

# PLANNING COMMISSION REPORT



Meeting Date: November 9, 2022  
General Plan Element: *Land Use*  
General Plan Goal: *Create a sense of community through land uses*

## ACTION

### 94 Hundred Shea - The Village 3-GP-2022 & 8-ZN-2022

#### Request to consider the following:

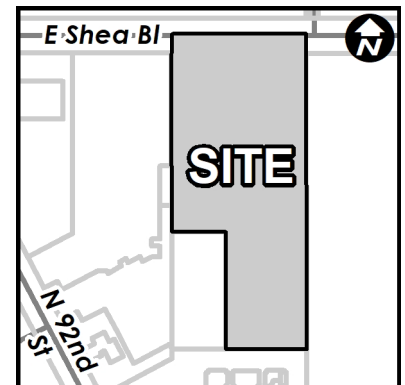
1. A recommendation to City Council regarding a request by owner for a minor General Plan amendment to the City of Scottsdale General Plan 2035 to change the land use designation from Commercial to Mixed-Use Neighborhoods on a +/- 11-acre site located on the south side of E. Shea Blvd east of N. 92nd Street.
2. A recommendation to City Council regarding a request by owner to rezone from Commercial Office Planned Community District (C-O PCD) and Highway Commercial Planned Community District (C-3 PCD) to Planned Unit Development Planned Community District (PUD PCD) on a +/- 11-acre site located on the south side of E. Shea Blvd east of N. 92nd Street to allow for a maximum of 219 new residential units with a development plan.

#### Goal/Purpose of Request

The purpose of the request is to allow for a portion of the site to develop 219 new multi-family dwelling units on +/- 3.6 acres in association with the existing commercial uses on +/-7.4 acres of the +/- 11-acre overall site, creating a mixed-use environment within the limits of the site boundary.

#### Key Items for Consideration

- Proposed change to City of Scottsdale General Plan 2035 land use designation to allow for residential uses within a mixed-use environment on the subject site
- Potential for shared cross-access with the adjacent development project
- Different pattern and character of traffic; traffic signal installation stipulated
- Adding new residential dwellings to the area
- Traffic analysis submitted by applicant



- Public Comments received in opposition to this proposal and others in the general area
- No amended development standards requested

## **OWNER**

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94 Hundred Shea LLLP  
(480) 214-9500

## **APPLICANT CONTACT**

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Andy Jochums  
Beus Gilbert McGroder  
(480) 429-3063

## **LOCATION**

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9325, 9343, 9355, 9375, & 9397 E Shea Boulevard (APNs 217-36-001M, -001N, & -001P)

## **BACKGROUND**

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### **General Plan**

The City of Scottsdale General Plan 2035 Future Land Use Map designates the property as the Commercial land use designation. The Commercial land use category provides a variety of goods and services to the people who live, work, or visit Scottsdale and have been designated throughout the community at various locations. Neighborhood-serving commercial uses should be located at frequent intervals in relationship to the density of nearby housing to reduce travel time and distance. The size and scale of neighborhood business centers should be compatible with surrounding areas. Neighborhood-serving commercial uses are best located on collector or arterial streets. Community- and regional-serving commercial uses should be located on arterial streets for high visibility and traffic volumes. Community and regional commercial uses work best when they are integrated with a mix of uses.

### **Character Area Plan**

The subject site is located within the boundary of the Shea Character Area, which was adopted by the City Council in June 1993. As defined in the Shea Area Plan, the subject site is located within the Shea Corridor Overlay, which is generally located ¼ mile north and south of Shea Boulevard from Hayden Road to the eastern city limit. The Shea Area Plan contains goals, policies, and guidelines to enhance and protect existing neighborhoods, encourage site planning that is sensitive to environmental features, and ensures that new development is compatible with existing development.

### **Zoning**

The site was annexed into the City in 1963 (Ord. #168) zoned to the Single-family Residential district (R1-35) zoning designation. Since initial rezoning of the site, the site has been rezoned to Planned Community district (PCD) in 1974, Commercial Office Planned Community district (C-O PCD) in 1980

and in 2002 the northern portion of the property was rezoned to Highway Commercial, Planned Community district (C-3 PCD).

The applicant is requesting to change the zoning to the Planned Unit Development (PUD) district to accommodate the redevelopment proposal on the southern portion of the site. The PUD zoning district promotes a mixed-use development pattern along major/minor arterial/collector streets for small- to medium-sized infill sites which are located outside of the Environmentally Sensitive Lands Overlay and the Downtown Area boundary.

A similar application request was previously made on this site in 2019, as cases 6-GP-2019 and 16-ZN-2019. Those applications were withdrawn by the applicant at the City Council hearing stage of the process in 2021.

**Context**

Located on the south side of E. Shea Boulevard, the site is situated in an area of retail uses, office uses and multiple-family residences on the north side of E. Shea Boulevard. The site has existing offices, retail and restaurants on the northern portion of the property. Please refer to context graphics attached.

**Adjacent Uses and Zoning**

- North: E. Shea Boulevard and an existing cemetery zoned Single-family district (R1-35).
- South: Existing 1 and 2-story office condominium complex zoned Commercial Office Planned Community district (C-O PCD)
- East: 2-story office campus complex zoned Commercial Office district (C-O).
- West: Proposed rezoning for mixed-use/residential dwellings; see 6-GP-2022 & 12-ZN-2022.

**Other Related Policies, References:**

Scottsdale General Plan 2035, as amended  
Shea Area Plan  
Zoning Ordinance  
Transportation Master Plan

**APPLICANT’S PROPOSAL**

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**Development Information**

The proposed rezoning is to allow for a portion of the site to develop 219 new multi-family dwelling units on +/- 3.6 acres in association with the existing commercial uses on +/-7.4 acres of the +/- 11-acre overall site creating a mixed-use environment within the limits of the site boundary.

- Existing Use: Retail, restaurants and offices on northern portion and vacant on southern portion
- Proposed Use: Mixed-use
- Parcel Size: 11 +/- acres (gross)  
451,281 square feet /10.36 acres (net)
- Residential Building Area (proposed): 387,454 square feet

- Commercial Building Area (existing): 85,187 square feet
- Total Building Area: 472,641 square feet
- Floor Area Ratio Allowed: 0.8 (commercial floor area only)
- Floor Area Ratio Provided: 0.19 (commercial floor area only)
- Building Height Allowed: 48-feet (plus 10-feet for rooftop appurtenances)
- Building Height Proposed: 48-feet (plus 10-feet for rooftop appurtenances)
- Parking Required for PUD: 284 spaces (mixed commercial), 347 spaces (residential)
- Parking Provided for PUD: 357 spaces (mixed commercial), 375 spaces (residential)
- Open Space Required: 47,916 square feet (10%)
- Open Space Provided: 126,685 square feet (28%)
- Number of Dwelling Units Allowed: Per Development Plan
- Number of Dwelling Units Proposed: 219 units
- Density Allowed: Per Development Plan
- Density Proposed: 19.9 dwelling units per gross acre (PUD area)

## **IMPACT ANALYSIS**

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### **General Plan**

The request is for a minor General Plan amendment from Commercial to Mixed-Use Neighborhoods on a +/- 11-acre site. A request from Commercial (Category G) to Mixed-Use Neighborhoods (Category G) is defined as a minor General Plan amendment based upon criteria outlined in the City of Scottsdale General Plan 2035. The purpose of the General Plan amendment is to support the mixture of existing commercial with the proposed multi-family residential, as intended by the companion rezoning application for Planned Unit Development (PUD) via case 8-ZN-2022.

The City of Scottsdale General Plan 2035 Land Use Element describes the Mixed-Use Neighborhoods land use designation as areas with strong access to multiple modes of transportation and major regional services, with a focus on human scale development. These areas could accommodate higher-density housing combined with complementary office or retail uses. Accordingly, the proposal conforms to the General Plan description of Mixed-Use Neighborhoods, maintaining existing commercial uses on site with the integration of 219 new multi-family dwelling units.

### **Policy Implications (General Plan 2035 & Shea Area Plan)**

One of the Seven Community Aspirations, established within City of Scottsdale General Plan 2035, is “Revitalize Responsibly”. This aspiration acknowledges the importance of ensuring that public and private investment work collaboratively to support and maintain the unique features and local identity that make Scottsdale special, and contribute positively to the community’s physical, fiscal, and economic needs and high quality of life. Furthermore, the Shea Area Plan encourages a variety of housing options, as well as investment in vacant properties.

To this end, the General Plan (Land Use Element Goals LU 2 and LU 3; Neighborhood Preservation and Revitalization Element Goals NPR 4 and NPR 5; and, Economic Vitality Element Policy EV 3.7) is supportive of redevelopment or reinvestment that promotes sensitive, context-appropriate

integration and transition of development within established areas of the community. Further, as defined in the Shea Area Plan, the subject site is located within the Shea Corridor Overlay, which promotes the creation of a variety of residential housing opportunities (Shea Corridor Goal 1, Policy 1) that blend with existing land use patterns (Goal 1, Policy 1). The applicant proposes to develop new multi-family residential on a portion of the subject property, which is composed of existing commercial development (+/- 7.4-acres) and undeveloped land (+/- 3.6-acres), integrating such with existing commercial onsite through the creation of new open space areas as well as pedestrian and vehicular connections.

The General Plan (Land Use Element Goals LU 2, LU 3, and LU 4; and Circulation Element Goals C 2 and C 3) encourages the integration of adjacent, mixed-use areas to ensure enhanced transportation and mobility connectivity within and between sites. Although not part of this application, the applicant for the adjacent development project to the west (Cases 6-GP-2022 & 12-ZN-2022, "Mercado Courtyards") has agreed to share cross-access to the southern portion of the property (parcel 217-36-001P) to allow connectivity of this project site to a proposed traffic signal at the intersection of Cochise Drive and 92<sup>nd</sup> Street, allowing for shared ingress and egress across multiple development sites.

The General Plan (Character & Design Element Goal CD 4; Land Use Element Policies LU 3.4 and LU 4.2; and Circulation Element Policy C 8.1) and the Shea Area Plan (Goal 3, policy 2) also place importance on meaningful and accessible pedestrian links throughout the community. The applicant proposes to provide pedestrian access and integration from the proposed residential, north to the existing developed commercial center.

### **Land Use Impact Model**

In December 2018, Long Range Planning Services contracted with Applied Economics to produce a land use impact model to estimate the socioeconomic, development, and fiscal impacts associated with a change from one General Plan land use designation to another over a 20-year time period (in this instance, 2022-2041). From a fiscal standpoint, the model assesses both revenues generated from development (initial construction expenditures, yearly sales tax generation, etc.) as well as City expenditures (public safety, infrastructure maintenance, etc.), as a means to estimate the fiscal sustainability a project has (or does not have) over time – also known as Net Present Value (NPV).

In this instance, the model provided a general assessment of the subject site comparing the existing +/- 11-acre "community commercial" 20-year outlook with the proposed "mixed use" composition of +/- 7.4-acres of "community commercial" and +/- 3.6-acres of "urban residential" 20-year outlook in the Central Sub-Area of the City. The model shows a positive NPV for both the existing "community commercial" and proposed "mixed use" composition for the property over the same 20-year time period, thus both the existing and proposed projects are fiscally sustainable. It is important to note that the Land Use Impact Model, specific to the existing "community commercial", assumes that the +/- 3.6-acres that have remained vacant would develop as commercial within the 20-year time period, creating onsite sales tax that has never been collected as a result of lack of development on the site. The proposed change to Mixed-Use Neighborhoods; however, maintains the majority of this tax base by keeping commercial use on +/- 7.4-acres of the site and including new residential development on that vacant area (+/- 3.6-acres) of the property, likely maintaining or generating an increase in adjacent on-site sales, property, and rental tax. The full results of the Land Use Impact Model assessment are located in the case file.

### **Economic Development Strategic Plan**

This item is in alignment with the April 2021 City Council adopted Economic Development 5-Year Strategic Plan. The Strategic Plan's Goals of *Grow Scottsdale's Existing Industries to Foster Economic Vitality* and *Attract Investment to Diversify Scottsdale's Economy* are supported by the project. The attraction and retention of high demand employees continues to drive business location decisions and the availability of housing is a factor companies consider when evaluating markets for expansion or relocation.

### **Planned Community District (PCD) Findings**

As part of the approval or modified approval of an application for a Planned Community District, the Planning Commission and the City Council must find that:

- 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.
  - As discussed in the *Policy Implications* section above, the proposed development is in conformance with the General Plan and blends in with the surrounding area.
- 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 project is located adjacent to E. Shea Boulevard, a Major Arterial, to the north with additional access rights through the office condominium development to the south.
  - For vehicles, the accessway for the new residential traffic must traverse through the commercial center to the north to get to E. Shea Boulevard, which has a median break for turning movements. To the south, the existing office condominium development has expressed opposition of additional vehicular traffic through their development.
  - The proposed residential units introduce a new character of traffic than the traffic anticipated with the existing office zoning designation. Residential traffic patterns include different hours and days, pedestrians and cyclists, and pets and strollers. The applicant has agreed to provide additional pedestrian connections through the property, to the northwest corner of the development project, to connect with the adjacent shopping center to the west.
  - Staff has concerns with the challenges provided by the north and south vehicular access points and strongly suggest the applicant participate with the property owner to the west for a shared pedestrian and vehicular access route out to N. 92<sup>nd</sup> Street. The property owner to the west is actively pursuing development on their site which proposes to provide such a shared access route and signalization of the intersection at 92<sup>nd</sup> Street and Cochise Drive (Cases 6-GP-2022 and 12-ZN-2022), providing the opportunity to optimize pedestrian and vehicular cross-access for both projects.
- 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.

- No public facilities are proposed with this project. New multi-family residential for mixed use project will be in harmony with the character of the surrounding area.

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

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 mixed-use project will be compatible with the surrounding uses.

### **PUD Findings**

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

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

- *As discussed in the Policy Implications section above, the proposed zoning district map amendment would allow for additional multi-family residential in a mixed-use format, further implementing of the goals of the General Plan 2035 and the Shea Area Plan, which encourage context-appropriate redevelopment and revitalization within established areas of the community.*

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

- *The site is currently zoned Commercial Office Planned Community District (C-O PCD) and Highway Commercial Planned Community District (C-3 PCD), which would not allow the proposed development in the requested mixed-use format, with proposed multi-family residential land uses. The PUD district zoning is needed to accommodate the proposed development.*

**c. The proposed development will be compatible with adjacent land uses and promotes the**

**stability and integrity of abutting or adjacent residential neighborhoods.**

- *The proposed development is consistent in character and scale with other multiple-family residential developments in the area and will contribute to a balance between residential and employment/service uses in a largely commercial area.*

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

- *Based on the submitted reports, City staff has determined that there are adequate infrastructure and City services to serve the development.*

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

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

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

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

- *The project site fronts E. Shea Blvd., which is designated as a Major Arterial by the Transportation Master Plan.*

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

1. The design contained in the DP is compatible with development in the area that it may directly affect, and the DP provides a benefit to the city and adjacent neighborhoods.
  - *The proposed site design uses the existing access points. Further, pedestrian connections are being provided from the proposed site to existing properties adjacent to the site.*
  - *Most of the new proposed parking is located within an above and below ground parking structure that is fully integrated into the proposed building which will reduce the potential impervious area on the site and eliminate visibility and associated impacts on adjacent properties.*
  - *The introduction of residential units will support the businesses in the commercial center within the proposed PUD and adjacent businesses.*
2. The DP is environmentally responsive, incorporates green building principles, contributes to the city's design guidelines and design objectives, and that any deviations from the design guidelines must be justified by compensating benefits of the DP.
  - *The site is designed to maximize efficient use of space by vertically stacking floor area, rather than spreading it horizontally across the property, which leaves room for more landscaping and several usable open space areas. Although the PUD district only requires 10% of the site to be open space, approximately 21% of the site will be open space, including pedestrian hardscape, courtyard, and landscaping.*



- *Most of the parking for the site has been provided in a fully integrated structure to minimize impervious surfaces, reduce the heat-island effect, and fully screen from view. The landscaping will utilize drought tolerant plant material and strategically located to create a pedestrian-friendly environment.*
  - *The design of proposed building on the site uses effective building techniques, such as solar shading, recessed windows, building articulation, varying the roof lines, material selection and paint colors, to effectively integrate the site with the surrounding area and promote the unique character of the Sonoran Desert.*
3. The DP will not significantly increase solar shading of adjacent land in comparison with a development that could be developed under the existing zoning district.
- *The proposed building is 48-feet tall, plus the additional 10-feet for mechanical equipment and other roof top appurtenances. The current zoning district on the south parcel, C-O district, allows 48-feet excluding rooftop appurtenances. The proposed building will be taller than the existing buildings in the area, however setbacks from adjacent properties help mitigate any increase in solar shading.*
4. The DP promotes connectivity between adjacent and abutting parcels and provides open spaces that are visible from the public right-of-way and useful to the development.
- *The proposed development will include enhanced sidewalks and landscaping and pedestrian connections to adjacent properties.*

### **Traffic**

The 94 Hundred Shea – The Village development site is generally located south of Shea Boulevard, east of 92<sup>nd</sup> Street, and north of Ironwood Square Drive. The site is surrounded by a retail center to the north, medical-office buildings to the south, the CVS/Caremark campus to the east, and existing retail to the west. Site access is provided through the existing commercial center to the north to and from Shea Boulevard. There is an existing access point and at the southwest portion of the site, through the Ironwood Square complex, which is proposed to be operated for gated emergency access only. The active proposal to the west (Mercado Courtyards 6-GP-2022/12-ZN-2022) is proposing to provide a shared through-access connection and easement to allow this site to access the proposed signalized intersection at 92<sup>nd</sup> Street and Cochise Drive. The submitted site layout does not acknowledge that pending connection point, but staff supports stipulating the completion of that connection to create additional access and vehicular circulation options for this development and those around it.

The Shea Boulevard access through the site is primarily being provided via three routes through the retail center complex to the north. The first route is along the west side of the site, using the existing drive aisle behind the retail center, with the proposed addition of a future access connection toward the north end to the adjacent commercial center to the west. The second route is through the middle of the retail center that traverses under/through an archway signed with twelve (12)-feet of vertical clearance. The third route is along the east side of the site, using the existing approximately sixteen (16)-feet-wide one-way drive aisle behind the retail center. The existing drive aisle is primarily used for overflow parking access, fire access, and waste refuse access. The project proposes this to become an access to/from Shea Boulevard. Staff recommends that this drive aisle be upgraded to include a minimum of twenty-four (24)-feet in width to allow for two-way traffic flow.

Based on the submitted traffic impact and mitigation analysis (TIMA) and proposed project, the capacity of the adjacent roadway network is anticipated to accommodate the associated traffic to this proposal. Internal to the site, there will be a change in traffic that is more residential in nature than what currently exists with the office buildings on the site. The development proposal is anticipated to increase the number of people walking and biking in the surrounding area, as new residents take advantage of nearby services, retail and recreational opportunities. The developer provided a pedestrian circulation plan that depicts on-site pedestrian routing.

**Water/Sewer**

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

**Fire and Police**

The nearest fire station is within 1 mile of the site and located at 9045 E. Via Linda. The subject site is served by Police District 3, Beat 13. The proposed development is not anticipated to have a negative impact on public safety services. Existing Fire and Police facilities and resources are sufficient to accommodate the proposed project. As with any project that contributes to growth, the fire department and police department continually anticipate and evaluate resource needs for the city’s budget process.

**Open Space**

The PUD district requires 10% of the site to be open space and the proposed development is providing approximately 21% of the site as open space.

**Community Involvement**

With the submittal of the application, staff notified all property owners within 750 feet of the site. In addition, the applicant sent notices to all property owners within 750 feet of the site. An open house was held by the applicant team at the site and in the adjacent conference facility on June 22, 2022.

As of the publishing of this report, staff has received numerous emails on the redevelopment of the site with concerns about traffic, water, additional apartments, and building height.

**Community Impact**

Approval of the proposed zoning district map amendment will introduce the opportunity for a mixed-use development integrating a new multi-family development into an existing retail/office center. There are challenges provided by the access through the existing commercial center to the north and staff recommends participating with the adjacent development project to the west in creating a shared access route for pedestrian and vehicular access to and from N. 92<sup>nd</sup> Street.

**OTHER BOARDS & COMMISSIONS**

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**Development Review Board**

The associated Development Plan for this request went before the Development Review Board at the November 3, 2022 meeting for a recommendation to the City Council.

## STAFF RECOMMENDATION

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### Recommended Approach:

1. Staff recommends that the Planning Commission find that the proposed Minor General Plan Amendment is consistent and conforms with the adopted General Plan, and make a recommendation to City Council for approval, per the attached stipulations.
2. Staff recommends that the Planning Commission find that the Planned Unit Development (PUD) and Planned Community Development (PCD) district criteria have been met and determine that the proposed Zoning District Map Amendment is consistent and conforms 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 & Long Range Planning Services

## STAFF CONTACTS


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Jeff Barnes  
Senior Planner  
480-312-2376  
E-mail: [jbarnes@ScottsdaleAZ.gov](mailto:jbarnes@ScottsdaleAZ.gov)


Taylor Reynolds  
Project Coordination Liaison  
480-312-7924  
E-mail: [treynolds@scottsdaleaz.gov](mailto:treynolds@scottsdaleaz.gov)

**APPROVED BY**

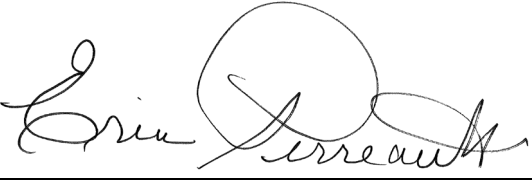
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Jeff Barnes, Report Author

10/26/2022  
\_\_\_\_\_  
Date

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

10/26/2022  
\_\_\_\_\_  
Date

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

11-01-2022  
\_\_\_\_\_  
Date

**ATTACHMENTS**

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1. Context Aerial
- 1A. Aerial Close-Up
2. Resolution No. 12632  
Exhibit 1: Proposed General Plan Land Use Map
3. Ordinance No. 4572  
Exhibit 1: Stipulations  
Exhibit 2: Zoning Map
4. Resolution No. 12636  
Exhibit 1: 94 Hundred Shea – The Village Development Plan
5. Existing General Plan Land Use Map
6. Existing Zoning Map
7. Traffic Impact Summary
8. Community Involvement
9. City Notification Map
10. Public Comment



Context Aerial

8-ZN-2022 & 3-GP-2022

ATTACHMENT #1



Close-up Aerial

8-ZN-2022 & 3-GP-2022

RESOLUTION NO. 12632

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SCOTTSDALE, MARICOPA COUNTY, ARIZONA, ADOPTING A MINOR GENERAL PLAN AMENDMENT TO THE CITY OF SCOTTSDALE GENERAL PLAN 2035 FUTURE LAND USE MAP FROM COMMERCIAL TO MIXED-USE NEIGHBORHOODS LAND USE DESIGNATION ON A +/- 11-ACRE SITE LOCATED ON THE SOUTH SIDE OF E. SHEA BOULEVARD, EAST OF N. 92ND STREET.

WHEREAS, in consideration of the minor General Plan amendment, the City Council, Planning Commission and City staff have held public hearings and meetings with residents and property owners of Scottsdale and other interest parties, and have considered, wherever possible, the concern or alternatives expressed by those persons regarding the proposed amendment; and

WHEREAS, the Planning Commission held a recommendation hearing on November 9, 2022 concerning the minor General Plan amendment; and

WHEREAS, the City Council, held a public hearing on December 7, 2022, and has incorporated, whenever possible, the concerns and alternatives expressed by all interested persons concerning the minor General Plan amendment.

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

Section 1. That the City Council hereby amends the City of Scottsdale General Plan 2035 Future Land Use Map for the City of Scottsdale, for a +/- 11-acre site located on the south side of E. Shea Boulevard, east of N. 92<sup>nd</sup> Street, from Commercial to Mixed-Use Neighborhoods land use designation.

Section 2. That the above amendment is described in Case No. 3-GP-2022 (relating to zoning case 8-ZN-2022, and depicted on Exhibit "1", attached hereto and incorporated by this reference.

Section 3. That copies of this General Plan amendment shall be on file in the Office of the City Clerk, located at 3939 N. Drinkwater Boulevard, Scottsdale, Arizona.

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

ATTEST:

CITY OF SCOTTSDALE, an Arizona  
Municipal Corporation

By: \_\_\_\_\_  
Ben Lane  
City Clerk

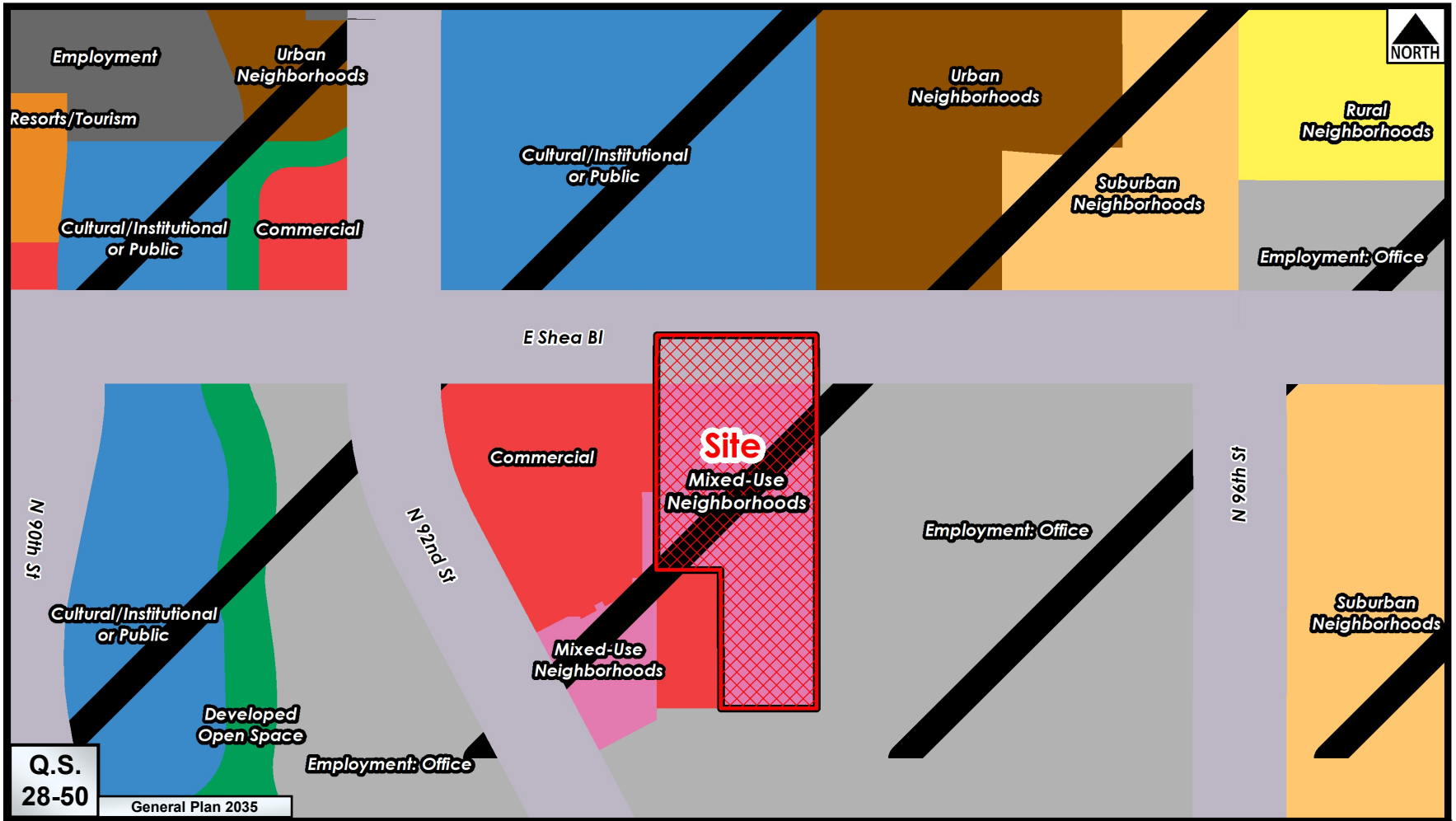
By: \_\_\_\_\_  
David D. Ortega  
Mayor

APPROVED AS TO FORM:  
OFFICE OF THE CITY ATTORNEY

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

DRAFT





Q.S.  
28-50  
General Plan 2035

**General Plan 2035 Future Land Use Map  
+/- 11-acres of Mixed-Use Neighborhoods**

**8-ZN-2022 & 3-GP-2022**

ORDINANCE NO. 4572

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. 8-ZN-2022 FROM COMMERCIAL OFFICE, PLANNED COMMUNITY DISTRICT (C-O PCD) AND HIGHWAY COMMERCIAL, PLANNED COMMUNITY DISTRICT (C-3 PCD) TO PLANNED UNIT DEVELOPMENT, PLANNED COMMUNITY DISTRICT (PUD PCD) ZONING, INCLUDING APPROVAL OF A DEVELOPMENT PLAN ON A +/- 11-ACRE SITE LOCATED ON THE SOUTH SIDE OF E. SHEA BOULEVARD, EAST OF N. 92ND STREET.

WHEREAS, the Planning Commission held a hearing on November 9, 2022;  
and

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

- A. The proposed development promotes revitalization, the goals, policies, and guidelines of the General Plan, area plans, and design guidelines.
- B. The proposed development's uses, densities, or development standards would not otherwise be permitted by the property's existing zoning.
- C. The proposed development will be compatible with adjacent land uses and promotes the stability and integrity of abutting or adjacent residential neighborhoods.
- D. There is adequate infrastructure and city services to serve the development.
- E. The proposal meets the following location criteria:
  - i. The proposed development is not located within any area zoned Environmentally Sensitive Lands Ordinance (ESL) nor within the boundaries of the Downtown Area.
  - ii. The proposed development fronts onto a major or minor arterial and/or major collector street as designated in the Transportation Master Plan.
- F. The amended development standards achieve the purposes of the planned unit development district better than the existing standards.

WHEREAS, the City Council finds that the following Planned Community District (PCD) district criteria have been met:

- 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 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.
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.
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 surrounding areas.

WHEREAS, the City Council has considered the probable impact of Zoning Ordinance 4572 on the cost to construct housing for sale or rent; and

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. 8-ZN-2022.

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 +/- 11-acre site located on the south side of E. Shea Boulevard, east of N. 92nd Street and marked as "Site" (the Property) on the map attached as **Exhibit 2**, incorporated herein by reference, from Commercial Office, Planned Community District (C-O PCD) and Highway Commercial, Planned Community District (C-3 PCD) to Planned Unit Development, Planned Community District (PUD PCD) zoning, and by adopting that certain document entitled "94 Hundred Shea – The Village Development Plan" declared as public record by Resolution No. 12636 which is incorporated into this ordinance by reference as if fully set forth herein.

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

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

ATTEST:

CITY OF SCOTTSDALE, an Arizona  
municipal corporation

By: \_\_\_\_\_  
Ben Lane  
City Clerk

By: \_\_\_\_\_  
David D. Ortega  
Mayor

APPROVED AS TO FORM:  
OFFICE OF THE CITY ATTORNEY

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

DRAFT

**Stipulations for the Zoning Application:  
94 Hundred Shea - The Village  
Case Number: 3-GP-2022 & 8-ZN-2022**

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

**SITE DESIGN**

1. **CONFORMANCE TO DEVELOPMENT PLAN.** Development shall conform with the Development Plan, entitled “94 Hundred Shea the Village” on Exhibit 1 to Resolution No. 12636. Any proposed significant change to the Development Plan, as determined by the Zoning Administrator, shall be subject to additional action and public hearings before the Planning Commission and City Council. Where there is a conflict between the Development Plan and these stipulations, these stipulations shall prevail.
2. **MAXIMUM DWELLING UNITS – DENSITY.** Maximum dwelling units shall not exceed 219 dwelling units (equivalent to 19.9 du/gross acre of the Development Plan).
3. **MAXIMUM BUILDING HEIGHT.** No building on the site shall exceed forty-eight (48) feet (plus ten (10) feet for rooftop appurtenances) feet in height measured as provided in the applicable section of the Zoning Ordinance.
4. **PROTECTION OF ARCHAEOLOGICAL RESOURCES.** Any development on the property is subject to the requirements of Scottsdale Revised Code, Chapter 46, Article VI, Protection of Archaeological Resources, Section 46-134 - Discoveries of archaeological resources during construction.
5. **LAND ASSEMBLAGE.** Prior to issuance of any permit for the development project, the property owner shall submit and obtain approval of a final plat assembling all parcels within project development boundaries.
6. **OUTDOOR LIGHTING.** The maximum height of any outdoor lighting source, except any light sources for patios and/or balconies, shall be 20-feet above the adjacent finished grade.
7. **OUTDOOR LIGHTING FOR PATIOS AND BALCONIES.** Light sources that are utilized to illuminate patios and/or balconies that are above 20-feet shall be subject to the approval of the Development Review Board.
8. **REFUSE.** Prior to issuance of any permit for the development project, the property owner shall submit and obtain approval of construction documents to construct refuse infrastructure in conformance with the Biltform Architecture Refuse Collection site sheets A1.5, A1.5.1 and A1.5.2 dated 10/07/2022 with a city staff approval stamp dated 10/27/2022.

**DEDICATIONS**

9. **PUBLIC ACCESS EASEMENT.** The city reserves the existing blanket public access easement over all existing and proposed pedestrian and vehicle access ways within the development project. When directed by the city, the owner shall dedicate to the City a minimum twenty-six (26) foot-wide continuous Public Access Easement along and abutting the west property line of the residential

development, with a minimum twenty-four (24) foot wide continuous Public Access Easement continuing through the property to the E. Shea Boulevard entry drive.

10. RESTRICTED ACCESS TO SOUTH. Vehicular access to/from the south shall be restricted to emergency and service vehicles only. There shall be no construction access to/from the south.
11. SHARED FIRE LANE. The fire lane along the west side of this project shall not include walls or fences enclosing the fire lane as it will be shared with western adjacent project.
12. TRAFFIC SIGNAL PARTICIPATION. The property owner shall participate in half of the construction cost of a new traffic signal at the 92<sup>nd</sup> Street and Cochise Drive intersection.
13. CROSS ACCESS EASEMENT. Prior to issuance of any permit for the development project, the property owner shall dedicate cross access easements, across and to the benefit of all parcels contained within development project.
14. EMERGENCY AND SERVICE VEHICLE ACCESS EASEMENT. Prior to any permit issuance for new construction of the development project, the owner shall dedicate to the City a continuous Emergency and Service Vehicle Access Easement over the portions of the development project designated as Fire Lanes. The final surface treatment of the fire lanes shall be subject to approval by the City of Scottsdale Fire Marshall, or designee.
15. FIRE LANE. With the Development Review Board submittal, the property owner shall provide a minimum twenty-four (24) foot fire lane shall surround the residential building with a minimum twenty-four (24) foot wide surface area as shown in the Development Plan, and is subject to approval by the City of Scottsdale Fire Marshall.
16. SCENIC CORRIDOR LOCATION, EASEMENT, AND IMPROVEMENTS. With any significant redevelopment of the north end of the development site, along Shea Boulevard, the property owner shall dedicate and provide a minimum 100-foot wide continuous Scenic Corridor Easement to the City of Scottsdale along the development project's Shea Boulevard frontage. Unless otherwise approved by the Development Review Board, the area within the Scenic Corridor Easement shall be left in a natural condition.
17. PUBLIC NON-MOTORIZED ACCESS EASEMENT. Prior to issuance of any permit for the development project, the property owner shall dedicate a continuous Public Non-Motorized Access Easement to the City of Scottsdale to contain the public sidewalk in locations where the sidewalk crosses onto private property of the development project.

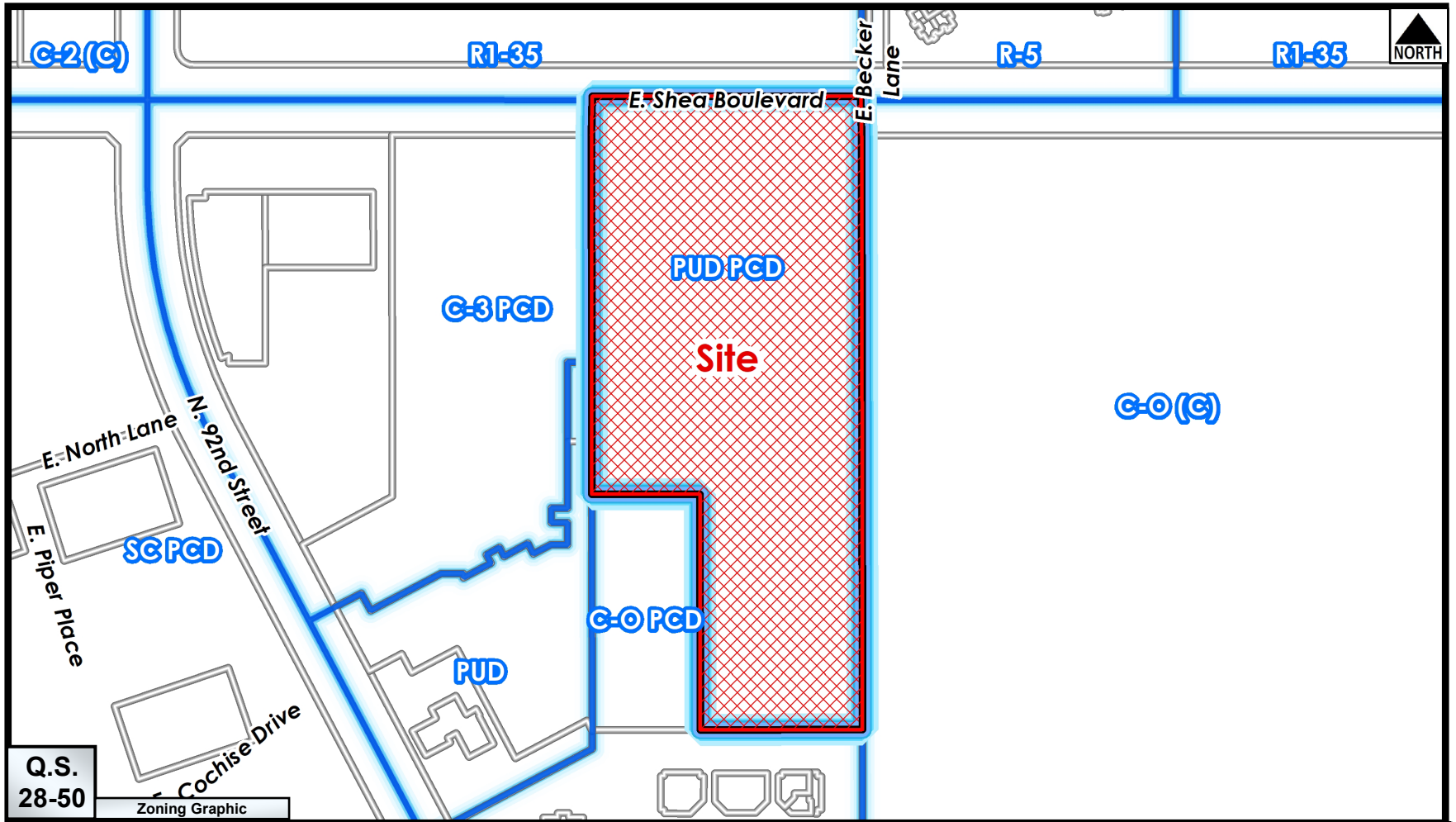
### **INFRASTRUCTURE**

18. CONSTRUCTION COMPLETED. Prior to issuance of any Certificate of Occupancy or Certification of Shell Building, whichever is first, for the development project, the owner shall complete all the infrastructure and improvements required by the Scottsdale Revised Code and these stipulations, as specified below.
19. 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.

20. WATER AND WASTEWATER IMPROVEMENTS. The property owner shall provide all water and wastewater infrastructure improvements, including any new service lines, connection, fire-hydrants, and man-holes, necessary to serve the development.
21. FIRE HYDRANT. The property owner shall provide fire hydrant(s) and related water infrastructure adjacent to lot, in the locations determined by the Fire Department Chief, or designee.
22. STREETLIGHT POLES. All existing lighting fixtures on streetlights adjacent to the property's street frontage shall be replaced.
23. PEDESTRIAN IMPROVEMENTS. With the Development Review Board submittal, the property owner shall provide plans showing pedestrian improvements through the property providing new pedestrian cross access at the northwest corner of the property as shown on the Development Plan. All pedestrian walkways shall be a minimum of six (6) feet wide and ADA accessible, to the extent possible.
  - a. The new opening in the wall along the northwest property line shall be a minimum thirty (30) feet wide.
  - b. The existing thirty-four (34) foot wide driveway/loading zoning along the west side of the existing commercial center shall be reduced to a minimum of twenty (20) foot fire lane, curbing, minimum six (6) foot wide walkway, and landscaping, subject to approval by the City of Scottsdale Fire Marshall.
24. PEDESTRIAN CROSSINGS: All new pedestrian crossings at driveways within the development project shall be enhanced pavement treatment and/or raised, subject to Development Review Board approval.
25. SITE ACCESS. Access to the site via the existing public access easements shall not be restricted or blocked by the property owner or building tenants on the site unless the easement is released or modified by the City of Scottsdale.
26. CONSTRUCTION ACCESS. Construction access shall not be routed through adjacent properties utilizing existing public access easements; construction access shall only be through the site to Shea Boulevard.
27. INTERNAL PARKING AISLES. All existing and proposed internal parking aisles, within zoning boundaries, shall be a minimum of 24-feet in width (excluding any curb and gutter); parking aisles that are less than 24-feet in width shall be designated as one-way travel.

### **REPORTS AND STUDIES**

28. DRAINAGE REPORT. With the Development Review Board submittal, the property owner shall submit a Drainage report in accordance with the Design Standards and Policies Manual for the development project. In the drainage report, the property owner shall address the comments provided on the zoning level Drainage Report and acknowledged by the applicant's civil engineer.



Q.S.  
28-50  
Zoning Graphic

Zoning

8-ZN-2022 & 3-GP-2022

Exhibit #2 to Ordinance No. 4572



RESOLUTION NO. 12636

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 "94 HUNDRED SHEA – THE VILLAGE 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 "94 Hundred Shea – The Village 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 \_\_\_\_\_, 2022.

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

October 31, 2022

**94** **HUNDREDS**  
*the village*

9375 East Shea Boulevard

Mixed-Use Multifamily Residential and Retail / Office Development

10.6 Acres

**Project Narrative and Development Plan**

**Minor General Plan Amendment**

From: Commercial

To: Mixed-Use Neighborhoods

**Rezoning**

From: C-3 PCD / C-O PCD (Planned Community District – McCormick Ranch)

To: PUD PCD (Planned Community District – McCormick Ranch)

## ***Development Team***

### ***Owner***

Geoff Simpson  
Kaplan Shea Property Company LLC  
777 Post Oak Boulevard  
Suite 850  
Houston, Texas 77027  
(P): (713) 977-5699  
[GSimpson@kapcorp.com](mailto:GSimpson@kapcorp.com)

### ***Owner Representative***

Jerry D Davis  
Kaplan Multifamily  
7150 E. Camelback Road  
Suite 444  
Scottsdale, AZ 85251  
(P): 480-477-8119  
[jdavis@kapcorp.com](mailto:jdavis@kapcorp.com)

### ***Applicant Representative***

Paul E. Gilbert, Esq.  
Beus Gilbert McGroder PLLC  
701 North 44th Street  
Phoenix, Arizona 85008  
(P): (480)-429-3002  
[PGilbert@beusgilbert.com](mailto:PGilbert@beusgilbert.com)

Andy Jochums  
Planning Consultant  
Beus Gilbert McGroder PLLC  
701 North 44<sup>th</sup> Street  
Phoenix, Arizona 85008  
(P): (480) 429-3063  
[ajochums@beusgilbert.com](mailto:ajochums@beusgilbert.com)

### ***Community Outreach***

Susan Bitter Smith  
President  
Technical Solutions  
4350 East Camelback Road  
Suite G-200  
Phoenix, Arizona 85018  
(P): (602) 957-3434  
[sbsmith@technicalsolutionsaz.com](mailto:sbsmith@technicalsolutionsaz.com)

***Design and Technical Expertise***

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**Architecture**

Jim Applegate  
Principal  
Biltform Architecture Group  
11460 North Cave Creek Road  
Suite 6  
Phoenix, Arizona 85020  
(P): (602) 285-9200  
[jim@biltform.com](mailto:jim@biltform.com)

**Landscape Architecture**

Tim McGough  
Principal  
The McGough Group  
11110 North Tatum Boulevard  
Suite 100  
Phoenix, Arizona 85028  
(P): (602) 997-9093  
[tim@mg-az.com](mailto:tim@mg-az.com)

**Civil Engineering**

Matthew Stewart, PE  
Vice President  
Big Red Dog  
2500 Summer Street  
Suite 2100  
Houston, Texas 77007  
(P): (832) 730-1901  
[matthew.stewart@bigreddog.com](mailto:matthew.stewart@bigreddog.com)

**Survey**

Jason Segneri, RLS  
Survey Innovation Group, Inc.  
7301 East Evans Road  
Scottsdale, Arizona 85260  
(P): (480) 922-0780, Ext 101  
[jasons@sigsurveyaz.com](mailto:jasons@sigsurveyaz.com)

**Traffic**

Jamie Blakeman, PE, PTOE Principal  
600 North 4<sup>th</sup> Street, Suite D Phoenix, Arizona 85004  
(P): (480) 536-7150 x200  
[jamie@lokahigroup.com](mailto:jamie@lokahigroup.com)



## I. Purpose of Request:

This request is for a General Plan Amendment (GPA) from Commercial to Mixed-Use Neighborhoods and a rezoning from C-3 PCD / C-O PCD (Planned Community District – McCormick Ranch) to PUD PCD (Planned Community District – McCormick Ranch) on a  $\pm$  10.62 gross acre site to allow for a mixed-use development. This development is the build out of 94 Hundred Shea, which will add new residential (94 Hundred Shea – The Village) to the existing retail/office center (94 Hundred Shea – The Shops/Office). The vacant portion of the property will be developed as a New Age active Multi-Generational (young adults to active seniors) housing community of 219 well-appointed units to add vibrancy and fiscal sustainability to the existing commercial center. The property is located at 9375 East Shea Boulevard (the “Site”). (See below *Aerial*)

### AERIAL PHOTO



## II. Development Team

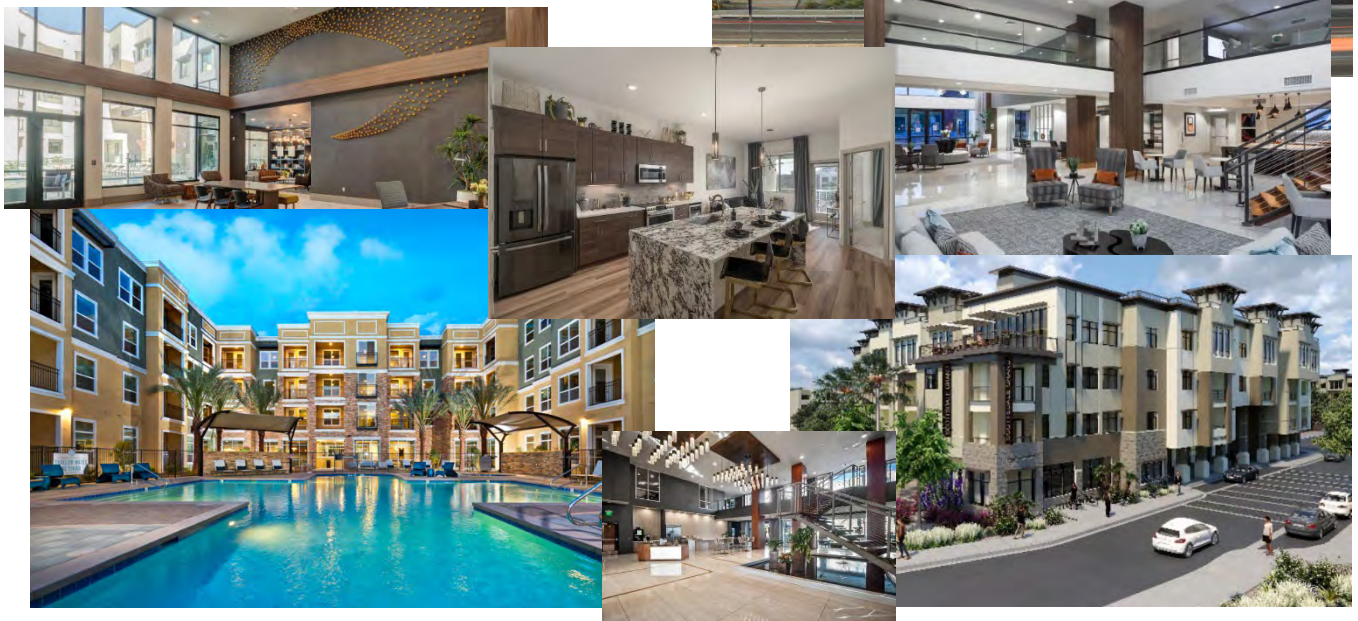
### **Kaplan Multifamily:**

Kaplan Multifamily (“Kaplan”) was formed in 1978 in Houston, Texas. Kaplan entered the Phoenix market in 2008 and opened a Regional office in Scottsdale in 2014. Kaplan is a diversified operator, owner, and developer of high-quality multi-family properties in major metropolitan areas across the United States. Kaplan is active in emerging high growth submarkets, redeveloping existing multi-family housing, and repurposing commercial developments into mixed-use communities, and holds 44 years of successful management experience in the dynamic and evolving multi-family industry.

Kaplan has a current development pipeline of 4,402 units at a cost of \$1.4 Billion which includes 3,370 units in Metro-Phoenix as a cost of \$992 Million.

Kaplan has developed two very successful multifamily communities in Scottsdale adjacent to the Scottsdale Quarter. The District at Scottsdale consisting of 322 units and the Scottsdale Grand consisting of 285 units. Both communities include amenities and features not found in other multifamily communities in Scottsdale such as, units with roof top decks, valet parking, on-site hair salon, fitness center open to the public, professional sports simulator just to mention a few. 94 Hundred Shea – The Village will include, not only these type of amenities, but will also include a water management program which reduces water consumption by at least 20%.

*Here are photos of existing properties built by Kaplan in Scottsdale & other Valley locations:*



### III. 94 Hundred Shea – The Village

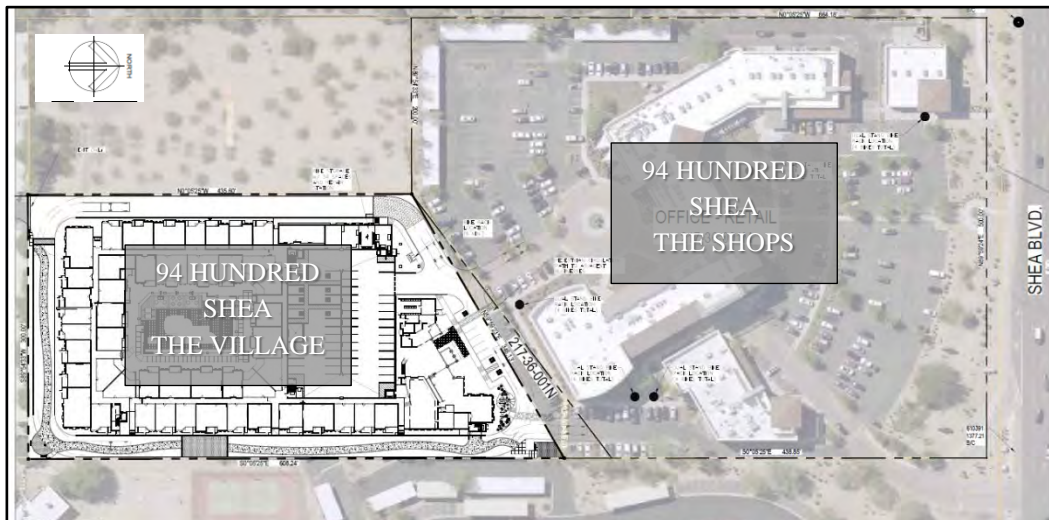
#### Overview

The proposed development will be a mixed-use development that will blend new multifamily residential housing with existing and well-established commercial retail and office. Under one ownership, these two uses will provide service and convenience to each other as well as serving the larger community.

Infill projects are often the most challenging, but also the most rewarding and responsible type of development as they are usually focused on solving a specific problem, or set of problems, and doing so on land that is often challenged by physical or social and political constraints. Recognizing the reality of the factors affecting this property, we are committed to serving the area with a new high-quality housing choice, new customers for local businesses, walkable design and convenience, and a true mixed-use experience for the City of Scottsdale.

94 Hundred Shea – The Shops is an existing commercial development that consists of approximately 35,000 square feet of Class A office (100% leased) serving 250 employees and approximately 38,740 square feet of restaurant and retail commercial space with only one 8,142 square foot restaurant space available. This is a high-end center with no ‘marginal’ uses – all of this on approximately seven acres (7.03 acres). Access is primarily from Shea Boulevard, though legal shared access exists from the south through the commercial office development via a dedicated vehicular access easement.

94 Hundred Shea – The Village is the residential component of this mixed-use development and is comprised of 219 new multifamily residential units on a vacant 3.59-acre site that is situated between 94 Hundred Shea to the north and an office condominium complex the south (Ironwood Office Suites). To the east is the CVS corporate office complex and to the west is a vacant 3.92-acre property, which is the subject of a current general plan amendment and rezoning application, 6-GP-2022 and 12-ZN-2022, respectively known as “Mercado Courtyards”.



The subject property was approved for a mixed-used commercial retail and office development in 2002. The retail portion of the project has since developed; however, the remaining portion of the property has remained vacant despite being approved for a four story, 55,000 square-foot medical office building. A variety of variables ranging from access and visibility to market saturation are likely contributors to the lack of development interest with this property. Alternatively, the property is an ideal site for true mixed-use development. Its proximity to high-quality goods and services makes for a walkable community, which advances the goals of the City's new General Plan by establishing responsible and appropriate development in areas where impacts are minimal. This concept is validated by the reduced number of daily trips, the types of trips, and the concentrated timing of the vehicular trips associated with residential development versus the aforementioned, and previously approved, medical office building. These findings are reinforced by the Traffic Impact Analysis associated with this PUD and are further supplemented by the understanding that mixed-use developments in urban cores such as this one, with a mix of employment opportunities, commercial retail and service options, and quality residential development lends itself to greater pedestrian activity and lower reliance on automobiles.

This development is proximate to approximately 19,000 employees and a variety of local employers, including HonorHealth (hospital), PCS/CVS Caremark and nearby medical and professional offices, all of which will receive direct marketing for potential future residents who would surely find this convenient, modern lifestyle appealing. In support of the employees of those local employers, 94 Hundred Shea – The Village will implement the following Preferred Employer Discount for at least the first three (3) years.

#### *Preferred Employer Discount*

The discount program is called the preferred employer discount. The On-site property management team visits local employers (typically within a 3-5 mile radius) and discusses the program. Those employers who elect to participate have their HR department or office manager notify existing employees and new employees of the program. Employees are referred to the leasing staff and are offered discounted rent. The discount varies by unit type and availability which can range from 8% to 15% over the lease period. At District at Scottsdale Quarter, another project from Kaplan Multifamily, close to 25% of the units or 75 apartments received the discount.

All City of Scottsdale employees are eligible for the preferred employer discount. All they need to do is show proof of employment by the City of Scottsdale to receive the discount.

#### **Existing Conditions & Context**

The Site constitutes  $\pm$  10.62 gross acres and is bordered by Shea Boulevard on the north. Existing offices (C-O) border the Site to the east and south. The west side is bordered by existing commercial businesses (C-3) and an intervening vacant property.





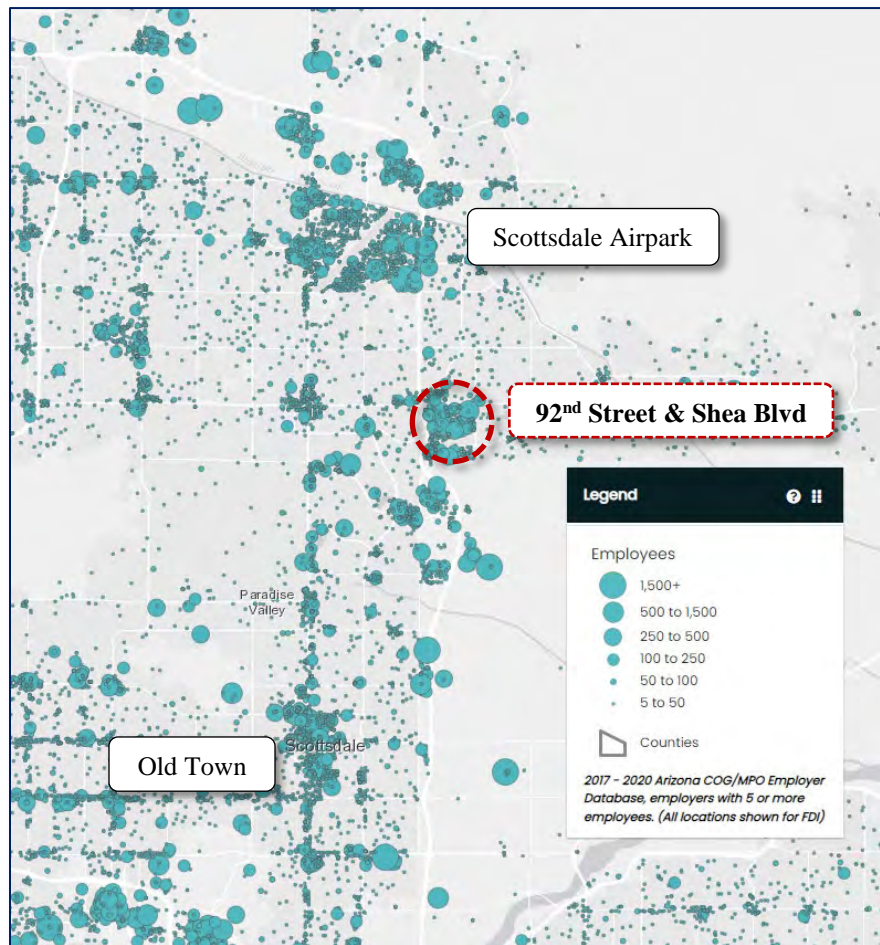
The McCormick Ranch Center creates a unique opportunity to blend interrelated land uses and promote the live, work, and play concept. Additionally, the nearby retail and surrounding employment core (i.e., hospital, CVS Health/Caremark, etc.) provides regional appeal for future residents of 9400 East Shea Boulevard. The ease of accessibility via the freeway and Shea Boulevard as well as its proximity to businesses, shopping, recreation, and trail system makes this development a compliment to its surroundings.

**Retail / Commercial Component**

The retail/commercial component of this mixed-use development is the existing office/retail center located between Shea Boulevard and the residential component. In total, it consists of 39,000 square feet of retail with a mix of dining and service uses. Additionally, there is approximately 36,000 square feet of professional office space available for lease.

The existing commercial development and the proposed new apartments will blend seamlessly to create a cohesive mixed-use community. The compatibility between the uses doesn't stop with just these two uses. The larger area of 92<sup>nd</sup> Street & Shea Boulevard is an urban core with a mix of uses of varying intensity.

This area is served by several major employers and countless small businesses – all of which will serve, or be served by, new residential development.



Employer Data  
Source: Maricopa Association of Governments

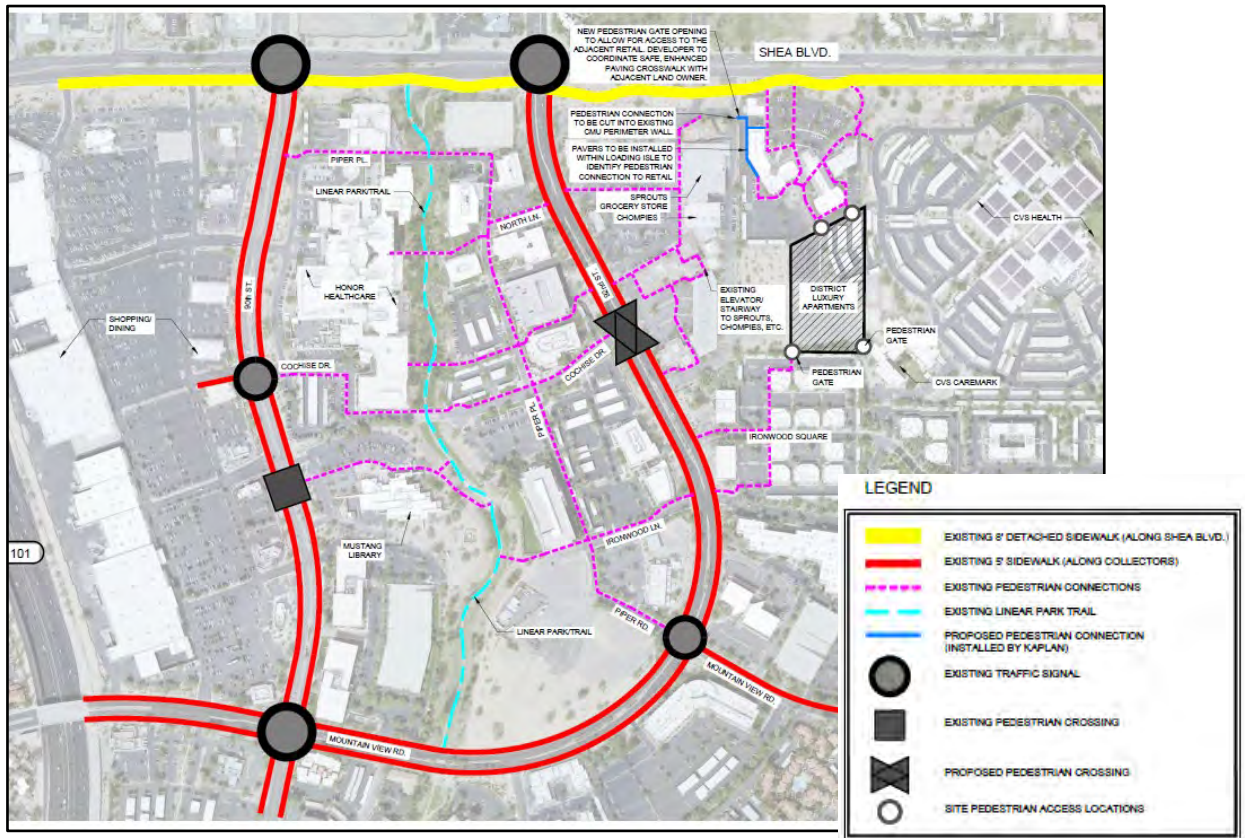
**Site Access**

Primary access to this development will be from Shea Boulevard via a shared driveway. This driveway splits into two separate drives – one that bypasses the commercial to the east and the primary drive that passes under the existing commercial building. It will be this primary drive that

serves as the main access to the residential portion of the project. A secondary access to 92nd Street will be provided via an existing vehicular access easement through the abutting Ironwood medical office condominium to the south. There will also be fire lane along the perimeter of the apartments that will serve dual purposes (i.e. building setback, walking area, and fire safety access).

Ironwood 92 Partners LLC owns the property to be developed as “Mercado Courtyards” between the subject property and 92nd Street. Ironwood 92 Partners LLC has recorded an access easement through their property to 92nd Street, as required by the McCormick Ranch Association. This easement provides access to 92nd Street for the 94 Hundred Shea project. This access easement is also dependent on the execution of an agreement between 94 Hundred Shea and Ironwood 92 Partners LLC. We intend to sign an acceptable agreement and to use the access easement to 92nd Street when it is available. When this easement comes to fruition, 94 Hundred Shea will terminate its access through the Ironwood medical office condominiums to the south and limit its legal use of that access easement for emergency ingress and egress only.

In addition to vehicular access, the residential development with in the 94 Hundred Shea mixed use project will benefit from other multi-modal circulation opportunities into and throughout the surrounding commercial and employment within the McCormick Ranch Center core. As illustrated by the below map, a vast network of sidewalks and trails crisscross the area and provide connections to beyond.



## Site Plan

The design for this Site provides open space, pedestrian passageways, and inviting gathering areas for activity and interaction with shaded areas, enhanced paving, a variety of meandering pathways, and landscaping. The addition of apartments to this Site via 94 Hundred Shea – The Village, will add to synergy by incorporating on-site residents to dine and shop in the existing restaurants and retail establishments thereby creating a true Live/Work/Play mixed use community. In addition, the proposed apartments will provide:

- Garage parking in excess of parking code
- Ride-share pick up & drop off area.
- Penthouse units with rooftop deck (spiral staircase).
- Professional indoor sports simulator.
- 10' ceiling in select ground floor units.
- Valet trash service (trash picked up daily at front door of unit).
- Teaching Kitchen with regular classes provided by management.
- Bike repair room located in garage.
- Pet spa.
- Gaming Lounge (billiards, pool, shuffleboard).
- Oversize two story clubhouse.
- Resort pool with beach entry.
- Coffee bar.
- Free daily breakfast in clubhouse.
- Onsite laundry & dry-cleaning service.
- Gourmet teaching kitchen in clubhouse.
- Equinox style fitness center.
- Outdoor phone & laptop charging stations.
- Concierge service.

The apartments provide for one (1) main outdoor activity area for both active and passive recreation, relaxation, and an abundance of open space for the future residents. The main building structures are navigated through a series of pedestrian passages that lead throughout the Site and ultimately to the outer pedestrian sidewalk network and the surrounding area. *(See Exhibit D: Site Plan)*

94 Hundred Shea – The Village plans to become a “New Age – Multigenerational Project” – the first in the City of Scottsdale. Our amenities & activities are designed for several generations: from younger persons to active seniors. Features include different fitness & social activities including wellbeing, intellect, as well as services like housekeeping, dry cleaning, in-home package delivery, etc.

## Landscape Theme

The project’s landscape theme will reduce overall water intake include by utilizing native trees, shrubs, accent plants, groundcover, and minimal turf. Elements of the McCormick Ranch Landscape Master Plan will be utilized, such as predominantly using trees, shrubs and accent plantings from the approved list. While the Master Plan is specifically for property that is owned and managed by the McCormick Ranch Property Owners Association, ensuring that landscaping reinforces the character of the area is important as per both the General Plan (Character and Design Element Goal CD 5) and Shea Area Plan (Goal 1).

Throughout the site are tree and shrub lined sidewalks providing a pleasant/cool environment to walk. The open space areas will also contain a variety of native shrubs and landscaping providing for a friendly, enjoyable, useable, and shaded environment for residents to traverse and use the property. As such, the plan includes one (1) main internal courtyard area which all feature a variety of landscaping and amenities such as a swimming pool, fountains, fire pit, putting green, televisions, barbeques, and shaded seating and dining areas which are all connected by a system of winding walkways. *(See Exhibit E: Landscape and Amenity Plans)*

### **Shea Boulevard Scenic Corridor**

The Scottsdale General Plan identifies Shea Boulevard as a Scenic Corridor, where 100' landscaped setbacks are expected to preserve views and create a sense of openness. Previous approvals for this property (11-ZN-2002) allowed for an 80-foot minimum corridor along Shea Boulevard. However, since that time the City of Scottsdale has revised the standards which now includes a 100-foot minimum. 94 Hundred Shea embraces and incorporates the Shea Boulevard Scenic Corridor and within this PUD and with the proposed additional of residential, continues to support the Scenic Corridor with no changes to the existing conditions. Sheet A1.3.1 of this submittal (Overall Site Plan) illustrates the Scenic Corridor and notes an average setback of 91.36 feet.

If future development/redevelopment efforts occur within the 94 Hundred Shea project along Shea Boulevard, no further encroachments into the Scenic Corridor.

### **Architecture**

The building architecture, specifically the new multifamily residential building, features varied massing and roof parapets, architectural embellishments, stoops, materials and façade detailing found in many contemporary luxury multi-family developments found in Scottsdale and the Southwest region. The building massing includes a series of towers and recessed facades and patios. The massing and detailing emphasize the promotion of pedestrian activity via lighting, trees, and shade structures such as: awnings and roof overhangs. The color scheme is a blend of shades of brown, white, and tan with some complementary accent colors found within the Sonoran Desert color palette and consistent and appropriate with the surrounding building context. *(See Exhibit G: Elevations)*

Maximum building height is 48' with all rooftop mechanical equipment and screening, stairwell bulkheads, as well as rooftop deck enclosure walls and fall protection railing that exceed that building height, limited to under 30% total of the roof area for each building.

## **IV. The Development Plan**

Pursuant to the City's Zoning Ordinance for PUD rezoning requests the following four (4) items to be addressed within the required Development Plan ("DP"). They are:

**(1) The design contained in the DP is compatible with development in the area.**

The Site sits in a dense "core" area planned for such intensities and mix of uses. The proposal is for a planned, medium density, mixed-use apartment project added to an appropriate/sustainable level of supporting retail/commercial (non-residential) situated in this "core" area. The ability to provide residential units creating and fostering the live, work, and play concept will further promote and enhance the activity in this area and create a more synergetic "core" area.

The proposed project is compatible with and contributes to its surrounding uses, which has evolved towards a more active, dynamic, and vibrant area. The proposed development, as part of this "core" area, and together with the existing users (i.e., hospital, retail, office, trails, etc.) creates the desired effect envisioned for this area by attracting new development into the McCormick Ranch Center. In addition, the residential units will connect nicely with the Site amenities and users as well as beyond without the use of cars. By downplaying the internalized/structured parking, creating ease access on foot, and increasing the critical mass of people in the area helps to support the businesses in the area on a daily/nightly basis. The proposed apartment development is responding to the demand for housing to support the surrounding retail/commercial/employment uses. The proposed development plan of approximately 220 units is reasonable and provides a density option that can easily be supported with the existing infrastructure (e.g., water, sewer, streets, etc.) as well as uses in the area. With that being said, the 9400 East Shea Boulevard apartments complies in overall height, setbacks, high quality architecture, and pedestrian/vehicular connectivity to seamlessly blend within the area, but it is also a unique residential development option internalized for those looking for a different living experience.

The apartments will be built in one (1) phase. The anticipated timing of construction is expected to begin in the 1<sup>st</sup> Quarter of 2023. Once the apartments are completed with the existing on-site retail/office users ensures that the intent of the PUD, General Plan, and Area Plan will be met and provide a substantial public benefit along with implementing the components of a lively mixed-use area within an identifiable/unique node of the McCormick Ranch Center.

There are two (2) total usable open space areas integrated into the DP that continue the theme of the surrounding area, which include the main swimming pool. The swimming pool is the largest open space area being approximately and the smallest internal usable open space for passive/active amenities. Finally, the entire Site is connected by winding walkways which link up to public sidewalks, bike paths/trails, and ultimately to the surrounding area.

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

The proposed development is environmentally responsive and provides exceptional public benefits in many ways by including an enhanced common open space, public/private pedestrian areas/connections as well as amenities (e.g., trails, restaurants, shopping, etc.) encouraged in the Scottsdale Design Guidelines. It should be noted that the development will exceed the required 10% open space. Again, these open space areas provide areas of contemplation, recreation (passive/active), cooling, and visual interest both on-site and off-site. The landscape palette is in keeping with a Sonoran Desert theme and water conservation measures by strategically locating low water use trees, shrubs, groundcovers, etc. to create a lush appearance that cools the environment both internally and externally. All of the plant species proposed adhere to the Arizona Department of Water Resources (ADWR) "Low Water Use Plant List" in order to incorporate native and hybrid arid region vegetation into the landscape. Turf is strategically located on-site within a few of the areas designated for internal/activities in order to optimize comfort and use. Finally, the entire Site is interconnected by walkways which link up to public sidewalks and bike/trail paths encouraging multimodal options.

94 Hundred Shea – The Village is designed with cutting edge "watersmart" features including the City of Scottsdale and LEED WaterSense program. Water-efficient products that use 20 percent less water, while still performing as well as or better than standard models will be used throughout the project, including toilets, bathroom faucets and faucet accessories and showerheads.

The architectural character is a contemporary design which will utilize the most current building materials to provide for an energy efficient development. The building masses are broken by using "bump outs" and other architectural relief/projections to create a less imposing building structure and more human scale. In addition, the curve of the north façade of the building creates opportunities for enhanced pedestrian areas and landscaping to emphasize the front entrance and most visible portion of the building. The architectural elevations are broken up vertically by varying the roof lines, alternating between flat parapets and flat roof overhangs, awnings, etc. These architectural treatments help vary the roof lines vertically. Within the flat parapet areas of the building the walls of the building step back horizontally creating wide recessed areas that provide space for awnings, patios, and visual massing reliefs. This horizontal relief occurs approximately every 100 lineal feet with massing changes, the curve of the building, covered main entrance area, and the natural curvature of the main street (i.e., driveway). The proposed design provides a strong base with a material change from stucco, stone, glass, steel awnings, and pedestrian access points located in strategic locations to "ground" the design. The midsection and top utilized the same materials with the top units accentuated by patio areas as well as bulkhead areas protruding towards the top of the buildings to provide access to the roof decks for those units along with alternating flat parapets and roof overhangs. The overarching intent is to

create a compatible development design for the area while also being a unique, high quality, and visually appealing for one to want to live and play while being near work, shopping, restaurants, recreation, etc. thus reducing traffic and pollution while also maintaining long term economic success.

In summary, the 94 Hundred Shea – The Village commits to incorporate/adhere to the following Green Building Code Features.

**SITE:**

- Native plants including desert responsible landscaping (xeriscape)
- Designed to encourage indoor/outdoor living via the main internal courtyard and use of shade canopies
- Environmentally friendly ground treatments without pesticides
- Heat Island reduction from shade and paint colors
- Pedestrian shading

**ENERGY:**

- Energy performing modeling (smart homes)
- Energy efficient appliances including an ENERGY STAR® qualified dishwasher and ENERGY STAR® qualified clothes washer and dryer with a modified energy factor of greater than or equal to 2.0 and a water factor of less than 5.5.
- Energy efficient heating and cooling
- Water heating/management that uses a demand controlled circulation loop or compact design that stores no more than 0.5 gallons such as the Teal System.
- Recessed windows with top ledges
- Fresh air ventilation including operational windows
- Smart home-controlled thermostats, doors and lighting
- Ductwork located within climate-controlled areas (corridors)
- Black out window shades

**ENVIRONMENTALLY RESPONSIBLE MATERIALS:**

- Recyclable building materials wherever possible
- Construction waste management to include recycling (50%)
- Indigenous materials (desert tolerant)
- Select local manufacturers (e.g., Hilton Cabinets)
- Energy wise roofs (non-petroleum)
- “Heat Island” reduction via shading and paint colors



- Vehicle charging stations
- Valet trash service including recyclables
- Natural lighting occupancy A & B

**SAFE INDOOR AIR ENVIRONMENT:**

- Low VOC materials specified by Architect
- Fresh air ventilation with operational windows
- Stormwater management
- Low-use landscape irrigation systems
- Building electrical power and lighting system

**EFFICIENT WATER USE:**

- WaterSense labeled plumbing fixtures including, toilets with 1.28 gallons per flush, faucets with a flow rate less than 1.5 gallons per minute, and showerheads with a flow rate of less than 1.5 gallons per minute.
- Desert responsible landscaping (xeriscape)
- Water heating/management that uses a demand controlled circulation loop or compact design that stores no more than 0.5 gallons such as the Teal System.

**REDUCE GENERATION OF SOLID WASTE:**

- Construction waste recycling program mandatory
- Prefab framing to reduce waste of lumber
- Construction efficiency program used by General Contractor

- (3) The DP will not significantly increase solar shading of adjacent land in comparison with a development that could be developed under the existing zoning district.**

Comparable heights, uses and generous setbacks created by the abutting streets and internal circular access drive aisle do not significantly increase solar shading of adjacent land in comparison with a development that could be developed under the existing C-O or C-3 zoning districts. Moreover, the C-O or C-3 zoning district allows up to 48' (not inclusive of roof apparatus) in building height, which will be comparable to the proposed development.

**(4) The DP promotes connectivity between adjacent and abutting parcels, and provides open spaces that are visible at the public right-of-way and useful to the development.**

The proposed development provides for usable and common open space, with shaded seating and landscaping features that exemplify the promotion of connectivity between on-site and abutting properties. The enhanced/existing open space street frontage landscaping along Shea Boulevard of the Site creates an inviting/enhanced enjoyable streetscape for all modes of transportation. Furthermore, with the addition of individual unit roof decks will help enhance visibility and activity within this internal area of the Site providing greater security for the area. Finally, these open space areas and enhanced connections provide areas of contemplation, recreation (passive/active), cooling, visual interest and connections to the surrounding area. (See the Landscape Plan Set Exhibit))

The landscape palette is in keeping with a Sonoran Desert theme with strategically locating trees, shrubs, groundcovers, etc. to create a lush appearance that cools the environment both internally and externally. The entire Site is connected by internal walkways which link up to public sidewalks and bike/trail paths encouraging multimodal options. Vehicular access is centrally located to provide ease of access to Shea Boulevard and 92nd Street (i.e., via an “exit-only” access south through the medical office condominium) and to circulate around the new apartment building for resident access as well as fire access.

## V. Minor General Plan Amendment Determination

The requested GPA is in conformance with a Minor General Plan Amendment, based upon the criteria set forth in the General Plan. The proposed change in land use designation is from Commercial to Mixed-Use Neighborhoods, which as shown on Pages 56 of the 2035 General Plan, is a Minor Amendment. A detailed explanation of how this proposal is consistent with the 2035 General Plan and the Shea Area Plan is provided below.

### 1. **Change in Land Use Category**

A change in land use category on the land use plan that changes the land use character from one type to another as delineated in the land use category table (Page 56 of the General Plan).

**Response:** The 2035 General Plan designation is Commercial and a requested GPA land use change to the Mixed-Use Neighborhoods designation. These land use categories are located within Group G, and therefore do not constitute a Major GPA.

### 2. **Area of Change Criteria**

A change in the land use designation that includes the following gross acreages:

\*Planning Zone A: 10 acres or more.

\*Planning Zone B: 15 acres or more.

**Response:** The designated Planning Zone for the site is Zone B, which establishes a 15-acre threshold for Major Amendments. The subject property is only 10.62 acres.

This project is keeping with the mission and values of the General Plan and community, and in addition the Site totals approximately 10.62 gross acres. Thus, it is under the acreage threshold and therefore meets Minor General Plan Amendment criteria.

### 3. **Character Area Criteria**

Character areas have been added to the city's planning process in order to recognize and maintain the unique physical, visual and functional conditions that occur in distinct areas across the community. The city recognizes that these form a context that is important to the lifestyle, economic well-being and long term viability of the community. These areas are identified by a number of parameters including but not limited to building scale, open space types and patterns, age of development and topographic setting.

If a proposal to change the land use category has not been clearly demonstrated by the applicant to comply with the guidelines and standards embodied within an approved character area plan it will be considered a major amendment.

**Response:** The property is located in the Shea Area Plan/Character Area. In Section VI. "2035 General Plan & Shea Area Plan" of this narrative, there is a full analysis of the

Shea Area Plan, including responses to the criteria of that specific plan. We believe we have demonstrated compliance with this approved character area plan; therefore, the General Plan Amendment request remains a minor amendment.

**4. Water/ Wastewater Infrastructure Criteria**

If a proposal to change the planned land use category results in the premature increase in the size of a master planned water transmission or sewer collection facility, it will qualify as a major amendment.

**Response:** The proposed change in land use does not result in a premature increase in the water and sewer plan, therefore it will not constitute a major amendment. At this time the development team has no plans to change or upgrade any water or sewer infrastructure, but should improvements to these systems be necessary during the final design stages of the project then they will be discussed/negotiated with the city regarding the necessary improvements and what this particular project will be responsible for improving.

**5. Change to the Amendment Criteria and/or Land Use Category Definitions Criteria**

A modification to the General Plan Amendment Criteria Section of the General Plan Land Use Element and/or a text change to the use, density, or intensity of the General Plan Land Use Category definitions.

**Response:** Does not apply.

**6. Growth Area Criteria**

A change in General Plan Land Use Category accompanied by a new or expanded Growth Area.

**Response:** Does not apply.

**7. General Plan Land Use Overlay Criteria**

The modification or expansion of an existing General Plan Land Use Overlay Category (specifically regarding the Regional Use Overlay, Shea Corridor Overlay, and Mayo Support District Overlay) or the creation of a new General Plan Land Use Overlay Category.

**Response:** Does not apply.

**8. Exceptions to the General Plan Amendment Criteria**

Certain exceptions to the General Plan Amendment Criteria are considered in the best interest of the general public and in keeping with the vision, values, and goals of the community. *[Paraphrase] Specific examples of possible exceptions provided.*

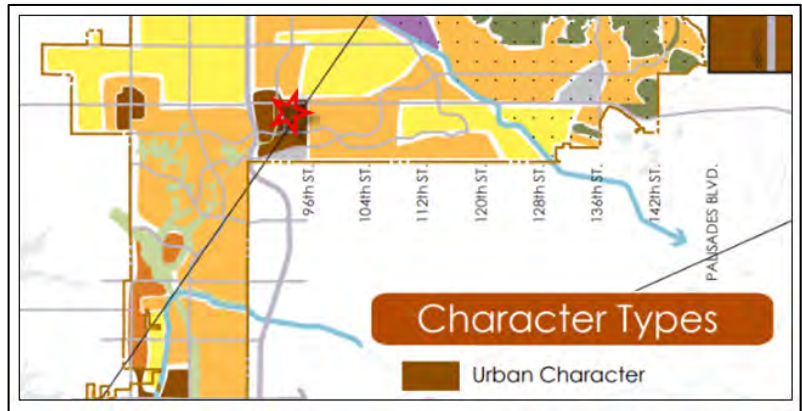
**Response:** Does not apply.

## VI. 2035 General Plan & Shea Area Plan

### 2035 General Plan

The 2035 General Plan designation is Commercial and this is a requested GPA land use change to Mixed-Use Neighborhoods. (See Exhibit A: Current General Plan and Exhibit B: Proposed General Plan)

The property is located within an Urban Character Type within the 2035 General Plan which emphasizes higher density residential within mixed-use neighborhoods and next to employment centers such as Honor Health Care. Included in the General Plan Urban Character Area language above is a reference to taller buildings being allowed in Growth Areas. The subject property is identified as an Activity Area within the Growth Areas Element and on the respective Growth Areas Map. This project is in the heart of a highly urbanized area with a broad spectrum of non-residential, employment-based uses of varying intensity, height, and overall activity. Furthermore, the General Plan Growth Areas Element is intended to “...identify Growth and Activity Areas to manage growth and development and maintain the quality and variety of lifestyle choices found throughout the community” which this project does with exquisite style and function.



The General Plan sets forward collective goals and approaches of the community with the intent to integrate Guiding Principles into the planning process and provide as a framework for proposed development and the built environment. The goals are, however, not intended to be stationary or inflexible. The General Plan is designed to be a broad, flexible document that changes as the community needs, conditions, and direction change.

With this in mind, this proposed Minor General Plan Amendment not only meets, but exceeds the goals and approaches established in the General Plan. A selection of supporting goals and policies are provided below.

### Shea Area Plan

This property, as indicated in Shea Area Plan, is intended to provide a mix of uses located within the shopping and “core” area while protecting and enhancing the “openness” of the desert environment along Shea Boulevard. This indicates the appropriateness of the

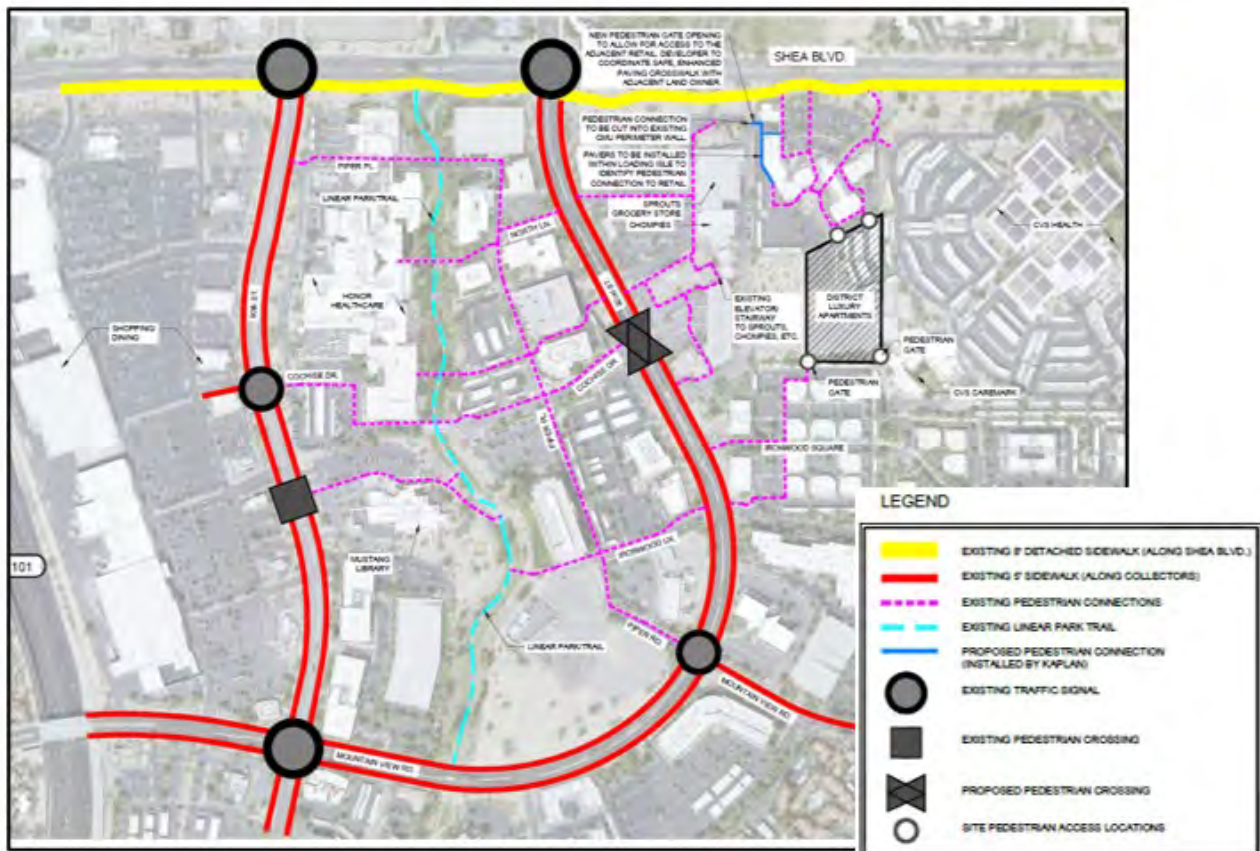
proposed mixed-use residential development within this existing retail/office enter in this strategic location along with the current housing/development trends that are important to the Shea Area Plan, economic well-being, and long-term viability.

## GENERAL PLAN ELEMENTS

### Land Use

#### LU 2: Sensitively transition and integrate land uses within the surrounding natural and built environments.

**Response:** This proposed development, with its rezoning request to PUD will facilitate the build out of 94 Hundred Shea. The vacant portion of the property will be developed as a New Age active Multi-Generational (young adults to active seniors) housing community of 219 units (94 Hundred Shea – The Village) to add vibrancy and fiscal sustainability to the existing commercial center (94 Hundred Shea – The Shops). The combined mixed use 94 Hundred Shea project will form an integrated and cohesive community where residents can shop, dine, and work in the immediate core area. While vehicular connections are necessary, 94 Hundred Shea will provide pedestrian connections for integration with the surrounding commercial and office.



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

**Response:** This proposed development allows for a unique residential housing opportunity off the main street but helps with supporting services and amenities in the area. The proposed residential and existing non-residential uses at this Site provides for a balance and an appropriate level of unique mixed-use development that complement and complete the surrounding area providing for the needs of community and affords for an exceptional lifestyle.

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

**Response:** This mixed-use development is within an Activity Area and proposes appropriately balanced uses that are consistent with the needs and character of the surrounding developments and area uses and encourage a high quality lifestyle with many leisure opportunities and resources that support the surrounding community. The residential and non-residential uses at this location will support the quality of life and lifestyle desired in the area by providing residential units with some additional non-residential uses to help the balance of uses that support the surrounding community.

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

**Response:** The proposed apartment development provides housing opportunities that support the future of the community and Scottsdale by enhancing the long-term viability of the employment users (i.e., hospital, medical, etc.) in the area as well as to appeal to employers looking to locate/expand while also providing an appropriate and transitional mixed-use development at this location in the McCormick Ranch Center. The apartment development provides a balance of uses to the area with the plethora of non-residential users in the area along with ease of access to major streets and the freeway system.

The apartment development also adds a complimentary balance at this tough/hidden location designated by McCormick Ranch Center and Shea Area Plan for mixed-use development. The proposed residential will be supportive of the existing retail, commercial, and employment uses within these neighborhoods and complete the mixed-use nature of this McCormick Ranch Center and the Shea Area Plan as envisioned.

**LU 3.4: Provide an interconnected, accessible open space system, which includes pedestrian and equestrian links, recreation areas, canals, and drainage ways.**

**Response:** Paths, connections, and open spaces have been carefully connected throughout and surrounding the site to provide for comfortable connections and alternative modes of transportation to surrounding land uses and beyond.

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

**Response:** The location of this mixed-use project is appropriately located with the McCormick Ranch Center. The McCormick Ranch Center is the appropriate location for a Mixed-Use Neighborhoods designation for the proposed intensity of development, which currently provides pedestrian scaled uses and services on-site and the area. In addition, the location will support and enhance both the existing and proposed residential and non-residential uses in this location and transition between the employment users and surrounding retail. This development is replacing a vacant/hidden parcel into a vibrant use that will be a 24-7 days a week use and provide better security for the abutting users in the area too. Moreover, the development of apartments and the sidewalks will create a more walkable and enjoyable environment that helps to complete the overall development.

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

**Response:** This Site, with the apartments, will utilize the existing infrastructure already in place and will take advantage of this prime location (albeit hidden from view) for such a mixed-use development because of the surrounding employment, retail, trails, and services. With a nice variety of employment and uses within walking distance, this Site and its future apartment development encourages walkability and alternative modes of transportation which limits automobile trips.

### **Open Space**

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

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

**Response:** The subject property is adjacent to Shea Boulevard which is designated as a scenic corridor where significant setbacks are expected to preserve views and create a sense of openness. 94 Hundred Shea embraces and incorporates the Shea Boulevard Scenic Corridor and within this PUD and proposed additional of residential, continues to support the Scenic Corridor.



## **Economic Vitality**

**EV 4.1: Ensure the highest level of services and public amenities are provided at the lowest costs in terms of property taxes and travel distances.**

**Response:** High quality and desirable services and amenities are included within this development. Furthermore, the location of the development and uses within walking distance of this development provide residents and nearby citizens the highest level of services with minimal travel. The residential (i.e., apartments) component is the missing piece to this existing non-residential development and area, so by including the proposed apartments provides a nice balance of uses and amenities that promote a healthy lifestyle by encouraging walking and reduced travel (i.e., auto trips). There is a good balance of non-residential and commercial uses on Site that support the apartment development which will help sustain these uses along with pedestrian connections creating a walkable mixed-use development. Private and public, passive and active forms of open space are found throughout the overall Site (i.e., proposed and existing).

It should be noted that the apartment development will exceed the required 10% open space. Again, these new/existing open space areas provide areas of contemplation, recreation (passive/active), cooling, and visual interest both on-site and off-site. Mobility and connections through the site and surrounding area are enhanced with pathways, landscaping, and ground level architectural elements (i.e., canopies, overhangs, etc.). Use of native landscaping along with strategically location open spaces and drainage areas have been incorporated in an environmentally sensitive manner with consideration to the character of this area of Scottsdale.

The apartment development also supports the use of future innovations in technology that provide opportunities for “work from home” based businesses of the present and future while providing for a high quality of life. The development will utilize state of the art Wi-Fi technology and contains on-site amenities and services within the business center that support future technology workers and can help to eliminate automobile use. The on-site business center has a conference center with meeting space and can assist in home business needs such as printing, which will be located within the development.

## **Growth Areas Element**

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

**Response:** Open spaces (i.e., existing and proposed) have been strategically laid out within the Site. These areas encourage public gathering and activity. The open space corridor along Shea Boulevard continues to preserve viewsheds that also serve as a buffer from Shea

Boulevard and provides for a public benefit for the area. The apartment development strengthens the design and character of the Shea Area Plan and promotes a safe, comfortable, and aesthetically pleasing pedestrian environment and overall mixed-use development.

### **Housing Element**

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

**Response:** The proposed apartment development will be aesthetically pleasing and will allow for another housing opportunity within this immediate area.

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

**Response:** This development will support the jobs and housing balance by providing an appropriate residential base to support new and existing employment and services. The designated McCormick Ranch Center is an ideal location for live, work, and play based mixed-use development that activates the surrounding area with pedestrians as well as connections while utilizing existing infrastructure.

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

**Response:** The proposed apartment development provides a unique residential housing option that is not on a major street but tucked back and more secluded for those looking for such an option. In addition, there are various floor plans (i.e., studio, one, and two bedrooms) including roof top access units. Additionally, the density of 219 units proposed is a reasonable number to economically develop and provides a critical mass of people within this immediate area to bolster the retail, restaurants, and employment uses in the area.

**H 2.4: Encourage the development and preservation of affordable housing types, including smaller units and older housing stock.**

**Response:** A range of floor plans have been included with the development that provides various levels of living options (i.e. studio, one, and two bedrooms with roof access for some units) as well as amenities (e.g., concierge service).

### **Community Mobility Element**

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

**Response:** This mixed-use development will contribute to the existing live, work, and play theme seen in adjacent developments in this location. The mixed-use nature and design of the proposal provides for walkability and encourages alternative modes of transportation to reduce automobile trips and ultimately the strain on regional and local/neighborhood systems.

This Site provides an appropriate mixed-use development with the various commercial/retail/office users in the area. Furthermore, by adding the apartments, the development is designed with the intent to reduce automobile trips and encourage pedestrian oriented development by including ground level uses, live/work units, and services and enhancing the streetscapes to become walkable, comfortable, and aesthetically pleasing.

## **SHEA AREA PLAN**

The Shea Area Plan was adopted in June 1993 by Scottsdale’s City Council. The following are the goals, intent, and policies from the Shea Area Plan (**emphasis** added) that support our proposal.

### **GOAL – ENHANCE AND PROTECT EXISTING NEIGHBORHOODS**

INTENT: **New development should blend into the existing land use patterns** without creating negative off-site impacts.

POLICY 1 - **New development should be compatible to existing development through appropriate transitions.**

#### GUIDELINES:

The **following techniques are suggested to encourage compatibility with adjoining land uses:**

...

- 1) **Building heights at the edges of the parcel should reflect those already established by the existing neighborhood.**

...

- 4) **Buffering techniques such as landscaping, open space, parks, and trails should be used whenever possible.**

POLICY 2 - Parcels should develop without encouraging neighborhood assemblages. **It is desirable to unite undeveloped, individually owned parcels into a common development.**

**GOAL – ENCOURAGE SITE PLANNING WHICH IS SENSITIVE TO ENVIRONMENTAL FEATURES**

INTENT: Existing city policies provided for strong environmental protection and should be followed and actively enforced.

POLICY 1 - **Open space should be provided to link neighborhoods with trails and recreational areas, act as buffers between major streets and adjacent land uses,** provide for drainage, and protect significant habitat corridors, and to visually enhance the character of the area.

**GOAL – PROVIDE FOR AN EFFICIENT ROAD NETWORK AND PROMOTE ALTERNATIVE MODES OF TRAVEL**

INTENT: **Shea Boulevard should be built according to anticipated traffic demands. Limit site access, median breaks, and traffic signal locations** in accordance with the Shea Boulevard Transportation/Access Policy to be approved within six months of the Shea Area Plan.

POLICY 2 - The **trail system should be maximized as an alternative transportation route.**

**GOAL – A VARIETY OF RESIDENTIAL HOUSING CHOICES SHOULD BE PROVIDED**

INTENT: Create housing opportunities that will allow residents to live near schools and employment areas.

POLICY 1 - Enhance and protect the existing residential areas while allowing flexibility in residential parcels having Shea frontage.

GUIDELINES:

...

5) For **parcels at the intersection of Shea and an arterial or greater street, consider multi-family residential projects on any developable corner of the intersection.**

**Response:** The surrounding area is approved for or has been developed with 1, 2, 3, and 4 story buildings, with which the proposed 4-story apartment development would be consistent, albeit a bit higher, than some of these developments. However, the property is in the rear and behind an existing 2 story office/retail building which provides a nice buffer and visibility to Shea Boulevard. More importantly this area was envisioned to have the most intense developments within the McCormick Ranch community (i.e., the “core”). As properties develop/redevelop height will be important as the area is becoming built out. It is worth noting, the hospital has height of 4-5 stories. Homogenous heights are not ideal, and diversity of heights provides an interest to an area as well as assists in making projects economically sound/viable (i.e., in this case the number of units/people living within the area to support the ancillary uses). Thus, by adding the proposed compatible apartment development to this existing office/retail center will enforce, adhere to, and provide a more sustainable environment envisioned by the Shea Area Plan. And by providing buffers to the existing developments in the area, pedestrian connectivity points on-site and beyond (i.e., to the trail system, employment, retail, etc.) will create a less impactful environment, which is envisioned by the Shea Area Plan.

## VII. PUD Criteria

**Section 5.5003** of the Zoning Ordinance states that the development proposals shall comply with the following criteria:

*A. PUD Zoning District Approval Criteria,*

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

- A. The proposed development promotes revitalization, the goals, policies and guidelines of the General Plan, Area Plans and Design Guidelines.*

**Response:** The proposed addition of the apartment development to this Site accomplishes a range of goals including the public benefit of developing and using this hidden vacant lot into use. In addition, the high quality, vibrant architectural and site planning design as well as creating pedestrian synergy will complement the surrounding area. The proposed development meets and furthers the goals and policies of the General Plan and Shea Area Plan as discussed in this narrative. For example, the development of a mix of uses; specifically, residential (apartments) and providing pedestrian connections/pathways thus encouraging less dependency on the auto for the Site and the “core” area (i.e., McCormick Ranch Center).

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

**Response:** The proposed apartment development would not be permitted under the existing C-O zoning designation on the vacant property and as such the request to PUD to allow for said use as an integrated development. There is a tremendous amount of existing office, potential redevelopment of office, and the potential for future office space that are more ideally located than this current location hidden behind and “sandwiched” between existing developments.

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

**Response:** The proposed apartment development is compatible with adjacent land uses, heights, and maintains the integrity of the Shea Area Plan and McCormick Ranch Center’s “core” area by providing a balance between residential and employment/retail type uses. Current multi-family residential projects in the area are compatible and similar character, but this location is hidden from view and a difficult property to develop into something other than residential units.

*D. That there is adequate infrastructure and City services to serve the development.*

**Response:** There are adequate infrastructure and City services to serve the development.

*E. That the proposal meets the following location criteria:*

*i. The proposed development is not located within any areas zoned environmentally sensitive lands ordinance (ESL) nor within the boundaries of the Downtown Plan.*

**Response:** The Site is not located within the ESL area or within the boundaries of the Downtown Plan.

*ii. The proposed development fronts onto a major or minor arterial and/or major collector street as designated in the City's transportation master plan.*

**Response:** The Site fronts Shea Boulevard, a major arterial street.

## VIII. Traffic Issues

As noted previously, 94 Hundred Shea consisting of both The Shops and The Village has full access to Shea Boulevard. As part of this Minor General Plan Amendment and Rezoning request is a Traffic Report dated July 11, 2022, prepared by Jamie Blakeman, PE, PTOE, principal of the Lokahi Group. Importantly, this Traffic Report confirms the Shea Boulevard can handle the traffic contemplated to be produced by the additional 219 multi-family proposed as part of 94 Hundred Shea – The Village.

Indeed, as this Report makes clear, the multi-family site is currently approved for a medical office complex. The medical office complex would generate 1,445 trips per weekday, while the multi-family will produce 994 per weekday.

*Traffic Report Table 6*

Land Use	ITE Code	Qty	Unit	Weekday	AM Peak Hour			PM Peak Hour		
				Total	Total	In	Out	Total	In	Out
General Office Building (Potential - Same FAR (0.35) as Approved Use)	710	27.4	1000 SF GFA	376	55	48	7	57	10	47
Medical-Dental Office Building (Potential - Same FAR (0.35) as Approved Use)	720	27.4	1000 SF GFA	1,069	75	59	16	108	32	76
<b>Total</b>				<b>1,445</b>	<b>130</b>	<b>107</b>	<b>23</b>	<b>165</b>	<b>42</b>	<b>123</b>
Proposed Development	221	219	Dwelling Units	994	81	19	62	85	52	33
<b>Difference</b>				<b>-451</b>	<b>-49</b>	<b>-88</b>	<b>39</b>	<b>-80</b>	<b>10</b>	<b>-90</b>
<b>% Increase</b>				<b>-45%</b>	<b>-60%</b>	<b>-463%</b>	<b>63%</b>	<b>-94%</b>	<b>19%</b>	<b>-273%</b>

The build out of the proposed development is anticipated to generate 451 (45%) fewer weekday trips, with 49 (60%) fewer trips during the AM peak hour, and 80 (94%) fewer trips during the PM peak hour than the build out of medical office at a 0.35 FAR. Thus, there will be a substantial reduction in traffic on Shea Boulevard if the multi-family is developed.

There is a valid existing legal access easement permitting traffic to go from the PUD site through the Ironwood medical condominium project immediately adjacent and to the south. While there are no constraints on the use of this access, the developer is willing to make substantial concessions in favor of the medical condominium complex. These concessions include the following:

1. Accessing the easement will not be permitted between the hours of 9 and 3 o'clock.
2. No construction traffic will use the easement.

At the request of the City of Scottsdale Transportation Department, the Traffic Report assigns approximately 20% of the outbound trips generated by the proposed development through the medical condominium project to utilize the intersection of 92nd Street and Ironwood Lane.



Ironwood 92 Partners LLC owns the property to be developed as “Mercado Courtyards” between the subject property and 92nd Street. Ironwood 92 Partners LLC has recorded an access easement through their property to 92nd Street, as required by the McCormick Ranch Association. This easement provides access to 92nd Street for the 94 Hundred Shea project. This access easement is also dependent on the execution of an agreement between 94 Hundred Shea and Ironwood 92 Partners LLC. We intend to sign an acceptable agreement and to use the access easement to 92nd Street when it is available. When this easement comes to fruition, 94 Hundred Shea will terminate its access through the Ironwood medical office condominiums to the south and limit its legal use of that access easement for emergency ingress and egress only.

The referenced Traffic Report also empirically demonstrates that there will be far less traffic generated from the apartment complex than would be generated by a medical office building currently allowed by the existing zoning. This fact combined with the above restrictions and limitation on travel through the existing easement lessen any potential negative effects on the medical condominium project.

The bottom line is that the project as proposed will produce significantly less traffic than will be produced by the currently approved 4-story medical office building.

## **IX. Conclusion**

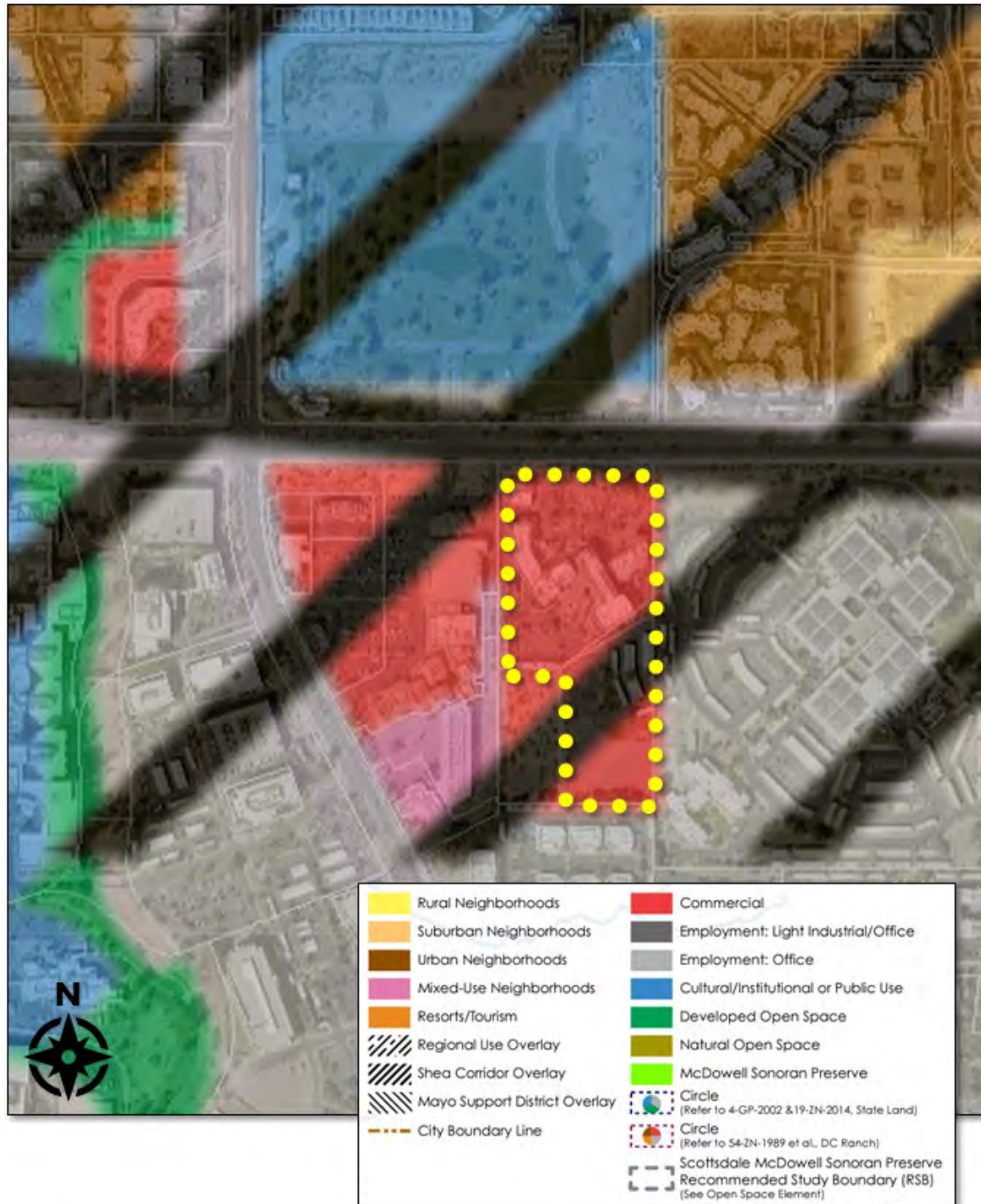
In summary, the applicant is seeking a Non-Major General Plan Amendment and rezoning on an approximately 10.62+/- gross acre site located at 9375 East Shea Boulevard to create and add a unique luxury multi-family residential development to an existing retail/office center in order to create a mixed-use development with 219 residential units. These residential units will enhance upon the work, live, and play environment encouraged by the McCormick Ranch Center “core” area, the Shea Area Plan, and General Plan as well as the trend in development patterns (i.e., areas more urban and with amenities) currently occurring in Scottsdale and beyond.

Workers, millennials, and professionals alike desire a work/live lifestyle option that is different than a traditional workplace and household environment. One that affords them a flexible schedule to work and play and thus creating a more active (24-hour) environment of live, work, and play. As such; a development that promotes a mix of land uses, walkability/bike riding, reduced auto trip generation, environmental responsibility, amenities, and professional synergy/contact are important and revered by society today.

The proposed mix of uses envisioned on this 10.62+/- gross acre site will not only enhance the local area, but Scottsdale in general by providing a unique living experience not available in many areas or cities. As stated, the 10.62+/- gross acre site is surrounded by a variety of employment, recreation, entertainment, office, and service-related business and as such is perfect for this unique mixed-use concept.

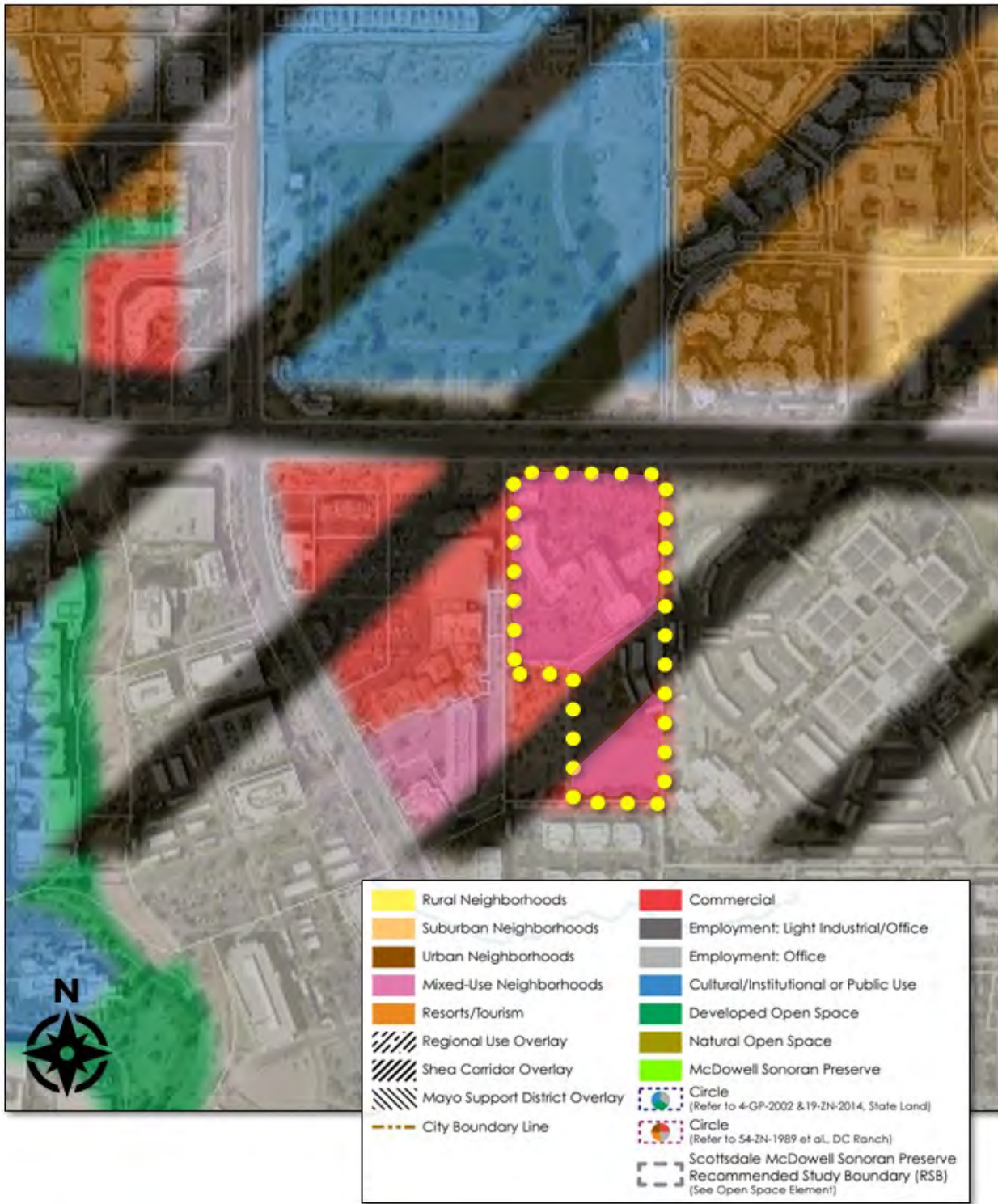
This is a unique and exciting mixed-use project that will not only be a success but will exemplify the vision that the city of Scottsdale, the employers, and the residents had hoped, and hope, to achieve in the area.

# Exhibit A: Existing General Plan Land Use Map



9400 East Shea Boulevard  
Rezoning & Minor GPA

## Exhibit B: Proposed General Plan Land Use Map

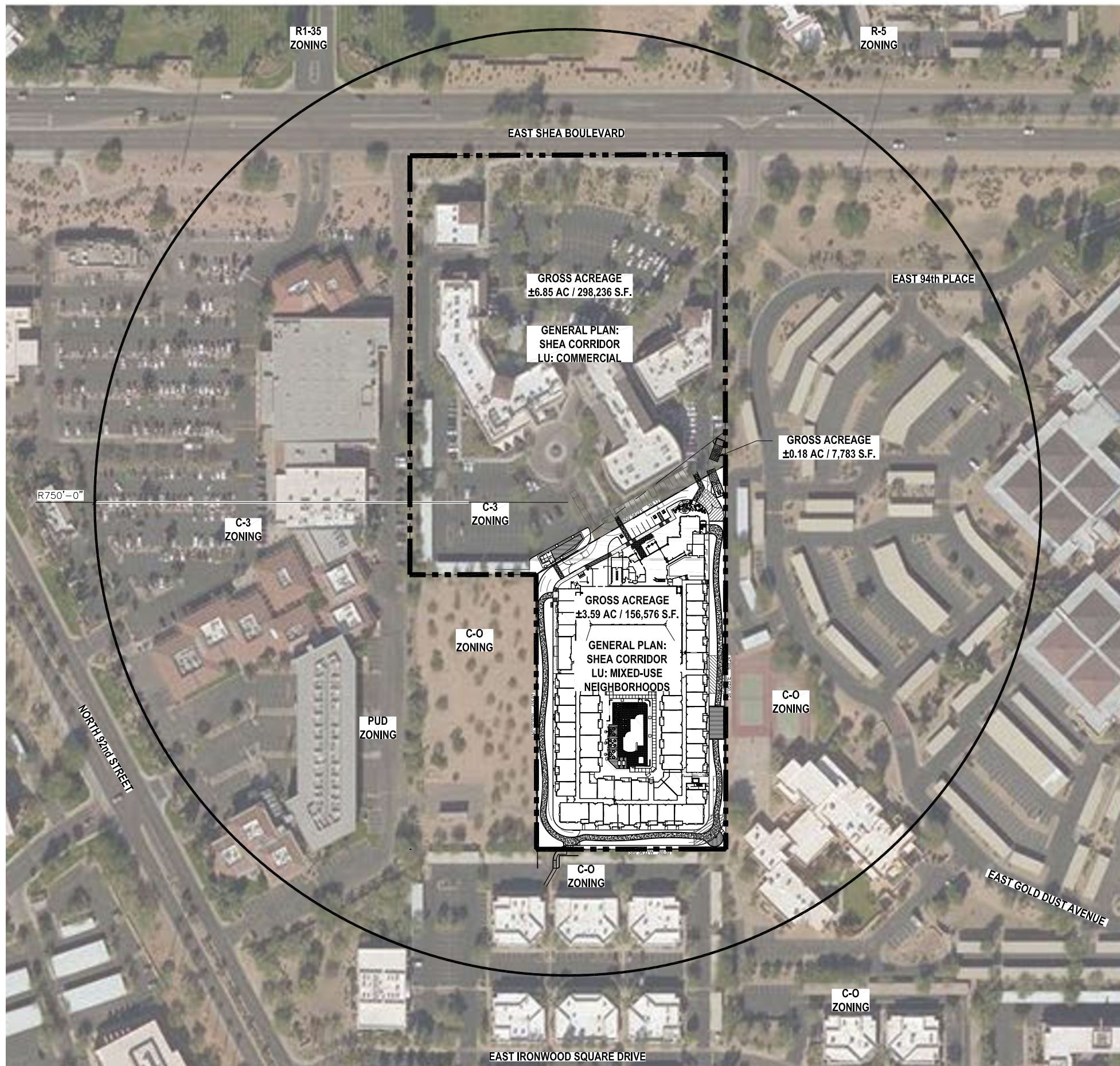


9400 East Shea Boulevard  
Rezoning & Minor GPA

# Exhibit C: Current Zoning Map



9400 East Shea Boulevard  
Rezoning & Minor GPA



# 94 HUNDRED SHEA - THE VILLAGE

## 94 HUNDRED SHEA LLLP



CONTEXT AERIAL



SCALE: 1" = 80'-0"

# A1.2

10-07-22

- SHEET NOTES:
- (a) UNOBSTRUCTED VERTICAL CLEARANCE MIN. 13'-6" (ORD. 4045, 503.2.1)
  - (b) KEY SWITCH / PRE-EMPTION SENSOR REQUIRED (ORD. 4045, 503.6.1)
  - (c) FIRE LANE SURFACE WILL SUPPORT 83,000 LBS GW (DS AND PM, 2-1.802(5))
  - (d) NO FENCE / WALL OVER 6" IN HEIGHT
  - (e) SPRINKLER SYSTEM TO BE INSTALLED IN ACCORDANCE WITH NFPA 13
  - (f) EASEMENTS FOR UTILITIES, DRAINAGE, SCENIC CORRIDOR, EMERGENCY AND SERVICE (REFUSE), MAINTENANCE AND PUBLIC ACCESS (VEHICULAR AND PEDESTRIAN), TO, THROUGH AND FROM THE SITE, SUBJECT TO RECORDED EASEMENT NO. 20030450937
  - (g) ALL EASEMENTS TO, THROUGH AND FROM THE SITE, INCLUDING, ACCESS (VEHICULAR AND PEDESTRIAN), FIRE/SAFETY, REFUSE, DRAINAGE, AND SIGNS, ARE FURTHER UPDATED AND MODIFIED BY RECORDED EASEMENT NO. 20030450937 (EASEMENT TO BE RECORDED UPON CLOSE OF ESCROW)
  - (h) FIRE APPARATUS ACCESS ROADS SHALL NOT BE OBSTRUCTED IN ANY MANNER, INCLUDING THE PARKING OF VEHICLES PER FIRE ORD. 4283 SEC. 503.4.

**PROJECT DATA**

**OVERALL SITE DATA:**

SITE AREA: ±11.00 GROSS / ±10.36 NET ACRES  
 ZONING: EXISTING: C-O, C-3 PROPOSED: PUD  
 APN NUMBERS: 217-36-001P, 217-36-001M AND 217-36-001N  
 PROPOSED USE: MULTI-FAMILY / RETAIL-OFFICE  
 MAXIMUM DENSITY ALLOWED: N/A  
 PROPOSED DENSITY: 219 D.U./10.36 AC = 21.14 DU PER ACRE  
 EXISTING RETAIL: 38,971 S.F.  
 EXISTING OFFICE: 35,000 S.F.  
 BUILDING FOOTPRINT + GARAGE: 85,187 S.F. (18.9%)  
 TOTAL LOT COVERAGE: 85,187 S.F./10.36 AC (451,281 S.F.) = 18.9%

**COMMON OPEN SPACE:**

OPEN SPACE REQUIRED: (OFFICE/RETAIL) = 32,259 S.F. (322,591 x .10)  
 OPEN SPACE PROVIDED: = 71,022 S.F. (156,569 x .10)  
 OPEN SPACE REQUIRED: (MULTI-FAMILY) = 15,657 S.F. (156,569 x .10)  
 OPEN SPACE PROVIDED: = 48,582 S.F.  
 TOTAL OPEN SPACE REQUIRED: 47,916 S.F.  
 TOTAL OPEN SPACE PROVIDED: 119,604 S.F.

**TOTAL AREA: (MULTI-FAMILY)**

MAXIMUM BUILDING HEIGHT: 48' / 58' TO MECHANICAL  
 PROPOSED BUILDING HEIGHT: 48' (4 STORIES) / 58' TO MECHANICAL  
 TOTAL GROSS BUILDING AREA: 387,454 S.F.  
 TOTAL GROSS LIVABLE AREA (RESIDENTIAL): 191,023 S.F.  
 TOTAL GROSS COMMERCIAL AREA (CLUBHOUSE, OFFICE, FITNESS CENTER, LUX, DOG SPA, BIKE STORE, MAINTENANCE AND TRASH): 13,784 S.F. = 7.2% OF LIVABLE AREA  
 TOTAL GROSS GARAGE AREA: 144,087 S.F.

**UNIT MIX:**

STUDIO UNITS: 8 (3.65%)  
 ONE BEDROOM UNITS: 148 (67.58%)  
 TWO BEDROOM UNITS: 63 (28.77%)  
 TOTAL: 219 D.U.

UNIT NAME	UNIT TYPE	GROSS LIVABLE AREA	PATIO/BALC. AREA	ROOF TOP DECK	# OF UNITS	GROSS AREA
UNIT A5	STUDIO	562 S.F.	54 S.F.		8	4,496 S.F.
UNIT A1	1 BED/1 BA	651 S.F.	68 S.F.		32	20,832 S.F.
	1 BED/1 BA	737 S.F.	39 S.F.	11	15	10,530 S.F.
UNIT A2	1 BED/1 BA	702 S.F.	80 S.F.		2	1,652 S.F.
	1 BED/1 BA	826 S.F.	196 S.F.		2	2,242 S.F.
UNIT A2 ALT	1 BED/1 BA	1,121 S.F.	226 S.F.		1	1,204 S.F.
UNIT A3	1 BED/1 BA	749 S.F.	90 S.F.		16	11,984 S.F.
UNIT A4	1 BED/1 BA	914 S.F.	320 S.F.		4	3,656 S.F.
	1 BED/1 BA	831 S.F.	78 S.F.		6	4,990 S.F.
UNIT A5	1 BED/1 BA	989 S.F.	260 S.F.		4	3,956 S.F.
UNIT A6	1 BED/1 BA	755 S.F.	114 S.F.		24	18,120 S.F.
UNIT A7	1 BED/1 BA	765 S.F.	69 S.F.		3	2,300 S.F.
	1 BED/1 BA	839 S.F.	290 S.F.		3	2,517 S.F.
UNIT A7	1 BED/1 BA	971 S.F.	129 S.F.		4	3,884 S.F.
UNIT B1	2 BED/2 BA	1,060 S.F.	60 S.F.		17	18,020 S.F.
UNIT B2	2 BED/2 BA	1,173 S.F.	370 S.F.		6	7,038 S.F.
UNIT B3	2 BED/2 BA	1,130 S.F.	82 S.F.		24	27,120 S.F.
UNIT B2	2 BED/2 BA	1,234 S.F.	377 S.F.		1	1,234 S.F.
UNIT B5	2 BED/2 BA	1,099 S.F.	68 S.F.		3	3,297 S.F.
	2 BED/2 BA	1,204 S.F.	326 S.F.		1	1,204 S.F.
	2 BED/2 BA	1,377 S.F.	76 S.F.		8	11,016 S.F.
	2 BED/2 BA	1,460 S.F.	280 S.F.		3	4,380 S.F.
TOTAL:					36	219 D.U. 191,023 S.F.
AVG. S.F.:						872 S.F.

**TOTAL PARKING: (MULTI-FAMILY)**

REQUIRED: TABLE 9.103  
 1 BEDROOM / STUDIO: 156 x 1.3 = 203  
 2 BEDROOMS: 63 x 1.7 = 107  
 OFFICE / FLEX: 1 SPACE PER 325 S.F. 8,014 S.F./325 = 24  
 FITNESS CENTER (30%) 1 SPACE PER 325 S.F. 2,401 S.F./325 = 8  
 TOTAL REQUIRED: 342 P.S.

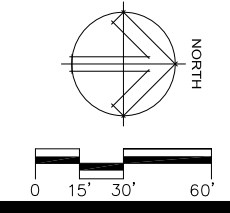
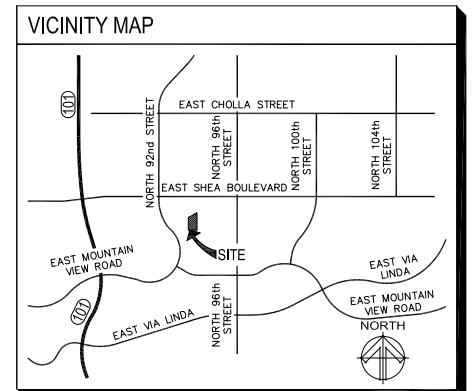
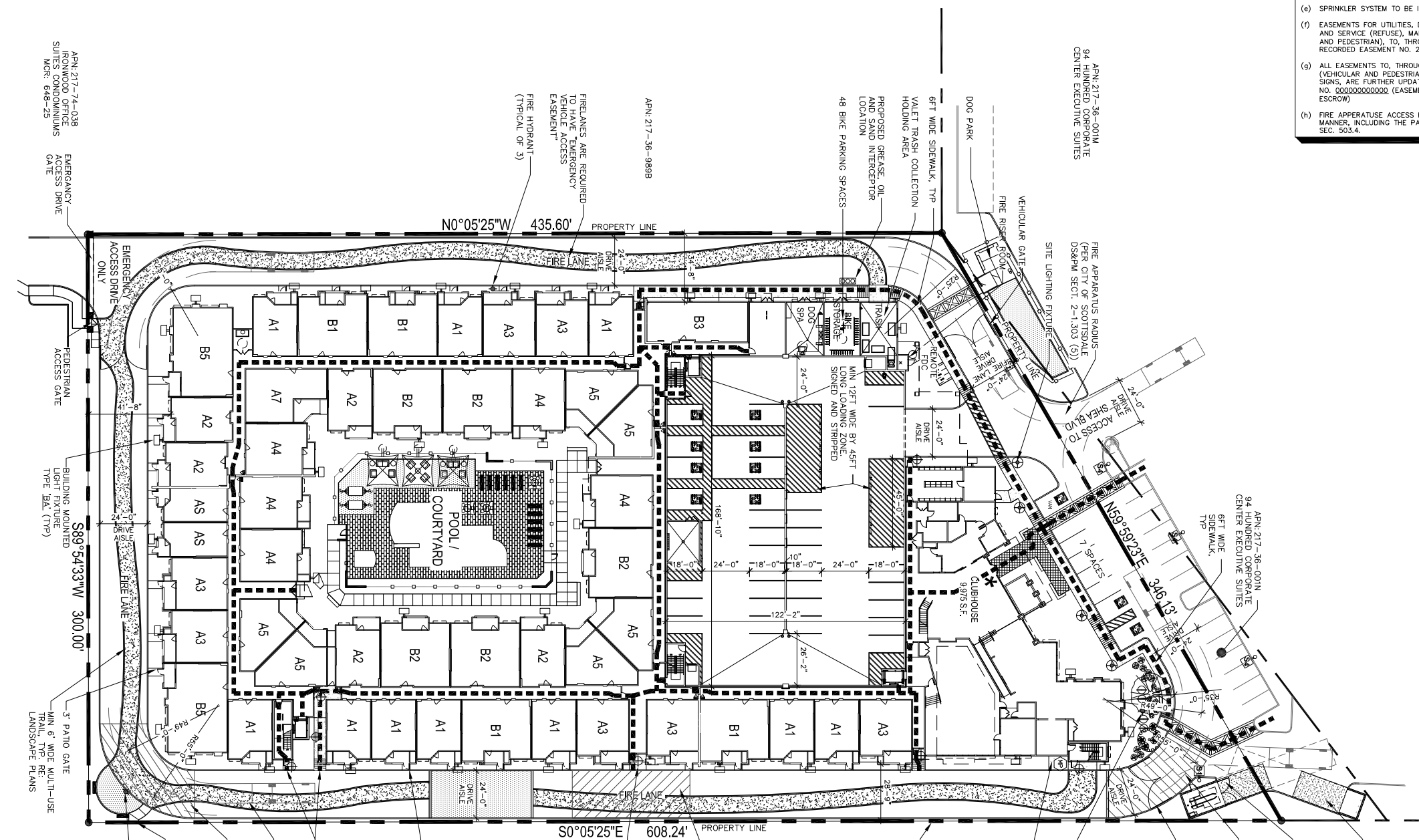
PROVIDED:  
 GARAGE PARKING: 365 P.S.  
 SURFACE PARKING: 10 P.S.  
 TOTAL PROVIDED: (1.7 SPACES PER UNIT) 375 P.S.

**TOTAL PARKING: (OFFICE - RETAIL)**

PROVIDED:  
 COVERED PARKING: 42 P.S.  
 SURFACE PARKING: 315 P.S.  
 TOTAL PROVIDED: 357 P.S.

ACCESSIBLE PARKING REQUIRED: 4% x 375 P.S. = 15 P.S.  
 ACCESSIBLE PARKING PROVIDED: (3 VAN = 1:6 SPACES) = 15 P.S.

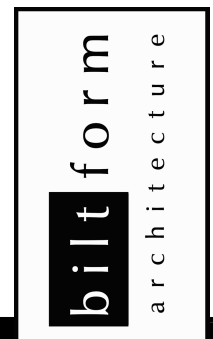
BICYCLE PARKING: SEC.9.103  
 (1) SPACES PER 10 VEHICLE REQ'D (342 x 0.1 = 34.2)  
 TOTAL PROVIDED: 34 SPACES



# 94 HUNDRED SHEA - THE VILLAGE

## 94 HUNDRED SHEA LLLP

**ENLARGED SITE PLAN**  
 SCALE: 1" = 30'-0"  
**A1.3**  
 10-07-22



- SHEET NOTES:**
- (a) UNOBSTRUCTED VERTICAL CLEARANCE MIN. 13'-6" (ORD. 4045, 503.2.1)
  - (b) KEY SWITCH / PRE-EMPTION SENSOR REQUIRED (ORD. 4045, 503.6.1)
  - (c) FIRE LANE SURFACE WILL SUPPORT 83,000 LBS GW (DS AND FM, 2-1.802(3))
  - (d) NO FENCE / WALL OVER 6" IN HEIGHT
  - (e) SPRINKLER SYSTEM TO BE INSTALLED IN ACCORDANCE WITH NFPA 13
  - (f) EASEMENTS FOR UTILITIES, DRAINAGE, SCENIC CORRIDOR, EMERGENCY AND SERVICE (REFUSE), MAINTENANCE, AND PUBLIC ACCESS (VEHICULAR AND PEDESTRIAN), TO, THROUGH AND FROM THE SITE, SUBJECT TO RECORDED EASEMENT NO. 00030450937
  - (g) ALL EASEMENTS TO, THROUGH AND FROM THE SITE, INCLUDING, ACCESS (VEHICULAR AND PEDESTRIAN), FIRE/SAFETY, REFUSE, DRAINAGE, AND SIGNS, ARE FURTHER UPDATED AND MODIFIED BY RECORDED EASEMENT NO. 00030450937 (EASEMENT TO BE RECORDED UPON CLOSE OF ESCROW)
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**PROJECT DATA**

**OVERALL SITE DATA:**

SITE AREA: ±11.00 GROSS / ±10.36 NET ACRES  
 ZONING: EXISTING: C-0, C-3  
 PROPOSED: PUD  
 APN NUMBERS: 217-36-001M AND 217-36-001N  
 MULTI-FAMILY / RETAIL-OFFICE

PROPOSED USE: MULTI-FAMILY / RETAIL-OFFICE

MAXIMUM DENSITY ALLOWED: N/A  
 PROPOSED DENSITY: 219 D.U./10.36 AC = 21.4 DU PER ACRE  
 EXISTING RETAIL: 38,971 S.F.  
 EXISTING OFFICE: 35,000 S.F.  
 BUILDING FOOTPRINT + GARAGE: 85,187 S.F.  
 TOTAL LOT COVERAGE: 85,187 S.F./10.36 AC (451,281 S.F.) = 18.9%

**COMMON OPEN SPACE:**

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 OPEN SPACE PROVIDED: = 71,022 S.F.  
 OPEN SPACE REQUIRED: (MULTI-FAMILY) (156,569 x .10) = 15,657 S.F.  
 OPEN SPACE PROVIDED: = 48,582 S.F.  
 TOTAL OPEN SPACE REQUIRED: 47,916 S.F.  
 TOTAL OPEN SPACE PROVIDED: 119,604 S.F.

**TOTAL AREA: (MULTI-FAMILY)**

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 TOTAL GROSS COMMERCIAL AREA (CLUBHOUSE, OFFICE, FITNESS CENTER, LUX, DOG SPA, BIKE STORE, MAINTENANCE AND TRASH): 13,784 S.F. = 7.2% OF LIVABLE AREA  
 TOTAL GROSS GARAGE AREA: 144,087 S.F.

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UNIT A4	1 BED/1 BA	1,121 S.F.	68 S.F.		1	2,242 S.F.
UNIT A5	1 BED/1 BA	1,204 S.F.	224 S.F.		1	1,204 S.F.
UNIT A6	1 BED/1 BA	749 S.F.	90 S.F.		16	11,984 S.F.
UNIT A7	1 BED/1 BA	914 S.F.	320 S.F.		4	3,656 S.F.
UNIT A8	1 BED/1 BA	831 S.F.	76 S.F.		24	19,944 S.F.
UNIT A9	1 BED/1 BA	989 S.F.	260 S.F.		4	3,956 S.F.
UNIT A10	1 BED/1 BA	755 S.F.	114 S.F.		24	18,120 S.F.
UNIT A11	1 BED/1 BA	765 S.F.	69 S.F.		6	4,590 S.F.
UNIT A12	1 BED/1 BA	839 S.F.	290 S.F.		3	2,517 S.F.
UNIT A13	1 BED/1 BA	971 S.F.	129 S.F.		4	3,884 S.F.
UNIT B1	2 BED/2 BA	1,060 S.F.	60 S.F.		17	18,020 S.F.
UNIT B2	2 BED/2 BA	1,173 S.F.	370 S.F.		6	7,038 S.F.
UNIT B3	2 BED/2 BA	1,130 S.F.	87 S.F.		24	27,120 S.F.
UNIT B4	2 BED/2 BA	1,234 S.F.	377 S.F.		1	1,234 S.F.
UNIT B5	2 BED/2 BA	1,089 S.F.	68 S.F.		3	3,297 S.F.
UNIT B6	2 BED/2 BA	1,204 S.F.	326 S.F.		1	1,204 S.F.
UNIT B7	2 BED/2 BA	1,377 S.F.	76 S.F.		8	11,016 S.F.
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 TOTAL REQUIRED: 342 P.S.

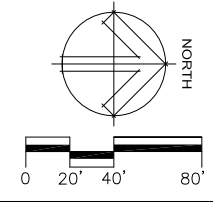
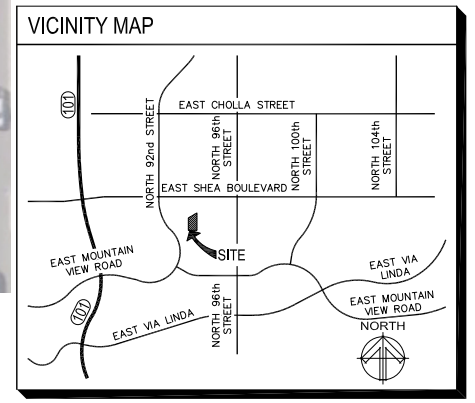
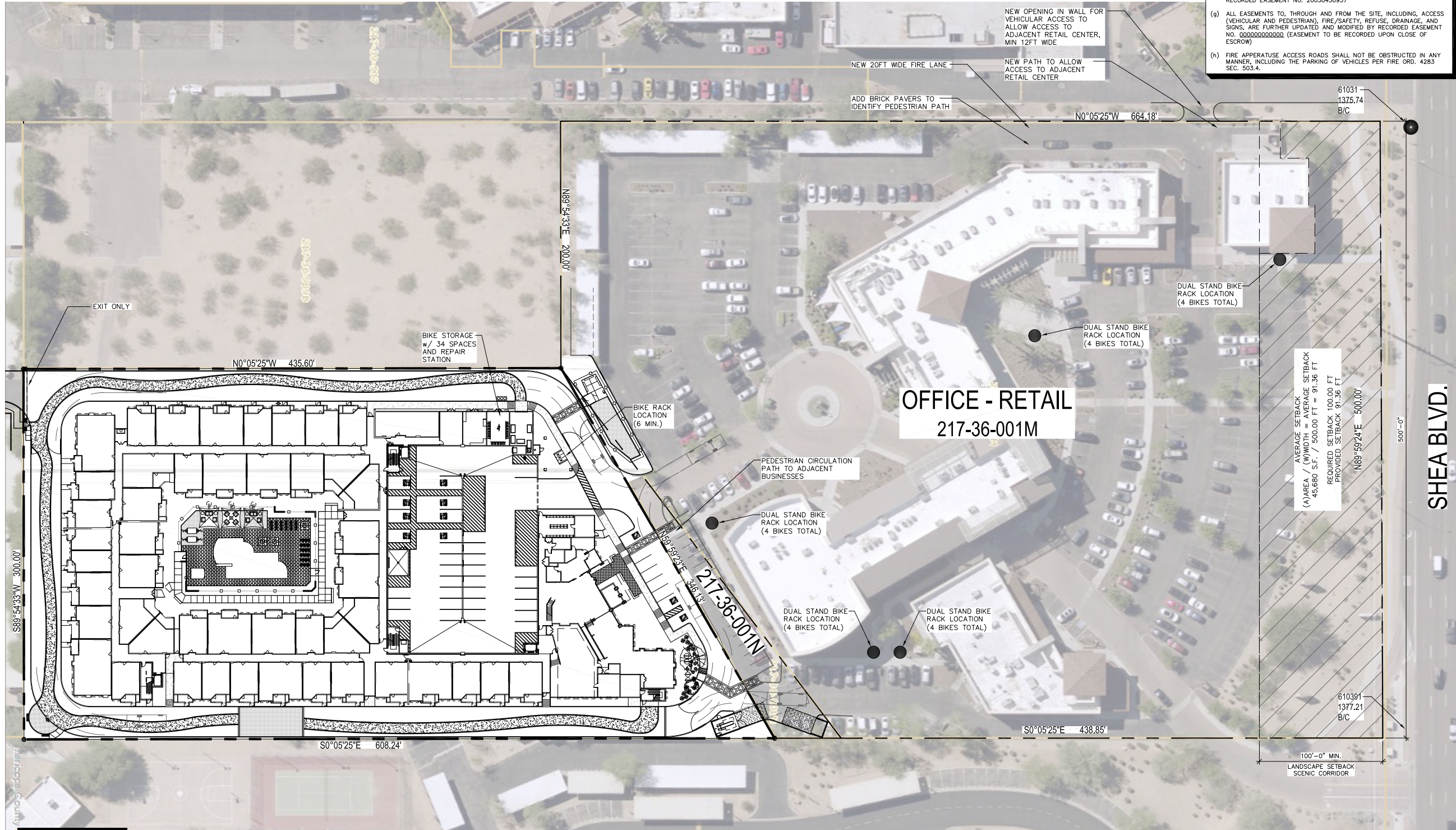
PROVIDED:  
 GARAGE PARKING: 365 P.S.  
 SURFACE PARKING: 10 P.S.  
 TOTAL PROVIDED: (1.7 SPACES PER UNIT) 375 P.S.

**TOTAL PARKING: (OFFICE - RETAIL)**

PROVIDED:  
 COVERED PARKING: 42 P.S.  
 SURFACE PARKING: 315 P.S.  
 TOTAL PROVIDED: 357 P.S.

ACCESSIBLE PARKING REQUIRED: 4% x 375 P.S. = 15 P.S.  
 ACCESSIBLE PARKING PROVIDED: (3 VAN = 1:6 SPACES) = 15 P.S.

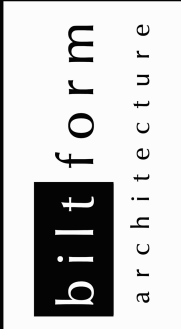
BICYCLE PARKING: SEC.9.103  
 (1) SPACES PER 10 VEHICLE REQ'D (342 x 0.1 = 34.2)  
 TOTAL PROVIDED: 34 SPACES



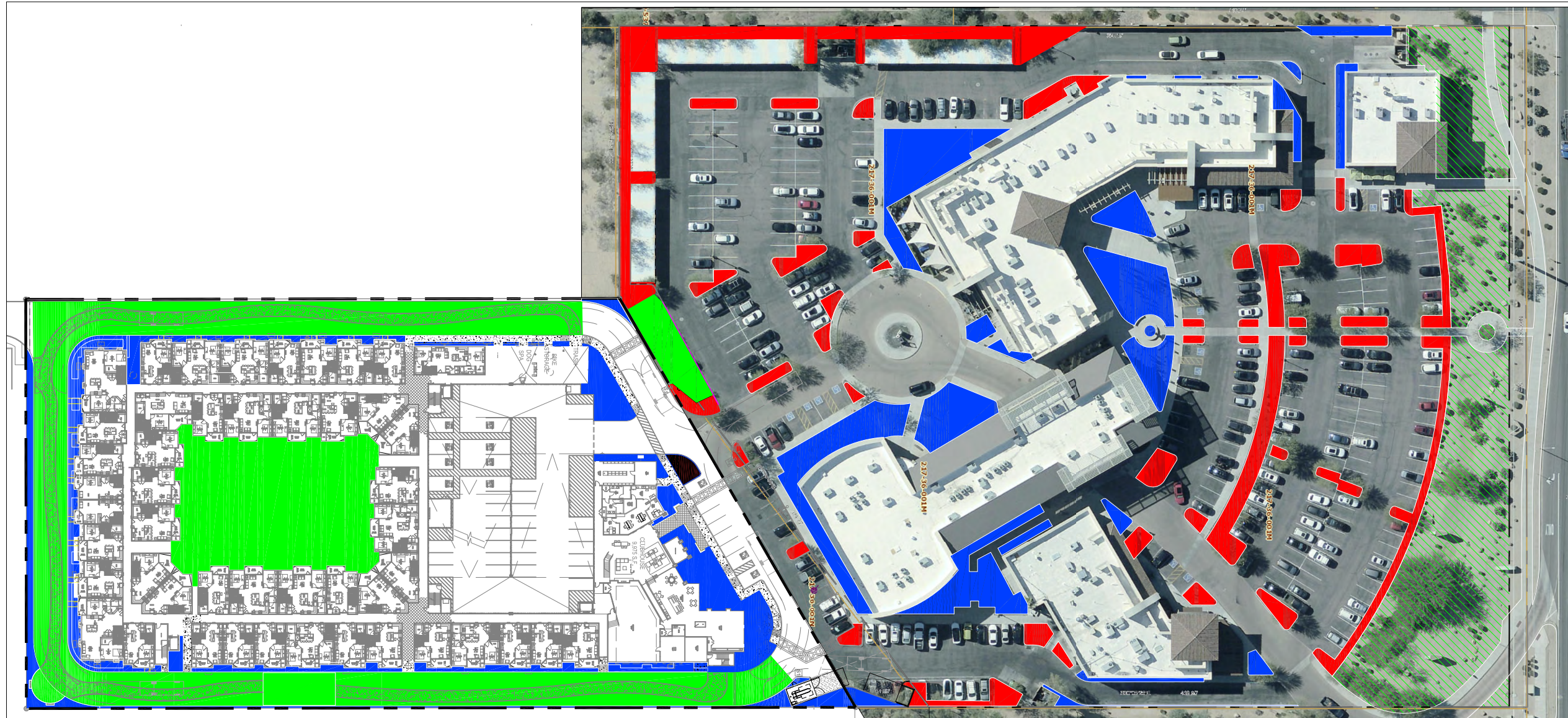
# 94 HUNDRED SHEA - THE VILLAGE

## 94 HUNDRED SHEA LLLP

OVERALL SITE PLAN **A1.3.1**  
 SCALE: 1" = 40'-0"  
 10-07-22







**SITE DATA**

GROSS SITE AREA:	479,160 SQFT
NET SITE AREA:	451,281 SQFT
ZONING:	C-3
PROPOSED ZONING:	PUD





**COMMON OPEN SPACE RETAIL SITE**

GROSS SITE AREA:	322,591 SQFT
OPEN SPACE FACTOR:	0.10
REQ. OPEN SPACE CALCULATIONS:	- 322,591 X .10 = 32,259 SQ.FT
TOTAL OPEN SPACE REQUIRED:	32,259 SQ.FT
TOTAL OPEN SPACE PROVIDED:	71,022 SQ.FT

**COMMON OPEN SPACE MF SITE**

GROSS SITE AREA:	156,569 SQFT
OPEN SPACE FACTOR:	0.10
REQ. OPEN SPACE CALCULATIONS:	- 156,569 X .10 = 15,657 SQ.FT
TOTAL OPEN SPACE REQUIRED:	15,657 SQ.FT
TOTAL OPEN SPACE PROVIDED:	55,663 SQ.FT

**TOTAL COMMON OPEN SPACE**

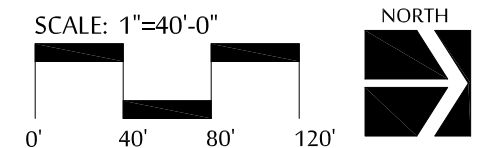
	FRONT AREA OPEN SPACE - 29,696 SQFT
	USABLE OPEN SPACE - 42,440 SQFT
	PARKING LOT LANDSCAPING - 22,857 SQFT
	OTHER OPEN SPACE AREA - 31,692 SQFT
TOTAL OPEN SPACE REQUIRED: 47,916 SQ.FT	
TOTAL OPEN SPACE PROVIDED: 126,685 SQ.FT	

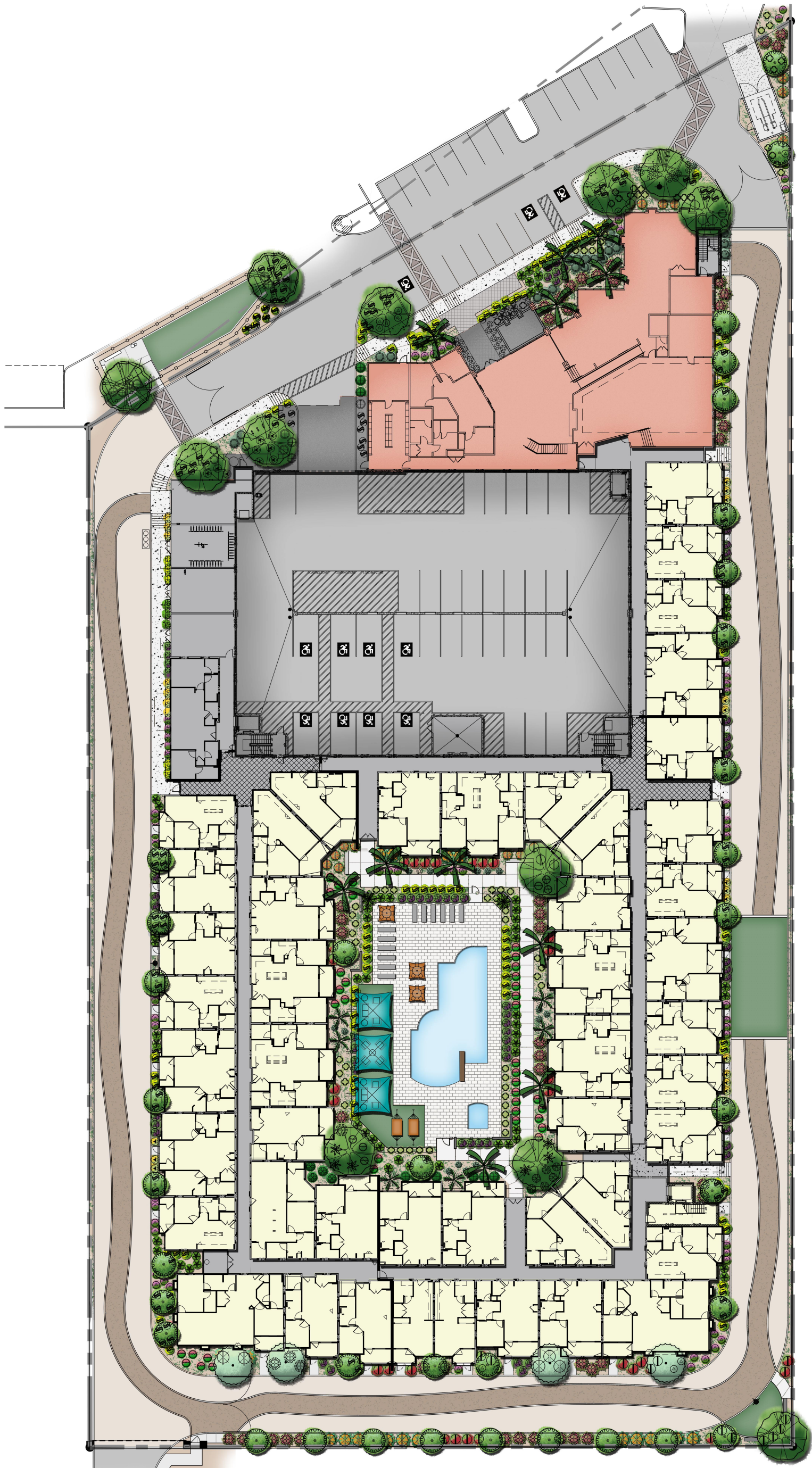


# 94 HUNDRED SHEA - THE VILLAGE

OVERALL OPEN SPACE EXHIBIT

9374 E. SHEA BOULEVARD, SCOTTSDALE, AZ 85260  
OCTOBER 6, 2022



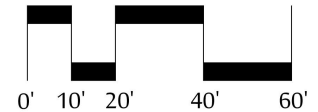


# 94 HUNDRED SHEA - THE VILLAGE

## CONCEPTUAL PLANTING PLAN

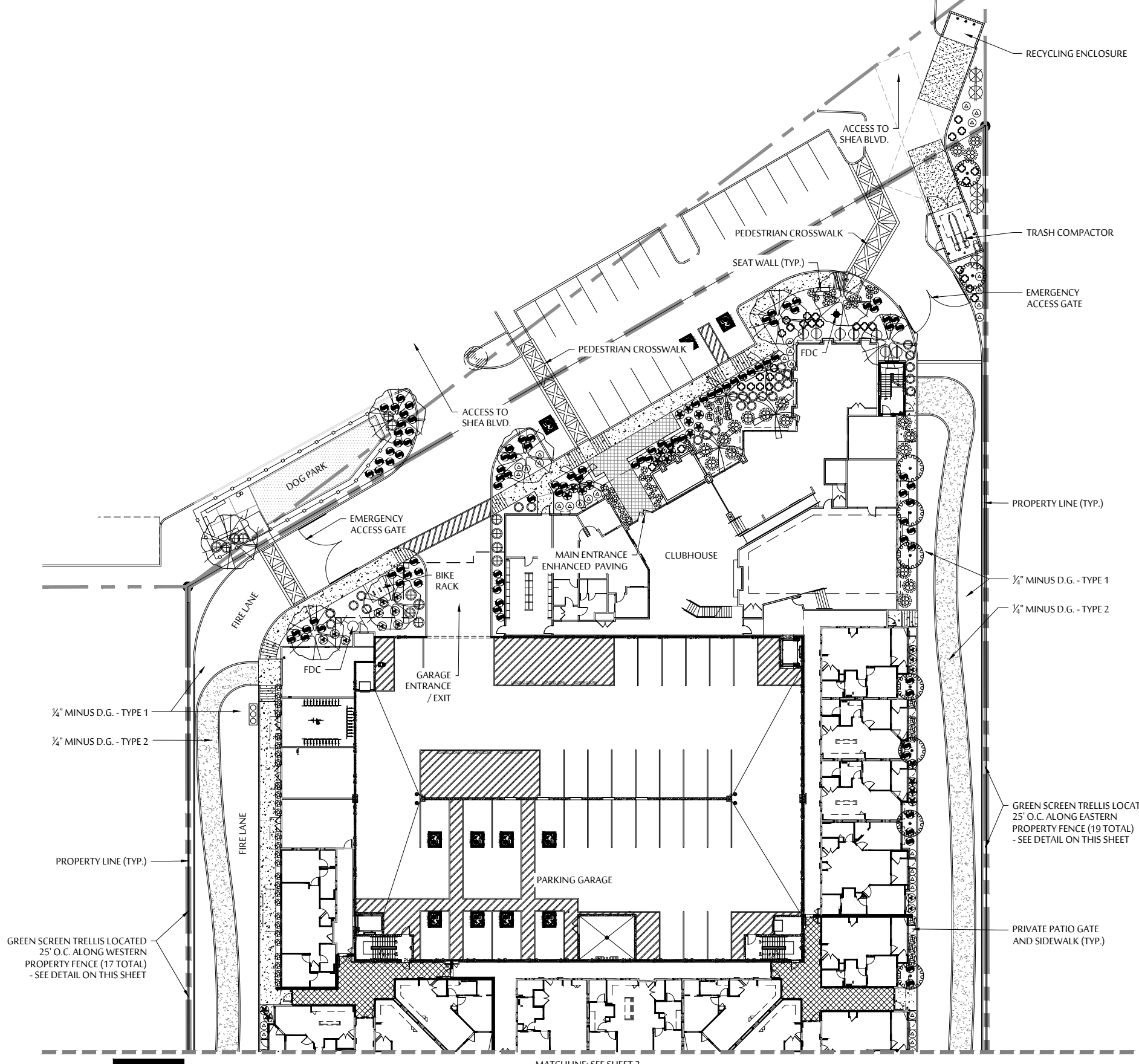
9375 E. SHEA BOULEVARD, SCOTTSDALE, AZ 85260  
OCTOBER 6, 2022

SCALE: 1"=20'-0"



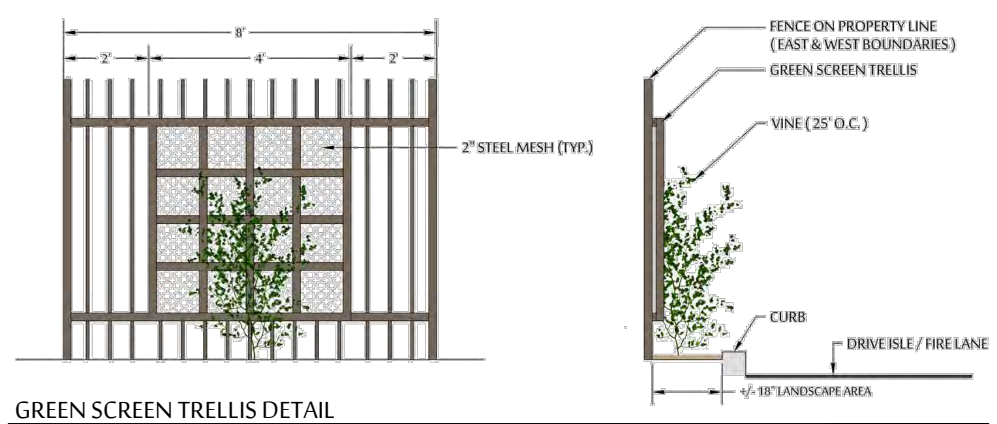
NORTH





**PLANT LEGEND**

SYMBOL	BOTANICAL NAME - COMMON NAME	CALIPER	QTY.	SIZE	COMMENTS
<b>TREES</b>					
	PHOENIX DACTYLIFERA - DATE PALM	-	11	16" BROWN TRUNK	DIAMOND CUT
	QUERCUS VIRGINIANA - CATHEDRAL OAK	3" MIN.	10	48" BOX	STANDARD
	PISTACIA LENTISCUS - MASTIC	1" MIN.	36	24" BOX	STANDARD
	ACACIA ANEURA - MULGA ACACIA	3" MIN.	4	48" BOX	STANDARD
	CHAMPAEROPS HUMILIS - MEDITERRANEAN FAN PALM	-	2	20 GAL	UNIFORM
	CHAMPAEROPS HUMILIS - MEDITERRANEAN FAN PALM	-	6	48" BOX	UNIFORM
<b>SHRUBS / ACCENTS / GROUNDCOVERS</b>					
	RUELLIA PENINSULARIS - BAJA RUELLIA		58	5 GAL	CAN FULL
	RUSSELLIA EQUISETIFORMIS - CORAL FOUNTAIN GRASS		63	5 GAL	CAN FULL
	OLEA EUROPAEA 'MONTRA' - LITTLE OLLIE DWARF OLIVE		44	5 GAL	CAN FULL
	MUHLENBERGIA RIGIDA - DEER GRASS		24	5 GAL	CAN FULL
	LEUCOPHYLLUM FRUTESCENS - HEAVENLY CLOUD SAGE		50	5 GAL	CAN FULL
	BOUTELOUA GRACILIS - BLONDE AMBITION		64	5 GAL	CAN FULL
	EREMOPHILA HYGROPHANA - BLUE BELLS		67	5 GAL	CAN FULL
	EREMOPHILA GLABRA SSP. CARNOSA - WINTER BLAZE		38	5 GAL	CAN FULL
	GENISTA LYDIA - LYDIA		17	5 GAL	CAN FULL
	DODONAEA VISCOSA - HOPBUSH		23	5 GAL	CAN FULL
	XYLOSMA CONGESTUM - SHINY XYLOSMA		10	5 GAL	CAN FULL
	LANTANA X 'NEW GOLD' - NEW GOLD LANTANA		167	5 GAL	CAN FULL
	ALOE HYBRID - TOPAZ		73	5 GAL	CAN FULL
	CYCAS REVOLUTA - SAGO PALM		6	5 GAL	CAN FULL
	PITTOSPORUM TOBIRA - TURNER'S VARIEGATED DWARF		15	5 GAL	CAN FULL
	MYRTUS COMMUNIS 'COMPACTA' - DWARF MYRTLE		27	5 GAL	CAN FULL
<b>VINES</b>					
	BIGNONIA CAPREOLATA - 'TANGERINE BEAUTY' CROSSVINE		37	5 GAL	CAN FULL



**GREEN SCREEN TRELLIS DETAIL**

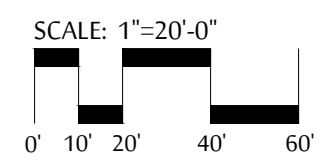
NOT TO SCALE



**94 HUNDRED SHEA - THE VILLAGE**  
PRELIMINARY PLANTING PLAN

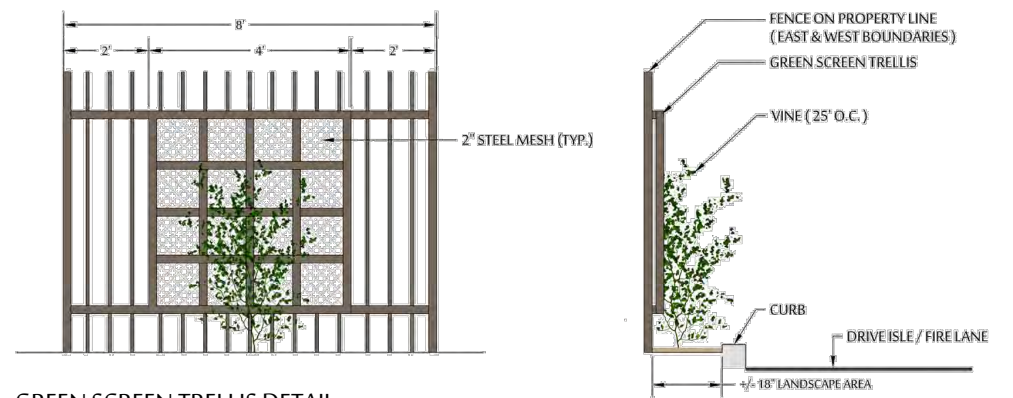
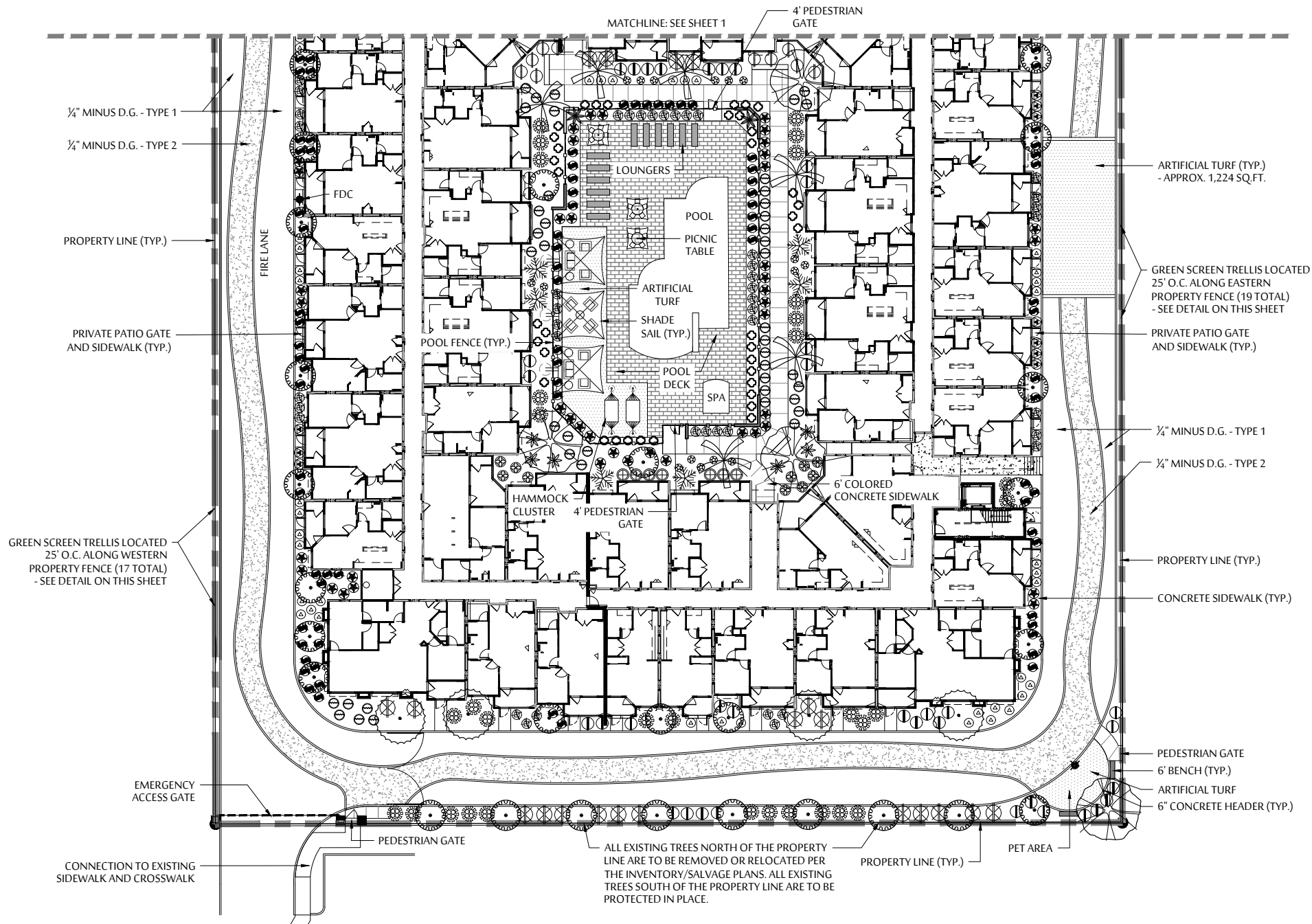
9374 E. SHEA BOULEVARD, SCOTTSDALE, AZ 85260

OCTOBER 6, 2022



PLANT LEGEND

SYMBOL	BOTANICAL NAME - COMMON NAME	CALIPER	QTY.	SIZE	COMMENTS
<b>TREES</b>					
	PHOENIX DACTYLIFERA - DATE PALM	-	11	16" BROWN TRUNK	DIAMOND CUT
	QUERCUS VIRGINIANA - CATHEDRAL OAK	3" MIN.	10	48" BOX	STANDARD
	PISTACIA LENTISCUS - MASTIC	1" MIN.	36	24" BOX	STANDARD
	ACACIA ANEURA - MULGA ACACIA	3" MIN.	4	48" BOX	STANDARD
	CHAMPAEROPS HUMILIS - MEDITERRANEAN FAN PALM	-	2	20 GAL	UNIFORM
	CHAMPAEROPS HUMILIS - MEDITERRANEAN FAN PALM	-	6	48" BOX	UNIFORM
<b>SHRUBS / ACCENTS / GROUNDCOVERS</b>					
	RUELLIA PENINSULARIS - BAJA RUELLIA		58	5 GAL	CAN FULL
	RUSSELLIA EQUISETIFORMIS - CORAL FOUNTAIN GRASS		63	5 GAL	CAN FULL
	OLEA EUROPAEA 'MONTRA' - LITTLE OLLIE DWARF OLIVE		44	5 GAL	CAN FULL
	MUHLENBERGIA RIGIDA - DEER GRASS		24	5 GAL	CAN FULL
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	CYCAS REVOLUTA - SAGO PALM		6	5 GAL	CAN FULL
	PITTOSPORUM TOBIRA - TURNER'S VARIEGATED DWARF		15	5 GAL	CAN FULL
	MYRTUS COMMUNIS 'COMPACTA' - DWARF MYRTLE		27	5 GAL	CAN FULL
<b>VINES</b>					
	BIGNONIA CAPREOLATA - 'TANGERINE BEAUTY' CROSSVINE		37	5 GAL	CAN FULL



GREEN SCREEN TRELLIS DETAIL

NOT TO SCALE



# 94 HUNDRED SHEA - THE VILLAGE

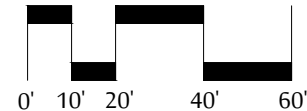
## PRELIMINARY PLANTING PLAN

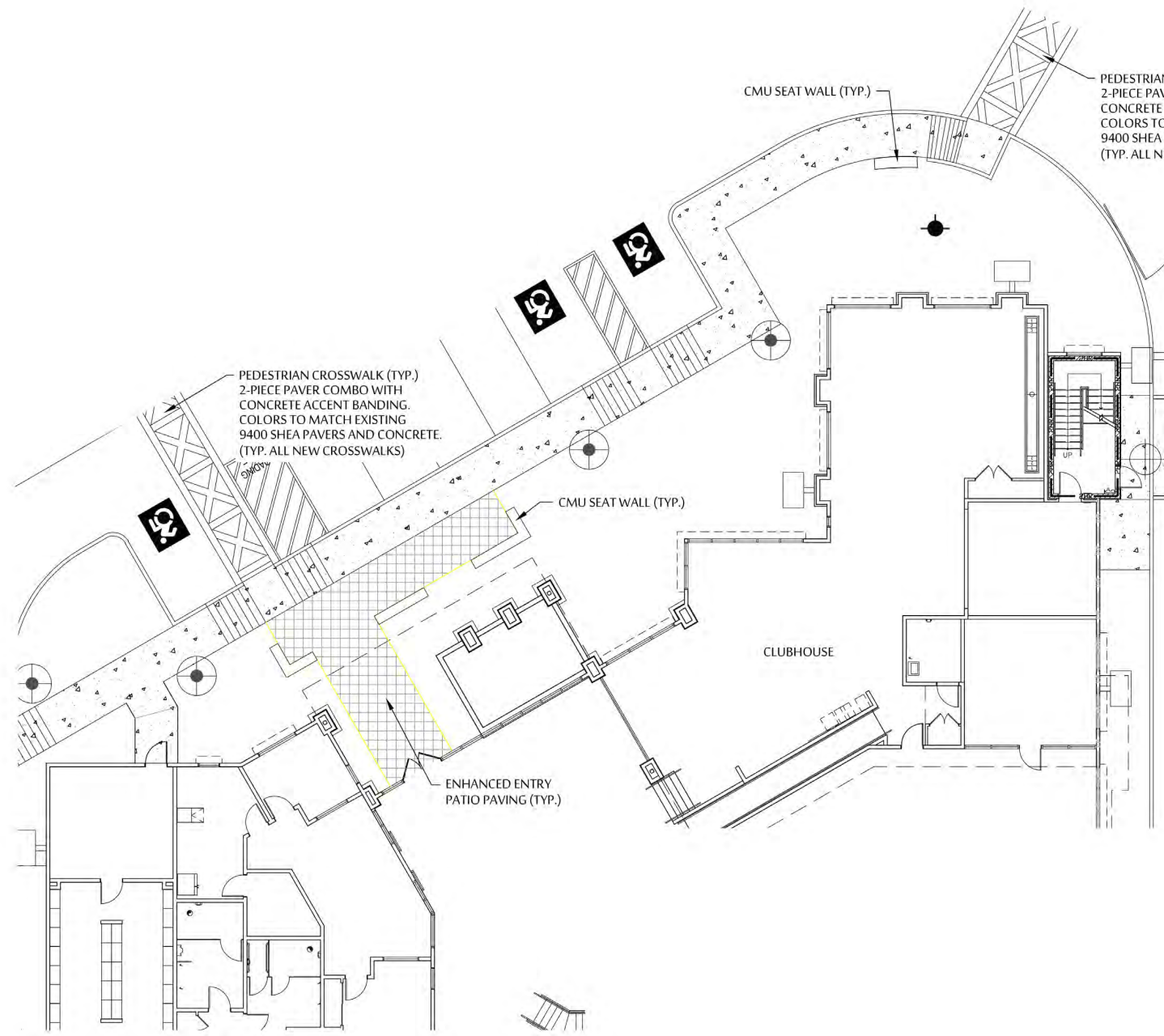
9374 E. SHEA BOULEVARD, SCOTTSDALE, AZ 85260

OCTOBER 6, 2022

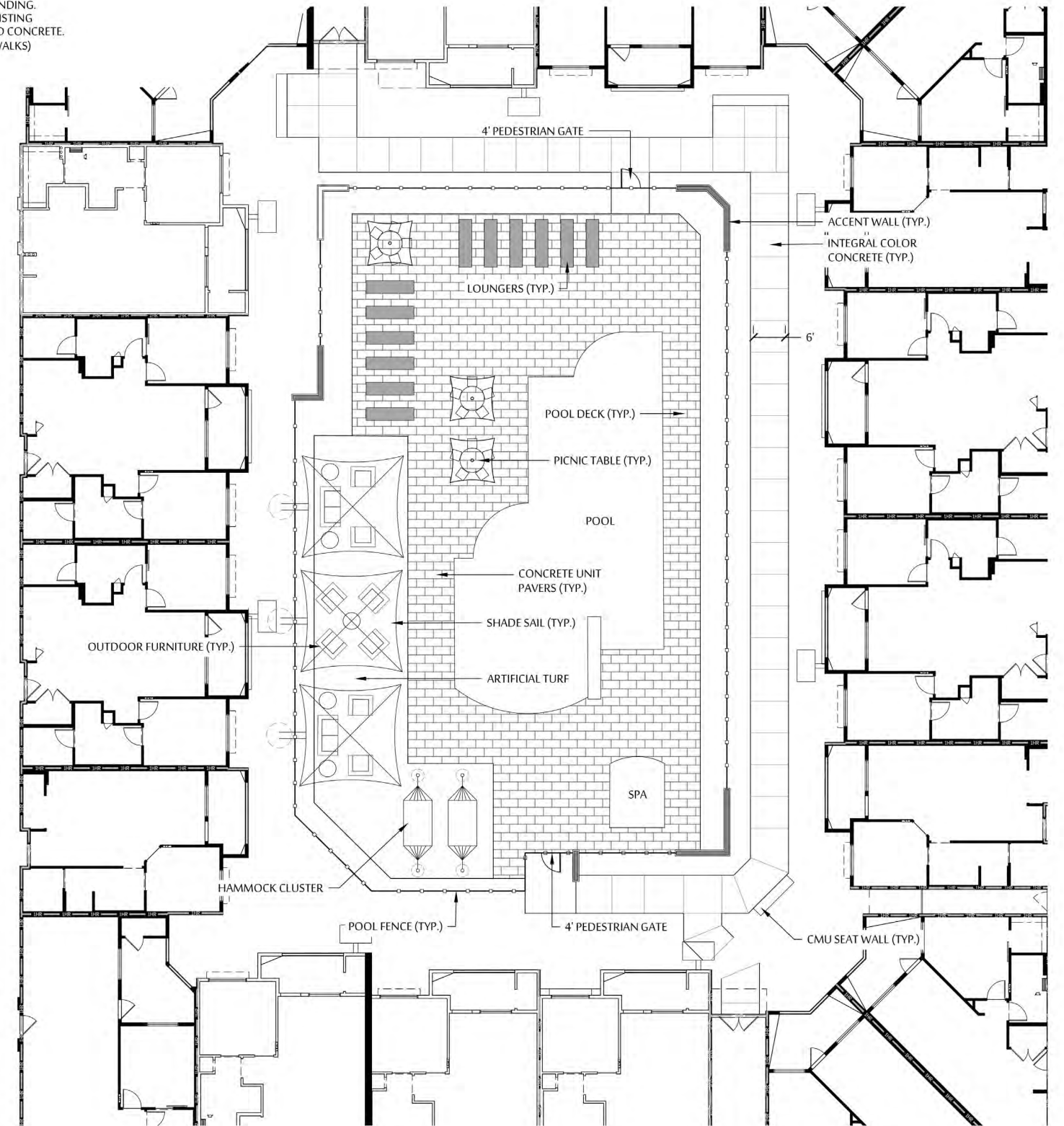
SHEET 2

SCALE: 1"=20'-0"





PEDESTRIAN CROSSWALK (TYP.)  
2-PIECE PAVER COMBO WITH  
CONCRETE ACCENT BANDING.  
COLORS TO MATCH EXISTING  
9400 SHEA PAVERS AND CONCRETE.  
(TYP. ALL NEW CROSSWALKS)



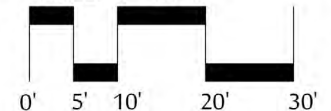
# 94 HUNDRED SHEA - THE VILLAGE

## CONCEPTUAL HARDSCAPE PLAN

9374 E. SHEA BOULEVARD, SCOTTSDALE, AZ 85260

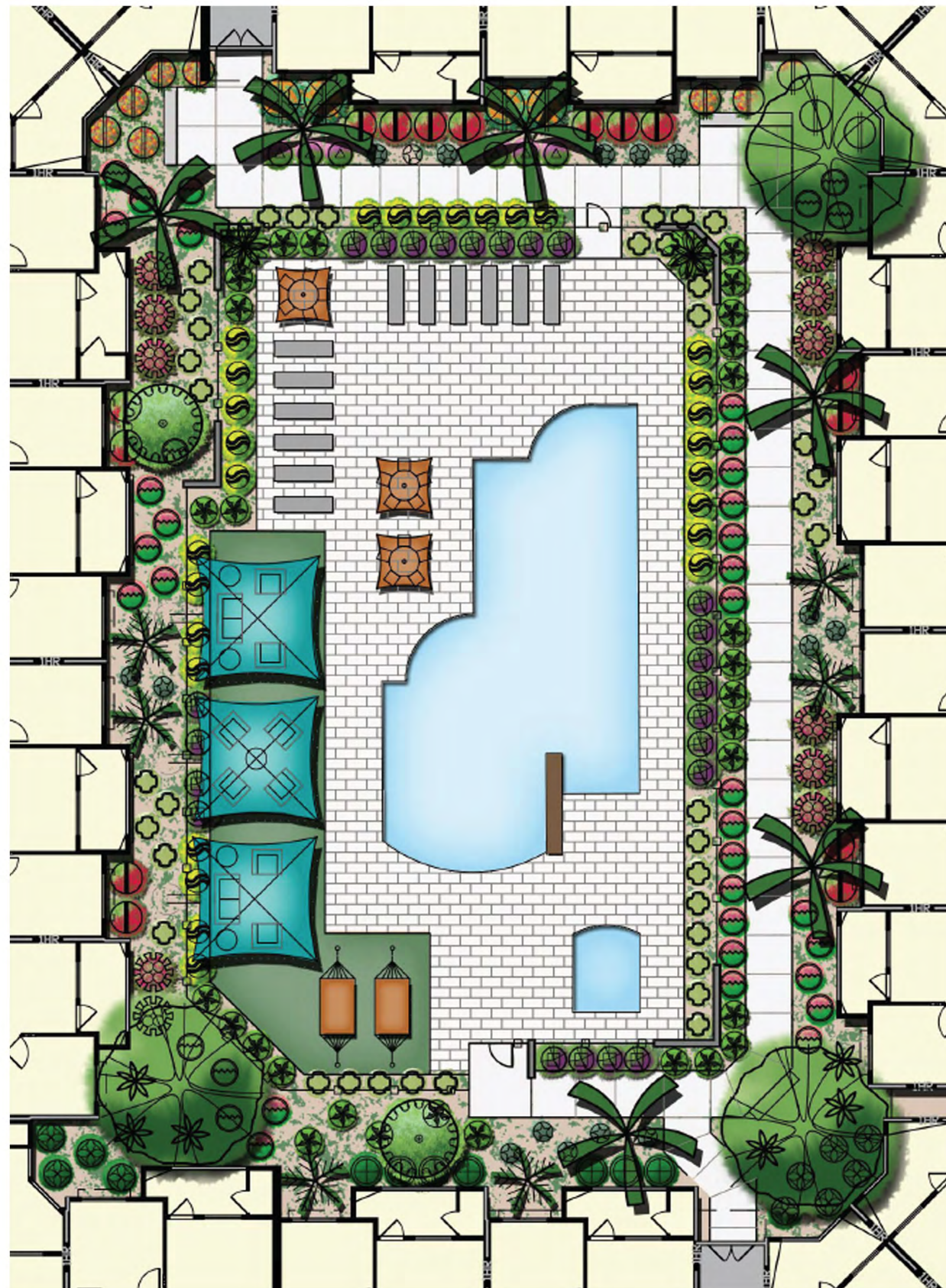
OCTOBER 6, 2022

SCALE: 1"=10'-0"



NORTH





POOL AREA REFERENCE IMAGE



FIRE PIT REFERENCE IMAGE



OUTDOOR KITCHEN REFERENCE IMAGE

## 94 HUNDRED SHEA - THE VILLAGE

AMENITIES ENLARGEMENT

9374 E. SHEA BOULEVARD, SCOTTSDALE, AZ 85260  
OCTOBER 6, 2022

Native Plant Inventory				Inventory Destination			Plant Condition		Intended Designation
Project Name: DISTRICT AT 9400 SHEA				S = Salvageable			Good		R or P = Remain/Protect in Place
Address: 9375 E. SHEA BLVD, SCOTTSDALE, AZ				NS = Non-Salvageable			Fair		S = Salvage
Prepared for: CITY OF SCOTTSDALE							Poor		D = Destroy
Tag #	Species	Common Name	Height (ft)	Width (ft)	Caliper (in)	Inv. Dest.	Int. Des.	Condition	Comments
1	Parkinsonia aculeata	Mexican Palo Verde	18	18	14	NS	D	poor	trunk & root condition
2	Parkinsonia aculeata	Mexican Palo Verde	18	14	13	NS	D	poor	health - beetle infestation
3	Parkinsonia aculeata	Mexican Palo Verde	22	20	18	NS	D	poor	health - beetle infestation
4	Parkinsonia aculeata	Mexican Palo Verde	22	20	16	NS	D	poor	health
5	Parkinsonia aculeata	Mexican Palo Verde	22	22	16	NS	D	poor	trunk condition
6	Parkinsonia aculeata	Mexican Palo Verde	26	22	17	NS	D	poor	root condition, in wash
7	Parkinsonia aculeata	Mexican Palo Verde	20	18	16	NS	D	poor	root & trunk condition
8	Parkinsonia florida	Blue Palo Verde	17	16	9	S	S	good	
9	Parkinsonia florida	Blue Palo Verde	18	16	9	NS	D	poor	trunk condition
10	Parkinsonia florida	Blue Palo Verde	10	10	6	S	S	good	
11	Parkinsonia florida	Blue Palo Verde	14	14	6	NS	D	poor	trunk condition
12	Parkinsonia florida	Blue Palo Verde	14	14	6	S	S	good	
13	Parkinsonia florida	Blue Palo Verde	16	16	10	S	S	good	
14	Parkinsonia florida	Blue Palo Verde	14	14	9	S	S	good	
15	Parkinsonia florida	Blue Palo Verde	12	12	7	NS	D	poor	trunk condition, split trunk
16	Parkinsonia florida	Blue Palo Verde	14	14	7	S	S	good	
17	Parkinsonia florida	Blue Palo Verde	14	16	8	S	S	good	
18	Parkinsonia florida	Blue Palo Verde	14	12	8	NS	D	poor	root & trunk condition, broken
19	Parkinsonia florida	Blue Palo Verde	14	14	10	NS	D	poor	root condition
20	Not Used								
21	Not Used								
22	Not Used								
23	Not Used								
24	Not Used								
25	Not Used								
26	Parkinsonia florida	Blue Palo Verde	20	20	16	NS	D	poor	trunk condition
27	Prosopis species	Mesquite	30	25	28	NS	D	poor	root & trunk condition
28	Prosopis species	Mesquite	30	25	28	NS	D	poor	root & trunk condition
29	Parkinsonia florida	Blue Palo Verde	18	18	13	NS	D	poor	in wash
30	Prosopis species	Mesquite	25	20	22	NS	D	poor	root condition, in wash
31	Prosopis species	Mesquite	25	20	22	NS	D	poor	root condition, in wash
32	Prosopis species	Mesquite	30	24	28	NS	D	poor	root condition, in wash
33	Prosopis species	Mesquite	22	22	19	NS	D	poor	root condition, in wash
34	Prosopis species	Mesquite	28	26	24	NS	D	poor	root condition, in wash
35	Parkinsonia florida	Blue Palo Verde	12	14	8	S	S	good	
36	Parkinsonia florida	Blue Palo Verde	10	12	8	NS	D	poor	root condition, in wash
37	Parkinsonia florida	Blue Palo Verde	18	20	18	NS	D	poor	half dead
38	Parkinsonia aculeata	Mexican Palo Verde	18	20	10	NS	D	poor	health, beetles, root condition
39	Parkinsonia florida	Blue Palo Verde	18	18	16	NS	D	poor	trunk condition
40	Parkinsonia florida	Blue Palo Verde	16	16	12	NS	D	poor	root & trunk condition
41	Parkinsonia florida	Blue Palo Verde	18	18	17	NS	D	poor	root condition, broken
42	Prosopis species	Mesquite	16	16	13	NS	D	poor	trunk condition
43	Prosopis species	Mesquite	17	18	14	NS	D	poor	root condition
44	Prosopis chilensis	Chilean Mesquite	30	26	36	NS	D	poor	root condition
45	Tamarix	Saltcedar	17	14	12	NS	D	poor	root & trunk condition
46	Rhus lancea	African Sumac	18	18	16	NS	D	poor	bee hive, species not salvageable
47	Parkinsonia aculeata	Mexican Palo Verde	16	16	18	NS	D	poor	root & trunk condition

## CITY OF SCOTTSDALE NOTES

- PLANT MATERIAL MUST BE INDIVIDUALLY TAGGED IN THE FIELD AT THE TIME THE INVENTORY PLANS ARE SUBMITTED. TAGGED MATERIALS MUST BE CLEARLY MARKED WITH WATERPROOF INK AND INCLUDE THE NUMBER WHICH CORRESPONDS TO THE NUMBER SHOWN ON THE PLANS. A FIELD REVIEW WILL NOT OCCUR UNTIL TAGS ARE MARKED WITH WATERPROOF INK AND SHOWN ON THE INVENTORY.
- TAGS MUST BE ATTACHED SO THAT THEY WILL REMAIN ON THE PLANT FOR THE DURATION OF THE SALVAGE AND NURSERY STORAGE PERIOD. PLANT MATERIALS WITHOUT NUMBERED TAGS IN THE NURSERY ARE SUBJECT TO NOT BEING COUNTED TOWARD THE TOTAL REQUIREMENT FOR THE PROJECT.

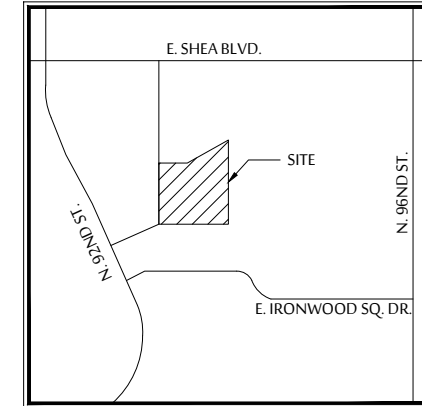
SPECIAL NOTE: ANY TREES LISTED AS 'DEMOLISH' MAY BE SALVAGED AND REUSED ON ANOTHER SITE AT THE CONTRACTORS' DISCRETION AND EXPENSE.

### SALVAGE CONTRACTOR

ARBOR CARE EXPERTS  
CONTACT: CAMERON VAUGHAN  
PHONE: 602-568-8139  
EMAIL: camvaughan.ace@gmail.com

CONTRACTOR TO SALVAGE WITHIN LIMIT OF DISTURBANCE ONLY.

VICINITY MAP



### DEVELOPER

94 HUNDRED SHEA LLLP  
9374 E. SHEA BOULEVARD  
SCOTTSDALE, AZ 85260  
(713)977-5699  
CONTACT: JERRY DAVIS  
jdavis@kapcorp.com

### LANDSCAPE ARCHITECT

MCGOUGH ADAMSON  
535 E. MCKELLIPS ROAD, SUITE 131  
MESA, AZ 85203  
(602) 997-9093  
CONTACT: NICK ADAMSON, RLA  
nicka@mg-az.com

### SHEET INDEX

INV 1.0	COVER SHEET
INV 1.1	EXISTING PLANT INVENTORY



535 E. MCKELLIPS RD. SUITE 131  
MESA, ARIZONA 85203

PHONE: (602) 997-9093



Expires: 03-31-2023

COVER SHEET  
**94 HUNDRED SHEA - THE VILLAGE**  
 9374 E. SHEA BOULEVARD  
 SCOTTSDALE, ARIZONA 85260

These drawings, as legal instruments of professional services are, and shall remain the property of the landscape architect.

These drawings shall not be used on other projects or for additions to this project except by written agreement from the landscape architect.

JOB NO. 19-70  
DATE: 10-06-2022  
DRAWN BY: BD, TV  
CHECKED BY: NA

REVISIONS: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

SHEET NO.  
**INV 1.0**

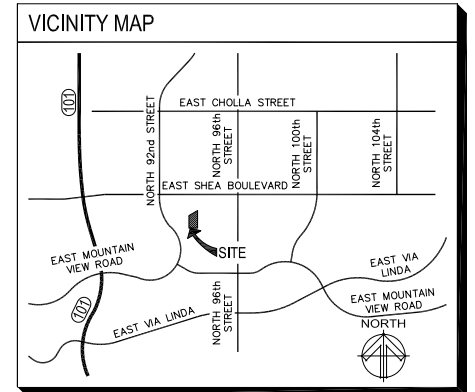
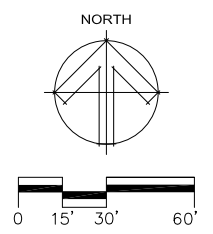
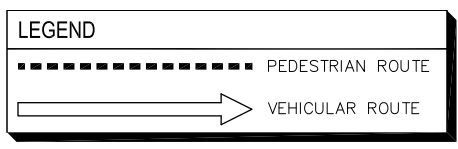
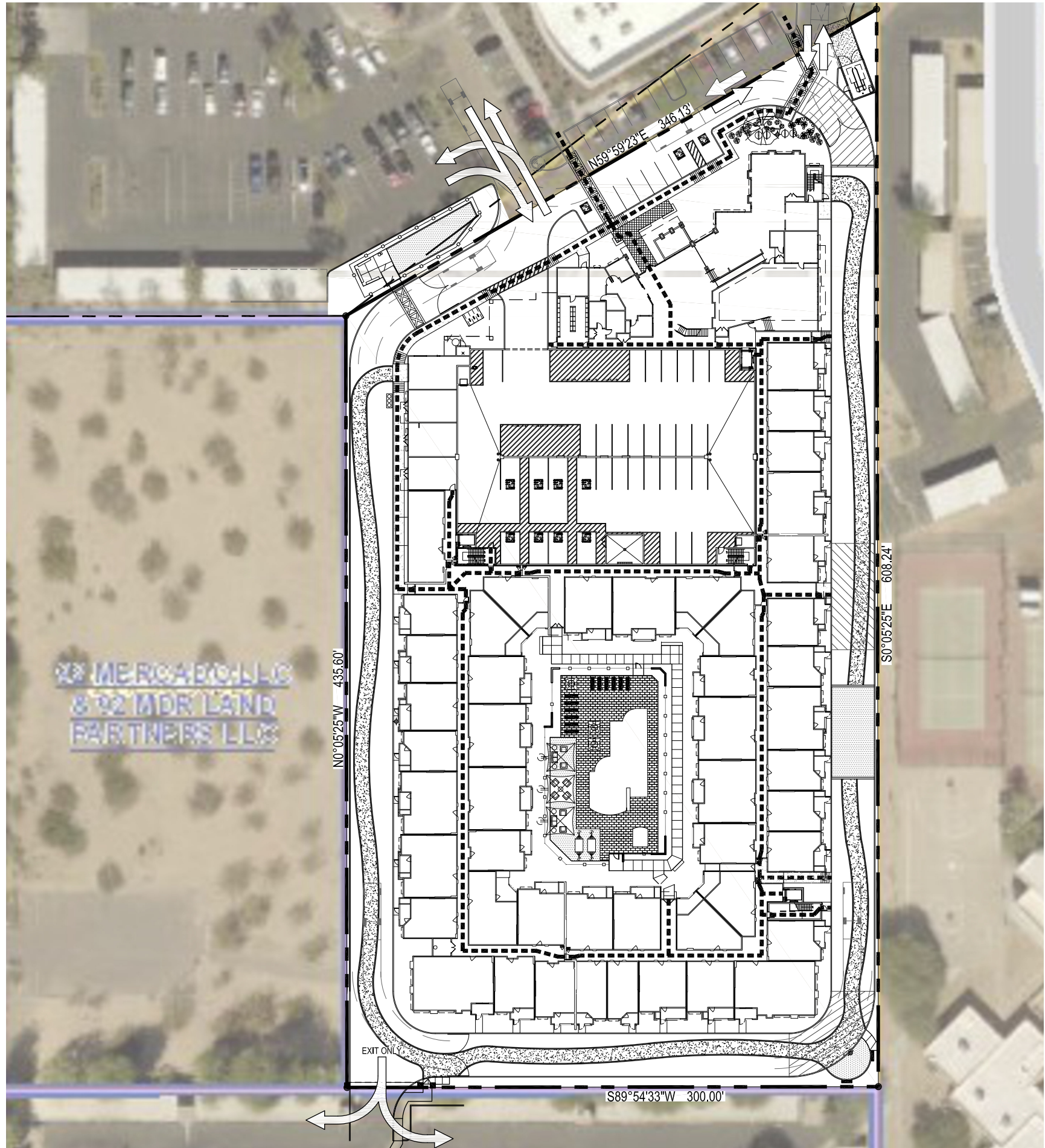
PLANT INVENTORY APPROVAL \_\_\_\_\_

DATE \_\_\_\_\_





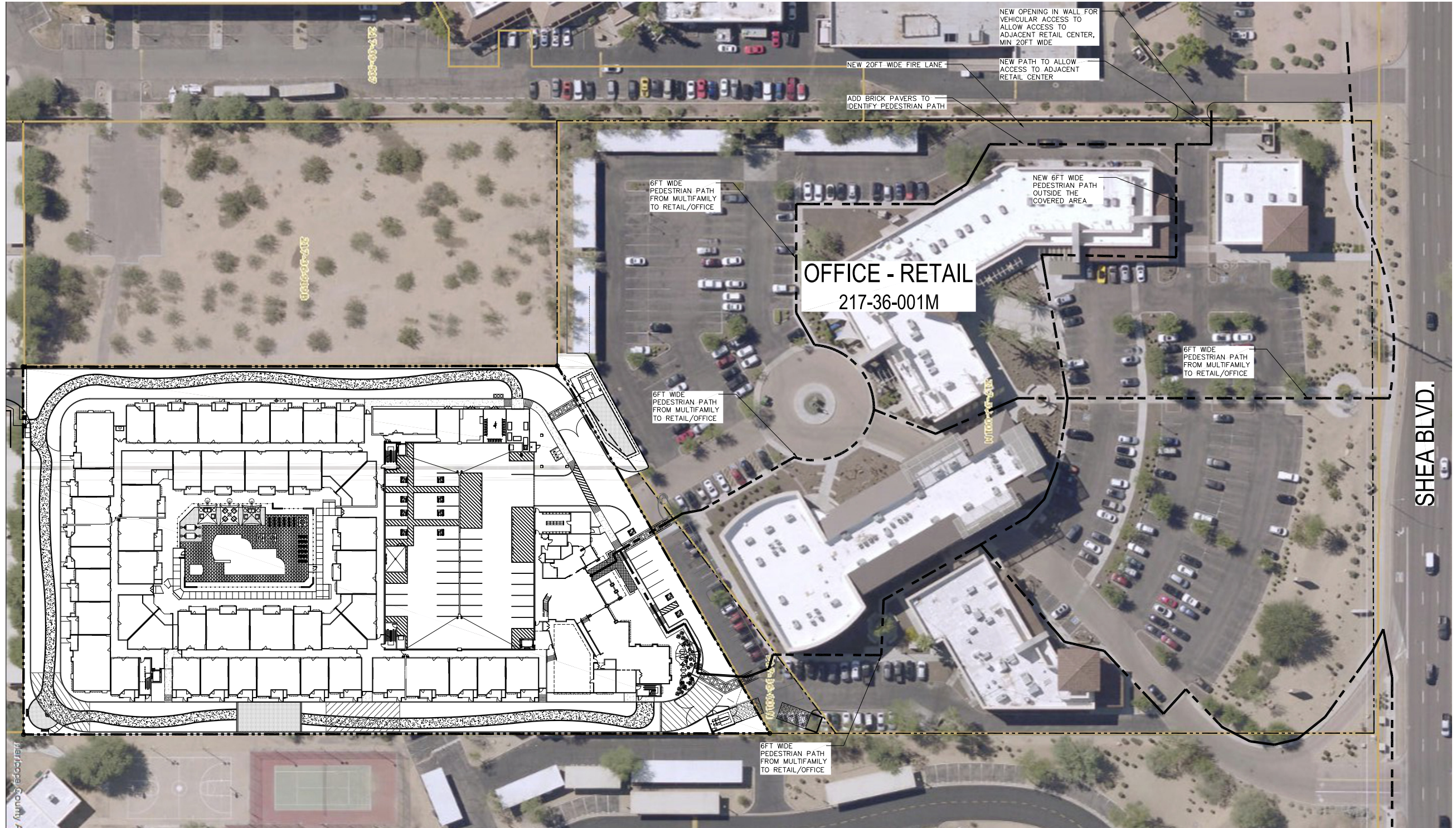




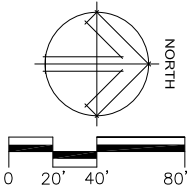
**94 HUNDRED SHEA - THE VILLAGE**  
**94 HUNDRED SHEA LLLP**

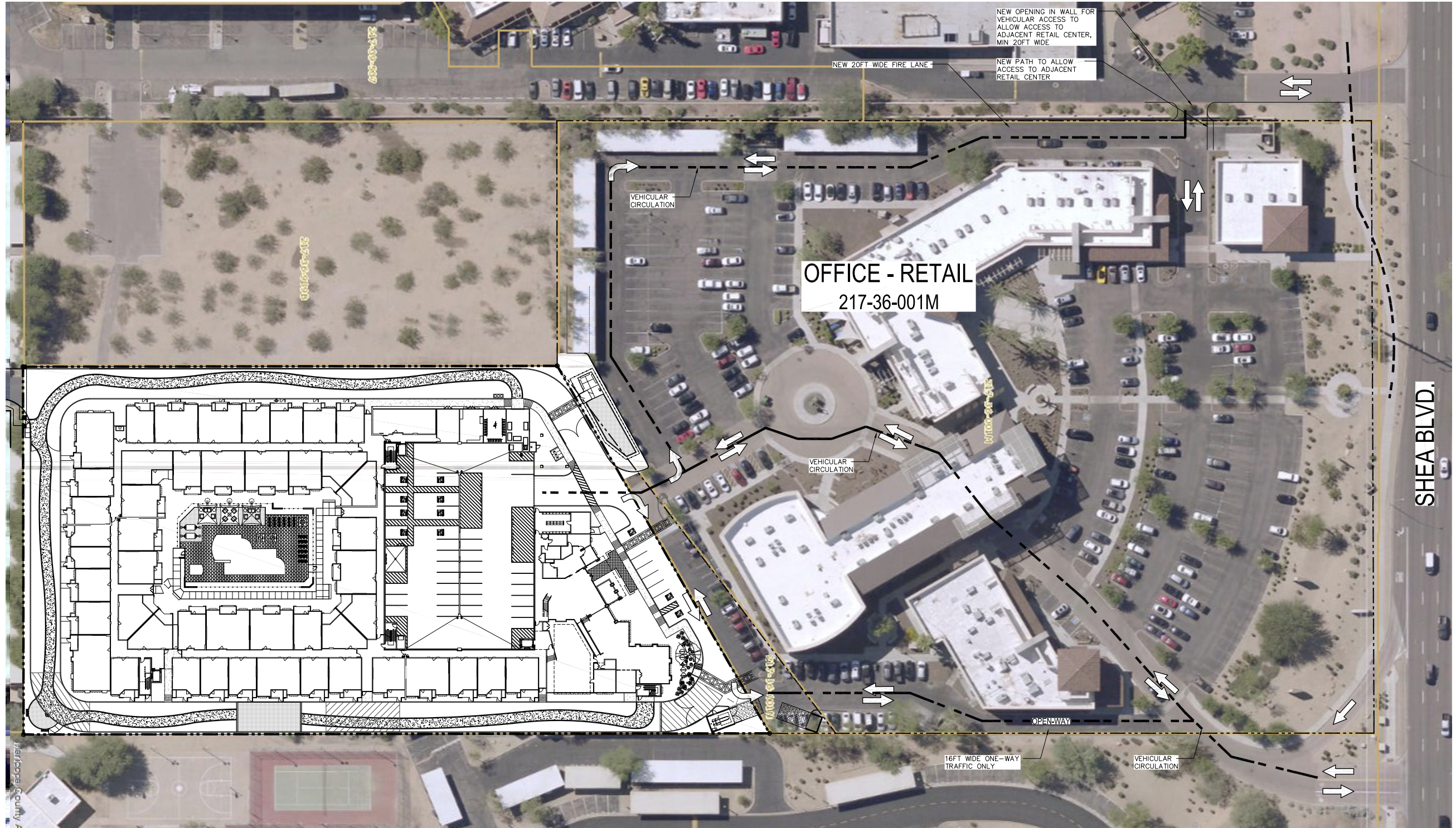
**PEDESTRIAN AND VEHICULAR  
CIRCULATION PLAN**  
SCALE: 1" = 30'-0"

**A1.6**  
10-07-22



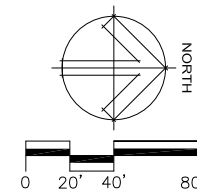
**94 HUNDRED SHEA - THE VILLAGE**  
**94 HUNDRED SHEA LLLP**





# 94 HUNDRED SHEA - THE VILLAGE

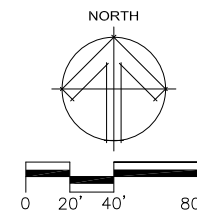
## 94 HUNDRED SHEA LLLP

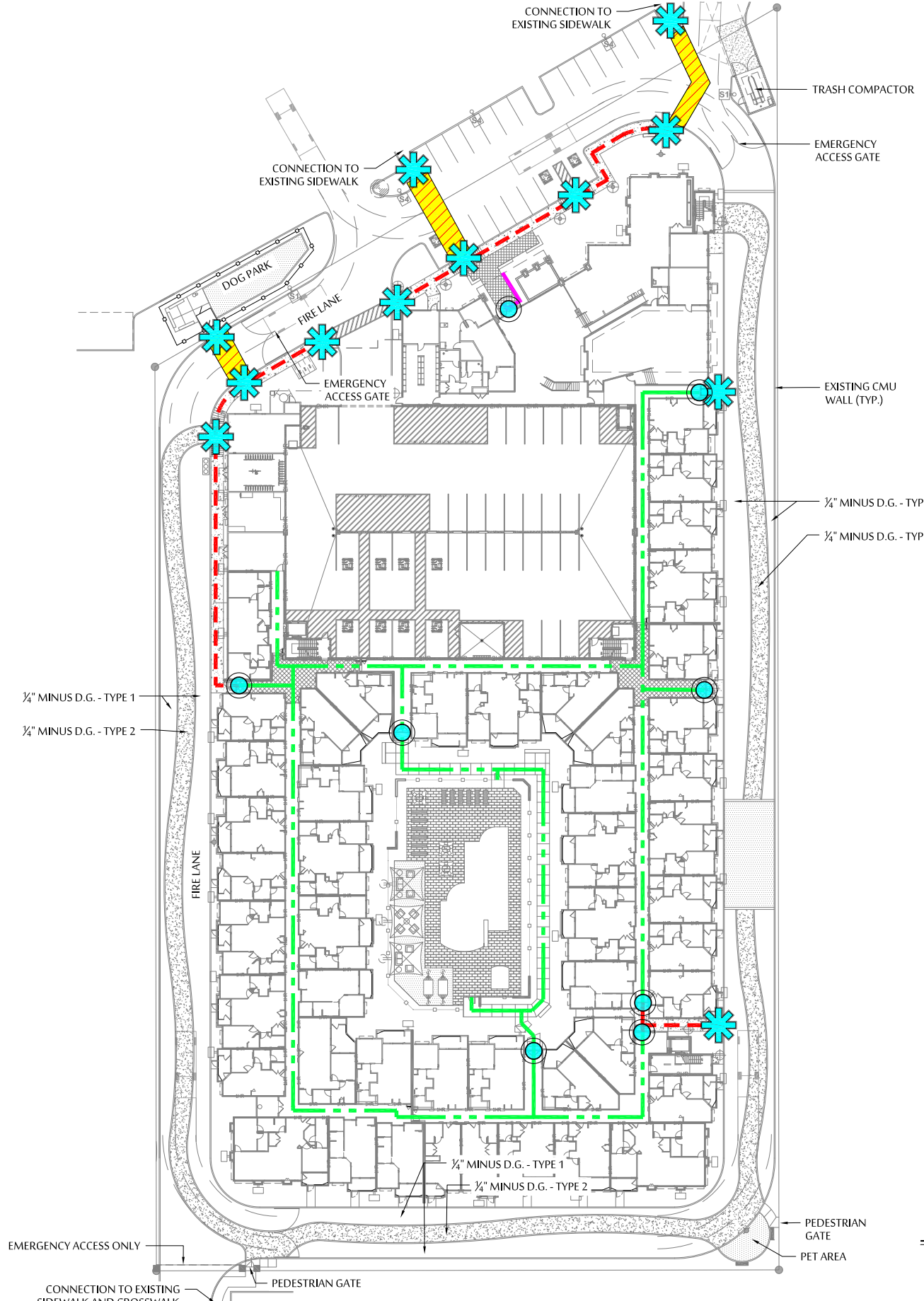




# 94 HUNDRED SHEA - THE VILLAGE

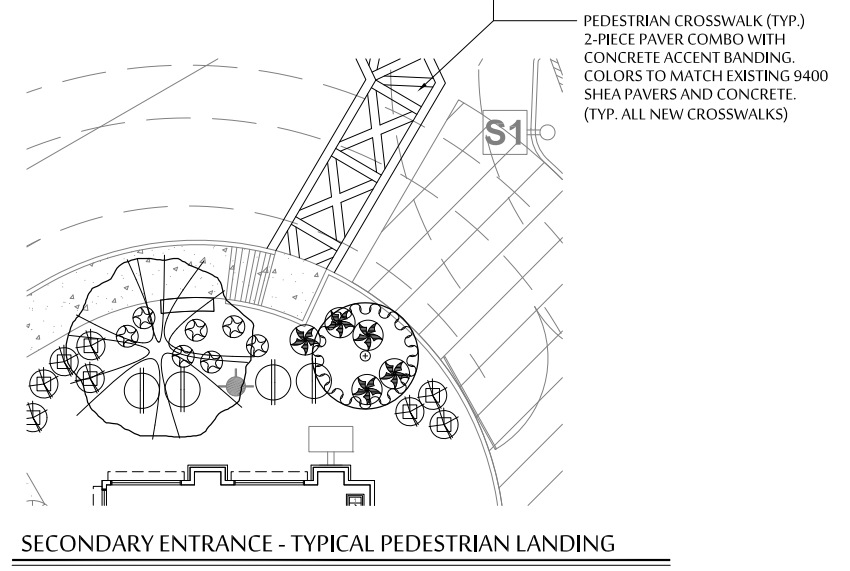
## 94 HUNDRED SHEA LLLP





**PEDESTRIAN CIRCULATION LEGEND**

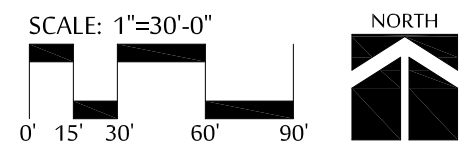
	6' WIDE PUBLIC PEDESTRIAN CIRCULATION
	6' PRIVATE PEDESTRIAN CIRCULATION
	8' WIDE ENHANCED CROSSWALK DEFINES AND REINFORCES PEDESTRIAN ACCESSWAY
	A.D.A. ACCESSIBLE RAMP
	INTERIOR/EXTERIOR TRANSITION

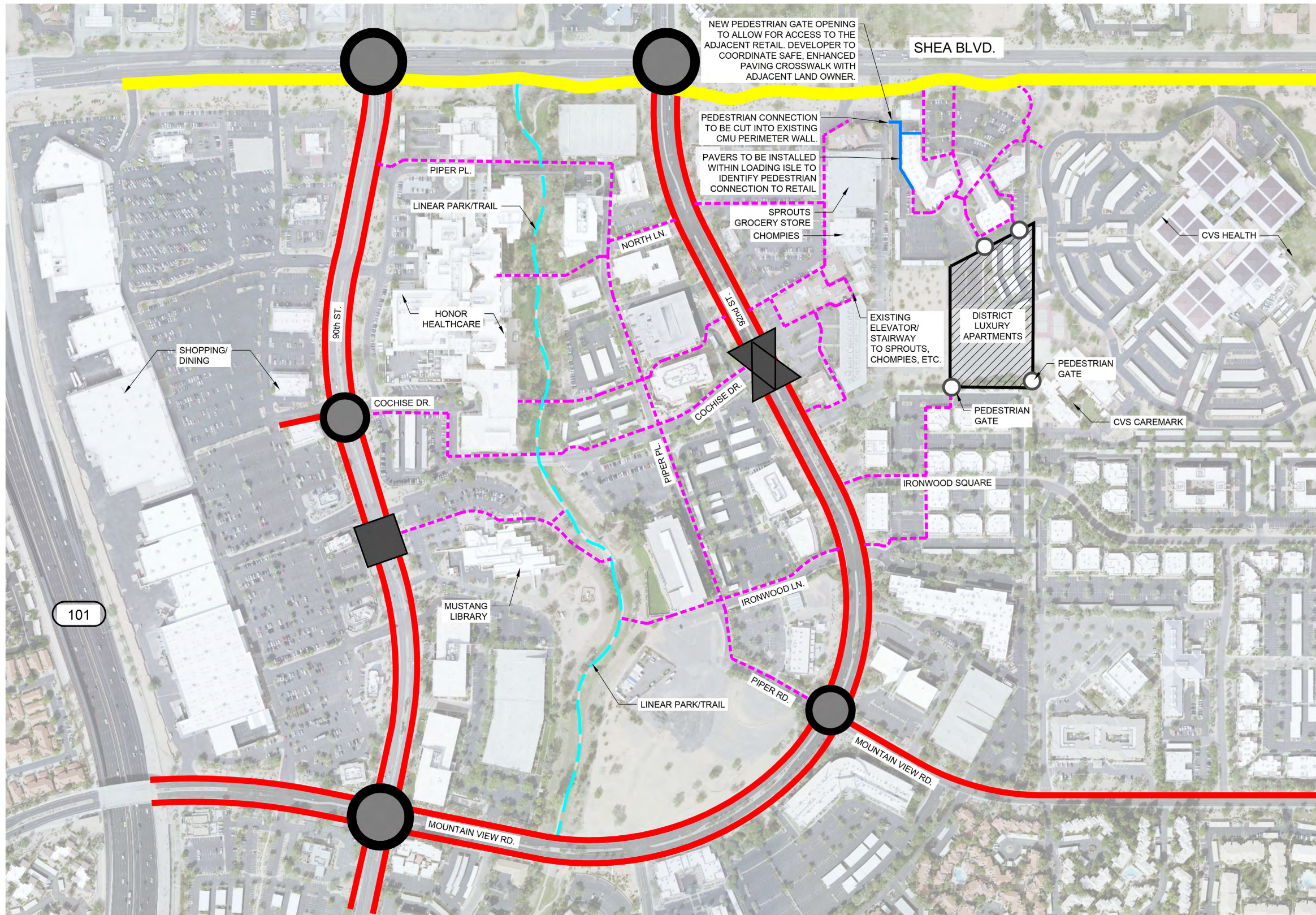


# 94 HUNDRED SHEA - THE VILLAGE

## PEDESTRIAN CIRCULATION PLAN

9374 E. SHEA BOULEVARD, SCOTTSDALE, AZ 85260  
OCTOBER 6, 2022





**LEGEND**

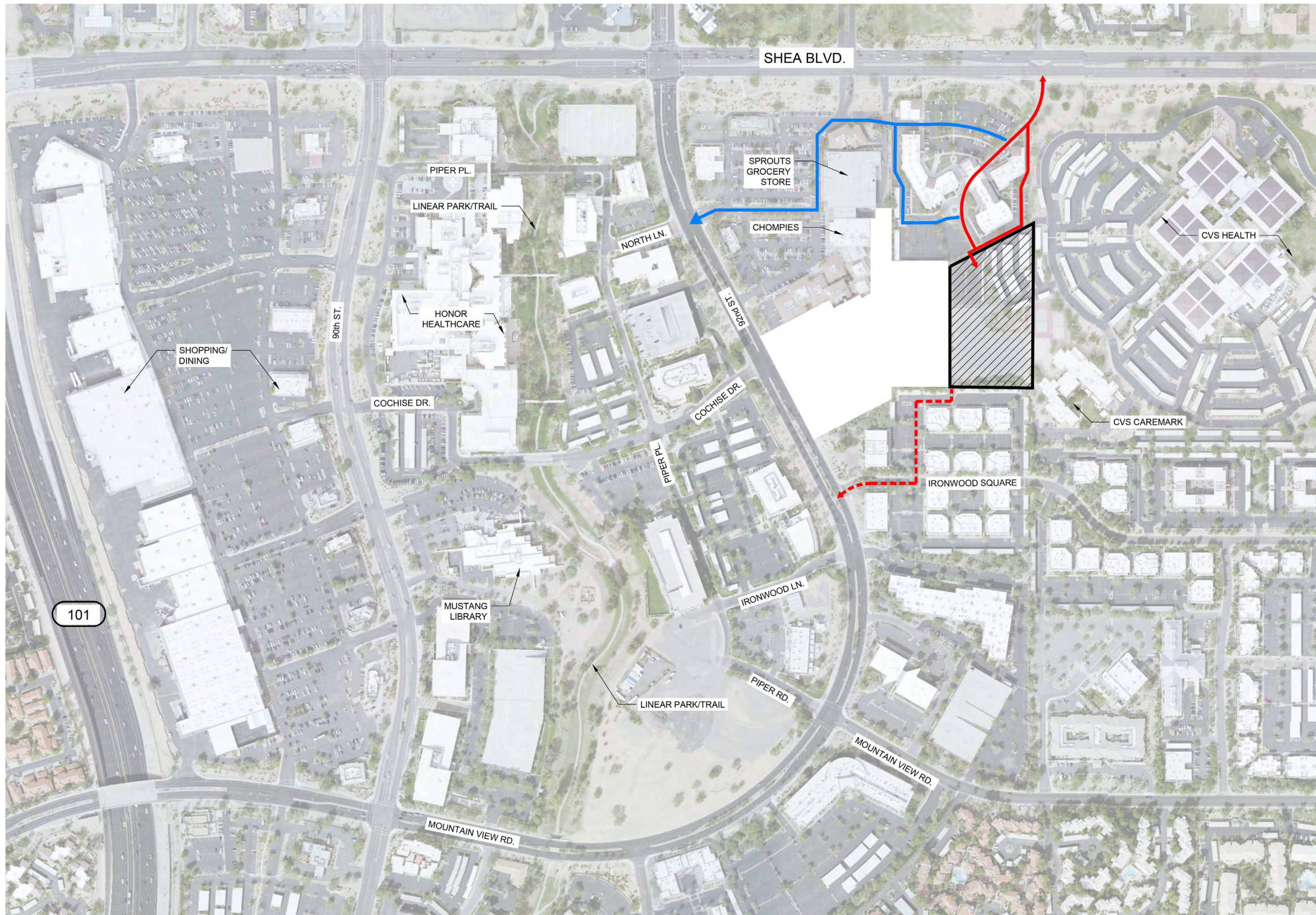
- EXISTING 8' DETACHED SIDEWALK (ALONG SHEA BLVD.)
- EXISTING 5' SIDEWALK (ALONG COLLECTORS)
- EXISTING PEDESTRIAN CONNECTIONS
- EXISTING LINEAR PARK TRAIL
- PROPOSED PEDESTRIAN CONNECTION (INSTALLED BY KAPLAN)
- EXISTING TRAFFIC SIGNAL
- EXISTING PEDESTRIAN CROSSING
- PROPOSED PEDESTRIAN CROSSING
- SITE PEDESTRIAN ACCESS LOCATIONS



# 94 HUNDRED SHEA - THE VILLAGE

## PEDESTRIAN NEIGHBORHOOD CONNECTION EXHIBIT

9374 E. SHEA BOULEVARD, SCOTTSDALE, AZ 85260  
OCTOBER 6, 2022



LEGEND

	VEHICULAR ACCESS TO SHEA BLVD.
	EMERGENCY ACCESS TO 92ND ST.
	VEHICULAR ACCESS FROM 9400 SHEA TO SPROUTS SHOPPING CENTER



# 94 HUNDRED SHEA - THE VILLAGE

## VEHICULAR SITE ACCESS PLAN

9374 E. SHEA BOULEVARD, SCOTTSDALE, AZ 85260  
OCTOBER 6, 2022



PROPOSED SIDEWALK CONNECTION TO SPROUTS CENTER

# 94 HUNDRED SHEA - THE VILLAGE

## CROSS ACCESS PLAN

9374 E. SHEA BOULEVARD, SCOTTSDALE, AZ 85260  
 OCTOBER 6, 2022





- SHEET NOTES:
- (a) UNOBSTRUCTED VERTICAL CLEARANCE MIN. 13'-6" (ORD. 4045, 503.2.1)
  - (b) KEY SWITCH / PRE-EMPTION SENSOR REQUIRED (ORD. 4045, 503.6.1)
  - (c) FIRE LANE SURFACE WILL SUPPORT 83,000 LBS GW (DS AND PM, 2-1.802(5))
  - (d) NO FENCE / WALL OVER 6" IN HEIGHT
  - (e) SPRINKLER SYSTEM TO BE INSTALLED IN ACCORDANCE WITH NFPA 13
  - (f) EASEMENTS FOR UTILITIES, DRAINAGE, SCENIC CORRIDOR, EMERGENCY AND SERVICE (REFUSE), MAINTENANCE AND PUBLIC ACCESS (VEHICULAR AND PEDESTRIAN), TO, THROUGH AND FROM THE SITE, SUBJECT TO RECORDED EASEMENT NO. 20030450937
  - (g) ALL EASEMENTS TO, THROUGH AND FROM THE SITE, INCLUDING, ACCESS (VEHICULAR AND PEDESTRIAN), FIRE/SAFETY, REFUSE, DRAINAGE, AND SIGNS, ARE FURTHER UPDATED AND MODIFIED BY RECORDED EASEMENT NO. 20030450937 (EASEMENT TO BE RECORDED UPON CLOSE OF ESCROW)
  - (h) FIRE APPARATUS ACCESS ROADS SHALL NOT BE OBSTRUCTED IN ANY MANNER, INCLUDING THE PARKING OF VEHICLES PER FIRE ORD. 4283 SEC. 503.4.

**PROJECT DATA**

**OVERALL SITE DATA:**

SITE AREA: ±11.00 GROSS / ±10.36 NET ACRES  
 ZONING: EXISTING: C-O, C-3 PROPOSED: PUD  
 APN NUMBERS: 217-36-001P, 217-36-001P, 217-36-001M AND 217-36-001N  
 PROPOSED USE: MULTI-FAMILY / RETAIL-OFFICE  
 MAXIMUM DENSITY ALLOWED: N/A  
 PROPOSED DENSITY: 219 D.U./10.36 AC = 21.14 DU PER ACRE  
 EXISTING RETAIL: 38,971 S.F.  
 EXISTING OFFICE: 35,000 S.F.  
 BUILDING FOOTPRINT + GARAGE: 85,187 S.F./10.36 AC (451,281 S.F.) = 18.9%  
 TOTAL LOT COVERAGE: 85,187 S.F./10.36 AC (451,281 S.F.) = 18.9%

**COMMON OPEN SPACE:**

OPEN SPACE REQUIRED: (OFFICE/RETAIL) = 32,259 S.F. (322,591 x .10)  
 OPEN SPACE PROVIDED: = 71,022 S.F. (156,569 x .10)  
 OPEN SPACE REQUIRED: (MULTI-FAMILY) = 15,657 S.F. (156,569 x .10)  
 OPEN SPACE PROVIDED: = 48,582 S.F. (156,569 x .10)  
 TOTAL OPEN SPACE REQUIRED: 47,916 S.F.  
 TOTAL OPEN SPACE PROVIDED: 119,604 S.F.

**TOTAL AREA: (MULTI-FAMILY)**

MAXIMUM BUILDING HEIGHT: 48' / 58' TO MECHANICAL  
 PROPOSED BUILDING HEIGHT: 48' (4 STORIES) / 58' TO MECHANICAL  
 TOTAL GROSS BUILDING AREA: 387,454 S.F.  
 TOTAL GROSS LIVABLE AREA (RESIDENTIAL): 191,023 S.F.  
 TOTAL GROSS COMMERCIAL AREA (CLUBHOUSE, OFFICE, FITNESS CENTER, LUX, DOG SPA, BIKE STORE, MAINTENANCE AND TRASH): 13,784 S.F. = 7.2% OF LIVABLE AREA  
 TOTAL GROSS GARAGE AREA: 144,087 S.F.

**UNIT MIX:**

STUDIO UNITS: 8 (3.65%)  
 ONE BEDROOM UNITS: 148 (67.58%)  
 TWO BEDROOM UNITS: 63 (28.77%)  
 TOTAL: 219 D.U.

UNIT NAME	UNIT TYPE	GROSS LIVABLE AREA	PATIO/BALC. AREA	ROOF TOP DECK	# OF UNITS	GROSS AREA
UNIT A5	STUDIO	562 S.F.	54 S.F.		8	4,496 S.F.
UNIT A1	1 BED/1 BA	651 S.F.	68 S.F.		32	20,832 S.F.
UNIT A2	1 BED/1 BA	737 S.F.	39 S.F.	11	15	10,530 S.F.
UNIT A2 ALT	1 BED/1 BA	826 S.F.	196 S.F.	2	2	1,652 S.F.
UNIT A3	1 BED/1 BA	1,204 S.F.	224 S.F.	1	1	1,204 S.F.
UNIT A4	1 BED/1 BA	749 S.F.	90 S.F.		16	11,984 S.F.
UNIT A3	1 BED/1 BA	914 S.F.	320 S.F.	4	24	3,656 S.F.
UNIT A6	1 BED/1 BA	831 S.F.	78 S.F.		6	4,994 S.F.
UNIT A5	1 BED/1 BA	989 S.F.	260 S.F.	4	24	3,956 S.F.
UNIT A6	1 BED/1 BA	755 S.F.	114 S.F.		6	4,530 S.F.
UNIT A7	1 BED/1 BA	765 S.F.	69 S.F.		3	2,317 S.F.
UNIT A7	1 BED/1 BA	971 S.F.	129 S.F.		4	3,884 S.F.
UNIT B1	2 BED/2 BA	1,060 S.F.	60 S.F.		17	18,020 S.F.
UNIT B2	2 BED/2 BA	1,173 S.F.	370 S.F.	6	24	7,038 S.F.
UNIT B3	2 BED/2 BA	1,130 S.F.	82 S.F.		24	27,120 S.F.
UNIT B2	2 BED/2 BA	1,234 S.F.	377 S.F.	1	3	3,707 S.F.
UNIT B3	2 BED/2 BA	1,099 S.F.	68 S.F.		1	1,204 S.F.
UNIT B5	2 BED/2 BA	1,377 S.F.	76 S.F.		8	11,016 S.F.
UNIT B5	2 BED/2 BA	1,460 S.F.	280 S.F.	3	3	4,380 S.F.
TOTAL:					36	219 D.U. 191,023 S.F.
AVG. S.F.						872 S.F.

**TOTAL PARKING: (MULTI-FAMILY)**

REQUIRED: TABLE 9.103  
 1 BEDROOM / STUDIO: 156 x 1.3 = 203  
 2 BEDROOMS: 63 x 1.7 = 107  
 OFFICE / FLEX: 1 SPACE PER 325 S.F. = 8,014 S.F./325 = 24  
 FITNESS CENTER (30%) 1 SPACE PER 325 S.F. = 2,401 S.F./325 = 8  
 TOTAL REQUIRED: 342 P.S.

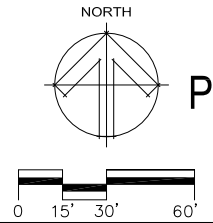
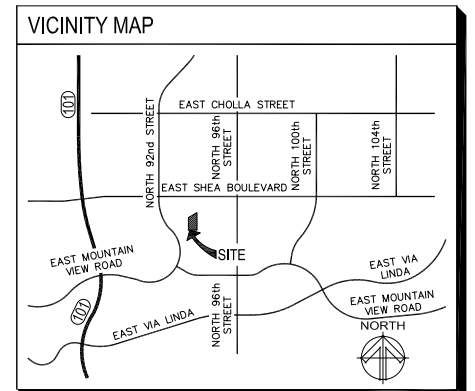
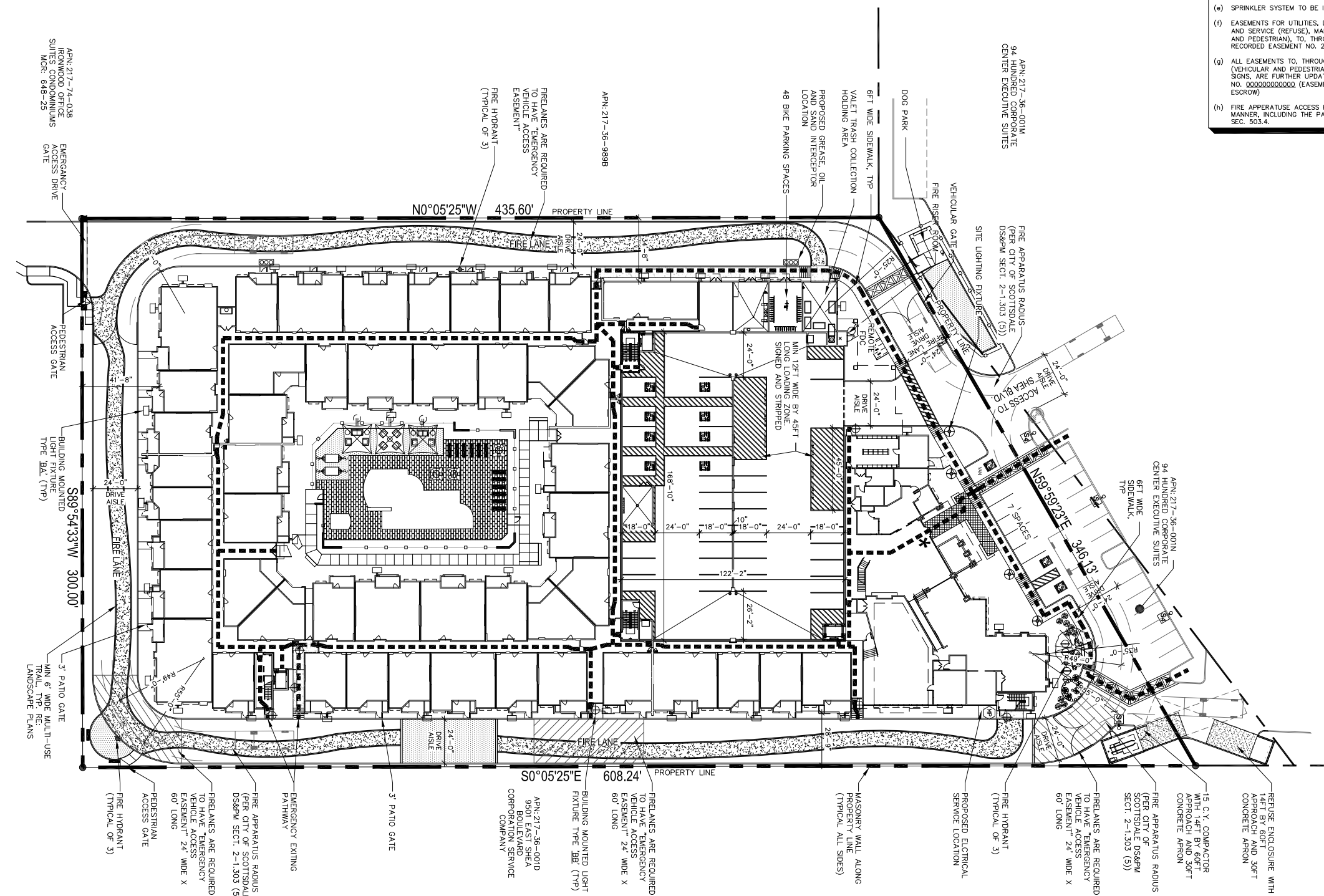
PROVIDED:  
 GARAGE PARKING: 365 P.S.  
 SURFACE PARKING: 10 P.S.  
 TOTAL PROVIDED: (1.7 SPACES PER UNIT) 375 P.S.

**TOTAL PARKING: (OFFICE - RETAIL)**

PROVIDED:  
 COVERED PARKING: 42 P.S.  
 SURFACE PARKING: 315 P.S.  
 TOTAL PROVIDED: 357 P.S.

ACCESSIBLE PARKING REQUIRED: 4% x 375 P.S. = 15 P.S.  
 ACCESSIBLE PARKING PROVIDED: (3 VAN = 1:6 SPACES) = 15 P.S.

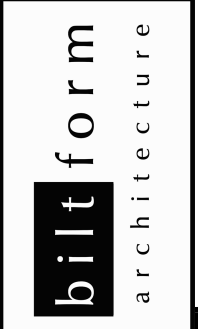
BICYCLE PARKING: SEC.9.103  
 (1) SPACES PER 10 VEHICLE REQ'D (342 x 0.1 = 34.2)  
 TOTAL PROVIDED: 34 SPACES



**PRE-EMERGENCY PLAN (P.E.P)**  
 SCALE: 1" = 30'-0"  
**A1.8**  
 10-07-22

# 94 HUNDRED SHEA - THE VILLAGE

## 94 HUNDRED SHEA LLLP



EAST SHEA BOULEVARD

EAST 94th PLACE

EXISTING EMERGENCY ACCESS ROUTE

C-3 ZONING

C-3 ZONING

C-O ZONING

C-O ZONING

NORTH 92nd STREET

PUD ZONING

EMERGENCY ACCESS GATE

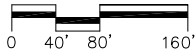
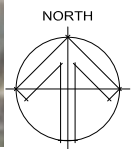
C-O ZONING

EAST GOLD DUST AVENUE

C-O ZONING

EAST IRONWOOD SQUARE DRIVE

NORTH 94th PLACE



EMERGENCY ACCESS  
SCALE: 1" = 80'-0"

A1.9  
10-07-22

**bilt form**  
architecture

# 94 HUNDRED SHEA - THE VILLAGE

## 94 HUNDRED SHEA LLLP

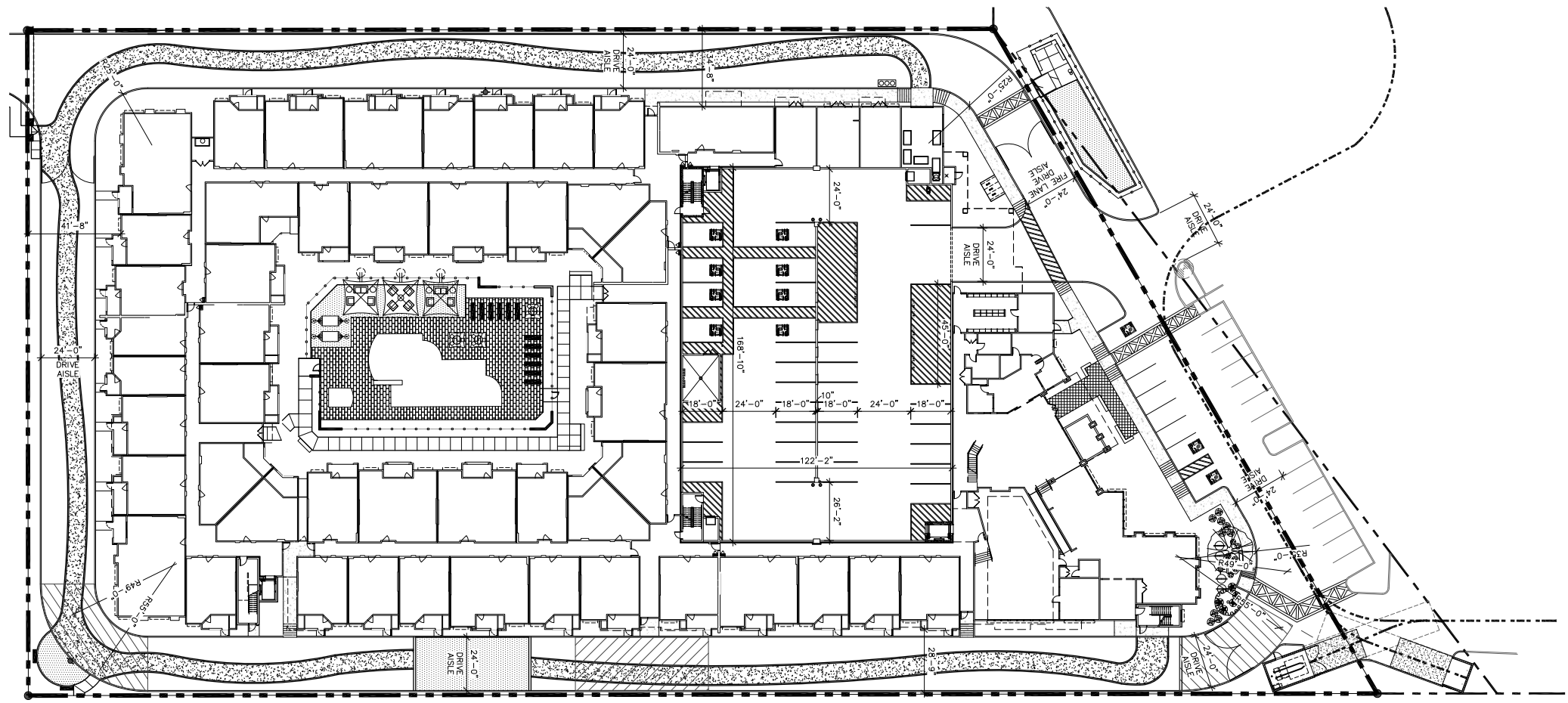
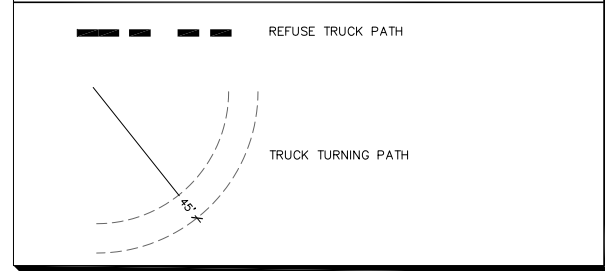
**COLLECTION REQUIREMENTS**

**MULTI FAMILY UNITS:**  
 220 UNITS / 20 UNITS PER ENCLOSURE = 11 ENCLOSURES (44 CUBIC YARDS)  
 COMPACTION RATIO OF 3:1 = 15 CUBIC YARDS OF COMPACTED WASTE REQUIRED

**COLLECTION NOTE**

ON COLLECTION DAY THE TRUCK WILL PULL UP TO THE COMPACTOR/REFUSE ENCLOSURE. COMPACTOR/CONTAINERS WILL BE EMPTIED/PICKED UP BY REFUSE TRUCK. THIS WILL CONSIST OF A TWO PERSON TEAM; ONE WILL OPERATE THE TRUCK WHILE THE OTHER WILL MANUEVER THE CONTAINERS INTO POSITION FOR THE OPERATOR TO EMPTY EACH CONTAINER. MAINTENANCE STAFF WILL BE ON HAND TO CLEAN THE AREA AS NECESSARY AND CLOSE GATES.  
 FROM TRASH ROOM REFUSE WILL BE COLLECTED FROM TRASH CHUTE AND TRANSPORTED TO REFUSE ENCLOSURE/COMPACTOR AREA. REFUSE WILL BE DISPOSED INTO APPROPRIATE CONTAINERS/COMPACTOR BY MAINTENANCE STAFF

**SYMBOL LEGEND**



**SELF-CONTAINED COMPACTORS**

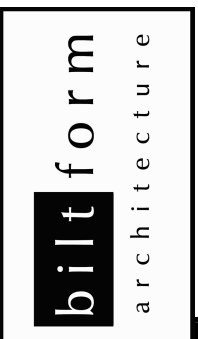
**RJ-250SC & RJ-250SC Ultra**

Dimensions & Specifications

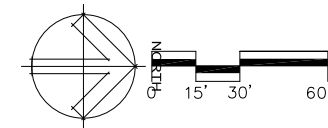
Specifications	RJ-250SC	A	B	C	D	E	Class Weight	Unit Weight
Clear-Top Opening (L x W)	41' x 53'	1041mm x 1473mm						
Compactor Capacity	1.31 cu yd	1.00 cu yd						
Bin Face Size (W x H)	60' x 24 1/2'	1524mm x 622mm						
<b>Performance Characteristics</b>								
Cycle Time	33 sec							
Total Normal Force	39,900 lbf	177 kN						
Total Maximum Force	49,500 lbf	220 kN						
Normal Ram-Face Pressure	27.3 psi	187 kPa						
Maximum Ram-Face Pressure	33.7 psi	232 kPa						
Bin Penetration	6"	152mm						
<b>Electrical Equipment</b>								
Electric Motor 3PH/230-480	10 hp	7.5 kW						
Electric Control Voltage	120 VAC							
Standard Controls include	3-Phase Substation Switchgear							
<b>Hydraulic Equipment</b>								
Hydraulic Pump	9 gpm	33 L/min						
Normal Pressure	1,800 psi	125 bar						
Maximum Pressure	2,300 psi	159 bar						
Hydraulic Cylinders	2							
Bore	4"	102mm						
Rod	2 1/2"	64mm						
Stroke	28 1/2"	800mm						

**We're Here To Help!**  
 For detailed specifications, recommendations, or to request a site survey comparing various systems, contact the Marathon Sales Team at [MarathonSales@MarathonEquipment.com](mailto:MarathonSales@MarathonEquipment.com)

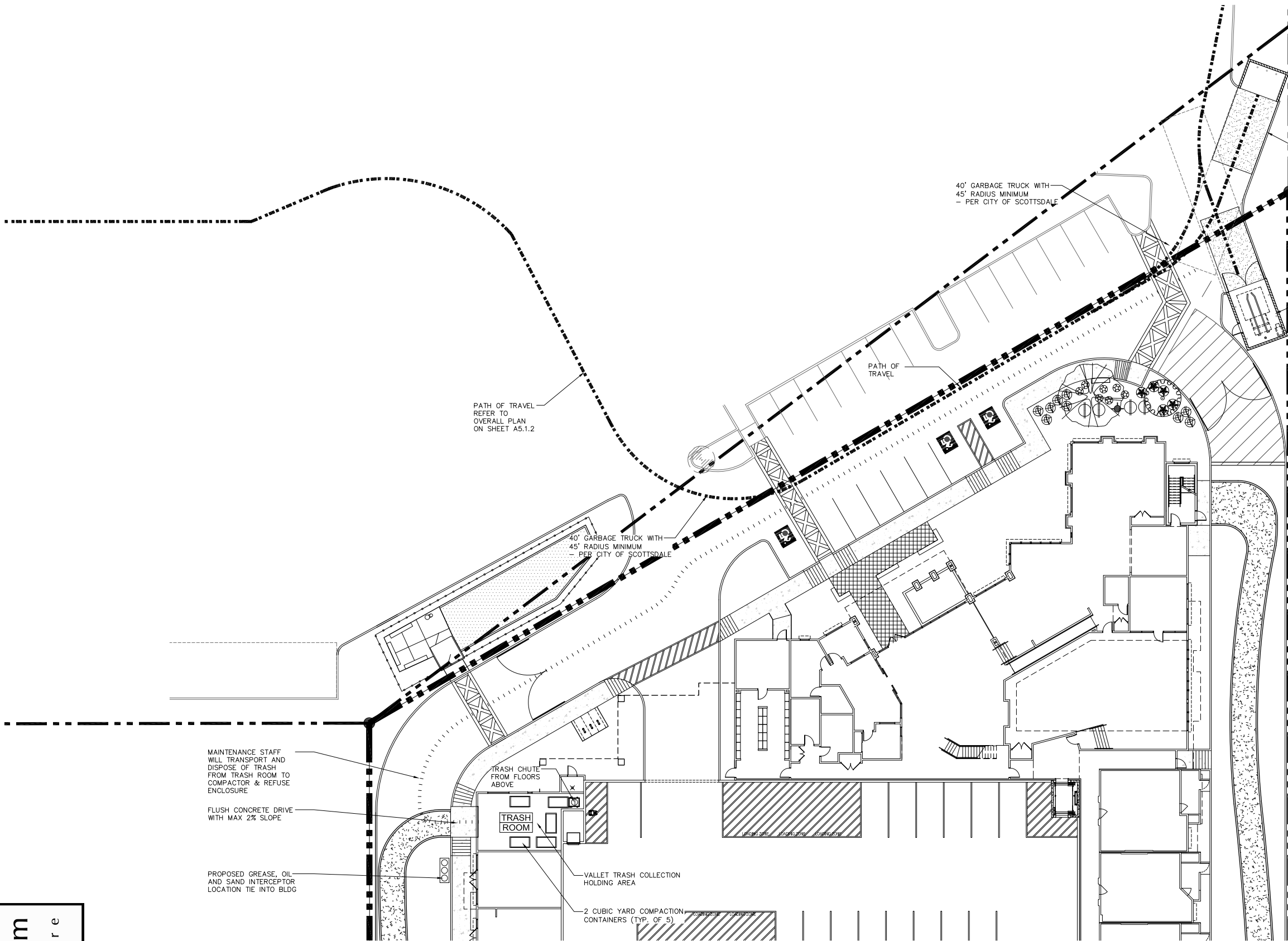
**Authorized Dealer:**



**94 HUNDRED SHEA - THE VILLAGE**  
 94 HUNDRED SHEA LLLP



**SITE PLAN**  
 REFUSE COLLECTION  
 SCALE: AS NOTED  
**A1.5**  
 10-07-22



40' GARBAGE TRUCK WITH  
45' RADIUS MINIMUM  
- PER CITY OF SCOTTSDALE

REFUSE ENCLOSURE WITH  
60FT APPROACH AND 30FT  
CONCRETE APRON

TRUCK WILL PULL IN, DUMP  
CONTAINER. MINIMAL BACK  
OUT AND LEAVE

15 C.Y. COMPACTOR WITH  
60FT APPROACH AND 30FT  
CONCRETE APRON

TRUCK WILL BACK IN FRONT  
OF COMPACTOR, REMOVE IT  
AND PULL OUT

NO VERTICAL OBSTRUCTIONS

60FT LONG x 14FT WIDE  
APPROACH PROVIDED

2% MAX SLOPE AT  
APPROACH AND ENCLOSURE  
SURFACES

PATH OF TRAVEL  
REFER TO  
OVERALL PLAN  
ON SHEET A5.1.2

PATH OF  
TRAVEL

40' GARBAGE TRUCK WITH  
45' RADIUS MINIMUM  
- PER CITY OF SCOTTSDALE

MAINTENANCE STAFF  
WILL TRANSPORT AND  
DISPOSE OF TRASH  
FROM TRASH ROOM TO  
COMPACTOR & REFUSE  
ENCLOSURE

FLUSH CONCRETE DRIVE  
WITH MAX 2% SLOPE

PROPOSED GREASE, OIL  
AND SAND INTERCEPTOR  
LOCATION TIE INTO BLDG

TRASH CHUTE  
FROM FLOORS  
ABOVE

TRASH  
ROOM

VALLET TRASH COLLECTION  
HOLDING AREA

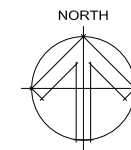
2 CUBIC YARD COMPACTION  
CONTAINERS (TYP. OF 5)

**bilt** form  
architecture

PARTIAL SITE PLAN

# 94 HUNDRED SHEA - THE VILLAGE

## 94 HUNDRED SHEA LLLP

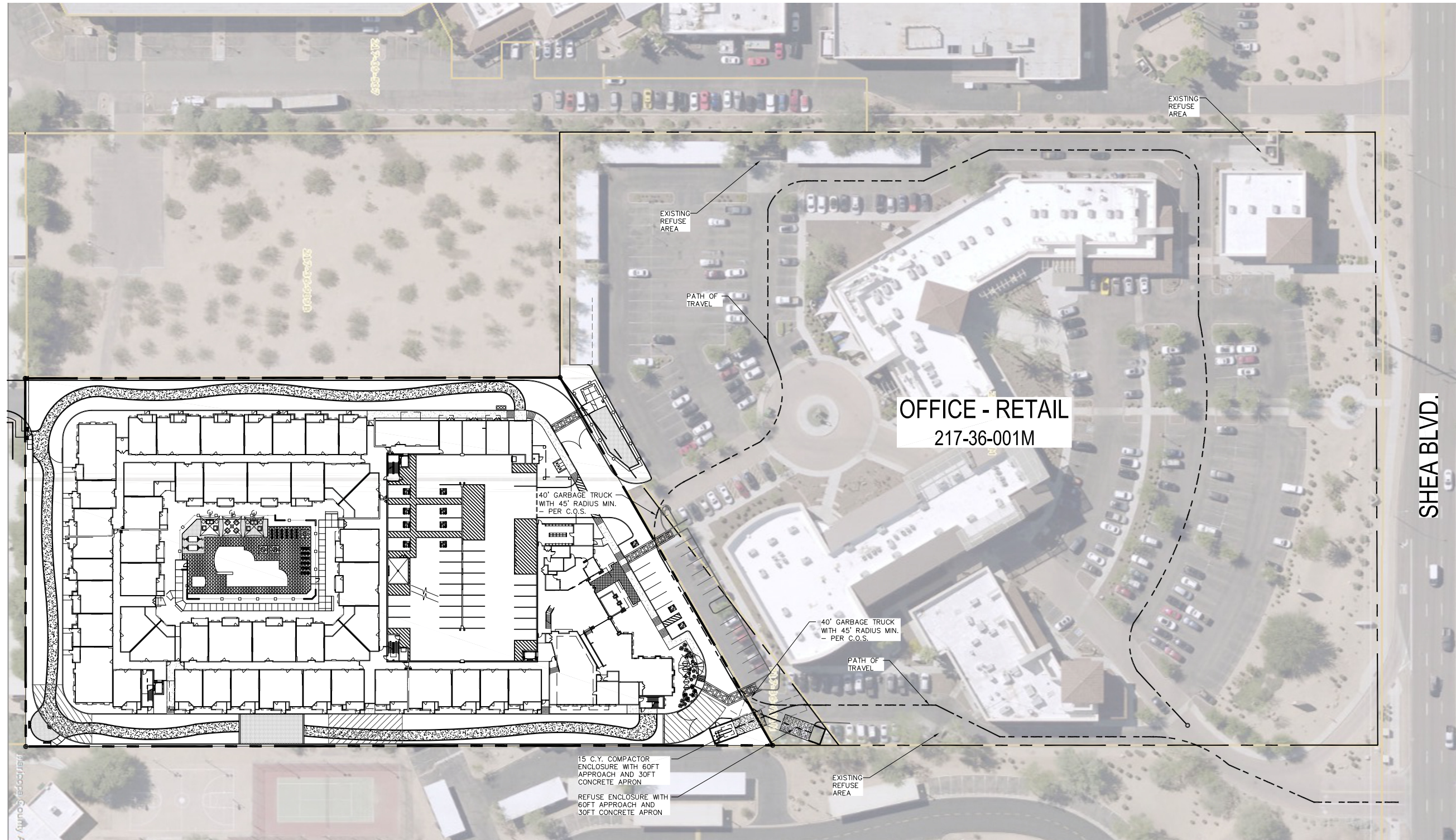


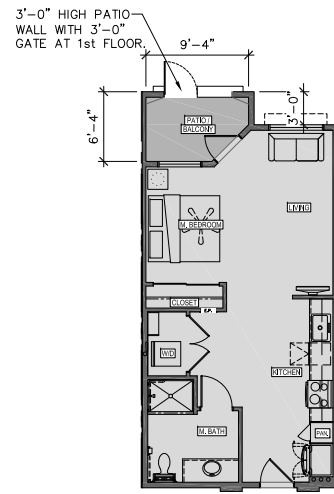
PARTIAL SITE PLAN  
REFUSE COLLECTION

# A1.5.1

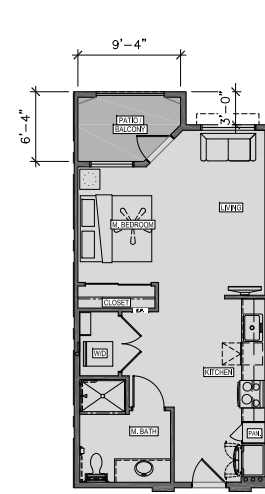
SCALE: NTS

10-07-22

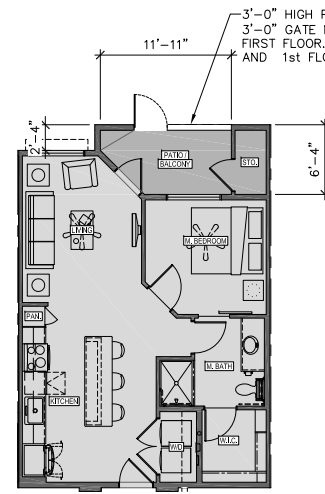




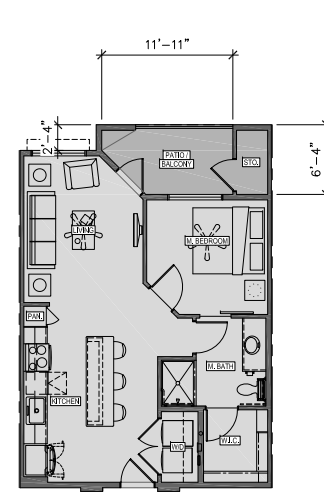
**UNIT A5**  
1st FLOOR  
GROSS LIVABLE AREA: 562 S.F.  
PATIO OR BALCONY AREA: 54 S.F.



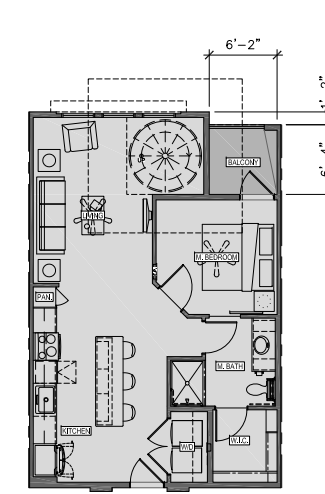
**UNIT A5**  
2nd - 4th FLOORS  
GROSS LIVABLE AREA: 562 S.F.  
PATIO OR BALCONY AREA: 54 S.F.



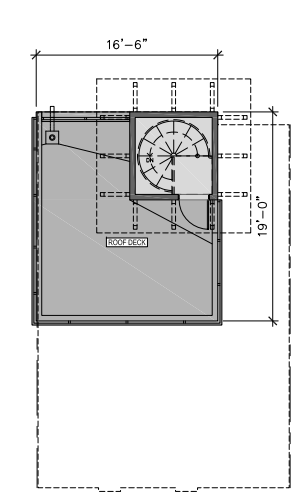
**UNIT A1**  
1st FLOOR  
GROSS LIVABLE AREA: 651 S.F.  
PATIO OR BALCONY AREA: 68 S.F.



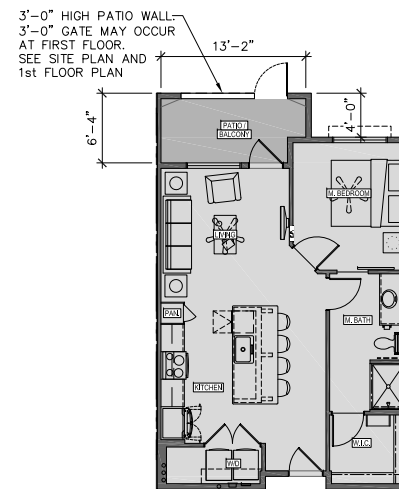
**UNIT A1**  
2nd - 4th FLOORS  
GROSS LIVABLE AREA: 651 S.F.  
PATIO OR BALCONY AREA: 68 S.F.



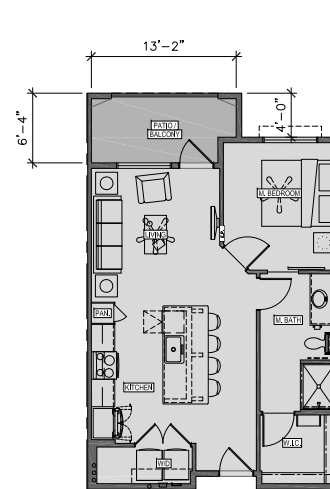
**UNIT A1 ROOF DECK UNIT**  
4th FLOOR  
GROSS LIVABLE AREA: 737 S.F.  
PATIO OR BALCONY AREA: 39 S.F.



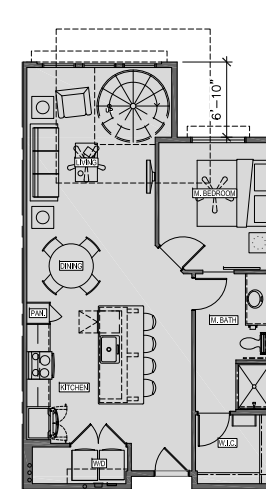
**UNIT A1 ROOF DECK**  
ROOF  
PATIO AREA: 250 S.F.



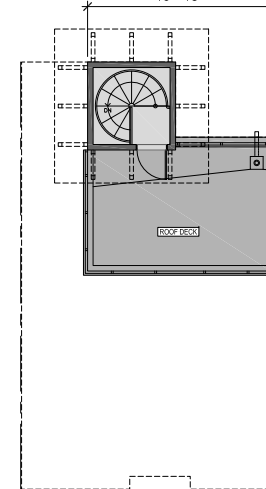
**UNIT A2**  
1st FLOOR  
GROSS LIVABLE AREA: 702 S.F.  
PATIO OR BALCONY AREA: 80 S.F.



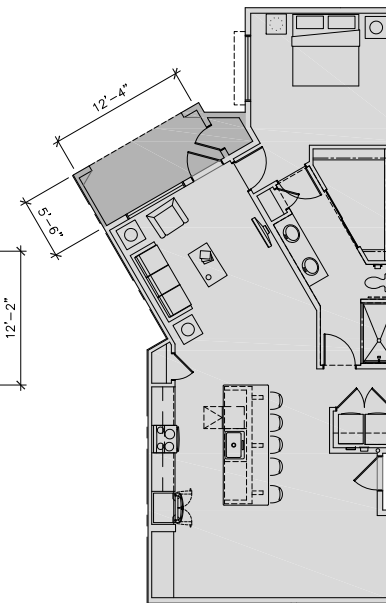
**UNIT A2**  
2nd - 4th FLOORS  
GROSS LIVABLE AREA: 702 S.F.  
PATIO OR BALCONY AREA: 80 S.F.



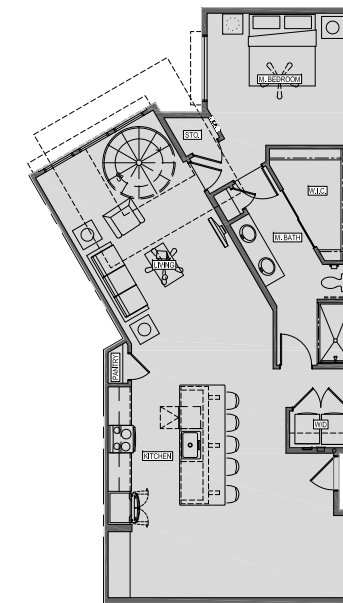
**UNIT A2 ROOF DECK UNIT**  
4th FLOOR  
GROSS LIVABLE AREA: 826 S.F.



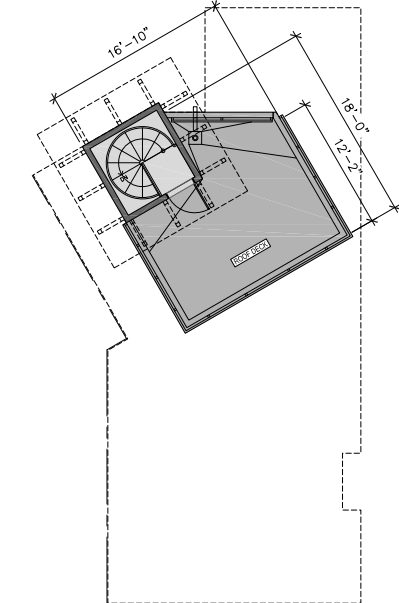
**UNIT A2 ROOF DECK**  
ROOF  
PATIO AREA: 196 S.F.



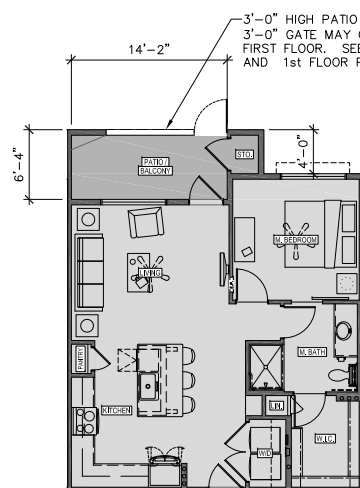
**UNIT A2 ALT**  
2nd - 3rd FLOORS  
GROSS LIVABLE AREA: 1,702 S.F.  
PATIO OR BALCONY AREA: 88 S.F.



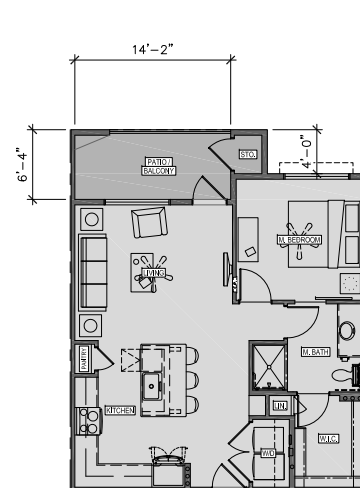
**UNIT A2 ALT ROOF DECK UNIT**  
4th FLOOR  
GROSS LIVABLE AREA: 1,806 S.F.



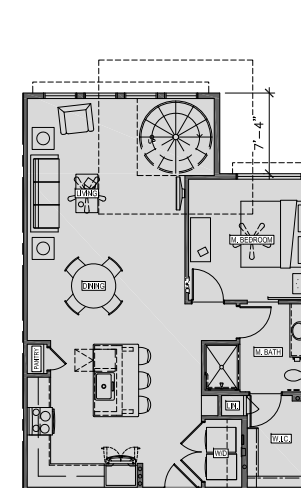
**UNIT A2 ALT ROOF DECK**  
ROOF  
PATIO AREA: 226 S.F.



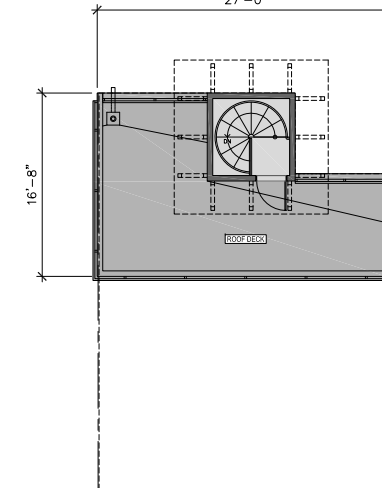
**UNIT A3**  
1st FLOOR  
GROSS LIVABLE AREA: 749 S.F.  
PATIO OR BALCONY AREA: 90 S.F.



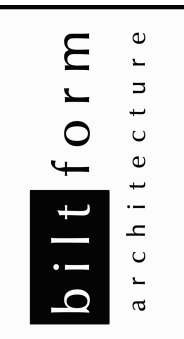
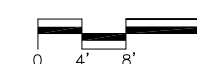
**UNIT A3**  
2nd - 4th FLOORS  
GROSS LIVABLE AREA: 749 S.F.  
PATIO OR BALCONY AREA: 90 S.F.



**UNIT A3 ROOF DECK UNIT**  
4th FLOOR  
GROSS LIVABLE AREA: 914 S.F.



**UNIT A3 ROOF DECK**  
ROOF  
PATIO AREA: 320 S.F.

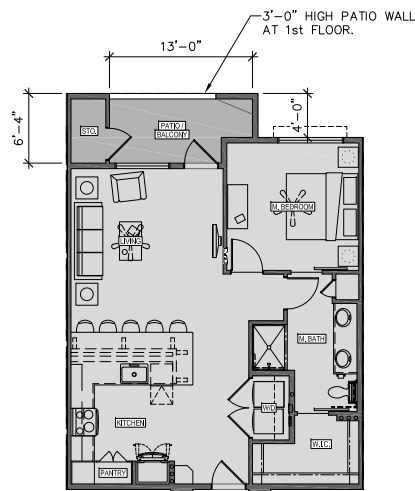


# 94 HUNDRED SHEA - THE VILLAGE

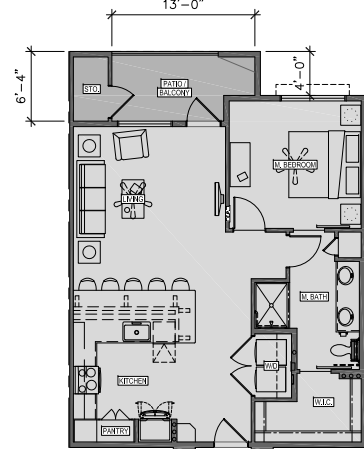
## 94 HUNDRED SHEA LLLP

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

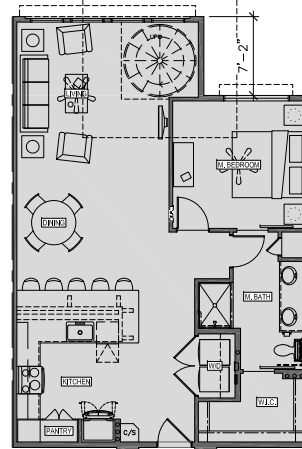
**A5.1**  
05-19-22



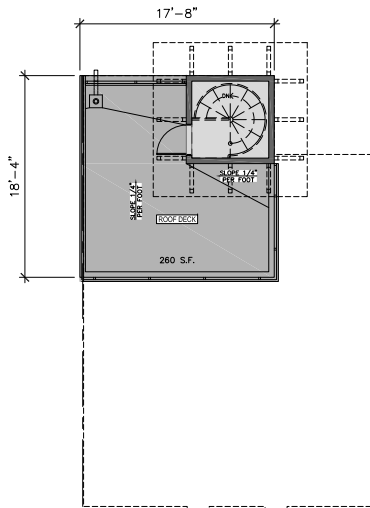
**UNIT A4**  
1st FLOOR  
GROSS LIVABLE AREA: 831 S.F.  
PATIO OR BALCONY AREA: 76 S.F.



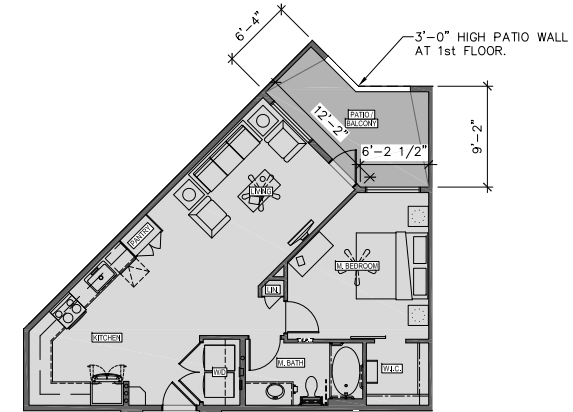
**UNIT A4**  
2nd - 4th FLOORS  
GROSS LIVABLE AREA: 831 S.F.  
PATIO OR BALCONY AREA: 76 S.F.



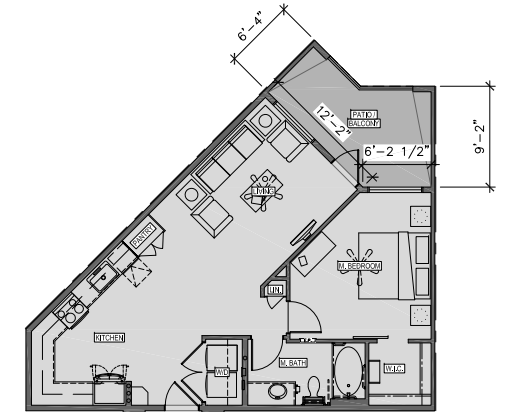
**UNIT A4 ROOF DECK UNIT**  
4th FLOOR  
GROSS LIVABLE AREA: 989 S.F.



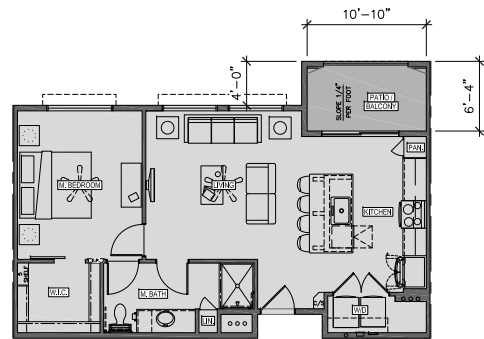
**UNIT A4 ROOF DECK**  
ROOF  
PATIO AREA: 260 S.F.



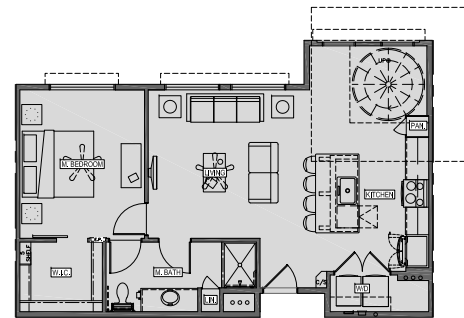
**UNIT A5**  
1st FLOOR  
GROSS LIVABLE AREA: 755 S.F.  
PATIO OR BALCONY AREA: 114 S.F.



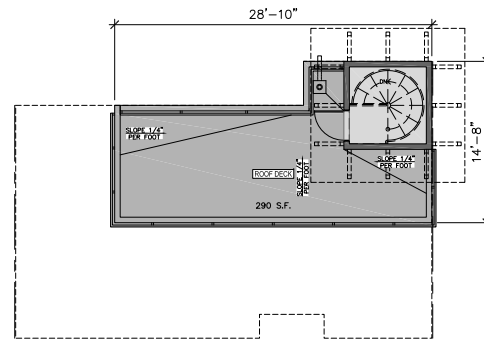
**UNIT A5**  
2nd - 4th FLOORS  
GROSS LIVABLE AREA: 755 S.F.  
PATIO OR BALCONY AREA: 114 S.F.



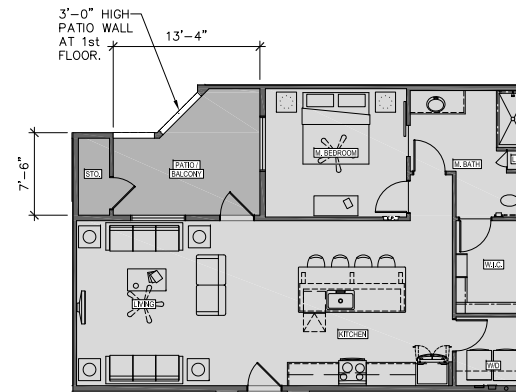
**UNIT A6**  
2nd - 3rd FLOORS  
GROSS LIVABLE AREA: 765 S.F.  
PATIO OR BALCONY AREA: 69 S.F.



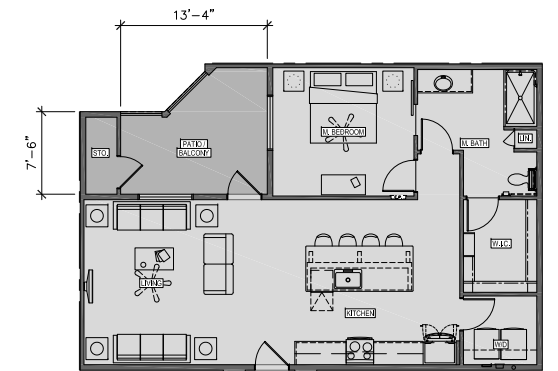
**UNIT A6 ROOF DECK UNIT**  
4th FLOOR  
GROSS LIVABLE AREA: 839 S.F.



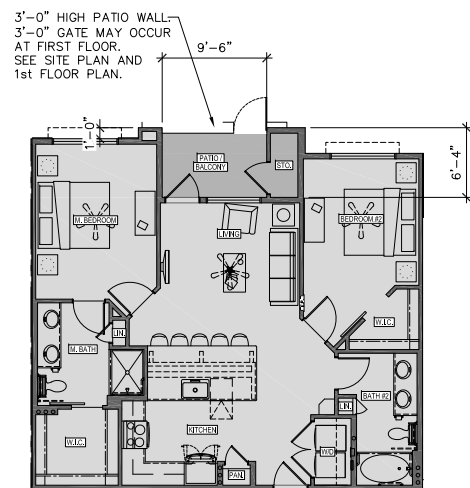
**UNIT A6 ROOF DECK**  
ROOF  
PATIO AREA: 290 S.F.



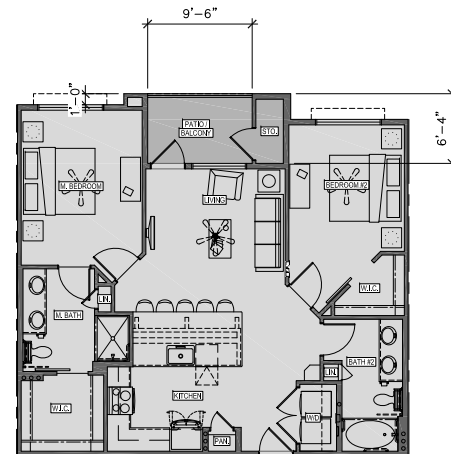
**UNIT A7**  
1st FLOOR  
GROSS LIVABLE AREA: 971 S.F.  
PATIO OR BALCONY AREA: 129 S.F.



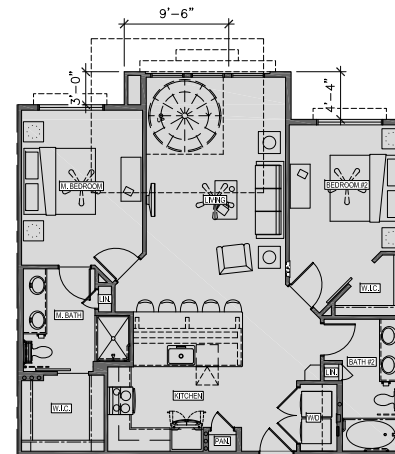
**UNIT A7**  
2nd - 4th FLOORS  
GROSS LIVABLE AREA: 971 S.F.  
PATIO OR BALCONY AREA: 129 S.F.



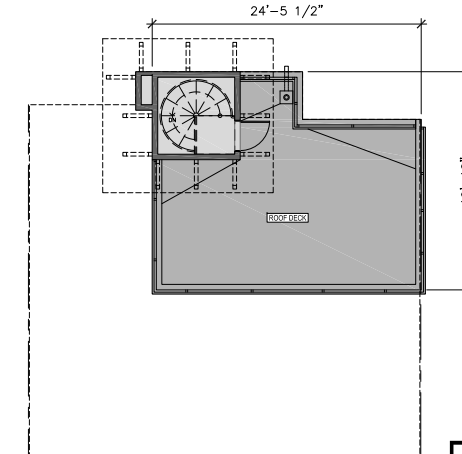
**UNIT B1**  
1st FLOOR  
GROSS LIVABLE AREA: 1,060 S.F.  
PATIO OR BALCONY AREA: 60 S.F.



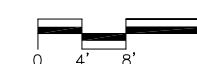
**UNIT B1**  
2nd - 4th FLOORS  
GROSS LIVABLE AREA: 1,060 S.F.  
PATIO OR BALCONY AREA: 60 S.F.



**UNIT B1 ROOF DECK UNIT**  
4th FLOOR  
GROSS LIVABLE AREA: 1,173 S.F.

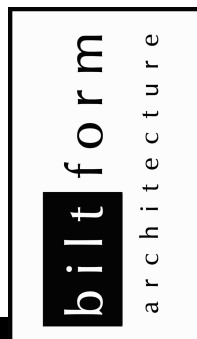


**UNIT B1 ROOF DECK**  
ROOF  
PATIO AREA: 370 S.F.

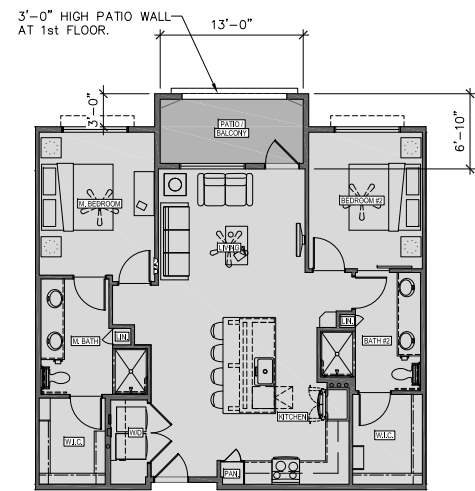


**FLOOR PLAN  
WORKSHEET**  
UNIT PLANS  
SCALE: 1/8" = 1'-0"

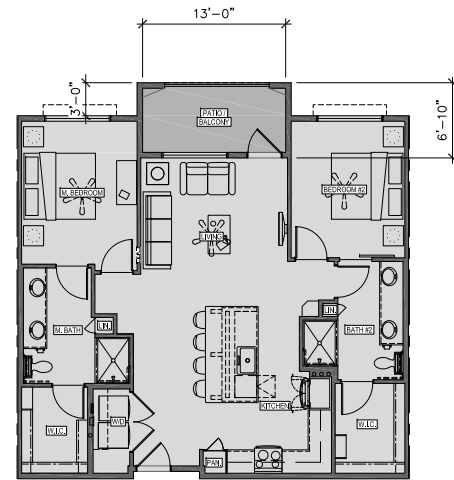
**A5.2**  
05-19-22



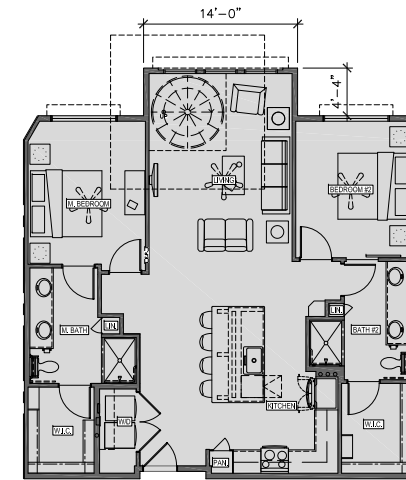
**94 HUNDRED SHEA - THE VILLAGE**  
**94 HUNDRED SHEA LLLP**



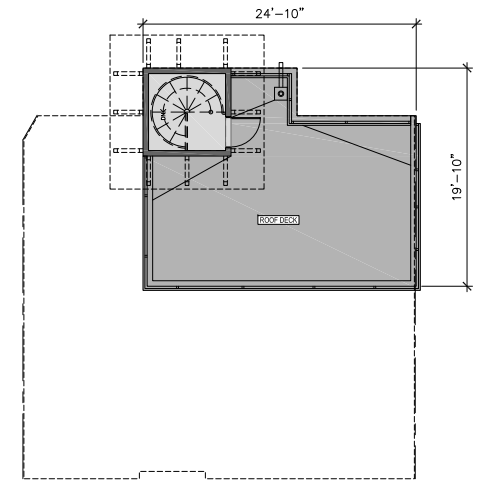
**UNIT B2**  
1st FLOOR  
GROSS LIVABLE AREA: 1,130 S.F.  
PATIO OR BALCONY AREA: 82 S.F.



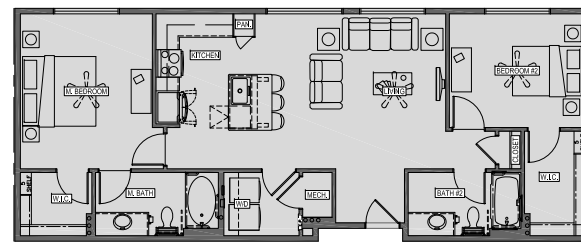
**UNIT B2**  
2nd - 4th FLOORS  
GROSS LIVABLE AREA: 1,130 S.F.  
PATIO OR BALCONY AREA: 82 S.F.



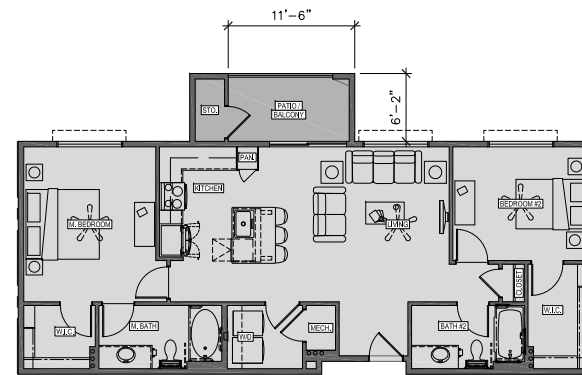
**UNIT B2 ROOF DECK UNIT**  
4th FLOOR  
GROSS LIVABLE AREA: 1,234 S.F.



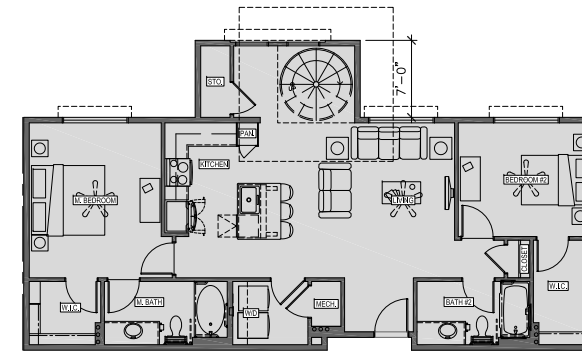
**UNIT B2 ROOF DECK**  
ROOF  
PATIO AREA: 377 S.F.



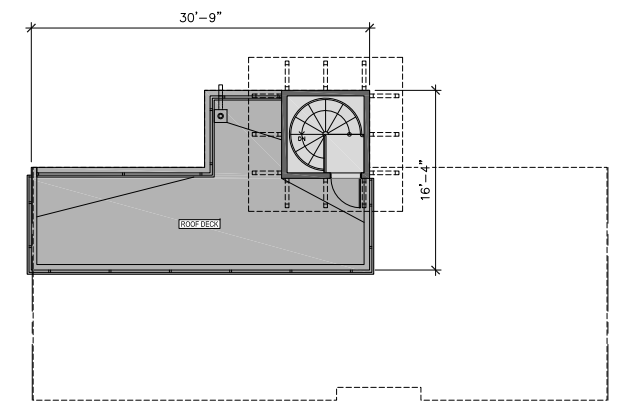
**UNIT B3**  
1st FLOOR  
GROSS LIVABLE AREA: 1,099 S.F.



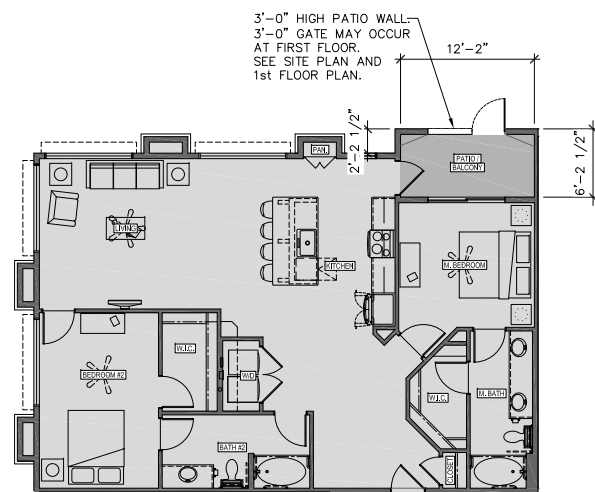
**UNIT B3**  
2nd - 3rd FLOORS  
GROSS LIVABLE AREA: 1,099 S.F.  
PATIO OR BALCONY AREA: 68 S.F.



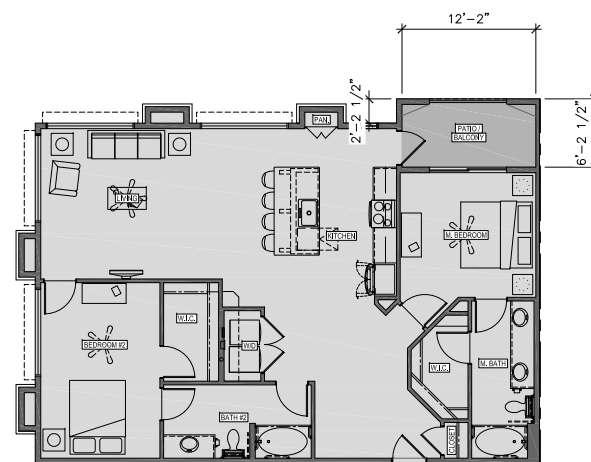
**UNIT B3 ROOF DECK UNIT**  
4th FLOOR  
GROSS LIVABLE AREA: 1,204 S.F.



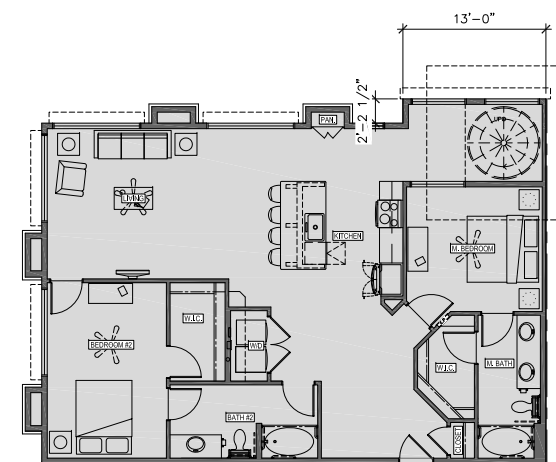
**UNIT B3 ROOF DECK**  
ROOF  
PATIO AREA: 328 S.F.



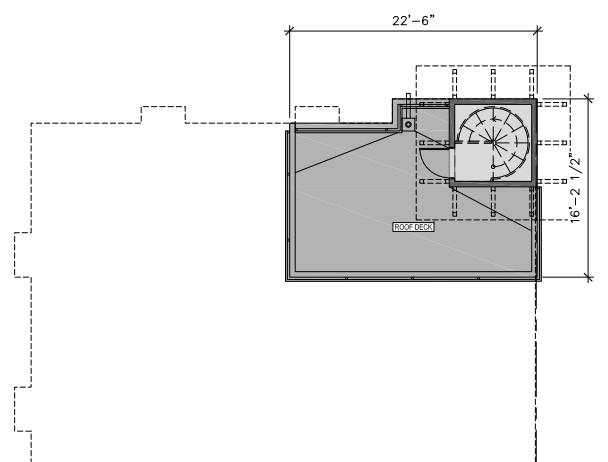
**UNIT B5**  
1st FLOOR  
GROSS LIVABLE AREA: 1,377 S.F.  
PATIO OR BALCONY AREA: 76 S.F.



**UNIT B5**  
2nd - 4th FLOORS  
GROSS LIVABLE AREA: 1,377 S.F.  
PATIO OR BALCONY AREA: 76 S.F.



**UNIT B5 ROOF DECK UNIT**  
4th FLOOR  
GROSS LIVABLE AREA: 1,460 S.F.



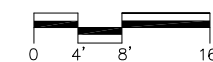
**UNIT B5 ROOF DECK**  
ROOF  
PATIO AREA: 280 S.F.

**bilt form**  
architecture

# 94 HUNDRED SHEA - THE VILLAGE

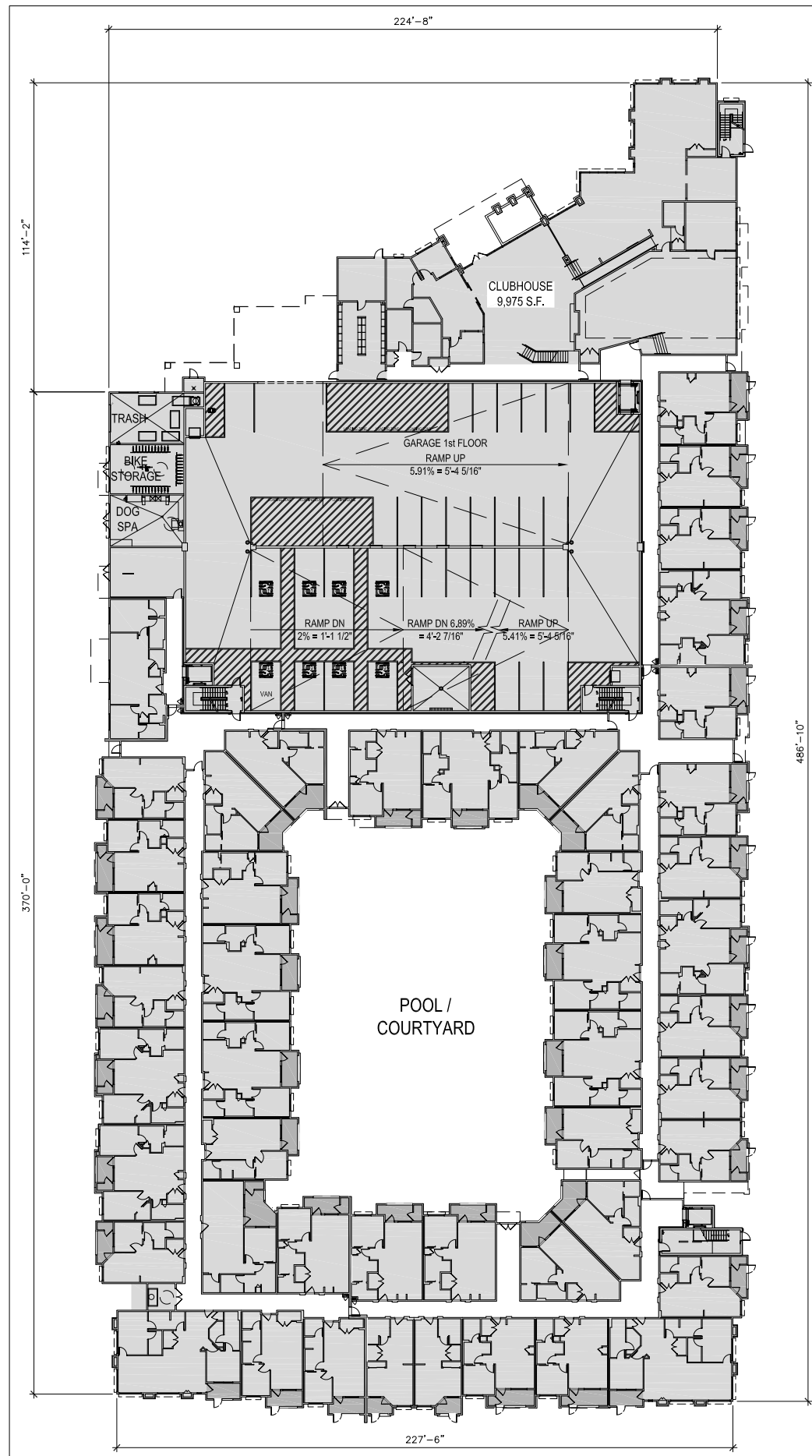
## 94 HUNDRED SHEA LLLP

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



**A5.3**  
05-19-22

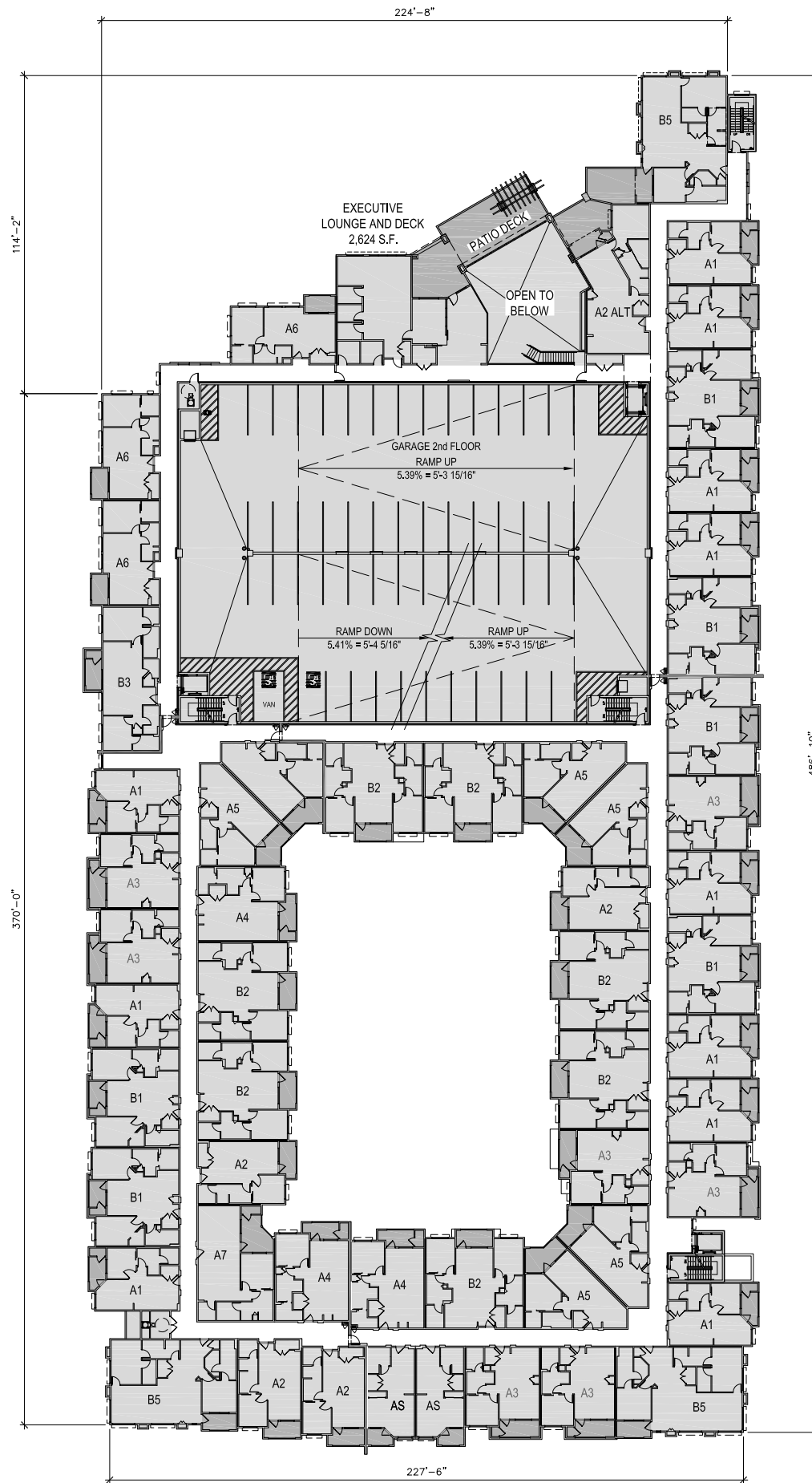




**94 HUNDRED SHEA - THE VILLAGE**  
**94 HUNDRED SHEA LLLP**

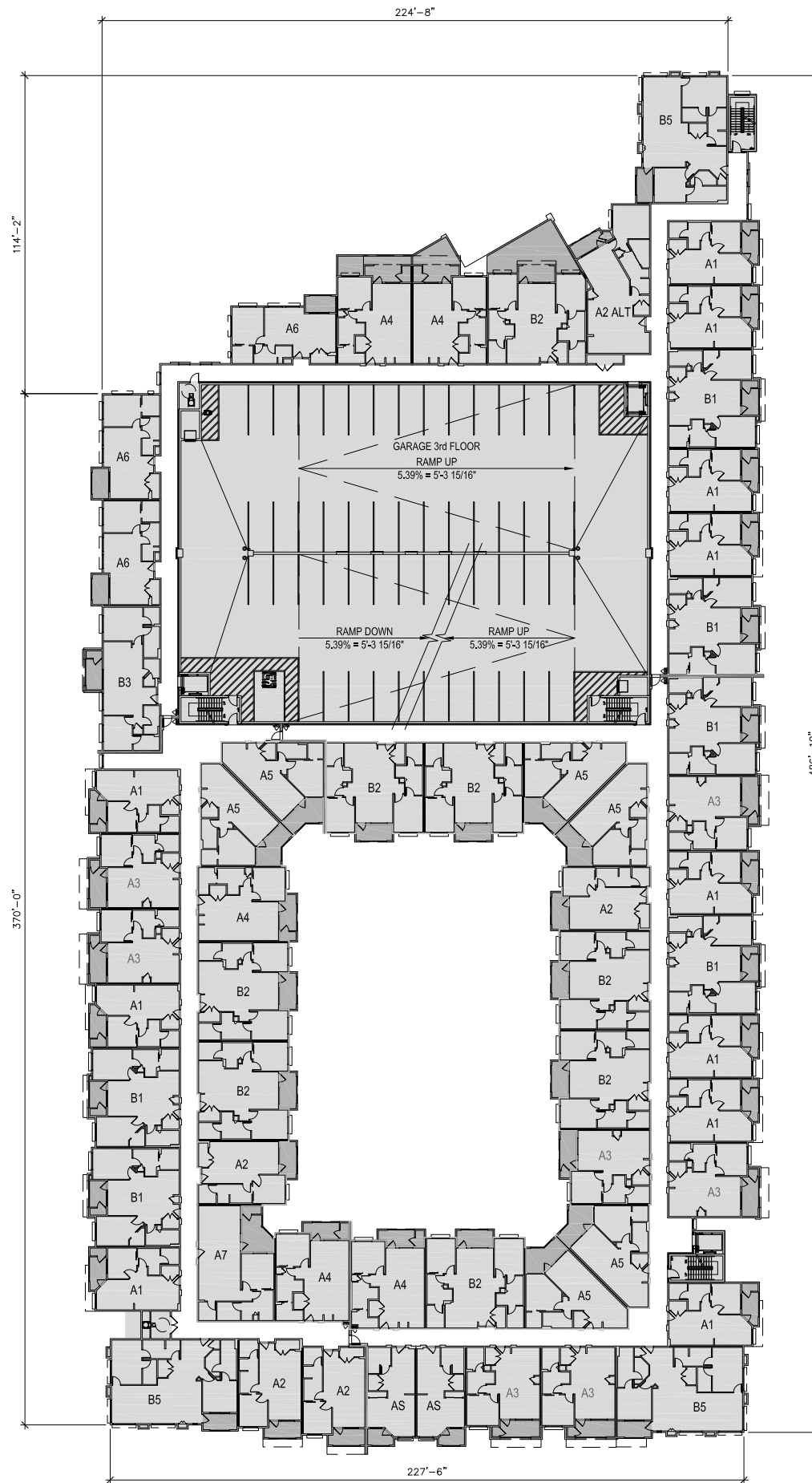
FLOOR PLAN WORKSHEET  
BUILDING 1st FLOOR  
SCALE: N.T.S.

**A5.4**  
10-07-22



# 94 HUNDRED SHEA - THE VILLAGE

## 94 HUNDRED SHEA LLLP

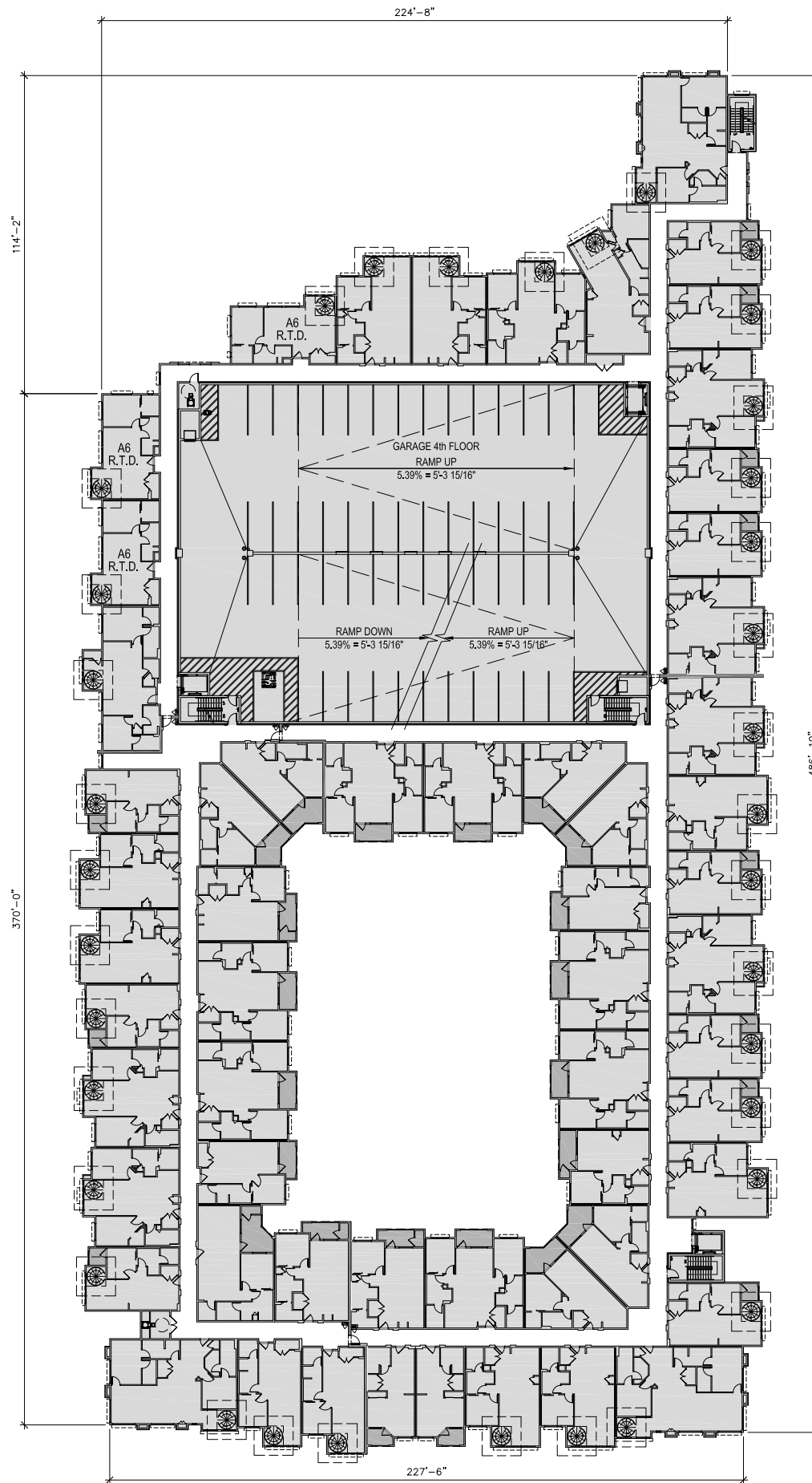


# 94 HUNDRED SHEA - THE VILLAGE

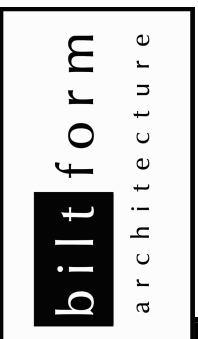
## 94 HUNDRED SHEA LLLP

FLOOR PLAN WORKSHEET  
BUILDING 3rd FLOOR  
SCALE: N.T.S.

**A5.6**  
05-19-22



\*NOTE:  
R.T.D. = ROOFTOP DECK

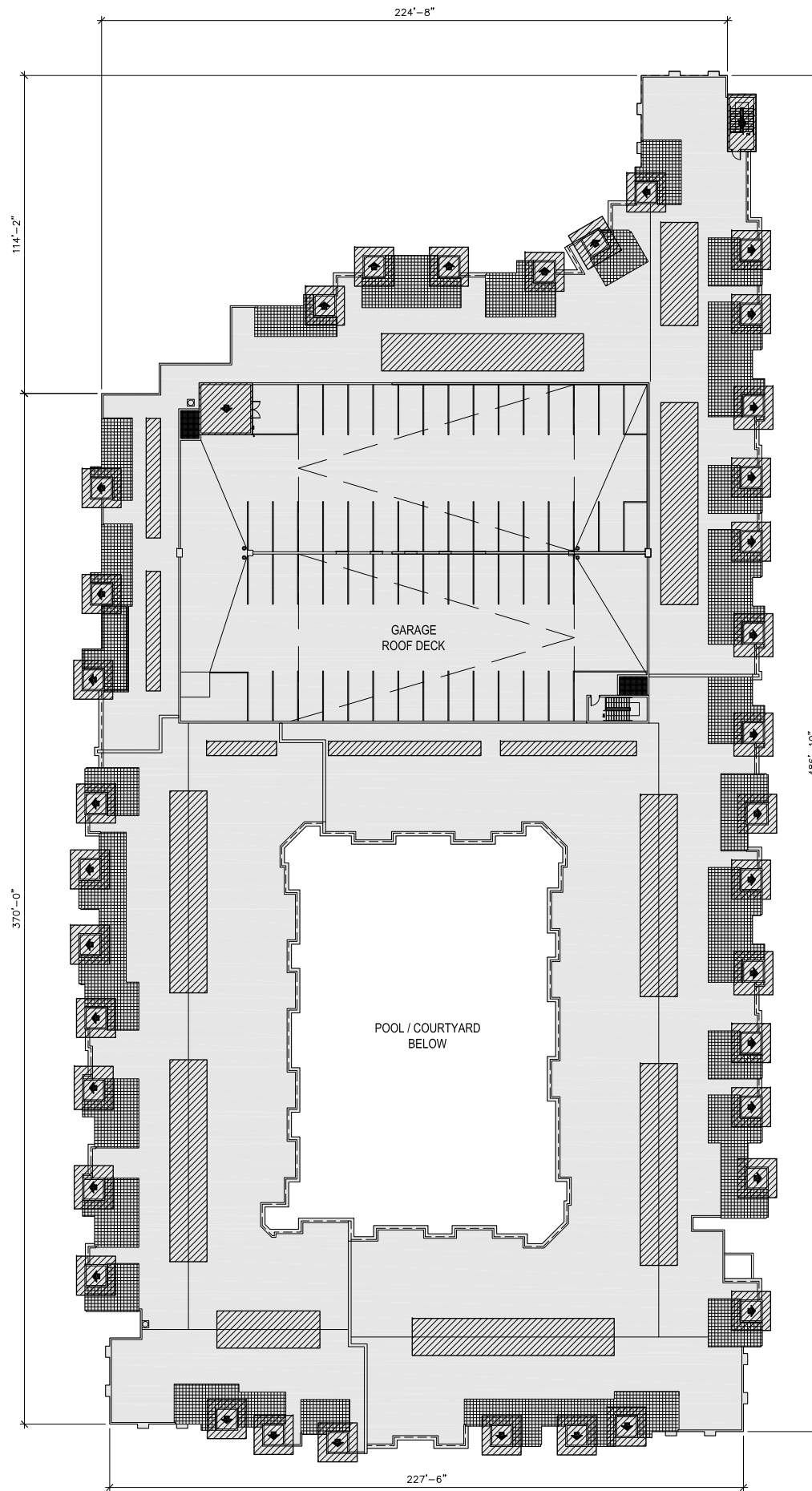


# 94 HUNDRED SHEA - THE VILLAGE

## 94 HUNDRED SHEA LLLP

FLOOR PLAN WORKSHEET  
BUILDING 4th FLOOR  
SCALE: N.T.S.

**A5.7**  
05-19-22



ROOFTOP DECK ENCLOSURE AREA		10,917 S.F.
AREA ABOVE AVERAGE ROOF HEIGHT OF 48'-0"		7,752 S.F.
TOTAL ROOF AREA		89,777 S.F.

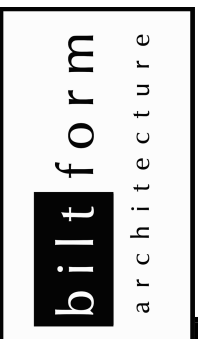
ROOF AREA % ABOVE AVERAGE ROOF HEIGHT OF 48'-0" = 18,669 S.F. / 89,777 S.F. = 20.8%

ROOF AREA CALCULATION, 30% MAXIMUM PER 5.5005.D

ROOF TOP DECK UNITS:

- A1 = 11
- A2 = 2
- A2 ALT = 1
- A3 = 6
- A4 = 2
- A6 = 3
- B1 = 6
- B2 = 1
- B3 = 1
- B5 = 3

36 TOTAL ROOF TOP DECK UNITS

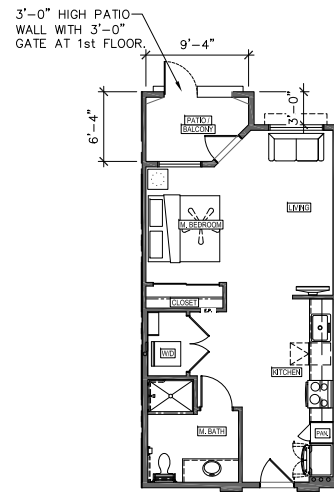


# 94 HUNDRED SHEA - THE VILLAGE

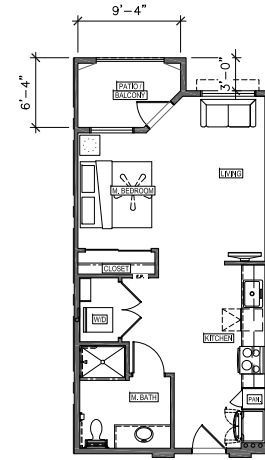
## 94 HUNDRED SHEA LLLP

FLOOR PLAN WORKSHEET  
 BUILDING ROOF  
 SCALE: N.T.S.

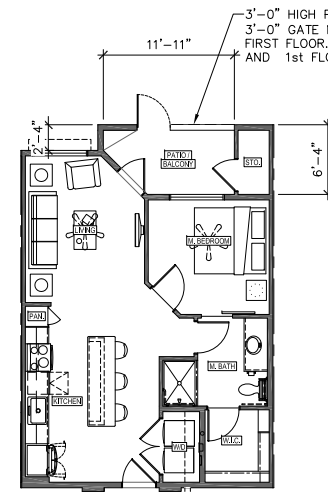
**A5.8**  
 05-19-22



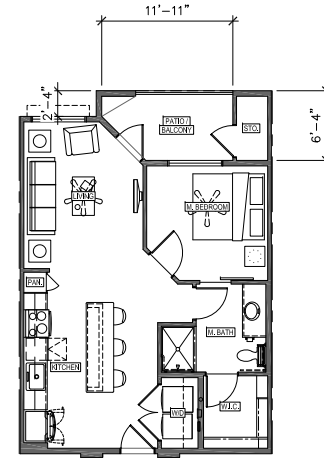
**UNIT A5**  
1st FLOOR  
GROSS LIVABLE AREA: 562 S.F.  
PATIO OR BALCONY AREA: 54 S.F.



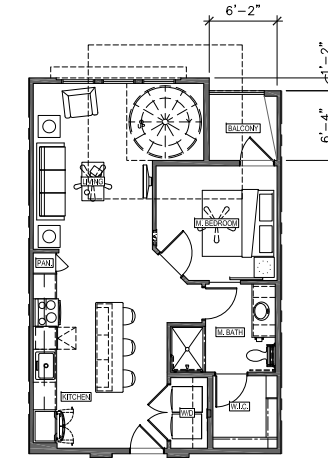
**UNIT A5**  
2nd - 4th FLOORS  
GROSS LIVABLE AREA: 562 S.F.  
PATIO OR BALCONY AREA: 54 S.F.



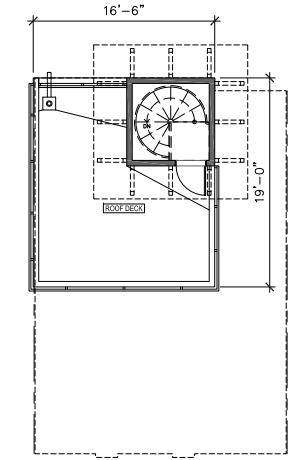
**UNIT A1**  
1st FLOOR  
GROSS LIVABLE AREA: 651 S.F.  
PATIO OR BALCONY AREA: 68 S.F.



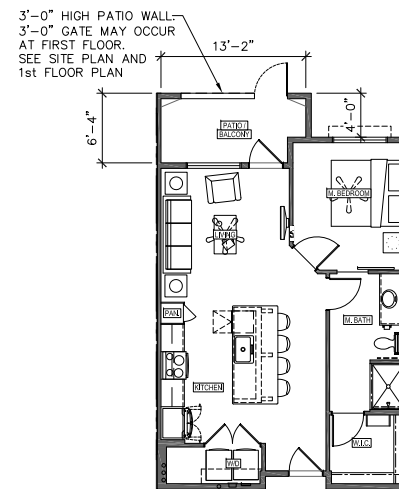
**UNIT A1**  
2nd - 4th FLOORS  
GROSS LIVABLE AREA: 651 S.F.  
PATIO OR BALCONY AREA: 68 S.F.



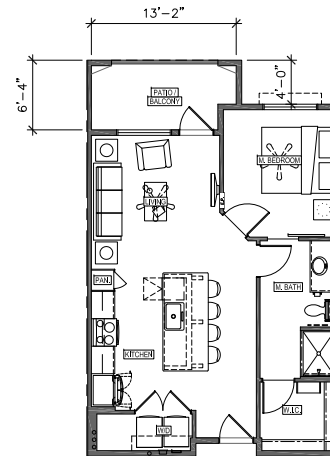
**UNIT A1 ROOF DECK UNIT**  
4th FLOOR  
GROSS LIVABLE AREA: 737 S.F.  
PATIO OR BALCONY AREA: 39 S.F.



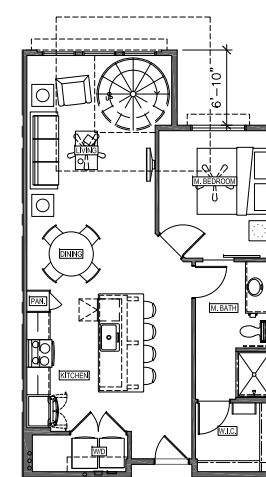
**UNIT A1 ROOF DECK**  
ROOF  
PATIO AREA: 250 S.F.



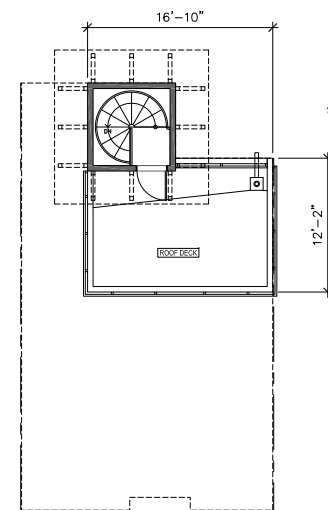
**UNIT A2**  
1st FLOOR  
GROSS LIVABLE AREA: 702 S.F.  
PATIO OR BALCONY AREA: 80 S.F.



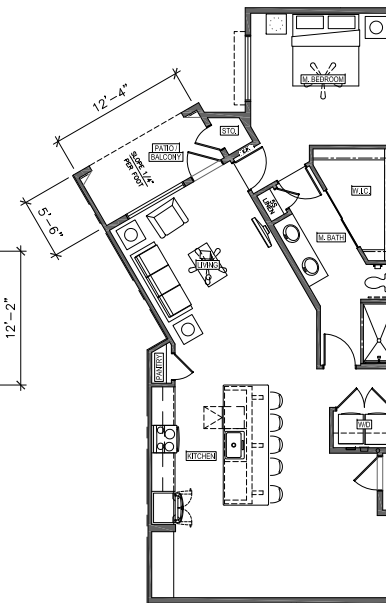
**UNIT A2**  
2nd - 4th FLOORS  
GROSS LIVABLE AREA: 702 S.F.  
PATIO OR BALCONY AREA: 80 S.F.



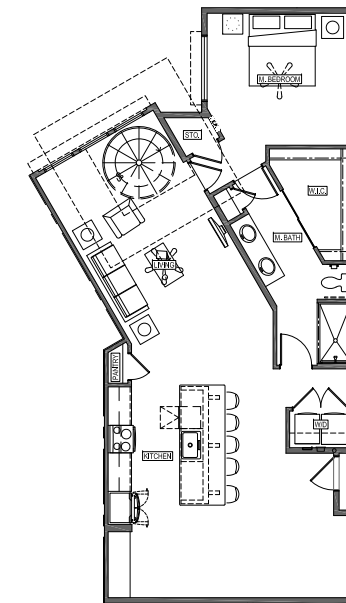
**UNIT A2 ROOF DECK UNIT**  
4th FLOOR  
GROSS LIVABLE AREA: 826 S.F.



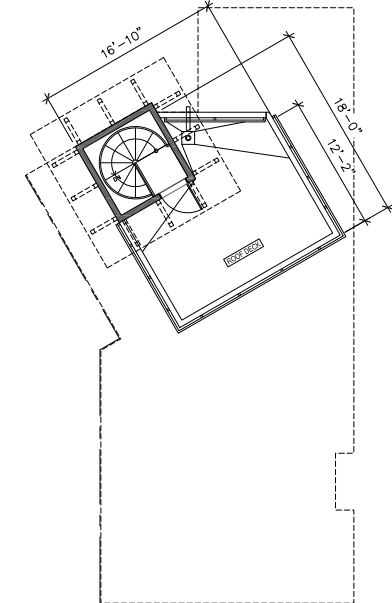
**UNIT A2 ROOF DECK**  
ROOF  
PATIO AREA: 196 S.F.



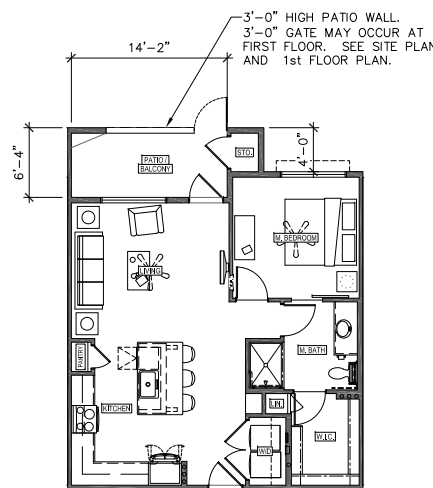
**UNIT A2 ALT**  
2nd - 3rd FLOORS  
GROSS LIVABLE AREA: 1,121 S.F.  
PATIO OR BALCONY AREA: 68 S.F.



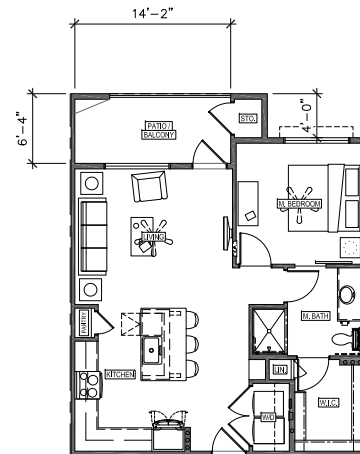
**UNIT A2 ALT ROOF DECK UNIT**  
4th FLOOR  
GROSS LIVABLE AREA: 1,204 S.F.



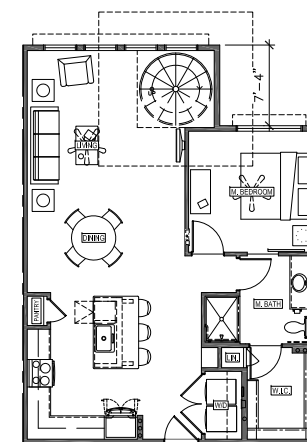
**UNIT A2 ALT ROOF DECK**  
ROOF  
PATIO AREA: 224 S.F.



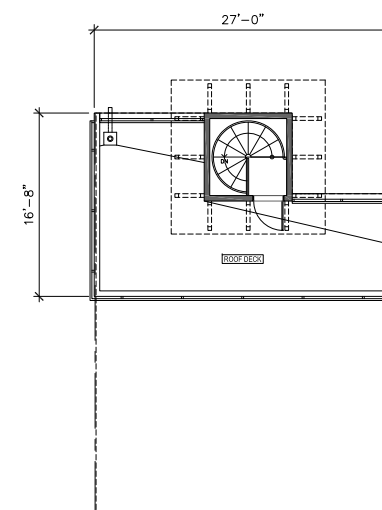
**UNIT A3**  
1st FLOOR  
GROSS LIVABLE AREA: 749 S.F.  
PATIO OR BALCONY AREA: 90 S.F.



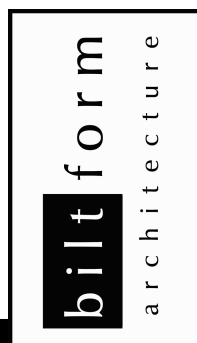
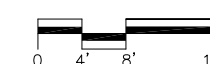
**UNIT A3**  
2nd - 4th FLOORS  
GROSS LIVABLE AREA: 749 S.F.  
PATIO OR BALCONY AREA: 90 S.F.



**UNIT A3 ROOF DECK UNIT**  
4th FLOOR  
GROSS LIVABLE AREA: 914 S.F.



**UNIT A3 ROOF DECK**  
ROOF  
PATIO AREA: 320 S.F.

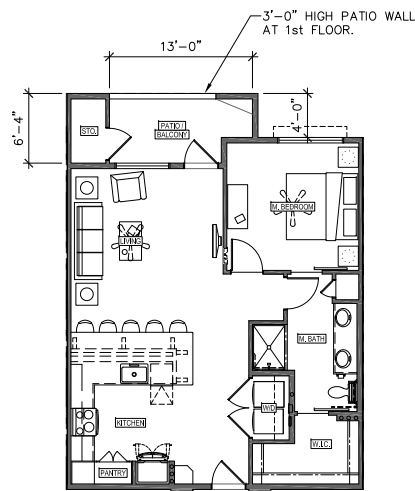


# 94 HUNDRED SHEA - THE VILLAGE

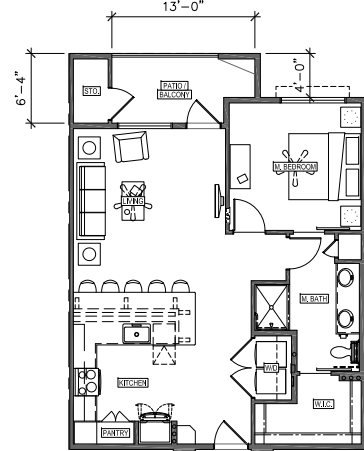
## 94 HUNDRED SHEA LLLP

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

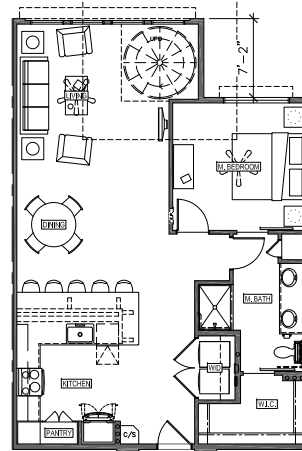
**A4.1**  
05-19-22



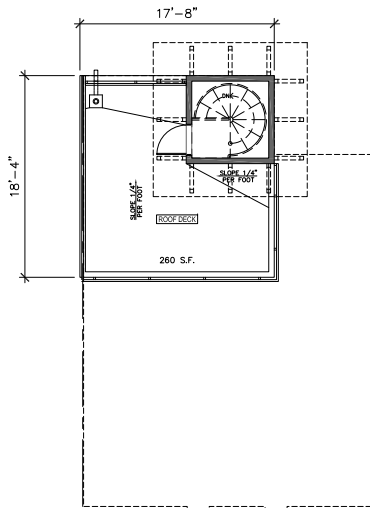
**UNIT A4**  
1st FLOOR  
GROSS LIVABLE AREA: 831 S.F.  
PATIO OR BALCONY AREA: 76 S.F.



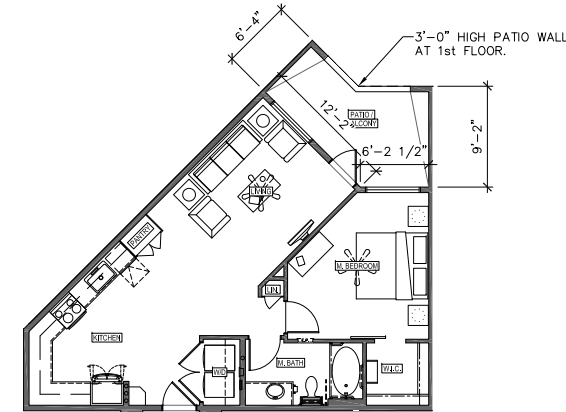
**UNIT A4**  
2nd - 4th FLOORS  
GROSS LIVABLE AREA: 831 S.F.  
PATIO OR BALCONY AREA: 76 S.F.



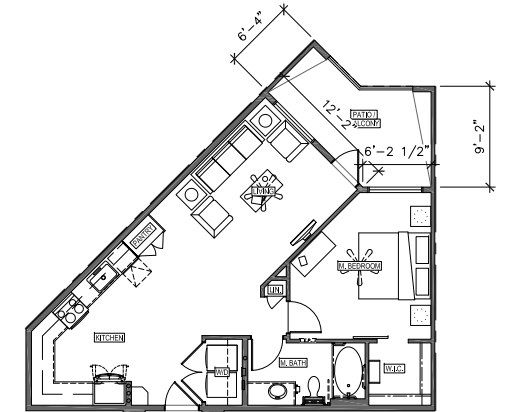
**UNIT A4 ROOF DECK UNIT**  
4th FLOOR  
GROSS LIVABLE AREA: 989 S.F.



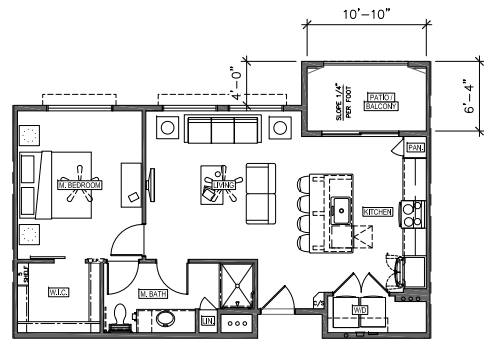
**UNIT A4 ROOF DECK**  
ROOF  
PATIO AREA: 260 S.F.



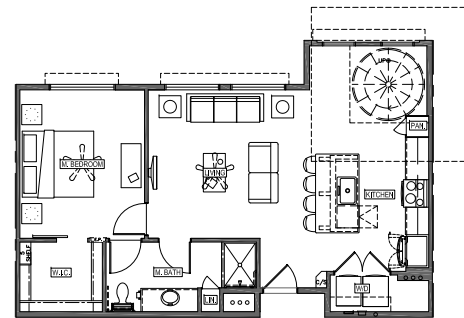
**UNIT A5**  
1st FLOOR  
GROSS LIVABLE AREA: 755 S.F.  
PATIO OR BALCONY AREA: 114 S.F.



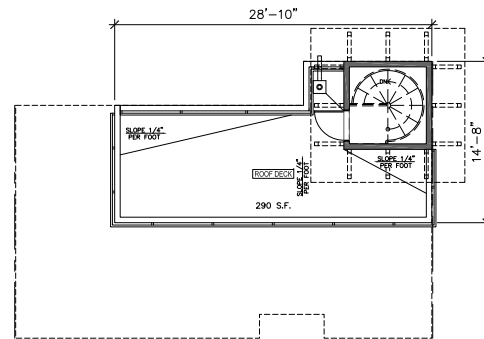
**UNIT A5**  
2nd - 4th FLOORS  
GROSS LIVABLE AREA: 755 S.F.  
PATIO OR BALCONY AREA: 114 S.F.



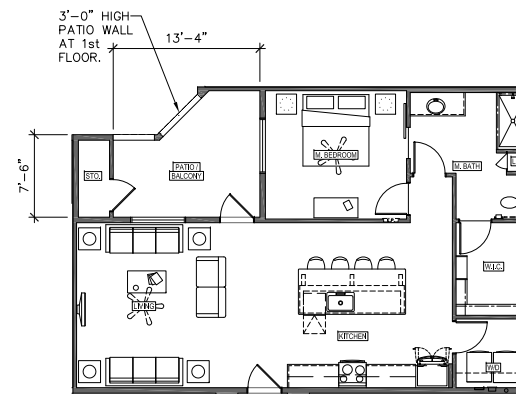
**UNIT A6**  
2nd - 3rd FLOORS  
GROSS LIVABLE AREA: 765 S.F.  
PATIO OR BALCONY AREA: 69 S.F.



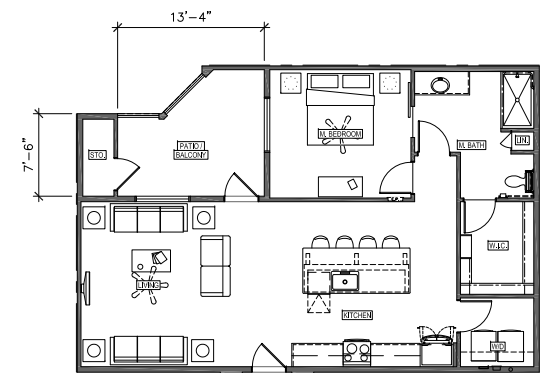
**UNIT A6 ROOF DECK UNIT**  
4th FLOOR  
GROSS LIVABLE AREA: 839 S.F.



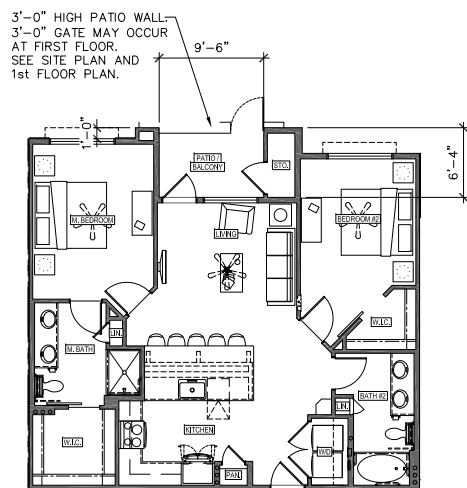
**UNIT A6 ROOF DECK**  
ROOF  
PATIO AREA: 290 S.F.



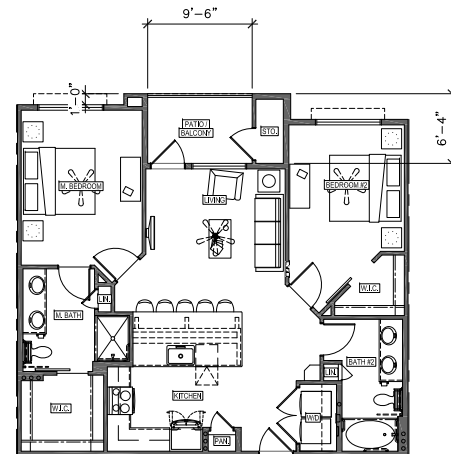
**UNIT A7**  
1st FLOOR  
GROSS LIVABLE AREA: 971 S.F.  
PATIO OR BALCONY AREA: 129 S.F.



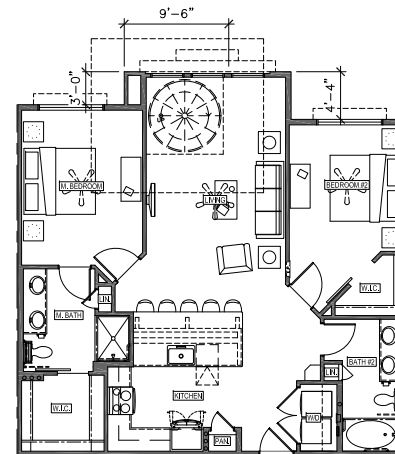
**UNIT A7**  
2nd - 4th FLOORS  
GROSS LIVABLE AREA: 971 S.F.  
PATIO OR BALCONY AREA: 129 S.F.



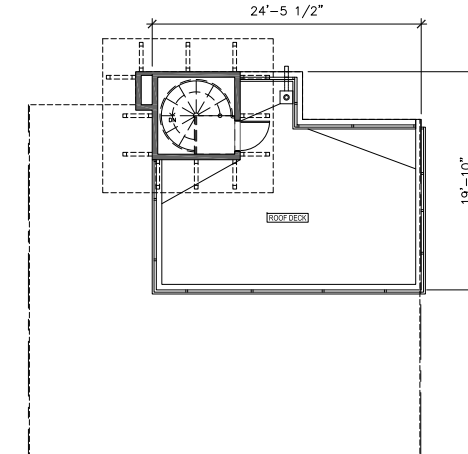
**UNIT B1**  
1st FLOOR  
GROSS LIVABLE AREA: 1,060 S.F.  
PATIO OR BALCONY AREA: 60 S.F.



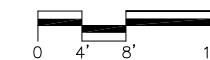
**UNIT B1**  
2nd - 4th FLOORS  
GROSS LIVABLE AREA: 1,060 S.F.  
PATIO OR BALCONY AREA: 60 S.F.



**UNIT B1 ROOF DECK UNIT**  
4th FLOOR  
GROSS LIVABLE AREA: 1,173 S.F.

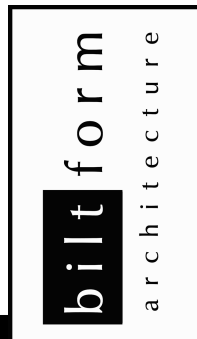


**UNIT B1 ROOF DECK**  
ROOF  
PATIO AREA: 370 S.F.

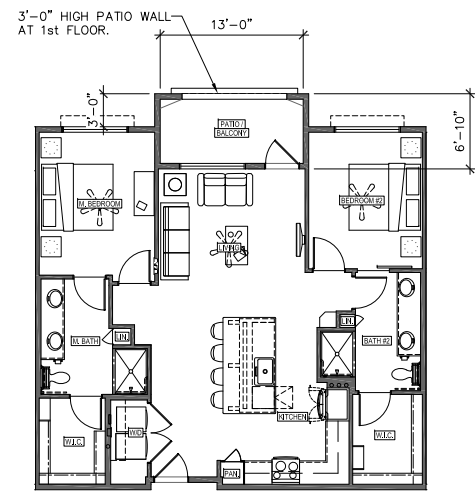


**FLOOR PLAN**  
UNIT PLANS  
SCALE: 1/8" = 1'-0"

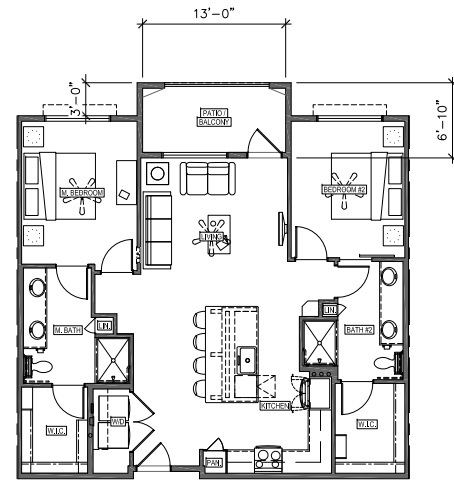
**A4.2**  
05-19-22



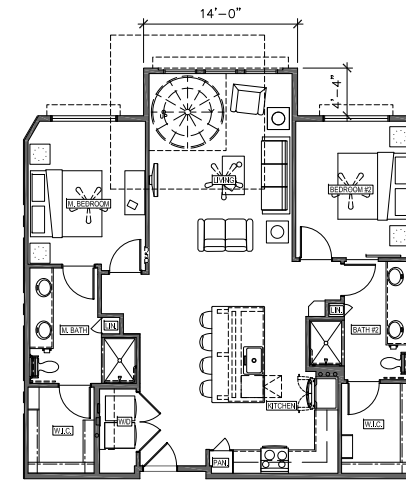
**94 HUNDRED SHEA - THE VILLAGE**  
**94 HUNDRED SHEA LLLP**



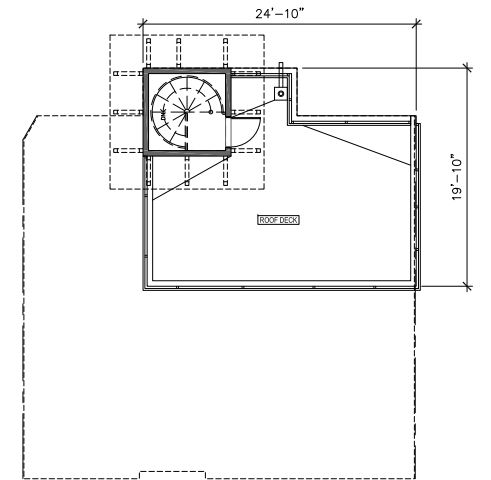
**UNIT B2**  
1st FLOOR  
GROSS LIVABLE AREA: 1,130 S.F.  
PATIO OR BALCONY AREA: 82 S.F.



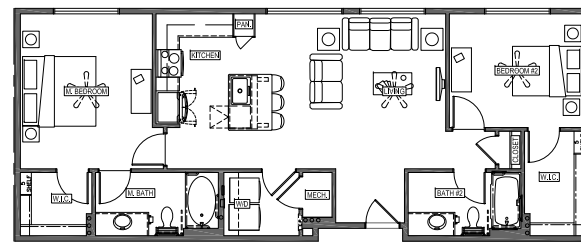
**UNIT B2**  
2nd - 4th FLOORS  
GROSS LIVABLE AREA: 1,130 S.F.  
PATIO OR BALCONY AREA: 82 S.F.



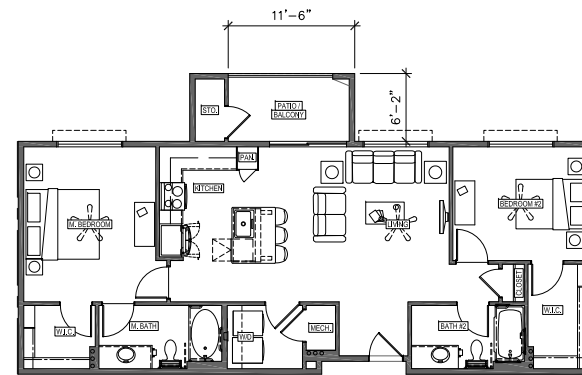
**UNIT B2 ROOF DECK UNIT**  
4th FLOOR  
GROSS LIVABLE AREA: 1,234 S.F.



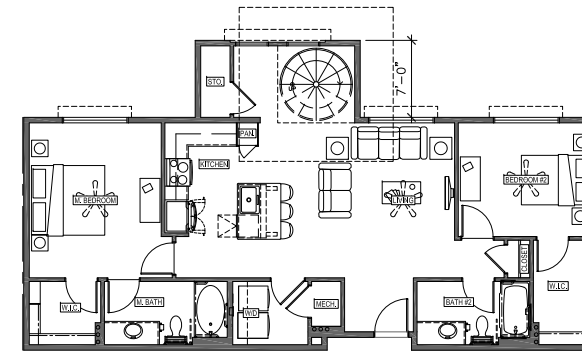
**UNIT B2 ROOF DECK**  
ROOF  
PATIO AREA: 377 S.F.



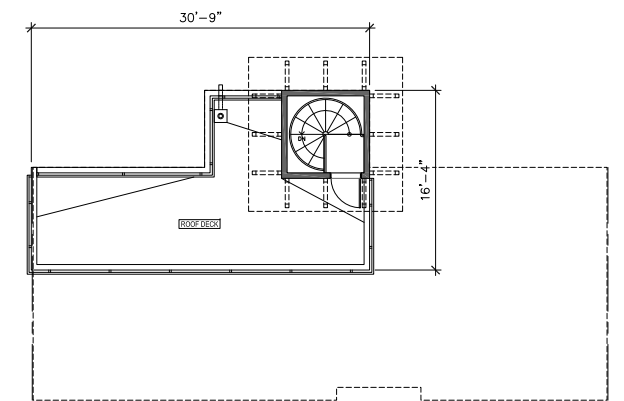
**UNIT B3**  
1st FLOOR  
GROSS LIVABLE AREA: 1,099 S.F.



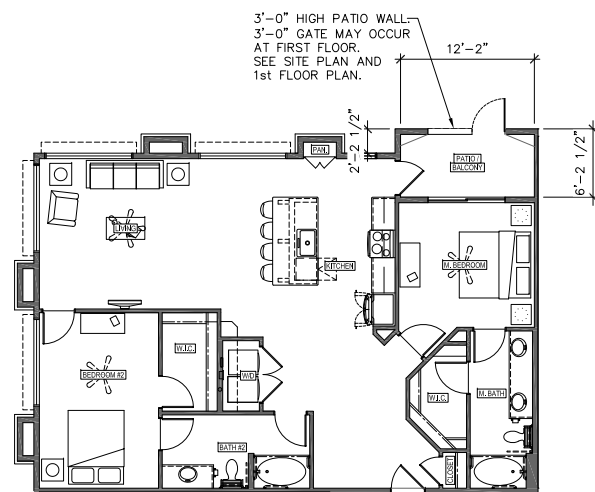
**UNIT B3**  
2nd - 3rd FLOORS  
GROSS LIVABLE AREA: 1,099 S.F.  
PATIO OR BALCONY AREA: 68 S.F.



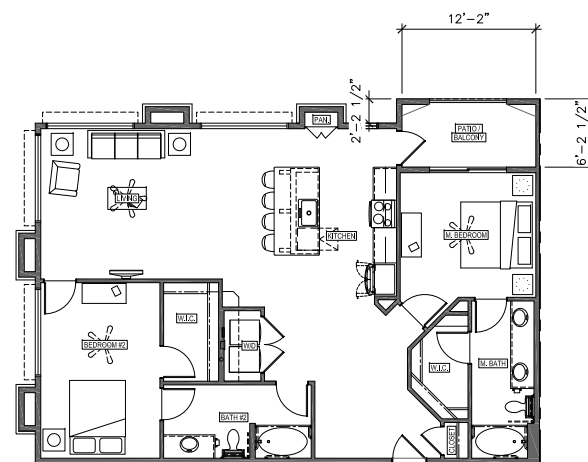
**UNIT B3 ROOF DECK UNIT**  
4th FLOOR  
GROSS LIVABLE AREA: 1,204 S.F.



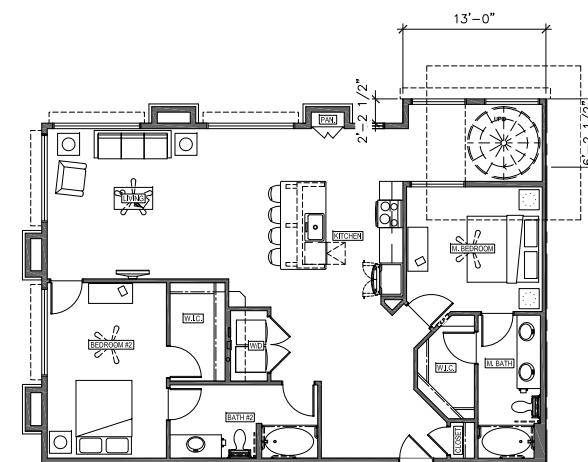
**UNIT B3 ROOF DECK**  
ROOF  
PATIO AREA: 328 S.F.



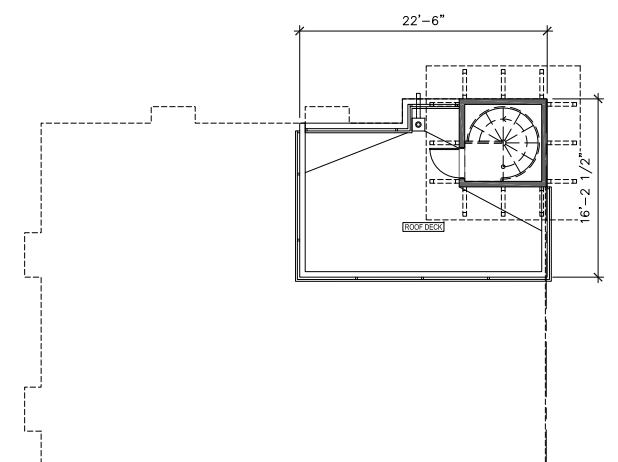
**UNIT B5**  
1st FLOOR  
GROSS LIVABLE AREA: 1,377 S.F.  
PATIO OR BALCONY AREA: 76 S.F.



**UNIT B5**  
2nd - 4th FLOORS  
GROSS LIVABLE AREA: 1,377 S.F.  
PATIO OR BALCONY AREA: 76 S.F.



**UNIT B5 ROOF DECK UNIT**  
4th FLOOR  
GROSS LIVABLE AREA: 1,460 S.F.

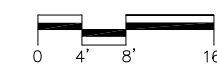


**UNIT B5 ROOF DECK**  
ROOF  
PATIO AREA: 280 S.F.

**bilt form**  
architecture

# 94 HUNDRED SHEA - THE VILLAGE

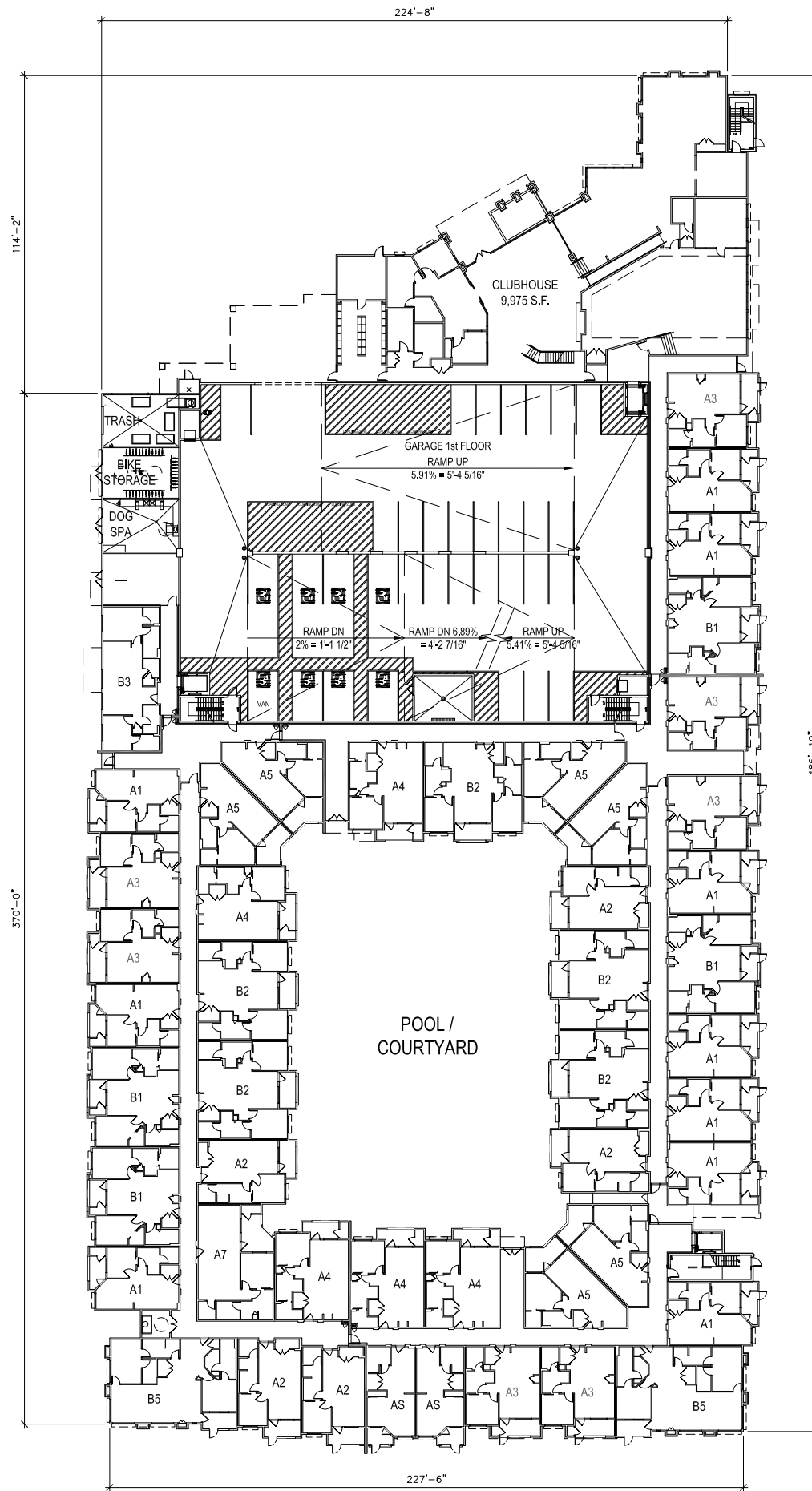
## 94 HUNDRED SHEA LLLP



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

**A4.3**  
05-19-22

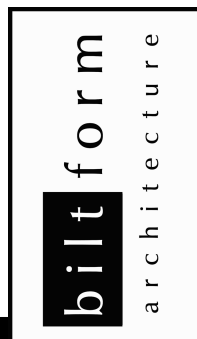


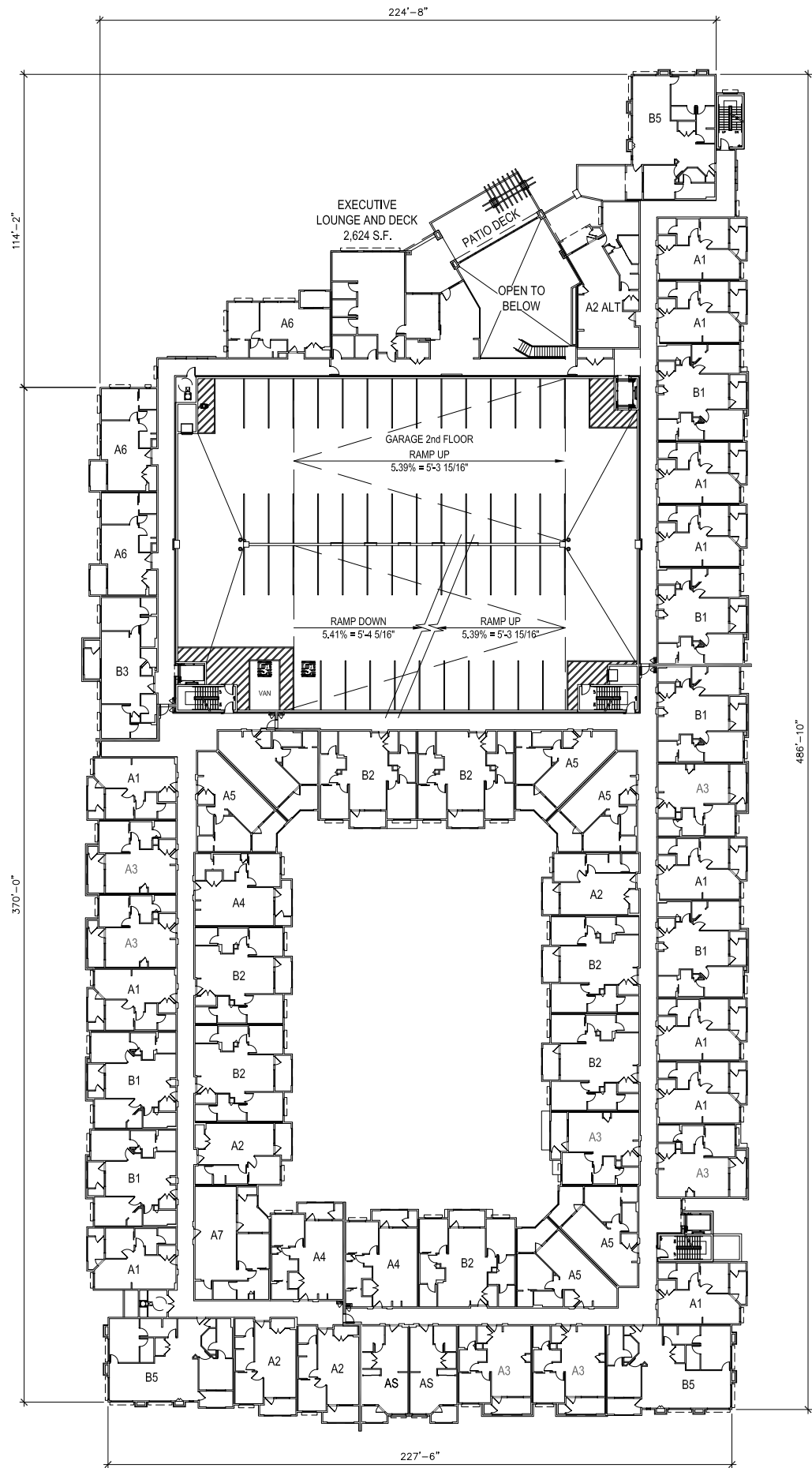


**94 HUNDRED SHEA - THE VILLAGE**  
**94 HUNDRED SHEA LLLP**

**FLOOR PLAN**  
 BUILDING 1st FLOOR  
 SCALE: N.T.S.

**A4.4**  
 10-07-22

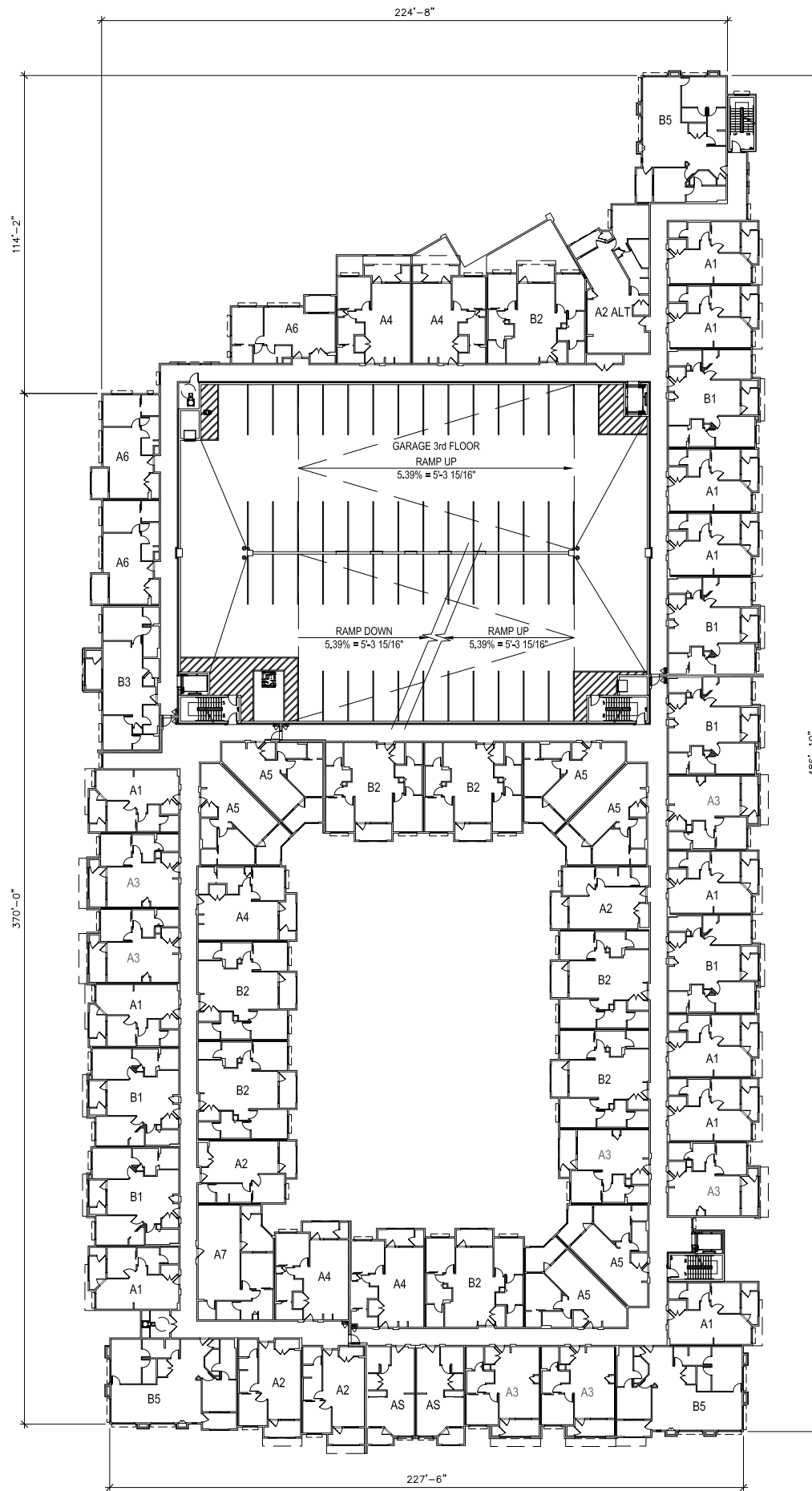




**94 HUNDRED SHEA - THE VILLAGE**  
**94 HUNDRED SHEA LLLP**

FLOOR PLAN  
BUILDING 2nd FLOOR  
SCALE: N.T.S.

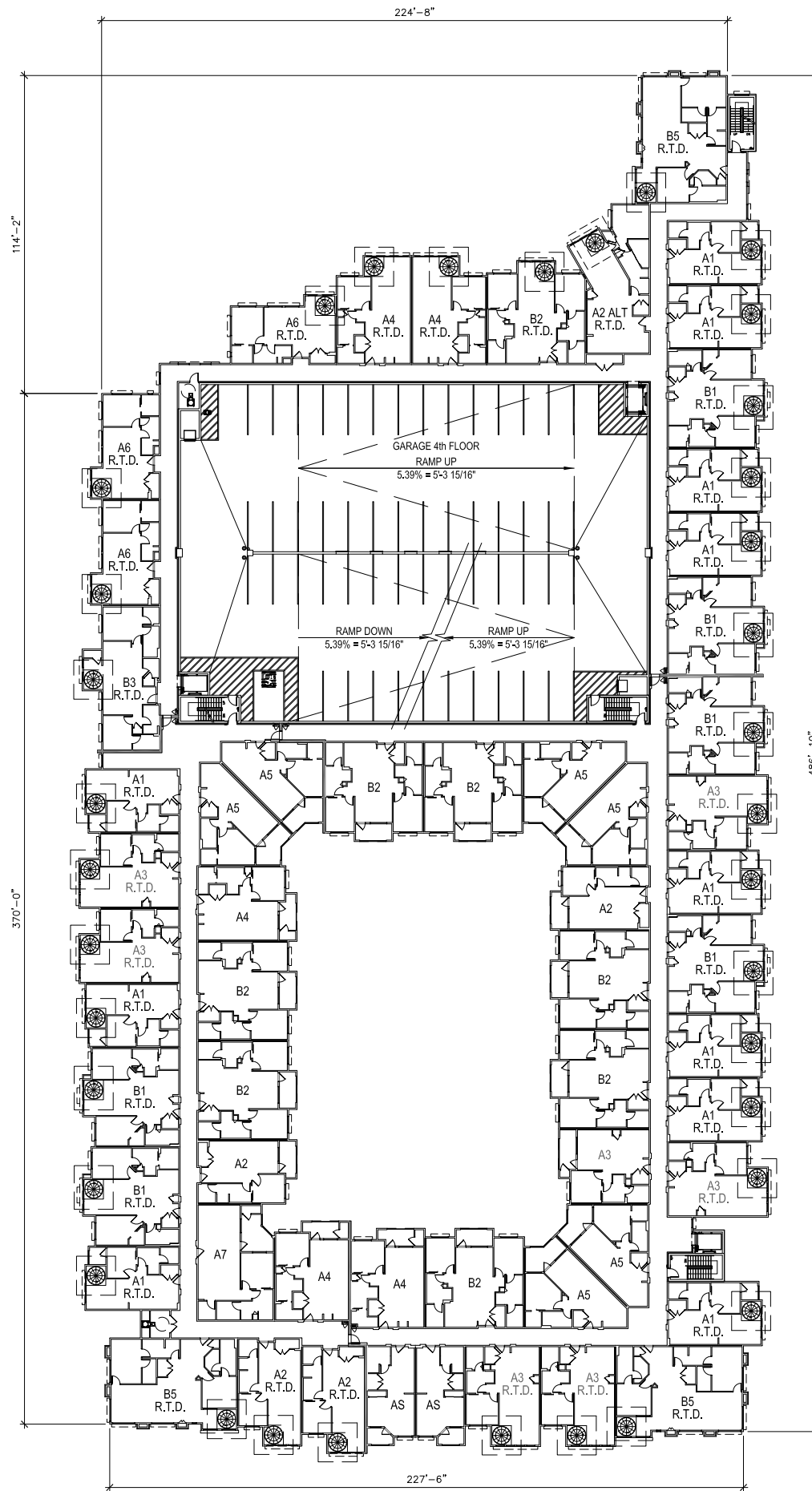
**A4.5**  
05-19-22



**94 HUNDRED SHEA - THE VILLAGE**  
**94 HUNDRED SHEA LLLP**

**FLOOR PLAN**  
BUILDING 3rd FLOOR  
SCALE: N.T.S.

**A4.6**  
05-19-22



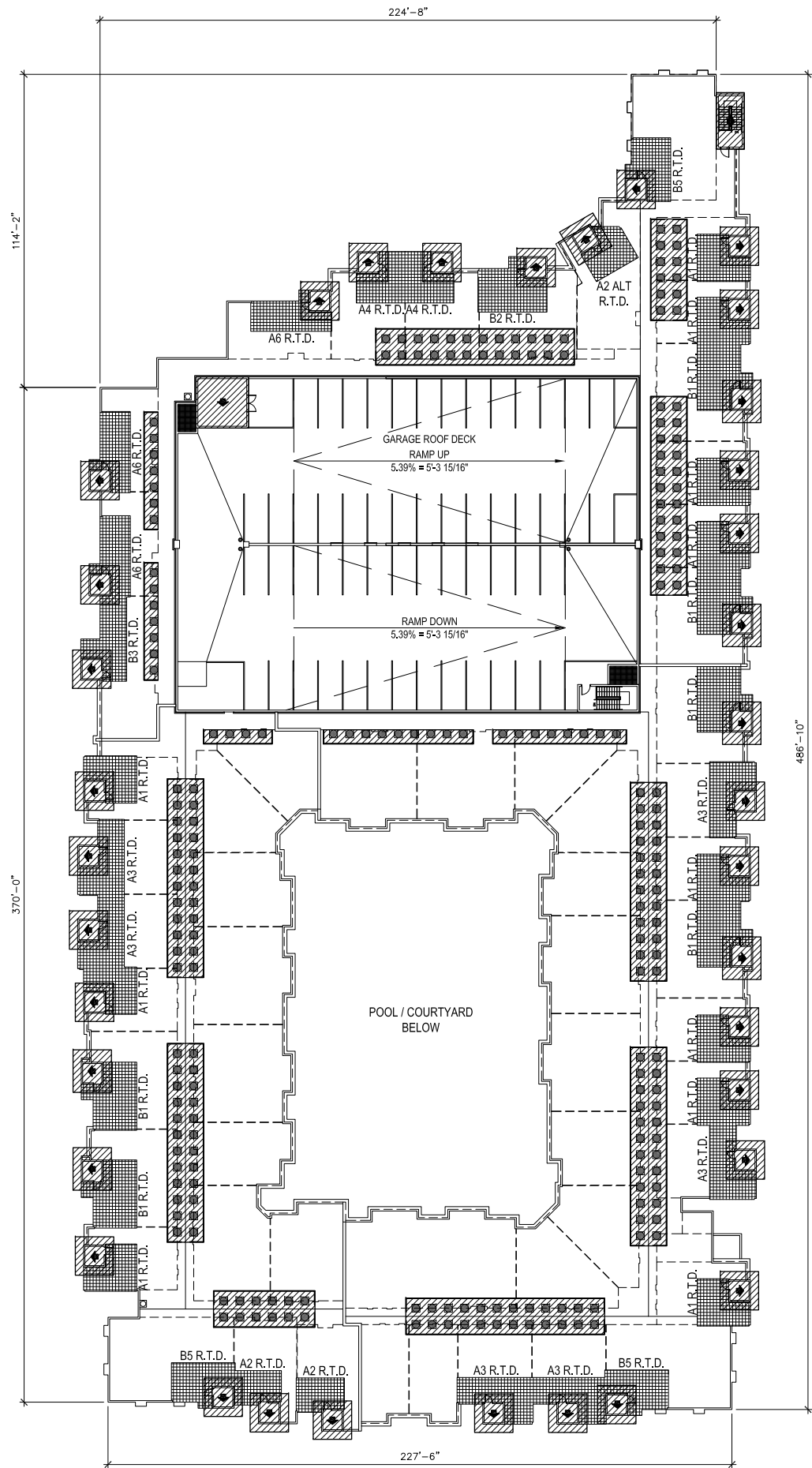
\*NOTE:  
R.T.D. = ROOFTOP DECK

# 94 HUNDRED SHEA - THE VILLAGE

## 94 HUNDRED SHEA LLLP

FLOOR PLAN  
BUILDING 4th FLOOR  
SCALE: N.T.S.

**A4.7**  
05-19-22



SYMBOL LEGEND	
	DIRECTION OF ROOF SLOPE AT 1/4" PER FOOT MINIMUM
	MECHANICAL CONDENSING UNIT ON REDWOOD SLEEPERS
	INDICATES ROOFTOP DECK LOCATIONS
	INDICATES AREA ABOVE 48'-0"

- ROOF PLAN GENERAL NOTES**
- ALL PENETRATIONS OF FIRE-RESISTIVE ROOF OR WALLS SHALL BE PROTECTED BY MATERIALS AND INSTALLATION DETAILS THAT CONFORM TO UNDERWRITER'S LABORATORIES LISTINGS FOR "THROUGH-PENETRATION FIRE STOP SYSTEMS." CONTRACTOR SHALL SUBMIT SHOP DRAWING DETAILS, FURNISHED BY THE MANUFACTURER OF THE FIRE STOP MATERIAL, WHICH SHOW COMPLETE CONFORMANCE TO THE U.L. LISTING TO THE ARCHITECT, AND SUCH DRAWINGS SHALL BE AVAILABLE TO THE CITY OF SCOTTSDALE. THE DRAWINGS SHALL BE SPECIFIC FOR EACH PENETRATION, WITH APPROPRIATE U.L.# PROVIDED WITH ALL VARIABLES DEFINED.
  - DRAFTSTOPS ARE NOT REQUIRED PER 2015 I.B.C. SECTION 718.3.2 EXCEPTION 1.
  - ROOFING SHALL BE INSTALLED IN ACCORDANCE WITH SPECIFICATIONS AND MANUFACTURER'S RECOMMENDATIONS.
  - SEE BUILDING SECTIONS AND EXTERIOR ELEVATIONS FOR ADDITIONAL HEIGHTS.
  - TYPICAL ROOF SLOPE IS 1/4" PER FOOT. ALL CRICKETS TO HAVE A MINIMUM SLOPE OF 1/4" PER FOOT.
  - ALL ROOFS MUST BE A MINIMUM OF CLASS "B" RATING.
  - ALL MECHANICAL EQUIPMENT SHALL NOT BE PLACED WITHIN 10' OF PERIMETER PARAPET.
  - OPTIONAL FOAM ROOF SYSTEM - CLASS "A" SPRAYED POLYURETHANE FOAM A MINIMUM OF 1" THICK.
  - MINIMUM 24" OF SEPARATION TO ADJACENT PENETRATIONS, CANT STRIP, SCUPPERS, ETC.
  - NO PITCH POCKETS. USE STANDARD ROUND ROOF FLASHING AS AN ALTERNATIVE.
  - NO USE OF 'L' OR SQUARE IRON ATTACHED TO ROOF FRAMING AND SEALED IN A PITCH POCKET. USE ROUND PIPE ATTACHED TO FRAMING AND SEALED WITH STANDARD ROOF FLASHING.
  - DRAINAGE COLLECTED FROM A ROOF, AWNING OR CONDENSATE FROM MECHANICAL EQUIPMENT SHALL NOT FLOW OVER A PUBLIC WALKING SURFACE PER 2015 I.B.C. 3201.4.

# 94 HUNDRED SHEA - THE VILLAGE

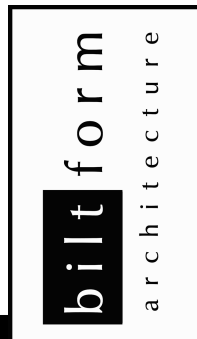
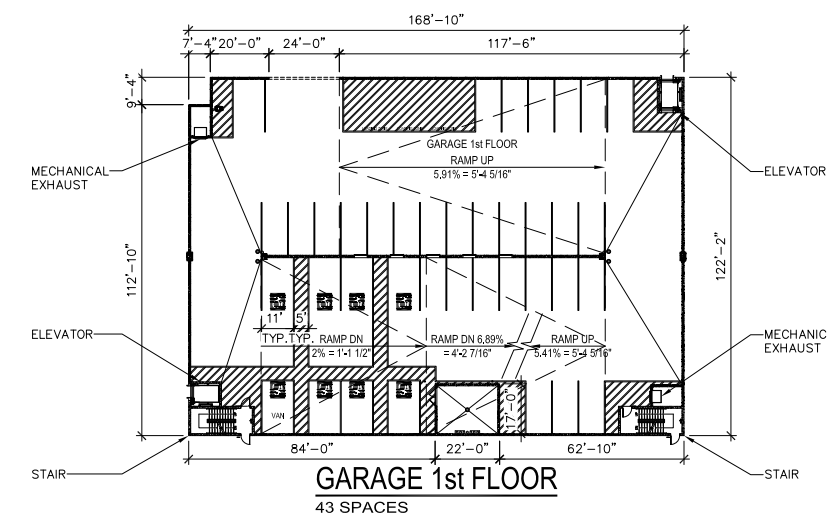
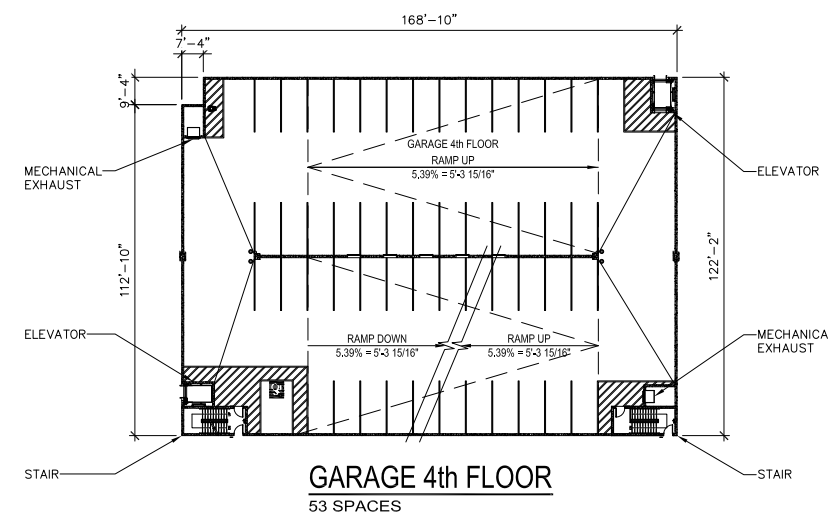
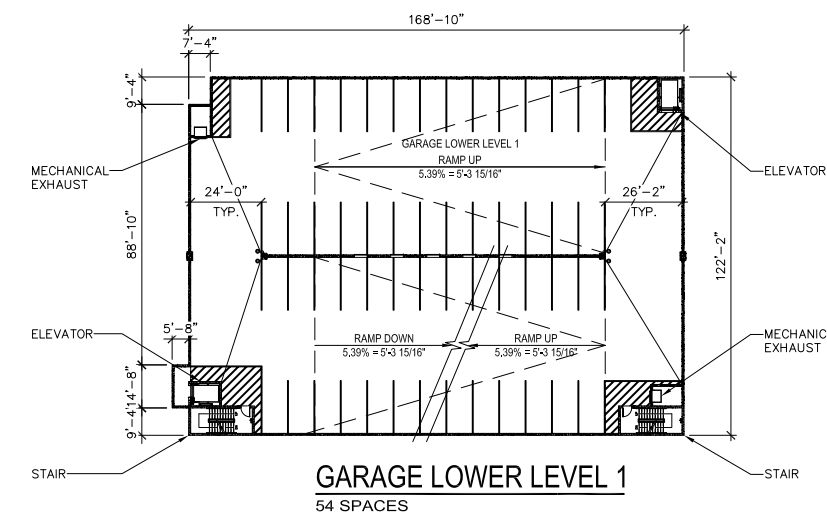
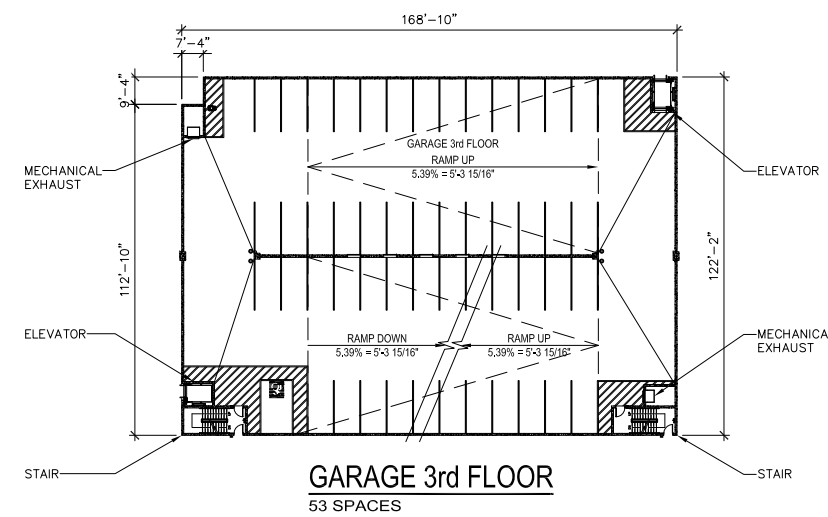
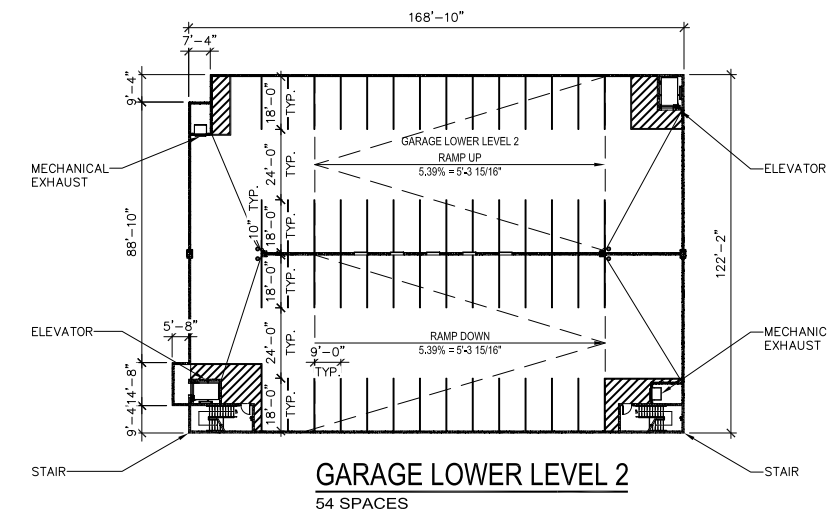
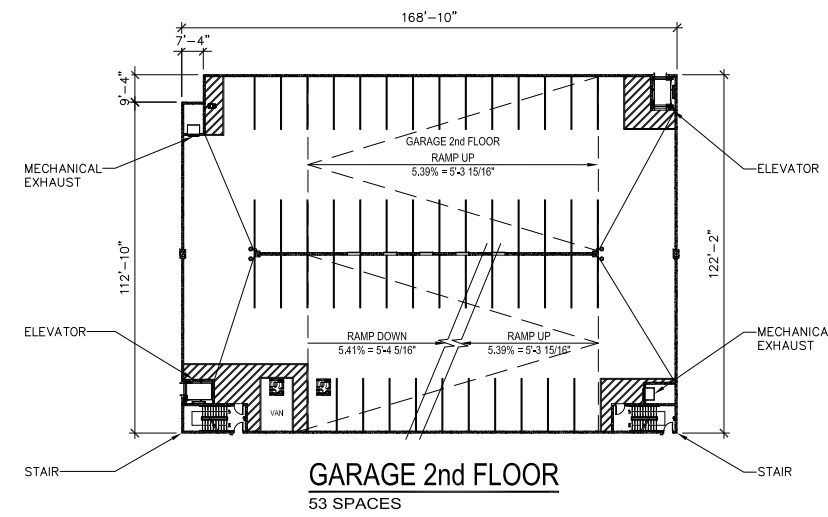
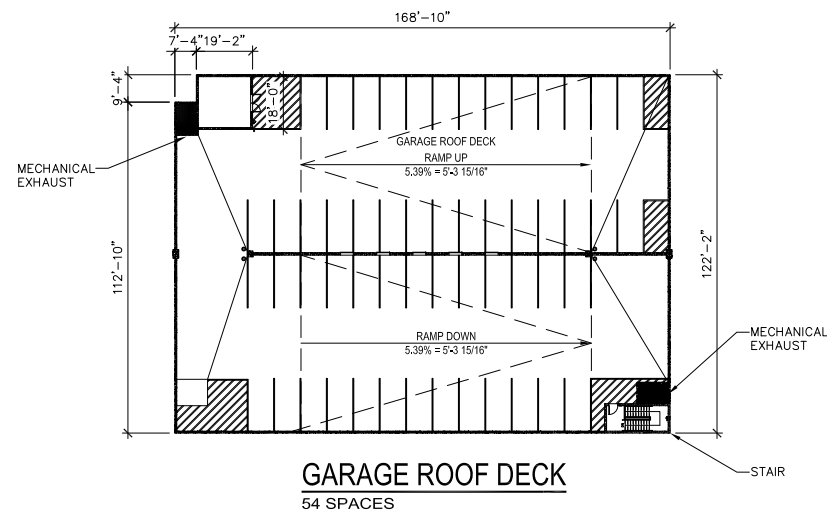
## 94 HUNDRED SHEA LLLP

FLOOR PLAN  
BUILDING ROOF  
SCALE: N.T.S.

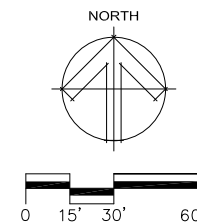
**A4.8**  
05-19-22

**PARKING SUMMARY - (MULTI-FAMILY)**

<b>TOTAL PARKING: (MULTI-FAMILY)</b>	
REQUIRED: TABLE 9.103	
1 BEDROOM / STUDIO	156 x 1.3 = 203
2 BEDROOMS	63 x 1.7 = 107
OFFICE / FLEX: 1 SPACE PER 325 S.F.	X,XXX S.F./325 = XX
FITNESS CENTER (30%) 1 SPACE PER 325 S.F.	X,XXX S.F./325 = X
TOTAL REQUIRED:	XXX P.S.
<b>PROVIDED:</b>	
GARAGE PARKING	364 P.S.
SURFACE PARKING	11 P.S.
TOTAL PROVIDED: (1.7 SPACES PER UNIT)	375 P.S.
<b>ACCESSIBLE PARKING REQUIRED:</b>	
4% x 375 P.S. = 15 P.S.	
ACCESSIBLE PARKING PROVIDED: (3 VAN = 1.6 SPACES)	= 15 P.S.
<b>BICYCLE PARKING: SEC. 9.103</b>	
(1) SPACES PER 10 VEHICLE REQ'D	(342 x 0.1 = 34.2)
TOTAL PROVIDED	34 SPACES

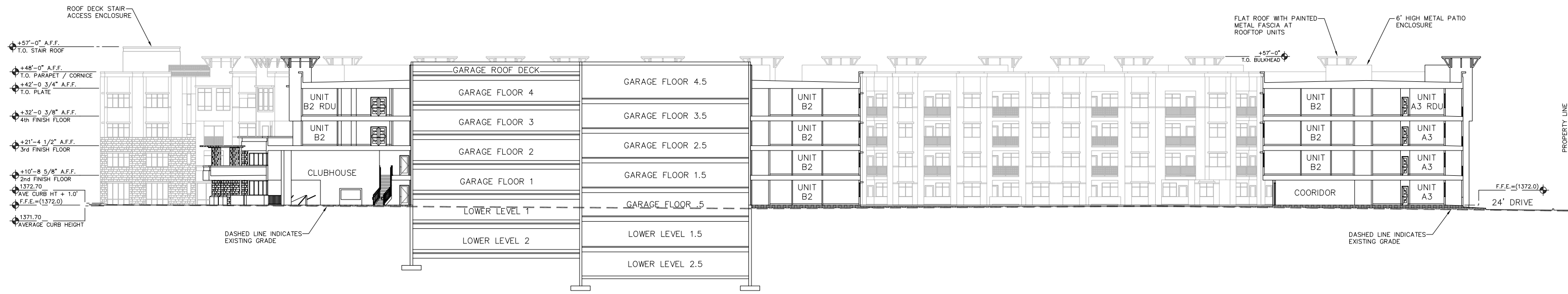


**94 HUNDRED SHEA - THE VILLAGE**  
**94 HUNDRED SHEA LLLP**

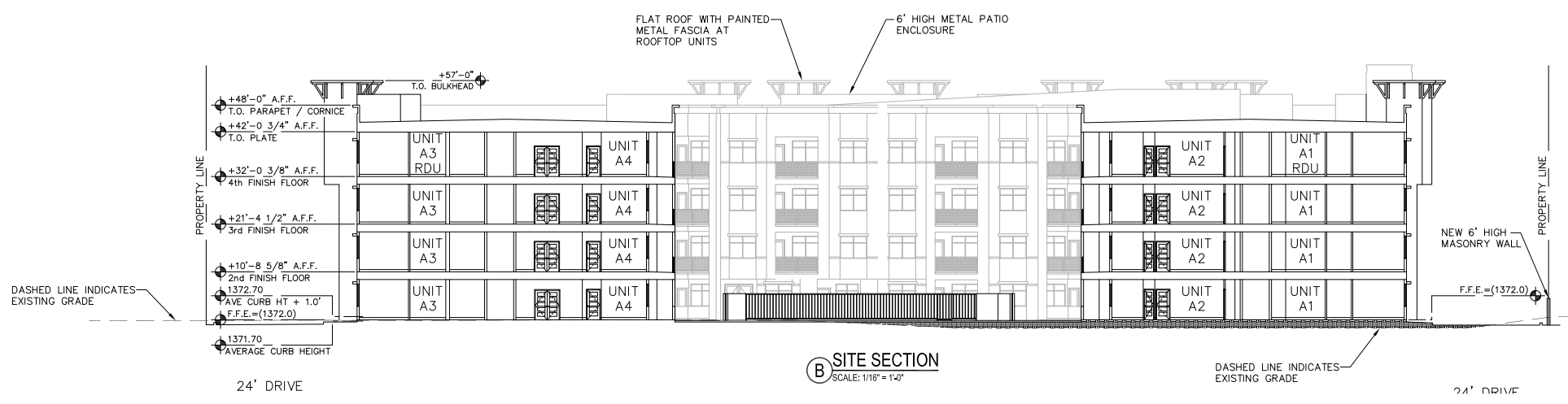


**FLOOR PLAN**  
**BUILDING GARAGE**  
SCALE: 1" = 30'-0"

**A4.9**  
05-19-22

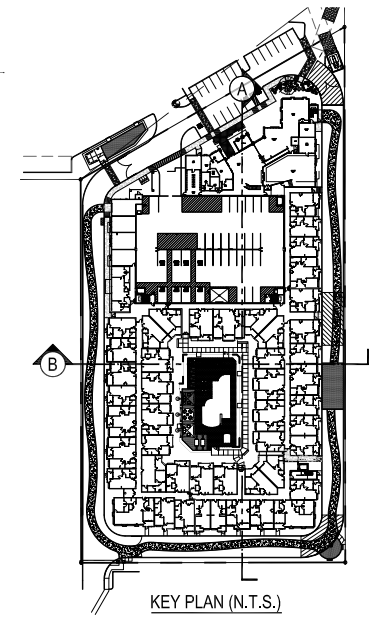


**A SITE SECTION**  
SCALE: 1/16" = 1'-0"

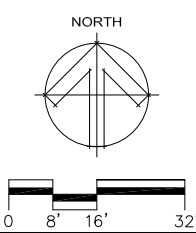


**B SITE SECTION**  
SCALE: 1/16" = 1'-0"

AVERAGE TOP OF CURB (TOC) ALONG SHEA BLVD = 1371.70  
 AVERAGE TOP OF CURB +1FT = 1372.70  
 STRUCTURE FFE = 1372.00



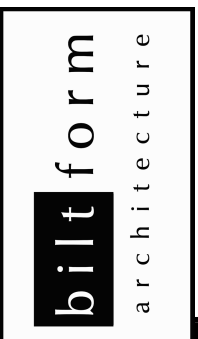
KEY PLAN (N.T.S.)



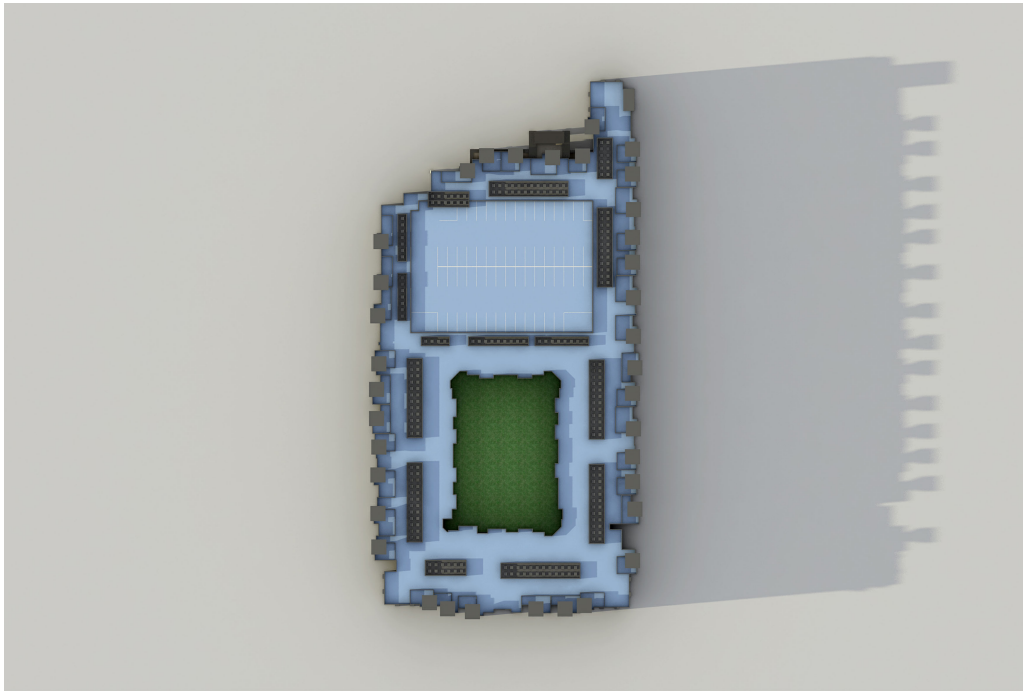
**SITE SECTIONS**

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

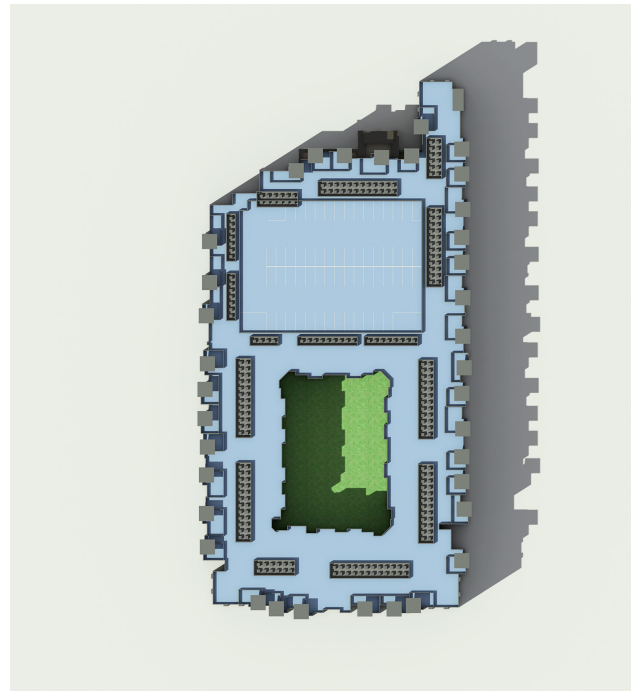
**A1.4**  
10-07-22



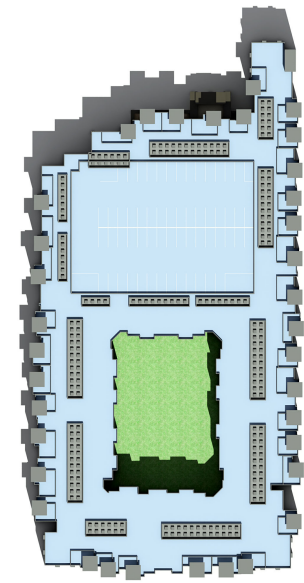
**94 HUNDRED SHEA - THE VILLAGE**  
**94 HUNDRED SHEA LLLP**



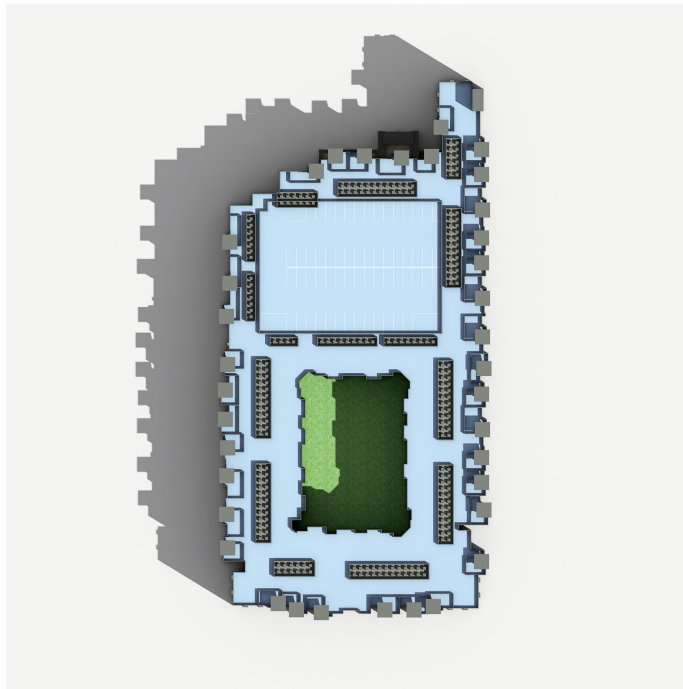
MARCH 21st - 6PM



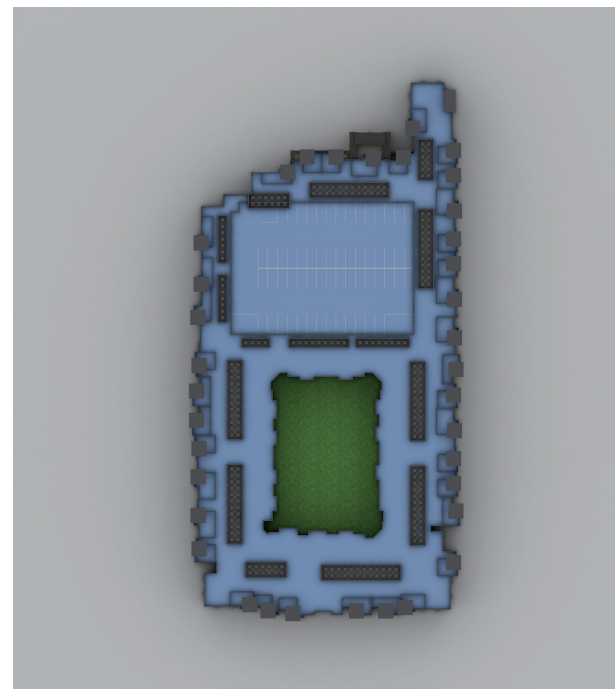
MARCH 21st - 3PM



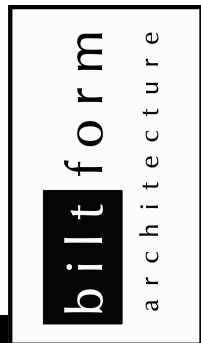
MARCH 21st - 12PM



MARCH 21st - 9AM

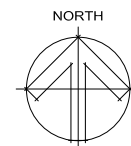


MARCH 21st - 6AM



# 94 HUNDRED SHEA - THE VILLAGE

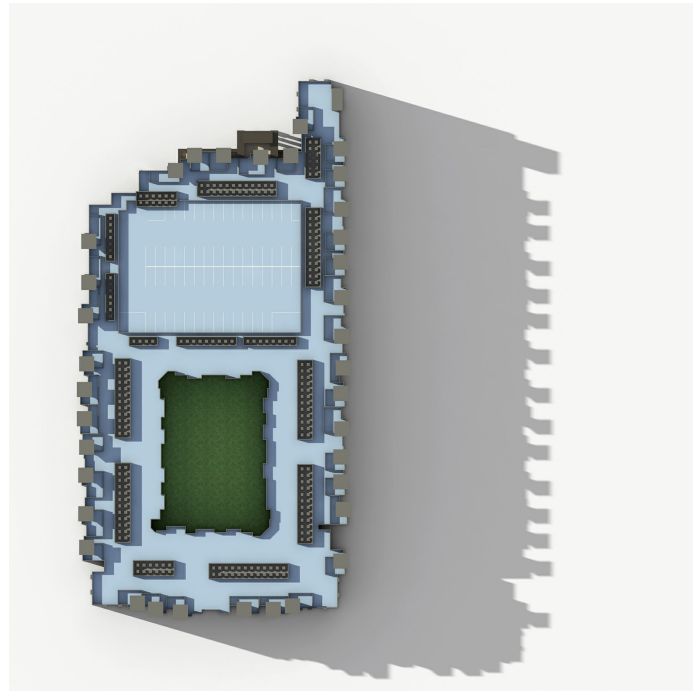
## 94 HUNDRED SHEA LLLP



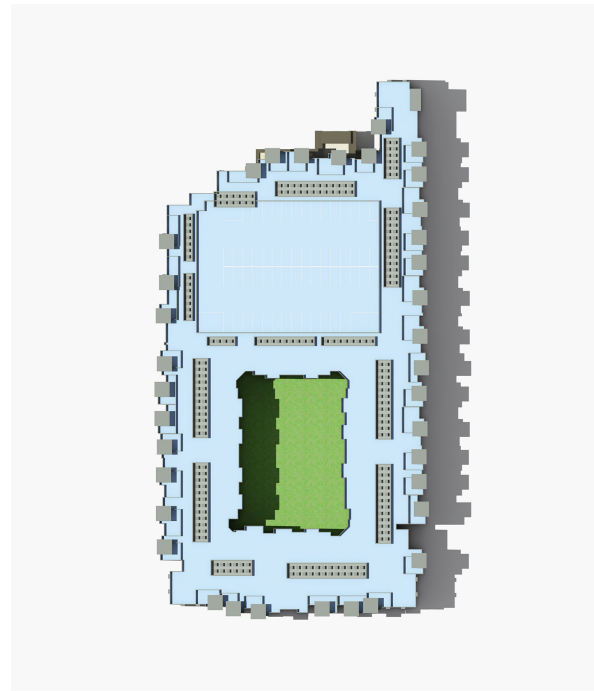
SOLAR ANALYSIS  
MARCH  
SCALE: N.T.S.

**A6.1**  
05-19-22

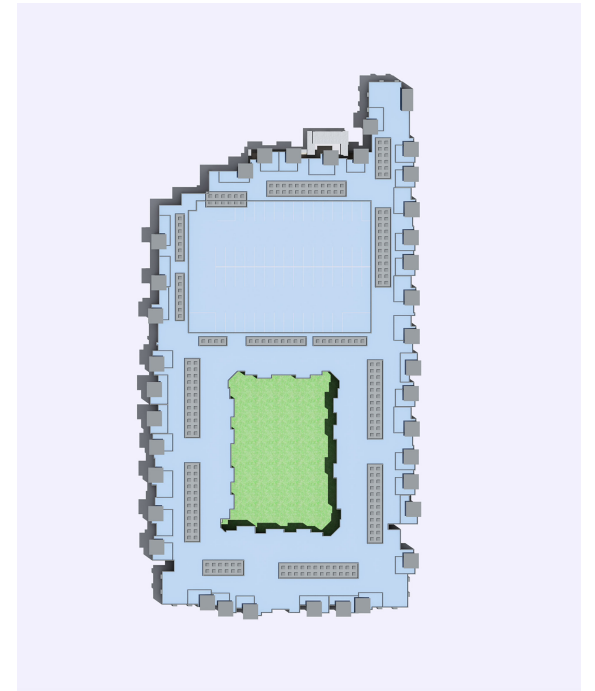




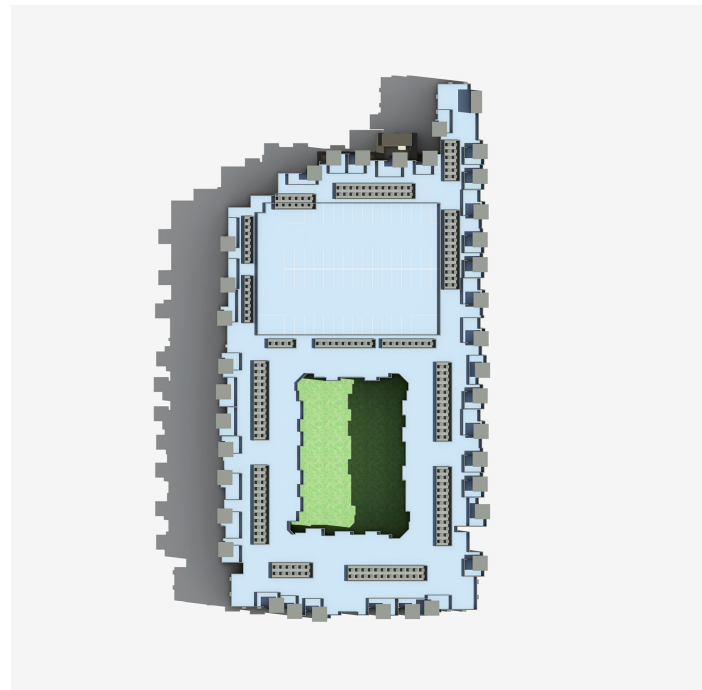
JUNE 21st - 6PM



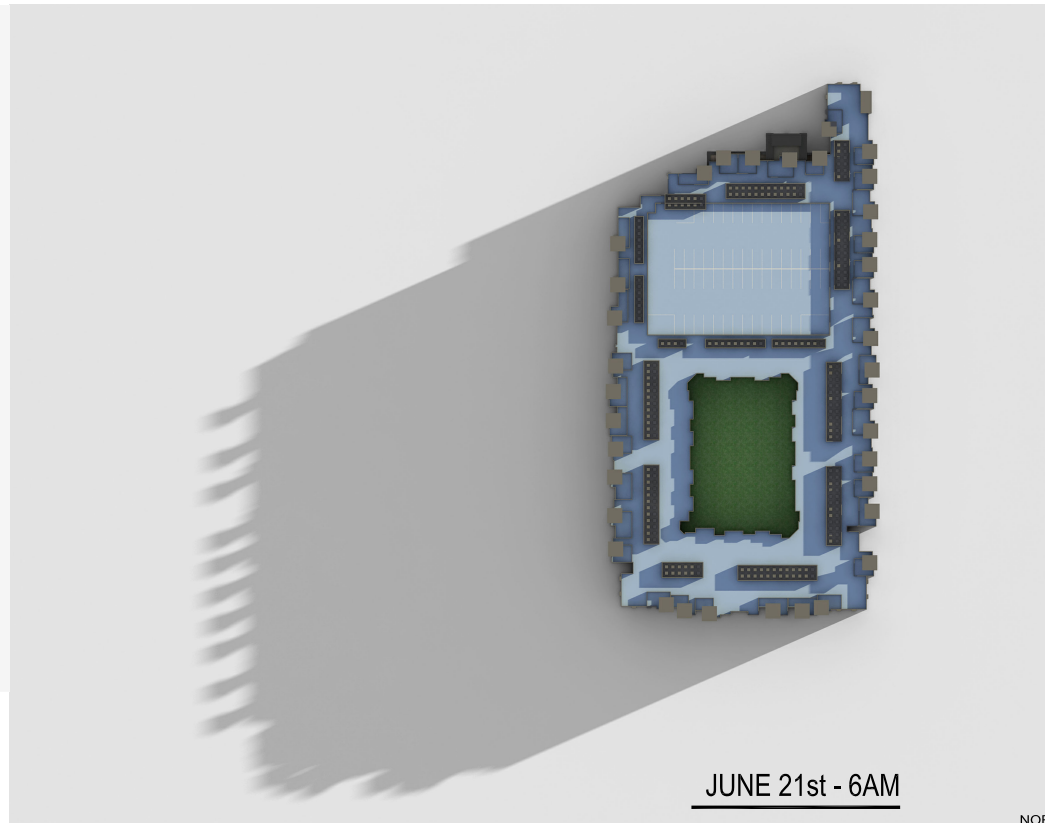
JUNE 21st - 3PM



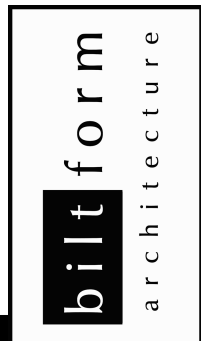
JUNE 21st - 12PM



JUNE 21st - 9AM

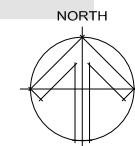


JUNE 21st - 6AM



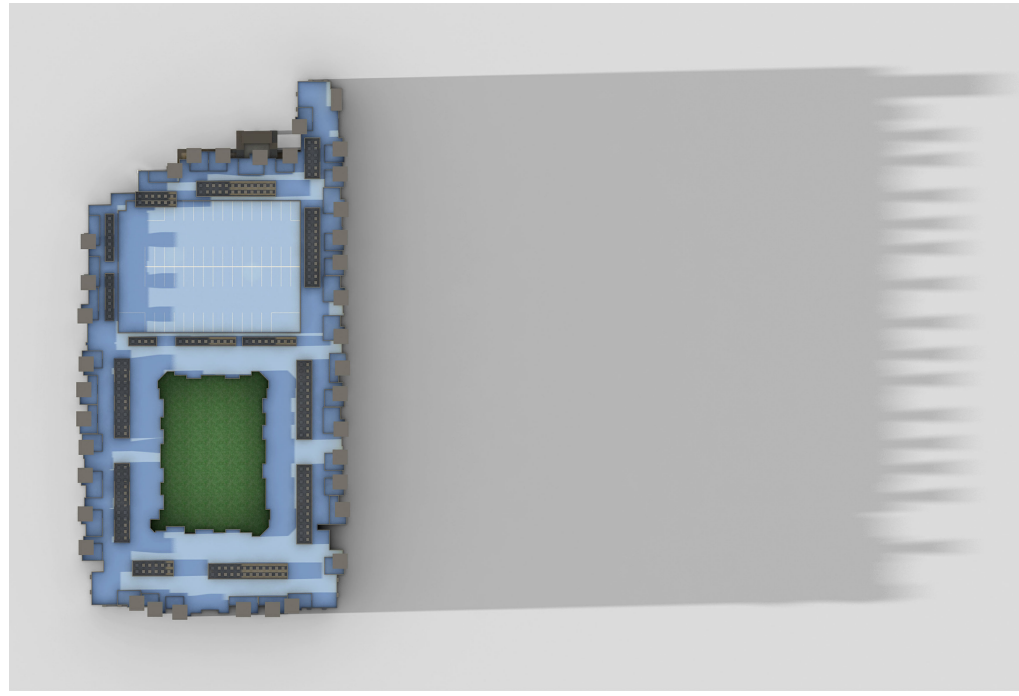
# 94 HUNDRED SHEA - THE VILLAGE

## 94 HUNDRED SHEA LLLP

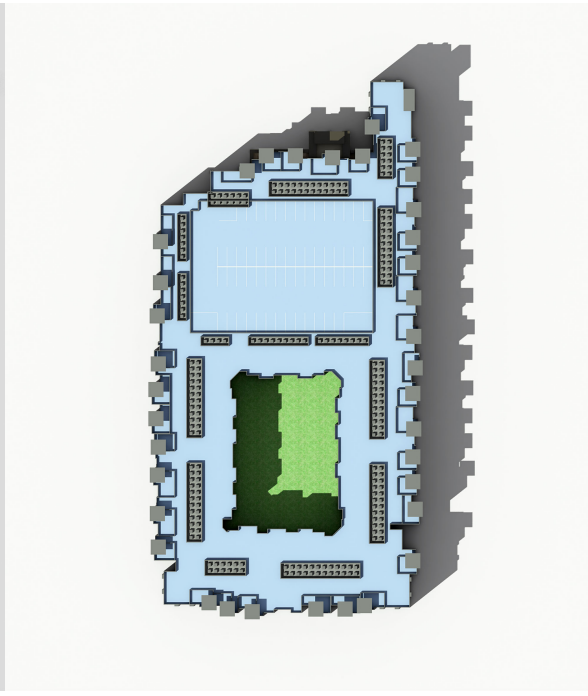


SOLAR ANALYSIS  
JUNE  
SCALE: N.T.S.

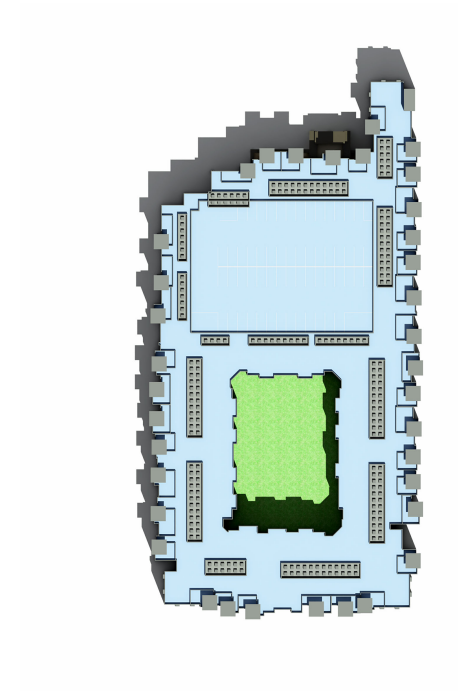
**A6.2**  
05-19-22



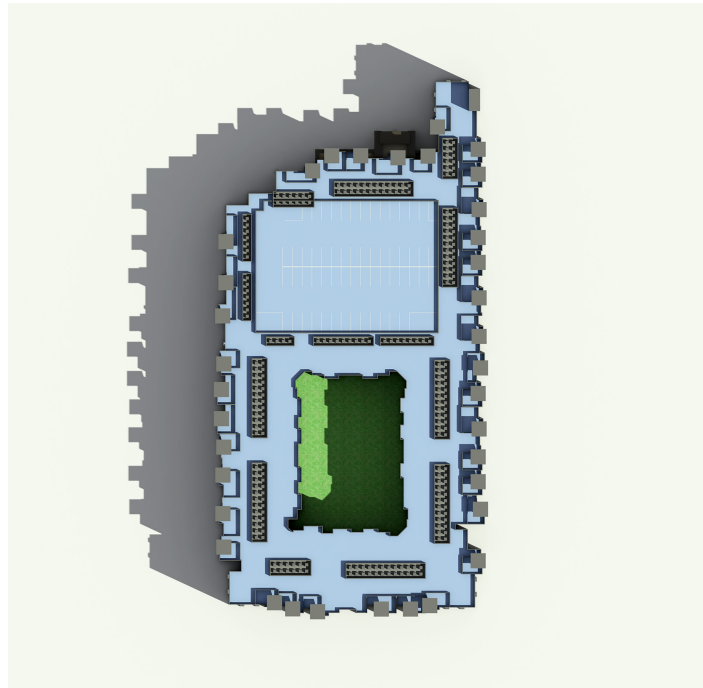
SEPTEMBER 21st - 6PM



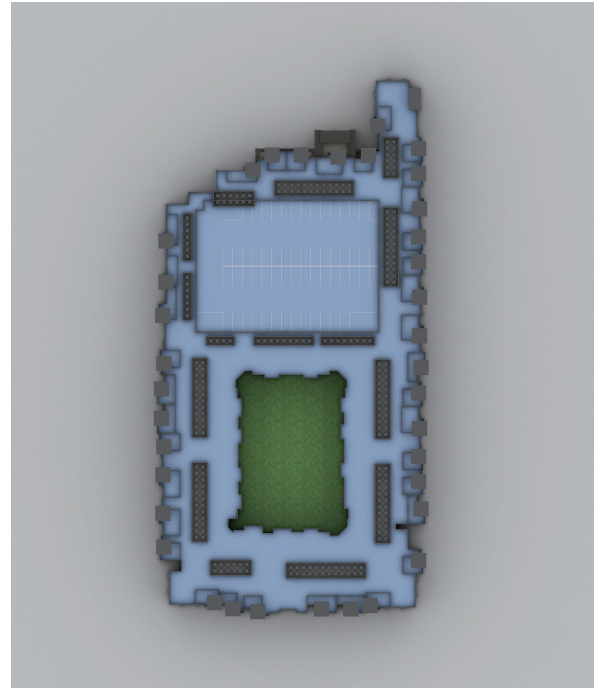
SEPTEMBER 21st - 3PM



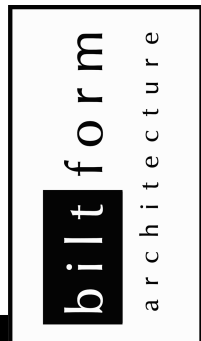
SEPTEMBER 21st - 12PM



SEPTEMBER 21st - 9AM

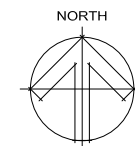


SEPTEMBER 21st - 6AM



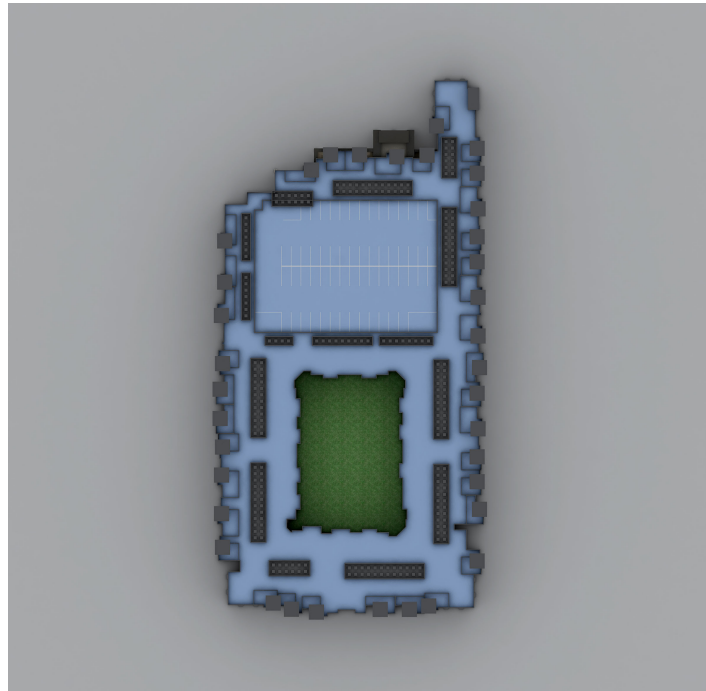
# 94 HUNDRED SHEA - THE VILLAGE

## 94 HUNDRED SHEA LLLP

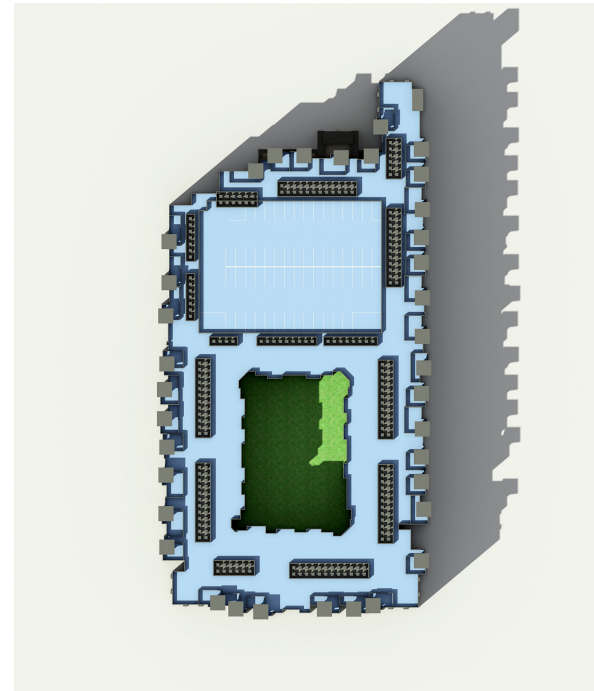


SOLAR ANALYSIS  
SEPTEMBER  
SCALE: N.T.S.

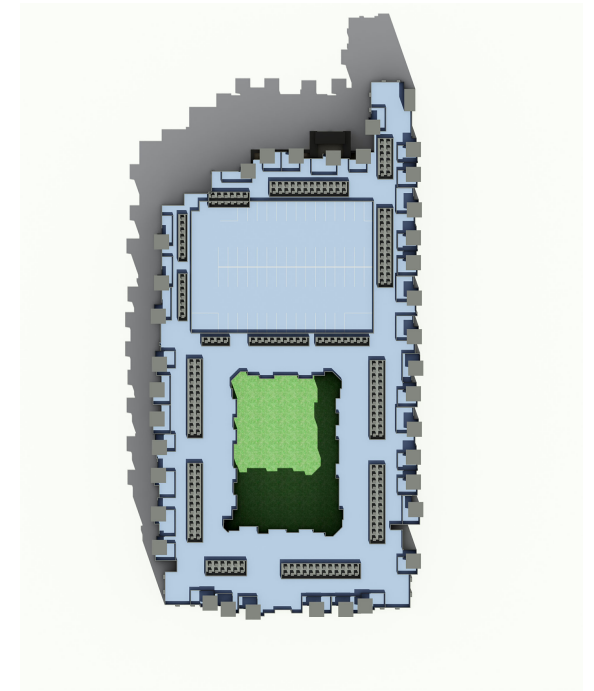
**A6.3**  
05-19-22



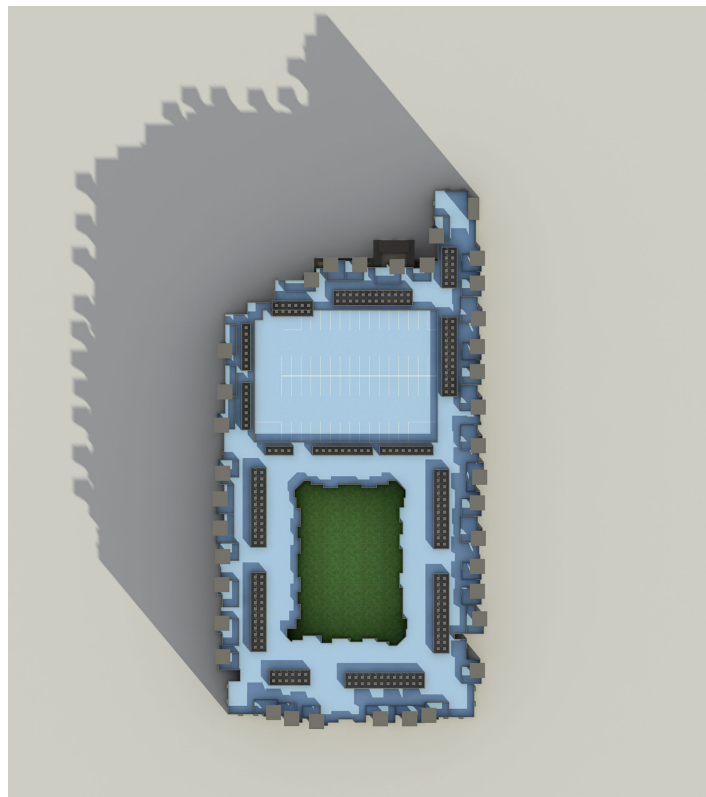
DECEMBER 21st - 6PM



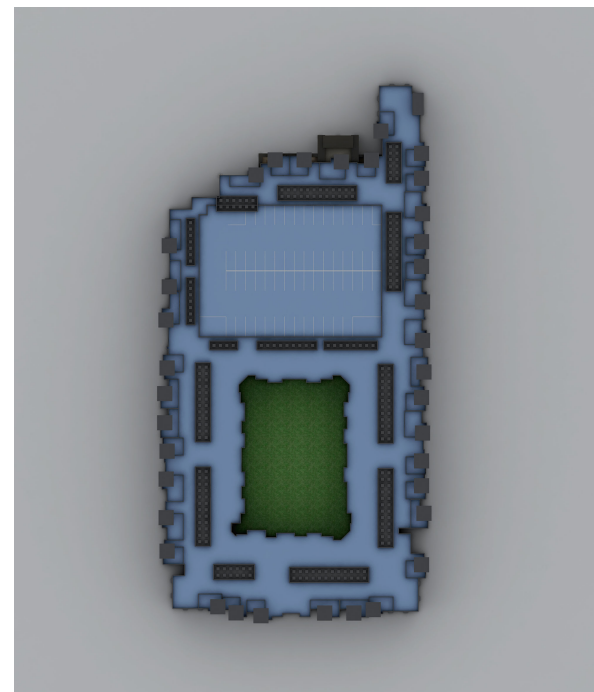
DECEMBER 21st - 3PM



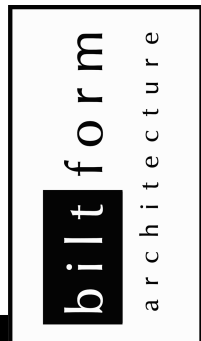
DECEMBER 21st - 12PM



DECEMBER 21st - 9AM



DECEMBER 21st - 6AM



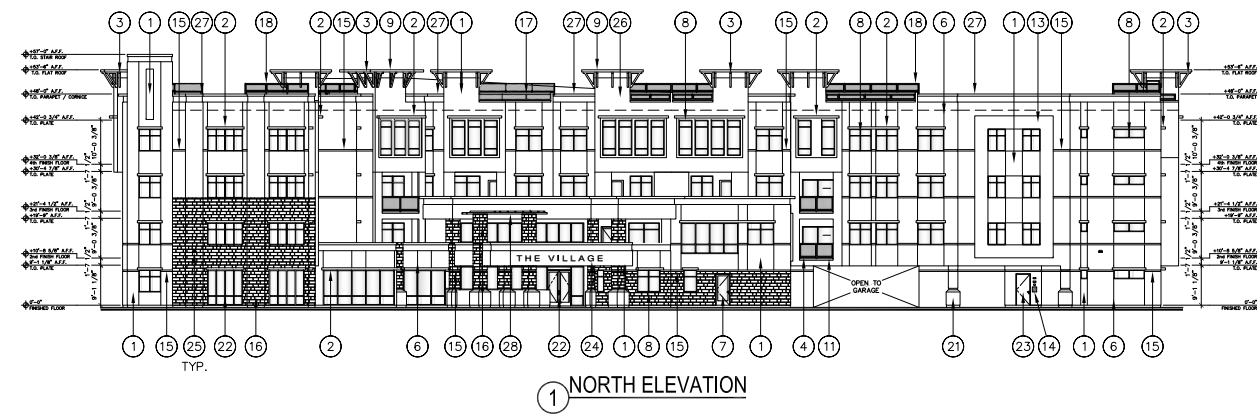
# 94 HUNDRED SHEA - THE VILLAGE

## 94 HUNDRED SHEA LLLP

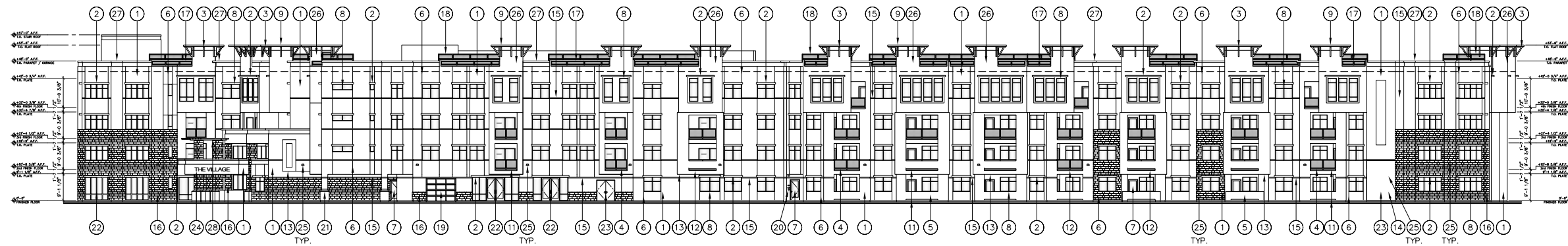


SOLAR ANALYSIS  
DECEMBER  
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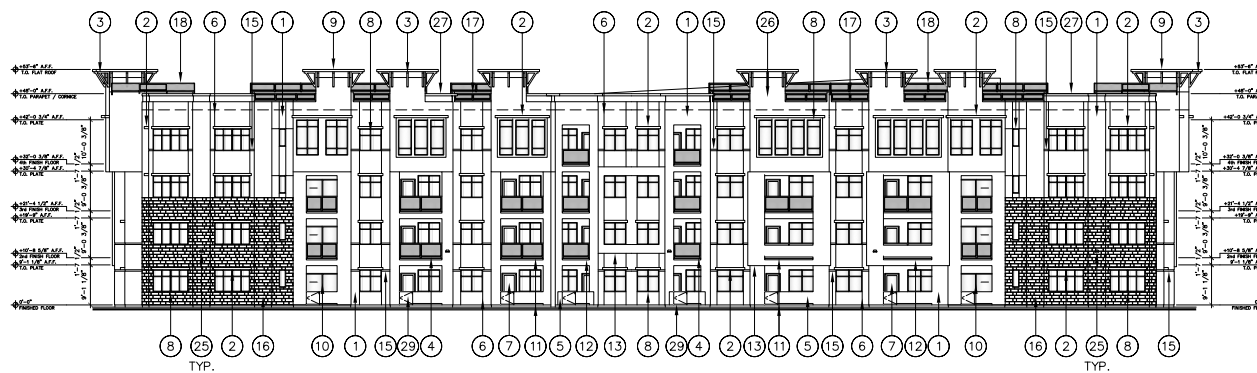
**A6.4**  
05-19-22



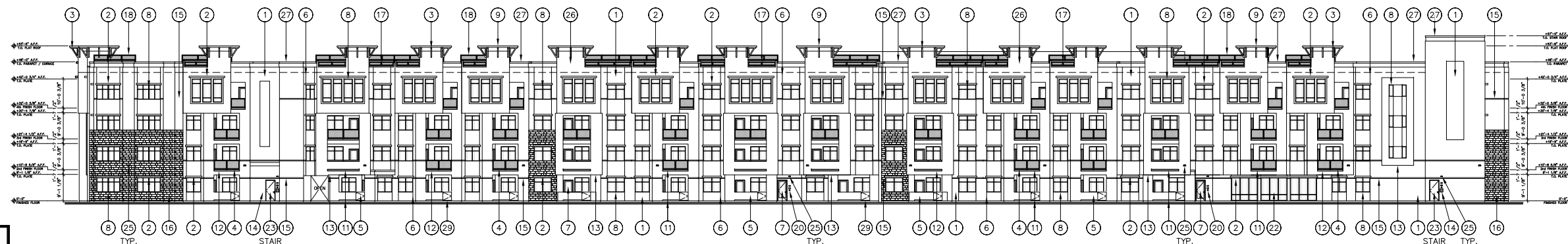
1 NORTH ELEVATION



2 WEST ELEVATION



3 SOUTH ELEVATION



4 EAST ELEVATION

- EXTERIOR ELEVATIONS KEYED NOTES**
- EXTERIOR STUCCO SYSTEM
  - 12" DEEP EYEBROW WITH STUCCO FINISH - SHADING DEVICE
  - TUBE STEEL CORBEL AT STAIR BULKHEAD - PAINTED
  - TUBE STEEL RAILING WITH MESH INFILL +42" A.F.F. - PAINTED
  - 36" HIGH PATIO WALL WITH STUCCO FINISH
  - STUCCO CONTROL JOINT
  - EXTERIOR FRENCH DOOR - PAINTED
  - BRONZE ANODIZED ALUMINUM WINDOW SYSTEM
  - FLAT ROOF WITH PAINTED METAL FASCIA AT ROOF DECKS
  - BRONZE ANODIZED ALUMINUM SLIDING GLASS PATIO / BALCONY DOOR
  - 4" HIGH OPENING FOR PATIO / BALCONY DRAINAGE
  - GALVANIZED DRIP EDGE - PAINTED TO MATCH ADJACENT COLOR
  - 6" DEEP FRAMED WALL ELEMENT WITH STUCCO FINISH
  - FIRE DEPARTMENT ACCESS SIGN, WET STANDPIPE SIGN, KNOX BOX AND KNOX BOX KEY
  - 4" METAL REGLET - PAINTED
  - STONE VENEER - SEE COLOR CHART FOR SPECIFICATIONS
  - METAL PATIO GUARDRAIL SYSTEM, 18" ABOVE PARAPET TO A MINIMUM OF 42" A.F.F.
  - METAL PATIO RAILING ENCLOSURE, 24" ABOVE ENCLOSURE WALL TO 6" A.F.F.
  - OVERHEAD ROLL UP DOOR - PAINTED
  - FIRE DEPARTMENT ACCESS SIGN, KNOX BOX AND KNOX BOX KEY
  - EXTERIOR STUCCO SYSTEM OVER FRAMED COLUMN BASE
  - BRONZE ANODIZED ALUMINUM STOREFRONT SYSTEM
  - HOLLOW METAL DOOR AND FRAME - PAINTED
  - BUILDING SIGNAGE (UNDER SEPARATE SUBMITTAL AND PERMIT)
  - EXTERIOR LIGHT - SEE ELECTRICAL FOR SPECIFICATIONS
  - ROOF DECK STAIR ACCESS ENCLOSURE
  - PARAPET / CORNICE WITH CAP - PAINTED
  - DECORATIVE TUBE STEEL TRELLIS - PAINTED
  - 3' METAL PATIO GATE (TYP.) - PAINTED

**EXTERIOR COLOR SCHEME**

LIGHT BODY COLOR	GREEK VILLA SHERWIN WILLIAMS - SW7551
MEDIUM BODY COLOR	WOOL SKEIN SHERWIN WILLIAMS - SW6148
DARK BODY COLOR	QUIVER TAN SHERWIN WILLIAMS - SW6151
ACCENT COLOR	THUNDER GRAY SHERWIN WILLIAMS - SW7645
CORNICE / FRY REGLET / RAILINGS / DOOR / CANOPIES / TRIM COLOR	CELLULOID DUNN EDWARDS - DET619
WINDOWS / STOREFRONT	BRONZE
STONE VENEER	SAHARA BEIGE 8" CLASSIC JERUSALEM CORONADO STONE



1 NORTH ELEVATION



2 WEST ELEVATION



3 SOUTH ELEVATION



4 EAST ELEVATION

EXTERIOR ELEVATIONS KEYED NOTES #

1. EXTERIOR STUCCO SYSTEM
2. 12" DEEP EYEBROW WITH STUCCO FINISH - SHADING DEVICE
3. TUBE STEEL CORBEL AT STAIR BULKHEAD - PAINTED
4. TUBE STEEL RAILING WITH MESH INFILL +42" A.F.F. - PAINTED
5. 36" HIGH PATIO WALL WITH STUCCO FINISH
6. STUCCO CONTROL JOINT
7. EXTERIOR FRENCH DOOR - PAINTED
8. BRONZE ANODIZED ALUMINUM WINDOW SYSTEM
9. FLAT ROOF WITH PAINTED METAL FASCIA AT ROOF DECKS
10. BRONZE ANODIZED ALUMINUM SLIDING GLASS PATIO / BALCONY DOOR
11. 4" HIGH OPENING FOR PATIO / BALCONY DRAINAGE
12. GALVANIZED DRIP EDGE - PAINTED TO MATCH ADJACENT COLOR
13. 6" DEEP FRAMED WALL ELEMENT WITH STUCCO FINISH
14. FIRE DEPARTMENT ACCESS SIGN, WET STANDPIPE SIGN, KNOX BOX AND KNOX BOX KEY
15. 4" METAL REGLET - PAINTED
16. STONE VENEER - SEE COLOR CHART FOR SPECIFICATIONS
17. METAL PATIO GUARDRAIL SYSTEM, 18" ABOVE PARAPET TO A MINIMUM OF 42" A.F.F.
18. METAL PATIO RAILING ENCLOSURE, 24" ABOVE ENCLOSURE WALL TO 6" A.F.F.
19. OVERHEAD ROLL UP DOOR - PAINTED
20. FIRE DEPARTMENT ACCESS SIGN, KNOX BOX AND KNOX BOX KEY
21. EXTERIOR STUCCO SYSTEM OVER FRAMED COLUMN BASE
22. BRONZE ANODIZED ALUMINUM STOREFRONT SYSTEM
23. HOLLOW METAL DOOR AND FRAME - PAINTED
24. BUILDING SIGNAGE (UNDER SEPARATE SUBMITTAL AND PERMIT)
25. EXTERIOR LIGHT - SEE ELECTRICAL FOR SPECIFICATIONS
26. ROOF DECK STAIR ACCESS ENCLOSURE
27. PARAPET / CORNICE WITH CAP - PAINTED
28. DECORATIVE TUBE STEEL TRELIS - PAINTED
29. 3' METAL PATIO GATE (TYP.) - PAINTED

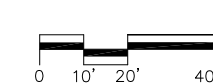
EXTERIOR COLOR SCHEME

	LIGHT BODY COLOR	GREEK VILLA SHERWIN WILLIAMS - SW7551
	MEDIUM BODY COLOR	WOOL SKEIN SHERWIN WILLIAMS - SW6148
	DARK BODY COLOR	QUIVER TAN SHERWIN WILLIAMS - SW6151
	ACCENT COLOR	THUNDER GRAY SHERWIN WILLIAMS - SW7645
	CORNICE / FRY REGLET / RAILINGS / DOOR / CANOPIES / TRIM COLOR	CELLULOID DUNN EDWARDS - DET619
	WINDOWS / STOREFRONT	BRONZE
	STONE VENEER	SAHARA BEIGE 8" CLASSIC JERUSALEM CORONADO STONE

**bilt form**  
architecture

94 HUNDRED SHEA - THE VILLAGE  
94 HUNDRED SHEA LLLP

BUILDING ELEVATIONS



COLOR  
SCALE: 1" = 20'-0"

A2.2  
08-26-22



**bilt form**  
architecture

# 94 HUNDRED SHEA - THE VILLAGE

94 HUNDRED SHEA LLLP

TYPICAL ELEVATION WORKSHEET

SCALE: N.T.S.

**A2.3**  
08-26-22



**bilt form**  
architecture

# 94 HUNDRED SHEA - THE VILLAGE

94 HUNDRED SHEA LLLP

PERSPECTIVE

SCALE: N.T.S.

**A3.1**

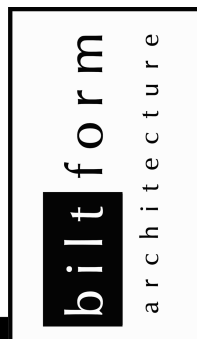
08-26-22



WEST ELEVATION



EAST ELEVATION



# 94 HUNDRED SHEA - THE VILLAGE

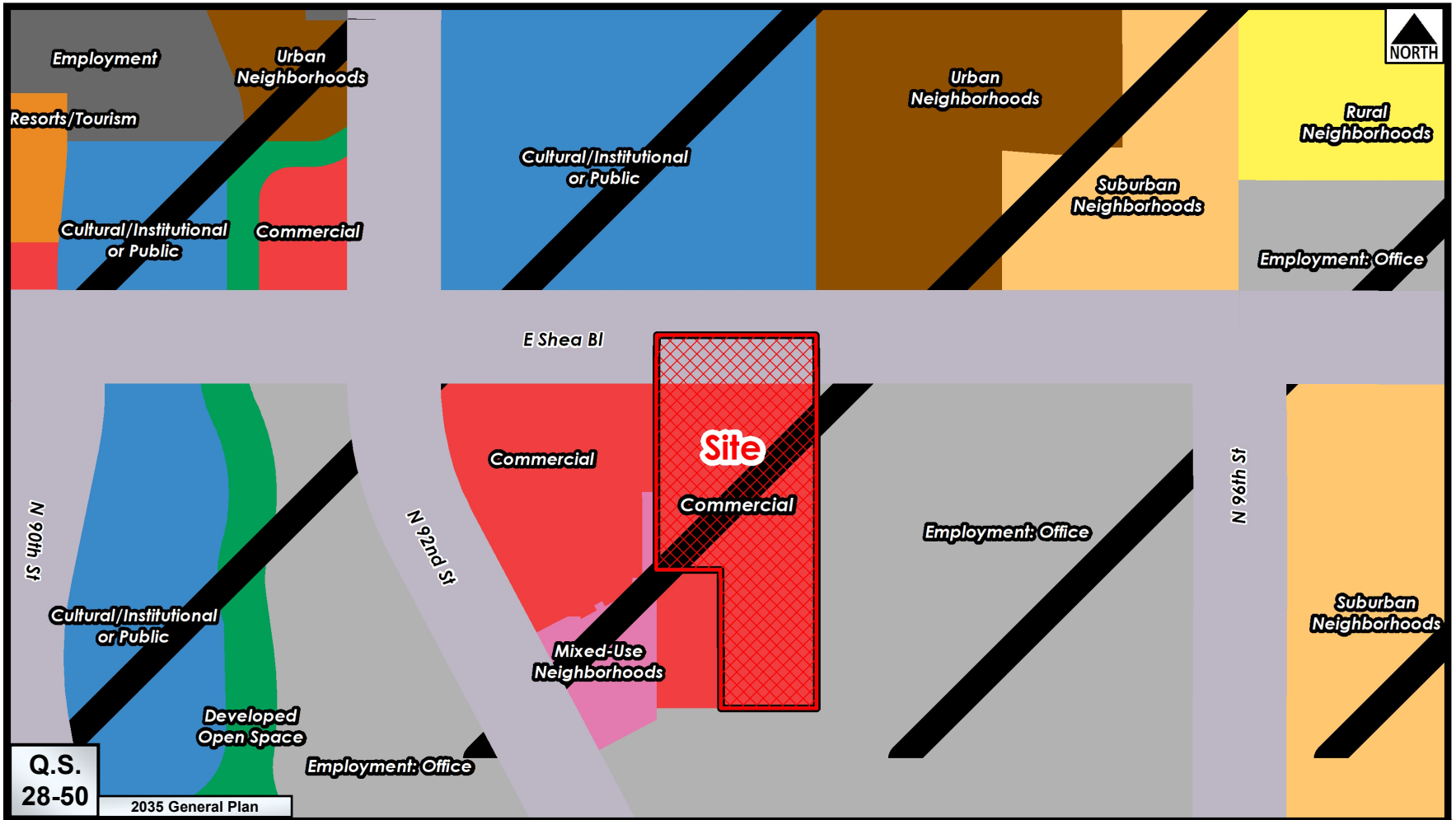
94 HUNDRED SHEA LLLP

PERSPECTIVE

SCALE: N.T.S.

A3.2  
08-26-22





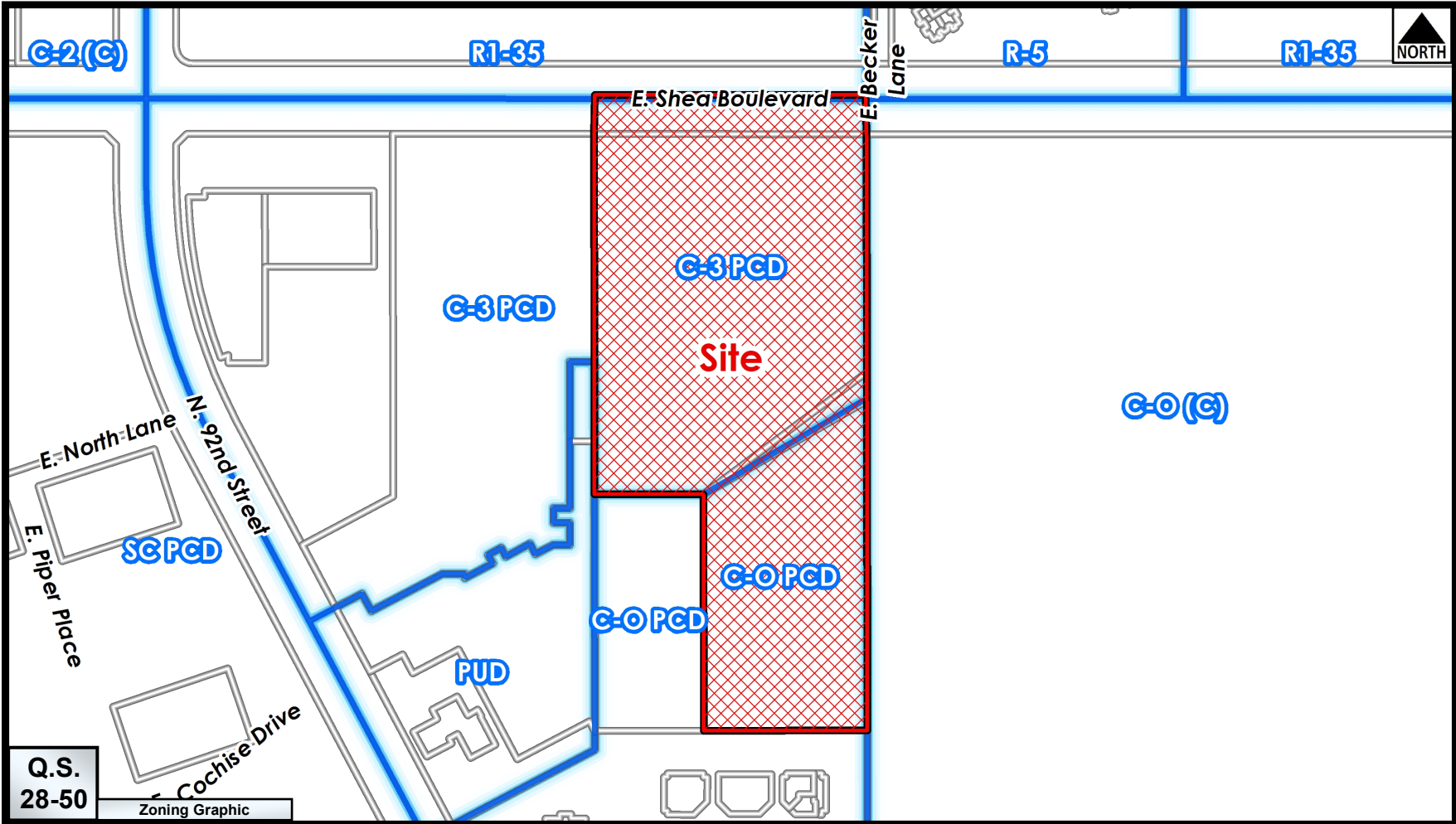
Q.S.  
28-50

2035 General Plan

**Existing General Plan Land Use  
Commercial**

ATTACHMENT #5

**8-ZN-2022 & 3-GP-2022**



Q.S.  
28-50

Zoning Graphic

Existing Zoning

ATTACHMENT #6

8-ZN-2022 & 3-GP-2022



## 1. INTRODUCTION AND EXECUTIVE SUMMARY

### 1.1. PURPOSE OF REPORT AND STUDY OBJECTIVES

Lōkahi, LLC (Lōkahi) was retained by Harmel S. Rayat to complete a Traffic Impact & Mitigation Analysis for the proposed District at 9400 Shea development. The development is located at 9400 E. Shea Boulevard in Scottsdale, Arizona. The objective of this Traffic Impact & Mitigation Analysis is to analyze the traffic related impacts of the proposed development to the adjacent roadway network. See **Figure 1** for the vicinity map.

The proposed residential development will be comprised of 219 multifamily residential units of which there will be 8 studio units, 148 one-bedroom units, and 63 two-bedroom units.

### 1.2. EXECUTIVE SUMMARY

This report presents the analyses and the results of a traffic study prepared for the proposed District at 9400 Shea development that will be located approximately 850 feet south of Shea Boulevard and approximately 425 feet east of 92<sup>nd</sup> Street, in Scottsdale, Arizona. The proposed development will be comprised of 219 multifamily residential units of which there will be 8 studio units, 148 one-bedroom units, and 63 two-bedroom units.

This Traffic Impact and Mitigation Analysis includes:

- Level of service analysis of existing conditions for the weekday AM and PM peak hours
- Trip Generation for the proposed development
- Level of service analysis for the opening year (2023) weekday AM and PM peak hours
  - 2023 Build

The following are the ten (10) intersections included in this study:

- Shea Boulevard and 92<sup>nd</sup> Street (1)
- Shea Boulevard and Driveway/Paradise Memorial Gardens (2)
- Shea Boulevard and Driveway A (3)
- Shea Boulevard and Becker Lane/Driveway B (4)
- Shea Boulevard and 96<sup>th</sup> Street (5)
- 92<sup>nd</sup> Street and Cochise Drive/Driveway C (6)
- 92<sup>nd</sup> Street and Driveway D (7)
- 92<sup>nd</sup> Street and Ironwood Square Drive (8)
- 92<sup>nd</sup> Street and Ironwood Drive/Driveway E (9)
- 96<sup>th</sup> Street and Ironwood Square Drive (10)





### Existing Capacity Analysis

The AM and PM peak hour existing conditions capacity analysis were completed for the ten (10) existing study intersections. Four (4) of the ten (10) intersections currently operate with movements at a LOS E or LOS F. This includes the following intersections:

#### Shea Boulevard and 92<sup>nd</sup> Street (1) - Signalized

- NB left AM and PM peak hours operate at LOS E
- SB left PM peak hour operates at LOS E
- SB right PM peak hour operates at LOS E
- WB left AM and PM peak hours operate at LOS E

#### Shea Boulevard and Driveway/Paradise Memorial Gardens (2) – Unsignalized

- NB left PM peak hour operates at LOS F

#### Shea Boulevard and 96<sup>th</sup> Street (5) – Signalized

- NB left AM and PM peak hours operate at LOS E
- NB through AM peak hour operates at LOS E
- NB right AM and PM peak hours operate at LOS E and F, respectively
- SB left PM peak hour operates at LOS E
- SB through AM and PM peak hours operate at LOS E
- SB right AM and PM peak hour operates at LOS E and F, respectively

#### 92<sup>nd</sup> Street and Driveway C/Cochise Drive (6) - Unsignalized

- WB shared left-through-right PM peak hour operates at LOS E

### Trip Generation

The proposed development is anticipated to generate 994 weekday trips, with 81 trips occurring during the AM peak hour and 85 trips occurring during the PM peak hour.

According to the United States Census Bureau, the number of people primarily working from home tripled between 2019 and 2021. In Arizona, the number of people working from home went from 7.6% in 2019 to 20.7% in 2021. The Phoenix area was reported to have even a larger work from increase to 23.4% in 2021. Therefore, the data in the ITE Trip Generation Manual 11<sup>th</sup> Edition may not accurately depict the current trends in working from home. As a conservative approach, there were no reductions applied to the trip generation calculations.

### Trip Generation Comparison

The existing site is currently zoned C-O which allows medial office uses. Build out under this zoning using a 0.35 Floor to Area Ratio results in 1,253 (126%) more weekday trips, with 59 (73%) more trips during the AM peak hour, and 135 (159%) more trips during the PM peak hour than the build out of the proposed 9400 Shea development.



The maximum allowable FAR under the existing C-O zoning is 0.8 FAR which results in 4,280 (431%) more weekday trips, with 214 (264%) more trips during the AM peak hour, and 422 (496%) more trips during the PM peak hour than the build out of the proposed 9400 Shea development.



### Time of Day Restrictions

There is an existing easement located near the southwest corner of the proposed development that allows for the site to access Ironwood Square Drive through the Ironwood Square Office Complex. Ironwood Square Drive allows for access to both 92<sup>nd</sup> Street to the west and 96<sup>th</sup> Street to the east. **This easement will allow for egress movements only. This access will be restricted during the hours of 9:00 AM to 3:00 PM on weekdays.** This restriction of this easement between the hours of 9:00 AM to 3:00PM will eliminate the access during the anticipated peak business hours for the Ironwood Square office complex.

### Future Conditions

The opening year (2023) analyses was completed with the build out (build) of the proposed development. An annual growth rate of 0.25% was applied to the existing traffic volumes to create the future background traffic volumes for year 2023.

### Year 2023

Capacity analyses were completed for both the AM and PM peak hours for year 2023, with the build out of the proposed District at 9400 Shea development. All movements operate at a LOS D or better, or are maintained at the existing level of service, with the exception of the following movement:

#### Shea Boulevard and Driveway/Paradise Memorial Gardens (2) – Unsignalized

- NB left AM and PM peak hour operates at LOS E

*Delays at stop controlled intersections in urban areas during peak hours are not uncommon. Typically, drivers will opt to make these turn movements at signalized intersections.*

### Recommendations

It is concluded that the proposed District at 9400 Shea development will have a minimal impact to the adjacent roadway network.



## CITIZEN REVIEW & NEIGHBORHOOD INVOLVEMENT REPORT

9400 Shea

July 7, 2022

### Overview

This Citizen Review Report is being performed in association with a request for a Zoning District Map Amendment from C-3 PCD/C-O PCD to PUD PCD and a Non-major General Plan Amendment from Commercial to Mixed-Use Neighborhoods of an approximately 11+/- acre site located at 9375 E. Shea Blvd. The proposed project would result in a mixed-use development that would include new residential combined with the existing retail/office uses. This Citizen Review Report will be updated throughout the process.

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

### Community Involvement

The outreach team has been communicating with neighboring property owners, HOA's, and community members by telephone, one-on-one meetings, and door-to-door outreach about a project on this site since July 2019. This early outreach included visiting **over 110 residential neighbors** to get their feedback on the project. A majority of this feedback was either neutral or favorable to the initial proposal. However, given ongoing community input to the initial proposal, the project team revisited the proposal and is now submitting a new proposal.

ATTACHMENT #8

Surrounding property owners, HOAs and other interested parties were noticed via first class mail regarding the project. The distribution of this notification met the City's 750' radius mailing requirements as specified in the Citizen Review Checklist. This notification contained information about the project, as well as contact information. This contact person will continue to provide, as needed, additional information and the opportunity to give feedback. The notification also contained information regarding a neighborhood Open Houses that was held on June 22, 2022 for those who wished to learn more about the project. The site and time were posted on an Early Notification Sign on the property.

Approximately 30 people attended the Open House, including four members of the Scottsdale City Council and a member of the Scottsdale City Planning Staff. (see attached sign-in sheets, some attendees chose not to sign in). Attendees had questions regarding vehicular access, traffic and the need for rental housing in the area. All questions were addressed at the Open House to the best of our ability and knowledge. Subsequent to the Open House, a number of neighboring retail property owners provided comment cards regarding the proposal. (see attached comment cards)

The outreach team will continue to be available to respond to any neighbors who have questions or comments. A vital part of the outreach process is to allow people to express their concerns and understand issues and attempt to address them in a professional and timely matter. Again, the entire team realizes the importance of the neighborhood involvement process and is committed to communication and outreach for the project.

**ATTACHMENTS:**

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



# BEUS GILBERT MCGRODER

PLLC

ATTORNEYS AT LAW

701 NORTH 44TH STREET  
PHOENIX, ARIZONA 85008-6504  
FAX (480) 429-3100

Andy Jochums  
DIRECT (480) 429-3063  
E-Mail Address: [ajochums@beusgilbert.com](mailto:ajochums@beusgilbert.com)

FILE NUMBER

052042-000009

June 10, 2022

## Early Notification of Project Under Consideration

### NOTICE OF INVITATION TO AN IN-PERSON NEIGHBORHOOD MEETING

Dear Neighbors and Neighborhood Associations:

We are pleased to inform you of an upcoming request by the owner of 94 Hundred Shea – Shops and Offices located east of the southeast corner of 92<sup>nd</sup> Street & Shea Boulevard to expand his existing commercial retail and office development to create a mixed-use project. This project would incorporate 219 new residential units to this 10.62+/- acre property. The property is located within an Urban Character Area of the General Plan which emphasizes higher-density residential and mixed-use neighborhoods where employment centers such as Honor Health Care (located west of this property) exist. Our proposal also conforms to the McCormick Ranch Master Plan and the McCormick Ranch Center Plan for higher intensity uses. Plus, our architectural plans have been approved by the McCormick Ranch POA.

The Pre-Application Meeting was held on April 6, 2022 (City Case No. 286-PA-2022) where it was confirmed that we must file a Minor General Plan Amendment (GPA) application and a companion Rezoning application. The proposed General Plan Amendment would change the current Commercial land use designation to Mixed-Use Neighborhoods, and the rezoning would be from C-3 PCD and C-O PCD McCormick Ranch to Planned Unit Development Planned Community District – McCormick Ranch (PUD PCD).

You are invited to attend a come and go open house to discuss this proposal. The open house will be held on Wednesday, June 22, 2022 from 5:00 to 6:00 p.m, on the subject property (9375 E. Shea Blvd on the vacant parcel). Please see the attached Meeting Location map.

### CONTACT INFORMATION

If you are unable to attend the meeting or have questions about the project, please contact Technical Solutions at 602.957.3434 or [info@technicalolutionsaz.com](mailto:info@technicalolutionsaz.com) or Andy Jochums at Beus Gilbert McGroder PLLC, 480.429.3063 or [ajochums@beusgilbert.com](mailto:ajochums@beusgilbert.com) and we will be happy to

provide you information about the proposal. The City of Scottsdale Project Coordinator for this project is Jeff Barnes, who can be reached at 480.312.2376 or [jbarnes@scottsdaleaz.gov](mailto:jbarnes@scottsdaleaz.gov).

We look forward to an open and productive dialogue throughout this process. Thank you for your time and consideration. We look forward to meeting with you.

Sincerely,

**BEUS GILBERT McGRODER PLLC**

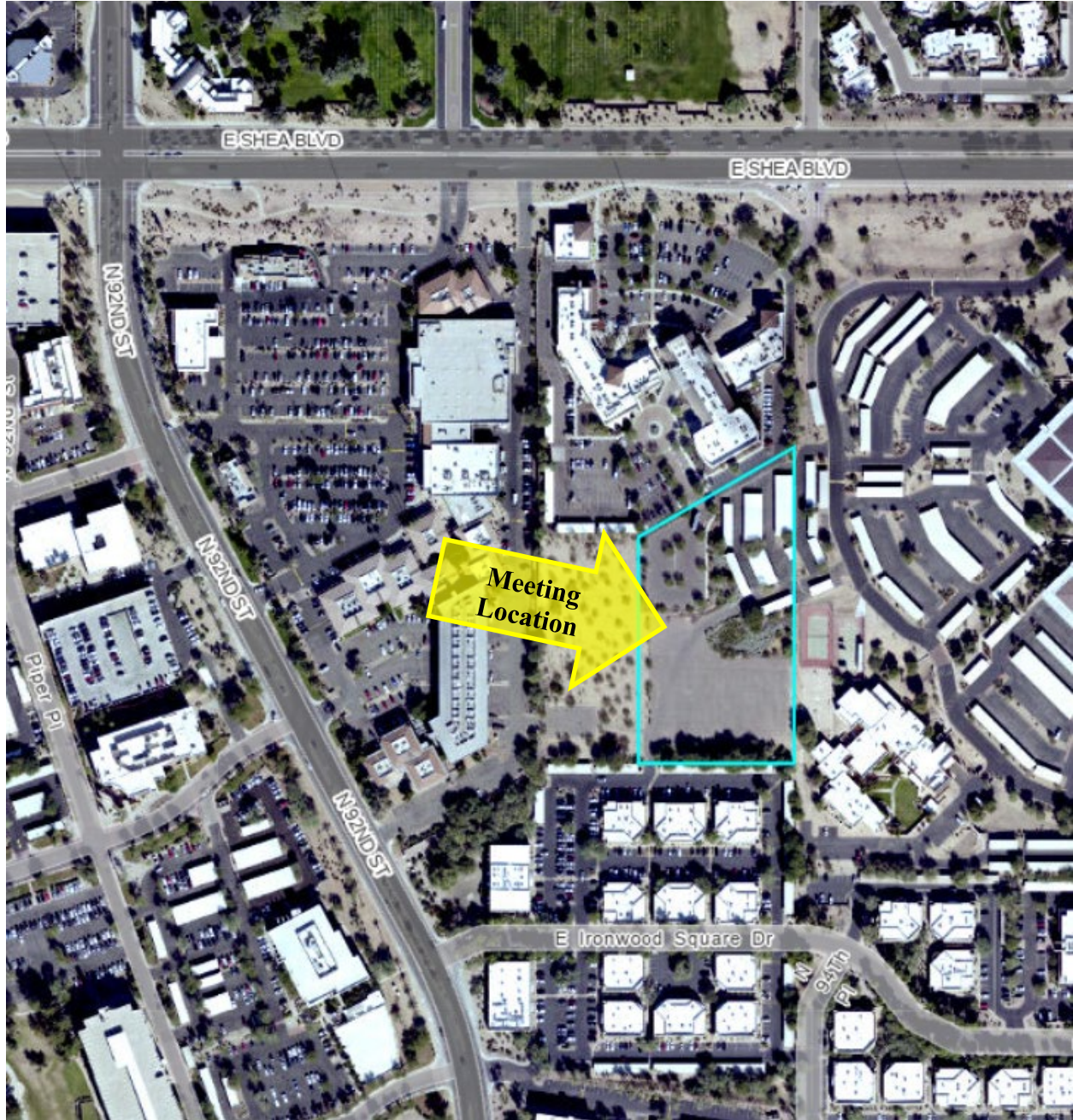


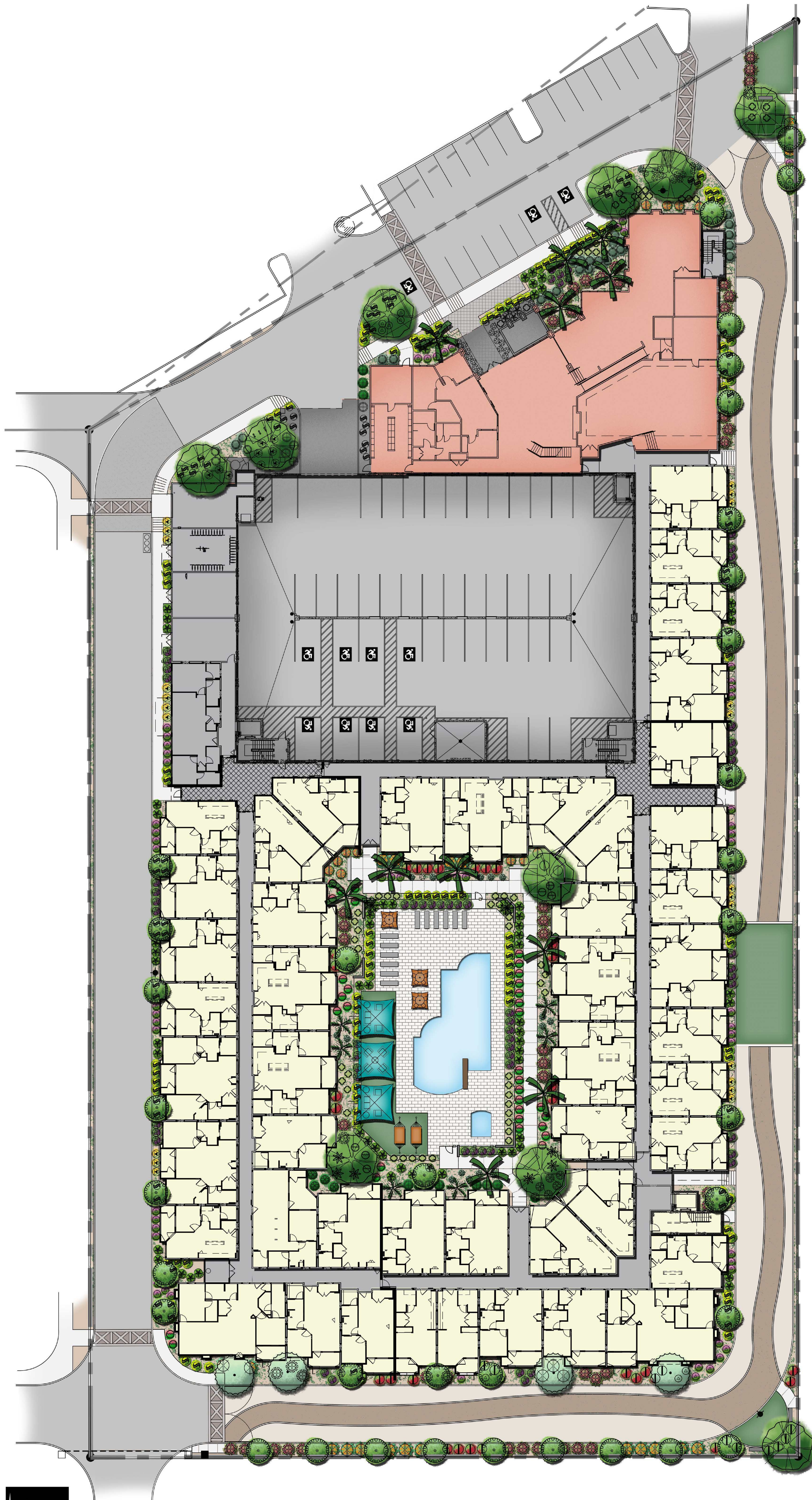
Andy Jochums, AICP

**Attachments:** Meeting Location Map  
Conceptual Site Plan

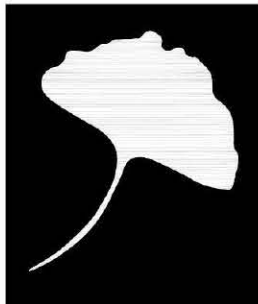
MEETING LOCATION

“come and go” open house  
Wednesday, June 22, 2022 from 5:00 to 6:00 p.m,





MCGOUGH  
ADAMSON



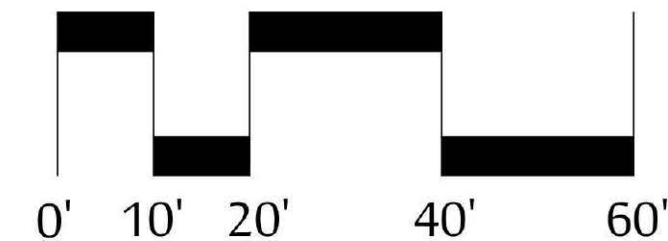
Landscape  
Architects  
Land  
Planning  
Irrigation

## 94 HUNDRED SHEA - THE VILLAGE CONCEPTUAL PLANTING PLAN

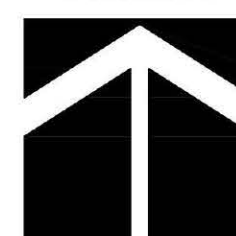
9375 E. SHEA BOULEVARD, SCOTTSDALE, AZ 85260

MARCH 10, 2022

SCALE: 1"=20'-0"



NORTH



City Notification List

Jeff Barnes, Project Coordinator, City of  
Scottsdale

7447 E Indian School Road, Suite #105

Scottsdale, AZ 85251

Paradise Valley School District

15002 N 32nd Street

Phoenix, AZ 85032

Maricopa County Planning & Development

501 N 44th Street, Suite #200

Phoenix, AZ 85008

Salt River Project, Bill Santistevan, Mail Stop  
XCT330

P.O. Box 52025

Phoenix, AZ 85072-2025

Cave Creek School District

P.O. Box 426

Cave Creek, AZ 85327

Scottsdale School District

7575 E Main Street

Scottsdale, AZ 85251

Maricopa County Environmental Services

1001 N Central Avenue, Suite #201

Phoenix, AZ 85004

Salt River Project, Susana Ortega, Mail Stop  
PAB106

P.O. Box 52025

Phoenix, AZ 85072-2025

Central Az Water Conservation District, Bureau  
of Reclamation

P.O. Box 43020

Phoenix, AZ 85080-3020

Southwest Gas Corporation

1600 E Northern Ave

Phoenix, AZ 85020-3982

AZ Department of ADOT Transportation, Right-  
of-Way Group

205 S 17th Avenue

Phoenix, AZ 85007

Scottsdale Postmaster

1776 N Scottsdale Road

Scottsdale, AZ 85257-2115

Maricopa County Flood Control

2801 W Durango Street

Phoenix, AZ 85009

Arizona Public Service

P.O. Box 53933

Phoenix, AZ 85072-3933

Century Link

135 W Orion Street

Tempe, AZ 85283

## General Plan Notification List

Commissioner, Renee J. Higgs

City of Scottsdale Planning Commission

15192 N. 104th Way

Scottsdale, AZ 85255

Commissioner, George Ertel

City of Scottsdale Planning Commission

11725 N. 129th Way

Scottsdale, AZ 85259

Annette Petrillo

1169 E. Clovefield Street

Gilbert, AZ 85298

David G. Gulino

7525 E. Camelback Road, Suite 104

Scottsdale, AZ 85251

Edwin Bull

Burch & Cracchiolo PA

P.O. Box 16882

Phoenix, AZ 85011

Jim Haxby

7336 E. Sunnyside Dr.

Scottsdale, AZ 85260

Kathy Littlefield

City of Scottsdale City Council

3939 N. Drinkwater Blvd.

Scottsdale, AZ 85251

Maricopa County Superintendent of Schools

4041 N. Central Avenue Suite 1200

Phoenix, AZ 85012

ADOT Central District - Red Letter

Arizona Department of Transportation

2140 W. Hilton Avenue, Mail Drop PM00

Phoenix, AZ 85009

Ryan Levesque, Deputy Community Development  
Director - Planning

City of Tempe

31 East Fifth Street

Commissioner, William Scarbrough

City of Scottsdale Planning Commission

5639 E. Edgemont Ave.

Scottsdale, AZ 85257

Commissioner, Christian Serena

City of Scottsdale Planning Commission

6929 N. Hayden Rd., Suite C4194

Scottsdale, AZ 85250

Chris Schaffner

7346 E. Sunnyside Dr.

Scottsdale, AZ 85260

Dr. Sonnie Kirtley

COGS

8507 East Highland Avenue

Scottsdale, AZ 0

Guy Phillips

7131 E. Cholla St.

Scottsdale, AZ 85254

John Berry/Michele Hammond

Berry Riddell, LLC

6750 E Camelback Rd, Ste 100

Scottsdale, AZ 85251

Linda Whitehead

9681 E Chuckwagon Lane

Scottsdale, AZ 85262

Mike McNeal, Supervisor

AT&T

1231 W. University Drive

Mesa, AZ 85201

Randall P. Brown

Spring Creek Development

7134 E. Stetson Drive; Suite 400

Scottsdale, AZ 85251

Sherry Wagner/Right-of-Way Technician, SR.

Mail Station PAB348

P.O. Box 52025

Phoenix, AZ 0

Commissioner Joe Young

City of Scottsdale Planning Commission

7234 E. Shoeman Lane, Suite #8

Scottsdale, AZ 85251

Commissioner, Barney Gonzales

City of Scottsdale Planning Commission

6349 N. Cattletrack Rd.

Scottsdale, AZ 85250

Dan Sommer

12005 N 84th Street

Scottsdale, AZ 85260

Ed Toschik, President

7657 E Mariposa Grande Dr

Scottsdale, AZ 85255

Jim Funk

Gainey Ranch Community Association

7720 Gainey Ranch Road

Scottsdale, AZ 85258

John Washington

3518 N Cambers Court

Scottsdale, AZ 85251

Lori Haye

P.O. Box 426

Cave Creek, AZ 85327

Planning & Engineering Section Manager

Arizona State Land Department

1616 W. Adams Street

Phoenix, AZ 85007

Planning & Zoning Division

Town of Fountain Hills

16705 E. Avenue of the Fountains

Fountain Hills, AZ 85268

Tom Durham

City of Scottsdale City Council

3939 N. Drinkwater Blvd.

Scottsdale, AZ 85251

General Plan Notification List

Dave Ortega - Mayor

City of Scottsdale City Council

3939 N. Drinkwater Blvd.

Scottsdale, AZ 85251

Southwest Gas Corporation

2200 N. Central Avenue Ste 101

Phoenix, AZ 85004

Earl, Curley & Lagarde, P.C.

3101 N. Central Avenue, Ste. 1000

Phoenix, AZ 85012

Granite Reef Neighborhood Resource Center

1700 N Granite Reef Road

Scottsdale, AZ 85257

Withey Morris, PLC

2525 E. Arizona Biltmore Circle; Suite A-212

Phoenix, AZ 85016

Director

Arizona Department of Water Resources

1110 West Washington Street Suite 310

Phoenix, AZ 85007

Gammage & Burnham, PLC

2 N. Central Avenue, 15th Floor

Phoenix, AZ 85004

Paradise Valley Unified School District

15002 N. 32nd Street

Phoenix, AZ 85032

HOA Notification List

Aventura Condo HOA  
Mason Shawn, Property Manager  
14988 N 78th Wy, Unit #220  
Scottsdale, AZ 85260  
McCormick Ranch POA  
Uhrich Jaime, Executive Director  
9248 N 94th St  
Scottsdale, AZ 85258

Cactus Corridor  
Brokaw Dawn, Resident  
9909 E Paradise Dr  
Scottsdale, AZ 85260  
McCormick Ranch POA  
Wood Dave, Board-Member  
8455 E San Dido  
Scottsdale, AZ 85258

Cactus Corridor  
Wheeler Susan, Resident  
9616 E Kalil Dr  
Scottsdale, AZ 85260  
McCormick Ranch POA  
Campbell Chris, Executive Director  
9248 N 94th St  
Scottsdale, AZ 85258



Property Owner Notification List

FLEEK RAY F/MARILYN M  
28150 N ALMA SCHOOL RD STE 103-179  
SCOTTSDALE AZ 85262

ANDERSON NICHOLAS  
9451 E BECKER LN UNIT B1031  
SCOTTSDALE AZ 85260

FJHW INVESTMENTS LLP  
35 VALENCIA ST  
OTTAWA ON CANADA K2G6T1

PILATO THEODORE/BETH  
9451 E BECKER LN UNIT 1037B  
SCOTTSDALE AZ 85260

SANCHEZ EZIO A  
9451 E BECKER LN  
SCOTTSDALE AZ 85260

AHMAD SARFRAZ/KAREN A  
4107 E MOLLY LN  
CAVE CREEK AZ 85331

GLICA JONATHAN  
9451 E BECKER LN UNIT 2029B  
SCOTTSDALE AZ 85260

ARIZONA VALLEYWIDE PROPERTIES LLC  
9451 E BECKER LN UNIT 2032  
SCOTTSDALE AZ USA 85260

BURGGRAF CHRIS  
1200 GOUGH ST 19D  
SAN FRANCISCO CA 94109

ZACHMAN MARGARET/DANIEL  
26596 WOODLANDS PKWY  
ZIMMERMAN MN 55398

MOSIER RICHARD D/BEVERLY M TR  
9451 E BECKER LN UNIT 1029  
SCOTTSDALE AZ 85260

RUBENS STEVEN  
3778 FILLMORE ST  
SAN FRANCISCO CA 94123

PANEK LEE J III  
9451 E BECKER LN UNIT 1035  
SCOTTSDALE AZ 85260

KOSKI VINCENT  
9451 E BECKER LN APT B1038  
SCOTTSDALE AZ 85260-6706

PARKER JACOB R/BEATY BROOKE M  
9451 E BECKER LN APT 1041  
SCOTTSDALE AZ 85260

DONOFRIO RAYNAH  
9451 E BECKER LN APT 1044  
SCOTTSDALE AZ 85260

WORKMAN LAURA LYNNE  
2770 E SANTAN ST  
CHANDLER AZ UNITED STATES OF AMERICA  
85225

NELSON MICHAEL R  
9451 E BECKER LANE APT 2033  
SCOTTSDALE AZ 85260

NYCAZCO27-7 LLC  
9451 E BECKER LN UNIT B2036  
SCOTTSDALE AZ 85260

VASQUEZ PATRICIA  
9451 E BECKER LN UNIT 2041B  
SCOTTSDALE AZ 85260

JOVANOVIC OLIVERA  
4303 E CACTUS RD # 243  
PHOENIX AZ 85032

DF ROGERS LIVING TRUST  
9451 E BECKER LN NO B1033  
SCOTTSDALE AZ 85260

MUDRA ROBERTA ANN  
9451 E BECKER LN UNIT B1036  
SCOTTSDALE AZ 85260

ONG MARY ANNE  
9451 E BECKER LN APT 1039  
SCOTTSDALE AZ USA 85260

ANNETTE HUDNALL LIVING TRUST  
9451 E BECKER LN UNIT 1042  
SCOTTSDALE AZ 85260

HAUGEN LESLIE C F  
945 E BECKER LN UNIT 202B  
SCOTTSDALE AZ 85260

MSL HOLDINGS LLC  
32433 N 23RD AVE  
PHOENIX AZ 85085

RUIZ JULIE  
9451 E BECKER LN NO 2034B  
SCOTTSDALE AZ 85260

COLLINS PROPERTIES LLLP  
10601 N HAYDEN RD SUITE 1-10  
SCOTTSDALE AZ 85255

ITKOV PHILIP  
9451 E BECKER LN NO 2042  
SCOTTSDALE AZ 85260

Property Owner Notification List

TAYLOR DEE ADELE 9451 E BECKER LN UNIT 2043B SCOTTSDALE AZ 85260	9450 E BECKER LN 2048 LLC 9005 E LUPINE AVE SCOTTSDALE AZ USA 85260	AVENTURA CONDOMINIUMS ASSOCIATION INC 13951 N SCOTTSDALE RD STE 122 SCOTTSDALE AZ 85254
DRUG (AZ) QRS 14-42 INC 9501 E SHEA BLVD SCOTTSDALE AZ 85260	94 HUNDRED SHEA LLLP 700-688 W HASTINGS ST VANCOUVER BC CANADA V6B1P1	94 HUNDRED SHEA LLLP 700-688 W HASTINGS ST VANCOUVER BC CANADA V6B1P1
94 HUNDRED SHEA LLLP 700-688 W HASTINGS ST VANCOUVER BC CANADA V6B1P1	MCDONALDS CORPORATION 002-0162 PO BOX 51657 PHOENIX AZ 85076	SHEA AND 92ND OPCO LLC 1233 W LOOP S STE 1500 HOUSTON TX USA 77027
SHEA AND 92ND OPCO LLC 1233 W LOOP S STE 1500 HOUSTON TX USA 77027	IRONWOOD 92 PARTNERS LLC 7120 E KIERLAND BLVD NO 807 SCOTTSDALE AZ 85253	IRONWOOD 92 PARTNERS LLC 7120 E KIERLAND BLVD NO 807 SCOTTSDALE AZ 85253
IRONWOOD 92 PARTNERS LLC 7120 E KIERLAND BLVD NO 807 SCOTTSDALE AZ 85253	IRONWOOD 92 PARTNERS LLC 7120 E KIERLAND BLVD NO 807 SCOTTSDALE AZ 85253	IRONWOOD 92 PARTNERS LLC 7120 E KIERLAND BLVD NO 807 SCOTTSDALE AZ 85253
PARADISE MEMORIAL GARDENS INC 7601 E INDIAN SCHOOL RD SCOTTSDALE AZ 85251	IRONWOOD SQUARE INVESTORS LLC 9431 E IRONWOOD SQUARE DR STE 101 SCOTTSDALE AZ 85258	S AND D OFFICE PROPERTIES LLC 10229 N 92ND ST STE 101 SCOTTSDALE AZ 85258
JJW PROPERTIES LLC 10229 N 92ND ST UNIT 102 SCOTTSDALE AZ 85258	WE THREE KINGS LLC 10229 N 92ND ST UNIT 103 SCOTTSDALE AZ 85258	NEUROSPINE VENTURES LLC 10245 N 92ND ST SCOTTSDALE AZ 85258
10261 N 92ND STREET LLC 10261 N 92ND ST STE 101 SCOTTSDALE AZ USA 85258	BRECKENRIDGE LLC 3101 N CENTRAL AVE STE 1600 PHOENIX AZ 85012	SCOTTSDALE MEDICAL CENTER PLC 10117 N 92ND ST STE 101 SCOTTSDALE AZ 85258-4555
LEVON PROPERTIES LLC 9969 N 107TH ST SCOTTSDALE AZ 85258	DANO GROUP LLC 4702 E CARON ST PHOENIX AZ 85028	JANICEK MIKE F/PATRICIA B 10197 N 92 ST STE 101 SCOTTSDALE AZ 85260
SK IRONWOOD L L C 13601 N 85TH ST SCOTTSDALE AZ 85260	SK IRONWOOD L L C 13601 N 85TH ST SCOTTSDALE AZ 85260	SK IRONWOOD L L C 13601 N 85TH ST SCOTTSDALE AZ 85260

Property Owner Notification List

SK IRONWOOD L L C  
13601 N 85TH ST  
SCOTTSDALE AZ 85260

WERT FAMILY TRUST  
237 VIA ITHICA NEWPORT  
BEACH CA 92663

PJR HOLDINGS LLC  
9201 E DAVENPORT DR  
SCOTTSDALE AZ 85260

EXETER 92 MOUNTAIN VIEW LLC  
5 RADNOR CORPORATE CENTER 100  
MATSONFORD ROAD STE 250  
RADNOR PA UNITED STATES OF AMERICA 19087

SCOTTSDALE HEALTHCARE REALTY CORP  
2338 W ROYAL PALM RD STE J  
PHOENIX AZ 85021

HCP MOB SCOTTSDALE LLC (LEASE)  
1920 MAIN ST STE 1200  
IRVINE CA 92614

SCOTTSDALE HEALTHCARE REALTY CORP  
2338 W ROYAL PALM RD STE J  
PHOENIX AZ 85021

SCOTTSDALE SHEA PROPERTY LLC  
3414 E BARBARITA AVE  
MESA AZ 85202

C & K INVESTMENT PROPERTIES LLC  
9450 E IRONWOOD SQUARE DR  
SCOTTSDALE AZ 85258

JFBB ENTERPRISES INC  
12004 N SUNDOWN DR  
SCOTTSDALE AZ USA 85258

WENTWELL LLC  
PO BOX 223040 PRINCEVILLE  
HI USA 96722-3040

J&R INVESTMENT ENTERPRISES LLC  
4401 E MOCKINGBIRD LN  
PARADISE VALLEY AZ 85253

J&R INVESTMENT ENTERPRISES LLC  
4401 E MOCKINGBIRD LN  
PARADISE VALLEY AZ 85253

J&R INVESTMENT ENTERPRISES LLC  
4401 E MOCKINGBIRD LN  
PARADISE VALLEY AZ 85253

J&R INVESTMENT ENTERPRISES LLC  
4401 E MOCKINGBIRD LN  
PARADISE VALLEY AZ 85253

SETH PROPERTIES LLC  
11263 E APPALOOSA PL  
SCOTTSDALE AZ 85259

LALANI FAMILY TRUST  
11168 E IRONWOOD DR  
SCOTTSDALE AZ 85259

IRONWOOD COURTYARD LLC  
8787 E PINNACLE PEAK RD STE 200  
SCOTTSDALE AZ 85255

J&R ASC INVESTMENT ENTERPRISES LLC  
4401 E MOCKINGBIRD LN  
PARADISE VALLEY AZ 85253

GROTTO REALTY LLC  
8463 E SANDALWOOD DR  
SCOTTSDALE AZ 85258

MTG IRONWOOD LLC  
9431 E IRONWOOD SQUARE DR  
SCOTTSDALE AZ 85258

WEISMAN PROPERTY MANAGEMENT LLC  
9445 E IRONWOOD SQUARE DR STE 100  
SCOTTSDALE AZ 85258

3TFM AZ SCOTTSDALE LLC  
1425 S HIGLEY RD UNIT 106  
GILBERT AZ 85296

DASILVA JUNE LOUISE/BOYNTON TIMOTHY E  
9465 E IRONWOOD SQUARE DR BLDG U NO 102  
SCOTTSDALE AZ 85260

CATALPA INDUSTRIAL PARK INC  
6501 E EL MARO CIR  
PARADISE VALLEY AZ 85253

WALL THOMAS J TR  
9475 E IRONWOOD SQUARE DR BLDG V101  
SCOTTSDALE AZ 85258

DABS OF ASIA LLC  
10635 N 140TH WAY  
SCOTTSDALE AZ 85259

DABS OF ASIA LLC  
10635 N 140TH WAY  
SCOTTSDALE AZ 85259

SWIERUPSKI HOLDINGS 1 LLC  
9500 E IRONWOOD SQ UNITS B121-B122-B124  
SCOTTSDALE AZ 85258

SWIERUPSKI HOLDINGS 1 LLC  
9500 E IRONWOOD SQ UNITS B121-B122-B124  
SCOTTSDALE AZ 85258

Property Owner Notification List

SWIERUPSKI HOLDINGS 1 LLC 9500 E IRONWOOD SQ UNITS B121-B122-B124 SCOTTSDALE AZ 85258	ROTELLA LOUIS J JR/KATHLEEN A 10117 N 92ND ST NO 101 SCOTTSDALE AZ 85258	ROTELLA LOUIS J JR/KATHLEEN A 6949 S 108TH ST LAVISTA NE 68128
MJG HOLDING COMPANY LLC 15333 N PIMA RD STE 305 SCOTTSDALE AZ 85260	KUBER HOTELS LLC 1550 S 52ND ST TEMPE AZ 85281	JOSEPH S PONGRATZ L L C 730 N 52ND ST STE 102 PHOENIX AZ USA 85088
IRONWOOD OFFICE INVESTORS LLC P O BOX 4471 SCOTTSDALE AZ 85261	DENTAL HOLDINGS 10181 N 92ND LLC 1809 S HOLBROOK LN STE 101 TEMPE AZ 85281	SR BELL INVESTMENTS LLC 10181 N 92ND ST STE 103 SCOTTSDALE AZ 85258
JANICEK MIKE F/KRISTIN FAMILY TR PO BOX 92129 SOUTHLAKE TX 76092	HANSEN THOMAS/DONNA/SCOTT/ZABEK HANSEN NICOLE 10197 N 92ND ST STE 102 SCOTTSDALE AZ 85260	NEW ENERGY PROPERTIES LLC 2 GALLO ST RANCH MISSION VIEJO CA 92694
PRODUCTWERX LLC 10149 N 92ND ST STE 102 SCOTTSDALE AZ 85258	LEHNERT HERBERT H/INGEBORG M TR 38 LAKEVIEW CIRCLE PALM SPRINGS CA 92264	FIRESKY VENTURES LLC 10165 N 92ND ST STE 101 SCOTTSDALE AZ 85258-4558
GROH JOHN E/NANCY A TR 9844 E GELDING DR SCOTTSDALE AZ 85260	103 IRONWOOD LLC 11542 VINTAGE OAKS DR MONTGOMERY TX 77356	



# 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:** 286-PA-2022

**Project Name:** \_\_\_\_\_

**Location:** 9375 E Shea Boulevard

**Site Posting Date:** 06/10/22

**Applicant Name:** Beus Gilbert PLLC

**Sign Company Name:** **Dynamite Signs**

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

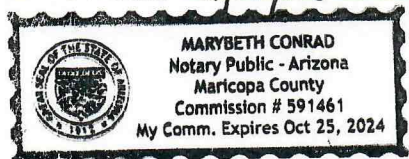
I confirm that the site has been posted as indicated by the Project Manager for the case as listed above.

*Meghan Higgett*  
Applicant Signature

06/10/22  
Date

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

Acknowledged before me on 6/10/22



*Marybeth Conrad*  
Notary Public

My commission expires: 10-25-24

## City of Scottsdale -- Current Planning Division

7447 E Indian School Road, Suite 105, Scottsdale, AZ 85251 ♦ Phone: 480-312-7000 ♦ Fax: 480-312-7088

# Early Notification of Project Under Consideration

## Neighborhood Open House Meeting:

Date: June 22, 2022

Time: 5:00 - 6:00PM

Location: On the subject property (9375 E. Shea Blvd on the vacant parcel)

**Site Address: 9375 E. Shea Blvd.**

### Project Overview:

- Request: A non-major General Plan amendment to change the land use designation from Commercial to Mixed-Use Neighborhoods and to rezone from C-3 PCD and C-O PCD to PUD PCD on an +/- 11 acre site to allow for a maximum of 219 new residential units with a development plan.

- Site Acreage: +/-11 Acres

- Site Zoning: C-3 PCD & C-O PCD

### Applicant Contact:

Beus Gilbert McGroder PLLC  
c/o Andy Jochums 480-429-3063  
ajochums@beusgilbert.com

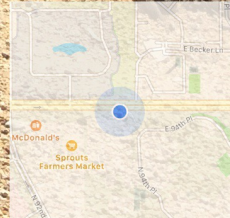
### City Contact:

Jeff Barnes 480-312-2376  
jbarnes@scottsdaleaz.gov

Pre-Application#: 286-PA-2022

Posting Date: 6/10/2022

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









9400 SHEA  
Community Input Card

PRINT NAME MARILYN TEPLITZ  
ADDRESS 9625 E. CINNABAR CITY Scottsdale ZIP 85258  
PHONE 480-221-5441 EMAIL mgteplitz@gmail.com

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

OPPOSED - increased density increases crime.  
Even if office bldgs generate less traffic, it is spread  
thruout Tuesday & is only 9-5, 5 days/wk. Residential  
is 24/7. Shea Blvd is ~~down~~ already at near  
Capacity - No to this & No to 9200 Ironwood.  
Where will the extra water & energy come from?

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

9400 SHEA

JAMES & Community Input Card

PRINT NAME VIRGINIA A BERTONCINO  
ADDRESS 1005 E MISSION LN CITY SCOTTSDALE ZIP 85258  
PHONE \_\_\_\_\_ EMAIL \_\_\_\_\_

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

TOO LARGE, TOO HIGH, WILL CREATE TOO  
MUCH CONGESTION IN THE SHEA CORRIDOR  
& SURROUNDING AREA.

9400 SHEA  
Community Input Card

PRINT NAME Thomas Kube  
ADDRESS 17740 E. Sunnyside Dr CITY Scottsdale ZIP 85259  
PHONE 480 451-7205 EMAIL Kubeandco@aol.com

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

- Traffic Study - Shea @ 92nd St + @ 9400 @ Shea
- Average Turnover in Apartments w/ Source

9400 SHEA  
Community Input Card

PRINT NAME Dwight Spence  
ADDRESS 10040 E. Happy Valley Rd. CITY Scottsdale ZIP AZ  
PHONE 602 2302995 EMAIL daspence@cox.net

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

I think it would add to the community  
and enhance the area.

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

9400 SHEA  
Community Input Card

PRINT NAME Cyrus Mahboubi  
ADDRESS 9375 E Shea Blvd <sup>Ste 180</sup> CITY Scottsdale ZIP 85260  
PHONE 214 458-0209 EMAIL Cyrus@ASbwiHWA.com

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

Very good! Preferred Mixed use  
Retail + Multi family. This will bring good  
commerce to this Area.

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

9400 SHEA  
Community Input Card

PRINT NAME Vlasta Duffy  
ADDRESS 9343 E. Shea Blvd #145 CITY Scottsdale ZIP 85259  
PHONE 480 218 6931 EMAIL Vlasta.duffy@9Round.com

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

I am very supportive of the project.  
I am the owner of 9Round which  
is a tenant on the neighboring  
property.

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

9400 SHEA  
Community Input Card

PRINT NAME CHANDLER DINH  
ADDRESS 9397 E SHEA BLVD #105 CITY SCOTTSDALE ZIP 85260  
PHONE 949.537.9965 EMAIL CHANDLERDINH@gmail.com

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

THE PROPOSED HOUSING DEVELOPMENT WOULD  
GREATLY IMPROVE THE BUSINESS COMMUNITY  
AT OUR PLAZA. AND HAVING ADDITIONAL  
HOUSING AVAILABLE FOR OUR STAFF IS  
A GREAT THING.

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

9400 SHEA  
Community Input Card

PRINT NAME JOSEPA DONTI  
ADDRESS 9375 E. SHEA BLVD <sup>STE #120</sup> CITY SCOTTSDALE ZIP 85260  
PHONE 480-214-9534 EMAIL JDE@SOLUTIONSFIRSTGROUP.COM

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

I'm in favor of this project.

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

9400 SHEA  
Community Input Card

PRINT NAME Sandra E. Van Deraa  
ADDRESS 9397 E Shea Blvd <sup>#115</sup> CITY Scottsdale ZIP 85260  
PHONE 928.580.7230 EMAIL Sandra.SattandLime@gmail.com

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

As the owner of Salt & Lime I  
feel this project will have  
a positive impact on my business.

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

9400 SHEA  
Community Input Card

PRINT NAME DAW Siddall  
ADDRESS 9375 E Shea Blvd #112 CITY Scottsdale ZIP 85260  
PHONE 480-300-4764 EMAIL Daws@Olympic1s.com

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

I think it would be great and is needed.

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

9400 SHEA  
Community Input Card

PRINT NAME Ron Rome  
ADDRESS 9375 E Shea Blvd #112 CITY Scottsdale ZIP 85260  
PHONE 630 949 0122 EMAIL ronr@olympic1s.com

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

I Am in Support of the new project as  
right now the empty lot is simply an  
eye soar.

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

9400 SHEA  
Community Input Card

PRINT NAME 21° DEGREES CIGAR  
ADDRESS 9375 E. SHEA BLVD #175 CITY SCOTTSDALE ZIP 85260  
PHONE 480 551 2121 EMAIL slam@rpmfactoryreps.com

PLEASE TELL US YOUR THOUGHTS & SUGGESTIONS REGARDING THE PROPOSED PROJECT:  
WE WOULD BENEFIT FROM THE POTENTIAL  
WALK IN CUSTOMERS. WE SUPPORT THE PROJECT!

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

9400 SHEA  
Community Input Card

PRINT NAME DAVID PERLMAN / EMMA D STONOSP  
ADDRESS 9343 E. SHEA BLVD B115 CITY Scottsdale ZIP 85260  
PHONE 480 451 2557 EMAIL david@emma.dstonosp.com

PLEASE TELL US YOUR THOUGHTS & SUGGESTIONS REGARDING THE PROPOSED PROJECT:  
I am in full support of this project. This  
will be good for business owners.

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

9400 SHEA  
Community Input Card

PRINT NAME Daniell Thompson  
ADDRESS 9375 E. Shea Blvd. #100 CITY Scottsdale ZIP 85260  
PHONE 480/214-9500 EMAIL danielle@9400shea.com

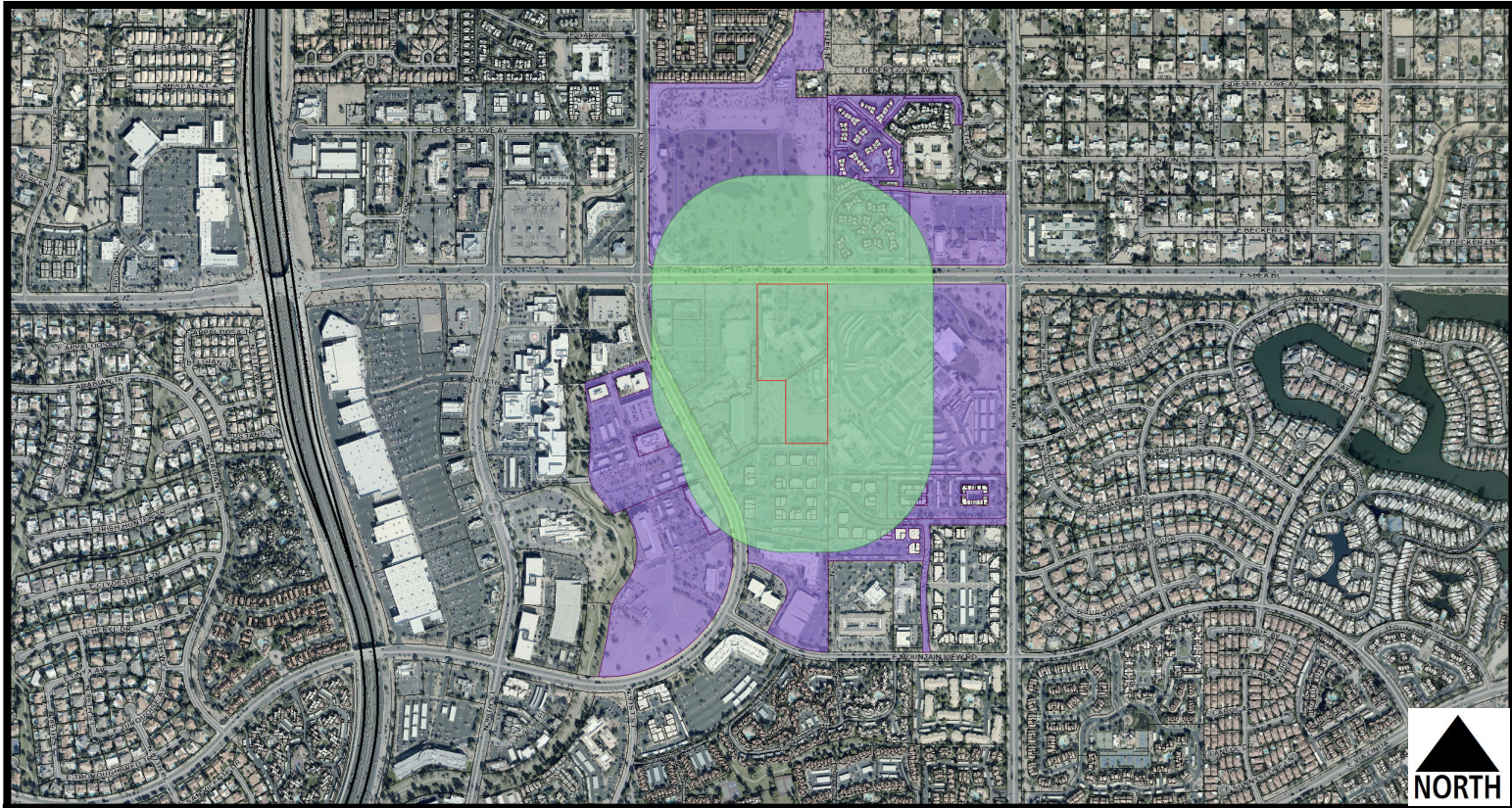
PLEASE TELL US YOUR THOUGHTS & SUGGESTIONS REGARDING THE PROPOSED PROJECT:

This project overall is a positive improvement  
to the project and will benefit all  
neighboring businesses.



# City Notifications – Mailing List Selection Map

## 94 Hundred Shea - The Village


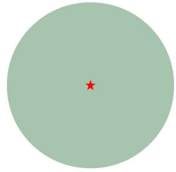


**Additional Notifications:**

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

Labels Pulled  
September 21, 2022

**Map Legend:**

-  Site Boundary
-  Properties within 750-foot

Postcards: **250**

**8-ZN-2022 & 3-GP-2022**

**From:** [Kurth, Rebecca](#)  
**To:** [Jim Bloch](#)  
**Cc:** [Barnes, Jeff](#)  
**Subject:** RE: 9400 Village and 92 Mercado Courtyards. Gold Dust, Optima  
**Date:** Tuesday, October 18, 2022 10:29:16 AM

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Good Morning Mr. Bloch,

Thank you for emailing Mayor Ortega and City Council with your input on the Mercado Courtyards case, 12-ZN-2022 and 6-GP-2022, and The Village case, 8-ZN-2022 and 3-GP-2022. I have copied Jeff Barnes the staff project coordinator on both projects and he will include your comments in the case files.

For more information on the Mercado Courtyards case, 12-ZN-2022, the case info sheet can be found here: <https://eservices.scottsdaleaz.gov/bldgresources/Cases/Details/53893>

For more information on The Village case, 8-ZN-2022, the case info sheet can be found here: <https://eservices.scottsdaleaz.gov/bldgresources/Cases/Details/53744>

Respectfully,

Rebecca Kurth

**Rebecca Kurth | Management Assistant to Mayor & City Council**

City of Scottsdale | Office of Mayor David D. Ortega  
480.312.7977 | [rkurth@scottsdaleaz.gov](mailto:rkurth@scottsdaleaz.gov)

---

**From:** Jim Bloch <jgbloch@gmail.com>  
**Sent:** Tuesday, October 18, 2022 10:17 AM  
**To:** City Council <CityCouncil@scottsdaleaz.gov>  
**Subject:** 9400 Village and 92 Mercado Courtyards. Gold Dust, Optima

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

We understand these projects are scheduled to go before the council in the next 2 months for approval. We urge you, our representatives to heed the words and the votes of your constituencies. The voters in August clearly spoke loudly that they do not want unbridled and excessive development, as the 3 pro growth at any cost candidates were the lowest vote gatherers. These projects are not good for our city, they are too large, they will create more traffic to areas already over trafficked, and do not help to solve the problem of affordable housing, so local employees can be local residents.

Jim Bloch

ATTACHMENT #10

**From:** [Ruenger, Jeffrey](#)  
**To:** [Barnes, Jeff](#)  
**Subject:** RE: 92nd and Shea and 94th and Shea  
**Date:** Monday, September 19, 2022 10:37:16 AM

---

[lizabeth\\_congiusti@yahoo.com](mailto:lizabeth_congiusti@yahoo.com)

**From:** NoReply <NoReply@Scottsdaleaz.gov>  
**Sent:** Monday, September 19, 2022 3:49 AM  
**To:** Projectinput <Projectinput@Scottsdaleaz.gov>  
**Subject:** 92nd and Shea and 94th and Shea

[City of Scottsdale](#)



Please do not allow these projects to move forward! The area is currently a traffic nightmare, current water resources are challenging, please help us understand how bringing more people to a current highly populated area helps those of us to live here now! Vote No ! -- sent by Lizbeth Cong (case# 8-ZN-2022)

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**From:** [Kurth, Rebecca](#)  
**To:** [Charles Dozier](#); [City Council](#)  
**Cc:** [Barnes, Jeff](#)  
**Subject:** RE: Proposal for 92nd Street Shea Rezoning - 94 HUNDRED SHEA - THE VILLAGE Development 3-GP-2022 & 8-ZN-2022  
**Date:** Thursday, July 28, 2022 9:27:11 AM

---

Good Morning Mr. Dozier,

Thank you for emailing City Council with your input prior to the discussion on this topic. Senior Planner Jeff Barnes is copied on this email and will include your comments in the case file.

Respectfully,

Rebecca Kurth  
Management Assistant to the Mayor and City Council Office of Mayor David D. Ortega  
3939 N. Drinkwater Blvd  
Scottsdale, AZ 85251  
Phone: 480.312.7977  
Email: [RKurth@ScottsdaleAZ.gov](mailto:RKurth@ScottsdaleAZ.gov)

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**From:** Charles Dozier <cldozier@cox.net>  
**Sent:** Thursday, July 28, 2022 8:47 AM  
**To:** City Council <CityCouncil@scottsdaleaz.gov>  
**Subject:** Proposal for 92nd Street Shea Rezoning - 94 HUNDRED SHEA - THE VILLAGE Development 3-GP-2022 & 8-ZN-2022

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

Dear Sir or Madam,

Regarding the upcoming 3-GP-2022 & 8-ZN-2022, I want to express my opposition to the proposed amendment to the General Plan (Resolution No. 12210) and proposed re-zoning (Ordinance No. 4511) in the vicinity of Shea Blvd. and 92<sup>nd</sup> Street. **Please attach this e-mail to the report** associated with these proposals and upcoming Scottsdale City Council vote on February 22<sup>nd</sup>, 2021. Traffic congestion on Shea Blvd., and now Via Linda Road is some of the worst in Scottsdale – rivaling the traffic congestion seen on FLW. This has led to many accidents in this area, but also have made the area inhospitable to pedestrian and cycling traffic. As a resident who lives nearby these developments, this traffic congestion has already altered my behavior causing me to feel unsafe at times crossing these streets on foot or bicycle. Adding more congestion to this area will only make this worse and detract from the quality of life in this part of Scottsdale. Furthermore, I am shocked to learn that this particular corridor on Shea Blvd & 92<sup>nd</sup> Street is considered to be a “growth area” by the city of Scottsdale in the new proposed GP 2035, even calling it an “Urban Character Type” with no limits on density. This is nonsensical given the existing high traffic and congestion experienced in this area. Why is there no density limit and why is this region on

Shea considered an Urban Character Type Growth Area? Nearby residents do NOT want this area to be turned into an urban region with high density apartments. I have seen first-hand so many accidents here and it is horrific every time. Riding my bicycle has gotten more and more scary the past few years here because of the increased traffic congestion. Making this amendment to the general plan to change zoning here and building these apartments here will only make this worse. With regard to a lack of diversity of housing, to me this is a false argument. We live in the 5<sup>th</sup> largest city (Metro Phoenix and suburbs including Scottsdale) in the United States. Like any large city, there are more affordable places to live and more costly places to live. I don't buy the argument that workers need to live 1 mile from where they work. It just doesn't happen in practice. What I observe is that most workers in and around Phoenix can drive to work in 30 minutes or less (most in only 15-20 minutes). I sincerely doubt this is the case in other major cities in the top 5 as most of them have 1 hour commutes or more. We are lucky to live in a large, flat valley that makes it easy to commute to work. Also, these are luxury apartments that are being built and NOT affordable housing so how does allowing this development improve the diversity of housing options? In addition, given the recent worsening of the persistent 20+ year drought that we find ourselves in, I want to challenge Scottsdale's city council to seriously re-think the planning behind all developments to ensure they are smart at addressing the needs of the local community while also ensuring a long lasting future. I do question how a denser development like this makes sense given our present water situation. Please re-consider and listen to the residents nearby, like myself, who know this particular corner of Scottsdale and don't want this rezoning and development to occur on these parcels. I am not against growth and development, but I do strongly oppose this particular development that is under consideration as it significantly increases density in an already crowded and congested neighborhood. **Again please include my feedback above in the record related to "Proposal for 92nd Street Shea Rezoning - 94 HUNDRED SHEA - THE VILLAGE Development Requests".**

Sincerely,  
Charles L. Dozier  
9922 E. Doubletree Ranch Road  
Scottsdale, AZ 85258

**From:** [Kurth, Rebecca](#)  
**To:** [Chuckf814](#); [City Council](#)  
**Cc:** [Barnes, Jeff](#)  
**Subject:** RE: 9200 Village and 9400 Mercado Courtyard proposed apartments  
**Date:** Tuesday, October 18, 2022 11:38:30 AM

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Good Morning Mr. Ferrara,

Thank you for emailing Mayor Ortega and City Council with your input on the Mercado Courtyards case, 12-ZN-2022 and 6-GP-2022, and The Village case, 8-ZN-2022 and 3-GP-2022. I have copied Jeff Barnes the staff project coordinator on both projects and he will include your comments in the case files.

For more information on the Mercado Courtyards case, 12-ZN-2022, the case info sheet can be found here: <https://eservices.scottsdaleaz.gov/bldgresources/Cases/Details/53893>

For more information on The Village case, 8-ZN-2022, the case info sheet can be found here: <https://eservices.scottsdaleaz.gov/bldgresources/Cases/Details/53744>

Respectfully,

Rebecca Kurth

**Rebecca Kurth | Management Assistant to Mayor & City Council**

City of Scottsdale | Office of Mayor David D. Ortega  
480.312.7977 | [rkurth@scottsdaleaz.gov](mailto:rkurth@scottsdaleaz.gov)

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**From:** Chuckf814 <chuckf814@gmail.com>  
**Sent:** Tuesday, October 18, 2022 11:28 AM  
**To:** City Council <CityCouncil@scottsdaleaz.gov>  
**Subject:** 9200 Village and 9400 Mercado Courtyard proposed apartments

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

Dear City Council:

Please reject these two apartment complexes. Our city cannot have the level of developer greed for these buildings in our city. It is saturated already. We do NOT want a highly congested urban setting in Scottsdale. Please vote NO

Thank you  
Charles Ferrara

**From:** [Kurth, Rebecca](#)  
**To:** [Cheryl Golden](#)  
**Cc:** [Barnes, Jeff](#)  
**Subject:** RE: 9400 Village and 92 Mercado Courtyards, etc.  
**Date:** Tuesday, October 18, 2022 3:01:42 PM

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Good Afternoon Ms. Golden,

Thank you for emailing Mayor Ortega and City Council with your input on the Mercado Courtyards case, 12-ZN-2022 and 6-GP-2022, and The Village case, 8-ZN-2022 and 3-GP-2022. I have copied Jeff Barnes the staff project coordinator on both projects and he will include your comments in the case files.

For more information on the Mercado Courtyards case, 12-ZN-2022, the case info sheet can be found here: <https://eservices.scottsdaleaz.gov/bldgresources/Cases/Details/53893>

For more information on The Village case, 8-ZN-2022, the case info sheet can be found here: <https://eservices.scottsdaleaz.gov/bldgresources/Cases/Details/53744>

Respectfully,

Rebecca Kurth

**Rebecca Kurth | Management Assistant to Mayor & City Council**

City of Scottsdale | Office of Mayor David D. Ortega  
480.312.7977 | [rkurth@scottsdaleaz.gov](mailto:rkurth@scottsdaleaz.gov)

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**From:** Cheryl Golden <rougeg227@yahoo.com>  
**Sent:** Tuesday, October 18, 2022 2:51 PM  
**To:** City Council <CityCouncil@scottsdaleaz.gov>  
**Subject:** 9400 Village and 92 Mercado Courtyards, etc.

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

Dear Council Members,

I read an article about the water crisis in Rio Verde this morning. Can you imagine all residents being told their water will be turned off on December 31, 2022 and not having options? So who's to blame for this horrific turn of events?

Unfortunately there was no law stating it was a requirement to tell people moving or building in this unincorporated area what the water resources were that supplied that area. The only way someone would know was to ask and hopefully they were told the truth. Well, now they're in the worst position they could be in.

We, in Scottsdale, are asking the same question and we're not comfortable



with the responses we're hearing. There's a potential plight happening just North of us and here in Scottsdale we're just building and building and building like there's not a problem to consider with all this growth. Why not try and help save our neighbors and our City at the same time instead of adding horrible congestion, added crime and destruction to our once "Most Livable City" ...

You're not listening to your constituents and we're not comfortable to believe we have enough resources for the increased population you're planning. Maybe we're not being told everything because we don't know all the questions to ask. When I asked the question I was told we wouldn't be building unless we could guarantee at least 100 years of water access. I really don't know if that holds any weight today as it apparently did just recently in the minds of some serving on our City Council. How quickly things change!!

Respectfully,

Cheryl Golden

**From:** [Kurth, Rebecca](#)  
**To:** [Jim Krimbill](#)  
**Cc:** [Barnes, Jeff](#)  
**Subject:** RE: 9400 Village & 92 Mercado Courtyards No  
**Date:** Tuesday, October 18, 2022 10:29:52 AM  
**Attachments:** [image018.png](#)

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Good Morning Mr. Krimbill,

Thank you for emailing Mayor Ortega and City Council with your input on the Mercado Courtyards case, 12-ZN-2022 and 6-GP-2022, and The Village case, 8-ZN-2022 and 3-GP-2022. I have copied Jeff Barnes the staff project coordinator on both projects and he will include your comments in the case files.

For more information on the Mercado Courtyards case, 12-ZN-2022, the case info sheet can be found here: <https://eservices.scottsdaleaz.gov/bldgresources/Cases/Details/53893>

For more information on The Village case, 8-ZN-2022, the case info sheet can be found here: <https://eservices.scottsdaleaz.gov/bldgresources/Cases/Details/53744>

Respectfully,

Rebecca Kurth

**Rebecca Kurth | Management Assistant to Mayor & City Council**

City of Scottsdale | Office of Mayor David D. Ortega  
480.312.7977 | [rkurth@scottsdaleaz.gov](mailto:rkurth@scottsdaleaz.gov)

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**From:** Jim Krimbill <JKrimbill@dmbclubs.com>  
**Sent:** Tuesday, October 18, 2022 10:13 AM  
**To:** City Council <CityCouncil@scottsdaleaz.gov>  
**Subject:** 9400 Village & 92 Mercado Courtyards No

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

Dear City Council,

Please shut down and say no to the proposed apartments in the Shea Road Corridor. The apartments will increase traffic, strain resources, increase crime, and will bring down property value. Having green areas, space, and appropriate population density is a balance. Please vote no on allowing apartments to be built.

**Jim Krimbill** | General Manager | USPTA Master Professional & Pickleball Certified  
DC Ranch Village Health Clubs & Spas | P 480.502.8844



**From:** [Kurth, Rebecca](#)  
**To:** [Barnes, Jeff](#)  
**Subject:** FW: 9400 Village and 92 Mercado Courtyards - Scottsdale does not need Urbanization  
**Date:** Tuesday, October 18, 2022 9:07:44 AM

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**From:** Kurth, Rebecca <RKurth@Scottsdaleaz.gov>  
**Sent:** Tuesday, October 18, 2022 9:07 AM  
**To:** Thomas Kube <tkube@kubeco.com>; City Council <CityCouncil@scottsdaleaz.gov>  
**Cc:** Whitehead, Solange <SWhitehead@Scottsdaleaz.gov>; Littlefield, Kathy <KLittlefield@Scottsdaleaz.gov>  
**Subject:** RE: 9400 Village and 92 Mercado Courtyards - Scottsdale does not need Urbanization

Good Morning Mr. Kube,

Thank you for emailing Mayor Ortega and City Council with your input on the Mercado Courtyards case, 12-ZN-2022 and 6-GP-2022, and The Village case, 8-ZN-2022 and 3-GP-2022. I have copied Jeff Barnes the staff project coordinator on both projects and he will include your comments in the case files.

For more information on the Mercado Courtyards case, 12-ZN-2022, the case info sheet can be found here: <https://eservices.scottsdaleaz.gov/bldgresources/Cases/Details/53893>

For more information on The Village case, 8-ZN-2022, the case info sheet can be found here: <https://eservices.scottsdaleaz.gov/bldgresources/Cases/Details/53744>

Respectfully,

Rebecca Kurth

**Rebecca Kurth | Management Assistant to Mayor & City Council**

City of Scottsdale | Office of Mayor David D. Ortega  
480.312.7977 | [rkurth@scottsdaleaz.gov](mailto:rkurth@scottsdaleaz.gov)

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**From:** Thomas Kube <[tkube@kubeco.com](mailto:tkube@kubeco.com)>  
**Sent:** Tuesday, October 18, 2022 8:59 AM  
**To:** City Council <[CityCouncil@scottsdaleaz.gov](mailto:CityCouncil@scottsdaleaz.gov)>  
**Cc:** Whitehead, Solange <[SWhitehead@Scottsdaleaz.gov](mailto:SWhitehead@Scottsdaleaz.gov)>; Littlefield, Kathy <[KLittlefield@Scottsdaleaz.gov](mailto:KLittlefield@Scottsdaleaz.gov)>  
**Subject:** 9400 Village and 92 Mercado Courtyards - Scottsdale does not need Urbanization

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

To the Members of the Scottsdale City Council,

I write to you, as many other have done so, to oppose these massive apartment complexes and to ask each of you to vote to deny these rezoning application Please do not permit either of these projects to move forward.

I have now attended several of the recent open houses, sponsored by the owners and developers of the properties for the 9400 Village and the 92 Mercado Courtyard Units, and was aghast that nearly 500 “Luxury” and “Affordable” housing units were planned for development and construction between these two projects. At each community meeting, the opposition to these projects and what they mean for Scottsdale was overwhelming. Many of the City Council members were in attendance and observed this first-hand.

At each meeting, and consistently, the hosts of the projects were evasive and were not willing to provide adequate answers to the questions and concerns of those in attendance. One has to ask, “In this real estate market, what developer is going to build apartments that are not priced at rates that offer the highest return?” Thus the illusion of affordability will vanish once these are constructed. And, the narrative that these are for medical workers at Honor Health and first responders so as they can live and work in Scottsdale is a falsehood.

Why should Scottsdale sacrifice its quality of life and the enjoyment that its residents currently experience for something that will bring traffic, congestion, increased crime and other ill effects for the profit of the developer. The current owners acquired this property as Commercially Zoned Land and it should remain so. Why do we need to cram this project into a corridor that is already a busy east-west thoroughfare?

Furthermore, the recent disclosure of the joint ASU/Scottsdale Study reveals [*and yet the city is not disseminating this information*] that that these large apartment projects significantly contribute the “Heat Island Effect” seems to be ignored. In this time of both drought and “Climate Change” crises it seems counter intuitive to allow these projects to continually be brought forward as if to grind the City Council down until an approval is granted. How many times can the residents say no and the City Council hear that message and take action to deny these applications?

Scottsdale is a community that was touted for its desert vistas and being the “*West’s Most Western Town*”, and until recent years had kept height and urban sprawl to a minimum. We do not need the Shea Blvd corridor to resemble the West side of Scottsdale Road that falls in the boundaries of Phoenix. Just drive Scottsdale Road a short distance north from Cactus Road to FLW Blvd to see how the character of the area changed from Suburban neighborhood to urban canyon sprawl. Apparently, Phoenix has approved yet another huge apartment project adjacent to Kierland Commons. Why can’t Scottsdale stay a residential suburban community as it was intended.

At the very least, this project will significantly contribute to added traffic in an already busy and congested corridor. Please keep Scottsdale the community that its residents elected you maintain. Many of you campaigned on maintaining the character and lifestyle that Scottsdale affords its residents. Please keep your promise to do so.

I do not need to repeat the arguments that many others will offer in opposition to this project. Simply put, this is not congruent with what Scottsdale needs as it plans for the future.

Thank you for the opportunity to have my views on this matter considered.

Sincerely,

Thomas A. Kube  
12740 East Sunnyside Drive, Suite 100  
Scottsdale, AZ 85259  
(480) 227-6025

**From:** [Ruenger, Jeffrey](#)  
**To:** [Barnes, Jeff](#)  
**Subject:** FW: 92nd street, 8-zn -2022  
**Date:** Monday, July 25, 2022 9:32:02 AM

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

From: rohns@rohnaz.com <rohns@rohnaz.com>  
Sent: Friday, July 22, 2022 7:48 PM  
To: Planning Customer Relations <PlanningInfo@scottsdaleaz.gov>  
Subject: 92nd street, 8-zn -2022

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

I am opposed, again, to what appears to be a perpetual barrage of rezoning requests for this property.

It has already been declined, why does the city have to put up with this constant rezoning request?

I really don't care what the developer's issue is, they bought commercial property and it's zoned for what they bought it for, not some get rich quick scheme at the expense of everyone else.

The escalating traffic issues in this area should be enough to say no to further development.

What really should happen is that a moratorium on high density housing be declared citywide for a couple years until the water issue can be resolved

Jim Rohn  
8601 East Sutton Drive  
85260

**From:** [Kurth, Rebecca](#)  
**To:** [jsuliere1@gmail.com](mailto:jsuliere1@gmail.com)  
**Cc:** [Barnes, Jeff](#)  
**Subject:** RE: 9200 Village and 9400 Mercado Courtyard proposed apartments  
**Date:** Tuesday, October 18, 2022 9:07:34 AM

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Good Morning Ms. Suliere,

Thank you for emailing Mayor Ortega and City Council with your input on the Mercado Courtyards case, 12-ZN-2022 and 6-GP-2022, and The Village case, 8-ZN-2022 and 3-GP-2022. I have copied Jeff Barnes the staff project coordinator on both projects and he will include your comments in the case files.

For more information on the Mercado Courtyards case, 12-ZN-2022, the case info sheet can be found here: <https://eservices.scottsdaleaz.gov/bldgresources/Cases/Details/53893>

For more information on The Village case, 8-ZN-2022, the case info sheet can be found here: <https://eservices.scottsdaleaz.gov/bldgresources/Cases/Details/53744>

Respectfully,

Rebecca Kurth

**Rebecca Kurth | Management Assistant to Mayor & City Council**

City of Scottsdale | Office of Mayor David D. Ortega  
480.312.7977 | [rkurth@scottsdaleaz.gov](mailto:rkurth@scottsdaleaz.gov)

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**From:** jsuliere1@gmail.com <jsuliere1@gmail.com>  
**Sent:** Tuesday, October 18, 2022 8:32 AM  
**To:** City Council <CityCouncil@scottsdaleaz.gov>  
**Subject:** 9200 Village and 9400 Mercado Courtyard proposed apartments

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

Dear City Council: Please reject these two apartment complexes. Our city cannot have the level of developer greed for these buildings in our city. It is saturated already. We do NOT want a highly congested urban setting in Scottsdale.

We have water shortage issues and traffic issues, not to mention the residential communities throughout Scottsdale are being squeezed it by these MONSTROUS buildings.

Please vote NO.

Jeanne Suliere

A concerned citizen and homeowner



Sent from App for Gmail

**From:** [Kurth, Rebecca](#)  
**To:** [David R Bornemann](#)  
**Cc:** [Barnes, Jeff](#)  
**Subject:** RE: Scottsdale is under attack by developers  
**Date:** Wednesday, October 19, 2022 1:28:54 PM

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Good Afternoon Mr and Mrs. Bornemann,

Thank you for emailing Mayor Ortega and City Council with your input on the Mercado Courtyards case, 12-ZN-2022 and 6-GP-2022, and The Village case, 8-ZN-2022 and 3-GP-2022. I have copied Jeff Barnes the staff project coordinator on both projects and he will include your comments in the case files.

For more information on the Mercado Courtyards case, 12-ZN-2022, the case info sheet can be found here: <https://eservices.scottsdaleaz.gov/bldgresources/Cases/Details/53893>

For more information on The Village case, 8-ZN-2022, the case info sheet can be found here: <https://eservices.scottsdaleaz.gov/bldgresources/Cases/Details/53744>

Respectfully,

Rebecca Kurth

**Rebecca Kurth | Management Assistant to Mayor & City Council**

City of Scottsdale | Office of Mayor David D. Ortega  
480.312.7977 | [rkurth@scottsdaleaz.gov](mailto:rkurth@scottsdaleaz.gov)

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**From:** David R Bornemann <[dbornemann@earthlink.net](mailto:dbornemann@earthlink.net)>  
**Sent:** Wednesday, October 19, 2022 11:31 AM  
**To:** City Council <[CityCouncil@scottsdaleaz.gov](mailto:CityCouncil@scottsdaleaz.gov)>  
**Subject:** Scottsdale is under attack by developers

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

We are writing because we **DO NOT SUPPORT** the proposed apartments slated in Scottsdale, especially along the Shea corridor and for the following reason:

- The increased demand for water that is already in short supply for the current residents of Scottsdale. Why should current Scottsdale residents be forced to face water rations, just so developers can make money?

- The increased traffic on Shea Blvd, especially the 101/Shea. The increase in traffic will increase the risk of car accidents, increase the cost for road maintenance and ultimately tax increases for Scottsdale residents.
- Cramming so many apartment units into one small area, is dangerous, irresponsible and shows lack of respect for the homeowners in the affected Scottsdale neighborhoods.
- Scottsdale is known for its open space and low-rise buildings. Having multi-story apartment units will obscure homeowner views, some of which paid premium prices for and will increase the risk for low flying aircraft that fly in/out of the Scottsdale Airpark.
- Scottsdale's charm will be forever changed with tall and dense "concrete jungles" amongst the single-family homes and quiet neighborhoods.
- "Concrete Jungle's" will only add to the already scorching summer heat temperatures.

We ask that the Scottsdale City Council listen to the residents of Scottsdale and **STOP** the developers from changing the charm of Scottsdale forever and allowing it to become another Los Angeles.

--

Sincerely, Vita and David Bornemann, 5555 E McDonald Drive 85253

**From:** [Kurth, Rebecca](#)  
**To:** [Juli Feinberg](#)  
**Cc:** [Barnes, Jeff](#); [Cluff, Bryan](#)  
**Subject:** RE: Gold Dust Apartments, 9400 Village, 92 Mercado Courtyard  
**Date:** Wednesday, October 19, 2022 2:46:15 PM

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Good Afternoon Ms. Feinberg,

Thank you for emailing Mayor Ortega and City Council with your input on the Mercado Courtyards case, 12-ZN-2022 and 6-GP-2022, The Village case, 8-ZN-2022 and 3-GP-2022, and The High Street Residential case, 4-ZN-2022 and 2-GP-2022. I have copied Jeff Barnes and Bryan Cluff the staff project coordinators on these projects and they will include your comments in the case files.

For more information on the Mercado Courtyards case, 12-ZN-2022, the case info sheet can be found here: <https://eservices.scottsdaleaz.gov/bldgresources/Cases/Details/53893>

For more information on The Village case, 8-ZN-2022, the case info sheet can be found here: <https://eservices.scottsdaleaz.gov/bldgresources/Cases/Details/53744>

For more information on The High Street Residential case, 4-ZN-2022, the case info sheet can be found here:

<https://eservices.scottsdaleaz.gov/bldgresources/Cases/Details/53367>

Respectfully,

Rebecca Kurth

**Rebecca Kurth | Management Assistant to Mayor & City Council**

City of Scottsdale | Office of Mayor David D. Ortega  
480.312.7977 | [rkurth@scottsdaleaz.gov](mailto:rkurth@scottsdaleaz.gov)

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**From:** Juli Feinberg <julif@jclam.com>  
**Sent:** Wednesday, October 19, 2022 2:29 PM  
**To:** City Council <CityCouncil@scottsdaleaz.gov>  
**Subject:** Gold Dust Apartments, 9400 Village, 92 Mercado Courtyard

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

Dear City Council,

I am writing you to make sure you vote a resounding NO for these projects

Gold Dust apartments  
9400 Village  
92 Mercado Courtyards

They will only increase the already impacted traffic that is very evident and will only increase traffic

accidents. Right now the Shea corridor is like a freeway as no one pays attention and drives to fast. This additional traffic and cars will impact the streets and we will have serious backups on Shea, Mountainview, 92nd, 90th st . Residents are against this additional and unnecessary traffic that would be deriving from these units.

Water is a very serious issue and I am surprised that a city council would even think of approving additional units when we are in a serious 20 year drought and one that is only going to get worse in terms of water usage by residents in Scottsdale. We are in a level 2 and the water department is speaking we could be at level 3 which would cause major restrictions in water usage. We certainly do not need over 700 + new users added to the already endangered water issue.

The residents of Scottsdale want the Shea corridor to remain with the suburban character we moved here for and love. We do not want this area turned into a cement city and will also increase the level of heat generated off of these buildings and cause additional high temps

You were voted in by the residents to protect the residents of Scottsdale and NOT support the developers. The developers only have one thing in mind, developers, get their money and move on . The residents will be left with the mess.

You are very aware that the residents do not want these developments. As elected by us you should do your job and vote no for these units. Anyone who votes for these units we will insure you are not re-elected.

Juli Feinberg  
PC Dist 3  
concerned resident

**From:** [Kurth, Rebecca](mailto:Kurth.Rebecca)  
**To:** [Gailgolecusa@gmail.com](mailto:Gailgolecusa@gmail.com)  
**Cc:** [Barnes, Jeff](#); [Cluff, Bryan](#)  
**Subject:** RE: :Please do not approve the zoning applications for these 3 projects (Gold Dust, Mercado Courtyards and Village at 9400).  
**Date:** Wednesday, October 19, 2022 1:44:12 PM

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Good Afternoon Ms. Golec,

Thank you for emailing Mayor Ortega and City Council with your input on the Mercado Courtyards case, 12-ZN-2022 and 6-GP-2022, The Village case, 8-ZN-2022 and 3-GP-2022, and The High Street Residential case, 4-ZN-2022 and 2-GP-2022. I have copied Jeff Barnes and Bryan Cluff the staff project coordinators on these projects and they will include your comments in the case files.

For more information on the Mercado Courtyards case, 12-ZN-2022, the case info sheet can be found here: <https://eservices.scottsdaleaz.gov/bldgresources/Cases/Details/53893>

For more information on The Village case, 8-ZN-2022, the case info sheet can be found here: <https://eservices.scottsdaleaz.gov/bldgresources/Cases/Details/53744>

For more information on The High Street Residential case, 4-ZN-2022, the case info sheet can be found here:

<https://eservices.scottsdaleaz.gov/bldgresources/Cases/Details/53367>

Respectfully,

Rebecca Kurth

**Rebecca Kurth | Management Assistant to Mayor & City Council**

City of Scottsdale | Office of Mayor David D. Ortega

480.312.7977 | [rkurth@scottsdaleaz.gov](mailto:rkurth@scottsdaleaz.gov)

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**From:** gailgolecusa@gmail.com <gailgolecusa@gmail.com>

**Sent:** Wednesday, October 19, 2022 1:40 PM

**To:** City Council <CityCouncil@scottsdaleaz.gov>

**Subject:** :Please do not approve the zoning applications for these 3 projects (Gold Dust, Mercado Courtyards and Village at 9400).

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

Dear City Council members,

I am asking you to reject the zoning applications for the 3 proposed apartment projects (Gold Dust apts, Mercado Courtyards, Village 9400) along the Shea corridor. If they are approved, this will set a dangerous precedent and will lead to the ruining of our suburban lifestyle.

Shea Blvd and Scottsdale Road are already over crowded and what about the looming water shortage.

Please listen to the residents and stop adding high density apartments along the Shea corridor.

Thank you,

Gail Golec  
Precinct Committeewoman

**From:** [Kurth, Rebecca](#)  
**To:** [sheri lopez](#)  
**Cc:** [Barnes, Jeff](#)  
**Subject:** RE: Gold Dust Apts, 9400 Village, and Mercado Courtyards.  
**Date:** Wednesday, October 19, 2022 1:24:55 PM

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Good Afternoon,

Thank you for emailing Mayor Ortega and City Council with your input on the Mercado Courtyards case, 12-ZN-2022 and 6-GP-2022, and The Village case, 8-ZN-2022 and 3-GP-2022. I have copied Jeff Barnes the staff project coordinator on both projects and he will include your comments in the case files.

For more information on the Mercado Courtyards case, 12-ZN-2022, the case info sheet can be found here: <https://eservices.scottsdaleaz.gov/bldgresources/Cases/Details/53893>

For more information on The Village case, 8-ZN-2022, the case info sheet can be found here: <https://eservices.scottsdaleaz.gov/bldgresources/Cases/Details/53744>

Respectfully,

Rebecca Kurth

**Rebecca Kurth | Management Assistant to Mayor & City Council**

City of Scottsdale | Office of Mayor David D. Ortega  
480.312.7977 | [rkurth@scottsdaleaz.gov](mailto:rkurth@scottsdaleaz.gov)

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**From:** sheri lopez <phxlasden@yahoo.com>  
**Sent:** Wednesday, October 19, 2022 8:44 AM  
**To:** City Council <CityCouncil@scottsdaleaz.gov>  
**Subject:** Gold Dust Apts, 9400 Village, and Mercado Courtyards.

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

I am writing because I **DO NOT SUPPORT** the proposed apartments slated in Scottsdale, especially along the Shae corridor and for the following reason:

- The increased demand for water that is already in short supply for the current residents of Scottsdale. Why should current Scottsdale residents be forced to face water rations, just so developers can make money?
- The increased traffic on Shae Blvd, especially the 101/Shae. The increase in traffic will increase the risk of car accidents, increase the cost for road maintenance and ultimately tax increases for Scottsdale residents.
- Cramming so many apartment units into one small area is dangerous, irresponsible and shows lack of respect for the homeowners in the affected Scottsdale neighborhoods.



- Scottsdale is known for its open space and low-rise buildings. Having multi-story apartment units will obscure homeowner views, some of which paid premium prices for and will increase the risk for low flying aircraft that fly in/out of the Scottsdale Airpark.
- Scottsdale's charm will be forever changed with tall and dense "concrete jungles" amongst the single-family homes and quiet neighborhoods.
- "Concrete Jungle's" will only add to the already scorching summer heat temperatures.

I ask that the Scottsdale City Council listen to the residents of Scottsdale and **STOP** the developers from changing the charm of Scottsdale forever and allowing it to become another Los Angeles.

**From:** [Kurth, Rebecca](#)  
**To:** [carol rose](#)  
**Cc:** [Barnes, Jeff](#)  
**Subject:** RE: Apartments in the Shea corridor  
**Date:** Wednesday, October 19, 2022 1:25:14 PM

---

Good Afternoon,

Thank you for emailing Mayor Ortega and City Council with your input on the Mercado Courtyards case, 12-ZN-2022 and 6-GP-2022, and The Village case, 8-ZN-2022 and 3-GP-2022. I have copied Jeff Barnes the staff project coordinator on both projects and he will include your comments in the case files.

For more information on the Mercado Courtyards case, 12-ZN-2022, the case info sheet can be found here:

<https://eservices.scottsdaleaz.gov/bldgresources/Cases/Details/53893>

For more information on The Village case, 8-ZN-2022, the case info sheet can be found here:

<https://eservices.scottsdaleaz.gov/bldgresources/Cases/Details/53744>

Respectfully,

Rebecca Kurth

Rebecca Kurth | Management Assistant to Mayor & City Council  
City of Scottsdale | Office of Mayor David D. Ortega  
480.312.7977 | [rkurth@scottsdaleaz.gov](mailto:rkurth@scottsdaleaz.gov)

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

From: carol rose <[desertrose8891@yahoo.com](mailto:desertrose8891@yahoo.com)>  
Sent: Tuesday, October 18, 2022 7:38 PM  
To: City Council <[CityCouncil@scottsdaleaz.gov](mailto:CityCouncil@scottsdaleaz.gov)>  
Subject: Apartments in the Shea corridor

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

I am sending this email as my opposition to the construction of a 715 unit apartment complex in the Shea corridor. The area is already overly congested with traffic and it will only get worse. I am also concerned about the infrastructure and water supply. There is way too much building going on in Scottsdale. I don't understand why running out of water isn't a concern. I believe if there was a vote on this project residents of this area would vote it down. You need to listen to us.

This needs to stop

Sent from my iPad

**From:** [Kurth, Rebecca](#)  
**To:** [Dena Rugel](#)  
**Cc:** [Barnes, Jeff](#)  
**Subject:** RE: NO to the Gold Dust Apts, 9400 Village, and Mercado Courtyards.  
**Date:** Wednesday, October 19, 2022 1:26:29 PM

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Good Afternoon Mr. and Mrs. Rugel,

Thank you for emailing Mayor Ortega and City Council with your input on the Mercado Courtyards case, 12-ZN-2022 and 6-GP-2022, and The Village case, 8-ZN-2022 and 3-GP-2022. I have copied Jeff Barnes the staff project coordinator on both projects and he will include your comments in the case files.

For more information on the Mercado Courtyards case, 12-ZN-2022, the case info sheet can be found here: <https://eservices.scottsdaleaz.gov/bldgresources/Cases/Details/53893>

For more information on The Village case, 8-ZN-2022, the case info sheet can be found here: <https://eservices.scottsdaleaz.gov/bldgresources/Cases/Details/53744>

Respectfully,

Rebecca Kurth

**Rebecca Kurth | Management Assistant to Mayor & City Council**

City of Scottsdale | Office of Mayor David D. Ortega  
480.312.7977 | [rkurth@scottsdaleaz.gov](mailto:rkurth@scottsdaleaz.gov)

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**From:** Dena Rugel <[dmrugel@aol.com](mailto:dmrugel@aol.com)>  
**Sent:** Wednesday, October 19, 2022 10:06 AM  
**To:** City Council <[CityCouncil@scottsdaleaz.gov](mailto:CityCouncil@scottsdaleaz.gov)>  
**Subject:** NO to the Gold Dust Apts, 9400 Village, and Mercado Courtyards.

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

Scottsdale City Council,

I am writing because I **DO NOT SUPPORT** the proposed apartments slated in Scottsdale, especially along the Shea corridor for the following reasons:

- The increased demand for water that is already in short supply for the current residents of Scottsdale. Why should current Scottsdale residents be forced to face water rations, just so developers can make money?
- The increased traffic on Shea Blvd, especially the 101/Shea. The increase in traffic will increase the risk of car accidents, increase the cost for road

maintenance and ultimately tax increases for Scottsdale residents.

- Cramming so many apartment units into one small area, is dangerous, irresponsible and shows lack of respect for the homeowners in the affected Scottsdale neighborhoods.
- Scottsdale is known for its open space and low-rise buildings. Having multi-story apartment units will obscure homeowner views, some of which paid premium prices for and will increase the risk for low flying aircraft that fly in/out of the Scottsdale Airpark.
- Scottsdale's charm will be forever changed with tall and dense "concrete jungles" amongst the single-family homes and quiet neighborhoods.
- "Concrete Jungles" will only add to the already scorching summer heat temperatures.

I ask that the Scottsdale City Council listen to the residents of Scottsdale and **STOP** the developers from changing the charm of Scottsdale forever and allowing it to become another Los Angeles.

Sincerely,  
Gary & Dena Rugel  
32649 N. 68th Pl.

Sent from my iPad

**From:** [Kurth, Rebecca](#)  
**To:** [tami smith](#)  
**Cc:** [Barnes, Jeff](#)  
**Subject:** RE: Proposal for 715 Apts along the Shea Corridor  
**Date:** Wednesday, October 19, 2022 1:36:59 PM

---

Good Afternoon Ms. Smith,

Thank you for emailing Mayor Ortega and City Council with your input on the Mercado Courtyards case, 12-ZN-2022 and 6-GP-2022, and The Village case, 8-ZN-2022 and 3-GP-2022. I have copied Jeff Barnes the staff project coordinator on both projects and he will include your comments in the case files.

For more information on the Mercado Courtyards case, 12-ZN-2022, the case info sheet can be found here: <https://eservices.scottsdaleaz.gov/bldgresources/Cases/Details/53893>

For more information on The Village case, 8-ZN-2022, the case info sheet can be found here: <https://eservices.scottsdaleaz.gov/bldgresources/Cases/Details/53744>

Respectfully,

Rebecca Kurth

**Rebecca Kurth | Management Assistant to Mayor & City Council**

City of Scottsdale | Office of Mayor David D. Ortega  
480.312.7977 | [rkurth@scottsdaleaz.gov](mailto:rkurth@scottsdaleaz.gov)

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**From:** tami smith <tamiangelsmith@gmail.com>  
**Sent:** Wednesday, October 19, 2022 10:34 AM  
**To:** City Council <CityCouncil@scottsdaleaz.gov>  
**Subject:** Proposal for 715 Apts along the Shea Corridor

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

Mayor, Council Members and Staff, first -- thank you for your service to our city.

***We are at a critical point that must be attended to. We need to manage our current resources before we allow thousands of new residents in new apartments.***

For several reasons, we do not want 715 more apartments in my neighborhood to the north.

Our Police Dept is seriously understaffed, putting us all at risk. Unacceptable.

The children are underperforming in our schools. Unacceptable.

Our social service departments are not yet fully open, apparently due to covid concerns (?).  
Unacceptable.

We need to conserve our water.

There is already too much traffic on Shea Blvd.

And more.....

***Please stop this high density agenda.***

Thank you.

Tami Smith

Scottsdale Resident

**From:** [Kurth, Rebecca](#)  
**To:** [Carol Smith Henry](#)  
**Cc:** [Barnes, Jeff](#)  
**Subject:** RE: NO to the Gold Dust Apts, 9400 Village, and Mercado Courtyards.  
**Date:** Wednesday, October 19, 2022 1:25:53 PM

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Good Afternoon Ms. Smith Henry,

Thank you for emailing Mayor Ortega and City Council with your input on the Mercado Courtyards case, 12-ZN-2022 and 6-GP-2022, and The Village case, 8-ZN-2022 and 3-GP-2022. I have copied Jeff Barnes the staff project coordinator on both projects and he will include your comments in the case files.

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For more information on The Village case, 8-ZN-2022, the case info sheet can be found here: <https://eservices.scottsdaleaz.gov/bldgresources/Cases/Details/53744>

Respectfully,

Rebecca Kurth

**Rebecca Kurth | Management Assistant to Mayor & City Council**

City of Scottsdale | Office of Mayor David D. Ortega  
480.312.7977 | [rkurth@scottsdaleaz.gov](mailto:rkurth@scottsdaleaz.gov)

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**From:** Carol Smith Henry <carolsmithhenry@cox.net>  
**Sent:** Wednesday, October 19, 2022 10:30 AM  
**To:** City Council <CityCouncil@scottsdaleaz.gov>  
**Subject:** NO to the Gold Dust Apts, 9400 Village, and Mercado Courtyards.

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

I am writing because I **DO NOT SUPPORT** the proposed apartments slated in Scottsdale, especially along the Shae corridor and for the following reason:

- The increased demand for water that is already in short supply for the current residents of Scottsdale. Why should current Scottsdale residents be forced to face water rations, just so developers can make money?
- The increased traffic on Shae Blvd, especially the 101/Shae. The increase in traffic will increase the risk of car accidents, increase the cost for road maintenance and ultimately tax increases for Scottsdale residents.
- Cramming so many apartment units into one small area, is dangerous, irresponsible and shows lack of respect for the homeowners in the affected Scottsdale neighborhoods.
- Scottsdale is known for its open space and low-rise buildings. Having multi-story

apartment units will obscure homeowner views, some of which paid premium prices for and will increase the risk for low flying aircraft that fly in/out of the Scottsdale Airpark.

- Scottsdale's charm will be forever changed with tall and dense "concrete jungles" amongst the single-family homes and quiet neighborhoods.
- "Concrete Jungle's" will only add to the already scorching summer heat temperatures.

I ask that the Scottsdale City Council listen to the residents of Scottsdale and **STOP** the developers from changing the charm of Scottsdale forever and allowing it to become another Los Angeles.



**From:** [Kurth, Rebecca](#)  
**To:** [Olivia Baker](#)  
**Cc:** [Cluff, Bryan](#); [Barnes, Jeff](#)  
**Subject:** RE: NO to the Gold Dust Apts, 9400 Village, and Mercado Courtyards  
**Date:** Friday, October 21, 2022 3:14:09 PM

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Good Afternoon Ms. Baker,

Thank you for emailing Mayor Ortega and City Council with your input on the Mercado Courtyards case, 12-ZN-2022 and 6-GP-2022, The Village case, 8-ZN-2022 and 3-GP-2022, and The High Street Residential case, 4-ZN-2022 and 2-GP-2022. I have copied Jeff Barnes and Bryan Cluff the staff project coordinators on these projects and they will include your comments in the case files.

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For more information on The High Street Residential case, 4-ZN-2022, the case info sheet can be found here:

<https://eservices.scottsdaleaz.gov/bldgresources/Cases/Details/53367>

Respectfully,

Rebecca Kurth

**Rebecca Kurth | Management Assistant to Mayor & City Council**

City of Scottsdale | Office of Mayor David D. Ortega  
480.312.7977 | [rkurth@scottsdaleaz.gov](mailto:rkurth@scottsdaleaz.gov)

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**From:** Olivia Baker <olivia9486@gmail.com>  
**Sent:** Wednesday, October 19, 2022 7:17 PM  
**To:** City Council <CityCouncil@scottsdaleaz.gov>  
**Subject:** NO to the Gold Dust Apts, 9400 Village, and Mercado Courtyards

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

I am writing because I **DO NOT SUPPORT** the proposed apartments slated in Scottsdale, especially along the Shea corridor and for the following reason:

- The increased demand for water that is already in short supply for the current residents of Scottsdale. Why should current Scottsdale residents be forced to face water rations, just so developers can make money?
- The increased traffic on Shea Blvd, especially the 101/Shea. The increase in traffic will increase the risk of car accidents, increase the cost for road maintenance and

ultimately tax increases for Scottsdale residents.

- Cramming so many apartment units into one small area, is dangerous, irresponsible and shows lack of respect for the homeowners in the affected Scottsdale neighborhoods.
- Scottsdale is known for its open space and low-rise buildings. Having multi-story apartment units will obscure homeowner views, some of which paid premium prices for and will increase the risk for low flying aircraft that fly in/out of the Scottsdale Airpark.
- Scottsdale's charm will be forever changed with tall and dense "concrete jungles" amongst the single-family homes and quiet neighborhoods.
- "Concrete Jungle's" will only add to the already scorching summer heat temperatures.

I ask that the Scottsdale City Council listen to the residents of Scottsdale and **STOP** the developers from changing the charm of Scottsdale forever and allowing it to become another Los Angeles.

Sincerely,  
Olivia Baker

**From:** [Kurth, Rebecca](#)  
**To:** [Jessica Batory](#)  
**Cc:** [Cluff, Bryan](#); [Barnes, Jeff](#)  
**Subject:** RE: Mercado Courtyards, 9400 Village Shea, Gold Dust Apartments  
**Date:** Friday, October 21, 2022 3:18:07 PM

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Good Afternoon Ms. Batory,

Thank you for emailing Mayor Ortega and City Council with your input on the Mercado Courtyards case, 12-ZN-2022 and 6-GP-2022, The Village case, 8-ZN-2022 and 3-GP-2022, and The High Street Residential case, 4-ZN-2022 and 2-GP-2022. I have copied Jeff Barnes and Bryan Cluff the staff project coordinators on these projects and they will include your comments in the case files.

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For more information on The Village case, 8-ZN-2022, the case info sheet can be found here: <https://eservices.scottsdaleaz.gov/bldgresources/Cases/Details/53744>

For more information on The High Street Residential case, 4-ZN-2022, the case info sheet can be found here:

<https://eservices.scottsdaleaz.gov/bldgresources/Cases/Details/53367>

Respectfully,

Rebecca Kurth

**Rebecca Kurth | Management Assistant to Mayor & City Council**

City of Scottsdale | Office of Mayor David D. Ortega  
480.312.7977 | [rkurth@scottsdaleaz.gov](mailto:rkurth@scottsdaleaz.gov)

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**From:** Jessica Batory <jessicabatory@gmail.com>  
**Sent:** Friday, October 21, 2022 10:25 AM  
**To:** City Council <CityCouncil@scottsdaleaz.gov>  
**Subject:** Mercado Courtyards, 9400 Village Shea, Gold Dust Apartments

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

Hello and hope you're well! I strongly oppose the following projects as there are already concerns regarding traffic and water shortage. Please don't move forward with these projects.

Thank you!

Jessica Batory

<https://eservices.scottsdaleaz.gov/bldgresources/Cases/Details/53893>  
<https://eservices.scottsdaleaz.gov/bldgresources/Cases/Details/53744>  
<https://eservices.scottsdaleaz.gov/bldgresources/Cases/Details/53367>

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Jessica

**From:** [Kurth, Rebecca](#)  
**To:** [Mike Cooker](#)  
**Cc:** [Barnes, Jeff](#); [Cluff, Bryan](#)  
**Subject:** RE: Apartments  
**Date:** Friday, October 21, 2022 3:19:56 PM

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Good Afternoon Ms. Crooker,

Thank you for emailing Mayor Ortega and City Council with your input on the Mercado Courtyards case, 12-ZN-2022 and 6-GP-2022, The Village case, 8-ZN-2022 and 3-GP-2022, and The High Street Residential case, 4-ZN-2022 and 2-GP-2022. I have copied Jeff Barnes and Bryan Cluff the staff project coordinators on these projects and they will include your comments in the case files.

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For more information on The High Street Residential case, 4-ZN-2022, the case info sheet can be found here:

<https://eservices.scottsdaleaz.gov/bldgresources/Cases/Details/53367>

Respectfully,

Rebecca Kurth

Rebecca Kurth | Management Assistant to Mayor & City Council  
City of Scottsdale | Office of Mayor David D. Ortega  
480.312.7977 | [rkurth@scottsdaleaz.gov](mailto:rkurth@scottsdaleaz.gov)

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

From: Mike Cooker <[mikecrooker@yahoo.com](mailto:mikecrooker@yahoo.com)>  
Sent: Friday, October 21, 2022 12:05 PM  
To: City Council <[CityCouncil@scottsdaleaz.gov](mailto:CityCouncil@scottsdaleaz.gov)>  
Subject: Apartments

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

Members of the City Council.

I am writing this letter in opposition to all of the proposed apartments currently being planned here in Scottsdale. Please vote NO on all the following projects. The 92 Mercado, 9400 Village, Gold Dust, 3200 Scottsdale, and the Optima. Urbanization has worked no where. And It will not work here either. Traffic, water, crime just to name a few of the problems will all come with it like everywhere else.

None of these plans are being considered in North Scottsdale. A resolution was conveniently passed to severely restrict building there. Don't we get a vote or have a voice too?

The City Council is elected to represent the citizens and voters of Scottsdale. NOT the developers.

Respectfully submitted,  
Michael Crooker

**From:** [Kurth, Rebecca](#)  
**To:** [Candace Czarny](#)  
**Cc:** [Barnes, Jeff](#); [Cluff, Bryan](#)  
**Subject:** RE: Please vote no on Gold Dust apts, Mercado apts, and 9400 Village  
**Date:** Friday, October 21, 2022 3:14:44 PM

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Good Afternoon Ms. Czarny,

Thank you for emailing Mayor Ortega and City Council with your input on the Mercado Courtyards case, 12-ZN-2022 and 6-GP-2022, The Village case, 8-ZN-2022 and 3-GP-2022, and The High Street Residential case, 4-ZN-2022 and 2-GP-2022. I have copied Jeff Barnes and Bryan Cluff the staff project coordinators on these projects and they will include your comments in the case files.

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For more information on The High Street Residential case, 4-ZN-2022, the case info sheet can be found here:

<https://eservices.scottsdaleaz.gov/bldgresources/Cases/Details/53367>

Respectfully,

Rebecca Kurth

**Rebecca Kurth | Management Assistant to Mayor & City Council**

City of Scottsdale | Office of Mayor David D. Ortega  
480.312.7977 | [rkurth@scottsdaleaz.gov](mailto:rkurth@scottsdaleaz.gov)

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**From:** Candace Czarny <candaceczarny@gmail.com>  
**Sent:** Wednesday, October 19, 2022 6:21 PM  
**To:** City Council <CityCouncil@scottsdaleaz.gov>  
**Subject:** Please vote no on Gold Dust apts, Mercado apts, and 9400 Village

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

I am a PC in LD3 and represent 125 Republican Voters. We do not want Scottsdale Urbanized! These projects are too tall and too dense and the Overflow Parking will go on neighboring streets.

Vote no on Gold Dust Apts, Mercado Apts and 9400 Village!

These Developments will create:

Water shortage - these apartments will add to the stress on our limited water supply.

Traffic - Shea is already congested and is at full capacity.



**Become a Force in Saving our Country  
Empowerment Training For All Precinct Committeeman  
TrainPCs.com**

My Best,  
Candace Czarny

**From:** [Kurth, Rebecca](#)  
**To:** [Ryan Dick](#)  
**Cc:** [Cluff, Bryan](#); [Barnes, Jeff](#)  
**Subject:** RE: Gold Dust Apartments, Mercado Courtyards, 9400 Village Shea  
**Date:** Friday, October 21, 2022 3:20:31 PM

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Good Afternoon,

Thank you for emailing Mayor Ortega and City Council with your input on the Mercado Courtyards case, 12-ZN-2022 and 6-GP-2022, The Village case, 8-ZN-2022 and 3-GP-2022, and The High Street Residential case, 4-ZN-2022 and 2-GP-2022. I have copied Jeff Barnes and Bryan Cluff the staff project coordinators on these projects and they will include your comments in the case files.

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For more information on The High Street Residential case, 4-ZN-2022, the case info sheet can be found here:

<https://eservices.scottsdaleaz.gov/bldgresources/Cases/Details/53367>

Respectfully,

Rebecca Kurth

**Rebecca Kurth | Management Assistant to Mayor & City Council**

City of Scottsdale | Office of Mayor David D. Ortega  
480.312.7977 | [rkurth@scottsdaleaz.gov](mailto:rkurth@scottsdaleaz.gov)

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**From:** Ryan Dick <[ryandick@hotmail.com](mailto:ryandick@hotmail.com)>  
**Sent:** Friday, October 21, 2022 2:05 PM  
**To:** City Council <[CityCouncil@scottsdaleaz.gov](mailto:CityCouncil@scottsdaleaz.gov)>  
**Subject:** Gold Dust Apartments, Mercado Courtyards, 9400 Village Shea

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

Dear Honorable Members,

I hope that this note finds you well.

This email is in opposition to the following proposed construction projects that will come before you in the near future.



1. Gold Dust Apartments
2. Mercado Courtyards
3. 9400 Village Shea

With the thousands of already-approved apartment units waiting to be built in Scottsdale, we do not need additional hundreds of units added to the list.

Please maintain and protect the existing zoning and preserve the remaining character of Scottsdale as a community. As our representatives, please act in the existing residents' best interest to reject the increase in apartment blocks in our city.

Thank you and have a good weekend.

Best regards,  
Ryan Dick  
623.215.5227

**From:** [Kurth, Rebecca](#)  
**To:** [val216@cox.net](mailto:val216@cox.net)  
**Cc:** [Barnes, Jeff](#); [Cluff, Bryan](#)  
**Subject:** RE: Shea Corridor Apartments  
**Date:** Friday, October 21, 2022 3:16:58 PM

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Good Afternoon Ms. Giramberk,

Thank you for emailing Mayor Ortega and City Council with your input on the Mercado Courtyards case, 12-ZN-2022 and 6-GP-2022, The Village case, 8-ZN-2022 and 3-GP-2022, and The High Street Residential case, 4-ZN-2022 and 2-GP-2022. I have copied Jeff Barnes and Bryan Cluff the staff project coordinators on these projects and they will include your comments in the case files.

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For more information on The Village case, 8-ZN-2022, the case info sheet can be found here: <https://eservices.scottsdaleaz.gov/bldgresources/Cases/Details/53744>

For more information on The High Street Residential case, 4-ZN-2022, the case info sheet can be found here:

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Respectfully,

Rebecca Kurth

**Rebecca Kurth | Management Assistant to Mayor & City Council**

City of Scottsdale | Office of Mayor David D. Ortega  
480.312.7977 | [rkurth@scottsdaleaz.gov](mailto:rkurth@scottsdaleaz.gov)

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**From:** val216@cox.net <val216@cox.net>  
**Sent:** Thursday, October 20, 2022 4:20 PM  
**To:** City Council <CityCouncil@scottsdaleaz.gov>  
**Subject:** Shea Corridor Apartments

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

Dear City Council Members,

In the next couple of weeks, I know you are planning to push through three more apartment projects along the extremely congested Shea corridor. I am writing to let you know that I am adamantly opposed to the Gold Dust Apartments, Mercado Courtyards, and 9400 Village Shea.

I currently reside in Sweetwater Ranch and while much of this area is single-family homes, just to the

north of me are many apartment complexes, all of which are now hanging out signs advertising "Apartments for Lease." There are enough vacancies to know we do not need an additional 700+ apartments.

The developers' claims that this will not add to the already grid-locked Shea is ludicrous. Any council member who agrees has evidently never driven on Shea. And at a time when the City of Scottsdale is asking us not to over-seed our lawns due to water shortages, the council should take into consideration the additional burden of more than 1,500 (probably an average of two per apartment at least, if not more) on the City's water resources.

Then should we also talk about the architectural blight that has been imposed upon us by some of these designs, not to mention the loss of views and feeling of openness due to the height of these buildings. We are a tourist destination and we are quickly losing the charm and visual appeal that brings in so many visitors each year.

The current economic situation also indicates that we are in a recession with high inflation. This is not the time to be adding so many additional projects into the pipeline unless you plan on turning them all into Section 8 housing. Then no one will want to live in Scottsdale.

Respectfully,  
Valerie Giramberk

**From:** [Kurth, Rebecca](#)  
**To:** [kathy.howard@att.net](mailto:kathy.howard@att.net)  
**Cc:** [Barnes, Jeff](#); [Cluff, Bryan](#)  
**Subject:** RE: Vote NO on Gold Dust Apartments, 9400 Village and Mercado Courtyards  
**Date:** Friday, October 21, 2022 3:13:27 PM

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Good Afternoon Ms. Howard,

Thank you for emailing Mayor Ortega and City Council with your input on the Mercado Courtyards case, 12-ZN-2022 and 6-GP-2022, The Village case, 8-ZN-2022 and 3-GP-2022, and The High Street Residential case, 4-ZN-2022 and 2-GP-2022. I have copied Jeff Barnes and Bryan Cluff the staff project coordinators on these projects and they will include your comments in the case files.

For more information on the Mercado Courtyards case, 12-ZN-2022, the case info sheet can be found here: <https://eservices.scottsdaleaz.gov/bldgresources/Cases/Details/53893>

For more information on The Village case, 8-ZN-2022, the case info sheet can be found here: <https://eservices.scottsdaleaz.gov/bldgresources/Cases/Details/53744>

For more information on The High Street Residential case, 4-ZN-2022, the case info sheet can be found here:

<https://eservices.scottsdaleaz.gov/bldgresources/Cases/Details/53367>

Respectfully,

Rebecca Kurth

**Rebecca Kurth | Management Assistant to Mayor & City Council**

City of Scottsdale | Office of Mayor David D. Ortega  
480.312.7977 | [rkurth@scottsdaleaz.gov](mailto:rkurth@scottsdaleaz.gov)

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**From:** kathy.howard@att.net <kathy.howard@att.net>  
**Sent:** Thursday, October 20, 2022 3:53 AM  
**To:** City Council <CityCouncil@scottsdaleaz.gov>  
**Cc:** 'Susan Wood' <samw1222@aol.com>  
**Subject:** Vote NO on Gold Dust Apartments, 9400 Village and Mercado Courtyards

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

Honorable Mayor Ortega and Members of the City Council,

I write this email with a heavy heart observing what appears to be the non-stop desecration of our city and our way of life. Developers have taken over and are running our city. The Southwest is in the midst of

the worst drought during the last 800 years and we are running out of water. I try to avoid driving down Shea Boulevard, but every time I do, I run into gridlock.

The proposal to build another 715 units along the Shea corridor (Gold Dust Apartments, 9400 Village and Mercado Courtyards) is madness. The people who voted for those on the City Council expected you to represent them. The majority of Scottsdale residents do not want to lose their views of the mountains because of tall, dense apartment buildings, they don't want to be caught in traffic jams along Shea. Residents do want to keep our suburban character and the quality of life we moved to Scottsdale to enjoy.

Please, please vote NO and do not approve any of these three projects.

Respectfully,

Kathy Howard  
10642 East San Salvador Drive  
Scottsdale, AZ 85258

**From:** [Kurth, Rebecca](#)  
**To:** [rich11mim@aol.com](mailto:rich11mim@aol.com)  
**Cc:** [Barnes, Jeff](#); [Cluff, Bryan](#)  
**Subject:** RE: Gold dust apps-9400 Village - 92 Mercado Courtyards -  
**Date:** Friday, October 21, 2022 3:18:37 PM

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Thank you for emailing Mayor Ortega and City Council with your input on the Mercado Courtyards case, 12-ZN-2022 and 6-GP-2022, The Village case, 8-ZN-2022 and 3-GP-2022, and The High Street Residential case, 4-ZN-2022 and 2-GP-2022. I have copied Jeff Barnes and Bryan Cluff the staff project coordinators on these projects and they will include your comments in the case files.

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For more information on The High Street Residential case, 4-ZN-2022, the case info sheet can be found here:

<https://eservices.scottsdaleaz.gov/bldgresources/Cases/Details/53367>

Respectfully,

Rebecca Kurth

**Rebecca Kurth | Management Assistant to Mayor & City Council**

City of Scottsdale | Office of Mayor David D. Ortega  
480.312.7977 | [rkurth@scottsdaleaz.gov](mailto:rkurth@scottsdaleaz.gov)

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**From:** rich11mim@aol.com <rich11mim@aol.com>  
**Sent:** Friday, October 21, 2022 10:46 AM  
**To:** City Council <CityCouncil@scottsdaleaz.gov>  
**Cc:** samw1222@aol.com  
**Subject:** Gold dust apps-9400 Village - 92 Mercado Courtyards -

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

There has been too much building all over Scottsdale Arizona but the above mentioned projects are extraordinarily egregious because the traffic in the areas mentioned on the subject line are currently extremely busy already. The entire City of Scottsdale is suffering from extreme water shortages and we want to keep our suburban character and not turn every neighborhood into concrete jungles.

Thank you,  
Richard Lissner

**From:** [Kurth, Rebecca](#)  
**To:** [Dave Murrow](#)  
**Cc:** [Barnes, Jeff](#); [Cluff, Bryan](#)  
**Subject:** RE: Note regarding Mercado Courtyards, Gold Dust Apartments, and 9400 Village Shea  
**Date:** Friday, October 21, 2022 3:18:55 PM

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Good Afternoon Mr. Murrow,

Thank you for emailing Mayor Ortega and City Council with your input on the Mercado Courtyards case, 12-ZN-2022 and 6-GP-2022, The Village case, 8-ZN-2022 and 3-GP-2022, and The High Street Residential case, 4-ZN-2022 and 2-GP-2022. I have copied Jeff Barnes and Bryan Cluff the staff project coordinators on these projects and they will include your comments in the case files.

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For more information on The High Street Residential case, 4-ZN-2022, the case info sheet can be found here:

<https://eservices.scottsdaleaz.gov/bldgresources/Cases/Details/53367>

Respectfully,

Rebecca Kurth

**Rebecca Kurth | Management Assistant to Mayor & City Council**

City of Scottsdale | Office of Mayor David D. Ortega  
480.312.7977 | [rkurth@scottsdaleaz.gov](mailto:rkurth@scottsdaleaz.gov)

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**From:** Dave Murrow <damurrow@gmail.com>

**Sent:** Friday, October 21, 2022 10:52 AM

**To:** City Council <CityCouncil@scottsdaleaz.gov>

**Subject:** Note regarding Mercado Courtyards, Gold Dust Apartments, and 9400 Village Shea

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

Hi - As a resident of Scottsdale near Shea Blvd., I write to ask the City Council to vote No on the upcoming development proposals for new apartments along the Shea Corridor.

Here are links to the projects:

<https://eservices.scottsdaleaz.gov/bldgresources/Cases/Details/53893>

<https://eservices.scottsdaleaz.gov/bldgresources/Cases/Details/53744>

<https://eservices.scottsdaleaz.gov/bldgresources/Cases/Details/53367>

Traffic on Shea would triple in a year's time from these developments. As you well know, Shea Blvd. traffic is very busy in the mornings and afternoons from the school drop-offs and pickups, and workers moving through the area. Frankly throughout the day, I often hear sirens from the area, never a heartening sound. I'm afraid to let my own daughter drive on Shea during rush hours. Putting more apartments in the area would just add to far too many cars and people navigating the area.

These apartment buildings are designed with height and density in mind, to pack in as many residents as possible. Does Scottsdale want to turn into mini downtown LA? Who wants that?

Plus, how are these buildings going to get water to all the units, especially with the 25% Arizona water restrictions coming in January?

Construction of these units must not go forward. Residents are not in favor of turning beautiful Scottsdale into a concrete jungle around the She Blvd. corridor.

The City Council must think through these developments much more, rather than just rushing through with a rubber stamp to get them off the work schedule.

I urge you to think of the residents in the neighboring areas, and vote no against these developments.

Sincerely,

Dave Murrow  
Scottsdale



**From:** [Kurth, Rebecca](#)  
**To:** [Beverly Orr](#)  
**Cc:** [Cluff, Bryan](#); [Barnes, Jeff](#)  
**Subject:** RE: NO to the Gold Dust Apts., 9400 Village & Mercado Courtyard  
**Date:** Friday, October 21, 2022 3:15:10 PM

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Good Afternoon Ms. Orr,

Thank you for emailing Mayor Ortega and City Council with your input on the Mercado Courtyards case, 12-ZN-2022 and 6-GP-2022, The Village case, 8-ZN-2022 and 3-GP-2022, and The High Street Residential case, 4-ZN-2022 and 2-GP-2022. I have copied Jeff Barnes and Bryan Cluff the staff project coordinators on these projects and they will include your comments in the case files.

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For more information on The High Street Residential case, 4-ZN-2022, the case info sheet can be found here:

<https://eservices.scottsdaleaz.gov/bldgresources/Cases/Details/53367>

Respectfully,

Rebecca Kurth

**Rebecca Kurth | Management Assistant to Mayor & City Council**

City of Scottsdale | Office of Mayor David D. Ortega  
480.312.7977 | [rkurth@scottsdaleaz.gov](mailto:rkurth@scottsdaleaz.gov)

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**From:** Beverly Orr <[beverly@beverlyorr.com](mailto:beverly@beverlyorr.com)>  
**Sent:** Thursday, October 20, 2022 11:44 AM  
**To:** City Council <[CityCouncil@scottsdaleaz.gov](mailto:CityCouncil@scottsdaleaz.gov)>  
**Subject:** Re: NO to the Gold Dust Apts., 9400 Village & Mercado Courtyard  
**Importance:** High

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

**NO TO THE GOLD DUST APARTMENTS @ 9400 VILLAGE AND MERCADO COURTYARD!**

I am writing because I **DO NOT SUPPORT** the proposed apartments slated in Scottsdale, especially along the Shea corridor and for the following reason:

- The increased demand for water that is already in short supply for the current residents

of Scottsdale. Why should current Scottsdale residents be forced to face water rations, just so developers can make money?

- The increased traffic on Shea Blvd, especially the 101/Shea. The increase in traffic will increase the risk of car accidents, increase the cost for road maintenance and ultimately tax increases for Scottsdale residents.
- Cramming so many apartment units into one small area, is dangerous, irresponsible and shows lack of respect for the homeowners in the affected Scottsdale neighborhoods.
- Scottsdale is known for its open space and low-rise buildings. Having multi-story apartment units will obscure homeowner views, some of which paid premium prices for and will increase the risk for low flying aircraft that fly in/out of the Scottsdale Airpark.
- Scottsdale's charm will be forever changed with tall and dense "concrete jungles" amongst the single-family homes and quiet neighborhoods.
- "Concrete Jungle's" will only add to the already scorching summer heat temperatures.

I ask that the Scottsdale City Council listen to the residents of Scottsdale and **STOP** the developers from changing the charm of Scottsdale forever and allowing it to become another Los Angeles.

--

Beverly and Thomas Orr  
Cave Creek, AZ 85331

Beverly Christo Orr  
[beverly@beverlyorr.com](mailto:beverly@beverlyorr.com)  
415-559-8802

**From:** [Kurth, Rebecca](#)  
**To:** [Cynthia S](#)  
**Cc:** [Cluff, Bryan](#); [Barnes, Jeff](#)  
**Subject:** RE: Please Vote NO on the Gold Dust, Mercado & 9400 Village Projects !!!  
**Date:** Friday, October 21, 2022 3:19:23 PM

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Good Afternoon Ms. Sampson,

Thank you for emailing Mayor Ortega and City Council with your input on the Mercado Courtyards case, 12-ZN-2022 and 6-GP-2022, The Village case, 8-ZN-2022 and 3-GP-2022, and The High Street Residential case, 4-ZN-2022 and 2-GP-2022. I have copied Jeff Barnes and Bryan Cluff the staff project coordinators on these projects and they will include your comments in the case files.

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For more information on The High Street Residential case, 4-ZN-2022, the case info sheet can be found here:

<https://eservices.scottsdaleaz.gov/bldgresources/Cases/Details/53367>

Respectfully,

Rebecca Kurth

**Rebecca Kurth | Management Assistant to Mayor & City Council**

City of Scottsdale | Office of Mayor David D. Ortega  
480.312.7977 | [rkurth@scottsdaleaz.gov](mailto:rkurth@scottsdaleaz.gov)

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**From:** Cynthia S <sampson.cynthia@gmail.com>  
**Sent:** Friday, October 21, 2022 11:03 AM  
**To:** City Council <CityCouncil@scottsdaleaz.gov>  
**Subject:** Please Vote NO on the Gold Dust, Mercado & 9400 Village Projects !!!

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

Dear City Council & Mayor,

Please oppose the 3 apartment complexes proposed for the Shea Corridor,,, Gold Dust, Mercado and 9400 Village projects.

Our quality of living has already deteriorated due to the rapid, over building. Major reasons to stop these projects include...

- \* Water Shortage - these apartments will add to the stress on our limited water supply.
- \* Traffic is already an issue - Shea is congested and is at full capacity.
- \* Height - These projects are too tall and too dense and will block even more of our sunset / mountain views and create more congestion and noise pollution.
- \* Overflow Parking will go on neighboring streets - that is not fair to those residents or businesses who also pay taxes.

Thank you in advance for doing the right thing!

Sincerely,

Cynthia Sampson

Cell: 480.227.4657

[AZ Voter ID Ballot Initiative](#)

**From:** [Kurth, Rebecca](#)  
**To:** [Jenean Springrose](#)  
**Cc:** [Barnes, Jeff](#); [Cluff, Bryan](#)  
**Subject:** RE: STOP DEVELOPMENT  
**Date:** Friday, October 21, 2022 3:15:42 PM

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Good Afternoon Ms. Springrose,

Thank you for emailing Mayor Ortega and City Council with your input on the Mercado Courtyards case, 12-ZN-2022 and 6-GP-2022, The Village case, 8-ZN-2022 and 3-GP-2022, and The High Street Residential case, 4-ZN-2022 and 2-GP-2022. I have copied Jeff Barnes and Bryan Cluff the staff project coordinators on these projects and they will include your comments in the case files.

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For more information on The High Street Residential case, 4-ZN-2022, the case info sheet can be found here:

<https://eservices.scottsdaleaz.gov/bldgresources/Cases/Details/53367>

Respectfully,

Rebecca Kurth

**Rebecca Kurth | Management Assistant to Mayor & City Council**

City of Scottsdale | Office of Mayor David D. Ortega  
480.312.7977 | [rkurth@scottsdaleaz.gov](mailto:rkurth@scottsdaleaz.gov)

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**From:** Jenean Springrose <jene1216@yahoo.com>  
**Sent:** Thursday, October 20, 2022 1:53 PM  
**To:** City Council <CityCouncil@scottsdaleaz.gov>  
**Subject:** STOP DEVELOPMENT

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

Dear City Council Members:

It is time you start listening to the residents of Scottsdale and not the developers. These multi-family monstrosities are on your watch. What an abysmal record you have, backing these developers building these ugly buildings that are overrunning Scottsdale. IT IS PAST TIME TO STOP THIS MADNESS!

NO to the Gold Dust Apts, 9400 Village, and Mercado Courtyards.

I am writing because I **DO NOT SUPPORT** the proposed apartments slated in Scottsdale, especially along the Shea corridor and for the following reason:

- The increased demand for water that is already in short supply for the current residents of Scottsdale. Why should current Scottsdale residents be forced to face water rations, just so developers can make money?
- The increased traffic on Shea Blvd, especially the 101/Shea. The increase in traffic will increase the risk of car accidents, increase the cost for road maintenance and ultimately tax increases for Scottsdale residents.
- Cramming so many apartment units into one small area, is dangerous, irresponsible and shows lack of respect for the homeowners in the affected Scottsdale neighborhoods.
- Scottsdale is known for its open space and low-rise buildings. Having multi-story apartment units will obscure homeowner views, some of which paid premium prices for and will increase the risk for low flying aircraft that fly in/out of the Scottsdale Airpark.
- Scottsdale's charm will be forever changed with tall and dense "concrete jungles" amongst the single-family homes and quiet neighborhoods.
- "Concrete Jungle's" will only add to the already scorching summer heat temperatures.

Furthermore, I oppose the rezoning and development of Old town Scottsdale parking lot. This absolutely should not be a 5 story residential building. It should be NOTHING BUT a parking lot. That is the way it was zoned, with great effort, I might add. That is the way it should stay.

I ask that the Scottsdale City Council listen to the residents of Scottsdale and **STOP** the developers from changing the charm of Scottsdale forever.

Jene Springrose

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**From:** [Kurth, Rebecca](#)  
**To:** [Glenn Stephenson](#)  
**Cc:** [Barnes, Jeff](#); [Cluff, Bryan](#)  
**Subject:** RE: 'Mercado Courtyards, 9400 Village Shea, Gold Dust Apartments'.  
**Date:** Friday, October 21, 2022 3:20:58 PM

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Good Afternoon,

Thank you for emailing Mayor Ortega and City Council with your input on the Mercado Courtyards case, 12-ZN-2022 and 6-GP-2022, The Village case, 8-ZN-2022 and 3-GP-2022, and The High Street Residential case, 4-ZN-2022 and 2-GP-2022. I have copied Jeff Barnes and Bryan Cluff the staff project coordinators on these projects and they will include your comments in the case files.

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For more information on The High Street Residential case, 4-ZN-2022, the case info sheet can be found here:

<https://eservices.scottsdaleaz.gov/bldgresources/Cases/Details/53367>

Respectfully,

Rebecca Kurth

**Rebecca Kurth | Management Assistant to Mayor & City Council**

City of Scottsdale | Office of Mayor David D. Ortega  
480.312.7977 | [rkurth@scottsdaleaz.gov](mailto:rkurth@scottsdaleaz.gov)

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**From:** Glenn Stephenson <[glennstephenson@yahoo.com](mailto:glennstephenson@yahoo.com)>  
**Sent:** Friday, October 21, 2022 2:38 PM  
**To:** City Council <[CityCouncil@scottsdaleaz.gov](mailto:CityCouncil@scottsdaleaz.gov)>  
**Subject:** 'Mercado Courtyards, 9400 Village Shea, Gold Dust Apartments'.

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

Dear City Councillors,

I am a resident in the Villages at McCormick Ranch at 92nd Street near Mountain View. We've been residents here for 11 years. During those years we have seen a dramatic increase in traffic in the area, no doubt the result of the valley's burgeoning economy and in migration. I've also seen dozens of new condo projects going up all over Scottsdale. Now I'm hearing about the above three projects being in line for approval by the city, which will result in hundreds of more cars in the area and the resultant congestion, particularly along Shea between 92nd St and the 101. If there is a way to destroy the unique complexion of the city of Scottsdale, over development would be one way. Please do not approve these

projects. I would encourage smaller, low density re-developments for this area. Thank you.

Yours truly,  
Glenn Stephenson  
Scottsdale resident



**From:** [Kurth, Rebecca](#)  
**To:** [Dawn Barrett](#)  
**Cc:** [Cluff, Bryan](#); [Barnes, Jeff](#)  
**Subject:** RE: NO to the Gold Dust Apts, 9400 Village, and Mercado Courtyards  
**Date:** Tuesday, October 25, 2022 10:22:38 AM

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Good Morning Ms. Barrett,

Thank you for emailing Mayor Ortega and City Council with your input on the Mercado Courtyards case, 12-ZN-2022 and 6-GP-2022, The Village case, 8-ZN-2022 and 3-GP-2022, and The High Street Residential case, 4-ZN-2022 and 2-GP-2022. I have copied Jeff Barnes and Bryan Cluff the staff project coordinators on these projects and they will include your comments in the case files.

For more information on the Mercado Courtyards case, 12-ZN-2022, the case info sheet can be found here: <https://eservices.scottsdaleaz.gov/bldgresources/Cases/Details/53893>

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For more information on The High Street Residential case, 4-ZN-2022, the case info sheet can be found here:

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Respectfully,

Rebecca Kurth

**Rebecca Kurth | Management Assistant to Mayor & City Council**

City of Scottsdale | Office of Mayor David D. Ortega  
480.312.7977 | [rkurth@scottsdaleaz.gov](mailto:rkurth@scottsdaleaz.gov)

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**From:** Dawn Barrett <[ddbarrett1@mac.com](mailto:ddbarrett1@mac.com)>  
**Sent:** Monday, October 24, 2022 9:25 AM  
**To:** City Council <[CityCouncil@scottsdaleaz.gov](mailto:CityCouncil@scottsdaleaz.gov)>  
**Subject:** NO to the Gold Dust Apts, 9400 Village, and Mercado Courtyards

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

I am writing because I **DO NOT SUPPORT** the proposed apartments slated in Scottsdale, especially along the Shae corridor and for the following reason:

- The increased demand for water that is already in short supply for the current residents of Scottsdale. Why should current Scottsdale residents be forced to face water rations, just so developers can make money?
- The increased traffic on Shae Blvd, especially the 101/Shae. The increase in traffic will

increase the risk of car accidents, increase the cost for road maintenance and ultimately tax increases for Scottsdale residents.

- Cramming so many apartment units into one small area, is dangerous, irresponsible and shows lack of respect for the homeowners in the affected Scottsdale neighborhoods.
- Scottsdale is known for its open space and low-rise buildings. Having multi-story apartment units will obscure homeowner views, some of which paid premium prices for and will increase the risk for low flying aircraft that fly in/out of the Scottsdale Airpark.
- Scottsdale's charm will be forever changed with tall and dense "concrete jungles" amongst the single-family homes and quiet neighborhoods.
- "Concrete Jungle's" will only add to the already scorching summer heat temperatures.

I ask that the Scottsdale City Council listen to the residents of Scottsdale and **STOP** the developers from changing the charm of Scottsdale forever and allowing it to become another Los Angeles.

DAWN BARRETT

Sent from my iPhone

**From:** [Kurth, Rebecca](#)  
**To:** [Sherry Butler](#)  
**Cc:** [Barnes, Jeff](#); [Cluff, Bryan](#)  
**Subject:** RE: 3 apartment projects, Mercado Courtyards, Gold Dust & Village 9400 Shea.  
**Date:** Thursday, October 27, 2022 11:23:59 AM

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Good Morning Ms. Butler,

Thank you for emailing Mayor Ortega and City Council with your input on the Mercado Courtyards case, 12-ZN-2022 and 6-GP-2022, The Village case, 8-ZN-2022 and 3-GP-2022, and The High Street Residential case, 4-ZN-2022 and 2-GP-2022. I have copied Jeff Barnes and Bryan Cluff the staff project coordinators on these projects and they will include your comments in the case files.

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For more information on The High Street Residential case, 4-ZN-2022, the case info sheet can be found here:

<https://eservices.scottsdaleaz.gov/bldgresources/Cases/Details/53367>

Respectfully,

Rebecca Kurth

**Rebecca Kurth | Management Assistant to Mayor & City Council**

City of Scottsdale | Office of Mayor David D. Ortega  
480.312.7977 | [rkurth@scottsdaleaz.gov](mailto:rkurth@scottsdaleaz.gov)

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**From:** Sherry Butler <[sbutler@slbcom.com](mailto:sbutler@slbcom.com)>  
**Sent:** Thursday, October 27, 2022 12:39 AM  
**To:** Mayor David D. Ortega <[DOrtega@Scottsdaleaz.gov](mailto:DOrtega@Scottsdaleaz.gov)>; City Council <[CityCouncil@scottsdaleaz.gov](mailto:CityCouncil@scottsdaleaz.gov)>  
**Subject:** 3 apartment projects, Mercado Courtyards, Gold Dust & Village 9400 Shea.

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

Dear Mayor and Council,

I am writing to today to request that you VOTE NO on these 3 apartment projects - Mercado Courtyards, Gold Dust, and Village at 9400 Shea.

We must stop the overdevelopment in Scottsdale. We already have thousands of apartments that have been approved but not built yet. I am very concerned we are losing our quality of life.

My main issues are traffic congestion, the looming water shortage, and height and density. Please stop the urbanization of Scottsdale and vote NO on these projects.

Sincerely,

Sherry Butler

**From:** [Kurth, Rebecca](#)  
**To:** [Tim Galus HM](#)  
**Cc:** [Cluff, Bryan](#); [Barnes, Jeff](#)  
**Subject:** RE: Please oppose the 3 apartment complexes proposed for the Shea Corridor,,, Gold Dust, Mercado and 9400 Village projects.  
**Date:** Thursday, October 27, 2022 11:25:13 AM

---

Good Morning Mr. Galus,

Thank you for emailing Mayor Ortega and City Council with your input on the Mercado Courtyards case, 12-ZN-2022 and 6-GP-2022, The Village case, 8-ZN-2022 and 3-GP-2022, and The High Street Residential case, 4-ZN-2022 and 2-GP-2022. I have copied Jeff Barnes and Bryan Cluff the staff project coordinators on these projects and they will include your comments in the case files.

For more information on the Mercado Courtyards case, 12-ZN-2022, the case info sheet can be found here: <https://eservices.scottsdaleaz.gov/bldgresources/Cases/Details/53893>

For more information on The Village case, 8-ZN-2022, the case info sheet can be found here: <https://eservices.scottsdaleaz.gov/bldgresources/Cases/Details/53744>

For more information on The High Street Residential case, 4-ZN-2022, the case info sheet can be found here:

<https://eservices.scottsdaleaz.gov/bldgresources/Cases/Details/53367>

Respectfully,

Rebecca Kurth

**Rebecca Kurth | Management Assistant to Mayor & City Council**

City of Scottsdale | Office of Mayor David D. Ortega  
480.312.7977 | [rkurth@scottsdaleaz.gov](mailto:rkurth@scottsdaleaz.gov)

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**From:** Tim Galus HM <timginaz@gmail.com>  
**Sent:** Tuesday, October 25, 2022 12:39 PM  
**To:** City Council <CityCouncil@scottsdaleaz.gov>  
**Subject:** Please oppose the 3 apartment complexes proposed for the Shea Corridor,,, Gold Dust, Mercado and 9400 Village projects.

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

Dear City Council & Mayor,

Please oppose the 3 apartment complexes proposed for the Shea Corridor,,, Gold Dust, Mercado and 9400 Village projects.

Our quality of living has already deteriorated due to the rapid, over building. Major reasons to stop these projects include...

- \* Water Shortage - these apartments will add to the stress on our limited water supply.
- \* Traffic is already an issue - Shea is congested and is at full capacity.
- \* Height - These projects are too tall and too dense and will block even more of our sunset / mountain views and create more congestion and noise pollution.
- \* Overflow Parking will go on neighboring streets - that is not fair to those residents or businesses who also pay taxes

*THANK YOU for deleting my email address or any other email addresses if you plan to forward it.  
PLEASE USE Bcc: for lists and group mailings, INSTEAD OF Cc: or To:  
If you help keep email addresses private, we will be able to cut down on computer identity theft and annoying,  
unwanted e-mails.*

**From:** [Kurth, Rebecca](#)  
**To:** [LORI KRIMBILL](#)  
**Cc:** [Cluff, Bryan](#); [Barnes, Jeff](#)  
**Subject:** RE: Proposed Shea Corridor Apartments  
**Date:** Tuesday, October 25, 2022 10:19:32 AM

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Good Morning Ms. Krimbill,

Thank you for emailing Mayor Ortega and City Council with your input on the Mercado Courtyards case, 12-ZN-2022 and 6-GP-2022, The Village case, 8-ZN-2022 and 3-GP-2022, and The High Street Residential case, 4-ZN-2022 and 2-GP-2022. I have copied Jeff Barnes and Bryan Cluff the staff project coordinators on these projects and they will include your comments in the case files.

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<https://eservices.scottsdaleaz.gov/bldgresources/Cases/Details/53744>

For more information on The High Street Residential case, 4-ZN-2022, the case info sheet can be found here:

<https://eservices.scottsdaleaz.gov/bldgresources/Cases/Details/53367>

Respectfully,

Rebecca Kurth

Rebecca Kurth | Management Assistant to Mayor & City Council  
City of Scottsdale | Office of Mayor David D. Ortega  
480.312.7977 | [rkurth@scottsdaleaz.gov](mailto:rkurth@scottsdaleaz.gov)

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

From: LORI KRIMBILL <[krimbill35@yahoo.com](mailto:krimbill35@yahoo.com)>

Sent: Friday, October 21, 2022 8:40 PM

To: City Council <[CityCouncil@scottsdaleaz.gov](mailto:CityCouncil@scottsdaleaz.gov)>

Cc: [samw1222@aol.com](mailto:samw1222@aol.com)

Subject: Proposed Shea Corridor Apartments

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

Dear City Council- I am writing to protest the building of any apartments in the Shea corridor. This area is already highly congested and the traffic is horrific. Adding more apartments would just compound these problems. As a resident in this area, I am asking you to please reject this proposal. For the sake of overbuilding Scottsdale, I am asking for your support to reject this proposal.

Sincerely, Lori Krimbill, 9180 N 106th Place. Scottsdale, 85258

Sent from my iPhone

**From:** [Kurth, Rebecca](#)  
**To:** [Patty](#)  
**Cc:** [Barnes, Jeff](#); [Cluff, Bryan](#)  
**Subject:** RE: Apts, Gold Dust, 9400 Village, Mercado Courtyards  
**Date:** Tuesday, October 25, 2022 10:23:12 AM

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Good Morning Ms. Miller,

Thank you for emailing Mayor Ortega and City Council with your input on the Mercado Courtyards case, 12-ZN-2022 and 6-GP-2022, The Village case, 8-ZN-2022 and 3-GP-2022, and The High Street Residential case, 4-ZN-2022 and 2-GP-2022. I have copied Jeff Barnes and Bryan Cluff the staff project coordinators on these projects and they will include your comments in the case files.

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For more information on The High Street Residential case, 4-ZN-2022, the case info sheet can be found here:

<https://eservices.scottsdaleaz.gov/bldgresources/Cases/Details/53367>

Respectfully,

Rebecca Kurth

Rebecca Kurth | Management Assistant to Mayor & City Council  
City of Scottsdale | Office of Mayor David D. Ortega  
480.312.7977 | [rkurth@scottsdaleaz.gov](mailto:rkurth@scottsdaleaz.gov)

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

From: Patty <[pmmiller58@hotmail.com](mailto:pmmiller58@hotmail.com)>  
Sent: Saturday, October 22, 2022 3:08 PM  
To: City Council <[CityCouncil@scottsdaleaz.gov](mailto:CityCouncil@scottsdaleaz.gov)>  
Subject: Apts, Gold Dust, 9400 Village, Mercado Courtyards

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

Hello

I have lived in Scottsdale since 1988.  
I am very upset with too many apartments being built.  
Please Vote NO on these three projects.

Sincerely,  
Patricia Miller  
Continental Villas

Sent from my iPhone



**From:** [Kurth, Rebecca](#)  
**To:** [denise mueller](#)  
**Cc:** [Cluff, Bryan](#); [Barnes, Jeff](#)  
**Subject:** RE: Apt complexes to be built  
**Date:** Tuesday, October 25, 2022 10:21:00 AM

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Good Morning,

Thank you for emailing Mayor Ortega and City Council with your input on the Mercado Courtyards case, 12-ZN-2022 and 6-GP-2022, The Village case, 8-ZN-2022 and 3-GP-2022, and The High Street Residential case, 4-ZN-2022 and 2-GP-2022. I have copied Jeff Barnes and Bryan Cluff the staff project coordinators on these projects and they will include your comments in the case files.

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For more information on The High Street Residential case, 4-ZN-2022, the case info sheet can be found here:

<https://eservices.scottsdaleaz.gov/bldgresources/Cases/Details/53367>

Respectfully,

Rebecca Kurth

**Rebecca Kurth | Management Assistant to Mayor & City Council**

City of Scottsdale | Office of Mayor David D. Ortega  
480.312.7977 | [rkurth@scottsdaleaz.gov](mailto:rkurth@scottsdaleaz.gov)

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**From:** denise mueller <mulls2010@gmail.com>  
**Sent:** Monday, October 24, 2022 4:55 PM  
**To:** City Council <CityCouncil@scottsdaleaz.gov>  
**Subject:** Apt complexes to be built

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

I do not want these complexes

(see below) built in Scottsdale AZ. I vote NO!

We are already inundated with a huge traffic congestion with the snowbird visiting in our winter months not to mention it can and will affect our water supply. This places a massive burden on our communities. Please consider these issues prior to approving. Thanks you. D Mueller.

**3 Massive Apartment Complexes are on the City Agenda to get approved before year's end:**

1. **92<sup>nd</sup> & Shea (renamed Mercado Courtyards) 273 units**
2. **9400 Village Shea. 219 units**
3. **Gold Dust Apartments - 225 units**

**From:** [Kurth, Rebecca](#)  
**To:** [James Nielsen](#)  
**Cc:** [Cluff, Bryan](#); [Barnes, Jeff](#)  
**Subject:** RE: Gold Dust Apts, Mercado Courtyards and 9400 Village.  
**Date:** Thursday, October 27, 2022 11:24:28 AM

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Good Morning Mr. Nielsen,

Thank you for emailing Mayor Ortega and City Council with your input on the Mercado Courtyards case, 12-ZN-2022 and 6-GP-2022, The Village case, 8-ZN-2022 and 3-GP-2022, and The High Street Residential case, 4-ZN-2022 and 2-GP-2022. I have copied Jeff Barnes and Bryan Cluff the staff project coordinators on these projects and they will include your comments in the case files.

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For more information on The High Street Residential case, 4-ZN-2022, the case info sheet can be found here:

<https://eservices.scottsdaleaz.gov/bldgresources/Cases/Details/53367>

Respectfully,

Rebecca Kurth

**Rebecca Kurth | Management Assistant to Mayor & City Council**

City of Scottsdale | Office of Mayor David D. Ortega  
480.312.7977 | [rkurth@scottsdaleaz.gov](mailto:rkurth@scottsdaleaz.gov)

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**From:** James Nielsen <JAMES4417@icloud.com>  
**Sent:** Wednesday, October 26, 2022 3:24 PM  
**To:** City Council <CityCouncil@scottsdaleaz.gov>  
**Subject:** Gold Dust Apts, Mercado Courtyards and 9400 Village.

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

To Scottsdale City Council,

We are long time Scottsdale residents (20+ years). We live on the HOA near the Scottsdale Bible Church. We are OPPOSED to the continued destruction of Scottsdale's beautiful way of life with your continued APPROVAL OF URBANIZATION PROJECTS AT RECKLESS ABANDON. Specifically for this email, we are opposed to the Gold Dust Apts, Mercado Courtyards and 9400 Village!

The first of many concerns is that AUTOMOBILE TRAFFIC has become DANGEROUS besides being absolutely horrendous! Parking is not the only issue. We don't need more traffic!

Our hospitals and other emergency facilities, hospitals, police, fire, paramedics, etc. will be even more overburdened than they are.

We were notified by the City that we have a drought. Why during a drought would you approve more water usage? We live in a desert. We don't have a drought, we continue to bring in more people than nature and the infrastructure can support.

These are just a few of the problems. Please do not approve these projects

Thank you, James Nielsen 602-369-4417 This E-mail message is confidential, is intended only for the named recipients above and may contain information that is privileged, attorney work product or otherwise protected by applicable law. If you have received this message in error, please notify the sender at 602-369-4417 and/or [James4417@icloud.com](mailto:James4417@icloud.com) and delete this E-mail message. Thank you.

Thank you,  
James Nielsen  
602-369-4417

**From:** [Kurth, Rebecca](#)  
**To:** [Garineh Ovanessoff](#)  
**Cc:** [Barnes, Jeff](#)  
**Subject:** RE: Opposition to Mercado Courtyards  
**Date:** Tuesday, October 25, 2022 10:37:47 AM

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Good Morning,

Thank you for emailing Mayor Ortega and City Council with your input on the Mercado Courtyards case 12-ZN-2022 and 6-GP-2022. I have copied Senior Planner Jeff Barnes and he will include your comments in the case file.

For more information on the Mercado Courtyards case, 12-ZN-2022, the case info sheet can be found here: <https://eservices.scottsdaleaz.gov/bldgresources/Cases/Details/53893>

Respectfully,

Rebecca Kurth

**Rebecca Kurth | Management Assistant to Mayor & City Council**

City of Scottsdale | Office of Mayor David D. Ortega  
480.312.7977 | [rkurth@scottsdaleaz.gov](mailto:rkurth@scottsdaleaz.gov)

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**From:** Garineh Ovanessoff <govanessoff@yahoo.com>  
**Sent:** Monday, October 24, 2022 8:22 PM  
**To:** City Council <CityCouncil@scottsdaleaz.gov>  
**Subject:** Opposition to Mercado Courtyards

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

Dear Scottsdale City Council,

I write to ask you to vote against the Mercado Courtyards Project. I live less than 2 miles from the proposed project and oppose it due to the density (even with the proposed minor changes). The project will overwhelm an already-congested Shea Blvd with traffic. The area cannot handle the traffic, especially not at at rush hour. I drive on Shea during rush hour at least 3 days a week, and the Shea corridor is, hands down, the worst portion of it.

I urge you to approach these situations with care and thoughtfulness.

Please vote no.

Sincerely,

Garineh Ovanessoff

Long-time Scottsdale resident

[Sent from Yahoo Mail for iPhone](#)

**From:** [Kurth, Rebecca](#)  
**To:** [Patricia Pellett](#)  
**Cc:** [Barnes, Jeff](#); [Cluff, Bryan](#)  
**Subject:** RE: Apartment Projects  
**Date:** Tuesday, October 25, 2022 10:20:33 AM

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Good Morning Ms. Pellett,

Thank you for emailing Mayor Ortega and City Council with your input on the Mercado Courtyards case, 12-ZN-2022 and 6-GP-2022, The Village case, 8-ZN-2022 and 3-GP-2022, and The High Street Residential case, 4-ZN-2022 and 2-GP-2022. I have copied Jeff Barnes and Bryan Cluff the staff project coordinators on these projects and they will include your comments in the case files.

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For more information on The High Street Residential case, 4-ZN-2022, the case info sheet can be found here:

<https://eservices.scottsdaleaz.gov/bldgresources/Cases/Details/53367>

Respectfully,

Rebecca Kurth

**Rebecca Kurth | Management Assistant to Mayor & City Council**

City of Scottsdale | Office of Mayor David D. Ortega  
480.312.7977 | [rkurth@scottsdaleaz.gov](mailto:rkurth@scottsdaleaz.gov)

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**From:** Patricia Pellett <plpellett@yahoo.com>  
**Sent:** Monday, October 24, 2022 1:42 PM  
**To:** City Council <CityCouncil@scottsdaleaz.gov>  
**Subject:** Apartment Projects

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

Dear City Council,

After finding out about these 3 proposed apartment projects, I am urging you to vote No. I live along the Shea corridor, and am very upset about the traffic on Shea.

After hearing some council members say that these apartments are a much better use for these properties than commercial or medical office, I disagree. Offices are closed in the evenings and during weekends, while apartment dwellers drive 7 days a week.

Have you ever seen the lines of cars waiting at the Starbucks in the

Sprouts center? It is a mad house in the morning.  
Please tell the developer No.

Patricia Pellett

[Sent from Yahoo Mail for iPhone](#)



**From:** [Kurth, Rebecca](#)  
**To:** [Bob Saeger](#)  
**Cc:** [Cluff, Bryan](#); [Barnes, Jeff](#)  
**Subject:** RE: Mercado Courtyards, 9400 Village Shea, Gold Dust Apartments  
**Date:** Tuesday, October 25, 2022 10:23:49 AM

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Good Morning Dr. Saeger,

Thank you for emailing Mayor Ortega and City Council with your input on the Mercado Courtyards case, 12-ZN-2022 and 6-GP-2022, The Village case, 8-ZN-2022 and 3-GP-2022, and The High Street Residential case, 4-ZN-2022 and 2-GP-2022. I have copied Jeff Barnes and Bryan Cluff the staff project coordinators on these projects and they will include your comments in the case files.

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For more information on The High Street Residential case, 4-ZN-2022, the case info sheet can be found here:

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Respectfully,

Rebecca Kurth

**Rebecca Kurth | Management Assistant to Mayor & City Council**

City of Scottsdale | Office of Mayor David D. Ortega  
480.312.7977 | [rkurth@scottsdaleaz.gov](mailto:rkurth@scottsdaleaz.gov)

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**From:** Bob Saeger <pbunyan44@cox.net>  
**Sent:** Sunday, October 23, 2022 10:11 AM  
**To:** City Council <CityCouncil@scottsdaleaz.gov>  
**Subject:** Mercado Courtyards, 9400 Village Shea, Gold Dust Apartments

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

Attention City Council Members:

Please put the 100% brakes on the three proposed developments, **Mercado Courtyards, 9400 Village Shea, Gold Dust Apartments**. Each of these will significantly increase traffic in the Shea corridor areas, put more stress on our precious water supply, and increase our population. All the developers want these days is to increase their bottom line by building high density apartment buildings with no setbacks and no small park-like areas for the dog walkers on these properties. They don't care about population caps on the City of Scottsdale as they believe in the lingo "Build it and They Will Come".

**Please take a very strong stand against each of these proposals and just say “No”. Enough is enough!**

**Thank you,  
Dr. Bob Saeger**

Sent from [Mail](#) for Windows

**From:** [Kurth, Rebecca](#)  
**To:** [mvt.az121@gmail.com](mailto:mvt.az121@gmail.com)  
**Cc:** [Cluff, Bryan](#); [Barnes, Jeff](#)  
**Subject:** FW: 9400, Mercado, Golddust  
**Date:** Tuesday, October 25, 2022 10:22:02 AM  
**Attachments:** [9400.Mercado.Golddust.pdf](#)

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Good Morning Ms. Teich,

Thank you for emailing Mayor Ortega and City Council with your input on the Mercado Courtyards case, 12-ZN-2022 and 6-GP-2022, The Village case, 8-ZN-2022 and 3-GP-2022, and The High Street Residential case, 4-ZN-2022 and 2-GP-2022. I have copied Jeff Barnes and Bryan Cluff the staff project coordinators on these projects and they will include your comments in the case files.

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Respectfully,

Rebecca Kurth

**Rebecca Kurth | Management Assistant to Mayor & City Council**

City of Scottsdale | Office of Mayor David D. Ortega  
480.312.7977 | [rkurth@scottsdaleaz.gov](mailto:rkurth@scottsdaleaz.gov)

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**From:** Valerie Teich <[mvt.az121@gmail.com](mailto:mvt.az121@gmail.com)>  
**Sent:** Tuesday, October 25, 2022 8:41 AM  
**To:** City Council <[CityCouncil@scottsdaleaz.gov](mailto:CityCouncil@scottsdaleaz.gov)>  
**Subject:** 9400, Mercado, Golddust

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

To: Mayor Ortega and Scottsdale City Council

Enclosed is a letter in regards to the development & addition of apartments in Scottsdale. Please respond to the questions that I've included.

Thank you for your time.

Valerie Teich

Scottsdale Resident 27 years

October 24, 2022

Dear City Council Members

Re: Gold Dust, Mercado Courtyards, 9400 Village

As a resident of Scottsdale who has lived or worked in Scottsdale for over 30 years, and raised a family here, I'd like to request the city council stop the continual rezoning (adding height and density) to urbanize significant portions of our city especially near the 92<sup>nd</sup>, 94<sup>th</sup> & Shea area, but generally in all areas. Please understand that reasonable redevelopment in some areas is understandable, however, continuing to add an over-abundance of high rise apartments or higher than current zoning allows, instead of homes that a resident can someday purchase will negatively impact our neighborhoods and change the character of our beautiful city and burden our current residents.

What is the current ratio of apartments to single family homes? What is the ideal ratio that Scottsdale city council is trying to reach? Do you know what the ratio is in adjacent cities? Apartments are living units that can never be purchased so as Scottsdale continues to urbanize with taller, denser living areas, we will forever relinquish the ability of many Scottsdale residents to own their home, whether it be a patio home, town home, condo or SFH.

According to Town Charts, in 2021, Scottsdale had 33% renters and 66% home-owners, which is approximately the same ratio as the whole state of Arizona. For our city this ratio already seems a high and is probably higher with the hundreds of apartments that have already been finished since that survey was completed. Phoenix currently has about 44% renters and 55% home-owners, which I hope is not the goal for Scottsdale. Tempe has almost 60% renters, which is very high and although it may be satisfactory for the residents of Tempe, most current residents of Scottsdale would not be ok with that ratio. The city of Gilbert has a 73% home ownership, and 26.5% rental rate, which seems better to preserve the unique character of our city. Please be honest with the residents of Scottsdale and let them know the goal.

From the 2035 General Plan:

“Scottsdale is a community of choices. As such, the community embraces a variety of housing options that blend contextually with our neighborhoods. At projected build-out in 2055, Scottsdale’s population is expected to reach 316,700 residing in 157,034 housing units.<sup>‡</sup> While single-family homes will continue to be the predominant housing type in Scottsdale, an increasing number of people, from young professionals to retirees, seek an urban lifestyle or need more affordable and diverse housing options. As land for housing development becomes increasingly limited, the community will need to focus attention on the revitalization and preservation of established housing stock and seek creative infill development strategies to accommodate Scottsdale’s multiple generations.”

Currently, Scottsdale has about 139,000 housing units. According to the above stat, Scottsdale needs to add 18,000 more housing units within the next 30 years. How many apartment units

will be added from 2020-2025? How many SFH will be added? What does “community of choices” mean? With thousands of housing choices within a ten mile radius of Scottsdale, what does this terminology mean as far as type of housing that is beneficial for Scottsdale and its residents? Four story apartment buildings across the street from single family homes, in my opinion, is not “blending contextually”. Adding thousands of apartment units in areas of traditionally single-family homes goes against the zoning laws that were in place when people bought those homes. Saying that SFH will be the “predominant” form of housing is misleading. How many single-family homes are currently being built as compared to multi-family rentals? Does the council want a 51/49 ratio? 60/40, 70/30? Please let the current concerned residents know the plan. When is enough, enough? By the way, has the Scottsdale City Council tried to negotiate with the city of Phoenix city council/planning boards in regards to the extremely audacious apartments that were approved, built or in process of building on the border of Scottsdale? It seems like Phoenix took very little consideration how those buildings would look or affect the neighboring areas along Scottsdale Road.

An additional consideration is the fact that since the rental market is slowing down in Arizona, what will happen when these thousands of apartments are not able to be rented and many are left vacant?

The city currently has a variety of housing and it seems odd that the council would want to cater to people who want to live in an “urban” environment when that is not what current residents want and would negatively impact those residents as well as completely change the character of the city. The council should consider the number of housing units that are able to be purchased by future residents and not be swayed by the increased tax base of apartments at the expense of the current residents.

Please reconsider, the fast-paced approval of multi-family, high rise rental apartments which will continue to negatively impact our neighborhoods and city by straining city resources including parks, clog our streets, burden our healthcare system, increase our expenses, and add to our water shortage. The over-development of Scottsdale is not in the best interest of the residents or the tourists who enjoy the amenities throughout the year.

Sincerely,

Val Teich

Scottsdale resident 27 years

**From:** [Kurth, Rebecca](#)  
**To:** [Kathryn Wiesen](#)  
**Cc:** [Cluff, Bryan](#); [Barnes, Jeff](#)  
**Subject:** RE: GOLD DUST APTS, MERCADO COURTYARDS, 9400 VILLAGE SHEA  
**Date:** Tuesday, October 25, 2022 10:19:57 AM

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Good Morning Ms. Wiesen,

Thank you for emailing Mayor Ortega and City Council with your input on the Mercado Courtyards case, 12-ZN-2022 and 6-GP-2022, The Village case, 8-ZN-2022 and 3-GP-2022, and The High Street Residential case, 4-ZN-2022 and 2-GP-2022. I have copied Jeff Barnes and Bryan Cluff the staff project coordinators on these projects and they will include your comments in the case files.

For more information on the Mercado Courtyards case, 12-ZN-2022, the case info sheet can be found here: <https://eservices.scottsdaleaz.gov/bldgresources/Cases/Details/53893>

For more information on The Village case, 8-ZN-2022, the case info sheet can be found here: <https://eservices.scottsdaleaz.gov/bldgresources/Cases/Details/53744>

For more information on The High Street Residential case, 4-ZN-2022, the case info sheet can be found here:

<https://eservices.scottsdaleaz.gov/bldgresources/Cases/Details/53367>

Respectfully,

Rebecca Kurth

**Rebecca Kurth | Management Assistant to Mayor & City Council**

City of Scottsdale | Office of Mayor David D. Ortega  
480.312.7977 | [rkurth@scottsdaleaz.gov](mailto:rkurth@scottsdaleaz.gov)

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**From:** Kathryn Wiesen <[wiesen.kathryn.a@gmail.com](mailto:wiesen.kathryn.a@gmail.com)>  
**Sent:** Saturday, October 22, 2022 10:56 AM  
**To:** City Council <[CityCouncil@scottsdaleaz.gov](mailto:CityCouncil@scottsdaleaz.gov)>  
**Subject:** GOLD DUST APTS, MERCADO COURTYARDS, 9400 VILLAGE SHEA

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

Scottsdale City Council Planning Commission members,

I am writing to say I oppose the proposed 3 apartment complexes along the Shea corridor, address listed above.

The development of those proposed properties will only cause additional congestion in a very busy area.

Let's keep our beautiful skyline of AZ visible.

Kathryn Wiesen