar heat gain.

EP 7
Identify and reduce heat islands.

EP 7.1 Identify areas most impacted by the heat island effect, and prioritize mitigation for these areas to reduce heat impacts.

EP 7.2 Incorporate development strategies such as shared parking models and the use of "cool materials" (e.g., landscaping, green roofs, reflective pavement, heat reduction asphalt coatings, permeable concrete, and treated dirt areas) to help reduce the heat island effect.

EP 7.3 Develop and support programs, such as a Tree Canopy Plan, that identify and increase vegetation and shading in areas of high pedestrian activity.

EP 7.4 Promote the long-term management and maintenance of urban and open area vegetation and protect and expand the provision of private and public open spaces to reduce the heat island effect.

EP 7.5 Minimize asphalt and promote alternative parking surfaces.

Response:
The removal of the existing asphalt parking and replacing it with underground parking and increased onsite landscaped open space contributes to the reduction of the urban heat island. The removal of surface parking as part of the site redevelopment will result in a 300% reduction in asphalt (135,000 s.f. existing to 45,000 s.f. remaining). The implementation of a shaded sidewalk network around and through the community increases the amount vegetation onsite and promotes pedestrian activity, outdoor enjoyment, and walkability. Color and material selection of the building finishes will provide reflectivity and reduced heat gain. The design includes a private outdoor living space for each resident to enjoy.

EP 8
Plan, prepare, and adapt for significant climate impacts on city infrastructure and operations.

EP 8.1 Develop, adopt, and implement climate action and resiliency strategies that address areas of climate mitigation planning such as emissions, drought, energy, transportation, and extreme heat.

EP 8.2 Increase energy efficiency in buildings and vehicle fleets.

EP 8.3 Encourage use of clean, renewable energy sources.

EP 8.4 Employ green building and green infrastructure best practices.

EP 8.5 Establish land use and mobility plans that decrease transportation carbon emissions.

EP 8.6 Encourage waste reduction and water conservation.

Response:
The residential building design includes drought tolerant plant material able to withstand extreme heat conditions promoting water conservation. The City's International Green Construction Codes ("IGCC") and sustainable building methods and techniques will be implemented with the residential building. Additionally, the use of local building materials and/or repurposed materials will be implemented wherever possible through local material collection programs such as Stardust. The mixed-use nature of the residential building inherently promotes environmental preservation characteristics by offering housing for the nearby workforce and land use

sustainability. Redeveloping and revitalizing an infill site surrounded by abundant retail and support services encourages walkability and reduced vehicle trips promoting the live, play, work General Plan objective.

Conservation Element

CONSV 1
Achieve a sustainable balance between the conservation of natural resources and development of the built environment.

CONSV 1.4 Encourage landscape designs that promote water conservation, prevent erosion, reduce the heat island effect, and decrease stormwater runoff.

CONSV 1.5 Protect and restore ecosystems that maintain water quality, reduce flooding, and enhance sustainable resource development.

Response:
Plant specifications and accent materials will consist of low-maintenance and drought tolerant species. Trees selection and placement will focus on providing shaded sidewalks and outdoor common space. The proposed 107,140 s.f of open space, a 89% increase from the existing condition, will promote water conservation, prevent erosion, reduce the heat island effect, and decrease stormwater runoff. These efforts will help protect the ecosystem and reduce flooding.

CONSV 2
Protect and manage Sonoran Desert biodiversity and native ecosystems.

CONSV 2.1 Preserve, salvage, and/or restore native plants, wildlife habitat, and natural resources to maintain the biodiversity and long-term sustainability of the area's desert ecology and character.

CONSV 2.2 Encourage landscaping that limits the amount of grass and makes optimal use of native desert plants.

Response:
The builder intends to preserve existing native and mature trees as well as provide new native and low water use plant material which contribute to the broader surrounding environmental context. The plant selection includes Palo Brea, Palo Verde, Fruitless Olive, Ghost Gum, and Chinese Elm, as well as other desert varieties, which will provide shade and comfort to residents and pedestrians while contributing to the long-term sustainability of the area's Sonoran Desert ecology and character.

CONSV 4
Conserve water and encourage the reuse of wastewater.

CONSV 4.3 Continue to thoroughly review development impacts on water use and encourage development design that fosters water conservation.

CONSV 4.8 Explore new and evolving water conservation and reuse technologies and use them as appropriate.

Response:
An expected water use reduction of 48% is projected as compared to the existing and allowed commercial land uses. Water conservation will be achieved through drip irrigation and smart controller systems, nighttime landscape watering, use of synthetic turf, leak sensors, sustainable low water use landscaping, and implementation of low flow faucets and shower heads.

Energy Element

E 3
Promote building and site designs that maximize energy efficiency.

E 3.1 Encourage the use of natural properties and sustainable building systems (e.g., sun, shade, thick walls, insulation) to reduce the demand for and use of mechanical cooling and heating systems.

E 3.2 Encourage the use of drought tolerant landscaping to reduce summer solar heat gain.

E 3.3 Promote solar energy opportunities in building and site design.

E 3.4 Incorporate healthy, resource- and energy-efficient materials and methods in design, construction, and remodeling of buildings.

E 3.5 Orient buildings and lots in ways that minimize summer solar heat gain, maximize roof solar access and natural ventilation, and limit roof solar access obstructions of neighboring structures.

E 3.6 Improve the energy efficiency of the building envelope, heating and cooling systems, lighting, and appliances.

Response:
Residential building orientation and design allows for abundant shaded outdoor community space/courtyards and natural ventilation for all residential units. Residential building envelope walls, roofs and windows will include enhanced insulation to reduce heat gain. Drought tolerant landscape will be installed throughout in response to the Southwestern climate while still providing abundant shade and solar relief. Energy efficient building systems, HVAC, interior/exterior lighting, and appliances will be utilized.

❖ COLLABORATION & ENGAGEMENT

Community Involvement Element

CI 1
Seek early and ongoing community involvement through broad public input in project and policy-making discussions.

CI 1.1 Maximize opportunities for early notification of proposed projects using a variety of methods.

CI 1.2 Use public involvement plans to identify and engage interested parties and provide opportunities for information exchange.

Response: Public participation and community outreach is an important part of the rezoning process. Technical Solutions began neighborhood outreach early in the process and maintains on-going dialogue with the community and stakeholders. Feedback from one-on-one meetings, phone calls, and the required open house meeting is shared with City Staff and memorialized in the Public Participation plan submitted with this General Plan Amendment and zoning application.

❖ COMMUNITY WELL-BEING

Healthy Community Element

HC 3
Build on Scottsdale's leadership role in wellness and healthful living.

HC 3.1 Provide quality recreation, community events, and neighborhood services that foster physical activity and encourage healthful living.

HC 3.4 Continue to foster and market Scottsdale as a resort, wellness, rejuvenation, and healthcare destination.

Response: The integrated Property offers a healthful lifestyle based on its proximity to retail/support services, state of the art medical care, recreational opportunities, and multimodal transportation alternatives promoting healthful living and maintaining a Scottsdale lifestyle for our residents with focus on the nearby workforce including but not limited to teachers, nurses, and local small business workers. The Scottsdale/Paradise Valley YMCA is located approximately 800 feet to the west and Chaparral High School is approximately 1,500 feet south of the site offering additional residential options to those families. The proposed mixed-use community offers amenities such as landscaped outdoor community space, and a bicycle repair station (publicly accessible). As noted below in the Recreation Element, beyond the immediate area, the Property is approximately 2+/- miles away from a shared public pathway system that offers abundant recreational opportunities within the Camelback Walk connecting to the Indian Bend Wash.

Housing Element

H 1
Support diverse, safe, resource-efficient, and high-quality housing options.

H 1.1 Maintain Scottsdale's quality-driven development review standards for new development.

H 1.2 Promote complementary physical design, building structure, landscaping, and lot layout relationships between existing and new construction.

H 1.3 Ensure community dialogue during zoning and the development review processes to encourage context appropriate development designs.

H 1.4 Support the creation of mixed-use projects, primarily in Growth and Activity Areas, to increase housing supply withing walking distance of employment, transportation options, and services.

H 1.5 Encourage a variety of housing densities in context-appropriate locations throughout Scottsdale to accommodate projected population growth.

Response: Scottsdale is experiencing an increased demand for housing options. This proposal will help meet the growing need for housing while also providing housing for teachers, nurses, first responders, and small business workers, further contributing to the long-term economic prosperity of the surrounding area. Further, the development will help diversify the local economy and support a sustainable economic future as the City continues to grow, change, and mature. According to a recent analysis by the City, approximately 72% of City of Scottsdale employees do not live in Scottsdale, while 84% of police and 83% of fire employees do not live in Scottsdale.

Recreation Element

R 2
Provide and enhance recreational opportunities that meet the diverse needs of Scottsdale's citizens and visitors.

R 2.5 Develop and maintain a citywide interconnected network of trails to provide valuable recreation and fitness opportunities for residents and visitors. Where possible, trails should connect to neighborhoods and serve major destinations.

R 2.6 Provide multi-generational recreation programming and facilities, that consider the full spectrum of community and special social or physical needs, interests, and financial resources.

Response: In addition to immediate walkability to retail, restaurants, and support services, the Scottsdale/Paradise Valley YMCA is located approximately 800 feet to the west and Chaparral High School is located approximately 1,500 feet to the south. The Property is located approximately 2+/- miles west of a public shared pathway system which links to Camelback Walk (near HonorHealth Shea and Mustang Library) and further south to the Indian Bend Wash. This

pathway system also links northward extending to WestWorld. The greenbelt system provides abundant recreational and fitness opportunities for residents connecting them to multiple destinations.

Safety Element

S 6
Protect the health, safety, and welfare of the public from the impacts of flooding.

S 6.1 Identify drainage system needs, and make improvements where flood control problems exist

Response: A drainage report is provided with the zoning application addressing the public safety and welfare of residents with respect to drainage systems in conformance with City requirements.

❖ CONNECTIVITY

Circulation Element

C 1
Design and improve transportation corridors to safely and efficiently move people and goods.

C 1.1 Support the public transit system to assure adequate and affordable access to and within our community for citizens, employees, visitors, and businesses through the use of future technologies and micro-mobility options.

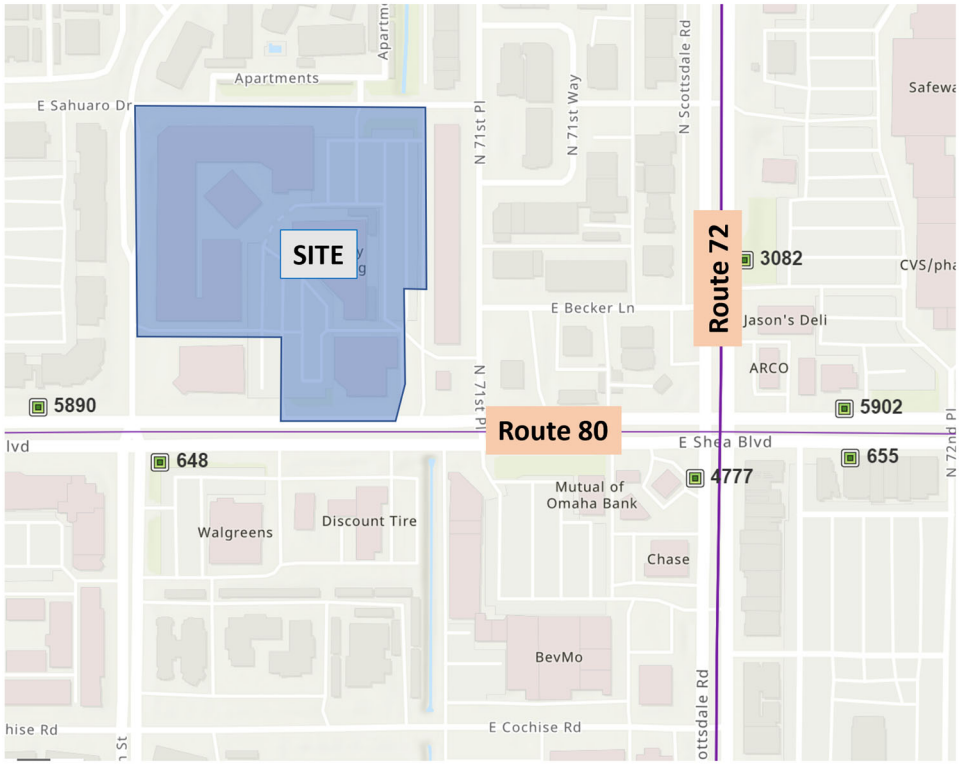
C 1.2 Coordinate transportation and land use planning to enhance an integrated, sustainable transportation system that promotes livable neighborhoods, economic vitality, safety, efficiency, mode choice, and adequate parking.
C 1.5 Incorporate strategies and technologies that efficiently move people, improve transportation system capacity and enhance mobility choices.

C 1.7 Retrofit aging neighborhood infrastructure and streets and create non-motorized neighborhood connections to enhance livability, safety, accessibility, and comfort.

Response: The Property is located west of the intersection of Scottsdale Road and Shea Boulevard, with nearby access to public transportation, and is approximately two miles away from the Loop 101, which provides regional access. Valley Metro bus Route 72 runs north-south along Scottsdale Road approximately 700 feet east of the Property, providing connections from Grayhawk to Chandler. Valley Metro transit Route 80 runs east-west along Shea Boulevard providing connections from Mustang Library to Glendale. Beyond the immediately adjacent context, the Property is located within close proximity to numerous employment, medical, and service-related business.

The Property is well situated to benefit and further enhance a walkable environment through streetscape sidewalk connectivity and the internal pedestrian pathways connecting to area businesses. The development plan includes increased pedestrian connectivity between the proposed residential building and existing commercial buildings. Specifically, at the existing internal roundabout there is newly proposed pavement striping along the south edge of the roundabout to better connect pedestrians between the residential building and the existing commercial. At the north side of the roundabout, a new accessible ramp is proposed on the existing commercial center side at the proposed pedestrian connection from the residential.

Transit Routes



Source: valleymetro.org

C 2

Reduce the number, length, and frequency of automobile trips to improve air quality, reduce traffic congestion, and enhance quality of life and the environment.

C 2.1 Encourage a mix of land uses that will reduce the distance and frequency of automobile trips and support mobility choices.

C 2.2 Integrate a variety of mobility choices along local and regional transportation corridors.

C 2.3 Reduce demands on transportation networks by using trip reduction strategies and travel demand management techniques, including technology and applications, telecommuting,

alternative work schedules, carpooling, and transit/bicycling incentives in order to provide travelers with effective choices to improve travel reliability.

C 2.4 Work with employers to provide incentives and encouragement for trip reduction strategies.
C 2.5 Promote non-motorized travel for short neighborhood trips.

Response: As mentioned above, the Property is well-situated for regional access while also taking advantage of transit opportunities and promoting walkability. The design implements a range of General Plan goals and policies including the integration of new high-quality, vibrant architecture, and context appropriate site planning, creating a pedestrian presence with ground level activity and shaded micro-environment through landscaping. The proposed addition of residential housing options within a mixed-use context will reduce trip generation. The mixed-use proposal results in 78% fewer vehicle trips than the existing commercial retail (if it could be leased) as demonstrated in the traffic report provided with the zoning submittal.

C 3
Continue to develop an effective, safe, and connected multimodal transportation system (e.g., streets, trails, bikeways, shared-use paths, transit).

C 3.5 Increase accessibility to transit options through non-motorized and other transit connections, such as, neighborhood circulators; on-demand transportation network companies; improved/enhanced sidewalks, multimodal paths, bicycle lanes; and non-motorized options for the final mile to reach public transit services.

C 3.6 Create, preserve, and enhance multimodal connections between residential areas and neighborhood-supporting land uses.

Response: The proposed mixed-use residential community is integrated within an established area of the city near retail/support services and employment with multimodal transportation options. The design includes bicycle racks, secured bicycle storage, and a bicycle repair station for its residents and the public and promotes walkability though the integration of new shaded sidewalks and ground level synergy.

C 8
Provide a comfortable and accessible transportation system to increase ability to reach goods, services, and activities. Many factors affect accessibility, including mobility (physical movement), the quality and affordability of transportation options, transportation system connectivity, and land use patterns.

C 8.1 Provide pedestrian safety, comfort, and amenities that reflect streetscape design and character of an area.

Response: The streetscape design and ground level activity will enhance comfort and ease of walkability for residents and visitors. Hardscape, landscape, lighting, and wayfinding will respect the user and provide unified connectivity to the established pedestrian network in and around the Property. Streetscapes have been improved to encourage pedestrian comfort, safety, and

accessibility with the proposal. The sidewalks will be upgraded along Scottsdale Road and Sahuaro Drive to include a new 8-ft wide sidewalk in addition to new 48" box shade trees. Sidewalks around the building and providing connectivity to the existing commercial retail will be 6-ft wide. Ample shade trees will be provided for pedestrian comfort.

Bicycling Element

B 1
Develop continuous, accessible, and interconnected bicycle networks.

B 1.1 Continue to participate in regional bikeway system planning.

B 1.2 Promote convenient connections between on-street and off-street bicycling networks throughout the city and with neighboring jurisdictions.

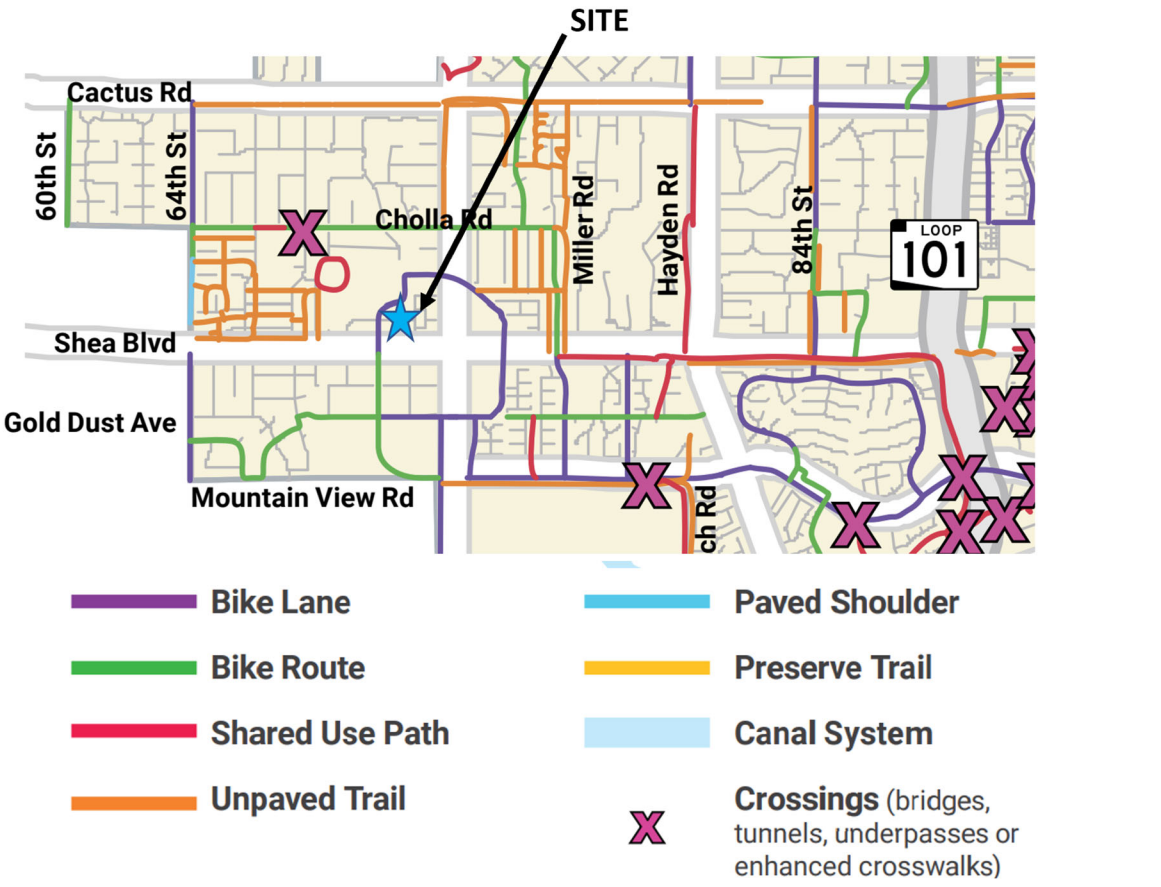
B 1.3 Continue to integrate bicycle lanes and buffered bicycle lanes through street restriping and other techniques.

B 1.4 Continue to expand and enhance off-street bicycling networks, and connect them to existing and planned on-street bicycle networks.

Response: The existing bike lanes along 70th Street will be maintained, which provide connectivity to the to a greater open space recreation element as depicted below. Additionally, the Property is located with approximately 2+/- miles of the Camelback Walk connecting to the Indian Bend Wash areas which are accessible via Shea Boulevard, Gold Dust Avenue, and Mountain View Road. Bicycle racks and bicycle storage will be provided onsite in conformance with City standards. Additionally, a bicycle station will be provided onsite for the residents and the public offering bicycle repair and maintenance.

Source: experiencescottsdale.com

Bicycle & Trails Map



Source: scottsdaleaz.gov/transportation/paths-trails

❖ REVITALIZATION

Neighborhood Preservation & Revitalization Element

NPR 1
Preserve and enhance the character, identity, and quality of Scottsdale's diverse neighborhoods.

NPR 1.1 Support innovative, well-designed, sustainable building construction and rehabilitation to enhance neighborhood character and identity.

NPR 1.2 New construction and exterior remodels or renovations should sensitively address neighborhood character and transition areas.

Response: Redevelopment and revitalization of the site for a new mixed-use residential community brings a wide range of amenities including, but not limited to, enhanced landscape and hardscape, shade, improved pedestrian connectivity, sensitive edge buffering, vibrant architecture, placemaking and underground parking. The mixed-use community will maintain sensitive edge

conditions and transitions to the adjacent built environment including existing two and three-story multifamily buildings.

Only two amended development standards are being requested with the application: the addition of the word "MINIMUM" with respect to the average setback requirement to clarify that average setbacks can be greater than the minimum as dictated by the development plan, and to allow for minor building, wall, and roofline encroachments for the existing commercial building. The residential building will be compliant with the base PUD development standards.

NPR 5
Promote neighborhood interaction to help create and maintain strong communities.

NPR 5.1 Preserve existing and create new public gathering spaces within walking distance of residential areas.

NPR 5.3 Encourage physical and social links between non-residential and residential land uses.

Response: The proposed mixed-use residential development contributes towards a pedestrian oriented atmosphere by improving the pedestrian realm with activation of the adjacent street frontage through widened sidewalks, increased open space, new shade trees, and direct unit access along Shea Boulevard and Sahuaro Drive. Improving the pedestrian character and safety of redevelopment sites is a key component to maintaining a thriving mixed-use community that minimizes focus on the automobile and encourages multimodal transportation. The Property is within close proximity to retail/support services and provides a greater balance of land uses to better serve the changing needs of Scottsdale.

Conservation, Rehabilitation, & Redevelopment Element

CRR 1
Support high-quality, context-appropriate redevelopment, rehabilitation, and conservation to promote long-term neighborhood stability.

CRR 1.1 Support redevelopment that is sensitive to the identity and character of Scottsdale's maturing neighborhoods.

CRR 1.2 Continue strategic and proactive intervention efforts for property redevelopment, rehabilitation, and maintenance on properties beginning to show signs of decline, so as to prevent further progression of blight, distress, underutilization, or deterioration.

CRR 1.3 Support the proactive participation of affected residents and business owners during the planning and implementation of redevelopment and neighborhood conservation projects.

CRR 1.5 Protect established areas/neighborhoods by promoting context-appropriate infill development; sensitive neighborhood and property assemblage; and innovative adaptive reuse of existing community resources and historic properties.

CRR 1.6 Upgrade substandard infrastructure during redevelopment and rehabilitation projects.

Response: The unified redevelopment of this Property with a mixed-use residential community will bring new vibrant architecture and site design to an aging and vacating suburban-style retail site with asphalt surface parking that was developed under the exiting C-2 zoning. Infrastructure and pedestrian connectivity will be improved. The design of the new residential building took inspiration from the surrounding architectural character through building massing, materials, color and detailing while respecting the Southwestern climate. As demonstrated in the Public Participation plan submitted with the zoning application, neighborhood outreach is ongoing throughout the process to ensure dialogue with the community and surrounding property owners regarding the request.

CRR 2
Sustain long-term economic well-being through redevelopment, rehabilitation, and conservation.

CRR 2.1 Support and encourage public and private economic reinvestment in declining areas.

CRR 2.2 Encourage reinvestment that positively impacts the visual impressions and experiences of residents, businesses, and visitors.

CRR 2.3 Promote redevelopment and rehabilitation of older commercial areas to maintain Scottsdale's standing as one of the major retail, restaurant, and entertainment destinations within the metropolitan area.

CRR 2.4 Foster redevelopment and rehabilitation of mature employment centers to enhance Scottsdale's commercial property inventory and provide new job opportunities.

CRR 2.5 Encourage healthy, resource- and energy-efficient building materials and methods during conservation, rehabilitation, and redevelopment efforts.

Response: Revitalizing and redeveloping properties is a critical part of the economic vitality of the community as it grows and changes. Integrating new land use options on underutilized and/or vacant sites is essential for the continuing economic growth and sustainability of Scottsdale. This proposal will bring an estimated $100,000,000 reinvestment to a struggling retail center that has had long term vacancy issues in the "Age of Amazon". This proposal implements this General Plan goal by integrating a residential community in a mixed-use setting with convenient access to retail, educational, employment, medical, and major transportation corridors. The proposal will reinvigorate the Property, stimulate additional taxpayer dollars, provide additional jobs, and encourage more infill development of aging properties. Use of efficient sustainable building materials will be implemented as discussed above under the Environmental Planning Element.

Growth Areas Element

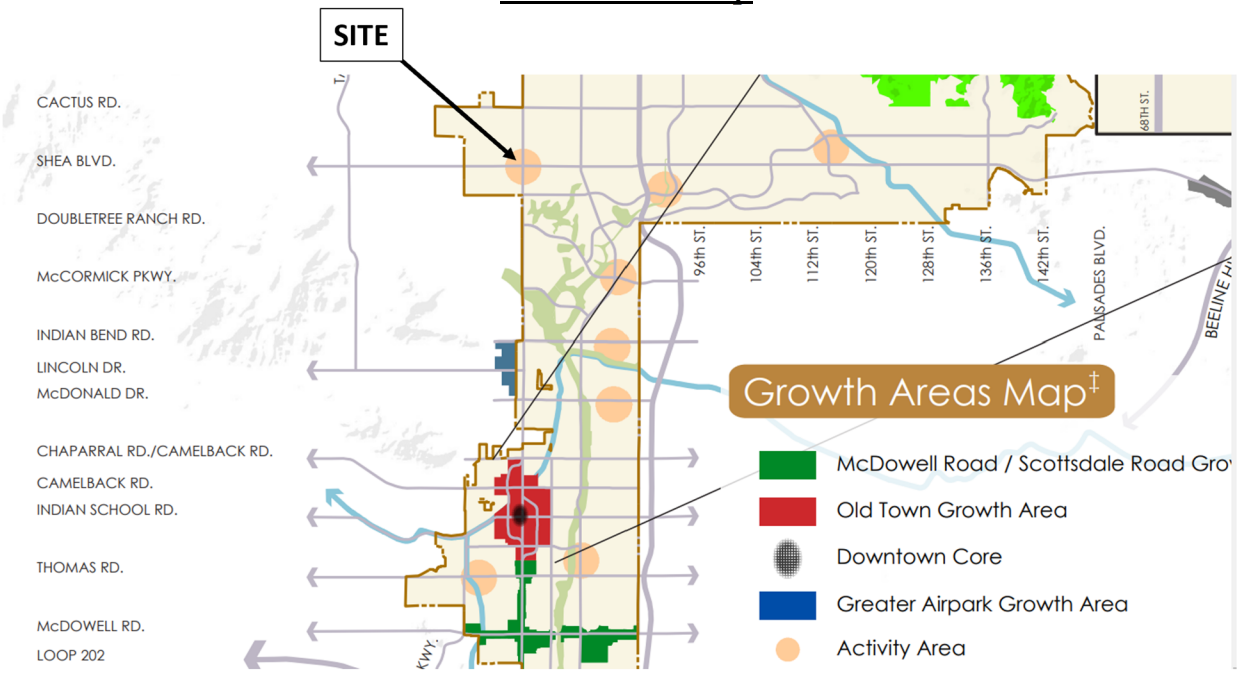
GA 1

Direct growth in areas of the city that can support a concentration of development density and intensity, as well as a broad mix of uses.

GA 1.5 Identify Growth and Activity Area "edges," and incorporate context-appropriate transitions between these "edges" and adjacent neighborhoods to minimize the impacts of higher-intensity development.

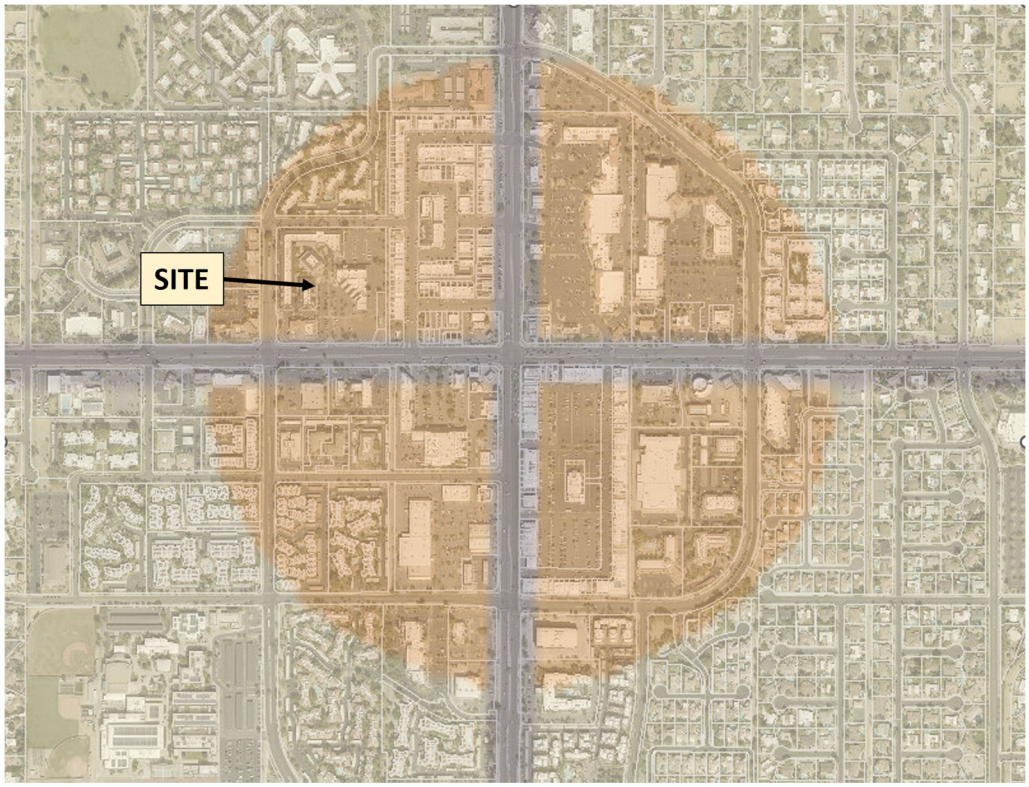
Response: The Property is located within the Scottsdale Road and Shea Boulevard Activity Area surrounded by compatible established land uses including multifamily residential and retail/service-related businesses. Integrating new residences and supporting amenities brings a physical and economic synergy that will continue to enliven and enhance the area consistent with the "live, work, play" goals and policies of the General Plan by offering new housing options and unique amenities for its residents including teachers, first responders, healthcare workers, and others. Redevelopment and revitalization of the Property brings a wide range of amenities including, but not limited to, ground level activation, enhanced landscape and hardscape, shade, improved pedestrian connectivity, sensitive edge buffering, vibrant architecture, placemaking, a and underground parking. According to a recent analysis by the City, approximately 72% of City of Scottsdale employees do not live in Scottsdale, while 84% of police and 83% of fire employees do not live in Scottsdale. The building massing is designed to respectfully integrate with the surrounding building heights by proposing a stepped design along the streetscape with architectural elements influenced by the existing retail uses. The current design shows a modified stepback on the fourth floor to diminish its visibility from Shea Boulevard.

Growth Areas Map



Source: 2035 General Plan

Shea/Scottsdale Activity Area Aerial Overlay



GA 5

Recognize and build on the character and diversity of Scottsdale's various Growth and Activity Areas.

GA 5.1 Support land use compatibility with nearby neighborhoods through context- appropriate development within Growth and Activity Areas.

GA 5.2 Protect key economic and historic assets from incompatible land uses in designated Growth and Activity Areas.

GA 5.4 Promote new development, revitalization, and redevelopment within Growth and Activity Areas that maintains fiscal sustainability, promotes long-term economic development goals, and enhances quality of life.

Response: The Property is located within the Scottsdale Road and Shea Boulevard Activity Area as delineated in the 2035 General Plan. The proposed development is contextually appropriate with respect to land use and physical improvements including massing, architecture, materials, landscape, hardscape, and lighting. The synergy of uses between the proposed mixed-use residential community and existing adjacent commercial retail and employment uses will bolster the economic vitality of the area. Redeveloping and revitalizing underutilized and/or vacant infill sites is key to promoting land use and economic sustainability; allowing reinvestment to strengthen the long-term success of Scottsdale and area businesses.

Cost of Development Element

COD 1

As permitted by State Law, require development to pay its fair share of the cost of public service needs it generates.

COD 1.6 Continue to use water, water resources, and sewer development fees to ensure that new growth pays for itself without adversely impacting existing customers.

Response: The development will comply with all City requirement with respect to water and sewer development fees to ensure that development pays for growth.

COD 2

Promote development timing guided by the adequacy of existing and/or expandable infrastructure, services, and facilities.

COD 2.2 Ensure proposed development commits to construction of primary water, wastewater, and circulation systems, as necessary, before approval.

Response: Consistent with City requirements, the builder has submitted water and sewer basis of design reports, as well as a traffic report, with the zoning application to ensure adequate infrastructure and transportation systems are in place to serve the proposed use. The proposed land

use provides residential housing options within a mixed-use context, thereby reducing trip generation. Also, the mixed-use proposal results in fewer vehicle trips than the current commercial zoning as demonstrated in the traffic report provided with the zoning submittal.

❖ INNOVATION & PROSPERITY

Economic Vitality Element

EV 1
Foster Scottsdale's resiliency to economic change through support of our core industries (e.g., tourism, healthcare, bio/life sciences, advanced business services), assets, regional competitiveness, and economic diversity.

EV 1.2 Support retention and expansion of established businesses and provide resources for businesses to adapt to changing market conditions.

EV 1.3 Diversify Scottsdale's businesses, focusing on industries that add value to the existing economic environment.

Response: Providing a variety of housing options that address the needs of multiple demographics contributes to a strong economic base. This proposal will meet the growing need for housing options and contribute to the long-term economic prosperity of the surrounding area by providing residents the opportunity to live near employment areas such as the Scottsdale/Shea area, Scottsdale Airpark, and HonorHealth Shea Medical Campus as well as nearby Chaparral High School. Further, the development will help diversify the local economy and support a sustainable economic future as the City continues to grow, change, and mature.

PUD CRITERIA

Section 5.5003 of the City's Zoning Code sets forth the criteria that must be satisfied when considering an application for a PUD District:

A. PUD Zoning District approval criteria.

1. As part of the approval or modified approval of an application for a PUD District, the Planning Commission shall recommend, and the City Council shall find that the following criteria have been met:

a. The proposed development promotes revitalization, the goals, policies, and guidelines of the General Plan, area plans, and design guidelines.

Response: As demonstrated in the General Plan section above, the proposed development promotes revitalization and upholds the goals and policies set forth in these documents.

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

Response: The development standards proposed with the application align best with the PUD zoning district.

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

Response: As an infill redevelopment project, the proposed design is respectful of the existing edge conditions in terms of setbacks, building placement, building height transitioning, human-scale and landscaping buffers. The architectural character of the proposed residential component is complementary of the existing commercial.

Integrating a mixed-use residential community into the Scottsdale Road and Shea Boulevard area is consistent with the goals and policies of the 2035 General Plan by offering new housing options for residents and encouraging a mix of synergistic land uses further strengthening the economic viability of this area, which is primarily composed of non-residential uses. This proposal will bring an estimated $100,000,000 reinvestment to a struggling retail center (33% vacancy). The building massing is designed to respectfully integrate with the surrounding building heights by proposing a stepped design along the streetscape with architectural elements influenced by the existing retail uses.

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

Response: Water and Sewer reports are included with the application and demonstrate that there is adequate infrastructure and city services to serve the development.

The Property is well-situated for regional access while also taking advantage of transit opportunities and promoting walkability. The design implements a range of General Plan goals and policies including context appropriate site planning, creating a pedestrian presence with ground level activity and shaded micro-environment through landscaping. The proposed land use also provides residential housing options within a mixed-use context, thereby reducing trip generation. The mixed-use proposal results in fewer vehicle trips than the existing commercial zoning as demonstrated in the traffic report provided with the zoning submittal.

e. The proposal meets the following criteria:

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

Response: Not applicable.

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

Response: The site has frontage on Shea Boulevard, a major arterial.

B. Amended development standards.

1. To encourage sensitivity to site conditions and provide flexibility in planning, development standards outlined in Section 5.5005., excluding C. Allowable building height and D. Exception to building height, may be amended upon recommendation by the Planning Commission and a finding by the City Council that the amended development standards achieve the purposes of the planned unit development district better than the existing standards.

Response: With this application, the following amendments are being requested to the property development standards given the unique configuration of this infill site.

- **Average Setback**: Addition of the word "**MINIMUM**" with respect to the average setback requirement to clarify that average setbacks can be greater than the minimum as dictated by the development plan.

- **Encroachments beyond the Building Envelope:** Architectural features, trellis, canopies, balconies, patio enclosures, covered walkways, and screen walls are allowed to encroach 15 feet beyond the building envelope. This additional provision would allow a maximum encroachment of 15 feet for **BUILDING, WALL, AND ROOF ELEMENTS OF EXISTING STRUCTURES** to accommodate the existing condition of the commercial building.

C. *Development Plan (DP).*

1. *Approval.*
   a. Development Review Board considerations.
      i. The Development Review Board shall review the DP elements and make a recommendation to the Planning Commission, based on the following considerations:
         (1) The design contained in the DP is compatible with development in the area that it may directly affect, and the DP provides a benefit to the city and adjacent neighborhoods.
         (2) The DP is environmentally responsive, incorporates green building principles, contributes to the city's design guidelines and design objectives, and that any deviations from the design guidelines must be justified by compensating benefits of the DP.
         (3) The DP will not significantly increase solar shading of adjacent land in comparison with a development that could be developed under the existing zoning district.
         (4) The DP promotes connectivity between adjacent and abutting parcels, and provides open spaces that are visible at the public right-of-way and useful to the development.

Response: Integrating a mixed-use residential community into the Scottsdale Road and Shea Boulevard area is consistent with the goals and policies of the 2035 General Plan by offering new housing options for residents and encouraging a mix of synergistic land uses further strengthening

the economic viability of this area, which is primarily composed of non-residential uses. This proposal will bring an estimated $100,000,000 reinvestment to a struggling retail center. The building massing is designed to respectfully integrate with the existing retail center and surrounding three-story building heights by proposing a stepped design and architectural elements. The building character and stepped building mass are complementary to the surrounding development pattern. The proposed building will integrate the existing onsite architectural vernacular utilizing a variety of desert appropriate textures and building finishes, incorporating architectural elements that provide solar relief, shading and deep overhangs, and celebrate the Sonoran Desert climate by creating outdoor spaces and common amenities for its residents while also tying to the existing pedestrian network. Beyond the immediately adjacent context, the Property is located within close proximity to numerous employment, medical, and service-related business. The Property is well situated to benefit and further enhance a walkable environment through streetscape sidewalk connectivity and the internal pedestrian pathways connecting to area businesses.

b. Upon receiving a recommendation from the Development Review Board, the Planning Commission shall make a recommendation to the City Council for consideration of the DP.

SCOTTSDALE 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. In addition to the response below, please refer to Goal CD 1 above for a specific description of the design elements.

1. The design character of any area should be enhanced and strengthened by new development.

Response: The Southwestern contemporary building character and stepped building mass are complementary to the surrounding development pattern. The proposed residential building will utilize a variety of desert appropriate textures and building finishes, incorporate architectural elements that provide solar relief, shading and deep overhangs, and celebrate the Sonoran Desert climate by creating outdoor spaces and common amenities for its residents while also tying to the existing pedestrian network along the streetscape.

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

Response: Although the setting of this site is more urban in character and does not have natural features such as natural washes and natural area open space, the development team has taken

special consideration in providing appropriate interaction with the streetscape through building design and attention to the ground-level experience including additional open space and shade trees.

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

Response: The Property is redevelopment site located on a relatively flat improved parcel of land that is predominately an asphalt parking lot. Landscaping will consist of low-water use desert appropriate landscaping materials in conformance with established guidelines.

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

Response: The proposed redevelopment will include desert appropriate landscaping (as well as integration of native plants). Additional landscaping and increased open space areas will contribute to the area's habitat and improve air quality. Also, desert appropriate plants will be able to withstand the variations of the local climate and as they mature, they will become self-sustaining relative to water demand. The proposed 107,140 s.f. of open space, a 89% increase from the existing condition, will promote water conservation, prevent erosion, reduce the heat island effect, and decrease stormwater runoff.

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 the streetscape is an important feature of the design, as numerous retail/support services, educational, residential, employment and recreational uses are within walking distance of the Property.

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 well situated for mixed-use residential because it is located within walking distance to a range of supporting land uses including retail, restaurants, , and support services. The development has been designed with an emphasis on the ground level pedestrian experience enhancing the land use goals for this area. Developing residential mixed-use with established transportation options (transit, foot, bicycle) reduces the number and distance of automobile trips and improves air quality, thereby enhancing the quality of life for the entire community.

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 building will incorporate design elements that respect human-scale, providing shade and shelter through building form, site, and landscape design.

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

Response: Variation in massing (stepped façade), proportion, material contrast, and architectural detailing will be provided establishing a natural hierarchy. The proposed development also provides continuity between the newly proposed and existing architecture in the surrounding area, providing contextually appropriate redevelopment and visual fluidity along the street frontages. Additionally, no reductions are being requested for building setbacks and stepbacks along the street edge for the new residential building. Only two amended development standards are being requested with the application: the addition of the word "MINIMUM" with respect to the average setback requirement to clarify that average setbacks can be greater than the minimum as dictated by the development plan, and to allow for minor building, wall, and roofline encroachments for the existing commercial building. The residential building will be compliant with the base PUD development standards.

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

Response: The proposed building will utilize a variety of Sonoran Desert inspired textures and building finishes, incorporate architectural elements that provide solar relief and deep overhangs, and celebrate the Southwestern climate by creating outdoor spaces, respites, and shade.

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

Response: Sustainable strategies and building techniques, which minimize environmental impact and reduce energy consumption, will be emphasized. The specific sustainable elements are being evaluated with the design and development of residential building in accordance with IGCC and will include, but are not limited to, well insulated building envelope, energy efficient windows, energy efficient light fixtures, and low flow faucets and shower heads. See 2035 General Plan Sustainability & Environment section above.

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 redevelopment and revitalization of the Property. The desert-lush character will be upheld through the careful selection of plant materials in terms of scale, density, and arrangement.

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

Response: The site design will maintain a low water use plant palette. Context appropriate desert plant materials will be utilized consistent with the established vegetative pattern found throughout the area.

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 while maintaining safety and wayfinding for residents, patrons, and passing pedestrians.

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.

High Street Residential – Sundown Commons 6-16-2023

Legislative Draft
Planned Unit Development (PUD) - Amended Development Standards

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Sec. 5.5005. - Development standards.

A. *PUD development area.*

1. Gross acreage.

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

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

B. *Density and intensity.*

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

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

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

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

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

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

C. *Allowable building height.*

1. *Building height:*

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

D. *Exception to building height.*

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

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

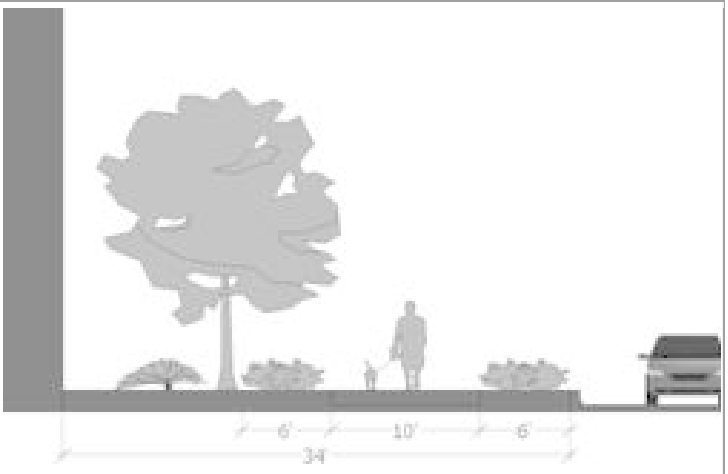
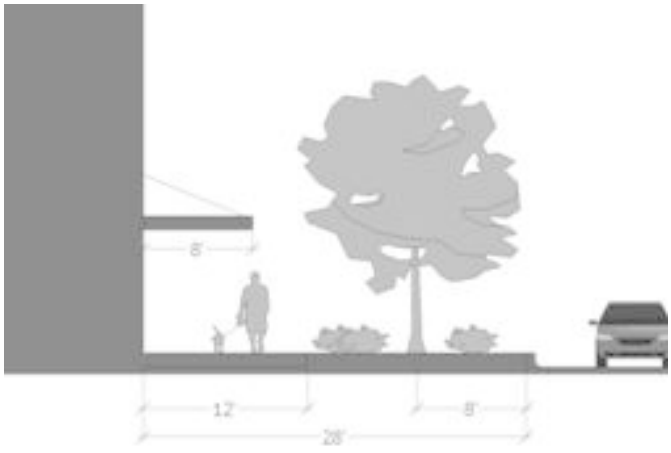
3. Roof top garden structures may exceed the building height up to five (5) feet.

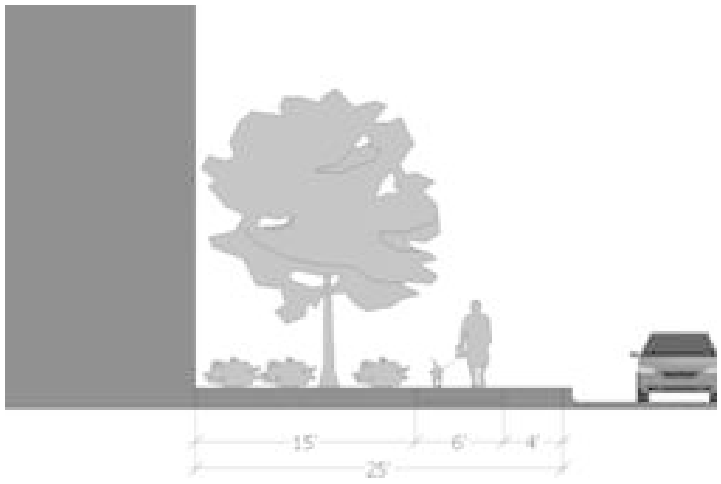
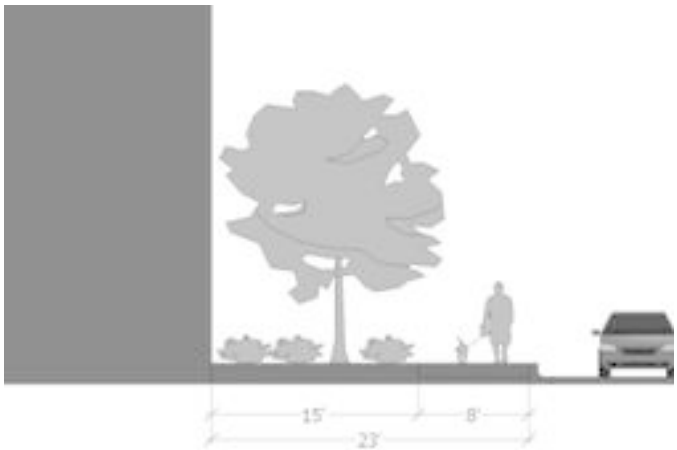
E. *Building setbacks.*

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

TABLE A

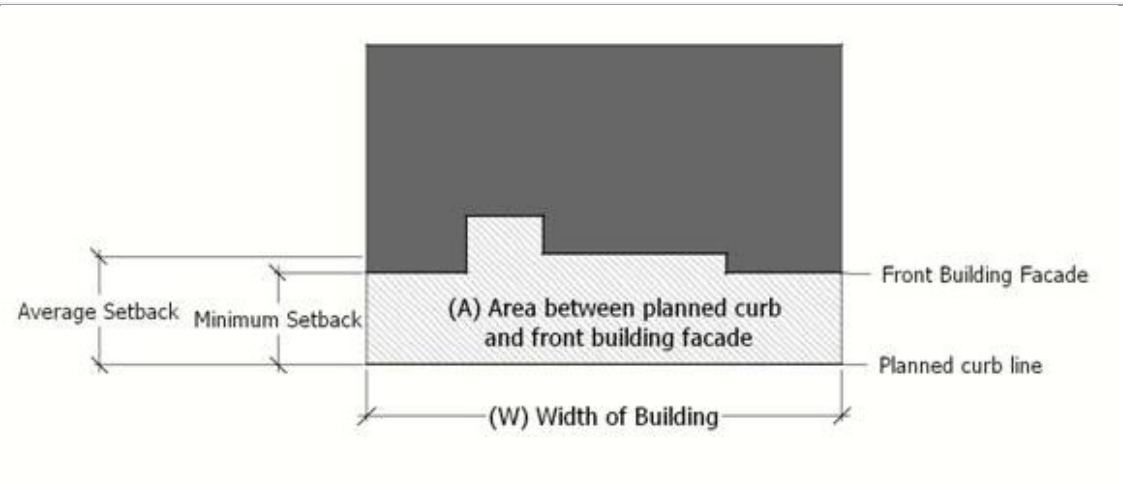
BUILDING SETBACK FROM BACK OF THE PLANNED CURB ALONG STREETS

Street Classification Type and Use	**Minimum Setback**	**MINIMUM Average Setback**	**Setback Diagram - This Illustrates Setbacks, Excluding Average Setback. Dimensions are for Illustrative Purposes.**
Major and Minor Arterial - Residential on First Floor Adjacent to the Street	34 feet	40 feet	
Major and Minor Arterial - Retail and Commercial on First Floor Adjacent to the Street	28 feet	32 feet	

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

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

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



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

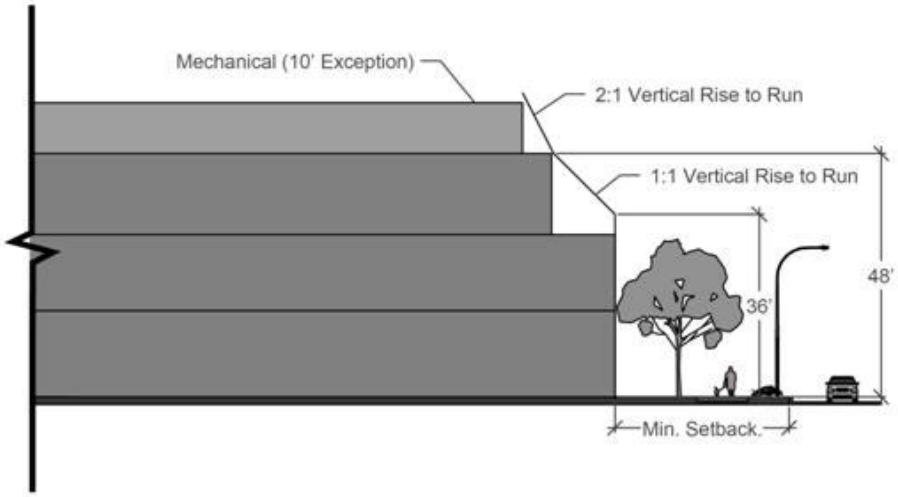
3. *Designated scenic corridor or buffered setback.* Where a designated scenic corridor or a buffered setback is existing or planned the setback shall be the required width of the designated scenic corridor or buffered setback. The Planned Unit Development (PUD) District average setback shall not apply.

F. *Building envelope.*

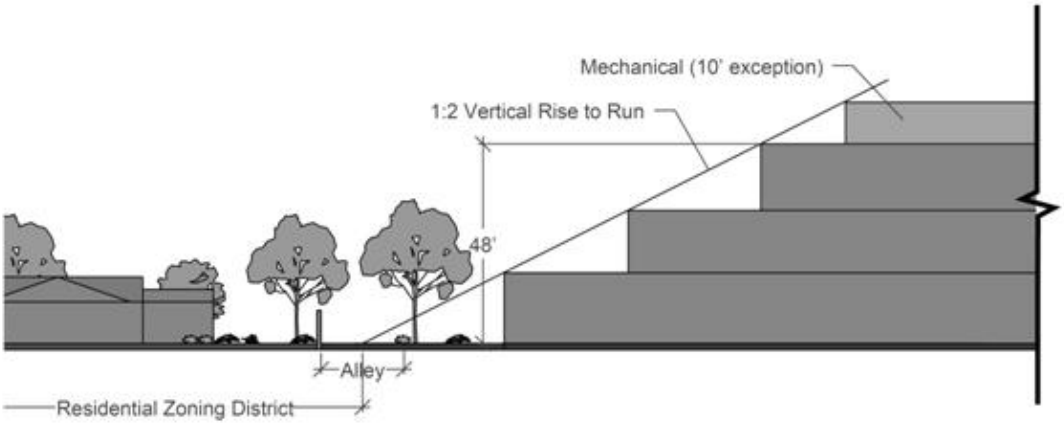
1. Starting at a point thirty-six (36) feet above the minimum building setback line, the building envelope inclined stepback plane shall slope upwards at 1:1 (ratio of the vertical rise to the horizontal run) to a point measured forty-eight (48) feet above the minimum building setback line. Thereafter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

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

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



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



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

G. *Encroachment beyond the building envelope.*

1. A maximum encroachment of fifteen feet (15) feet may be allowed for:

   a. Architectural ornaments and similar features, and

   b. Trellis, canopies, balconies, patios and partial or full patio enclosures, covered walks, and screen walls.

   c. **BUILDING, WALL, AND ROOF ELEMENTS OF EXISTING STRUCTURES**

2. Any encroachment into the right-of-way, roadway easement, or right-of-way easement requires a city issued encroachment permit and/or agreement.

3. The requirements of article vii. General provisions shall not apply to Section 5.5005.G.

H. *Setback abutting a residential zoning district.*

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

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

1. Private outdoor living space.

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

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

2. Common open space.

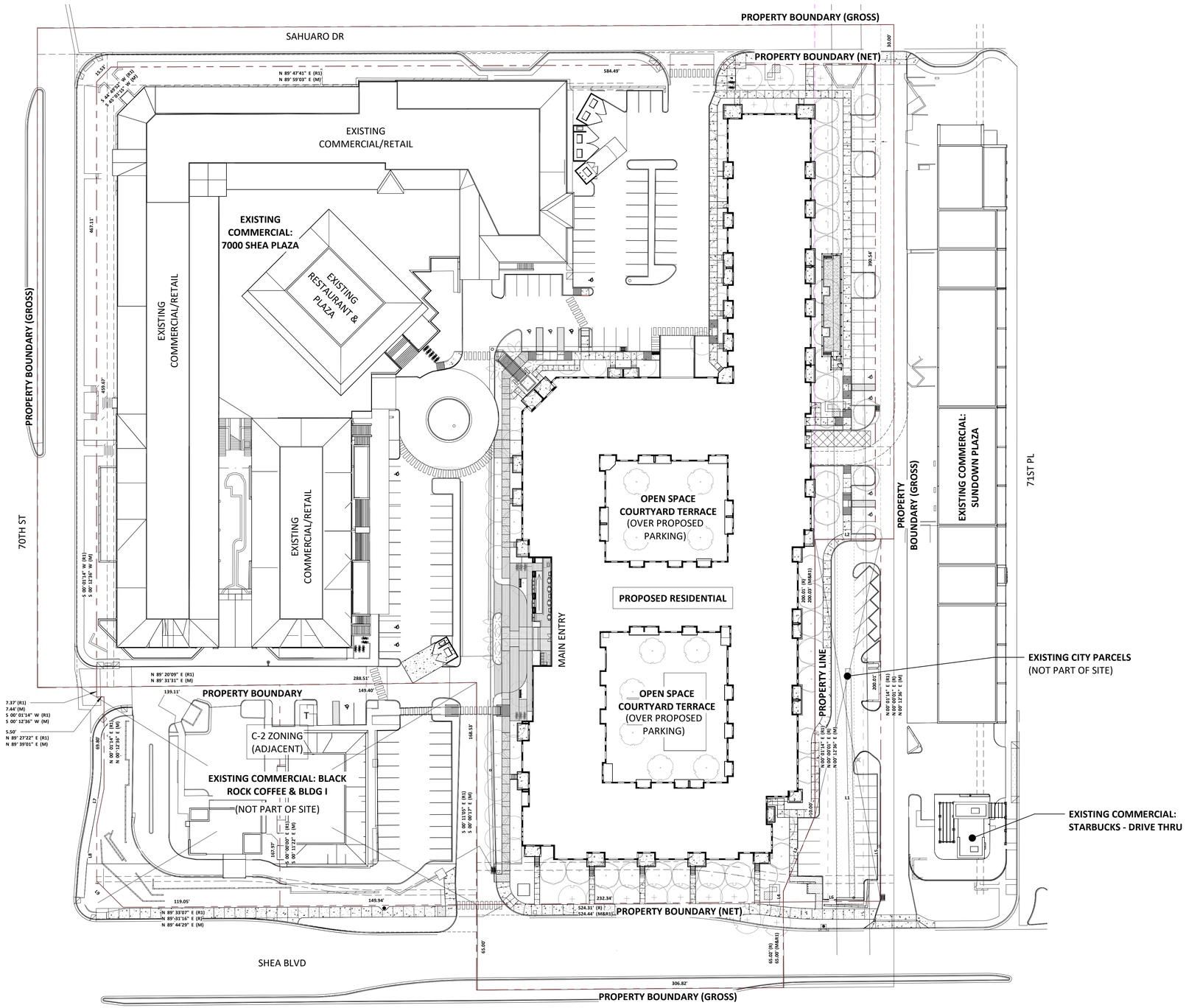
   a. Minimum: 0.10 multiplied by the total gross site area of the development.

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

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

(Ord. No. 3854, § 3, 6-9-09; Ord. No. 3920, § 1(Exh. §§ 50, 51), 11-9-10; Ord. No. 4005, § 1(Res. No. 8947, Exh. A, § 159), 4-3-12; Ord. No. 4143, § 1(Res. No. 9678, Exh. A, § 123), 5-6-14)

LINE TABLE		
LINE	BEARINGS	LENGTH
L1	N 89°33'07" E (R1) N 89°31'16" E (R) N 89°44'29" E (M)	50.00'
L2	N 89°33'07" E (R1) N 89°31'16" E (R) N 89°44'29" E (M)	50.00'
L3	S 22°46'59" W (R1) S 22°45'38" W (R) S 22°58'22" W (M)	62.03'
L4	N 00°01'14" E (R1) N 00°00'01" E (R) N 00°12'36" E (M)	8.00'
L5	N 00°01'14" E (R1) N 00°00'01" E (R) N 00°12'36" E (M)	75.00'
L6	N 89°33'07" E (R1) N 89°31'16" E (R) N 89°44'29" E (M)	74.00'
L7	S 11°13'34" W (R1) S 11°24'57" W (M)	28.30'
L8	S 00°01'14" W (R1) S 00°12'36" W (M)	74.00'
L9	N 45°18'32" W (R1) N 45°07'09" W (M)	74.00'



1 A.21.d **DIMENSIONED BOUNDARY PLAN**
1" = 40'-0"

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COSANTI COMMONS

7000 E Shea Blvd / Scottsdale AZ

esg ARCHITECTURE & DESIGN

500 Washington Avenue South, Suite 1080
Minneapolis, MN 55415
p 612.339.5508 | f 612.339.5382
www.esgarch.com

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly licensed architect under the laws of the State of Arizona

Signature

Typed or Printed Name

License # Date

NOT FOR CONSTRUCTION

1/30/2024
REZONING & GPA
RESUBMITTAL #3

ORIGINAL ISSUE:

REVISIONS

No.	Description	Date

222517
PROJECT NUMBER

ESG DRAWN BY | ESG CHECKED BY

KEY PLAN

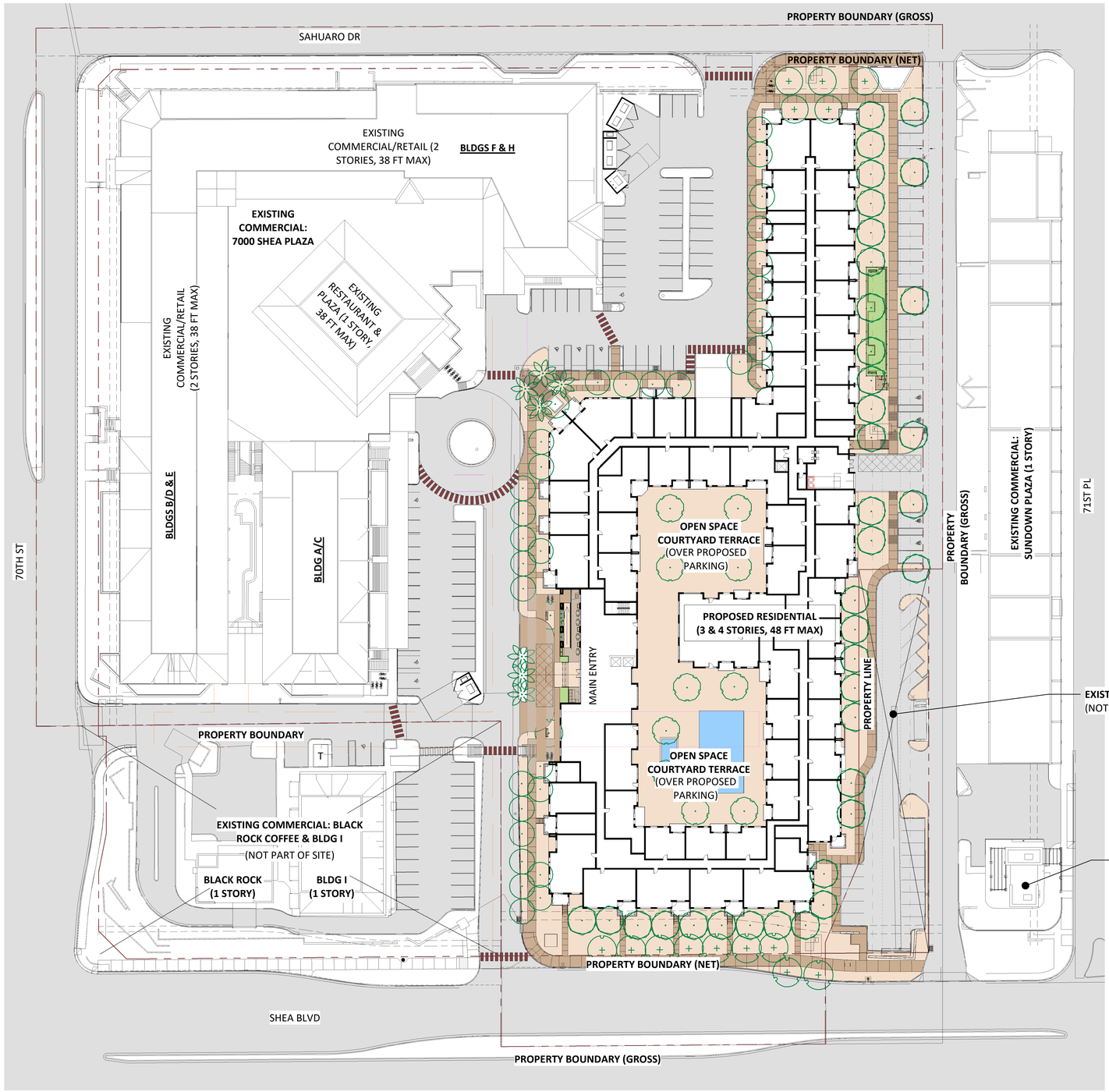
COSANTI COMMONS

DIMENSIONED BOUNDARY PLAN

A.21.d

COSANTI COMMONS

7000 E Shea Blvd / Scottsdale AZ



EXISTING BUILDINGS SF:	
(PER CASE 30-DR-2020)	
BUILDING A/C:	+/-18,500 SF
BUILDING B/D:	+/-18,500 SF
BUILDING E:	+/-12,200 SF
BUILDING F:	+/- 7,200 SF
BUILDING G:	+/- 7,200 SF
BUILDING H:	+/-15,600 SF
TOTAL:	+/-79,200 SF
LOT 2 BLACK ROCK:	+/- 1,977 SF
LOT 3 BUILDING I:	+/- 5,600 SF (AZ BREAD +/-2,800 SF)

PROPOSED BUILDING SF:	
RESIDENTIAL BLDG:	+/-380,000 SF

1 A.21.fa **SITE PLAN**
1" = 40'-0"

1/30/2024 11:46:32 AM

esg
ARCHITECTURE & DESIGN

500 Washington Avenue South, Suite 1080
Minneapolis, MN 55415
p 612.339.5508 | f 612.339.5382
www.esgarch.com

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly licensed architect under the laws of the State of Arizona

Signature

Typed or Printed Name

License # Date

NOT FOR CONSTRUCTION

1/30/2024
REZONING & GPA
RESUBMITTAL #3

ORIGINAL ISSUE:

REVISIONS

No.	Description	Date

222517
PROJECT NUMBER

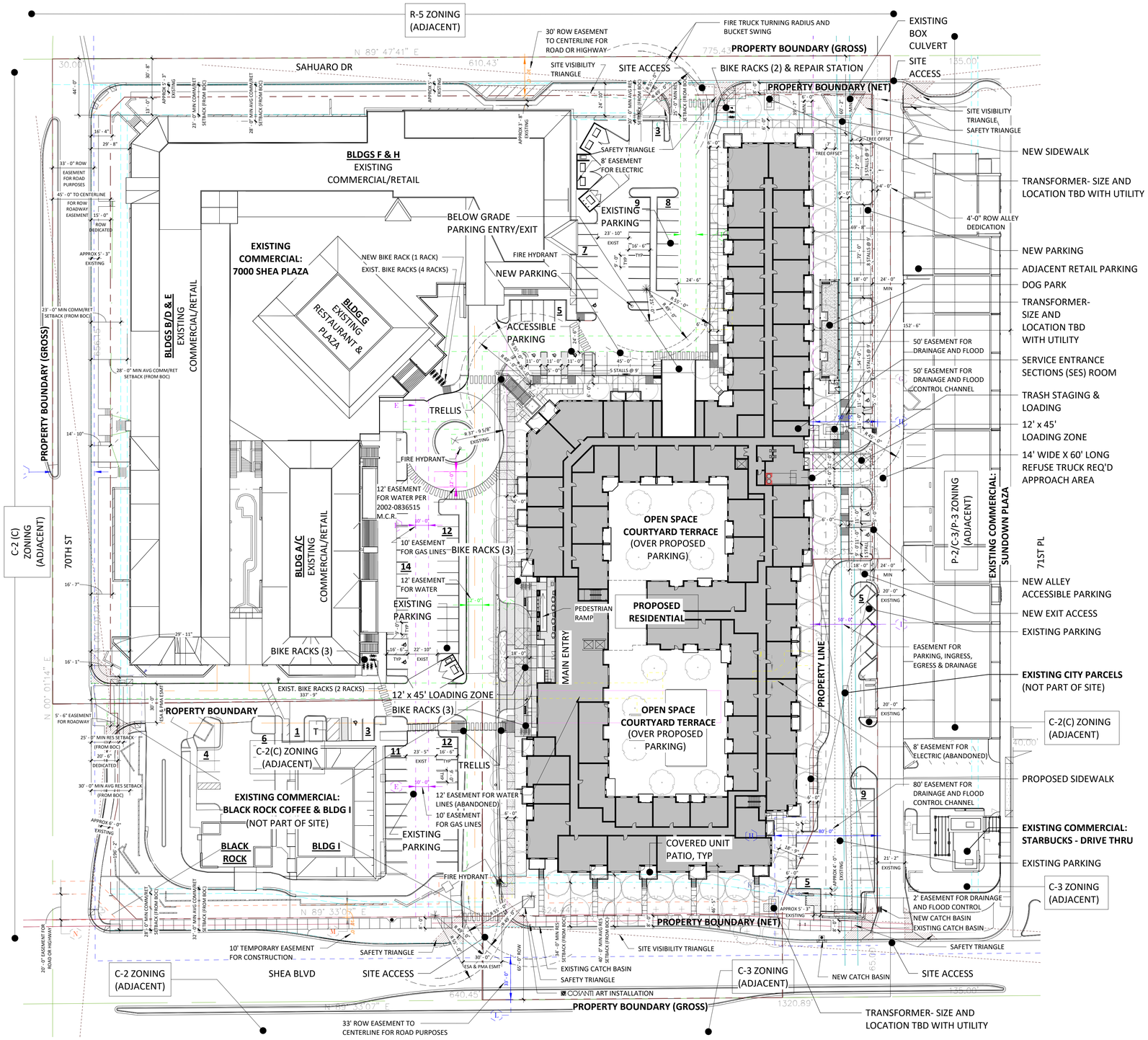
ESG DRAWN BY | ESG CHECKED BY

KEY PLAN

COSANTI COMMONS

RENDERED SITE PLAN

A.21.fa



1 TECHNICAL REQUIREMENTS

A.21.fb

1" = 40'-0"

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EXISTING BUILDINGS SF:

(PER CASE 30-DR-2020)

BUILDING A/C:	**+/-18,500 SF**
BUILDING B/D:	**+/-18,500 SF**
BUILDING E:	**+/-12,200 SF**
BUILDING F:	**+/- 7,200 SF**
BUILDING G:	**+/- 7,200 SF**
BUILDING H:	**+/-15,600 SF**
TOTAL:	**+/-79,200 SF**

LOT 2 BLACK ROCK: +/- 1,977 SF
LOT 3 BUILDING I: +/- 5,600 SF (AZ BREAD +/-2,800 SF)

PARKING METRICS - EXISTING LOT 3:

COSANTI COMMONS
EXISTING LOT 3 PARKING *(NOT PART OF REZONE REQUEST)*

esg

STANDARD	APPROVED SITE PLAN FOR EXISTING LOT 2 (BLACK ROCK COFFEE) Case #: 30-DR-2020	GENERAL ZONING PARKING REQUIREMENT	EXISTING COMMERCIAL LOT 2 - *NOT PART OF REZONE REQUEST* (C-2 (C) ZONING)	EXISTING COMMERCIAL LOT 3 - *NOT PART OF REZONE REQUEST* (C-2 (C) ZONING)
VEHICLE PARKING PER USE [Table 9.103.A]	1:300 SF			
MIXED USE COMMERCIAL CENTER USE (TOTAL REQUIRED)	-	1:300 SF	1,977 SF**** / 300 **7**	5,600 SF**** / 300 **19**
TOTAL VEHICLE PARKING **PROVIDED**	-	-	**10** (SURFACE TO REMAIN)	**27** (SURFACE TO REMAIN)

**** Per Site Plan data, Black Rock Coffee Bar, Case# 30-DR-2020; Lot 3 = Building I (Arizona Bread Company and Fitness 4 Home)

PROJECT DATA SUMMARY:

Case No:	973-PA-2022
Project Address:	**COMMERCIAL/RETAIL BUILDINGS:** 7000 E Shea Blvd, Bldgs A, B, C, D, E, G, H and multiple suite numbers (existing per County) **RESIDENTIAL BUILDING:** TBD -- (7000 E Shea Blvd, Bldg J -- existing per County) Scottsdale, AZ 85254
APN (EXISTING):	**EXISTING COMMERCIAL/RETAIL SITE:** 175-42-186S (per County) **EXISTING RESIDENTIAL SITE:** 175-42-136S (per County)
APN (PROPOSED):	**OVERALL SITE:** TBD -- (175-42-136S -- existing per County)
QS:	**EXISTING COMMERCIAL/RETAIL SITE + RESIDENTIAL SITE:** 29-44
Zoning Classification (EXISTING):	**EXISTING COMMERCIAL/RETAIL SITE:** C-2 (Central Business) **EXISTING RESIDENTIAL SITE:** C-2 (Central Business)
Zoning Classification (PROPOSED):	**OVERALL SITE:** PUD-PSD (Planned Unit Development with Planned Shared Development Overlay)

ZONING SUMMARY:

COSANTI COMMONS
PLANNED UNIT DEVELOPMENT WITH PLANNED SHARED DEVELOPMENT OVERLAY

esg

STANDARD	APPROVED SITE PLAN FOR EXISTING COMMERCIAL Case #: 97-ZN-1986 (C-2 (C) ZONING)	PUD-PSD ZONING	PROPOSED OVERALL LOT (PUD-PSD ZONING)	EXISTING COMMERCIAL (PUD-PSD ZONING)	PROPOSED RESIDENTIAL (PUD-PSD ZONING)
USE	RETAIL, OFFICE, RESTAURANT	-	MIXED USE CENTER (RETAIL, OFFICE, DENTAL OFFICE, HAIR SALONS, HEALTH FOOD STORE, SPORTS TRAINING, CHESS INSTRUCTOR, RESTAURANT, PARKING) & MULTI-FAMILY	MIXED USE CENTER (RETAIL, OFFICE, DENTAL OFFICE, HAIR SALONS, HEALTH FOOD STORE, SPORTS TRAINING, CHESS INSTRUCTOR, RESTAURANT, PARKING)	MULTI-FAMILY
TOTAL LOT AREA (GROSS) (WITH CITY-OWNED PARCELS) (9.143 AC)	N/A	0.5 min. to 15 ACRES max.	398,264 S.F. (9.143 AC)	204,162 S.F. (4.687 AC)	194,102 S.F. (4.456 AC)
TOTAL LOT AREA (GROSS) (WITHOUT CITY-OWNED PARCELS) (8.619 AC)	N/A	0.5 min. to 15 ACRES max.	**375,447 S.F. (8.619 AC)**	**204,162 S.F. (4.687 AC)**	**171,285 S.F. (3.932 AC)**
TOTAL LOT AREA (NET) (WITHOUT CITY-OWNED PARCELS) (7.221 AC)	N/A	-	**314,532 S.F. (7.221 AC)**	**168,046 S.F. (3.858 AC)**	**146,486 S.F. (3.363 AC)**
DWELLING QUANTITY	N/A	-	240 UNITS	0 UNITS	240 UNITS
TOTAL # BEDROOMS	N/A	-	EFFICIENCY: 12 UNITS 1-BR: 165 UNITS 2-BR: 63 UNITS 3-BR: 0 UNITS 303 BEDROOMS	EFFICIENCY: 0 UNITS 1-BR: 0 UNITS 2-BR: 0 UNITS 3-BR: 0 UNITS 0 BEDROOMS	EFFICIENCY: 12 UNITS 1-BR: 165 UNITS 2-BR: 63 UNITS 3-BR: 0 UNITS 303 BEDROOMS
DENSITY/INTENSITY (FAR**)	-	Residential Uses: per Development Plan	±29 DU/AC GROSS 240 / ±8.619 = ±27.85	0 DU/AC GROSS 0 / ±4.687 = 0	±51 DU/AC GROSS 240 / ±3.932 = ±61.04
[COMMERCIAL USE EXCEPTIONS SEC. 5.5005.B.3] 0.8 max. (net site area)	0.33 proposed FAR stated in case (0.8 max. FAR now)	Commercial Uses: 0.25 FAR	±79,200 SF***/314,532 = 8 x 314,532 = 251,626 SF	±79,200 SF*** /168,046 = 0.47 FAR	Commercial Uses: 0 /146,486 = 0.0 FAR
BUILDING HEIGHT [EXCEPTIONS SEC. 5.5005.D, 5.5005.F]	34 FT (36 FT max. now)	48 FT max. + 10 FT average allowed for certain elements covering no more than 30% of bldg roof area	38 FT COMM/RETAIL 58 FT MAX MULTI-FAMILY	38 FT COMM/RETAIL	58 FT MAX MULTI-FAMILY includes 10 FT average allowed for certain elements covering no more than 30% of bldg roof area
SETBACKS	-	-	-	-	-
MINIMUM AVERAGE SETBACK	-	-	REQUESTING AMENDED STANDARD FOR 'MINIMUM' AVERAGE SETBACK (PUD LANGUAGE)	REQUESTING AMENDED STANDARD FOR 'MINIMUM' AVERAGE SETBACK (PUD LANGUAGE)	REQUESTING AMENDED STANDARD FOR 'MINIMUM' AVERAGE SETBACK (PUD LANGUAGE)
SAHUARO (NORTH) - GROUND FLR RESIDENTIAL MIN./MIN. AVG.	20 FT stated in case	25 FT / 30 FT - FR. BACK OF PLANNED CURB	±39'-7"/47'-2" PROPOSED	N/A	±39'-7"/47'-2" PROPOSED
SAHUARO (NORTH) - GROUND FLR COMM/RETAIL MIN./MIN. AVG.	225 FT required now from MF district)	23 FT / 28 FT - FR. BACK OF PLANNED CURB	24' EXISTS (ROOF OVERHANG, RAMPED WALKWAY, LOW UTILITY SCREEN WALL ENCROACH MIN SETBACK UNDER 15 FT ENCROACHMENT) / 28'-2" EXISTS	24' EXISTS (ROOF OVERHANG, RAMPED WALKWAY, LOW UTILITY SCREEN WALL ENCROACH MIN SETBACK UNDER 15 FT ENCROACHMENT) / 28'-2" EXISTS	N/A
SHEA (SOUTH) - GROUND FLR RESIDENTIAL MIN./MIN. AVG.	20 FT stated in case	34 FT / 40 FT - FR. BACK OF PLANNED CURB	±46'-5"/50'-11" PROPOSED	N/A	±46'-5"/50'-11" PROPOSED
SHEA (SOUTH) - GROUND FLR COMM/RETAIL MIN./MIN. AVG.	(front - 0 FT req'd now)	28 FT / 32 FT - FR. BACK OF PLANNED CURB	193'/205'-4" EXISTS	193'/205'-4" EXISTS	N/A
70TH ST (WEST) - GROUND FLR RESIDENTIAL MIN./MIN. AVG.	20 FT stated in case	25 FT / 30 FT - FR. BACK OF PLANNED CURB	±325'/332'-5" PROPOSED	N/A	±325'/332'-5" PROPOSED
70TH ST (WEST) - GROUND FLR COMM/RETAIL MIN./MIN. AVG.	(front - 0 FT req'd now)	23 FT / 28 FT - FR. BACK OF PLANNED CURB	29' EXISTS (ROOF OVERHANG, ENCLOSED STAIRS, EXTERIOR STEPS ENCROACH MIN SETBACK BUT UNDER 15 FT ENCROACHMENT) / 30'-1" EXISTS	29' EXISTS (ROOF OVERHANG, ENCLOSED STAIRS, EXTERIOR STEPS ENCROACH MIN SETBACK BUT UNDER 15 FT ENCROACHMENT) / 30'-1" EXISTS	N/A
BUILDING ENVELOPE [ENCROACHMENTS - SEC. 5.5005.G]	-	-	-	-	-
SAHUARO (NORTH) - ADJ. TO RESID. DISTRICT ENVELOPE	N/A	1-2 - STARTING ON RESID. DISTRICT BOUNDARY	REQUESTING ENCROACHMENT FOR EXISTING COMMERCIAL BUILDING	REQUESTING ENCROACHMENT FOR EXISTING COMMERCIAL BUILDING	COMPLIES
71ST PL (EAST) - STANDARD ENVELOPE	N/A	1:1 - STARTING UP 36 FT FR. MIN. SETBACK TO 48 FT; THEN 2:1	N/A	N/A	N/A
SHEA (SOUTH) - STANDARD ENVELOPE	N/A	1:1 - STARTING UP 36 FT FR. MIN. SETBACK TO 48 FT; THEN 2:1	COMPLIES	COMPLIES	COMPLIES
70TH ST (WEST) - STANDARD ENVELOPE	N/A	1:1 - STARTING UP 36 FT FR. MIN. SETBACK TO 48 FT; THEN 2:1	COMPLIES	COMPLIES	N/A
PRIVATE OUTDOOR LIVING SPACE	N/A	0.05 x gross floor area of the dwelling unit	COMPLIES	N/A	COMPLIES
COMMON OPEN SPACE	amount stated in case illegible (0.10 x 314,532 (net lot area) now = 31,453 SF plus .004 x net lot area for ea. FT of bldg height over 12 FT (.004 x 314,532 x 26 FT***) = +32,721 = 31,453 + 664,164 SF req'd now overall site)	0.10 x 375,447 (gross site area) = 37,545 SF	±94,600 SF OVERALL PROPOSED (±59,996 SF EXISTS OVERALL)	-	-

** FAR calculated over the NET site area; floor area can exclude: parking areas; uncovered steps, exterior balcony space, exterior ground floor patio space, basement space used for unoccupied storage, elevator shafts & space occupied by electrical & mechanical rooms.
***Per Site Plan data, Black Rock Coffee Bar, Case# 30-DR-2020
****Per 159-DR-86 'Elevations,' Design Review Submittal, City approved stamp dated 11/6/86

PARKING METRICS:

	APPROVED SITE PLAN FOR EXISTING COMMERCIAL Case #: 97-ZN-1986 (C-2 (C) ZONING)	PUD-PSD ZONING	PROPOSED OVERALL LOT (PUD-PSD ZONING)	EXISTING COMMERCIAL (PUD-PSD ZONING)	PROPOSED RESIDENTIAL (PUD-PSD ZONING)
STANDARD					
PARKING LOCATED BETWEEN BUILDING AND STREET [Sec. 5.5006.A.]	-	-	COMPLIES	COMPLIES	COMPLIES
DRIVE AISLE SIZE [Table 9.106.A]	-	-	COMPLIES	EXISTING	COMPLIES
PARKING STALL SIZE [Table 9.106.A]	-	-	COMPLIES	EXISTING	COMPLIES
VEHICLE PARKING PER USE [Table 9.103.A]	-	-	-	-	-
MIXED USE COMMERCIAL CENTER USE TOTAL REQUIRED	-	1:300 SF	±79,200 SF*** / 300 237	±79,200 SF*** / 300 **237**	-
MULTIFAMILY GUEST (240 TOTAL UNITS)	-	1 PER 6 UNITS	-	-	40
MULTIFAMILY EFFICIENCY 12 UNITS	-	1.25 PER DU	-	-	15
MULTIFAMILY 1BR 165 UNITS	-	1.3 PER DU	-	-	215
MULTIFAMILY 2BR 63 UNITS	-	1.7 PER DU	-	-	108
MULTIFAMILY 3BR+ 0 UNITS	-	1.9 PER DU	-	-	0
MULTIFAMILY TOTAL REQUIRED	-	-	-	-	378
TOTAL VEHICLE PARKING **REQUIRED**	663 stated in case for larger overall site	-	**615**	**237**	**378**
TOTAL VEHICLE PARKING **PROVIDED**, INCLUDES ACCESSIBLE	561 (15% reduct.) stated in case for larger overall site	-	-	58 (SURFACE TO REMAIN) (requesting this site includes required parking for 40 guests of MF residential building) 313 (STRUCTURED)	41 SURFACE (30 + 11 of the 19 SURFACE ON CITY PARCELS) 297 (STRUCTURED) (not including compacts; not providing buried tandems)
			709	**TOTAL: 371**	**TOTAL: 338**
ACCESSIBLE PARKING, STRUCTURED REQUIRED (4% MIN OF THE PROVIDED)	-	-	**25**	13	12
ACCESSIBLE PARKING, SURFACE REQUIRED (4% MIN OF THE PROVIDED)	-	-	**6**	3	3
ACCESSIBLE PARKING, STRUCT. PROV. (INCLUDED IN THE PROVIDED PKG TOTALS)	-	-	**33**	20	13
ACCESSIBLE PARKING, SURFACE PROV. (INCLUDED IN THE PROVIDED PKG TOTALS)	-	-	**11**	4	7
COVERED PARKING [Sec. 9.103.I-M]	-	-	-	-	-
ACCESSIBLE TENANT COVERED PARKING PROVIDED (FOR MF DEVTS)	-	-	13 0	0 0	13 0
NONACCESSIBLE TENANT COVERED PARKING PROVIDED (FOR MF DEVTS)	-	**4% MIN RATIOS PROVIDED:**	13 / 297 = 284 = 4.4% 284	0 / 313 = .000 = 0.0% 0	13 / 297 = 284 = 4.4% 284
ACCESSIBLE VISITOR COVERED PARKING PROVIDED (FOR MF DEVTS)	-	**RATIOS PROVIDED:**	284 / 297 = 956 = 95.6%	0 / 313 = .000 = 0.0%	284 / 297 = 956 = 95.6%
NONACCESSIBLE VISITOR COVERED PARKING PROVIDED (FOR MF DEVTS) (NO MF DWELLING VISITOR PKG SPACES ARE PROVIDED IN COVERED)	-	**4% MIN RATIOS PROVIDED:**	7 2 / 40 = .050 = 5%	0 2 / 40 = .050 = 5%	0 0 / 297 = .000 = 0%
NONACCESSIBLE VISITOR COVERED PARKING PROVIDED (FOR MF DEVTS) (NO MF DWELLING VISITOR PKG SPACES ARE PROVIDED IN COVERED)	0		0	0	0
	-	**RATIOS PROVIDED:**	38 / 40 = 950 = 95%	38 / 40 = 950 = 95%	0 / 297 = .000 = 0%
ACCESSIBLE NONRESIDENTIAL COVERED PARKING PROVIDED (THESE ARE EXISTING)	-	**4% MIN RATIOS PROVIDED:**	20 18 / 273 = .066 = 6.6%	20 18 / 273 = .066 = 6.6%	0 0 / 297 = .000 = 0%
NONACCESSIBLE NONRESIDENTIAL COVERED PARKING PROVIDED (THESE ARE EXISTING)	-	**EXISTING RATIOS PROVIDED:**	253 253 / 273 = 927 = 92.7%	253 253 / 273 = 927 = 92.7%	0 0 / 297 = .000 = 0%
TOTAL VEHICLE PARKING REQUIRED & PROVIDED			**TOTAL VEHICLE PARKING REQUIRED (OVERALL SITE) = 615;** **TOTAL PARKING PROVIDED (OVERALL SITE) = 709** **TOTAL VEHICLE PARKING SURPLUS (OVERALL SITE) =**		**94**
BICYCLE PARKING PER USE [Sec. 9.103.C]	0 stated in case				
MIXED USE COMMERCIAL CENTER USE REQUIREMENT		1:10 REQ. VEH., 2 MIN., 100 MAX.	-	237 / 10 = 24	- 0
MULTIFAMILY USE REQUIREMENT		1:10 REQ. VEH., 2 MIN., 100 MAX.	-	40 / 10 = 4	338 / 10 = 34
BICYCLE PARKING REQUIRED (TOTALS)	0 stated in case	-	**62**	**28**	**34**
BICYCLE PARKING PROVIDED	0 provided in case				
BICYCLE PARKING SPACES, STRUCTURED	0 provided in case	-	-	0	34
BICYCLE PARKING SPACES, SURFACE	0 provided in case	-	-	20 (10 racks)	16 (8 racks)
BICYCLE PARKING PROVIDED (TOTALS)	0 provided in case	-	**70**	**20**	**50**
TOTAL BICYCLE PARKING REQUIRED & PROVIDED			**TOTAL BICYCLE PARKING REQUIRED (OVERALL SITE) = 62;** **TOTAL BICYCLE PARKING PROVIDED (OVERALL SITE) = 70**		

***Per Site Plan data, Black Rock Coffee Bar, Case# 30-DR-2020

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I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly licensed architect under the laws of the State of Arizona

Signature

Typed or Printed Name

License # Date

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1/30/2024
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RESUBMITTAL #3

ORIGINAL ISSUE:

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No.	Description	Date

222517
PROJECT NUMBER

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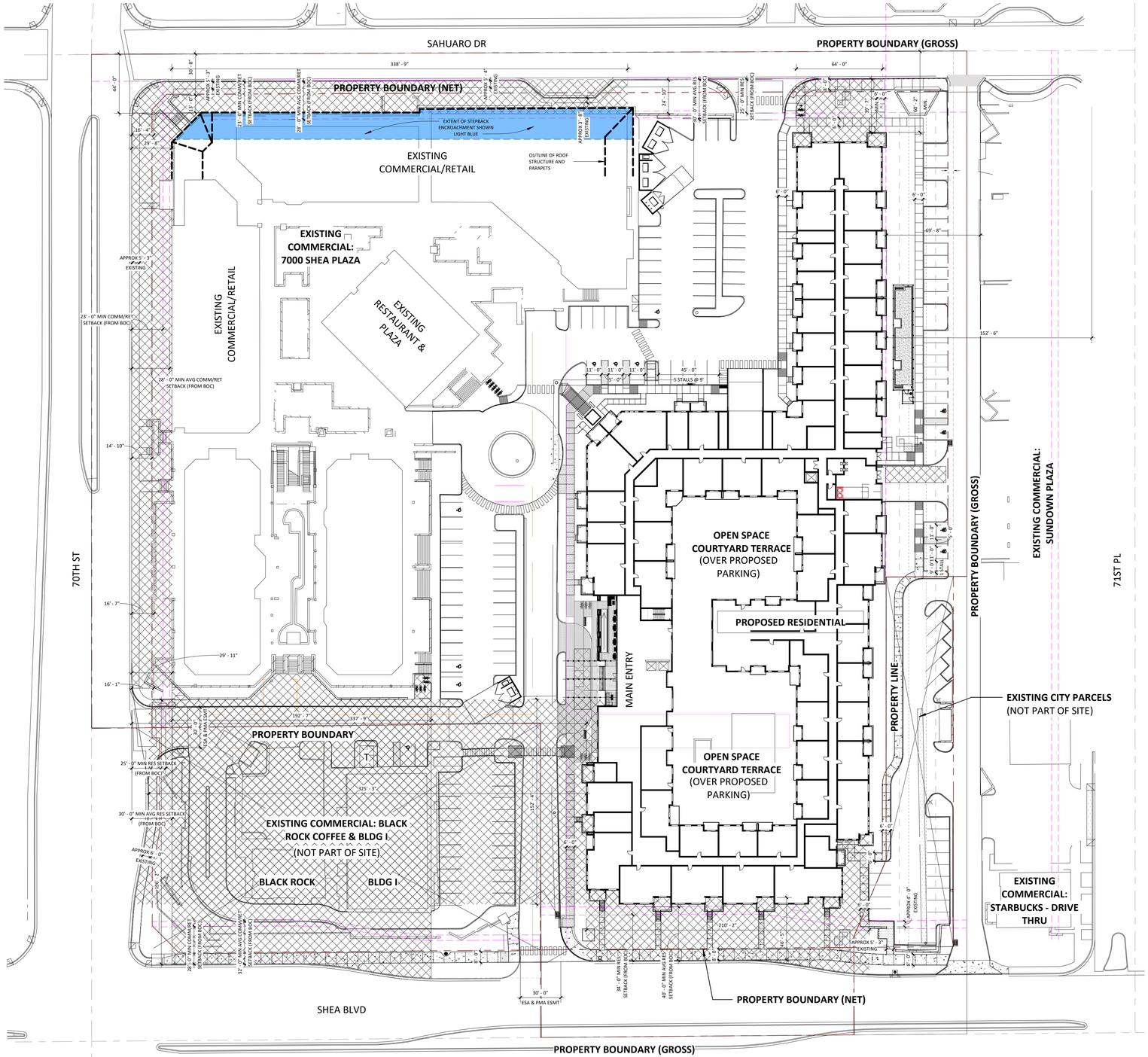
KEY PLAN

COSANTI COMMONS

TECHNICAL REQUIREMENTS

A.21.fb



2 A.21.fc **SETBACKS SITE PLAN**
1" = 40'-0"

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SETBACKS METRICS:

SAHUARO DR AVERAGE SETBACK (RESIDENTIAL BUILDING)
3,019 AREA (SQUARE FEET) ÷ 64.00 BUILDING FAÇADE WIDTH (FEET) = 47.17
MIN. AVERAGE SETBACK = 47'-2" *COMPLIES*

SAHUARO DR AVERAGE SETBACK (EXISTING COMMERCIAL BUILDINGS)
9,537 AREA (SQUARE FEET) ÷ 338.33 BUILDING FAÇADE WIDTH (FEET) = 28.19
MIN. AVERAGE SETBACK = 28'-2" *COMPLIES*

SHEA BLVD AVERAGE SETBACK (RESIDENTIAL BUILDING)
10,702 AREA (SQUARE FEET) ÷ 210.17 BUILDING FAÇADE WIDTH (FEET) = 50.92
MIN. AVERAGE SETBACK = 50'-11" *COMPLIES*

SHEA BLVD AVERAGE SETBACK (EXISTING COMMERCIAL BUILDINGS)
39,550 AREA (SQUARE FEET) ÷ 192.60 BUILDING FAÇADE WIDTH (FEET) = 205.35
MIN. AVERAGE SETBACK = 205'-4" *COMPLIES*

70th ST AVERAGE SETBACK (RESIDENTIAL BUILDING)
50,635 AREA (SQUARE FEET) ÷ 152.33 BUILDING FAÇADE WIDTH (FEET) = 332.40
MIN. AVERAGE SETBACK = 332'-5" *COMPLIES*

70th ST AVERAGE SETBACK (EXISTING COMMERCIAL BUILDINGS)
12,833 AREA (SQUARE FEET) ÷ 426.75 BUILDING FAÇADE WIDTH (FEET) = 30.07
MIN. AVERAGE SETBACK = 30'-1" *COMPLIES*

AVERAGE SETBACK AREAS

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I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly licensed architect under the laws of the State of Arizona

Signature

Typed or Printed Name

License # Date

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3/12/2024
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RESUBMITTAL #4

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KEY PLAN

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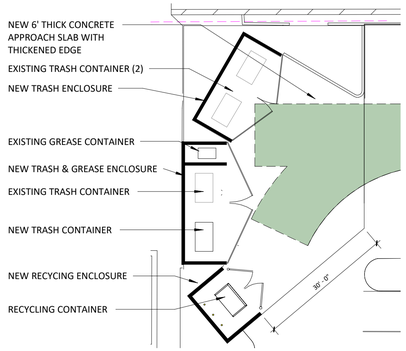
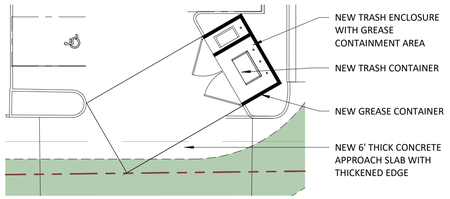
SETBACKS SITE PLAN

A.21.fc



6 A.21.h ENLARGED FLOOR PLAN - NORTH TRASH ENCLOSURE

1/16" = 1'-0"



5 A.21.h ENLARGED FLOOR PLAN - SOUTH TRASH ENCLOSURE

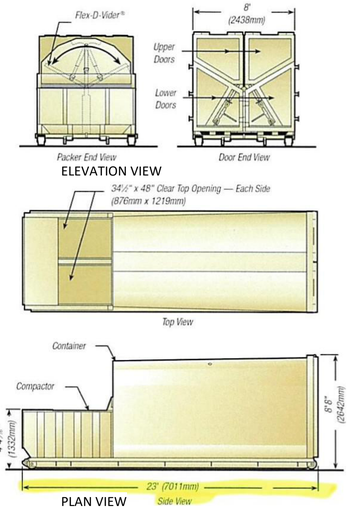
1/16" = 1'-0"

USE	DPSM TABLE 2-1.311.B	SF*	REQUIRED	EXISTING	PROPOSED
NONRESIDENTIAL (COMMERCIAL CENTER + LOT 3)	1:20,000 SF	82,000	4	3	2** (ON PROPOSED OVERALL LOT)
RESTAURANT	1:REST + GREASE	10,000	1 + 2 GREASE	1 GREASE (+1 RECYC)	1 GREASE
HERB BOX	-	7,200	-		
AZ BREAD CO	-	2,800	-		
		TOTALS	5 + 2 GREASE	3 + 1 RECYC + 1 GREASE	5 + 1 RECYC + 2 GREASE

*PER SITE PLAN DATA, BLACK ROCK COFFEE BAR, CASE# 30-DR-2020; LOT 3 = BUILDING I (ARIZONA BREAD COMPANY AND FITNESS 4 HOME)
**NEW TRASH AT SOUTH SIDE IS CONTAINER TYPE 2146-2 PER SCOTTSDALE DSPM & MAG DETAIL

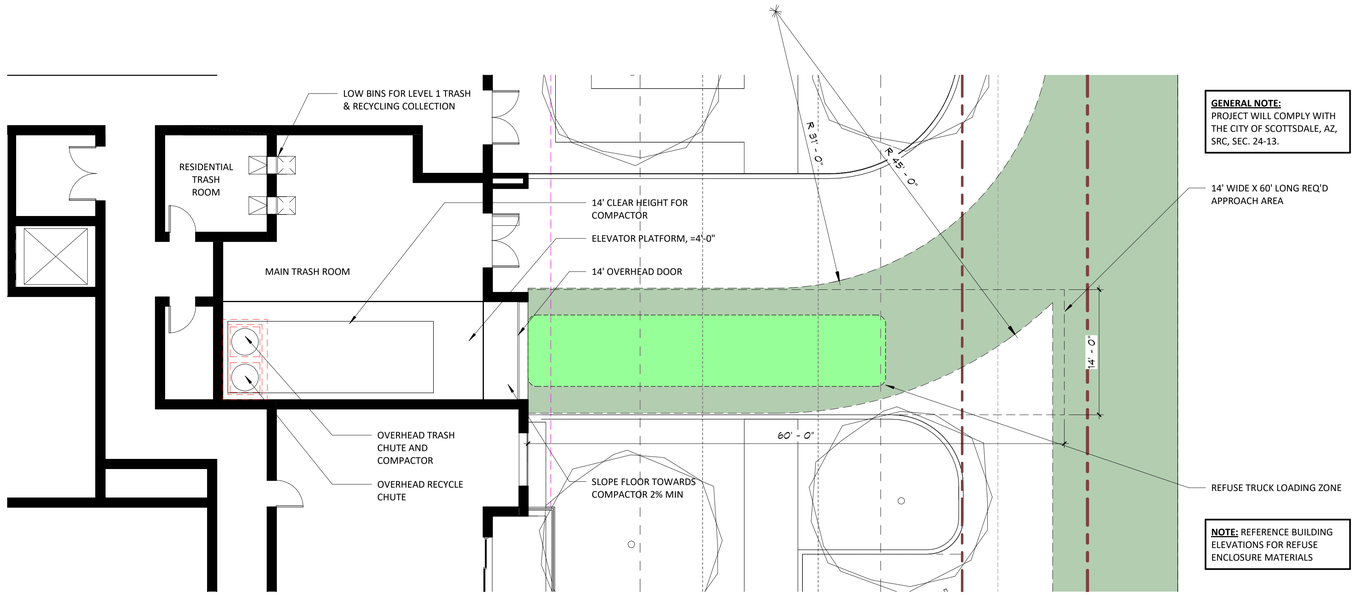
4 A.21.h EXISTING REFUSE

1/2" = 1'-0"



3 A.21.h TRASH COMPACTOR

1/2" = 1'-0"



2 A.21.h ENLARGED FLOOR PLAN - TRASH / RECYCLING ROOM

1/8" = 1'-0"

CITY ENCLOSURE REQUIREMENT (FREE-STANDING CONDITION)
2 ENCLOSURES FOR EVERY 30 UNITS WITH REFUSE & RECYCLING
240 / 30 = 8 X 2 = 16 =
16 3-YD (51 CU YDS) REFUSE/RECYCLING ENCLOSED REQ'D

ALTERNATE DESIGN FOR 28 YD DUAL COMPACTOR:

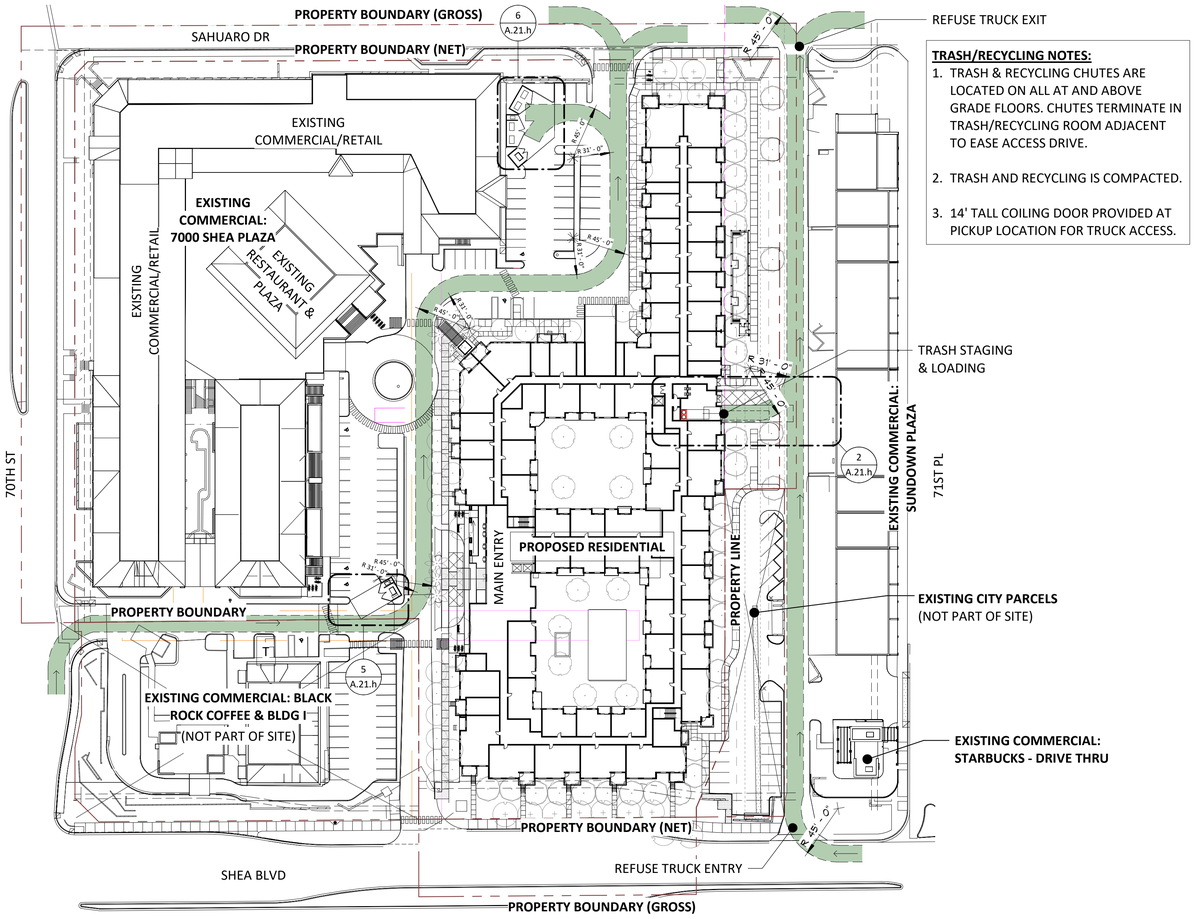
PROVIDING
1 (**28 CU YDS, 120 CU YDS UNCOMPACTED**) REFUSE/RECYCLING DUAL COMPACTOR (SEE COMPACTOR NOTES BELOW)

WASTE LOAD/COMPACTOR CALCULATIONS
(APPROX. ACTUAL WASTE GENERATION MAY VARY)

0.5 CU YD OF UNCOMPACTED REFUSE/RECYCLING PER RESIDENT/WEEK
240 * 0.5 = **120 CU YDS**
TOTAL UNCOMPACTED REFUSE/RECYCLING/WEEK

AVG COMPACTOR RATIO 4:1
120/4 = **30 CU YDS/WEEK**
TOTAL REFUSE/RECYCLING AFTER COMPACTION

SERVICED 2 TIMES/WEEK (INCLUDES RECYCLING)



TRASH/RECYCLING NOTES:
1. TRASH & RECYCLING CHUTES ARE LOCATED ON ALL AT AND ABOVE GRADE FLOORS. CHUTES TERMINATE IN TRASH/RECYCLING ROOM ADJACENT TO EASE ACCESS DRIVE.
2. TRASH AND RECYCLING IS COMPACTED.
3. 14' TALL COILING DOOR PROVIDED AT PICKUP LOCATION FOR TRUCK ACCESS.

1 A.21.h REFUSE PLAN

1" = 60'-0"

1/30/2024 12:02:55 PM

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I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly licensed architect under the laws of the State of Arizona

Signature

Typed or Printed Name

License # Date

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KEY PLAN

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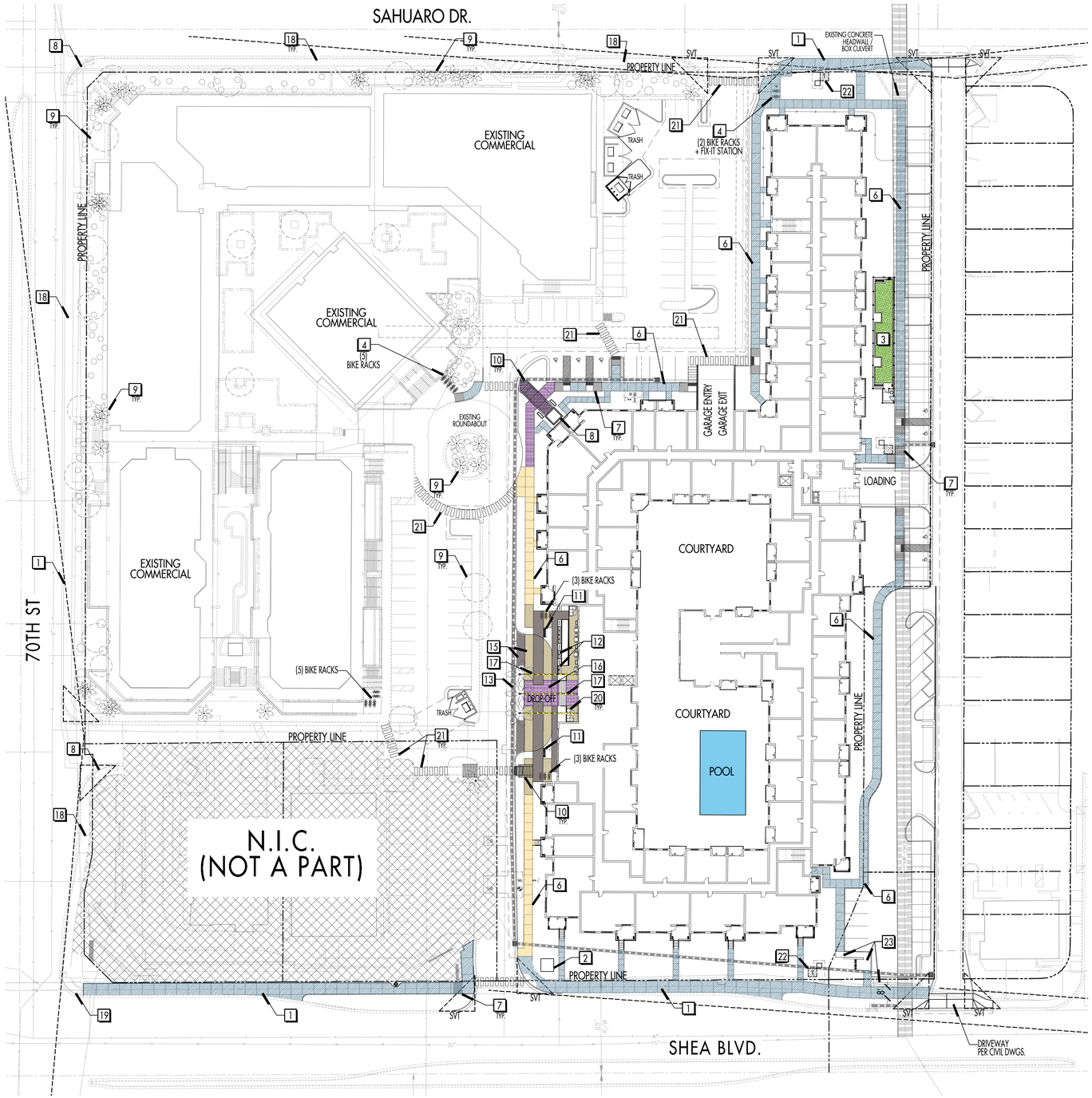
REFUSE PLAN

A.21.h



KEYNOTES

1. NEW 8' SIDEWALK (HARDSCAPE MATERIAL B)
2. LOW RAISED CONCRETE PLINTH FOR COSANTI ART.
3. DOG RUN WITH SYNTHETIC LAWN & BENCH SEATING.
4. BIKE RACKS (FIX-IT BIKE REPAIR STATION (1) LOCATION).
5. NEW 4' SIDEWALK.
6. NEW 6' SIDEWALK.
7. ADA RAMP, REFER TO CIVIL DRAWINGS.
8. BOARD FORMED CONCRETE RAISED PLANTER
9. EXISTING TREE OR PALM (PROTECT).
10. TRELLIS STRUCTURE TO SHADE WALKWAY, REFER TO ARCHITECTURAL DRAWINGS.
11. 6' PARK BENCH
12. RECTANGULAR PLANTERS AT ENTRY-DROP-OFF.
13. DATE PALMS AT ENTRY / DROP-OFF, REFER TO PLANTING PLANS.
14. OUTDOOR SEATING AT ENTRY.
15. VEHICULAR RATED HOLLAND STONE PAVERS AT DROP-OFF.
16. VEHICULAR RATED EXPOSED AGGREGATE PAVING AT DROP-OFF (HARDSCAPE MATERIAL C).
17. OVERHEAD STRING LIGHTS ACROSS DROP-OFF (ATTACHED TO PALM TREE & BLDG.).
18. EXISTING SIDEWALK, PROTECT IN PLACE.
19. EXISTING PEDESTRIAN RAMP, TO REMAIN.
20. OUTDOOR SEATING, BY OTHERS.
21. PAVEMENT STRIPPING TO REINFORCE PEDESTRIAN CONNECTION TO EXST. COMMERCIAL CENTER.
22. TRANSFORMER LOCATION.
23. EXISTING SIDEWALK WALLS & BIKE RACKS, PROTECT IN PLACE.

CONCEPTUAL HARDSCAPE LEGEND*

*FINAL SELECTIONS MAY BE MODIFIED BASED ON AVAILABILITY OF MATERIALS FROM SUPPLIERS & VENDORS.

- HARDSCAPE MATERIAL A (ACID ETCH FINISH)
- HARDSCAPE MATERIAL B (BROOM FINISH)
- HARDSCAPE MATERIAL C (EXPOSED AGGREGATE FINISH)
- CONCRETE PAVER TYPE A (DROP-OFF)
- CONCRETE PAVER TYPE B (DROP-OFF)
- SITE DECOMPOSED GRANITE (LANDSCAPE PLANTERS)

CONCEPTUAL HARDSCAPE MATERIALS*

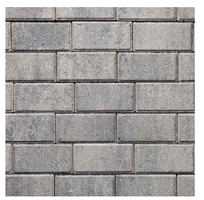
*FINAL SELECTIONS MAY BE MODIFIED BASED ON AVAILABILITY OF MATERIALS FROM SUPPLIERS & VENDORS.

HARDSCAPE MATERIAL A
NATURAL GREY CONCRETE W/ ACID ETCH FINISH & SAWCUT JOINTS

HARDSCAPE MATERIAL B
NATURAL GREY CONCRETE W/ MEDIUM BROOM FINISH & TOOLED JOINTS

HARDSCAPE MATERIAL C
NATURAL GRAY EXPOSED AGGREGATE CONCRETE W/ SAWCUT JOINTS

CONCRETE PAVER TYPE A
HOLLAND STONE (4" x 8")
VEHICULAR RATED (80mm)
COLOR: VICTORIAN BLEND



CONCRETE PAVER TYPE B
HOLLAND STONE (4" x 8")
VEHICULAR RATED (80mm)
COLOR: RIO BLEND

DECOMPOSED GRANITE TOPDRESSING
COLOR: PAINTED DESERT
SIZE: ¾" SCREENED SIZE
SUPPLIER: ROCK PROS USA

CONCEPTUAL SITE ELEMENTS*

*FINAL SELECTIONS MAY BE MODIFIED BASED ON AVAILABILITY OF MATERIALS FROM SUPPLIERS & VENDORS.

BIKE RACKS

TRASH & RECYCLE RECEPTACLE

PET BAG STATION

FIX-IT BIKE STATION

RAISED BOARD FORMED CONCRETE PLANTER

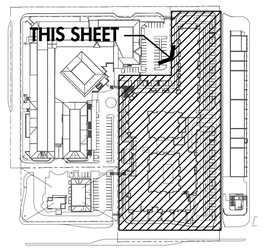
RECTANGULAR FIBERGLASS PLANTERS (MAIN ENTRY)

PARK BENCH

DOG RUN FENCE (1" SQ WIRE MESH)

STRING LIGHTS WITH SHADE AT DROP-OFF

KEY MAP



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I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly licensed architect under the laws of the State of Arizona

Signature

Typed or Printed Name

License # Date

REGISTERED LANDSCAPE ARCHITECT
CERTIFICATE NO.
36932
JIM SMITH
12/21/23
Date Signed
ARIZONA, U.S.A.

EXPIRES 12.31.25

FIXIT BIKE STATION

REZONING & GPA SUBMITTAL
3RD SUBMITTAL
12/21/2023

ORIGINAL ISSUE:

REVISIONS

No.	Description	Date

13.03
PROJECT NUMBER

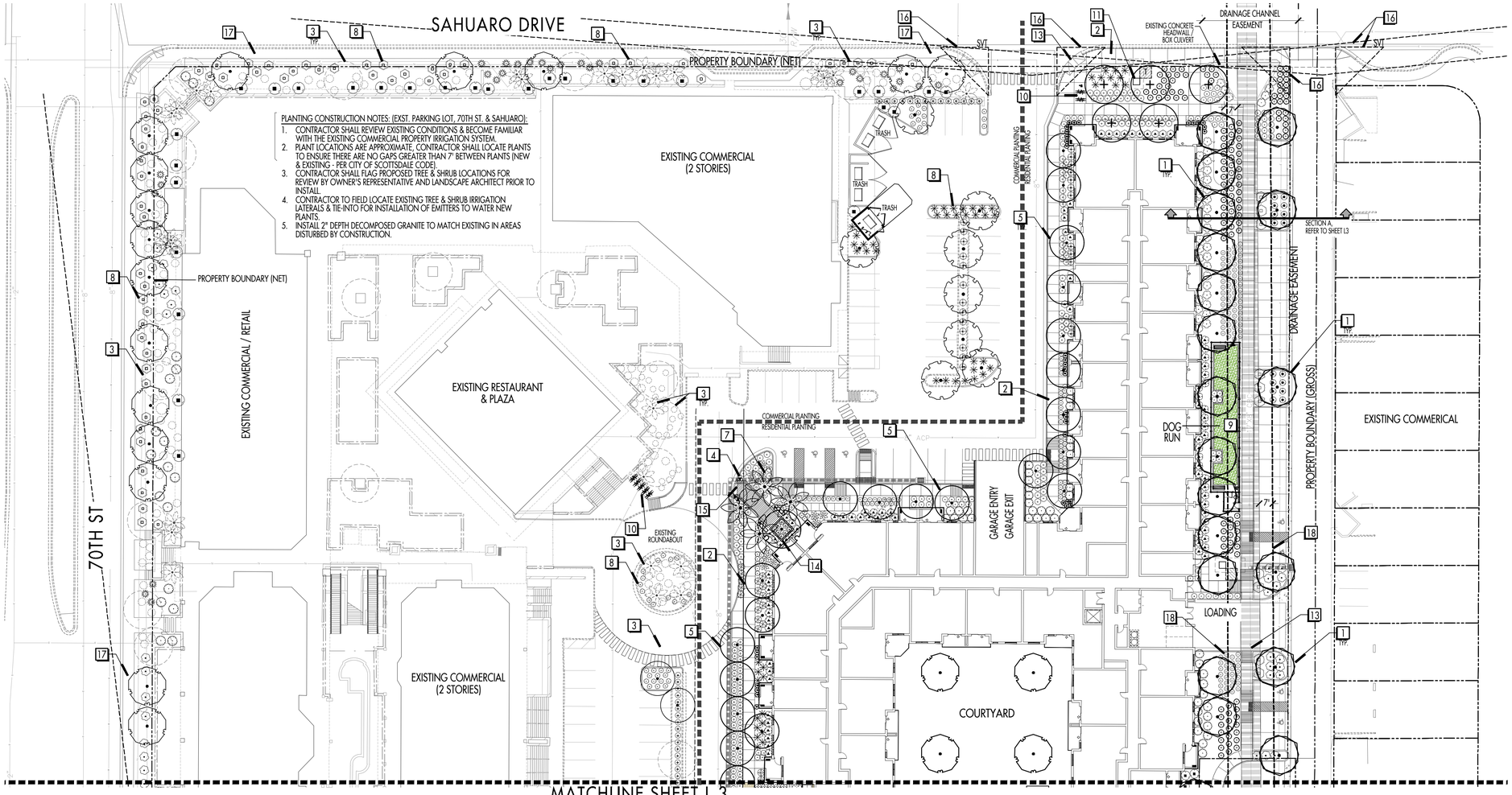
DRAWN BY CHECKED BY

KEY PLAN

COSANTI COMMONS

GROUND LEVEL HARDSCAPE PLAN

L.1



KEYNOTES

1. TREES TO BE PLANTED 7' MIN FROM BOX CULVERT.
2. NEW SIDEWALK (REFER TO HARDSCAPE PLAN SHEET L.1).
3. EXISTING TREE / PALM, PROTECT IN PLACE.
4. TRAIN BOUGAINVILLEA VINE TO TRELLIS STRUCTURE.
5. TALL, UPRIGHT TREES (EUCALYPTUS) PLANTED IN NARROW CONDITION.
6. APS COMPLIANT TREE FOR UNDER OVERHEAD POWER LINE.
7. DATE PALMS TO FRAME ENTRY / DROP-OFF.
8. NEW PLANTING AT EXISTING COMMERCIAL CENTER, REFER TO PLANTING CONSTRUCTION NOTES (THIS SHEET).
9. DOG RUN WITH SYNTHETIC LAWN & BENCH SEATING.
10. BIKE RACKS WITH FIX-IT BIKE REPAIR STATION.
11. ELECTRIC TRANSFORMER, MAINTAIN REQUIRED CLEARANCES.
12. OVERHEAD STRING LIGHTS ACROSS DROP-OFF (ATTACHED TO PALM TREE & BLDG.).
13. ADA RAMP, REFER TO CIVIL DRAWINGS.
14. TRELLIS STRUCTURE TO SHADE WALKWAY, REFER TO ARCHITECTURAL DRAWINGS. TRAIN BOUGAINVILLEA VINES TO STRUCTURE.
15. RECTANGULAR PLANTERS AT ENTRY-DROP-OFF W/ ACCENT PLANTING.
16. SIGHT VISIBILITY TRIANGLE (SVT), REFER TO CIVIL DRAWINGS, SHRUBS TO BE MAINTAINED AT A MAX. HEIGHT OF 18".
17. EXISTING SIDEWALK, PROTECT IN PLACE.
18. 7' TREE SETBACK LINE (NO TREE PLANTING WITH 7' OF EXISTING BOX CULVERT / DRAINAGE CHANNEL.

PLANT LEGEND (RESIDENTIAL)

TREES	COMMON / BOTANICAL NAME	CONT	QTY
	MULGA / ACACIA ANEURA 2.0" CAL. X 9` H X 6` W, UPRIGHT STANDARD	36" BOX	9
	HONG KONG ORCHID TREE / BAUHINIA X BLAKEANA TALL, UPRIGHT, MATCHED STANDARDS ,3" CAL. 13' H X 8' W.	48" BOX	5
	PALO BREA / CERCIDIUM PRAECOX LOW-BRANCHING, TALL, UPRIGHT, VASE-SHAPED, MATCHED 3.5" CAL. 12' H X 11' W	48" BOX	38
	GHOST GUM / EUCALYPTUS PAPUANA MATCHED STANDARDS, 3" CAL. X 12` H X 6` W, SUPPLIER: AUSTRALIAN OUTBACK PLANTATION (623) 393-0767	48" BOX	32
	FRUITLESS OLIVE / OLEA EUROPAEA 'FRUITLESS' UPRIGHT, VASE SHAPE, MULTI-TRUNK 3.5" CAL. X 12` H X 10` W	48" BOX	3
	DATE PALM / PHOENIX DACTYLIFERA NEW DIAMOND CUT/ MATCHED HEIGHT/ STRAIGHT TRUNKS	16` TRUNK HT.	7
	CHINESE ELM / ULMUS PARVIFOLIA TALL, UPRIGHT, STANDARD 3.5" CAL. MIN. X 15` H X 10` W	48" BOX	10

SHRUBS	COMMON / BOTANICAL NAME	CONT	QTY
	BARBARA KARST BOUGAINVILLEA / BOUGAINVILLEA X 'BARBARA KARST' FULL CAN, TRAIN TO STRUCTURE WITH HIDDEN ARBOR TAPE AND TIES	5 GAL	8
	HELEN JOHNSON COMPACT BOUGAINVILLEA / BOUGAINVILLEA X 'HELEN JOHNSON' FULL CAN, PLANT TO FORM MASS	5 GAL	108
	LA JOLLA BOUGAINVILLEA / BOUGAINVILLEA X 'LA JOLLA' FULL CAN, SPACE PER PLANS	5 GAL	21
	WINTER BLAZE EMU BUSH / EREMOPHILA GLABRA `WINTER BLAZE` FULL CAN, SPACE PER PLANS, MAINTAIN 3` FROM HARDSCAPE	5 GAL	15
	BLUE BELLS / EREMOPHILA HYGROPHANA FULL CAN, SPACE PER PLANS, MAINTAIN 2` FROM HARDSCAPE	5 GAL	89
	LYNN'S LEGACY SAGE / LEUCOPHYLLUM 'LYNN'S LEGACY' FULL CAN, SPACE PER PLANS, MAINTAIN 3` FROM HARDSCAPE	5 GAL	63
	PETITE PINK OLEANDER / NERIUM OLEANDER 'PETITE PINK' FULL CAN, SPACE PER PLANS, MAINTAIN 3` FROM HARDSCAPE	5 GAL	13
	LITTLE OLLIE OLIVE / OLEA EUROPAEA 'LITTLE OLLIE' TM FULL CAN, SPACE PER PLANS, MAINTAIN 3` FROM HARDSCAPE	5 GAL	24
	MEXICAN PETUNIA / RUELLIA BRITTONIANA FULL CAN, SPACE PER PLANS, MAINTAIN 3` FROM HARDSCAPE	5 GAL	91
	CORAL FOUNTAIN / RUSSELIA EQUISETIFORMIS SPACE PER PLAN, 24" FROM HARDSCAPE.	5 GAL	32
	YELLOW BELLS / TECOMA STANS FULL CAN, SPACE PER PLANS, MAINTAIN 4` FROM HARDSCAPE	5 GAL	19
	SIERRA APRICOT TACOMA / TECOMA STANS SIERRA APRICOT. FULL CAN, SPACE PER PLANS, MAINTAIN 4` FROM HARDSCAPE	5 GAL	91

ACCENT	COMMON / BOTANICAL NAME	CONT	QTY
	WEBER AGAVE / AGAVE WEBERI FULL CAN, SPACE PER PLANS, MAINTAIN 6` FROM HARDSCAPE	5 GAL	9
	BLUE FLAME AGAVE / AGAVE X 'BLUE FLAME' SPACE PER PLAN, NO SCARS, RIPS, OR TEARS.	5 GAL	8
	YELLOW BLOOMING ALOE / ALOE BARBADENSIS FULL CAN, SPACE PER PLANS, MAINTAIN 1.5` FROM HARDSCAPE	5 GAL	264
	SAGO PALM / CYCAS REVOLUTA FOR POTS. TOP DRESS WITH BLACK MEXICAN BEACH PEBBLE	15 GAL	5
	LIONHEART HEPERALOE / HESPERALOE CAMPANULATA FULL CAN, SPACE PER PLANS, MAINTAIN 2` FROM HARDSCAPE	5 GAL	38
	PINK PARADE HESPERALOE / HESPERALOE X 'PERFU' 16" TALL MIN. 36" FRM H.S. SUPPL: MT. STATES NURDERY	5 GAL	39
	PINE MUHLY / MUHLENBERGIA DUBIA SPACE PER PLANS, 24" FROM H.S.	1 GAL	214
	TALL SLIPPER PLANT / PEDILANTHUS BRACTEATUS 16" TALL MIN. FULL CAN, 30 STEM MIN.	5 GAL	26
	MEXICAN FENCE POST / STENOCEREUS MARGINATA SPECIMEN, AT LEAST 2 STEMS, 24" TALL MIN.	5 GAL	35
	TWISTLEAF YUCCA / YUCCA PALLIDA FULL CAN, SPACE PER PLANS, MAINTAIN 2` FROM HARDSCAPE	5 GAL	48

GROUNDCOVER	COMMON / BOTANICAL NAME	CONT	QTY
	OUTBACK SUNRISE EMU BUSH / EREMOPHILA GLABRA 'MINGENEW GOLD' FULL CAN, SPACE PER PLANS, MAINTAIN 2` FROM HARDSCAPE	1 GAL	24
	GOLD MOUND LANTANA / LANTANA CAMARA FULL CAN, SPACE PER PLANS, MAINTAIN 2` FROM HARDSCAPE	5 GAL	102
	NEW GOLD LANTANA / LANTANA X `NEW GOLD` SPACE PER PLANS 30" FROM HARDSCAPE. MAX HT: 24"	5 GAL	14
	UPRIGHT BLUE ROSEMARY / ROSMARINUS OFFICINALIS 'UPRIGHT BLUE' SPACE PER PLAN, 12" FROM HARDSCAPE.	1 GAL	105

PLANT LEGEND (EXST. COMMERCIAL)

TREES	COMMON / BOTANICAL NAME	CONT	QTY
	GHOST GUM / EUCALYPTUS PAPUANA MATCHED STANDARDS, 3" CAL. X 12` H X 6` W, SUPPLIER: AUSTRALIAN OUTBACK PLANTATION (623) 393-0767	48" BOX	4
	CHINESE ELM / ULMUS PARVIFOLIA TALL, UPRIGHT, STANDARD 1.5" CAL. MIN. X 9` H X 4` W	24" BOX	8
	CHINESE ELM / ULMUS PARVIFOLIA TALL, UPRIGHT, STANDARD 3.5" CAL. MIN. X 15` H X 10` W	48" BOX	17

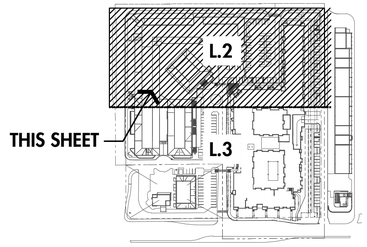
SHRUBS	COMMON / BOTANICAL NAME	CONT	QTY
	HELEN JOHNSON COMPACT BOUGAINVILLEA / BOUGAINVILLEA X 'HELEN JOHNSON' FULL CAN, PLANT TO FORM MASS	5 GAL	52
	WINTER BLAZE EREMOPHILA / EREMOPHILA GLABRA 'WINTER BLAZE' FULL CAN, SPACE PER PLANS, MAINTAIN 2' FROM HARDSCAPE	5 GAL	22
	LYNN'S LEGACY SAGE / LEUCOPHYLLUM 'LYNN'S LEGACY' FULL CAN, SPACE PER PLANS, MAINTAIN 3' FROM HARDSCAPE	5 GAL	18
	PETITE PINK OLEANDER / NERIUM OLEANDER 'PETITE PINK' FULL CAN, SPACE PER PLANS, MAINTAIN 3` FROM HARDSCAPE	5 GAL	13
	YELLOW BELLS / TECOMA STANS FULL CAN, SPACE PER PLANS, MAINTAIN 3' FROM HARDSCAPE	5 GAL	33

ACCENT	COMMON / BOTANICAL NAME	CONT	QTY
	LIONHEART HEPERALOE / HESPERALOE CAMPANULATA FULL CAN, SPACE PER PLANS, MAINTAIN 2` FROM HARDSCAPE	5 GAL	36
	PINK PARADE HESPERALOE / HESPERALOE X 'PERFU' 16" TALL MIN. MAINTAIN 3' FROM H.S. SUPPL: MT. STATES NURSERY	5 GAL	3
	TWISTLEAF YUCCA / YUCCA PALLIDA FULL CAN, SPACE PER PLANS, MAINTAIN 2' FROM HARDSCAPE	5 GAL	39

GROUNDCOVER	COMMON / BOTANICAL NAME	CONT	QTY
	OUTBACK SUNRISE EMU BUSH / EREMOPHILA GLABRA 'MINGENEW GOLD' FULL CAN, SPACE PER PLANS, MAINTAIN 2' FROM HARDSCAPE	5 GAL	68
	NEW GOLD LANTANA / LANTANA X `NEW GOLD` SPACE PER PLANS 30" FROM HARDSCAPE. MAX HT: 24"	5 GAL	51

WATER INTENSIVE PLANT MATERIAL
NOTE: PROJECT DOES NOT INCLUDE PLANTS THAT ARE CLASSIFIED AS WATER INTENSIVE PLANTS PER THE ARIZONA DEPARTMENT OF WATER RESOURCES PHOENIX ACTIVE MANAGEMENT AREA LOW WATER/DROUGHT TOLERANT PLANT LIST.

KEY MAP



NORTH
0 30 60 90 feet
SCALE: 1" = 30'

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I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly licensed architect under the laws of the State of Arizona

Signature

Typed or Printed Name

License # Date

REGISTERED LANDSCAPE ARCHITECT
CERTIFICATE NO.
36932
JIM SMITH
01/30/24
ARIZONA, U.S.A.
EXPIRES 12.31.25

REZONING & GPA SUBMITTAL
3RD SUBMITTAL
1/30/2024

ORIGINAL ISSUE:

REVISIONS

No.	Description	Date

13.03
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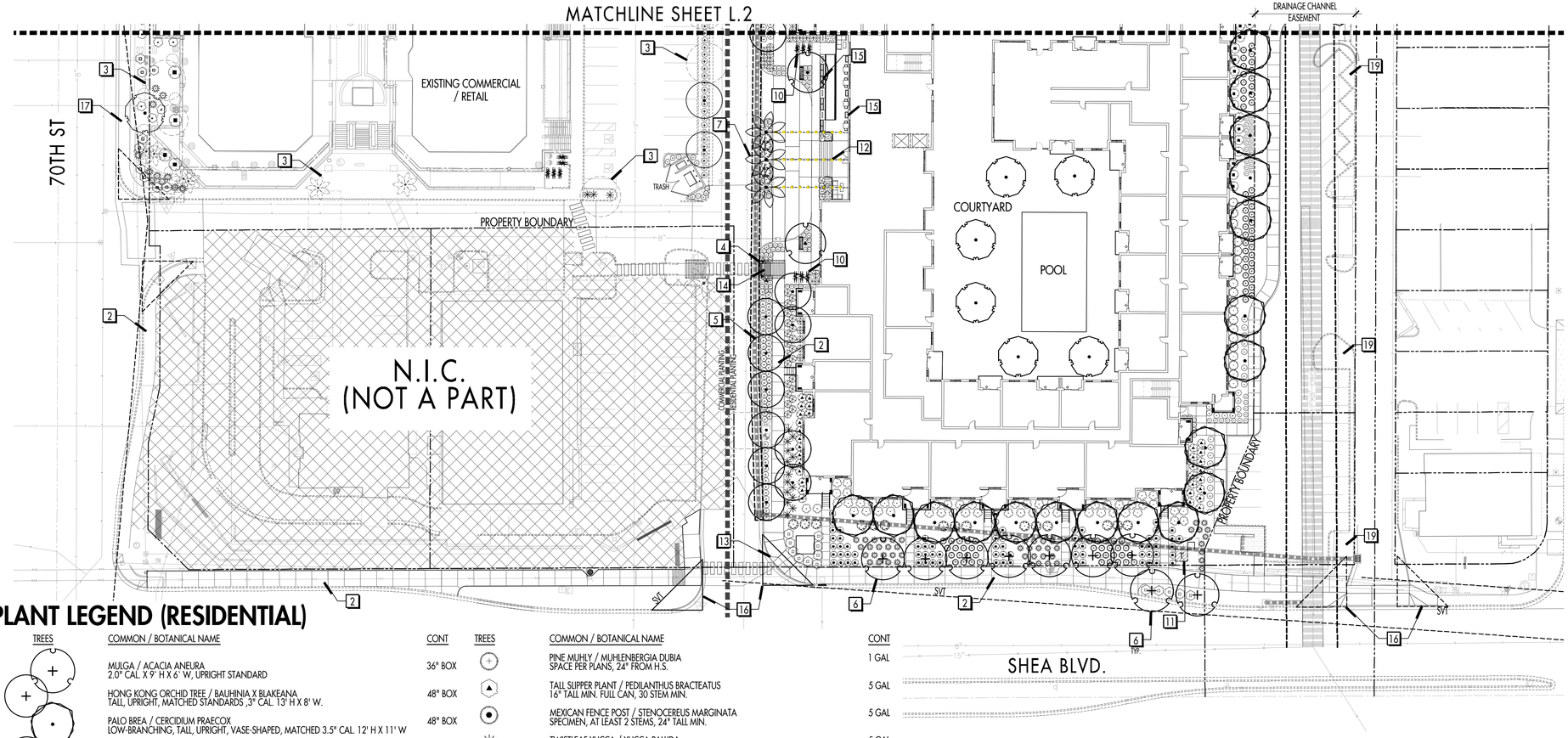
KEY PLAN

COSANTI COMMONS

LANDSCAPE PLAN

L.2



KEYNOTES

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3. EXISTING TREE / PALM, PROTECT IN PLACE.
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14. TRELLIS STRUCTURE TO SHADE WALKWAY, REFER TO ARCHITECTURAL DRAWINGS. TRAIN BOUGAINVILLEA VINES TO STRUCTURE.
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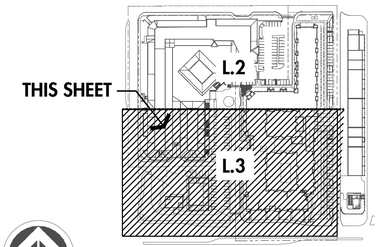
17. EXISTING SIDEWALK, PROTECT IN PLACE.
18. 7' TREE SETBACK LINE (NO TREE PLANTING WITH 7' OF EXISTING BOX CULVERT / DRAINAGE CHANNEL.
19. EXISTING PARKING LOT LANDSCAPE, PROTECT IN PLACE.

KEY MAP



NORTH

0 30 60 90 feet

SCALE: 1" = 30'

PLANT LEGEND (RESIDENTIAL)

TREES	COMMON / BOTANICAL NAME	CONT
+	MULGA / ACACIA ANEURA 2.0" CAL. X 9` H X 6` W, UPRIGHT STANDARD	36" BOX
+	HONG KONG ORCHID TREE / BAUHINIA X BLAKEANA TALL, UPRIGHT, MATCHED STANDARDS ,3" CAL. 13' H X 8' W.	48" BOX
•	PALO BREA / CERCIDIUM PRAECOX LOW-BRANCHING, TALL, UPRIGHT, VASE-SHAPED, MATCHED 3.5" CAL. 12' H X 11' W	48" BOX
•	GHOST GUM / EUCALYPTUS PAPUANA MATCHED STANDARDS, 3" CAL. X 12` H X 6` W, SUPPLIER: AUSTRALIAN OUTBACK PLANTATION (623) 393-0767	48" BOX
•	FRUITLESS OLIVE / OLEA EUROPAEA 'FRUITLESS' UPRIGHT, VASE SHAPE, MULTI-TRUNK 3.5" CAL. X 12` H X 10` W	48" BOX
•	DATE PALM / PHOENIX DACTYLIFERA NEW DIAMOND CUT/ MATCHED HEIGHT/ STRAIGHT TRUNKS	16` TRUNK
•	CHINESE ELM / ULMUS PARVIFOLIA TALL, UPRIGHT, STANDARD 3.5" CAL. MIN. X 15` H X 10` W	48" BOX

SHRUBS	COMMON / BOTANICAL NAME	CONT
▲	BARBARA KARST BOUGAINVILLEA / BOUGAINVILLEA X 'BARBARA KARST' FULL CAN, TRAIN TO STRUCTURE WITH HIDDEN ARBOR TAPE AND TIES	5 GAL
+	HELEN JOHNSON COMPACT BOUGAINVILLEA / BOUGAINVILLEA X 'HELEN JOHNSON' FULL CAN, PLANT TO FORM MASS	5 GAL
⊙	LA JOLLA BOUGAINVILLEA / BOUGAINVILLEA X 'LA JOLLA' FULL CAN, SPACE PER PLANS	5 GAL
•	WINTER BLAZE EMU BUSH / EREMOPHILA GLABRA `WINTER BLAZE` FULL CAN, SPACE PER PLANS, MAINTAIN 3` FROM HARDSCAPE	5 GAL
◉	BLUE BELLS / EREMOPHILA HYGROPHANA FULL CAN, SPACE PER PLANS, MAINTAIN 2` FROM HARDSCAPE	5 GAL
⊙	LYNN'S LEGACY SAGE / LEUCOPHYLLUM 'LYNN'S LEGACY' FULL CAN, SPACE PER PLANS, MAINTAIN 3` FROM HARDSCAPE	5 GAL
⊕	PETITE PINK OLEANDER / NERIUM OLEANDER 'PETITE PINK' FULL CAN, SPACE PER PLANS, MAINTAIN 3` FROM HARDSCAPE	5 GAL
⊕	LITTLE OLLIE OLIVE / OLEA EUROPAEA 'LITTLE OLLIE' TM FULL CAN, SPACE PER PLANS, MAINTAIN 3` FROM HARDSCAPE	5 GAL
▲	MEXICAN PETUNIA / RUELLIA BRITTONIANA FULL CAN, SPACE PER PLANS, MAINTAIN 3` FROM HARDSCAPE	5 GAL
⬡	CORAL FOUNTAIN / RUSSELIA EQUISETIFORMIS SPACE PER PLAN, 24" FROM HARDSCAPE.	5 GAL
■	YELLOW BELLS / TECOMA STANS FULL CAN, SPACE PER PLANS, MAINTAIN 4` FROM HARDSCAPE	5 GAL
⊙	SIERRA APRICOT TACOMA / TECOMA STANS SIERRA APRICOT FULL CAN, SPACE PER PLANS, MAINTAIN 4` FROM HARDSCAPE	5 GAL

ACCENT	COMMON / BOTANICAL NAME	CONT
✳	WEBER AGAVE / AGAVE WEBERI FULL CAN, SPACE PER PLANS, MAINTAIN 6` FROM HARDSCAPE	5 GAL
✿	BLUE FLAME AGAVE / AGAVE X 'BLUE FLAME' SPACE PER PLAN, NO SCARS, RIPS, OR TEARS.	5 GAL
⫼	YELLOW BLOOMING ALOE / ALOE BARBADENSIS FULL CAN, SPACE PER PLANS, MAINTAIN 1.5` FROM HARDSCAPE	5 GAL
✿	SAGO PALM / CYCAS REVOLUTA FOR POTS. TOP DRESS WITH BLACK MEXICAN BEACH PEBBLE	15 GAL
✳	LIONHEART HEPERALOE / HESPERALOE CAMPANULATA FULL CAN, SPACE PER PLANS, MAINTAIN 2` FROM HARDSCAPE	5 GAL
✳	PINK PARADE HESPERALOE / HESPERALOE X 'PERFU' 16" TALL MIN. 36" FRM H.S. SUPPL: MT. STATES NURDERY	5 GAL

TREES	COMMON / BOTANICAL NAME	CONT
+	PINE MUHLY / MUHLENBERGIA DUBIA SPACE PER PLANS, 24" FROM H.S.	1 GAL
▲	TALL SUPPER PLANT / PEDILANTHUS BRACTEATUS 16" TALL MIN. FULL CAN, 30 STEM MIN.	5 GAL
⊙	MEXICAN FENCE POST / STENOCEREUS MARGINATA SPECIMEN, AT LEAST 2 STEMS, 24" TALL MIN.	5 GAL
✳	TWISTLEAF YUCCA / YUCCA PALLIDA FULL CAN, SPACE PER PLANS, MAINTAIN 2` FROM HARDSCAPE	5 GAL

GROUNDCOVER	COMMON / BOTANICAL NAME	CONT
⬡	OUTBACK SUNRISE EMU BUSH / EREMOPHILA GLABRA 'MINGENEW GOLD' FULL CAN, SPACE PER PLANS, MAINTAIN 2` FROM HARDSCAPE	1 GAL
•	GOLD MOUND LANTANA / LANTANA CAMARA FULL CAN, SPACE PER PLANS, MAINTAIN 2` FROM HARDSCAPE	5 GAL
✿	NEW GOLD LANTANA / LANTANA X `NEW GOLD` SPACE PER PLANS 30" FROM HARDSCAPE. MAX HT: 24"	5 GAL
+	UPRIGHT BLUE ROSEMARY / ROSMARINUS OFFICINALIS 'UPRIGHT BLUE' SPACE PER PLAN, 12" FROM HARDSCAPE.	1 GAL

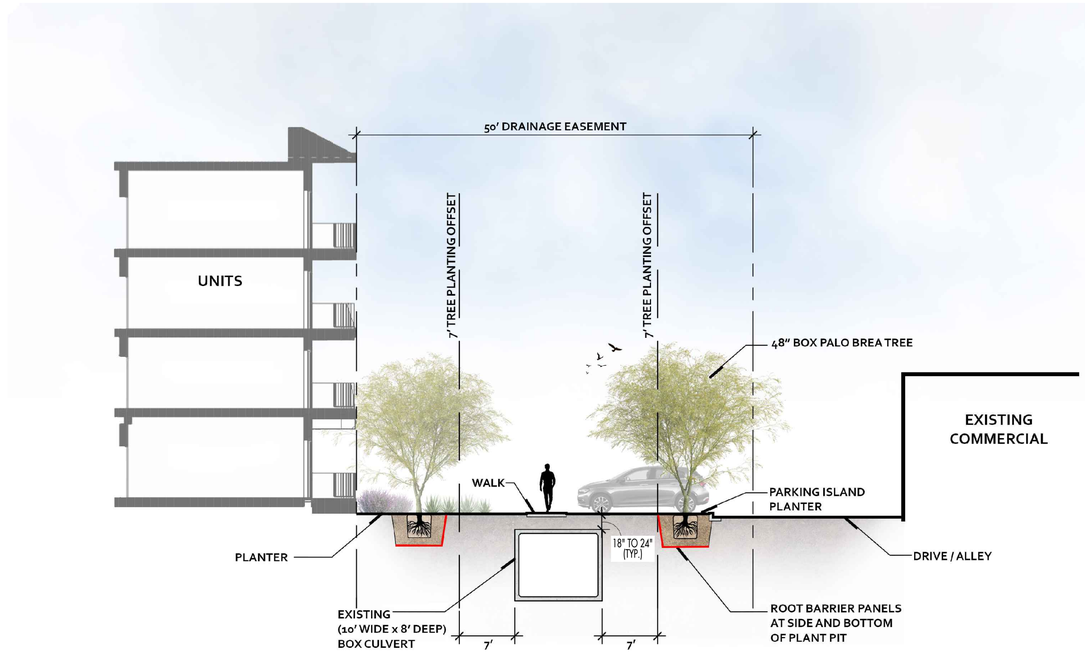
PLANT LEGEND (EXST. COMMERCIAL)

TREES	COMMON / BOTANICAL NAME	CONT
✿	GHOST GUM / EUCALYPTUS PAPUANA MATCHED STANDARDS, 3" CAL. X 12` H X 6` W, SUPPLIER: AUSTRALIAN OUTBACK PLANTATION (623) 393-0767	48" BOX
✿	CHINESE ELM / ULMUS PARVIFOLIA TALL, UPRIGHT, STANDARD 1.5" CAL. MIN. X 9` H X 4` W	24" BOX
✿	CHINESE ELM / ULMUS PARVIFOLIA TALL, UPRIGHT, STANDARD 3.5" CAL. MIN. X 15` H X 10` W	48" BOX

SHRUBS	COMMON / BOTANICAL NAME	CONT
+	HELEN JOHNSON COMPACT BOUGAINVILLEA / BOUGAINVILLEA X 'HELEN JOHNSON' FULL CAN, PLANT TO FORM MASS	5 GAL
•	WINTER BLAZE EREMOPHILA / EREMOPHILA GLABRA 'WINTER BLAZE' FULL CAN, SPACE PER PLANS, MAINTAIN 2` FROM HARDSCAPE	5 GAL
⊙	LYNN'S LEGACY SAGE / LEUCOPHYLLUM 'LYNN'S LEGACY' FULL CAN, SPACE PER PLANS, MAINTAIN 3` FROM HARDSCAPE	5 GAL
⊕	PETITE PINK OLEANDER / NERIUM OLEANDER 'PETITE PINK' FULL CAN, SPACE PER PLANS, MAINTAIN 3` FROM HARDSCAPE	5 GAL
■	YELLOW BELLS / TECOMA STANS FULL CAN, SPACE PER PLANS, MAINTAIN 3` FROM HARDSCAPE	5 GAL

ACCENT	COMMON / BOTANICAL NAME	CONT
✳	LIONHEART HEPERALOE / HESPERALOE CAMPANULATA FULL CAN, SPACE PER PLANS, MAINTAIN 2` FROM HARDSCAPE	5 GAL
✿	PINK PARADE HESPERALOE / HESPERALOE X 'PERFU' 16" TALL MIN. MAINTAIN 3' FROM H.S. SUPPL: MT. STATES NURSERY	5 GAL
✳	TWISTLEAF YUCCA / YUCCA PALLIDA FULL CAN, SPACE PER PLANS, MAINTAIN 2' FROM HARDSCAPE	5 GAL

GROUNDCOVER	COMMON / BOTANICAL NAME	CONT
⬡	OUTBACK SUNRISE EMU BUSH / EREMOPHILA GLABRA 'MINGENEW GOLD' FULL CAN, SPACE PER PLANS, MAINTAIN 2' FROM HARDSCAPE	5 GAL
✿	NEW GOLD LANTANA / LANTANA X `NEW GOLD` SPACE PER PLANS 30" FROM HARDSCAPE. MAX HT: 24"	5 GAL



SECTION A - TREE PLANTING IN DRAINAGE EASEMENT

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Typed or Printed Name

License # Date

REGISTERED LANDSCAPE ARCHITECT
CERTIFICATE NO.
36932
JIM
SMITH
01/30/24
ARIZONA, U.S.A.

EXPIRES 12.31.25

REZONING & GPA SUBMITTAL
3RD SUBMITTAL
1/30/2024

ORIGINAL ISSUE:

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No.	Description	Date

13.03
PROJECT NUMBER

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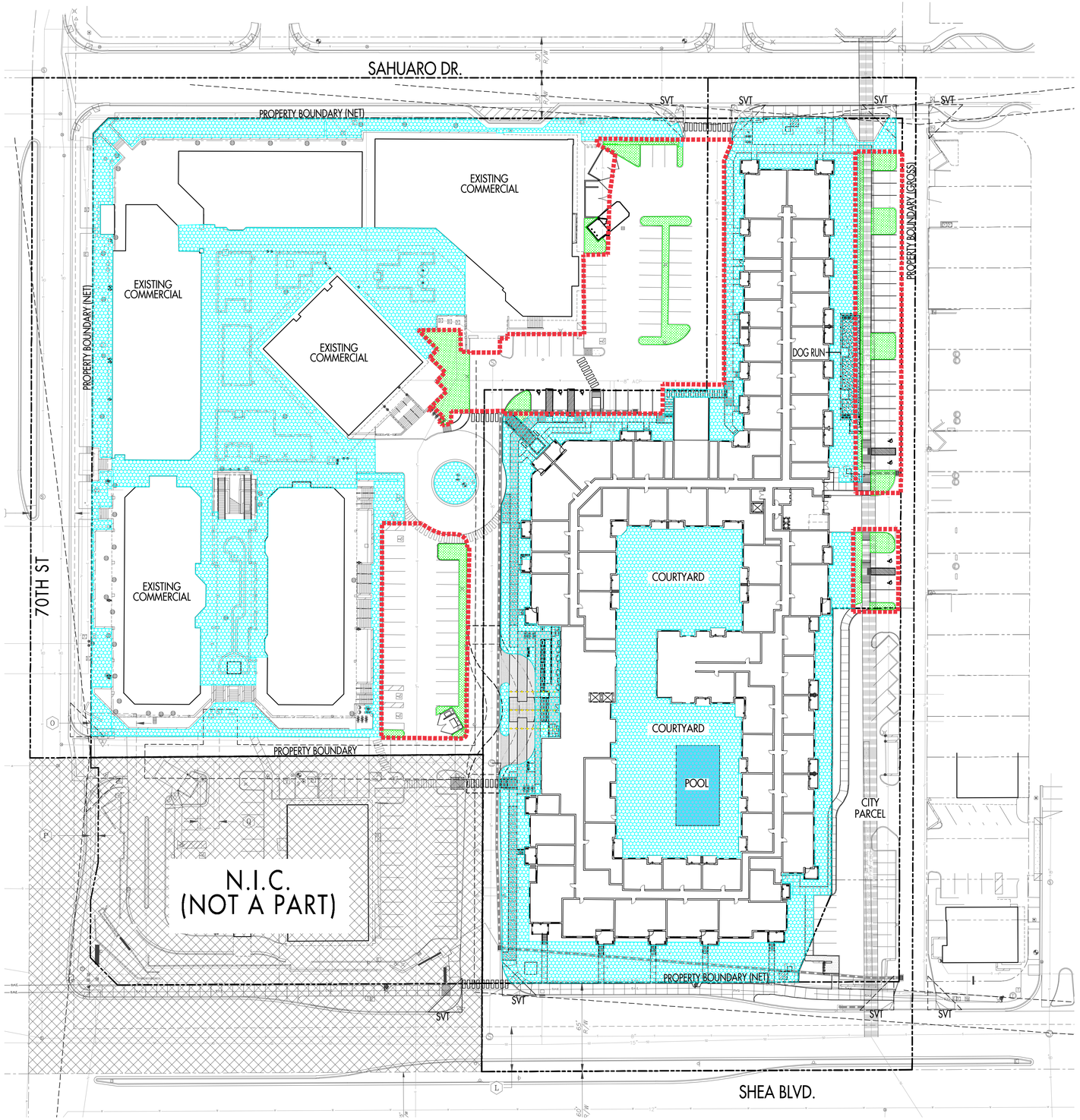
KEY PLAN

COSANTI COMMONS

LANDSCAPE PLAN

L.3



REQUIRED COMMON OPEN SPACE

SITE AREA (GROSS): 375,447 S.F. (8.619 AC)
REQUIRED COMMON OPEN SPACE: 37,545 S.F. (10% OF GROSS SITE AREA)

COMMON OPEN SPACE PROVIDED
94,600 S.F. TOTAL

OVERALL COMMON OPEN SPACE PROVIDED:
94,600 S.F. TOTAL PROPOSED = 25% OF GROSS SITE
57% INCREASE IN OPEN SPACE:
(94,600 PROPOSED OPEN SPACE - 59,996 S.F. EXISTING OPEN SPACE = 34,604 S.F. INCREASE / 59,996 S.F. x 100 = 57% INCREASE)

REQUIRED PARKING LOT LANDSCAPING (SITE)

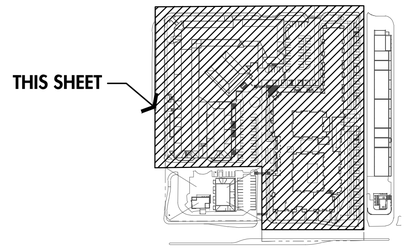
TOTAL PARKING LOT AREA: 44,300 S.F. (1.01 AC)
REQUIRED LANDSCAPING: (15% OF PARKING LOT AREA = 44,300 x15% = 6,645 S.F. REQUIRED)

PARKING LOT LANDSCAPING PROVIDED
6,830 S.F. TOTAL (15.4%)**

PARKING LOT AREA (44,300 S.F.)

**PROVIDED PARKING LOT LANDSCAPING MEETS 15% MIN. REQUIREMENT.

KEY MAP



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01/30/24
Date Signed
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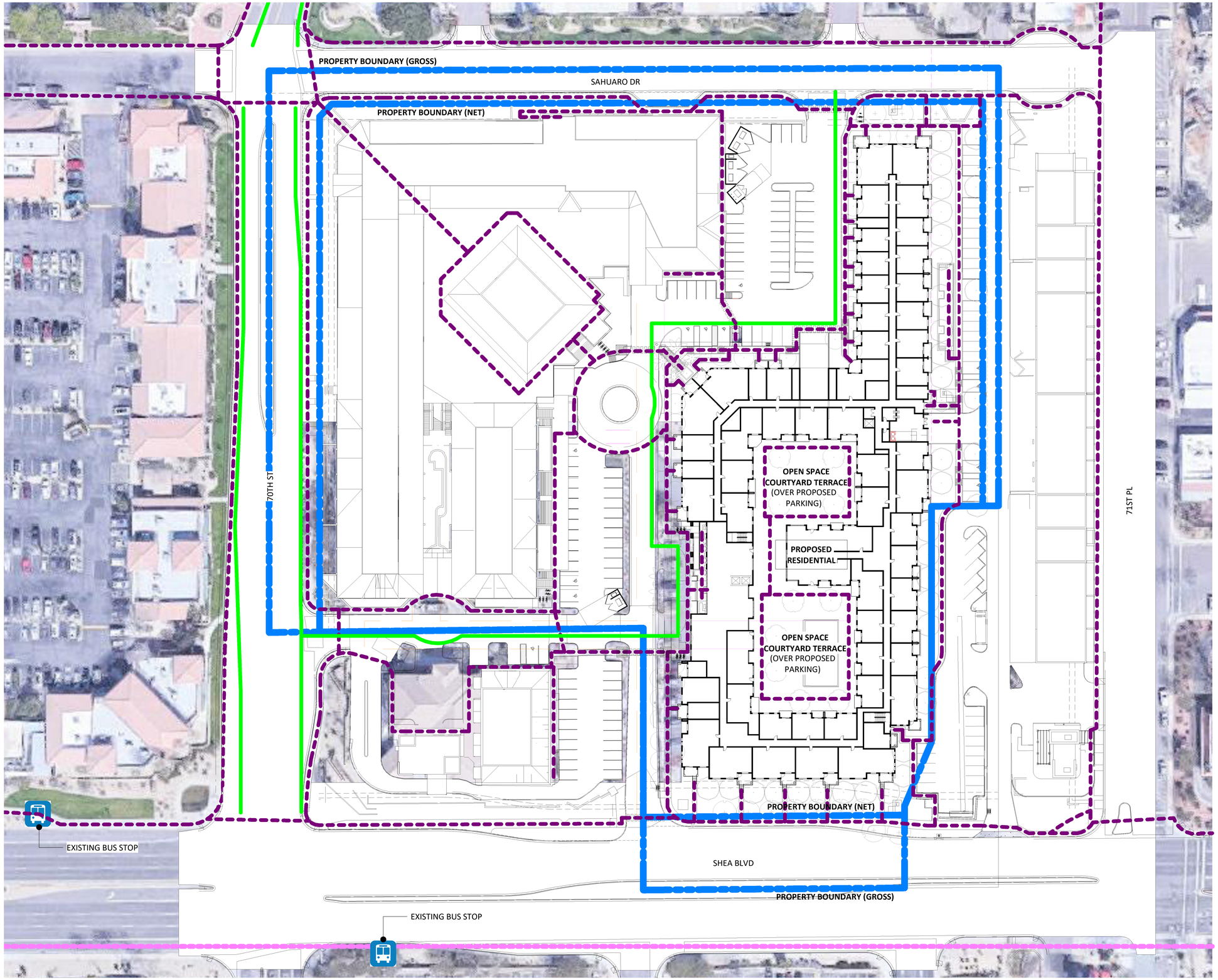
OPEN SPACE PLAN

L.4



PEDESTRIAN CIRCULATION

BICYCLE CIRCULATION

PROPERTY BOUNDARY

FUTURE SHARED USE PATH

0 20 40 80 160

1 A.21.ub **BICYCLE & PEDESTRIAN CIRCULATION PLAN**
1" = 40'-0"

1/30/2024 11:52:07 AM

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KEY PLAN

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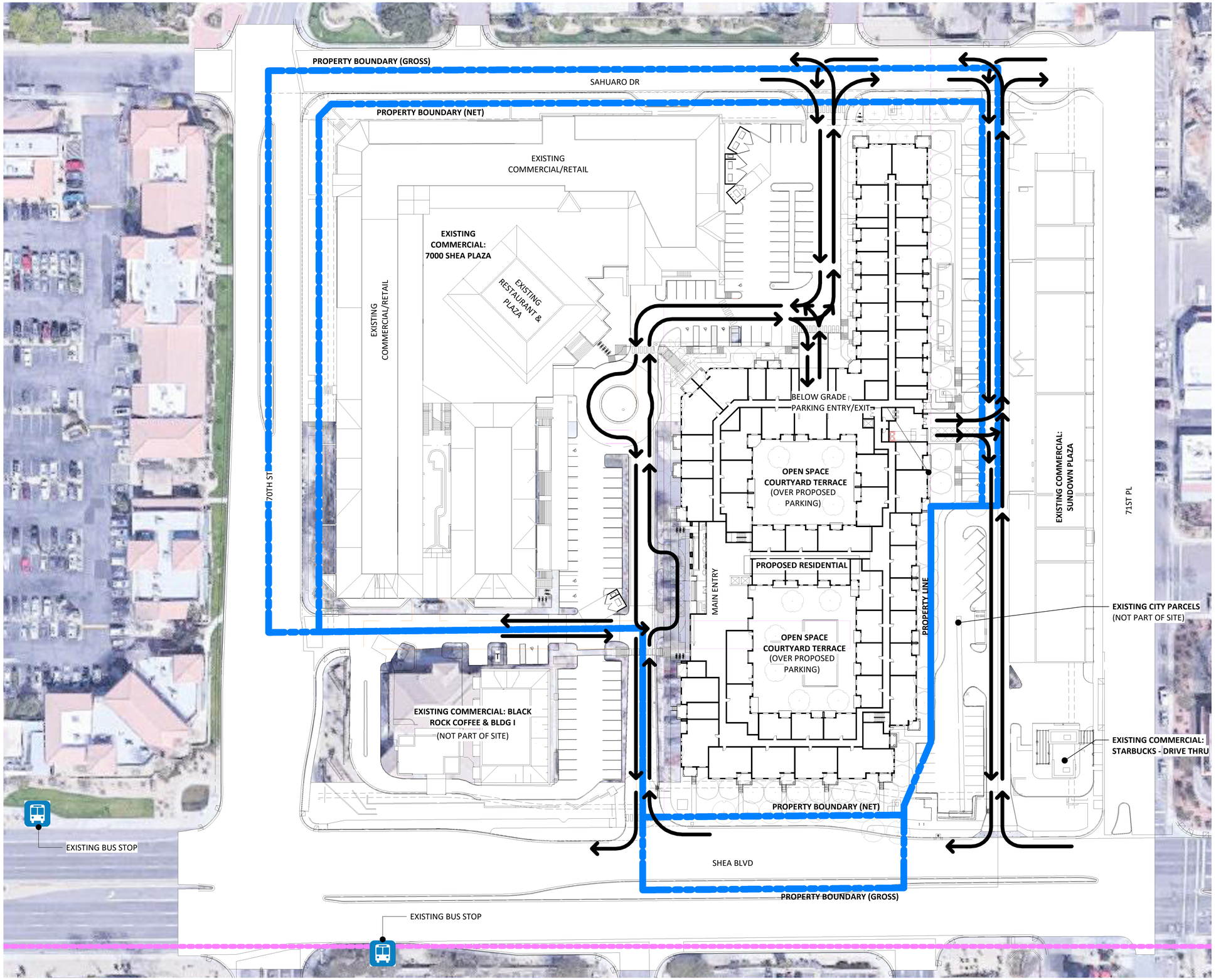
BICYCLE & PEDESTRIAN CIRCULATION

A.21.ub



2 A.21.ua **VEHICULAR CIRCULATION PLAN**
1" = 40'-0"

1/30/2024 11:51:18 AM

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VEHICULAR CIRCULATION

A.21.ua

ELEVATION MATERIAL KEY

ST-1	STUCCO - WARM GREY, LRV 35
ST-2	STUCCO - LIGHT GREIGE, LRV 65
ST-3	STUCCO - DARK BRONZE, LRV 5
STN-1	ARCHITECTURAL CAST STONE
M-1	MASONRY
R-1	STEEL RAILING
SSM-1	DARK GRAY PANEL ROOFING
MT-1	WARM GREY METAL
MT-2	DARK BRONZE METAL

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

3 A.21.va **SOUTH ELEVATION**
1" = 20'-0"

2 A.21.va **EAST ELEVATION**
1" = 20'-0"

10/19/2023 1:34:59 PM

1 A.21.va **WEST ELEVATION**
1" = 20'-0"

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KEY PLAN

SUNDOWN COMMONS

BUILDING ELEVATIONS - COLOR

A.21.va

SHEA BUILDING FRONTAGE

VIEW NORTHEAST AT SHEA AND DRIVE ENTRY

12/21/2023 7:28:51 PM

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KEY PLAN

COSANTI COMMONS

PERSPECTIVES

A.21.xa

SHEA BUILDING FRONTAGE: PEDESTRIAN IMPACTS

INTERNAL DRIVE

12/21/2023 7:28:52 PM

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KEY PLAN

COSANTI COMMONS

PERSPECTIVES

A.21.xb

INTERNAL ENTRANCE

VIEW NEAR ROUND-A-BOUT

12/21/2023 7:28:54 PM

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KEY PLAN

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PERSPECTIVES

A.21.xc

VIEW SOUTHEAST NEAR NORTH SIDE

ALLEY VIEW

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KEY PLAN

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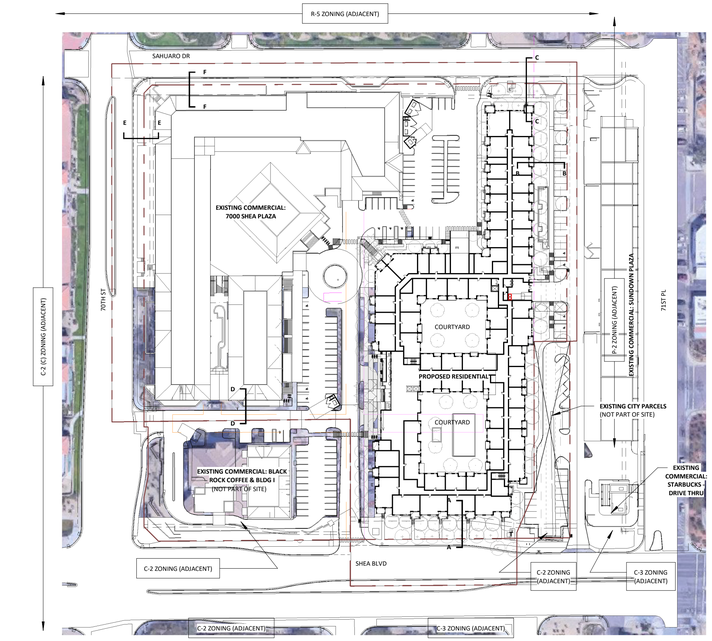
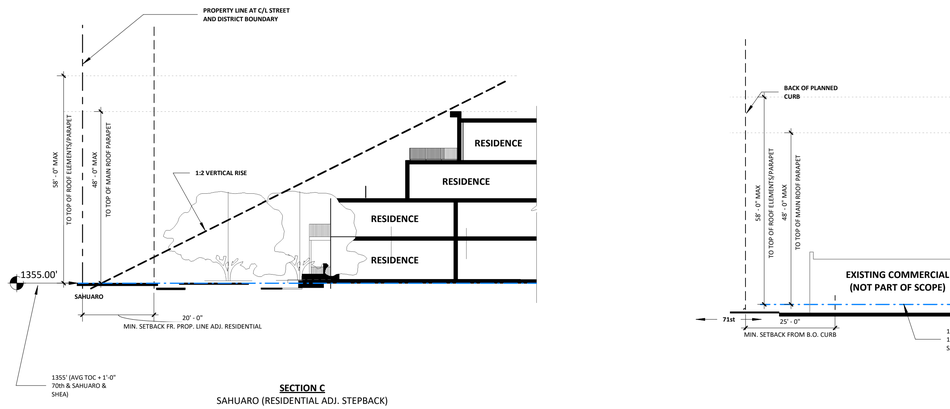
PERSPECTIVES

A.21.xd

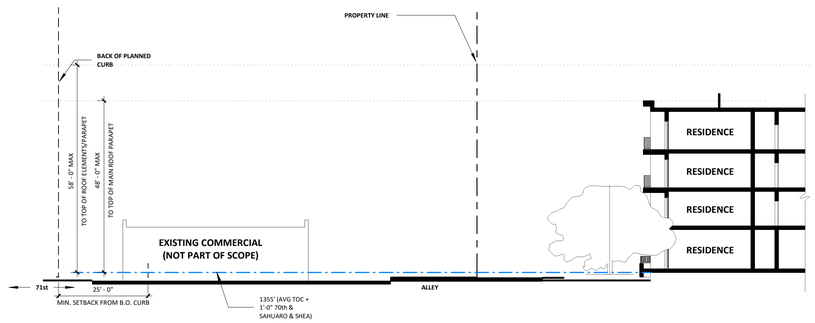


BUILDING KEY PLAN



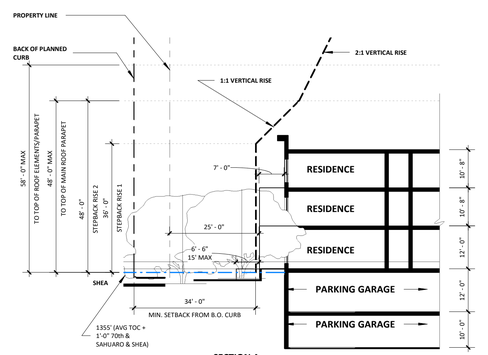
SECTION C
SAHUARO (RESIDENTIAL ADJ. STEPBACK)

3 NORTH SITE SECTION
A.21.ja 1" = 20'-0"



SECTION B
N 71st PL (NO STEPBACK STANDARD)

2 EAST SITE SECTION
A.21.ja 1" = 20'-0"



SECTION A
SHEA (STANDARD)

1 SOUTH SITE SECTION
A.21.ja 1" = 20'-0"

1/30/2024 11:49:11 AM

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KEY PLAN

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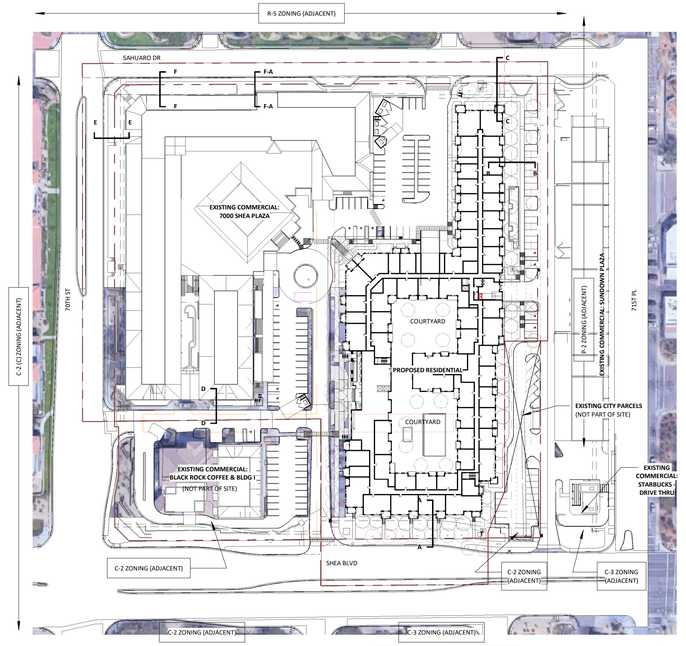
BUILDING CROSS SECTIONS - RESIDENTIAL

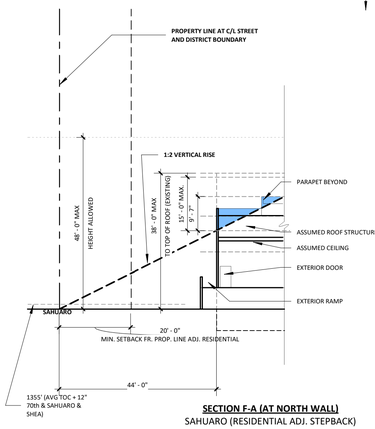
A.21.ja

Sahuaro Drive:

70th Street:

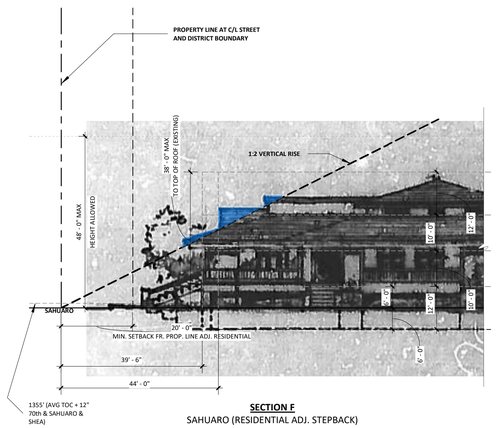


BUILDING KEY PLAN



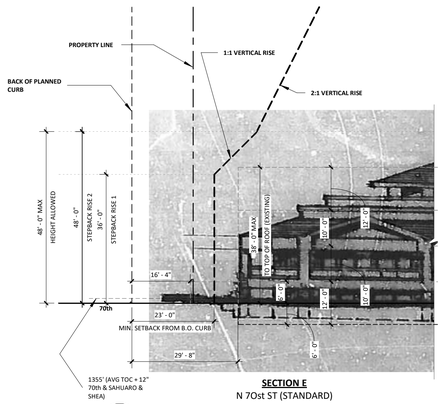
SECTION F-A (AT NORTH WALL)
SAHUARO (RESIDENTIAL ADJ. STEPBACK)

4 A.21.jb **NORTH SITE NORTH SITE SECTION**
1" = 20'-0"



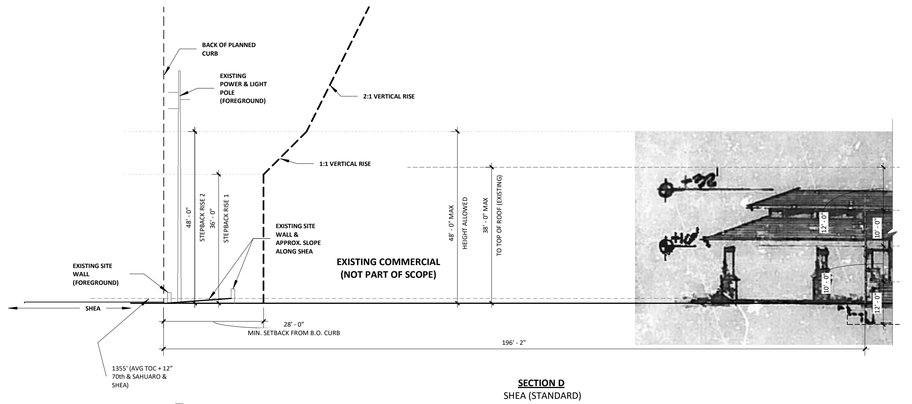
SECTION F
SAHUARO (RESIDENTIAL ADJ. STEPBACK)

3 A.21.jb **NORTH SITE NORTH SITE SECTION**
1" = 20'-0"



SECTION E
N 70st ST (STANDARD)

2 A.21.jb **WEST SITE SECTION**
1" = 20'-0"



SECTION D
SHEA (STANDARD)

1 A.21.jb **SOUTH SITE SECTION**
1" = 20'-0"

NOTE: AREAS OF THE EXISTING BUILDINGS THAT DEVIATE FROM THE PUD ORDINANCE ARE SHOWN IN BLUE.

1/30/2024 11:49:52 AM

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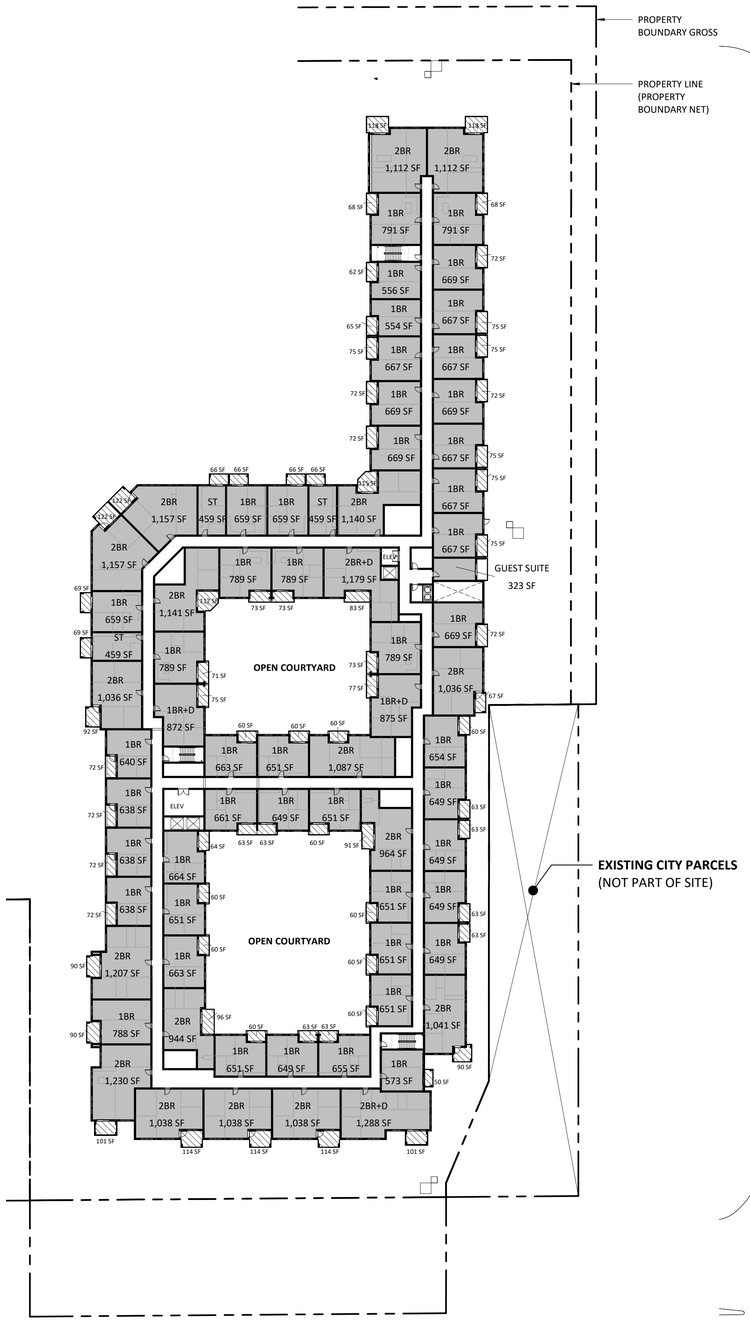
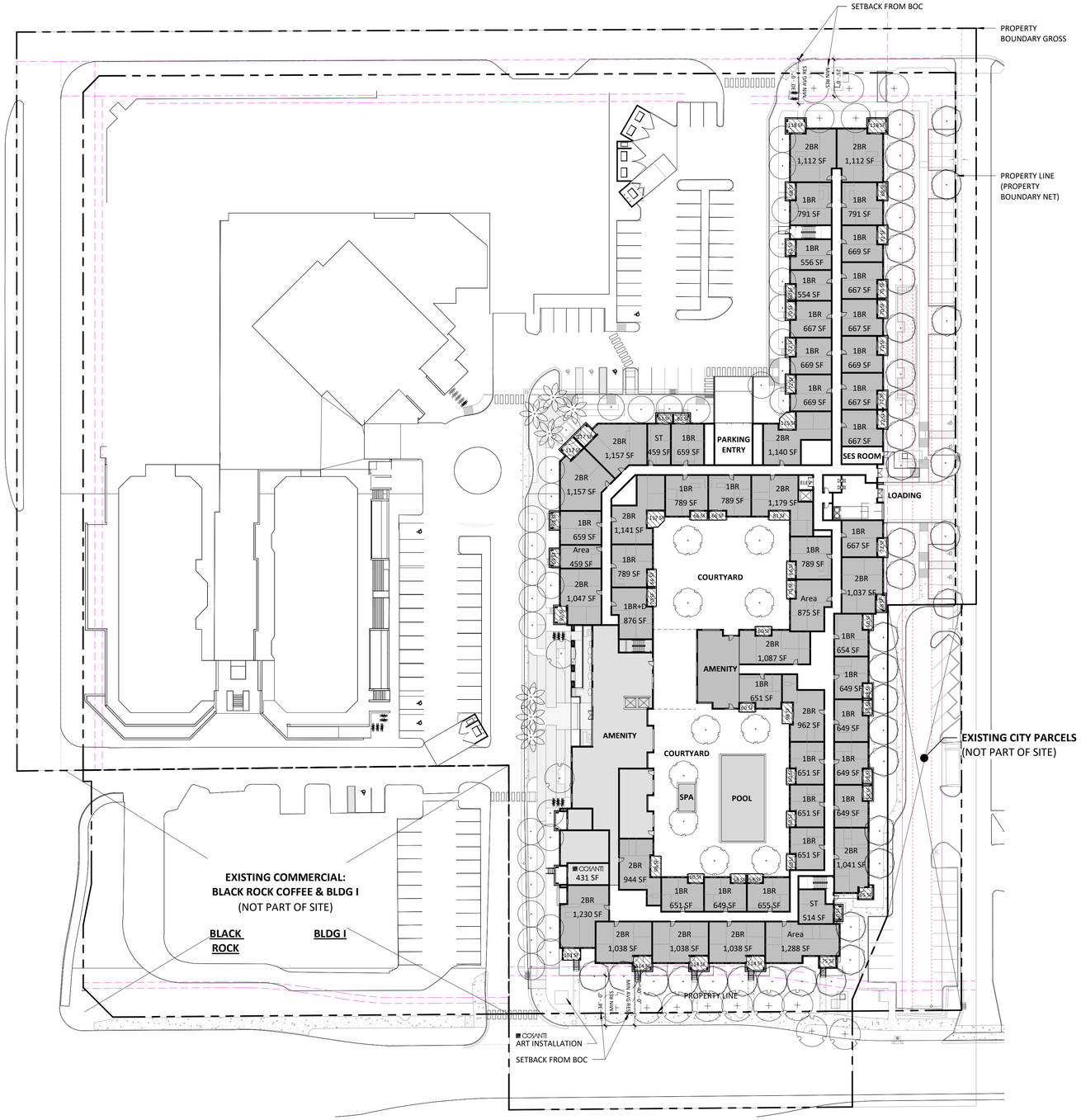
BUILDING CROSS SECTIONS - EXISTING COMMERCIAL

A.21.jb

RESIDENCE MATRIX SF	
STUDIO/EFFICIENCY:	461 - 505 SF
1 BEDROOM JR:	557 - 671 SF
1 BEDROOM:	794 - 856 SF
1 BEDROOM + DEN:	884 - 890 SF
2 BEDROOM JR:	978 - 1048 SF
2 BEDROOM:	1106 - 1213 SF
2 BEDROOM + DEN:	1293 - 1421 SF



2 LEVEL 2 FLOOR PLAN
A.21.ya 1" = 40'-0"



1 LEVEL 1 FLOOR PLAN
A.21.ya 1" = 40'-0"

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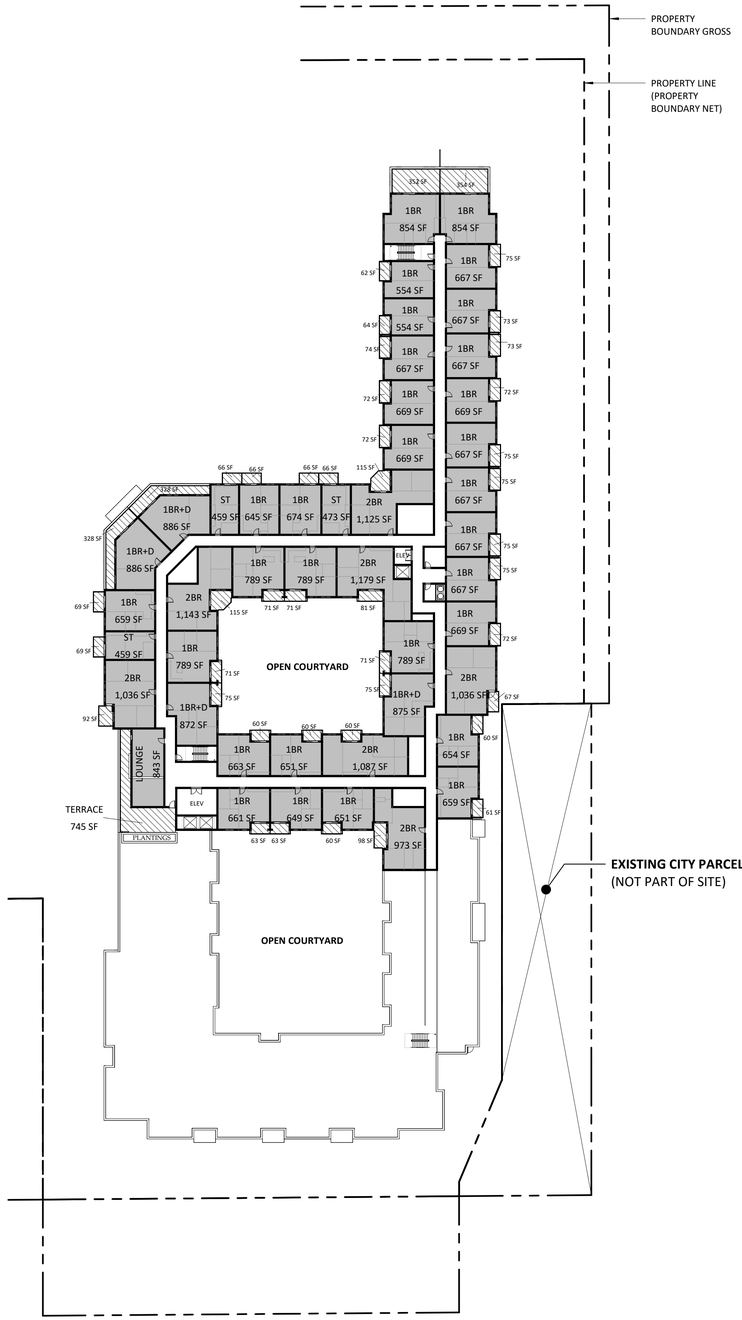
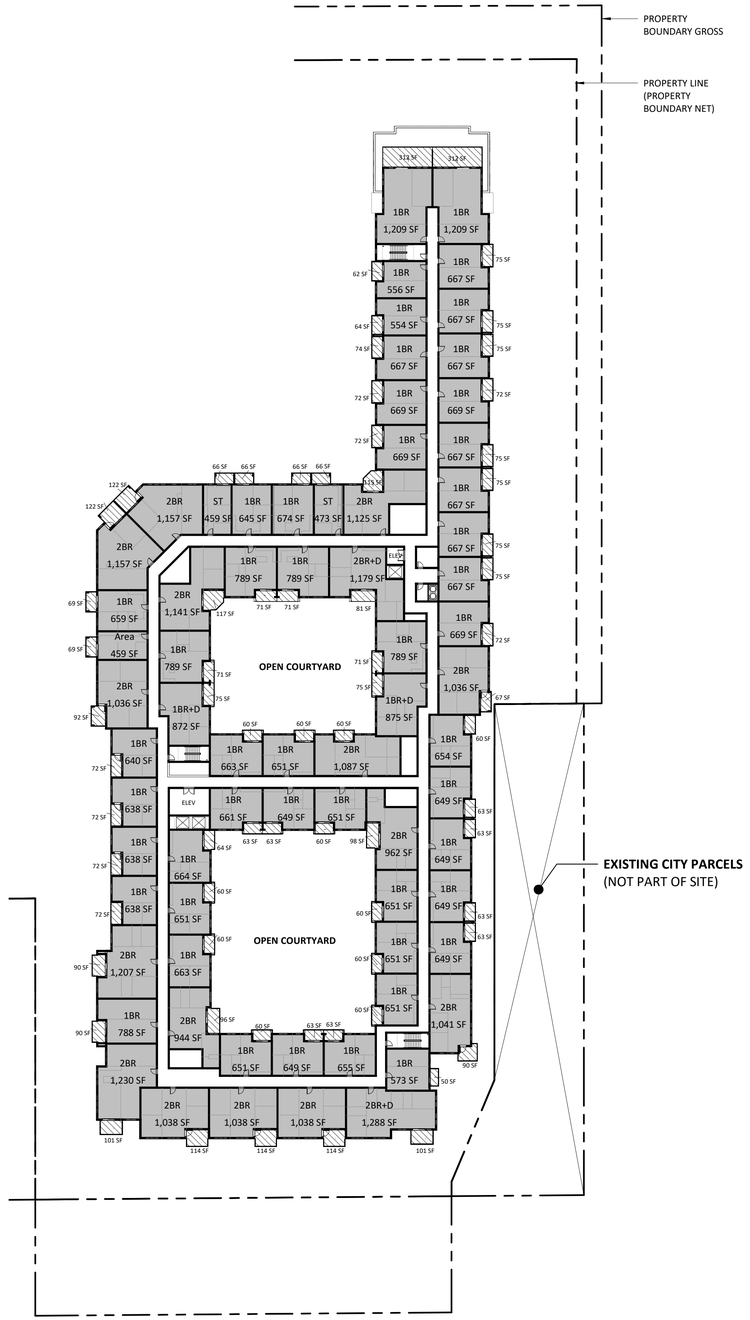
FLOOR PLANS & METRICS WORKSHEETS

A.21.ya

RESIDENCE MATRIX SF	
STUDIO/EFFICIENCY:	461 - 505 SF
1 BEDROOM JR:	557 - 671 SF
1 BEDROOM:	794 - 856 SF
1 BEDROOM + DEN:	884 - 890 SF
2 BEDROOM JR:	978 - 1048 SF
2 BEDROOM:	1106 - 1213 SF
2 BEDROOM + DEN:	1293 - 1421 SF



2 **LEVEL 4 FLOOR PLAN**
A.21.yb 1" = 40'-0"



1 **LEVEL 3 FLOOR PLAN**
A.21.yb 1" = 40'-0"

1/30/2024 12:29:33 PM

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FLOOR PLANS & METRICS WORKSHEETS

A.21.yb

SUMMARY

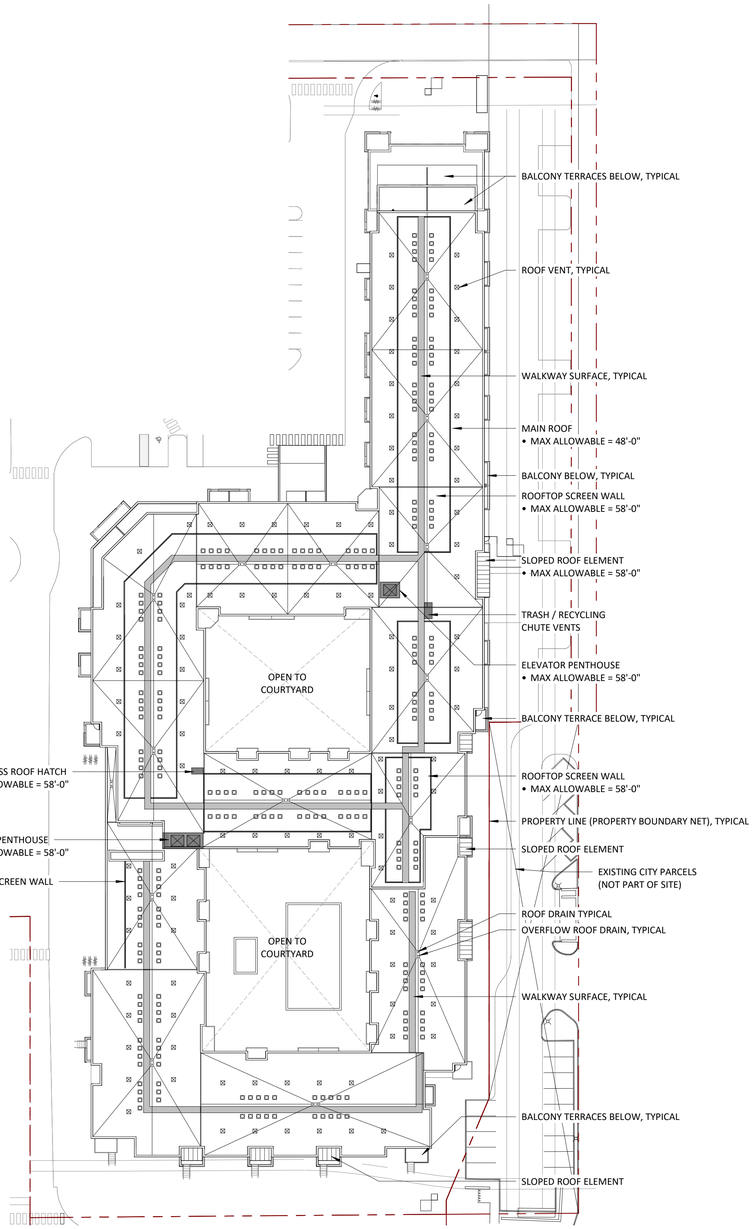
TOTAL ROOF SF AREA - 4 STORY (MAX HEIGHT 48'-0" AND BELOW 48'-0")

• LEVEL 2 ROOF	1,540 SF	2.24%
• MAIN ROOF (LEVEL 3)	24,255 SF	35.22%
• MAIN ROOF (LEVEL 4)	23,103 SF	33.54%
TOTAL	**48,898 SF**	**71.00%**

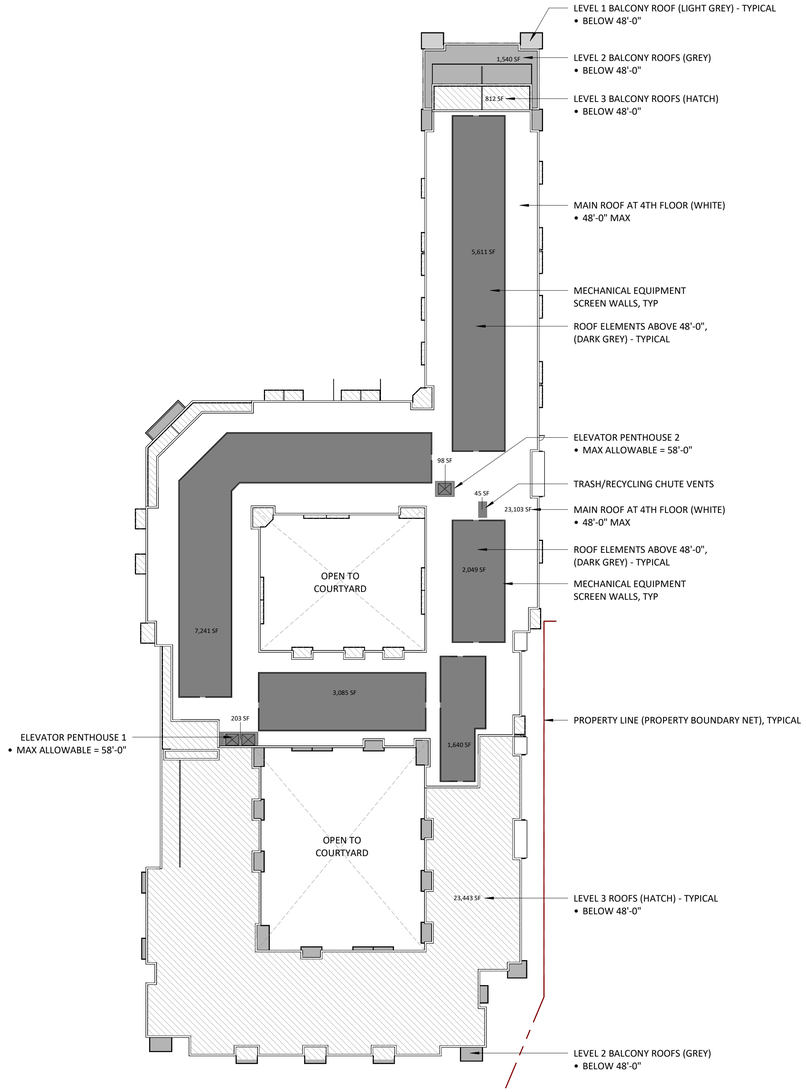
ROOF SF AREA ABOVE 48'-0" AND BELOW 58'-0"

• ELEVATOR PENTHOUSE 1	203 SF	0.29%
• ELEVATOR PENTHOUSE 2	98 SF	0.14%
• TRASH CHUTE VENTS	45 SF	0.07%
• MECHANICAL EQUIPMENT SCREENING	19,626 SF	28.50%
TOTAL	**19,972 SF**	**29.00%**

TOTAL AREA OF ROOF (48,898 SF + 19,972 SF) :	68,870 SF
TOTAL AREA OF ROOF ABOVE 48'-0":	19,972 SF (29.00%)



2 **ROOF PLAN**
A.21.z.aa 1" = 40'-0"



1 **ROOF AREA AND ELEMENTS DIAGRAM**
A.21.z.aa 1" = 40'-0"

1/30/2024 12:30:30 PM

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ROOF PLAN

A.21.z.aa

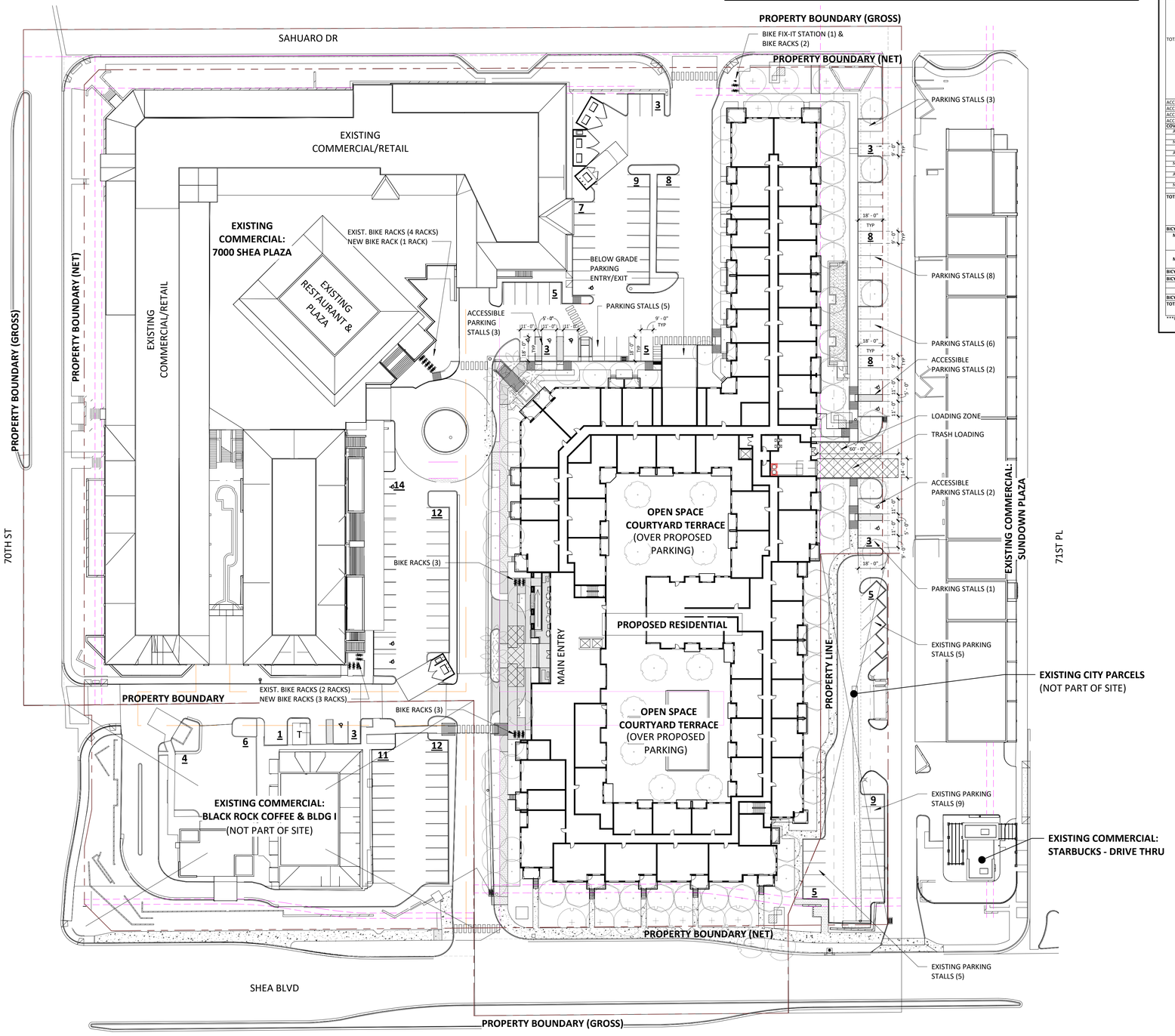
PARKING METRICS - EXISTING LOT 3:

COSANTI COMMONS
EXISTING LOT 3 PARKING *(NOT PART OF REZONE REQUEST)*

esg

STANDARD	APPROVED SITE PLAN FOR EXISTING LOT 2 (BLACK ROCK COFFEE) Case #: 30-DR-2020	GENERAL ZONING PARKING REQUIREMENT	EXISTING COMMERCIAL **LOT 2** - *NOT PART OF REZONE REQUEST* (C-2 (C) ZONING)	EXISTING COMMERCIAL **LOT 3** - *NOT PART OF REZONE REQUEST* (C-2 (C) ZONING)
VEHICLE PARKING PER USE [Table 9.103.A]	1:300 SF	-	-	
MIXED USE COMMERCIAL CENTER USE (TOTAL REQUIRED)	-	1:300 SF	1,977 SF**** / 300 **7**	5,600 SF**** / 300 **19**
TOTAL VEHICLE PARKING **PROVIDED**	-	-	**10** (SURFACE TO REMAIN)	**27** (SURFACE TO REMAIN)

**** Per Site Plan data, Black Rock Coffee Bar, Case# 30-DR-2020; Lot 3 = Building I (Arizona Bread Company and Fitness 4 Home)



1 A.21.sa **PARKING PLAN**
1" = 40'-0"

PARKING METRICS:

STANDARD	APPROVED SITE PLAN FOR EXISTING COMMERCIAL Case #: 97-ZN-1986 (C-2 (C) ZONING)	PUD-PSD ZONING	PROPOSED OVERALL LOT (PUD-PSD ZONING)	EXISTING COMMERCIAL (PUD-PSD ZONING)	PROPOSED RESIDENTIAL (PUD-PSD ZONING)
PARKING LOCATED BETWEEN BUILDING AND STREET [Sec. 5.5006.A.]	-	-	COMPLIES	COMPLIES	COMPLIES
DRIVE AISLE SIZE [Table 9.106.A]	-	-	COMPLIES	EXISTING	COMPLIES
PARKING STALL SIZE [Table 9.106.A]	-	-	COMPLIES	EXISTING	COMPLIES
VEHICLE PARKING PER USE [Table 9.103.A]	-	-			
MIXED USE COMMERCIAL CENTER USE TOTAL REQUIRED		1:300 SF	±79,200 SF*** / 300 237	±79,200 SF*** / 300 **237**	-
MULTIFAMILY GUEST (240 TOTAL UNITS)	-	1 PER 6 UNITS	-	-	40
MULTIFAMILY EFFICIENCY 12 UNITS	-	1.25 PER DU	-	-	15
MULTIFAMILY 1BR 165 UNITS	-	1.3 PER DU	-	-	215
MULTIFAMILY 2BR 63 UNITS	-	1.7 PER DU	-	-	108
MULTIFAMILY 3BR+ 0 UNITS	-	1.9 PER DU	-	-	0
MULTIFAMILY TOTAL REQUIRED					378
TOTAL VEHICLE PARKING **REQUIRED**	663 stated in case for larger overall site		**615**	**237**	**378**
TOTAL VEHICLE PARKING **PROVIDED**, INCLUDES ACCESSIBLE	561 (15% reduct.) stated in case for larger overall site	-	- 313 (STRUCTURED) **709**	58 (SURFACE TO REMAIN) (requesting this site includes required parking for 40 guests of MF residential building) 297 (STRUCTURED) **TOTAL: 371**	41 SURFACE (30 + 11 of the 19 SURFACE ON CITY PARCELS) 297 (STRUCTURED) (not including compacts; not providing buried tandems) **TOTAL: 338**
ACCESSIBLE PARKING, STRUCTURED REQUIRED (4% MIN OF THE PROVIDED)	-	-	**25**	13	12
ACCESSIBLE PARKING, SURFACE REQUIRED (4% MIN OF THE PROVIDED)	-	-	**6**	3	3
ACCESSIBLE PARKING, STRUCT. PROV. (INCLUDED IN THE PROVIDED PKG TOTALS)	-	-	**33**	20	13
ACCESSIBLE PARKING, SURFACE PROV. (INCLUDED IN THE PROVIDED PKG TOTALS)	-	-	**11**	4	7
COVERED PARKING [Sec. 9.105.I.M]	-	-			
ACCESSIBLE TENANT COVERED PARKING PROVIDED (FOR MF DEVTS)	-		13	0	13
	-	**4% MIN RATIOS PROVIDED:**	13 / 297 = .044 = 4.4%	0 / 313 = .000 = 0.0%	13 / 297 = .044 = 4.4%
NONACCESSIBLE TENANT COVERED PARKING PROVIDED (FOR MF DEVTS)	-		284	0	284
	-	**RATIOS PROVIDED:**	284 / 297 = .956 = 95.6%	0 / 313 = .000 = 0.0%	284 / 297 = .956 = 95.6%
ACCESSIBLE VISITOR COVERED PARKING PROVIDED (FOR MF DEVTS) *(MF DWELLING VISITOR PKG SPACES TO BE PROVIDED IN COVERED)*	-		7	0	0
	-	**4% MIN RATIOS PROVIDED:**	2 / 40 = .050 = 5%	2 / 40 = .050 = 5%	0 / 297 = .000 = 0%
NONACCESSIBLE VISITOR COVERED PARKING PROVIDED (FOR MF DEVTS) *(NO MF DWELLING VISITOR PKG SPACES ARE PROVIDED IN COVERED)*	-		0	0	0
	-	**RATIOS PROVIDED:**	38 / 40 = .950 = 95%	38 / 40 = .950 = 95%	0 / 297 = .000 = 0%
ACCESSIBLE NONRESIDENTIAL COVERED PARKING PROVIDED *(THESE ARE EXISTING)*	-		20	20	0
	-	**4% MIN RATIOS PROVIDED:**	18 / 273 = .066 = 6.6%	18 / 273 = .066 = 6.6%	0 / 297 = .000 = 0%
NONACCESSIBLE NONRESIDENTIAL COVERED PARKING PROVIDED *(THESE ARE EXISTING)*	-		253	253	0
	-	**EXISTING RATIOS PROVIDED:**	253 / 273 = .927 = 92.7%	253 / 273 = .927 = 92.7%	0 / 297 = .000 = 0%
TOTAL VEHICLE PARKING REQUIRED & PROVIDED			**TOTAL VEHICLE PARKING REQUIRED (OVERALL SITE) = 615;** **TOTAL PARKING PROVIDED (OVERALL SITE) = 709** **TOTAL VEHICLE PARKING SURPLUS (OVERALL SITE) =**		**94**
BICYCLE PARKING PER USE [Sec. 9.103.C]	0 stated in case				
MIXED USE COMMERCIAL CENTER USE REQUIREMENT		1:10 REQ. VEH., 2 MIN., 100 MAX.	-	237 / 10 = 24	- 0
MULTIFAMILY USE REQUIREMENT		1:10 REQ. VEH., 2 MIN., 100 MAX.	-	40 / 10 = **4**	338 / 10 = 34
BICYCLE PARKING REQUIRED (TOTALS)	0 stated in case	-	**62**	**28**	**34**
BICYCLE PARKING PROVIDED	0 provided in case				
BICYCLE PARKING SPACES, STRUCTURED	0 provided in case	-	-	0	34
BICYCLE PARKING SPACES, SURFACE	0 provided in case	-	-	20 (10 racks)	16 (8 racks)
BICYCLE PARKING PROVIDED (TOTALS)	0 provided in case	-	**70**	**20**	**50**
TOTAL BICYCLE PARKING REQUIRED & PROVIDED			**TOTAL BICYCLE PARKING REQUIRED (OVERALL SITE) = 62;** **TOTAL BICYCLE PARKING PROVIDED (OVERALL SITE) = 70**		

***Per Site Plan data, Black Rock Coffee Bar, Case# 30-DR-2020

P2 (LOWER LEVEL) PARKING PROVIDED
STANDARD: 156
COMPACT: 3*
ACCESSIBLE: 6
TOTAL: 162 (165*)

*COMPACT STALLS DO COUNT TOWARD CITY CODE MINIMUM REQUIRED PARKING

P1 (LEVEL 1) PARKING PROVIDED
STANDARD: 128
COMPACT: 0*
ACCESSIBLE: 7
TOTAL: 135

*COMPACT STALLS DO COUNT TOWARD CITY CODE MINIMUM REQUIRED PARKING

OVERALL PARKING METRICS - PROVIDED (EXISTING COMMERCIAL)

LEVEL 1
STANDARD: 130 (plus 1 motorcycle)
ACCESSIBLE: 13

LOWER LEVEL
STANDARD: 163
ACCESSIBLE: 7

SURFACE
STANDARD: 54
ACCESSIBLE: 4

TOTAL
STANDARD: 347 (plus 1 motorcycle)
ACCESSIBLE: 24
TOTAL: 371 (plus 1 motorcycle)

OVERALL PARKING METRICS - PROVIDED (RESIDENTIAL)

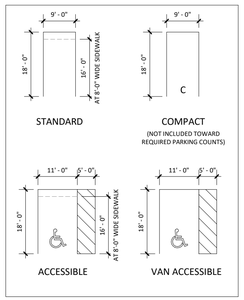
P1 (LEVEL 1)
STANDARD: 128
ACCESSIBLE: 7

P2 (LOWER LEVEL)
STANDARD: 156
ACCESSIBLE: 6

SURFACE (including City Parcels via agreement)
STANDARD: 34 (includes 11 on City Parcels)
ACCESSIBLE: 7

TOTAL
STANDARD: 318
ACCESSIBLE: 20
TOTAL: 338

PARKING KEY



COSANTI COMMONS

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I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly licensed architect under the laws of the State of Arizona

Signature

Typed or Printed Name

License # Date

NOT FOR CONSTRUCTION

1/30/2024
REZONING & GPA RESUBMITTAL #3

ORIGINAL ISSUE:

REVISIONS

No.	Description	Date

222517
PROJECT NUMBER

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KEY PLAN

COSANTI COMMONS

PARKING PLANS & METRICS WORKSHEETS - OVERALL

A.21.sa

ZONING RESUBMITTAL

WE HAVE A 5-STALL BU
STRUCTURE (COUPLE O

PREV ZONING SUBMIT
WE HAVE A 3-STALL BU
STRUCTURE

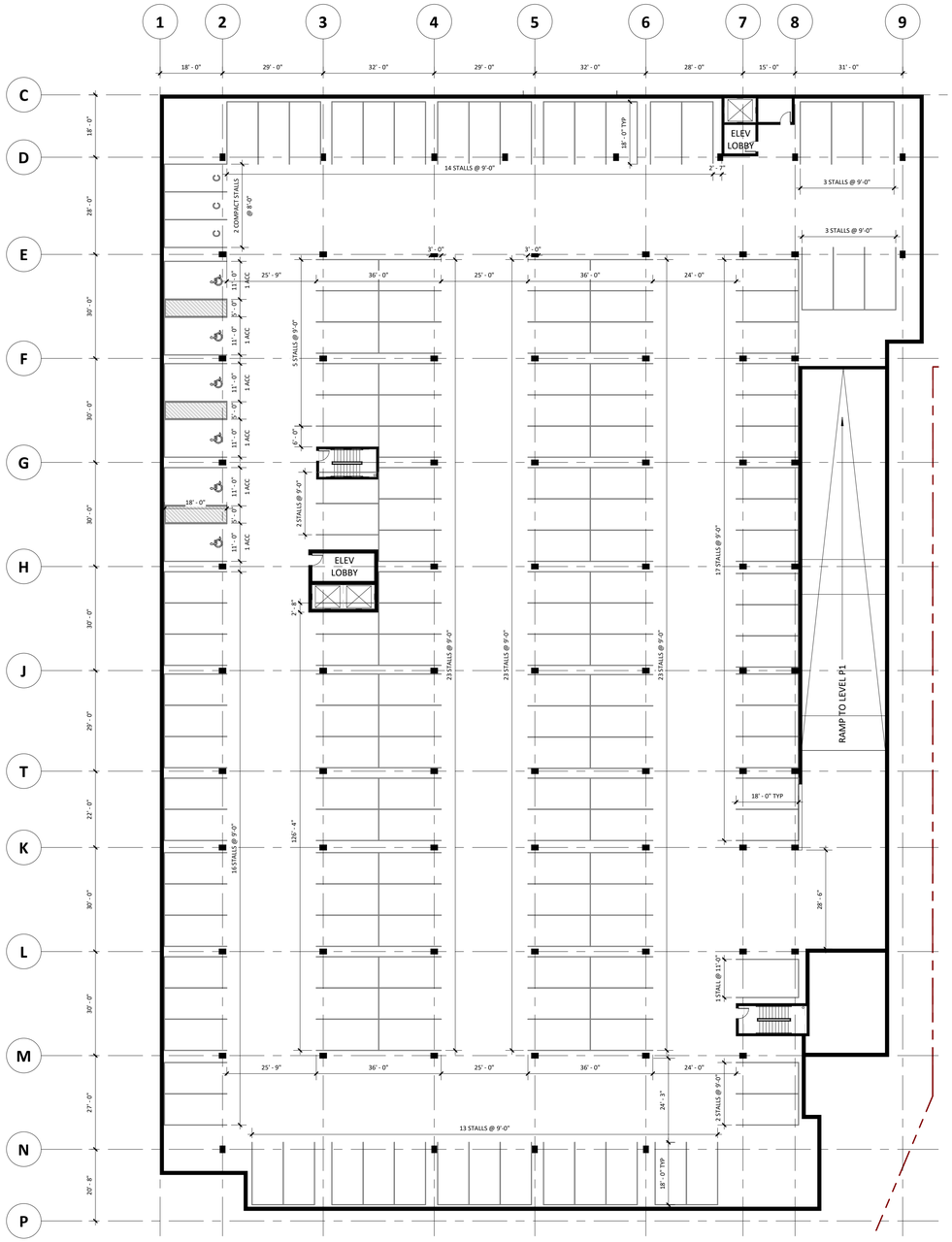
(5/17, COUNTS IN STRU
STALLS, BUT SHOWING
SUBMITTAL)

(6/20, COUNTS IN STR
BUT SHOWING 295 ON

LEVEL P2 PARKING PROVIDED

STANDARD:	156
COMPACT:	3*
ACCESSIBLE:	6
TOTAL:	162 (165*)

*COMPACT STALLS DO COUNT TOWARD CITY CODE MINIMUM REQUIRED PARKING

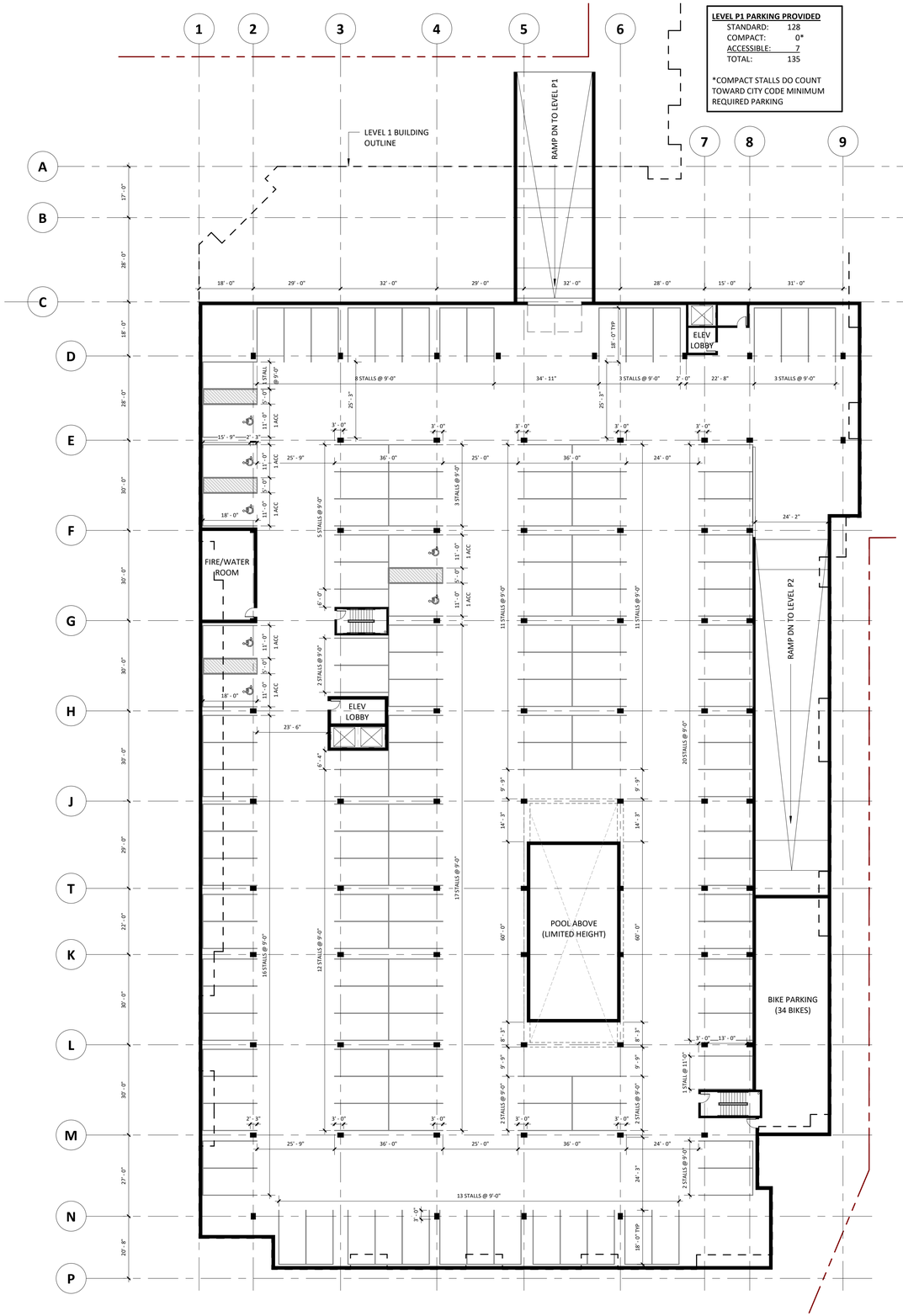


2 A.21.sb **ZONING - LEVEL P2 PARKING PLAN**
1" = 20'-0"

LEVEL P1 PARKING PROVIDED

STANDARD:	128
COMPACT:	0*
ACCESSIBLE:	7
TOTAL:	135

*COMPACT STALLS DO COUNT TOWARD CITY CODE MINIMUM REQUIRED PARKING



1 A.21.sb **ZONING - LEVEL P1 PARKING PLAN**
1" = 20'-0"

10/19/2023 2:28:08 PM

SUNDOWN COMMONS

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Minneapolis, MN 55415
p 612.339.5508 | f 612.339.5382
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I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly licensed architect under the laws of the State of Arizona

Signature

Typed or Printed Name

License # Date

NOT FOR CONSTRUCTION

10/19/2023
REZONING & GPA
RESUBMITTAL #1

ORIGINAL ISSUE:

REVISIONS

No.	Description	Date

222517
PROJECT NUMBER

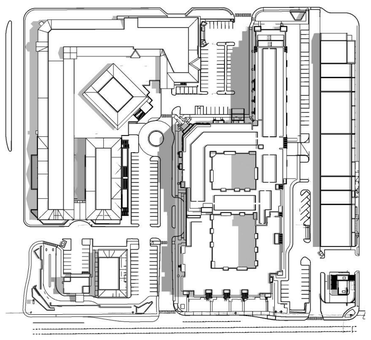
Author DRAWN BY | Checker CHECKED BY

KEY PLAN

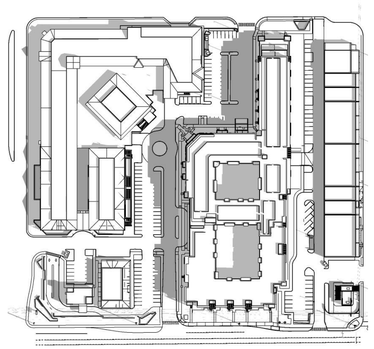
SUNDOWN COMMONS

PARKING PLANS & METRICS WORKSHEETS

A.21.sb



JUNE 21 - 9 AM



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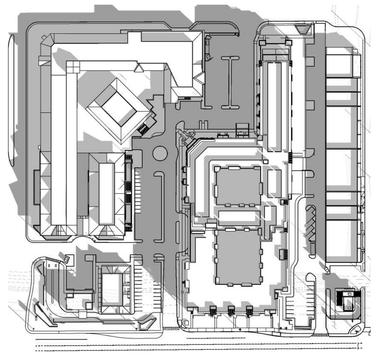

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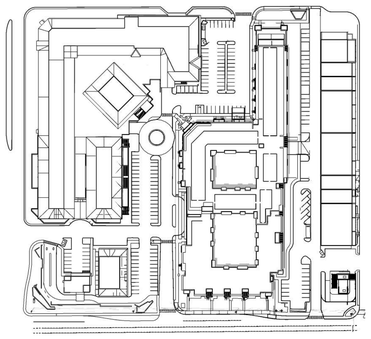

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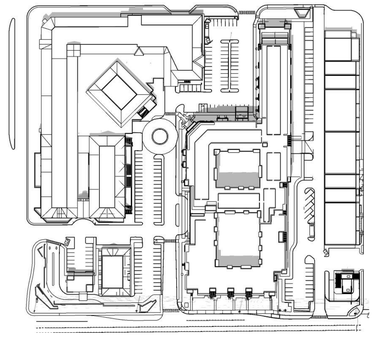

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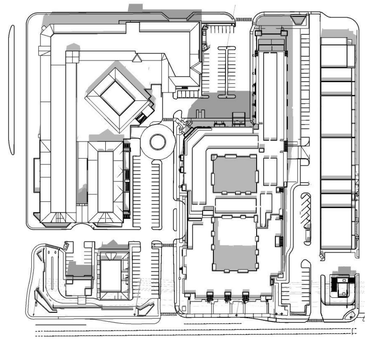

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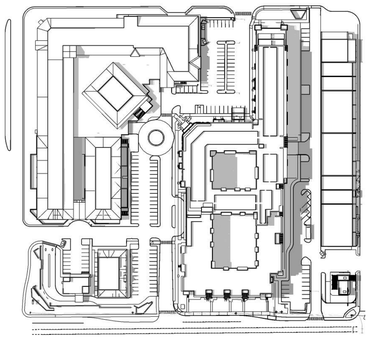

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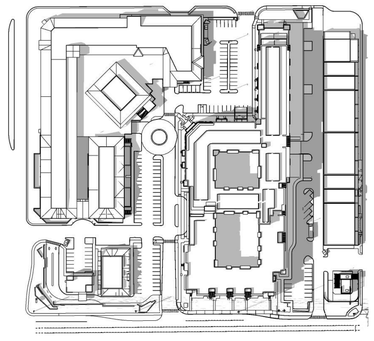

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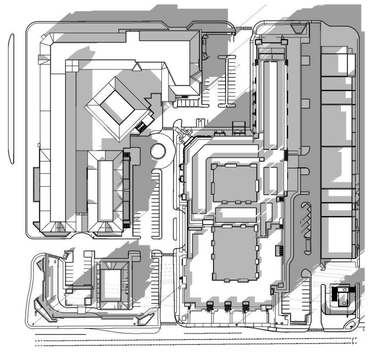

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COSANTI COMMONS

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I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly licensed architect under the laws of the State of Arizona

Signature

Typed or Printed Name

License # Date

NOT FOR CONSTRUCTION

12/21/2023
REZONING & GPA
RESUBMITTAL #2

ORIGINAL ISSUE:

REVISIONS

No.	Description	Date

222517
PROJECT NUMBER

ESG
DRAWN BY

ESG
CHECKED BY

KEY PLAN

COSANTI COMMONS

SOLAR ANALYSIS

A.21.z.bb

DEVELOPMENT REVIEW BOARD CRITERIA ANALYSIS

An application for the PUD District must be accompanied by a Development Plan (DP), the elements of which shall include the following:

1. Character statements, including environmental response, design principles, architectural character, site development character, and landscape character;
2. A master site plan, with a land use budget tabulation, showing the location of development components, the intensity of development, residential density, and building heights;
3. An open space plan;
4. An architectural concepts and design standards plan;
5. Basis of design reports for storm water drainage, water service, and waste water disposal; and
6. Any additional information as necessary to process the DP such as:
    a. A view shed analysis plan;
    b. A pedestrian circulation plan;
    c. A hardscape plan;
    d. A landscape plan;
    e. A lighting plan; and/or
    f. A signage plan.

- *The applicant's submittal includes a DP which contains all the required elements.*

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

1. The design contained in the DP is compatible with development in the area that it may directly affect, and the DP provides a benefit to the city and adjacent neighborhoods.
    - *The proposed site design uses existing vehicular access points. Additionally, pedestrian connections are provided internally, to adjacent commercial centers in the area, and to the public right-of-way, as a benefit to the city and adjacent neighborhoods.*
    - *The proposed residential building has been located to provide appropriate setbacks and landscape buffers to the public roadways and to the existing adjacent commercial buildings. The integration of new dwelling units and the existing commercial within the center will create a more sustainable, long-lasting development.*
    - *Most of the existing and proposed parking is located within below-ground parking garages which will reduce the potential impervious area on the site and eliminate visibility and associated impacts on adjacent properties.*
    - *Building massing is respectfully designed to integrate with the surrounding building heights by proposing a stepped design including both three- and four-story elements and architectural design influenced by the existing context. The architectural design includes stucco, masonry, cast stone, metal elements, parapet roofs, and earth tone finishes that tie into the existing development in the area. Visual interest is incorporated through projections and recessed areas along the façade, various window shading elements, balcony designs, and roof overhangs.*

2. The DP is environmentally responsive, incorporates green building principles, contributes to the city's design guidelines and design objectives, and that any deviations from the design guidelines must be justified by compensating benefits of the DP.
   - *The site is designed to maximize efficient use of space by vertically stacking residential floor area, rather than spreading it horizontally across the property, which results in more landscaping and open space areas. Although the PUD district only requires 10% of the site to be open space, approximately 25% of the site will be open space, including pedestrian hardscape, commercial and residential courtyards, and landscape. Frontage open space along E. Shea Boulevard, N. 70th Street, and E. Sahuaro Drive will be enhanced by new trees and landscaping.*
   - *Most of the parking for the site has been provided in a fully integrated below-grade structure to minimize impervious surfaces, reduce the heat-island effect, and fully screen parking from view. The proposed site design significantly reduces the amount of surface parking and asphalt on site.*
   - *Planting species and pavement selection will reflect sensitivity to the desert climate and strategies to reduce usage of water. The landscaping will utilize native and drought tolerant plant material and preserve native plants wherever practicable. Landscape materials will primarily consist of trees and shrubs that complement the Southwest and provide year-round color.*
   - *The design of proposed building on the site uses effective building techniques, such as solar shading, landscaping, recessed windows, building articulation, material selection and paint colors, to effectively integrate the site with the surrounding area and promote the unique character of the Sonoran Desert. Shade elements are proposed for most of the windows of the proposed buildings and other elements such as floor and roof overhangs, balcony extensions and other horizontal and vertical design elements will create shade for glazed portions of the façade. In addition, the proposed development will be designed to comply with the International Green Construction Code (IGCC).*
3. The DP will not significantly increase solar shading of adjacent land in comparison with a development that could be developed under the existing zoning district.
   - *The DP includes a new residential building that is 48 feet tall, with an additional 10-foot allowance for mechanical equipment and associated screening, compared to the existing zoning district which allows 36 feet in height. The proposed building will be taller than the existing buildings in the area, however, will be setback approximately 46 feet from E. Shea Boulevard, approximately 337 feet from N. 70th Street, buffered by the existing commercial buildings, approximately 39 feet from E. Sahuaro Drive, and approximately 50 feet from the alleyway due to existing drainage facilities and associated easements. There are not anticipated impacts related to solar shading.*
4. The DP promotes connectivity between adjacent and abutting parcels and provides open spaces that are visible from the public right-of-way and useful to the development.
   - *The proposed development includes a new 8-foot-wide sidewalk along E. Shea Boulevard, enhanced landscaping along all the streetscapes, and provides several pedestrian connections to the public sidewalks as well as connections internal to the site, allowing for easy connectivity to adjacent developments and on-site developments.*

Amended Development Standards

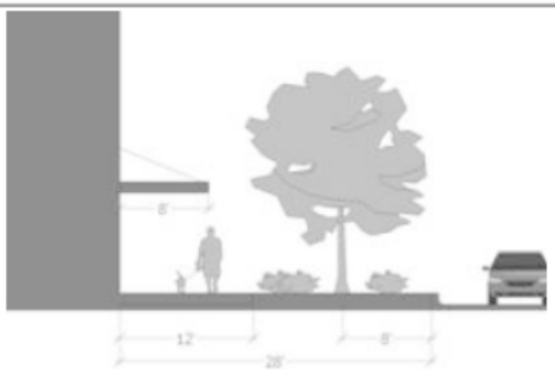
To encourage sensitivity to site conditions and provide flexibility in planning, development standards, excluding Allowable building height and D. Exception to building height, may be amended upon recommendation by the Planning Commission and a finding by the City Council that the amended development standards achieve the purposes of the planned unit development district better than the existing standards.

1. Building Setbacks – Average Setback. The applicant is requesting an amendment to the average setback requirement to add the word "**MINIMUM**" to clarify that average setbacks can be greater than the minimum as dictated by the development plan. The proposed "**MINIMUM**" average setback will allow flexibility in application of the average setback and allow for a larger setback where needed. Amendment is shown below.

and the Design Standards & Policies Manual.

TABLE A

BUILDING SETBACK FROM BACK OF THE PLANNED CURB ALONG STREETS

Street Classification Type and Use	Minimum Setback	MINIMUM Average Setback	Setback Diagram - This Illustrates Setbacks, Excluding Average Setback. Dimensions are for Illustrative Purposes.
Major and Minor Arterial - Residential on First Floor Adjacent to the Street	34 feet	40 feet	
Major and Minor Arterial - Retail and Commercial on First Floor Adjacent to the Street	28 feet	32 feet	

2. Encroachment beyond the building envelope. The applicant is requesting an amendment to the encroachments into the building envelope requirements to expand the allowed encroachments to include existing **BUILDING, WALL, AND ROOF ELEMENTS** on the existing commercial building to remain as is and comply with the new PUD zoning district. This amendment accommodates the existing condition of the commercial building. Amendment and minor encroachments are shown below in blue.

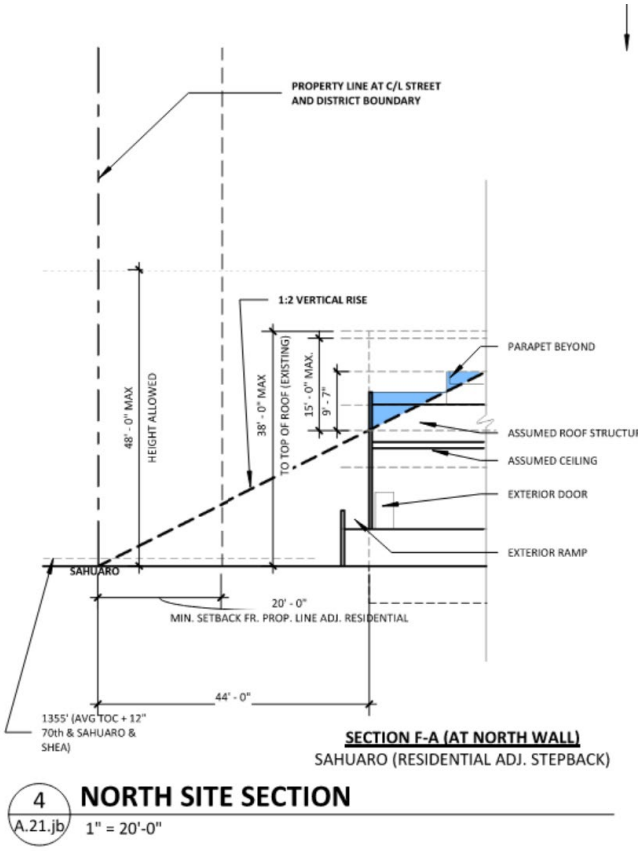
G. *Encroachment beyond the building envelope.*

1. A maximum encroachment of fifteen feet (15) feet may be allowed for:

a. Architectural ornaments and similar features, and

b. Trellis, canopies, balconies, patios and partial or full patio enclosures, covered walks, and screen walls.

c. **BUILDING, WALL, AND ROOF ELEMENTS OF EXISTING STRUCTURES**



Density

The proposed 3-and 4-story residential building includes 240 residential units, which represents a density of +/- 27.85 dwelling units per acre. The PUD zoning district does not have a density maximum, and instead, defers to the proposed development plan to propose and evaluate an appropriate density that would be in context of the surrounding area. The context for subject site is taken from the 1, 2, and 3-story retail, service, and residential developments that is developed between North 70th Street to North 74th Street, and East Mescal Street to East Mountain View Road. Within the last three decades, several multi-family developments have been developed utilizing the multi-family residential (R-5) zoning district, which limits density at 23 dwelling units per acre;

notably, many of these developments have been developed less than the maximum density permitted. Scottsdale General Plan 2035 designates Growth and Activity Areas – the subject site is located within an Activity Area. As designated by Scottsdale General Plan 2035, Activity Areas – such as this one, are locations in the city where development is expected to be concentrated, but to a lesser degree than designated Growth Areas. Within designated Growth Areas, other mixed-use developments have been approved at a density nearing 50 units/acre. Although the context area has a surrounding density that is slightly less than the proposed development, the density that is proposed is supported by the definition of an Activity Area expected by General Plan 2035.

DEVELOPMENT INFORMATION

Zoning History

The site was annexed into the City in 1962 (Ord. #165) and zoned to the Single-family Residential (R1-35) zoning designation. In 1983, through case 39-ZN-1983, the subject site was rezoned to C-2 (C), then amended via case 131-ZN-1984, and amended again via case 97-ZN-1986 to C-2 (C) P-4 zoning, which resulted in the existing shopping center.

Community Involvement

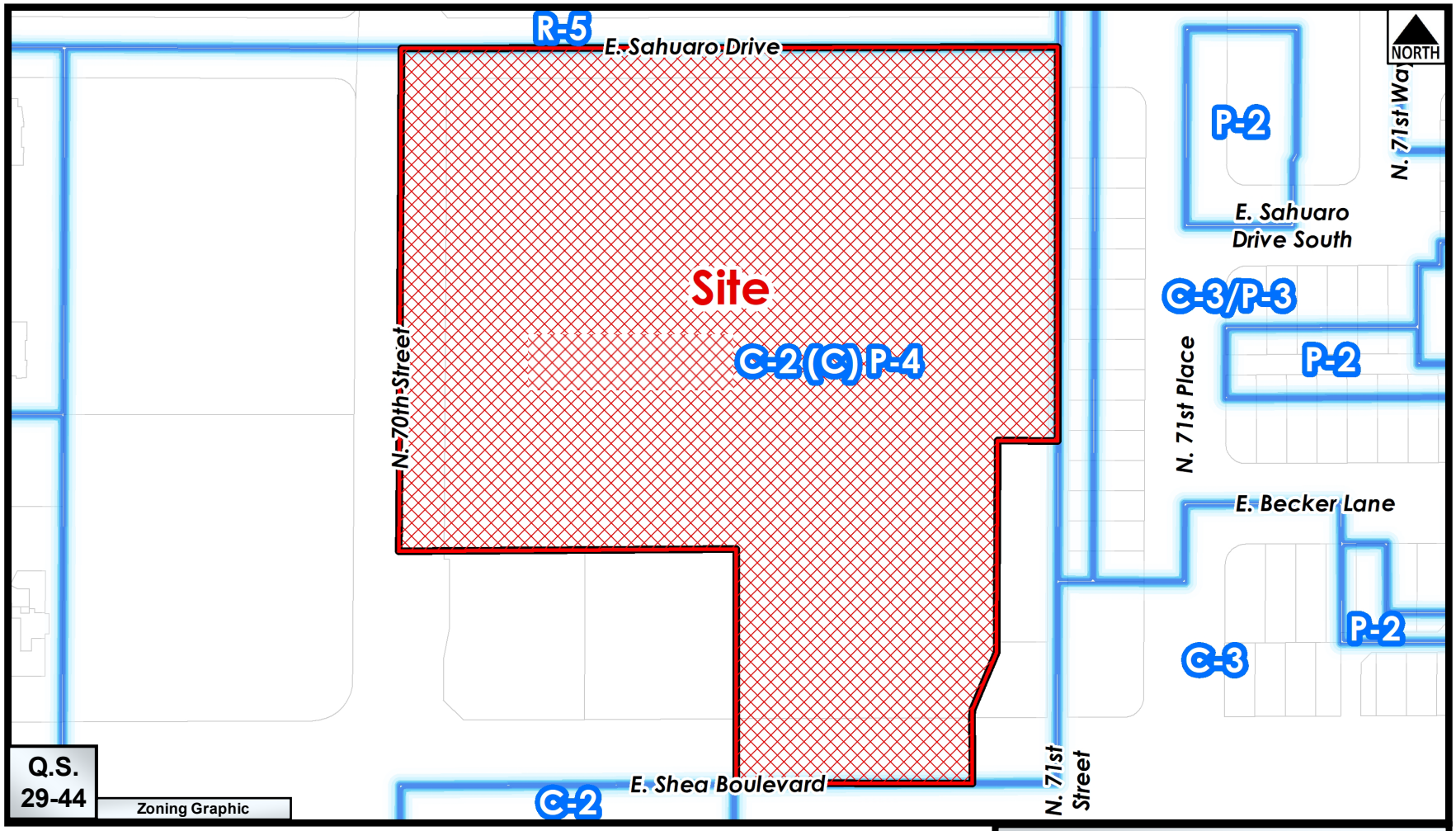
With the submittal of the application, staff and the applicant notified all property owners within 1,250 feet of the site. In addition, the applicant has been in communication with property owners surrounding the site. The applicant also held an open house on June 19, 2023 with 10 interested attendees. As of the publishing of this report, staff has received four written comments on the proposal, with concerns regarding density. Please see Attachment #10 for public comment.

Context

Located on the north side of E. Shea Boulevard and east side of N. 70th Street, the site is surrounded by existing apartments to the north and existing commercial buildings to the east, south, and west. Please see context graphics.

Project Data

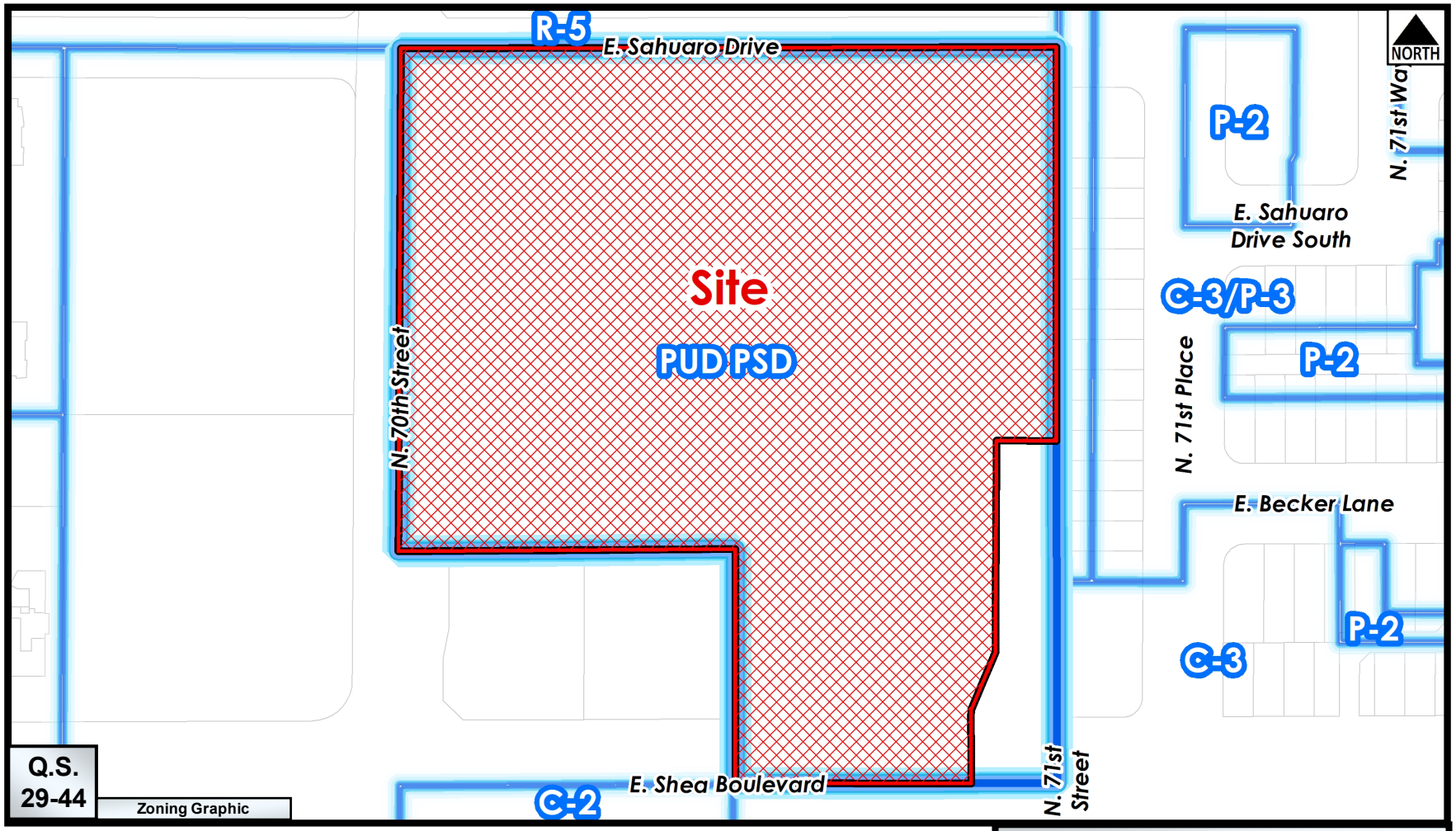
• Existing Use:	Existing Commercial Shopping Center
• Proposed Use:	Mixed Use Development
• Parcel Size:	375,447 square feet / 8.619 acres (gross) 314,532 square feet / 7.221 acres (net)
• Residential Building Area:	380,000 square feet (new)
• Commercial Building Area:	79,200 square feet (existing on site)
• Floor Area Ratio Allowed:	0.8 (commercial floor area only)
• Floor Area Ratio Provided:	0.25 (commercial floor area only)
• Building Height Allowed:	48 feet, with roof top appurtenances allowed up to 58 feet
• Building Height Proposed:	48 feet, with roof top appurtenances proposed up to 55 feet
• Parking Required:	615 spaces
• Parking Provided:	709 spaces
• Open Space Required:	37,545 square feet / 0.86 acres
• Open Space Provided:	94,600 square feet / 2.17 acres
• Number of Dwelling Units Allowed:	Per Development Plan
• Number of Dwelling Units Proposed:	240 units
• Density Allowed:	Per Development Plan
• Density Proposed:	27.85 dwelling units per acre



Existing Zoning

2-GP-2023 & 6-ZN-2023

ATTACHMENT #6



Zoning

2-GP-2023 & 6-ZN-2023

ATTACHMENT #7

CITIZEN REVIEW & NEIGHBORHOOD INVOLVEMENT REPORT
Sundown Commons
October 06, 2023

Overview

This Citizen Review Report is being performed in association with a request for a Zoning District Map Amendment from C-2 to PUD-PSD and a minor General Plan Amendment from Commercial to Mixed-Use Neighborhoods land use designation on an approximately 8.53+/- acre site located on the north side of Shea Boulevard between 70th Street and 71st Place. The proposed project would create and updated, unified mixed-use development consisting of residential units and some of the existing commercial/retail uses in the center. This Citizen Review Report will be updated throughout the process.

The entire project team is sensitive to the importance of neighborhood involvement and creating a positive relationship with property owners, residents, business owners, homeowners associations, and other interested parties. Communication with these parties will be ongoing throughout the process. Work on compiling a list of impacted and interested stakeholders and neighborhood outreach began prior to the application filing and will also continue throughout the process. Communication with impacted and interested parties has taken place with verbal, written, and electronic contact.

Community Involvement

The outreach team has been communicating with neighboring property owners, businesses, and community members by telephone, and one-on-one meetings since October 2022.

Surrounding property owners, HOAs and other interested parties were noticed via first class mail regarding the project. The distribution of this notification adhered to the City's new **1,250' radius** mailing requirements as specified in the Citizen Review Checklist. This notification contained information about the project, as well as contact information for the development team. This contact person will continue to provide, as needed, additional information and the opportunity to give feedback. The notification also contained information regarding a neighborhood

Open House that was held on June 19, 2023 for those who wished to learn more about the project. The site and time was posted with the Early Notification Sign prior to the Open House.

10 interested people attended the Open House. Attendees were mixed in their opinions on the project. Several attendees had this project confused with a different project that had been previously approved near this location. However, other questions and comments arose regarding height, traffic, and housing needs in the area. These questions were all answered by the development team to the best of their ability.

As a result of the input from the Open House and follow up neighborhood comments, the proposal was revised to reduce the proposed density, reduce the 4th story element, and to increase pedestrian connectivity from the proposed residential development to the existing commercial development.

The development team will continue to be accessible by phone and email subsequent to the Open House to ensure that surrounding property owners and neighbors have ongoing opportunities to comment and ask questions. A vital part of the outreach process is to allow people to express their concerns and understand issues and attempt to address them in a professional and timely manner. Again, the entire team realizes the importance of the neighborhood involvement process and is committed to communication and outreach for the project.

Attachments:

Notification Letter
Notification List
Affidavit of Posting
Sign-in Sheets
Comment Cards

TECHNICAL SOLUTIONS

May 31, 2023

Notice of Neighborhood Meeting

Dear Neighbor:

We are pleased to inform you of an upcoming request (973-PA-2022) by High Street Residential to redevelop a struggling strip retail center and create an updated, unified mixed-use community located on the north side of Shea Boulevard between 70th Street and 71st Place. The project would include the addition of approximately 276 residences on an 8.53+/- acre parcel. Only a portion of the existing commercial center would be converted to a residential use. Among other benefits, this new residential would support the existing small businesses in the shopping center and in the area by bringing in new customers within walking distance. The official request is for a Zoning District Map Amendment from Commercial (C-2) to Planned Unit Development with Planned Shared Development overlay (PUD- PSD) and a minor General Plan Amendment from Commercial to Mixed-Use Neighborhoods land use designation.

You are invited to attend an open house to discuss this revitalization proposal. The open house will be held on **Monday, June 19, 2023** from **5 p.m. to 6 p.m.** in the Meeting Room of the nearby Holiday Inn Express, located at **7350 E. Gold Dust Avenue**.

If you have any questions, please contact the neighborhood outreach team at 602-957-3434 or info@technicalsolutionsaz.com. The City of Scottsdale Project Coordinator for the project is Katie Posler, who can be reached at 480-312-2703 or KPosler@ScottsdaleAZ.gov.

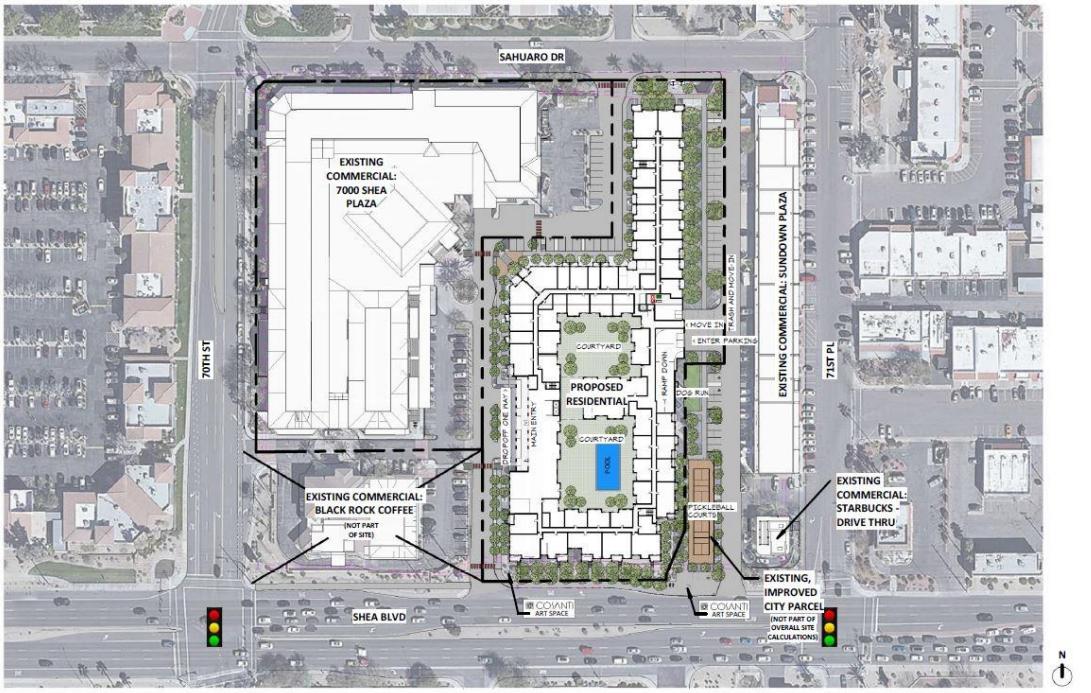
Thank you.

Sincerely,

Susan Bitter Smith
President

VICINITY MAP

SITE PLAN



Scale: 1" = 100'-0"

Owner	MAIL_ADDR1	MAIL_CITY	MAIL_STATE	MAIL_ZIP
10301 70TH STREET 101 LLC	7918 E DESERT COVE AVE	SCOTTSDALE	AZ	85260
10822 N SCOTTSDALE L L C		SCOTTSDALE	AZ	85255
10822 N SCOTTSDALE LLC	10040 E HAPPY VALLEY RD	SCOTTSDALE	AZ	85255
1792126 ALBERTA LTD	159 AUBURN SHORES WAY SE	CALGARY	AB	T3M 2G3
1859419 ALBERTA LTD	28-53122 RANGE ROAD 14	PARKLAND COUNTY	AB	T7Y 2T3
217 PVCONDO LLC	9033 E EASTER PL STE 112	CENTENNIAL	CO	80112
3T PROPERTIES & INVESTMENT COMPANY	1137 ROOSEVELT AVE	TRACY	CA	95376
6885 COCHISE RD LLC	14760 E PARADISE DR	FOUNTAIN HILLS	AZ	85268
6885 E COCHISE UNIT 242 LLC	7054 E COCHISE RD STE B200	PARADISE VALLEY	AZ	85253
6945 E COCHISE UNIT 106 LLC	1621 WASHINGTON	HARPER	KS	67058
7008 GOLD DUST LLC	6349 N 78TH ST UNIT 90	SCOTTSDALE	AZ	85250
7116 RE LLC	7116 E BECKER LN	SCOTTSDALE	AZ	85254
7128 SAHUARO LLC	4340 E INDIAN SCHOOL RD STE 21-576	PHOENIX	AZ	85018
ABRAHAMI LAURA RENEE	10301 N 70TH ST 232	PARADISE VALLEY	AZ	85253
ACHESON STEVEN J	10301 N 70TH ST	PARADISE VALLEY	AZ	85253
ADWIN KAREN D	10301 N 70TH ST 135	SCOTTSDALE	AZ	85253
ADY FAIQ/HEND F	28111 SAN NICHOLAS DR	RANCHO PAOLOS VERDES	CA	90275
AESTHETIC COLLECTIVE LLC	4630 E BECK LN	FAIR OAKS	CA	95628
AGEEBRIGGS INVESTMENT ENTERPRISES LLC	6920 E SHEA UNIT 201	SCOTTSDALE	AZ	85254
AGUA CALIENTE LOT OWNERS ASSN	11000 N SCOTTSDALE RD STE 240	SCOTTSDALE	AZ	85254
AGUA CALIENTE LOT OWNERS ASSOCIATION	11000 N SCOTTSDALE RD STE240	SCOTTSDALE	AZ	85254
AIELLO POLLY A	10301 N 70TH ST UNIT 107	PARADISE VALLEY	AZ	85253
ALAMIN TUHFAH	6945 E COCHISE RD UNIT 130	PARADISE VALLEY	AZ	85253
ALAYEV PROPERTIES LLC	1006 E TUCKEY LN	PHOENIX	AZ	85014
ALLIANCE 6868 E BECKER LANE LLC	1717 DEERFIELD RD 300S	DEERFIELD	IL	60015
ANDERSON TERRI L	6945 E COCHISE RD	PARADISE VALLEY	AZ	85253
ANDREW JOHN D		SCOTTSDALE	AZ	85253
ARC RENTALS FIVE LLC	PO BOX 6347	SCOTTSDALE	AZ	85261
ARIZONA CANCER FOUNDATION FOR CHILDREN	7010 E COCHISE RD	SCOTTSDALE	AZ	85253
ARTISAN ARCHES INC	57 FAIRLANE	LAGUNA NIGUEL	CA	92677
ASHMAN AMIT	1635 AUSTIN AVE	LOS ALTOS	CA	94024
AUSTIN DEAN CO LLC	10630 N SCOTTSDALE RD	SCOTTSDALE	AZ	85254
AVA INVESTMENTS LLC	12808 N VIA DEL SOL	FOUNTAIN HILLS	AZ	85268
AWEIDA JAMIE A		SCOTTSDALE	AZ	85253
AZZARELLO MICHAEL J	6940 E COCHISE RD UNIT 1007	PARADISE VALLEY	AZ	85253
BANK OF AMERICA ARIZONA	101 N TRYON ST	CHARLOTTE	NC	28255
BAPTISTE-WILLIAMS NICHOLAS	6940 E COCHISE RD UNIT 1020	PARADISE VALLEY	AZ	85253
BARBARA HUCKEMEYER REVOCABLE TRUST	6945 E COCHISE RD UNIT 116	PARADISE VALLEY	AZ	852531480

BARBARA SULLIVAN LIVING TRUST		SCOTTSDALE	AZ	85253
BARCELONA CONDOMINIUM LLC	16441 N 91ST ST	SCOTTSDALE	AZ	85260
BASKIN SOLOMONT FAMILY TRUST		SCOTTSDALE	AZ	85251
BAUGHMAN EMORY G JR/ARLENE	8005 NE 102 CIR	VANCOUVER	WA	98662
BEAUTY METHOD SALON SUITES LLC	10401 N SCOTTSDALE RD STE 165	SCOTTSDALE	AZ	85253
BELTRAN SALOME JR/SHELLEY R	86 PEACE DR	WATSONVILLE	CA	95076
BERAN FAMILY TRUST	9723 E LARKSPUR DR	SCOTTSDALE	AZ	85260
BERGEVIN DAVID WADE	PO BOX 4510	PASCO	WA	99302
BETTY DAISY FAMILY TRUST	6940 E COCHISE RD UNIT 1012	PARADISE VALLEY	AZ	85253
BIERMAN IRREVOCABLE TRUST		PHOENIX	AZ	85028
BIG KAHUNA 10261 LLC	10632 N SCOTTSDALE RD STE B165	SCOTTSDALE	AZ	85254
BIG KAHUNA 10261 LLC	10335 N SCOTTSDALE RD	PARADISE VALLEY	AZ	85258
BLEYHL MICHAEL A	6940 E COCHISE RD UNIT 1002	PARADISE VALLEY	AZ	85253
BLYTHE JOSEPH/ANNE	4138 E MERCER LN	PHOENIX	AZ	85028
BOHLENDER TABER ROSE	10301 N 70TH ST UNIT 223	PARADISE VALLEY	AZ	85253
BOZARTH KEN		SCOTTSDALE	AZ	85253
BRE/ESA P PORTFOLIO LLC	PO BOX 49550	CHARLOTEE	NC	28277
BREDEL MARKUS/CLAUDIA	7318 KINGS MOUNTAIN PL	VESTAVIA HILLS	AL	35242
BRIESTENSKY LADISLAV/EVA TR	42540 W JAILHOUSE ROCK	MARICOPA	AZ	85238
BRINKMANN VERNON O/LINDA R TR	3 PURSUIT # 125	ALISO VIEJO	CA	92656
BRITTANY P EHRENFREUND REVOCABLE TRUST	10301 N 70TH ST UNIT 226	PARADISE VALLEY	AZ	85253
BROSLOUS BRYAN	6940 E COCHISE RD UNIT 1040	SCOTTSDALE	AZ	85253
BROWN THELMA J	10301 N 70TH ST UNIT 118	PARADISE VALLEY	AZ	85253
BRUDEVOLD GORDON A/BRUDEVOLD JOAN L	3 ROSS VIEW CLOSE SE	MEDICINE HAT	AB	T1B3J4
BRUNO KYLE F	1952 BITTERSWEET DR	SAINT ANNE	IL	60964
BRUNO MICHAEL J	348 HOPKINS RD	WILLIAMSVILLE	NY	14221
BRUNO PETER A	19240 N 90TH PL	SCOTTSDALE	AZ	85255
BUNESS LENORE/DONALD	146 BLACKDOME CRES	KANATA	ON	K2T1A7
BURLESON WILLIAM/TESS	4557 E VIA LOS CABALLOS	PHOENIX	AZ	85028
BURNS CHRYSTAL	2882 32ND AVE WEST	VANCOUVER	BC	V6L 2B6
BURNS PETER J/JILL A	6945 E COCHISE RD UNIT 143	PARADISE VALLEY	AZ	852531486
C&T WINDMILL LLC	7125 E MERCER LN	SCOTTSDALE	AZ	85254
CAMDEN USA INC	PO BOX 27329	HOUSTON	TX	77227
CAMMARATA CAROL ANN	10301 N 70TH ST UNIT 128	PARADISE VALLEY	AZ	85253
CANDALE PROPERTY INVESTMENTS LLC	4623 E PERSHING AVE	PHOENIX	AZ	85032
CANDALE PROPERTY INVESTMENTS LLC	11224 N SAINT ANDREWS WAY	SCOTTSDALE	AZ	85254
CAPPITELLI PHILIP JOHN/LILJA KELSEE VILENE	433 W JOHNSON ST APT 815	MADISON	WI	83703
CAROLE A KANE LIVING TRUST	520 RACE PL	OAKDALE	NY	11769
CAS JOSHUA LLC	9319 N 94TH WY STE 300	SCOTTSDALE	AZ	85258

CASTOR PLAZA LLC	7127 E SAHUARO DR 201	SCOTTSDALE	AZ	85254
CATHERINE M FLETCHALL FAMILY LIVING TRUST	10301 N 70TH ST UNIT 133	PARADISE VALLEY	AZ	852531459
CCC PUEBLO NORTE TRUST	PO BOX 3075	MCKINNEY	TX	75070
CFS CAPITAL LLC	201-595 HOWE ST	VANCOUVER	BC	V6C2T5
CHALLENGER PROPERTIES XXIX LLC	9319 N 94TH WY 300	SCOTTSDALE	AZ	85258
CHANAN LESLIE BETH/GERALD	6940 E COCHISE RD UNIT 1006	SCOTTSDALE	AZ	85253
CHARLES G MOSLEY LIVING TRUST	3512 OVERLOOK DR	LANGLEY	WA	98260
CHEE JOSEPH A SR/BETTY J TR		KAILUA KONA	HI	967409521
CHILLS GOLF LLC	4009 E ROCKWOOD DR	PHOENIX	AZ	85050
CHORBAJIAN LEVON	2918 JORDAN ST	FLUSHING	NY	11358
CHRISTENSEN CALLIE/MIKE	516 N 100 W	BLANDING	UT	84511
CHRISTINE M BROSNAHAN LIVING TRUST	6940 E COCHISE RD 1003	PARADISE VALLEY	AZ	85253
CHRONISTER JOHN	10444 N 69TH ST UNIT 103	PARADISE VALLEY	AZ	85253
CIRCLE K STORES INC	1130 W WARNER RD BLDG	TEMPE	AZ	85284
CLAIROLD LLC	297 ODYSSEY LN	MILPITAS	CA	95035
COCHISE IN PARADISE LLC	8283 N HAYDEN RD STE 229	SCOTTSDALE	AZ	85258
COCHISE OFFICE PARK ASSOCIATES	10505 N 69TH ST 400	SCOTTSDALE	AZ	85254
COLBOURN AMY	6940 E COCHISE RD UNIT 1016	PARADISE VALLEY	AZ	85253
CORBETT PATRICK J III/CAROL S	19245 HAYDEN ST	BROOKFIELD	WI	53045
CORDOVA ROSA MARIA/CESAR HUGO	4426 E WALTANN LN	PHOENIX	AZ	85032
CREECH HANNAH		PARADISE VALLEY	AZ	85253
CS PROPERTY LLC	4721 E COCHISE DR	PHOENIX	AZ	85028
CSIM AGUA CALIENTE TITLE HOLDER LLC	20 S CLARK ST 3000	CHICAGO	IL	60603
CVIJETIC MARIJA	7008 E GOLD DUST AVE 223	PARADISE VALLEY	AZ	85253
D3 LLC	10632 N SCOTTSDALE RD STE 119	SCOTTSDALE	AZ	85254
DAVIS GORDON F/MARY E	770 KOONCE RD	HERMITAGE	PA	16148
DAWSON JERRY D/SHARON V TR	22135 N VERDE VIEW RD	PAULDEN	AZ	86334
DBW 401K LLC	5895 N 75TH ST	SCOTTSDALE	AZ	85250
DEBRA ANN JACKSON LIVING TRUST	6945 E COCHISE RD UNIT 104	PARADISE VALLEY	AZ	85253
DEITER RODNEY	7008 E GOLD DUST AVE APT 112	PARADISE VALLEY	AZ	85253
DEKANTER SETTE PROPERTIES L L C	6945 E SAHUARO DR 125	SCOTTSDALE	AZ	85254
DEL SOL SCOTTSDALE APARTMENTS LLC	660 NEWPORT CENTER DR STE 1300	NEWPORT BEACH	CA	92660
DELANO HENRIETTA	10301 N 70TH ST UNIT 230	PARADISE VALLEY	AZ	85253
DENNIS KYLE JACOB/BRUCE		PARADISE VALLEY	AZ	85253
DHINGRA JOANNE	9 BIRCH HILL LN	OAKVILLE	ON	L6K2P1
DIANA K PECHMAN TRUST	6945 E COCHISE RD UNIT 117	PARADISE VALLEY	AZ	852531481
DKER 2007 LLC/MARSA DORON/GOSS MONICA	16050 N 76TH ST STE 103	SCOTTSDALE	AZ	85260
DOLL PLAZA LLC	102 CATTAIL CT	FAYETTEVILLE	GA	30215
DOMB FAMILY TRUST	6816 E BLOOMFIELD RD	SCOTTSDALE	AZ	85259

DONALD A POCHOWSKI TRUST	10444 N 69TH ST 131	PARADISE VALLEY	AZ	85253
DORAN WILLIAM A	10301 N 70TH ST UNIT 104	PARADISE VALLEY	AZ	85253
DORAN WILLIAM A	10301 N 70TH ST UNIT 205	SCOTTSDALE	AZ	85253
DOROTHY E MAGLIOZZI 2018 IRREVOCABLE TRUST	30 FARM RD	MARLBOROUGH	MA	1752
DROZE JONATHON T	10301 N 70TH ST UNIT 138	PARADISE VALLEY	AZ	85253
DUARTE DENISE L	10444 N 69TH ST 229	SCOTTSDALE	AZ	85253
DUPRAY MARK H/ASHLEE A	2822 W WHITMAN CT	ANTHEM	AZ	85086
DYKUMA PROPERTY HOLDINGS LLC	5450 BROMELY DR	OAK PARK	CA	91377
EAG TRUST	7718 N VIA CAMELLO DEL NORTE	SCOTTSDALE	AZ	85258
EECKHOUT TALIA VAN DEN	6945 E COCHISE RD UNIT 129	PARADISE VALLEY	AZ	85253
EFUNE HILTON/MELANIE TR	7140 E BLUEBIRD LN	PARADISE VALLEY	AZ	85253
EMMONS PATRICK/LISA M	1560 TORO PL	EL DORADO HILLS	CA	95762
ENDRES DEVELOPMENT LLC	6850 E MCDOWELL RD UNIT 54	SCOTTSDALE	AZ	85257
ESPOSITO LIVING TRUST	11052 E CINDER CONE TRL	SCOTTSDALE	AZ	85262
ETC SHEA LLC	6945 E SAHUARO DR STE 120	SCOTTSDALE	AZ	852546723
ETHEL JOSEPHINE SCANTLAND FOUNDATION	206 N JACKSON ST	GLENDALE	CA	91206
EXECUTIVE PLAZA LLC	2 N CENTRAL AVE	PHOENIX	AZ	85004
EZ TITLE & REGISTRATION INC	1910 S PRIEST DR UNIT 103	TEMPE	AZ	85281
FELKINS CYNTHIA	11895 W 22ND PL	LAKEWOOD	CO	802151111
FENDRICK THERESA/DETIEGE CELESTE	6945 E COCHISE RD 133	SCOTTSDALE	AZ	85253
FIDLER TERESA	30237 SPRAY DR	CANYON LAKE	CA	92587
FIDUCCIA ROBERT C	6940 E COCHISE RD 1005	SCOTTSDALE	AZ	85253
FIDUCCIA WILLIAM C	6940 E COCHISE RD UNIT 1035	SCOTTSDALE	AZ	85253
FINE BUILDERS INC	605 SHADYCROFT DR	LITTLETON	CO	80120
FORUM-PUEBLO NORTE INC	PO BOX 3075	MCKINNEY	TX	75070
FOUR HORSEMEN AND A ROSE INC	10678 E GOLD DUST AVE	SCOTTSDALE	AZ	85258
FRAMER TRUST	6900 E GOLD DUST AVE	PARADISE VALLEY	AZ	85253
FREEMAN ZACKARY D	10301 N 70TH ST UNIT 209	PARADISE VALLEY	AZ	85253
FRIEDERS KARLA	6519 E CARON DR	PARADISE VALLEY	AZ	85253
FTT TOTAL WINE CENTER LLC	3573 E SUNRISE DR STE 125	TUCSON	AZ	85718
GARLAND MICHAEL/ROSEMARY	6945 E COCHISE RD UNIT 144	PARADISE VALLEY	AZ	85253
GARZA GROUP LLC	1756 BLACK RIVER DR	RIO RANCHO	NM	87144
GASTELUM AMELIA A		PARADISE VALLEY	AZ	85253
GCX PROPERTIES LLC	5575 RIM RD	RIO RANCHO	NM	87144
GENZALE FRANK/SUE	16642 SYLVESTER RD SW	SEATTLE	WA	98166
GEORGE ALBERT LUND TRUST	1136 UNDINE ST	BELLINGHAM	WA	98229
GEORGIU JOHN IOAN/ADRIANA ELENA	98 31ST AVE	MILTON	WA	98354
GILL RANJNA K	6885 E CHOCHISE RD 241	PARADISE VALLEY	AZ	85253
GLONEK SCOTTSDALE PROPERTIES LLC	11242 N 50TH ST	SCOTTSDALE	AZ	85254

GONZALEZ-LOZANO EDGBERT	10301 N 70TH ST UNIT 208	PARADISE VALLEY	AZ	85253
GORBY KEITH A		SCOTTSDALE	AZ	85258
GRAHAM GREG/MASS MARYANN	648 E DELGADO DR	PALATINE	IL	60074
GRANITE SOLUTIONS LLC	10040 E SHANGRI LA RD	SCOTTSDALE	AZ	85260
GRASKEMPER CHARLOTTE BAI	1901 W MADISON ST	PHOENIX	AZ	85009
GRATTAN BERNADETTE	6940 E COCHISE RD 1015	SCOTTSDALE	AZ	85253
GREAT AMERICAN HAMBURGER CO	9491 E CALLE DE LAS	SCOTTSDALE	AZ	852554340
GREAVES ANDREW PETER/CRUZ ANA LILIA GARCIA	7008 E GOLD DUST AVE APT 207	PARADISE VALLEY	AZ	85253
GREENLAW PATRICK	6940 E COCHISE RD UNIT 1014	PARADISE VALLEY	AZ	85253
GUGINO JO ANNE C	10301 N 70TH ST UNIT 202	PARADISE VALLEY	AZ	85253
HAASE JODI A/HEATHER	17470 N PACESETTER WAY	SCOTTSDALE	AZ	85255
HADDON JIMMIE/JOANNE E	10444 N 69TH ST APT 213	PARADISE VALLEY	AZ	85253
HAGELSTEIN ERIC B TR	9019 BARR PL	NORTH BERGEN	NJ	7047
HAGEN DALE N/MARILYN J TR	6945 E COCHISE 122	SCOTTSDALE	AZ	85253
HARRELL REBECCA A	6940 E COCHISE RD UNIT 1011	PARADISE VALLEY	AZ	852531405
HARTMAN JACQUELYN B		PARADISE VALLEY	AZ	85253
HEATON YVONNE N	6885 E COCHISE 241	SCOTTSDALE	AZ	85253
HEIGHTS PROPERTIES	6179 E BROADWAY	TUCSON	AZ	85711
HELENE G APTEKAR LIVING TRUST	2142 GLASCO TPKE	WOODSTOCK	NY	12498
HENRY S FONG AND DONNA Y FONG TRUST	10301 N 70TH ST UNIT 244	PARADISE VALLEY	AZ	85253
HEUS CYNTHIA R	12317 E ALTADENA AVE	SCOTTSDALE	AZ	85259
HIMMELMAN ROBERT/GEORGANN	6940 E COCHISE RD UNIT 1028	SCOTTSDALE	AZ	85253
HINZ DWAYNE JEROLD/NADIA LISA	67 JUMPING POUND TERRACE	COCHRANE	AB	T4C0K2
HOARAU ZIVA HENRIETTE	PO BOX 5028	SCOTTSDALE	AZ	852615028
HOFFSCHNEIDER JOSHUA M	6940 E COCHISE RD UNIT 1033	SCOTTSDALE	AZ	85253
HOLTON HALEY A/TIMOTHY	6945 E COCHISE RD UNIT 145	PARADISE VALLEY	AZ	85253
HOWELL ELIZABETH C	6945 E COCHISE RD 140	SCOTTSDALE	AZ	85253
HUMPHREY DENNIS F/PAMELA J		PARADISE VALLEY	AZ	85253
IJ PROPERTIES LLC	1545 E UNIVERSITY DR	MESA	AZ	85203
INGRASSIA ANGELO	693 SUMMIT DR	WEBSTER	NY	14580
IRA RESOURCES INC	6825 S LA JOLLA BLVD	LA JOLLA	CA	92037
IRVIN JAMES M	10301 N 70TH ST UNIT 137	PARADISE VALLEY	AZ	85253
J & M DRINKWATER LLC	7715 E MONTEBELLO AVE	SCOTTSDALE	AZ	85250
JACKSON MARCIA	6885 E COCHISE RD APT 240	PARADISE VALLEY	AZ	85253
JAIVEER SANDHU LLC	2303 CHERRY RIDGE LN	COLUMBIA	MO	65203
JAMES J STAFFORD REVOCABLE TRUST	10301 N 70TH ST 204	SCOTTSDALE	AZ	85253
JANE AND SLOBODAN POPOVIC TRUST	7878 E GAINEY RANCH RD	SCOTTSDALE	AZ	85258
JANOWIAK ALAN MITCHELL JR	7008 E GOLD DUST AVE APT 131	PARADISE VALLEY	AZ	85253
JASPER BOND SERVICES INC	7220 N 16TH ST STE K	PHOENIX	AZ	85020

JAYLYNN PROPERTIES LLC	11380 E SORREL LN	SCOTTSDALE	AZ	85259
JENNIFER L ELLINGSON TRUST	6945 E COCHISE RD UNIT 120	PARADISE VALLEY	AZ	85253
JMJ CORONADO LLC	2627 MANHATTAN BEACH BLVD STE 212	REDONDO BEACH	CA	90278
JOHNSON GARRETT	6940 E COCHISE RD UNIT 1024	PARADISE VALLEY	AZ	85253
JORDEN TIMOTHY R/LAURA M	11402 N 76TH PL	SCOTTSDALE	AZ	85260
JULA INTERNATIONAL LLC	5104 E CALLE DEL MEDIO	PHOENIX	AZ	85018
JURVAKAINEN EDWARD A/KRISTINE M	5305 W TANYA LN	SPOKAN	WA	99208
KAGR2 SCOTTSDALE 10900 LLC	800 W MADISON ST 400	CHICAGO	IL	60607
KAGR2 SCOTTSDALE COCHISE LLC	800 W MADISON ST 400	CHICAGO	IL	60607
KARAMIAN RAFFI	7181 E CAMELBACK RD	SCOTTSDALE	AZ	85251
KAREN THOMPSON DESIGNS LLC	14207 E COYOTE RD	SCOTTSDALE	AZ	852593788
KATALIN M NAGY LIVING TRUST	7008 E GOLD DUST AVE APT 145	PARADISE VALLEY	AZ	85253
KATHLEEN J KORZUN LIVING TRUST	10444 N 69TH ST APT 111	PARADISE VALLEY	AZ	85253
KELLEY JOHN	10444 N 69TH ST UNIT 114	PARADISE VALLEY	AZ	85253
KENNETH RALPH CAIN AND FRANCES JEAN CAIN LIVING TRUST	10301 N 70TH ST UNIT 143	PARADISE VALLEY	AZ	85253
KESTO FAROUK HERMIZ	10301 N 70TH ST UNIT 225	PARADISE VALLEY	AZ	85253
KETCIOS NICHOLAS L	10245 E SAHAURO DR	SCOTTSDALE	AZ	852606362
KEVIN MORAN 2018 TRUST	10444 N 69TH ST APT 212	PARADISE VALLEY	AZ	85253
KHOSHNOOD KHOSROW	10444 N 69TH ST 208	PARADISE VALLEY	AZ	85253
KIENG LOUNG-DOELLE FAMILY LIVING TRUST	10301 N 70TH ST UNIT 131	PARADISE VALLEY	AZ	85253
KIM HYON	10444 N 69TH ST UNIT 113	SCOTTSDALE	AZ	85253
KIMBERLEY M KOEPPE LIVING TRUST	10301 N 70TH ST UNIT 239	SCOTTSDALE	AZ	85253
KNISHINSKY AVIHU/MIRIAM	8527 E IRISH HUNTER TRL	SCOTTSDALE	AZ	85258
KNOBBE DENISE M TR	10814 N SCOTTSDALE RD	SCOTTSDALE	AZ	85254
KOHNKE DANYELLE	2020 ARTESIA BLVD APT 10	REDONDO BEACH	CA	90278
KOLB KENNETH A/LYNN S TR	6940 E COCHISE RD 1017	SCOTTSDALE	AZ	85253
KOLLIOPOULOS STEVE/STAMATA	1210 ALEXANDER DR	WOODRIDGE	IL	60517
KOO ELIZABETH L		SCOTTSDALE	AZ	85249
KR ASSOCIATES LLC	12124 E WETHERSFIELD DR	SCOTTSDALE	AZ	85259
KRISTOPHER J BAKER TRUST	6940 E COCHISE RD UNIT 1027	PARADISE VALLEY	AZ	85253
KRUEGER JANET L/ROTONDO DION B		PARADISE VALLEY	AZ	85253
KUCERA KAYLA/TRENT	3015 N HAYDEN RD APT 1045	SCOTTSDALE	AZ	85251
KW TRUST	7725 W DREYFUS DR	PEORIA	AZ	85381
LAMARMAY LLC	7556 E CAMELBACK RD	SCOTTSDALE	AZ	85251
LANDIS CYCLERY INC	712 W. INDIAN SCHOOL RD	PHOENIX	AZ	85013
LANE DONALD R/HARRIS-LANE PANSY M	345 GOSLING WY	GLASSBORO	NJ	8028
LANZA KENNETH	PO BOX 4658	SAN CLEMENTE	CA	92674
LAR LIVING TRUST	1024 W HARVARD ST	ORLANDO	FL	32804
LASKERO DOMINIC J/DEANNA L	405 W BERKLEY LN	HOFFMAN ESTATES	IL	60169

LAUFER MARIE	10301 N 70TH ST UNIT 238	SCOTTSDALE	AZ	85253
LAVIA ELLEN	10301 N 70TH ST UNIT 120	PARADISE VALLEY	AZ	85253
LAWRENCE M CHUDNOW REVOCABLE TRUST	10444 N 69TH ST UNIT 108	PARADISE VALLEY	AZ	85253
LDAC HOLDINGS L L L P	10830 N SCOTTSDALE RD	SCOTTSDALE	AZ	85254
LDAC HOLDINGS LLLP	10830 N SCOTTSDALE RD	SCOTTSDALE	AZ	85254
LEAHY TIMOTHY J/LISA J	171 JANIE LN	PITTSFIELD	IL	62363
LEAR RITA MORIAMA LA NORA		PARADISE VALLEY	AZ	85253
LEHMAN MAXWELL T	6940 E COCHISE RD UNIT 1044	PARADISE VALLEY	AZ	85253
LEHMANN TED K	6940 E COCHISE RD UNIT 1023	PARADISE VALLEY	AZ	85253
LEJEUNE & COMPANY LLC	25258 N RANCH GATE RD	SCOTTSDALE	AZ	85255
LEWIS NANCY R TR	6390 W BLACKHAWK DR	GLENDALE	AZ	85308
LIBBEY GREG/BLYTHE	1320 N 63RD ST	WAUWATOSA	WI	53213
LONGORIA ERIC MICHAEL/BRITTANY	1307 BASALT RIDGE LOOP	CASTLE ROCK	CO	80108
LOPEZ SHAWNA	10301 N 70TH ST UNIT 237	PARADISE VALLEY	AZ	85253
LOXAS JOHN G/MARGARET	4141 CALUMET AVE	HAMMOND	IN	46320
LOXAS JOHN/MARGARET	4141 CALUMET AVE	HAMMOND	IN	463201132
LPS LLC	15627 N 41ST PL	PHOENIX	AZ	85032
LTK ENTERPRISES LLC	12091 E MESCAL ST	SCOTTSDALE	AZ	85259
LUAU TRUST	10632 N SCOTTSDALE RD STE 565	SCOTTSDALE	AZ	85254
M & D GROUP LLC	11333 N 92ND ST UNIT 1132	SCOTTSDALE	AZ	85260
M4 PARADISO LLC	4450 MACARTHUR BLVD	NEWPORT BEACH	CA	92660
MAGNAN AMANDA JEAN	10301 N 70TH ST UNIT 228	PARADISE VALLEY	AZ	85253
MAGNUSSEN KRISTINE A	1613 HUCKLEBERRY CIR	ISSAQUAH	WA	98029
MAGS HAM BUN INC	12494 180TH ST	MILACA	MN	56353
MANSOURIAN NOZAR	11449 N 129TH WY	SCOTTSDALE	AZ	85259
MARCIAS JESUS/LAURA A	10444 N 69TH ST UNIT 115	SCOTTSDALE	AZ	85253
MARKSON PROPERTIES LLC	20802 N GRAYHAWK DR UNIT 1133	SCOTTSDALE	AZ	85255
MARSALIS ROMANNIE L/SULLIVAN AMANDA	10301 N 70TH ST UNIT 206	PARADISE VALLEY	AZ	85253
MATCHEY-WICKS TRUST	24 W ALICEN CT	PHOENIX	AZ	850212489
MCADOO LORI J	6940 E COCHISE RD UNIT 1026	PARADISE VALLEY	AZ	85253
MCAULEY VINCENT P	7008 E GOLD DUST AVE	SCOTTSDALE	AZ	85253
MCCLUSKY NIJOLE	10301 N 70TH ST 220	SCOTTSDALE	AZ	85253
MCINTYRE GUY F JR/CARLENE M	3189 SERRA CT	FAIRFIELD	CA	94534
MCKINNEY CAROL L	4401 HONOAPIILANI HWY APT A504	LAHAINA	HI	96761
MCVEY AMANDA	6940 E COCHISE RD UNIT 1043	PARADISE VALLEY	AZ	852531417
MERCER SHOPS LLC	14224 E ROCKVIEW RD	SCOTTSDALE	AZ	85262
MERITAGE HOMES OF ARIZONA INC	8800 E RAINTREE STE 300	SCOTTSDALE	AZ	85260
MFE INC	195 WILD CHEROKEE RIDGE RD	SUNRISE BEACH	MO	65079
MICELI LEONARD/MARISSA	11605 N SAGUARO BLVD	FOUNTAIN HILLS	AZ	85268

MICHAEL A AND DONNA M CANNIZZO REV TRUST	5316 E PALO BREA LN	CAVE CREEK	AZ	85331
MIDDLETON DENISE	2355 POLK 202	SAN FRANCISCO	CA	94109
MIELCAREK URSZULA/ARTHUR	6940 E COCHISE RD UNIT 1030	PARADISE VALLEY	AZ	85253
MILLER BRIAN L/KRISTINA		SCOTTSDALE	AZ	85253
MILLER MELISSA DORI	6940 E COCHISE RD UNIT 1004	SCOTTSDALE	AZ	85253
MINAMYER DEBORAH MICHELE	6945 E COCHISE RD 136	SCOTTSDALE	AZ	85253
MISSEN JAMES G/ROBERTA M	6945 E COCHISE DR	SCOTTSDALE	AZ	85253
MITCHELL DELLA/ALLEN CHAD K	10444 N 69TH ST APT 116	PARADISE VALLEY	AZ	85253
MOBEDMEHDIABADI SHIRIN/DINYAR	78 FERGUS AVE	RICHMOND HILL	ON	L4E 3C1
MODZELESKI LACEY		PARADISE VALLEY	AZ	85253
MONTELENA PARTNERS LLC	4250 N DRINKWATER BLVD 4TH	SCOTTDALE	AZ	85251
MOODY SARAH M	540 N MAY 1082	MESA	AZ	85201
MORALES MONICA R		PARADISE VALLEY	AZ	85253
NAJMI FAMILY TRUST	7381 E WOODSAGE LN	SCOTTSDALE	AZ	85258
NAOMI SALPETER LIVING TRUST		PARADISE VALLEY	AZ	85253
NATALIA SHIBANOVA FAMILY TRUST	5920 GULLSTRAND ST	SAN DIEGO	CA	92122
NEEL PAUL E/CINDY K	12641 N 70TH PL	SCOTTSDALE	AZ	852545315
NEW 7000 EAST SHEA LLC	7800 E UNION AVE STE 800	DENVER	CO	80237
NEWBURY KIMBERLY/BLANCHETTE JOSEPH	30807 N 152ND ST	SCOTTSDALE	AZ	85262
NGUYEN NGOC BICH THI	10816 N SCOTTSDALE RD	SCOTTSDALE	AZ	85254
NICE STUFF HOLDING COMPANY LLC	7031 E DREYFUSS AVE	SCOTTSDALE	AZ	85254
NICK XENOS LIVING TRUST	8528 LOVELAND LN	PALOS HILLS	IL	60465
NIEBLER SUZANNE B	10444 N 69TH ST 106	SCOTTSDALE	AZ	85253
NOLAN DEBORAH	10301 N 70TH ST UNIT 126	PARADISE VALLEY	AZ	85253
NOWLIN FREDERICKA L	6945 E COCHISE RD UNIT 132	PARADISE VALLEY	AZ	85253
NRES PROPERTIES LLC	2115 N 90TH PL	CHANDLER	AZ	85224
NVHQ LLC	430 W WARNER RD 118	TEMPE	AZ	85284
OBRIEN CHRIS A	10301 N 70TH ST 227	SCOTTSDALE	AZ	85253
OKEEFE CAROL ANN		PARADISE VALLEY	AZ	85253
OLIVERA IVANOVSKA LIVING TRUST	7008 E GOLD DUST AVE UNIT 128	PARADISE VALLEY	AZ	85253
PALERMO PISTICCI INVESTMENTS LLC	29740 N 69TH ST	SCOTTSDALE	AZ	85266
PALUSCIO MICHAEL/MARCARIO DANIELLE	1405 E KERRY LN	PHOENIX	AZ	85024
PANOS GEORGE A/XENOS PETER	10211 87TH CT	PALOS HILLS	IL	60465
PAPIRNICK ROBERT J	6940 E COCHISE RD STE 1034	PARADISE VALLEY	AZ	85253
PARADISE VALLEY PLAZA LLC	2610 E NISBET RD	PHOENIX	AZ	85032
PARADISE VALLEY PLAZA OWNERS ASSOCIATION	10405 N SCOTTSDALE RD	SCOTTSDALE	AZ	85253
PARK ALFRED A/PEREZ JESSICA A	7605 MOUNTAIN RD NE	ALBUQUERQUE	NM	87110
PARK ALFRED/PEREZ JESSICA	7605 MOUNTAIN RD NORTHEAST	ALBUQUERQUE	NM	87110
PARKVIEW TRIO LLC		SCOTTSDALE	AZ	85258

PARSONS MICHAEL/DAWN	29805 N CANDLEWOOD DR	SAN TAN VALLEY	AZ	85143
PASKET CYNTHIA M	10301 N 70TH ST 144	SCOTTSDALE	AZ	85253
PATEL AKTA	13632 KINGS CANYON CT	FONTANA	CA	92336
PEDICELLI ALVARO	6945 E COCHISE RD UNIT 109	SCOTTSDALE	AZ	852831480
PELEG YARON/LIAT	1187 S BERNARDO	SUNNYVALE	CA	94087
PENDING	PENDING	PENDING		
PEREZ GEORGE H/VERONICA G	PO BOX 819	BERNALILLO	NM	87004
PETERSON KATHERINE	10301 N 70TH ST UNIT 221	PARADISE VALLEY	AZ	85253
PETERSON RICHARD A	6945 E COCHISE RD 137	SCOTTSDALE	AZ	852531485
PHELPS NATHAN J	6940 E COCHISE RD UNIT 1010	SCOTTSDALE	AZ	85253
PIERCE ALEXANDRA	10301 N 70TH ST UNIT 215	PARADISE VALLEY	AZ	852531460
PIERCE PETER P/MARY A TR	5103 E PALO BREA LN	CAVE CREEK	AZ	85331
POSEIDON VENTURES BEACH COTTAGE TITLE HOLDING TRUST	21 UPPER RAGSDALE DR STE 202	MONTEREY	CA	93940
POULOS ALEXIS M W/ALEXANDER G	3542 W ACOMA DR	PHOENIX	AZ	85053
PRESLEY DAVID JO/GLORIA JANE	8277 N DIVISION AVE	COMSTOCK PARK	MI	49321
PRESTIGE CLEANERS INC	7126 E SAHARO DR	SCOTTSDALE	AZ	85254
PRESTIGE CLEANERS INC	7126 E SAHUARO DR	SCOTTSDALE	AZ	85254
PRICE LARRY L/SUSAN M		PARADISE VALLEY	AZ	85253
PUCKETT JESSICA	6945 E COCHISE RD UNIT 123	PARADISE VALLEY	AZ	85253
PV PLAZA LLC	10433 N 44TH PL	PHOENIX	AZ	85028
QUINTANA SHANNON N/BILL M	6796 SOLTERRA VISTA PKWY	SAN DIEGO	CA	92130
RADCW INVESTORS LIMITED PARTNERSHIP	17973 N 99TH ST	SCOTTSDALE	AZ	85255
RAE PAULA		SCOTTSDALE	AZ	85253
RAHN CHRISTINE E	10444 N 69TH ST 231	SCOTTSDALE	AZ	85253
RAISANEN SUSAN DOROTHY	10444 N 69TH ST UNIT 205	PARADISE VALLEY	AZ	85253
RAMADANI ALBAN/ALIU YLLKA		PARADISE VALLEY	AZ	85253
RASTKHIZ MEHDI		SCOTTSDALE	AZ	85258
RASTKHIZ TARA	7401 N SCOTTSDALE RD UNIT 28	PARADISE VALLEY	AZ	85253
REEVES LAONE C/PRUITT CHRISTOPHER/VALERIE	10301 N 70TH ST 117	PARADISE VALLEY	AZ	85253
REGER DAVID/NON TR	914 HARRISON AVE	CLAREMONT	CA	91711
RHCC PROPERTIES LLC	3535 E CANNON DR	PHOENIX	AZ	85028
RICHARD M AND DANIELLE M ALVAREZ RANDDS TRUST	7285 PALM AVE	SEBASTOPOL	CA	95472
RIORDAN CHARLES TANNER	6940 E COCHISE RD UNIT 1021	PARADISE VALLEY	AZ	85253
RIVERA CHRISTINA VIRGINIA	10444 N 69TH ST UNIT 204	PARADISE VALLEY	AZ	85253
RJCB INVESTMENT LLC	26782 N 73RD ST	SCOTTSDALE	AZ	85266
ROACH DALE/BRENDA	3 LYNX MEADOWS COURT NW	CALGARY	AB	T3L2M1
ROBERT A VALLELUNGA LIVING TRUST	3948 E MORRISON RANCH PKWY	GILBERT	AZ	85296
ROCHE SEAN CHRISTOPHER		PARADISE VALLEY	AZ	85253
RODDIMEYER III LLC	7123 E BLUEBIRD LN	PARADISE VALLEY	AZ	85253

ROGER TOMALTY AND MARY HOADLEY FAMILY TRUST	10301 N 70TH ST UNIT 127	SCOTTSDALE	AZ	85253
ROGERS CAROL BUSH	6945 E COCHISE RD 147	SCOTTSDALE	AZ	85253
ROLAND & BILLS R & B RENTALS L L C	7118 E SAHUARO DR	SCOTTSDALE	AZ	85254
ROLAND NAFTULE REVOCABLE TRUST	1643 MACADAMIA DR	FALLBROOK	CA	92028
ROSEMINA REAL ESTATE LLC	4826 W EL CORTEZ PL	PHOENIX	AZ	85083
ROSEMONTE PARC 4261 LLC	12621 N TATUM BLVD	PHOENIX	AZ	85032
ROTA JOSEPH/CAROLYN TR	3419 N 146TH DR	GOODYEAR	AZ	85338
RUDIC ZOEY Z		PARADISE VALLEY	AZ	85253
S & F INVESTMENTS	10040 E HAPPY VALLEY RD 47	SCOTTSDALE	AZ	85255
S & R CO LP	4221 WINFIELD SCOTT PLZ	SCOTTSDALE	AZ	85251
SABA BROTHERS RENTALS LLC	3270 N COLORADO ST	CHANDLER	AZ	85225
SAHUARO SHOPS LLC	14224 E ROCKVIEW RD	SCOTTSDALE	AZ	85262
SAIA FAMILY LIMITED PARTNERSHIP	2120 E 6TH ST STE 16	TEMPE	AZ	85281
SAMPSON WADE B	6940 E COCHISE RD UNIT 1025	PARADISE VALLEY	AZ	85253
SANDALO 1013 LLC	12653 E POINSETTIA DR	SCOTTSDALE	AZ	85259
SANDALO PROPERTY LLC	523 W ORANGEWOOD AVE	PHOENIX	AZ	85021
SATTERFIELD BARRY	6940 E COCHISE RD UNIT 1042	PARADISE VALLEY	AZ	85253
SAXON WAYNE/JEANNE	6900 E GOLD DUST AVE	PARADISE VALLEY	AZ	85253
SCAPPATURA JOANNE	10444 N 69TH ST 104	SCOTTSDALE	AZ	85253
SCHAAB KATHERYN E	20100 N 78TH PL 2167	SCOTTSDALE	AZ	85255
SCHERER CHRISTINA		PARADISE VALLEY	AZ	85253
SCHIMKAT JERRELL J	PO BOX 24	PIERRE	SD	57501
SCHMITT ANDREW/ASHLEY	7618 E VIA DE LINDO	SCOTTSDALE	AZ	85258
SCHUMANN FAMILY TRUST	10444 N 69TH ST APT 216	PARADISE VALLEY	AZ	852531467
SCIANDRA JODI		SCOTTSDALE	AZ	85260
SCOTTSDALE CITY OF		SCOTTSDALE	AZ	85251
SCOTTSDALE COCHISE MEDICAL PROPERTIES LLC	800 W MADISON ST 400	CHICAGO	IL	60607
SCOTTSDALE SALON STUDIOS LLC	2331 E AVIENDA DEL SOL	PHOENIX	AZ	85024
SEAMAN DUANE E/ADA E	1516 DEWITT AVE E	MATTOON	IL	61938
SEARWAY CARL B	3032 DAKOTA ST	OAKLAND	CA	946023208
SEC SHEA SCOTTSDALE LLC	10441 N SCOTTSDALE RD	SCOTTSDALE	AZ	85253
SEITER KIMBERLY	10301 N 70TH ST UNIT 235	PARADISE VALLEY	AZ	85253
SENDER VENTURES LLC	6507 E PARADISE DR	SCOTTSDALE	AZ	85254
SEVENTY-FIRST PLACE LLC	10433 N 44TH PL	PHOENIX	AZ	85028
SHEA CENTER LLC	1036 MUNRAS AVE	MONTEREY	CA	93940
SHEA CORPORATE CENTER CONDOMINIUM ASSOCIATION	6945 E SAHUARO DR STE 125	SCOTTSDALE	AZ	85254
SHEKELS HOLDINGS LLC	1345 N ARM DR	MOUND	MN	55364
SHELTON MARTI E	1653 OGREEN CIR	MURFREESBORO	TN	37129
SHOOK DONALD L & KAREN LYNN	9747 E CLINTON	SCOTTSDALE	AZ	85260

SHUHONG CHANG FAMILY TRUST	6510 S HAZELTON LN UNIT 127	TEMPE	AZ	85283
SHURGARD STORAGE CENTERS INC	PO BOX 25025	GLENDALE	CA	912015025
SIJIC NATASHA	7008 E GOLDDUST AVE 228	SCOTTSDALE	AZ	85253
SNYDER SUSAN L TR/JLB INVESTMEN	2398 E CAMELBACK RD	PHOENIX	AZ	85016
SOBRINO NELSON/LAURA A	6940 E COCHISE RD UNIT 1032	SCOTTSDALE	AZ	85253
SOFER BARI		PARADISE VALLEY	AZ	85253
SPALJ SUSAN A	3009 WINTERGREEN DR	IOWA CITY	IA	52240
SPIRITUAL ASSEMBLY OF THE BAHAIS		SOTTSDALE	AZ	85255
STEPHEN BEAN AND SUSAN WONG-BEAN LIVING TRUST	6945 E COCHISE RD UNIT 124	PARADISE VALLEY	AZ	85253
STEWART PENNY		PARDISE VALLEY	AZ	85253
SUNDOWN BECKER LLC	10433 N 44TH PL	PHOENIX	AZ	85028
T&O OFFICE PARTNERS LLC	6920 E SHEA BLVD STE 203	SCOTTSDALE	AZ	85254
TAUBMAN PROPERTIES LLC	39606 N 1ST ST	PHOENIX	AZ	85086
TB COCHISE LLC	9149 N 70TH ST	PARADISE VALLEY	AZ	85253
THOMPSON FAMILY TRUST	1804 HELIX PL	SPRING VALLEY	CA	91977
THURSTON MOLLY/DAVID	6945 E COCHISE RD UNIT 128	PARADISE VALLEY	AZ	85253
TIGHE HAROLD F/LILLIAN M/JULIA WALSH	6 DUNBAR RD 6K	MONTICELLO	NY	12701
TOBARI INVESTMENTS LLC	6945 E SAHUARO DR A-1	SCOTTSDALE	AZ	85254
TRAVAGLIANTI VICTOR/MARIA TR	4722 E JAEGER RD	PHOENIX	AZ	85050
TROJAN DEVELOPMENT ASSOCIATES III LLC	43 PANORAMIC WY	WALNUT CREEK	CA	94595
TRUE BLUE CAR WASH LLC	9375 E SHEA BLVD STE 120	SCOTTSDALE	AZ	85260
TURNER SHIRLEY P/ROGERS CHARLENE E	6900 E GOLD DUST 114	SCOTTSDALE	AZ	85253
TWO DOCS PROPERTY MANAGEMENT LLC	6311 S ROANOKE ST	GILBERT	AZ	85298
TYLER-SOMOLOVA TRUST	4318 E ROMA AVE	PHOENIX	AZ	85018
UKU GBOYEGA P		SCOTTSDALE	AZ	85253
UNTHANK CHRISTOPHER/TINA M	7120 E MERCER LN	SCOTTSDALE	AZ	85254
VALLEY NATL BANK OF PHOENIX	PO BOX 1919	WICHITA FALLS	TX	76307
VANTAGE RETIREMENT PLANS LLC	20860 N TATUM BLVD STE 240	PHOENIX	AZ	85050
VARGAS YOLANDA C/ROMERO DANIEL M	10301 N 70TH ST UNIT 203	PARADISE VALLEY	AZ	852531459
VERTEX INVESTMENTS LLC	7869 E PARADISE LN UNIT 7	SCOTTSDALE	AZ	85260
VITELLI SALVATORE/MARIA TR	29740 N 69TH ST	SCOTTSDALE	AZ	852668502
VLG BUILDING LLC	6320 E REDFIELD RD	SCOTTSDALE	AZ	85254
WADE JOLYNN A		SCOTTSDALE	AZ	85253
WAIT ENTERPRISES LLC	10629 N 71ST PL	SCOTTSDALE	AZ	85254
WAJNGURT CLARA/LEVY DAVID EDWARD	6909 172ND ST	FRESH MEADOWS	NY	113653319
WAND BRIAN J	6940 E COCHISE RD UNIT 1009	PARADISE VALLEY	AZ	85253
WARGO AGNES A	10301 N 70TH ST 240	SCOTTSDALE	AZ	85253
WE SIX PROPERTIES LLC	6945 E SAHUARO DR UNIT 110	SCOTTSDALE	AZ	85254
WEINSTEIN FAMILY TRUST		PARADISE VALLEY	AZ	85253

WEINSTEIN FAMILY TRUST/POLYCAMP TRUST COMPANY	74156 VIA PELLESTRINA	PALM DESERT	CA	92260
WEISSINGER NORBERT/USANI	6900 E GOLD DUST AVE UNIT 121	PARADISE VALLEY	AZ	85253
WHARTON MATTHEW JAMES ESTATE OF/DAVIS TANYA LYNN	809 CAREY RD APT G	OCEANSIDE	CA	92058
WHITE MELANIE	4232 E DESERT MARIGOLD DR	CAVE CREEK	AZ	85331
WIEBERS FAMILY TRUST	6514 E ASTER DR	SCOTTSDALE	AZ	85254
WILCOX BURG PATTI	6308 E DALE LN	CAVE CREEK	AZ	85331
WILENCHIK JAMI	10301 N 70TH ST 231	PARADISE VALLEY	AZ	85253
WILHELMS ALEXANDER H	11119 ALTERRA PKWY APT 1320	AUSTIN	TX	78758
WILLERT JOHN R	1088 QUAIL CT UNIT 335	PEWAUKEE	WI	53072
WINGET CAROL	1810 101ST PL NE	BELLEVUE	WA	98004
WITKOWSKI KIRK	10301 N 70TH ST UNIT 102	PARADISE VALLEY	AZ	85253
WR A SHEA AND SCOTTSDALE LLC	1501 W BELL DRD	PHOENIX	AZ	85023
XENOS NICK/KATHY	8528 LOVELAND LN	PALOS HILLS	IL	60465
YANG ZHONGHUE/CHEN JING		CAVE CREEK	AZ	85331
YORK KENNETH J/JEANNE D	10301 N 70TH ST UNIT 105	PARADISE VALLEY	AZ	85253
YOUNG MENS CHRISTIAN ASSN	350 N 1ST AVE	PHOENIX	AZ	85003
YUAN KAI LING	6945 E COCHISE RD UNIT 127	PARADISE VALLEY	AZ	85253
Z GOOD FAMILY HOLDINGS LLC	33221 N 61ST PL	SCOTTSDALE	AZ	85262
ZADIKOV ELIRAN ELI	10301 N 70TH ST UNIT 234	PARADISE VALLEY	AZ	85253
ZANINI DARLA S	4025 CONNETICUT AVE NW UNIT 204	WASHINGTON	DC	20008
ZICCARELLI ANTONIO & MIRELLA	12375 E POINSETTIA DR	SCOTTSDALE	AZ	85259

Affidavit of Posting

Required: Signed, Notarized originals.
Recommended: E-mail copy to your project coordinator.

☒ **Project Under Consideration Sign (White)** ☐ **Public Hearing Notice Sign (Red)**

Case Number: 973-PA-2022

Project Name:

Location: NWC Shea & 70th St

Site Posting Date: 06/09/23

Applicant Name: Technical Solutions

Sign Company Name: **Dynamite Signs**

Phone Number: **480-585-3031**

I confirm that the site has been posted as indicated by the Project Manager for the case as listed above.

Meghan Liggett
Applicant Signature

06/09/23
Date

Return completed original notarized affidavit AND pictures to the Current Planning Office no later than 14 days after your application submittal.

Acknowledged before me on 6-09-23

MARYBETH CONRAD
Notary Public - Arizona
Maricopa County
Commission # 591461
My Comm. Expires Oct 25, 2024

Notary Public

My commission expires: 10-25-24

City of Scottsdale -- Current Planning Division
7447 E Indian School Road, Suite 105, Scottsdale, AZ 85251 ◆ Phone: 480-312-7000 ◆ Fax: 480-312-7088

Early Notification of
Project Under Consideration
Neighborhood Open House Meetings:
Date: Monday, June 19, 2023
Time: 5:00-6:00 PM
Location: Holiday Inn Express (7350 E. Gold Dust Avenue)-Meeting Room.
Open House Contact - info@TechnicalSolutionsAZ.com
Site Address: North side of Shea Blvd between 70th Street and 71st Place
Project Overview:
Request: The request is for a Zoning District Map Amendment from Commercial (C-2) to Planned Unit Development with Planned Shared Development overlay (PUD- PSD) and a minor General Plan Amendment from Commercial to Mixed-Use Neighborhoods land use designation for the purpose of converting a portion of the existing commercial use to a residential use to create a unified, mixed-use community.
Site Acreage: 8.529+/-
Site Zoning: C-2
Applicant/Contact:
John Berry
480-385-2727
info@berryriddell.com
City Contact:
Katie Posler
480-312-2703
KPosler@ScottsdaleAZ.gov
Pre-Application #: 973-PA-2022
Posting Date: 6/09/2023
Penalty for removing or defacing sign prior to date of last hearing. Applicant Responsible for Sign Removal.
Hopdoddy Burger Bar
Safeway
EGGstasy
Krispy Kreme
Total Wine & More
Google
Jun 9, 2023 12:50:01 PM
7000 East Shea Boulevard
Scottsdale
Maricopa County
Arizona

Sundown Commons
Neighborhood Meeting Sign-In Sheet
Monday, June 19, 2023

First Name	Last Name	Street Address	City, State & Zip	Phone	Email
Donald	Pochowski	10444 N. 69th St #131	Scottsdale, AZ 85253	480-334-0040	don.pochowski@gmail.com
Anne	Zaman	10444 N. 69th St. #118	Scottsdale, 85253	480-206-8055	
Rebecca	Harrell	6940 E. Cochise Rd #1011	Scottsdale 85253	480-205-4601	
~~Adrianne~~ Thomas	Curley	6940 E Cochise Rd #103	Scottsdale 85253	480-257-8300	
Susan	Rousaner	10444 N 69th St #205	Scottsdale 85253	602-738-7232	susan.rousaner@hotmail.com
Melanie	White	7800 E Gold Dust	Scottsdale 85255		
Nicole	McCluskey	10301 N 70th St.	Scottsdale, 85253		
BRIAN	BARRY	3200 N CENTRAL AVE	PHOENIX AZ 85012	6024489028	

Sundown Commons
Neighborhood Meeting Sign-In Sheet
Monday, June 19, 2023

First Name	Last Name	Street Address	City, State & Zip	Phone	Email
Christian Rach		10444 N 69th St	85253		cfahn51@yahoo

Sundown Commons
Community Input Card

PRINT NAME Susan Raisanen

ADDRESS 10444 N 69th St #205 CITY Scottsdale ZIP 85253

PHONE 602-738-7232 EMAIL susanraisanen@hotmail.com

PLEASE TELL US YOUR THOUGHTS & SUGGESTIONS REGARDING THE PROPOSED PROJECT:

I do not want that lot built into more residences in an already very densely populated area. We do not need more square footage packed everywhere we go. The roads cannot handle it. Plus rentals instead of ownership eventually become trashy. Please go develop somewhere in the desert far away from here.

Technical Solutions • 5111 N. Scottsdale Rd., Suite 260 Scottsdale, AZ 85250 • Phone: (602) 957-3434 • Fax: (602) 955-4505

Sundown Commons
Community Input Card

PRINT NAME Melanie White

ADDRESS _____ CITY _____ ZIP _____

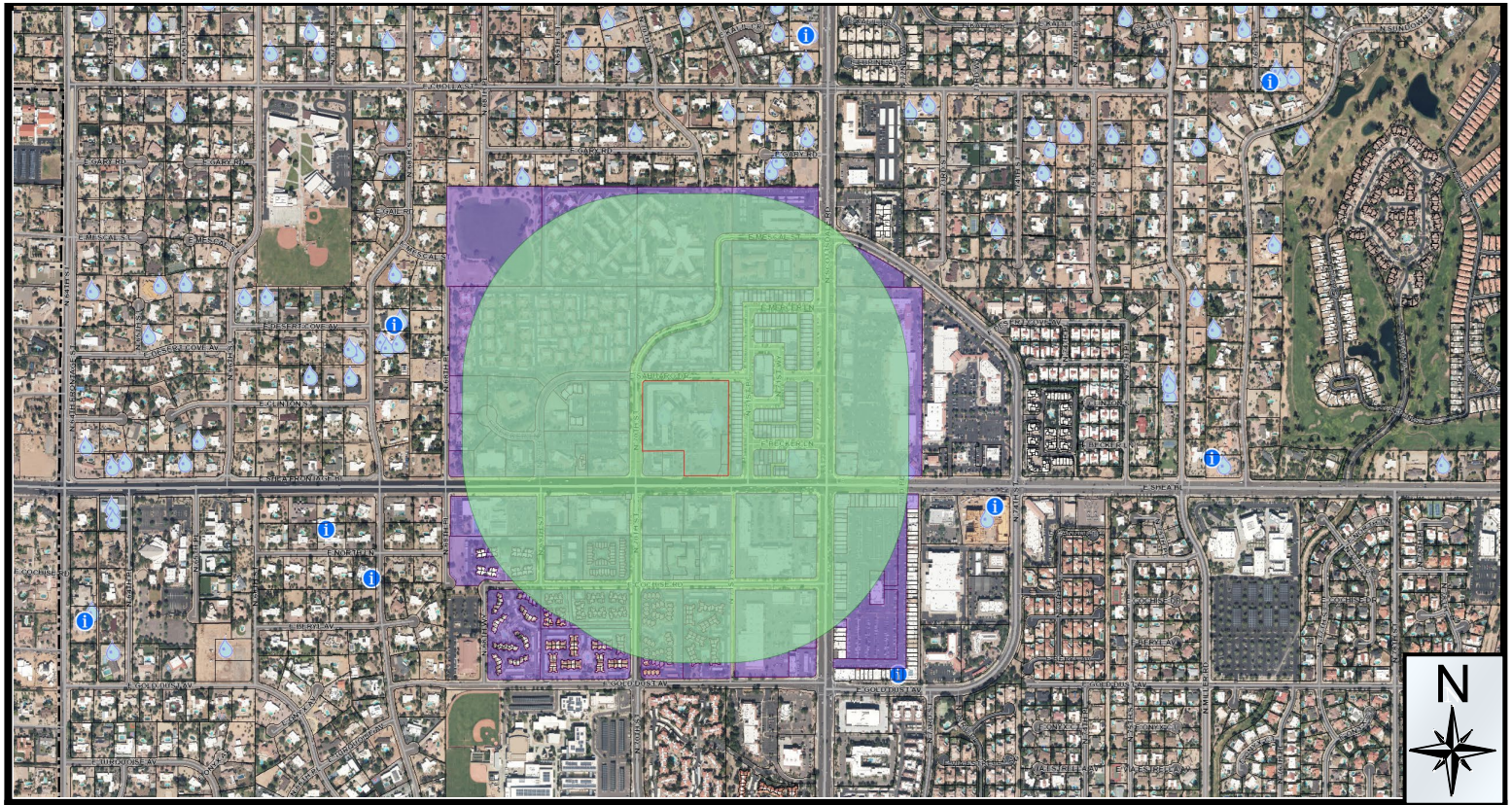
PHONE 480-200-3201 EMAIL mel@melanieaz.com

PLEASE TELL US YOUR THOUGHTS & SUGGESTIONS REGARDING THE PROPOSED PROJECT:

I do not like more + more rental units going up in this corner. My concern is traffic + I do not like how high the stories are + we already have seen many many multifamily rental units approved + being built + I think we need to perserve some of the charm + originality of Scottsdale.

Technical Solutions • 5111 N. Scottsdale Rd., Suite 260 Scottsdale, AZ 85250 • Phone: (602) 957-3434 • Fax: (602) 955-4505

City Notifications – McCormick Stillman Railroad Park Improvements



Additional Notifications:

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

Pulled Labels
July 18, 2023

Map Legend:

Site Boundary

Properties within 1250-feet

Postcards: 454

2-GP-2023 & 6-ZN-2023

ATTACHMENT #9

Case Name: Sundown Commons Case Number: 2-GP-2023 & 6-ZN-2023

rebecca.harrell@att.net <rebecca.harrell@att.net>
Wed 8/30/2023 1:27 PM
To:Posler, Kathryn <KPosler@Scottsdaleaz.gov>

⚠**External Email: Please use caution if opening links or attachments!**

Katie,

Thank you for returning my call yesterday. As mentioned, I live in a townhome close by the proposed mixed use project at N. 70th Street and E. Sahuaro Drive.
I am opposed to this project because of residential density in the area. This will increase with the new mixed use project at Gold Dust and Scottsdale Road.
Here are a few reasons why I do not believe this project will be good for the neighborhood.

- The neighborhood experiences frequent residential Internet outages from Cox Communications. When the neighborhood has an outage, it usually lasts for several hours. With more residential users, I worry it could get worse.
- There was/is some kind of sewer problem at the CVS store on Scottsdale Road and Shea. For months, the bad smell was noticeable when you walk in the store. It is better, but you can still faintly smell it.
- With more residential units, response time for essential services (Police, ambulance, fire) will be longer.
- There have been many bad wrecks in the neighborhood. With more people living in the area around Scottsdale Road and Shea, it will only get worse. Earlier this year, a student from Chaparral High School was hit by a car crossing Shea at 70th Street. Also, there was a bad car wreck at Gold Dust and Scottsdale Road (fatalities). On 70th Street from Shea to Scottsdale Road there a numerous “no U turn” signs which people ignore. These signs are important because of the traffic on the side streets attempting to turn onto 70th Street. Chaparral High School is a block away. Students are walking on 70th Street at various times of day; so people ignoring the “no U turn” are putting themselves, traffic turning onto 70th Street and students walking in a dangerous situation. Additionally, more people will be turning onto Mescal Street from southbound Scottsdale Road. Mescal is narrow, so drivers have to slow down quite a bit to make the turn. Therefore, the chance of getting rear ended by fast drivers on Scottsdale Road is high.

Thank you for allowing me to express my thoughts about the Sundown Commons project, Case Number: 2-GP-2023 & 6-ZN-2023.
Sincerely,

Rebecca Harrell
6940 E. Cochise Rd, Unit 1011
Scottsdale, AZ 85253
(480) 205-4601

Posler, Kathryn

From: NoReply
Sent: Thursday, July 27, 2023 2:40 PM
To: Posler, Kathryn
Subject: Sundown Commons

I DO NOT want to see this area rezoned and more high-density multifamily put there. Scottsdale is hemorrhaging with too many rentals as it is. This is a very crowded intersection! It is terrible to see the beautiful old charm of Scottsdale have so many rental multifamily. This should stay commercial zoning and bring in unique retail or change signage in a way to promote the businesses. NO ONE WANTS TO SEE MORE HIGH-DENSITY RENTAL UNITS. My understanding is that high-density multifamily have already approved in that area and not even built yet. Again, the charm of Scottsdale is that it is spread out and not building on top of building. Things like restaurants and live music or stores is more what this area needs. I love how this area is walkable to commercial and shopping and you're taking that all away. -- sent by Lisa j Reek (case# 2-GP-2023)

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Posler, Kathryn

From: NoReply
Sent: Thursday, July 27, 2023 1:11 PM
To: Posler, Kathryn
Subject: Sundown Commons

Hi, I've emailed before. I live in the area of this. I DO NOT want to see this rezoned and more high-density multifamily put there. It is already a very crowded intersection and so many high-density multifamily have been approved in that area and not even built yet. It is terrible to see the beautiful old charm of Scottsdale have so many rental multifamily. We have no idea how this will impact us because they are all seemingly being built at once. This should stay commercial zoning and bring in unique and great retail or change signage and a way to promote the businesses more. NO ONE WANTS TO SEE MORE HIGH-DENSITY RENTAL UNITS. THERE IS ENOUGH AND IT MAKES IT SEEM THEY ARE JUST OUT FOR MONEY. BY PACKING IN AS MANY HOMES AS POSSIBLE IN THE SMALLEST AMOUNT OF AREA. Things like restaurants and night clubs or stores is more what this area needs. I love how this area is walkable to commercial and shopping and you're taking that all away. -- sent by Melanie White (case# 6-ZN-2023)

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Request (973-PA-2022) Feedback

Melanie White <mel@melanieaz.com>

Fri 6/23/2023 10:50 AM

To:Posler, Kathryn <KPosler@Scottsdaleaz.gov>

⚠**External Email: Please use caution if opening links or attachments!**

Hi Katie,

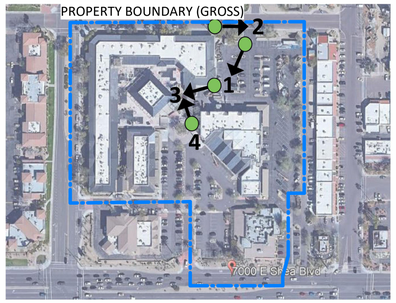
I got a notice for a new project being proposed referenced above (973-PA-2022).
I do not think this should be rezoned to be multifamily. This already is a crowded intersection and adding 276 residences would cause it to become more congested. In addition, another project was just approved on Scottsdale and Gold Dust for the live/work multifamily. And another on Shea and Gold Dust, And with all the additional apartments going up around that area and up and down Scottsdale Rd. Our city is becoming Apartment galore and detracts from the charm of Scottsdale and eliminates the mountain views with the higher density/higher buildings. I think we should find ways if they call them "struggling strip malls", to get some retail in and bring attraction to commercial and retailers that are unique and add to Scottsdale's charm as opposed to adding more and more multifamily rental units.

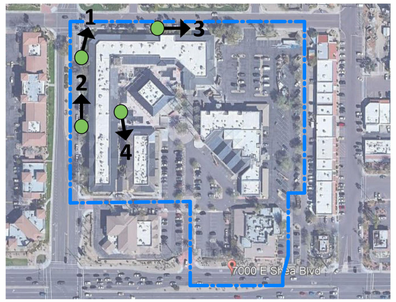
Thank you,
Melanie

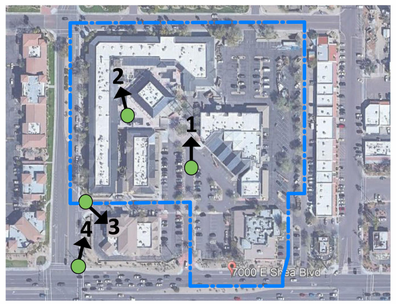
MELANIE WHITE
REALTOR®, GRI, CLHMS, C2EX, SRES
My Home Group Real Estate
480.200.3201
Mel@MelanieAZ.com
MelanieAZ.com

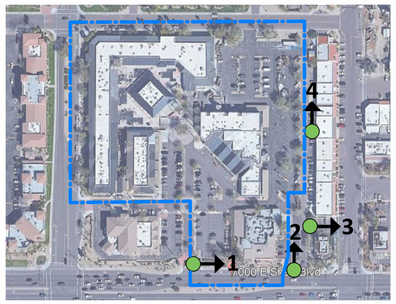
8360 E Raintree Dr #120
Scottsdale, AZ 85260

EXISTING SITE PHOTOS









1/30/2024 11:42:57 AM

ATTACHMENT #11

COSANTI
COMMONS
7000 E Shea Blvd / Scottsdale AZ

esg
ARCHITECTURE & DESIGN
500 Washington Avenue South, Suite 1080
Minneapolis, MN 55415
p 612.339.5508 | f 612.339.5382
www.esgarch.com

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly licensed architect under the laws of the State of Arizona

Signature

Typed or Printed Name

License # Date

NOT FOR CONSTRUCTION

1/30/2024
REZONING & GPA
RESUBMITTAL #3

ORIGINAL ISSUE:

REVISIONS

No.	Description	Date

222517
PROJECT NUMBER

ESG
DRAWN BY

ESG
CHECKED BY

KEY PLAN

COSANTI COMMONS

PHOTO EXHIBIT

A.17