

PLANNING COMMISSION REPORT



Meeting Date: October 9, 2024
General Plan Element: *Land Use*
General Plan Goal: *Create a sense of community through land uses*

ACTION

Aria at Silverstone 15-ZN-2005#4

Request to consider the following:

1. A recommendation to City Council regarding a request by owner for a zoning district map amendment from Planned Community District with P-C comparable Commercial Office District (P-C C-O) to Planned Community District with P-C comparable Multiple-family Residential District (P-C R-5), including an amendment to the Silverstone development plan and amendment to the Silverstone Land Use Budget to allow R-5 zoning on this site and increase the overall number of residential units in the Silverstone PCD from 976 units to 1,076 units, for a new 100-unit townhome community on a +/- 16.3-acre site located at 22602 N. 74th Street.

Goal/Purpose of Request

The applicant's request is to change the zoning on the site to allow for a new attached single-family residential project, consisting of 100 fee-title lots with private street tracts.

Key Items for Consideration

- P-C District Findings
- Property has been vacant for over 20 years (previously occupied by Rawhide Theme Park)
- Pedestrian connectivity to surrounding development
- An additional vehicular connection to N. 74th Street at the northeast corner of the project site has been suggested by the Transportation Dept.
- Attached single-family product
- Infrastructure to be upgraded by developer as needed to accommodate the proposed residential density.
- Public comment received.

OWNER

Silverstone Development, Inc
(480) 385-2727

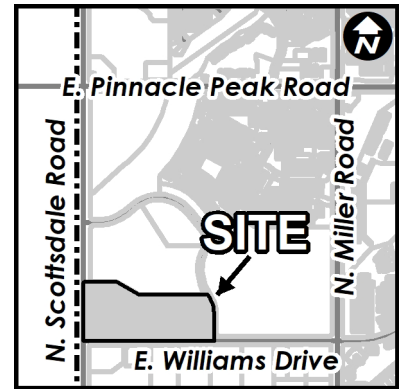
APPLICANT CONTACT

John Berry
Berry Riddell LLC
(480) 385-2753

LOCATION

22602 N 74th St

BACKGROUND



General Plan

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

Zoning

The site was annexed into the city in 1982 (Ord. No. 1446) and was assigned Western Theme Park (W-P) zoning to accommodate the Rawhide Theme Park, which had occupied the site since the 1970s. Subsequently, Rawhide relocated and left the site open for redevelopment. A private developer purchased the +/- 160-acre property and received approval in 2006 for the Silverstone PCD (15-ZN-2005). Included as part of the development plan of the original zoning case was a Land Use Budget which outlined the proposed land use allocation, including acreages, square footage of commercial floor area, and number of dwelling units. The Land Use Budget was included as part of the stipulations of approval for the zoning case. The original allowed number of dwelling units was limited to 976 units, to go along with 305,000 square feet of commercial floor area. As part of this request, the applicant seeks to amend the Land Use Budget to reduce the square footage of commercial to 140,000 square feet, and the number of allowed units to 1,076.

Context

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

Adjacent Uses and Zoning

- North: Multi-family Residential, zoned R-5 PCD
- South: Vehicle Repair, Utility Service Yard (Cox Communications), and a Post Office, all zoned C-3
- East: Residential Healthcare Facility, zoned R-5 PCD
- West: Municipal boundary (City of Phoenix)

Other Related Policies, References:

- Scottsdale General Plan 2035
- Zoning Ordinance
- 15-ZN-2005: Approved the 160-acre Silverstone PCD
- 15-ZN-2005#2: Approved a revision to a stipulation related to project timing
- 15-ZN-2005#3: Approved additional revision to a stipulation related to infrastructure timing

APPLICANT’S PROPOSAL

Development Information

Proposed is a 100-unit, attached single-family residential community. The site plan includes a central amenity area, private street tracts (designed to city standards), a dog park and other associated site improvements. Vehicular access to the site is proposed off E. Williams Drive. The original development plan for the site did not include vehicular access to E. Williams Drive, as evidenced by the existing 1-foot Non-Vehicular Access Easement along the entire frontage. At the time, vehicular access was anticipated to be provided from N. 74th Street.

- Existing Use: Vacant (previously occupied by Rawhide Theme Park)
- Proposed Use: Single-family Residential (attached)
- Parcel Size: +/- 16 acres
- Building Height Allowed: 24-36 feet (per Building Height plan approved with case 15-ZN-2005)
- Building Height Proposed: 32 feet (inclusive of rooftop appurtenances)
- Open Space Required: 129,373 square feet (2.9 acres)
- Open Space Provided: 196,020 square feet (4.5 acres)
- Density Allowed: 23 du/ac
- Density Proposed: 6.1 du/ac

IMPACT ANALYSIS

Land Use

The subject site is the last remaining undeveloped site in the Silverstone PCD, and was originally approved for employment related uses, primarily office. Presently, the commercial uses in the Silverstone PCD consist of a 75,000 square foot mixed-use commercial center, a public library (stipulated with case 15-ZN-2005), and a residential healthcare facility; approximately 50 of the +/- 160 acres. If this request is approved, there will be a total of 794 residential units. Though

elimination of the office component results in a use mix that leans in favor of residential, there is still a reasonable mix of uses to meet the intent of the P-C District; which is to create a community setting and to achieve land development patterns that maintain and enhance the physical, social and economic values of an area.

PCD Findings

Per Section 5.2104 of the Zoning Ordinance, before any approval or modified approval of an application for a proposed P-C District, the Planning Commission and City Council must find:

A. That the development proposed is in substantial harmony with the General Plan and can be coordinated with existing and planned development of surrounding areas.

- General Plan 2035 (Character & Design Element, Goal LU 3) encourages development that maintains a balance of land uses to support a high quality of life. The Silverstone PCD includes a mixed-use commercial center and public library, conveniently located within half a mile of the subject site. Additionally, Character & Design Policy LU1.3 seeks to promote development patterns that integrate with and reinforce the character of an area. The proposed development includes multiple pedestrian connections to surrounding streets, including N. 74th Street, that provide convenient access to surrounding development, including adjacent commercial uses. The site plan also includes a 10-foot-wide multi-use path and 8-foot-wide decomposed granite trail along the N. Scottsdale Road frontage, within a 100-foot Scenic Corridor, which will complete the pedestrian improvements between E. Pinnacle Peak Road to the north and E. Williams Drive to the south.

B. The streets and thoroughfares proposed are suitable and adequate to serve the proposed uses and the anticipated traffic which will be generated thereby.

- A Traffic Impact & Mitigation Analysis was provided as part of the application materials and has been accepted by the Transportation Division. All streets serving the proposed development are existing and internal private streets will be designed to city standards. An additional vehicular connection to N. 74th Street at the northeast corner of the project site has been suggested by the Transportation Dept.

C. The Planning Commission and City Council shall further find that the facts submitted with the application presented at the hearing establish beyond reasonable doubt that:

1. In the case of proposed residential development, that such development will constitute a residential environment of sustained desirability and stability; that it will be in harmony with the character of the surrounding area; and that the sites proposed for public facilities, such as schools, playgrounds, and parks are adequate to serve the anticipated population.

- The proposed residential subdivision is near a mixed-use commercial center that includes a grocery store and a public library. Additionally, multiple pedestrian connections from the proposed subdivision to surrounding streets and residential communities contribute to creating a sense of place for residents, providing a residential environment of sustained desirability and stability. The proposed

residential density of 6.1 du/ac is less than the density of other residential communities within the Silverstone PCD, demonstrating that the proposed development is in harmony with the character of the surrounding area.

- 2. In the case of proposed industrial or research uses, that such development will be appropriate in area, location and overall planning to the purpose intended; and that the design and development standards are such that an industrial environment of sustained desirability and stability will be created.**

- No industrial or research uses are proposed as part of this application.

- 3. In the case of proposed commercial, institutional, recreational and other non-residential uses, that such development will be appropriate in area, location and overall planning to the purpose intended; and that such development will be in harmony with the character of the surrounding area.**

No commercial, industrial, recreational, or other non-residential uses are proposed as part of this application.

Transportation/Trails

A Traffic Impact & Mitigation Analysis (TIMA) was provided as part of the application materials and has been accepted by the Transportation Division. Per the TIMA, the proposed development is anticipated to generate 712 weekday trips, with 46 trips occurring during AM peak hours and 56 trips occurring during PM peak hours. Additionally, the proposed development is anticipated to generate 1,082 (605) fewer weekday trips, with 212 (82%) fewer AM peak hour trips and 196 (78%) fewer PM peak hour trips than the previously approved commercial development. In general, surrounding streets are anticipated to maintain acceptable traffic operations. The proposed site plan includes completion of the 10-foot-wide multi-use path and 8-foot-wide decomposed granite trail along the N. Scottsdale Road frontage.

Transportation staff encouraged the applicant to provide a vehicular connection to N. 74th Street to provide a more direct connection to surrounding development. Per the applicant, community outreach determined that such a connection was not necessary or desired.

Water/Sewer

The applicant provided Basis of Design reports for water and sewer, which have been accepted by the Water Resources Division. The City of Scottsdale is an Arizona Department of Water Resources designated provider with a 100 years Assured Water Supply and will supply water in accordance with City codes, ordinances, and the City's Drought Management Plan. All infrastructure upgrades necessary to serve this project will be completed by the applicant.

Public Safety

The nearest fire station is within two miles of the site at 20355 N. Pima Road (DC Ranch) and the subject site is served by Police District 2, Beat 19. As with any project that contributes to growth, the fire department and police department continually anticipate and evaluate resource needs for the city's budget process.

Open Space

The proposal includes 4.5 acres of community and frontage open space, exceeding the minimum requirement of 2.9 acres. Internal open space includes a central amenity area w/ pool, a dog park and a 100-foot wide Scenic Corridor along the N. Scottsdale Road frontage. Additionally, 35-foot-wide landscape buffer (average 50 feet wide) is provided along the E. Williams Drive frontage.

School District Comments/Review

The Paradise Valley Unified School District has been notified of the application to serve the proposed residential density.

Housing Cost

Approval of the zoning district map amendment and development plan proposed by the applicant enables the construction of more housing. In conjunction with state law, staff has considered the scope of the zoning district map amendment and development plan, as well as aspects which would affect the cost of construction. Staff has not identified any factors that would substantially impact the cost to construct housing for sale or rent.

Community Involvement

The City of Scottsdale promotes public participation in the development of the built environment and utilizes multiple public outreach methods. The applicant has complied with the city's suggested best practices for public outreach by providing written notification to property owners within 1,250 feet of the subject site. Additionally, the applicant's outreach approach included communicating with neighboring property owners, businesses, and community members by telephone and one-on-one meetings. An Open House was held on 4/3/2024 from 5:00 PM to 6:00 PM at the Home 2 Suites Hotel, located at 20001 N. Scottsdale Road. Per the applicant's report, there were 10 attendees all of whom were supportive of the project, particularly the location of vehicular access on E. Williams Drive rather than on N. 74th Street.

Significant Updates to Development Proposal Since Initial Submittal

- A pedestrian connection was added to N. 74th Street at the northeast corner of the subdivision.
- The landscape buffer along E. Williams Drive was increased from 30 feet in width to 35 feet in width, with an average width of 50 feet.

STAFF RECOMMENDATION

Recommended Approach:

Staff recommends that the Planning Commission find that the PCD Findings have been met, determine that the proposed zoning district map amendment is consistent with and conforms to the adopted General Plan, and make a recommendation to City Council for approval of a zoning district map amendment from Planned Community District with P-C comparable Commercial Office District (P-C C-O) to Planned Community District with P-C comparable Multiple-family Residential District (P-C R-5), including an amendment to the Silverstone development plan and amendment to the

Silverstone Land Use Budget to increase the overall number of residential units in the Silverstone PCD from 976 units to 1,076 units, for a new 100-unit townhome community on a +/- 16.3-acre site located at 22602 N. 74th Street, per the attached stipulations.

RESPONSIBLE DEPARTMENT

Planning and Development Services

Current Planning Services

STAFF CONTACT

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

APPROVED BY



Greg Bloemberg, Report Author

9/27/2024

Date



Tim Curtis, AICP, Current Planning Director

Planning Commission Liaison

Phone: 480-312-4210

Email: tcurtis@scottsdaleaz.gov

9/27/2024

Date



Erin Perreault, AICP, Executive Director

Planning and Development Services

Phone: 480-312-7093

Email: eperreault@scottsdaleaz.gov

09/27/2024

Date

ATTACHMENTS

1. Context Aerial
- 1A. Aerial Close-Up
2. Ordinance No. 4560
 - Exhibit 1: Zoning Map
 - Exhibit 2: Stipulations
3. Resolution No. 13248
 - Exhibit 1: Aria at Silverstone Development Plan
4. Additional Information
5. General Plan Land Use Map
6. Existing Zoning Map
7. Traffic Impact Summary
8. Community Involvement
9. Correspondence
10. City Notification Map



Context Aerial

15-ZN-2005#4



Close-up Aerial

15-ZN-2005#4

ORDINANCE NO. xxxx

AN ORDINANCE OF THE COUNCIL OF THE CITY OF SCOTTSDALE, MARICOPA COUNTY, ARIZONA, AMENDING ORDINANCE NO. 455, THE ZONING ORDINANCE OF THE CITY OF SCOTTSDALE, BY AND FOR THE PURPOSE OF CHANGING THE ZONING ON THE "DISTRICT MAP" TO ZONING APPROVED IN CASE NO. 15-ZN-2005#4 FROM PLANNED COMMUNITY DISTRICT WITH P-C COMPARABLE COMMERCIAL OFFICE DISTRICT (P-C C-O) TO PLANNED COMMUNITY DISTRICT WITH P-C COMPARABLE MULTIPLE-FAMILY RESIDENTIAL DISTRICT (P-C R-5), INCLUDING A DEVELOPMENT PLAN AND AMENDMENT TO THE SILVERSTONE DEVELOPMENT PLAN LAND USE BUDGET TO ALLOW R-5 ZONING ON THIS SITE AND INCREASE THE OVERALL NUMBER OF RESIDENTIAL UNITS IN THE SILVERSTONE PCD FROM 976 UNITS TO 1,076 UNITS, FOR A NEW 100-UNIT TOWNHOME COMMUNITY ON A +/- 16.3-ACRE SITE LOCATED AT 22602 N. 74TH STREET.

WHEREAS, the Planning Commission held a hearing on October 9, 2024; and

WHEREAS, the City Council has considered the probable impact of Zoning Ordinance (add ord #) on the cost to construct housing for sale or rent; and

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

- A. That the development proposed is in substantial harmony with the General Plan, and can be coordinated with existing and planned development of surrounding areas.
- B. That the streets and thoroughfares proposed are suitable and adequate to serve the proposed uses and the anticipated traffic which will be generated thereby.
- C. The Planning Commission and City Council shall find that the facts submitted with the application and presented at the hearing establish beyond reasonable doubt that:

1. In the case of proposed residential development, that such development will constitute a residential environment of sustained desirability and stability; that it will be in harmony with the character of the surrounding area; and that the sites proposed for public facilities, such as schools, playgrounds and parks, are adequate to serve the anticipated population. The Planning Commission and City Council shall be presented written acknowledgment of this from the appropriate school district, the Scottsdale Parks and Recreation Commission and any other responsible agency.

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

WHEREAS, it is now necessary that the comprehensive zoning map of the City of Scottsdale ("District Map") be amended to conform with the decision of the Scottsdale City Council in Case No. 15-ZN-2005#4.

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

Section 1. That the "District Map" adopted as a part of the Zoning Ordinance of the City of Scottsdale, showing the zoning district boundaries, is amended by rezoning a +/- 16.3 acre site located at the southeast corner of Hayden Road and Loop 101 and marked as "Site" (the Property) on the map attached as **Exhibit 1**, incorporated herein by reference, from Planned Community (P-C) District to Planned Community District with the P-C comparable Light Industrial District (P-C I-1) zoning, and by adopting that certain document entitled "Axon Development Plan" declared as public record by Resolution No. 11950 which is incorporated into this ordinance by reference as if fully set forth herein.

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

PASSED AND ADOPTED by the Council of the City of Scottsdale, Maricopa County, Arizona this _____ day of _____, 2022.

ATTEST:

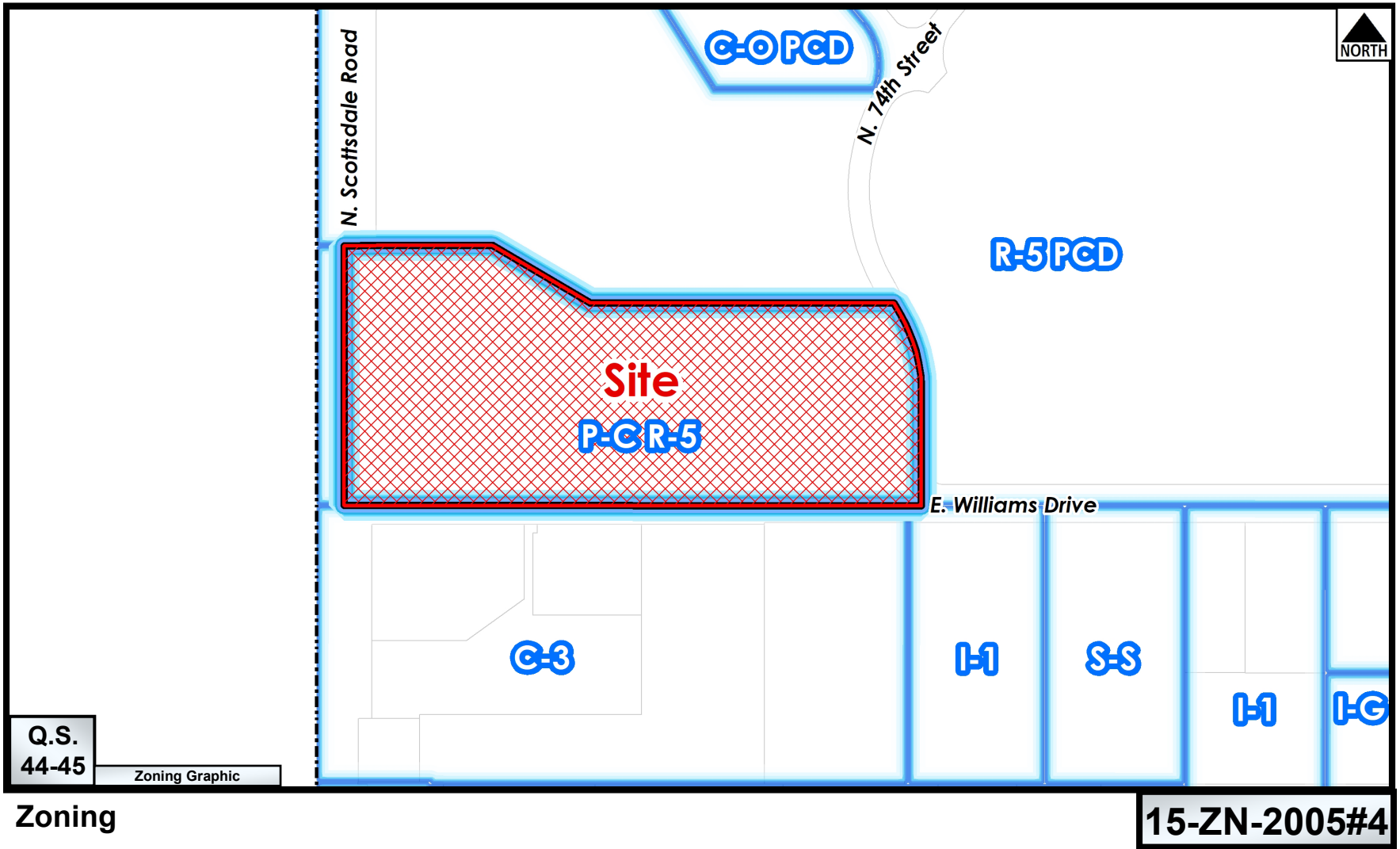
CITY OF SCOTTSDALE, an Arizona
municipal corporation

By: _____
Ben Lane
City Clerk

By: _____
David D. Ortega
Mayor

APPROVED AS TO FORM:
OFFICE OF THE CITY ATTORNEY

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



Stipulations for the Zoning Application:

Aria at Silverstone

Case Number: 15-ZN-2005#4

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

SITE DESIGN

1. GOVERNANCE. The stipulations for case 15-ZN-2005, with the exception of Stipulation #12 regarding a transit facility along the Scottsdale Road frontage of this site, shall continue to apply except as amended below. Stipulation #12 (for this site only) from case 15-ZN-2005 is eliminated as per letter from the Transportation Department.
2. CONFORMANCE TO DEVELOPMENT PLAN. Development shall conform with the Development Plan, entitled "Aria at Silverstone Development Plan" which is on file with the City Clerk and made a public record by Resolution No. _____ and incorporated into these stipulations and ordinance by reference as if fully set forth herein. Any proposed significant change to the Development Plan, as determined by the Zoning Administrator, shall be subject to additional action and public hearings before the Planning Commission and City Council. Where there is a conflict between the Development Plan and these stipulations, these stipulations shall prevail.
3. ACCESS RESTRICTIONS. Access to the development project shall conform to the conceptual site plan.
4. LANDSCAPE BUFFER. A landscape buffer with a minimum width of 35 feet shall be provided along the E. Williams Drive frontage.
5. PROTECTION OF ARCHAEOLOGICAL RESOURCES. Any development on the property is subject to the requirements of Scottsdale Revised Code, Chapter 46, Article VI, Protection of Archaeological Resources, Section 46-134 - Discoveries of archaeological resources during construction.

DEDICATIONS

6. LOCAL RESIDENTIAL PRIVATE STREETS. All local residential private streets shall be contained within a subdivision tract of land that has minimum total width of forty-six (46) feet, and dedications to the homeowners association consisting of property owners within the subdivision of the development project.
7. SUBDIVISION TRACTS, PRIVATE STREETS, MAINTENANCE, AND LIABILITY. A property owners association consisting of homeowners within the subdivision of the development project shall own and be responsible for all maintenance and liabilities of all subdivision tracts, private streets and related infrastructure.
8. MULTI-USE TRAIL EASEMENT. Prior to issuance of any permit for the development project, the property owner shall dedicate a Public Non-Motorized Access Easement to the City of Scottsdale for the multi-use trail in the Scenic Corridor.

INFRASTRUCTURE

9. CONSTRUCTION COMPLETED. Prior to issuance of any Certificate of Occupancy or Certification of Shell Building, whichever is first, for the development project, the property owner shall complete all the infrastructure and improvements required by the Scottsdale Revised Code and these stipulations.
10. STANDARDS OF IMPROVEMENTS. All improvements (curb, gutter, sidewalk, curb ramps, driveways, pavement, concrete, water, wastewater, etc.) shall be constructed in accordance with the applicable City of Scottsdale Supplements to the Maricopa Association of Governments (MAG) Uniform Standard Specifications and Details for Public Works Construction, Maricopa Association of Governments (MAG) Uniform Standard Specifications and Details for Public Works Construction, the Design Standards and Policies Manual (DSPM), and all other applicable city codes and policies.
11. CIRCULATION IMPROVEMENTS. Prior to issuance of any permit for the development project, the property owner shall submit and obtain approval of construction documents to construct the improvements in conformance with the development plan.
12. WATER IMPROVEMENTS. Prior to issuance of any permit for the development project, the property owner shall submit and obtain approval of construction documents to construct the improvements in conformance with the preliminary basis of design report, except that no water meter shall be located within driveways, their aprons, or sidewalks.
13. WASTEWATER IMPROVEMENTS. Prior to issuance of any permit for the development project, the property owner shall submit and obtain approval of construction documents to construct the improvements in conformance with the preliminary basis of design report, and the following requirements:
 - i. No sewer cleanouts shall be located within driveways, their aprons, or sidewalks.
 - ii. An equalization tank of sufficient size to accommodate the subdivision's pool backwash volume shall be provided. A discharge pump shall meter flows to the public sewer at a maximum discharge of 10 gpm. This shall be placed within a subdivision tract for homeowner association ownership and maintenance. The owner shall also place this infrastructure and homeowner association ownership requirements on the final plat as a final plat note of subdivision.
14. WATER AND WASTEWATER IMPROVEMENTS. The property owner shall provide all water and wastewater infrastructure improvements, including any new service lines, connection, fire-hydrants, and manholes, necessary to serve the development.
15. FIRE HYDRANT. The property owner shall provide fire hydrant(s) and related water infrastructure adjacent to lot, in the locations determined by the Fire Department Chief, or designee.

REPORTS AND STUDIES

16. DRAINAGE REPORT. With the Development Review Board submittal, the property owner shall submit a Drainage report in accordance with the Design Standards and Policies Manual for the development project.

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

MASTER PLANS

19. MASTER DESIGN CONCEPT PLAN. Prior to or concurrent with the Development Review Board submittal, the property owner shall submit an amendment to the approved Master Environmental Design Concept Plan for case 15-ZN-2005 review and approval.

RESOLUTION NO. xxxxx

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

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

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

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

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

PASSED AND ADOPTED by the Council of the City of Scottsdale, Maricopa County, Arizona this _____ day of _____, 2024.

CITY OF SCOTTSDALE, an
Arizona municipal corporation

ATTEST:

By: _____
Ben Lane, City Clerk

By: _____
David D. Ortega, Mayor

APPROVED AS TO FORM:
OFFICE OF THE CITY ATTORNEY

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

Aria at Silverstone Development Plan
15-ZN-2005#4

Exhibit 1 to Resolution No. _____

Aria at Silverstone

Development Plan – Project Narrative

15-ZN-2005#4



Date: October 2024

Prepared for: K. Hovnanian

Prepared by: Berry Riddell, LLC

TABLE OF CONTENTS

	Page
Development Team	3
Site Information & Project Overview	4
2035 General Plan Summary	8
Scottsdale Sensitive Design Principles	35

DEVELOPMENT TEAM

Builder

K. Hovnanian

Chuck Chisholm
cchisholm@khov.com
480-824-4175

Zoning Attorney

Berry Riddell

John V. Berry, Esq. / Michele Hammond
jb@berryriddell.com mh@berryriddell.com
480-385-2727

Design Team

RVi Planning + Landscape Architecture

Alex Steadman
astedman@rviplanning.com
480-586-2350

Civil Engineer

3 Engineering

Matt Mancini
matt@3engineering.com
602-730-6847

Traffic Engineer

Lokahi Group

Jamie Blakeman, PE PTOE
480-536-7150 x200
jamie@lokahigroup.com

Outreach Consultant

Technical Solutions

Susan Bitter Smith / Prescott Smith
602-957-3434
sbsmith@techincalsolutionsaz.com prescott@technicalsolutionsaz.com

SITE INFORMATION & PROJECT OVERVIEW

Proposed Use: Two-story for-sale residential

Location:

- Northeast corner of Scottsdale Road and Williams Drive

Property Size:

- 16.3+/- gross acres
- 13.5+/- net acres

Current Zoning

- C-O PCD, Commercial Office Planned Community District

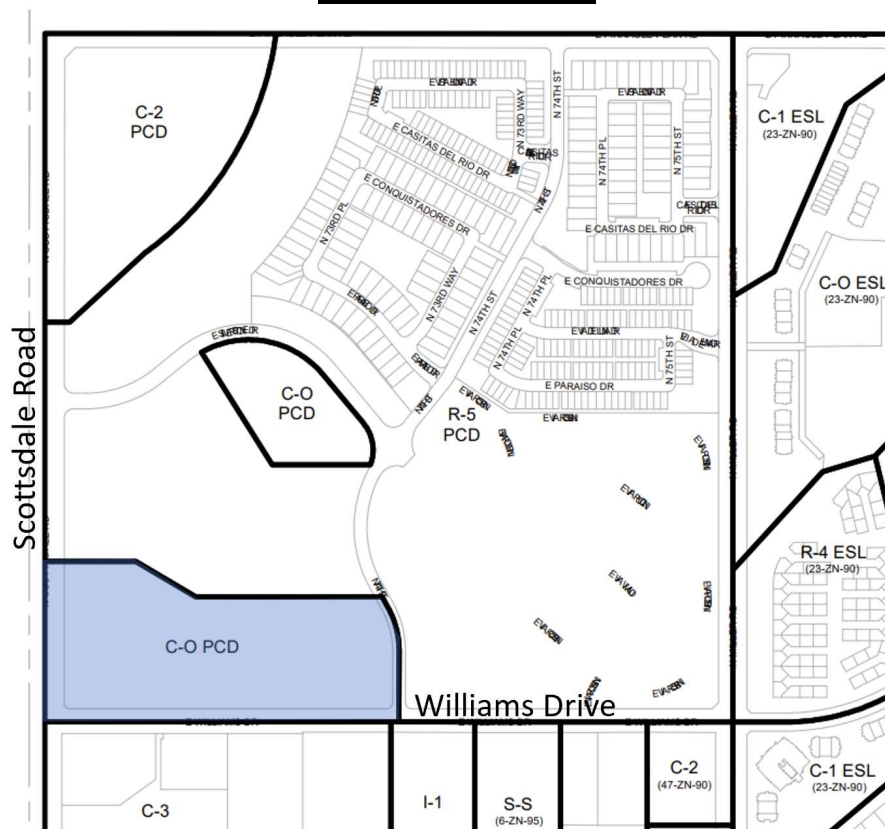
Proposed Zoning

- R-5 PCD, Multifamily Residential, Planned Community District

General Plan

- Mixed Use Neighborhoods – no change

Current Zoning Map

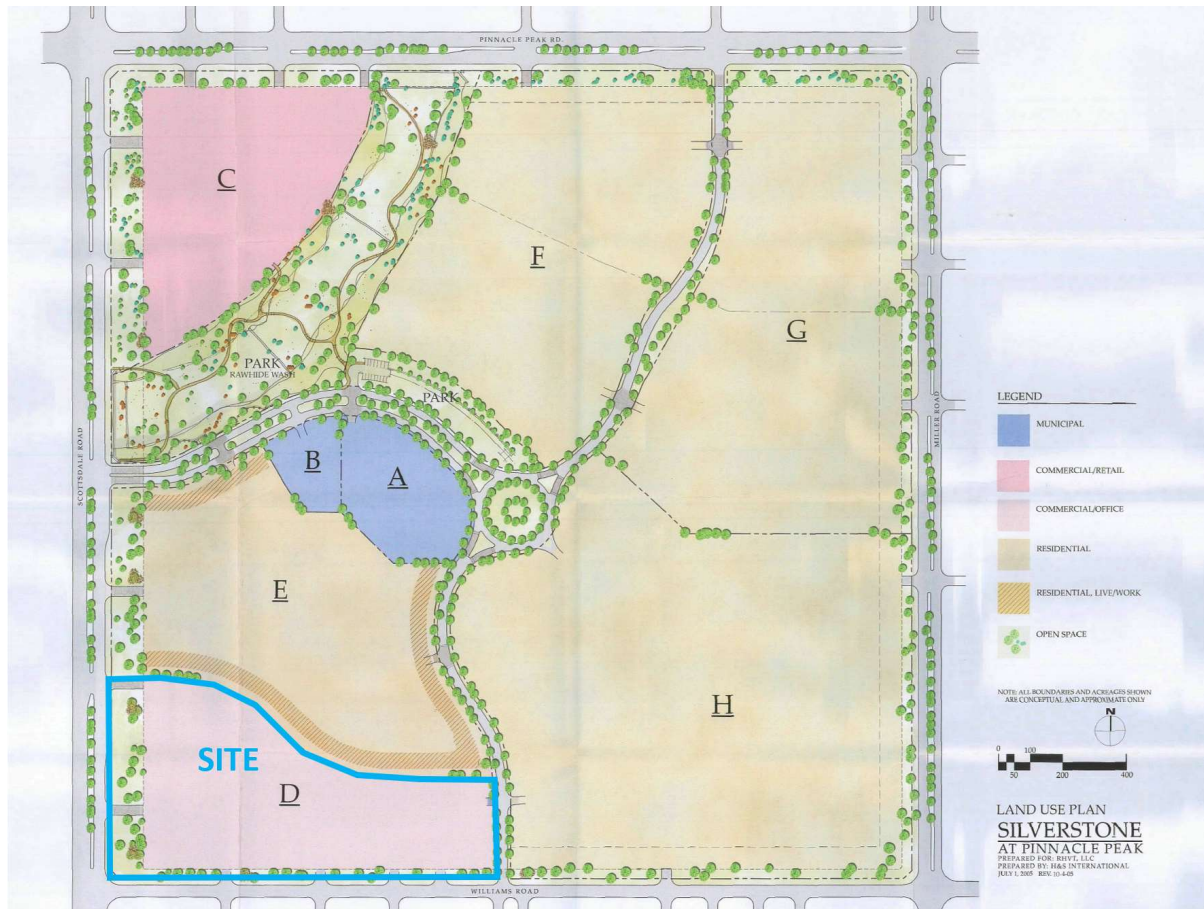


Context Aerial



Note: All graphic provided in this Development Plan are conceptual only and subject to change.

15-ZN-2005 Silverstone Development Plan



Development Request

Aria at Silverstone (“Aria”) is a request for a zoning map amendment on a 16.3+/- gross acre site located at the northeast corner of Scottsdale Road and Williams Drive, (APN: 212-03-596) to allow a new for-sale residential townhome community with 100 residences within the Silverstone master plan; a density of 6.13 homes/acre. The proposal includes a rezoning from C-O PCD (Commercial Office, Planned Community District) to R-5 PCD (Multifamily Residential, Planned Community District). The current General Plan land use designation is Mixed Use Neighborhoods, which supports residential use, and therefore no change is being proposed to the General Plan. The previously approved zoning includes a land use budget permitting by right 165,000 s.f. of three-story commercial office use on the property (case 15-ZN-2005). The proposed two-story for-sale residential community will consist of platted single-family lots similar to other K. Hovnanian residential communities in Scottsdale and in Silverstone.

Case History

In October 2005, the City Council approved a General Plan Amendment to establish a Mixed Use Neighborhoods land use designation for the 160-acre Rawhide site. Subsequently, in January 2006, City Council approved the Silverstone Master Plan, case 15-ZN-2005, which rezoned the land to Planned Community District (“PCD”) and included Central Business (“C-2”), Commercial Office (“C-O”), and Multifamily Residential (“R-5”) comparable zoning districts. Conditional Use Permit case 13-UP-2005 was also approved at the same time for the Vi Living residential healthcare facility. In May 2013, case 15-ZN-2005#2 was approved by City Council to modify the Scottsdale Road street improvements timing stipulation for the retail (C-2) parcel. In April 2015, case 15-ZN-2005#3 was approved by City Council to remove the timing stipulation altogether. The subject Property (Parcel D) is the last remaining undeveloped parcel at Silverstone and is currently zoned C-O PCD.

Below is the proposed change to the approved land use budget table (stipulation #2 of the original case, 15-ZN-2005).

2. MAXIMUM DENSITY/INTENSITY. The maximum dwelling units/density and maximum intensity for Parcels shown on the above-referenced land use plan shall be as indicated in the land use budget table below, and as stipulated below.

Parcel	Acres	Comparable Zoning	Land Use	Floor Area/ Units
A and B	4.48	C-O	Municipal	45,000 sq.ft.
C	12.47	C-2	Retail	95,000 sq.ft.
D	12.42	C-O R-5	Office RESIDENTIAL	165,000 sq.ft. 100 UNITS
E	17.47	R-5	Residential	262 units
F	21.82	R-5	Residential	186 units
G	23.77	R-5	Residential	258 units
H	34.26	R-5	Residential	270 units
Wash/Park	12.92		Wash/Park	--
Other	20.39	--	Streets, etc.	--
Total	160			305,000 sq.ft. 976 units 140,000 s.f. 1,076 units

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.

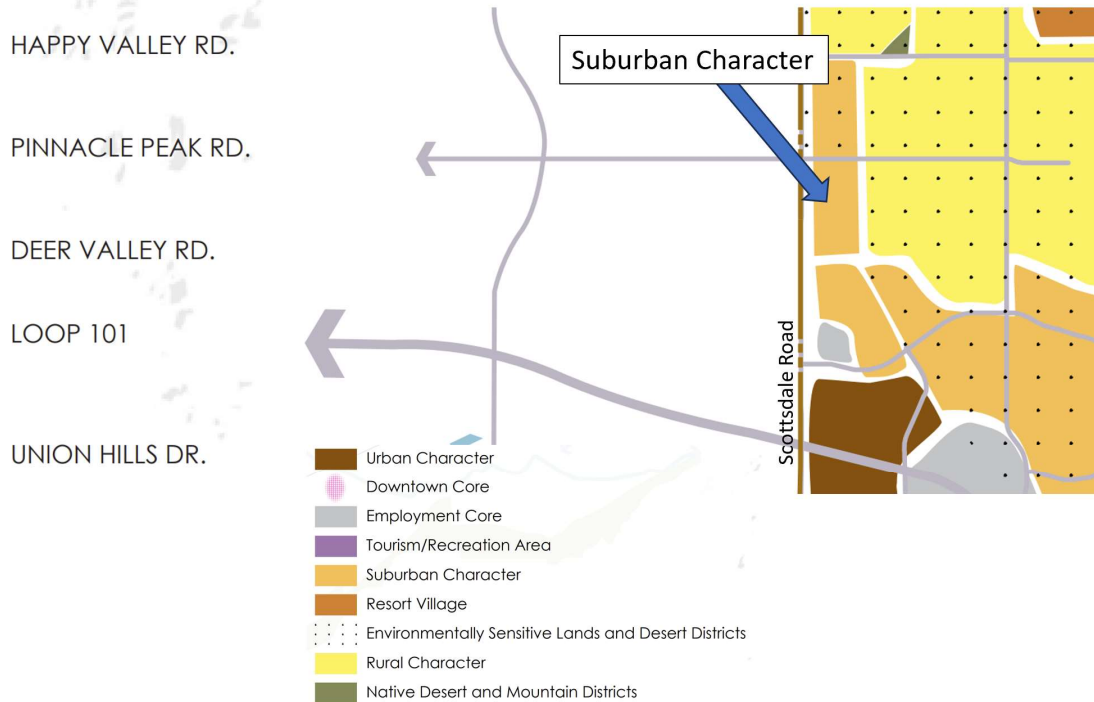
- 1. Character & Culture**
- 2. Sustainability & Environment**
- 3. Collaboration & Engagement**
- 4. Community Well-Being**
- 5. Connectivity**
- 6. Revitalization**
- 7. Innovation & Prosperity**

❖ CHACTER & CULTURE

Character Types

- *Suburban/Suburban Desert Character Types* contain medium-density neighborhoods, which include a variety of residential, commercial, employment centers, and resorts. Suburban Character Types incorporate a wide variety of recreational and leisure opportunities. Likewise, pedestrian and bicycle linkages weave these neighborhoods together to create a livable community. The physical character of these areas varies widely throughout the community and is based on period of construction, surrounding topography, and natural features. Taller buildings may be considered within designated Activity Areas with appropriate transitions to adjacent development (see Growth Areas Element).

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 rezoning from C-O PCD to R-5 PCD will allow for a new residential community within the established Silverstone master plan.

The purpose section of the PCD: “is designed and intended to enable and encourage the development of large tracts of land which are under unified ownership or control, or lands which by reason of existing or planned land uses are appropriate for development under this section, so as to achieve land development patterns which will maintain and enhance the physical, social and economic values of an area.

To this end, there may be provided within such areas a combination of land uses, including a variety of residential types, commercial, industrial, public and semi-public areas, arranged and designed in accordance with modern land planning principles and development techniques; and in such a manner as to be properly related to each other, the surrounding community, the planned thoroughfare system, and other public facilities such as water and sewer systems, parks, schools and utilities.”

The original PCD zoning for Silverstone was approved almost 20 years ago by City Council. The C-O zoned Property has remained vacant and a 165,000 s.f. office development is not viable given the land use context, proximity to the 101 freeway, and market changes post COVID. Aria’s development plan encourages a synergistic lifestyle and appropriate balance of land uses with enhanced pedestrian connectivity. The proposal for 100 for-sale residences brings additional housing options to an underutilized, vacant site within the Silverstone master plan.

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 architectural character consistent with the Silverstone Master Environmental Design Concept Plan (“MEDCP”) and implement design elements consistent with the surrounding context that respond to the Southwestern climate and focus on sustainability through site design, landscaping, building scale, and material selection.

- Respect the Scottsdale Road scenic corridor and Willimas Drive buffered roadway including improved sidewalk and trail connections promoting recreation and walkability.
- Offer additional for-sale housing options to Scottsdale residents in place of the previously approved large commercial office to further support a mixed-use land use pattern, reduce traffic impacts, and bolster established commercial land uses in the area.

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 policies, 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, architectural character will be consistent with the Silverstone MEDCP. The architectural character of the residences, site layout, and landscaping design will respect the unique climate and vegetation of the Southwest. Building massing will be mitigated with varied fenestration patterns and a combination of recessed and overhang elements through roof lines and balcony design while complementing the surrounding existing development.

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

- **Natural Streetscapes** *embody the natural state of the Sonoran Desert environment to the greatest extent possible, while incorporating non- motorized paths in the public realm. Native plants and plant densities should buffer adjoining uses, protect view corridors, and preserve rural and desert contexts.*

Response: Surrounding streetscapes have been improved to encourage pedestrian comfort, safety, and accessibility within the Silverstone master plan. New sidewalks and trails will be integrated along Scottsdale to seamlessly connect north and east of the Property, tying into the existing streetscape improvements. The addition of new 48" box shade trees will be provided throughout the development to enhance the pedestrian experience. The proposed landscape palette consists of Mulga, Willow Acacia, Ironwood, Blue Palo Verde, and Velvet Mesquite, as well as other native desert varieties, blending with the existing context.

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 native desert 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 increasing the amount of open space by approximately 52%; 2.97 acres required per R-5 development standards and approximately 4.5 acres provided (note the MEDCP requires 2.48 acres of open space for Parcel D). Rezoning from commercial office to residential will reduce the amount of asphalt coverage with cars parked in individual residential garages and guest parking provided throughout vs. a large expanse of surface parking typically found with a commercial office building. Thoughtful planting design will allow the development to use water efficiently throughout the site. New landscaping will allow residents and visitors to enjoy and benefit from shaded open spaces, resulting in passive cooling and a reduced heat island effect.

Conceptual Residential Site Plan – Proposed R-5 PCD Zoning



CD 6

Minimize light and noise pollution.

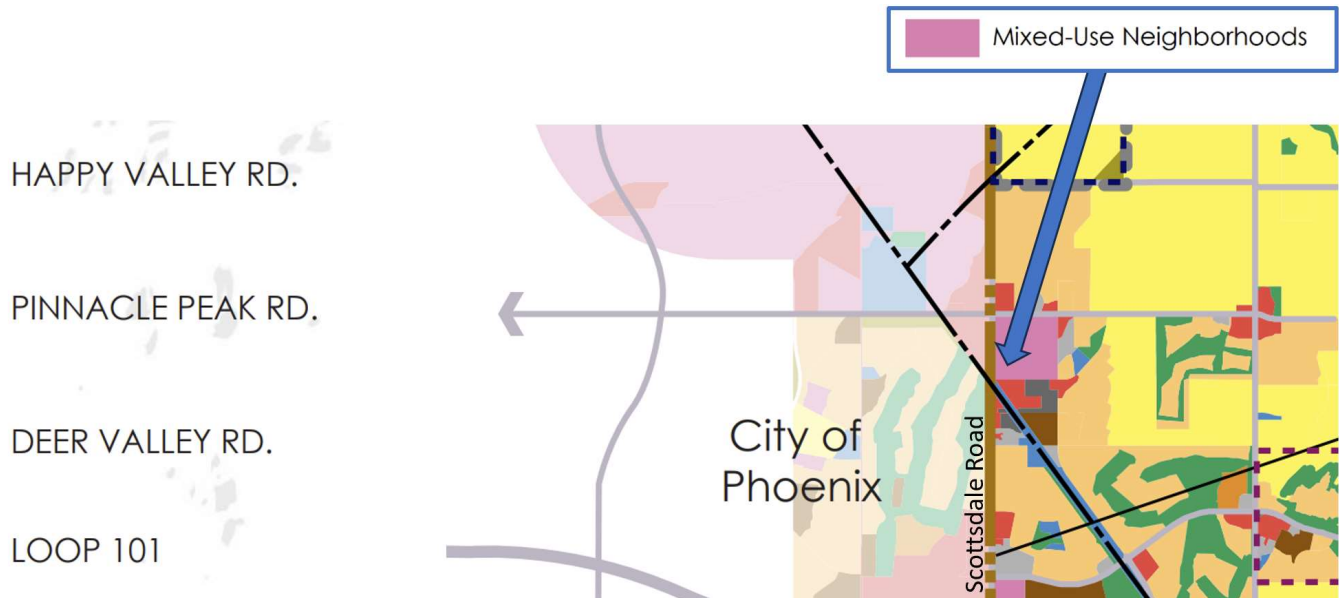
CD 6.1 Support Scottsdale's dark sky areas and designation as an Outdoor Light Control City by reducing light pollution, glare, and trespass where possible, while still attending to public safety needs.

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. The lighting will be placed in a thoughtful way to provide safe pedestrian wayfinding at night.

Land Use Element

2035 General Plan - Conceptual Land Use Map



Source: 2035 General Plan

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: The General Plan Mixed-Use Neighborhoods land use designation will not change with this proposal. Integrating new residential housing options within a mixed-use setting is consistent with the goals and policies of the 2035 General Plan and the purpose of the PCD zoning district while further strengthening the economic viability of the surrounding land uses and the existing commercial center to the north. This proposal will bring an estimated \$75,000,000 investment to an underutilized vacant parcel that has been zoned C-O PCD since 2006 but has remained undeveloped. Commercial office is not a viable land use given the context, surrounding densities, and distance from Loop 101, and the well-publicized decrease in office demand post COVID. In terms of scale and site layout, two-story residential townhomes respectfully integrate

with the surrounding three-story multifamily residential, four-story residential health care facility, single family homes, and commercial buildings by honoring the scenic corridor and providing excess open space.

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 3.3 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 states that “*Mixed-Use Neighborhoods focus on human-scale development and are located in areas with strong access to multiple modes of transportation and major regional services. These areas accommodate higher-density housing combined with complementary office or retail uses. Mixed-Use Neighborhoods are most suitable near Growth and Activity Areas.*”

Integrating a variety of housing options in key locations is essential for the continuing economic growth and sustainability of Scottsdale and area businesses. This proposal will bring an estimated \$75,000,000 investment to an underutilized, vacant infill site within the Silverstone master plan. The Property is located on the edge of an Activity Area as discussed below under the Growth Area Element. The Property is ideally situated for residential given the surrounding retail and support services including, but not limited to, Sprouts Farmers Market, Verizon, Scottsdale Eyeology Optometrist, Hangers Cleaners, Egg N’ Joe Restaurant, Copper Mule Kitchen & Bar, Einsteins Bros. Bagels, Senor Taco, Appaloosa Library (all to the north) and Scottsdale Veterinary Center, Blue Pearl Pet Hospital, Vi Living, United States Postal Service, and Life Storage (all to the south). There are numerous office and support uses to the east of Miller Road in the Sunset at Pinnacle Peak commercial office center, which is zoned C-O and notably has multiple vacancies.

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 at the northeast corner of Scottsdale Road and Williams Drive, a major arterial and minor collector respectively, with Scottsdale Road providing regional access

from Chandler to North Scottsdale. By creating a comfortable and inviting pedestrian experience within the proposed residential community, and throughout the site, the design will encourage alternative modes of transportation, such as by foot and bicycle, reducing reliance on vehicles. The Property is located near restaurants, retail, and support services both adjacent to the site, and nearby, along Scottsdale Road, Williams Drive, Pinnacle Peak Road, and Miller Road. The integrated, unified site design within the existing Silverstone master plan will encourage residents and visitors to utilize the surrounding businesses for their everyday dining and retail needs. The proposed change of use from major office to residential will decrease average daily trips by approximately 54%.

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 residents of Scottsdale. The location of the Property, on the edge of an Activity Area, near retail, restaurants, and support services is ideally situated for residential. This synergy of land uses in a mixed-use setting inherently allows for the conservation of resources, reduced vehicle trips, and improved air quality.

❖ SUSTAINABILITY & ENVIRONMENT

Open Space Element

OS 4

Visually and physically connect open spaces to maintain a continuous open space system.

OS 4.1 Develop a public trail and path system that links to other city and regional systems.

OS 4.2 Identify and consider the positive and negative impacts of proposed projects on viewsheds

OS 4.3 As development and redevelopment occurs along transportation corridors, ensure the preservation of mountain viewsheds, the Sonoran Desert, natural features, and landmarks that enhance the unique image and aesthetics of major streets through open space buffering. The following Visually Significant Roadway designations should be applied:

- ***Scenic Corridors** should be designated along major streets where a significant landscaped buffer is needed between streets and adjacent land uses, where an enhanced streetscape appearance is desired, and where views to mountains and natural or man-made features will be maximized. Scenic Corridors may provide enhanced opportunities for open space, scenic viewing, trails, and pathways in the community.*
- ***Buffered Roadways** should be designated along major streets to provide an aesthetic or environmental buffer, enhance the unique image of the streetscape, and reduce the impacts that major streets may have on adjacent land uses.*

Response: The Scottsdale Road scenic corridor and Williams Drive buffered roadway will be maintained and enhanced with the proposed development plan. Additionally, open space buffers will be provided along 74th Street and the north boundary of the Property. These buffers include sidewalks and trails which provide connectivity for pedestrians and bicyclists and maintain view corridors along the streetscape. Low-impact development (“LID”) design principles will provide passive techniques to direct stormwater run-off to landscape areas and natural wash corridors, further reducing overall landscape irrigation water use while providing visual and physical open space connectivity. As noted above, the amount of proposed open space is approximately 52% greater than the requirement (2.97 acres required and approximately 4.5 acres provided).

OS 6

Design and manage open spaces to relate to surrounding land uses and character.

OS 6.1 Evaluate the design of open spaces with the following primary determinants: aesthetics, neighborhood and service area needs, public safety, visual and functional connectivity, social and economic impacts, maintenance requirements, water consumption, drainage considerations, multi-use, Character Area, desert preservation, and wildlife corridor protection.

OS 6.4 Ensure development plans respect existing topography, view corridors, wildlife corridors, and open space. Where possible, enhance existing viewsheds as areas are developed and redeveloped.

Response: The Property has a 20’ +/- earthen berm that has been in place for decades and the new residential community will restore the historical topography blending with the surrounding established landform. The two-story for-sale residential buildings are designed in clusters creating view corridors through the site while preserving the scenic corridor, buffered roadway, and wildlife corridors along the perimeter of the Property. The addition of new 48” box shade trees will be provided throughout the development to enhance the pedestrian experience.

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, where possible, 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 mixed-use context. This enhanced experience will be achieved by increasing site open space and shade and providing areas for respite. These elements respect 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 for-sale residential buildings and site design will focus on the following key features in response to sustainability:

Building, Site Design & Community:

- Dedication of scenic corridor and buffered roadway setbacks including multiple use trails and sidewalks
- Low-flow energy efficient plumbing fixtures
- Energy Star certified appliances
- Energy efficient HVAC systems that exceed Department of Energy requirements
- LED lighting
- Architecturally integrated solar relief on windows and doors
- Natural lighting and ventilation to reduce energy consumption
- On-site recycling
- Electric vehicle charger pre-wire standard in every home
- Open cell spray foam at roofline and non-common walls to reduce heating and cooling loss

- Hybrid heat pump water heater, four times more energy efficient than traditional tanked water heater
- Wi-Fi connected water heater for remote controlled adjustments
- Access and connectivity to outdoor open space areas for resident well-being including a central open space amenity, pool area, and private dog park

Water:

- All plumbing fixtures to meet the EPA's WaterSense Program
 - WaterSense labels products that are 20 percent more water-efficient
 - WaterSense toilet models save the average family 13,000 gallons of water per year
 - WaterSense showerhead models save the average family more than 2,700 gallons of water per year
- Utilize City's WaterSmart program
- Proposed residential community results in an estimated 61% reduction in water use as compared to the approved commercial office land use

Urban Heat Island:

- Approximately 52% more open space than required (2.97 acres required, approximately 4.5 acres provided)
- Estimated 50% reduction in asphalt coverage; commercial office zoning (approved in 2006) as compared to the proposed residential community
- 48" box trees

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 community will provide onsite electric vehicle charging capability within each residence.

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: The proposed buildings will meet or exceed all International Green Construction Codes (“IGCC”) sustainability design standards and requirements. Green infrastructure and LID stormwater management techniques will be utilized. 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: Eliminating surface grade asphalt parking and increasing open space contributes to the substantial reduction of the urban heat island. Commercial office zoning (approved in 2006) could result in an estimated 50% asphalt coverage as compared to the proposed residential development with individual garages and increased open space. The implementation of 48” box shaded trees throughout the community increases the amount of 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 which will be further evaluated with the Development Review Board application.

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 design includes drought tolerant plant material able to withstand extreme heat conditions while promoting water conservation. The City's IGCC requirements and sustainable building methods and techniques will be implemented with the new residential buildings. The mixed-use nature of the site inherently promotes environmental sustainability by offering residential near commercial and recreational opportunities such as golf, hiking, and biking, encouraging walkability and 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 approximately 4.5 acres of open space, an approximately 52% increase from the base R-5 requirement, 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: Aria will utilize natural and locally sourced plant materials that fit the Sonoran Desert and North Scottsdale setting. The landscape design will emphasize, where possible, the salvage and re-use of existing native trees and specimen cacti and limit the disturbance to the greater natural environment. Utilizing salvaged plant material will both aesthetically and environmentally blend the proposed residential community with the surrounding landscape, providing mature plantings and shade for pedestrians while contributing to the long-term sustainability of the area's Sonoran Desert ecology and character. New plant material will adhere to the Arizona Department of Water Resources ("ADWR") low water use/drought tolerant plant list, and match or complement species found in the region.

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 61% is projected as compared to the approved commercial office land use. Additional water conservation will be achieved through drip irrigation and smart controller systems, drought tolerant, arid-adapted plant material, and utilization of low flow energy efficient plumbing fixtures.

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 design allows for shaded outdoor space 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, plumbing, 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. The builder began neighborhood outreach early in the process and the team maintains ongoing 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 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 Property's proximity to retail/support services and recreational opportunities promotes healthful living and maintains a Scottsdale lifestyle for residents. In addition to the established pedestrian and bicycle network that surrounds the Silverstone master plan, Sonoran Hills Park is located approximately 0.5 miles east of the site along Williams Drive. Grayhawk Golf Club is located approximately 1.5 miles to the southeast. The McDowell Sonoran Preserve is located approximately 3 miles east of the Property with numerous trailhead access points, including but not limited to, the Pima Dynamite trailhead approximately 5 miles to the northeast and the Gateway Trailhead approximately 5 miles to the southeast.

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

H 1.6 Maintain, improve and create high-quality and safe housing for all citizens.

H 1.8 Encourage developments to incorporate the highest possible cost- and quality-effective level of amenities, sustainable design, durability, and architectural quality.

Response: Scottsdale is experiencing an increased demand for housing options. This proposal will help meet the growing need for housing by bringing new for-sale residential to a vacant underutilized site, further contributing to the long-term economic prosperity of the surrounding area. Additionally, the development will help support a sustainable economic future as the City continues to grow.

As noted in the Environmental Planning Element above, numerous sustainable building and site design measures will be implemented, including but not limited to, low-flow energy efficient plumbing fixtures, LED lighting, energy efficient HVAC systems, architecturally integrated solar relief on windows and doors, on-site recycling, and pre-wiring for on-site vehicle charging.

H 2

Provide a variety of housing options that meet the socioeconomic needs of people who live and work in Scottsdale.

H 2.8 Support adjustments to the housing mix based on demographic needs and economic changes within the city.

Response: The General Plan Housing Element provides “*As land for housing development becomes increasingly limited, the community will need to focus attention on the revitalization and preservation of established housing stock and seek creative infill development strategies to accommodate Scottsdale’s multiple generations.*” Diverse housing options that serve a broader demographic foster a sense of inclusivity, promote neighborhood stability, and contribute to a strong economic base for 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: Given the Property’s close proximity to the McDowell Sonoran Preserve (approximately 3 miles to the east), which offers over 30,000 acres of protected desert and abundant trails, there are numerous recreational and fitness opportunities for residents to enjoy. Nearby trailheads include the Pima Dynamite Trailhead and the Gateway Trailhead; both within 5 miles of the Property. Additionally, the Sonoran Hills Park is located approximately 0.5 miles to

the east. Aria at Silverstone has approximately 4.5 acres of open space on site including the Scottsdale Road scenic corridor and Williams Drive buffered roadway setbacks with sidewalks and trails. Additionally, landscape buffers will be provided along the north and east boundaries of the site, and a central open space corridor, a small pool amenity (in lieu of individual pools), and a dog park are being provided for resident enjoyment.

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: This Property is located at the northeast corner of Scottsdale Road and Williams Drive, a major arterial and minor collector respectively, with Scottsdale Road providing regional access from Chandler to North Scottsdale. By creating a comfortable and inviting pedestrian experience within the proposed residential community, and throughout the site, the design will encourage

alternative modes of transportation, such as by foot and bicycle, reducing reliance on vehicles. The Property is located near restaurants, retail, and support services both adjacent to the site, and nearby, along Scottsdale Road, Williams Drive, Pinnacle Peak Road, and Miller Road. The integrated, unified site design within the existing Silverstone master plan will encourage residents and visitors to utilize the surrounding businesses for their everyday dining and retail needs.

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 local and regional access while also promoting walkability and access to nearby sidewalks and trails. The design implements a range of General Plan goals and policies including the integration of new high-quality architecture, and context appropriate site planning, creating a comfortable pedestrian realm and shaded micro-environment through landscaping. The proposed addition of a new for-sale residential community within a mixed-use context is a reduction in trip generation as compared to the 165,000 s.f. approved commercial office; resulting in 54% fewer average daily vehicle trips as demonstrated in the traffic report provided with the zoning submittal.

Pedestrian & Vehicular Circulation Plan

LEGEND

150' MAJOR ARTERIAL:
110' MINOR ARTERIAL:
100' MAJOR COLLECTOR:
LOCAL COLLECTOR:



BIKE LANE:



MULTI-USE TRAIL:



PUBLIC SIDEWALK:



INTERNAL SIDEWALK:



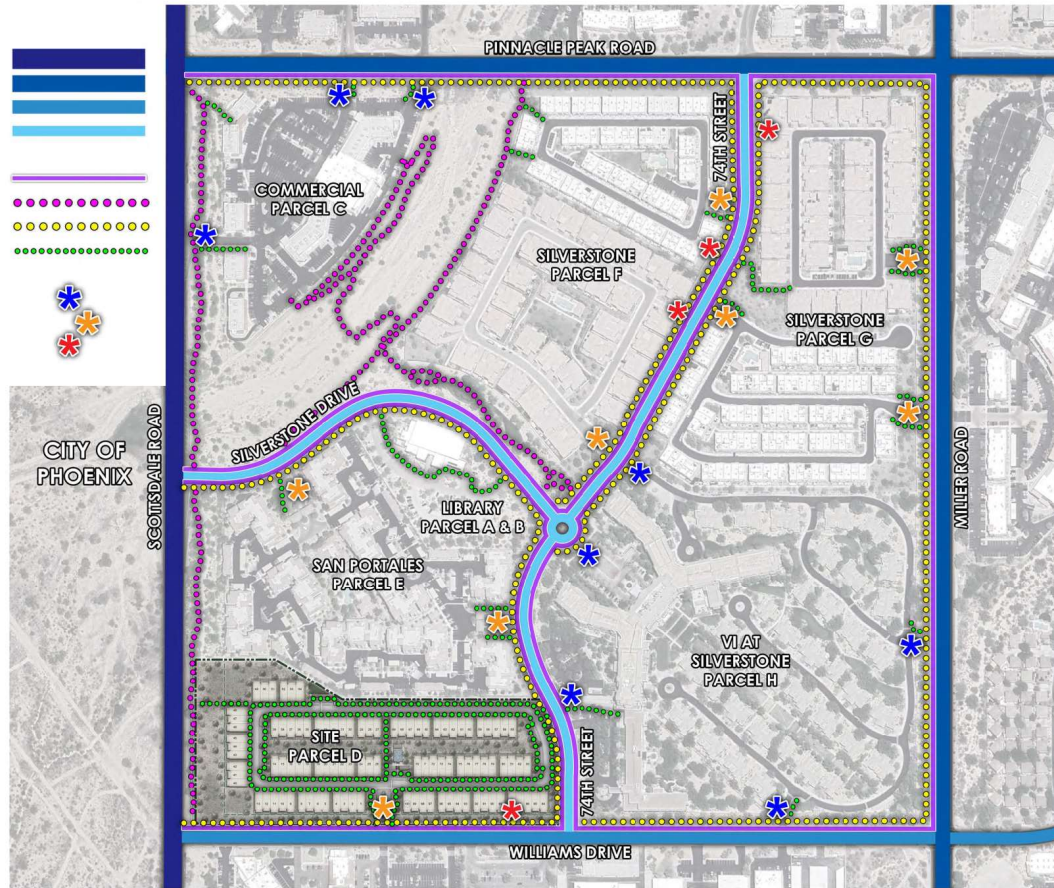
PUBLIC ACCESS:



GATED ACCESS:



EMERGENCY ACCESS:



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: Aria at Silverstone will be integrated within an established commercial setting with both local and regional access. Residents will benefit from the surrounding network of trails and bicycle lanes and have the ability to store bicycles in their secured garage. The development plan

promotes walkability through the integration of new shaded sidewalks and human-scale architectural design.

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 pedestrian realm will be enhanced to promote 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 to surrounding support land uses.

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.

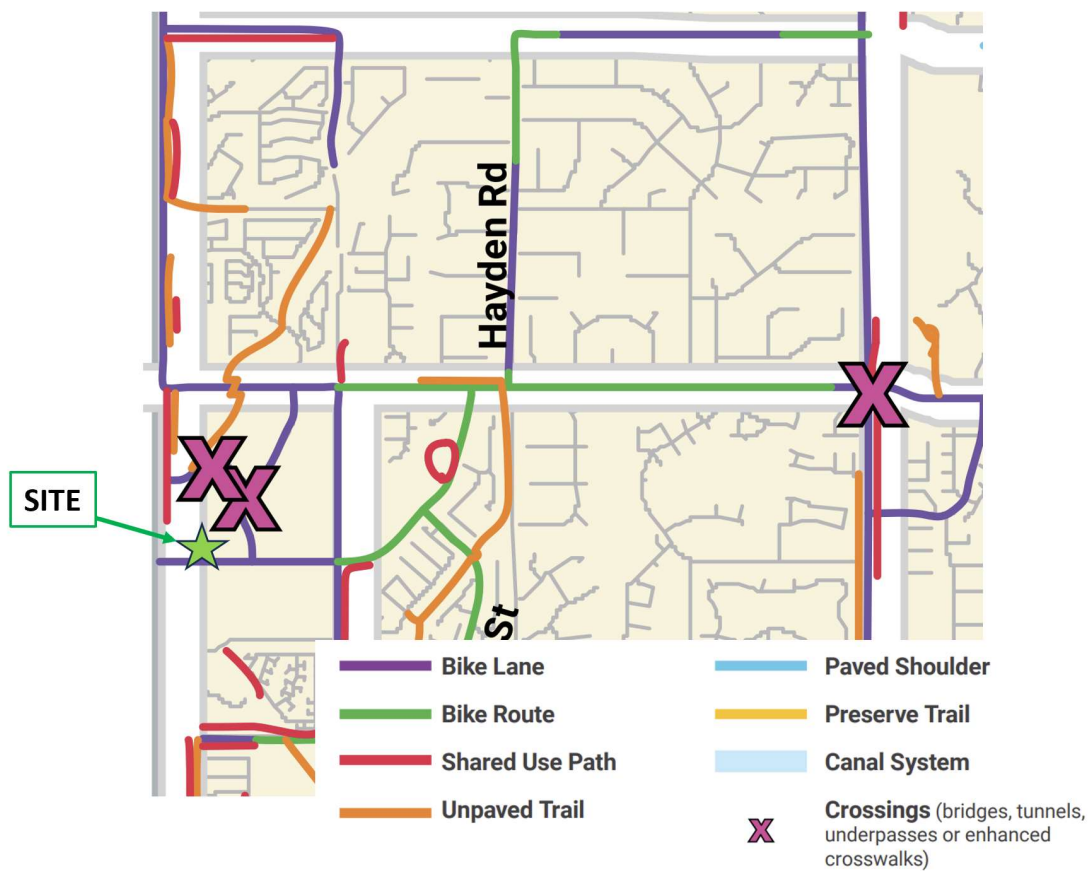
B 1.4 Continue to expand and enhance off-street bicycling networks, and connect them to existing and planned on-street bicycle networks.

Response: The existing bike lane along Williams Drive along with the future trail and sidewalk along the Scottsdale Road scenic corridor will both provide connectivity to the City's bicycle network and the City's greater open space recreation opportunities (Bicycle & Trails Map below) such as the McDowell Sonoran Preserve. Residents will have the ability to store bicycles in their secured garage.

Scottsdale Road – View East (Scenic Corridor Frontage)



Bicycle & Trails Map



Source: scottsdaleaz.gov

❖ **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: Aria at Silverstone brings a wide range of amenities including, but not limited to, enhanced landscape and hardscape, reduced asphalt (as compared to current C-O zoning), additional open space (approximately 52% above R-5 base requirement), shade, improved pedestrian connectivity, sensitive edge buffering, and context appropriate architecture. The residential community will maintain sensitive edge conditions and transitions to the adjacent built environment.

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 residential development contributes towards a community-oriented atmosphere by improving the pedestrian realm and tying seamlessly with the existing commercial and residential development that surrounds the site. The builder will complete the streetscape sidewalks and trails along Scottsdale Road with in the 100' wide scenic corridor open space amenity. A 35' landscape buffer will be provided along Williams Drive. Providing a quality, usable pedestrian environment is key to creating 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 and increase demand for housing options.

Growth Areas Element

Goal GA 3

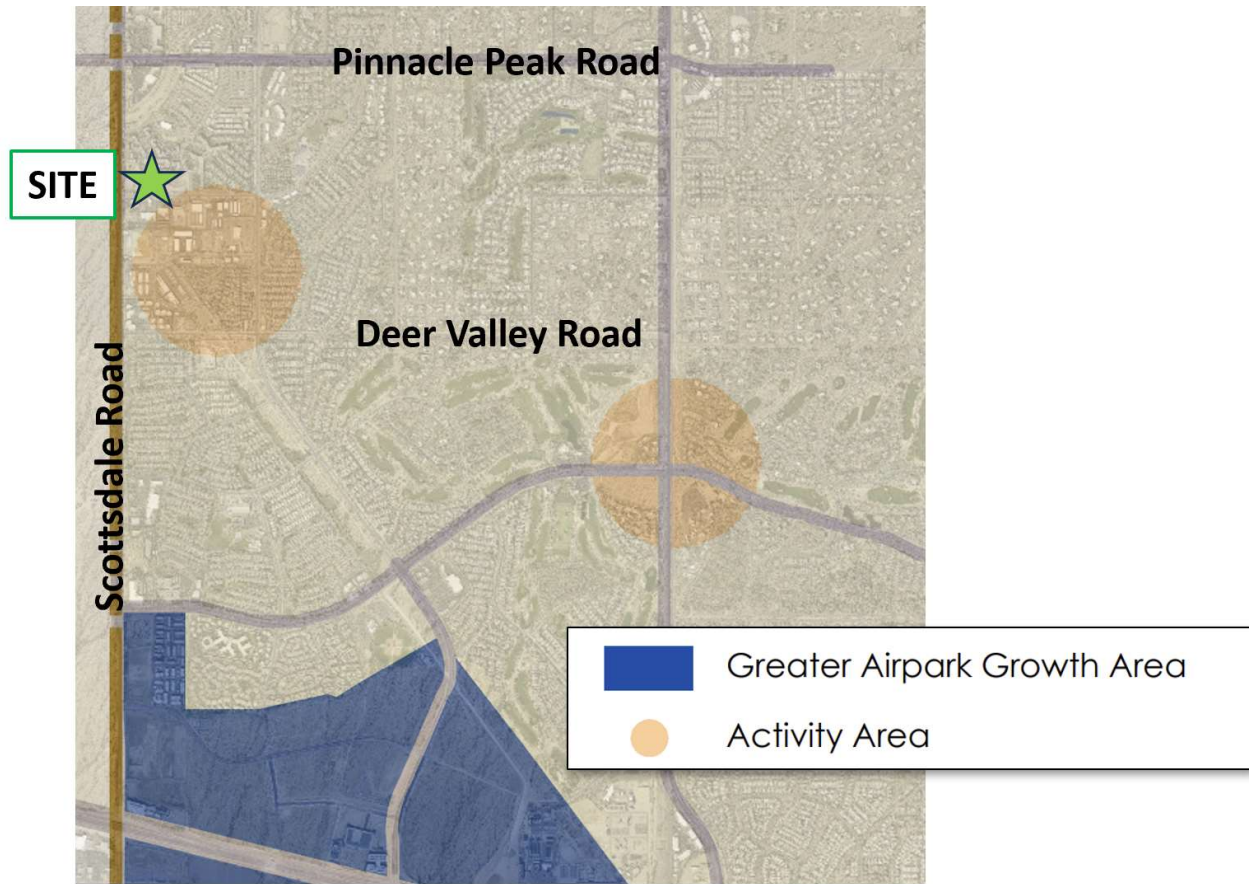
Conserve and incorporate significant natural, open space, historic, and cultural resources in Growth and Activity Areas.

GA 3.1 Provide useable public open space as an integral part of Growth and Activity Areas to encourage public gathering, enhance aesthetics, preserve viewsheds, and serve as buffers between differing land uses and intensities.

GA 3.2 Identify and strengthen open space connections within and outside of Growth and Activity Areas.

Response: The Property is located on the edge of an Activity Area and is ideally situated for residential given the surrounding retail and support services including, but not limited to, Sprouts Farmers Market, Appaloosa Library, Scottsdale Veterinary Center, United States Postal Service, and Life Storage along with numerous restaurant options. The two-story for-sale residential was designed in a thoughtful manner with respect to building massing, buffers, and view corridors. The surrounding context includes three-story residential to the north and a four-story residential health care facility to the east. To the south are a range of single-story commercial support services. Building massing will be mitigated with varied fenestration patterns and a combination of recessed and overhang elements through roof lines and balcony design while complementing the surrounding existing development.

Growth Areas Map



Source: 2035 General Plan

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 requirements with respect to water and sewer development fees.

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 residential land use within a mixed-use context results in 54% fewer vehicle trips than the approved C-O zoning as demonstrated in the traffic report provided with the zoning submittal.

❖ **INNOVATION & PROSPERITY**

Economic Vitality Element

EV 3

Sensitively manage land uses to provide and enhance economic development, fiscal health and job growth, while simultaneously protecting the integrity and lifestyle of neighborhoods.

EV 3.7 Identify and promote opportunities for infill development, and ensure that infill development projects sensitively integrate into the environmental and neighborhood setting.

EV 3.8 Promote orderly, planned growth to reduce service costs, maximize use of existing and proposed public facilities, and enhance available revenues.

Response: This proposal will bring an estimated \$75,000,000 investment to an underutilized vacant parcel that has been zoned C-O PCD since 2006 but has remained undeveloped. Commercial office is not a viable land use given the context, surrounding densities, and distance from Loop 101, and the well-publicized negative impact of hybrid work on office occupancies. The Property, being surrounded by existing residential and commercial, is considered infill, and thus, sensitive buffering and site/building design is a focal point of the development plan. 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 with the opportunity to live in all areas of the community.

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 varied building elements are complementary to the surrounding development pattern and adhere to the Silverstone MEDCP. The proposed for-sale residential townhomes are designed in clusters to allow for pedestrian walkways and view corridors between buildings. The building design will utilize a variety of desert appropriate textures and building finishes, incorporate architectural elements that provide solar relief, shading and 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.

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

Response: Given the Property's location and desert context, the development team has taken special consideration in providing appropriate interaction with natural desert and washes through building design and attention to the ground-level experience including additional open space (approximately 52% more than required) and emphasis on incorporating 48” box desert shade trees within the community.

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

Response: The Property has a 20' +/- earthen berm that has been in place for decades and the new residential community will restore the historical topography blending with the surrounding established landform. 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 development plan will include integration of natural and locally sourced plant materials and 48” box trees for shade. 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 open space, an approximately 52% increase from the required open space requirement, 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 in and around the Property is an important feature of the design, as retail/support services 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 residential in a mixed-use setting because it is located within walking/biking distance to a range of supporting land uses including retail, restaurants, recreational opportunities. Developing residential with the established mixed-use context 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 buildings 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 proportion, material contrast, and architectural detailing will establish a natural hierarchy in building design. The proposed development plan also provides continuity between the newly proposed and existing architecture in the surrounding area, providing contextually appropriate integration and adherence to the Silverstone MEDCP.

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 overhangs, and celebrate the Southwestern climate by creating outdoor spaces, private yards, 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 Aria in accordance with IGCC and will include, but are not limited to, low-flow energy efficient plumbing fixtures, LED lighting, energy efficient HVAC systems, architecturally integrated solar relief on windows and door, on-site recycling, and wiring for on-site vehicle charging. See 2035 General Plan Sustainability & Environment section above for a list of specific features and sustainability measures.

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, native plant materials will be utilized. The desert character will be upheld through the careful selection of plant materials in terms of scale, density, and arrangement including 48” box trees to provide ample shade in the pedestrian realm.

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 and visitors.

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.

McWilliams, Jason

From: NoReply
Sent: Friday, May 10, 2024 3:37 PM
To: Projectinput
Subject: Case Number 15-ZN-2005#4

Categories: Jason



Hi, I live in Summit at Silverstone with my family and I really hope we don't rezone the land as there is a ton of construction and housing being built in North Scottsdale. What I would really like to see is a children's park as there aren't enough parks or trees. I hope you would reconsider the idea and maybe zone it into something that doesn't cause a lot of traffic. Thank you! -- sent by Vinay Shah (case# 15-ZN-2005#4)



© 2024 City of Scottsdale. All Rights Reserved.

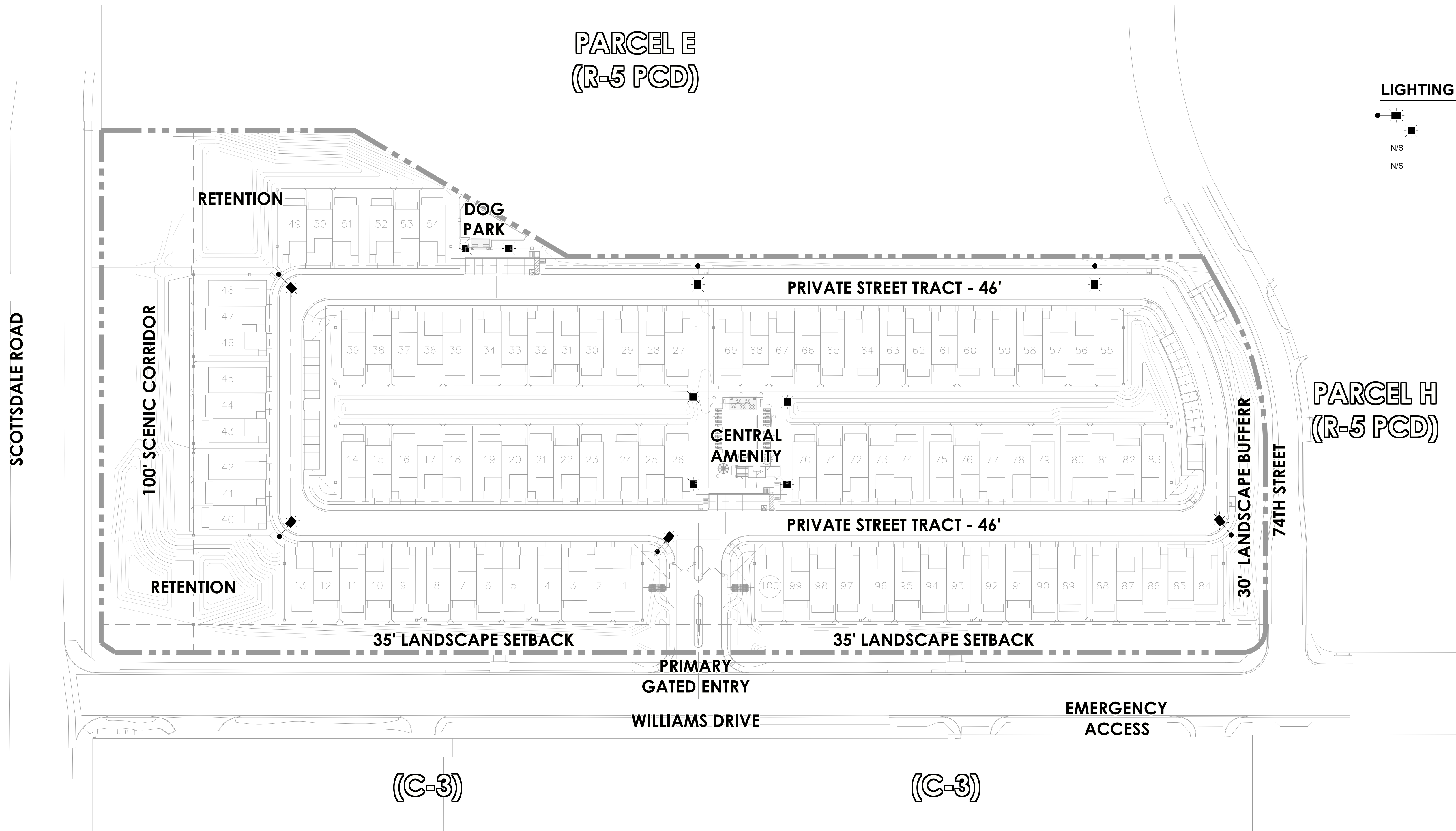


DISCLAIMER: ALL GRAPHICS PROVIDED ARE
CONCEPTUAL ONLY & SUBJECT TO CHANGE

Copyright RVI

ARIA AT SILVERSTONE PHASE 5 • CONTEXT AERIAL

📍 SCOTTSDALE, AZ
📅 2024-07-16
24000634
👤 K. HOVNANIAN



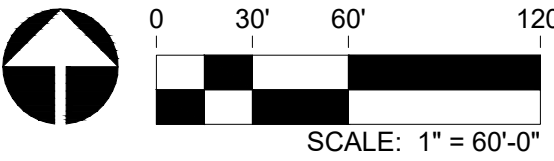
DISCLAIMER: ALL GRAPHICS PROVIDED ARE
CONCEPTUAL ONLY & SUBJECT TO CHANGE

Copyright RVi



ARIA AT SILVERSTONE PHASE 5 • CONCEPTUAL LIGHTING PLAN

📍 SCOTTSDALE, AZ
📅 2024-04-16
24000634
👤 K. HOVNANIAN



Information furnished regarding this property is from sources deemed reliable. RVi has not made an independent investigation of these sources and no warranty is made as to their accuracy or completeness. This plan is conceptual, subject to change, and does not represent any regulatory approval.

SILVERSTONE PLANT LIST

BOTANICAL NAME	COMMON NAME	AREAS USED
TREES		
Acacia aneura	Mulga	A, C
Acacia constricta	Whitethorn Acacia	SC
Acacia salicina	Willow Acacia	C
Bauhinia lunariodes	Anacacho Orchid Tree	A
Caesalpinia mexicana	Mexican Bird of Paradise	C, E, A
Caesalpinia cacalaco	Cascalote	A, C, E
Chilopsis linearis	Desert Willow	C, SC
Olneya tesota	Ironwood	C, SC, E
Parkinsonia florida	Blue Palo Verde	C, SC
Parkinsonia microphylla	Foothills Palo Verde	C, SC
Prosopis velutina	Velvet Mesquite	C, SC, E
Quercus Spp.	Oak Spp.	A
Sophora secundiflora	Texas Mountain Laurel	A
Note: a variety of tree sizes will be utilized, including 15 gal., 24" box, 36" box and 48" box		
SHRUBS		
Alyogyne huegelii	Blue Hibiscus	A
Ambrosia deltoidea	Bursage	SC
Buddleia murrabifolia	Wooly Butterfly Bush	A, C
Caesalpinia gilliesii	Desert Bird of Paradise	C, SC, E
Caesalpinia mexicana	Mexican Bird of Paradise	A, C, E
Caesalpinia pulcherrima	Red Bird of Paradise	A
Calliandra californica	Baja Red Fairy Duster	A, E, C
Calliandra eriophylla	Pink Fairy Duster	SC
Cordia boissieri	Anacahuite	A
Dalea pulchra	Indigo Bush	A, C
Dondonaea viscosa 'Purpurea'	Purple Hopseed Bush	A, C
Encelia farinosa	Brittlebush	SC
Eremophila glabra	Emu Bush	A, C
Ericameria laricifolia	Turpentine Bush	C, SC, E
Eriogonum fasciculatum	Flattop Buckweed	SC
Hyptis emoryi	Desert Lavender	C, SC
Justicia californica	Chuparosa	C, SC, E
Larrea tridentata	Creosote Bush	SC
Leucophyllum spp.	Texas Sage	A, E, C
Ruellia brittoniana	Ruellia	A, C
Ruellia peninsularis	Baja Ruellia	A
Muhlenbergia capilaris 'Regal Mist'	Regal Mist	A, E, C
Muhlenbergia emersleyi 'El Toro'	Bull Grass	A, E, C
Muhlenbergia lindheimeri 'Autmn Glow'	Autumn Glow Muhley	A, E, C
Muhlenbergia rigida 'Nashville'	Nashville Grass	A, E, C
Simmondsia chinensis	Jojoba	C, SC, E
Sphaeralcea ambigua	Desert Globemallow	C, SC
Tecoma stans v. angustata	Yellow Bells	
Viguiera deltoidea	Goldeneye	C, SC
ACCENTS and VINES		
Agave americana	Century Plant	E, SC
Agave victoria-reginae	Queen Victoria Agave	E, A
Agave vilmoriniana	Octopus Agave	E, C
Agave weberi	Smooth leaf Agave	SC
Aloe barbadensis	Aloe Vera	A, C, E
Antigonon leptopus	Queens Wreath	A
Asclepias subлата	Desert Milkweed	C, E
Carneglea gigantea	Saguaro	C, SC, E
Dasyllirion actotriche	Green Desert Spoon	C, E
Dasyllirion longissimum	Mexican Grass Tree	C, E
Dasyllirion wheeleri	Desert Spoon	C, SC, E
Euphorbia rigida	Gopher Plant	A, C, E
Ferocactus wislizenii	Fishhook Barrel	SC
Fouquieria splendens	Ocotillo	C, SC, E
Hardenbergia comptoniana	Lilac Vine	A
Hesperaloe funifera	Coahuilan Hesperaloe	C, E
Hesperaloe parviflora	Red Hesperaloe	C, E
Opuntia spp.	Prickly Pear	C, SC, E
Pedilanthus macrocarpus	Lady Slipper Plant	A
Penstemon spp.	Penstemon	C, SC, E
Yucca baccata	Banana Yucca	SC
Zinnia grandiflora	Desert Zinnia	C, SC
GROUND COVER		
Acacis redolens	Prostrate Acacia	A, C
Baccharis x 'Starn'	Thompson Baccharis	A, C
Baileya multiradiata	Desert Marigold	E, SC
Dalea Capitata 'Sierra Gold'	Sierra Gold Dalea	A, C
Dalea greggii	Trailing Indigo Bush	A, C
Eremophila glabra 'Mingenew Gold'	Outback Sunrise Emu	A, C
Lantana montevidensis	Purple Lantana	A, E, C
Lantana 'New Gold'	New Gold Lantana	A, E
Rosmarinus officinalis 'Prostratus'	Dwarf Rosemary	A
Ruellia brittoniana 'Katie'	Katie Ruellia	A
Teucrium chamaedrys 'Prostratum'	Prostrate Germander	A
Verbena gooddingii	Goodding's Verbena	C, SC
Verbena rigida	Sandpaper Verbena	A, E, SC

15-ZN-2005, 13-UP-2005 STIPULATION
#7 SCENIC CORRIDORS, LANDSCAPED SETBACKS

SCENIC CORRIDOR WIDTH AND LANDSCAPED SETBACKS SHALL COMPLY WITH THE FOLLOWING STANDARDS:

- A. THE SCENIC CORRIDOR WIDTH ALONG SCOTTSDALE ROAD SHALL BE A MINIMUM OF ONE HUNDRED (100) FEET. THE SCENIC CORRIDOR SHALL BE MEASURED FROM THE OUTSIDE EDGE OF THE ULTIMATE STREET RIGHT-OF-WAY
- B. THE MINIMUM LANDSCAPED SETBACK ALONG WILLIAMS DRIVE SHALL BE THIRTY (30) FEET

LEGEND

ACREAGE

LANDSCAPE ZONE

0.1 AC

ENTRY ZONE (E)

2.5 AC

SCENIC CORRIDOR AND BUFFER ZONE (SC)

0.4 AC

AMENITY ZONE (A)

1.5 AC

COMMUNITY OPEN SPACE ZONE (C)

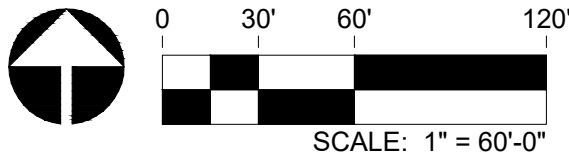
DISCLAIMER: ALL GRAPHICS PROVIDED ARE CONCEPTUAL ONLY & SUBJECT TO CHANGE

ARIA AT SILVERSTONE PHASE 5 • OPEN SPACE & LANDSCAPE PLAN

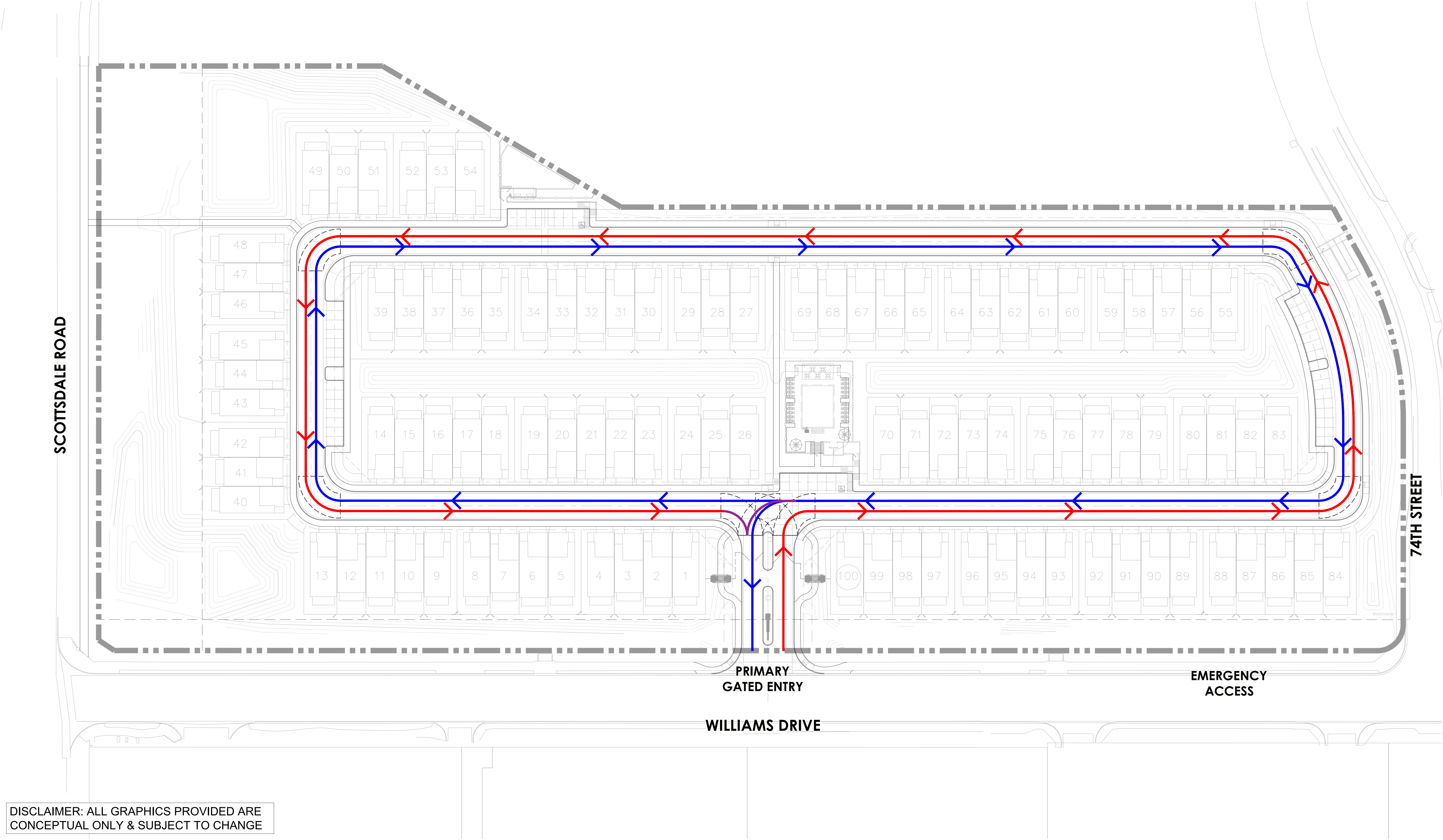
- SCOTTSDALE, AZ
- 2024-07-16
- 24000634
- K. HOVNANIAN



4900 N. Scottsdale Rd. Suite 1200
Scottsdale, Arizona 85251
Tel: 480.994.0994
www.rviplanning.com



Information furnished regarding this property is from sources deemed reliable. RVi has not made an independent investigation of these sources and no warranty is made as to their accuracy or completeness. This plan is conceptual, subject to change, and does not represent any regulatory approval.



ARIA AT SILVERSTONE PHASE 5 • REFUSE PLAN

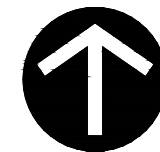
📍 SCOTTSDALE, AZ
📅 2024-07-16
24000634
👤 K. HOVNANIAN

ARIA AT SILVERSTONE PHASE 5

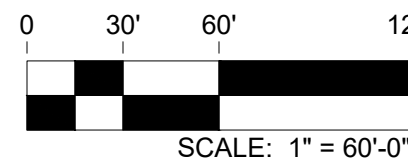
SUBDIVISION PLAN
SCOTTSDALE, ARIZONA
K. HOVNANIAN

RvI

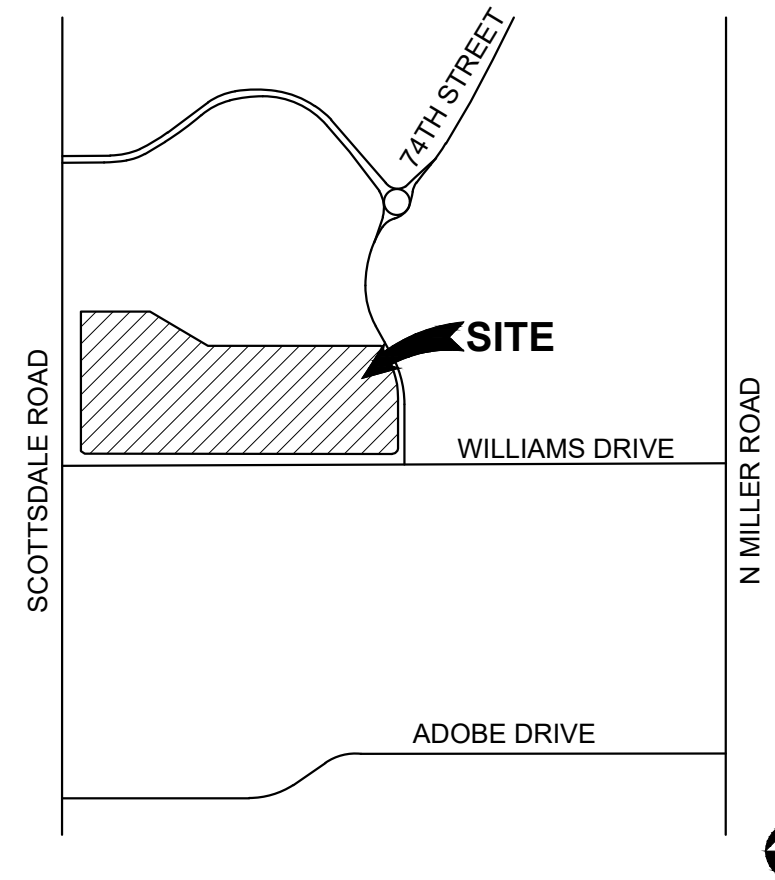
4900 N. Scottsdale Rd. Suite 1200
Scottsdale, Arizona 85251
Tel: 480.994.0994
www.rvplanning.com



NORTH



VICINITY MAP



PROJECT TEAM

DISCIPLINE	CONTACT INFORMATION
APPLICANT	K. HOVNANIAN HOMES CHUCK CHISHOLM 8800 E. RAINTREE DRIVE, SUITE 300 SCOTTSDALE, ARIZONA, 85260 480.824.4175 cchisholm@khov.com
PLANNER	RVI PLANNING + LANDSCAPE ARCH. JESSICA MILLER 4900 N. SCOTTSDALE ROAD, SUITE 1200 SCOTTSDALE, ARIZONA 85251 480.994.0994 jrmiller@rvplanning.com
CIVIL ENGINEER	3 ENGINEERING MATTHEW J. MANCINI, P.E. 6370 E. THOMAS ROAD, SUITE 200 SCOTTSDALE, ARIZONA 85251 602.334.4387 matt@3engineering.com

SITE PLAN DATA

GROSS AREA:	16.3 AC.
NET AREA:	13.5 AC.
APN#:	212-03-596
EXISTING ZONING:	C-O PCD
PROPOSED ZONING:	R-5 PCD
PROPOSED USE:	2-STORY FOR-SALE TOWNHOMES
# OF LOTS:	100 LOTS
DENSITY (GROSS):	6.1 DU/AC
DENSITY (NET):	7.4 DU/AC
REQUIRED OPEN SPACE:	2.97 AC (22% OF NET)
PROVIDED OPEN SPACE:	4.50 AC (33% OF NET)
GUEST PRKG PROVIDED:	44 (2 ADA)

ARIA AT SILVERTON PHASE 5
SUBDIVISION PLAN
SCOTTSDALE, ARIZONA

PROJECT NO : 24000634
DATE : 2024-07-16
DRW: JM
RVW: AS

REVISIONS

1	
2	
3	
4	
5	

SUBDIVISION
PLAN

15-ZN-2005#4

SHEET 1 OF 1

STATE TRUST LAND (CITY OF PHOENIX)

SCOTTSDALE ROAD

74TH STREET

SAN PORTALES
(R-5 PCD)

VI AT
SILVERSTONE
(R-5 PCD)

WILLIAMS DRIVE

(C-3)

(C-3)

(C-3)

(C-3)

DISCLAIMER: ALL GRAPHICS PROVIDED ARE
CONCEPTUAL ONLY & SUBJECT TO CHANGE

GROSS AC:	16.3 AC
NET AC:	13.5 AC
TOTAL # OF LOTS:	100 / 2-STORIES
GROSS DENSITY:	6.1 DU/AC
NET DENSITY:	7.4 DU/AC
REQUIRED O/S:	2.97 AC. (22% NET)
PROVIDED O/S:	4.5 AC. (33% NET)

GROSS AC:	16.3 AC
NET AC:	13.5 AC
TOTAL # OF LOTS:	100 / 2-STORIES
GROSS DENSITY:	6.1 DU/AC
NET DENSITY:	7.4 DU/AC
REQUIRED O/S:	2.97 AC. (22% NET)
PROVIDED O/S:	4.5 AC. (33% NET)

SAN PORTALES 3-STORY APARTMENTS

VI AT SILVERSTONE 4-STORY

**STATE TRUST LAND
CITY OF PHOENIX
C-2 COMMERCIAL**

SCOTTSDALE ROAD

100' SCENIC CORRIDOR

**DOG
PARK**

46' PRIVATE STREET TRACT

GATED ENTRY

46' PRIVATE STREET TRACT

35' LANDSCAPE SETBACK

35' LANDSCAPE SETBACK

WILLIAMS DRIVE

PET HOSPITAL

AUTO REPAIR

**COX
DISPATCH CENTER**



**LIFE
STORAGE**

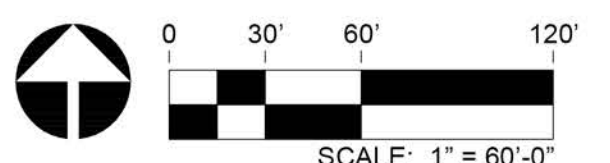
DISCLAIMER: ALL GRAPHICS PROVIDED ARE CONCEPTUAL ONLY & SUBJECT TO CHANGE

Copyright R.V.



ARIAAT SILVERSTONE PHASE 5 • CONCEPTUAL SITE PLAN

📍 SCOTTSDALE, AZ
📅 2024-08-22
24000634
👤 K. HOVNANIAN



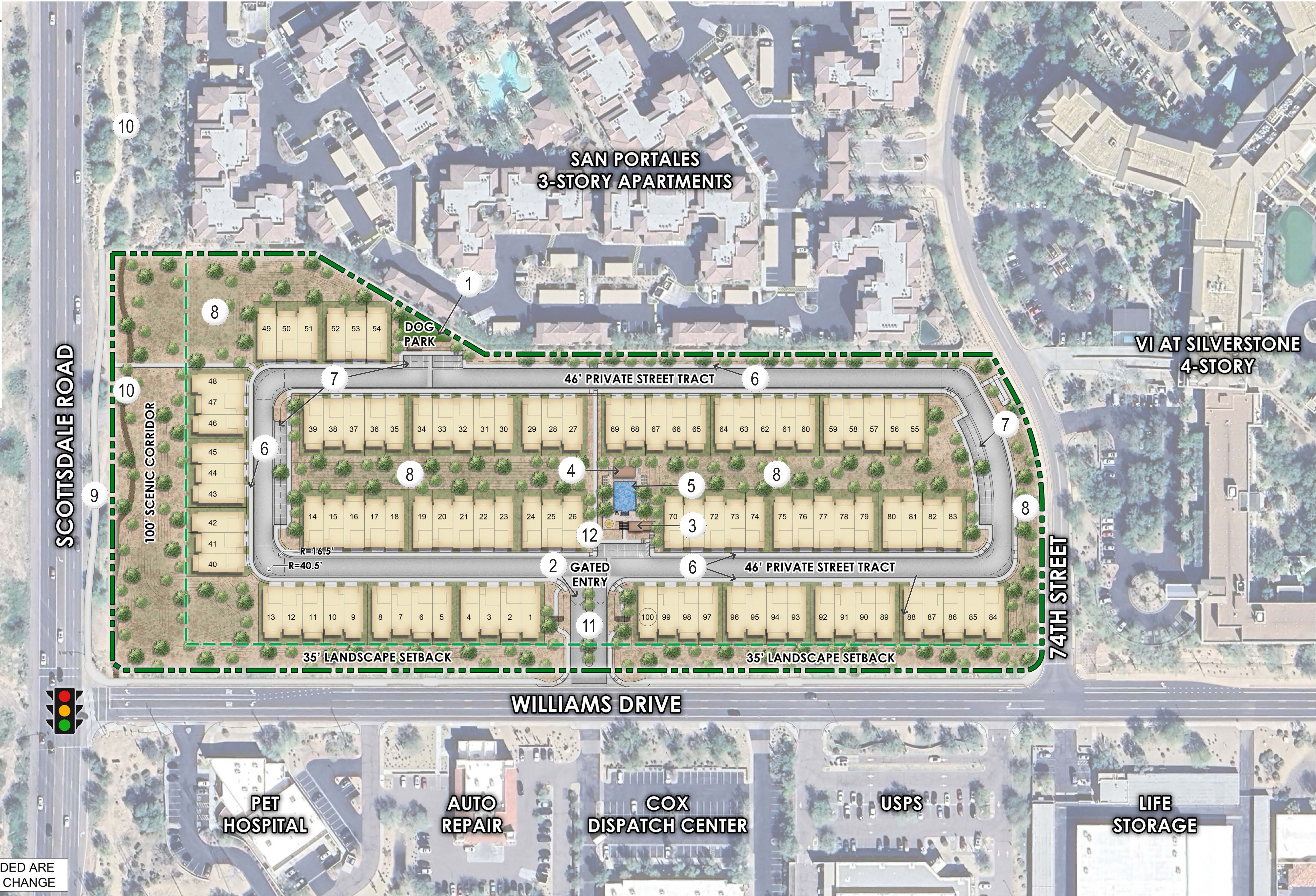
Information furnished regarding this property is from sources deemed reliable. RVI has not made an independent investigation of these sources and no warranty is made as to their accuracy or completeness. This plan is conceptual, subject to change, and does not represent any regulatory approval.

HARDSCAPE KEYNOTES

- 1 DOG PARK (ARTIFICIAL TURF)
- 2 PRIMARY ENTRY - SWING GATE
- 3 RESTROOM
- 4 RECREATION BUILDING
- 5 POOL
- 6 6' ATTACHED SIDEWALK
- 7 GUEST PARKING
- 8 COMMON AREA OPEN SPACE
- 9 10' MULTI-USE PATH
- 10 8' MULTI-USE TRAIL
- 11 ENTRY MONUMENT
- 12 MAILBOX

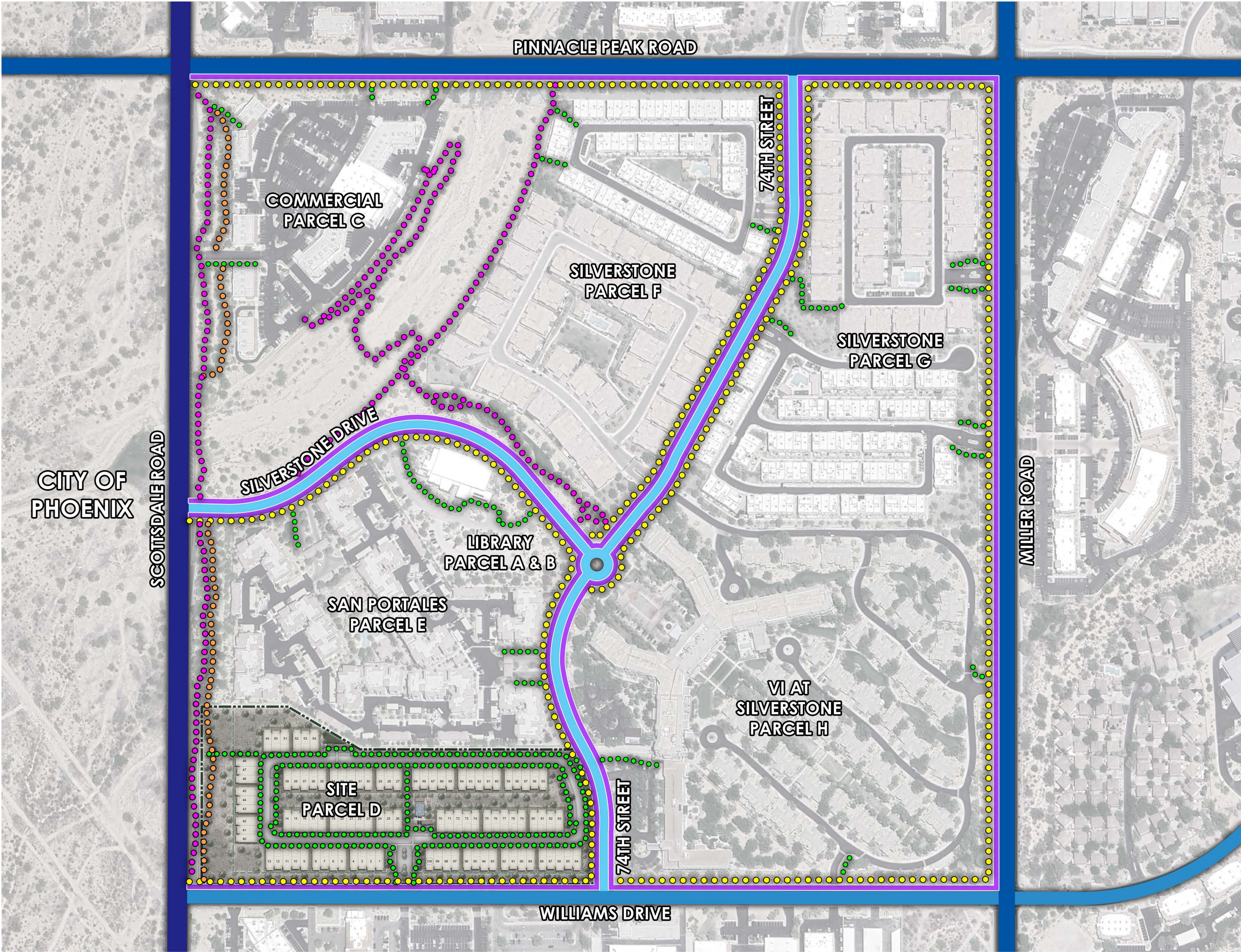
STATE TRUST LAND
CITY OF PHOENIX
C-2 COMMERCIAL

DISCLAIMER: ALL GRAPHICS PROVIDED ARE
CONCEPTUAL ONLY & SUBJECT TO CHANGE



LEGEND

- 150' MAJOR ARTERIAL:
- 110' MINOR ARTERIAL:
- 100' MAJOR COLLECTOR:
- LOCAL COLLECTOR:
- BIKE LANE:
- 10' MULTI-USE PATH:
- 8' MULTI-USE TRAIL:
- PUBLIC SIDEWALK:
- INTERNAL SIDEWALK:



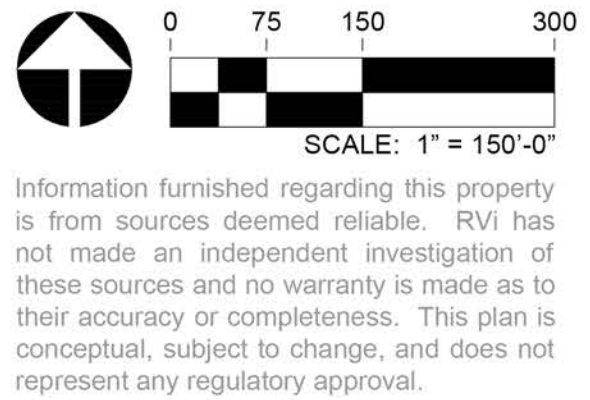
DISCLAIMER: ALL GRAPHICS PROVIDED ARE CONCEPTUAL ONLY & SUBJECT TO CHANGE

Copyright RVI



ARIA AT SILVERSTONE PHASE 5 • PEDESTRIAN & VEHICULAR CIRCULATION PLAN

SCOTTSDALE, AZ
2024-08-22
24000634
K HOVNANIAN



4 - PLEX

LIV. SF: #####

PLAN WxD: #####

PLAN #: 8267, 8277, 8279

PLAN NAME: SEAVIEW III
AVALON II
LACONIA III

FORM VA - MODERN MEDITERRANEAN



ROOF PLAN | SCALE: N.T.S.

STYLE LEGEND:

- 1 FLAT ROOF W/ ROOF TERRACES
- 2 RECESSED WINDOWS
- 3 WROUGHT IRON AWNING
- 4 8" - 14" DEEP TRIM AT WDW. HEADERS
- 5 DECORATIVE STONE MASONRY
- 6 WINDOW HEADERS 8'-0" A.F.F.



FORM VA - MODERN MEDITERRANEAN
FRONT VIEW: N.T.S.



LACONIA III - 8267

AVALON II - 8277

SEAVIEW II - 8279

LACONIA III - 8267

FRONT ELEVATION

AZD Aria at Silverstone :: Scottsdale, AZ



FORM VA - MODERN MEDITERRANEAN
FRONT VIEW: N.T.S.



LACONIA III - 8267

AVALON II - 8277

SEAVIEW II - 8279

FRONT ELEVATION

24'-28' MARKET RATE :: SP-3

3 - PLEX

LIV. SF: ###
PLAN WxD: ###
PLAN #: 8267, 8277, 8279

PLAN NAME: SEAVIEW III
AVALON II
LACONIA III

FORM VA - MODERN MEDITERRANEAN



ROOF PLAN | SCALE: N.T.S.

STYLE LEGEND:

- 1 FLAT ROOF W/ ROOF TERRACES
- 2 RECESSED WINDOWS
- 3 WROUGHT IRON AWNING
- 4 8" - 14" DEEP TRIM AT WDW. HEADERS
- 5 DECORATIVE STONE MASONRY
- 6 WINDOW HEADERS 8'-0" A.F.F.

3 - PLEX

LIV. SF: ###

PLAN WxD: ###

PLAN #: 8267, 8277, 8279

PLAN NAME: SEAVIEW III
AVALON II
LACONIA III

FORM VA - MODERN MEDITERRANEAN



ROOF PLAN | SCALE: N.T.S.

STYLE LEGEND:

- 1 FLAT ROOF W/ ROOF TERRACES
- 2 RECESSED WINDOWS
- 3 WROUGHT IRON AWNING
- 4 8" - 14" DEEP TRIM AT WDW. HEADERS
- 5 DECORATIVE STONE MASONRY
- 6 WINDOW HEADERS 8'-0" A.F.F.



LACONIA III - 8267 LEFT ELEVATION SEAVIEW II - 8279 RIGHT ELEVATION

FORM VA - MODERN MEDITERRANEAN
FRONT VIEW: N.T.S.



LACONIA III - 8267 AVALON II - 8277 SEAVIEW II - 8279 REAR ELEVATION

AZD Aria at Silverstone :: Scottsdale, AZ



Additional Information for:

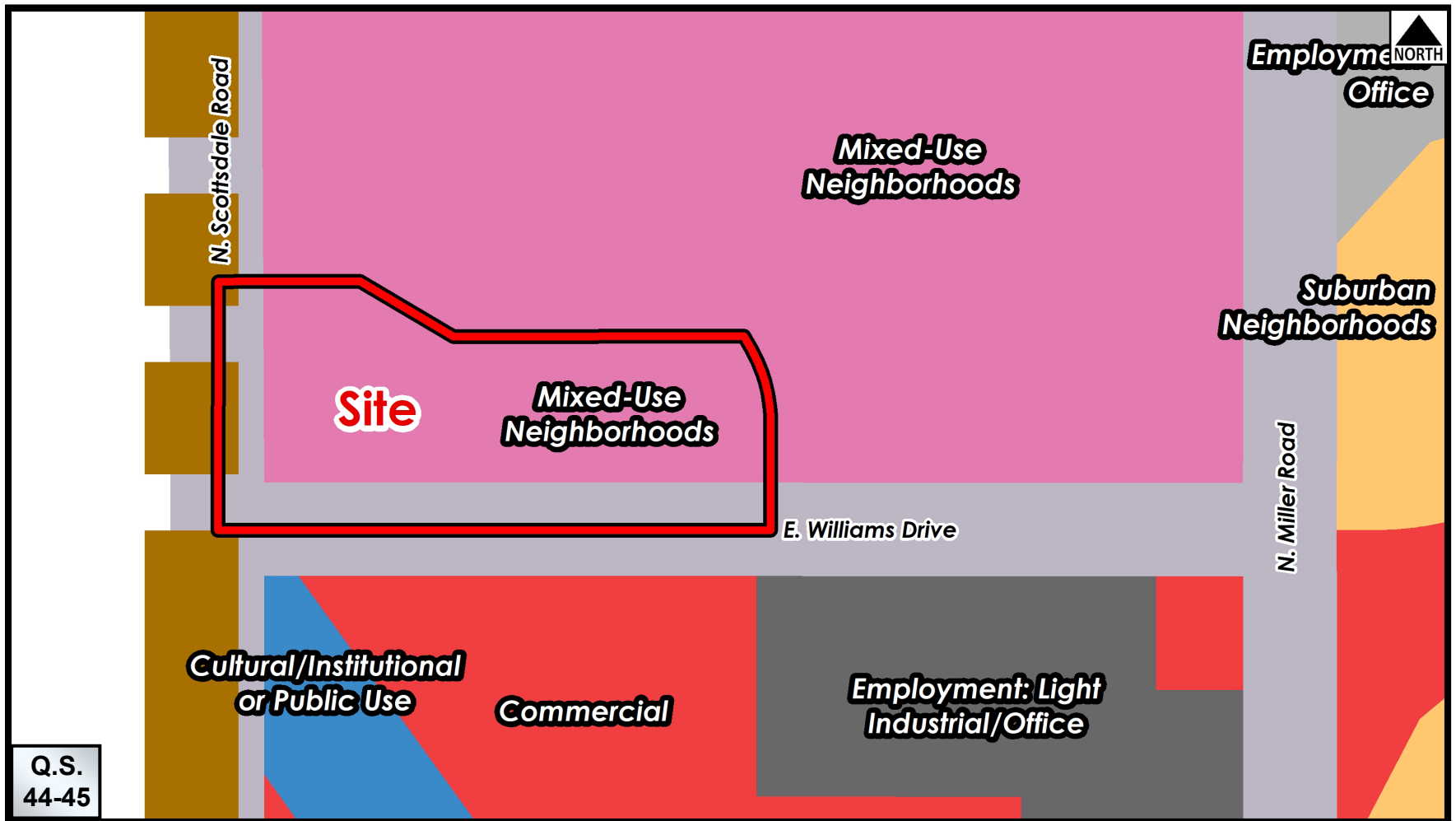
Aria at Silverstone

Case: 15-ZN-2005#4

PLANNING/DEVELOPMENT

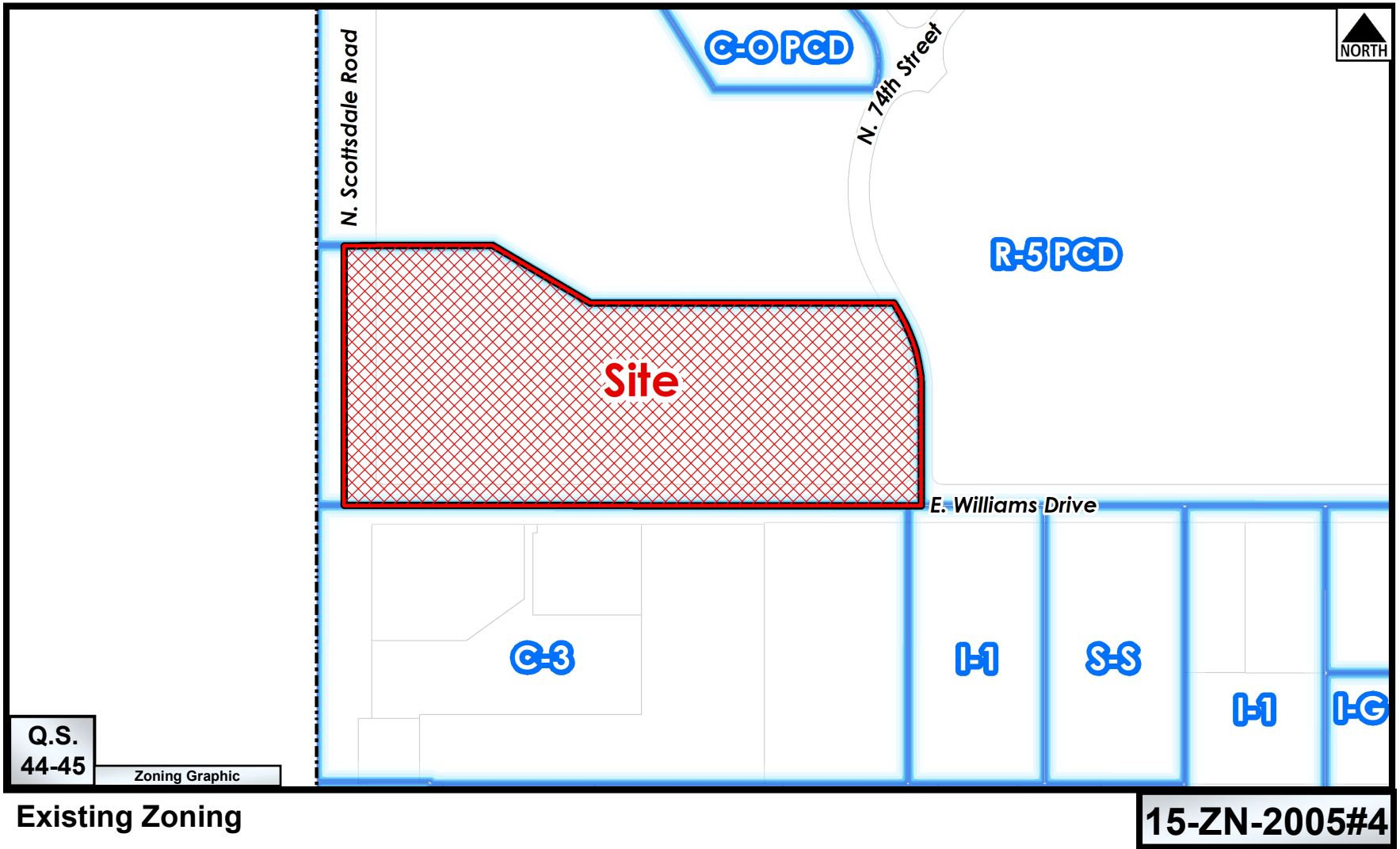
1. **DEVELOPMENT CONTINGENCIES** Each element of this zoning case, including density/intensity, lot/unit placement, access and other development contingencies, may be changed as more information becomes available to address public health, safety and welfare issues related to drainage, open space, infrastructure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

sewer development fee or development tax, water replenishment district charge, pump tax, or any other water, sewer, or effluent fee.



Existing General Plan 2035 Future Land Use Map
+/- 16.3-acres of Mixed-Use Neighborhoods

15-ZN-2005#4





To: Chuck Chisholm
K. Hovnanian Homes

Date: July 10, 2024

From: Shelly Sorenson, PE, PTOE

Job Number: 24.5616

RE: Aria at Silverstone
Transportation Impact & Mitigation Analysis
– Category I



INTRODUCTION

Lōkahi, LLC (Lōkahi) has prepared a Transportation Impact & Mitigation Analysis – Category I for the proposed Aria at Silverstone, located on the northeast corner of Scottsdale Road and Williams Drive in Scottsdale, Arizona. See **Figure 1** for the vicinity map.

The proposed site will be comprised of 100 2-story single family residential dwelling units. See **Attachment A** and **Figure 2** for the site plan.

The objective of this Transportation Impact & Mitigation Analysis Category I is to analyze the proposed development's traffic related impacts to the adjacent roadway network.

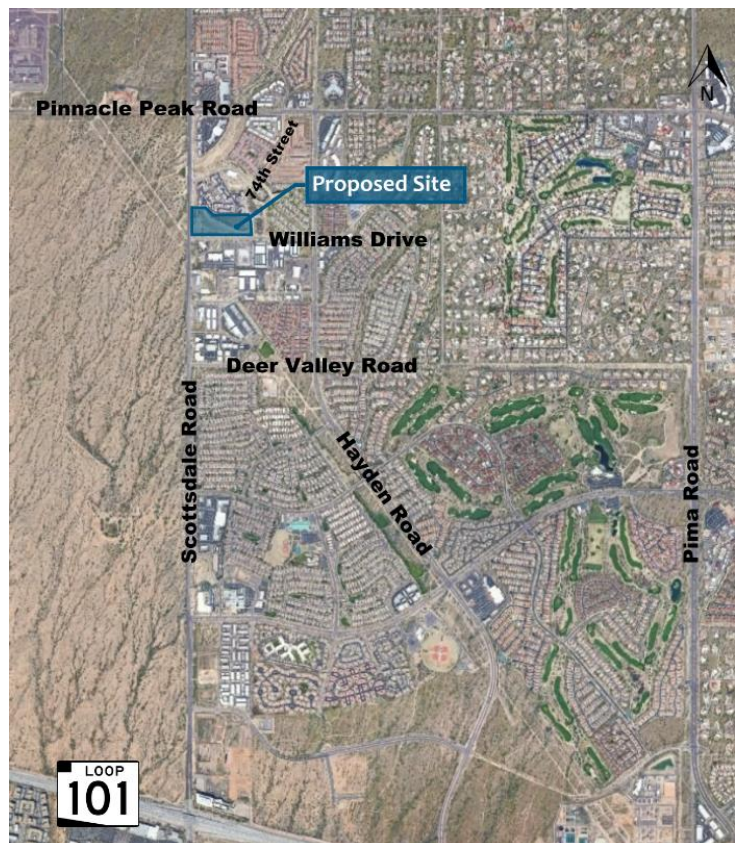


Figure 1 - Vicinity Map





EXISTING CONDITIONS

The approximate 588,922 square foot site consists of one (1) existing parcel, APN 212-03-596. APN 212-03-596 is currently vacant undeveloped land and is zoned for Commercial Office (C-O PCD) uses. See **Attachment B** for Maricopa County Assessor's parcel information.

The proposed development is bordered by Scottsdale Road to the west and Williams Drive to the south. An apartment complex borders the proposed development to the north, and 74th Street borders the proposed development to the east.

Scottsdale Road is a north-south roadway that provides two (2) through lanes in each direction of travel, with a center two-way left-turn lane (TWLTL). The City of Scottsdale classifies Scottsdale Road north of Thompson Peak Parkway as a major arterial, according to the *City of Scottsdale Transportation Master Plan*, dated July 5, 2016. The City of Scottsdale's 2022 *Average Daily Segment Traffic (ADT) Volumes* map reports an ADT of 25,200 vehicles per day (vpd) and 33,400 vpd along Scottsdale Road, north and south of Williams Drive, respectively. There is a posted speed limit of 50 miles per hour (mph).

Williams Drive is an east-west roadway that provides one (1) through lane in each direction of travel with a center TWLT). There is a posted speed limit of 30 mph. The City of Scottsdale classifies Williams Drive as a minor collector, according to the *City of Scottsdale Transportation Master Plan*, dated July 5, 2016. As reported in the City of Scottsdale's 2022 *Traffic Volume & Collision Report*, dated September 2023, there is an ADT of 3,200 vpd along Williams Drive between Scottsdale Road and Miller Road.

74th Street is a north-south roadway that provides one (1) through lane in each direction of travel. There is a posted speed limit of 25 mph.



COLLISION RATES

The City of Scottsdale's 2022 Traffic Volume & Collision Report provides collision rate and traffic volume information on major roadway segments and at major intersections within the City. Segment collisions are collisions that occur on a major street more than 100 feet from the major intersections that define the segment, including at minor intersections within the segment. Intersection collisions are collisions that occur at or within 100 feet of a major intersection. The collision rate and city-wide ranking for study roadway segments and intersections are shown in **Table 1** and **Table 2**, respectively.

Table 1 – Collision Rates - Study Roadway Segment(s)

Segment	From	To	Collision Rate	Rank
Scottsdale Road	Williams Drive	Pinnacle Peak Road	1.41	94
Scottsdale Road	Deer Valley Road	Williams Drive	0.57	199
Williams Drive	Scottsdale Road	Miller Road	1.71	79
2022 City of Scottsdale Average Segment Collision Rate			1.17	

Table 2 – Collision Rates – Study Intersection(s)

Intersection	Collision Rate	Rank
Scottsdale Road and Williams Drive	0.06	193
Miller Road and Williams Drive	0.54	76
2022 City of Scottsdale Average Intersection Collision Rate	0.51	

PROPOSED DEVELOPMENT

The proposed development will consist of 100 2-story single family residential dwelling units. See **Figure 2** for the proposed site plan.

Access to the proposed development will be along Williams Drive, approximately 670 feet east of Scottsdale Road and will align with the existing shared driveway of the Auto Repair shop and Cox Dispatch Center. This will serve as the primary access point and will provide all movements into and out of the proposed development. Additionally, there is a proposed emergency access only along Williams Drive, approximately 200 feet west of 74th Street.

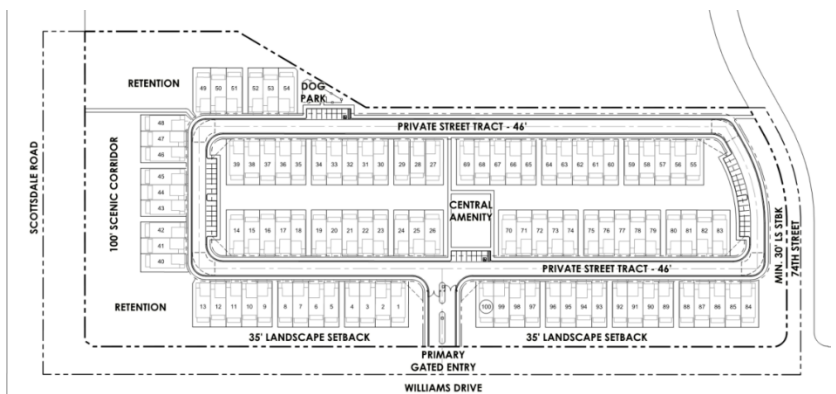


Figure 2 - Site Plan



TRIP GENERATION

The trip generation for the proposed Aria at Silverstone was calculated utilizing the Institute of Transportation Engineers (ITE) publication entitled *Trip Generation*, 11th Edition. The ITE trip generation rates and fitted curve equations are based on studies that measure trip generation characteristics for various types of land uses. The rates are expressed in terms of trips per unit of land use type. This publication is the standard for the transportation engineering profession.

Previously Approved Development (Phase 5)

Phase 5 of the previously approved site (case 15-ZN-2005) consisted of approximately 165,000 square feet of office space.

The trip generation for the previously approved development was calculated utilizing ITE Land Use 710 – General Office Building. Trip generation calculations are shown in **Table 3**. See for **Attachment C** detailed trip generation calculations.

Table 3 – Trip Generation (Previously Approved Development – Phase 5)

Land Use	ITE Code	Qty	Unit	Weekday	AM Peak Hour			PM Peak Hour		
				Total	Total	In	Out	Total	In	Out
General Office Building	710	165.0	1000 SF GFA	1,794	258	227	31	252	43	209

The previously approved development generates 1,794 weekday daily trips, with 258 trips occurring during the AM peak hour and 252 trips during the PM peak hour.

Proposed Development

The trip generation for the proposed development was calculated utilizing ITE Land Use 215 – Single-Family Attached Housing. Trip generation calculations are shown in **Table 4**. See **Attachment C** for detailed trip generation calculations.

Table 4 – Trip Generation (Proposed Development)

Land Use	ITE Code	Qty	Unit	Weekday	AM Peak Hour			PM Peak Hour		
				Total	Total	In	Out	Total	In	Out
Single-Family Attached Housing	215	100	Dwelling Units	712	46	12	34	56	33	23
Total				712	46	12	34	56	33	23

The proposed development is anticipated to generate 712 weekday daily trips, with 46 trips occurring during the AM peak hour and 56 trips occurring during the PM peak hour.



TRIP GENERATION COMPARISON

Proposed Development versus Previously Approved Development

A trip generation comparison between the proposed development and the previously approved development is shown in **Table 5**.

**Table 5 – Trip Generation Comparison
(Proposed Development vs. Previously Approved Development)**

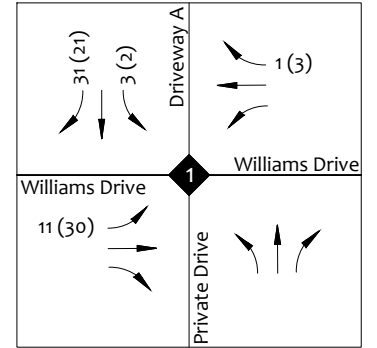
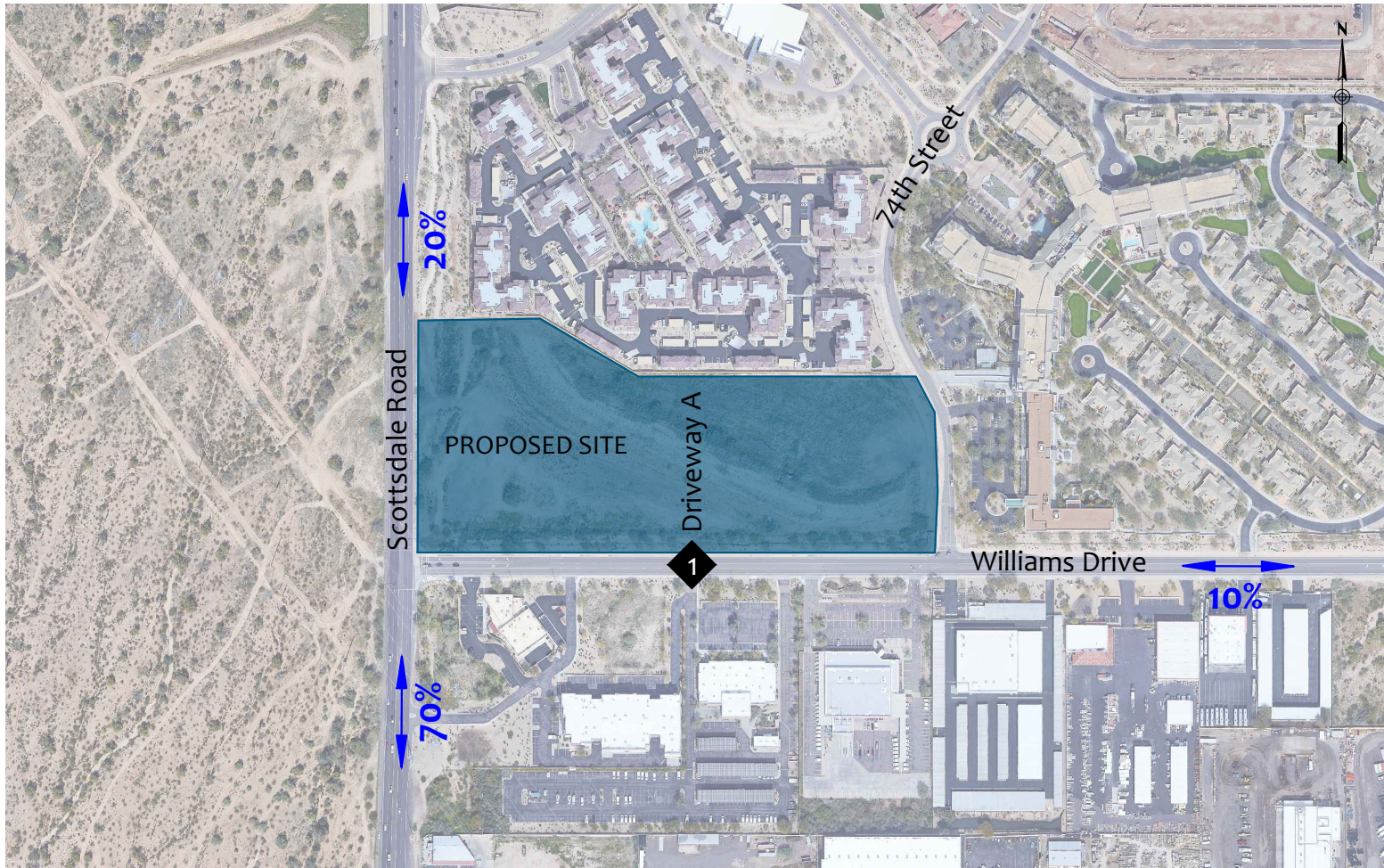
Land Use	ITE Code	Qty	Unit	Weekday	AM Peak Hour			PM Peak Hour		
				Total	Total	In	Out	Total	In	Out
Single-Family Attached Housing	215	100	Dwelling Units	712	46	12	34	56	33	23
Proposed Development Total				712	46	12	34	56	33	23
General Office Building	710	165.0	1000 SF GFA	1,794	258	227	31	252	43	209
Previously Proposed Development (Phase 5)				1,794	258	227	31	252	43	209
Difference				-1,082	-212	-215	3	-196	-10	-186
Percent Difference				-60%	-82%	-95%	10%	-78%	-23%	-89%

The build-out of the proposed development is anticipated to generate 1,082 (60%) fewer weekday trips, with 212 (82%) fewer AM peak hour trips and 196 (78%) fewer trips during the PM peak hour than the previously approved development.

TRIP DISTRIBUTION AND ASSIGNMENT

The trip distribution procedure determines the general pattern of travel for vehicles entering and leaving the proposed development. The trip distribution and trip assignment for the proposed Aria at Silverstone is generally based on the distribution of existing traffic along the surrounding roadway network, permitted movements at the proposed site driveways, and probable routes. The trip distribution is shown in **Figure 3**.

The trip assignment was generally based on proximity of the site driveway to the major roadway network routes, permitted turn movements, as well as ease and probability of use. The site generated traffic volumes are also shown in **Figure 3**.



Legend

AM(PM)	Peak Hour Traffic Volumes
XX%	Trip Distribution Percentages

FIGURE 3 | SITE DISTRIBUTION AND TRAFFIC VOLUMES



RIGHT TURN LANE ANALYSIS

Turn lanes or deceleration lanes, allow vehicles exiting a roadway to slow to a reduced speed to execute a turn without impeding the main flow of traffic.

The City of Scottsdale 2018 *Design Standards & Policies Manual* Section 5.3.206 deceleration lane criteria is analyzed below for the study intersection of **Williams Drive and Driveway A (1)**.

Deceleration lanes are required at all new driveways on major arterials and at new commercial/retail driveways on minor arterials. To determine the need for a deceleration lane on streets classified as a minor arterial or collector, use the following criteria:

1. At least 5,000 vehicle per day are expected to be using the street.
2. The roadway's 85th percentile speed limit is at least 35 mph.
3. At least 30 vehicles will make right-turns into the driveway during a 1-hour period.

Williams Drive and Driveway A (1)

Williams Road is classified as a minor collector and therefore right turn lanes are analyzed using the three criteria listed above.

1. As previously states, as reported in the City of Scottsdale's 2022 *Traffic Volume & Collision Report*, dated September 2023, there is an ADT of 3,200 vpd along Williams Drive between Scottsdale Road and Miller Road.
This criteria is NOT MET.
2. The posted speed limit along Williams Drive is 30 mph.
This criteria is NOT MET.
3. As shown in **Figure 3** the westbound right turns is 1 in the AM peak hour and 3 in the PM peak hour.
This criteria is NOT MET.

Therefore, using the above criteria, a right turn lane is **NOT** required at the following study intersection:

- Williams Road and Driveway A (1) – westbound right turn lane.



SUMMARY

The proposed Aria at Silverstone site is generally located on the northeast corner of Scottsdale Road and Williams Drive in Scottsdale, Arizona, and is comprised of 100 2-story single family residential dwelling units.

Access to the proposed development will be along Williams Drive, approximately 670 feet east of Scottsdale Road. This will serve as the primary access point and will provide all movements into and out of the proposed development. Additionally, there is a proposed emergency access only along Williams Drive, approximately 200 feet west of 74th Street.

Trip Generation

The proposed development is anticipated to generate 712 weekday daily trips, with 46 trips occurring during the AM peak hour and 56 trips occurring during the PM peak hour.

Trip Generation Comparison

The build-out of the proposed development is anticipated to generate 1,082 (60%) fewer weekday trips, with 212 (82%) fewer AM peak hour trips and 196 (78%) fewer trips during the PM peak hour than the previously approved development.

The existing average daily traffic along Scottsdale Road north of Williams Drive is 25,200 vpd. Assuming 20% of the site trips (142 weekday trips) using this segment of roadway to access the proposed development results in an increase of 0.57% in average weekday daily trips.

The existing average daily traffic along Scottsdale Road south of Williams Drive is 33,400 vpd. Assuming 70% of trips (499 weekday trips) using this segment of roadway to access the proposed development results in an increase of 1.5% in average weekday daily trips.

The existing average daily traffic along Williams Drive east of Scottsdale Road is 3,200 vpd. Assuming 10% of the trips (71 weekday trips) using this segment of roadway to access the proposed development results in an increase of 2.2% in average weekday daily trips.

In conclusion, with the build out of the proposed NEC Crismon and Pecos development, the adjacent and nearby surrounding roadways are anticipated to maintain acceptable traffic operations.



CITIZEN REVIEW & NEIGHBORHOOD INVOLVEMENT REPORT

Aria at Silverstone

April 4, 2024

Overview

This Citizen Review Report is being performed in association with a request from K. Hovnanian Homes to build a for-sale residential community on the vacant land located on the northeast corner of Scottsdale Road and Williams Drive. The proposed request would change the currently allowed 165,000 square feet of 3-story office use that was approved in zoning case 15-ZN-2005 to approximately 115+/- townhome residences (reduced from 123 residences) on the 16.3+/- acre parcel located within the Silverstone master plan. The official request is for a Zoning District Map Amendment from Commercial Office, Planned Community District (C-O PCD) to Multifamily Residential, Planned Community District (R-5- PCD). 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 January 2024. 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 **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.

The notification also contained information regarding a neighborhood Open House that was held on April 3, 2024 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 very supportive of the project and several attendees indicated an interest in buying a home once they were available. Attendees were particularly pleased with the applicant's proposed traffic circulation plan which provides the main entry to the community from Williams Drive.

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



March 20, 2024

Notice of Neighborhood Meeting

Dear Neighbor:

We are pleased to inform you of an upcoming request (177-PA-2024) by K. Hovnanian Homes to build Aria at Silverstone a new, for-sale residential community on the vacant land located on the northeast corner of Scottsdale Road and Williams Drive. This project would change the currently allowed 165,000 square feet of 3-story office use (case 15-ZN-2005) to approximately 123 townhome residences on the 16.3+/- acre parcel located within the Silverstone master plan. The official request is for a Zoning District Map Amendment from Commercial Office, Planned Community District (C-O PCD) to Multifamily Residential, Planned Community District (R-5-PCD). There is no change to the General Plan from the current Mixed-Use Neighborhoods land use designation required with this zoning request.

You are invited to attend an open house to discuss this new proposal. The open house will be held on **Wednesday, April 3, 2024 from 5 p.m. to 6 p.m.** in the Meeting Room of the nearby Home 2 Suites by Hilton, located at **20001 N. Scottsdale Road**.

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 Greg Bloemberg, who can be reached at 480-312-4306 or GBloemberg@ScottsdaleAZ.gov.

Thank you.

Sincerely,

A handwritten signature in black ink that reads "Susan Bitter Smith". The signature is written in a cursive style.

Susan Bitter Smith
President

ATTACHMENT #8

15-ZN-2005#4

4/23/2024

Owner	MAIL_ADDR1	MAIL_CITY	MAIL_STATE	MAIL_ZIP
7452 ADOBE LLC	8604 S NEWBERRY	TEMPE	AZ	85284
ALICE BUTZ KOGAN REVOCABLE TRUST	22972 N 73RD PL	SCOTTSDALE	AZ	85255
ALWAYS UNLEASHED LLC	12215 E DOUBLETREE RANCH RD	SCOTTSDALE	AZ	85259
AMERCO REAL ESTATE COMPANY	2727 N CENTRAL AVE	PHOENIX	AZ	85004
ARIZONA STATE LAND DEPARTMENT	1616 W ADAMS ST	PHOENIX	AZ	85003
ASH REAL ESTATE HOLDINGS LLC	8711 E PINNACLE PEAK RD UNIT 105	SCOTTSDALE	AZ	85255
BEAR MANAGEMENT LLC	1918 W GRANT ST	PHOENIX	AZ	85009
BEDDESON DANIEL/MARY	7438 E PARAISO DR	SCOTTSDALE	AZ	85255
BEHMER ADOBE LLC	8711 E PINNACLE PEAK RD	SCOTTSDALE	AZ	85255
BRADLEY PAUL BEILINSON LIVING TRUST	4808 LA VILLA MARINA UNIT B	MARINA DEL REY	CA	90292
BURT FAMILY TRUST	23066 N 74TH PL	SCOTTSDALE	AZ	85255
C&C PROPERTY MANAGEMENT ARIZONA LLC	14241 E RIO VERDE DR	SCOTTSDALE	AZ	85262
CAGLIERO GIORGIO	23623 N SCOTTSDALE RD STE D3 PMB 102	SCOTTSDALE	AZ	85255
CAMPBELL DANIEL LAWRENCE/PENNY LEE/ROBIN	51 GRANITE RIDGE	CALGARY	AB	T3Z 3B3
CARTER TRUST	7452 E VIA DE LUNA DR	SCOTTSDALE	AZ	85255
CATHERINE CURRY REVOCABLE LIVING TRUST	7343 E PARAISO DR	SCOTTSDALE	AZ	85255
CC/PDR SILVERSTONE LLC	233 S WACKER DR 8400	CHICAGO	IL	60606
CHIN FMAILY TRUST	7336 E PARAISO DR	SCOTTSDALE	AZ	85255
CHLOE KOGAN REVOCABLE TRUST	22940 N 73RD PL	SCOTTSDALE	AZ	85255
CHRISTIAN BROTHERS AUTOMOTIVE	17725 KATY FWY STE 200	HOUSTON	TX	77094
COHEN C STEVEN/MARLA	523 RIVERDALE AVE SW	CALGARY	AB	T2S 0Y1
COOK JEFFERY PHILLIP/ROCHELLE DYAN	23100 N 74TH PL	SCOTTSDALE	AZ	85255
CUEVAS-DORADOR LIVING TRUST	7321 E PARAISO DR	SCOTTSDALE	AZ	85255
CUPERO JAMES/LYNN M	7435 E PARAISO DR	SCOTTSDALE	AZ	85255
DAVIS JAY L/SIMON DANETTE B	7342 E PARAISO DR	SCOTTSDALE	AZ	85255
DAYTONA 444 LLC	36388 N 110TH WAY	SCOTTSDALE	AZ	85262
DEBRA L SINAGOGA FAMILY LIVING TRUST	7333 E PARAISO DR	SCOTTSDALE	AZ	85255
DOLMSETH JENS/RICHARD L/JANETTE R/NELSON CARLY	7451 E PARAISO DR	SCOTTSDALE	AZ	85255
DONALD L LUKE TRUST	23004 N 73RD PL	SCOTTSDALE	AZ	85255
DORSEY KAREN A/BURNETT STEPHEN	23037 N 73RD PL	SCOTTSDALE	AZ	85255
DOUGLAS FRIEDMAN TRUST NO 1	511 BROWNSTONE DR	ST CHARLES	IL	60174
DOYLE MARK/LENNA	740 ARENAS ST	LA JOLLA	CA	92037
DRISCOLL FAMILY TRUST	9550 E HAVASUPAI DR	SCOTTSDALE	AZ	85255
ELLIS MAGGIE S/ANNIE	7448 E PARAISO DR	SCOTTSDALE	AZ	85255
EQUITY TRUST COMPANY (CUSTODIAN)	PO BOX 3615	CAREFREE	AZ	85377
FEINSTEIN STEVE S	520 WARBASS WAY	FRIDAY HARBOR	WA	98250
FELDMAN HOWARD	28150 N ALMA SCHOOL PKWY STE 103-485	SCOTTSDALE	AZ	85262
FOSTER FAMILY TRUST	9515 N. TATUM BLVD.	PARADISE VALLEY	AZ	85253
GALLER FAMILY TRUST	7323 E PARAISO DR	SCOTTSDALE	AZ	85255
GARAGES OF SCOTTSDALE LLC		SCOTTSDALE	AZ	85255
GARAGES OF SCOTTSDALE PROPERTY ONWERS ASSOCIATION INC	7400 E ADOBE DR	SCOTTSDALE	AZ	85255
GARFIELD S CAMPBELL AND STEPHANIE R CAMPBELL REVOCABLE TRUST	10004 LAKEVIEW DR	FOLEY	AL	36535

GEFFEN TRUST	7431 E PARAISO DR	SCOTTSDALE	AZ	85255
GREENSBURG CARY	23035 N 73RD WY	SCOTTSDALE	AZ	85255
GREGORY L AND LINDA M WILLIAMS FAMILY TRUST	7339 E PARAISO DR	SCOTTSDALE	AZ	85255
HANCOCK LIVING TRUST	1428 FRENCH RD	WINSLOW	AZ	86047
HARRIS MARTYN RALPH/WENDY JANE	982 MANCHESTER CIR	GRAYSLAKE	IL	60030
HAUSERMAN LARRY/DEBORAH	10040 E HAPPY VALLEY RD	SCOTTSDALE	AZ	85255
HEFFINGTON FAMILY TRUST	7425 E VIA DE LUNA DR	SCOTTSDALE	AZ	85255
HOWARD AND NINA KOTZEN FAMILY REVOCABLE TRUST I	7335 E PARAISO DR	SCOTTSDALE	AZ	85255
HUNTER REVOCABLE LIVING TRUST	23082 N 74TH PL	SCOTTSDALE	AZ	85255
IRONSIDE HOLDINGS LLC	848 N RAINBOW BLVD 651	LAS VEGAS	NV	89107
JADLOWIEC CAROLINE	7464 E PARAISO DR	SCOTTSDALE	AZ	85255
JANN ROBERT BENNET/EMILY R	7460 E PARAISO DR	SCOTTSDALE	AZ	85255
JAY STEVEN FRUCHTMAN AND SUSAN LYNN FRUCHTMAN REVOCABLE LIVING TRUST	23047 N 74TH PL	SCOTTSDALE	AZ	85255
JERRY AND MARGARET FORD FAMILY TRUST	7334 E PARAISO DR	SCOTTSDALE	AZ	85255
JESSEN BRIAN	23621 NE 78TH WAY	REDMOND	WA	98053
JESSEN BROOKE NICOLE/BRIAN	23154 N 74TH PL	SCOTTSDALE	AZ	85255
JGM TRUST	7436 E PARAISO DR	SCOTTSDALE	AZ	85255
JK TRUST	7429 E PARAISO DR	SCOTTSDALE	AZ	85255
KABAT BRIAN CHARLES/NANCY CLINE	7475 E PARAISO DR	SCOTTSDALE	AZ	85255
KARI ANN LEE LIVING TRUST	7327 E PARAISO DR	SCOTTSDALE	AZ	85255
KIM JIHYUN	7447 E PARAISO DR	SCOTTSDALE	AZ	85255
KIRBY 1998 LIVING TRUST	9482 E ROCKWOOD DR	SCOTTSDALE	AZ	85255
KORBIN LIVING TRUST	7436 E VIA DE LUNA DR	SCOTTSDALE	AZ	85255
LAMIELLE CEDRIC	7452 E PARAISO DR	SCOTTSDALE	AZ	85255
LEE CANDACE	7472 E PARAISO DR	SCOTTSDALE	AZ	85255
LENEFSKY PHILIP/SELLERS KATHRYN	23067 N 74TH PL	SCOTTSDALE	AZ	85255
LESUEUR INVESTMENTS VI LLC	3850 E BASELINE RD STE 114	MESA	AZ	85206
LICAUSI PAUL/SANDRA	11102 W 146TH TER	OVERLAND PARK	KS	66221
LIPT NORTH SCOTTSDALE ROAD LLC	333 W WACKER DR	CHICAGO	IL	60606
LLOYD G CASE REVOCABLE TRUST	1209 8TH ST S	FARGO	ND	58103
LOUIS V BUCHIGNANI AND ARLEEN M BUCHIGNANI 1996 REVOCABLE FAMILY TRUST	23219 N 73RD WAY	SCOTTSDALE	AZ	85255
LYNNE M WINANDY REVOCABLE TRUST	7429 E VIA DE LUNA DR	SCOTTSDALE	AZ	85255
MARLI ROBERT JOSEPH/MARY CATHERINE	23081 N 73RD WAY	SCOTTSDALE	AZ	85255
MATHIESEN FAMILY TRUST	7338 E PARAISO DR	SCOTTSDALE	AZ	85255
MAZEGRI MOHAMED/SHARON MAZEGRI TRUST	7003 W BANFF LN	PEORIA	AZ	85381
MCCURDY MARTA	2024 E VISTA AVE	PHOENIX	AZ	85020
MCMURRY JONATHAN	7457 E VIA DE LUNA DR	SCOTTSDALE	AZ	85255
MCSHANE TYLER LEE	23029 N 74TH PL	SCOTTSDALE	AZ	85255
MICHAEL AND COLLEEN BLACK 2013 FAMILY TRUST	2434 HERITAGE OAKS WY	ALAMO	CA	94507
MICHAEL AND ELYSSA HILLMAN FAMILY TRUST	7471 E PARAISO DR	SCOTTSDALE	AZ	85255
MICHELLE A BENTLEY TRUST	7461 E VIA DE LUNA DR	SCOTTSDALE	AZ	85255
MOJAHED HAMED/MOJAVER ROXANA HAJI	7453 E VIA DE LUNA DR	SCOTTSDALE	AZ	85255
MORRIS RUTH A/BADINER MARC D	7449 E VIA DE LUNA DR	SCOTTSDALE	AZ	85255

MT PINNACLE LLC	6623 N SCOTTSDALE RD	SCOTTSDALE	AZ	85250
NEESER GREGORY JAMES/KELLEY SUE	17025 60TH AVE N	PLYMOUTH	MN	55446
NIKBAKHT RAMTIN/SANGSARI MAHGOL MOGHADERI	7445 E VIA DE LUNA DR	SCOTTSDALE	AZ	85255
NORMAN DANIEL/RITA	891 CHANCEL CIR	GLEN ELLYN	IL	60137
OAKWOOD INTERESTS LLC	8924 E PINNACLE PEAK RD STE G5-610	SCOTTSDALE	AZ	85255
OBRIEN JAMES JOSEPH/SUSAN MARIE	657 FAIRCHILD DR	HIGHLANDS RANCH	CO	80126
OPTIMUS AND BUMBLEBEE HOLDINGS LLC	2319 E ESCONDIDO PL	GILBERT	AZ	85234
ORR RONALD DENE/BAIRD-ORR LAURA	PO BOX 1275	MAPLE VALLEY	WA	98038
PARSONS SONYA M	23264 N 73RD WAY	SCOTTSDALE	AZ	85255
PAWLYSHYN WILLIAM ANDREW/SHARON WHALLEY	3700 FAIRWAY DR	WOODBURY	MN	55125
PFEIFER SHARON G	7439 E PARAISO DR	SCOTTSDALE	AZ	85255
PHILIP AND TRACY STOCKWELL LIVING TRUST	23172 N 74TH PL	SCOTTSDALE	AZ	85255
PICARD RAYMOND G	9535 E NITTANY DR	SCOTTSDALE	AZ	85255
PIEDRAS UNLIMITED L L C	7486 E ADOBE DR	SCOTTSDALE	AZ	85255
PINNACLE AT SILVERSTONE PARCEL G COMMUNITY ASSOCIATION	20830 N TATUM BLVD STE 250	PHOENIX	AZ	85050
PRINCE FAMILY TRUST	7340 E PARAISO DR	SCOTTSDALE	AZ	85255
RAIOLA MICHAEL PATRICK/LISA PATRICE PETERSON	23173 N 73RD WAY	SCOTTSDALE	AZ	85255
RAKELA FAMILY TRUST	7325 E PARAISO DR	SCOTTSDALE	AZ	85255
RAVI VIVEK	7432 E PARAISO DR	SCOTTSDALE	AZ	85255
RIGGS CATHY ANNE	7419 E PARAISO DR	SCOTTSDALE	AZ	85255
ROBERT K ARMSTRONG AND MARLA K ARMSTRONG TRUST	7341 E PARAISO DR	SCOTTSDALE	AZ	85255
ROBERTS ALISHA M	23141 CORNERSTONE CT	CENTERVILLE	MI	49032
RRB LIVING TRUST	22943 N 73RD WAY	SCOTTSDALE	AZ	85255
RT & BK LEONARD LIVING TRUST	23069 N 73RD PL	SCOTTSDALE	AZ	85255
RUMMEL ENTERPRISES LLC	7520 E ADOBE DR	SCOTTSDALE	AZ	85255
SANDY BIRDIES LLC	1118 E 54TH AVE	SPOKANE	WA	99223
SCHATZMAN JOSHUA MATTHEW/NATALYA	7437 E VIA DE LUNA DR	SCOTTSDALE	AZ	85255
SCHILLING JUDITH M/MARK MCLEAN	23028 N 74TH PL	SCOTTSDALE	AZ	85255
SCHOLZ HOLLY C	36 GOLDEN LARCH CT	NAPERVILLE	IL	60540
SCOTTSDALE CITY OF	7447 E INDIAN SCHOOL RD STE 100	SCOTTSDALE	AZ	85251
SCOTTSDALE CAR BARN LLC	PO BOX 2596	EAGLE	ID	83616
SCOTTSDALE CITY OF	7447 E INDIAN SCHOOL RD STE 100	SCOTTSDALE	AZ	85251
SCOTTSDALE VETERINARY VENTURES LLC	7823 W GOLDEN LN	PEORIA	AZ	85345
SCUDERIA TORTILLA LLC	2121 E CRAWFORD PL	SALINA	KS	67401
SH 781-796 LLC	6890 S 2300 E PO BOX 71870	SALT LAKE CITY	UT	84171
SHAH VINAY/AMY VINAY	7331 E PARAISO DR	SCOTTSDALE	AZ	85255
SHENIA PIERIN TRUST	7424 E PARAISO DR	SCOTTSDALE	AZ	85255
SILVERSTONE DEVELOPMENT INC	14747 N NORTHSIGHT BLVD 111-431	SCOTTSDALE	AZ	85260
SILVERSTONE PROPERTY OWNERS ASSOCIATION	14747 N NORTHSIGHT BLVD 111-431	SCOTTSDALE	AZ	85260
SMITH DEAN F/MARIAN H	203 WENTWORTH ROW SW	CALGARY	AB	T3H1Y1
SMITH DONALD RAY/JANETTA	9287 GLITTER WAY	COLORADO SPRINGS	CO	80924
SMITH ERIKA/HERMAN	7423 E PARAISO DR	SCOTTSDALE	AZ	85255
STANRET BLUE LLC	PO BOX 1773	MARFA	TX	79843

STRATMANN SCOTT GREGGORY/CYNTHIA	23127 N 73RD WAY	SCOTTSDALE	AZ	85255
SUMMIT AT SILVERSTONE COMMUNITY ASSOCIATION	450 N DOBSON RD STE 201	MESA	AZ	85201
SWAVELY FAMILY TRUST	14320 SALIDA DEL SOL	SAN DIEGO	CA	92127
T T T S PARTNERSHIP	7377 E DOUBLETREE RD 100	SCOTTSDALE	AZ	85258
THIRTY ONE FARM LLC	1623 ESCOBITA AVE	PALO ALTO	CA	94306
ULN.AZ.LLC	3271 S HIGHLAND DR 704	LAS VEGAS	NV	89109
UNITED STATES POSTAL SERVICE	8055 E TUFTS AVE STE 400	DENVER	CO	80237
UPPER IMAGE SERVICES L L C	7291 E ADOBE DR 115	SCOTTSDALE	AZ	85255
VIA DE LUNA LLC	26894 N 118TH PL	SCOTTSDALE	AZ	85262
WATTS INVESTMENTS LLC	7975 E MCCLAIN DR	SCOTTSDALE	AZ	85260
ZEIN-EL-ABEDEIN OMAR	7433 E VIA DE LUNA DR	SCOTTSDALE	AZ	85255



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:

177-PA-2024

Project Name:

Location:

NEC Williams Dr & Scottsdale Rd

Site Posting Date:

03/25/24

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.


Applicant Signature

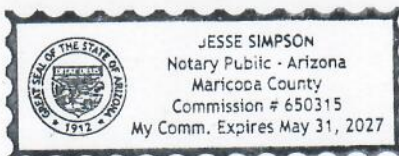
03/25/24

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

3/25/24




Notary Public

My commission expires:

5/31/27

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 Meeting:

Date: April 3, 2024
Time: 5:00PM-6:00PM
Location: Home 2 Suites by Hilton
(20001 N. Scottsdale Road)- The Meeting Room

Site Address: NEC of Scottsdale Road and Williams Drive.

Project Overview:

- Request: A Zoning District Map Amendment from Commercial Office, Planned Community District (C-O PCD) to Multifamily Residential, Planned Community District (R-5- PCD) in order to build a for-sale residential community consisting of 123+/- residences. There is no change to the General Plan from the current Mixed-Use Neighborhoods land use designation required with this zoning request.
- Site Acreage: 16.3+/-
- Site Zoning: C-O PCD

Applicant Contact:

John Berry
480-385-2727 or
info@BerryRiddell.com

City Contact:

Greg Bloomberg
480-312-4366
GBloomberg@ScottsdaleAZ.gov

Pre-Application #: 177-PA-2024

Posting Date:
3/25/2024

Penalty for removing or defacing sign prior to date of last hearing. Applicant Responsible for Sign Removal.

March 25, 2024 at 11:11 AM

N Scottsdale Rd

Scottsdale, AZ 85255

15-ZN-2005#4

4/23/2024



Aria at Silverstone- Phase 5
Neighborhood Meeting Sign-In Sheet
Wednesday, April 3, 2024

First Name	Last Name	Street Address	City, State & Zip	Phone	Email
Howard	FELDMAN		Scottsdale AZ 85255		h@rocktality.com
MITCH	SUVERTSON	7335 E Conquistadores Dr	Scotts AZ 85255		MKSUVERTSON@gmail.com
Mike	Chiu	7336 E. Paraiso Dr	Scott - AZ 85255		christini@cox.net
Ramtin	Nikbakht	7445 E Via de Luna Dr	Scott AZ 85255		ramtin.nikbakht@yahoo.com
Debbie Sinafogg	Sinafogg	7333 E. Paraiso Drive	Scottsdale, AZ 85255		debbie.sinafogg@Russlight.com

Aria at Silverstone- Phase 5
Neighborhood Meeting Sign-In Sheet
Wednesday, April 3, 2024

[illegible]

McWilliams, Jason

From: NoReply
Sent: Friday, May 10, 2024 3:37 PM
To: Projectinput
Subject: Case Number 15-ZN-2005#4

Categories: Jason



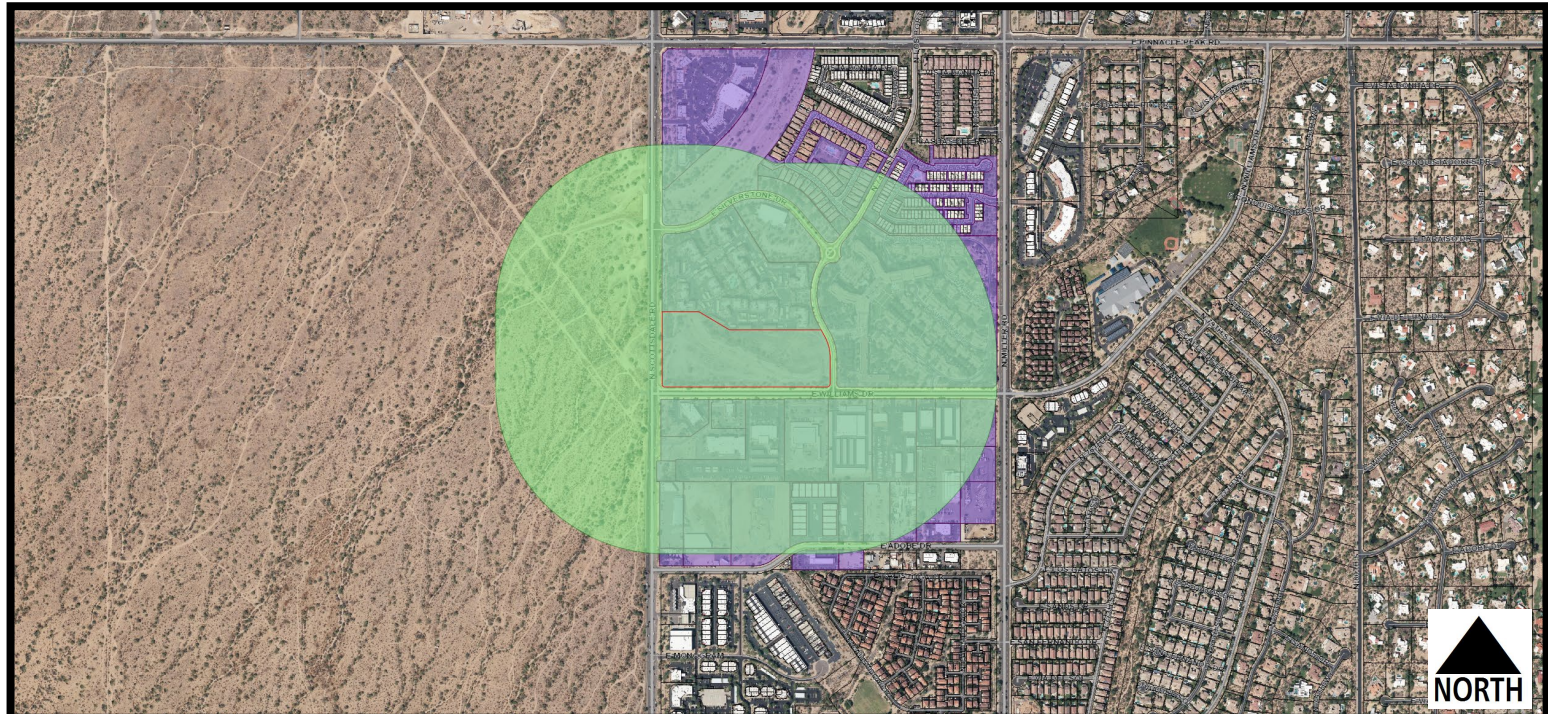
Hi, I live in Summit at Silverstone with my family and I really hope we don't rezone the land as there is a ton of construction and housing being built in North Scottsdale. What I would really like to see is a children's park as there aren't enough parks or trees. I hope you would reconsider the idea and maybe zone it into something that doesn't cause a lot of traffic. Thank you! -- sent by Vinay Shah (case# 15-ZN-2005#4)



© 2024 City of Scottsdale. All Rights Reserved.

City Notifications – Mailing List Selection Map

Aria at Silverstone



Labels Pulled
September 16, 2024

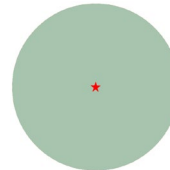
Additional Notifications:

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

Map Legend:



Site Boundary



Properties within 1250-feet

Postcards: 156

15-ZN-2005#4