

# 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

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### The Loop 2-ZN-2010#2

#### Request to consider the following:

1. A recommendation to City Council regarding a request by owner to amend the previously approved development plan, including amended development standards including Building Height, Floor Area Ratio, Volume, Open Space, Front Yard Setback and Permissible Height and Area regulations, resulting in a new development plan that conforms to the normal development standards of the Industrial Park (I-1) zoning district, on a +/- 18.36-acre site located at 17821 N. 85th Street, 17799 N. 85th Street, 17791 N. 85th Street, and 17761 N. 85th Street with Planned Community District (P-C) zoning with Industrial Park District (I-1) as the comparable zoning district.

#### Purpose of Request

The applicant's request is to amend a previously approved Development Plan (case 2-ZN-2010; Ordinance No. 3936 & Resolution No. 8652), including development standards for a new four-building industrial development.

#### Key Items for Consideration

- Associated previous zoning case 2-ZN-2010
- Consistency with the General Plan and Greater Airpark Character Area Plan
- Drainage design to accommodate significant flows
- Proposed zoning reverts to ordinance I-1 development standards
- Perimeter Property Owners' Association approval
- To date, no public comments have been received

## OWNER

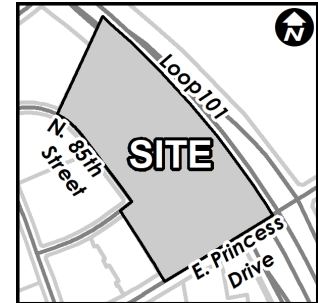
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Scottsdale Perimeter I, LLC  
480-951-9550

## APPLICANT CONTACT

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Kurt Jones  
Tiffany & Bosco, P.A.  
(602) 452-2729



## LOCATION

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17791 N 85th Street, 17821 N. 85<sup>th</sup> Street, 17799 N. 85<sup>th</sup> Street, and  
17761 N. 85<sup>th</sup> Street

## BACKGROUND

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### General Plan

City of Scottsdale General Plan 2035 designates the property as Employment: Light Industrial/Office within the Regional Use Overlay. The Employment: Light Industrial/Office land use category provides a variety of employment opportunities, business enterprises, aviation uses, light manufacturing, warehousing, and other light industrial and heavy commercial type activities. While this category should be located and designed to limit impacts on and access to residential neighborhoods, these areas should also have excellent access to labor pools and transportation networks. The Regional Use Overlay Category provides flexibility for land uses when it can be shown that new land uses are viable in serving a regional market.

The subject site is located within the General Plan designated Greater Airpark Growth Area – an identified location within the community that is most appropriate for development focus, and will best accommodate future growth, new development, revitalization, and redevelopment. Scottsdale’s Growth Areas focus on higher intensity development, a planned concentration of land uses, and enhanced transportation and infrastructure in designated areas.

### Character Area Plan

The Greater Airpark Character Area Plan (GACAP) designates the property as Employment (EMP) land use within the Type C Development Type. This land use category includes an array of office, commercial, warehousing, and light industrial land uses that provide opportunities for business enterprises, as well as regional and local jobs. Within the Greater Airpark, Development Types help define the size and scale of development. Type C development represents medium to higher scale development, which supports pedestrian activity in the Greater Airpark.



**Zoning**

The site is zoned Industrial Park, Planned Community District (I-1 P-C). The I-1 zoning district allows for light manufacturing, aeronautical, light industrial, office and supportive uses to sustain and enhance major employment opportunities.

**Context**

The site, comprising four (4) separate parcels, is located in the Perimeter Center along the west side of the Loop 101 bounded by the curve of the elevated freeway along its eastern side, N. 85<sup>th</sup> Street to the west, and E. Princess Drive to the south. The northern end of the site has already been developed as a corporate office. Other surrounding properties have developed mostly as business and medical offices, with a hotel located directly west of the subject site.

**Adjacent Uses and Zoning**

- North: Vacant State land zoned, Industrial Park, Planned Community District (I-1 P-C).
- South: Medical office uses zoned Industrial Park, Planned Community District (I-1 P-C).
- East: Freeway, further east is vacant State land zoned Industrial Park, Planned Community District (I-1 P-C).
- West: Hotel and office uses zoned Central Business District Planned Community District (C-2 PCD) and Industrial Park, Planned Community District (I-1 P-C).

**Other Related Policies, References:**

11-ZN-1986: Rezoned the Perimeter Center from R1-35 to a variety of residential, commercial, and industrial zoning districts and established the Perimeter Center Planned Community District.

2-ZN-2010: Approval for amended development standards allowing building height up to 65 feet.

**APPLICANT’S PROPOSAL**

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**Development Information**

The applicant is requesting to amend both the previously approved, but never constructed, development plan and the associated development standards to accommodate a lower-scale campus layout. The proposal relinquishes the existing development standards in favor of typical ordinance I-1 standards. The currently entitled four and five story buildings would be replaced by four (4) one-story buildings with a maximum proposed height of forty-two (42) feet. The current entitlements allow maximum heights up to sixty-five (65) feet. The standard maximum allowed height in I-1 is fifty-two (52) feet.

- |                     |                                |
|---------------------|--------------------------------|
| • Existing Use:     | Vacant, industrial pads        |
| • Proposed Use:     | Warehouse and Office Buildings |
| • Parcel Size:      | 18± Acres (4 parcels)          |
| • Parking Required: | 376 spaces                     |
| • Parking Provided: | 431+ spaces                    |

## IMPACT ANALYSIS

### Land Use

Below is a summary table for comparison of the existing amended development standards and the proposed normal I-1 development standards. Note that some previous ordinance standards have since been removed as requirements. The existing development plan allows more height, but also offsets the height with specific stipulations for view corridors with site design standards.

Development Standard	2-ZN-2010 (Amended I-1) (Existing)	2-ZN-2010#2 (Standard I-1) (Request)
Floor Area Ratio	Is limited to six-tenths (0.6) of net lot area	Maximum: 0.80 multiplied by the net lot area
Volume	Is limited to net lot area in square feet multiplied by nine (9) for any building.	Not Applicable
Open Space	In no case shall the open space requirement be less than ten (10) percent of the total lot area of zero (0) feet to twelve (12) feet of height, plus four-tenths percent of the total site for each foot of height above twelve (12) feet. Open space shall be required for the 65' building height at a minimum of 32% of the total site.	Minimum: 0.10 multiplied by the net lot area.  For building heights over twelve (12) feet: the minimum required open space plus 0.003 multiplied by the net lot area, for each foot of building height over twelve (12) feet.
Building Height	No building shall exceed sixty-five (65) feet in height except as otherwise provided in article VII.  Building height shall be measured from natural grade; drainage, or any other considerations shall not permit the maximum building height to increase by more than 3'.	Maximum: Fifty-two (52) feet, except as otherwise provided below and in Article VII.
Lot Coverage	Is limited to fifty (50) percent of the net lot area.	Not Applicable
Yards	Front Yard. No part of the building or accessory structure shall be located closer than fifty (50) feet to any street. Parking may occur in the required front yard as provided in Section 10.402.C.1.	Front minimum: Twenty (20) feet.

### Airport Vicinity

As part of the development process within proximity to the airport, the applicant is required to submit for an FAA Determination (Form 7460-1) on any proposed structures to make sure they will not be a hazard for aircraft. Before final plan approval, the owner shall submit the FAA response to FAA Form 7460-1. Airport staff has reviewed the application and indicated support of the proposal subject to the review and approval of the FAA.

### PCD Findings/Criteria

- A. That the development proposed is in substantial harmony with the General Plan of the City of Scottsdale and can be coordinated with existing and planned development of surrounding areas.
- *The proposed development plan amendment is in substantial harmony with the General Plan's 'Employment: light industrial/office' land use designation. The proposal intends to place office and warehouse uses within the Greater Airpark Character Area. The development plan amendment would decrease allowable height and address drainage issues raised with the previous plan.*
- 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.
- *The existing established street system is not impacted with this plan. Princess Drive provides direct access to the Loop 101 Freeway. The properties' access points are off minor collector roads for safe and convenient access for the community.*
- C. The Planning Commission and City Council shall further find that the facts submitted with the application and presented at the hearing will establish beyond reasonable doubt that:
1. In the case of proposed 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.
  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 as to create an industrial environment of sustained desirability and stability.
- *Although the request is to implement the existing industrial park zoning under the ordinance, the proposal reduces building height compared to the existing development plan. The request seeks no amended development standards and effectively creates an industrial environment of sustained desirability and stability. The site has been zoned industrial park district since the Perimeter Center's inception and the proposal will implement that land use.*

3. In the case of proposed commercial, educational, cultural, recreational and other nonresidential 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 areas.
  - *The proposed development plan amendment seeks to develop in full conformance with the I-1 zoning. The scale and intensity of the development proposed is congruent with surrounding sites. The proposed development plan will be in harmony with the character of the surrounding areas, which also share the same zoning designation.*

### **Transportation**

The proposed Loop Development is estimated to generate 6,351 fewer daily trips as compared to the previously approved development plan. The existing street network can accommodate the proposed development. Parking for the proposed site requires 376 spaces; 431 spaces are provided.

### **Water/Sewer**

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. The water demand for this development must not exceed the calculated demands per the approved 2-ZN-2010#2 Water Basis of Design (BOD) report. All infrastructure upgrades necessary to serve this project will be completed by the applicant.

The applicant provided BOD reports for water and sewer that have been accepted by the Water Resources Division. With the Development Review Board submittal, the applicant is stipulated to conduct Sewer Flow Monitoring per DSPM Section 7-1.202.E. to confirm the frontage and downstream sewer lines have the requisite sewer capacity. The developer must install, at their expense, all on-site and off-site sewer improvements necessary to serve their development.

### **Fire/Police**

The nearest fire station (#11) is located approximately 1.8 miles from the site. The subject property is located within Police Patrol District 4. The proposed request for a new development plan is not anticipated to generate any significant impacts on the existing emergency services.

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**

In accordance with Section 5.1804 of the Zoning Ordinance, open space requirements in the I-1 zoning district are based on a combination of net lot area and building height. As the height of the buildings on a site increase, the requirement for open space increases. The majority of open space is provided along the 85<sup>th</sup> Street frontage with additional open space for amenity areas. The applicant is proposing 22% of the net lot area (6.63 acres) as open space, which is consistent with the ordinance requirements for a site with 42-foot-tall buildings.

### **Housing Cost**

The approval of the zoning district map amendment proposed by the applicant provides an opportunity for different commercial uses for the existing commercial property. In conjunction with state law, staff has considered the scope of the zoning district map amendment, as well as aspects which would affect the cost of construction of housing for sale or rent. 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 has used multiple public outreach methods. The applicant has also complied with the city's suggested best practices for public outreach. At the time of writing this report, there have been no public comments.

### **Significant Updates to Development Proposal Since Initial Submittal**

- Added on-site amenities for customers and employees
- Added masonry screen walls and mature landscaping to screen loading areas
- Improved pedestrian access and sidewalk widths
- Added shading elements for windows

### **Community Impact**

Community impacts by the proposed development will not likely create any significant adverse effects upon the surrounding developments or the community at large. Flow tests will be required prior to permitting to ensure sewer capacities remain unaffected.

## **STAFF RECOMMENDATION**

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### **Recommended Approach:**

Staff recommends that the Planning Commission find that the PCD criteria have been met, and determine that the proposed zoning district map amendment, development plan, and amended development standards are consistent and conform with the adopted General Plan, and make a recommendation to City Council for approval, per the attached stipulations.

## **RESPONSIBLE DEPARTMENT**

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### **Planning and Development Services**

Current Planning Services

**STAFF CONTACT**

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Casey Steinke  
Planner  
480-312-2611  
E-mail: csteinke@scottsdaleaz.gov

**APPROVED BY**

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Casey Steinke, Report Author

9/16/24

Date



Tim Curtis, AICP, Current Planning Director  
Planning Commission Liaison  
Phone: 480-312-4210      Email: tcurtis@scottsdaleaz.gov

9/24/2024

Date



Erin Perreault, AICP, Executive Director  
Planning and Development Services  
Phone: 480-312-7093      Email: eperreault@scottsdaleaz.gov

09/27/2024

Date

**ATTACHMENTS**

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1. Context Aerial
- 1A. Aerial Close-Up
2. Draft Ordinance No. 4649
  - Exhibit 1: Zoning Map
  - Exhibit 2: Stipulations
3. Draft Resolution No. 13247
  - Exhibit 1: The Loop Development Plan
4. Additional Information
5. Existing General Plan Land Use Map
6. Greater Airpark Character Area Plan
7. Greater Airpark Land Use Plan
8. Zoning Case 2-ZN-2010 Stipulations
9. Existing Zoning Map
10. Community Involvement
11. City Notification Map





Context Aerial

2-ZN-2010#2





Close-up Aerial

2-ZN-2010#2



ORDINANCE NO. 4649

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. 2-ZN-2010#2 TO AMEND THE PREVIOUSLY APPROVED DEVELOPMENT PLAN, INCLUDING AMENDED DEVELOPMENT STANDARDS INCLUDING BUILDING HEIGHT, FLOOR AREA RATIO, VOLUME, OPEN SPACE, FRONT YARD SETBACK AND PERMISSIBLE HEIGHT AND AREA REGULATIONS, ON A +/- 18.36-ACRE SITE LOCATED AT 17821 N. 85<sup>TH</sup> STREET, 17799 N. 85<sup>TH</sup> STREET, 17791 N. 85<sup>TH</sup> STREET, AND 17761 N. 85<sup>TH</sup> STREET WITH PLANNED COMMUNITY DISTRICT (P-C) ZONING WITH INDUSTRIAL PARK DISTRICT (I-1) AS THE COMPARABLE ZONING DISTRICT.

WHEREAS, the Planning Commission held a hearing on September 25, 2024; and

WHEREAS, the City Council has considered the probable impact of Zoning Ordinance No. 4649 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 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 as to create an industrial environment of sustained desirability and stability.
  - 2. In the case of proposed commercial, educational, cultural, recreational and other nonresidential 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 areas.

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. 2-ZN-2010#2.

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 +/- 18.36 acre site located at the northwest corner of Princess Drive and Loop 101 and marked as "Site" (the Property) on the map attached as **Exhibit 1**, incorporated herein by reference, Planned Community District (P-C) zoning with Industrial Park District (I-1) as the comparable zoning district., and by adopting that certain document entitled "The Loop Plan" declared as public record by Resolution No. 13247 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 \_\_\_\_\_, 2024.

ATTEST:

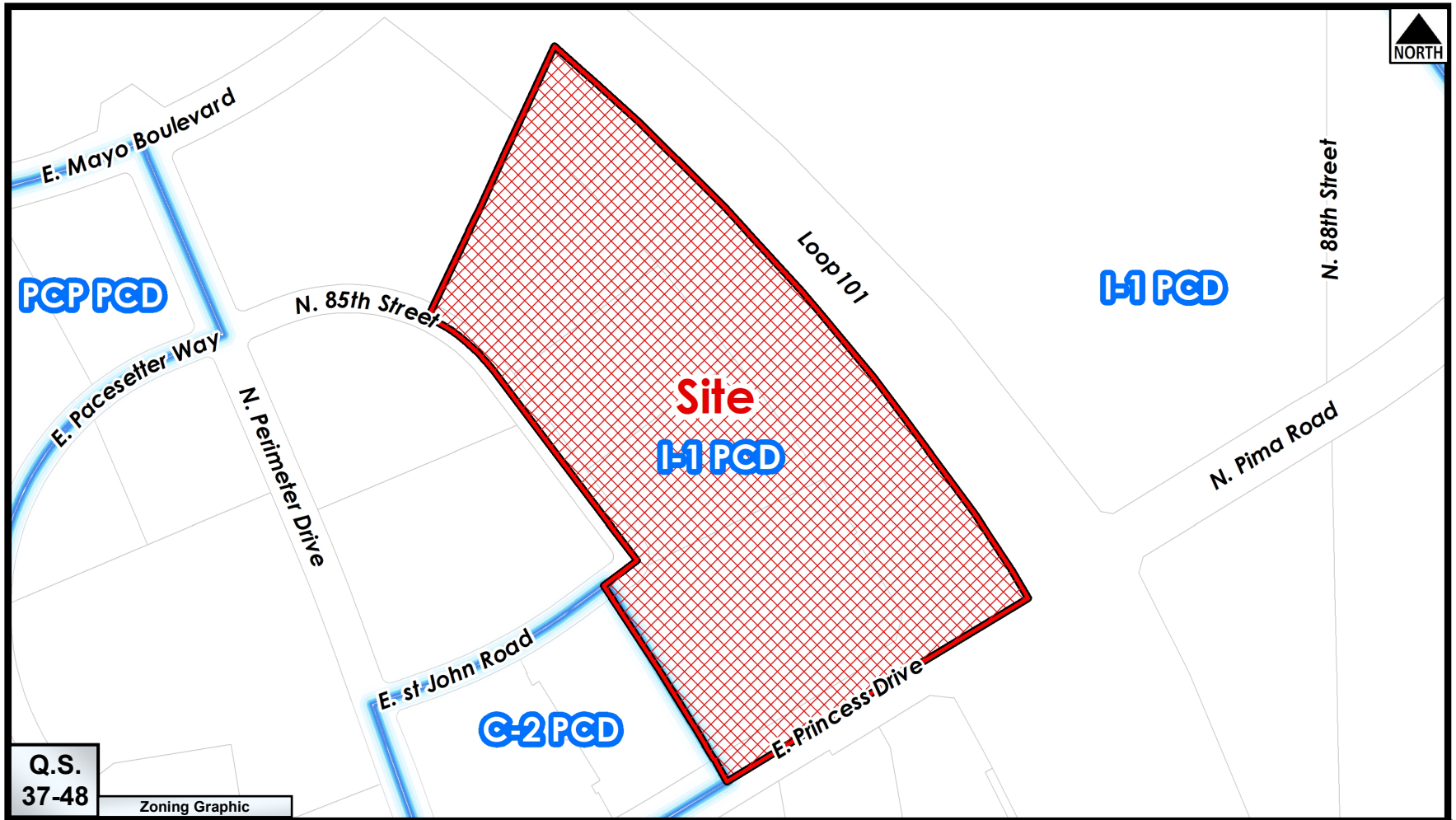
CITY OF SCOTTSDALE, an Arizona  
municipal corporation

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



ZONING MAP

2-ZN-2010#2

EXHIBIT 1 TO  
ORDINANCE 4649

## Stipulations for the Zoning Application:

### The Loop

Case Number: 2-ZN-2010#2

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

CHANGES MADE ARE SHOWN IN STRIKE-THROUGH AND BOLD AND UPPERCASE

#### SITE DESIGN

1. CONFORMANCE DEVELOPMENT PLAN. Except as stipulated below, development shall generally conform with the Development Plan submitted by **TIFFANY AND BOSCO** Davis, and the offices of Earl, Curley, and Lagarde, with the city staff date of **8/21/2024** ~~1/14/2011~~, attached as Exhibit 1 to that public record entitled "The Pinnacle in the Perimeter Center Development Plan", made a public record by Resolution No. ~~8652~~, and incorporated herein by reference. 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.
  - a) ~~The parking structure shown on the conceptual site plan shall be limited to one (1) above grade story~~ **AT A MAXIMUM OF 14 FEET IN HEIGHT** and shall be located as far to the east as access requirements allow.
  - b) ~~The Development Review Board shall pay particular attention to: 1) the design of the parking structure facade to assure compatibility with the adjacent hotel use, 2) the provision of adequate landscape screening and, 3) the use of low impact, shielded lighting on the structure.~~
  - c) ~~The amended development standards shall not apply to the southern 300~~ **200** feet of the subject site.
2. ~~CONFORMANCE TO AMENDED DEVELOPMENT STANDARDS.~~ Development shall conform with the amended development standards set forth in that certain public record entitled "The Pinnacle in the Perimeter Center Development Plan", made a public record by Resolution No. 8652, and incorporated herein by reference. Any change to the development standards shall be subject to additional public hearings before the Planning Commission and City Council.
3. ~~BUILDING HEIGHT LIMITATIONS.~~
  - a) ~~No building on the site shall exceed sixty five (65) feet in height as measured from natural grade plus three (3) feet. In no case shall drainage or any other considerations cause the building height to exceed this standard.~~
  - b) ~~Mechanical equipment and screening shall be limited to twenty (20) percent of the roof area, and shall not exceed twelve (12) feet in height above the roof deck.~~
  - c) ~~Buildings sixty five (65) feet in height shall be located within approximately the eastern 200 feet of the building envelope, as identified on the Building Height Zones exhibit with the city staff~~

~~date of 3/21/2011 and incorporated in the Development Plan. Buildings on all other areas of the site shall not exceed fifty (50) feet in height.~~

~~4. CONFORMANCE TO THE DESIGN GUIDELINES. Development shall conform to the Design Guidelines set forth in that certain public record, that public record entitled "The Pinnacle in the Perimeter Center Development Plan", made a public record by Resolution No. 8652, and incorporated herein by reference, as determined by the Development Review Board. All other relevant City of Scottsdale design guidelines shall still apply to the site.~~

~~5. VIEW CORRIDORS.~~

- ~~a) If any building is greater than sixty (60) feet in height, view corridors shall be provided between the buildings for a minimum of thirty-five (35) percent of the average length (north-south) of the overall 25-acre site.~~
- ~~b) For buildings taller than thirty-six (36) feet but less than sixty (60) feet in height, view corridors shall be provided between the buildings for a minimum of twenty (20) percent of the average length (north-south) of the overall 25-acre site.~~
- ~~c) The required view corridors shall be on an east-west axis for the width of the site, and shall be clear of any buildings, with the exception of site amenities that are less than sixteen (16) feet in height.~~

## **AIRPORT**

- 6. FAA DETERMINATION. With the Development Review Board Application, the owner/developer shall submit a copy of the FAA Determination letter on the FAA FORM 7460-1 on any proposed structures, appurtenances that penetrate the 100:1 slope. The elevation of the highest point of those structures including the appurtenances must be detailed in the FAA form 7460-1 submittal.
- 7. AIRCRAFT NOISE AND OVERFLIGHT DISCLOSURE. Prior to permit issuance, the owner/developer shall provide noise disclosure notice to occupants and/or potential employees in a form acceptable to the Scottsdale Aviation Director.
- 8. AVIGATION EASEMENT. With the Development Review Board submittal, the owner/developer shall provide a signed and completed Avigation Easement in a form acceptable to the City for recording.

## **INFRASTRUCTURE AND DEDICATIONS**

- 9. ACCESS RESTRICTIONS. Access to the site shall conform to the following restrictions, unless otherwise approved by the Transportation Department (distances are measured to the driveway or street centerlines):
  - a. There shall be a maximum of one site driveway from E. Princess Drive, with a minimum of 300 feet between the driveway(s) and street intersection(s). This driveway shall be restricted to right-in, right-out only access.
  - b. Site driveways proposed along N. 85<sup>th</sup> Street and E. St. John Road shall be located with a minimum of 125 feet between the driveway and adjacent street and driveway intersections along both sides of the street (intersections include the intersection of N. 85<sup>th</sup> Street and E. ST. John Road).

10. DRAINAGE REPORT. Prior to being scheduled for a Development Review Board hearing, the owner shall submit and receive acceptance of a case drainage report demonstrating compliance with the accepted master plans for the Perimeter Center. The design proposed as part of the zoning case seems sound, but further technical review will take place during the final plans submittal.
11. **SWPPP and NOI. As over an acre of land will be disturbed as part of this project, a SWPPP and NOI will be required as part of final plans.**
- ~~12. WATER/SEWER. Prior to submittal of improvement plans for the site, the owner shall submit and receive acceptance of a water and sewer basis of design report demonstrating compliance with the accepted master plans for the Perimeter Center.~~
13. **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.**
14. **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.**
15. **SEWER IMPROVEMENTS. PRIOR TO THE SCHEDULING OF A DEVELOPMENT REVIEW BOARD HEARING FOR PROJECT, THE OWNER SHALL COMPLETE THE FOLLOWING:**
  - A. **SUBMIT AND RECEIVE WATER RESOURCES APPROVAL OF A FINAL BASIS OF SEWER DESIGN REPORT THAT INCLUDES, NO OLDER THAN A YEAR FROM DATE OF ITS INITIAL SUBMITTAL, SEWER FLOW MONITORING AT TWO LOCATIONS COORDINATED WITH WATER RESOURCES AND IN ACCORDANCE WITH DSPM SECTION 7-1.202.E.**
  - B. **SUBMIT AND RECEIVE WATER RESOURCES APPROVAL OF OFF-SITE SEWER INFRASTRUCTURE DESIGN PLANS TO PROVIDE SUFFICIENT SEWER CAPACITY TO SERVE THE PROJECT AS REQUIRED BY WATER RESOURCES FOR THEIR APPROVAL OF THE PROJECT'S SEWER FINAL BASIS OF DESIGN REPORT AND IN ACCORDANCE WITH DSPM SECTION 7-1.400.**
16. **LAND ASSEMBLAGE. PRIOR TO THE ISSUANCE OF ANY PROJECT PERMIT, THE PROPERTY OWNER SHALL SUBMIT AND OBTAIN CITY APPROVAL AND RECORDATION OF A LAND ASSEMBLAGE PLAT COMBINING ALL PROJECT LANDS INTO ONE PARCEL.**
17. **PRIVATE PARCEL DRIVEWAY CONNECTION. PRIOR TO ISSUANCE OF A PROJECT PERMIT CREATING A NON-ACCESS CONTROLLED FIRE USE ONLY DRIVEWAY CONNECTION TO ADJACENT, NON-PROJECT, PARCEL THE PROPERTY OWNER SHALL SUBMIT A RECORDED GENERAL ACCESS EASEMENT FROM THE ADJACENT, NON-PROJECT, PARCEL PROPERTY OWNER.**
18. **REFUSE. A MINIMUM OF A SIX CUBIC YARD COMPACTOR PER, AND AT EACH, BUILDING IS TO BE PROVIDED.**

RESOLUTION NO. 13247

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 LOOP 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 Loop 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

# PERIMETER CENTER DEVELOPMENT PLAN AMENDMENT PROJECT NARRATIVE

For property located at the corner of E. St. John Road and 85<sup>th</sup> Street within the Perimeter Center

## **Request**

Amend the development plan and removing the amended standards approved in case 2-ZN-2010 Planned Community District with comparable Industrial Park District (PCD I-1) zoning

**Case 308-PA-2023**

**First Submittal: February 6, 2024**



## **Development Team**

Developer:

**Creation Equity**

1200 N. 52<sup>nd</sup> Street

Phoenix, AZ 85008

Contact: Jagger Everett



Attorney:

**Tiffany & Bosco, P.A.**

2525 E. Camelback Road, Seventh Floor

Phoenix, AZ 85016

T: (602) 452-2712

Contact: Kurt Jones, AICP



Engineers:

**Hunter Engineering**

10450 N. 74<sup>th</sup> Street, Suite 200

Scottsdale, AZ 85258

T: (480) 991-3985

Contact: Larry Talbott, PE



**Huitt-Zollars**

5050 N. 40<sup>th</sup> Street, Suite 100

Phoenix, AZ 85018

T: (602) 373-9441

Contact: Christian Aguirre, PE



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### Request

The request by Creation Equity ("Developer") is to amend the approved development plan on Maricopa County Assessor's Parcel #'s 215-07-212 K, L, M & N ("Property") within the City's Perimeter Center development. The Property is located at the intersection of E. St. John Road and 85<sup>th</sup> Street. The development plan amendment seeks to utilize the existing I-1 PCD zoning for uses allowed within this zoning district with a four (4) building campus. The previous development plan included two (2) 65-foot high office buildings and associated parking and parking garage. The previous case approved amended development standards including building heights up to 65 feet in certain areas of the site. The proposal is to remove the height increase allowance and revert to standard I-1 zoning development standards. The four (4) buildings and associated parking within this proposal meets the I-1 development standards.

### Background/History

The Property is located within the Perimeter Center, which is located on the inside curve of the Loop 101 highway. The Perimeter Center was originally zoned in the late 1980's as part of the larger Core South master plan that included a much larger land mass of properties along the north and south sides of the (at the time) future freeway alignment. Although I-1 zoning is the zoning designation for a majority of lots within the Perimeter Center, many of the lots developed out as mainly offices with ancillary commercial and hotel uses. The Property is one of the last undeveloped portions of the Perimeter Center.

The significant drainage that encumbers this site is a main reason for it remaining undeveloped. With the existing development plan (two-65 foot tall office buildings and parking fields), there was no serious consideration in site planning for the major drainage that enters this site from the large culvert system under the freeway. The proposed development plan by the Developer includes accommodating and paying for a drainage solution to the Property and the Perimeter Center.

### Surrounding Context

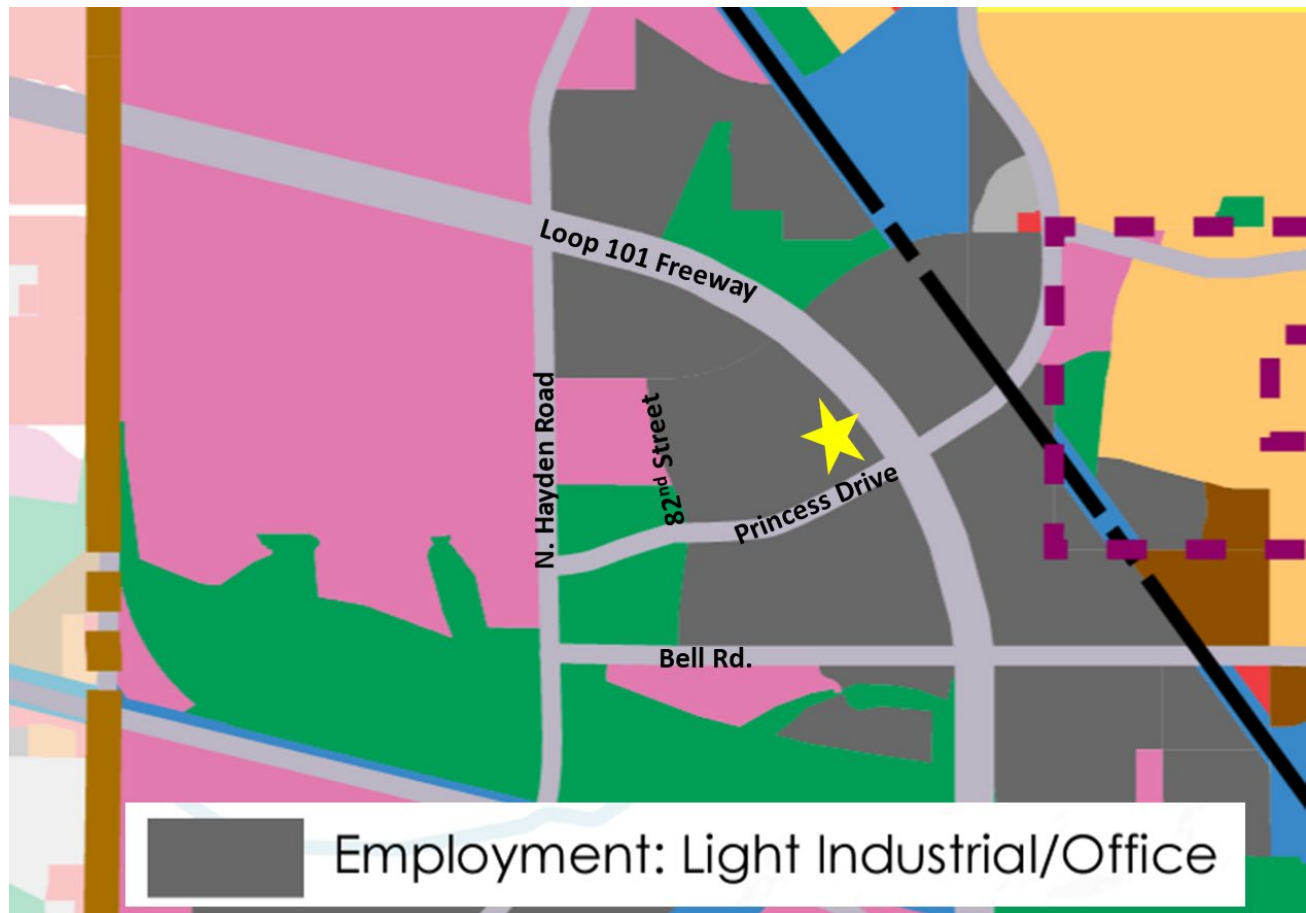
The Property is within the eastern portion of the Perimeter Center. The adjacent parcels are primarily office buildings with a hotel directly to the west off a shared driveway from Princess Drive. The freeway is along the Property's eastern boundary. Most of the parcels in this area of the Perimeter Center have similar I-1 PCD zoning.

### 2035 General Plan

The Property is designated as Light Industrial/Office on the City's General Plan Future Land Use Map (see below). The development plan amendment is consistent with this land use designation. The Employment-Light Industrial/Office land use areas provide a variety of employment opportunities, business enterprises, aviation uses [see Greater Airpark Character Area Plan], light manufacturing, warehousing, and other light industrial and heavy commercial type activities. Light Industrial/Office uses should be located and designed to limit impacts on and access to residential neighborhoods. These areas should

also have excellent access to labor pools and transportation networks. Major streets serving Light Industrial/Office areas should accommodate truck traffic. Transit facilities and other multimodal options are also needed at significant employment centers to accommodate commuters and minimize traffic congestion. The parcels within Perimeter Center with this land use designation include C-2, C-O, I-1, and PCP. All of these zoning districts allows for the implementation of the goals of the Light Industrial/Office land use designation.

### **2035 General Plan Land Use Map**



Furthermore, with the construction of the Loop 101/Pima Freeway and a concentrated mixed-use land use pattern near the Scottsdale Airport, this area, more commonly known as the Greater Airpark Character Area, has emerged as one of the most significant employment and business cores within the State of Arizona. These regional land uses, along with the city's land preservation efforts, have contributed to Scottsdale's economy, which in turn contributes to a high quality of life for residents. The Light Industrial/Office land use designation over the Perimeter Center area also creates the necessary buffer and non-noise sensitive uses at the north end of the airports runway.

#### Character and Design Element

The following are the applicable goals and approaches from the Character and Design Element of the City's General Plan.

Goal CD 1. Determine the appropriateness of all development in terms of community goals, surrounding area character, and the specific context of the surrounding neighborhood.

*Response: The proposal is an appropriate modification to an approved development plan. The previous development plan included a more office-oriented development with taller buildings and larger parking fields. The proposal seeks lower scale buildings and less parking fields. With the site designed to internalize the future uses, the proposal will have less impacts on surrounding properties.*

Goal CD 2. Develop, maintain, and refine Character Areas and Character Area Plans to foster quality development and consistent character and context within various areas of the community.

*Response: The proposed development plan implements the Greater Airpark Character Plan by providing for a variety of industrial park type uses along a major freeway corridor. The development plan will maintain the variety of employment type uses within the Perimeter Center.*

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

*Response: The site and building design will include the resolution of a significant drainage/environmental area for the Property and this portion of the Perimeter Center. The commitment to resolving this costly issue while not requesting amended development standards strengthens Scottsdale's economic and environmental attributes, distinctive character, and attractiveness through collaborative site planning and design.*

#### Land Use Element

Goal LU 1. Enhance Scottsdale's economic viability by encouraging land uses that reinforce the city's reputation as the premier international tourist destination in the Southwest and sustain the city's role as a regional cultural center and economic hub. Land uses should be compatible with Scottsdale's character and physical appearance.

*Response: The proposed land use will continue to enhance Scottsdale's economic viability by providing land uses in conformance with the Property's zoning designation. The development plan amendment removes taller buildings that could obstruct views and create issues with surrounding properties. Providing for additional land uses within the Perimeter Center strengthens this area of the City as a regional economic hub. The proposal creates a land use that contributes to the character of the community and sustains a viable economic base.*

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

*Response: The proposal includes developing land uses in conformance with the Property's existing zoning and the City's General Plan Land Use designation. The proposal is context appropriate and does not request any amended development standards that would alter land use patterns in the area.*

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

*Response: The proposal provides for a different type of land use than the adjacent office uses. The proposal includes four (4) industrial-type buildings of different sizes allowing flexibility for end users. The surrounding office buildings are less adaptable to ever-changing economic trends. The development plan will attract and retain diverse employment and other business land uses that will improve Scottsdale's economic well-being.*

### **Economic Vitality Element – Goals and Approaches**

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

*Response: The proposed development supports the City's and the Perimeter Center's resiliency for evolving business and industries. The flex-space type buildings have minimal impacts to surrounding uses while creating diverse business assets to Scottsdale's economic prominence.*

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

*Response: The proposal intends develop land uses consistent with the underlying industrial park zoning. The proposed building design and flexibility will allow for continued business expansion in the City and adapt to changing market conditions.*

### **Greater Airpark Character Area Plan**

The Property falls within the Greater Airpark Character Area plan ("GACAP") limits. The following are some responses to the applicable goals and policies within the GACAP.

GOAL LU 1: Maintain and expand the Greater Airpark's role as a national and international economic destination through appropriate land uses, development, and revitalization.

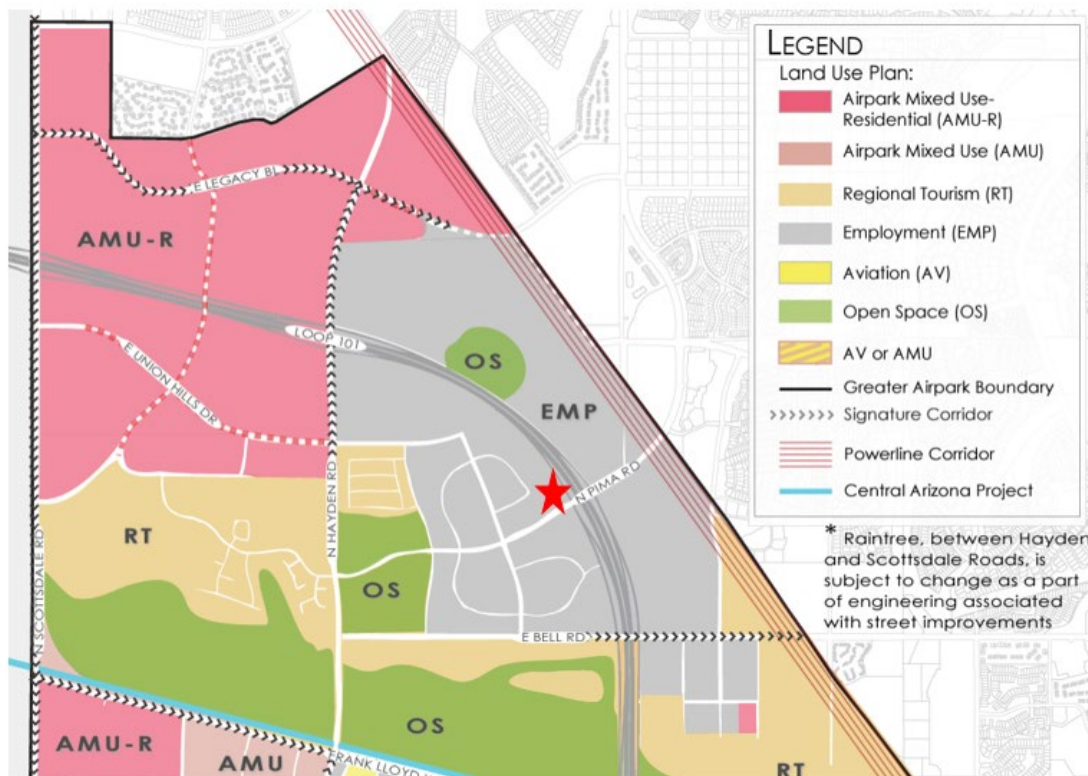
- Policy LU 1.1 Maintain and expand the diversity of land uses in the Greater Airpark.
- Policy LU 1.2 Support a mix of uses within the Greater Airpark that promote a sense of community and economic efficiency, such as clustering similar/supportive uses and incorporating residential intended for the area's workforce, where appropriate



- Policy LU 1.3 Promote development intensities supportive of existing and future market needs.
- Policy LU 1.4 Encourage the redevelopment of underutilized land to more productive uses.
- Policy LU 1.5 Maintain and continue to foster dialogue between the City of Scottsdale and Arizona State Land Department to facilitate innovative use and development of State-owned land.
- Policy LU 1.6 Encourage the assemblage of small, inefficient parcels and the replacement of obsolete structures in the Greater Airpark utilizing strategies including, but not limited to, development flexibility and expedited processing of proposals.
- Policy LU 1.7 Encourage adaptive reuse of buildings.
- Policy LU 1.8 Prevent erosion of Greater Airpark Employment land uses through land use regulations, such as limiting retail and restaurants in areas designated for employment.

*Response: The development of the Property with the land uses allowed in the underlying zoning district will maintain and expand the Greater Airpark's role as a national and international economic destination through appropriate land uses, development, and revitalization. The proposed four building design is not prevalent within the Perimeter Center. The development plan expands the diversity of land uses in the Greater Airpark area. The allowance to utilize a zoning district consistent with the General Plan and GACAP demonstrates the flexibility to address a minor development plan change.*

### Greater Airpark Land Use Plan

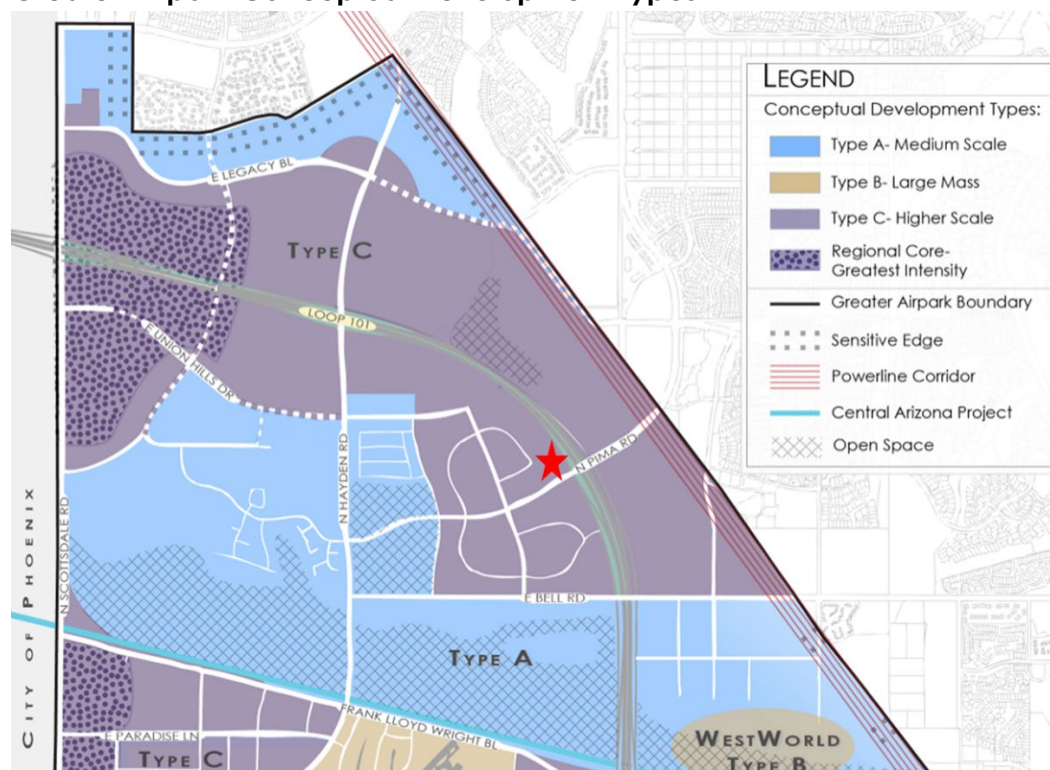


GOAL LU 4 Utilize development types to guide the physical and built form of the Greater Airpark

- Policy LU 4.3 Encourage higher-scale Type C development in areas with access to major transportation corridors and where lower-scale residential areas will be buffered from higher-scale development.
- Policy LU 4.4 Support transitions in scale between development types.
- Policy LU 4.6 Transitions between development types should incorporate a blending in context of each development type, and integrate the characteristics between them through appropriate site and building design.
- Policy LU 4.7 Encourage greater visual variety between employment/commercial land uses and residential neighborhoods, and avoid continuous building shapes and mass adjacent to residential neighborhoods.

*Response: The Property falls within the Type C development type within the Development Types map of the GACAP. The approved development plan provides for 65-foot tall office buildings consistent with the Type C development designation. The proposed development seeks to lower the building heights to under fifty feet. The proposed development plan provides a transition back to the historical building heights created before the GACP land use designations. The Property will develop in a manner consistent with the surrounding business and industrial park uses. The development plan will have a less imposing presence on the travelers of the Loop 101 freeway.*

### Greater Airpark Conceptual Development Types





GOAL EV 3 Preserve and enhance tourism and visitor experiences of the Greater Airpark.

- Policy EV 3.2 Encourage complementary uses, such as specialty retail and hotels, to locate in the Greater Airpark in order to support tourist attractions.

*Response: The proposal places like-kind uses within one of the City's premier business parks, the Perimeter Center. The development plan implements the existing zoning districts development standards and implements allowed land uses without the need for rezoning. This allows for other areas of the Greater Airpark appropriately zoned for tourism and visitor experiences to continue without impacts. Its location off the Loop 101 freeway and major roadway network in the area allows for side-by-side complimentary uses.*

The GACAP definition of Employment is as follows:

Employment (EMP) includes an array of office, commercial, warehousing, and light industrial land uses that provide opportunities for business enterprises, as well as regional and local jobs. These areas should have access to regional multi-modal transportation systems, including access for truck traffic and transit facilities. Residential is not appropriate in employment areas. Employment is appropriate adjacent to the Aviation Land Use area and within the Airport's 55 DNL areas or higher.

*Response: The Property falls within the EMP land use designation of the GACAP. The proposed office, flex-industrial buildings and surrounding adjacent uses have met the definition of EMP by providing for an 'array' of office and industrial uses that provide opportunities for business enterprises, as well as regional and local jobs. The proposed development plan is also an appropriate change from a building height and usage standpoint based on the Property's location off the north end of the Scottsdale Airport's runway and flight paths.*

## Employment Core

■ **Employment Cores** are primary employment centers for the city. These areas are predominately concentrated in the Greater Airpark Character Area, a mixed-use employment core with primary freeway access, as well as around other major employment campuses, such as the Mayo Clinic and General Dynamics. Employment Cores support a wide range of activities, such as aviation, light-industrial, and regional- and community-level employment uses. These areas consist of multi-functional buildings with an emphasis on technology and corporate character. Taller building heights are found within the core, and low-scale building heights are typically found within the transition areas adjacent to Rural and Suburban Character Types. The Greater Airpark Character Area Plan denotes appropriate locations for height and intensity in the Airpark area. (See also: Growth Areas Element).



## PCD Criteria

Section 5.2104 of the Zoning Ordinance states that before approval or modified approval of an application for a proposed P-C District, the Planning Commission and the 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.

*Response: The proposed development plan amendment is in substantial harmony with the General Plan's 'Employment: light industrial/office' land use designation. The proposal intends to place airpark type development within the Greater Airpark character area plan. The development plan amendment would be less intense and resolve a major drainage issue that has limited development on the Property since the construction of the drainage culverts under the freeway.*

- 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.

*Response: The street system in this area and street access to the Property has been established for over 20 years. Princess Drive provides direct access to the Loop 101 freeway. The properties access and share access points are off minor collector roads for safe and convenient access for the community.*

- C. The Planning Commission and City Council shall further 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.

*Response: There is no residential component to this proposal.*

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 as to create an industrial environment of sustained desirability and stability.

*Response: Although the request is to implement the existing industrial park zoning, the proposal reduces building height and provides for more uses allowed within the existing I-1 zoning district. The request seeks no amended development standards and effectively create an industrial environment of sustained desirability and stability. The site has been zoned industrial park district since the Perimeter Centers inception and the proposal will implement that land use.*

3. In the case of proposed commercial, educational, cultural, recreational and other nonresidential 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 areas.

*Response: The proposed development plan amendment seeks to develop in full conformance with the existing zoning. The proposal removes a previously approved development plan that sought 65-foot high office buildings adjacent to the freeway on the eastern end of the Property. The proposed development plan will be in harmony with the character of the surrounding areas*

### **Development Plan Proposal**

The requested development plan seeks to develop four (4) buildings on the approximately 16.5-acre site. The Property will be accessed off of an existing common driveway shared with the existing hotel off Princess Drive and off an internal street within the Perimeter Center, 85<sup>th</sup> Street. The development plan is designed to create internal loading bays that are oriented to face each of the buildings and not to the streets that flank the Property on the east (Loop 101 freeway ramp) and west (85<sup>th</sup> Street).

The buildings will adhere to the existing zoning, thereby reducing the overall building height currently approved for the Property (65 feet). The four (4) buildings will be approximately 40-42 feet in height, significantly lower than the 52 feet allowed in the industrial park zoning district. Most importantly, the development plan intends to provide a final drainage design to the significant drainage flows from the culverts constructed under the freeway that impact the Property directly. The developer will create a significant drainage design to account for the drainage flows and safely discharge the drainage into the Perimeter Centers drainage system.

### **Site Plan**

The site plan will create four (4) industrial/flex-space buildings consistent with the existing zoning. The buildings and their associated parking and loading areas are oriented so as to not impact the surrounding properties or existing access points. The site plan will conform to all of the existing I-1 development standards and effectively 'downzones' the Property from the existing development plan with building heights of 65 feet.

### **Economic Impact**

The development plan amendment implements a site plan that fulfills the employment land use designation of the GACAP. The proposal seeks to develop four (4) flexible industrial type buildings on property already zoned industrial. Furthermore, since the development of the Loop 101 freeway in this area, this particular Property has been encumbered with massive drainage flows from culverts that convey drainage from a significant area of north Scottsdale. The investment in this Property by the developer to handle this drainage at a significant cost demonstrates the commitment to positively impact the Perimeter Center's prominence in the greater airport area. The end result will be the development of industrial buildings at today's standards providing an economic boost to the City's economy.

### **Circulation**

There will be no change to the circulation network surrounding the Property. The site plan will continue to provide cross access from Princess Drive across from the hotel property and along the 85<sup>th</sup> Street frontage. No roadway improvements are required for this proposal.

### **Neighborhood Outreach**

We have submitted a comprehensive citizen participation plan as part of this submittal. Our initial open house was held on January 11, 2024 at the Perimeter Center's Hilton Garden Inn directly adjacent to the Property. During the meeting, the developers and representative were present for the attendees to discuss the proposal. There was one (1) attendee at the open house. The one attendees is a tenant in another Perimeter Center property that walks by the site during her lunch hour. She was explained the development proposal and had no concerns with the development plan amendment. We will continue to update the citizen outreach as the case evolves through the City's submittal and review process.

### **Summary & Conclusion**

As discussed throughout this narrative, the proposed development plan amendment seeks to develop the Property under the standard I-1 zoning district regulations and downzone the previous development plan from the greater heights approved in case 2-ZN-2010. The Perimeter Center continues to adapt and provide for first-class employment opportunities for Scottsdale. This development plan amendment request meets the intent and goals of the General Plan, provides for a significant drainage solution and create four (4) flex-type industrial buildings with no net affect to any services, infrastructure or traffic. The proposal will implement existing zoning development standards and remove the greater heights afforded in the previous zoning case.





# GENERAL DRAWING NOTES

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- A. REFER TO THE A0.X SERIES DRAWINGS FOR ARCHITECTURAL GENERAL NOTES, DRAWING, REFERENCE AND MATERIAL SYMBOLS AS WELL AS ABBREVIATIONS USED ON THIS DRAWING.
- B. FOR BASIC LIFE SAFETY AND CODE INFORMATION APPLYING TO THIS PROJECT, REFER TO G.X SERIES LOCATED PER THE PROJECT SHEET INDEX.
- C. REFER TO A2.X.X SERIES FOR ARCHITECTURAL FLOOR PLANS, ROOF PLANS, & TILT WALL COORDINATION INFORMATION
- D. REFER TO AND COORDINATE WITH CIVIL, LANDSCAPE, STRUCTURAL, MECHANICAL, AND ELECTRICAL DRAWINGS FOR ADDITIONAL SITE INFORMATION NOT SHOWN ON THIS DRAWING.
- E. SITE SCREEN WALLS A MAXIMUM 8'-0" ABOVE THE HIGHEST FINISHED GRADE OF THE PARKING AREA OR STREET CURB, WHICHEVER IS HIGHER
- F. REFER TO AND COORDINATE WITH CIVIL DRAWINGS FOR ALL FINISH GRADES.
- G. REFER TO M4.X.X SERIES DRAWINGS FOR ENLARGED EXTERIOR ELEVATIONS, BUILDING SECTIONS, TILT WALL ELEVATIONS, & WALL SECTIONS



# THE LOOP PRINCESS DRIVE + LOOP 101 FREEWAY

## PRELIMINARY LANDSCAPE PLAN

17791 N. 85TH ST. | SCOTTSDALE | AZ | 85255

### SCOTTSDALE GENERAL NOTES

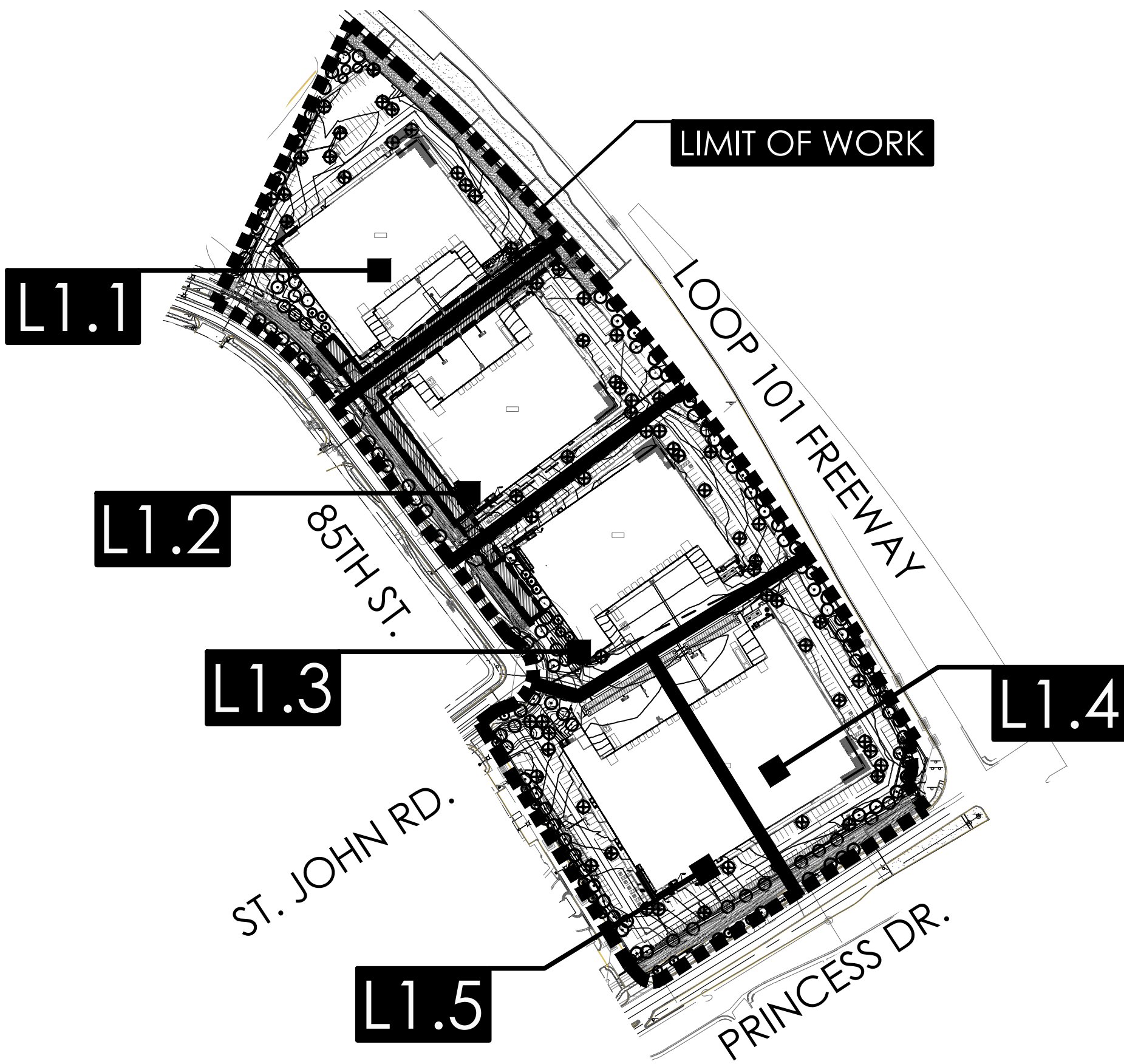
- NO TREES OR SHRUBS SHALL BE PLANTED WITHIN A 5 FT. RADIUS AROUND FIRE HYDRANTS.
- AREAS OF DECOMPOSED GRANITE WITHOUT PLANT MATERIALS / GROUNDCOVERS SHALL NOT EXCEED DIMENSIONS OF MORE THAN 7 FEET IN ANY ONE DIRECTION, MEASURED BETWEEN (MATURE) PLANT CANOPIES AND/OR COVERAGE.
- A SINGLE TRUNK TREE'S CALIPER SIZE THAT IS EQUAL TO OR LESS THAN 4 INCHES, SHALL BE DETERMINED BY USING THE SMALLEST DIAMETER OF THE TRUNK 6 INCHES ABOVE FINISHED GRADE ADJACENT TO THE TRUNK. A TREE'S CALIPERS SIZE, FOR SINGLE TRUNK TREES THAT ARE TO HAVE A DIAMETER GREATER THAN 4 INCHES, SHALL BE DETERMINED BY UTILIZING THE SMALLEST DIAMETER OF THE TRUNK 12 INCHES ABOVE FINISHED GRADE ADJACENT TO THE TRUNK. A MULTIPLE TRUNK TREE'S CALIPER SIZE IS MEASURED AT 6 INCHES ABOVE WHERE THE TRUNK SPLITS ORIGINATE, OR 6 INCHES ABOVE FINISHED GRADE IF TRUNKS ORIGINATE FROM THE GROUND.
- AREA WITHIN THE SIGHT DISTANCE TRIANGLES IS TO BE CLEAR OF LANDSCAPING, SIGNS, OR OTHER VISIBLE OBSTRUCTIONS WITH A HEIGHT GREATER THAT 1.5 FEET. TREES WITHIN THE SIGHT TRIANGLE SHALL HAVE A SINGLE TRUNK AND A CANOPY THAT BEGINS AT 8 FEET IN HEIGHT UPON INSTALLATION. ALL HEIGHTS ARE MEASURED FROM THE NEAREST STREET LINE ELEVATION.
- RETENTION / DETENTION BASINS SHALL BE CONSTRUCTED SOLELY FROM THE APPROVED CIVIL PLANS. ANY ALTERATION OF THE APPROVED DESIGN (ADDITIONAL FILL, BOULDERS ETC.) SHALL REQUIRE ADDITIONAL FINAL PLANS STAFF REVIEW AND APPROVAL.
- ALL RIGHTS-OF-WAY ADJACENT TO THIS PROPERTY SHALL BE LANDSCAPED AND MAINTAINED BY THE PROPERTY OWNER.
- PRIOR TO THE ESTABLISHMENT OF WATER SERVICE, NON-RESIDENTIAL PROJECTS WITH AN ESTIMATED ANNUAL WATER DEMAND OF TEN (10) ACRE FEET OR MORE, SHALL SUBMIT A CONSERVATION PLAN IN CONFORMANCE WITH SECTIONS 49-245 THROUGH 49-248 OF THE CITY CODE TO THE WATER CONSERVATION OFFICE.
- TURF SHALL BE LIMITED TO A MAXIMUM AREA SPECIFIED IN SECTIONS 49-425 THROUGH 49-248 OF THE CITY CODE AND SHALL BE SHOWN ON LANDSCAPE PLANS SUBMITTED AT THE TIME OF FINAL PLANS.
- NO LIGHTING IS APPROVED WITH THE SUBMITTAL.
- THE LANDSCAPE SPECIFICATION SECTION(S) OF THESE PLANS HAVE NOT BEEN REVIEWED AND SHALL NOT BE A PART OF THE CITY OF SCOTTSDALE'S APPROVAL.
- ALL SIGNS REQUIRE SEPARATE PERMITS AND APPROVALS.
- NEW LANDSCAPING, INCLUDING SALVAGED PLANT MATERIAL, AND LANDSCAPING INDICATED TO REMAIN, WHICH IS DESTROYED, DAMAGED, OR EXPIRES DURING CONSTRUCTION SHALL BE REPLACE WITH LIKE KIND AND QUANTITY PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY / LETTER OF ACCEPTANCE TO THE SATISFACTION OF THE INSPECTION SERVICES STAFF.

### PLANTING NOTES

- ALL PLANTING AREAS ARE TO HAVE DECOMPOSED GRANITE, COLOR AND SIZE AS SPECIFIED, 2" MIN DEPTH TYP.
- NO PLANT SUBSTITUTIONS ALLOWED UNLESS APPROVED IN WRITING BY LANDSCAPE ARCHITECT AND THE CITY OF SCOTTSDALE.
- ALL PLANT MATERIAL MUST MEET ANA SPECIFICATIONS.
- ALL PLANT MATERIAL THAT IS NOT LABELED "TO REMAIN" ARE TO BE RELOCATED PER PLANTING PLANS.
- ALL AREAS DISTURBED DURING CONSTRUCTION ARE TO BE FINE GRADED AND TREATED TO BLEND EVENLY WITH ALL NEWLY CONSTRUCTED AREAS.
- LANDSCAPE ARCHITECT, OWNERS REPRESENTATIVE, AND THE CITY OF SCOTTSDALE RESERVES THE RIGHT TO REJECT ANY PLANT MATERIAL THAT IS DETERMINED TO NOT SATISFY THE DESIGN INTENT OF THE LANDSCAPE PLAN BASED ON SIZE, SHAPE, APPEARANCE, HEALTH, OR IMPROPER CARE.
- ALL DOWNSPOUTS / SCUPPERS ARE TO HAVE 3'x3', 3" - 6" NATIVE STONE MATERIAL INSTALLED TO PREVENT EROSION WHERE REQUIRED.
- ALL BERM CONTOUR INTERVALS ARE AT 1'-0", SLOPES NOT TO EXCEED 4:1.
- PLANTS TO BE LOCATED AWAY FROM OBSTACLES SUCH AS FIRE HYDRANTS, TRANSFORMERS, POWER POLES, AND LIGHT FIXTURES AS NECESSARY. DO NOT INSTALL PLANT MATERIAL IN ANY AREA WHICH WILL CAUSE HARM TO ADJACENT IMPROVEMENTS.
- PLANT TREES, SHRUBS, AND CACTI PLUMB, AND FACED TO GIVE THE BEST APPEARANCE OR RELATIONSHIP TO ADJACENT PLANTS OR VIEWS.
- LANDSCAPE CONTRACTOR TO PERFORM A SOILS TEST PRIOR TO LANDSCAPE CONSTRUCTION TO DETERMINE ANY NUTRIENT DEFICIENCIES. IF ANY DEFICIENCIES EXIST, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO AMEND THE SOIL ACCORDINGLY.

### IRRIGATION NOTES

- ALL LANDSCAPE AREAS ARE TO BE WATERED WITH A FULLY AUTOMATIC IRRIGATION SYSTEM.
- IRRIGATION SYSTEM SHALL UTILIZE THE EXISTING IRRIGATION METER LOCATED AT SCOTTSDALE ROAD. REPAIR / REPLACE BACKFLOW DEVICE AS REQUIRED TO BRING UP TO CURRENT CITY OF SCOTTSDALE CODE REQUIREMENTS.
- ALL EXISTING IRRIGATION EQUIPMENT SHALL BE REPLACED WITH NEW HIGH EFFICIENCY COMPONENTS PER CITY STANDARDS.



### OVERALL SITE PLAN

NOT TO SCALE

### DESIGN STANDARDS

- FINAL TREE LOCATIONS, AS APPLICABLE, SHALL BE LOCATED SO AS TO NOT BE IN CONFLICT WITH BUILDING OR POLE MOUNTED SITE LIGHTING.
- FINAL PLANT LOCATIONS SHALL BE LOCATED SO AS TO NOT BE IN CONFLICT WITH PEDESTRIAN WALKWAYS, PATHWAYS AND PARKING AREAS UPON MATURE SIZE.
- ANY PLANTS THAT MAY HAVE THORNS OR MILKY SAP ARE TO BE APPROPRIATELY LOCATED AWAY FROM PEDESTRIAN WALKWAYS. THORNY PLANTS = 4' / MILKY SAP = 3'.
- FINAL PLANS SHALL INCLUDE THE LOCATIONS FOR EXTERIOR LIGHT FIXTURES, FIRE HYDRANTS AND TRANSFORMERS. ADJUST PLANTING AND HARDSCAPE AS REQUIRED TO AVOID CONFLICTS.

### HARDSCAPE GENERAL NOTES

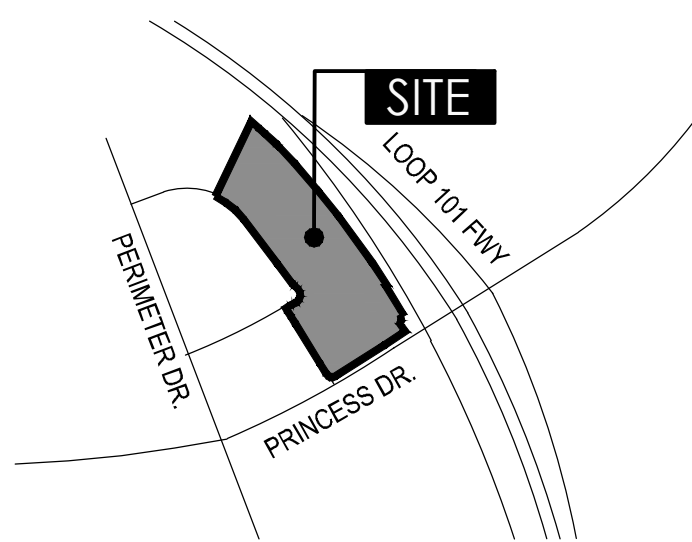
- CURVILINEAR FLATWORK TO BE SMOOTH, EVEN RADIUS, AND DEVOID OF POINTS AND FLAT SPOTS. CONCRETE SHALL BE REMOVED AND REPLACED AT CONTRACTORS EXPENSE IF NOT INSTALLED PER PLAN.
- FORM WORK SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE PRIOR TO POURING CONCRETE.
- WALKS SHALL HAVE A LIGHT BROOM FINISH UNLESS SHOWN OR NOTED OTHERWISE.
- WALKS SHALL BE MIN. 5'-0" WIDE (MIN.) WITH SCORE JOINTS AT 5'-0" O.C. AND EXPANSION JOINTS AT 18'-0" O.C. UNLESS SHOWN OR NOTED OTHERWISE.
- WALKS LOCATED AT BACK OF CURB SHALL BE AS SHOWN ON PLANS.

### A.D.A./FAIR HOUSING REQUIREMENTS

- THE SIDEWALK / HARDSCAPE CONTRACTOR IS RESPONSIBLE FOR CONSTRUCTION SIDEWALKS TO MEET ALL STATE AND FEDERAL REQ. INCLUDING BUT NOT LIMITED TO THE AMERICANS WITH DISABILITIES ACT AND THE FAIR HOUSING GUIDELINES.
- THE SIDEWALK HARDSCAPE CONTRACTOR SHALL COORDINATE ALL SIDEWALK CONSTRUCTION WITH THE CIVIL ENGINEER'S SITE ACCESSIBILITY PLAN. SHOULD A DISCREPANCY EXIST BETWEEN THE PLANS, THE CONTRACTOR SHALL NOTIFY THIS OFFICE IMMEDIATELY.
- FINISH FLOOR ELEVATIONS, SIDEWALK ELEVATIONS, DRAINAGE BASINS, TOP OF FOOTING ELEVATIONS AND ACCESSIBILITY INFORMATION HAS BEEN PROVIDED BY OTHERS. LANDSCAPE ARCHITECTS RESPONSIBILITY IS LIMITED TO THE HORIZONTAL CONTROL OF HARDSCAPE RELATED ELEMENTS ONLY (WHERE SHOWN ON PLANS). ALL VERTICAL CONTROL ASSOCIATED WITH THIS PROJECT IS RESPONSIBILITY OF THE CIVIL ENGINEER AS IT DIRECTLY RELATES TO THE DRAINAGE OF THE PROJECT.

### VICINITY MAP

NOT TO SCALE



### ZONING: I-1

### PROJECT TEAM

#### OWNER / DEVELOPER:

CREATION EQUITY  
1200 NORTH 52ND ST.  
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CONTACT: JAGGER EVERETT  
jaggere@creationequity.com

#### ARCHITECT:

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PH: (480) 966-4001  
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carloase@lgedesignbuild.com

#### LANDSCAPE ARCHITECT:

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7234 EAST SHOEMAN LN.  
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jyoung@youngdg.com

#### CIVIL ENGINEER:

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10446 N. 74TH STREET  
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PH: (480) 991-3985  
CONTACT: LARRY TALBOT  
ltalbot@hunterengineeringpcc.com

### SITE DATA

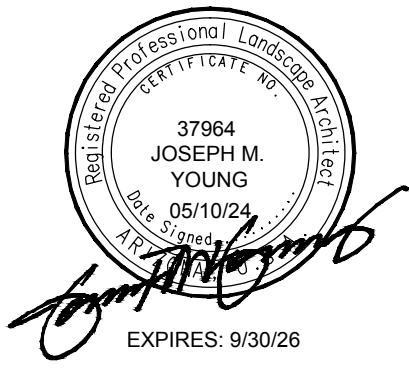
NET SITE AREA	(+/-) 121,713 S.F. (+/-) 2.86 AC
ON-SITE LS AREA (ENTIRE SITE)	(+/-) 132,564 S.F.
R.O.W. LS AREA	(+/-) 10,851 S.F. (+/-) .13 AC
TOTAL BUILDING AREA	(+/-) 267,640 S.F.
SITE AREA	(+/-) 726,037 S.F.
LOT COVERAGE	(+/-) 36.9% S.F.
PARKING AREA	(+/-) 135,356 S.F.
PARKING AREA LS	(+/-) 20,490 S.F.

### SHEET INDEX

1	L0.1	COVER SHEET + NOTES
2-6	L1.1 - L1.5	PRELIMINARY LANDSCAPE PLAN
7	L1.7	85TH STREET LANDSCAPE CROSS SECTIONS AT BOX CULVERT
8	HS0.1	HARDSCAPE NOTES / COLOR + MATERIALS SCHEDULE
9	HS0.2	PARKING SCREEN WALL DETAIL / SITE AMENITIES
10-14	HS1.1 - HS1.5	PRELIMINARY HARDSCAPE PLAN

### PRELIMINARY APPROVAL:

young | design | group  
Landscape Architecture  
+ Land Planning  
7234 east shoeman lane  
suite 8  
scottsdale, arizona 85251  
tel. 480.257.3312



LGE | DESIGNBUILD

THE LOOP

PRELIMINARY LANDSCAP PLAN

17791 N. 85TH ST. | SCOTTSDALE | AZ | 85255

DATE:	05/10/24
JOB NO:	2410
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REVISIONS:	DATE:
SUBMITTED FOR:	

PRELIMINARY  
LANDSCAPE  
PLAN

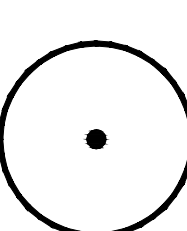


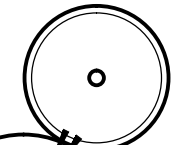
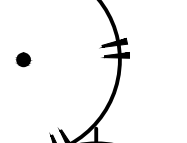
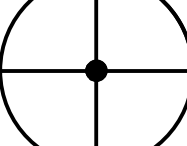


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L0.1

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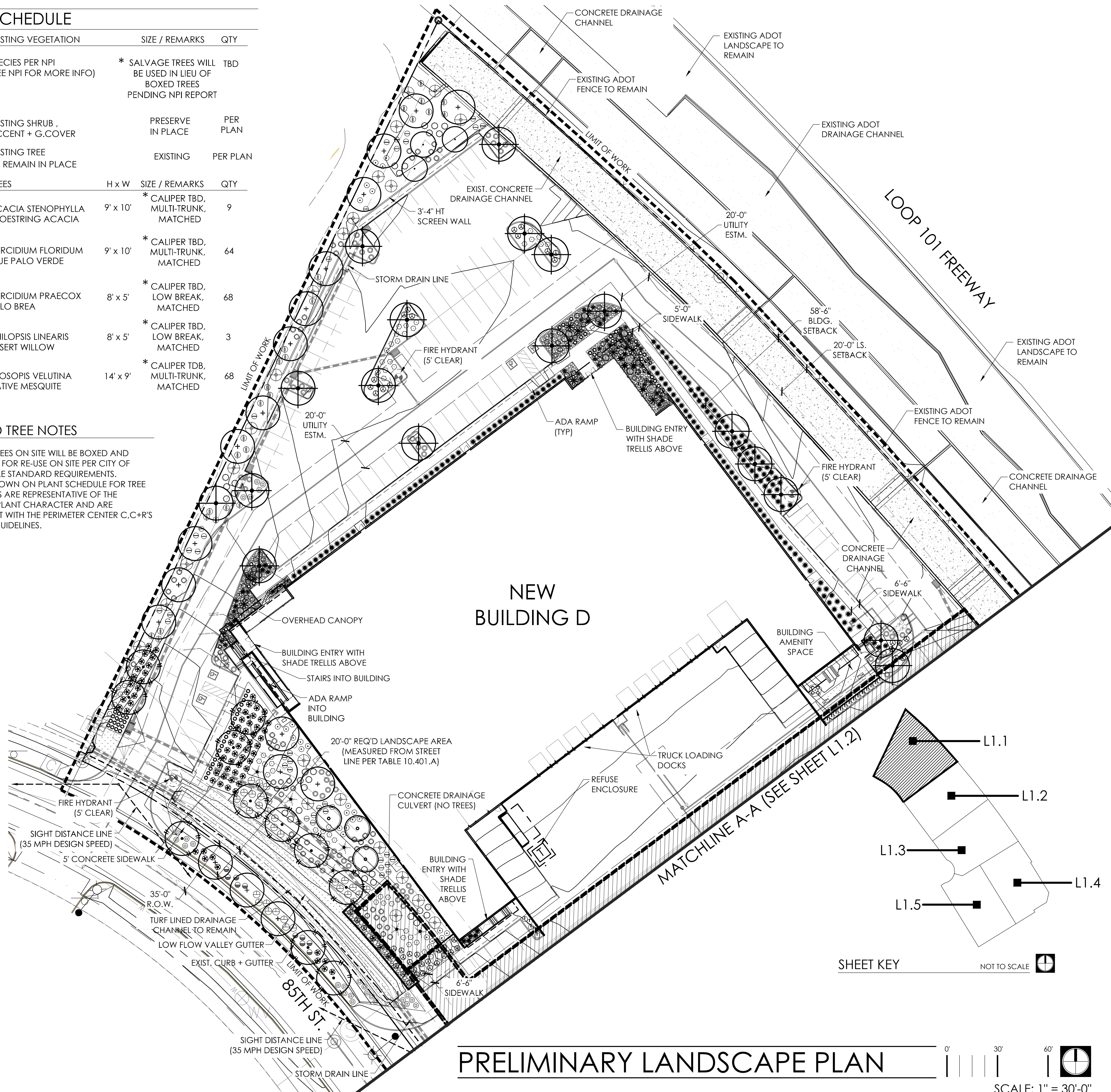


## PLANT SCHEDULE





EXISTING VEGETATION		SIZE / REMARKS	QTY
	SPECIES PER NPI (SEE NPI FOR MORE INFO)	* SALVAGE TREES WILL BE USED IN LIEU OF BOXED TREES PENDING NPI REPORT	TBD
	EXISTING SHRUB , ACCENT + G.COVER	PRESERVE IN PLACE	PER PLAN
	EXISTING TREE TO REMAIN IN PLACE	EXISTING	PER PLAN
TREES	H x W	SIZE / REMARKS	QTY
	9' x 10'	* CALIPER TBD, MULTI-TRUNK, MATCHED	9
	9' x 10'	* CALIPER TBD, MULTI-TRUNK, MATCHED	64
	8' x 5'	* CALIPER TBD, LOW BREAK, MATCHED	68
	8' x 5'	* CALIPER TBD, LOW BREAK, MATCHED	3
	14' x 9'	* CALIPER TBD, MULTI-TRUNK, MATCHED	68

## SALVAGED TREE NOTES

1. EXISTING TREES ON SITE WILL BE BOXED AND SALVAGED FOR RE-USE ON SITE PER CITY OF SCOTSDALE STANDARD REQUIREMENTS.
2. SPECIES SHOWN ON PLANT SCHEDULE FOR TREE SELECTIONS ARE REPRESENTATIVE OF THE INTENDED PLANT CHARACTER AND ARE CONSISTENT WITH THE PERIMETER CENTER C,C+R'S / DESIGN GUIDELINES.



## PLANT SCHEDULE

SHRUBS			
	CALLIANDRA ERIOPHYLLA PINK FAIRY DUSTER	5 GAL	205
	ENCELIA FARINOSA BRITTLE BUSH	5 GAL	188
	ERYTHROSTEMON MEXICANUS YELLOW BIRD OF PARADISE	5 GAL	7
	JUSTICIA CALIFORNICA CHUPAROSA	5 GAL	322
	LARREA TRIDENTATA CREOSOTE	5 GAL	102
	LEUCOPHYLLUM LAEVIGATUM CHIHUAHUA SAGE	5 GAL	239
	LEUCOPHYLLUM LANGMANIAE 'RIO BRAVO' SAGE	5 GAL	401
	LEUCOPHYLLUM ZYGOPHYLLUM BLUE RANGER	5 GAL	138
	RUELLIA PENINSULARIS DESERT RUELLIA	5 GAL	13
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	AGAVE PARRYI 'PARRY ESTRELLA' PARRY AGAVE	5 GAL	20
	ALOE BARBADENSIS MEDICINAL ALOE	5 GAL	81
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	ECHINOCACTUS GRUSONII GOLDEN BARREL	12" DIA	134
	EUPHORBIA ANTISYPHILITICA CANDELILLA	5 GAL	79
	FOUQUIERIA SPLENDENS OCOTILLO	6' HT (8-10 CANES	18
	HESPERALOE FUNIFERA GIANT HESPERALOE	5 GAL	95
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	LOPHOCEREUS SCHOTTII TOTEM POLE CACTUS	5 GAL	31
	MUHLENBERGIA CAPILLARIS PURPLE MUHLY	5 GAL	68
	MUHLENBERGIA RIGENS DEER GRASS	5 GAL	371
	PEDILANTHUS MACROCARPUS LADY'S SLIPPER	15 GAL	37
	PORTULACARA AFRA 'MINIMA' DWARF ELEPHANT FOOD	15 GAL	47
	TRADESCANTIA PALLIDA PURPLE HEART	5 GAL	97
GROUNDCOVER			
	EREMOPHILA GLABRA 'M. GOLD' OUTBACK SUNRISE EMU	1 GAL	211
	FICUS PUMILA CLIMBING FIG	1 GAL	11
	LANTANA 'DALLAS RED' DALLAS RED LANTANA	1 GAL	31
	LANTANA 'NEW GOLD' NEW GOLD LANTANA	1 GAL	152
	PARTHENOCISSUS SP. 'HACIENDA CREEPER' HACIENDA CREEPER	1 GAL	43
	EXISTING LAWN HYBRID BERMUDA	EXISTING	PER PLAN
INERT MATERIALS			QTY
D.G.	DECOMPOSED GRANITE 'APACHE BROWN' (ROCK PROS USA)	1/2" SCREENED, 2" DEPTH MIN.	ALL L/S AREAS
	GRANITE BOULDERS SURFACE SELECT	SIZE PER PLAN	1 / 10 / 12
	3" MINUS 'NATURAL' 'APACHE BROWN' (ROCK PROS USA)	1/2" SCREENED, 2" DEPTH MIN. / MED. DENSITY	PER PLAN



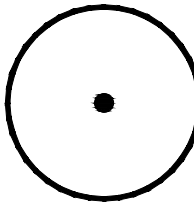


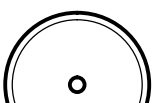
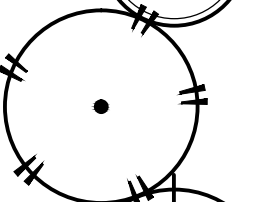
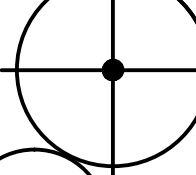
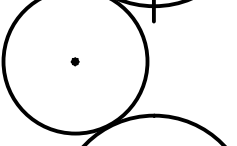
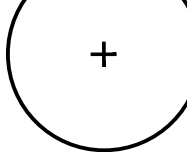
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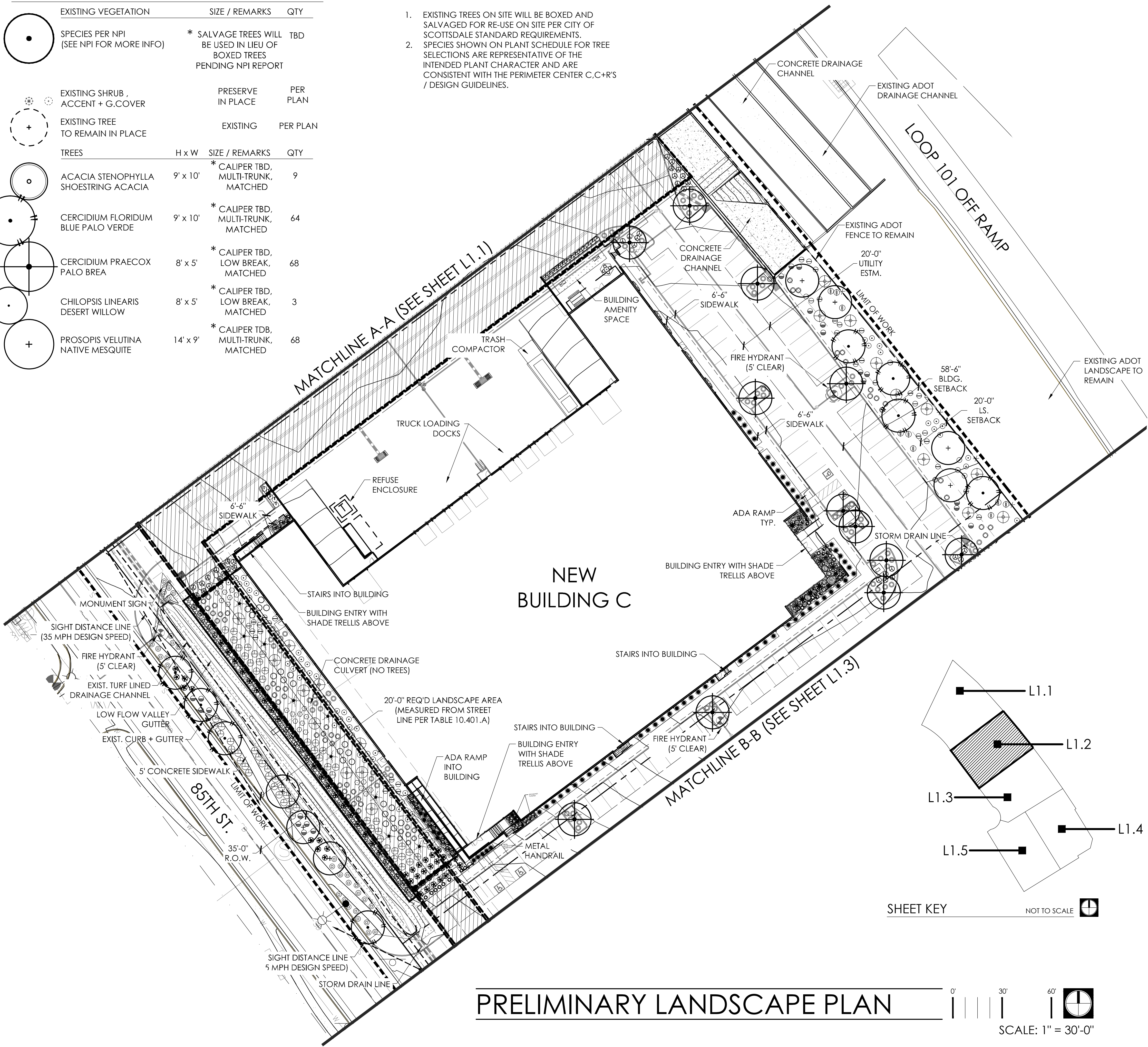
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PLANT SCHEDULE

	EXISTING VEGETATION	SIZE / REMARKS	QTY	
	SPECIES PER NPI (SEE NPI FOR MORE INFO)	* SALVAGE TREES WILL BE USED IN LIEU OF BOXED TREES PENDING NPI REPORT	TBD	
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	CERCIDIUM PRAECOX PALO BREA	8' x 5'	* CALIPER TBD, LOW BREAK, MATCHED	68
	CHILOPSIS LINEARIS DESERT WILLOW	8' x 5'	* CALIPER TBD, LOW BREAK, MATCHED	3
	PROSOPIS VELUTINA NATIVE MESQUITE	14' x 9'	* CALIPER TBD, MULTI-TRUNK, MATCHED	68

SALVAGED TREE NOTES


































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PRELIMINARY LANDSCAPE PLAN



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SHEET KEY NOT TO SCALE



LGE DESIGNBUILD

THE LOOP  
PRELIMINARY LANDSCAPE PLAN  
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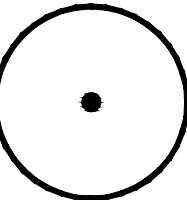




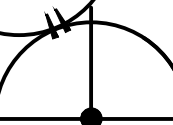


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L1.2  
3 OF 14



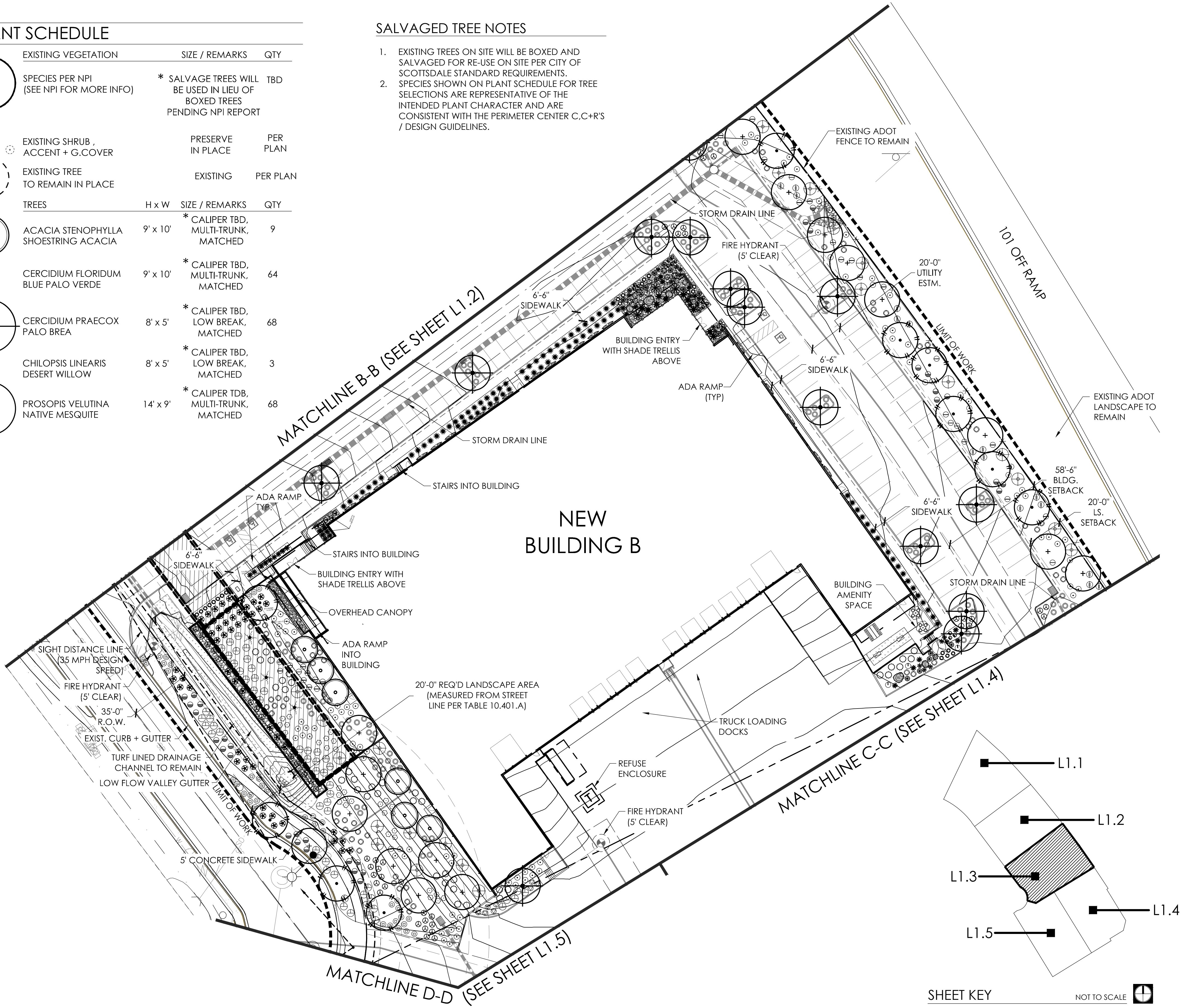
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
























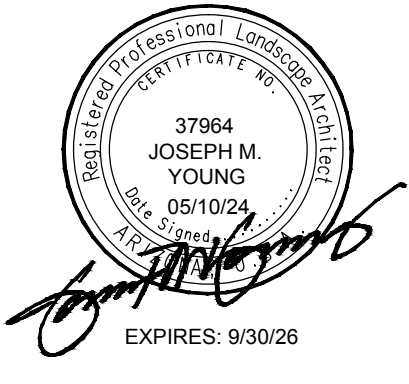
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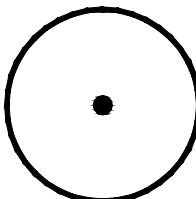
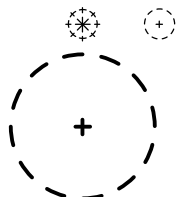
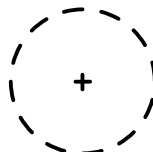
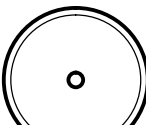
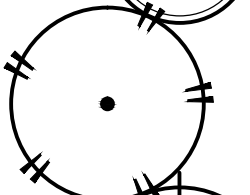
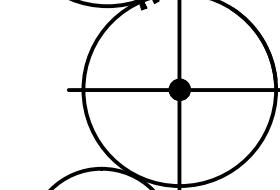
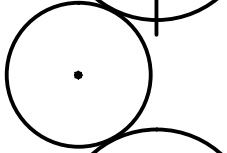
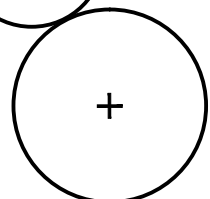
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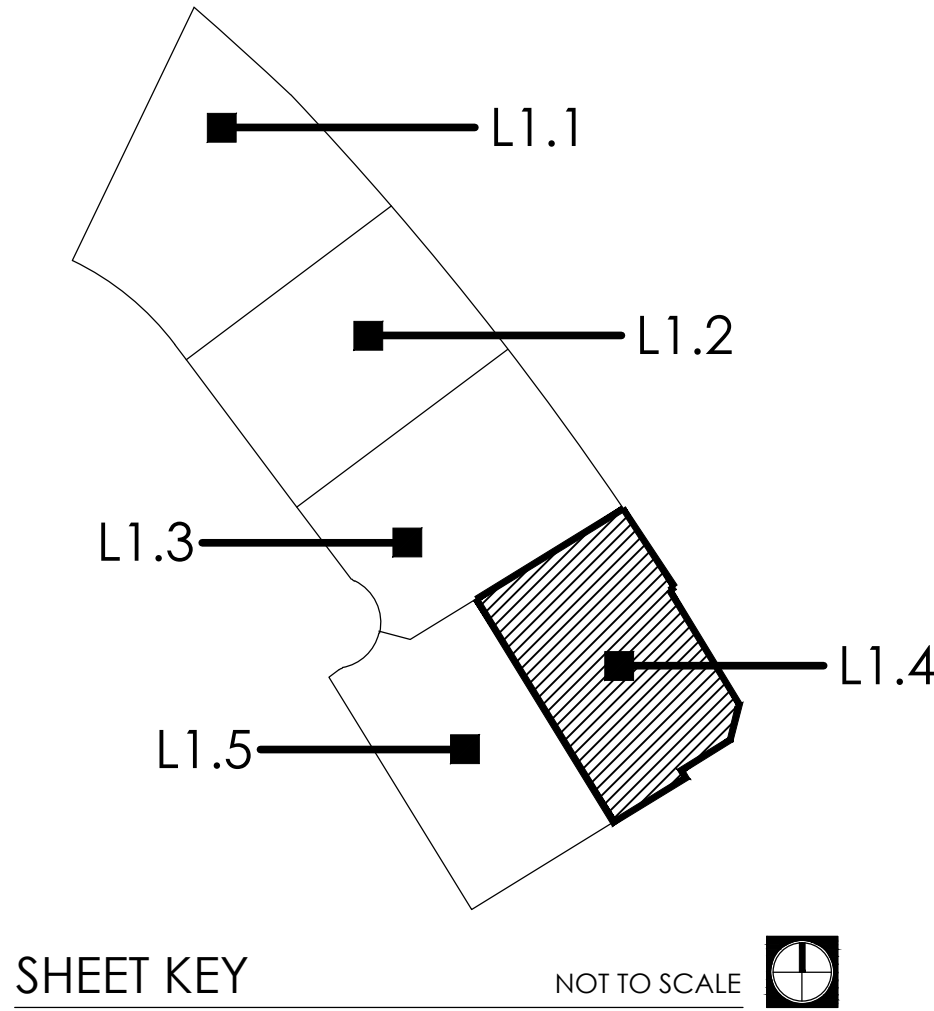
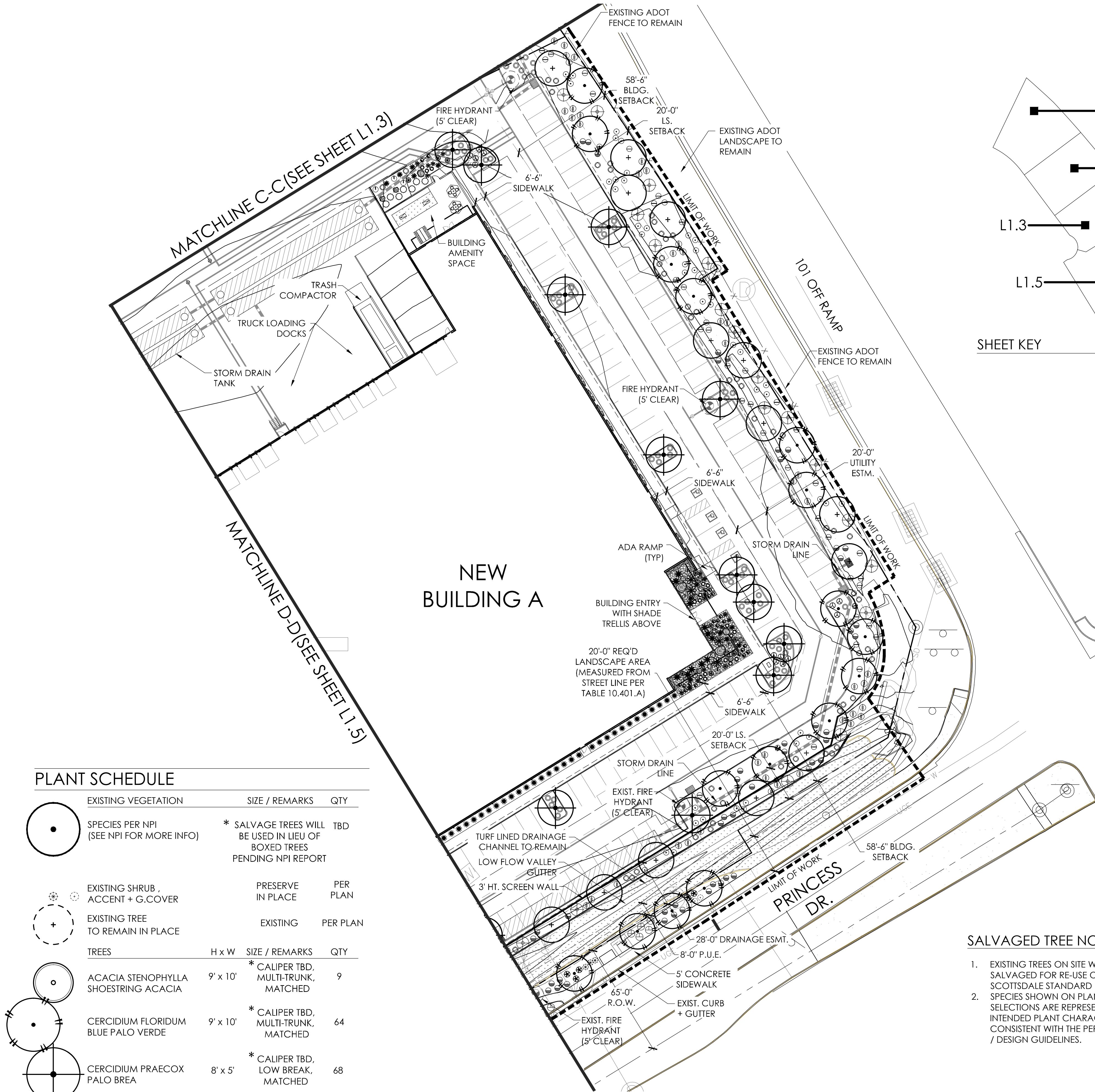
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4 OF 14

TRACKING NUMBERS: PROJECT NO. 308-PA-2023





































PLANT SCHEDULE				
	EXISTING VEGETATION	SIZE / REMARKS	QTY	
	SPECIES PER NPI (SEE NPI FOR MORE INFO)	* SALVAGE TREES WILL BE USED IN LIEU OF BOXED TREES PENDING NPI REPORT	TBD	
	EXISTING SHRUB , ACCENT + G.COVER	PRESERVE IN PLACE	PER PLAN	
	EXISTING TREE TO REMAIN IN PLACE	EXISTING	PER PLAN	
	TREES	H x W	SIZE / REMARKS	QTY
	ACACIA STENOPHYLLA SHOESTRING ACACIA	9' x 10'	* CALIPER TBD, MULTI-TRUNK, MATCHED	9
	CERCIDIUM FLORIDUM BLUE PALO VERDE	9' x 10'	* CALIPER TBD, MULTI-TRUNK, MATCHED	64
	CERCIDIUM PRAECOX PALO BREA	8' x 5'	* CALIPER TBD, LOW BREAK, MATCHED	68
	CHILOPSIS LINEARIS DESERT WILLOW	8' x 5'	* CALIPER TBD, LOW BREAK, MATCHED	3
	PROSOPIS VELUTINA NATIVE MESQUITE	14' x 9'	* CALIPER TBD, MULTI-TRUNK, MATCHED	68



SHEET KEY NOT TO SCALE

- SALVAGED TREE NOTES
- EXISTING TREES ON SITE WILL BE BOXED AND SALVAGED FOR RE-USE ON SITE PER CITY OF SCOTTSDALE STANDARD REQUIREMENTS.
  - SPECIES SHOWN ON PLANT SCHEDULE FOR TREE SELECTIONS ARE REPRESENTATIVE OF THE INTENDED PLANT CHARACTER AND ARE CONSISTENT WITH THE PERIMETER CENTER C,C+R'S / DESIGN GUIDELINES.

PLANT SCHEDULE			
SHRUBS			
	CALLIANDRA ERIOPHYLLA PINK FAIRY DUSTER	5 GAL	205
	ENCELIA FARINOSA BRITTLE BUSH	5 GAL	188
	ERYTHROSTEMON MEXICANUS YELLOW BIRD OF PARADISE	5 GAL	7
	JUSTICIA CALIFORNICA CHUPAROSA	5 GAL	322
	LARREA TRIDENTATA CREOSOTE	5 GAL	102
	LEUCOPHYLLUM LAEVIGATUM CHIHUAHUA SAGE	5 GAL	239
	LEUCOPHYLLUM LANGMANIAE 'RIO BRAVO' SAGE	5 GAL	401
	LEUCOPHYLLUM ZYGOPHYLLUM BLUE RANGER	5 GAL	138
	RUELLIA PENINSULARIS DESERT RUELLIA	5 GAL	13
	SIMMONDSIA CHINENSIS JOJOBA	5 GAL	108
ACCENTS / VINES			
	AGAVE PARRYI 'PARRYI ESTRELLA' PARRY AGAVE	5 GAL	20
	ALOE BARBADENSIS MEDICINAL ALOE	5 GAL	81
	CARNEGEIA GIGANTEA SAGUARO	8' / 10' / 12' EQUAL MIX	4
	DASYLIRION WHEELERI DESERT SPOON	5 GAL	188
	ECHINOCACTUS GRUSONII GOLDEN BARREL	12" DIA	134
	EUPHORBIA ANTISYPHILITICA CANDELILLA	5 GAL	79
	FOUQUIERA SPLENDENS OCOTILLO	6' HT (8-10 CANES	18
	HESPERALOE FUNIFERA GIANT HESPERALOE	5 GAL	95
	HESPERALOE PARVIFLORA RED YUCCA	5 GAL	172
	LOPHOCEREUS SCHOTTII TOTEM POLE CACTUS	5 GAL	31
	MUHLENBERGIA CAPILLARIS PURPLE MUHLY	5 GAL	68
	MUHLENBERGIA RIGENS DEER GRASS	5 GAL	371
	PEDILANTHUS MACROCARPUS LADY'S SLIPPER	15 GAL	37
	PORTULACARA AFRA 'MINIMA' DWARF ELEPHANT FOOD	15 GAL	47
	TRADESCANTIA PALLIDA PURPLE HEART	5 GAL	97
GROUND COVER			
	EREMOPHILA GLABRA 'M. GOLD' OUTBACK SUNRISE EMU	1 GAL	211
	FICUS PUMILA CLIMBING FIG	1 GAL	11
	LANTANA 'DALLAS RED' DALLAS RED LANTANA	1 GAL	31
	LANTANA 'NEW GOLD' NEW GOLD LANTANA	1 GAL	152
	PARTHENOCISSUS SP. 'HACIENDA CREEPER' HACIENDA CREEPER	1 GAL	43
	EXISTING LAWN	EXISTING	PER PLAN
	HYBRID BERMUDA		
INERT MATERIALS			
		QTY	
D.G.	DECOMPOSED GRANITE 'APACHE BROWN' (ROCK PROS USA)	1/2" SCREENED, 2" DEPTH MIN.	ALL L/S AREAS
	GRANITE BOULDERS 'SURFACE SELECT'	SIZE PER PLAN	1 / 10 / 12
	3" MINUS 'NATURAL' 'APACHE BROWN' (ROCK PROS USA)	1/2" SCREENED, 2" DEPTH MIN. / MED. DENSITY	PER PLAN

PRELIMINARY LANDSCAPE PLAN 0' 30' 60' SCALE: 1" = 30'-0"



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THE LOOP  
PRELIMINARY LANDSCAPE PLAN  
17791 N. 85TH ST. | SCOTTSDALE | AZ | 85255

DATE:	05/10/24
JOB NO:	2410
DRAWN BY:	YDG/KLH
CHECKED BY:	JMY
REVISIONS:	DATE:
SUBMITTED FOR:	

PRELIMINARY  
LANDSCAPE  
PLAN

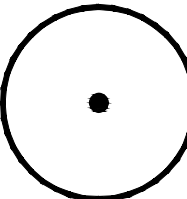


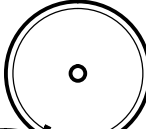
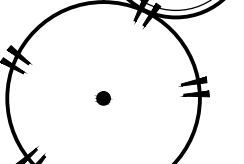
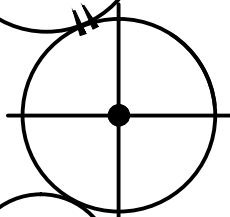
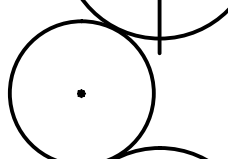
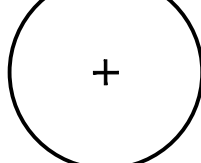
SHEET NO.  
L1.4  
5 OF 14

































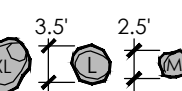

SALVAGED TREE NOTES

- EXISTING TREES ON SITE WILL BE BOXED AND SALVAGED FOR RE-USE ON SITE PER CITY OF SCOTTSDALE STANDARD REQUIREMENTS.
- SPECIES SHOWN ON PLANT SCHEDULE FOR TREE SELECTIONS ARE REPRESENTATIVE OF THE INTENDED PLANT CHARACTER AND ARE CONSISTENT WITH THE PERIMETER CENTER C,C+R'S / DESIGN GUIDELINES.

PLANT SCHEDULE

EXISTING VEGETATION		SIZE / REMARKS	QTY	
	SPECIES PER NPI (SEE NPI FOR MORE INFO)	* SALVAGE TREES WILL BE USED IN LIEU OF BOXED TREES PENDING NPI REPORT	TBD	
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	EXISTING TREE TO REMAIN IN PLACE	EXISTING	PER PLAN	
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PLANT SCHEDULE

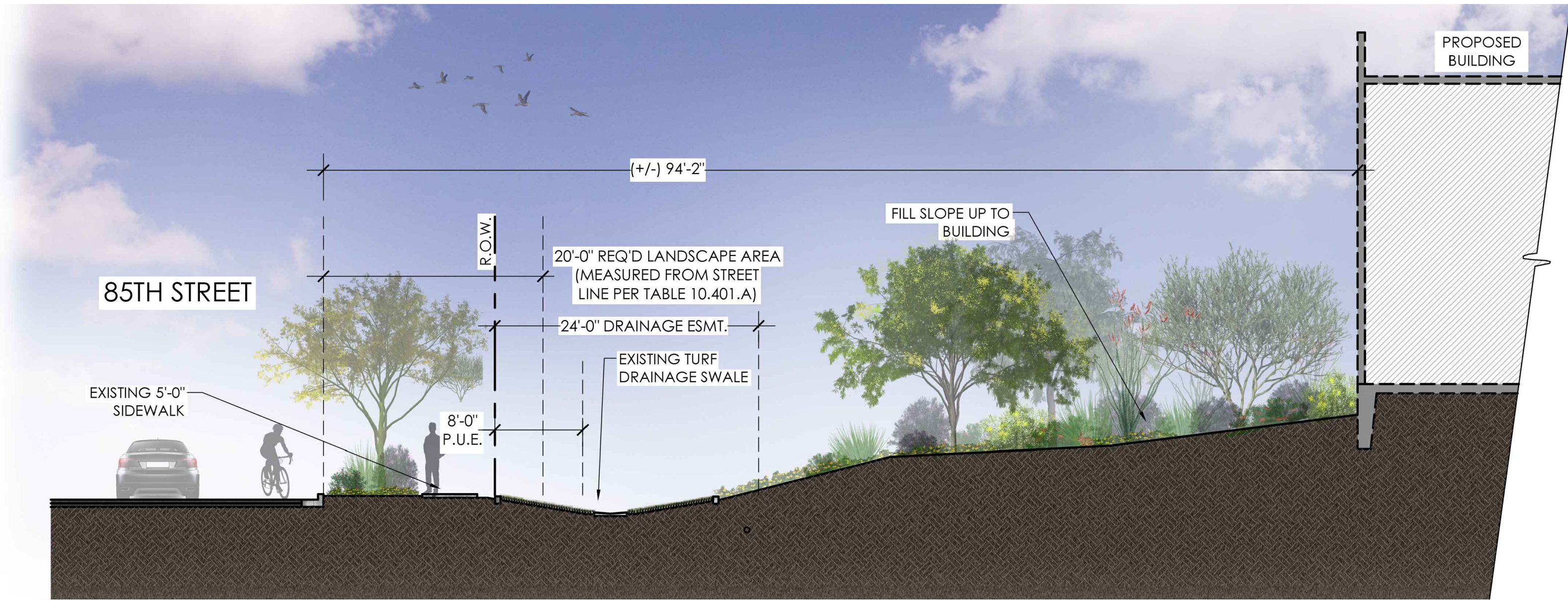
SHRUBS		
	CALLIANDRA ERIOPHYLLA PINK FAIRY DUSTER	5 GAL 205
	ENCELIA FARINOSA BRITTLE BUSH	5 GAL 188
	ERYTHROSTEMON MEXICANUS YELLOW BIRD OF PARADISE	5 GAL 7
	JUSTICIA CALIFORNICA CHUPAROSA	5 GAL 322
	LARREA TRIDENTATA CREOSOTE	5 GAL 102
	LEUCOPHYLLUM LAEVIGATUM CHIHUAHUA SAGE	5 GAL 239
	LEUCOPHYLLUM LANGMANIAE 'RIO BRAVO' SAGE	5 GAL 401
	LEUCOPHYLLUM ZYGOPHYLLUM BLUE RANGER	5 GAL 138
	RUELLIA PENINSULARIS DESERT RUELLIA	5 GAL 13
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	LANTANA 'NEW GOLD' NEW GOLD LANTANA	1 GAL 152
	PARTHENOCISSUS SP. 'HACIENDA CREEPER' HACIENDA CREEPER	1 GAL 43
	EXISTING LAWN HYBRID BERMUDA	EXISTING PER PLAN
INERT MATERIALS		
QTY		
D.G.	DECOMPOSED GRANITE 'APACHE BROWN' (ROCK PROS USA)	1/2" SCREENED, ALL L/S AREAS 2" DEPTH MIN.
	GRANITE BOULDERS 'SURFACE SELECT'	SIZE PER PLAN 1 / 10 / 12
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PRELIMINARY LANDSCAPE PLAN



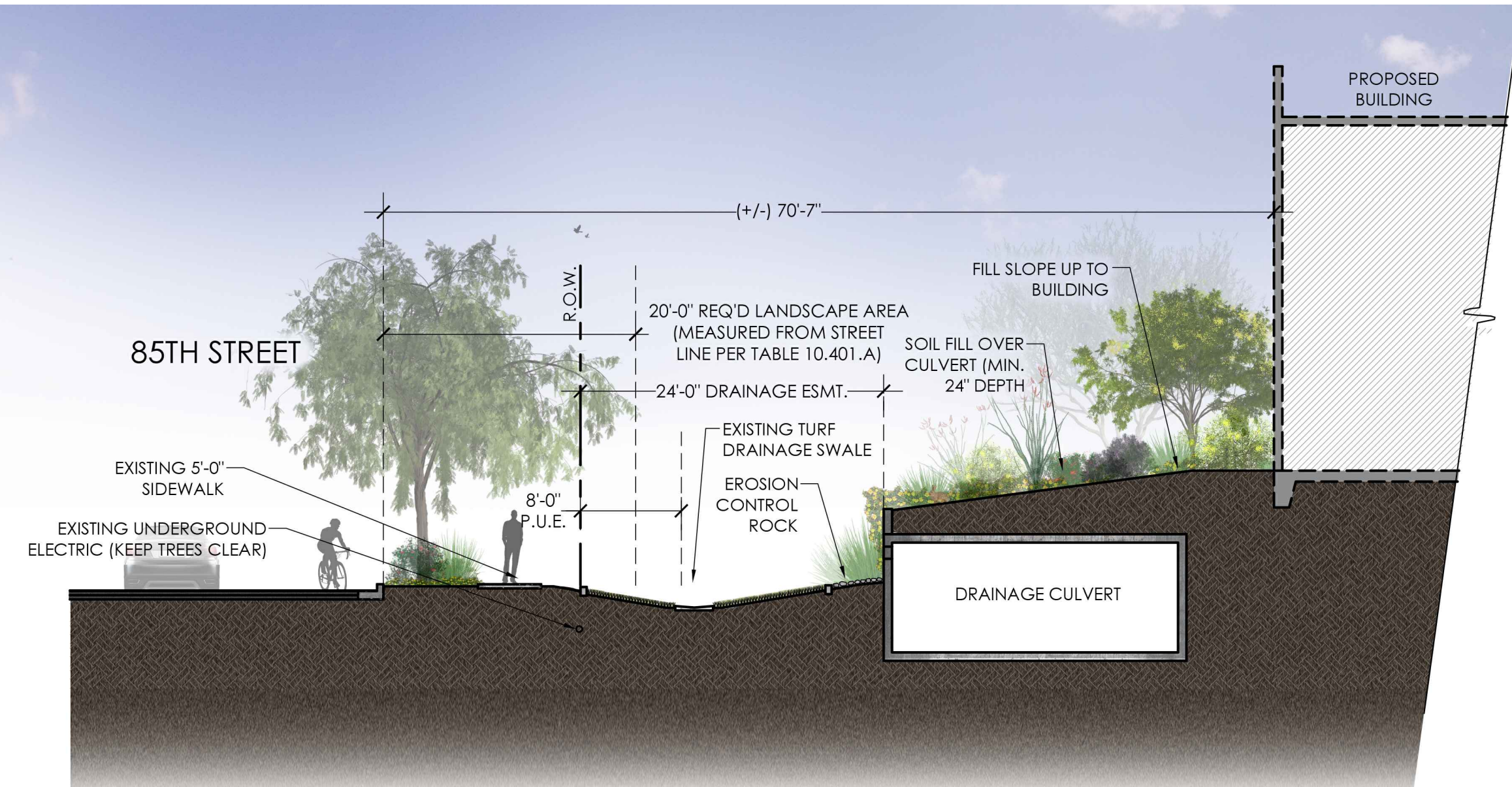


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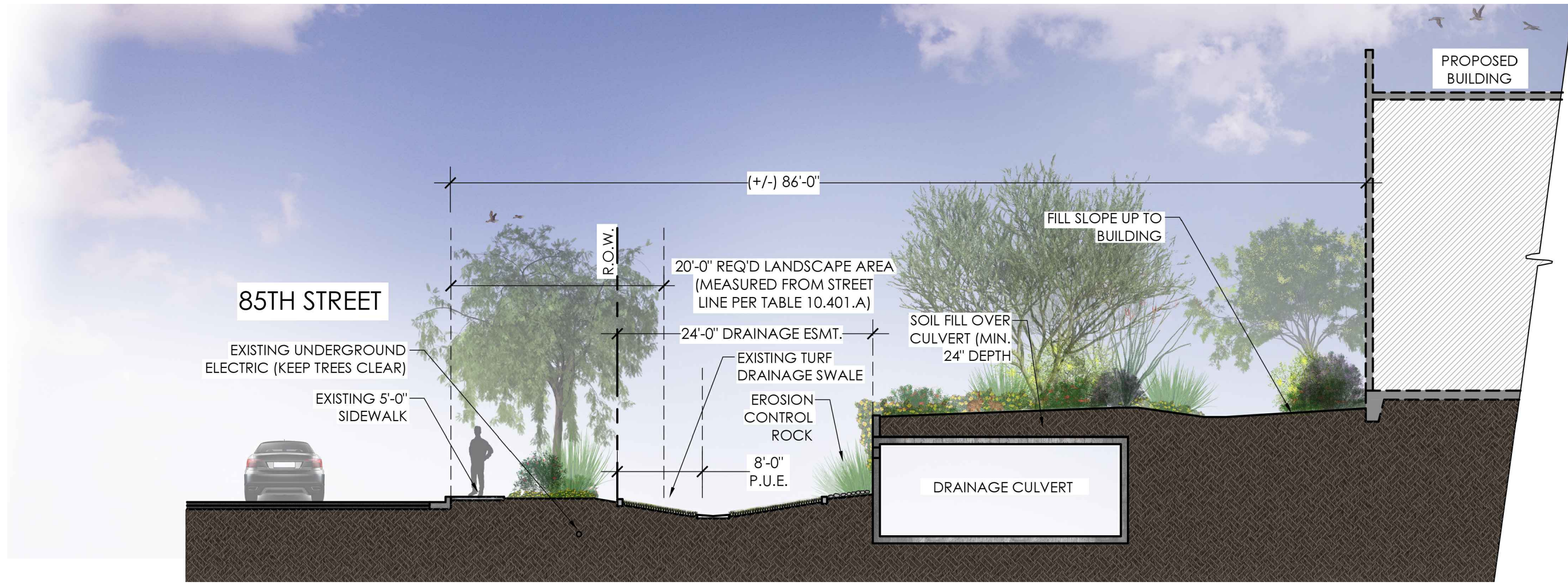
A  
L1.7  
CROSS SECTION (AT BUILDING 'D')

SCALE: N.T.S.



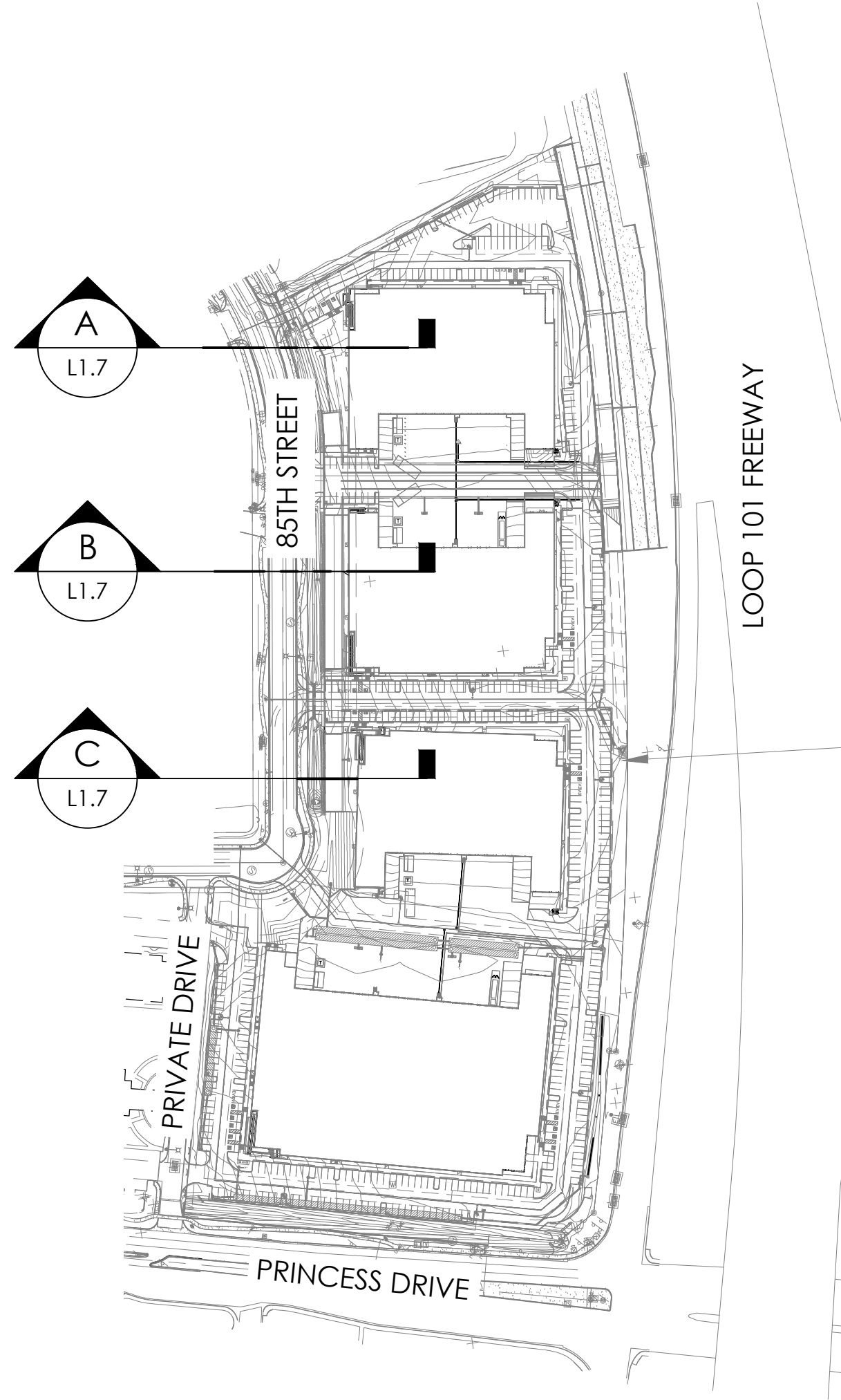
B  
L1.7  
CROSS SECTION (AT BUILDING 'C')

SCALE: N.T.S.



C  
L1.7  
CROSS SECTION (AT BUILDING 'B')

SCALE: N.T.S.



SECTION KEY  
NOT TO SCALE

SOIL FILL NOTES  
SOIL FILL OVER BOX CULVERT IS TO BE MINIMUM 24" DEEP TO ACCOMMODATE SHRUB, GROUND COVER AND ACCENT PLANTINGS. MAXIMUM DEPTH IS TO BE DETERMINED BY CIVIL ENGINEER BUT IS ESTIMATED TO BE (+/-) 2'-6" IN DEPTH. NO TREES ARE TO BE PLANTED ON BOX CULVERT.

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Landscape Architecture  
+ Land Planning  
7234 east shoeman lane  
suite 8  
scottsdale, arizona 85251  
tel. 480.257.3312



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# THE LOOP

PRELIMINARY LANDSCAPE PLAN  
17791 N. 85TH ST. | SCOTTSDALE | AZ | 85255

DATE:	05/10/24
JOB NO:	2410
DRAWN BY:	YDG/KLH
CHECKED BY:	JMY
REVISIONS:	DATE:

SUBMITTED FOR:  
**PRELIMINARY  
LANDSCAPE  
PLAN**

SHEET NO.  
**L1.7**  
7 OF 14

TRACKING NUMBERS: PROJECT NO. 308-PA-2023



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HARDSCAPE GENERAL NOTES

GENERAL:

- 1. CURVILINEAR FLATWORK TO BE SMOOTH, EVEN RADIUS, AND DEVOID OF POINTS AND FLAT SPOTS.
- 2. GEOMETRIC FLATWORK IS TO BE STRAIGHT AND AND DEVOID OF ARCS OR UNEVEN EDGES AND PERPENDICULAR TO ADJACENT PAVEMENT WHERE SHOWN.
- 3. FORM WORK SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE PRIOR TO POURING CONCRETE.
- 4. WALKS SHALL HAVE A LIGHT BROOM FINISH UNLESS SHOWN OR NOTED OTHERWISE.
- 5. WALKS SHALL BE MIN. 5'-0" WIDE (MIN.) WITH SCORE JOINTS AT 5'-0" O.C. AND EXPANSION JOINTS AT 18'-0" O.C. UNLESS SHOWN OR NOTED OTHERWISE.
- 6. WALKS LOCATED AT BACK OF CURB SHALL BE AS SHOWN ON PLANS.

A.D.A./FAIR HOUSING REQUIREMENTS

- 1. THE SIDEWALK / HARDSCAPE CONTRACTOR IS RESPONSIBLE FOR CONSTRUCTION SIDEWALKS TO MEET ALL STATE AND FEDERAL REQ. INCLUDING BUT NOT LIMITED TO THE AMERICANS WITH DISABILITIES ACT AND THE FAIR HOUSING GUIDELINES.
- 2. THE SIDEWALK HARDSCAPE CONTRACTOR SHALL COORDINATE ALL SIDEWALK CONSTRUCTION WITH THE CIVIL ENGINEER'S SITE ACCESSIBILITY PLAN. SHOULD A DISCREPANCY EXIST BETWEEN THE PLANS, THE CONTRACTOR SHALL NOTIFY THIS OFFICE IMMEDIATELY.
- 3. FINISH FLOOR ELEVATIONS, SIDEWALK ELEVATIONS, DRAINAGE BASINS, TOP OF FOOTING ELEVATIONS AND ACCESSIBILITY INFORMATION HAS BEEN PROVIDED BY OTHERS. LANDSCAPE ARCHITECTS RESPONSIBILITY IS LIMITED TO THE HORIZONTAL CONTROL OF HARDSCAPE RELATED ELEMENTS ONLY (WHERE SHOWN ON PLANS). ALL VERTICAL CONTROL ASSOCIATED WITH THIS PROJECT IS RESPONSIBILITY OF THE CIVIL ENGINEER AS IT DIRECTLY RELATES TO THE DRAINAGE OF THE PROJECT.
- 4. THE FOLLOWING SEVEN (7) ITEMS ARE SOME OF THE MOST COMMON REQUIREMENTS OF THE SITE ACCESSIBLE ROUTE, PARKING SPACES, RAMPS, CURB RAMPS, ETC. THESE ITEMS ARE NOT THE ONLY REQUIREMENTS THAT ARE INDICATED BY THE FAIR HOUSING ~~ACCESSIBLE ROUTE~~ 1988.

AN ACCESSIBLE ROUTE SHALL BE PROVIDED FROM GROUND FLOOR TO ALL ACCESSIBLE ROUTES TO UPPER FLOORS AS REQUIRED BY LOCAL AND STATE REQUIREMENTS.

SLOPE:

MAXIMUM ALLOWED SLOPE OF ALL ACCESSIBLE ROUTES IS 5% (1 FT. IN 20 FT.). ANY WALK THAT IS STEEPER DOES NOT COMPLY UNLESS IT IS DESIGNED AS A RAMP.

CROSS-SLOPE:

MAXIMUM CROSS-SLOPE OF ALL ACCESSIBLE ROUTES IS 2 % (1 FT. IN 50 FT.).

WIDTH:

MINIMUM WIDTH SHALL BE 36" CLEAR. AT ACCESSIBLE ROUTE WALKS ADJACENT TO VEHICLE OVERHANGS. ADD DISTANCE OF VEHICLE OVERHANG TO 36" WIDE MIN. WALK.

RAMPS:

- A. CAN BE MAXIMUM SLOPE OF 8.33% (1 FT. IN 12 FT.).
- B. UNLESS 6' LONG OR LESS, ALL RAMPS MUST HAVE HANDRAILS ON EACH SIDE.
- C. MAXIMUM GRADE DIFFERENCE IN ALL RAMPS IS 30" (VERT.)
- D. ALL RAMPS MUST HAVE A LEVEL LANDING AT TOP AND BOTTOM OF RAMP. LANDINGS MUST BE 5'-0" LONG MINIMUM "LEVEL" LANDING CAN HAVE 2% MAX. SLOPE (1 FT. IN 50 FT.).

ROUTE ACROSS DRIVEWAYS:

A) CURB RAMP MUST BE PROVIDED AT EACH END OF ACCESSIBLE "CROSSWALK" RAMP SHALL BE MAXIMUM SLOPE OF CURB RAMP SHALL BE 8.33% (1 FT. IN 12 FT.) AND MAXIMUM SLOPE OF FLARED SIDES SHALL ALSO BE 8.33% (1 FT. IN 12 FT.).

B) CROSSWALK SHOULD BE PERPENDICULAR (90 DEGREES) (TYP.) TO THE DRIVEWAY.

NOTES FOR ALL DETAILS:

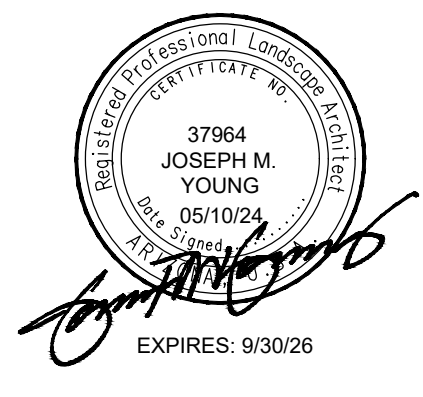
STRUCTURAL ENGINEER IS TO PROVIDE CALCULATIONS AND SPECIFICATIONS FOR ALL FOOTINGS AND REINFORCEMENT AS REQUIRED.

WALL / FENCE CONTRACTOR IS TO PROVIDE OWNER WITH MOCK-UP PANELS / COLOR DRAW-DOWNS FOR ALL WALLS AND FENCING FOR APPROVAL BEFORE CONSTRUCTION.

COLOR + MATERIALS SCHEDULE

MATERIAL / DESCRIPTION	MANUF.	STYLE / CAT NO.	COLOR	NOTES	QTY
CONCRETE PAVING (CIRCULATION SIDEWALKS)	PER INSTALLER	GRAY CONCRETE / LIGHT BROOM FINISH	STANDARD GRAY CONCRETE	PROVIDE MOCK UP FOR OWNER APPROVAL	PER PLAN
ENHANCED CONCRETE PAVING (AT BLDG ENTRIES + AMENITY AREA)	PER INSTALLER	GRAY CONCRETE / MEDIUM SALT FINISH	STANDARD GRAY CONCRETE	PROVIDE MOCK UP FOR OWNER APPROVAL	PER PLAN
CONCRETE STEPS AT BLDG. ENTRIES	PER INSTALLER	GRAY CONCRETE / MEDIUM SALT FINISH	STANDARD GRAY CONCRETE	PROVIDE MOCK UP FOR OWNER APPROVAL	PER PLAN
PARKING LOT SCREEN WALL (FIELD BLOCK)	PER INSTALLER	8"x8"x16" VERSASTONE CMU BLOCK	PAINT TO MATCH BLDG. BASE (SW 'OYSTER WHITE' / SW7637)	PROVIDE MOCK UP FOR OWNER APPROVAL	PER PLAN
PARKING LOT SCREEN WALL (ACCENT BLOCK)	PER INSTALLER	8"x8"x16" FLUTED CMU BLOCK	PAINT TO MATCH BLDG. BASE (SW 'PEPPERCORN' / SW7674)	PROVIDE MOCK UP FOR OWNER APPROVAL	PER PLAN
BENCH	LANDSCAPEFORMS	NEOCOMBO / 6' WITH BACK AND ARMS	ALUMINUM	PROVIDE SUBMITTALS FOR APPROVAL	TBD
TRASH CAN	LANDSCAPEFORMS	PETOSKY / 20" x 42" x 30 GAL / HINGED LID	'SILVER METALLIC' POWDER COAT FINISH	PROVIDE SUBMITTALS FOR APPROVAL	TBD
BIKE RACK	PER INSTALLER	C.O.S. STD DETAIL 2285	ELECTROSTATIC PAINT TO MATCH TRASH CANS	PROVIDE SUBMITTALS FOR APPROVAL	TBD

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THE LOOP  
PRELIMINARY LANDSCAP PLAN  
17791 N. 85TH ST. | SCOTTSDALE | AZ | 85255

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DRAWN BY:	YDG/KLH
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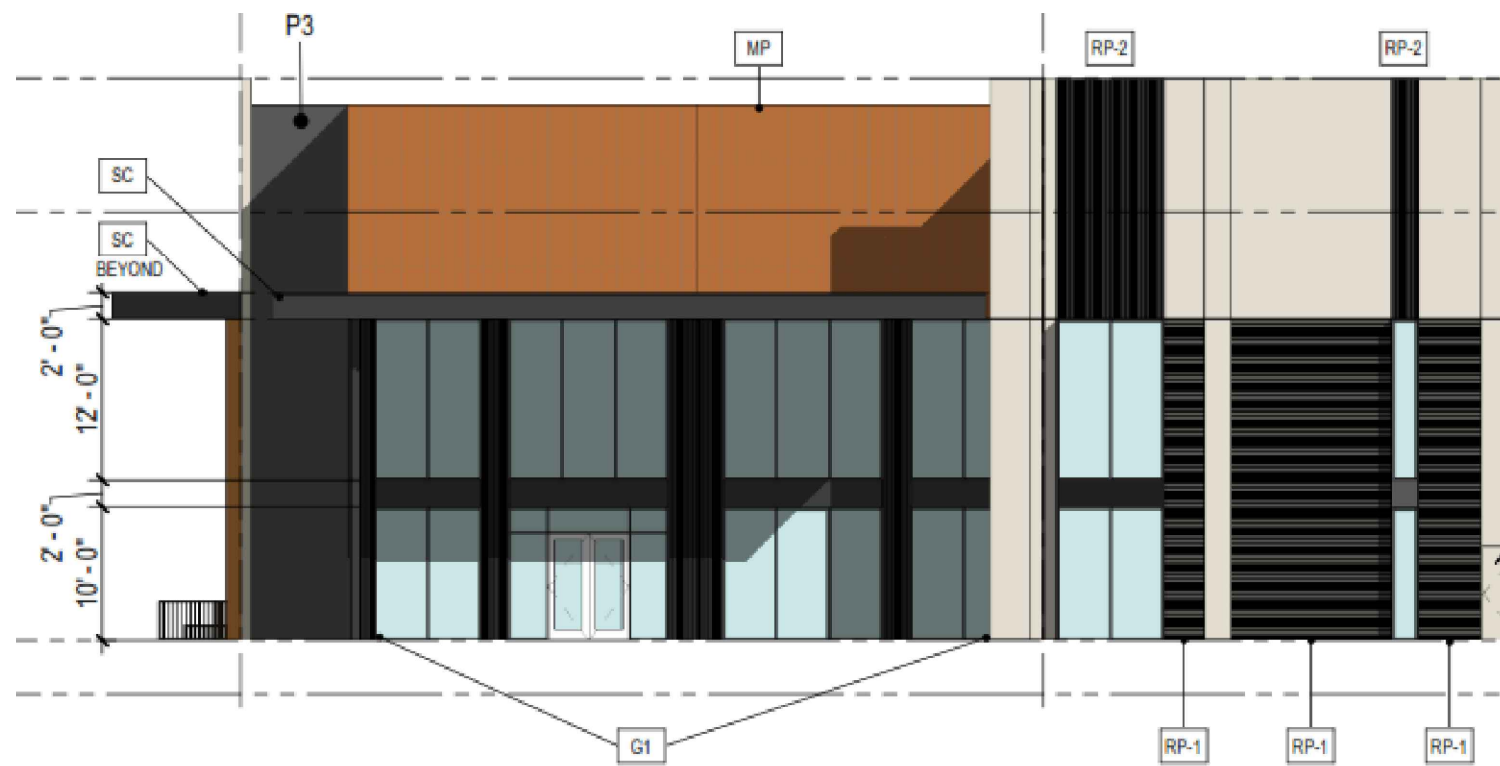
PRELIMINARY  
LANDSCAPE  
PLAN

SHEET NO.

HS0.1  
8 OF 14

TRACKING NUMBERS: PROJECT NO. 308-PA-2023





PROPOSED BUILDING ELEVATION

SITE WALLS

The use of site walls to visually engage the buildings with the site is greatly encouraged. These walls should match the material and color of the building base.

Site walls which screen parking from public streets shall be 3 feet high and constructed of colored split face CMU or sand blasted CMU or an aesthetic combination thereof. The colors should complement The Perimeter Center entry monument walls.

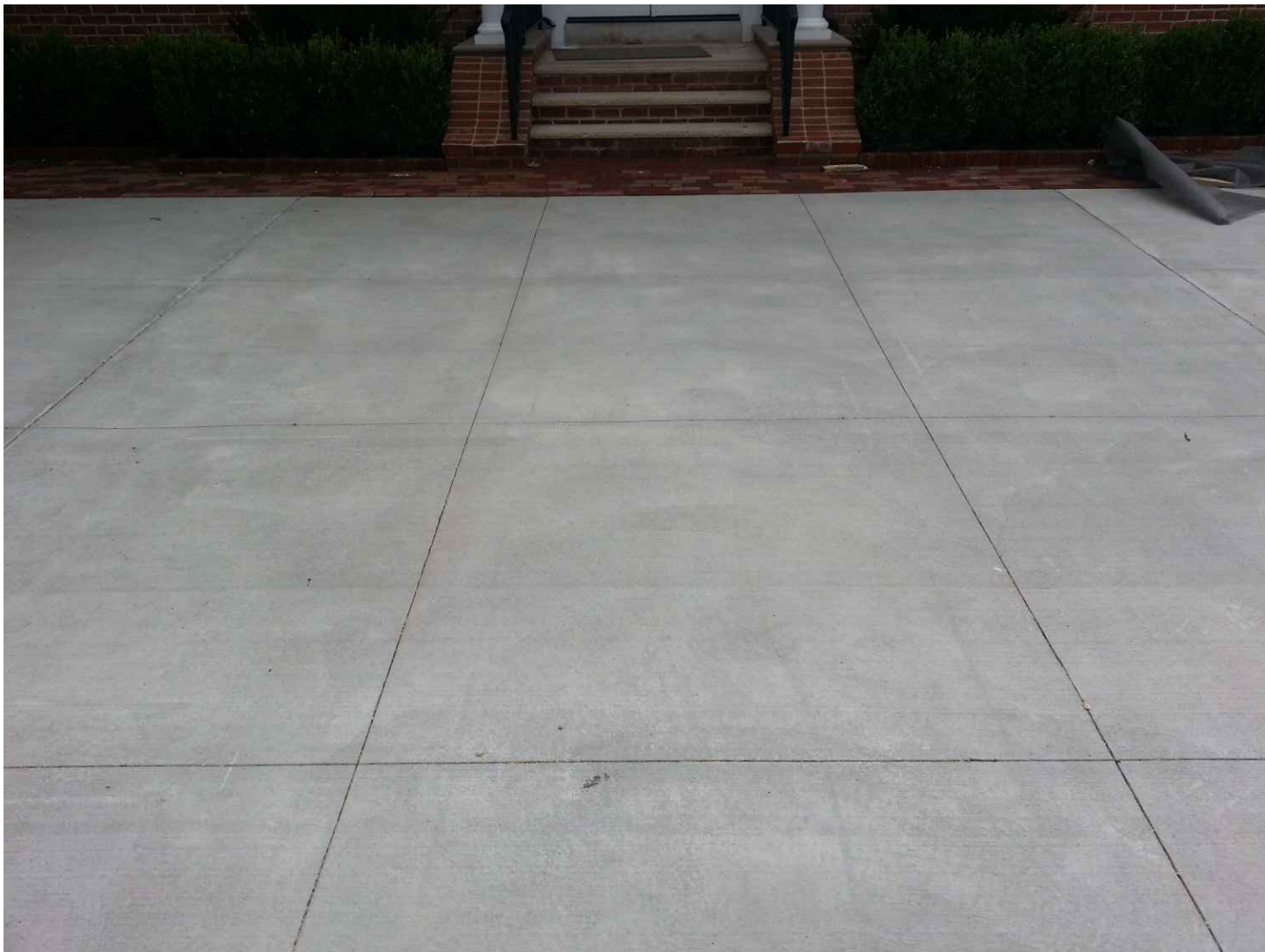
The integration of walls and berms as well as the incorporation of upgraded materials and pilasters at site entries is encouraged.

EXCERPT AT LEFT FROM THE PERIMETER CENTER CC+R'S WITH DESIGN GUIDELINES / SITE DEVELOPMENT STANDARDS / SITE WALLS



1 PARKING LOT SCREEN WALL

SCALE: N.T.S.



GRAY CONCRETE (LIGHT BROOM FINISH)



GRAY CONCRETE (MEDIUM SALT FINISH)

SCALE: N.T.S.



LANDSCAPE FORMS 'NEOCOMBO' BENCH (VARIOUS LOCATIONS ON SITE)

2 SITE FURNITURE (LOCATIONS T.B.D.)

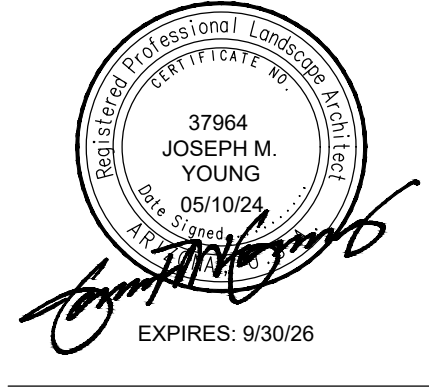
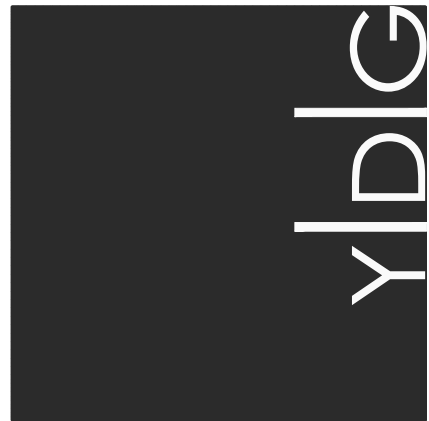
SCALE: N.T.S.



LANDSCAPE FORMS 'PETOSKY' LITTER CAN (VARIOUS LOCATIONS ON SITE)

2 CONCRETE HARDSCAPE FINISHES

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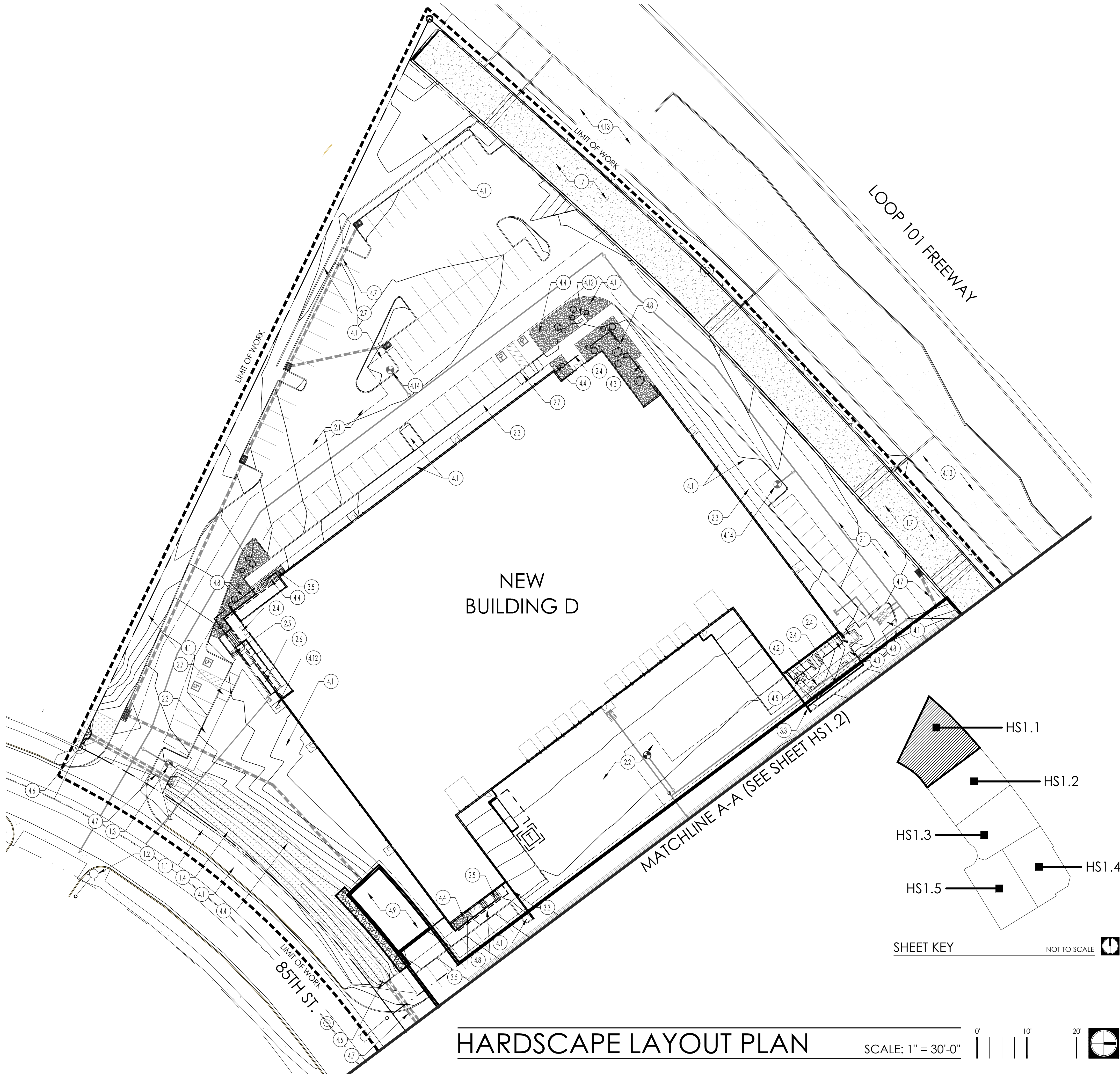
THE LOOP  
PRELIMINARY LANDSCAPE PLAN  
17791 N. 85TH ST. | SCOTTSDALE | AZ | 85255

DATE:	05/10/24
JOB NO:	2410
DRAWN BY:	YDG/KLH
CHECKED BY:	JMY
REVISIONS:	DATE:
SUBMITTED FOR:	

PRELIMINARY LANDSCAPE PLAN  
SHEET NO.  
HS0.2  
9 OF 14



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## KEYNOTE SCHEDULE

### 1.0 EXISTING SITE ELEMENTS

- 1.1 EXISTING 5' CONCRETE SIDEWALK
- 1.2 EXISTING STREET LIGHT
- 1.3 EXISTING FIRE HYDRANT
- 1.4 EXISTING TURF LINED DRAINAGE CHANNEL
- 1.5 EXISTING MONUMENT SIGN
- 1.6 EXISTING ADOT CHAIN LINK FENCE
- 1.7 EXISTING ADOT DRAINAGE CULVERT
- 1.8 EXISTING CMU RETAINING WALL

### 2.0 PAVING + FLATWORK

- 2.1 ASPHALT PAVING (PER CIVIL)
- 2.2 TRUCK MANEUVERING AREA (SURFACE PER CIVIL)
- 2.3 6'-0" GRAY CONCRETE SIDEWALK / LIGHT BROOM FINISH (SEE COLOR + MATERIALS SCHEDULE)
- 2.4 GRAY CONCRETE / MEDIUM SALT FINISH (SEE COLOR + MATERIALS SCHEDULE)
- 2.5 CONCRETE STEPS / MEDIUM SALT FINISH (SEE COLOR + MATERIALS SCHEDULE)
- 2.6 CONCRETE ADA RAMP / MEDIUM SALT FINISH (SEE COLOR + MATERIALS SCHEDULE)
- 2.7 CONCRETE ADA RAMP (PER CIVIL)

### 3.0 WALLS + FENCING

- 3.1 MONUMENT SIGN (BY OTHERS)
- 3.2 3'-0" HT CMU PARKING SCREEN WALL (SEE COLOR + MATERIALS SCHEDULE)
- 3.3 CMU LOADING AREA SCREEN WALL (PER ARCH)
- 3.4 PERFORATED STEEL SCREEN FENCE (PER ARCH)
- 3.5 C.I.P. RAISED PLANTER (SEE COLOR + MATERIALS SCHEDULE)

### 4.0 SITE + MISC. ELEMENTS

- 4.1 LANDSCAPE AREA (SEE LANDSCAPE PLAN)
- 4.2 SYNTHETIC TURF GAME COURT (SEE COLOR + MATERIALS SCHEDULE)
- 4.3 STEEL EDGING (SEE LANDSCAPE PLAN)
- 4.4 3 MINUS NATIVE COBBLE RIP RAP (SEE LANDSCAPE PLAN)
- 4.5 SITE FURNITURE (BY OTHERS / FF&E)
- 4.6 CONCRETE HEADWALL (PER CIVIL)
- 4.7 STORM DRAIN LINE (PER CIVIL)
- 4.8 BUILDING SHADE CANOPY (PER ARCH)
- 4.9 DRAINAGE BOX CULVERT (PER CIVIL)
- 4.10 STORMWATER STORAGE TANKS (PER CIVIL)
- 4.11 TRASH COMPACTOR (PER ARCH)
- 4.12 BIKE RACK (PER COS-2285)
- 4.13 ADOT DRAINAGE CULVERT (PER CIVIL)
- 4.14 FIRE HYDRANT (PER CIVIL)

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**THE LOOP**  
PRELIMINARY LANDSCAPE PLAN  
17791 N. 85TH ST. | SCOTTSDALE | AZ | 85255

DATE:	05/10/24
JOB NO:	2410
DRAWN BY:	YDG/KLH
CHECKED BY:	JMY
REVISIONS:	DATE:
SUBMITTED FOR:	

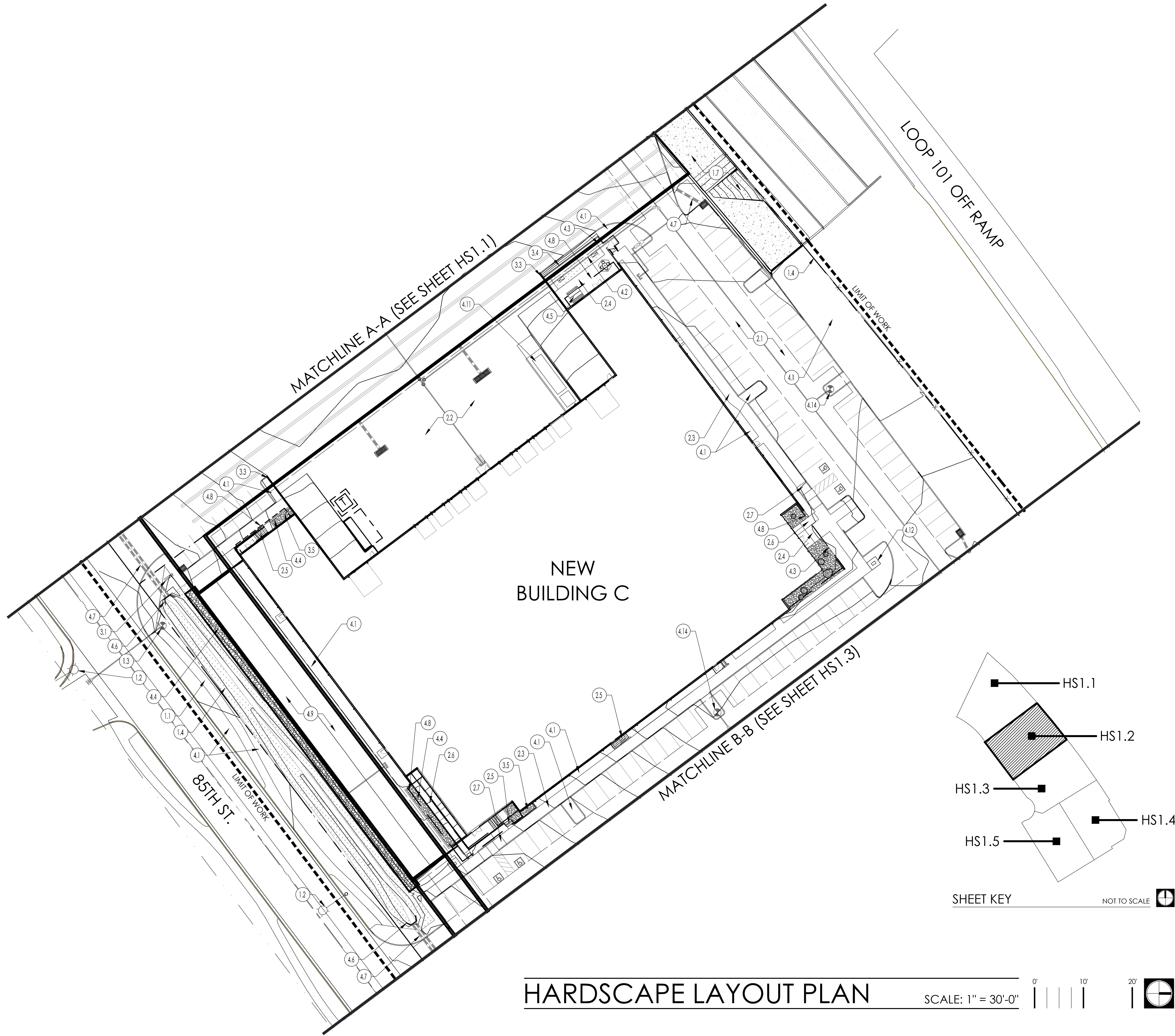
PRELIMINARY  
LANDSCAPE  
PLAN

SHEET NO.  
**HS1.1**  
10 OF 14

TRACKING NUMBERS: PROJECT NO. 308-PA-2023

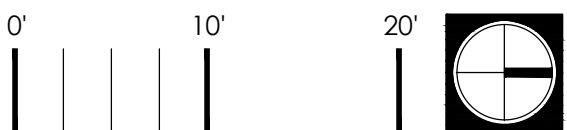


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# HARDSCAPE LAYOUT PLAN

SCALE: 1" = 30'-0"



## KEYNOTE SCHEDULE

### 1.0 EXISTING SITE ELEMENTS

- 1.1 EXISTING 5' CONCRETE SIDEWALK
- 1.2 EXISTING STREET LIGHT
- 1.3 EXISTING FIRE HYDRANT
- 1.4 EXISTING TURF LINED DRAINAGE CHANNEL
- 1.5 EXISTING MONUMENT SIGN
- 1.6 EXISTING ADOT CHAIN LINK FENCE
- 1.7 EXISTING ADOT DRAINAGE CULVERT
- 1.8 EXISTING CMU RETAINING WALL

### 2.0 PAVING + FLATWORK

- 2.1 ASPHALT PAVING (PER CIVIL)
- 2.2 TRUCK MANEUVERING AREA (SURFACE PER CIVIL)
- 2.3 6'-0" GRAY CONCRETE SIDEWALK / LIGHT BROOM FINISH (SEE COLOR + MATERIALS SCHEDULE)
- 2.4 GRAY CONCRETE / MEDIUM SALT FINISH (SEE COLOR + MATERIALS SCHEDULE)
- 2.5 CONCRETE STEPS / MEDIUM SALT FINISH (SEE COLOR + MATERIALS SCHEDULE)
- 2.6 CONCRETE ADA RAMP / MEDIUM SALT FINISH (SEE COLOR + MATERIALS SCHEDULE)
- 2.7 CONCRETE ADA RAMP (PER CIVIL)

### 3.0 WALLS + FENCING

- 3.1 MONUMENT SIGN (BY OTHERS)
- 3.2 3'-0" HT CMU PARKING SCREEN WALL (SEE COLOR + MATERIALS SCHEDULE)
- 3.3 CMU LOADING AREA SCREEN WALL (PER ARCH)
- 3.4 PERFORATED STEEL SCREEN FENCE (PER ARCH)
- 3.5 C.I.P. RAISED PLANTER (SEE COLOR + MATERIALS SCHEDULE)

### 4.0 SITE + MISC. ELEMENTS

- 4.1 LANDSCAPE AREA (SEE LANDSCAPE PLAN)
- 4.2 SYNTHETIC TURF GAME COURT (SEE COLOR + MATERIALS SCHEDULE)
- 4.3 STEEL EDGING (SEE LANDSCAPE PLAN)
- 4.4 3 MINUS NATIVE COBBLE RIP RAP (SEE LANDSCAPE PLAN)
- 4.5 SITE FURNITURE (BY OTHERS / FF&E)
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- 4.7 STORM DRAIN LINE (PER CIVIL)
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- 4.14 FIRE HYDRANT (PER CIVIL)

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# THE LOOP

PRELIMINARY LANDSCAPE PLAN  
17791 N. 85TH ST. | SCOTTSDALE | AZ | 85255

DATE:	05/10/24
JOB NO:	2410
DRAWN BY:	YDG/KLH
CHECKED BY:	JMY
REVISIONS:	DATE:
SUBMITTED FOR:	

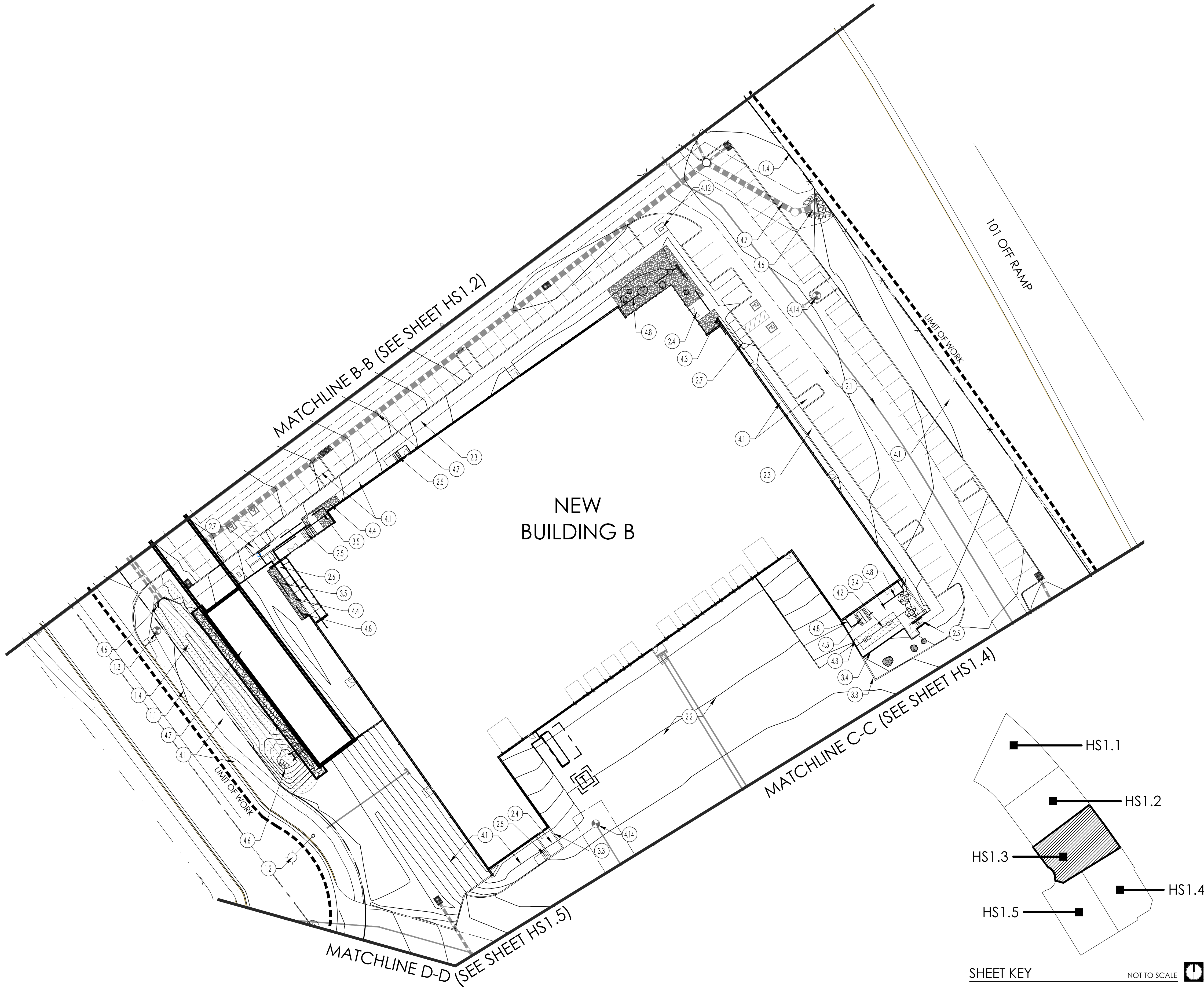
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LANDSCAPE  
PLAN

SHEET NO.  
**HS1.2**  
11 OF 14

TRACKING NUMBERS: PROJECT NO. 308-PA-2023

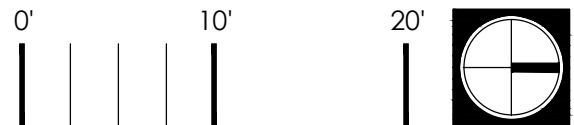


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# HARDSCAPE LAYOUT PLAN

SCALE: 1" = 30'-0"



## KEYNOTE SCHEDULE

### 1.0 EXISTING SITE ELEMENTS

- 1.1 EXISTING 5' CONCRETE SIDEWALK
- 1.2 EXISTING STREET LIGHT
- 1.3 EXISTING FIRE HYDRANT
- 1.4 EXISTING TURF LINED DRAINAGE CHANNEL
- 1.5 EXISTING MONUMENT SIGN
- 1.6 EXISTING ADOT CHAIN LINK FENCE
- 1.7 EXISTING ADOT DRAINAGE CULVERT
- 1.8 EXISTING CMU RETAINING WALL

### 2.0 PAVING + FLATWORK

- 2.1 ASPHALT PAVING (PER CIVIL)
- 2.2 TRUCK MANEUVERING AREA (SURFACE PER CIVIL)
- 2.3 6'-0" GRAY CONCRETE SIDEWALK / LIGHT BROOM FINISH (SEE COLOR + MATERIALS SCHEDULE)
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- 2.7 CONCRETE ADA RAMP (PER CIVIL)

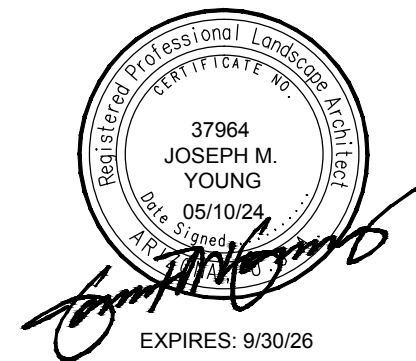
### 3.0 WALLS + FENCING

- 3.1 MONUMENT SIGN (BY OTHERS)
- 3.2 3'-0" HT CMU PARKING SCREEN WALL (SEE COLOR + MATERIALS SCHEDULE)
- 3.3 CMU LOADING AREA SCREEN WALL (PER ARCH)
- 3.4 PERFORATED STEEL SCREEN FENCE (PER ARCH)
- 3.5 C.I.P. RAISED PLANTER (SEE COLOR + MATERIALS SCHEDULE)

### 4.0 SITE + MISC. ELEMENTS

- 4.1 LANDSCAPE AREA (SEE LANDSCAPE PLAN)
- 4.2 SYNTHETIC TURF GAME COURT (SEE COLOR + MATERIALS SCHEDULE)
- 4.3 STEEL EDGING (SEE LANDSCAPE PLAN)
- 4.4 3 MINUS NATIVE COBBLE RIP RAP (SEE LANDSCAPE PLAN)
- 4.5 SITE FURNITURE (BY OTHERS / FF&E)
- 4.6 CONCRETE HEADWALL (PER CIVIL)
- 4.7 STORM DRAIN LINE (PER CIVIL)
- 4.8 BUILDING SHADE CANOPY (PER ARCH)
- 4.9 DRAINAGE BOX CULVERT (PER CIVIL)
- 4.10 STORMWATER STORAGE TANKS (PER CIVIL)
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- 4.14 FIRE HYDRANT (PER CIVIL)

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tel. 480.257.3312



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**THE LOOP**  
PRELIMINARY LANDSCAPE PLAN  
17791 N. 85TH ST. | SCOTTSDALE | AZ | 85255

DATE:	05/10/24
JOB NO:	2410
DRAWN BY:	YDG/KLH
CHECKED BY:	JMY
REVISIONS:	DATE:
SUBMITTED FOR:	

PRELIMINARY  
LANDSCAPE  
PLAN

SHEET NO.

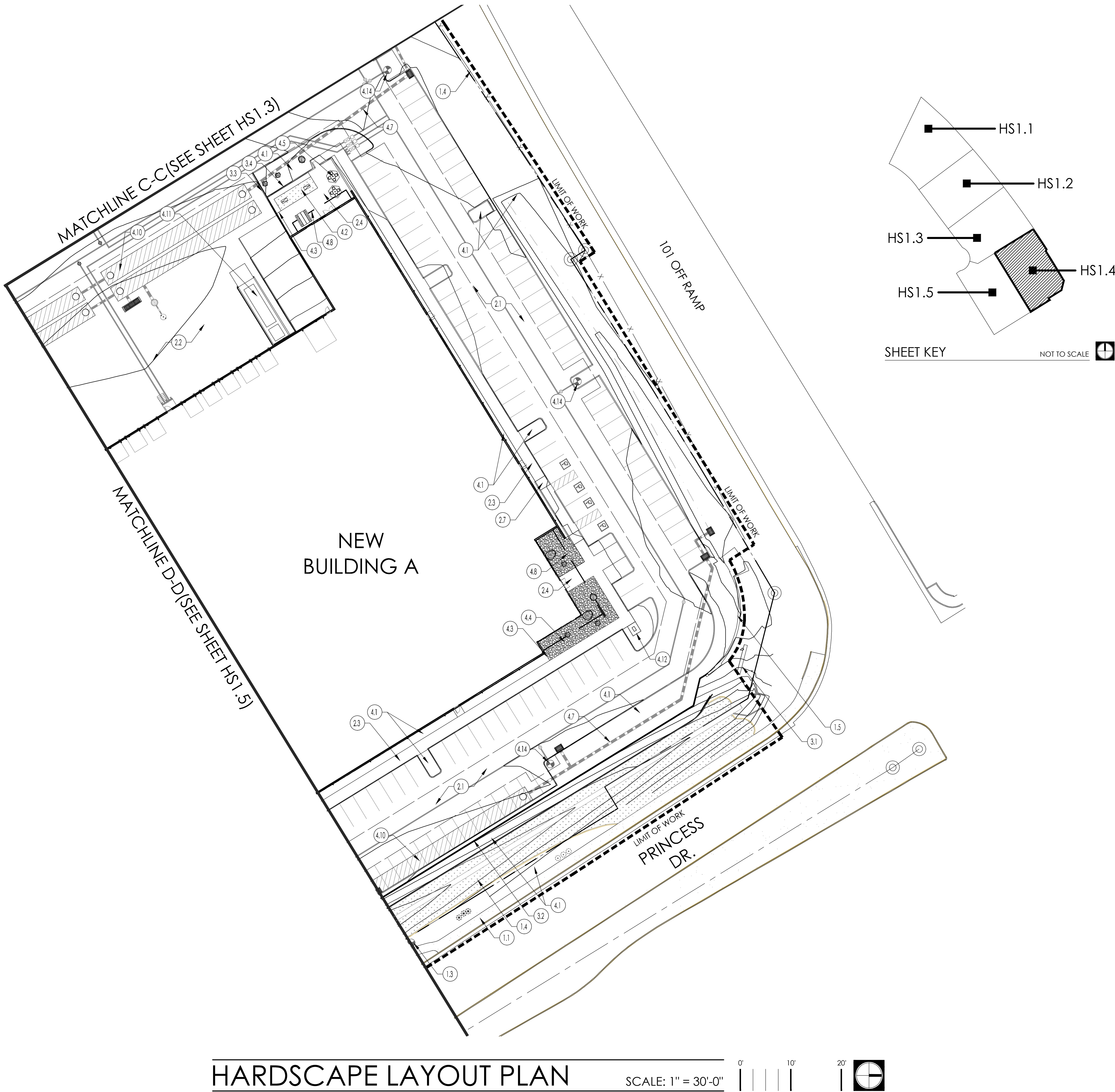
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TRACKING NUMBERS: PROJECT NO. 308-PA-2023

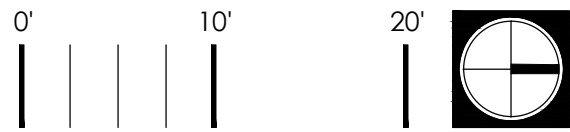


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# HARDSCAPE LAYOUT PLAN

SCALE: 1" = 30'-0"



## KEYNOTE SCHEDULE

- 1.0

EXISTING SITE ELEMENTS

1.1

EXISTING 5' CONCRETE SIDEWALK

1.2

EXISTING STREET LIGHT

1.3

EXISTING FIRE HYDRANT

1.4

EXISTING TURF LINED DRAINAGE CHANNEL

1.5

EXISTING MONUMENT SIGN

1.6

EXISTING ADOT CHAIN LINK FENCE

1.7

EXISTING ADOT DRAINAGE CULVERT

1.8

EXISTING CMU RETAINING WALL
- 2.0

PAVING + FLATWORK

2.1

ASPHALT PAVING (PER CIVIL)

2.2

TRUCK MANEUVERING AREA (SURFACE PER CIVIL)

2.3

6'-0" GRAY CONCRETE SIDEWALK / LIGHT BROOM FINISH (SEE COLOR + MATERIALS SCHEDULE)

2.4

GRAY CONCRETE / MEDIUM SALT FINISH (SEE COLOR + MATERIALS SCHEDULE)

2.5

CONCRETE STEPS / MEDIUM SALT FINISH (SEE COLOR + MATERIALS SCHEDULE)

2.6

CONCRETE ADA RAMP / MEDIUM SALT FINISH (SEE COLOR + MATERIALS SCHEDULE)

2.7

CONCRETE ADA RAMP (PER CIVIL)
- 3.0

WALLS + FENCING

3.1

MONUMENT SIGN (BY OTHERS)

3.2

3'-0" HT CMU PARKING SCREEN WALL (SEE COLOR + MATERIALS SCHEDULE)

3.3

CMU LOADING AREA SCREEN WALL (PER ARCH)

3.4

PERFORATED STEEL SCREEN FENCE (PER ARCH)

3.5

C.I.P. RAISED PLANTER (SEE COLOR + MATERIALS SCHEDULE)
- 4.0

SITE + MISC. ELEMENTS

4.1

LANDSCAPE AREA (SEE LANDSCAPE PLAN)

4.2

SYNTHETIC TURF GAME COURT (SEE COLOR + MATERIALS SCHEDULE)

4.3

STEEL EDGING (SEE LANDSCAPE PLAN)

4.4

3 MINUS NATIVE COBBLE RIP RAP (SEE LANDSCAPE PLAN)

4.5

SITE FURNITURE (BY OTHERS / FF&E)

4.6

CONCRETE HEADWALL (PER CIVIL)

4.7

STORM DRAIN LINE (PER CIVIL)

4.8

BUILDING SHADE CANOPY (PER ARCH)

4.9

DRAINAGE BOX CULVERT (PER CIVIL)

4.10

STORMWATER STORAGE TANKS (PER CIVIL)

4.11

TRASH COMPACTOR (PER ARCH)

4.12

BIKE RACK (PER COS-2285)

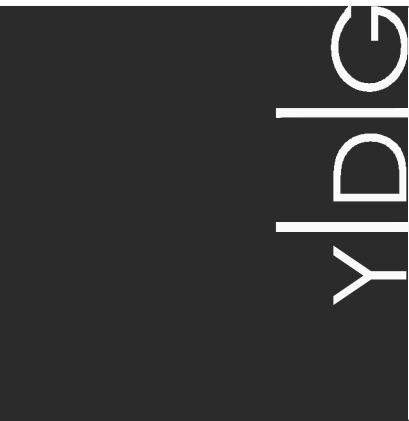
4.13

ADOT DRAINAGE CULVERT (PER CIVIL)

4.14

FIRE HYDRANT (PER CIVIL)

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suite 8  
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tel. 480.257.3312



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THE LOOP  
PRELIMINARY LANDSCAPE PLAN  
17791 N. 85TH ST. | SCOTTSDALE | AZ | 85255

DATE:	05/10/24
JOB NO:	2410
DRAWN BY:	YDG/KLH
CHECKED BY:	JMY
REVISIONS:	DATE:
SUBMITTED FOR:	

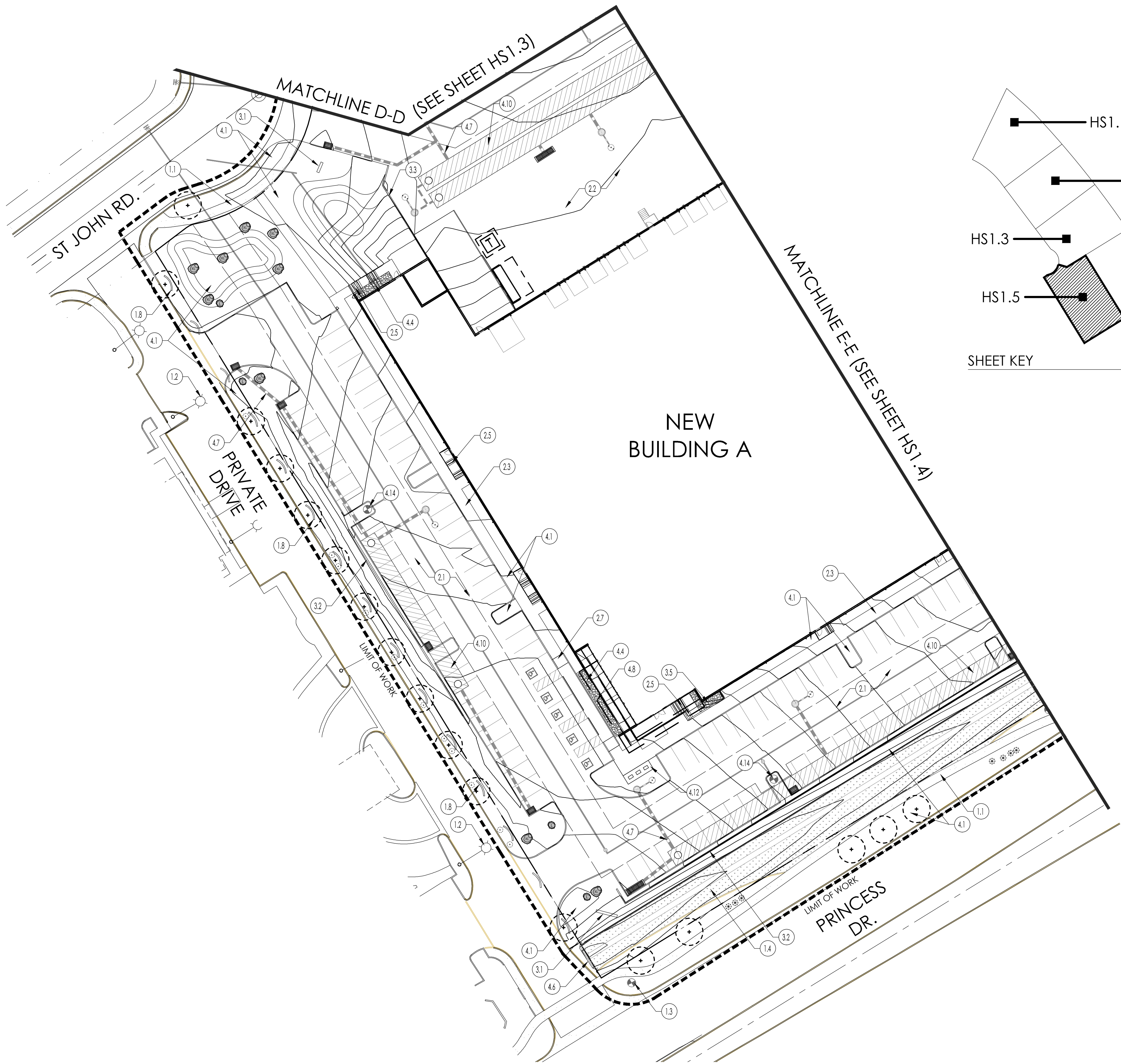
PRELIMINARY  
LANDSCAPE  
PLAN

SHEET NO.  
HS1.4  
13 OF 14

TRACKING NUMBERS: PROJECT NO. 308-PA-2023

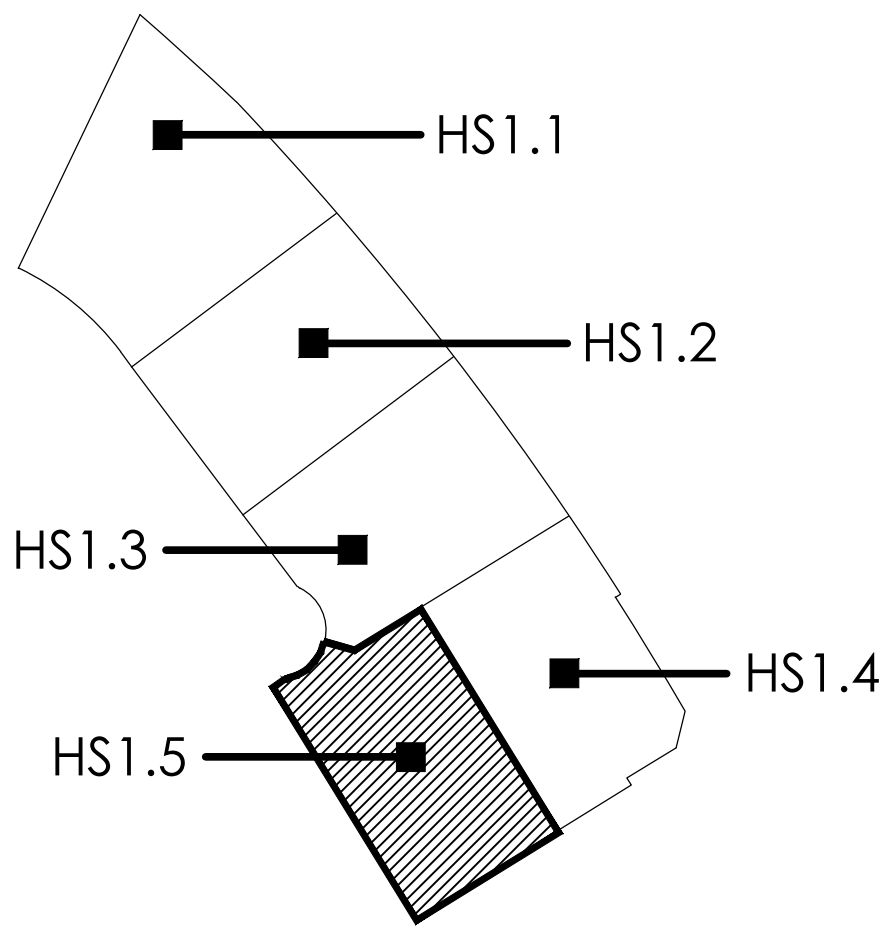
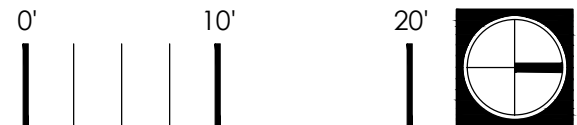


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# HARDSCAPE LAYOUT PLAN

SCALE: 1" = 30'-0"



## KEYNOTE SCHEDULE

### 1.0 EXISTING SITE ELEMENTS

- 1.1 EXISTING 5' CONCRETE SIDEWALK
- 1.2 EXISTING STREET LIGHT
- 1.3 EXISTING FIRE HYDRANT
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- 1.5 EXISTING MONUMENT SIGN
- 1.6 EXISTING ADOT CHAIN LINK FENCE
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- 2.2 TRUCK MANEUVERING AREA (SURFACE PER CIVIL)
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### 4.0 SITE + MISC. ELEMENTS

- 4.1 LANDSCAPE AREA (SEE LANDSCAPE PLAN)
- 4.2 SYNTHETIC TURF GAME COURT (SEE COLOR + MATERIALS SCHEDULE)
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17791 N. 85TH ST. | SCOTTSDALE | AZ | 85255

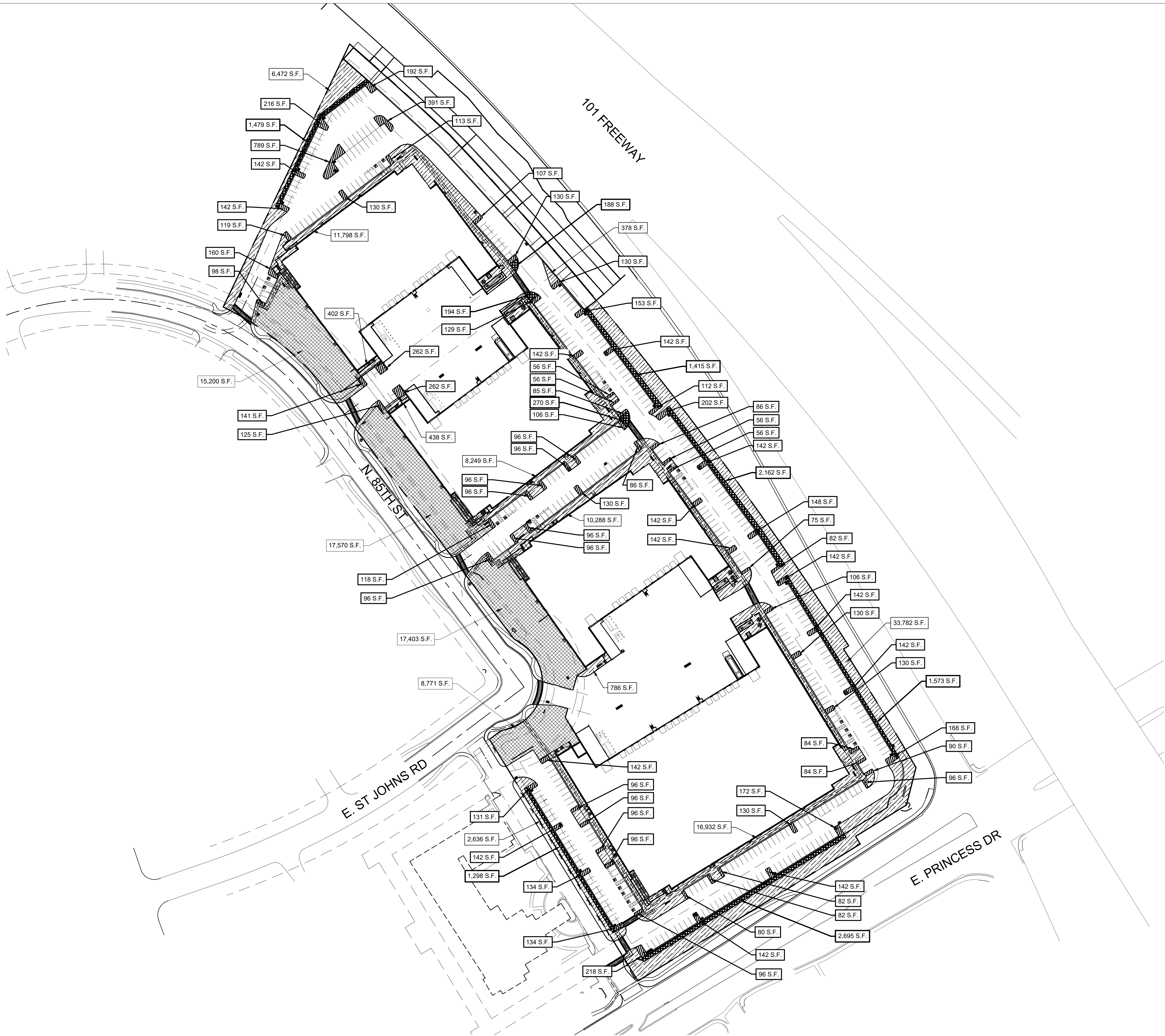
DATE:	05/10/24
JOB NO:	2410
DRAWN BY:	YDG/KLH
CHECKED BY:	JMY
REVISIONS:	DATE:
SUBMITTED FOR:	

PRELIMINARY  
LANDSCAPE  
PLAN

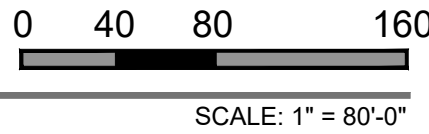
SHEET NO.  
**HS1.5**  
14 OF 14

TRACKING NUMBERS: PROJECT NO. 308-PA-2023





OPEN SPACE PLAN



PROJECT DATA:

PROJECT NAME: THE LOOP  
ZONING: I-1  
NET LOT AREA: 726,012 S.F. (16.67 ACRES)  
BUILDING HEIGHT: 42'

OPEN SPACE CALCULATIONS:

ZONING REQUIREMENT: PER I-1 ZONING (5.1804.B), A MINIMUM 0.10 OF NET LOT AREA FOR FIRST 12' OF BUILDING HEIGHT PLUS 0.003 MULTIPLIED BY THE NET LOT AREA FOR EACH FOOT OF BUILDING OVER 12'

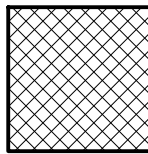
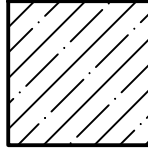
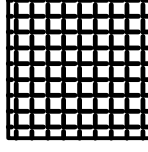
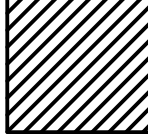
REQUIRED OPEN SPACE:  
MAXIMUM BUILDING HEIGHT = 42' PROPOSED (52' ALLOWED)  
FIRST 12' OF HEIGHT = 10% x NET LOT AREA = 0.10 x 726,012 S.F. = 72,601.2 S.F.  
NEXT 30' OF HEIGHT = 30' x 0.003 x 726,012 S.F. = 65,341.08 S.F.

OPEN SPACE REQUIRED: (NOT INCLUDING PARKING LOT LANDSCAPING) = 72,601.2 S.F. + 65,341.08 = 137,942.28 S.F. (19%)

OPEN SPACE PROVIDED: (NOT INCLUDING PARKING LOT LANDSCAPING) 158,397 S.F. (21.8%)

PARKING LOT LANDSCAPING: PARKING LOT AREA x 15%  
AREA REQUIRED: 128,961 S.F. x 15% = 19,344 S.F.  
AREA PROVIDED: 21,566 S.F.

PARKING ISLAND LANDSCAPING: PARKING LOT LANDSCAPING x 33%  
AREA REQUIRED: 20,777 S.F. x 33% = 6,856.4 S.F.  
AREA PROVIDED: 10,292 S.F.

-  DENOTES FRONT OPEN SPACE 55,944 S.F.
-  DENOTES OTHER OPEN SPACE 92,161 S.F.
-  DENOTES PARKING LOT LANDSCAPING 11,274 S.F.
-  DENOTES PARKING ISLAND LANDSCAPING 10,292 S.F.

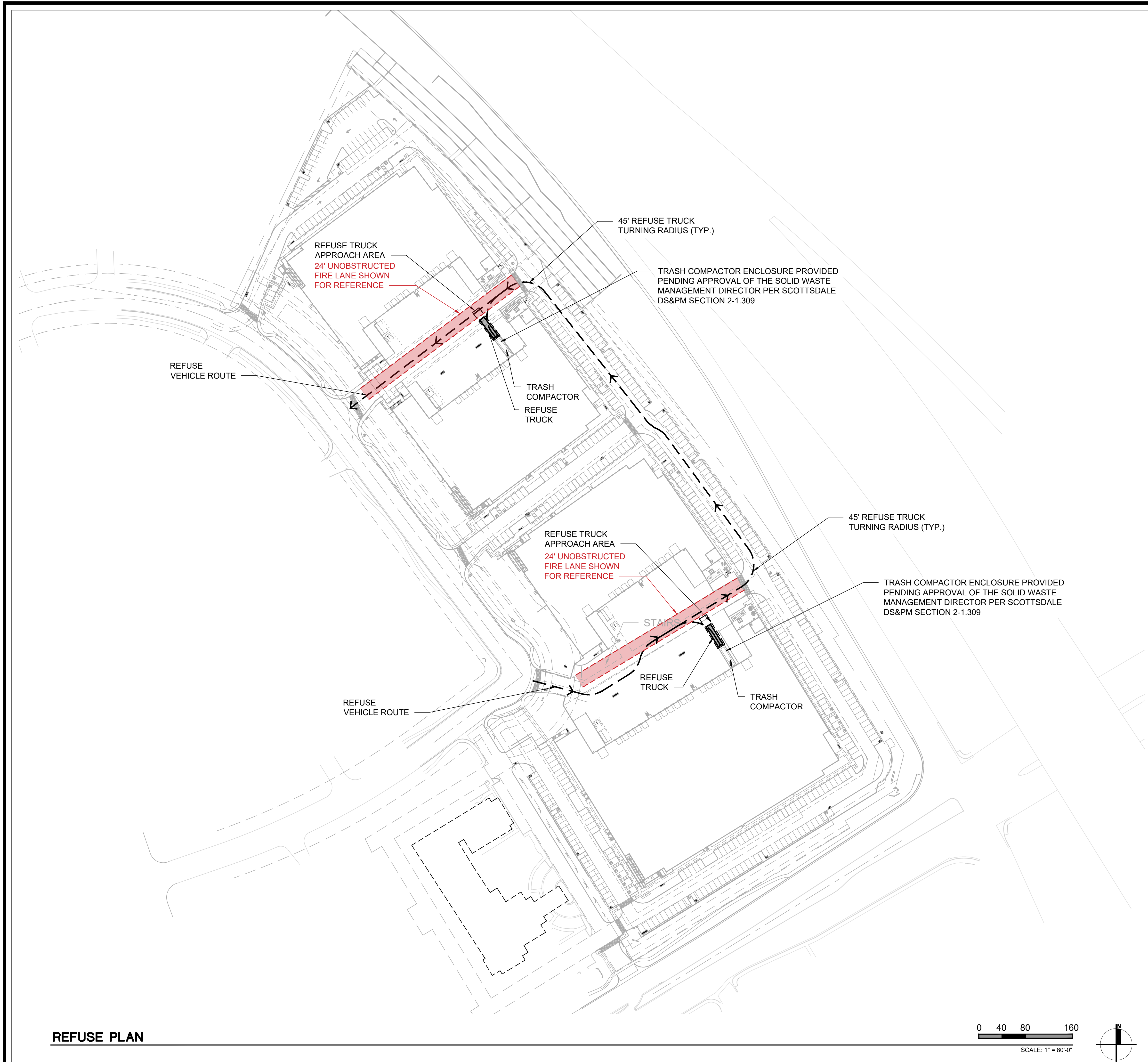
CITY APPROVALS:

#	REVISION	DATE

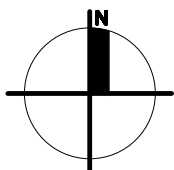
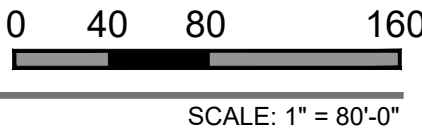
NOT FOR CONSTRUCTION

SHEET TITLE:  
OPEN SPACE PLAN  
ISSUE DATE: 5/1/24  
DRAWN BY: LGE DESIGN GROUP  
CHECKED BY: -  
PROJECT No: XXXX





REFUSE PLAN



PROJECT DATA:

PROJECT NAME: THE LOOP  
ZONING: I-1  
NET LOT AREA: 726,012 S.F. (16.67 ACRES)

CITY APPROVALS:

LGE

DESIGNGROUP

1200 N. 52nd Street•Phoenix, AZ•85008  
P: 480.966.4001

THE LOOP

Scottsdale, Arizona

LGE

DESIGNBUILD

#	REVISION	DATE

NOT FOR CONSTRUCTION

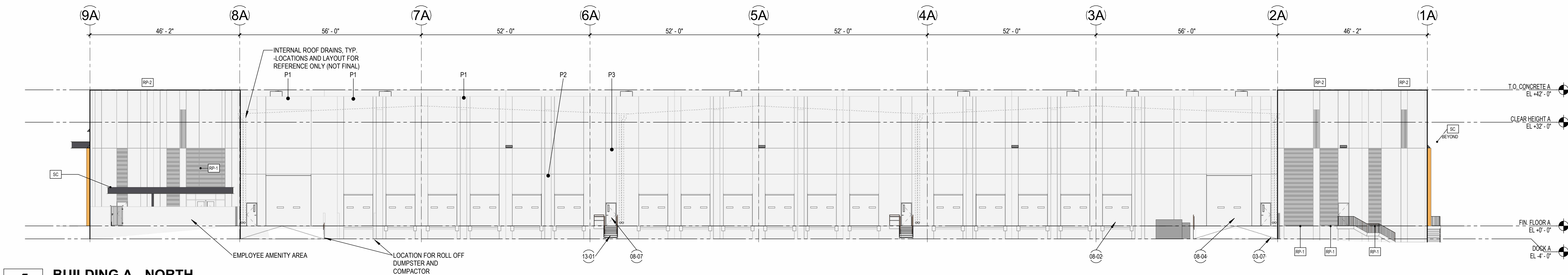
SHEET TITLE:  
REFUSE PLAN  
ISSUE DATE: 7/11/24  
DRAWN BY: LGE DESIGN GROUP  
CHECKED BY: -  
PROJECT No: XXXX

A1.1.3

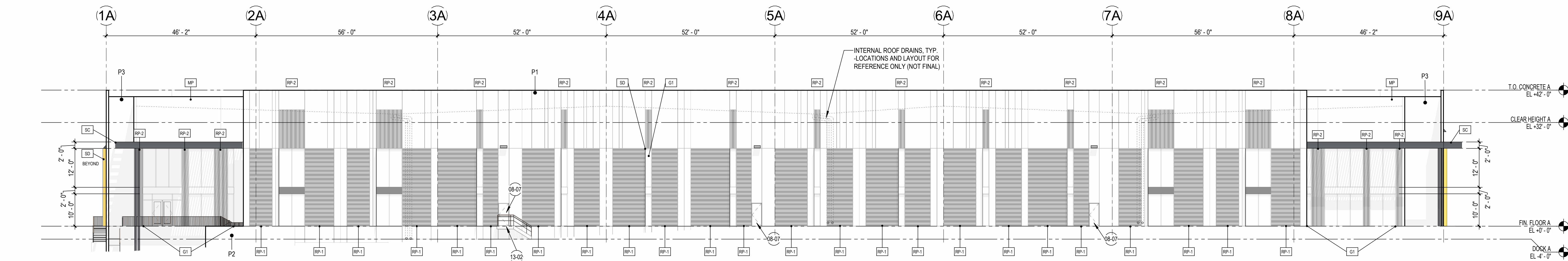


#	REVISION	DATE

SHEET TITLE: EXTERIOR BUILDING ELEVATIONS BW- BUILDING A NORTH / SOUTH	
ISSUE DATE:	07/12/24
DRAWN BY:	LGE DESIGN GROUP
CHECKED BY:	--
PROJECT No:	--



**1 BUILDING A - NORTH**  
1/16" = 1'-0"



**2 BUILDING A - SOUTH**  
1/16" = 1'-0"

MATERIALS

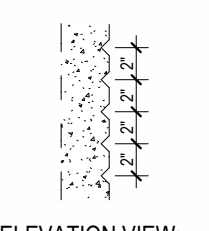

REFERENCE KEYNOTES

GENERAL DRAWING NOTES

MISC. ARCHITECTURAL ELEMENTS

- SC** STEEL CANOPY - BLACKENED STEEL MEMBERS W/ CLEAR COAT FINISH.  
SOFFIT CONDITION OVER ENTRANCES TO BE WOOD PANEL PURA NFC LUMEN AND WOOD DECORS WESTERN RED CEDAR
- MP** METAL PANEL - ALUCOBOND USA METAL PANEL OVER METAL STUD BACKING. LOCATIONS AT MAIN ENTRIES. FINISH NATIVE COPPER MICA
- SD** SHADING DEVICE - VERTICAL FIN. LOCATIONS AT ALL NON-ENTRANCE AND TRUCK COURT WINDOWS. FINISH TO MATCH **MP** (NATIVE COPPER MICA)

REVEAL KEY

- DESCRIPTION:**  
V-GROOVE REVEAL SPACED AT 2" ON CENTER
- SECTION VIEW:** 
- ELEVATION VIEW:** 
- RP-1** \*TO BE PAINTED **P2**
- RP-2** \*TO BE PAINTED **P3**

EXTERIOR WALLS

- EXTERIOR WALL KEY:**
- CT** CONCRETE TILT PANEL W/ VERTICAL AND HORIZONTAL V-GROOVE REVEALS - PAINTED.
- REFER TO REVEAL KEY, TILT WALL COORDINATION PLAN, AND A5.3.1 FOR TYPICAL DETAILS.

GLAZING / LOUVERS

- GLAZING KEY:**
- MATERIAL:** DESCRIPTION:
- FRAMES** 2"x6", 2"x4-1/2" BLACK ANODIZED (AB-8) ALUMINUM STOREFRONT
- GLAZING**
- G1** SOLARBAN 60, 1" INSULATED GLAZING LOW-E SOLARCOOL SOLARGRAY
- NOTE: ALL GLAZING TO COMPLY WITH IBC 2406.**
- GLAZING ELEVATION KEY:**
- W8**

PAINT

- PAINTING NOTES:**
1. PAINTER TO PROVIDE FOUR COLOR SCHEME WITH ALL DECORATIVE BANKS MASKED AND PAINTED IN COLORS TO BE SELECTED
2. SEALANTS FOR THE PROJECT TO MATCH ADJACENT MATERIAL COLOR - NO WHITE OR OFF WHITE COLORS.
3. PAINTER TO PREPARE SAMPLES WITH APPROPRIATE COLOR TO BE APPROVED BY OWNER PRIOR TO APPLICATION ON BUILDING FACADES.
4. PAINTER TO PROVIDE TWO COATS OF SEALER TO ALL EXPOSED NATURAL BLOCK, PRECAST CONCRETE, UNPAINTED CONCRETE AND OTHER MATERIALS AS REQUIRED TO PROVIDE A WEATHER SEALED PROJECT.
5. COORDINATE PAINT WITH ALL SIDES AND TURN-BACKS OF TILT WALL PANELS
- PAINT KEY:**  
KEY: DESCRIPTION:
- P1** SHERWIN WILLIAMS 'OYSTER WHITE' # SW7637 (LRV 72)
- P2** SHERWIN WILLIAMS 'INTELLECTUAL GRAY' # SW7045 (LRV 39)
- P3** SHERWIN WILLIAMS 'URBANE BRONZE' # SW7048 (LRV 10)

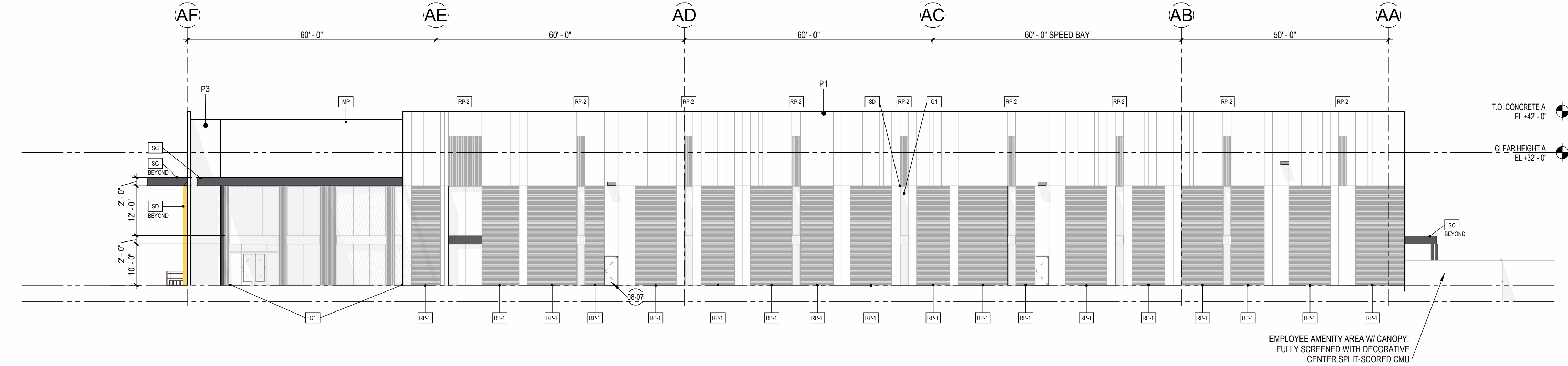
- 03-07 CONCRETE DOCK RAMP. REFER TO SITE DETAILS, AND COORDINATE WITH STRUCTURE & CIVIL DRAWINGS. DOCK RAMPS TO RECEIVE (2) BOLLARDS ALIGNED WITH CENTERLINE OF HANDRAIL FOR PROTECTION
- 08-02 9'-0"x10'-0" HIGH LIFT OVERHEAD DOOR. REFER TO DOOR SCHEDULE FOR MORE INFO.
- 08-04 14'-0"x16'-0" HIGH LIFT OVERHEAD DOOR. REFER TO DOOR SCHEDULE FOR MORE INFO. OVERHEAD DOORS TO RECEIVE (2) BOLLARDS ON INTERIOR SIDE, ALIGNED WITH DOOR OPENING FOR PROTECTION
- 08-07 EXTERIOR DOOR & FRAME. REFER TO DOOR SCHEDULE FOR MORE INFO.
- 13-01 EXTERIOR STAIRS W/ LANDING, 42" HIGH GUARDRAIL, & 36" HIGH HANDRAILS. ALL STAIRS IN TRUCK COURT LOCATIONS TO RECEIVE (2) BOLLARDS ALIGNED WITH CENTERLINE OF HANDRAIL FOR PROTECTION
- 13-02 EXTERIOR STAIRS W/ LANDING, 42" HIGH GUARDRAIL, & 36" HIGH HANDRAILS - COORDINATE FINAL LOCATIONS WITH GRADING - REF. CIVIL. MAX RISER DEPTH NOT TO EXCEED 7". RISERS DIMENSIONS TO REMAIN EQUAL. MAX TREAD DEPTH NOT TO EXCEED 11". TREAD DIMENSIONS TO REMAIN EQUAL. STAIR STRINGERS AND RAILS TO MATCH WEATHERING STEEL FINISH.

- A. REFER TO THE A0.X SERIES DRAWINGS FOR ARCHITECTURAL GENERAL NOTES, MATERIAL SYMBOLS, ABBREVIATIONS, AND DIMENSIONING CONVENTIONS USED ON THIS DRAWING.
- B. REFER TO AND COORDINATE WITH STRUCTURAL, MECHANICAL, PLUMBING, AND ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION NOT SHOWN ON THIS DRAWING.
- C. REFER TO AND COORDINATE WITH CIVIL DRAWINGS FOR ALL FINISH GRADES.
- D. REFER TO A4.X.X SERIES DRAWINGS FOR ENLARGED EXTERIOR ELEVATIONS, BUILDING SECTIONS, TILT WALL ELEVATIONS, & WALL SECTIONS
- E. REFER TO A9.2.X SERIES DRAWINGS FOR DOOR, GLAZING & LOUVER SCHEDULES, ELEVATIONS & DETAILS

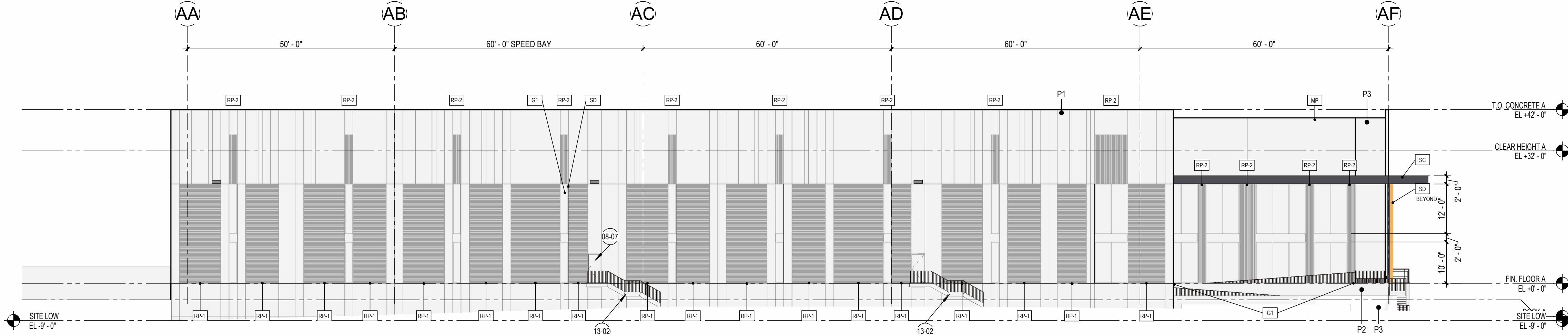
NOT FOR CONSTRUCTION



1 BUILDING A - EAST  
1/16" = 1'-0"



2 BUILDING A - WEST  
1/16" = 1'-0"



MATERIALS

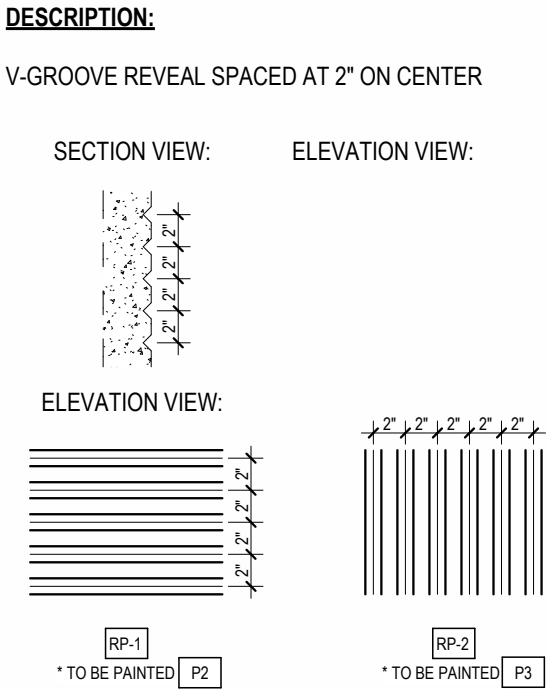
REFERENCE KEYNOTES

GENERAL DRAWING NOTES

MISC. ARCHITECTURAL ELEMENTS

- SC** STEEL CANOPY - BLACKENED STEEL MEMBERS W/ CLEAR COAT FINISH.
- SOFFIT CONDITION OVER ENTRANCES TO BE WOOD PANEL PURA NFC LUMEN AND WOOD DECORS WESTERN RED CEDAR
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REVEAL KEY



EXTERIOR WALLS

- EXTERIOR WALL KEY:**
- G1** CONCRETE TILT PANEL W/ VERTICAL AND HORIZONTAL V-GROOVE REVEALS - PAINTED.
- REFER TO REVEAL KEY, TILT WALL COORDINATION PLAN, AND A5.3.1 FOR TYPICAL DETAILS.

GLAZING / LOUVERS

- GLAZING KEY:**
- MATERIAL: DESCRIPTION:
- FRAMES 2"x6", 2"x4-1/2" BLACK ANODIZED (AB-8) ALUMINUM STOREFRONT
- GLAZING
- G1** SOLARBAN 60, 1" INSULATED GLAZING LOW-E SOLARCOOL SOLARGRAY
- NOTE: ALL GLAZING TO COMPLY WITH IBC 2406.
- GLAZING ELEVATION KEY:**
- W8**

PAINT

- PAINTING NOTES:**
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2. SEALANTS FOR THE PROJECT TO MATCH ADJACENT MATERIAL COLOR - NO WHITE OR OFF WHITE COLORS.
3. PAINTER TO PREPARE SAMPLES WITH APPROPRIATE COLOR TO BE APPROVED BY OWNER PRIOR TO APPLICATION ON BUILDING FACADES.
4. PAINTER TO PROVIDE TWO COATS OF SEALER TO ALL EXPOSED NATURAL BLOCK, PRECAST CONCRETE, UNPAINTED CONCRETE AND OTHER MATERIALS AS REQUIRED TO PROVIDE A WEATHER SEALED PROJECT.
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- PAINT KEY:**  
KEY: DESCRIPTION:
- P1** SHERWIN WILLIAMS 'OYSTER WHITE' # SW7637 (LRV 72)
- P2** SHERWIN WILLIAMS 'INTELLECTUAL GRAY' # SW7045 (LRV 39)
- P3** SHERWIN WILLIAMS 'URBANE BRONZE' # SW7048 (LRV 10)

- 08-07 EXTERIOR DOOR & FRAME. REFER TO DOOR SCHEDULE FOR MORE INFO.
- 13-02 EXTERIOR STAIRS W/ LANDING, 42" HIGH GUARDRAIL, & 36" HIGH HANDRAILS - COORDINATE FINAL LOCATIONS WITH GRADING - REF. CIVIL. MAX RISER DEPTH NOT TO EXCEED 7". RISERS DIMENSIONS TO REMAIN EQUAL. MAX TREAD DEPTH NOT TO EXCEED 11". TREAD DIMENSIONS TO REMAIN EQUAL. STAIR STRINGERS AND RAILS TO MATCH WEATHERING STEEL FINISH.

- A. REFER TO THE A0.X SERIES DRAWINGS FOR ARCHITECTURAL GENERAL NOTES, MATERIAL SYMBOLS, ABBREVIATIONS, AND DIMENSIONING CONVENTIONS USED ON THIS DRAWING.
- B. REFER TO AND COORDINATE WITH STRUCTURAL, MECHANICAL, PLUMBING, AND ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION NOT SHOWN ON THIS DRAWING.
- C. REFER TO AND COORDINATE WITH CIVIL DRAWINGS FOR ALL FINISH GRADES.
- D. REFER TO A4.X.X SERIES DRAWINGS FOR ENLARGED EXTERIOR ELEVATIONS, BUILDING SECTIONS, TILT WALL ELEVATIONS, & WALL SECTIONS
- E. REFER TO A9.2.X SERIES DRAWINGS FOR DOOR, GLAZING & LOUVER SCHEDULES, ELEVATIONS & DETAILS

THE LOOP  
Scottsdale, Arizona

LGE DESIGNBUILD

#	REVISION	DATE

NOT FOR CONSTRUCTION

SHEET TITLE:  
EXTERIOR BUILDING ELEVATIONS  
BW - BUILDING A EAST / WEST

ISSUE DATE: 03/21/11

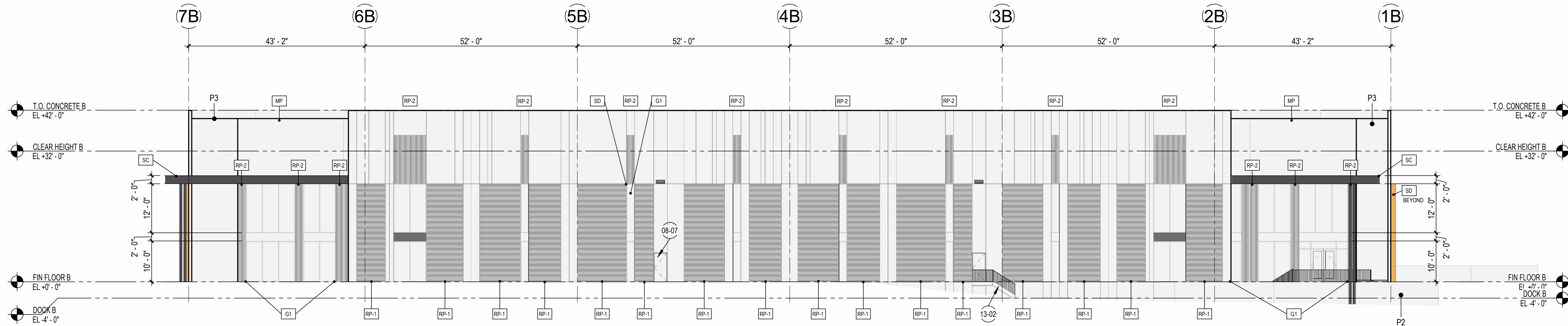
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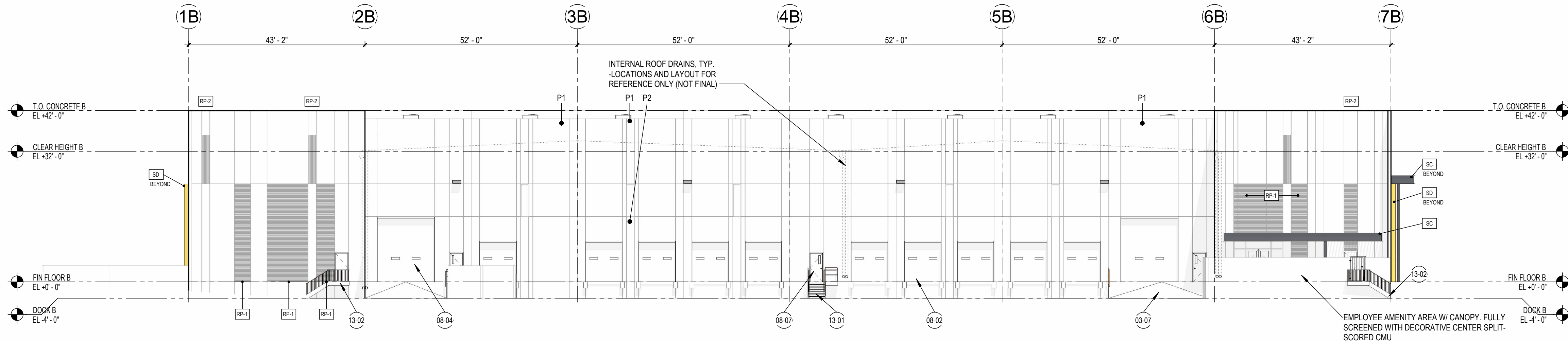
PROJECT No: --

THESE DRAWINGS ARE AN INSTRUMENT OF SERVICE AND THE PROPERTY OF LGE DESIGN GROUP AND LGE DESIGN SHALL BE SUBMITTED TO THE ORIGINAL LGE FOR WHICH THEY WERE PREPARED AND NO REUSE OR REPRODUCTION OF ANY PART OF THESE DRAWINGS IS PERMITTED WITHOUT THE WRITTEN CONSENT OF LGE DESIGN GROUP.

## 1 BUILDING B - NORTH








## 2 BUILDING B - SOUTH



## MATERIALS

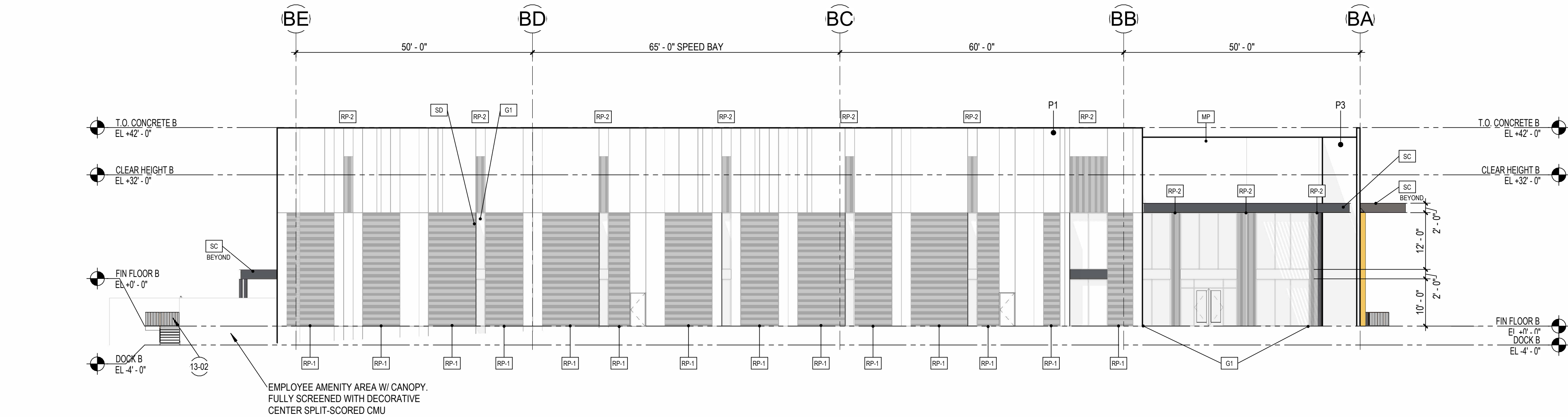
## REFERENCE KEYNOTES

## GENERAL DRAWING NOTES

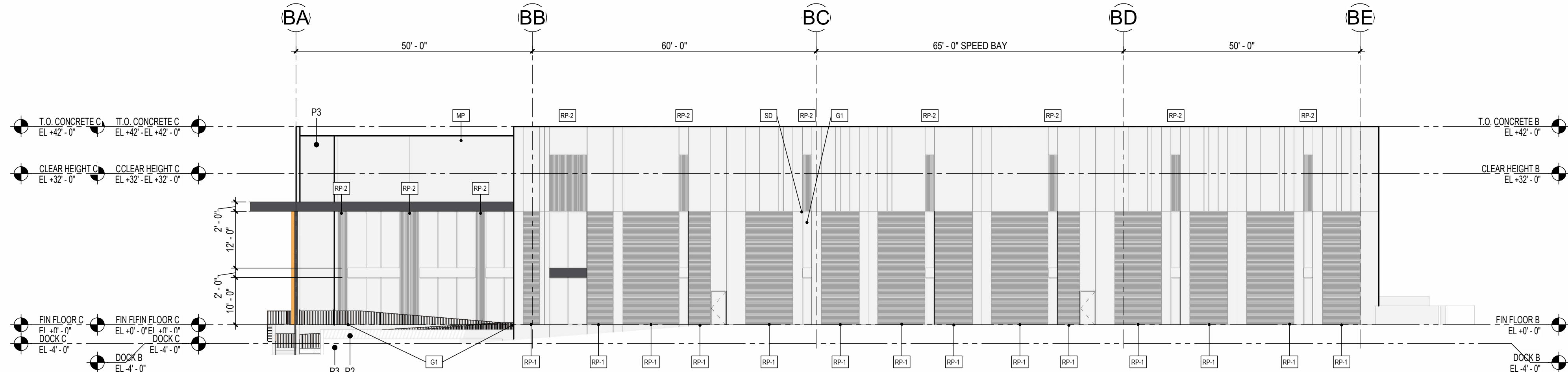
	<div>MISC. ARCHITECTURAL ELEMENTS</div> <div><div>SCSTEEL CANOPY - BLACKENED STEEL MEMBERS W/ CLEAR COAT FINISH.</div><div>SFFIT CONDITION OVER ENTRANCES TO BE WOOD PANEL PURA NFC LUMEN AND WOOD DECORS WESTERN RED CEDAR</div><div>MPMETAL PANEL - ALUCOBOND USA METAL PANEL OVER METAL STUD BACKING LOCATIONS AT MAIN ENTRIES. FINISH NATIVE COPPER MICA</div><div>SDSHADING DEVICE - VERTICAL FIN. LOCATIONS AT ALL NON-ENTRANCE AND TRUCK COURT WINDOWS. FINISH TO MATCH MP(NATIVE COPPER MICA)</div></div>	<div>REVEAL KEY</div> <div>DESCRIPTION:</div> <div>V-GROOVE REVEAL SPACED AT 2" ON CENTER</div> <div><div>SECTION VIEW:</div><div>ELEVATION VIEW:</div><div><div>ELEVATION VIEW:</div><div><div>SP-1</div><div>* TO BE PAINTED</div><div>P2</div></div><div><div>SP-2</div><div>* TO BE PAINTED</div><div>P3</div></div></div></div>	<div>EXTERIOR WALLS</div> <div>EXTERIOR WALL KEY:</div> <div><div>CTCONCRETE TILT PANEL W/ VERTICAL AND HORIZONTAL V-GROOVE REVEALS - PAINTED.</div><div>REFER TO REVEAL KEY, TILT WALL COORDINATION PLAN, AND A5.3.1 FOR TYPICAL DETAILS.</div></div>	<div>GLAZING / LOUVERS</div> <div>GLAZING KEY:</div> <div><div>MATERIAL:</div><div>DESCRIPTION:</div><div>FRAMES</div><div>2"x6", 2"x4-1/2" BLACK ANODIZED (A8-8) ALUMINUM STOREFRONT</div><div>GLAZING</div><div>G1</div><div>SOLARBAN 60, 1" INSULATED GLAZING LOW-E SOLARCOOL SOLARGRAY</div><div>NOTE: ALL GLAZING TO COMPLY WITH IBC 2406.</div><div>GLAZING ELEVATION KEY:</div><div><div>VH</div></div></div>	<div>PAINTING NOTES:</div> <div>1. PAINTER TO PROVIDE FOUR COLOR SCHEME WITH ALL DECORATIVE BANKS MASKED AND PAINTED IN COLORS TO BE SELECTED</div> <div>2. SEALANTS FOR THE PROJECT TO MATCH ADJACENT MATERIAL COLOR - NO WHITE OR OFF WHITE COLORS.</div> <div>3. PAINTER TO PREPARE SAMPLES WITH APPROPRIATE COLOR TO BE APPROVED BY OWNER PRIOR TO APPLICATION ON BUILDING FACADES.</div> <div>4. PAINTER TO PROVIDE TWO COATS OF SEALER TO ALL EXPOSED NATURAL BLOCK, PRECAST CONCRETE, UNPAINTED CONCRETE AND OTHER MATERIALS AS REQUIRED TO PROVIDE A WEATHER SEALED PROJECT.</div> <div>5. COORDINATE PAINT WITH ALL SIDES AND TURN-BACKS OF TILT WALL PANELS</div> <div>PAINT KEY:</div> <div>KEY: DESCRIPTION:</div> <div><div>P1SHERWIN WILLIAMS "OYSTER WHITE" # SW7637 (LRV 72)</div><div>P2SHERWIN WILLIAMS "INTELLECTUAL GRAY" # SW7045 (LRV 39)</div><div>P3SHERWIN WILLIAMS "URBANE BRONZE" # SW7048 (LRV 10)</div></div>	<div>03-07</div> <div>CONCRETE DOCK RAMP. REFER TO SITE DETAILS, AND COORDINATE WITH STRUCTURE &amp; CIVIL DRAWINGS. DOCK RAMPS TO RECEIVE (2) BOLLARDS ALIGNED WITH CENTERLINE OF HANDRAIL FOR PROTECTION</div> <div>08-02</div> <div>9'-0"x10'-0" HIGH LIFT OVERHEAD DOOR, REFER TO DOOR SCHEDULE FOR MORE INFO.</div> <div>08-04</div> <div>14'-0"x16'-0" HIGH LIFT OVERHEAD DOOR, REFER TO DOOR SCHEDULE FOR MORE INFO. OVERHEAD DOORS TO RECEIVE (2) BOLLARDS ON INTERIOR SIDE, ALIGNED WITH DOOR OPENING FOR PROTECTION.</div> <div>08-07</div> <div>EXTERIOR DOOR &amp; FRAME. REFER TO DOOR SCHEDULE FOR MORE INFO.</div> <div>13-01</div> <div>EXTERIOR STAIRS W/ LANDING, 42" HIGH GUARDRAIL, &amp; 36" HIGH HANDRAILS. ALL STAIRS IN TRUCK COURT LOCATIONS TO RECEIVE (2) BOLLARDS ALIGNED WITH CENTERLINE OF HANDRAIL FOR PROTECTION.</div> <div>13-02</div> <div>EXTERIOR STAIRS W/ LANDING, 42" HIGH GUARDRAIL, &amp; 36" HIGH HANDRAILS - COORDINATE FINAL LOCATIONS WITH GRADING - REF. CIVIL. MAX RISER DEPTH NOT TO EXCEED 7". RISERS DIMENSIONS TO REMAIN EQUAL. MAX TREAD DEPTH NOT TO EXCEED 11". TREAD DIMENSIONS TO REMAIN EQUAL. STAIR STRINGERS AND RAILS TO MATCH WEATHERING STEEL FINISH.</div> <div>A</div> <div>REFER TO THE A0.X SERIES DRAWINGS FOR ARCHITECTURAL GENERAL NOTES, MATERIAL SYMBOLS, ABBREVIATIONS, AND DIMENSIONING CONVENTIONS USED ON THIS DRAWING.</div> <div>B</div> <div>REFER TO AND COORDINATE WITH STRUCTURAL, MECHANICAL, PLUMBING, AND ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION NOT SHOWN ON THIS DRAWING.</div> <div>C</div> <div>REFER TO AND COORDINATE WITH CIVIL DRAWINGS FOR ALL FINISH GRADES.</div> <div>D</div> <div>REFER TO A4.X.x SERIES DRAWINGS FOR ENLARGED EXTERIOR ELEVATIONS, BUILDING SECTIONS, TILT WALL ELEVATIONS, &amp; WALL SECTIONS</div> <div>E</div> <div>REFER TO A9.2.X SERIES DRAWINGS FOR DOOR, GLAZING &amp; LOUVER SCHEDULES, ELEVATIONS &amp; DETAILS</div>
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1 BUILDING B - EAST  
1/16" = 1'-0"



2 BUILDING B - WEST  
1/16" = 1'-0"



MATERIALS				REFERENCE KEYNOTES	GENERAL DRAWING NOTES	
<div>MISC. ARCHITECTURAL ELEMENTS</div> <div><div>SC</div>STEEL CANOPY - BLACKENED STEEL MEMBERS W/ CLEAR COAT FINISH.  SOFFIT CONDITION OVER ENTRANCES TO BE WOOD PANEL PURA NFC LUMEN AND WOOD DECORS WESTERN RED CEDAR</div> <div><div>MP</div>METAL PANEL - ALUCOBOND USA METAL PANEL OVER METAL STUD BACKING. LOCATIONS AT MAIN ENTRIES. FINISH NATIVE COPPER MICA</div> <div><div>SD</div>SHADING DEVICE - VERTICAL FIN. LOCATIONS AT ALL NON-ENTRANCE AND TRUCK COURT WINDOWS. FINISH TO MATCH<div><div>MP</div></div>(NATIVE COPPER MICA)</div>	<div>REVEAL KEY</div> <div>DESCRIPTION:</div> <div>V-GROOVE REVEAL SPACED AT 2" ON CENTER</div> <div><div>SECTION VIEW:</div><div>ELEVATION VIEW:</div><div><div>ELEVATION VIEW:</div><div><div><div>RP-1</div></div><div><div>P2</div></div></div><div><div><div>RP-2</div></div><div><div>P3</div></div></div></div><div><div>* TO BE PAINTED</div><div><div>P2</div></div></div><div><div>* TO BE PAINTED</div><div><div>P3</div></div></div></div>	<div>EXTERIOR WALLS</div> <div>EXTERIOR WALL KEY:</div> <div><div>G1</div>CONCRETE TILT PANEL W/ VERTICAL AND HORIZONTAL V-GROOVE REVEALS - PAINTED.  REFER TO REVEAL KEY, TILT WALL COORDINATION PLAN, AND A5.3.1 FOR TYPICAL DETAILS.</div>	<div>GLAZING / LOUVERS</div> <div>GLAZING KEY:</div> <div>MATERIAL: DESCRIPTION:</div> <div>FRAMES2"X6", 2"X4-1/2" BLACK ANODIZED (AB-8) ALUMINUM STOREFRONT</div> <div>GLAZING<div><div>G1</div><div><div><div></div><div></div><div></div></div></div></div>SOLARBAN 60, 1" INSULATED GLAZING LOW-E SOLARCOOL SOLARGRAY</div> <div>NOTE: ALL GLAZING TO COMPLY WITH IBC 2406.</div> <div>GLAZING ELEVATION KEY:</div> <div><div>W8</div></div>	<div>PAINT</div> <div>PAINT KEY:</div> <div>KEY: DESCRIPTION:</div> <div><div>P1</div><div></div>SHERWIN WILLIAMS 'OYSTER WHITE' # SW7637 (LRV 72)</div> <div><div>P2</div><div></div>SHERWIN WILLIAMS 'INTELLECTUAL GRAY' # SW7045 (LRV 39)</div> <div><div>P3</div><div></div>SHERWIN WILLIAMS 'URBANE BRONZE' # SW7048 (LRV 10)</div> <div>PAINTING NOTES:</div> <div>1. PAINTER TO PROVIDE FOUR COLOR SCHEME WITH ALL DECORATIVE BANKS MASKED AND PAINTED IN COLORS TO BE SELECTED</div> <div>2. SEALANTS FOR THE PROJECT TO MATCH ADJACENT MATERIAL COLOR - NO WHITE OR OFF WHITE COLORS.</div> <div>3. PAINTER TO PREPARE SAMPLES WITH APPROPRIATE COLOR TO BE APPROVED BY OWNER PRIOR TO APPLICATION ON BUILDING FACADES.</div> <div>4. PAINTER TO PROVIDE TWO COATS OF SEALER TO ALL EXPOSED NATURAL BLOCK, PRECAST CONCRETE, UNPAINTED CONCRETE AND OTHER MATERIALS AS REQUIRED TO PROVIDE A WEATHER SEALED PROJECT.</div> <div>5. COORDINATE PAINT WITH ALL SIDES AND TURN-BACKS OF TILT WALL PANELS</div>	<div>13-02 EXTERIOR STAIRS W/ LANDING, 42" HIGH GUARDRAIL, &amp; 36" HIGH HANDRAILS - COORDINATE FINAL LOCATIONS WITH GRADING - REF. CIVIL. MAX RISER DEPTH NOT TO EXCEED 7". RISERS DIMENSIONS TO REMAIN EQUAL. MAX TREAD DEPTH NOT TO EXCEED 11". TREAD DIMENSIONS TO REMAIN EQUAL. STAIR STRINGERS AND RAILS TO MATCH WEATHERING STEEL FINISH.</div>	<div>A. REFER TO THE A0.X SERIES DRAWINGS FOR ARCHITECTURAL GENERAL NOTES, MATERIAL SYMBOLS, ABBREVIATIONS, AND DIMENSIONING CONVENTIONS USED ON THIS DRAWING.</div> <div>B. REFER TO AND COORDINATE WITH STRUCTURAL, MECHANICAL, PLUMBING, AND ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION NOT SHOWN ON THIS DRAWING.</div> <div>C. REFER TO AND COORDINATE WITH CIVIL DRAWINGS FOR ALL FINISH GRADES.</div> <div>D. REFER TO A4.X.X SERIES DRAWINGS FOR ENLARGED EXTERIOR ELEVATIONS, BUILDING SECTIONS, TILT WALL ELEVATIONS, &amp; WALL SECTIONS</div> <div>E. REFER TO A9.2.X SERIES DRAWINGS FOR DOOR, GLAZING &amp; LOUVER SCHEDULES, ELEVATIONS &amp; DETAILS</div>

NOT FOR CONSTRUCTION

SHEET TITLE:

EXTERIOR BUILDING ELEVATIONS  
BW - BUILDING B EAST / WEST

ISSUE DATE:

07/12/24

DRAWN BY:

Author

CHECKED BY:

Checker

PROJECT NO:

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A4.5.2B

THE LOOP

Scottsdale, Arizona

LGE | DESIGNBUILD

#	REVISION	DATE

SHEET TITLE:

EXTERIOR BUILDING ELEVATIONS  
BW - BUILDING B EAST / WEST

ISSUE DATE:

07/12/24

DRAWN BY:

Author

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Checker

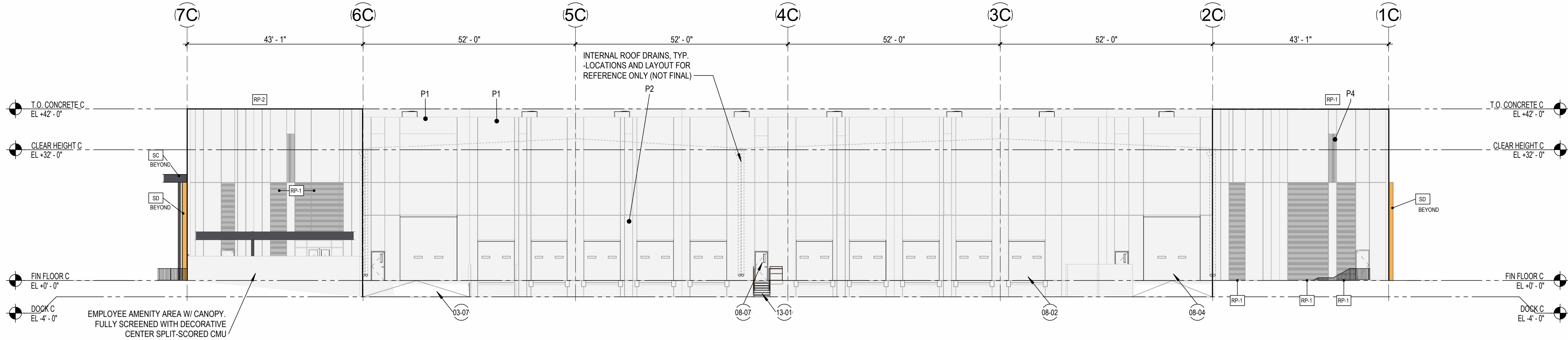
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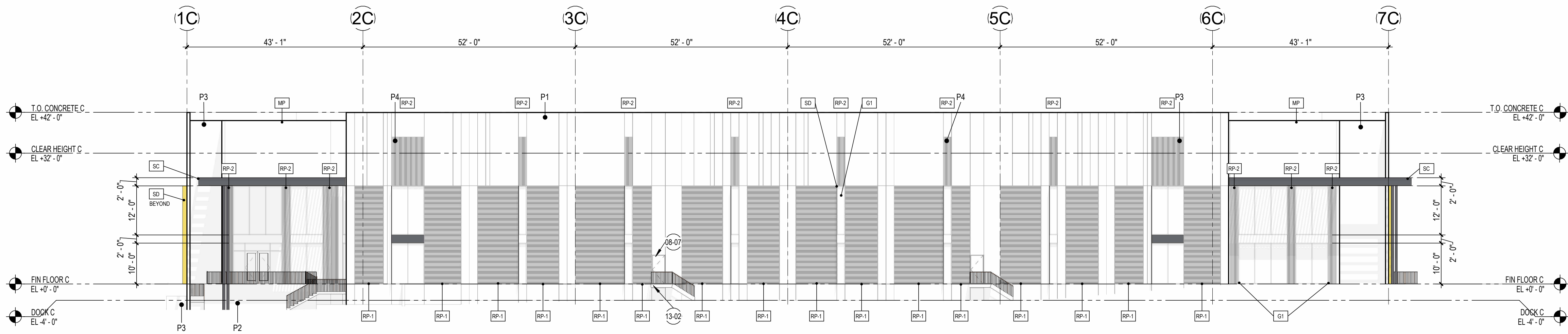
NOT FOR CONSTRUCTION

A4.5.2B

1 BUILDING C - NORTH  
1/16" = 1'-0"



2 BUILDING C - SOUTH  
1/16" = 1'-0"



MATERIALS

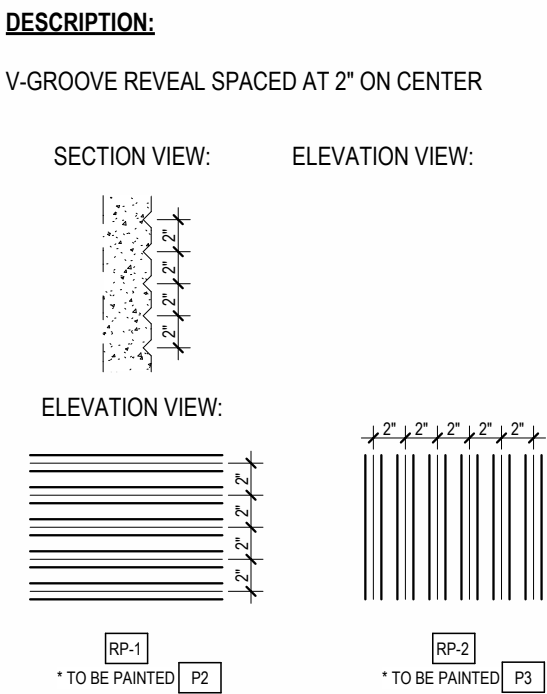
REFERENCE KEYNOTES

GENERAL DRAWING NOTES

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SOFFIT CONDITION OVER ENTRANCES TO BE WOOD PANEL PURA NFC LUMEN AND WOOD DECORS WESTERN RED CEDAR
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- SHADING DEVICE** - VERTICAL FIN. LOCATIONS AT ALL NON-ENTRANCE AND TRUCK COURT WINDOWS. FINISH TO MATCH [MP] (NATIVE COPPER MICA)

REVEAL KEY



EXTERIOR WALLS

- EXTERIOR WALL KEY:**
- CONCRETE TILT PANEL** W/ VERTICAL AND HORIZONTAL V-GROOVE REVEALS - PAINTED.
  - REFER TO REVEAL KEY, TILT WALL COORDINATION PLAN, AND A5.3.1 FOR TYPICAL DETAILS.

GLAZING / LOUVERS

- GLAZING KEY:**
- MATERIAL: DESCRIPTION:
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- GLAZING SOLARBAN 60, 1" INSULATED GLAZING LOW-E SOLARCOOL SOLARGRAY
- NOTE: ALL GLAZING TO COMPLY WITH IBC 2406.
- GLAZING ELEVATION KEY:**
- [W-8]

PAINT

- PAINTING NOTES:**
- PAINTER TO PROVIDE FOUR COLOR SCHEME WITH ALL DECORATIVE BANKS MASKED AND PAINTED IN COLORS TO BE SELECTED
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THE LOOP

Scottsdale, Arizona

LGE DESIGNBUILD

#	REVISION	DATE

**NOT FOR CONSTRUCTION**

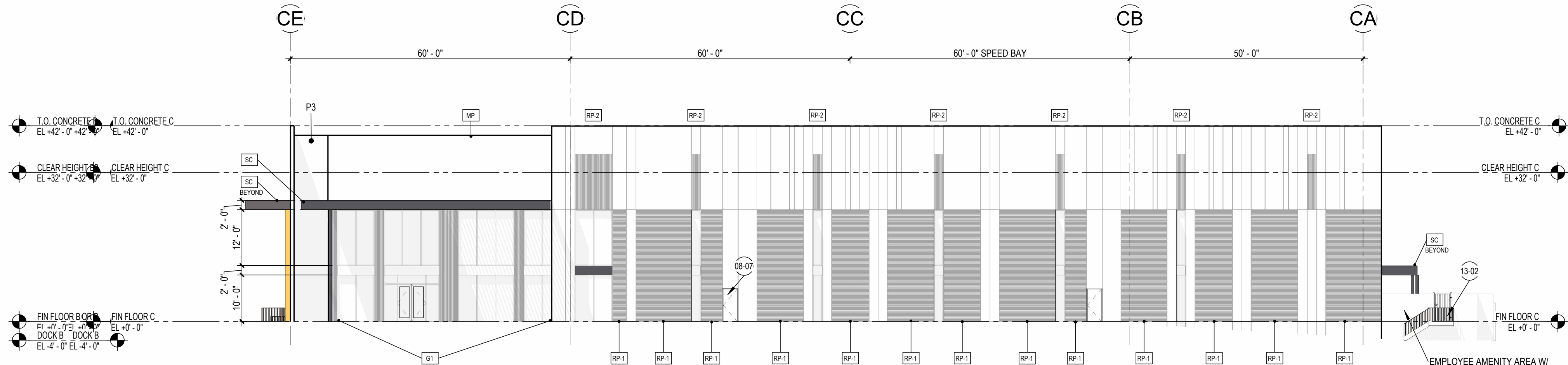
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EXTERIOR BUILDING ELEVATIONS  
BW - BUILDING C NORTH / SOUTH  
ISSUE DATE: 7/12/24

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CHECKED BY: Checker  
PROJECT No: --

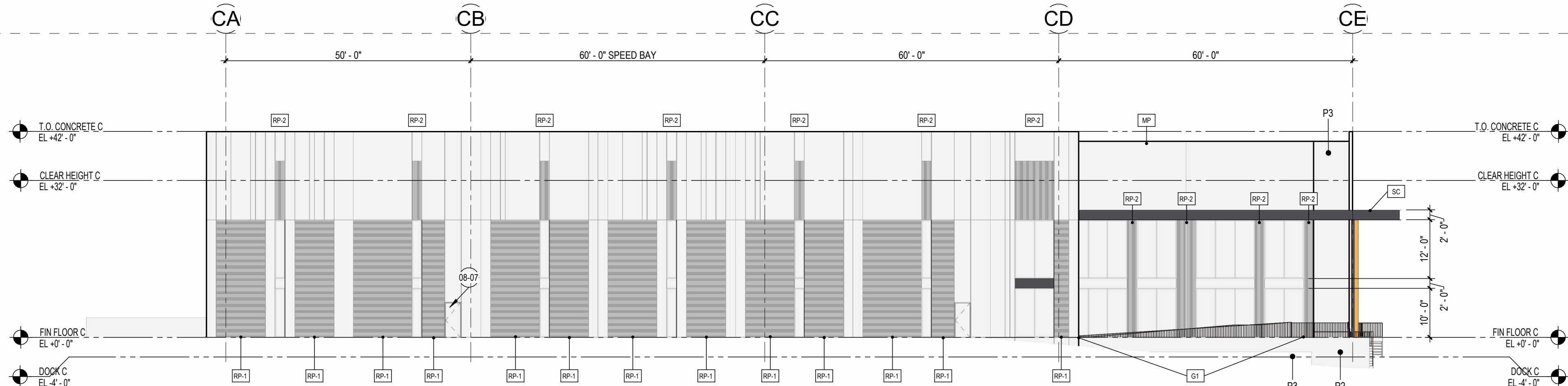
A4.5.1C



1 BUILDING C - EAST  
1/16" = 1'-0"



2 BUILDING C - WEST  
1/16" = 1'-0"



MATERIALS

REFERENCE KEYNOTES

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EXTERIOR WALLS

- EXTERIOR WALL KEY:**
- G1** CONCRETE TILT PANEL W/ VERTICAL AND HORIZONTAL V-GROOVE REVEALS - PAINTED.
- REFER TO REVEAL KEY, TILT WALL COORDINATION PLAN, AND A5.3.1 FOR TYPICAL DETAILS.

GLAZING / LOUVERS

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- GLAZING ELEVATION KEY:**
- W8**

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THE LOOP  
Scottsdale, Arizona

LGE DESIGNBUILD

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SHEET TITLE:  
EXTERIOR BUILDING ELEVATIONS  
BW - BUILDING C EAST / WEST

ISSUE DATE: 07/12/24

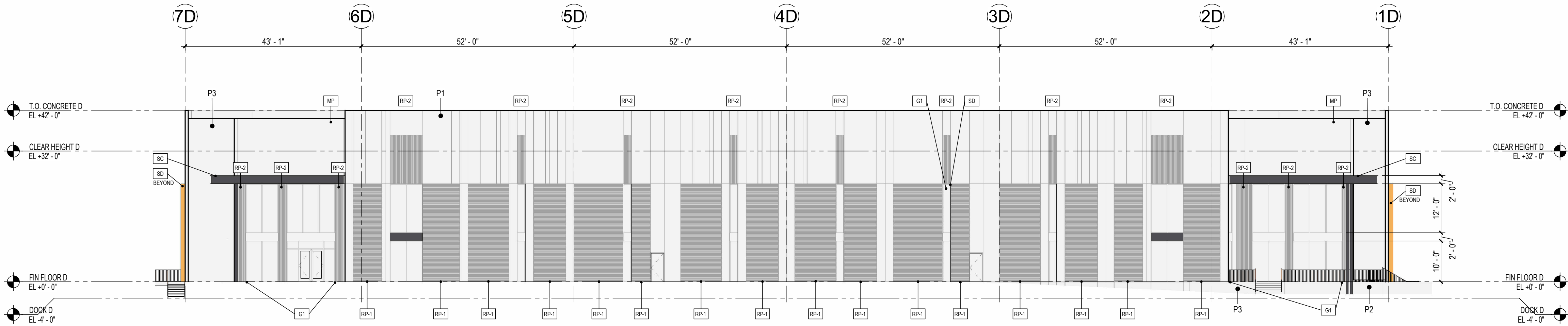
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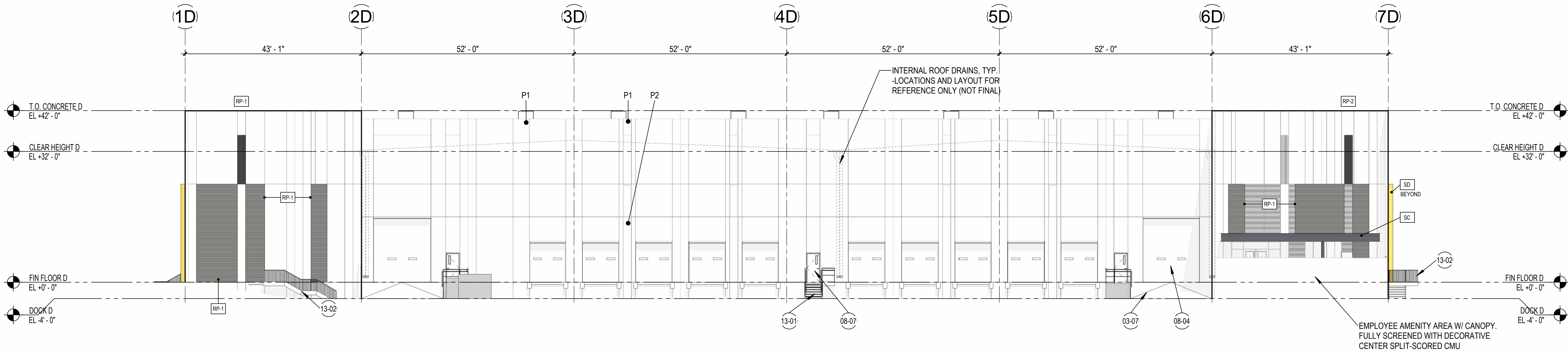
PROJECT No: --

A4.5.2C

**1** **BUILDING D - NORTH**  
1/16" = 1'-0"



**2** **BUILDING D - SOUTH**  
1/16" = 1'-0"



**MATERIALS**

**REFERENCE KEYNOTES**

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- SECTION VIEW:**
- ELEVATION VIEW:**
- ELEVATION VIEW:**
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**THE LOOP**  
Scottsdale, Arizona

**LGE** | DESIGNBUILD

#	REVISION	DATE

**NOT FOR CONSTRUCTION**

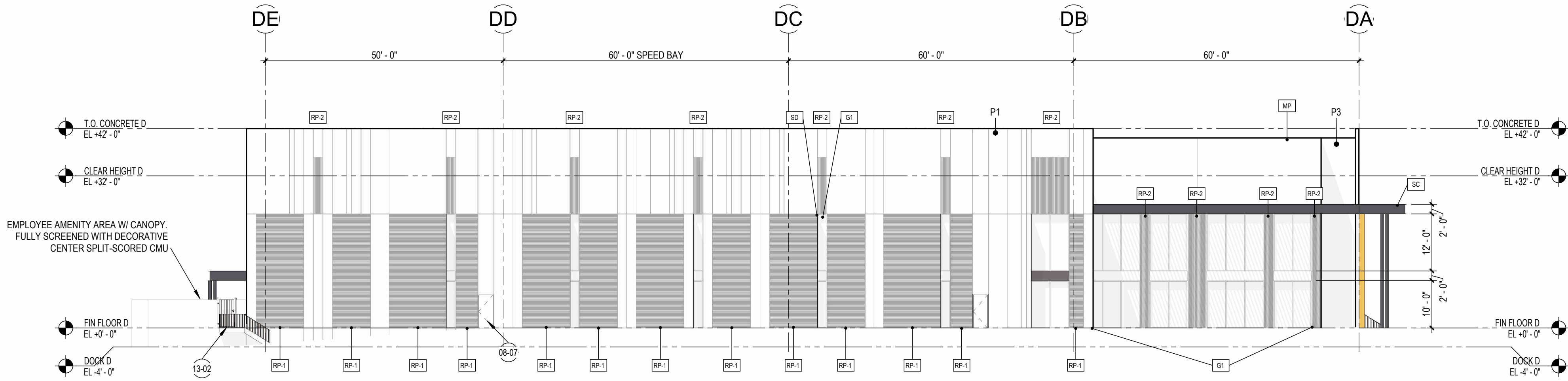
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CHECKED BY: Checker  
PROJECT No: --

**A4.5.1D**

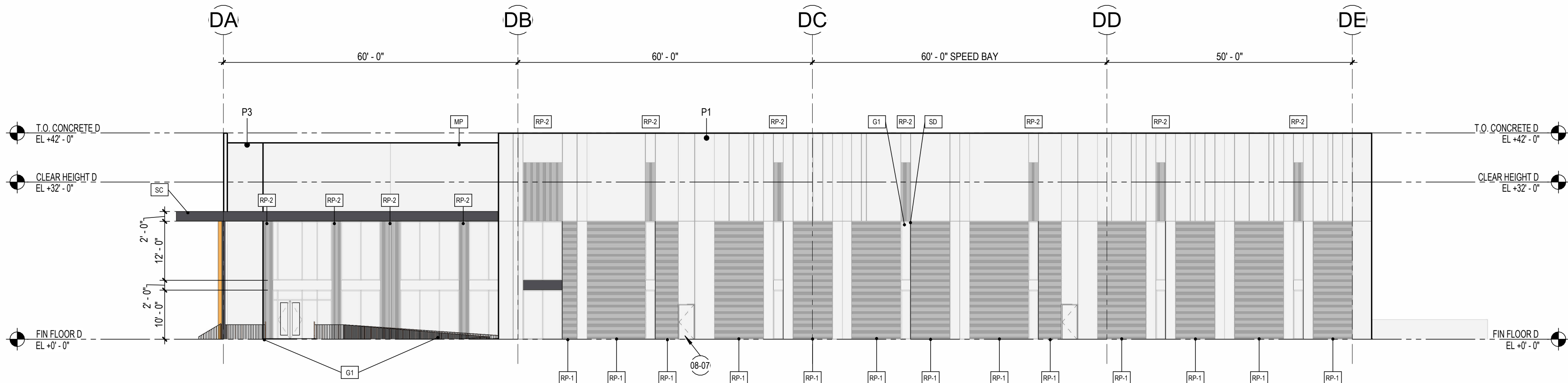
**LGE** | DESIGNGROUP  
1200 N. 52nd Street • Phoenix, AZ • 85008  
P. 480.966.4001



1 BUILDING D - EAST  
1/16" = 1'-0"



2 BUILDING D - WEST  
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MATERIALS

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THE LOOP  
Scottsdale, Arizona

LGE DESIGNBUILD

#	REVISION	DATE

NOT FOR CONSTRUCTION

SHEET TITLE:  
EXTERIOR BUILDING ELEVATIONS  
BW - BUILDING D EAST / WEST

ISSUE DATE: 7/12/24

DRAWN BY: Author

CHECKED BY: Checker

PROJECT No: --

A4.5.2D

## **Additional Information for:**

### **The Loop**

### **Case: 2-ZN-2010#2**

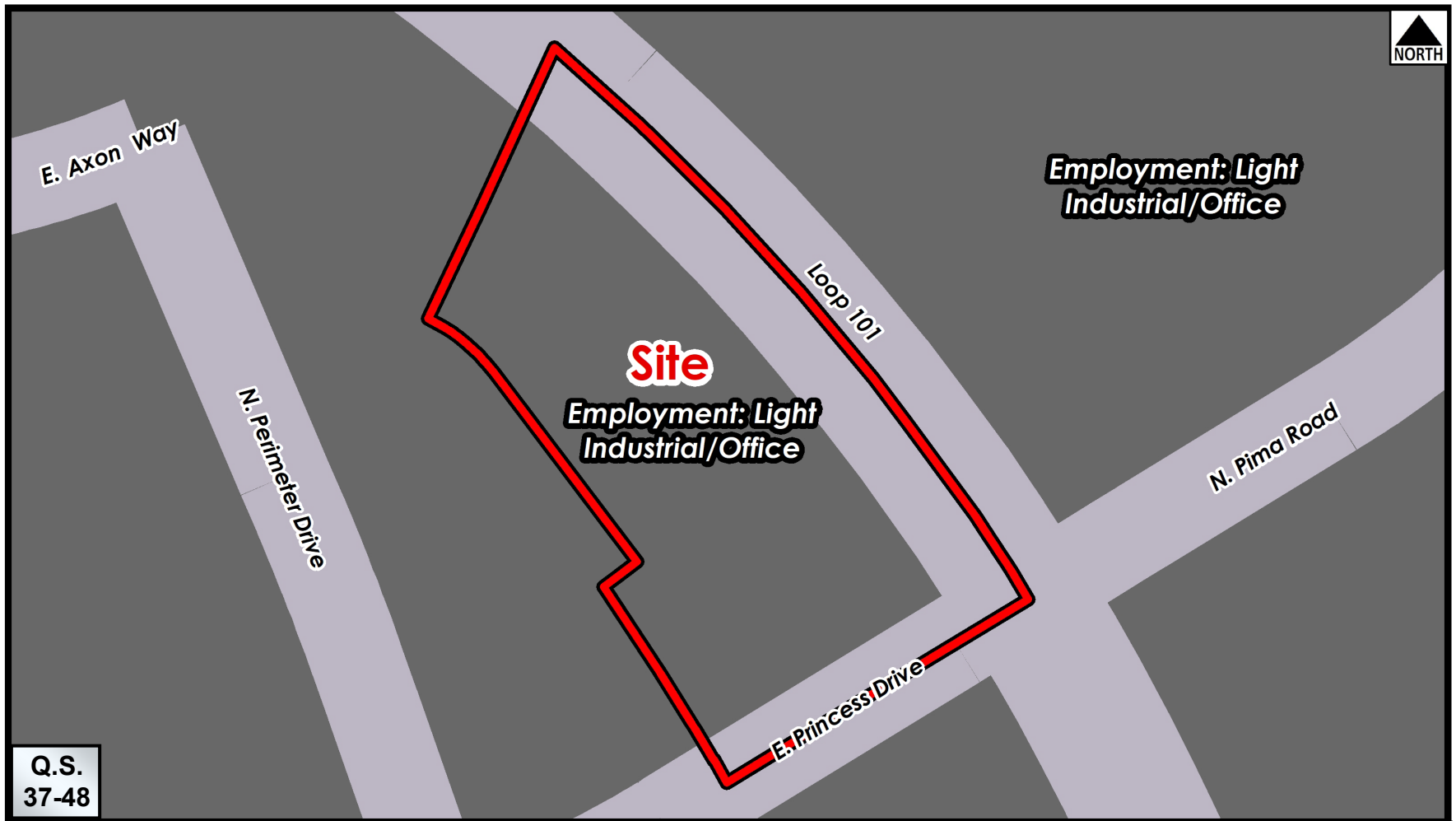
#### **PLANNING/DEVELOPMENT**

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.
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. **STORMWATER POLLUTION PREVENTION PLAN (SWPPP) AND NOTICE OF INTENT (NOI).** At time of final plans, the applicant shall submit a SWPPP and NOI.
5. **SEWER IMPROVEMENTS.** Prior to the scheduling of a development review board hearing for project, the owner shall complete the following:
  - a. Submit and receive water resources approval of a final basis of sewer design report that includes, no older than a year from date of its initial submittal, sewer flow monitoring at two locations coordinated with water resources and in accordance with DSPM section 7-1.202.e.
  - b. Submit and receive water resources approval of off-site sewer infrastructure design plans to provide sufficient sewer capacity to serve the project as required by water resources for their approval of the project's sewer final basis of design report and in accordance with DSPM section 7-1.400.
6. **PRIVATE PARCEL DRIVEWAY CONNECTION.** Prior to issuance of a project permit creating a non-access controlled fire use only driveway connection to adjacent, non-project, parcel the property owner shall submit a recorded general access easement from the adjacent, non-project, parcel property owner.
7. **REFUSE.** At time of final plans, the applicant shall provide a minimum six cubic yard compactor for each building.
8. **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.
9. **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



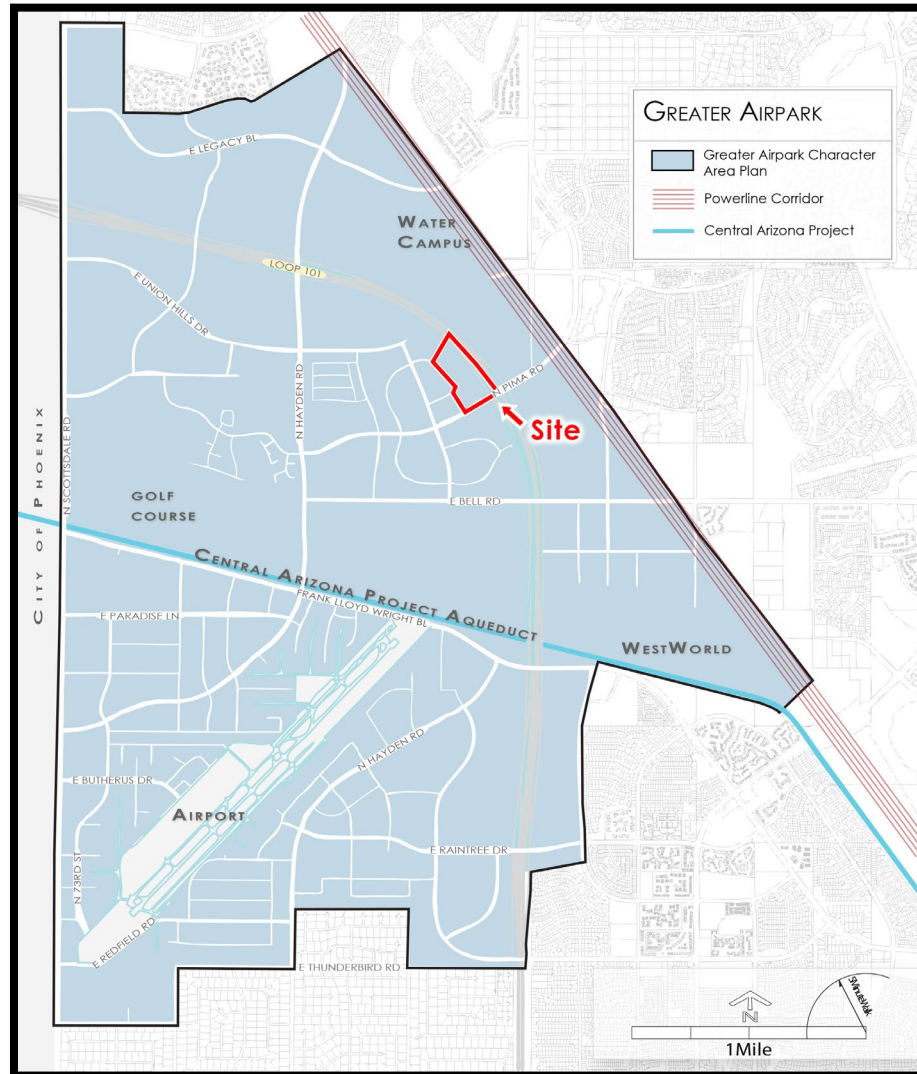
conveyed by an instrument or map of dedication subject to city staff approval and accompanied by a title policy in favor of the City, in conformance with the Design Standards and Policies Manual.

10. 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  
+/- 1.3 million square feet of Mixed-Use Neighborhoods

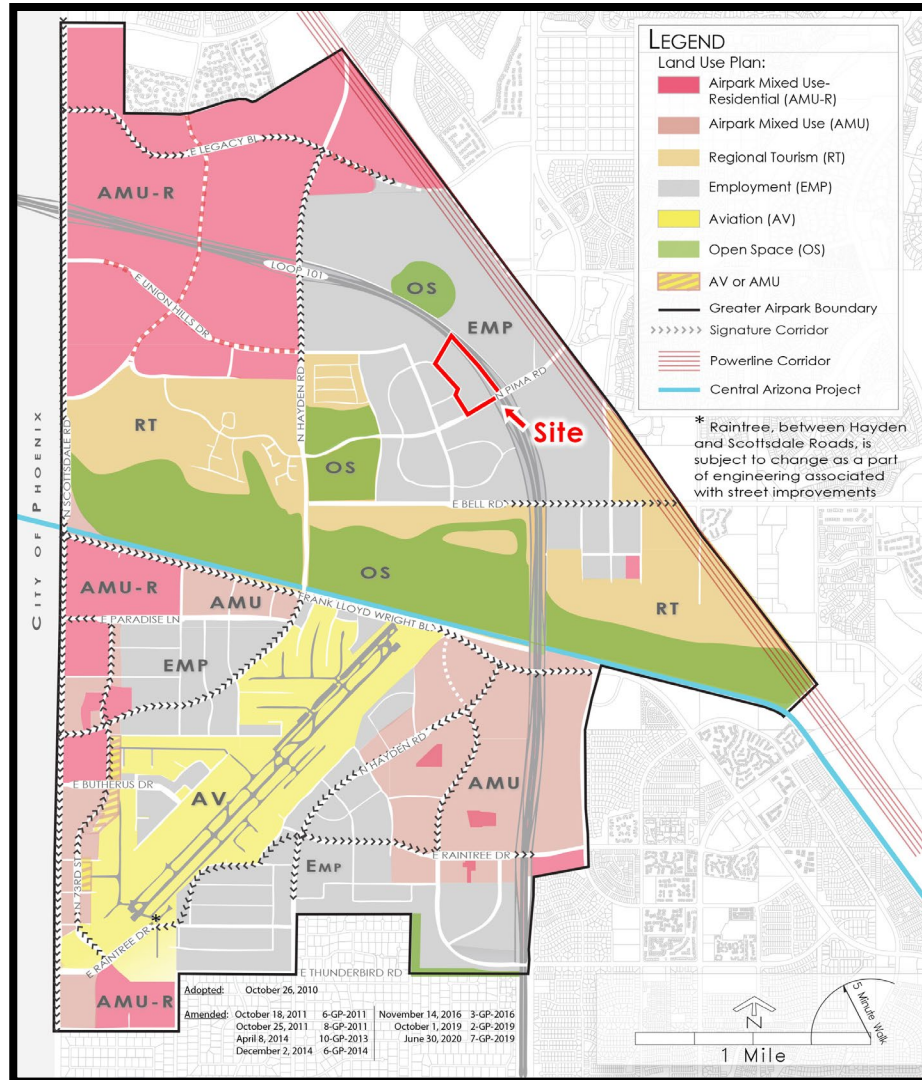
2-ZN-2010#2



**Greater Airport  
Character Area**

**2-ZN-2010#2**





## Greater Airport Area Land Use Plan

**2-ZN-2010#2**

**Stipulations for the Zoning Application:**  
**Pinnacle in the Perimeter Center**  
**Case Number: 2-ZN-2010**

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

**CHANGES MADE BY CITY COUNCIL SHOWN IN STRIKE-THRU AND BOLD CAPS**

**SITE DESIGN**

1. CONFORMANCE DEVELOPMENT PLAN. Except as stipulated below, development shall generally conform with the Development Plan submitted by Davis, and the offices of Earl, Curley, and Lagarde, with the city staff date of 1/14/2011, attached as Exhibit 1 to that public record entitled "The Pinnacle in the Perimeter Center Development Plan", made a public record by Resolution No. 8652, and incorporated herein by reference. 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.
  - a) The parking structure shown on the conceptual site plan shall be limited to one (1) above grade story **AT A MAXIMUM OF 14 FEET IN HEIGHT** and shall be located as far to the east as access requirements allow.
  - b) The Development Review Board shall pay particular attention to: 1) the design of the parking structure facade to assure compatibility with the adjacent hotel use, 2) the provision of adequate landscape screening and, 3) the use of low impact, shielded lighting on the structure.
  - c) The amended development standards shall not apply to the southern ~~300~~ **200** feet of the subject site.
2. CONFORMANCE TO AMENDED DEVELOPMENT STANDARDS. Development shall conform with the amended development standards set forth in that certain public record entitled "The Pinnacle in the Perimeter Center Development Plan", made a public record by Resolution No. 8652, and incorporated herein by reference. Any change to the development standards shall be subject to additional public hearings before the Planning Commission and City Council.
3. BUILDING HEIGHT LIMITATIONS.
  - a) No building on the site shall exceed sixty-five (65) feet in height as measured from natural grade plus three (3) feet. In no case shall drainage or any other considerations cause the building height to exceed this standard.
  - b) Mechanical equipment and screening shall be limited to twenty (20) percent of the roof area, and shall not exceed twelve (12) feet in height above the roof deck.
  - c) Buildings sixty-five (65) feet in height shall be located within approximately the eastern 200 feet of the building envelope, as identified on the Building Height Zones exhibit with

the city staff date of 3/21/2011 and incorporated in the Development Plan. Buildings on all other areas of the site shall not exceed fifty (50) feet in height.

4. CONFORMANCE TO THE DESIGN GUIDELINES. Development shall conform to the Design Guidelines set forth in that certain public record, that public record entitled "The Pinnacle in the Perimeter Center Development Plan", made a public record by Resolution No. 8652, and incorporated herein by reference, as determined by the Development Review Board. All other relevant City of Scottsdale design guidelines shall still apply to the site.
5. VIEW CORRIDORS.
  - a) If any building is greater than sixty (60) feet in height, view corridors shall be provided between the buildings for a minimum of thirty-five (35) percent of the average length (north-south) of the overall 25-acre site.
  - b) For buildings taller than thirty-six (36) feet but less than sixty (60) feet in height, view corridors shall be provided between the buildings for a minimum of twenty (20) percent of the average length (north-south) of the overall 25-acre site.
  - c) The required view corridors shall be on an east-west axis for the width of the site, and shall be clear of any buildings, with the exception of site amenities that are less than sixteen (16) feet in height.

#### **AIRPORT**

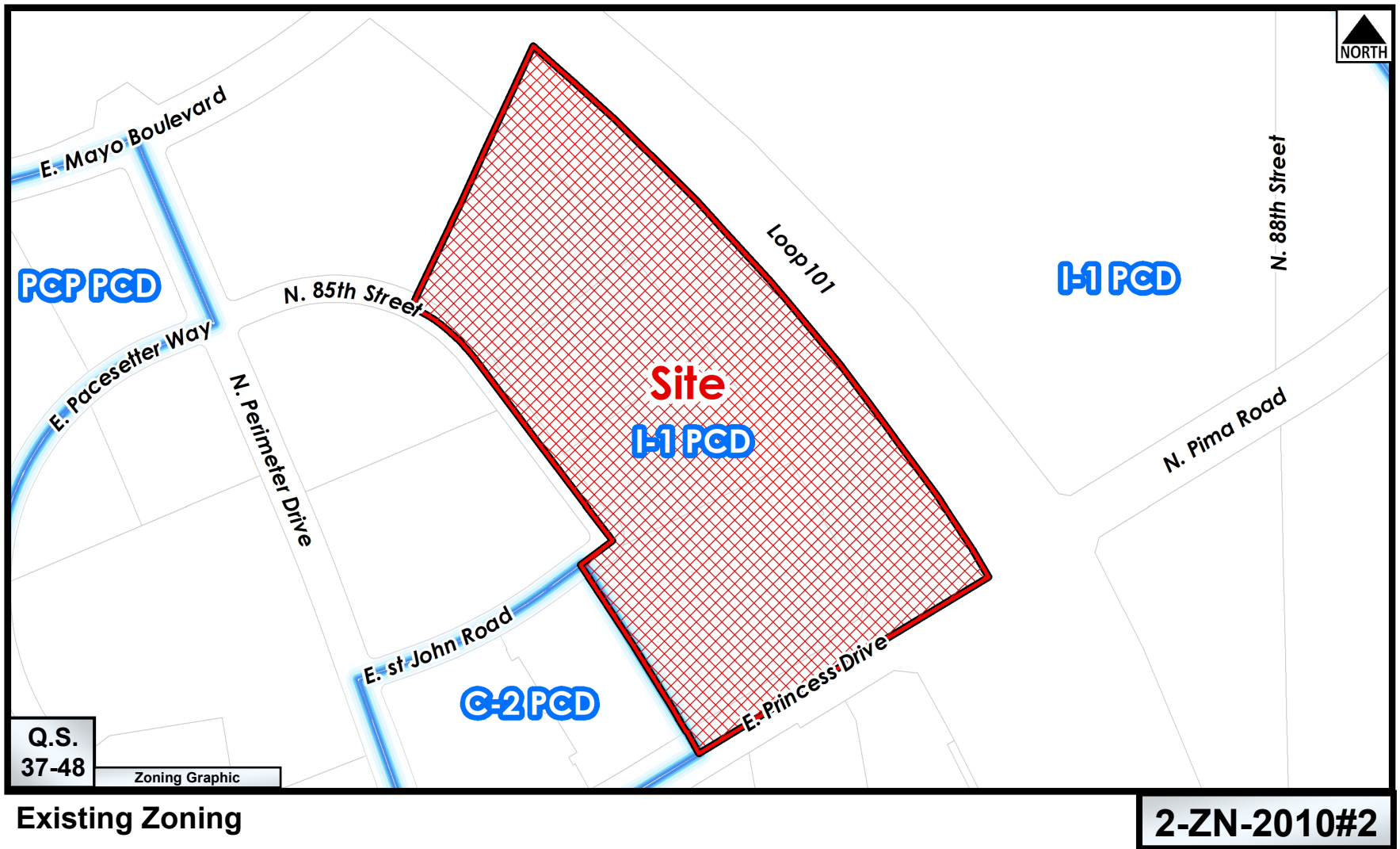
6. FAA DETERMINATION. With the Development Review Board Application, the owner/developer shall submit a copy of the FAA Determination letter on the FAA FORM 7460-1 on any proposed structures, appurtenances that penetrate the 100:1 slope. The elevation of the highest point of those structures including the appurtenances must be detailed in the FAA form 7460-1 submittal.
7. AIRCRAFT NOISE AND OVERFLIGHT DISCLOSURE. Prior to permit issuance, the owner/developer shall provide noise disclosure notice to occupants and/or potential employees in a form acceptable to the Scottsdale Aviation Director.
8. AVIGATION EASEMENT. With the Development Review Board submittal, the owner/developer shall provide a signed and completed Avigation Easement in a form acceptable to the City for recording.

#### **INFRASTRUCTURE AND DEDICATIONS**

9. ACCESS RESTRICTIONS. Access to the site shall conform to the following restrictions, unless otherwise approved by the Transportation Department (distances are measured to the driveway or street centerlines):
  - a. There shall be a maximum of one site driveway from E. Princess Drive, with a minimum of 300 feet between the driveway(s) and street intersection(s). This driveway shall be restricted to right-in, right-out only access.
  - b. Site driveways proposed along N. 85<sup>th</sup> Street and E. St. John Road shall be located with a minimum of 125 feet between the driveway and adjacent street and driveway intersections along both sides of the street (intersections include the intersection of N. 85<sup>th</sup> Street and E. ST. John Road).



10. DRAINAGE REPORT. Prior to being scheduled for a Development Review Board hearing, the owner shall submit and receive acceptance of a case drainage report demonstrating compliance with the accepted master plans for the Perimeter Center.
11. WATER/SEWER. Prior to submittal of improvement plans for the site, the owner shall submit and receive acceptance of a water and sewer basis of design report demonstrating compliance with the accepted master plans for the Perimeter Center.





**The Loop  
Development Plan Amendment  
Citizen Review Plan & Report  
January 29, 2024**

---

The following is an initial citizen review plan and report (“Report”) for the proposed development Plan Amendment request by Creation Equity (“Developer”) for the four (4) vacant parcels located within the Perimeter Center. The parcels are located at the intersection of E. St. John Road and 85<sup>th</sup> Street (“Property”). The request is to amend the approved development plan approved in case 2-ZN-2010.

As part of the Citizen outreach we will comply with the City’s requirements as follows:

The City requires the Plan to include, prior to submittal:

1. Where and when the open house will be held
2. How and when the public will be notified

On December 29, 2023, we sent letters first class and notified all property owners and stakeholders within 1,250 feet of the property of our open house we held from 6pm to approximately 8pm on January 11, 2024 at the Hilton Garden Inn at the Perimeter Center directly adjacent to the Property. During the meeting, the Developers and Mr. Kurt Jones, the Owners representative, were present for any attendees to discuss the development plan amendment proposal. We also posted the site with a large white notification sign facing Princess Drive and 85<sup>th</sup> Street with information on the request, the date, time and location of the open house and our contact information. Refer to **Tab 1** for a photo and affidavit of the site posting and updated site posting. Refer to **Tab 2** for a copy of the letter that was mailed on 12/29/2023 to all property owners within 1,250 feet of the Property and those listed on the City’s notification list. Refer to **Tab 3** for the list of property owners within 1,250 feet of the Property.

At the open house, there was one (1) attendee who walks the area and noticed the open house signs. After explaining the development plan proposal, she had no further questions.

There have been no phone calls to our office since we sent out the notices. If contacted, we will attempt to explain the request over the phone. If follow-up meetings are required, we will meet with those parties interested.

We will provide an update to this Report if major input is received or there is significant outreach that staff should be aware of.



# TAB 1



# 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:

308-PA-2023

Project Name:

Location:

SWC 101 Freeway & Princess Dr.

Site Posting Date:

12/29/23

Applicant Name:

Tiffany & Bosco

Sign Company Name:

**Dynamite Signs**

Phone Number:

**480-585-3031**

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

Applicant Signature

12/29/23

Date

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

Acknowledged before me on

12/29/23



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: Thursday, January 11, 2024

Time: 6:00 P.M.

Location: Hilton Garden Inn - 8550 E. Princess Drive  
Hilton Garden Inn meeting room. Look for signage for the meeting room.

Site Address: North and West of the Loop 101 Freeway  
and Princess Drive

### Project Overview:

- Request: Development Plan Amendment to existing zoning
- Description of Project and Proposed Use: Amend the Development Plan approved in case 2-ZN-2010 to utilize the existing I-1 zoning for flex-industrial type development
- Site Acreage: +/- 16.5 acres
- Site Zoning: Current Zoning is PCD I-1 (Planned Community District with comparable Industrial Park District zoning)

### Applicant/Contact:

Kurt Jones  
602-452-2729  
Kajones@tblaw.com

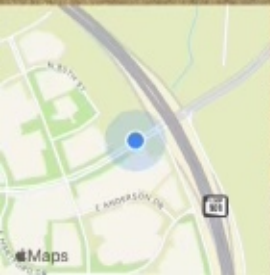
### City Contact:

Meredith Tessier  
480-312-4211  
mtessier@scottsdaleaz.gov

Pre-Application #: 308-PA-2023

Posting Date: 12/29/2023

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



December 29, 2023 at 9:07 AM  
17761 N 85th St  
2-ZN-2010#2  
Maricopa County  
2/13/24



# Early Notification of Project Under Consideration

## Neighborhood Open House Meeting:

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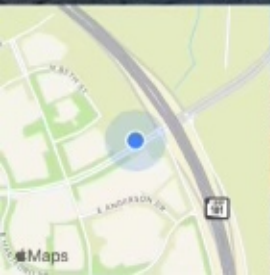
### City Contact:

Meredith Tessier  
480-312-4211  
mtessier@scottsdaleaz.gov

Pre-Application #: 308-PA-2023

Posting Date: 12/29/2023

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



December 29, 2023 at 9:25 AM  
17791 N 85th St  
2-ZN-2010#2  
Maricopa County  
2/13/24

**TAB 2**



December 29th, 2023

**RE: Perimeter Center – Proposed Development Plan Amendment to Existing Zoning Informational Open House**

Dear Neighbor/Stakeholder:

Creation Equity, a real estate development and alternative investment firm, is seeking input on a revised land use proposal for the property located north and west of the Loop 101 freeway and Princess Drive. Please see the attached aerial for the location of the property. The four (4) parcels are currently undeveloped within the Perimeter Center development. Creation is seeking to develop four (4) flex-industrial buildings within the property. Please see attached schematic site plan proposed for the property.

The property was subject to a zoning case in 2010 (case # 2-ZN-2010) which permitted taller office buildings and associated site improvements. Creation is seeking to amend that approved development plan and develop the property more in line with the existing PCD I-1 development standards. As part of the City of Scottsdale's public participation requirements, you are receiving this notice because of your property's proximity to our development proposal.

**You are invited to attend the in-person open house that will be held on Thursday evening January 11, 2024, at 6:00 p.m. The meeting will be held at the Hilton Garden Inn meeting room, at 8550 E. Princess Drive, also within the Perimeter Center.**

If you have any questions or cannot attend the meeting, please feel free to call or email me at 602.600.6363 or [jaggere@creationequity.com](mailto:jaggere@creationequity.com) or our entitlements representative Kurt Jones at 602-452-2729 or [kajones@tblaw.com](mailto:kajones@tblaw.com). The City's Project Coordinator is Meredith Tessier, who can be reached at [mtessier@scottsdaleaz.gov](mailto:mtessier@scottsdaleaz.gov) or 480-312-4211.

Sincerely,

A handwritten signature in black ink, appearing to read "Jagger Everett".

Jagger Everett,  
Director of Development





**TAB 3**



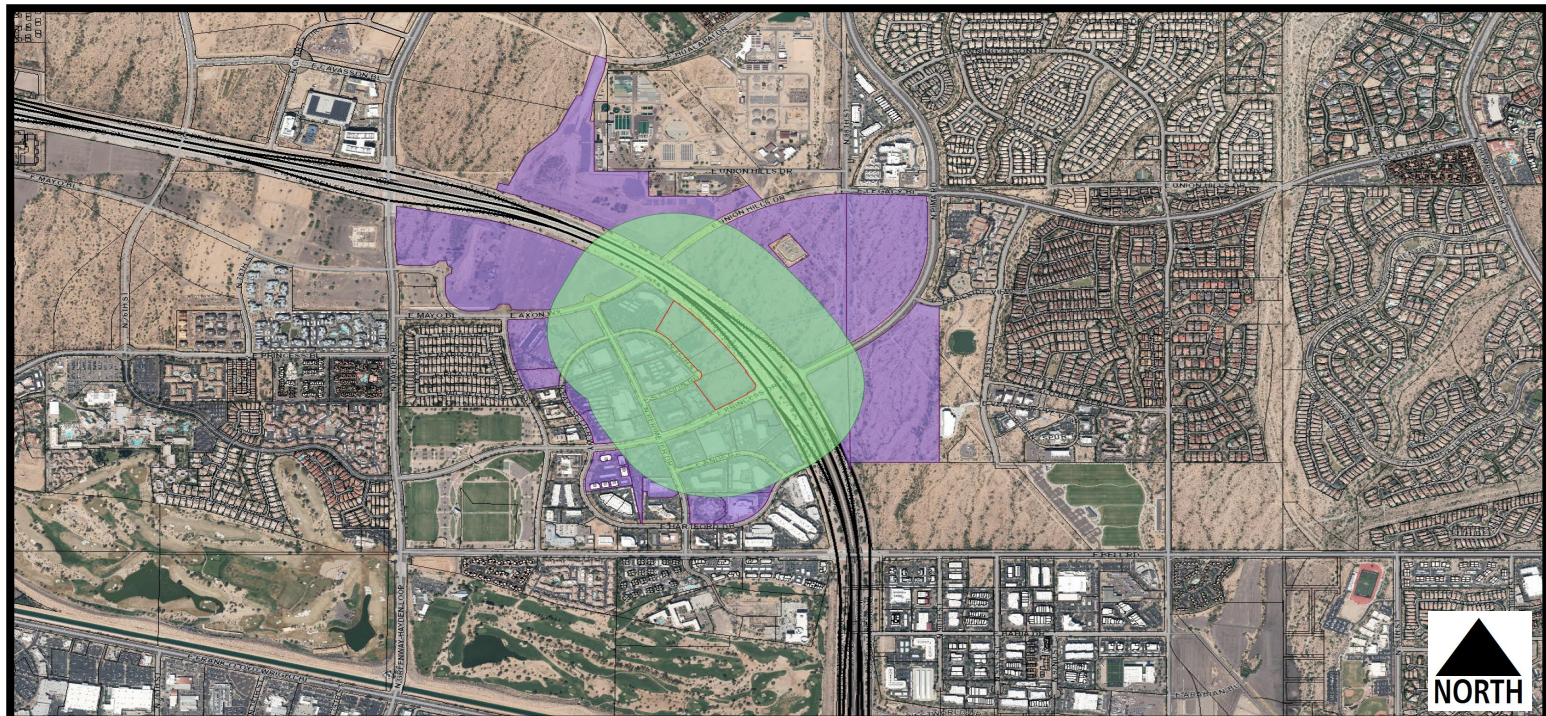
### The Loop - 1,250 Ft Notification List

Owner	MAIL_ADDR1	MAIL_CITY	MAIL_STATE	MAIL_ZIP
SCOTTSDALE CITY OF	7447 E INDIAN SCHOOL RD STE 205	SCOTTSDALE	AZ	85251
PACESETTER INC	8300 E PACESETTER WAY	SCOTTSDALE	AZ	85255
PACESETTER WAY LLC	4555 E MAYO BLVD UNIT 17101	PHOENIX	AZ	85050
SLR TURNSTONE LLC/NHR TURNSTONE LLC	10320 E MOUNTAIN SPRING RD	SCOTTSDALE	AZ	85255
TASER INTERNATIONAL INC	7860 E MCCLAIN DR 2	SCOTTSDALE	AZ	85260
PINNACLE 101 LLC	17851 N 85TH ST	SCOTTSDALE	AZ	85255
ARIZONA STATE LAND DEPT	1616 W ADAMS ST	PHOENIX	AZ	85007
MREG 101 BELL NORTH LLC	60 COLUMBUS CIR FL 20	NEW YORK	NY	10023
IO DATA CENTERS LLC	1101 ENTERPRISE DR	ROYERSFORD	PA	19468
KPN INDUSTRIAL LLC	11225 W BERNARDO CT 100	SAN DIEGO	CA	92127
SPECIALTY HOSPITAL SCOTTSDALE LLC	701 SHADOW LN	LAS VEGAS	NV	89106
ONE PRINCESS DRIVE LLC/KPN INDUSTRIAL LLC	11225 W BERNARDO CT STE 100	SAN DIEGO	CA	92127
SCOTTSDALE PERIMETER I LLC	14648 N SCOTTSDALE RD 345	SCOTTSDALE	AZ	85254
ASHTON PRINCESS PROPERTY LLC	1201 MONSTER RD SW STE 350	RENTON	WA	98055
APPLE TEN SPE SCOTTSDALE INC	814 E MAIN ST	RICHMOND	VA	23219
PEGASUS DEER VALLEY OWNER LLC	8888 E RAINTREE DR 155	SCOTTSDALE	AZ	85260
VALK PROPERTIES THREE LLC	1450 TL TOWNSEND STE 100	ROCKWALL	TX	75032
ILLUMINATE HOLDINGS LLC	17800 N PERIMETER DR	SCOTTSDALE	AZ	85255
CEDAR TREE PROPERTIES LLC	15029 N THOMPSON PEAK PKWY	SCOTTSDALE	AZ	85260
PERIMETER OFFICE OWNERSHIP LLLP	PO BOX 28216	SCOTTSDALE	AZ	85255
EWR SCOTTSDALE P&P LLC	51 BROADWAY N STE 600	FARGO	ND	58102
PERIMETER SCOTTSDALE PROPERTY LLC	333 S GRANDE AVE 28TH	LOS ANGELES	CA	90071
AWW PRINCESS MOB OWNER LLC	802 N 3RD AVE	PHOENIX	AZ	85003
17207 PERIMETER DR LLC	2424 RIDGE RD	ROCKWALL	TX	75087
EWR SCOTTSDALE TOWERS LLC	51 BROADWAY N 600	FARGO	ND	58102
SCOTTSDALE AREA ASSOC OF REALTORS	4221 N SCOTTSDALE RD	SCOTTSDALE	AZ	85251
MMAC 300 SCOTTSDALE AZ LLC	3807 CLEGHORN AVE STE 903	NASHVILLE	TN	37215
AXON ENTERPRISE INC	17800 N 85TH ST	SCOTTSDALE	AZ	85255



# City Notifications – Mailing List Selection Map

## The Loop (Perimeter Tech Center)



Labels Pulled  
September 16, 2024

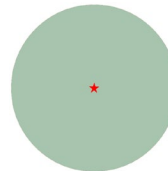
### Additional Notifications:

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: 57

**2-ZN-2010#2**