

# PLANNING COMMISSION REPORT



Meeting Date: October 26, 2022  
General Plan Element: *Land Use*  
General Plan Goal: *Create a sense of community through land uses*

## ACTION

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### High Street Residential (Scottsdale & Gold Dust) 2-GP-2022 & 4-ZN-2022

#### Request to consider the following:

1. A recommendation to City Council regarding a request by owner for a minor amendment to the City of Scottsdale General Plan 2035 from Commercial to Mixed-Use Neighborhoods on a 4.64+/- gross acre site located west of the southwest corner of Scottsdale Road and Gold Dust Avenue (10050 N. Scottsdale Road).
2. A recommendation to City Council regarding a request by owner for a zoning district map amendment from Central Business (C-2) district to Planned Unit Development (PUD) district and a development plan with amended development standards for a new mixed-use development with approximately 225 dwelling units and 11,000 square feet of non-residential floor area on a 4.64+/- gross acre site located west of the southwest corner of Scottsdale Road and Gold Dust Avenue (10050 N. Scottsdale Road).

#### Goal/Purpose of Request

The applicant's request is to redevelop the site with a mixed-use development.

#### Key Items for Consideration

- Planned Unit Development (PUD) district criteria, including amended development standards.
- Significant reinvestment in an underperforming shopping center.
- Neighborhood opposition with concerns regarding the proposed building height (48 feet), density (+/- 48.5 du/ac), and traffic.
- The Development Review Board heard this case at their October 6, 2022 meeting and recommended approval with a vote of 6-0 (Vice Chair Craig absent).

**OWNER**

Acacia Creek Partners, LLC  
34975 W. Twelve Mile Road  
Farmington Hills, MI 48331



**APPLICANT CONTACT**

Berry Riddell  
John Berry / Michele Hammond  
(480) 385-2753

**LOCATION**

10050 N Scottsdale Rd

**BACKGROUND**

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**General Plan**

General Plan Land Use Element designates the property as Commercial. This category includes areas designated for commercial centers providing goods and services frequently needed by the surrounding residential neighborhoods with business centers at a size and scale compatible with the surrounding areas which serve community and regional needs. This category may also include other uses, like housing and office uses, to attain environmental and mobility goals.

The request by the owner includes a minor General Plan amendment to the Scottsdale General Plan 2035 Future Land Use map from Commercial to Mixed-Use Neighborhoods land use designation. Mixed-Use Neighborhoods focus on human-scale development and are located in areas with strong access to multiple modes of transportation and major regional services. These areas accommodate higher-density housing combined with complementary office or retail uses. Mixed-Use Neighborhoods are most suitable near and within designated Growth and Activity Areas as designated by Scottsdale General Plan 2035.

**Zoning**

The site was annexed into the City in 1967 (Ord. #333) and zoned to the Single-family Residential (R1-43) zoning designation. In 1984 the site was rezoned to Multiple-family Residential (R-5) district as part of a larger area master plan. Then in 1993 the site was rezoned from Multiple-family Residential (R-5) district to the current Central Business (C-2) district, with which the existing shopping center was developed. The C-2 district permits uses for recurring shopping and service needs, such as uses associated with office and retail shopping developments, typically located near residential neighborhoods.

The applicant is requesting to change the zoning to the Planned Unit Development (PUD) district to accommodate the redevelopment proposal. 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.

**Context**

Located west of N. Scottsdale Road and south of E. Gold Dust Avenue the site is situated in an area that includes 1, 2, and 3-story retail, service, and multi-family residential development. The existing shopping center was developed in the mid 1990's.

Please refer to context graphics attached.

**Adjacent Uses and Zoning**

- North: Single-story shopping center constructed in the late 1970's, zoned General Commercial (C-3) district.
- East: Single-story pad buildings constructed in the mid 1990's, zoned Central Business (C-2) district.
- South: 2- and 3-story condos constructed in the mid 1990's, zoned Multiple-family Residential (R-5) district.
- West: 2-story apartments constructed in the 1980's, zoned Multiple-family Residential (R-5) district.

**Other Related Policies, References:**

- City of Scottsdale General Plan 2035
- Zoning Ordinance

**APPLICANT'S PROPOSAL**

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**Development Information**

The applicant is proposing to redevelop the existing retail shopping center into a new a mixed-use development including 225 multi-family dwelling units and approximately 11,000 square feet of non-residential floor area on the 4.6-acre site. The proposed 4-story development will replace the existing strip center retail; however, it does not include the existing California Pizza Kitchen or Walgreens pads that are nearest to Scottsdale Road.

The proposed 4-story mixed-use building is located on the western half of the site, adjacent to the existing drainage channel and apartments to the west. The building includes 225 residential units (+/- 48.5 du/ac), with ground floor non-residential uses along the east and north sides of the building. The non-residential uses include live/work units, co-working space, and a fitness/yoga studio. Vehicular access to the development is provided via the existing eastern most driveway on E. Gold Dust Avenue and two (2) existing driveways on N. Scottsdale Road. The western most driveway on E. Gold Dust Avenue will be removed. The surface parking adjacent to and around the existing pad buildings will remain, while the remaining surface parking on the subject site will be reconfigured for the new building. Parking for the proposed residential will be provided in a below grade parking structure. The existing sidewalk adjacent to E. Gold Dust Avenue will be increased in width to 10-feet and the existing sidewalks on N. Scottsdale Road will remain.

Although the PUD district only requires 10% of the site to be open space, approximately 32% of the site will be open space, including pedestrian hardscape, private courtyards, and landscape. Much of

the open space is along the west side of the building within the existing drainage easement area, however, the areas along E. Gold Dust Avenue and along the building frontage will be enhanced with new landscape and open space. Low water use, drought tolerant trees, shrubs and groundcovers, accented with more lush materials will be used throughout the site. Since this is a zoning application, the submitted landscape plan is conceptual, and a more detailed landscape plan will be provided for review with the future Development Review Board application.

Although this is a zoning application and the architectural design of the buildings will be subject to review and approval by the Development Review Board with a future application, the owner has provided conceptual building elevations as well as narrative descriptions of the planned architectural character for the project. The architectural design proposes traditional materials, including stucco, stone, and tile roofs. At the non-residential portions of the building, façade materials will provide the appropriate change in scale and visual interest along with overhangs and canopies that create shade. On the residential portions, floor and roof overhangs, balcony extensions and other horizontal and vertical design elements will create shade for glazed portions of the façade.

For additional information and detail, please see the applicant’s development plan.

- Existing Use: Strip retail center
- Proposed Use: Mixed-use
- Parcel Size: 202,217 square feet / 4.64 acre (gross)  
186,996 square feet / 4.22 acre (net)
- Residential Building Area: 263,901 square feet
- Commercial Building Area: 11,370 square feet
- Total Building Area: 275,271 square feet
- Floor Area Ratio Allowed: 0.8 (commercial floor area only)
- Floor Area Ratio Provided: 0.06 (commercial floor area only)
- Building Height Allowed: 48 feet (exclusive of rooftop appurtenances)
- Building Height Proposed: 48 feet (exclusive of rooftop appurtenances)  
57 feet including mechanical
- Parking Required: 400 spaces
- Parking Provided: 408 spaces
- Open Space Required: 20,222 square feet / 0.46 acre
- Open Space Provided: 64,503 square feet / 1.48 acre
- Number of Dwelling Units Allowed: Per Development Plan
- Number of Dwelling Units Proposed: 225 units
- Density Allowed: Per Development Plan
- Density Proposed: 48.5 dwelling units per acre

## IMPACT ANALYSIS

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### Minor General Plan Amendment Request

The request is for a minor General Plan amendment to the Scottsdale General Plan 2035 to change the land use designation from Commercial to Mixed-Use Neighborhoods on a +/- 4.64-acre site. A request from Commercial (Group G) to Mixed-Use Neighborhoods (Group G) is defined as a minor General Plan amendment based upon criteria outlined in the Scottsdale General Plan 2035. The purpose of the General Plan amendment request is to allow for the subject site to be redeveloped as a mixed-use development comprised predominately as multi-family residential with units along East Gold Dust Drive that are allocated for work/live uses and limited floor area at the northeast quadrant of the site allowing for commercial uses, as described and intended by the companion rezoning application, case 4-ZN-2022.

The General Plan Land Use Element describes Mixed-Use Neighborhoods as a land use with focus on human-scale development and is in areas with strong access to multiple modes of transportation and major regional services. These areas accommodate higher-density housing combined with complementary office or retail uses. Mixed-Use Neighborhoods are most suitable near and within Growth and Activity Areas. As such, the subject site is located at the edge of the Scottsdale Road / Shea Boulevard Activity Area designated in Scottsdale General Plan 2035.

4-ZN-2022, proposes to implement the Mix Use Neighborhood Land Use Designation with the Planned Unit Development (PUD) zoning district. The purpose of the planned unit development district is to promote the goals of the general plan, area plans, and design guidelines in areas of the city that are designated by the general plan for a combination of land uses in a mixed-use development pattern of either horizontal or vertical design. Commercial, employment, hospitality, multi-family residential, and townhouse residential uses are encouraged to be provided with intensities and densities that promote a mix of day and nighttime activities. Consequently, the applicant proposes to replace the existing single-story, approximately +/-27,500 square foot retail building with a 4-story, approximately +/-275,271 square foot vertical mixed use apartment building that includes multi-family residential, a fitness studio, and co-working space.

### Policy Implications

One of the seven Community Values, established within the Scottsdale General Plan 2035, is "Revitalize Responsibly". This Value acknowledges Scottsdale's commitment to the economic and fiscal health of the city through development and redevelopment decisions that contribute positively to the community's physical, fiscal, and economic needs and high quality of life.

The General Plan (Land Use Element Goals LU 1, LU 2, LU 3, and LU 6 and Economic Vitality Element Goal EV 5) support maintaining a balance of land uses that are context-appropriate and transition to established areas of the community. Although the proposal is seeking both a minor General Plan amendment and rezoning request with amended standards, the applicant's objective is to redevelop a largely vacant commercial site with a mixed-use development that will provide additional housing options to residents as well as support the existing commercial uses in the surrounding area.

## **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 how much value a project adds (or does not add) over time – or Net Present Value (NPV).

In this instance, the model provided a general assessment of the subject site comparing the 20-year outlook of existing +/- 4.64-acres of “community commercial” use and the proposed +/- 4.64-acres of “mixed-use residential” 20-year outlook in the Central Sub-Area of the City. The model shows a positive NPV of \$942,718 for the existing “community commercial” over 20 years. By comparison, the proposed “mixed-use residential” redevelopment of the site shows a positive NPV of \$19,663 over the same time period. Although the model results in a difference of \$923,055 over a 20-year time period, it is important to note that the subject site has experienced high vacancy rates within the existing commercial building over the past decade; however, the NPV for the existing “community commercial” assumes that the subject site would operate as a fully leased commercial development over the 20-year time period, creating onsite sales tax that is unlikely to be collected as a result of lack of commercial tenant prospects that would utilize the existing, vacant commercial suites onsite as based on the realistic history of the site. The proposed change to Mixed-Use Neighborhoods, however, retains a portion of the existing tax base by including non-residential floor area, while integrating new residential use on the +/- 4.64-acre site, thus increasing property and rental tax on the subject site versus the vacancies that are there now. Furthermore, the proposed development will provide additional residents in the area that can become patrons of existing area businesses and centers which will support area sales, property, and rental tax.

The full results of the Land Use Impact Model assessment are located in the case file.

## **Land Use**

The Planned Unit Development (PUD) district is a tool to help implement the General Plan Mixed-Use Neighborhoods land use designation. The PUD zoning district allows a mix of uses within the same district, usually within one development parcel. The PUD district also promotes a mix of uses within the broader context of development, including development on adjacent parcels.

The request will allow for the subject site to be redeveloped as a mixed-use development of multi-family residential including units along East Gold Dust Drive that are allocated for work/live uses and limited floor area at the northeast quadrant of the site allowing for commercial uses. In addition, the proposed mixed-use development includes amenities and open space areas that will provide an asset to the community. The development heights and setbacks associated with the zoning are commensurate with the context area in terms of character, height massing, and overall setbacks.

The proposed 3-and 4-story mixed-use building includes 225 residential units, which represents a density of +/- 48.5 dwelling units per acre. The PUD zoning district does not have a density maximum, but rather, defers to the proposed development plan to propose and evaluate an appropriate density that would be in context with the surrounding area. The context for the subject site is taken from the 1, 2, and 3-story retail, service, and residential projects developed between North Scottsdale Road to

North 74<sup>th</sup> Street, and East Shea Boulevard to East Mountain View Road. Within the last three decades, several multi-family projects have been developed in this area utilizing the multi-family residential (R-5) zoning district, which has a maximum density of 23 dwelling units per acre. Scottsdale General Plan 2035 designates Growth and Activity Areas which are areas where higher intensity of development may be expected in the community. The subject site is located at the edge of an Activity Area. As designated in Scottsdale General Plan 2035, Activity Areas – such as this one, are locations in the city where development is expected to be concentrated, but to a lesser degree than designated Growth Areas. Within designated Growth Areas, other mixed-use developments have been approved at a density nearing 50 units/acre. Although the context area has a surrounding density that is less than the proposed development, the density that is proposed is supported by the definition of an Activity Area expected by General Plan 2035.

**A. PUD 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.**
    - *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, which encourage redevelopment and revitalization, as well as to acknowledge a need for diversity of housing choice. The applicant also proposes enhancements to the existing pedestrian circulation along East Gold Dust Drive, including new 8-foot-wide sidewalks and landscaping along the public street frontage to encourage pedestrian circulation along with a bicycle station.*
  - 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 Central Business (C-2) district, which would not allow the requested mixed-use development with the density and building height proposed. 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 will be compatible with and support adjacent land uses, promote stability and integrity to the context area by expanding housing options in the area which will bring direct and indirect benefit to area businesses. From a design perspective, the development heights and setbacks are commensurate with the context area in terms of character, height massing, and overall setbacks.*
  - 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 has frontage on N. Scottsdale Road, which is designated as a Major Arterial by the Transportation Master Plan.

**B. Amended Development Standards**

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

The applicant is proposing the following amended development standards with this application:

- a. *Building Setbacks – Average Setback.* The applicant is requesting an amendment to the average setback requirement. The Zoning Ordinance requires minimum and average setbacks as shown in the table below. The applicant is complying with the minimum setbacks but is requesting to amend the average setback to also be a “minimum” average. This will allow for a greater setback to be provided along the street.

Street Frontage and Use	Minimum Setback Required / Proposed	MINIMUM Average Setback Required / Proposed
Gold Dust Avenue w/ retail and commercial on ground floor	23 feet / No change	28 feet / No change
Gold Dust Avenue w/ residential on first floor	25 feet / No change	23 feet / No Change

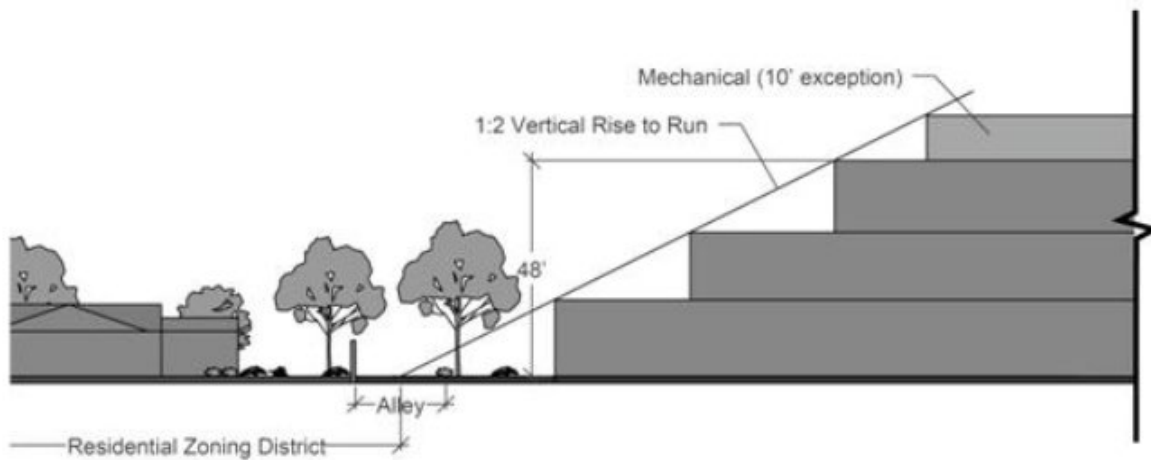
- The minimum and average building setbacks required by the PUD district are intended to bring buildings closer to the streets to help create active street frontages. The proposed development complies with the minimum setbacks. The proposed “minimum” average setback will allow flexibility in application of the average setback and allow for a larger setback of needed.
- b. *Building Envelope – Adjacent to Residential Zoning.* The applicant is requesting an amendment to the building envelope (stepback) requirements for property boundaries adjacent to residential zoning to allow for a taller building to be located nearer to the property line along



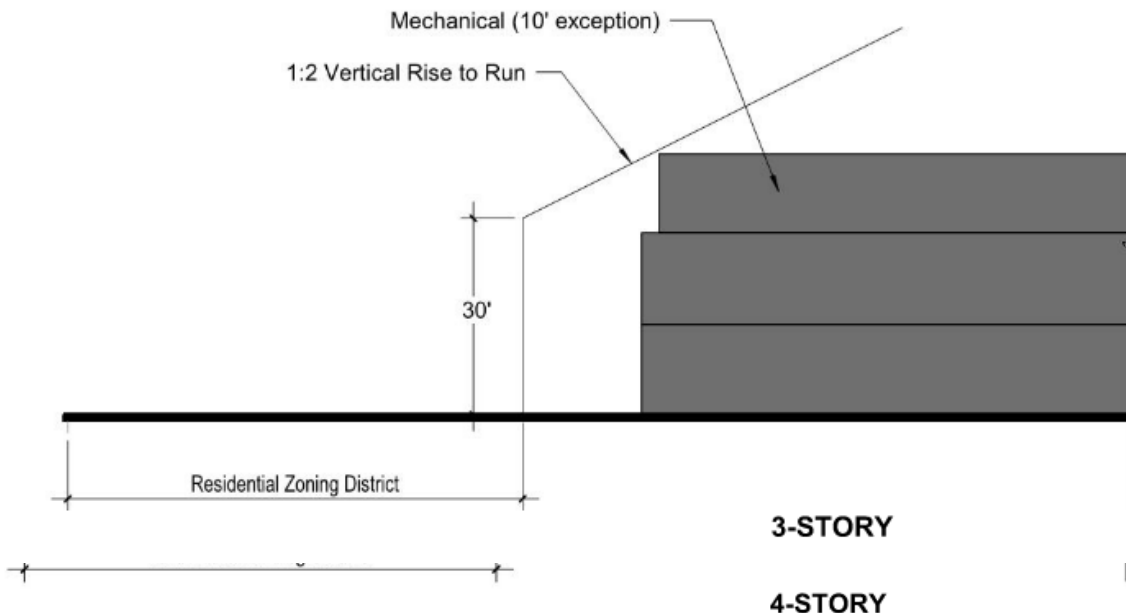
the western project boundary. The proposed modification is detailed below, including amended graphic representations.

PUD Developments abutting or adjacent to a residential zoning district shall have a building envelope inclined stepback plane of 1:2 (ratio of the vertical rise to the horizontal run) starting **THIRTY (30) FEET ABOVE THE RESIDENTIAL ZONING DISTRICT BOUNDARY FOR THREE (3) STORY BUILDING ELEMENTS AND STARTING THIRTY-FOUR (34) FEET ABOVE** ~~on~~ the residential zoning district boundary **FOR FOUR (4) STORY BUILDING ELEMENTS**, except as specified Section 5.5005.F.3.

### Existing Requirement (Section 5.5005.F.2)



### Proposed Requirement (Section 5.5005.F.2) 3-Story



- c. *Setback abutting a residential district – Patios/Balconies.* The applicant is requesting an amendment to the exceptions to the setback requirement adjacent to a residential district that would allow patios and balconies to encroach within the setback area. The proposed amendment is detailed below:

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

### **C. Development 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 existing access points. Further, pedestrian connections are being provided from the proposed site to existing properties adjacent to the site, and enhanced sidewalks along the public right-of-way, as a benefit to the city and adjacent neighborhoods.*
  - *The buildings on the site have been situated to provide appropriate setbacks from public roadways and other existing buildings, and the integration of dwelling units with non-residential space, and the existing commercial within the center will create a more sustainable, long lasting development.*
  - *Most of the proposed parking is located within a below-ground parking structure that is fully integrated into the proposed buildings which will reduce the potential impervious area on the site and eliminate visibility and associated impacts on adjacent properties.*
  - *The building massing is designed to respectfully integrate with the surrounding building heights by proposing a stepped design including both three- and four-story elements and architectural design influenced by the existing context. The building character and stepped building mass are complementary to the surrounding development pattern. The architectural design proposes traditional materials, including slump block or brick, and other masonry units integrated into a contemporary palette including stucco, stone, and tile roofs that will tie the building to the existing development in the area. At the non-residential portions of the building, façade materials will provide the appropriate change in scale and visual interest along with overhangs and canopies that create shade. On the residential portions, floor and roof overhangs, balcony extensions and other horizontal and vertical design elements will create shade for glazed portions of the façade.*

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 open space areas. Although the PUD district only requires 10% of the site to be open space, approximately 32% of the site will be open space, including pedestrian hardscape, private courtyards, and landscape. Much of the open space is along the west side of the building within the existing drainage easement area, however, the areas along E. Gold Dust Avenue and along the building frontage will be enhanced with new landscape and open space.*
  - *Most of the parking for the site has been provided in a fully integrated below-grade structure to minimize impervious surfaces, reduce the heat-island effect, and fully screen parking from view. Planting species and pavement selection will reflect sensitivity to the desert climate and strategies to reduce usage of water. The landscaping will utilize native and drought tolerant plant material and preserve native plants wherever practicable. Landscape materials will primarily consist of trees, shrubs and cacti that are indigenous to the area and that complement the local desert environment. Colorful shrubs and groundcovers will be planted along the ground plane to help soften and cool the area.*
  - *The design of proposed building on the site uses effective building techniques, such as solar shading, landscaping, recessed windows, building articulation, material selection and paint colors, to effectively integrate the site with the surrounding area and promote the unique character of the Sonoran Desert. Shade elements are proposed for most of the windows of the proposed buildings and other elements such as floor and roof overhangs, balcony extensions and other horizontal and vertical design elements will create shade for glazed portions of the façade. In addition, the proposed development will be designed to comply with the International Green Construction Code (IGCC).*
3. The DP will not significantly increase solar shading of adjacent land in comparison with a development that could be developed under the existing zoning district.
  - *The proposed development includes a building which is 48 feet tall, plus the potential for an additional 10 feet for mechanical equipment and other roof top appurtenances, compared to the 36 feet of height allowed by the current zoning district. The proposed building will be taller than the existing buildings in the area, however, will be setback approximately 340 feet from Scottsdale Road, and approximately 40 feet from Gold Dust Avenue. Setbacks along the southern and western sides range from 25 feet to 80 feet from the property line. The applicant is requesting modification to the building stepback requirements adjacent to the west property line which will allow the taller portions of the new building to be closer to the adjacent property. Due to the large drainage channel along the west boundary of the site, the new building will be approximately 75 feet away from the nearest existing building to the west. There are not any anticipated impacts related to solar shading.*
4. The DP promotes connectivity between adjacent and abutting parcels and provides open spaces that are visible from the public right-of-way and useful to the development.

- *The proposed development will include enhanced sidewalks and landscaping along E. Gold Dust Avenue and provides several pedestrian connections to the public sidewalks as well as connections internal to the site, allowing for easy connectivity to adjacent developments and on-site developments.*

*The Development Review Board reviewed this case at their October 6, 2022 meeting and recommended approval with a vote of 6-0, based on the above requirements.*

### **Transportation**

The proposed development includes 225 multi-family dwelling units and approximately 11,000 square feet of non-residential floor area. It is anticipated that the development will generate 1,311 daily trips with 90 during the AM peak hour and 108 during the PM peak hour. This represents a decrease of approximately 13% in total weekday trips over the existing development, with 38% more trips during the AM peak hour and 41% less trips during the PM peak hour.

Vehicular access to the development is provided via the existing easternmost driveway on E. Gold Dust Avenue and two (2) existing driveways on N. Scottsdale Road. The development shares access with the existing shopping center to the east and the Verona condominiums, which are located to the south and west. The Verona condominiums have an easement that allows them to use one of the site driveways to directly access N. Scottsdale Road. The existing westernmost driveway on E. Gold Dust Avenue will be removed, reducing the number of driveways. The surface parking adjacent to and around the existing pad buildings will remain, while the surface parking on the subject site will be reconfigured for the new building. The development requires 400 parking spaces, and 408 spaces are provided in a below grade parking structure.

The existing sidewalk adjacent to E. Gold Dust Avenue will be increased in width to 10-foot-wide and separated from the curb. The existing sidewalks and driveways on N. Scottsdale Road will remain. The development will construct a new sidewalk along the western and southern portions of the site to provide a pedestrian and bicycle connection from N. Scottsdale Road to E. Gold Dust Avenue.

### **Density**

The proposed 3-and 4-story mixed-use building includes 225 residential units, which represents a density of +/- 48.5 dwelling units per acre. The PUD zoning district does not have a density maximum, but rather, defers to the proposed development plan to propose and evaluate an appropriate density that would be in context of the surrounding area. The context for subject site is taken from the 1, 2, and 3-story retail, service, and residential developments that is developed between North Scottsdale Road to North 74<sup>th</sup> Street, and East Shea Boulevard to East Mountain View Road. Within the last three decades, several multi-family developments have been developed utilizing the multi-family residential (R-5) zoning district, which limits density at 23 dwelling units per acre; notably, many of these developments have been developed less than the maximum density permitted. Scottsdale General Plan 2035 designates Growth and Activity Areas – the subject site is located at the edge of an Activity Area. As designated by Scottsdale General Plan 2035, Activity Areas – such as this one, are locations in the city where development is expected to be concentrated, but to a lesser degree than designated Growth Areas. Within designated Growth Areas, other mixed-use developments have been approved at a density nearing 50 units/acre. Although the context area has a surrounding density that is less than the proposed development, the density that is proposed is supported by the definition of an Activity Area expected by General Plan 2035.

### **Water/Sewer**

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

### **Fire/Police**

The nearest fire station is less than a mile from the site and located at 7455 E. Shea Boulevard. The subject site is served by Police District 3, Beat 11. 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. The proposed development plan includes approximately 32% of the site as open space, including pedestrian hardscape, private courtyards, and landscape. Much of the open space is along the west side of the building within the existing drainage easement area, however, the areas along E. Gold Dust Avenue and along the building frontage will be enhanced with new landscape and open space.

### **School District Comments/Review**

The Scottsdale Unified School District has been notified of the proposal to serve the proposed residential density.

### **Housing Cost**

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

### **Community Involvement**

With submittal of the application, staff notified all property owners within 750 feet of the site. In addition, the applicant sent notice to all property owners including and exceeding 750 feet of the site and has been in communication with property owners surrounding the site, including expanded outreach to additional interested parties, and open house meetings. The applicant held public open house meetings March 28, 2022 to provide information and gain input from the community.

Staff received several comments from area residents who expressed concerns related to increased traffic, overpopulation, and increased crime. Staff has also received 2 comments in support of the request. All public comment received can be seen in Attachments 11 and 12.

### **Policy Implications**

Approval of the proposed zoning district map amendment will enhance the opportunity for non-residential land uses to be integrated with new multi-family residential in a mixed-use format, complementing the existing residential and commercial uses in the area and providing access to retail and service-related uses as well as emphasizing pedestrian connectivity and open space.

## **OTHER BOARDS & COMMISSIONS**

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### **Development Review Board**

The Development Review Board heard this case at their October 6, 2022 meeting and recommended approval with a vote of 6-0.

## **STAFF RECOMMENDATION**

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### **Recommended Approach:**

1. Staff recommends that the Planning Commission recommend approval to City Council 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 4.64+/- gross acre site located west of the southwest corner of Scottsdale Road and Gold Dust Avenue (10050 N. Scottsdale Road).
2. Staff recommends that the Planning Commission find that the Planned Unit Development (PUD) district criteria have been met, and determine that the proposed zoning district map amendment is consistent and conforms with the adopted Scottsdale General Plan 2035, and make a recommendation to City Council for approval, per the attached stipulations.

## **RESPONSIBLE DEPARTMENT**

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### **Planning and Development Services**

Current Planning Services

## **STAFF CONTACTS**

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**APPROVED BY**

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Bryan Cluff, Report Co-Author

10/11/2022

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Date



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Ben Moriarity, Report Co-Author

10/11/2022

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Date



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

10/19/2022

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Date



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Erin Perreault, AICP, Executive Director  
Planning, Economic Development, and Tourism  
Phone: 480-312-7093      Email: [eperreault@scottsdaleaz.gov](mailto:eperreault@scottsdaleaz.gov)

10/17/2022

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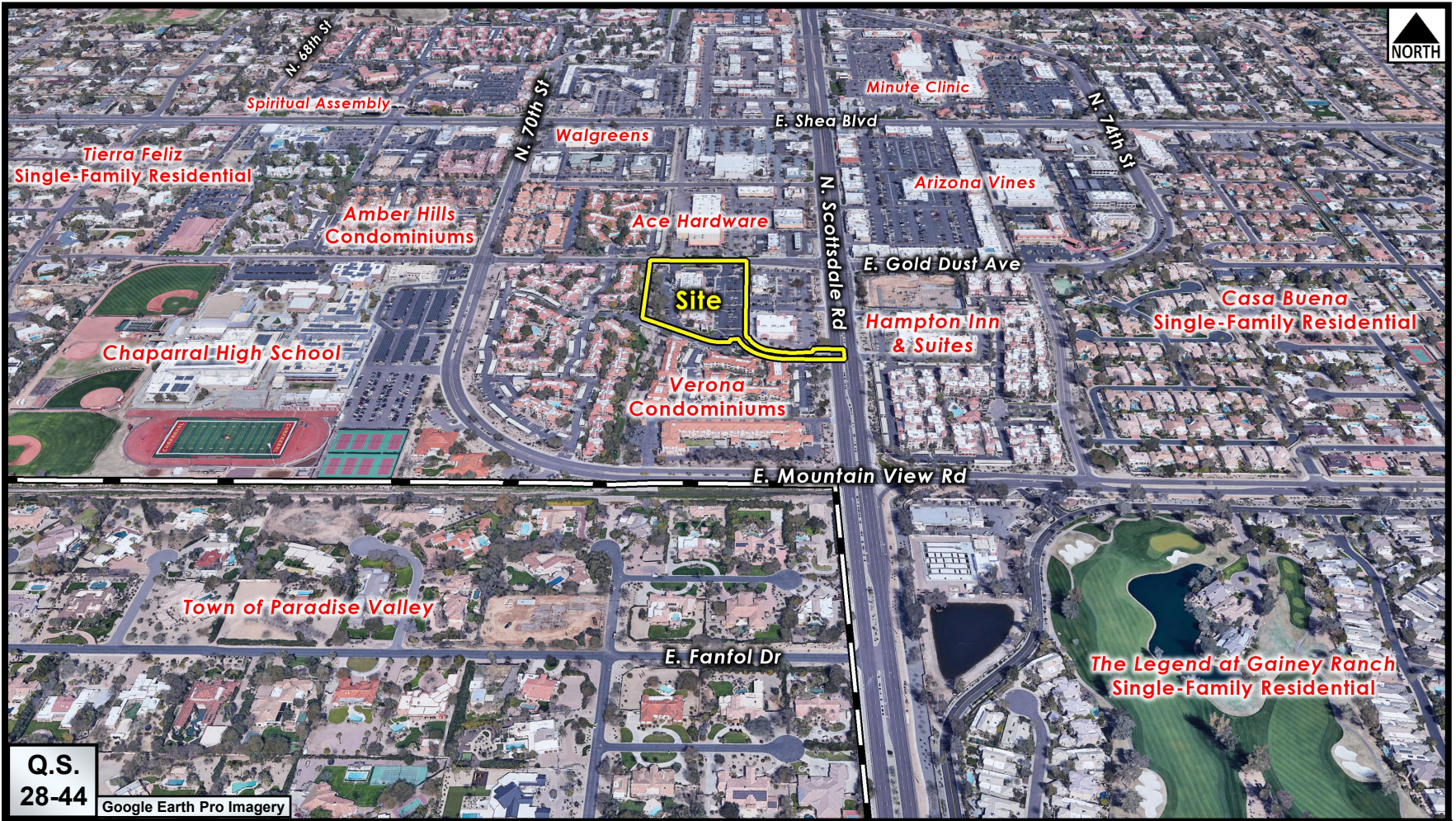
Date

## ATTACHMENTS

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1. Context Aerial
- 1A. Aerial Close-Up
2. Resolution No. 12651  
Exhibit 1: Proposed General Plan Land Use Map
3. Ordinance No. 4569  
Exhibit 1: Zoning Map  
Exhibit 2: Stipulations
4. Resolution No. 12618  
Exhibit 1: High Street Residential Development Plan
5. Resolution No. 12619
6. Contract No. 2022-164-COS
7. Existing General Plan Land Use Map
8. Existing Zoning Map
9. Traffic Impact Summary
10. Community Involvement
11. Public Comment (Support)
12. Public Comment (Opposition)
13. Development Review Board meeting minutes
14. City Notification Map





Context Aerial

4-ZN-2022

ATTACHMENT 1



Close-up Aerial

4-ZN-2022

ATTACHMENT 1A

# DRAFT

## RESOLUTION NO. 12651

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 +/- 4.64-ACRE SITE LOCATED 10050 N. SCOTTSDALE ROAD.

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 October 26, 2022 concerning the minor General Plan amendment; and

WHEREAS, the City Council, held a public hearing on November 21, 2022, and has incorporated, whenever possible, the concerns expressed and alternatives 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 the property located 10050 N. Scottsdale Road for +/- 4.64-acre site from Commercial to Mixed-Use Neighborhoods land use designation.

Section 2. That the above amendment is described in Case No. 2-GP-2022 (relating to zoning case 4-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:

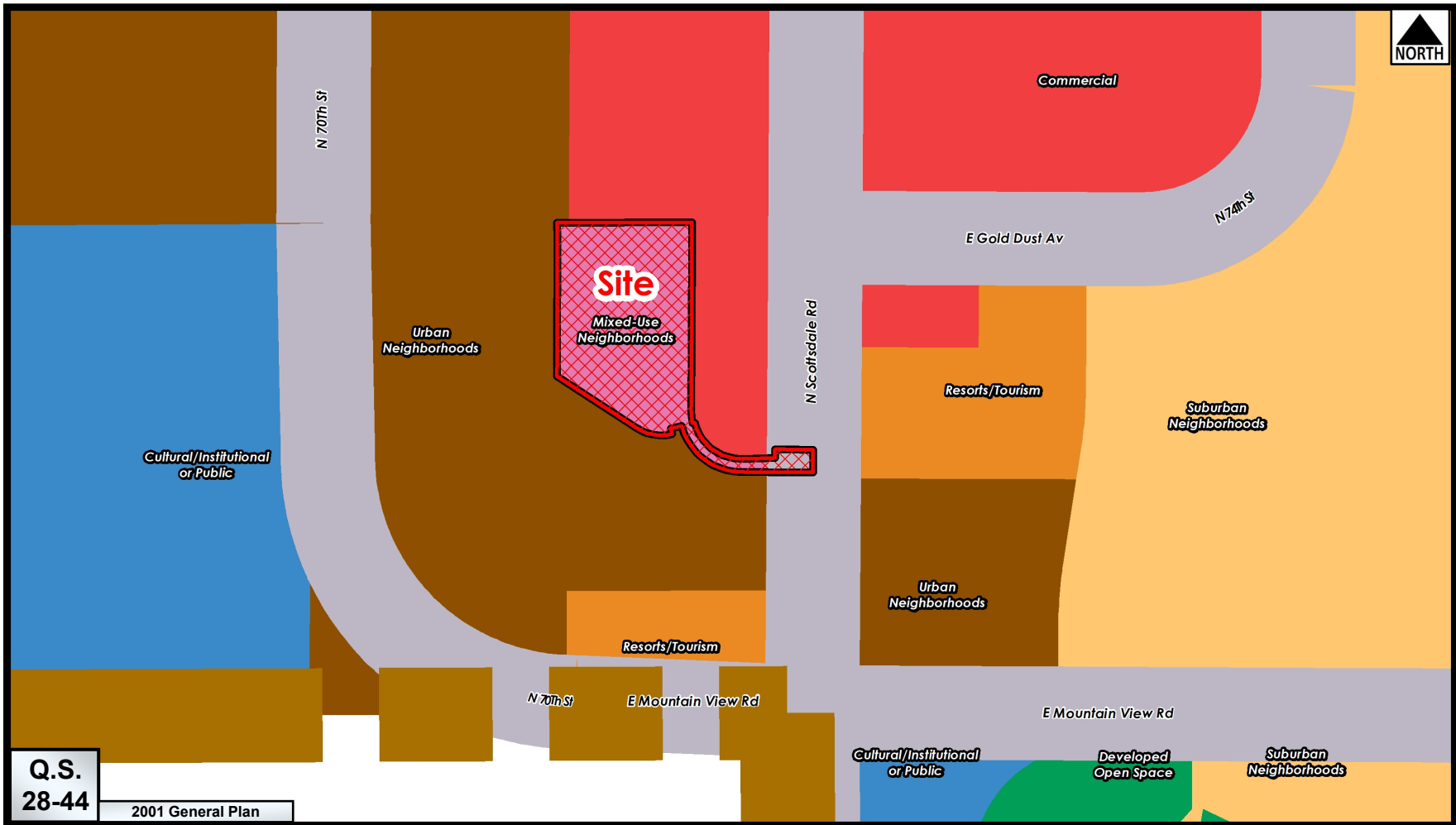
CITY OF SCOTTSDALE, an Arizona  
Municipal Corporation

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



Q.S.  
28-44  
2001 General Plan

**Proposed General Plan Land Use  
Mixed-Use Neighborhoods**

**4-ZN-2022 & 2-GP-2022**

# DRAFT

## ORDINANCE NO. 4569

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 THE ZONING APPROVED IN CASE NO. 4-ZN-2022 FROM CENTRAL BUSINESS (C-2) ZONING TO PLANNED UNIT DEVELOPMENT (PUD) ZONING, INCLUDING APPROVAL OF A DEVELOPMENT PLAN WITH AMENDED DEVELOPMENT STANDARDS FOR A MIXED USE DEVELOPMENT ON A +/- 4.64-ACRE SITE LOCATED AT 10050 N. SCOTTSDALE ROAD.

WHEREAS, the Planning Commission held a hearing on October 26<sup>th</sup>, 2022;  
and

WHEREAS, the City Council has considered the probable impact of Zoning Ordinance 4569 on the cost to construct housing for sale or rent; and

WHEREAS, The Planning Commission has made findings in conformance with the requirements of the 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 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. 4-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 +/- 4.64 acre site located at 10050 N. Scottsdale Road and marked as "Site" (the Property) on the map attached as **Exhibit 1**, incorporated herein by reference, from Central Business (C-2) zoning to Planned Unit Development (PUD) zoning, and by adopting that certain document entitled "High Street Residential Development Plan" declared as public record by Resolution No. 12618 which is incorporated into this ordinance by reference as if fully set forth herein.

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

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

ATTEST:

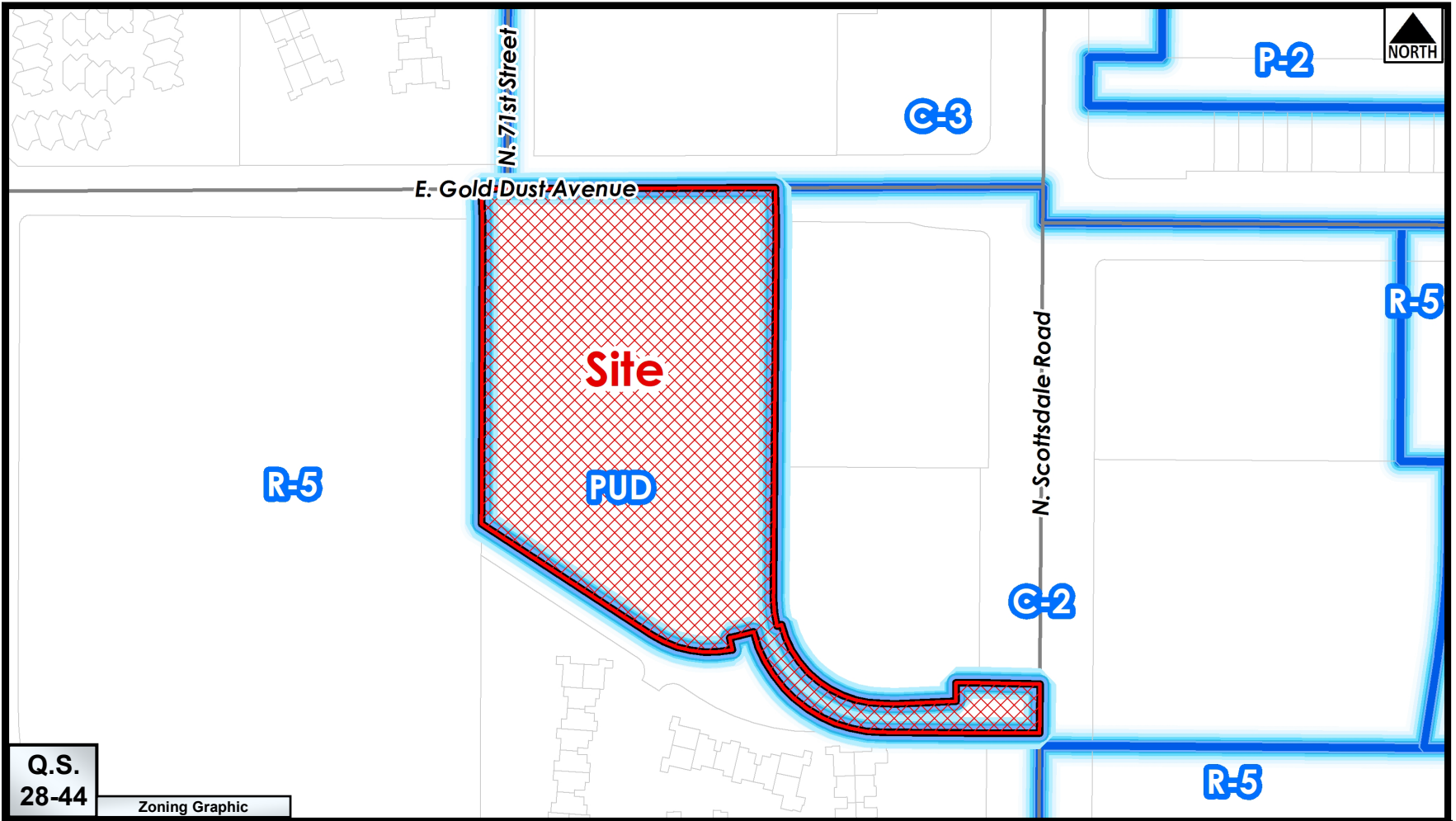
CITY OF SCOTTSDALE, an Arizona  
municipal corporation

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



Q.S.  
28-44

Zoning Graphic

Proposed Zoning

Ordinance No. 4569  
Exhibit 1  
Page 1 of 1

4-ZN-2022



**Stipulations for the Zoning Application:  
High Street Residential (Scottsdale & Gold Dust)  
Case Number: 4-ZN-2022**

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

**SITE DESIGN**

1. GOVERNANCE. The adopted conditions and parameters of zoning case 44-ZN-1993 at this location shall continue to be applicable until such time as the site configuration no longer conforms to the Site Plan stipulated in the conditions.
2. CONDITIONAL ZONING. If the developer does not commence actual physical construction (as more fully described in Contract No. 2022-164-COS) of the project within five (5) years from the effective date of Contract No. 2022-164-COS (as defined herein) and Ordinance No. 4569, then the developer and any successor or assign (as property owner) shall apply to cause the property to be rezoned to apply the zoning that existed on the property immediately prior to adoption of Ordinance No. 4569. Further, if the owner does not make such an application for such rezoning within six (6) months of the deadline by which the developer was to commence construction, then the City may undertake the rezoning on behalf of the property owner pursuant to the terms of Contract No. 2022-164-COS.
3. CONFORMANCE TO DEVELOPMENT PLAN. Development shall conform with the Development Plan, entitled "High Street Residential Development Plan," which is on file with the City Clerk and made a public record by Resolution No. 12618 and incorporated into these stipulations and ordinance by reference as if fully set forth herein. Any proposed significant change to the Development Plan, as determined by the Zoning Administrator, shall be subject to additional action and public hearings before the Planning Commission and City Council. Where there is a conflict between the Development Plan and these stipulations, these stipulations shall prevail.
4. CONFORMANCE TO AMENDED DEVELOPMENT STANDARDS. Development shall conform with the amended development standards that are included as part of the Development Plan. Any change to the development standards shall be subject to additional public hearings before the Planning Commission and City Council.
5. CONFORMANCE TO DEVELOPMENT AGREEMENT. Development shall conform with the associated Development Agreement, Contract No. 2022-164-COS (approved by Resolution No. 12619). Any change to the Development Agreement shall be subject to City Council approval.
6. MAXIMUM DWELLING UNITS – DENSITY. Maximum dwelling units shall not exceed 225 dwelling units (equivalent to 48.5 du/gross acre of the Development Plan).
7. LIVE/WORK UNITS. The non-residential portion of the proposed live/work units shall be constructed to a commercial occupancy standard in conformance with the applicable building codes, as determined by the Chief Development Officer or designee.
8. REFUSE. The final site plan and civil improvement plans for the project shall provide refuse infrastructure and service in conformance with zoning related approved refuse plan created by esg

Architecture & Design, sheet A.h.1, with a city staff approval date of 10/04/2022 and providing for horizontal compactor.

9. PROTECTION OF ARCHAEOLOGICAL RESOURCES. Any development on the property is subject to the requirements of Scottsdale Revised Code, Chapter 46, Article VI, Protection of Archaeological Resources, Section 46-134 - Discoveries of archaeological resources during construction.

### **DEDICATIONS**

10. 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, including the on-site sidewalk connection from E. Gold Dust Avenue to N. Scottsdale Road adjacent to the east side of the proposed building.

### **INFRASTRUCTURE**

11. CONSTRUCTION COMPLETED. Prior to issuance of any Certificate of Occupancy or Certification of Shell Building, whichever is first, for the development project, the property owner shall complete all the infrastructure and improvements required by the Scottsdale Revised Code and these stipulations.
12. 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.
13. 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.
14. 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.
15. PUBLIC SIDEWALK. The property owner shall construct a new 10-foot-wide public sidewalk along the project's Gold Dust Avenue frontage. The sidewalk shall be detached from the back of curb by a minimum of 4 to 8 feet.

### **REPORTS AND STUDIES**

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

# DRAFT

## RESOLUTION NO. 12618

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 "HIGH STREET RESIDENTIAL 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 "High Street Residential 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

# *High Street Residential Scottsdale Road & Gold Dust Avenue*

## *Minor General Plan Amendment & Rezoning*

### **DEVELOPMENT PLAN**

**2-GP-2022 & 4-ZN-2022**



#### **PREPARED FOR**

High Street Residential  
Paul Tuchin

#### **PREPARED BY**

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

## **TABLE OF CONTENTS**

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<b>2035 General Plan</b>	8
<b>PUD Criteria</b>	25
<b>Scottsdale Sensitive Design Principles</b>	38

## **DEVELOPMENT TEAM**

### ***Developer***

#### ***High Street Residential***

Paul Tuchin  
602-285-3138  
ptuchin@trammellcrow.com



### ***Zoning Attorney***

#### **Berry Riddell**

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



### ***Architect***

#### **ESG**

Lukas Van Sistine, AIA  
612-373-4618  
lukas.vansistine@esgarch.com



### ***Civil Engineer***

#### **Dibble**

Shannon Mauck, PE  
623-935-2258  
shannon.mauck@dibblecorp.com



### ***Traffic Engineer***

#### **Lokahi Group**

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



### ***Outreach Consultant***

#### **Technical Solutions**

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



## **SITE INFORMATION & PROJECT OVERVIEW**

**Proposed Use:** Residential Mix-Use Development

**Location:**

- 10050 N. Scottsdale Road
- West of southwest corner of Scottsdale Road & Gold Dust Avenue
- APN: 175-56-002H

**Property Size:**

- Total Site Area:
  - 4.64+/- gross acres
  - 4.22+/- net acres

**Current Zoning**

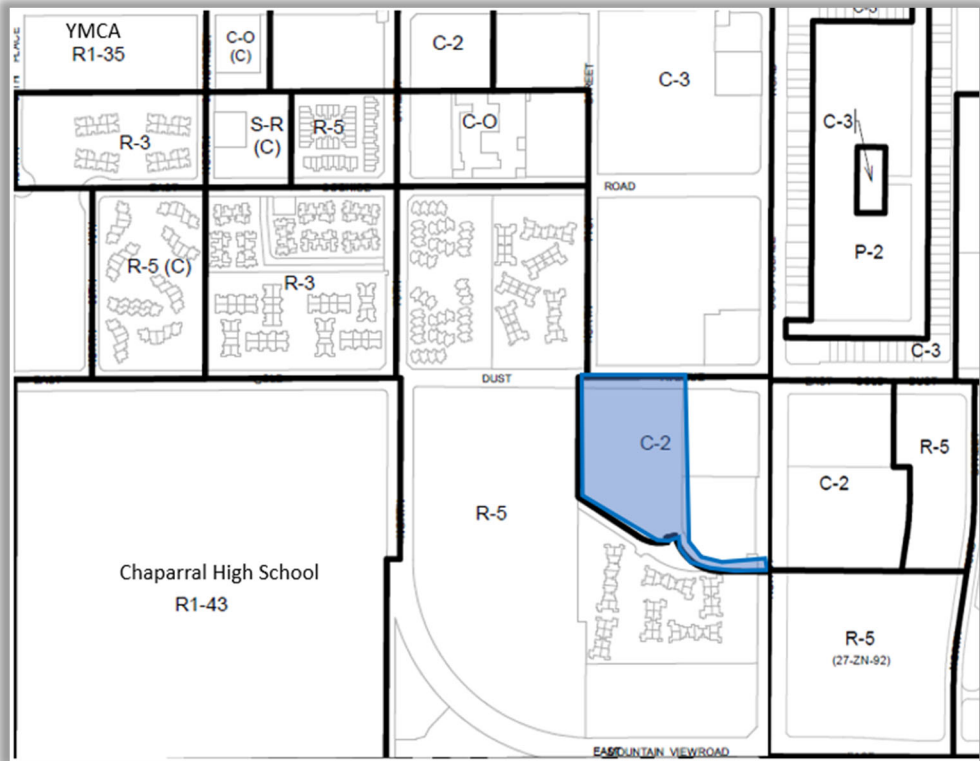
- C-2

**Proposed Zoning**

- PUD



Current Zoning Map



Context Aerial – Existing Site





**Existing Streetscape – Gold Dust**



**Proposed Streetscape – Gold Dust**



## Proposed Site Plan



### Development Request

The request is for a Minor General Plan Amendment (“GPA”) and rezoning on a 4.64+/- gross acre site located west of the southwest corner of Scottsdale Road and Gold Dust Avenue (the “Property”). The GPA request from Commercial to Mixed-Use Neighborhoods and rezoning request from C-2 to PUD will allow for an integrated mixed-use residential development including live/work units and workforce housing. The development plan includes 225+/- residences and amenities which include, but are not limited to, live/work units, underground parking, landscaped community space, pool/spa area, yoga/fitness space, and indoor/outdoor co-workspace that extends seamlessly with the outdoor community space. The building massing will be stepped from three to four stories (four-story element centrally located) with a maximum height of 48-feet exclusive of mechanical appurtenances.

## **2035 GENERAL PLAN**

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

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

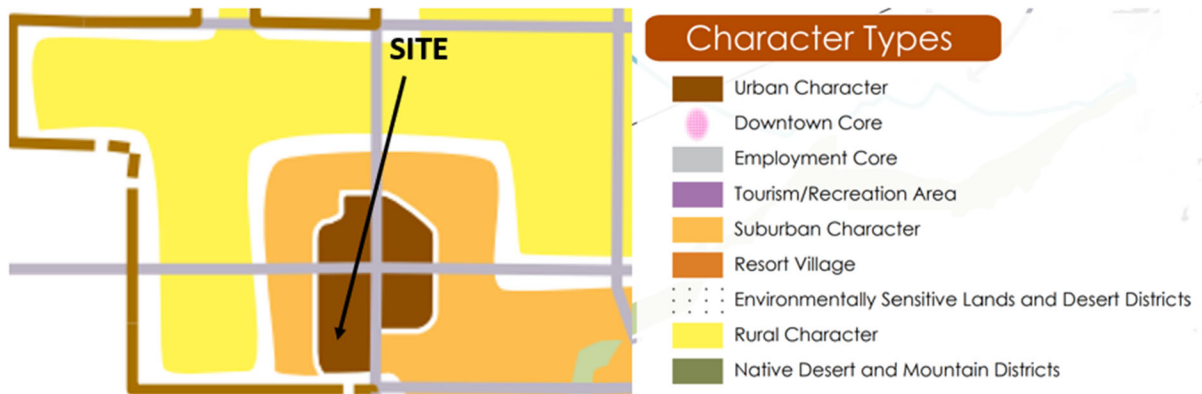
- 1. Character & Culture**
- 2. Sustainability & Environment**
- 3. Collaboration & Engagement**
- 4. Community Well-Being**
- 5. Connectivity**
- 6. Revitalization**
- 7. Innovation & Prosperity**

### **❖ CHACTER & CULTURE**

#### **Character Types**

- *Urban Character Types consist of higher-density residential, non-residential, and mixed-use neighborhoods, including apartments, high-density townhouses, business and employment centers, and resorts. Development in Urban Character Types should have pedestrian orientation, shade, activity nodes, and useable open spaces that encourage interaction among people. Building form and heights typically transition to adjacent Rural and Suburban Character Types. Taller buildings may be appropriate in Growth Areas, depending on context (see Growth Areas Element). Examples include Old Town Scottsdale, a mixed-use center of distinct urban districts; mixed-use portions of the Greater Airpark, particularly along Scottsdale Road; areas within the Scottsdale Road and Shea Boulevard Couplet; and the HonorHealth hospital/medical campus near Shea Boulevard and 90th Street.*

## Character Type Map



Source: 2035 General Plan

## Character & Design Element

### CD 1

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

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

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

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

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

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

**Response:** The request for PUD zoning for mixed-use residential development encourages a synergistic lifestyle and appropriate balance of land uses with an enhanced pedestrian environment. The proposal for 225+/- residences on the Property promotes revitalization of nearly vacant commercial center (that will be vacant by summer 2022) within the Urban Character Type. As noted above Urban Character Type areas “*consist of higher-density residential, non-residential, and mixed-use neighborhoods, including apartments, high-density townhouses, business and employment centers, and resorts. Development in Urban Character Types should have pedestrian orientation, shade, activity nodes, and useable open spaces that encourage interaction among people.*”

The Property is surrounded by a variety of retail/support services and multifamily residential. Adjacent to the site along Scottsdale Road is California Pizza Kitchen and CVS Drug Store. To the north is Circle K gas and convenience store, O’Reilly Auto Parts, Ace Hardware, and Total Wine amongst other retailers. Further, on the east side of Scottsdale Road is Life Storage and Hampton Inn. The Mosaic Apartments and Chaparral High School are located to the west of the site and the Verona Condominiums are located to the south. Large employers are located nearby, such as HonorHealth’s Shea Campus (approximately 2.5 miles to the east) and the Scottsdale Airpark (approximately 2 miles to the north). Further, there is a wide range of existing commercial uses in the Scottsdale and Shea vicinity, which currently has approximately 1,800,000+/- s.f. of commercial space of which approximately 155,000 s.f. is vacant, underutilized space.

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

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

- Implement architectural character and elements consistent with the surrounding context that respond to the Southwestern climate and focus on sustainability through design, massing, material selection, and landscaping
- Offer new, vibrant housing options to Scottsdale residents
- Revitalize and redevelop an underutilized nearly vacant retail center with synergistic land uses
- Increase open space and improve the pedestrian environment by incorporating underground parking and large community outdoor spaces, thereby reducing the heat island effect
- Enhance pedestrian connectivity through new and/or improved sidewalk connections further promoting walkability
- Provide live/work units and indoor/outdoor co-workspace for residents to embrace modern work lifestyles
- Designate 10% of residences for workforce (below market rate) housing
- Strengthen the economic success of the area through new residential while preserving and bolstering area business

Outdoor Co-workspace



### **CD 3**

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

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

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

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

### **CD 4**

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

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

- *Urban Streetscapes encourage pedestrian comfort, safety, and accessibility using decorative elements, such as arcade-covered walkways, shade, pedestrian lighting, decorative paving and street crossings, transit shelters, seating, waste receptacles, and landscaping. Urban Streetscapes strive for equality among pedestrians, bicyclists, and automobiles in the design of the public realm.*

**Response:** Streetscapes have been improved to encourage pedestrian comfort, safety, and accessibility with the proposal. The sidewalk will be upgraded along Gold Dust Avenue to include a new 10-ft sidewalk in addition to new shade trees. Additionally, one of the existing driveway access points/curb cuts along Gold Dust Avenue will be removed further improving the pedestrian realm and enhancing safety. Sidewalks around the building will be 6-ft wide, lined with shade trees to provide pedestrian comfort. The proposed landscape palette consists of Palo Verde, Fruitless Olive, and Chinese Elm, as well as other desert varieties, coordinating with the existing surrounding retail and multifamily development. The entire frontage along Gold Dust Avenue is treated as a green space with planting areas and pedestrian activation elements including direct live/work unit access. Additionally, to encourage multimodal transportation a bicycle station will be located along Gold Dust for use by residents, adjacent Chaparral students and the greater community.

**CD 5**

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

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

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

**Response:** The landscape character will include predominately desert-lush design with a variety of Southwestern plants that will provide year-round color, shade, and texture for the Property and demonstrated with the landscape plan. Vegetation will include plants proven to thrive in our desert climate while creating a shaded vegetative pedestrian experience greatly improving the existing condition of the site and vastly increasing the amount of open space as compared to the existing commercial center which consist of predominately hard surfaces: building and asphalt surface parking. Thoughtful planting design will allow the development to use water efficiently throughout the site. Landscaping will allow residents and pedestrians to enjoy and benefit from shaded open spaces, resulting in passive cooling and a reduced heat island effect.

**CD 6**

***Minimize light and noise pollution.***

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

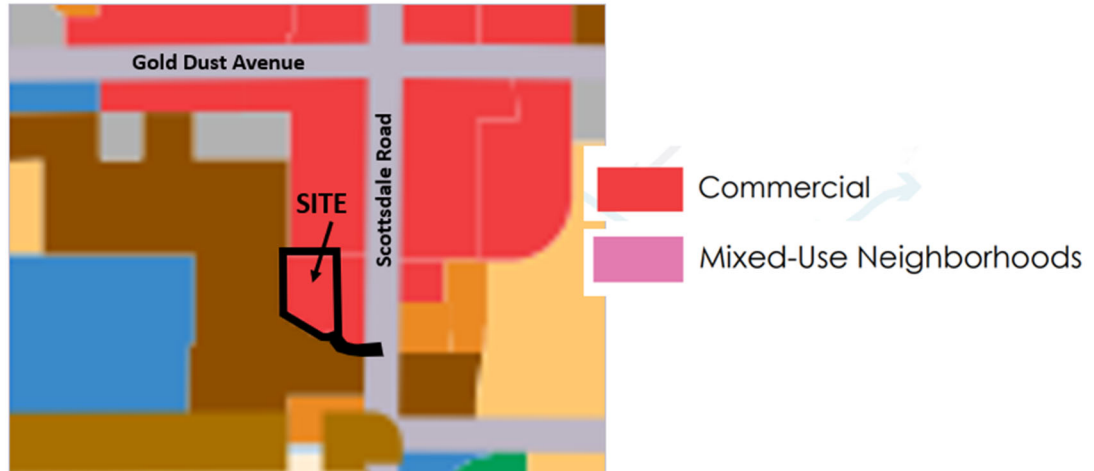
*CD 6.2 Encourage creative, energy-efficient, and high-quality designs for outdoor lighting that reflect the character of the local context.*

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



## Land Use Element

### 2035 Conceptual Land Use Map



Source: 2035 General Plan

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

- 1) **Change in General Plan Land Use Criteria:** The Land Use matrix shown on page 56 of the 2035 General Plan identifies the Commercial designation as “Category G” and Mixed-Use Neighborhoods as “Category G”. Change land use designations within the same category constitute a Minor GPA.
- 2) **Area Change Criteria:** The Property is located within the portion of the City designated as “Area A” and is under the 10-acre threshold at 4.64+/- gross acres. Therefore, the request is a Minor GPA.
- 3) **Character Area Criteria:** The site is not part of a designated Character Area Plan.
- 4) **Water/Sewer:** The proposed change in land use designation does not result in premature increase in the size of master planned water transmission or sewer collection facilities.
- 5) **Change to the Amendment Criteria and/or Land Use Category Definitions Criteria:** There is no change proposed to the amendment criteria or land use category definitions with the proposed request.
- 6) **Growth Area Criteria:** There is no request to introduce a new or expanded Growth Area with the proposed request.

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

**LU 1**

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

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

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

**LU 2**

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

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

**Response:** Integrating a mixed-use residential community into the Scottsdale Road and Shea Boulevard area is consistent with the goals and policies of the 2035 General Plan by offering new housing options for residents and encouraging a mix of synergistic land uses further strengthening the economic viability of this area, which is primarily composed of non-residential uses. This proposal will bring an estimated \$100,000,000 reinvestment to a soon to be vacant infill site. The building massing is designed to respectfully integrate with the surrounding three-story building heights by proposing a stepped design including both three- and four-story elements and architectural design influenced by the existing context.

**LU 3**

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

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

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

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

*LU 3.5 Engage the community in all land use discussions.*

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

#### **LU 4**

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

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

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

**Response:** This Property is located south and west of the Scottsdale Road and Shea Boulevard intersection, both major arterials, and approximately 2+/- miles west of the Loop 101, all of which provide regional access and public transit. By creating a comfortable and inviting pedestrian experience along Gold Dust Avenue, and throughout the site, the design will encourage alternative modes of transportation, such as by foot, bicycle, and public transportation reducing reliance on vehicles. Encouraging these alternative means of transportation is fundamental to mixed-use pedestrian environments with the Property being located near numerous restaurants, retail, support services and employment destinations. The proposed building and site design with ground level supporting uses (yoga/fitness space, and indoor/outdoor co-workspace) encourage residents and visitors to utilize the surrounding businesses for their everyday dining and retail needs.

#### **LU 5**

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

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

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

**Response:** Integrating mixed-use residential will offer a wider range of housing choices for the residents of Scottsdale. The location of the Property near abundant retail, restaurants, and support services is ideally situated for redevelopment. This synergy of land uses and concentration of

residential in a mixed-use setting inherently allows for the conservation of resources, reduced vehicle trips, and improved air quality.

### **LU 6**

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

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

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

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

**Response:** The rezoning request will allow for the redevelopment of a soon to be vacant retail site, surrounded by a variety of supporting commercial and residential land uses that will offer services to the residents and visitors of the development. The Property's existing strip retail center is setback approximately 400+/- feet west of Scottsdale Road, which makes it less suitable for successful retail yet ideally situated for mixed-use residential. The proposed investment is estimated at \$100,000,000 and the addition of new residences and attainable below market rate offerings will bring additional sales tax dollars to the area, further strengthening Scottsdale's economic stability and promoting the lifestyle qualities Scottsdale is known for.

## **❖ SUSTAINABILITY & ENVIRONMENT**

### **Open Space Element**

#### **OS 5**

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

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

**Response:** The common open space and pedestrian pathways will be improved from the Property's current condition and designed to provide a meaningful and inviting public pedestrian connection in and around the Property. This is an important design element given the context of Chaparral High School located approximately 700-feet to the west and abundant existing commercial retail businesses located around the site. The required open space percentage with the PUD district is 10% of the site or 20,222+/- s.f., and the builder is proposing 32% or 64,503+/- s.f. (including the existing drainage easement along the west portion of the Property), which equates to 219% over the requirement (see Open Space Plan). Removing the existing drainage easement (16,567+/- s.f.) from the open space calculation results in 47,936 s.f. of

common open space, which equates to 137% over the base PUD requirement. This common open space area offers both passive and active recreational opportunities through pedestrian connections, outdoor amenities, and abundant vegetation.

## **Environmental Planning Element**

### **EP 1**

***Protect and enhance Scottsdale's human and Sonoran Desert habitats.***

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

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

### **Response:**

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

### **EP 2**

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

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

### **Response:**

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

#### **Overall Design and Methods:**

- This building will exceed required standards and meet all IGCC design standards
- Potential for flooding reduced with green infrastructure/low impact development practices
- Recycle demolition building material and excess construction waste through the use of local material collection programs such as Stardust.

#### **Energy:**

- Reduce energy consumption with Energy Star Appliances, high efficiency HVAC equipment, LED lighting, Motion & Occupancy Sensors in Common Areas, and smart building technology
- Building envelope will utilize exterior shading, high quality interior roller shades and building articulation to minimize direct solar heat gain.

- Building envelope walls, roofs, and windows will have enhanced insulated to reduce heat gain at the occupied spaces where feasible
- Roof color to minimize heat gain
- Exterior ceiling fans for air movement and cooling

#### Transportation:

- On site electric vehicle and bicycle charging stations
- Preferred parking for low emission/hybrid vehicles
- Secured bicycle racks and indoor storage
- On-site bicycle station offering bicycle maintenance for residents
- Widen sidewalk along Gold Dust and provide lush landscape and shade to encourage pedestrian traffic and enhance safety for students walking to neighborhood schools

#### Water:

- Drip irrigation and smart controller system to conserve water use
- Design of open space elements and plant materials will include sustainable, low water use and low maintenance landscape improvements
- Synthetic turf
- Grey water filtration system to treat collected rainwater and other sources for use on site
- Specifications include low flow toilets, faucets, shower heads and kitchen fixtures
- Specifications included leak sensors

#### Urban Heat Island:

- Reduce urban heat island effect by increasing the amount of green open space
- Use of low albedo paving with high Solar Reflectance Index value
- Design of all open space elements will include shade trees, shade elements and minimal hardscape to reduce heat absorption and contribute to carbon reduction

#### Materials:

- Enhance indoor environmental quality through use of low VOC finishes and sealants indoors
- Use of local building material wherever possible
- On site recycling and recycling cans placed in every residence
- Operable windows and doors at all units and common spaces to enhance air quality and resident health

#### Community:

- Attention to wellness factor for residents and the surrounding community – emphasis on the visual and spatial approach and experience
- Attention to respite and access to outdoor areas for resident well-being. Common as well as resident areas with access to outdoors with three separate courtyards.
- Natural lighting for resident well-being and to reduce energy consumption
- Communal space for coworking and community use through partnership with neighboring high school

### **EP 3**

#### ***Participate in local and regional efforts to improve air quality.***

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

#### **Response:**

In addition to the mixed-use character of the development, well-situated amongst existing retail, restaurants and support services, the design will provide onsite electric vehicle charging and preferred parking for low emission/hybrid vehicles. Bicycle racks, secured bicycle storage, as well as a bicycle repair station will be provided for residents and the public. The site is located within close proximity to Valley Metro transit connections via Scottsdale Road and Shea Boulevard. These features along with the live/work focus of the community will contribute to reduce vehicle emissions fewer vehicle trips.

### **EP 5**

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

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

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

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

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

#### **Response:**

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

### **EP 7**

#### ***Identify and reduce heat islands.***

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

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

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

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

*EP 7.5 Minimize asphalt and promote alternative parking surfaces.*

**Response:**

The removal of the existing asphalt parking and replacing it with underground parking and increased onsite landscaped open space contributes to the reduction of the urban heat island. The implementation of a shaded sidewalk network around and through the community increases the amount vegetation onsite and promotes pedestrian activity, outdoor enjoyment, and walkability. Color and material selection of the building finishes will provide reflectivity and reduced heat gain. The design includes a private outdoor living space for each resident to enjoy.

**EP 8**

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

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

*EP 8.2 Increase energy efficiency in buildings and vehicle fleets.*

*EP 8.3 Encourage use of clean, renewable energy sources.*

*EP 8.4 Employ green building and green infrastructure best practices.*

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

*EP 8.6 Encourage waste reduction and water conservation.*

**Response:**

The design includes drought tolerant plant material able to withstand extreme heat conditions promoting water conservation. Although not required by the City, International Green Construction Codes (“IGCC”) and sustainable building methods and techniques will be utilized. Additionally, the use of local building materials and/or repurposed materials will be implemented wherever possible through local material collection programs such as Stardust. The mixed-use nature of the building inherently promotes environmental preservation characteristics by offering work from home units and indoor/outdoor co-workspace for its residents. Redeveloping and revitalizing an infill site surrounded by abundant retail and support



services encourages walkability and reduced vehicle trips promoting the live, play, work General Plan objective.

### **Conservation Element**

#### **CONSV 1**

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

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

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

#### **Response:**

Plant specifications and accent materials will consist of low-maintenance and drought tolerant species. Trees selection and placement will focus on providing shaded sidewalks and outdoor common space. The proposed 32% open space, a significant increase from the existing condition, will promote water conservation, prevent erosion, reduce the heat island effect, and decrease stormwater runoff. These efforts will help protect the ecosystem and reduce flooding

#### **CONSV 2**

***Protect and manage Sonoran Desert biodiversity and native ecosystems.***

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

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

#### **Response:**

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

#### **CONSV 4**

***Conserve water and encourage the reuse of wastewater.***

*CONSV 4.7 Support rainwater harvesting and stormwater capture in site planning and building design.*

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

**Response:**

Water conservation will be achieved through drip irrigation and smart controller systems to conserve water use and manage water efficiency onsite. Rainwater harvesting to include capturing rainwater through sloped landscape planters, strategically placed curb cuts to capture run-off, and permeable hardscape are being explored.

**Energy Element**

**E 3**

***Promote building and site designs that maximize energy efficiency.***

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

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

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

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

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

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

**Response:**

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

## ❖ COLLABORATION & ENGAGEMENT

### Community Involvement Element

#### CI 1

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

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

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

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

## ❖ COMMUNITY WELL-BEING

### Healthy Community Element

#### HC 3

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

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

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

**Response:** The Property offers a healthful lifestyle based on its proximity to retail/support services, state of the art medical care, recreational opportunities, and multimodal transportation alternatives promoting healthful living and maintaining a Scottsdale lifestyle for our residents. Further Chaparral High School is only 700-feet west of the site offering addition residences to those families. The proposed mixed-use community offers amenities such as landscaped outdoor community space, pool/spa area, live/work units, yoga/fitness studio, and co-workspace that extends seamlessly with the outdoor community space. As noted below in the Recreation Element, beyond the immediate area, the Property is only 1.2+/- miles away from a shared public pathway system that offers abundant recreational opportunities.

## **Housing Element**

### **H 1**

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

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

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

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

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

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

**Response:** Scottsdale is experiencing an increased demand for housing options. This proposal will meet the growing need housing while also providing workforce housing, further contributing to the long-term economic prosperity of the surrounding area. Further, the development will help diversify the local economy and support a sustainable economic future as the City continues to grow, change, and mature. According to a recent analysis by the City, approximately 72% of City of Scottsdale employees do not live in Scottsdale, while 84% of police and 83% of fire employees do not live in Scottsdale. By providing 10% of the residences for workforce housing, we can begin to address this issue as well.

## **Recreation Element**

### **R 2**

***Provide and enhance recreational opportunities that meet the diverse needs of Scottsdale’s citizens and visitors.***

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

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

**Response:** In addition to immediate walkability to retail, restaurants, Chaparral High School, and support services the Property is located approximately 1.2+/- miles west of a public shared pathway system which links to Camelback Walk (near HonorHealth Shea and Mustang Library) and further south to the Indian Bend Wash, which can be accessed via Gold Dust Avenue. This

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

### **Gold Dust Avenue Connection to Greenbelt**



### **Safety Element**

#### **S 6**

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

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

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

### **❖ CONNECTIVITY**

#### **Circulation Element**

#### **C 1**

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

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

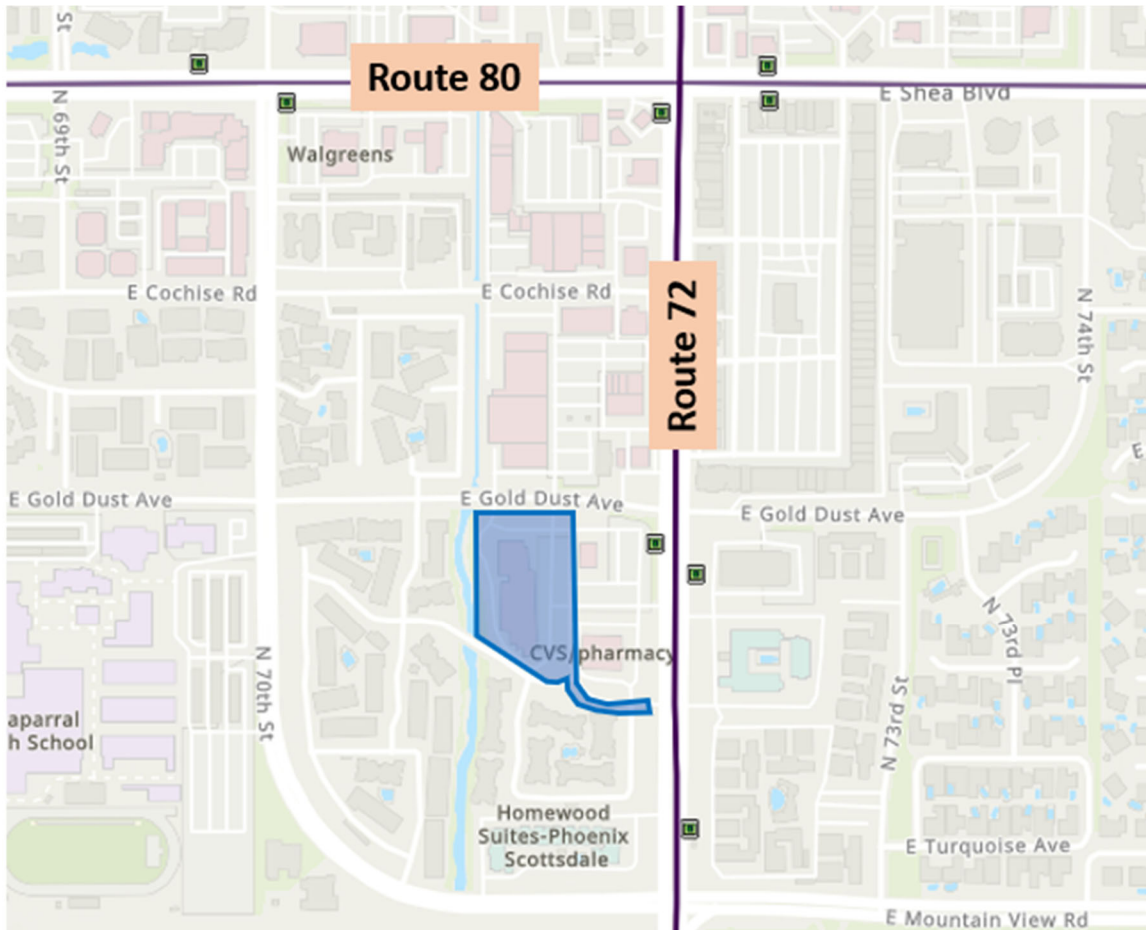
*C 1.2 Coordinate transportation and land use planning to enhance an integrated, sustainable transportation system that promotes livable neighborhoods, economic vitality, safety, efficiency, mode choice, and adequate parking.*

C 1.5 Incorporate strategies and technologies that efficiently move people, improve transportation system capacity and enhance mobility choices.

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

**Response:** The Property is located near the southwest corner of Scottsdale Road and Shea Boulevard, with immediate access to public transportation, and is approximately two miles away from the Loop 101, which provides regional access. Existing public transportation options include bus service along Scottsdale Road and Shea Boulevard. Valley Metro bus Route 72 runs north-south along Scottsdale Road immediately adjacent to the site, providing connections from Grayhawk to Chandler. Valley Metro transit Route 80 runs east-west along Shea Boulevard providing connections from Mustang Library to Glendale. Beyond the immediately adjacent context, the Property is located within close proximity to numerous employment, medical, and service-related business. The Property is well situated to benefit and further enhance a walkable environment through streetscape sidewalk connectivity and the internal pedestrian pathways connecting to area businesses.

**Transit Routes**



Source: [valleymetro.org](http://valleymetro.org)

## C 2

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

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

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

*C 2.3 Reduce demands on transportation networks by using trip reduction strategies and travel demand management techniques, including technology and applications, telecommuting, alternative work schedules, carpooling, and transit/bicycling incentives in order to provide travelers with effective choices to improve travel reliability.*

*C 2.4 Work with employers to provide incentives and encouragement for trip reduction strategies.*

*C 2.5 Promote non-motorized travel for short neighborhood trips.*

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

## C 3

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

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

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

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

## **C 8**

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

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

**Response:** The streetscape design and ground level activity will enhance comfort and ease of walkability for residents and visitors. Hardscape, landscape, lighting, and wayfinding will respect the user and provide unified connectivity to the established pedestrian network in and around the Property. Streetscapes have been improved to encourage pedestrian comfort, safety, and accessibility with the proposal. The sidewalk along Gold Dust Avenue has been updated to a width of 10-ft with new shade streets. Internal sidewalks will be 6-ft wide. With respect to the Scottsdale Road Streetscape Design Guidelines, the Property is located within Scottsdale Road-Segment 4, although with limited frontage on Scottsdale Road, the development has taken the preferred plant list into consideration with the proposed assortment of trees and shrubs.

## **Bicycling Element**

### **B 1**

***Develop continuous, accessible, and interconnected bicycle networks.***

*B 1.1 Continue to participate in regional bikeway system planning.*

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

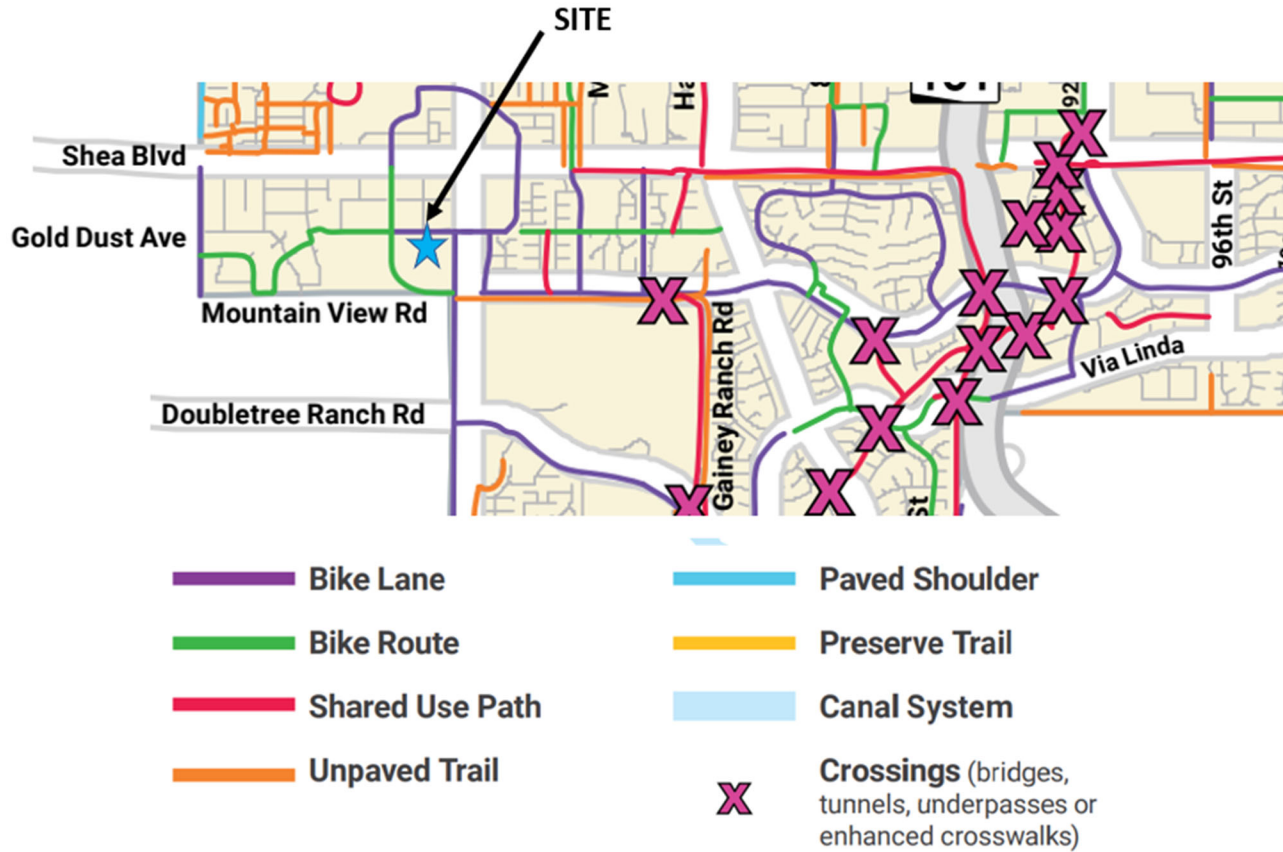
*B 1.3 Continue to integrate bicycle lanes and buffered bicycle lanes through street restriping and other techniques.*

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

**Response:** The existing bike lanes along Gold Dust Avenue will be maintained, which provide connectivity to the to a greater open space recreation element within the Camelback Walk and Indian Bend Wash areas which are accessible via Gold Dust Avenue approximately 1.2+/- miles east of the Property. Bicycle racks and bicycle storage will be provided onsite in conformance with City standards. Additionally, a bicycle station will be provided onsite for the residents and the public offering bicycle repair and maintenance.



*Bicycle & Trails Map*



Source: [scottsdaleaz.gov/transportation/paths-trails](http://scottsdaleaz.gov/transportation/paths-trails)

❖ **REVITALIZATION**

**Neighborhood Preservation & Revitalization Element**

**NPR 1**

*Preserve and enhance the character, identity, and quality of Scottsdale’s diverse neighborhoods.*

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

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

**Response:** Redevelopment and revitalization of the site for a new mixed-use residential community brings a wide range of amenities including, but not limited to, ground level non-residential uses (yoga/fitness, live/work and indoor/outdoor co-workspace), enhanced landscape and hardscape, shade, improved pedestrian connectivity, sensitive edge buffering, vibrant architecture, placemaking and underground parking. Due to unique site constraints, and given its infill nature of the site, the builder is requesting amended development standards as outlined under the PUD section below. However, the requested amendments to stepback plane strives to maintain sensitive edge conditions and transitions to the adjacent built environment including existing two and three-story multifamily buildings.

### **NPR 5**

***Promote neighborhood interaction to help create and maintain strong communities.***

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

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

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

### **Conservation, Rehabilitation, & Redevelopment Element**

#### **CRR 1**

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

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

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

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

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

*CRR 1.6 Upgrade substandard infrastructure during redevelopment and rehabilitation projects.*

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

## **CRR 2**

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

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

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

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

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

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

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

## **Growth Areas Element**

### **GA 1**

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

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

**Response:** The Property is located within the Scottsdale Road and Shea Boulevard Activity Area surrounded by compatible established land uses including multifamily residential and retail/service-related businesses. Integrating new residences, workforce housing, live/work units and supporting amenities such as yoga/fitness and indoor/outdoor co-workspace brings a physical and economic synergy that will continue to enliven and enhance the area consistent with the goals and policies of the General Plan by offering new housing options and unique amenities for its residents. The building is proposing 10% workforce residences to further encourage the live, play, work philosophy promoted by the General Plan. Redevelopment and revitalization of the Property brings a wide range of amenities including, but not limited to, ground level activation, enhanced landscape and hardscape, shade, improved pedestrian connectivity, sensitive edge buffering, vibrant architecture, placemaking and underground parking. According to a recent analysis by the City, approximately 72% of City of Scottsdale employees do not live in Scottsdale, while 84% of police and 83% of fire employees do not live in Scottsdale. By providing 10% of the residences for workforce housing, we can begin to address this issue as well.

### **GA 5**

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

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

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

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

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

vacant infill sites is key to promoting land use and economic sustainability; allowing reinvestment to strengthen the long-term success of Scottsdale.

### **Cost of Development Element**

#### **COD 1**

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

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

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

#### **COD 2**

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

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

**Response:** Consistent with City requirements, the builder has submitted water and sewer basis of design reports, as well as a traffic report, with the zoning application to ensure adequate infrastructure and transportation systems are in place to serve the proposed use. The proposed land use provides residential housing options within a mixed-use context, thereby reducing trip generation. Also, the mixed-use proposal results in fewer vehicle trips than the current retail center as demonstrated in the traffic report provided with the zoning submittal.

## **❖ INNOVATION & PROSPERITY**

### **Economic Vitality Element**

#### **EV 1**

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

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

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

**Response:** Providing a variety of housing options that address the needs of multiple demographics contributes to a strong economic base. This proposal will meet the growing need

for housing options and contribute to the long-term economic prosperity of the surrounding area by providing residents the opportunity to live near employment areas such as the Scottsdale/Shea area, Scottsdale Airpark and HonorHealth Shea Medical Campus. Further, the development will help diversify the local economy and support a sustainable economic future as the City continues to grow, change, and mature.

## **PUD CRITERIA**

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

### ***A. PUD Zoning District approval criteria.***

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

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

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

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

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

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

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

Integrating a mixed-use residential community into the Scottsdale Road and Shea Boulevard area is consistent with the goals and policies of the 2035 General Plan by offering new housing options for residents and encouraging a mix of synergistic land uses further strengthening the economic viability of this area, which is primarily composed of non-residential uses. This proposal will bring an estimated \$100,000,000 reinvestment to a soon to be vacant infill site. The building massing is designed to respectfully integrate with the surrounding three-story building heights by proposing a stepped design including both three- and four-story elements and architectural design influenced by the existing context.

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

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

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

e. *The proposal meets the following criteria:*

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

**Response:** Not applicable.

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

**Response:** The site has frontage on Scottsdale Road, a major arterial.

B. *Amended development standards.*

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

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

- **Average Setback:** Addition of the word “**MINIMUM**” with respect to the average setback requirement to clarify that average setbacks can be greater than the minimum as dictated by the development plan.
- **Stepbacks:** The stepback plane is being adhered to on the street frontages. PUD Developments abutting or adjacent to a residential zoning district shall have a building envelope inclined stepback plane of 1:2 (ratio of the vertical rise to the horizontal run) starting **THIRTY (30) FEET ABOVE THE RESIDENTIAL ZONING DISTRICT BOUNDARY FOR THREE (3) STORY BUILDING ELEMENTS AND STARTING THIRTY-FOUR (34) FEET ABOVE** ~~on~~ the

residential zoning district boundary **FOR FOUR (4) STORY BUILDING ELEMENTS**, except as specified Section 5.5005.F.3.

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

C. *Development Plan (DP).*

1. *Approval.*

a. Development Review Board considerations.

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

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

**Response:** Integrating a mixed-use residential community into the Scottsdale Road and Shea Boulevard area is consistent with the goals and policies of the 2035 General Plan by offering new housing options for residents and encouraging a mix of synergistic land uses further strengthening the economic viability of this area, which is primarily composed of non-residential uses. This proposal will bring an estimated \$100,000,000 reinvestment to a soon to be vacant infill site. The building massing is designed to respectfully integrate with the surrounding three-story building heights by proposing a stepped design including both three- and four-story elements and architectural design influenced by the existing context. The building character and stepped building mass are complementary to the surrounding development pattern. The proposed building will utilize a variety of desert appropriate textures and building finishes, incorporate architectural elements that provide solar relief, shading and deep overhangs, and celebrate the Sonoran Desert climate by creating outdoor spaces and common amenities for its residents while also tying to the existing pedestrian network along Gold Dust Avenue and Scottsdale Road. Beyond the immediately adjacent context, the Property is located within close proximity to numerous employment, medical, and service-related business. The Property is well



situated to benefit and further enhance a walkable environment through streetscape sidewalk connectivity and the internal pedestrian pathways connecting to area businesses.

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

## **SCOTTSDALE SENSITIVE DESIGN PRINCIPLES**

The Character and Design Element of the General Plan states that “Development should respect and enhance the unique climate, topography, vegetation and historical context of Scottsdale’s Sonoran Desert environment, all of which are considered amenities that help sustain our community and its quality of life.” The City has established a set of design principles, known as the Scottsdale’s Sensitive Design Principles, to reinforce the quality of design in our community. The following Sensitive Design Principles are fundamental to the design and development of the Property. In addition to the response below, please refer to Goal CD 1 above for a specific description of the design elements.

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

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

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

**Response:** Although the setting of this site is more urban in character and does not have natural features such as natural washes and natural area open space, the development team has taken special consideration in providing appropriate interaction with the streetscape through building design and attention to the ground-level experience including additional open space and shade trees.

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

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

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

**Response:** The proposed redevelopment will include desert appropriate landscaping (as well as integration of native plants). Additional landscaping and increased open space areas will contribute to the area's habitat and improve air quality. Also, desert appropriate plants will be able to withstand the variations of the local climate and as they mature, they will become self-sustaining relative to water demand.

5. *The design of the public realm, including streetscapes, parks, plazas and civic amenities, is an opportunity to provide identity to the community and to convey its design expectations.*

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

6. *Developments should integrate alternative modes of transportation, including bicycles and bus access, within the pedestrian network that encourage social contact and interaction within the community.*

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

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

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

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

**Response:** Variation in massing (stepped façade), proportion, material contrast, and architectural detailing will be provided establishing a natural hierarchy. The proposed development also provides continuity between the newly proposed and existing architecture in the surrounding area, providing contextually appropriate redevelopment and visual fluidity along the street frontages. Additionally, no amendments are requested for building setbacks and stepbacks along the street edge. The amendments proposed are internal to the site.

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

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

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

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

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

**Response:** Context appropriate, mature arid-region plant materials will be utilized with the redevelopment and revitalization of the Property. The desert-lush character will be upheld through the careful selection of plant materials in terms of scale, density, and arrangement.

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

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

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

**Response:** Lighting will be designed in a manner that is respectful of the surrounding context while maintaining safety and wayfinding for residents, visitors and passing pedestrians.

14. *Signage should consider the distinctive qualities and character of the surrounding context in terms of size, color, location and illumination.*

**Response:** Project identification will be contextually appropriate and processed under a separate approval and permit process.

Legislative Draft

Planned Unit Development (PUD). Amended Development Standards

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Sec. 5.5005. - Development standards.

A. *PUD development area.*

1. Gross acreage.
  - a. The minimum gross site area of any PUD development shall be one-half (0.5) acre and the maximum gross site area shall be fifteen (15) acres, except as specified in Section 5.5005.A.1.b.
  - b. When the PUD is the most appropriate district to achieve mixed-use development, the City Council may authorize a PUD development in a site area greater than fifteen (15) gross acres up to a maximum of twenty-five (25) gross acres.

B. *Density and intensity.*

1. The overall density of residential uses shall be established by the approved DP.
2. The overall intensity of commercial uses shall not exceed 0.8 floor area ratio, except as provided in Section 5.5005.B.3.
3. The City Council may approve intensity of commercial uses greater than 0.8 floor area ratio subject to any of the following criteria:
  - a. The proposed DP provides improved dedicated public open space.
  - b. The proposed DP provides a public parking facility(ies).
  - c. The proposed DP provides shared parking as established in Article IX parking and loading requirements.

C. *Allowable building height.*

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

D. *Exception to building height.*

1. Architecturally integrated features, such as roof top mechanical equipment for utility and communication purposes, elevator bulk head, stairwell, screen wall, railing, trellis and patio cover may exceed the building height up to ten (10) feet provided that the area within the said exceptions do not exceed a total of thirty (30) percent of a building's roof area. However, the City Council may approve either greater mechanical height or building roof area coverage where the DP and supporting materials demonstrate the allowable exception cannot reasonably be achieved.
2. Architecturally integrated, active solar systems may exceed thirty (30) percent of a building's roof area subject to development review board approval.
3. Roof top garden structures may exceed the building height up to five (5) feet.

E. *Building setbacks.*

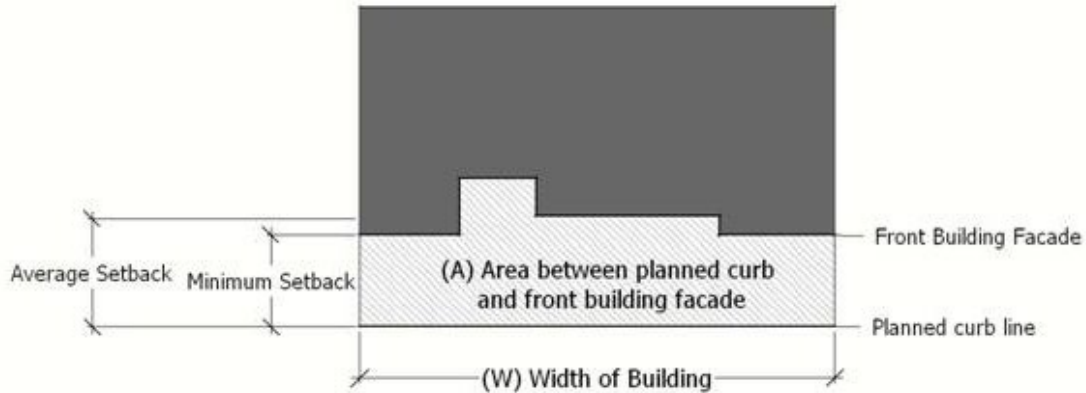
1. *Minimum setback.* Buildings adjacent to public and private streets shall be setback from the back of the planned curb line, including the planned curb line for bus bays and turn lanes, in accordance with Section 5.5005.E. Table A. The planned curb line, including the planned location for bus bays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

<b>TABLE A</b>			
<b>BUILDING SETBACK FROM BACK OF THE PLANNED CURB ALONG STREETS</b>			
<b>Street Classification Type and Use</b>	<b>Minimum Setback</b>	<b>MINIMUM Average Setback</b>	<b>Setback Diagram - This Illustrates Setbacks, Excluding Average Setback. Dimensions are for Illustrative Purposes.</b>
Major and Minor Arterial - Residential on First Floor Adjacent to the Street	34 feet	40 feet	
Major and Minor Arterial - Retail and Commercial on First Floor Adjacent to the Street	28 feet	32 feet	

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

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

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



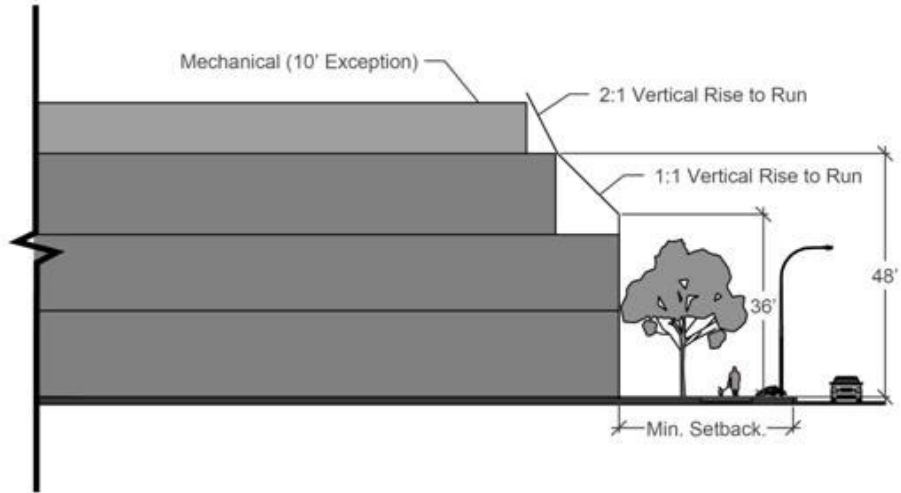
$$\frac{(A) \text{ Area}}{(W)} = \text{Average Setback (According to Table A)}$$

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

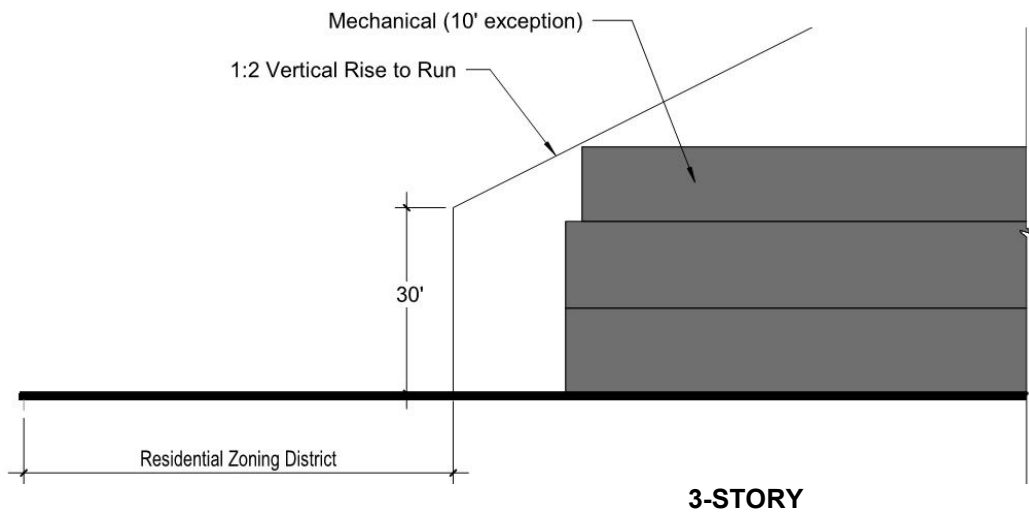
**F. Building envelope.**

1. Starting at a point thirty-six (36) feet above the minimum building setback line, the building envelope inclined stepback plane shall slope upwards at 1:1 (ratio of the vertical rise to the horizontal run) to a point measured forty-eight (48) feet above the minimum building setback line. Thereafter the building envelope inclined stepback plane shall slope upwards at 2:1 (ratio of the vertical rise to the horizontal run) on all sides of a property adjacent to public and private streets.
2. PUD Developments abutting or adjacent to a residential zoning district shall have a building envelope inclined stepback plane of 1:2 (ratio of the vertical rise to the horizontal run) starting **THIRTY (30) FEET ABOVE THE RESIDENTIAL ZONING DISTRICT BOUNDARY FOR THREE (3) STORY BUILDING ELEMENTS AND STARTING THIRTY-FOUR (34) FEET ABOVE** ~~on~~ the residential zoning district boundary **FOR FOUR (4) STORY BUILDING ELEMENTS**, except as specified Section 5.5005.F.3.

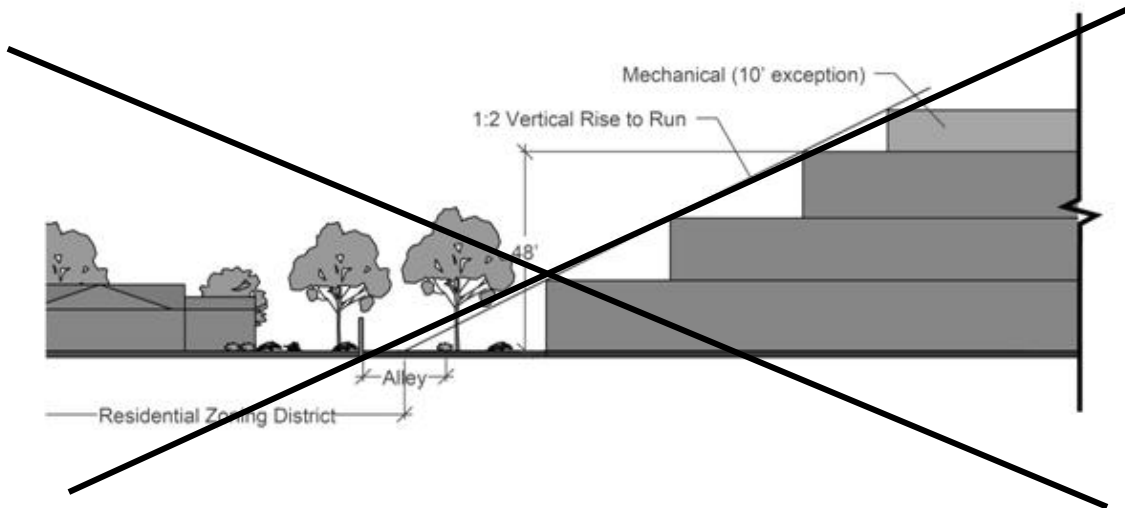
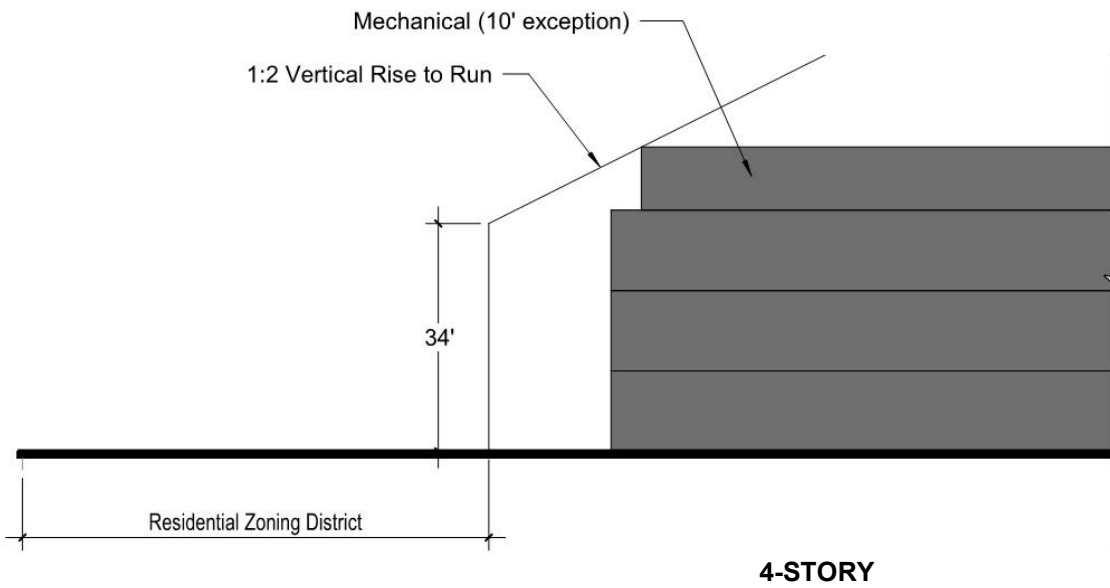
**BUILDING ENVELOPE DIAGRAM - THIS DIAGRAM ILLUSTRATES SECTION 5.5005.F.1.**



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







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

G. *Encroachment beyond the building envelope.*

1. A maximum encroachment of fifteen feet (15) feet may be allowed for:
  - a. Architectural ornaments and similar features, and
  - b. Trellis, canopies, balconies, patios and partial or full patio enclosures, covered walks, and screen walls.
2. Any encroachment into the right-of-way, roadway easement, or right-of-way easement requires a city issued encroachment permit and/or agreement.
3. The requirements of article vii. General provisions shall not apply to Section 5.5005.G.

H. *Setback abutting a residential zoning district.*

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

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

1. Private outdoor living space.
  - a. Minimum: 0.05 multiplied by the gross floor area of the dwelling unit.
  - b. The private outdoor living space shall be located beside the dwelling unit which it serves and shall be for the exclusive use of the unit occupant(s), but is not part of the unit's gross floor area-
2. Common open space.
  - a. Minimum: 0.10 multiplied by the total gross site area of the development.
  - b. Common open space is not required if the overall density of the development is less than five (5) dwelling units per acre.

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

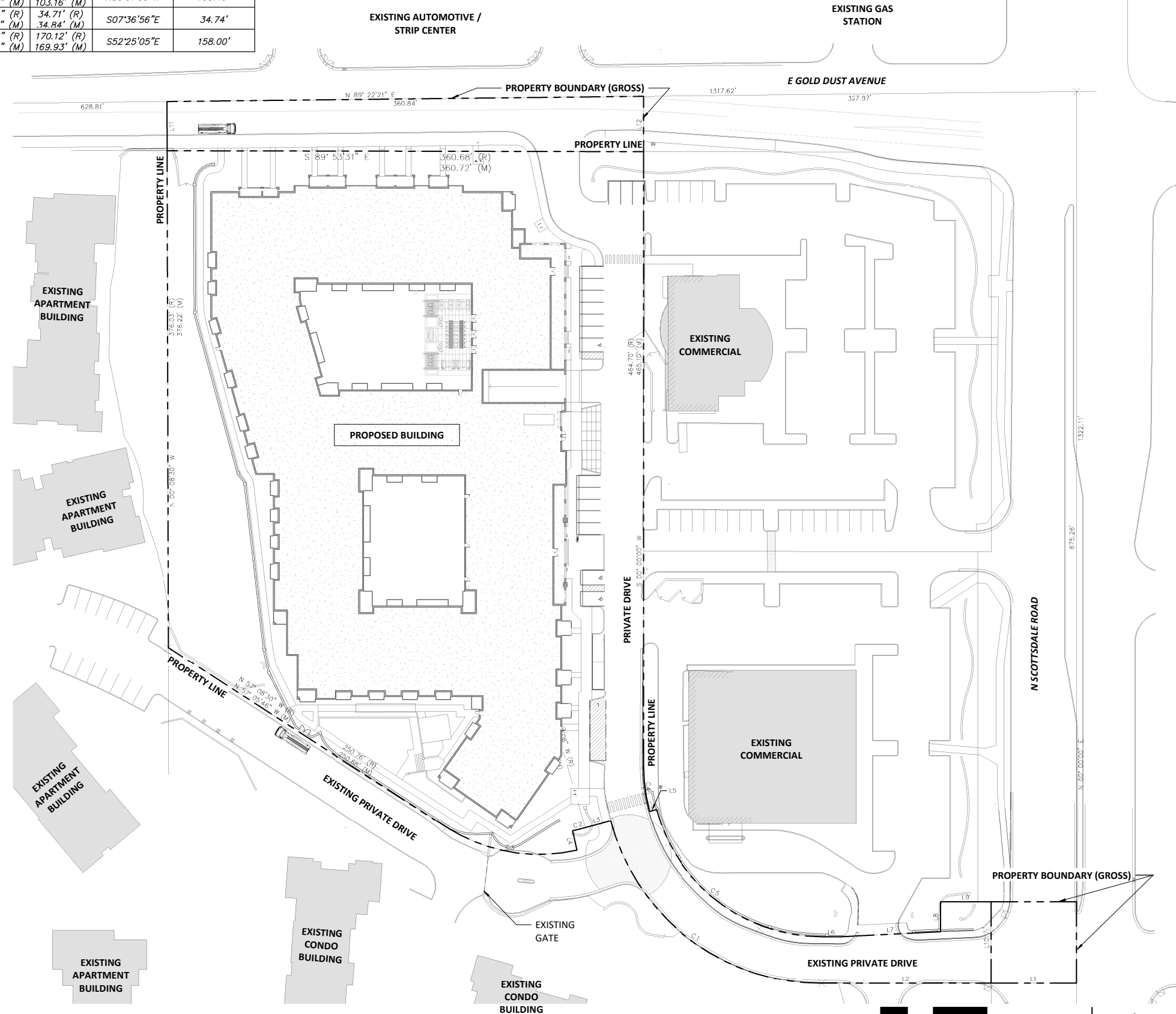
(Ord. No. 3854, § 3, 6-9-09; Ord. No. 3920, § 1(Exh. §§ 50, 51), 11-9-10; Ord. No. 4005, § 1(Res. No. 8947, Exh. A, § 159), 4-3-12; Ord. No. 4143, § 1(Res. No. 9678, Exh. A, § 123), 5-6-14)



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LINE TABLE		
LINE	BEARINGS	LENGTH
L1	S 90°00'00" W	65.00'
L2	S 90°00'00" W	128.00'
L3	S 75°16'06" W (R) S 74°48'21" W (M)	20.00' (R) 19.91' (M)
L4	S 12°40'18" E (R) S 12°42'43" E (M)	15.00' (R) 15.05' (M)
L5	N 75°16'06" E (R) N 74°49'05" E (M)	5.50'
L6	N 90°00'00" E	14.87'
L7	N 87°08'15" E (R) N 87°06'27" E (M)	75.23' (R) 75.06' (M)
L8	N 00°00'00" E	22.53'
L9	N 90°00'00" E	38.00'
L10	S 00°00'00" W	61.78'
L11	N 00°08'30" W	37.12'
L12	S 00°00'00" W	41.75'

CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	165.00'	75°16'06" (R) 75°20'03" (M)	216.76' (R) 216.95' (M)	N52°23'51"W	201.65'
C2	114.70'	4°59'49" (R) 4°58'28" (M)	10.00' (R) 9.96' (M)	S76°16'08"W	9.96'
C3	129.70'	45°31'48" (R) 45°34'13" (M)	103.07' (R) 103.16' (M)	N80°01'03"W	100.46'
C4	135.00'	14°43'54" (R) 14°47'13" (M)	34.71' (R) 34.84' (M)	S07°36'56"E	34.74'
C5	129.50'	75°16'06" (R) 75°10'56" (M)	170.12' (R) 169.93' (M)	S52°25'05"E	158.00'



REFERENCED SURVEY NOTES:

- (R) RECORD PER DESCRIPTION
- (M) MEASURED

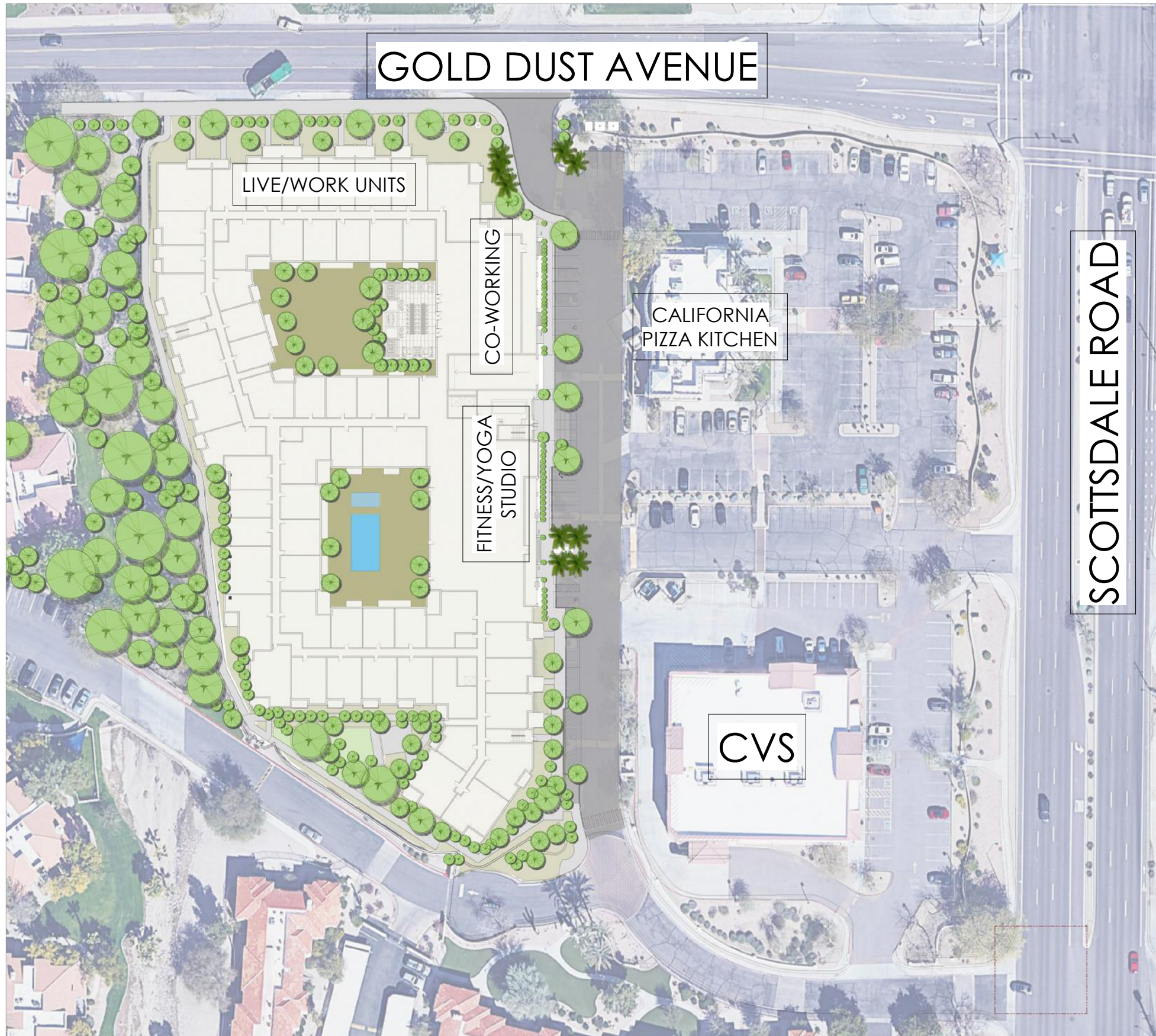
1 DIMENSIONED BOUNDARY PLAN  
A.d.1 1" = 40'-0"

NOTES:

- SITE AREA, OPEN SPACE AND SETBACKS SUBJECT TO CHANGE DUE TO PENDING REVIEW/APPROVAL OF THE PROJECT'S SUBDIVISION PLAT THROUGH CITY OF SCOTTSDALE.

DIMENSIONED  
BOUNDARY PLAN

A.d.1



2022-09-14



Gold Dust Ave & Scottsdale Rd  
Scottsdale, AZ

Scale: 1" = 80'-0"

Rendered Site Plan

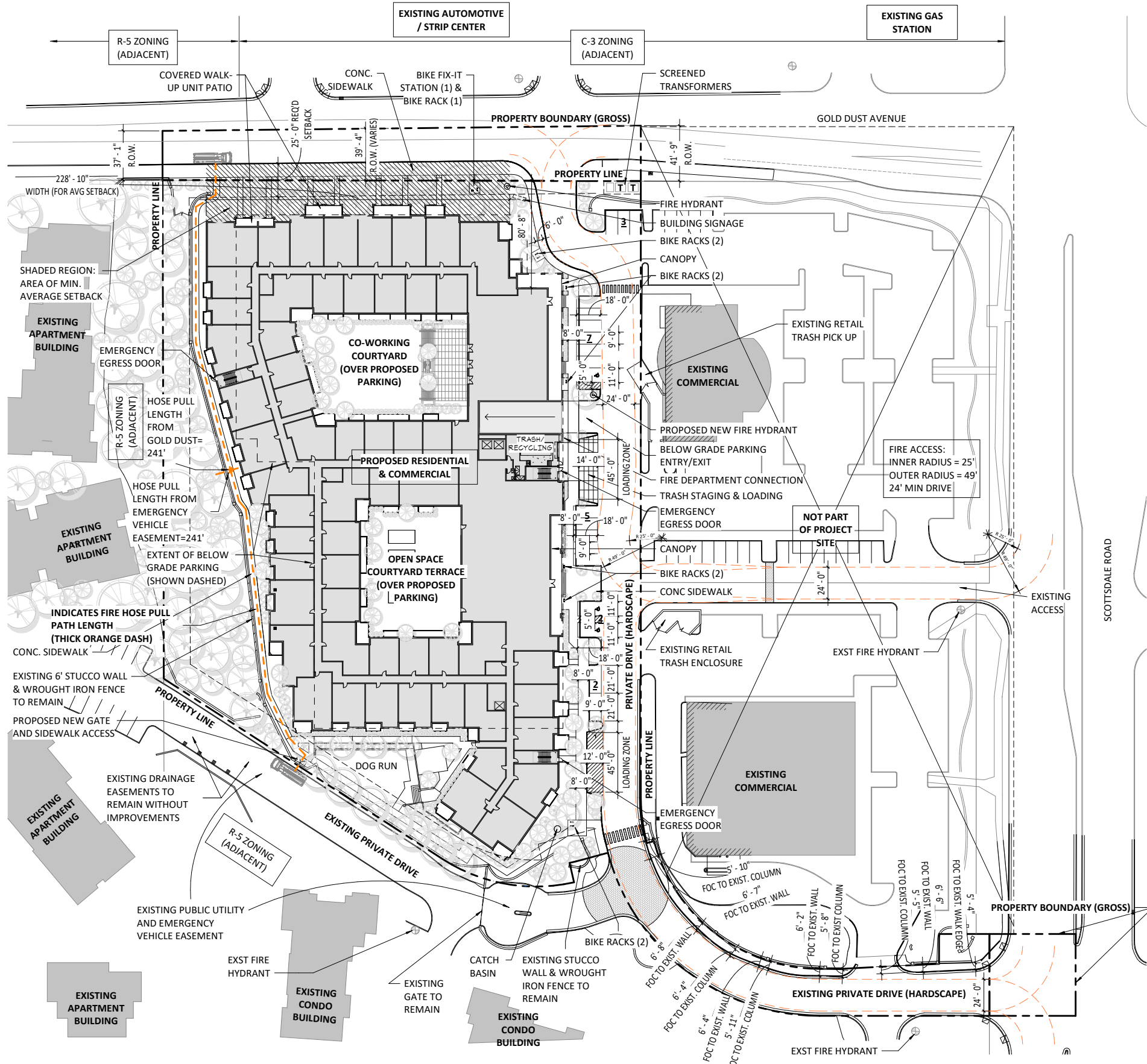


4-ZN-2022  
9/16/2022





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**PROJECT DATA SUMMARY**

Case No:	4-ZN-2022 and 2-GP-2022
Project Address:	TBD - 10050 N. Scottsdale Rd (existing per County) Scottsdale, AZ 85253
APN:	175-56-002H
QS:	28-44
General Plan Land Use:	Existing - Commercial Proposed - Mixed-Use Neighborhoods
Zoning Classification:	Existing - C-2 (Central Business) Proposed - PUD (Planned Unit Development)
Site Area (Gross):	202,217 SF (4.642 acres) --- 0.5 min to 15 acres max.
Site Area (Net):	183,996 SF (4.224 acres)
Common Open Space required:	20,222 SF (10% of gross site area)
Common Open/Usable Open/Unusable Open Space proposed:	64,503 SF (32% of gross site area) -- Refer to Open Space Exhibit
Outdoor Living Space required:	varies based on unit type --- 0.05 x gross floor area of the dwelling unit
Outdoor Living Space proposed:	varies based on unit type; project meets standard
FAR allowed (Overall Net site area):	Commercial uses: 0.8 FAR max. (0.8 x 183,996 SF (net) = 147,197 SF) Co-Working: 5,000 SF Fitness/Yoga Studio: 2,500 SF Live/Work Units: 3,870 SF Total: 11,370 SF
FAR proposed (Overall Net site area):	0.06 FAR (11,370 SF/183,996 SF (net) = 0.062) -- project will not exceed 0.8 FAR for Commercial (non-residential) uses
Residential density proposed:	48.47 DU/acre (225 DU/4.642 acres)
Total Units proposed:	225 total units 1-bedroom = 156 units 2-bedroom = 65 units 3-bedroom = 4 units
Total Bedrooms proposed:	298 bedrooms
Live/Work Housing proposed:	7 units
Workforce Housing proposed:	23 units (10% of units)
Ground Level proposed:	Current Non-Res SF total at Level 1: 11,370 (15% of total Level 1 SF -- 11,370/75,682 = .150)
Stepbacks required:	At Gold Dust Avenue (north) - a 1:1 Vertical Rise beginning 36' to 48' above Setback Line, then 2:1 Vertical Rise. At Private Drive (east) - N/A At Scottsdale Rd (east, Arterial Street) - a 1:1 Vertical Rise beginning 36' to 48' above Setback Line, then 2:1 Vertical Rise. At R-5 Zoning (southwest) - a 1:2 Vertical Rise from Property Line/District Boundary. At R-5 Zoning (west) - a 1:2 Vertical Rise from Property Line/District Boundary.
Stepbacks proposed:	<u>No encroachments, except as shown in building sections -- adjacent to R-5 Zoning at west and adjacent to R-5 Zoning at south</u>
Setbacks required:	At Gold Dust Avenue (north, Unclassified Street) - 25' Min. (Residential), 23' Min. (Ret./Comm.) and 30' Min. Avg. (Residential), 28' Min. Avg. (Ret./Comm.) -- from back of curb At Private Drive (east) -- N/A At Scottsdale Road (east, Arterial Street) - 34' Min. (Residential), 28' Min. (Ret./Comm.) and 40' Min. Avg. (Residential), 32' Min. Avg. (Ret./Comm.) -- from back of curb At R-5 Zoning (west, southwest and southeast) - 20' Min. -- from District Boundary
Setbacks proposed:	Gold Dust min. avg. setback 38'-11" (8914 SF setback area / 228.83 FT width front facade = 38.95 FT) <u>No encroachments except as shown in floor plans -- adjacent to R-5 Zoning at south</u>
Building Height allowed:	48'-0" maximum with 10'-0" overage allowed for certain roof elements covering no more than 30% of rooftop area
Building Height proposed:	57' max., no more than 30% of building area; otherwise 48'-0" + mechanical/rooftop screening features per ordinance

**PARKING METRICS:**

VEHICLE PARKING QUANTITY		
Yoga, Gym (Fitness Studio) = 1,250 SF of GFA = 2,500 GFA nonres / 250 = 10	10 spaces req.	-
Co-Working (Office) = 1,300 SF of GFA = 5,000 GFA / 300 = 16.7 = 17	17 spaces req.	-
Live/Work Units (Office area) = 1,300 SF of GFA = 3,870 GFA of Office area / 300 = 12.9 = 13	13 spaces req.	-
	<b>Total Commercial: 40 spaces req.</b>	-
Guest: 1 per 6 units (= 225 / 6 = 37.5 = 38)	38 standard spaces req.	-
1BR: 1.3 spaces/unit (= 1.3 x 156 = 202.8 = 203)	203 standard spaces req.	-
2BR: 1.7 spaces/unit (65 units) (standard = 1.7 x 65 = 110.5 = 111)	111 standard spcs req.	-
3BR: 1.9 spaces/unit (4 units) (1.9 x 4 = 7.6 = 8)	8 standard spcs req.	-
	<b>Total Residential: 360 standard spaces req.</b>	(174+197=) 371 provided (within structure)
Accessible parking = 4% of the provided		
Within Structure: 371 x .04 = 14.84 = 15 spaces	15 spaces req. (within structure)	18 accessible provided (within structure)
		(371+18=389 provided (within structure, incl. accessible))
Surface: 16 x .04 = 0.64 = 1 space	1 space req. (surface)	16 provided (surface)
		3 accessible provided (surface)
		(16+3=19 provided (surface, incl. accessible))
	<b>Total Parking: 400 spaces req. (40+360)</b>	<b>408 Total Provided (incl. accessible stalls)</b>
BICYCLE PARKING QUANTITY		
2 spaces for every 40 vehicular plg spcs (max. 100 req'd)		
Within Structure: (371+18 = 389 / 40 = 9.725 x 2 = 19.45 spcs req. = 20)	20 spaces req.	26 (within structure)
Surface: (16+3 = 19 / 40 = 0.475 x 2 = 0.95 spc req. = 1)	1 space req.	18 (surface, 9 racks)
		<b>44 Total provided</b>

**PROJECT TEAM**

<b>Owner/Developer:</b>	High Street Residential 2575 East Camelback, Suite 400 Phoenix, AZ 85016 Ph: 602-222-4000 Fx: 602-285-3141	<b>Civil Engineer:</b>	Dibble 7878 N 16th Street, Suite 300 Phoenix, AZ 85020 Ph: 623-935-2258
<b>Legal:</b>	Berry Riddell LLC 6750 East Camelback, Suite 100 Scottsdale, AZ 85251 Ph: 480-385-2727 Fx: 480-385-2757	<b>Landscape Architect:</b>	Collectiv 1426 N 2nd Street, Suite 200 Phoenix, AZ 85004 Ph: 602-358-7711 Ext. 101
<b>Architect:</b>	ESG Architecture & Design 500 Washington Ave. South, Suite 1080 Minneapolis, MN 55415 Ph: 612-339-5508 Fx: 612-339-5382	<b>Electrical Engineer:</b>	TBD TBD TBD Ph:
<b>Traffic Engineer:</b>	Lokahi Group LLC 10555 N 114th Street, Suite 105 Phoenix, AZ 85259 / Ph: 480-536-7150		

1 SITE PLAN  
A.f.1 1" = 40'-0"

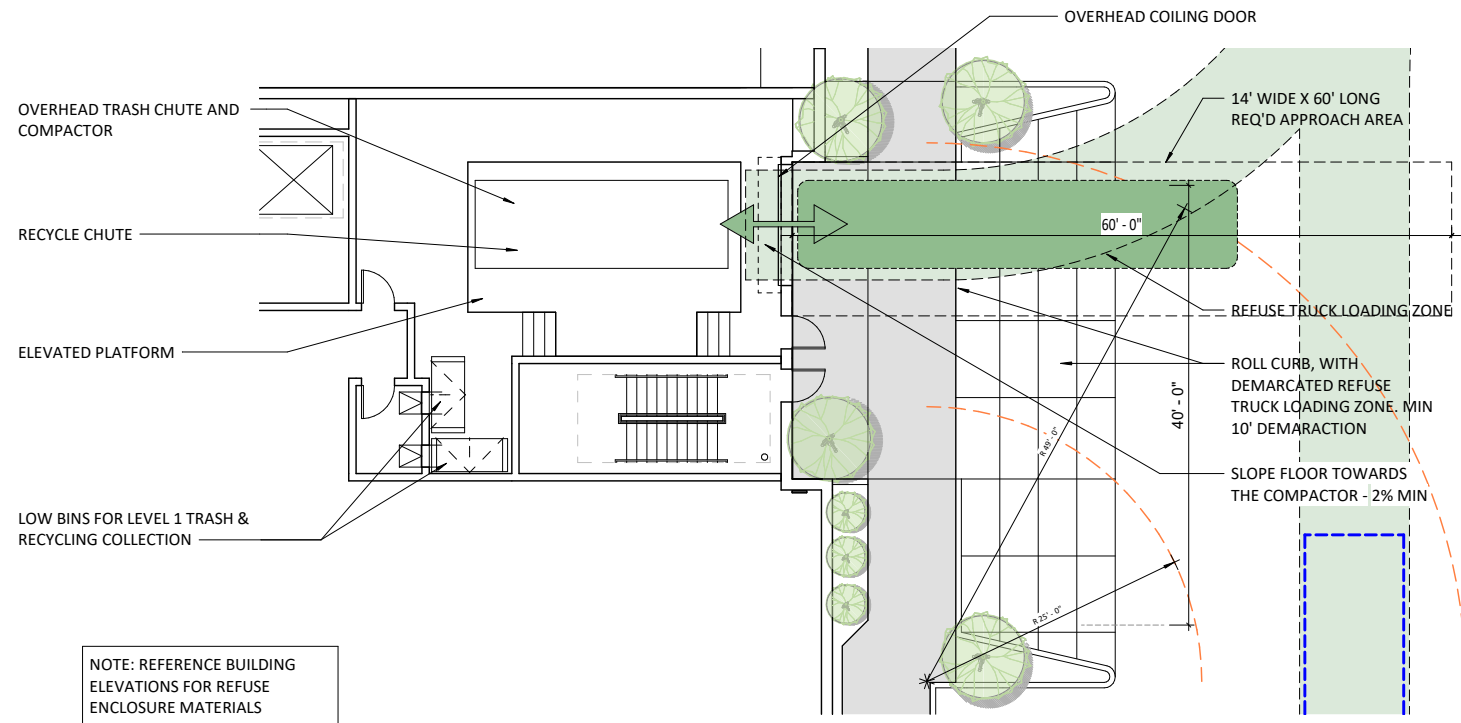
NOTES:  
 • SITE AREA, OPEN SPACE AND SETBACKS SUBJECT TO CHANGE DUE TO PENDING REVIEW/APPROVAL OF THE PROJECT'S SUBDIVISION PLAT THROUGH CITY OF SCOTTSDALE.  
 • EXTENTS OF EXISTING EASEMENTS TO BE RELOCATED ARE SHOWN IN PINK DASHED LINES. EXTENTS OF EXISTING EASEMENTS TO REMAIN WITHOUT IMPROVEMENT(S) ARE SHOWN IN ORANGE DASHED LINES.



TECHNICAL REQUIREMENTS

A.f.1

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**GENERAL NOTES:**  
PROJECT WILL COMPLY WITH THE CITY OF SCOTTSDALE, AZ, SRC, SEC. 24-1B.

NOTE: REFERENCE BUILDING ELEVATIONS FOR REFUSE ENCLOSURE MATERIALS

2 ENLARGED FLOOR PLAN - TRASH / RECYCLING ROOM  
A.h.1 1/8" = 1'-0"

**CITY ENCLOSURE REQUIREMENT (FREE-STANDING CONDITION)**  
2 ENCLOSURES FOR EVERY 30 UNITS WITH REFUSE & RECYCLING  
 $225 / 30 = 7.5 \times 2 = 15$  3-YD (45 CU YDS) REFUSE/RECYCLING ENCLOSED REQ'D

**ALTERNATE DESIGN FOR 28 YD DUAL COMPACTOR:**

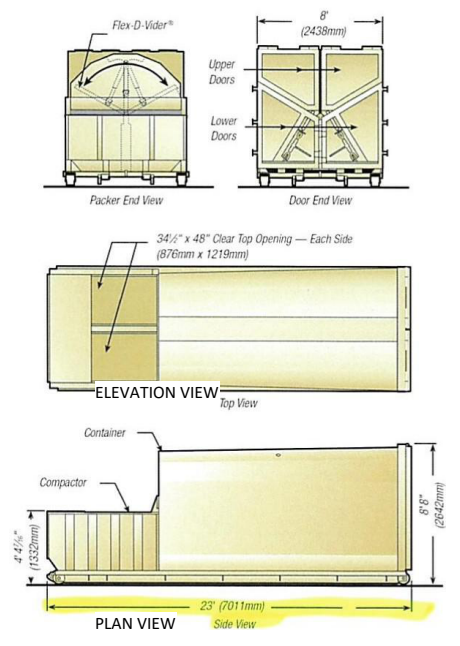
**PROVIDING**  
1 (28 CU YDS, 118 CU YDS UNCOMPACTED) REFUSE/RECYCLING DUAL COMPACTOR (SEE COMPACTOR NOTES BELOW)

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

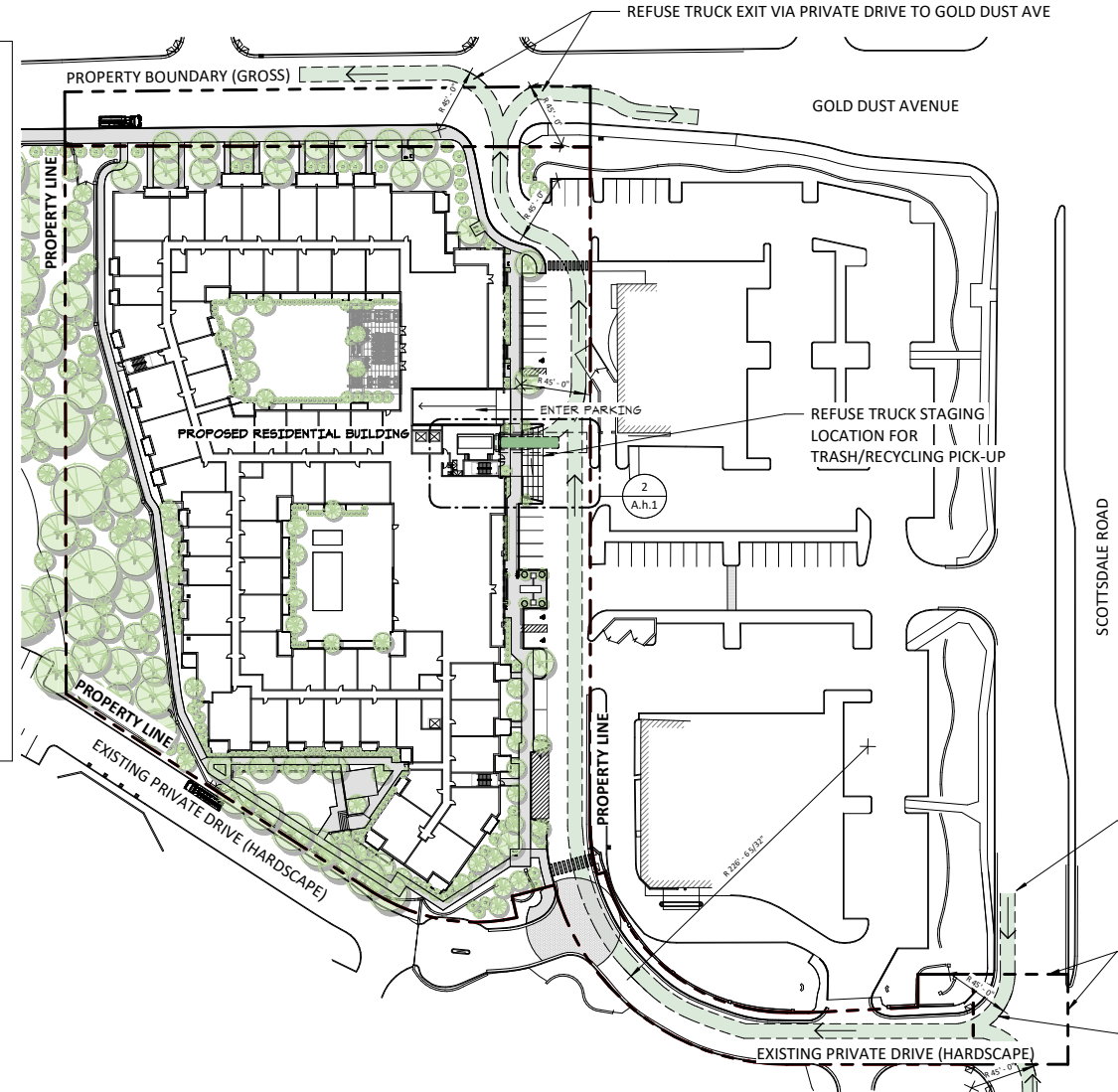
0.5 CU YD OF UNCOMPACTED REFUSE/RECYCLING PER RESIDENT/WEEK  
 $225 * 0.5 = 113$  CU YDS  
TOTAL UNCOMPACTED REFUSE/RECYCLING/WEEK

AVG COMPACTOR RATIO 4:1  
 $113/4 = 29$  CU YDS/WEEK  
TOTAL REFUSE/RECYCLING AFTER COMPACTION

SERVICED 1-2 TIME/WEEK (INCLUDES RECYCLING)



3 TRASH - COMPACTOR  
A.h.1 1/2" = 1'-0"

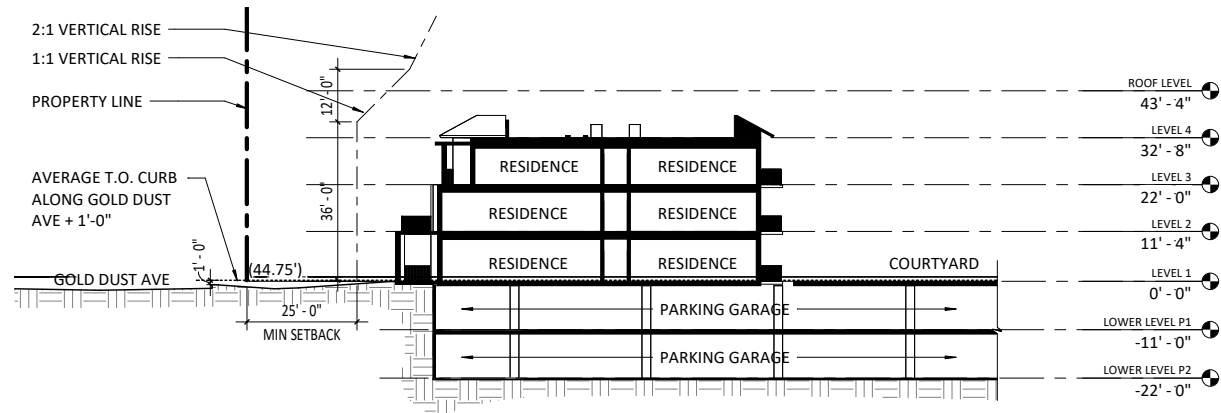


**TRASH/RECYCLING NOTES:**

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

- REFUSE TRUCK PATH OF ACCESS. MIN. 25'-0" VERTICAL CLEARANCE PROVIDED THROUGHOUT. PATH OF ACCESS TO ALLOW FOR MIN 45' TURNING RADIUS. REFER TO CIVIL FOR DETAILS.
- PROPERTY BOUNDARY (GROSS)
- REFUSE TRUCK ACCESS VIA PRIVATE DRIVE FROM SCOTTSDALE RD

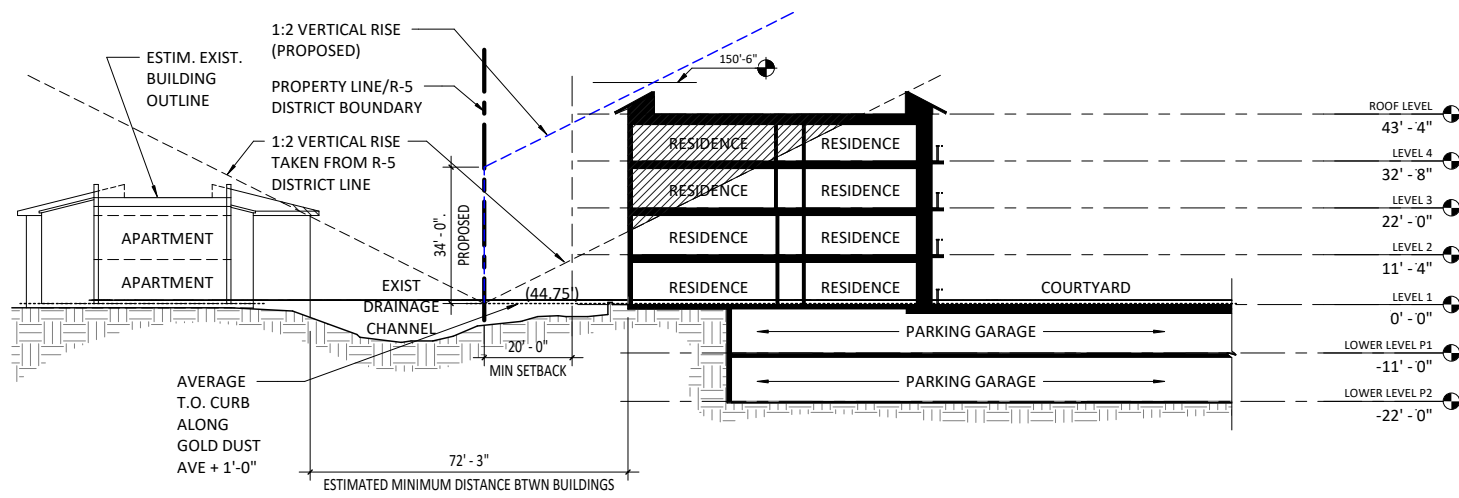
1 SITE PLAN - TRASH COLLECTION PATHWAY  
A.h.1 1" = 60'-0"



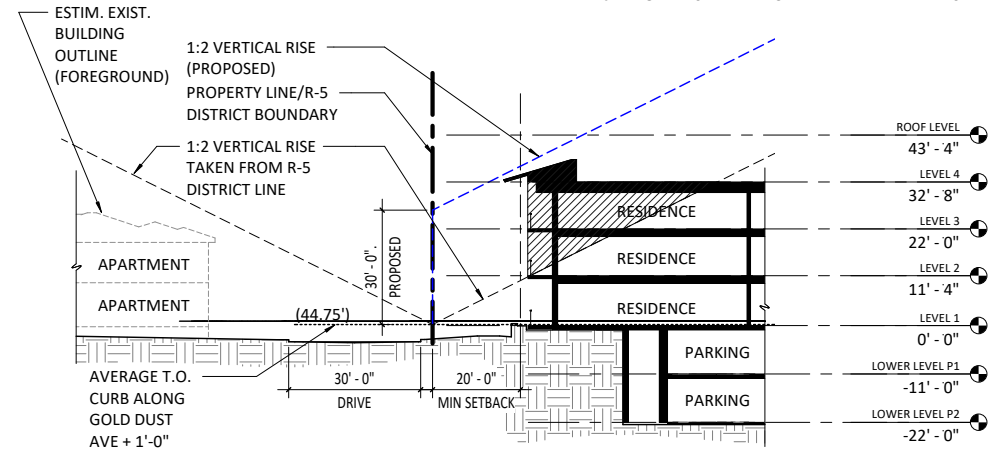
1  
Aj.1  
OVERALL BUILDING SECTION 1  
1" = 20'-0"



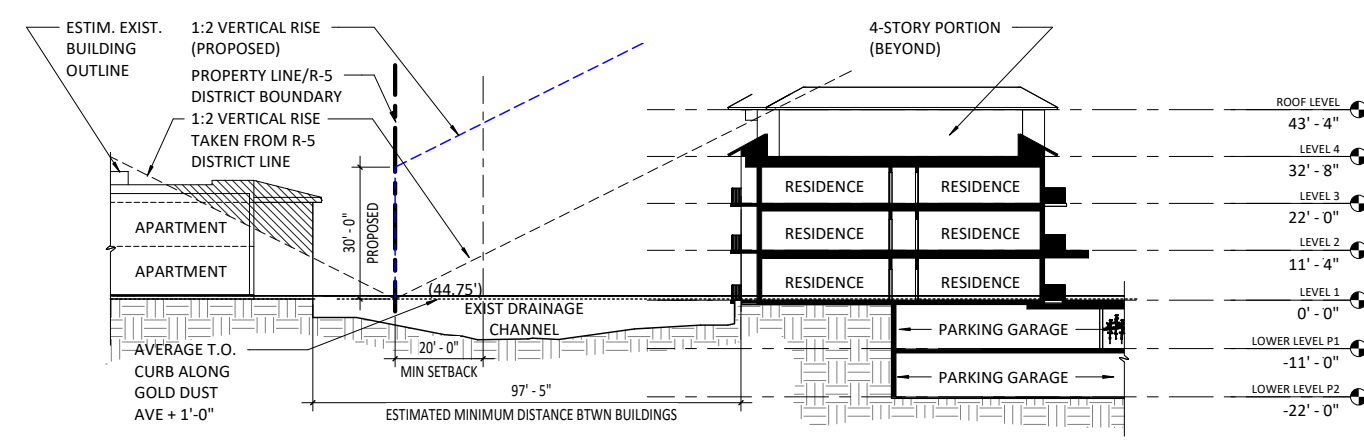
BUILDING KEY PLAN  
0 8 16 32 64



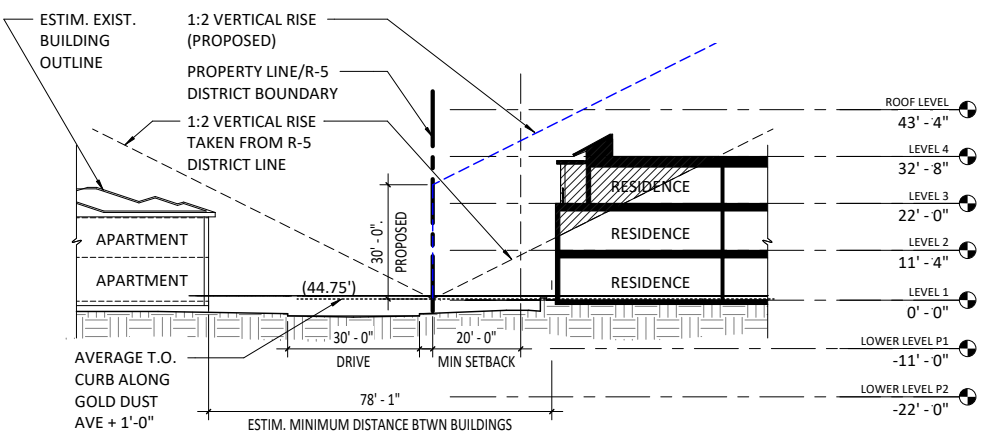
2  
Aj.1  
OVERALL BUILDING SECTION 2  
1" = 20'-0"



4  
Aj.1  
OVERALL BUILDING SECTION 4  
1" = 20'-0"



3  
Aj.1  
OVERALL BUILDING SECTION 3  
1" = 20'-0"



5  
Aj.1  
OVERALL BUILDING SECTION 5  
1" = 20'-0"



**PARKING METRICS**

VEHICLE PARKING QUANTITY			
Yoga, Gym (Fitness Studio) = 1:250 SF of GFA = 2,500 GFA nonres / 250 = 10		10 spaces req.	
Co-Working (Office) = 1:300 SF of GFA = 5,000 GFA / 300 = 16.7 = 17		17 spaces req.	
Live/Work Units (Office area) = 1:300 SF of GFA = 3,870 GFA of Office area / 300 = 12.9 = 13		13 spaces req.	
		<b>Total Commercial: 40 spaces req.</b>	
Guest: 1 per 6 units (= 225 / 6 = 37.5 = 38)		38 standard spaces req.	
1BR: 1.3 spaces/unit (= 1.3 x 156 = 202.8 = 203)		203 standard spaces req.	
2BR: 1.7 spaces/unit (65 units) (standard = 1.7 x 65 = 110.5 = 111)		111 standard spcs req.	
3BR: 1.9 spaces/unit (4 units) (1.9 x 4 = 7.6 = 8)		8 standard spcs req.	
		<b>Total Residential: 360 standard spaces req.</b>	
			[174+197] 371 provided (within structure)
Accessible parking = 4% of the provided		15 spaces req. (within structure)	18 accessible provided (within structure)
Within Structure: 371 x .04 = 14.84 = 15 spaces			(371+18=389 provided (within structure, incl. accessible))
			16 provided (surface)
Surface: 16 x .04 = 0.64 = 1 space		1 space req. (surface)	3 accessible provided (surface)
			(16+3=19 provided (surface, incl. accessible))
		<b>Total Parking: 400 spaces req.</b>	<b>408 Total Provided (incl. accessible stalls)</b>
		(40+360)	
BIicycle PARKING QUANTITY			
2 spaces for every 40 vehicular pkg spcs (max. 100 req'd)			
Within Structure: (371+18 = 389 / 40 = 9.725 x 2 = 19.45 spcs req. = 20)		20 spaces req.	26 (within structure)
Surface: (16+3 = 19 / 40 = 0.475 x 2 = 0.95 spc req. = 1)		1 space req.	18 (surface, 9 racks)
			<b>44 Total provided</b>

**P1 PARKING METRICS - PROVIDED**

STANDARD: 174  
(COMPACT: 2)\*  
ACCESSIBLE: 9  
TOTAL: 183 (185 TOTAL)

\*COMPACT STALLS DO NOT COUNT TOWARD CITY CODE MINIMUM-REQUIRED PARKING

**P2 PARKING METRICS - PROVIDED**

STANDARD: 197  
(COMPACT: 2)\*  
ACCESSIBLE: 9  
TOTAL: 206 (208 TOTAL)

\*COMPACT STALLS DO NOT COUNT TOWARD CITY CODE MINIMUM-REQUIRED PARKING

**OVERALL PARKING METRICS - PROVIDED**

**P1 & P2**  
STANDARD: 371  
ACCESSIBLE: 18  
TOTAL: 389

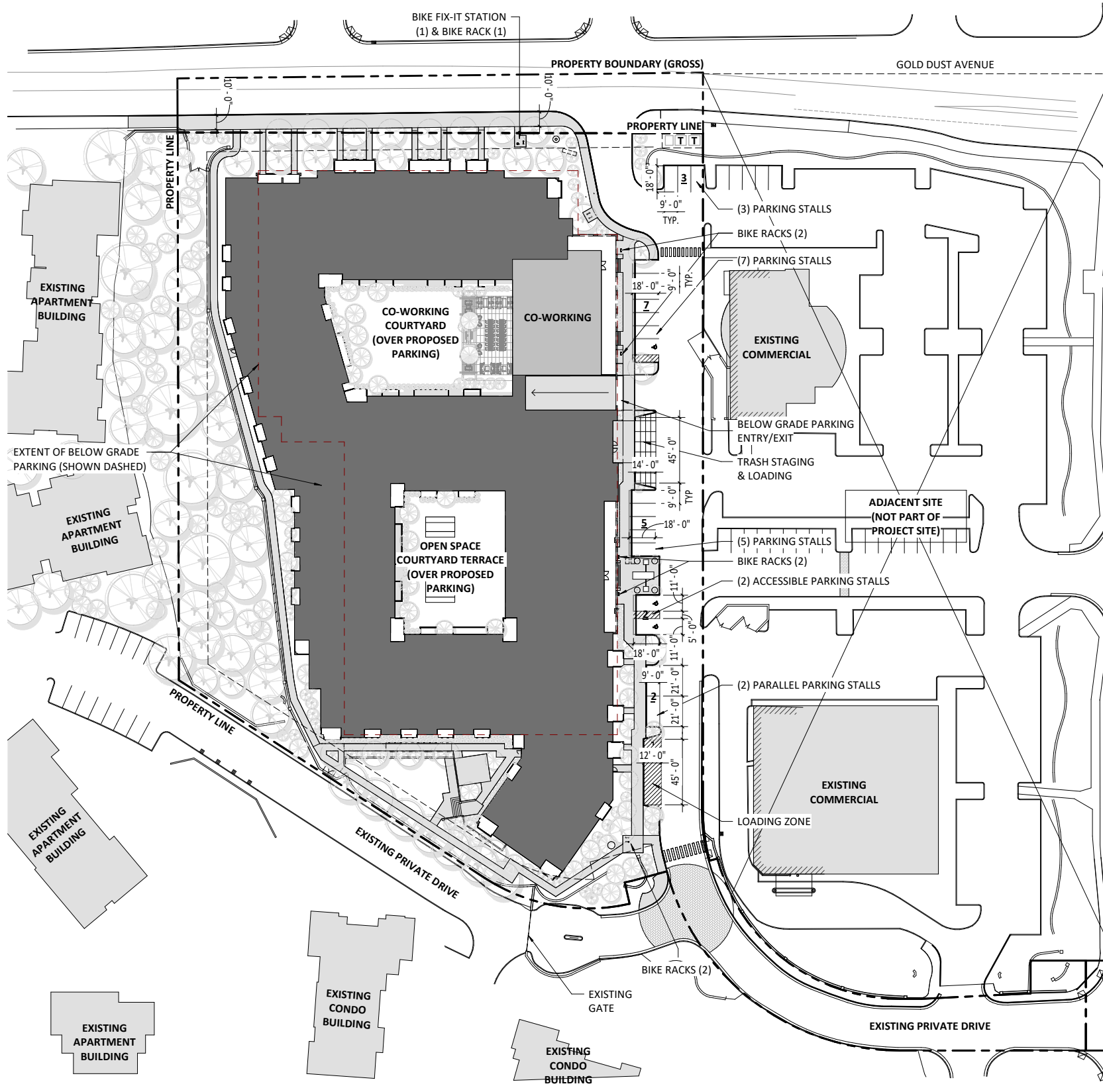
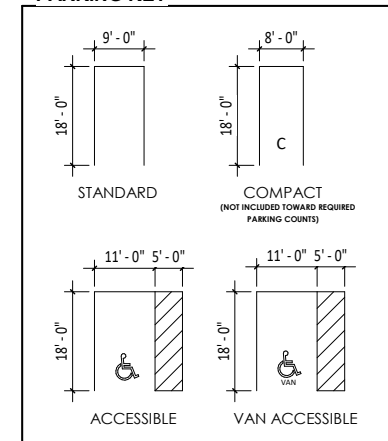
**SURFACE**  
STANDARD: 16  
ACCESSIBLE: 3  
TOTAL: 19

**TOTAL**  
STANDARD: 387  
ACCESSIBLE: 21  
TOTAL: 408

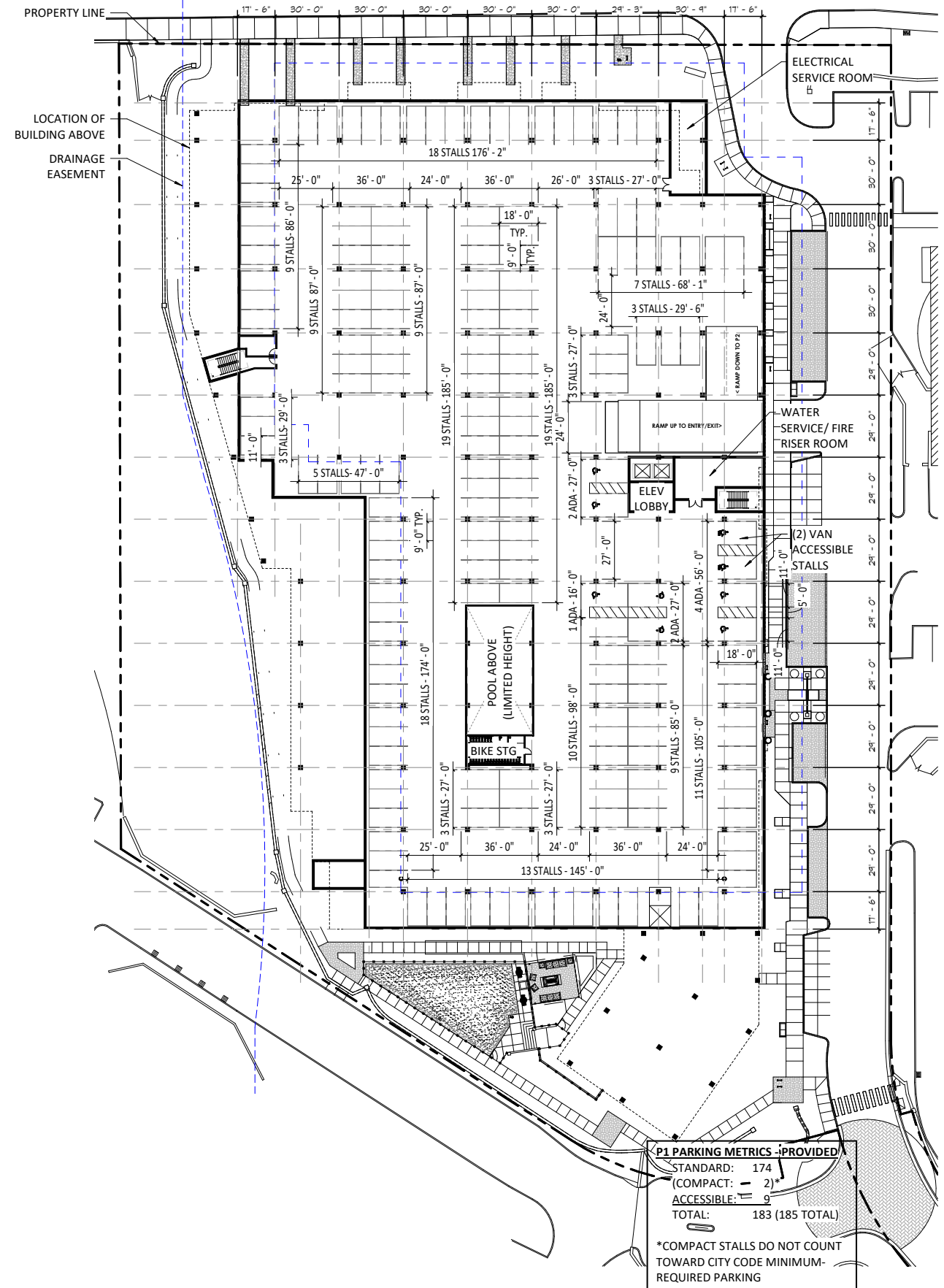
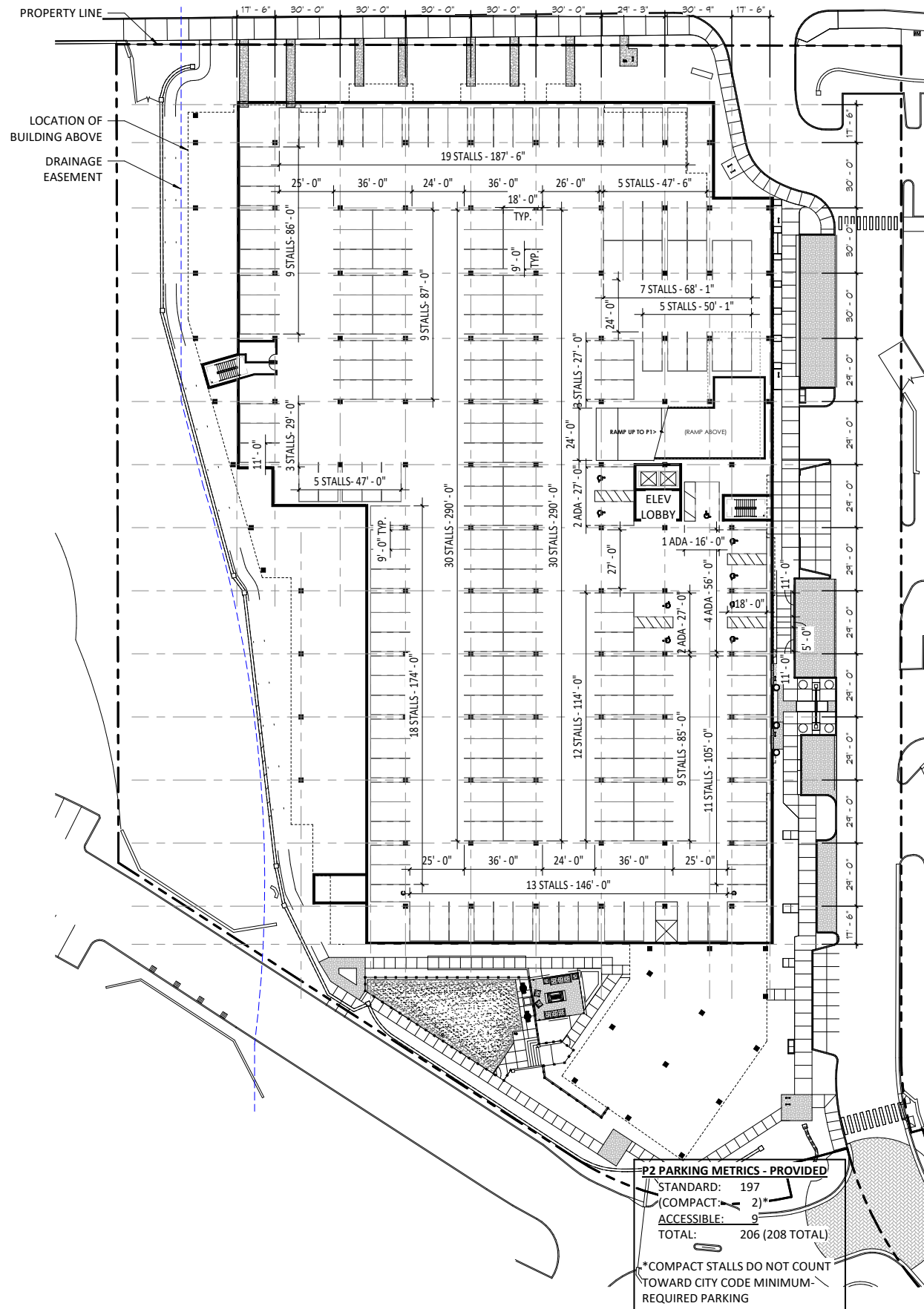
**GENERAL NOTES**

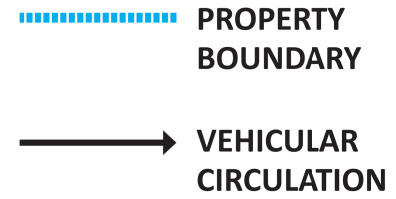
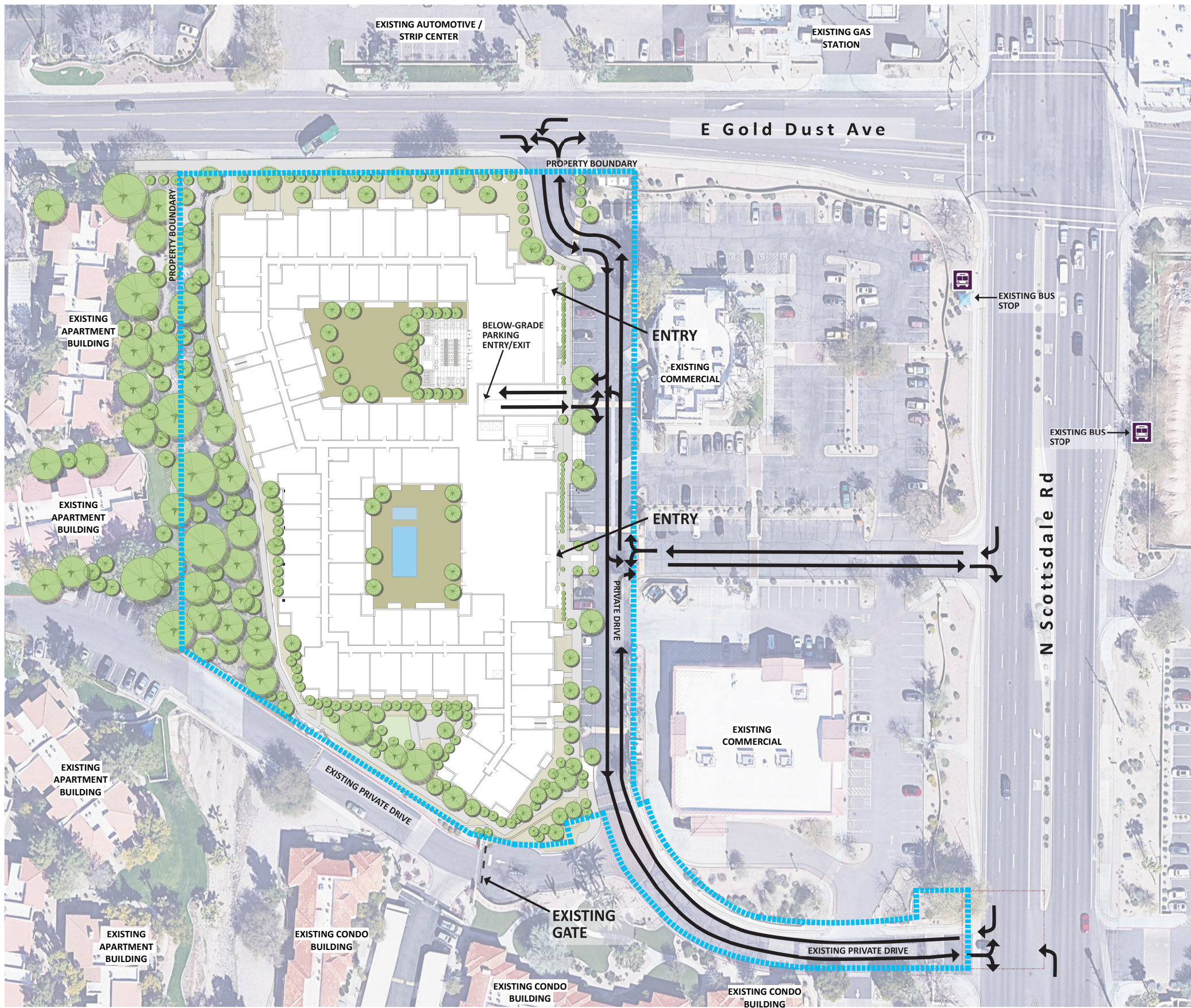
- WITHIN TOTAL PROVIDED PARKING, PROVIDING 10 TOTAL DUAL ELECTRIC VEHICLE CHARGING STATIONS (= 20 VEHICLES)

**PARKING KEY**



**1 SITE PLAN - PARKING**  
A.s.1 1" = 40'-0"

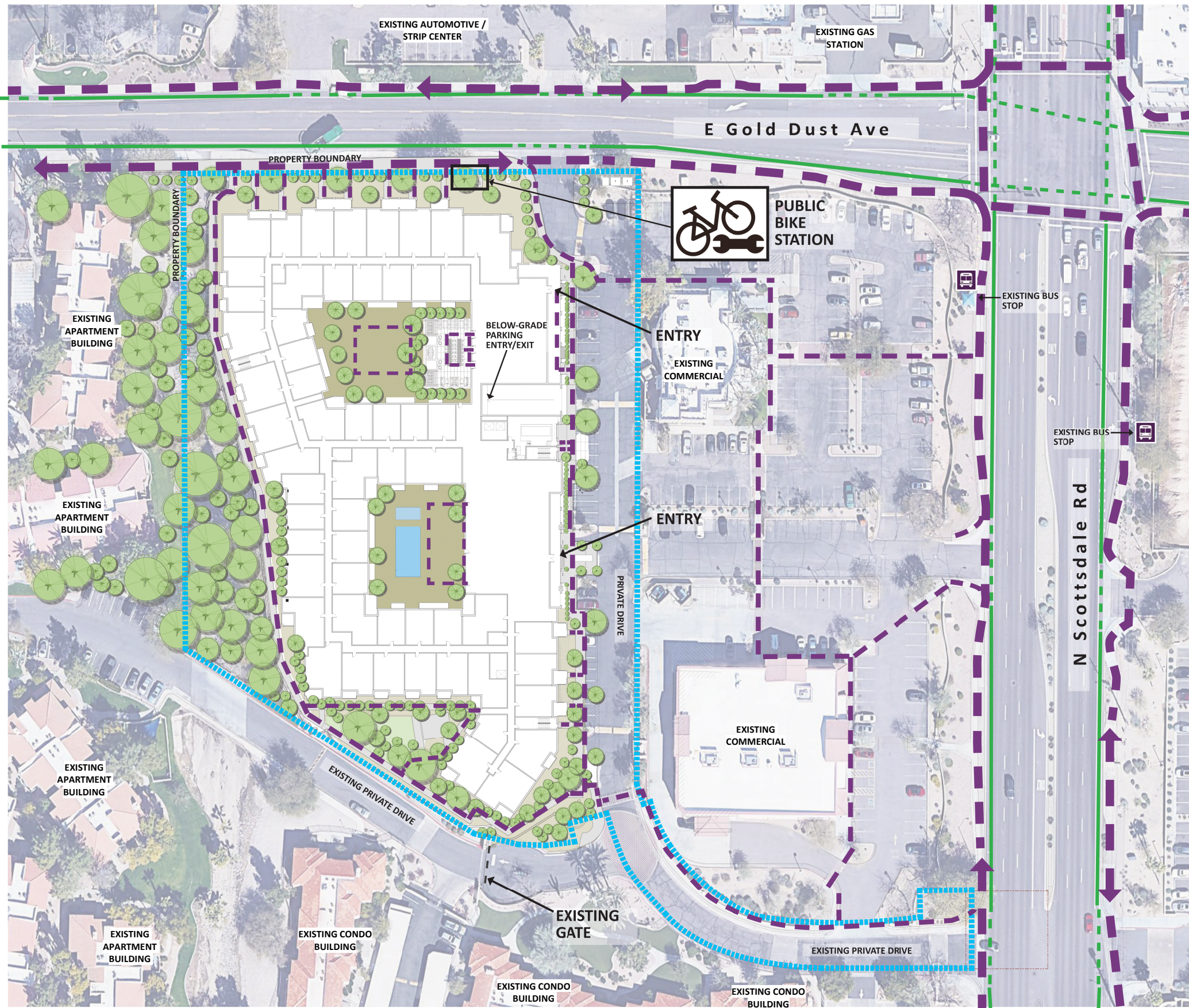




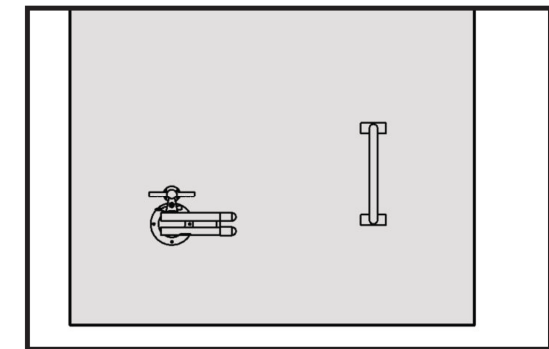
\*Circulation patterns outside project's property boundaries are conceptual and suggestive in nature



SCALE: APPROX. 1:40



- PROPERTY BOUNDARY
- PEDESTRIAN CIRCULATION
- BICYCLE CIRCULATION



PLAN VIEW: PROPOSED BIKE FIX-IT STATION

\*Circulation patterns outside project's property boundaries are conceptual and suggestive in nature



SCALE: APPROX. 1:40



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EAST ELEVATION

1" = 20'-0"



NORTH ELEVATION

1" = 20'-0"

ELEVATION MATERIAL KEY

ST-1	STUCCO - COLOR 'A'
ST-2	STUCCO - COLOR 'B'
ST-3	STUCCO - COLOR 'C'
STN-1	STONE
TR-1	TILE ROOFING
R-1	STEEL RAILING
CT-1	DECORATIVE TILE
DS-1	COPPER DOWNSPOUT
W-1	WINDOW/DOORS
SF-1	ALUMINUM STOREFRONT
PERG	PERGOLA SHADING ELEMENT



WEST ELEVATION

1" = 20'-0"



SOUTH ELEVATION

1" = 20'-0"

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SOUTH PROPERTY LINE



GOLD DUST AVENUE FRONTAGE WITHOUT TREE CANOPY (ILLUSTRATIVE ONLY)



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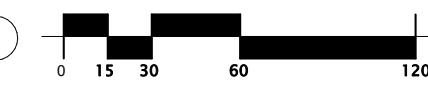
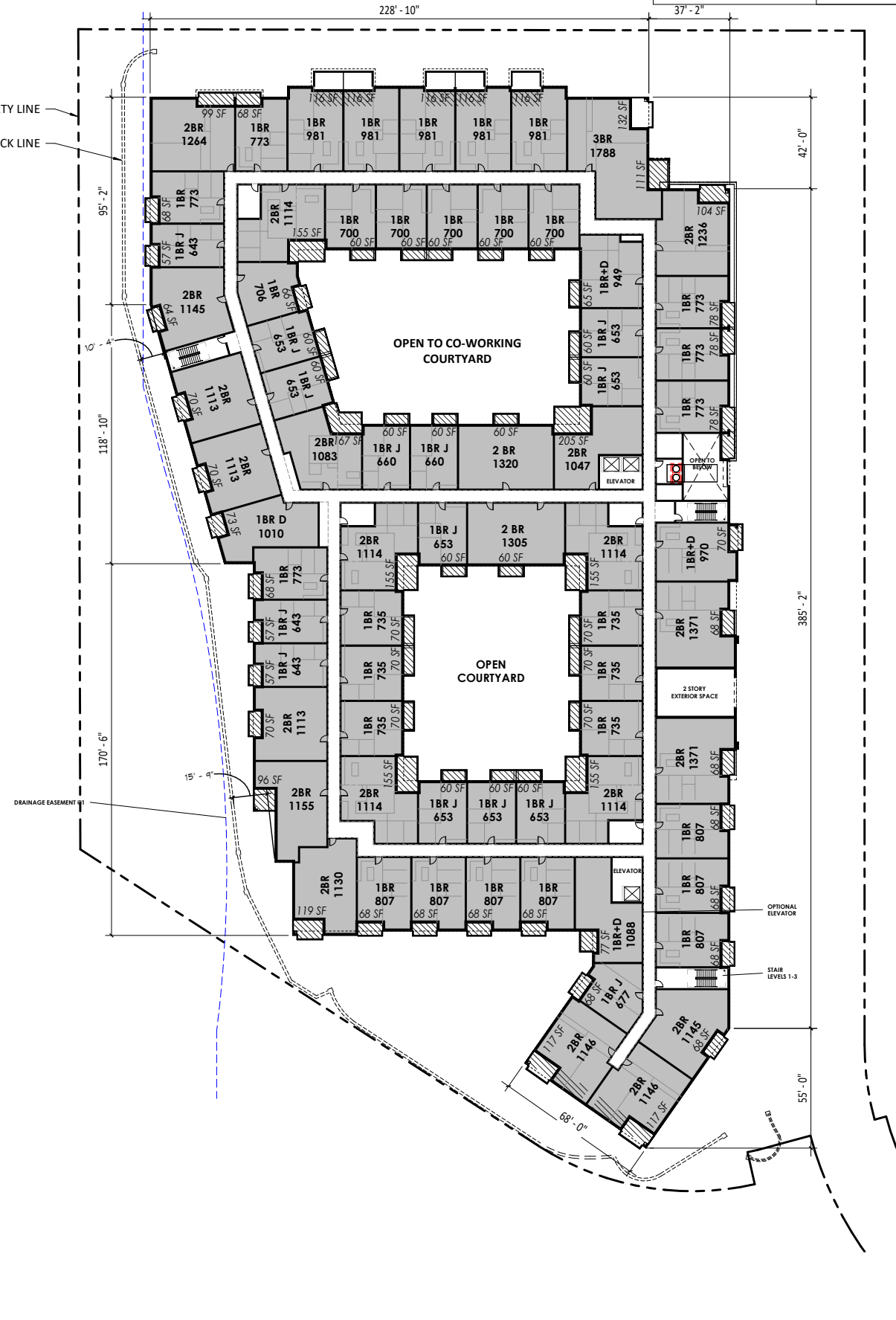
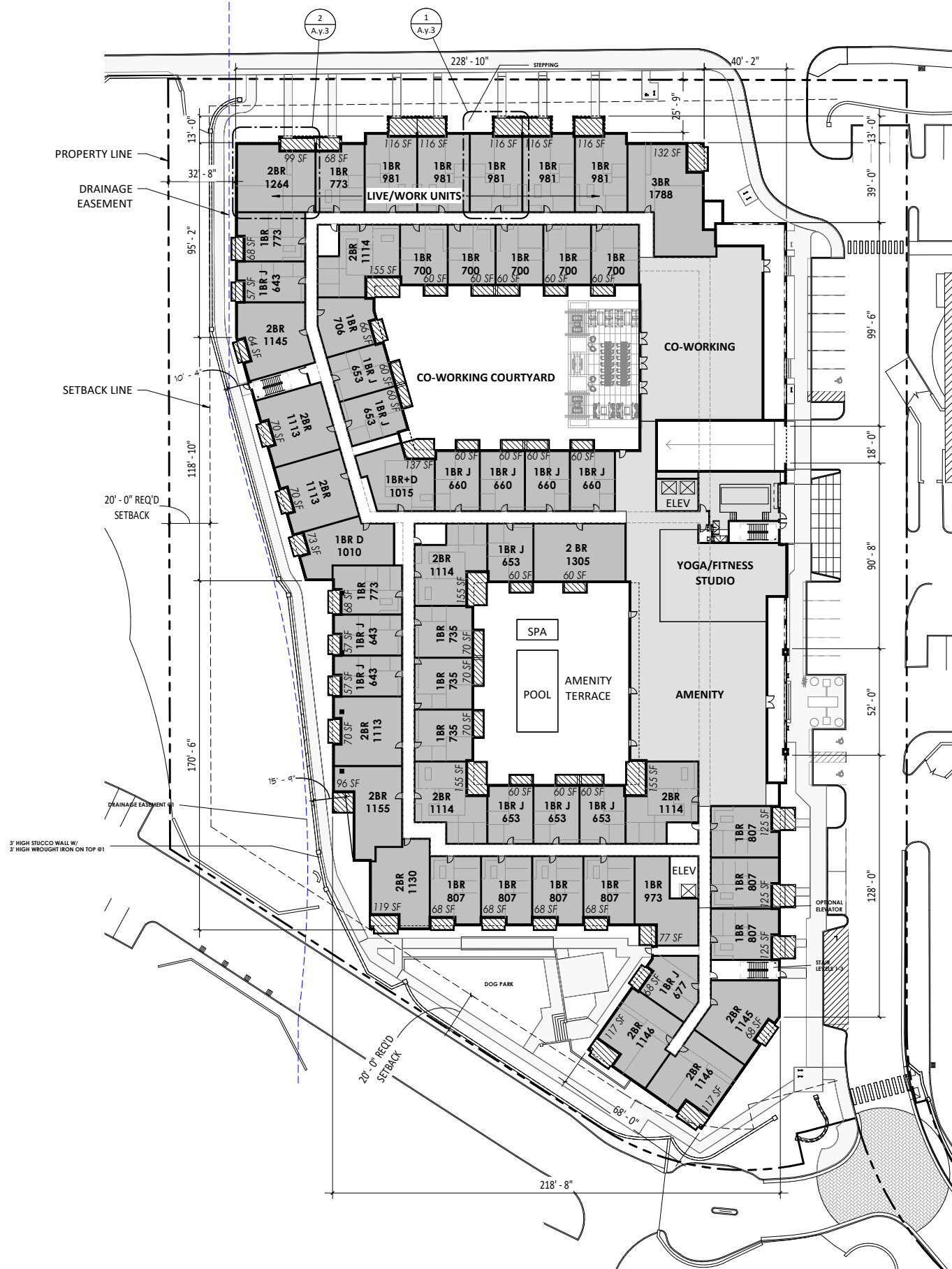
**GOLD DUST AVENUE FRONTAGE WITH TREE CANOPY**



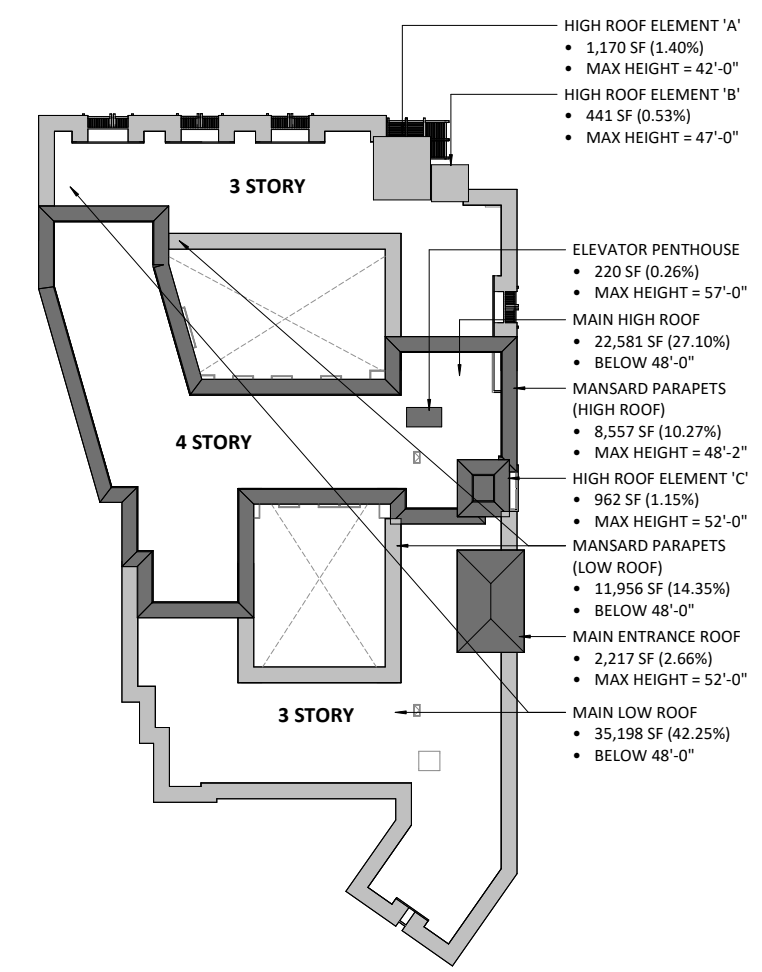
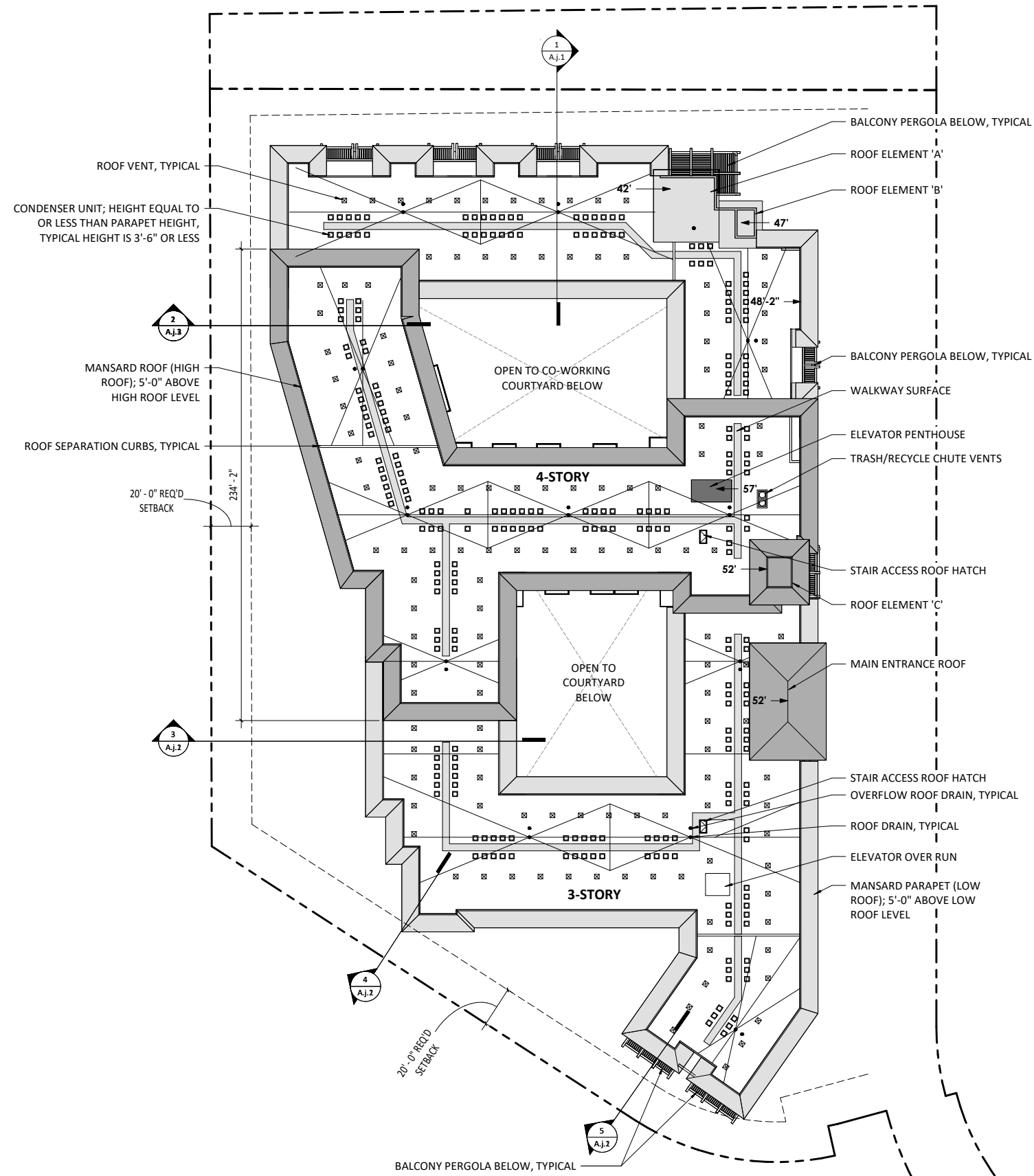
**GOLD DUST AVENUE PEDESTRIAN EXPERIENCE**



RESIDENCE MATRIX SF	
1 BEDROOM JR:	643 - 677 SF
1 BEDROOM:	700 - 981 SF
1 BEDROOM + DEN:	949 - 1,088 SF
2 BEDROOM:	1,047 - 1,371 SF
3 BEDROOM:	1,523 - 1,788 SF







- HIGH ROOF ELEMENT 'A'
  - 1,170 SF (1.40%)
  - MAX HEIGHT = 42'-0"
- HIGH ROOF ELEMENT 'B'
  - 441 SF (0.53%)
  - MAX HEIGHT = 47'-0"
- ELEVATOR PENTHOUSE
  - 220 SF (0.26%)
  - MAX HEIGHT = 57'-0"
- MAIN HIGH ROOF
  - 22,581 SF (27.10%)
  - BELOW 48'-0"
- MANSARD PARAPETS (HIGH ROOF)
  - 8,557 SF (10.27%)
  - MAX HEIGHT = 48'-2"
- HIGH ROOF ELEMENT 'C'
  - 962 SF (1.15%)
  - MAX HEIGHT = 52'-0"
- MANSARD PARAPETS (LOW ROOF)
  - 11,956 SF (14.35%)
  - BELOW 48'-0"
- MAIN ENTRANCE ROOF
  - 2,217 SF (2.66%)
  - MAX HEIGHT = 52'-0"
- MAIN LOW ROOF
  - 35,198 SF (42.25%)
  - BELOW 48'-0"

**SUMMARY**

TOTAL ROOF SF AREA - 4 STORY (BELOW 48'-0")		
• MAIN HIGH ROOF	22,581 SF	27.10%
• ROOF ELEMENT 'A'	1,170 SF	1.4%
• ROOF ELEMENT 'B'	441 SF	0.53%
<b>TOTAL</b>	<b>24,192 SF</b>	<b>29.03%</b>

TOTAL ROOF SF AREA - 3 STORY (BELOW 48'-0")		
• MAIN LOW ROOF	35,198 SF	42.25%
• MANSARD PARAPET (MAIN LOW ROOF)	11,956 SF	14.35%
<b>TOTAL</b>	<b>47,154 SF</b>	<b>56.60%</b>

ROOF SF AREA ABOVE 48'-0" AND BELOW 58'-0"		
• MANSARD PARAPET (HIGH ROOF)	8,557 SF	10.27%
• ROOF ELEMENT 'C'	962 SF	1.15%
• MAIN ENTRANCE ROOF	2,217 SF	2.66%
• ELEVATOR PENTHOUSE	220 SF	0.26%
<b>TOTAL</b>	<b>11,956 SF</b>	<b>14.34%</b>

<b>TOTAL AREA OF ROOF:</b>	<b>83,302 SF</b>
<b>TOTAL AREA OF ROOF ABOVE 48'-0":</b>	<b>11,956 SF (14.34%)</b>

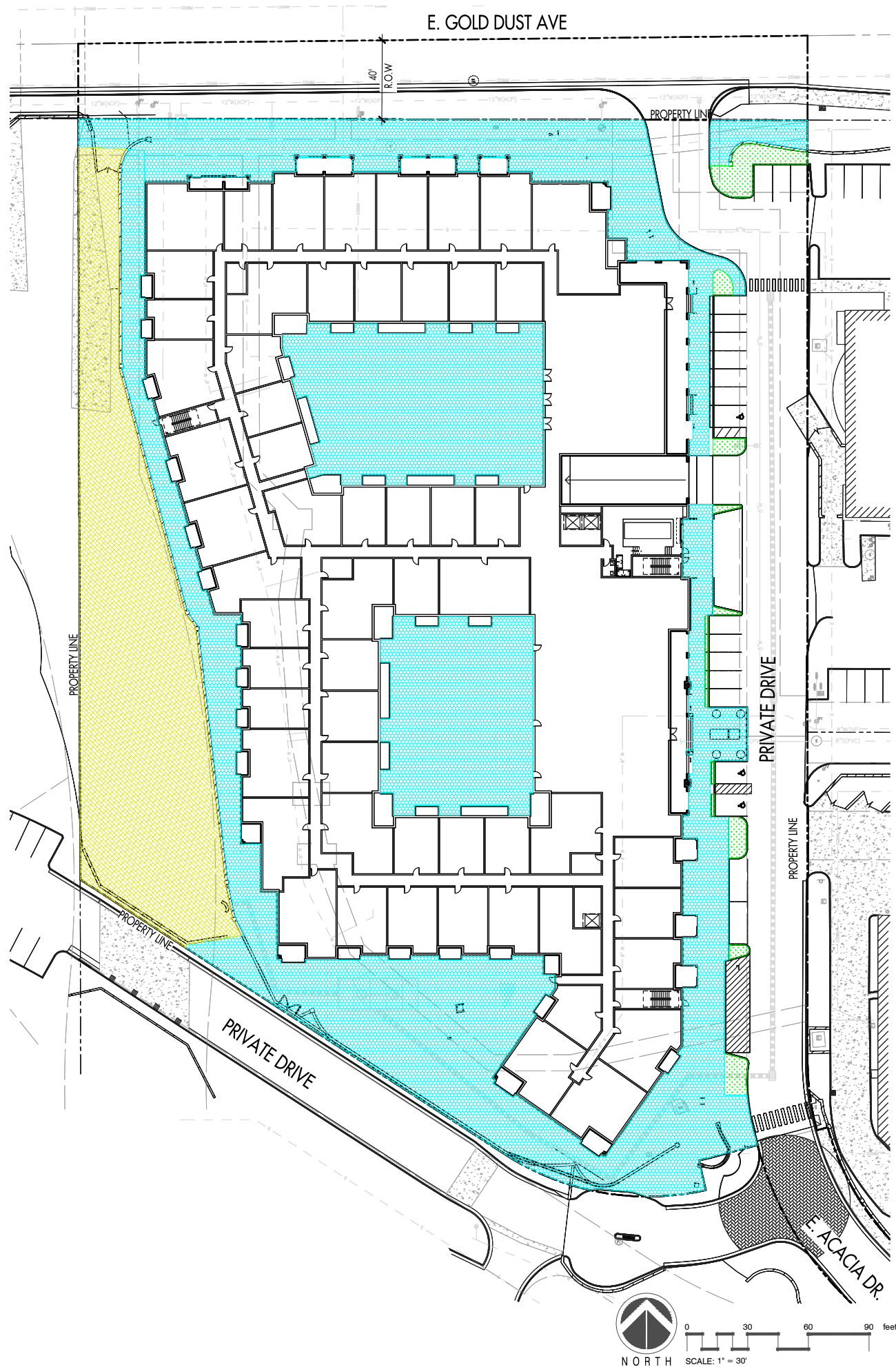
2 DIAGRAM OF ROOF ELEMENTS ABOVE 48' - 0" MAX BUILDING HEIGHT (SHOWN DARK GREY POCHE)  
1" = 50'-0"

1 ROOF LEVEL  
1" = 30'-0"





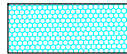


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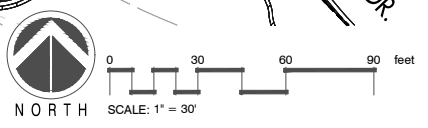
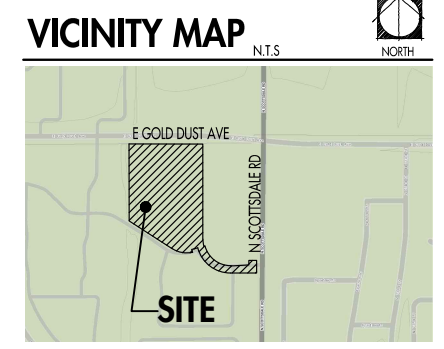


**SITE AREA (GROSS): 202,217 S.F. (4.642 AC)**

**COMMON OPEN SPACE REQUIRED: 20,222 S.F. (10% OF GROSS SITE AREA)**

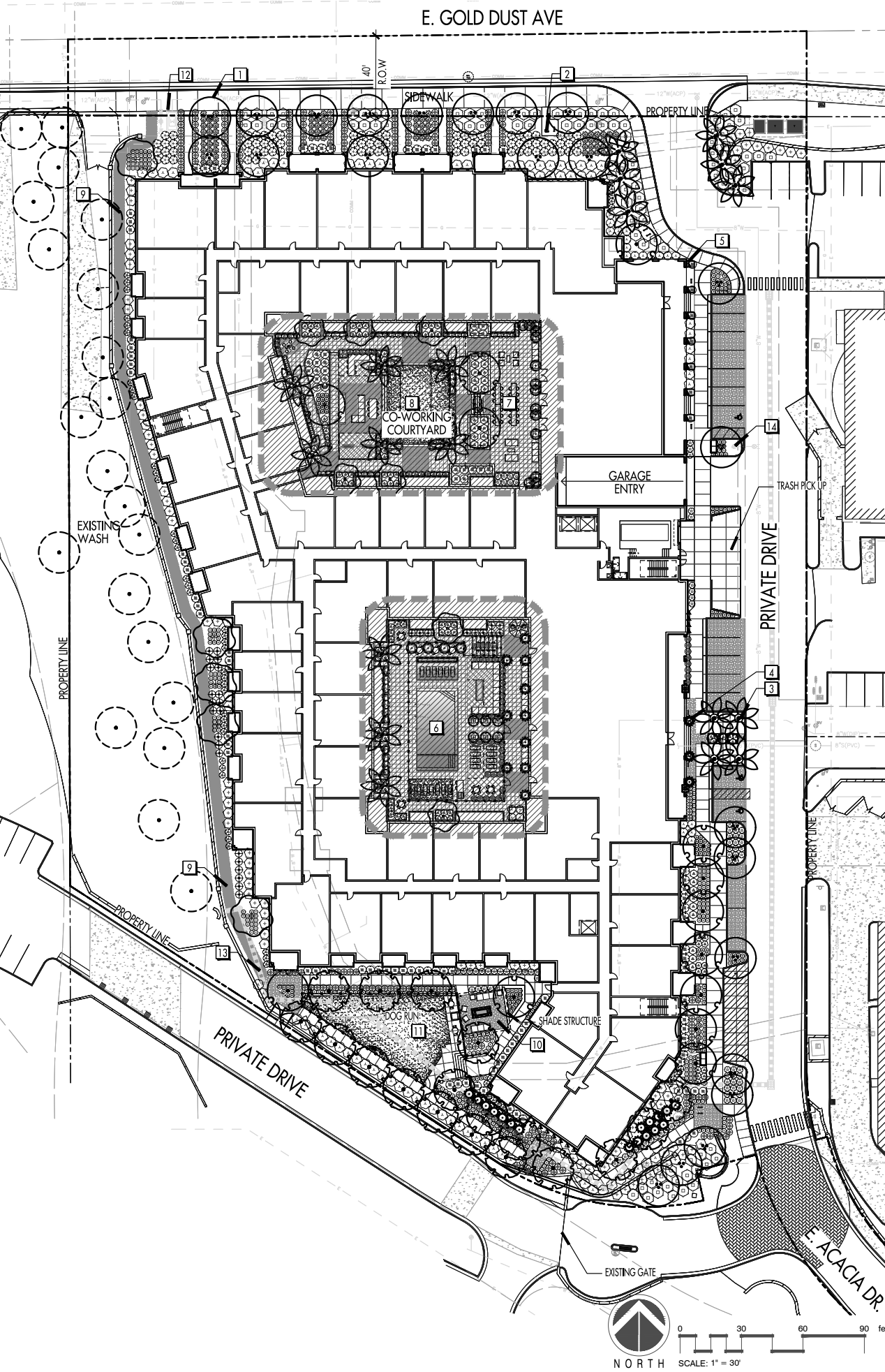
**OVERALL COMMON/ USABLE OPEN SPACE, UNUSABLE OPEN SPACE: 64,503 S.F.  
TOTAL= 32% OF GROSS SITE (219% INCREASE)**

-  **DENOTES COMMON/ USABLE OPEN SPACE**  
47,936 S.F. TOTAL
-  **DENOTES COMMON OPEN SPACE CONSIDERED UNUSABLE**  
**NEAR / WITHIN DEDICATED DRAINAGE EASEMENT**  
16,567 S.F. TOTAL
-  **DENOTES PARKING LOT LANDSCAPING**  
1,443 S.F. TOTAL





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**PLANT LEGEND**

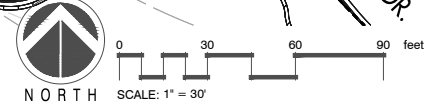
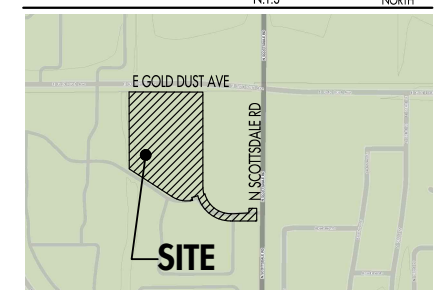
TREES	COMMON / BOTANICAL NAME	SIZE	QTY
	ANACACHO ORCHID TREE / BAUHINIA LUNARIOIDES TALL UPRIGHT TO MATCH STANDARDS	36" BOX	7
	CHINESE ELM / ULMUS PARVIFOLIA TALL UPRIGHT TO MATCH STANDARDS	48" BOX	18
	DATE PALM / PHOENIX DACTYLIFERA PLUMB AND STRAIGHT. NO BOWS OF CURVES. NEW DIAMOND CUT.	16" TALL	19
	EXISTING / EXISTING	PROTECT IN PLACE	
	FRUITLESS OLIVE / OLEA EUROPAEA 'FRUITLESS' UPRIGHT VASE SHAPE MULTI TRUNK	48" BOX	13
	KUMQUAT / CITRUS JAPONICA FOR ENTRY PLANTERS & POTS. FOR POTS TOP DRESS WITH BLACK MEXICAN BEACH PEBBLES.	15 GAL	27
	SAGO PALM / CYCAS REVOLUTA FOR POTS. TOP DRESS WITH BLACK MEXICAN BEACH PEBBLE	15 GAL	30
	SONORAN EMERALD PALO VERDE / PARKINSONIA X 'SONORAN EMERALD' UPRIGHT VASE MULTI SHAPE TRUNK	36" BOX	5
	SONORAN EMERALD PALO VERDE / PARKINSONIA X 'SONORAN EMERALD' UPRIGHT VASE MULTI SHAPE TRUNK	48" BOX	23
SHRUBS	COMMON / BOTANICAL NAME	SIZE	QTY
	BIRD OF PARADISE / STRELTIZIA REGINAE SPACE PER PLANS TO FORM HEDGE, 36" FROM HARDSCAPE.	15 GAL	35
	CIMMERON / LEUCOPHYLLUM ZYGOPHYLLUM 'BLUE RANGER' PLANT TO FORM HEDGE, 24" FROM HARDSCAPE.	5 GAL	95
	COMMON MYRTLE / MYRTUS COMMUNIS SPACE PER PLANS TO FORM HEDGE, 36" FROM HARDSCAPE.	5 GAL	83
	DWARF COMMON MYRTLE / MYRTUS COMMUNIS 'COMPACTA' SPACE PER PLANS TO FORM HEDGE, 24" FROM HARDSCAPE.	5 GAL	117
	HOPSEED BUSH / DODONAEA VISCOSA SPACE PER PLANS TO FORM HEDGE, 36" FROM HARDSCAPE.	5 GAL	90
	ICEBERG ROSE / ROSA X 'ICEBERG' SPACE PER PLANS TO FORM HEDGE, 24" FROM HARDSCAPE.	15 GAL	48
	LITTLE OLLIE OLIVE / OLEA EUROPAEA 'LITTLE OLLIE' TM SPACE PER PLANS TO FORM HEDGE, 24" FROM HARDSCAPE.	5 GAL	253
	MEXICAN PETUNIA / RUELLIA BRITTONIANA SPACE PER PLANS TO FORM HEDGE, 24" FROM HARDSCAPE.	5 GAL	72
	PETITE PINK OLEANDER / NERIUM OLEANDER 'PETITE PINK' SPACE PER PLANS TO FORM HEDGE, 24" FROM HARDSCAPE.	5 GAL	31
	RED HIBISCUS / HIBISCUS ROSA-SINENSIS SPACE PER PLAN TO FORM HEDGE, 36" FROM HARDSCAPE.	5 GAL	31
	YELLOW BELLS / TECOMA STANS SPACE PER PLANS TO FORM HEDGE, 36" FROM HARDSCAPE.	5 GAL	43
ACCENT	COMMON / BOTANICAL NAME	SIZE	QTY
	BLUE FLAME AGAVE / AGAVE X 'BLUE FLAME' SPACE PER PLAN, NO SCARS, RIPS, OR TEARS.	5 GAL	82
	QUEEN VICTORIA AGAVE / AGAVE VICTORIAE-REGINAE SPACE PER PLAN, 24" FROM HARDSCAPE.	5 GAL	65
	SLIPPER / PEDILANTHUS BRACTEATUS 16" TALL MIN. FULL CAN, 10 STEM MIN.	5 GAL	27
	YELLOW BLOOMING ALOE / ALOE BARBADENSIS SPACE PER PLAN 24" FROM HARDSCAPE.	5 GAL	170
GROUNDCOVER	COMMON / BOTANICAL NAME	SIZE	QTY
	OUTBACK SUNRISE EMU BUSH / EREMOPHILA GLABRA 'MINGENEW GOLD' SPACE PER PLAN, 12" FROM HARDSCAPE.	1 GAL	95
	PURPLE TRAILING LANTANA / LANTANA MONTEVIDENSIS SPACE PER PLAN, 12" FROM HARDSCAPE.	1 GAL	73
	STAR JASMINE / TRACHELOSPERMUM JASMINOIDES SPACE PER PLAN, 12" FROM HARDSCAPE.	1 GAL	115
	UPRIGHT BLUE ROSEMARY / ROSMARINUS OFFICINALIS 'UPRIGHT BLUE' SPACE PER PLAN, 12" FROM HARDSCAPE.	1 GAL	159
VINES	COMMON / BOTANICAL NAME	SIZE	QTY
	BARBARA KARST BOUGAINVILLEA / BOUGAINVILLEA X 'BARBARA KARST' 4' TALL MIN. ATTACH TO PALMS.	15 GAL	38
	CREEPING FIG / FICUS PUMILA 4' TALL MIN. ATTACH TO PALMS. REMOVE STAKE	15 GAL	18

WATER INTENSIVE PLANT MATERIAL  
TOTAL AREA OF LOTS: 4.642 ACRES OR 202,217 S.F. INITIAL 9,000 S.F. x 10% = 900 S.F.  
TOTAL WATER INTENSIVE LANDSCAPE AREA ALLOWED: MAX 34,560 S.F. x 5% = 1,728 S.F.  
TOTAL WATER INTENSIVE LANDSCAPE AREA PROPOSED: 1,443 S.F.

**KEYNOTES**

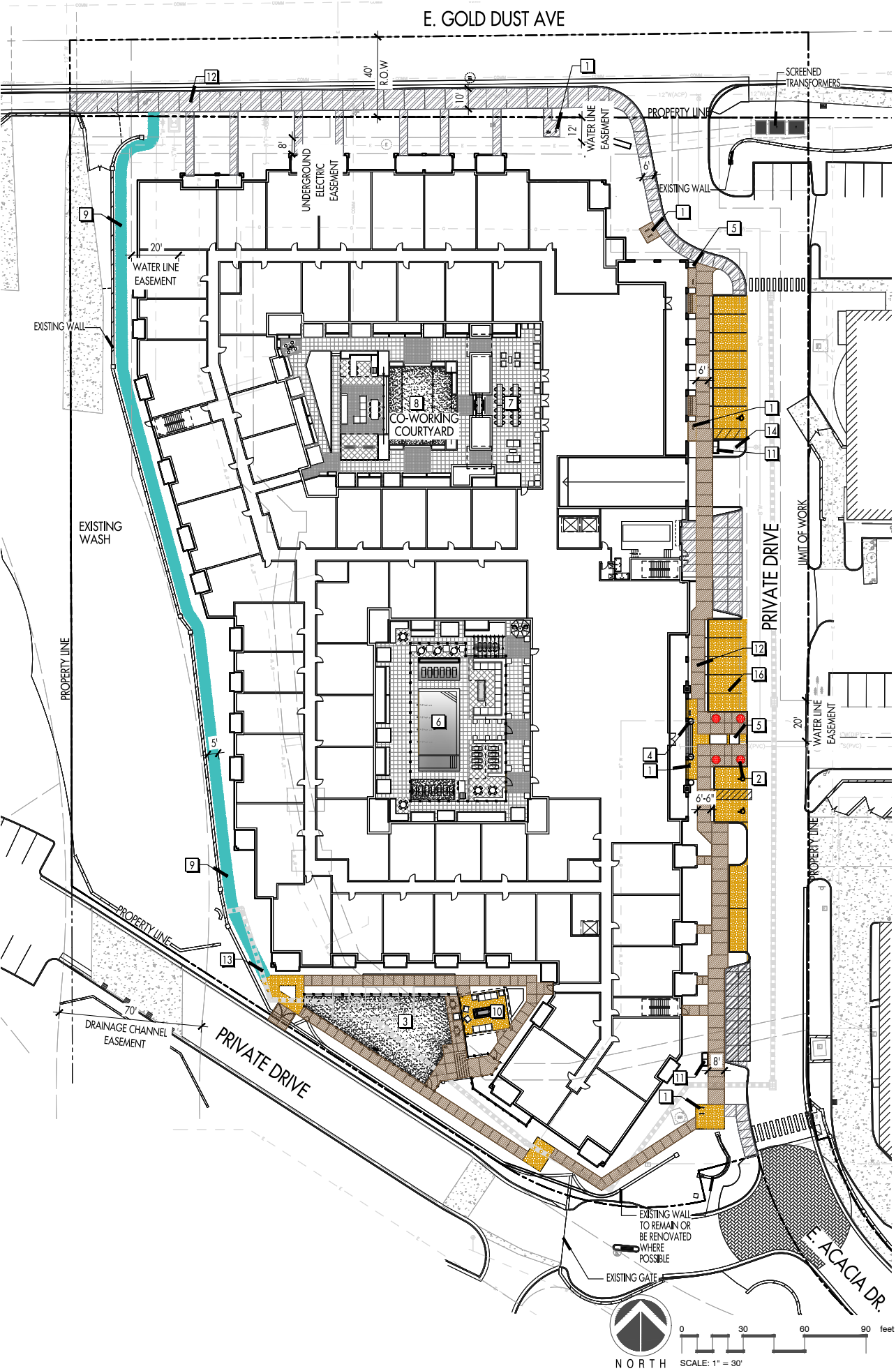
- STREET TREES 30' O.C.
- FIX-IT BIKE STATION
- DATE PALMS IN PLAZA SETTING FRAMING THE FRONT ENTRY.
- POTS TO ENHANCE ARCHITECTURAL COLUMNS.
- RAISED METAL PLANTERS.
- POOL AREA WITH SHADE STRUCTURE, FIRE PIT, BBQ, POTS, & ENHANCED LANDSCAPE.
- CO-WORK SPACE WITH WATER FEATURE, SHADE STRUCTURE, MOVEABLE FURNITURE, & RAISED PLANTERS.
- COMMUNITY GARDEN WITH LARGE SYNTHETIC LAWN, SEATING AREA, FIRE PLACE, BBQ, SWINGS, & ACCENT LIGHTING.
- STABILIZED DG PATH ALONG DRAINAGE/ EXISTING WASH.
- ELEVATED SEATING AREA WITH SHADE STRUCTURES, FIRE PLACE, & SEATING STAIRS.
- DOG RUN.
- UNDERGROUND WET UTILITY OR BACKFLOW. REFER TO CIVIL.
- UNDERGROUND STORM DRAIN. REFER TO CIVIL.
- FIRE HYDRANT.

**VICINITY MAP**





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



### CONCEPTUAL HARDSCAPE LEGEND\*

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

	HARDSCAPE MATERIAL A		TRENCH GRATE MATERIAL
	HARDSCAPE MATERIAL B		SITE GRANITE
	HARDSCAPE MATERIAL C		TRAIL GRANITE

### KEYNOTES

- 1 BIKE RACKS AND OR FIX-IT STATION.
- 2 ORNAMENTAL PALM GRATES.
- 3 DOG PARK AREA.
- 4 POTS TO ENHANCE ARCHITECTURAL COLUMNS.
- 5 RAISED PLANTERS.
- 6 POOL AREA WITH SHADE STRUCTURE, FIRE PIT, BBQ, POTS, & ENHANCED LANDSCAPE. SEE SHEET L.3 FOR ENLARGEMENT.
- 7 CO-WORK SPACE WITH WATER FEATURE, SHADE, MOVEABLE FURNITURE, & RAISED PLANTERS.
- 8 OUTDOOR AMENITY SPACE WITH LARGE SYNTHETIC LAWN, SEATING AREA, FIRE PLACE, BBQ, SWINGS, & ACCENT LIGHTING. SEE SHEET L.3 FOR ENLARGEMENT.
- 9 STABILIZED DG PATH ALONG DRAINAGE/ EXISTING WASH.
- 10 ELEVATED SEATING AREA WITH SHADE STRUCTURES, FIRE PLACE, & SEATING STAIRS.
- 11 TRASH, RECYCLE RECEPTACLE.
- 12 CONCRETE WALKWAY.
- 13 UNDERGROUND STORM DRAIN. REFER TO CIVIL.
- 14 FIRE HYDRANT.
- 15 NOT USED.
- 16 PAVERS AT PARKING.

### CONCEPTUAL HARDSCAPE MATERIALS\*

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

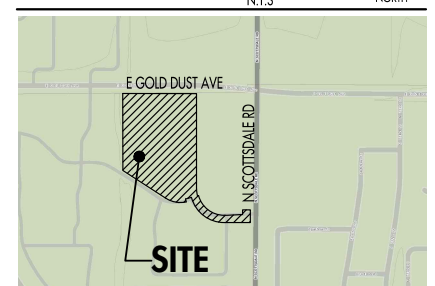
HARDSCAPE MATERIAL A	HARDSCAPE MATERIAL B	HARDSCAPE MATERIAL C	SITE & TRAIL GRANITE COLOR & SIZE TBD

### CONCEPTUAL SITE ELEMENTS\*

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

BIKE RACKS	TRASH & RECYCLE RECEPTACLE	PET BAG STATION	DOG FOUNTAIN WITH SPIGOT CONCEPT	FIXIT BIKE STATION
PALM GRATE AT ENTRY	TRENCH GRATE AT ENTRY	RUSTED STEEL PLANTER CONCEPT		

### VICINITY MAP



**DRAFT**  
RESOLUTION NO. 12619

A RESOLUTION OF THE CITY OF SCOTTSDALE, ARIZONA,  
AUTHORIZING THE MAYOR TO EXECUTE DEVELOPMENT  
AGREEMENT NO. 2022-164-COS FOR PROPERTY LOCATED AT  
10050 N. SCOTTSDALE ROAD.

WHEREAS, A.R.S. § 9-500.05 authorizes the City to enter into development agreements with persons having an interest in real property located in the City; and

WHEREAS, it is in the best interest of the City and owner to enter into Development Agreement No. 2022-164-COS for a development located at 10050 N. Scottsdale Road; and

WHEREAS, Development Agreement No. 2022-164-COS is consistent with the portions of the City's general plan applicable to the property on the date this Agreement is executed.

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

Section 1. That the Mayor is authorized and directed to execute Development Agreement No. 2022-164-COS after it has been executed by all other parties.

Section 2. That the City Clerk is hereby directed to record Development Agreement No. 2022-164-COS with the Maricopa County Recorder within ten (10) days of its execution by all parties.

Section 3. The City Council hereby authorizes the City Manager or his designee to execute any other documents and take such other actions as are necessary to carry out the intent of this Resolution and Contract No. 2022-164-COS.

PASSED AND ADOPTED by the Council of Scottsdale 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

ATTACHMENT 6  
Contract No.  
2022-164-COS  
(Placeholder)

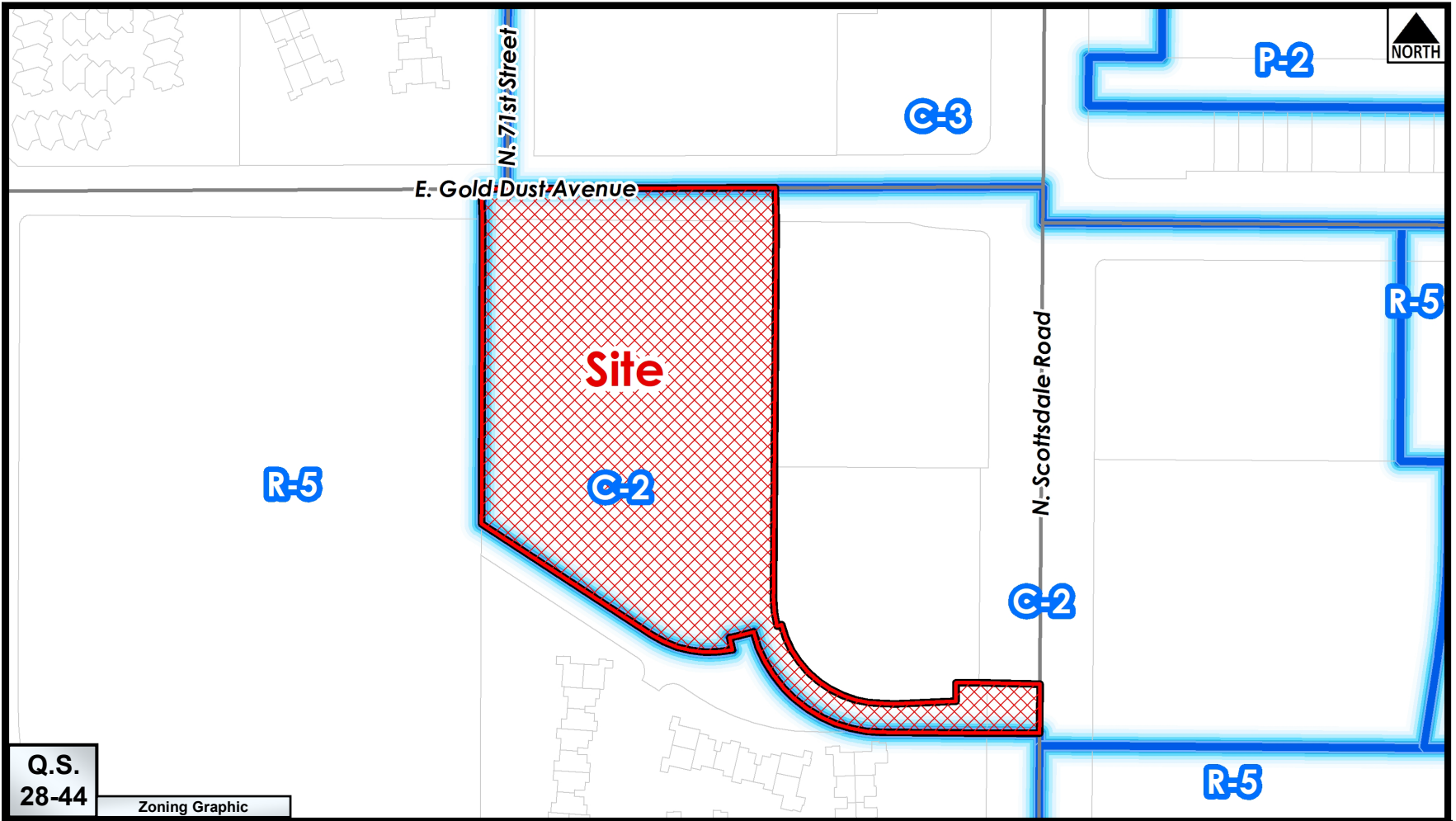




Q.S.  
28-44  
2001 General Plan

Existing General Plan Land Use  
Commercial

4-ZN-2022 & 2-GP-2022



Q.S.  
28-44

Zoning Graphic

Existing Zoning

4-ZN-2022

# ATTACHMENT 8

**TRAFFIC IMPACT ANALYSIS SUMMARY**  
**Gold Dust**  
**SWC Gold Dust Avenue/Scottsdale Road**  
**2-GP-2022 & 4-ZN-2022**

**Summary Prepared by PMurphy, COS Traffic Engineering**  
**Traffic Impact Study Prepared by Jamie Ann K. Blakeman, Lokahi**  
**Traffic Impact Study Status: ACCEPTED**

**Existing Conditions:**

Site Location –

Existing Development – Site is currently zoned C-2 and has a 27,581 square foot retail plaza.

Street Classifications –

- Scottsdale Road is classified as a Major Arterial
- Gold Dust Avenue, east of Scottsdale Road, is classified as a Major Collector.
- Gold Dust Avenue, west of Scottsdale Road is classified as a local roadway.

Existing Street Conditions –

- The Gold Dust Avenue and Scottsdale Road intersection is signalized. There are exclusive left-turn lanes on all approaches. Northbound and eastbound traffic are provided dedicated right-turn lanes.
- The Acacia Drive and Scottsdale Road intersection is two-way stop controlled for eastbound and westbound traffic. There are exclusive left-turn lanes on the northbound and southbound approaches, and a northbound right-turn lane.
- The existing Driveway A/Gold Dust Avenue intersection is a full access, two-way stop controlled (N/S) driveway located approximately 400 feet west of Scottsdale Road. Gold Dust Avenue has a two-way center left turn lane.
- The existing Driveway B/Scottsdale Road is a right-in/right-out driveway located on the west side of Scottsdale Road, 300 feet south of Gold Dust Avenue.

Existing Volumes – v/c = volume to capacity; vpd = vehicles per day

- There are 31,600 daily vehicles on Scottsdale Road south of Gold Dust Avenue (0.66 V/C)
- There are 3,400 daily vehicles on Gold Dust Avenue west of Scottsdale Road. (approximately 0.20 V/C)
  
- Shea Boulevard – 70<sup>th</sup> Street to Scottsdale Road = 32,400 vpd (0.68 v/c)
- Shea Boulevard – Scottsdale Road to Hayden Road = 34,000 vpd (0.71 v/c)
  
- Scottsdale Road & Mountain View Road = 44,600 vpd (-15% from 2018)
- Scottsdale Road & Shea Boulevard = 42,100 vpd (-43% from 2018)

Existing Speed Limits –

- Scottsdale Road has a 40 mph speed limit.
- Gold Dust Avenue has a 30 mph speed limit west of Scottsdale Road.
- Gold Dust Avenue has a 35 mph speed limit east of Scottsdale Road.

**Collision Information –**

Scottsdale Road from Mountain View Road to Shea Boulevard had a collision rate of 3.87 (rank 21) in 2020 (1.36 citywide segment average).

Scottsdale Road and Shea Boulevard intersection had a collision rate of 1.50 (rank 7) in 2020 (0.54 citywide intersection average).

Scottsdale Road and Mountain View intersection had a collision rate of 0.74 (rank 60) in 2020.

**Proposed Development:**

Description - The proposed development plan consists of 225 units of multifamily housing and a 2,500 square foot health/fitness club

Site Access – The applicant is proposing to maintain the existing access on the south side of Gold Dust Avenue. The existing access on the west side of Scottsdale Road and Acacia Drive (the southern private driveway), will continue to serve the proposed site and existing adjacent land uses.

**TRIP GENERATION COMPARISON TABLE:**

	Daily Total	AM Peak Hour			PM Peak Hour		
		In	Out	Total	In	Out	Total
<b>Proposed - Multifamily (LUC 220)</b> 99 units (3 story)	667	10	30	40	32	18	50
<b>Proposed - Multifamily (LUC 221)</b> 126 units (4 story)	572	11	36	47	30	19	49
<b>Proposed - Fitness Club (LUC 492)</b> 2,500 SF	72	2	1	3	5	4	9
<b>Total Proposed</b>	1,311	23	67	90	67	41	108
<b>Previously Approved - Retail Plaza (LUC 822)</b> 27,581 SF	1,502	40	25	65	91	91	182
<b>Increase/Decrease</b>	-191	-17	+42	+25	-24	-50	-74

As shown in the table above, the new multi-family and fitness club site will generate approximately 1,311 vehicles per day, 90 vehicles in the AM peak hour, and 108 vehicles in the PM peak hour. This represents a decrease in 191 daily vehicles, an increase of 25 vehicles in the AM peak, and a decrease of 74 trips in the PM peak.

**Traffic Analysis:**

Intersection Level of Service – Using a 2025 horizon year with traffic generated by the build out of the proposed development –

The southbound through/right-turn movement at the intersection of Gold Dust Avenue/Scottsdale Road is anticipated to operate at LOS E in the AM and PM peak hours. All lanes for eastbound and westbound, as well as the northbound and southbound through lane, for this intersection is also anticipated to operate at LOS D in the AM and PM peak hours. The overall intersection at Gold Dust Avenue and Scottsdale Road is expected to operate at LOS D for AM and PM peak hours.

All remaining study intersections are anticipated to operate at an adequate LOS C or better.

Additional Traffic Volumes –

- The project will add approximately 900 vehicles to Scottsdale Road from Mountain View to Shea
  - The v/c ratio would be expected to increase from 0.66 to 0.68
- The project will add approximately 500 vehicles to Gold Dust Avenue, west of Scottsdale Road
  - The v/c ratio would be expected to increase from approximately 0.20 to 0.23

Both streets have adequate capacity to handle this additional traffic.

**Observations:**

Due to the proximity of the site to Chaparral High School, periods of intense traffic associated with the school start and ending times are expected on Gold Dust Avenue.

Staff performed observations along the segment of Scottsdale Road from Mountain View Road to Shea Boulevard in October 2022. Staff did not note excessive delay at the intersection of Gold Dust Avenue/Scottsdale Road for eastbound and westbound movements. During the peak period, Scottsdale Road experienced significant delay with queues extending from Shea Boulevard to Gold Dust Avenue.

**Summary:**

A Traffic Impact and Mitigation Analysis (“TIMA”) was submitted for the project. The TIMA was accepted by Traffic Engineering. The approval of the zoning district change for the proposed multifamily development with fitness club will result in an estimated 1,311 trips generated per day to and from the project site. The development is estimated to generate 90 a.m. peak hour trips, and 108 p.m. peak hour trips. This represents a decrease of 191 daily trips over the existing approved retail plaza.

The southbound through/right-turn movement at the intersection of Gold Dust Avenue/Scottsdale Road is anticipated to operate at LOS E in the AM and PM peak hours in 2025 without and with the project. The overall intersection is also expected to operate at LOS D in both peak hours, without and with the project site. Each of the eastbound and westbound approach movements were calculated to operate at LOS D as well as the northbound through and southbound through movements.

Traffic Engineering staff have the following comments/concerns:

- Due to the proximity of the site to Chaparral High School, periods of intense traffic associated with the school start and ending times are expected on Gold Dust Avenue.
- The segment collision rate for Scottsdale Road adjacent to the site and the intersection of Scottsdale Road and Shea Boulevard are both approximately three times higher than the citywide average.
- Although the volume to capacity rates are good for both Scottsdale Road and Shea Boulevard in the vicinity of the site, there is considerable traffic congestion that results from numerous driveways and closely spaced traffic signals.



**CITIZEN REVIEW & NEIGHBORHOOD INVOLVEMENT REPORT**  
**SWC of Scottsdale Road & Gold Dust**  
June 14, 2022

**Overview**

This Citizen Review Report is being performed in association with a request for a Zoning District Map Amendment from C-2 to PUD and a minor General Plan Amendment from Commercial to Mixed-Use Neighborhoods land use designation on an approximately 4.64+/- acre site located at the southwest corner of Scottsdale Road and Gold Dust Avenue. The proposed project would result in a new mixed-use development consisting of luxury residential units, public co-working space, and a public yoga/fitness center. This Citizen Review Report will be updated throughout the process.

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

**Community Involvement**

The outreach team has been communicating with neighboring property owners, businesses, and community members by telephone, one-on-one meetings, and door-to-door outreach since December 2021. The outreach team visited **over 245 surrounding residences and businesses** to get their feedback on the project. A majority of this feedback was favorable to this proposal and numerous signatures of support were collected during those visits.

Surrounding property owners, HOAs and other interested parties were noticed via first class mail regarding the project. The distribution of this notification **EXCEEDED** the City's 750' radius mailing requirements as

**ATTACHMENT 10**

specified in the Citizen Review Checklist. This notification contained information about the project, as well as contact information for the development team. This contact person will continue to provide, as needed, additional information and the opportunity to give feedback. The notification also contained information regarding a neighborhood Open House that was held on March 28, 2022 for those who wished to learn more about the project. The site and time was posted with the Early Notification Sign prior to the Open House.

34 interested people attended the Open House. Attendees were mixed in their opinions on the project. Questions and comments arose regarding height, density, traffic, rental rates, housing needs in the area, and construction timing. These questions were all answered by the development team to the best of their ability. In addition, several residents reached out by phone with questions regarding the project, prior to the Open House. Since the Open House, the development team has been working with the neighboring condo associations to assist with their current parking issues related to traffic from the nearby high school.

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

**Attachments:**

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





March 17, 2022

### Notice of Neighborhood Meeting

Dear Neighbor:

We are pleased to inform you of an upcoming request (76-PA-2022) by Trammell Crow Company to redevelop a struggling strip retail center and create a new mixed-use residential community located just west of the southwest corner of Scottsdale Road and Gold Dust Avenue. The project would consist of approximately 254 residential units and would include dedicated live/work residences on a 4.64+/- acre parcel. The project would also include underground parking, a public yoga/fitness center, and public co-working space. This request is for a Zoning District Map Amendment from Commercial (C-2) to Planned Unit Development (PUD) and a minor General Plan Amendment from Commercial to Mixed-Use Neighborhoods land use designation.

As the result of better located commercial space in the area, the existing strip retail center is nearly vacant

You are invited to attend an open house to discuss this revitalization proposal. The open house will be held on **Monday, March 28, 2022** from **5 p.m. to 6 p.m.** in **Suite 101** of the existing strip center, located at **10050 N. Scottsdale Road**.

If you have any questions, please contact the neighborhood outreach team at 602-957-3434 or [info@technicalolutionsaz.com](mailto:info@technicalolutionsaz.com). The City of Scottsdale Project Coordinator for the project is Bryan Cluff, who can be reached at 480-312-2258 or [BCluff@ScottsdaleAZ.gov](mailto:BCluff@ScottsdaleAZ.gov).

Thank you.

Sincerely,

Susan Bitter Smith  
President

Owner	MAIL_ADDR1	MAIL_CITY	MAIL_STATE	MAIL_ZIP
10301 70TH STREET 101 LLC	7918 E DESERT COVE AVE	SCOTTSDALE	AZ	85260
124 DELTA INC	10105 E VIA LINDA STE 103 PMB 345	SCOTTSDALE	AZ	85258
1792126 ALBERTA LTD	113 CITADEL GARDENS NW	CALGARY	AB	T3G3X6
1818 HOLDINGS LLC	10645 N TATUM BLVD 200-434	PHOENIX	AZ	85028
201 GRAYHAWK CONDO LLC	20100 N 78TH PL UNIT 2106	SCOTTSDALE	AZ	85255
217 PVCONDO LLC	9033 E EASTER PL STE 112	CENTENNIAL	CO	80112
7008 GOLD DUST LLC	6349 N 78TH ST UNIT 90	SCOTTSDALE	AZ	85250
800 HAMPTON LLC	970 RESERVE DR STE 100	ROSEVILLE	CA	95678
A & M TRUST	5411 E HALLIHAN DR	CAVE CREEK	AZ	85331
ABRAHAMI LAURA RENEE	10301 N 70TH ST NO 232	PARADISE VALLEY	AZ	85253
ACACIA CREEK APARTMENTS LLC	310 NEWPORT CENTER DR SUITE 1300	NEWPORT BEACH	CA	92660
ACACIA CREEK PARTNERS LLC	34975 W TWELVE MILE RD	FARMINGTON HILLS	MI	48331
ACHESON STEVEN J	10301 N 70TH ST	PARADISE VALLEY	AZ	85253
ADWIN KAREN D	10301 N 70TH ST NO 135	SCOTTSDALE	AZ	85253
AFSHARI CYRUS/EGGEN KATERYNA	8502 E DESERT COVE AVE	SCOTTSDALE	AZ	85260
AFSHARI MICHAEL/BEHNIA HIADEH	22449 N AGAVE RD	MARICOPA	AZ	85138
AIELLO POLLY A	10301 N 70TH ST UNIT 107	PARADISE VALLEY	AZ	85253
AKOPOV MICHAEL	9990 N SCOTTSDALE RD	PARADISE VALLEY	AZ	85253
ANDREW JOHN D	7008 E GOLD DUST AVE UNIT 115	SCOTTSDALE	AZ	85253
ARC RENTALS FIVE LLC	P O BOX 6347	SCOTTSDALE	AZ	85261
ARNOLD KENNEDY S	10301 N 70TH ST 112	SCOTTSDALE	AZ	85253
ARNOLD STEVE R	5611 128TH PL SE	EVERETT	WA	98208
ARTISAN ARCHES INC	57 FAIRLANE	LAGUNA NIGUEL	CA	92677
ASHMAN AMIT	1635 AUSTIN AVE	LOS ALTOS	CA	94024
AWEIDA JAMIE A	7008 E GOLD DUST AVE UNIT 238	SCOTTSDALE	AZ	85253
BARBARA SULLIVAN LIVING TRUST	7008 E GOLD DUST AVE UNIT 202	SCOTTSDALE	AZ	85253
BARCELONA CONDOMINIUM LLC	16441 N 91ST ST	SCOTTSDALE	AZ	85260
BASKIN SOLOMONT FAMILY TRUST	7131 E RANCHO VISTA DR UNIT 3011	SCOTTSDALE	AZ	85251
BELTRAN SALOME JR/SHELLEY R	86 PEACE DR	WATSONVILLE	CA	95076
BESHEAR RENE M/DENNIS C	19850 BEACON LITE RD	MONUMENT	CO	80132
BIG KAHUNA 10261 LLC	10632 N SCOTTSDALE RD STE B165	SCOTTSDALE	AZ	85254
BIG KAHUNA 10261 LLC	10335 N SCOTTSDALE RD	PARADISE VALLEY	AZ	85258
BIENIC MILCAH/MILINKOVIC BORKA	9990 N SCOTTSDALE RD APT 2019	PARADISE VALLEY	AZ	85253
BLACK DAVID/MELISSA	6900 E GOLD DUST AVE NO 105	SCOTTSDALE	AZ	85253
BOHLENDER TABER ROSE	10301 N 70TH ST UNIT 223	PARADISE VALLEY	AZ	85253
BOZARTH KEN	7008 E GOLD DUST AVE NO 114	SCOTTSDALE	AZ	85253
BRITTANY P EHRENFREUND REVOCABLE TRUST	10301 N 70TH ST UNIT 226	PARADISE VALLEY	AZ	85253
BRODERSEN TIMOTHY BRIAN/SUSANA	9990 N SCOTTSDALE RD UNIT 2017	SCOTTSDALE	AZ	85253

BROPHY KERRI AKEMI	9990 N SCOTTSDALE RD UNIT 1018	SCOTTSDALE	AZ	85253
BROWN THELMA J	10301 N 70TH ST UNIT 118	PARADISE VALLEY	AZ	85253
BRUDEVOLD GORDON A/BRUDEVOLD JOAN L	3 ROSS VIEW CLOSE SE	MEDICINE HAT	AB	T1B3J4
BRUNO KYLE F	1952 BITTERSWEET DR	SAINTE ANNE	IL	60964
BRUNO PETER A	19240 N 90TH PL	SCOTTSDALE	AZ	85255
BRYSON LINDSEY NICOLE	9990 N SCOTTSDALE RD APT 2026	SCOTTSDALE	AZ	85253
BURLESON WILLIAM/TESS	4557 E VIA LOS CABALLOS	PHOENIX	AZ	85028
BURNS CHRYSAL	2882 32ND AVE WEST	VANCOUVER	BC	V6L 2B6
CAIN KENNETH R/FRAN J	10301 N 70TH ST 143	SCOTTSDALE	AZ	85253
CALIFORNIA PIZZA KITCHEN INC	12181 BLUFF CREEK DR 5TH FLOOR	PLAYA VISTA	CA	90094
CAMBERN REVOCABLE LIVING TRUST/SPENCER KAYLA	4608 E JAEGER RD	PHOENIX	AZ	85050
CAMDEN MONTIERRA LLC	PO BOX 5169	OAK BROOK	IL	60522
CAMMARATA CAROL ANN	10301 N 70TH ST UNIT 128	PARADISE VALLEY	AZ	85253
CANDELE PROPERTY INVESTMENTS LLC	4623 E PERSHING AVE	PHOENIX	AZ	85032
CAPPITELLI PHILIP JOHN/LILJA KELSEE VILENE	433 W JOHNSON ST APT 815	MADISON	WI	83703
CARLYLE DYLAN	9990 N SCOTTSDALE RD APT 1012	SCOTTSDALE	AZ	85253
CAS JOSHUA LLC	9319 N 94TH WY STE 300	SCOTTSDALE	AZ	85258
CATHERINE M FLETCHALL FAMILY LIVING TRUST	10301 N 70TH ST UNIT 133	PARADISE VALLEY	AZ	85253
CHABAD OF SCOTTSDALE INC	7413 E VIA ESTRELLA AVE	SCOTTSDALE	AZ	85258
CHALLENGER PROPERTIES XXIX LLC	9319 N 94TH WY NO 300	SCOTTSDALE	AZ	85258
CHEE JOSEPH A SR/BETTY J TR	73-4348 KAILANA PL	KAILUA KONA	HI	96740
CHEN JASON/SEONG HUI	11801 SE 4TH PL APT 100	BELLEVUE	WA	98005
CHENG GANG/SHI MINFANG	9990 N SCOTTSDALE RD UNIT 3021	SCOTTSDALE	AZ	85253
CHORBAJIAN LEVON	2918 JORDAN ST	FLUSHING	NY	11358
CHRISTENSEN CALLIE/MIKE	516 N 100 W	BLANDING	UT	84511
CHRISTIFULLI DAVID J/JOANNE M	5532 E VIA MONTOYA DR	PHOENIX	AZ	85054
CIRCLE K STORES INC	1130 W WARNER RD BLDG B	TEMPE	AZ	85284
CLARK JEREMY/STACY	7168 E CARON DR	PARADISE VALLEY	AZ	85253
COLEMAN GEOFFREY A/MARY LYNNE D	12301 W BEAM HILL RD	DENTON	NE	68339
COTRONEO JOSEPH/STACY	9990 N SCOTTSDALE RD 1031	SCOTTSDALE	AZ	85258
CRACIUNESCU ROBERT	916 E MYRTLE AVE	PHOENIX	AZ	85020
CREECH HANNAH	7008 E GOLD DUST AVE APT 125	PARADISE VALLEY	AZ	85253
CVIJETIC MARIJA	7008 E GOLD DUST AVE APT 223	PARADISE VALLEY	AZ	85253
DANILOVIC DRAGAN	14208 N 57TH PL	SCOTTSDALE	AZ	85254
DANILOVIC SIMEUM/DUSANKA	18808 N 36TH PL	PHOENIX	AZ	85050
DANTO LIVING TRUST/BRODKIN SHARON R/TURKELTAUB DONNA	11642 E BELLA VISTA DR	SCOTTSDALE	AZ	85259
DATIN ROCIO A	9990 N SCOTTSDALE ROAD APT 2001	PARADISE VALLEY	AZ	85253
DEBOW ADAM/HEUS CYNTHIA	10301 N 70TH ST NO 222	PARADISE VALLEY	AZ	85253
DEGHAN SHOUKA	10301 N 70TH ST UNIT 210	PARADISE VALLEY	AZ	85253

DEITER RODNEY	7008 E GOLD DUST AVE UNIT 112	PARADISE VALLEY	AZ	85253
DELANO HENRIETTA	10301 N 70TH ST UNIT 230	PARADISE VALLEY	AZ	85253
DENG FANG/TANG NANYUN	3935 E WALLER LN	PHOENIX	AZ	85050
DENIGER TODD	5824 E CHENEY DR	PARADISE VALLEY	AZ	85253
DENNIS KYLE JACOB/BRUCE	7008 E GOLD DUST AVE APT 146	PARADISE VALLEY	AZ	85253
DENNY FAMILY TRUST	9900 N SCOTTSDALE RD UNIT 1019	SCOTTSDALE	AZ	85253
DENNY ROBERT M II/CAROLYN M TR	8012 N 73RD ST	SCOTTSDALE	AZ	85258
DHINGRA JOANNE	9 BIRCH HILL LN	OAKVILLE	ON	L6K2P1
DIGLISIC DANILO	15650 N 60TH PL	SCOTTSDALE	AZ	85254
DILLINGHAM LEE E	11470 E CHRISTMAS CHOLLA DR	SCOTTSDALE	AZ	85255
DKER 2007 LLC/MARSA DORON/GOSS MONICA	16050 N 76TH ST STE 103	SCOTTSDALE	AZ	85260
DOMB FAMILY TRUST	6816 E BLOOMFIELD RD	SCOTTSDALE	AZ	85259
DRAUS RONALD J	9990 N SCOTTSDALE RD APT 1021	PARADISE VALLEY	AZ	85253
DUPRAY MARK H/ASHLEE A	2822 W WHITMAN CT	ANTHEM	AZ	85086
EAG TRUST	8544 E VIA DE DORADO	SCOTTSDALE	AZ	85258
EASTGATE LLC	211 EASTGATE DR	CLE ELUM	WA	98922
EFUNE HILTON/MELANIE TR	7140 E BLUEBIRD LN	PARADISE VALLEY	AZ	85253
ENRIGHT VENITA D/DORAN WILLIAM A	10301 N 70TH ST UNIT 104	PARADISE VALLEY	AZ	85253
ENRIGHT VENITA D/DORAN WILLIAM A	10301 N 70TH ST 205	SCOTTSDALE	AZ	85253
ESPOSITO LIVING TRUST	11052 E CINDER CONE TRL	SCOTTSDALE	AZ	85262
FALCA ION/ELENA A	36 BAYWOOD CT	THORNHILL	ON	L3T5W3
FARID TAHERI TRUST	13121 N 98TH PL	SCOTTSDALE	AZ	85260
FELKINS CYNTHIA	11895 W 22ND PL	LAKESWOOD	CO	80215
FENICLE DIANE L	10301 N 70TH ST NO 211	SCOTTSDALE	AZ	85253
FERRERI MADELINE/BOCCIO WILLIAM	9990 N SCOTTSDALE RD #1034	PARADISE VALLEY	AZ	85253
FREEMAN ZACKARY D	10301 N 70TH ST UNIT 209	PARADISE VALLEY	AZ	85253
FRIEDERS KARLA	461 WASHINGTON AVE NO 1	BROOKLYN	NY	11238
FTT TOTAL WINE CENTER LLC	3573 E SUNRISE DR STE 125	TUCSON	AZ	85718
GALANTE RUSELLE K/ANTHONY J	9990 N SCOTTSDALE RD APT 1036	PARADISE VALLEY	AZ	85253
GALINSKY MANUEL/TINA/GARRY/JILL	7400 E GAINEY CLUB DR #128	SCOTTSDALE	AZ	85258
GANDHI KIRTI/ARZU	9990 N SCOTTSDALE RD APT 1008	PARADISE VALLEY	AZ	85253
GARZA GROUP LLC	1756 BLACK RIVER DR	RIO RANCHO	NM	87144
GASTELUM AMELIA A	7008 E GOLD DUST AVE UNIT 123	PARADISE VALLEY	AZ	85253
GCX PROPERTIES LLC	5575 RIM RD	RIO RANCHO	NM	87144
GOJCAJ PAULINE	924 KNOBCREEK DR	ROCHESTER	MI	48306
GOLD DUST SELF STORAGE PARTNERS LLC	8777 N GAINEY CENTER DR - 191	SCOTTSDALE	AZ	85258
GOLDSWORTHY ZACHARY/BARBARA	6225 E ROSE CIRCLE DR	SCOTTSDALE	AZ	85251
GONZALEZ-LOZANO EDGBERT	10301 N 70TH ST UNIT 208	PARADISE VALLEY	AZ	85253
GORBY KEITH A	7008 E GOLD DUST AVE UNIT 116	SCOTTSDALE	AZ	85258

GRABOWSKY HARLAN C	6900 E GOLD DUST AVE UNIT 103	PARADISE VALLEY	AZ	85253
GRAHAM GREG/MASS MARYANN	648 E DELGADO DR	PALATINE	IL	60074
GRANCH GOLF CLUB INC	PO BOX 790830	SAN ANTONIO	TX	78279
GUDAVALLI RAVINDRA/DOPPALAPUDI ANUPAMA	7152 E CARON DR	PARADISE VALLEY	AZ	85253
GUGINO JO ANNE C	10301 N 70TH ST UNIT 202	PARADISE VALLEY	AZ	85253
HAASE JODI A/HEATHER	17470 N PACESETTER WAY	SCOTTSDALE	AZ	85255
HANNA MARK	41725 N ROLLING GREEN WY	ANTHEM	AZ	85086
HARTMAN JACQUELYN B	7008 E GOLD DUST AVE UNIT 241	PARADISE VALLEY	AZ	85253
HASSANZADEH TARLAN	9990 N SCOTTSDALE RD UNIT 2010	PARADISE VALLEY	AZ	85253
HEATON YVONNE N	6885 E COCHISE 241	SCOTTSDALE	AZ	85253
HENRY S FONG AND DONNA Y FONG TRUST	10301 N 70TH ST UNIT 244	PARADISE VALLEY	AZ	85253
HINZ DWAYNE JEROLD/NADIA LISA	67 JUMPING POUND TERRACE	COCHRANE	AB	T4C0K2
HO LISA A	1100 UNIVERSITY STREET STE 506	SEATTLE	WA	98101
HOFFMAN DEBORAH A	9990 N SCOTTSDALE RD NO 2044	SCOTTSDALE	AZ	85253
HUMPHREY DENNIS F/PAMELA J	7008 E GOLD DUST AVE UNIT 106	PARADISE VALLEY	AZ	85253
ILIE REMUS PETRE/LILIANA	125 SIMCOE CIR SW	CALGARY	AB	T3H4S4
IRA RESOURCES INC	6825 S LA JOLLA BLVD	LA JOLLA	CA	92037
IRVIN JAMES M	10301 N 70TH ST UNIT 137	PARADISE VALLEY	AZ	85253
IVANOVSKA OLIVERA	7008 E GOLD DUST AVE APT 128	PARADISE VALLEY	AZ	85253
JAMES J STAFFORD REVOCABLE TRUST	10301 N 70TH ST NO 204	SCOTTSDALE	AZ	85253
JEREMY C PORTER LIVING TRUST	9990 N SCOTTSDALE RD APT 2030	SCOTTSDALE	AZ	85253
JOHNSON MARIA B	3754 W WILLOW AVE	PHOENIX	AZ	85029
JOLSON DAVID LYLE/SHOHREH SHAKIBAN	245 W MEADOWBROOK DR	ORO VALLEY	AZ	85704
JORDEN TIMOTHY R/LAURA M	11402 N 76TH PL	SCOTTSDALE	AZ	85260
KAGR2 SCOTTSDALE COCHISE LLC	800 W MADISON ST SUITE 400	CHICAGO	IL	60607
KAVI 615 LLC	6363 N SWAN RD STE 151	TUCSON	AZ	85718
KESTO FAROUK HERMIZ	10301 N 70TH ST UNIT 225	PARADISE VALLEY	AZ	85253
KETCIOS NICHOLAS L	10245 E SAHAURO DR	SCOTTSDALE	AZ	85260
KIENG LOUNG-DOELLE FAMILY LIVING TRUST	10301 N 70TH ST UNIT 131	PARADISE VALLEY	AZ	85253
KIMBERLEY M KOEPPE LIVING TRUST	10301 N 70TH ST UNIT 239	SCOTTSDALE	AZ	85253
KOHN GINY A/MICHAEL K/TROCKI SUSAN/PAUL	9269 E WOOD DR	SCOTTSDALE	AZ	85260
KOHNKE DANYELLE	2020 ARTESIA BLVD	REDONDO BEACH	CA	90278
KOLLIPOULOS STEVE/STAMATA	1210 ALEXANDER DR	WOODRIDGE	IL	60517
KOO ELIZABETH L	7008 E GOLD DUST AVE UNIT 226	SCOTTSDALE	AZ	85249
KOSTADINOVA SLAVA	6900 E GOLD DUST AVE UNIT 106	PARADISE VALLEY	AZ	85253
KR ASSOCIATES LLC	12124 E WETHERSFIELD DR	SCOTTSDALE	AZ	85259
KRUEGER JANET L/ROTONDO DION B	7008 E GOLD DUST AVE APT 232	PARADISE VALLEY	AZ	85253
KUCERA KAYLA/TRENT	3015 N HAYDEN RD APT 1045	SCOTTSDALE	AZ	85251
KUNZ CAROLYN A	9990 N SCOTTSDALE RD 1035	PARADISE VALLEY	AZ	85253

KW TRUST	7725 W DREYFUS DR	PEORIA	AZ	85381
LAGALA ADRIANA ARMINIO	9990 N SCOTTSDALE RD UNIT 1040	PARADISE VALLEY	AZ	85253
LANE DONALD R/HARRIS-LANE PANSY M	345 GOSLING WY	GLASSBORO	NJ	8028
LANZA KENNETH	PO BOX 4658	SAN CLEMENTE	CA	92674
LASKERO DOMINIC J/DEANNA L	405 W BERKLEY LN	HOFFMAN ESTATES	IL	60169
LAVIA ELLEN	10301 N 70TH ST UNIT 120	PARADISE VALLEY	AZ	85253
LE KY MINH	2818 W WAGONER RD	PHOENIX	AZ	85053
LEAHY TIMOTHY J/LISA J	171 JANIE LN	PITTSFIELD	IL	62363
LEAR RITA MORIAMA LA NORA	7008 E GOLD DUST AVE NO 141	PARADISE VALLEY	AZ	85253
LEVERTOV JOSEPH/DINA	9990 N SCOTTSDALE RD NO 2049	SCOTTSDALE	AZ	85253
LIBBEY GREG/BLYTHE	1320 N 63RD ST	WAUWATOSA	WI	53213
LIPCHIK BRIAN	9990 N SCOTTSDALE RD NO 2041	PARADISE VALLEY	AZ	85253
LOPEZ SHAWNA	10301 N 70TH ST UNIT 237	PARADISE VALLEY	AZ	85253
LOXAS JOHN G/MARGARET	4141 CALUMET AVE	HAMMOND	IN	46320
LOXAS JOHN/MARGARET	4141 CALUMET AVE	HAMMOND	IN	46320
LUAU TRUST	4848 E CACTUS RD STE 505507	SCOTTSDALE	AZ	85254
M&M SCOTTSDALE CONDOS LLC	PO BOX 3290	COLUMBUS	OH	43210
MAGNAN AMANDA JEAN	10301 N 70TH ST UNIT 228	PARADISE VALLEY	AZ	85253
MAGNUSSEN KRISTINE A	1613 HUCKLEBERRY CIR	ISSAQUAH	WA	98029
MALCOLM FAMILY REVOCABLE TRUST I TRUST AGREEM	8595 E DAVENPORT DR	SCOTTSDALE	AZ	85260
MARK D AND SUZANNE E MONASCH REVOCABLE TRUST	605 BAINBRIDGE ST	FOSTER CITY	CA	94404
MARRION JAMES E/THERESE TR	6615 E CLINTON ST	SCOTTSDALE	AZ	85254
MARSALIS ROMANNIE L/SULLIVAN AMANDA	10301 N 70TH ST UNIT 206	PARADISE VALLEY	AZ	85253
MAZZOLA ROSEMARIE	9990 N SCOTTSDALE RD NO 2028	PARADISE VALLEY	AZ	85253
MCAULEY VINCENT P	7008 E GOLD DUST AVE	SCOTTSDALE	AZ	85253
MCCLUSKY NIJOLE	10301 N 70TH ST 220	SCOTTSDALE	AZ	85253
MCGRATH LORRAINE/KARROLL PAUL	9990 N SCOTTSDALE RD APT 1006	PARADISE VALLEY	AZ	85253
MCHUGH BRENTON P	1864 CARDINAL CRESCENT N	VANCOUVER	BC	V7G1Y2
MELNICK MANI/JOAN	567 GLENGROVE AVE WEST	TORONTO	ON	M6B2H5
MFE INC	195 WILD CHEROKEE RIDGE RD	SUNRISE BEACH	MO	65079
MICHAEL A AND DONNA M CANNIZZO REV TRUST	5316 E PALO BREA LN	CAVE CREEK	AZ	85331
MICHAEL BAUMAYR TRUST	6900 E GOLD DUST AVE NO 102	PARADISE VALLEY	AZ	85253
MILKS JANENE FALSONE	2463 IRVINE AVE E-2	COSTA MESA	CA	92627
MILLER BRIAN L/KRISTINA	6900 E GOLD DUST AVE UNIT 112	SCOTTSDALE	AZ	85253
MILUTINOVIC SASHA-ISANDRY	6418 E JENAN DR	SCOTTSDALE	AZ	85254
MOBEDMEHDIABADI SHIRIN/DINYAR	26 NORTHWOOD DR	WILLOWDALE	ON	M2M2J8
MODZELESKI LACEY	7008 E GOLD DUST AVE UNIT 222	PARADISE VALLEY	AZ	85253
MOODY SARAH M	540 N MAY 1082	MESA	AZ	85201
MORALES MONICA R	7008 E GOLD DUST AVE UNIT 137	PARADISE VALLEY	AZ	85253

MOSS MARLON D	548 GLENWOOD DR	OXNARD	CA	93030
MURGIO NICHOLAS ANTHONY/ALEXANDER JOSEPH N.A.	9990 N SCOTTSDALE RD APT 2036 N.A.	SCOTTSDALE	AZ	85253
NAGY KATALIN M	7008 E GOLD DUST AVE NO 145	SCOTTSDALE	AZ	85253
NAIR MADHU	9990 N SCOTTSDALE RD UNIT 2004	PARADISE VALLEY	AZ	85253
NAJMI FAMILY TRUST	7381 E WOODSAGE LN	SCOTTSDALE	AZ	85258
NANDIN AMY C/MICHAEL D	10301 N 70TH ST UNIT 214	PARADISE VALLEY	AZ	85253
NAOMI SALPETER LIVING TRUST	7008 E GOLD DUST AVE UNIT 235	PARADISE VALLEY	AZ	85253
NATALIA SHIBANOVA FAMILY TRUST	5920 GULLSTRAND ST	SAN DIEGO	CA	92122
NEEL PAUL E/CINDY K	12641 N 70TH PL	SCOTTSDALE	AZ	85254
NEIHART JENEN J	9990 N SCOTTSDALE RD UNIT 1024	PARADISE VALLEY	AZ	85253
NEWBURY KIMBERLY/BLANCHETTE JOSEPH	30807 N 152ND ST	SCOTTSDALE	AZ	85262
NICK XENOS LIVING TRUST	8528 LOVELAND LN	PALOS HILLS	IL	60465
NOLAN DEBORAH	10301 N 70TH ST UNIT 126	PARADISE VALLEY	AZ	85253
OBRIEN CHRIS A	10301 N 70TH ST NO 227	SCOTTSDALE	AZ	85253
ODISH GEORGE	39341 FULTON CT	FARMINGTON HILLS	MI	48331
OKEEFE CAROL ANN	7008 E GOLD DUST AVE APT 201	PARADISE VALLEY	AZ	85253
PAGNANI DONNA/ADAM ROSS	9990 N SCOTTSDALE RD UNIT 2012	PARADISE VALLEY	AZ	85253
PALUSCIO MICHAEL/MARCARIO DANIELLE	1405 E KERRY LN	PHOENIX	AZ	85024
PANOS GEORGE A/XENOS PETER	10211 87TH CT	PALOS HILLS	IL	60465
PARADISE VALLEY PLAZA OWNERS ASSOCIATION	10405 N SCOTTSDALE RD	SCOTTSDALE	AZ	85253
PARADISE VALLEY TOWN OF	6401 E LINCOLN DR	PARADISE VALLEY	AZ	85253
PARK ALFRED A/PEREZ JESSICA A	7605 MOUNTAIN RD NE	ALBUQUERQUE	NM	87110
PARK ALFRED/PEREZ JESSICA	7605 MOUNTAIN RD NORTHEAST	ALBUQUERQUE	NM	87110
PARSONS MICHAEL/DAWN	29805 N CANDLEWOOD DR	SAN TAN VALLEY	AZ	85143
PASKET CYNTHIA M	10301 N 70TH ST 144	SCOTTSDALE	AZ	85253
PATEL AKTA	13632 KINGS CANYON CT	FONTANA	CA	92336
PATEL ISHIKA	9990 N SCOTTSDALE RD APT 1038	PARADISE VALLEY	AZ	85253
PELEG YARON M/LIAT	1187 S BERNARDO	SUNNYVALE	CA	94087
PELEG YARON/LIAT	1187 S BERNARDO	SUNNYVALE	CA	94087
PEREZ GEORGE H/VERONICA G	PO BOX 819	BERNALILLO	NM	87004
PERKINS LEWIS K/JOLENE U	805 S BROAD ST	FREMONT	NE	68025
PETERSON KATHERINE	10301 N 70TH ST UNIT 221	PARADISE VALLEY	AZ	85253
PIERCE ALEXANDRA	10301 N 70TH ST UNIT 215	PARADISE VALLEY	AZ	85253
PLEASANT HOUSE LLC	5825 JONQUIL LN N	PLYMOUTH	MN	55442
POIRE DIANNA	9990 N SCOTTSDALE RD APT 1001	PARADISE VALLEY	AZ	85253
PRESLEY DAVID JO/GLORIA JANE	8277 N DIVISION AVE	COMSTOCK PARK	MI	49321
PRICE LARRY L/SUSAN M	7008 E GOLD DUST AVE UNIT 113	PARADISE VALLEY	AZ	85253
PROVIDENT TRUST GROUP LLC	306 W EL NORTE PKWY STE N PMB 127	ESCONDIDO	CA	92026

QAQISH IBRAHIM	5625 E GROVERS AVE	SCOTTSDALE	AZ	85254
QAQISH IBRAHIM A	5625 E GROVERS AVE	SCOTTSDALE	AZ	85254
QUAIL INDUSTRIES LLC	22477 BEAR CREEK DR S	MURRIETA	CA	92562
QUINTANA SHANNON N/BILL M	6796 SOLTERRA VISTA PKWY	SAN DIEGO	CA	92130
R&S FAMILY PROPERTIES L L C	5143 E CALLE DEL NORTE	PHOENIX	AZ	85018
RAMADANI ALBAN/ALIU YLLKA	7008 E GOLD DUST AVE UNIT 126	PARADISE VALLEY	AZ	85253
RASTKHIZ MEHDI	8787 E MOUNTAIN VIEW RD UNIT 1130	SCOTTSDALE	AZ	85258
RASTKHIZ TARA	7401 N SCOTTSDALE RD UNIT 28	PARADISE VALLEY	AZ	85253
REEVES LAONE C/PRUITT CHRISTOPHER/VALERIE	10301 N 70TH ST 117	PARADISE VALLEY	AZ	85253
REICHARD JEANNIE	9990 N SCOTTSDALE RD NO 2049	PARADISE VALLEY	AZ	85253
RHCC PROPERTIES LLC	3535 E CANNON DR	PHOENIX	AZ	85028
RICHARD M AND DANIELLE M ALVAREZ RANDDS TRUST	7285 PALM AVE	SEBASTOPOL	CA	95472
ROBERTSON FAMILY LIVING TRUST	7120 E CARON DR	PARADISE VALLEY	AZ	85253
ROBINSON ALEXANDER	10301 N 70TH ST 110	PARADISE VALLEY	AZ	85253
ROBISON MARLA P	9990 N SCOTTSDALE ROAD APT 2024	SCOTTSDALE	AZ	85253
ROCHE SEAN CHRISTOPHER	7008 E GOLD DUST AVE APT 213	PARADISE VALLEY	AZ	85253
ROMELI DEANNA JEAN/JONATHAN BLAKE	9990 N SCOTTSDALE RD NO 1025	PARADISE VALLEY	AZ	85253
ROSAS JOEL/ASHLEY	12535 N 88TH WAY	SCOTTSDALE	AZ	85260
ROTA JOSEPH/CAROLYN TR	3419 N 146TH DR	GOODYEAR	AZ	85338
RUDIC ZOEY Z	7008 E GOLD DUST AVE UNIT 139	PARADISE VALLEY	AZ	85253
RYAN DAVID/MEREDITH	32702 N 58TH ST	CAVE CREEK	AZ	85331
S & R CO LP	4221 WINFIELD SCOTT PLAZA	SCOTTSDALE	AZ	85251
SABA PLANNING TRUST	8317 PENELOPE AVE	MIDDLE VILLAGE	NY	11379
SAILFISH 10253 LLC	10632 N SCOTTSDALE RD STE B165	SCOTTSDALE	AZ	85254
SANTIAGO KATHERINE N ARROYO/VANESSA	9990 N SCOTTSDALE RD APT 1050	PARADISE VALLEY	AZ	85253
SARKISSIAN ROMAN	10301 N 70TH ST UNIT 113	PARADISE VALLEY	AZ	85253
SAXON WAYNE/JEANNE	6900 E GOLD DUST AVE 110	PARADISE VALLEY	AZ	85253
SCHAAB KATHERYN E	20100 N 78TH PL 2167	SCOTTSDALE	AZ	85255
SCHERER CHRISTINA	7008 E GOLD DUST AVE UNIT 210	PARADISE VALLEY	AZ	85253
SCHIMKAT JERRELL J	PO BOX 24	PIERRE	SD	57501
SCHMITT ANDREW/ASHLEY	7618 E VIA DE LINDO	SCOTTSDALE	AZ	85258
SCHOOL DIST 212 SCOTTSDALE HIGH	3811 N 44TH ST	PHOENIX	AZ	85018
SCIANDRA JODI	15095 N THOMPSON PEAK PKWY NO 1036	SCOTTSDALE	AZ	85260
SCOTTSDALE COCHISE MEDICAL PROPERTIES LLC	800 W MADISON ST SUITE 400	CHICAGO	IL	60607
SCOTTSDALE VACATION RENTAL LLC	9840 229TH LN NORTHEAST	REDMOND	WA	98053
SEAMAN DUANE E/ADA E	1516 DEWITT AVE E	MATTOON	IL	61938
SEITER KIMBERLY	10301 N 70TH ST UNIT 235	PARADISE VALLEY	AZ	85253
SENDER VENTURES LLC	6507 E PARADISE DR	SCOTTSDALE	AZ	85254
SFP GOLD DUST LLC	ONE CVS DR	WOONSOCKET	RI	2895



SHAW LESTER WAYNE/BEVERLY LYNN	4880 SHIRLEY AVE	NORTH VANCOUVER	BC	V7R 3WA
SHEPHERD PAUL	9990 N SCOTTSDALE RD UNIT 1005	PARADISE VALLEY	AZ	85253
SIJIC NATASHA	7008 E GOLDDUST AVE NO 228	SCOTTSDALE	AZ	85253
SILVER RICKY	10546 E BAHIA DR	SCOTTSDALE	AZ	85255
SMC FAMILY TRUST	19512 GREENWILLOW LN	ROWLAND HEIGHTS	CA	91748
SOFER BARI	7008 E GOLD DUST AVE APT 224	PARADISE VALLEY	AZ	85253
SORENSEN REBECCA A	9990 N SCOTTSDALE RD UNIT 2021	PARADISE VALLEY	AZ	85253
SPALJ SUSAN A	3009 WINTERGREEN DR	IOWA CITY	IA	52240
STACKHOUSE MICAH J	9990 N SCOTTSDALE RD 2015	PARADISE VALLEY	AZ	85253
STERLING SCOTTSDALE HOLDING COMPANY LLC	7114 E STETSON DR SUITE 360	SCOTTSDALE	AZ	85251
STEWART PENNY	7008 E GOLD DUST AVE NO 127	PARDISE VALLEY	AZ	85253
SWORDFISH 10245 LLC	10632 N SCOTTSDALE RD STE B165	SCOTTSDALE	AZ	85254
THOMAS ERLINDA	9990 N SCOTTSDALE RD UNIT 3014	PARADISE VALLEY	AZ	85253
TMM2 HOMES LLC	9818 E IRONWOOD DR	SCOTTSDALE	AZ	85258
TOMALTY ROGER S/HOADLEY MARY/TOMALTY LILLIAN	6433 DOUBLETREE RD	SCOTTSDALE	AZ	85253
TORINO PROPERTIES LLC	10105 E VIA LINDA STE 103 147	SCOTTSDALE	AZ	85258
TOWERY KENNETH/KATHRYN	7141 E RANCHO VISTA DR UNIT 2008	SCOTTSDALE	AZ	85251
TOWLERTON SAMANTHA	9990 N SCOTTSDALE RD UNIT 1028	PARADISE VALLEY	AZ	85253
TROJAN DEVELOPMENT ASSOCIATES III LLC	43 PANORAMIC WY	WALNUT CREEK	CA	94595
TRUST AGREEMENT OF RON AND PEGGY OLSON	PO BOX 263	EAST BETHEL	MN	55011
TSOTSOS ALEXANDER/AMY L	9990 N SCOTTSDALE RD #2002	SCOTTSDALE	AZ	85253
TUNA 10233 LLC	10632 N SCOTTSDALE RD STE B165	SCOTTSDALE	AZ	85254
UKU GBOYEGA P	7008 E GOLD DUST AVE APT 230	SCOTTSDALE	AZ	85253
VANTAGE RETIREMENT PLANS LLC	20860 N TATUM BLVD STE 240	PHOENIX	AZ	85050
VARGAS YOLANDA C/ROMERO DANIEL M	10301 N 70TH ST UNIT 203	PARADISE VALLEY	AZ	85253
VENTUROTTI EMILIO/HELENE	8355 E VIA DE BELLEZA	SCOTTSDALE	AZ	85258
VERGES NICHOLAS P JR	9990 N SCOTTSDALE RD UNIT 2032	PARADISE VALLEY	AZ	85253
VERONA CONDOMINIUM LLC	9633 S 48TH ST STE 150	PHOENIX	AZ	85044
VINCENT GREGG W/INEZ L	27682 N CARDINAL LN	PEORIA	AZ	85383
VOGT KARYN	9990 N SCOTTSDALE RD UNIT 3026	PARADISE VALLEY	AZ	85253
WADE JOLYNN A	7008 E GOLD DUST AVE NO 117	SCOTTSDALE	AZ	85253
WARGO AGNES A	10301 N 70TH ST 240	SCOTTSDALE	AZ	85253
WARRICK SEAN R/INGRID O	7402 E BONITA DR	SCOTTSDALE	AZ	85250
WATSON SURVIVORS TRUST	4340 N 39TH ST	PHOENIX	AZ	85018
WEIDENMILLER RYAN	6 CORAL ROCK RD	LEVITTOWN	PA	19057
WEINSTEIN FAMILY TRUST	7008 E GOLD DUST AVE UNIT 206	PARADISE VALLEY	AZ	85253
WHARTON MATTHEW JAMES/DAVIS TANYA LYNN	809 CARY RD UNIT G	OCEANSIDE	CA	92058
WHISTLE FRED	9990 N SCOTTSDALE RD UNIT 2016	PARADISE VALLEY	AZ	85253
WHITE MELANIE	4232 E DESERT MARIGOLD DR	CAVE CREEK	AZ	85331

WILCOX BURG PATTI	6308 E DALE LN	CAVE CREEK	AZ	85331
WILEJTO-RIEKEN MONIKA EWA	9990 N SCOTTSDALE RD APT 2033	PARADISE VALLEY	AZ	85253
WILENCHIK JAMI	10301 N 70TH ST NO 231	PARADISE VALLEY	AZ	85253
WILHELMS ALEXANDER H	11119 ALTERRA PKWY APT 1320	AUSTIN	TX	78758
WILLERT JOHN R	1088 QUAIL CT UNIT 335	PEWAUKEE	WI	53072
WILLIAMS MORGAN	9990 N SCOTTSDALE RD UNIT 2029	SCOTTSDALE	AZ	85253
WINGET CAROL	1810 101ST PL NE	BELLEVUE	WA	98004
WINK FAMILY TRUST	1152 W KAIBAB DR	CHANDLER	AZ	85248
WINKLE DAVID A	7008 E GOLD DUST AVE UNIT 237	PARADISE VALLEY	AZ	85253
WITKOWSKI KIRK	10301 N 70TH ST UNIT 102	PARADISE VALLEY	AZ	85253
WRIGHT PAULA RAE/STEPHEN JOHN	1391 N EDGEWOOD ST	FLAGSTAFF	AZ	86004
WU LI LIVING TRUST	4221 E SKOUSEN ST	GILBERT	AZ	85295
XENOS NICK/KATHY	8528 LOVELAND LN	PALOS HILLS	IL	60465
YORK KENNETH J/JEANNE D	10301 N 70TH ST UNIT 105	PARADISE VALLEY	AZ	85253
Z GOOD FAMILY HOLDINGS LLC	33221 N 61ST PL	SCOTTSDALE	AZ	85262
ZAC MVC LLC	1855 OLYMPIC BLVD SUITE 300	WALNUT CREEK	CA	94596
ZADIKOV MAZAL M	10301 N 70TH ST UNIT 234	PARADISE VALLEY	AZ	85253
ZAKNOUN LAURA G	9990 N SCOTTSDALE RD NO 2027	SCOTTSDALE	AZ	85253
ZANINI DARLA S	4025 CONNETICUT AVENUE NW UNIT 204	WASHINGTON	DC	20008
ZWOYER CHARLES J JR/CAROL A	1040 TOWER RD	ALBURTIS	PA	18011



# 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:** 76-PA-2022

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

**Location:** SWC Gold Dust and Scottsdale Rd

**Site Posting Date:** 03/18/22

**Applicant Name:** Technical Solutions

**Sign Company Name:** Dynamite Signs

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

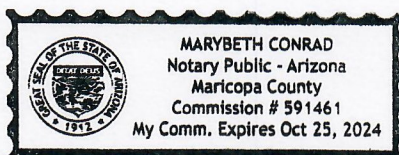
I confirm that the site has been posted as indicated by the Project Manager for the case as listed above.

Meghan Higgitt  
Applicant Signature

03/18/22  
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 this the 18<sup>th</sup> day of March 2022



Mary Beth 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

MODERN OYSTERBAR  
CHOPHOUSE

## Early Notification of Project Under Consideration

### Neighborhood Open House Meeting:

Date: Monday, March 28, 2022  
Time: 5:00PM - 6:00PM  
Location: 110050 N. Scottsdale Road, Suite 101

Site Address: West of the SWC of Scottsdale Road and Gold Dust Avenue  
Project Overview:

- Request: This request is for a Zoning District Map Amendment from Commercial (C-2) to Planned Unit Development (PUD) and a minor General Plan Amendment from Commercial to Mixed-Use Neighborhoods land use designation.
- Site Acreage: 4.64+/- acres
- Site Zoning: C-2

#### Applicant Contact:

John Berry  
480-385-2727  
JB@BerryRiddell.com

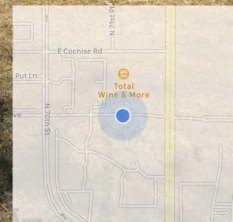
#### City Contact:

Bryan Cluff  
480-312-2258  
BCluff@ScottsdaleAZ.gov

Pre-Application#: 76-PA-2022

Posting Date: 3/18/2022

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



Mar 18, 2022 at 12:03:59 PM

MODERN OYSTERBAR  
CHOPHOUSE

# Early Notification of Project Under Consideration

## Neighborhood Open House Meeting:

Date: Monday, March 28, 2022  
Time: 5:00PM - 6:00PM  
Location: 10050 N. Scottsdale Road, Suite 101

Site Address: West of the SWC of Scottsdale Road and Gold Dust Avenue  
Project Overview:

- Request: This request is for a Zoning District Map Amendment from Commercial (C-2) to Planned Unit Development (PUD) and a minor General Plan Amendment from Commercial to Mixed-Use Neighborhoods land use designation.
- Site Acreage: 4.64+/- acres
- Site Zoning: C-2

### Applicant Contact:

John Berry  
480-385-2727  
JB@BerryRiddell.com

### City Contact:

Bryan Cluff  
480-312-2258  
BCluff@ScottsdaleAZ.gov

Pre-Application#: 76-PA-2022

Posting Date: 3/18/2022

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

Mar 28, 2022 at 8:33:21 AM  
7133-7155 E Gold Dust Ave

E COCHISE RD  
JOSHUA TREE

E SHEA BLVD





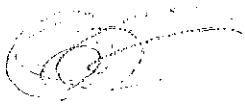
SWC of Gold Dust and Scottsdale Road  
 Neighborhood Meeting Sign-In Sheet  
 Monday, March 28, 2022

First Name	Last Name	Street Address	City, State & Zip	Phone	Email
<del>Paula Richards</del> Micah Stackhouse	Richards Stackhouse	7036 N Via de Amor 9990 N. Scottsdale Rd	Sol AZ 85258 85253	480 998 3227	pnrichards@cox.net
Barbra Holden		10570 E. Terra Dr.	Scottsdale 85258		holdendesign23@gmail.com
Madeline Ferreri		9990 N SCOTTSDALE Rd	SCOTTSDALE 85258		
Jon	KOTILA	7008 E. GOLDDUST	PARADISE VALLEY	623-341-7690	JKH002@qmi.com
Susan	WOOD	9630 E Yucca St	Scottsdale 85260	480 540 4648	samw1222@aol.com
<del>Donato A. H</del> Donno	Donato Tinkeltat	9990 N. Scottsdale Rd	Scottsdale 85259	480-510-8886	TDowning@yahoo.com
Deborah Hoffman	Hoffman	" #2044	"	480 242-9350	TDowning@yahoo.com
					Reddeb10@yahoo.com
CHARLES Z	Zwoyer	9990 N SCOTTSDALE Rd	SCOTTSDALE 85253		









SWC of Gold Dust and Scottsdale Road  
Community Input Card

PRINT NAME JETTIE KOOTMAN  
ADDRESS 6821 E. BERNEIL DR. CITY PARADISE VALLEY ZIP 85253  
PHONE 480 9051916 EMAIL JETTIEAZ@AOL.COM

PLEASE TELL US YOUR THOUGHTS & SUGGESTIONS REGARDING THE PROPOSED PROJECT:  
THIS AREA IS TOO BUSY TO PUT UP MORE APARTMENTS  
THERE IS A HIGH SCHOOL DOWN THE STREET WITH CHILDREN.  
THIS IS DESTROYING THE BEAUTY OF SCOTTSDALE AND  
RUINING QUALITY OF LIFE HERE.

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

SWC of Gold Dust and Scottsdale Road  
Community Input Card

PRINT NAME Michah Stackhouse  
ADDRESS 9980 N Scottsdale Rd CITY P.V. ZIP 85253  
PHONE \_\_\_\_\_ EMAIL \_\_\_\_\_

PLEASE TELL US YOUR THOUGHTS & SUGGESTIONS REGARDING THE PROPOSED PROJECT:  
There is no community benefit to more high  
priced rentals, increase traffic, increased load on  
Schools.  
This only benefits the developer + Property owners.

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

SWC of Gold Dust and Scottsdale Road  
Community Input Card

PRINT NAME Cynthia Simonson  
ADDRESS 7451 E Beryl Ave CITY Scottsdale ZIP 85258  
PHONE \_\_\_\_\_ EMAIL alsimonson@msm.com

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

Building is too high.  
Community does not need more apartments/  
condos in this area

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

SWC of Gold Dust and Scottsdale Road  
Community Input Card

PRINT NAME Joan Melnick  
ADDRESS 9990 N. Scottsdale Rd CITY Paradise Valley ZIP \_\_\_\_\_  
PHONE \_\_\_\_\_ EMAIL \_\_\_\_\_

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

① I would like there to be a traffic sign behind the CVS Pharmacy at junction to say no left hand turn 6AM-9AM on Scottsdale Rd. (not affecting condos). ② After construction has started every 3rd period window, wall washers offers required or repayed. ③ For people that live on Gold Dust fall landscaping within 5 years.

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

SWC of Gold Dust and Scottsdale Road  
Community Input Card

PRINT NAME Chris Schaffner  
ADDRESS 7346 E. Sunnyside CITY Scottsdale ZIP 85260  
PHONE \_\_\_\_\_ EMAIL ChrisSchaffner@gmail.com

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

I oppose re-zoning for more apartments. This is not warranted, is detrimental to quality of life, and provides no tangible benefit for Scottsdale. Leave it zoned as is.

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

SWC of Gold Dust and Scottsdale Road  
Community Input Card

PRINT NAME Jim Haxby  
ADDRESS 7336 E Sunnyside Dr CITY Scottsdale ZIP 85260  
PHONE \_\_\_\_\_ EMAIL chaxby@cox.net

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

We don't have a shortage of rental units in the area. What a waste of retail space - High demand, on H<sub>2</sub>O Tense Tons of Solid waste put in land fills to Pollute our ground water  
Scrap this Plan.

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

SWC of Gold Dust and Scottsdale Road  
Community Input Card

PRINT NAME MATT STROUT  
ADDRESS 6722 E. CANYON AVE CITY SCOTTSDALE ZIP 85253  
PHONE 817-637-9681 EMAIL \_\_\_\_\_

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

THIS PROJECT IS NOT NEEDED. ITS HEIGHT IS ABOVE  
THE 2 STORY OF ALL COMPLEXES AROUND. TRAFFIC IS  
GOING TO BE WORSE AND IT IS UNNECESSARY TO  
ADD MORE OPTS. IN THIS AREA

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

SWC of Gold Dust and Scottsdale Road  
Community Input Card

PRINT NAME COREGA VINCENT  
ADDRESS 7700 E PRINCESSA #16 ZIP 85255  
PHONE \_\_\_\_\_ EMAIL COREGA@GMAIL.COM

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

- ① WHAT COMPONENTS OF NEW SCOTTSDALE  
MASTER PLAN DOES THIS PROJECT ADDRESS?
- ② WHO WILL OWN/OPERATE THIS COMPLEX?
- ③ HOW WILL THIS PROJECT IMPACT  
PROPERTY VALUES OF THIS NEIGHBORHOOD?

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

SWC of Gold Dust and Scottsdale Road  
Community Input Card

PRINT NAME Jim Rohn  
ADDRESS 8601 E. SUTTON DR CITY SCOTTSDALE ZIP 85260  
PHONE 480-570-9897 EMAIL rohns@rohnaz.com

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

TOTALLY OPPOSED IN THE REZONING  
REQUEST

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

SWC of Gold Dust and Scottsdale Road  
Community Input Card

PRINT NAME Esther Zick  
ADDRESS 10570 E Terra Dr CITY Scottsdale ZIP 85258  
PHONE \_\_\_\_\_ EMAIL \_\_\_\_\_

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

Against this project!

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

SWC of Gold Dust and Scottsdale Road  
Community Input Card

PRINT NAME Barbra Holden  
ADDRESS 10570 E. Terra Dr. CITY Scottsdale ZIP 85258  
PHONE \_\_\_\_\_ EMAIL holdendesign23@gmail.com

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

Not for it. Too congested already

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

SWC of Gold Dust and Scottsdale Road  
Community Input Card

PRINT NAME Linda Blair  
ADDRESS \_\_\_\_\_ CITY \_\_\_\_\_ ZIP \_\_\_\_\_  
PHONE 623-363-2118 EMAIL clindadblair11@gmail.com

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

We Do Not Need another apartment Building! Will cause too much traffic & ruin our view.

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



SWC of Gold Dust and Scottsdale Road  
Community Input Card

PRINT NAME CAROL O'KEEFE  
ADDRESS 7008 E GOLD DUST AVE #201 CITY PV ZIP 85253  
PHONE \_\_\_\_\_ EMAIL COKEEFE55@AOL.COM

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

TOTALLY AGAINST THIS. PLS STOP, WE'RE  
SUFFOCATING AS IT IS. SCOTTSDALE ALREADY  
HAS NEARLY 4,000 APTS AVAILABLE ON ANY  
DAY- THATS MORE THAN ENOUGH!  
TOO MUCH CRIME ALREADY.

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

SWC of Gold Dust and Scottsdale Road  
Community Input Card

PRINT NAME Susan Wood  
ADDRESS 9630 E Yucca St CITY Scottsdale ZIP 85260  
PHONE 480 540 4648 EMAIL samw1222@aol.com

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

There are already thousands of apts already  
approved but not built yet, we dont want or  
need any more density. Traffic is getting worse  
and soon it will be gridlock.

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

SWC of Gold Dust and Scottsdale Road  
Community Input Card

PRINT NAME Paula Richards  
ADDRESS 7036 N Via de Amor CITY SDI ZIP 85258  
PHONE 4809983227 EMAIL pnrichards@cox.net

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

Scottsdale has ENOUGH high rise apartments  
STOP with developments over 2 stories.  
Stop high density building

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

SWC of Gold Dust and Scottsdale Road  
Community Input Card

PRINT NAME MADeline FERRECI  
ADDRESS 9990 N SCOTTSDALE RD CITY SCOTTSDALE ZIP 85253  
PHONE \_\_\_\_\_ EMAIL \_\_\_\_\_

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

Over Loading Scottsdale

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

## Cluff, Bryan

---

**From:** Castro, Lorraine  
**Sent:** Monday, May 2, 2022 8:21 AM  
**To:** Cluff, Bryan  
**Subject:** RE: Proposed housing at Scottsdale and Gold Dust

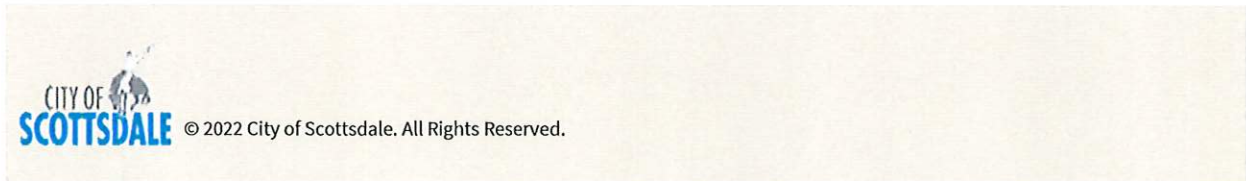
juliesmyers@hotmail.com

---

**From:** NoReply <NoReply@Scottsdaleaz.gov>  
**Sent:** Saturday, April 30, 2022 9:58 AM  
**To:** Projectinput <Projectinput@Scottsdaleaz.gov>  
**Subject:** Proposed housing at Scottsdale and Gold Dust



We currently own and winter at Barcelona Condos, north of proposed site. Thank you for bringing this positive, income-generating development to our area! We need it. We are concerned about the growing number of homeless people "hanging out" in the drainage ditch east of Barcelona. We are having some issues with car break-ins and health-related scares, with drug paraphernalia found around the perimeter of our units. Please press the city to clean up this area before it becomes a future menace. -- sent by Julie Myers (case# 2-GP-2022)



## Cluff, Bryan

---

**To:** Kurth, Rebecca  
**Subject:** RE: Scottsdale & Gold Dust Project, case 4-ZN-2022

---

**From:** Jason Alexander <[jason.alexander.az@gmail.com](mailto:jason.alexander.az@gmail.com)>  
**Sent:** Sunday, October 2, 2022 9:53 PM  
**To:** City Council <[CityCouncil@scottsdaleaz.gov](mailto:CityCouncil@scottsdaleaz.gov)>  
**Subject:** Scottsdale & Gold Dust Project, case 4-ZN-2022

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

I support this project, it provides needed housing and investment, mixed use, and a refresh to an old plaza. Please make decisions on facts & data, and the community benefits, not the ugly entitled nimbyism of a few loud people.

Thank you.

Jason Alexander  
13 year resident

**From:** [Jason Alexander](#)  
**To:** [Planning Commission](#); [Curtis, Tim](#)  
**Subject:** Support for Scottsdale\Gold Dust Project DR\_4\_ZN\_2022  
**Date:** Monday, October 10, 2022 10:53:30 PM  
**Attachments:** [Screen Shot 2022-10-09 at 5.26.08 PM.png](#)  
[Screen Shot 2022-10-10 at 3.01.18 PM.png](#)

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

Hello Planning Commissioners,

I watched the DRB meeting last Thursday and am fully supportive of this incredible partnership between the high school and the project team. The team has done incredible work providing genuine community benefits. Most of the kids at Chaparral are residents, most of their parents are residents -- thousands of residents will see direct, tangible improvements to their quality of life as a result of this project.

I urge you to ignore the NIMBY opposition to this project. Most of the opponents have no ties to the school or the neighborhood, and are manufactured complaints from Nextdoor. Their daily lives will barely be impacted by this project pro or con. Note Susan Wood's real MAGA-based agenda in her comment in the included recent post. *"By adding thousands of apartments in Scottsdale, liberals are attempting to flip Scottsdale blue."* Its vile, Council is non-partisan, and Scottsdale is a Golden Rule city.

Wood's political organization continues on to insult this Commission and the DRB in the second attached post. The facts are the project passed DRB 6-0, including an enthusiastic Commissioner Serena who Wood goes from praising to calling a rubber stamp. The facts are the majority of the Planning Commission has been appointed by this "slow growth" Council, and certainly isn't in anyone's pocket. I was incredibly moved by the support at DRB of the long-time teacher who spoke in favor.

One additional fact - Susan Wood owns 8 properties in Scottsdale (and one in Tempe), 8 of which appear to be for rent. What else is her motivation for opposing any and all projects no matter where they are located in the City?

Please support this project, and ignore the NIMBY and MAGA nonsense tainting our civic dialog.

Thank you.

Jason Alexander

13 year resident, father of 2 in SUSD, local property owner, local business owner

## Cluff, Bryan

---

**To:** Cluff, Bryan  
**Subject:** RE: Apartments at Shea/Gold Dust

---

**From:** Marilyn Anderson <[mla5816@cox.net](mailto:mla5816@cox.net)>  
**Sent:** Monday, March 28, 2022 1:51 PM  
**To:** Cluff, Bryan <[BCluff@Scottsdaleaz.gov](mailto:BCluff@Scottsdaleaz.gov)>  
**Subject:** Apartments at Shea/Gold Dust

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

I just saw on Neighborhood Nextdoor about the proposed 250 apartment complex that the City wants to build. I think we already have too much traffic in the area and this will add substantially to it. How ridiculous to think that this will be “affordable housing”. We already have “affordable housing” at the hotel down the street being used for housing immigrants. We have services for people who need affordable housing, etc in Central Phoenix where we don’t have ANY around Shea/Gold Dust. I vote emphatically NO to this development.

Marilyn Anderson  
480-951-2280

## Cluff, Bryan

---

**From:** Rocio Chiriboga <rchrbg@gmail.com>  
**Sent:** Saturday, March 26, 2022 12:44 PM  
**To:** Cluff, Bryan  
**Subject:** Southwest corner of Scottsdale Rd and Gold Dust Ave.

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

Mr. Cluff,

the traffic in N Scottsdale is horrible, please do not allow this project.

Thank you

Rocio Chiriboga

## Cluff, Bryan

---

**To:** Rocio Chiriboga  
**Subject:** RE: Southwest corner of Scottsdale Rd and Gold Dust Ave.

---

**From:** Rocio Chiriboga <rchrbg@gmail.com>  
**Sent:** Thursday, March 31, 2022 7:59 AM  
**To:** Cluff, Bryan <BCluff@Scottsdaleaz.gov>  
**Subject:** Southwest corner of Scottsdale Rd and Gold Dust Ave.

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

Good morning Mr. Cluff,

In my opinion, this project will create more pollution, traffic will be bumper to bumper, there are approximately 2,300 students one block from this project, it is very difficult to find a parking lot.

We will have water problems and sewer too.

The pollution and the contamination of the environment will be horrible, the trash truck will create more contamination.

Are you familiar with this area?

Have you drive on N Scottsdale from Camelback to Greenway-Hayden?

The pollution that this project will create at North Scottsdale will be very bad.

There are so many apartments complex around the area, from Gold Dust to 68th through Gold Dust 74th.

Can let me know when the city of Scottsdale will hear us our opinion about this amendmen for this project?

We need a city of Scottsdale keeping clean and nice.

Sincerely,

Rocío



## Cluff, Bryan

---

**To:** rocio datin  
**Subject:** RE: 254 units at the West of the Southwest corner of Scottsdale Rd and Gold Dust Ave.

---

**From:** rocio datin <[radatin@yahoo.com](mailto:radatin@yahoo.com)>  
**Sent:** Saturday, March 26, 2022 1:14 PM  
**To:** Cluff, Bryan <[BCluff@Scottsdaleaz.gov](mailto:BCluff@Scottsdaleaz.gov)>  
**Cc:** Rissel Langbecker <[rissel\\_gonza@hotmail.com](mailto:rissel_gonza@hotmail.com)>; Bob Denny <[benchdex@gmail.com](mailto:benchdex@gmail.com)>; Dragan Danilovic <[danilovicins@gmail.com](mailto:danilovicins@gmail.com)>; Madhu Nair <[madhu741980@gmail.com](mailto:madhu741980@gmail.com)>; Shelly Holland <[sholland@pmpmanage.com](mailto:sholland@pmpmanage.com)>; Jeannie Reichard <[jeanniereichatd@gmail.com](mailto:jeanniereichatd@gmail.com)>; Amy Tsotsos <[amytotsos@gmail.com](mailto:amytotsos@gmail.com)>; [bsteber3@cox.net](mailto:bsteber3@cox.net); [victoriabellomo@hotmail.com](mailto:victoriabellomo@hotmail.com); [tdreifort@susd.org](mailto:tdreifort@susd.org); Angel O. Chiriboga <[angel.chiriboga@gmail.com](mailto:angel.chiriboga@gmail.com)>; [grace.bucher@cox.net](mailto:grace.bucher@cox.net); [rchrbg@gmail.com](mailto:rchrbg@gmail.com)  
**Subject:** 254 units at the West of the Southwest corner of Scottsdale Rd and Gold Dust Ave.

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

Mr. Bryan Cluff,  
480-312-2258  
City of Scottsdale  
Project Coordinator

The reason for my email is because you are in charge of the project for building 254 units at the West of the Southwest corner of Scottsdale Rd and Gold Dust Ave.

I understand that this request is for a Zoning District Map Amendment from Commercial to Mixed-Use Neighborhood land use designation.

This project will bring more traffic to our area, we are talking about 254 units which represents an increase of approximately 550 cars or more. (2 or 3 cars per unit).

In addition, there is Chaparral H.S. in the area, with approximately 2,300 students, plus the housing and units that were already built. This area is full.

In my opinion, The City of Scottsdale can not allow a Zoning District Map Amendment from Commercial (C-2) to Planned Unit Development (PUD) and a minor General Plan Amendment from Commercial to Mixed-Use Neighborhood land use designation.

Businesses just want to make a profit, and leave the community with future problems. They don't care about the community. They want the money!

Mr. Cluff help us that the City of Scottsdale does not allow building more projects at Scottsdale Road changing the Amendment that were already approved.

If we allow this new Amendment, the City of Scottsdale will be the next LA, San Francisco, NY, Chicago, dirty cities and homeless around the area.

I know that the City of Scottsdale needs the money, but our representatives can find another way to keep running the city without creating more pollution, congestion and more....

**In less than 10 miles on Scottsdale Road we have:**

Kierland Common and Scottsdale Quarter a lot of units at 15037 N. Scottsdale Road

**Mosaic Condominiums, Barcelona condominiums, Verona condominiums, Chaparral H.S. and more units between 9990 - 10050 N Scottsdale Road**

JW Marriott Suites, units at N Scottsdale Road and Indian Bend.

**More units, North Scottsdale Road and North side of Lincoln Rd.**

More units North Scottsdale Road and South side of Lincoln Rd.

**Fashion Square condominiums at N Scottsdale Road and Camel-back Rd.**

Mr. Cluff has the City of Scottsdale thinking about all these problems that are affecting our community?

What does the City of Scottsdale want for our community?

Does the City of Scottsdale want the money that the business provides, forgetting about what the community needs? What is happening?

Sincerely,

Rocio Datin

## Cluff, Bryan

---

**To:** Sandra L Etherton  
**Subject:** RE: meeting address for 76-PA-2022

---

**From:** Sandra L Etherton <sandra@ethertonlaw.com>  
**Sent:** Thursday, March 31, 2022 10:36 AM  
**To:** Cluff, Bryan <BCluff@Scottsdaleaz.gov>  
**Subject:** RE: meeting address for 76-PA-2022

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

Thanks for getting back to me. I found the correct address on Nextdoor and was able to go to the open house and register my displeasure with Trammel Crow about building these units there. They were pretty clueless about the Chaparral HS traffic aspect on traffic and the Scottsdale/Shea rerouting. They admitted they had never even been in the area to witness the Chap traffic nightmare in morning and after school. Makes you wonder whether they really do research or just say the do.

Sandra

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Sandra Etherton  
cell: 602-617-1989

## Cluff, Bryan

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**To:** Cluff, Bryan  
**Subject:** RE: Trammell Crow Project at Scottsdale Rd & Gold Dust

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**From:** Barbra Holden <[holdendesign23@gmail.com](mailto:holdendesign23@gmail.com)>  
**Sent:** Monday, March 28, 2022 12:39 PM  
**To:** Cluff, Bryan <[BCluff@Scottsdaleaz.gov](mailto:BCluff@Scottsdaleaz.gov)>  
**Subject:** Trammell Crow Project at Scottsdale Rd & Gold Dust

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

Hi Bryan,

I've just found out about this proposed apartment project, and I'm writing to express that I do NOT support this for Scottsdale!

I live about 2 miles from that area, and I do a lot of business at small businesses at that corner. There's enough congestion there already, and a residential project like this will make the traffic impossible.

Also, Scottsdale should not have multi-story buildings such as this -- one of our defining beauties are the mountain and sky views. I know that if one of these complexes goes in, others will follow, which would be a crime!

Please register my disapproval for this project. I also will be in attendance at the Neighborhood meeting this evening, so I would like to meet you if you're there.

Thank you,



Barbra Holden  
Founder, CEO [HoldenDesign](#)



## Cluff, Bryan

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**From:** laura jorden <lmjorden90@gmail.com>  
**Sent:** Wednesday, March 23, 2022 9:07 AM  
**To:** Cluff, Bryan  
**Subject:** 76-PA-2022

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

Mr. Cluff:

I live in the area in which the above referenced development is coming in.

I am vehemently opposed to adding 254 residential units to this already congested area for a multitude of reasons.

The proximity to the high school and the amount of traffic coming in and out of that school at various times of day thoroughly bottles up the roads leading into the area. Adding possible 500 plus more cars to an already heavily trafficked area doesn't seem prudent.

Secondly a zoning change was already issued in the area for 9880 N Scottsdale Rd.

The schools are already having great difficulty with these added children and now groups are wanting to add more density?

This doesn't make sense from an infrastructure sense.

This area already has a significant amount of apartments, townhouses etc and more being built as I type this (7373 E. Shea Blvd). While I realize this is a senior living center, there will still be additional traffic etc into this area.

Please file this into the public records for an opposition vote to this project.

If you could please confirm receipt I would appreciate it.

Thank you.

Laura and Tim Jorden

## Cluff, Bryan

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**From:** Chris <85258@cox.net>  
**Sent:** Tuesday, March 29, 2022 11:40 AM  
**To:** Cluff, Bryan  
**Subject:** NO CAPRINI GREEN in Scottsdale!

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

Bryan:

I received an email this morning about the apartments planned for Scottsdale/Shea area.

I would like to formally voice my opinion as a NO! Any time that this type of project is attempted, it turns into a hive for crime and creates safety hazards and reduces property values in the area.

This has been tried many times in different places in the US. Look at Caprini Green in Chicago...they built towers....crime got SO bad that they were using pulleys to lower drugs down to the street level and nobody could live on the ground floor of the towers because of nonstop gunshots.

It took the Illinois National Guard going door to door to clean the area out as police would not go in and this was in the middle of a very upscale/nice area.

Those that don't learn from history are doomed to repeat it.

This project should be stopped dead in its tracks.

Chris Mielke  
Scottsdale resident since 1992

## Cluff, Bryan

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**To:** Cluff, Bryan  
**Subject:** RE: More Apartments???

---

**From:** Cookie Olinger <[cookiephx@hotmail.com](mailto:cookiephx@hotmail.com)>  
**Sent:** Monday, March 28, 2022 1:01 PM  
**To:** Cluff, Bryan <[BCluff@Scottsdaleaz.gov](mailto:BCluff@Scottsdaleaz.gov)>  
**Subject:** More Apartments???

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

Noooooo.... I'm crying uncle ...enough is enough! Traffic is impossible already. That particular intersection is already a mess. Sitting through 2 or 3 lights. Add another 250 or 500...NOOOOO!!!

Get [Outlook for Android](#)

## Cluff, Bryan

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**To:** rohns@rohnaz.com  
**Subject:** RE: 76-pa-2022

---

**From:** rohns@rohnaz.com <rohns@rohnaz.com>  
**Sent:** Monday, March 28, 2022 4:06 PM  
**To:** Cluff, Bryan <BCluff@Scottsdaleaz.gov>  
**Subject:** 76-pa-2022

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

Brian, yet another request to turn zoning around to favor speculators/developers? Ummm, no.

I am SICK TO DEATH of all these people buying property that is zoned one way then marching around those restrictions to line their pockets. NO!

The property is zoned one way, that is what it is.

That area can't support even more congestion. Have you ever driven there? I think it has the record for the most stop lights within a half mile in the city, possibly the state/country ...

I am vehemently opposed

Jim Rohn

480-570-9897




## Cluff, Bryan

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**To:** Kurth, Rebecca  
**Subject:** RE: Apartments at Gold Dust and Scottsdale Road

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

From: Carol Terracciano <carolt1946@gmail.com>  
Sent: Wednesday, April 6, 2022 11:54 AM  
To: City Council <CityCouncil@scottsdaleaz.gov>  
Subject: Apartments at Gold Dust and Scottsdale Road

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

I'm writing to you in respect to the above project. This is not wanted in Scottsdale. We have more apartments and condos that have recently been built all around Scottsdale. Our beautiful city I'd being destroyed and more concerns would be traffic and water. We are being asked reduce our water consumption as it is. Thank you. Carol Terracciano, resident, owner tax payer and most importantly voter

Sent from my iPad


## Cluff, Bryan

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**To:** Cluff, Bryan  
**Subject:** RE: Apartments So. Of Shea/ Scottsdale Rd

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

From: LIZ WILLIAMS <lizmwilliams@msn.com>  
Sent: Monday, March 28, 2022 12:40 PM  
To: Cluff, Bryan <BCluff@Scottsdaleaz.gov>  
Subject: Apartments So. Of Shea/ Scottsdale Rd

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

Bryan,

I understand there is a meeting this afternoon to discuss proposed apartments at this location. Unfortunately, I am unable to attend. I do want to voice my opinion however.

It takes me 3 lights to get through this intersection on my way home from work. How can we possibly accommodate more traffic in this area? We don't need more car's idling.

My husband and I bike to local restaurants most of the year. This intersection is like taking your life in your hands now. I can't imagine what it would be like with more traffic of any kind. Apartments or homes.

I have desert landscape, no grass. How will we access more water for high density living?

Theses are just a few of my concerns.  
Appreciate your thoughts

Sincerely,  
Liz Williams


## Cluff, Bryan

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**To:** Kurth, Rebecca  
**Subject:** RE: NO to the Gold Dust & Scottsdale road apartments

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

From: LARRY REYNOLDS <reylrjr@aol.com>  
Sent: Monday, October 3, 2022 2:02 PM  
To: City Council <CityCouncil@scottsdaleaz.gov>  
Subject: Re: NO to the Gold Dust & Scottsdale road apartments

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

NO to the Gold Dust & Scottsdale road apartments

Sent from my iPhone

> On Oct 3, 2022, at 12:30 PM, LARRY REYNOLDS <reylrjr@aol.com> wrote:  
>  
> NO to the Gold Dust & Scottsdale road apartments.  
>  
> Sent from my iPhone

## Cluff, Bryan

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**From:** Madhu Nair <madhu741980@gmail.com>  
**Sent:** Tuesday, October 4, 2022 11:08 AM  
**To:** Cluff, Bryan <BCluff@Scottsdaleaz.gov>  
**Cc:** Carr, Brad <bcarr@scottsdaleaz.gov>  
**Subject:** Public Comment for Hearing - Case 4-ZN-2022

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

Dear Bryan,

I am the President of the HOA at Verona Homeowners association which has 108 units in the community. I am writing this letter to you as a concerned homeowner about the proposed development as I may not be able to attend the public hearing that you have scheduled on October 6th 1 pm.

I have grave concern about the level of traffic congestion and continuous surrounding noise that a 225 unit complex of 1,2 and 3 bedroom units is going to cause to the Verona community. We currently have 108 units with cars going in and out of the Verona community all day. The proposed development is more than double the number of units at Verona. We already have another community next to Verona i.e. Mosaic apartments beside us which have 304 units.

The most major concern is the use of the side road (E Acacia Drive) at the south end of the proposed development that is being used today by Verona residents as an exit road from the community and which serves as an entry point to Scottsdale Road. This side road is also used by Mosaic apartment community residents to enter and exit their community. During regular use of this side road, there have been significant opportunities for collisions in the past between vehicles exiting the strip mall (proposed development) and Verona residents. One has to be extremely careful when using this side road to get onto Scottsdale road in order to not collide with other vehicles also trying to exit as well as vehicles that are coming from the opposite direction. Even today, it would really help if additional speed breakers are added to this road to slow the flow of traffic. We also have residents who walk on this road when accessing the strip mall causing an additional hazard condition.

My recommendation for the proposed development is to build a boundary wall on the south end across the Acacia Drive so that the vehicles from the proposed development will use the north entrance/exit onto Gold Dust and east entrance/exit onto Scottsdale Road for vehicular traffic . I would like for you to seriously consider this in the design. I would also like to suggest reducing the number of units from the proposed 225 to 150 units to reduce the traffic congestion and surrounding noise.

The above are post construction concerns which if not addressed, all existing and new residents of the 3 communities will have to deal with for the remainder of their residence in the area.

The other major concern is the level of dust and noise and truck traffic that the existing residents will have to experience as the new development is being built. Since there is a proposal for significant underground parking, there is going to be a lot of excavation and there is concern about the flow of the dust that will occur into the Verona community and the amount of cleaning of the exterior walls that will need to be done for this purpose. We have many older residents in the community who are retired and live in their units all day everyday. They will bear the maximum brunt of the construction period and I hope many of them will attend the hearing and oppose this construction at this dense a level.

I hope you will document and address these concerns with the plans that may get approved for the proposed development including a serious look at the number of units that are going to be built.

Thank you.  
Madhu Nair

## Cluff, Bryan

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**To:** P Rudnick  
**Subject:** RE: Gold Dust and Scottsdale Road Apartment Application

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**From:** P Rudnick <rudnickpaula@gmail.com>  
**Sent:** Sunday, October 2, 2022 9:10 AM  
**To:** Carr, Brad <bcarr@scottsdaleaz.gov>; Cluff, Bryan <BCluff@Scottsdaleaz.gov>; City Council <CityCouncil@scottsdaleaz.gov>; Mayor David D. Ortega <DOrtega@Scottsdaleaz.gov>; Janik, Betty <BJanik@Scottsdaleaz.gov>; Caputi, Tammy <TCaputi@Scottsdaleaz.gov>; Littlefield, Kathy <KLittlefield@Scottsdaleaz.gov>; Durham, Thomas <TDurham@Scottsdaleaz.gov>; Milhaven, Linda <LMilhaven@scottsdaleaz.gov>; Whitehead, Solange <SWhitehead@Scottsdaleaz.gov>  
**Subject:** Gold Dust and Scottsdale Road Apartment Application

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

What does it take to say NO-----

We don't want any more apartment complexes or rezoning.

We need to stop all this until we rethink what is going on with the city of Scottsdale.

We need to think about our water!!!!

We need to think about the character of Scottsdale!!!!

We need to think about the views and the beauty of Arizona!!!!

We need to think about the traffic!!!!

We need to think about the infrastructure of Scottsdale!!!!

We have to say NO to these developers who are only thinking about the money in their pockets.

We need to think about what is best for Scottsdale and the state of Arizona-----water--pollution---congestion----the whole picture

## Cluff, Bryan

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**To:** Nancy Voorhees  
**Subject:** RE: Gold Dust and Shea


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

From: Nancy Voorhees <njvk50@gmail.com>

Sent: Sunday, October 2, 2022 9:56 AM

To: City Council <CityCouncil@scottsdaleaz.gov>; Cluff, Bryan <BCluff@Scottsdaleaz.gov>

Subject: Gold Dust and Shea

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

we are strongly opposed to this project.

Sent from my iPhone

## Cluff, Bryan

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**To:** Susan Wood  
**Subject:** RE: Opposition to the Gold Dust and Scottsdale Rd. Apartments 4-ZN-2022

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**From:** Susan Wood <samw1222@aol.com>  
**Sent:** Sunday, October 2, 2022 8:13 AM  
**To:** City Council <CityCouncil@scottsdaleaz.gov>; Cluff, Bryan <BCluff@Scottsdaleaz.gov>; Carr, Brad <bcarr@scottsdaleaz.gov>  
**Subject:** Opposition to the Gold Dust and Scottsdale Rd. Apartments 4-ZN-2022

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

Dear Council and staff,

This up zoning project at Gold Dust and Scottsdale Road is going to be presented to the DR Board on Oct 6th.

As you can see in the developers application, the City received, in March 2022, numerous emails from people who are against the project, and No emails supporting it. I attended the open house on March 28th and I took a photo of the box of comment cards. I didn't feel justified to rummage thru them, but the 2 cards you can see on the top in the box, shown in this photo, are not included, as well as the rest of them, in the application packet.

It makes one wonder what else is missing?

You must demand that the developer team include ALL OF THE COMMENTS in his presentation on Oct. 6th.

It is exactly this type of manipulation of the Public Input that has created distrust of the system.

My own personal input is that I do not want the City to approve these high density projects along the Shea corridor.

In case you haven't watched my video yet, check it out and you can learn about the tricks that developers use to get their projects approved by an unwitting City Council. <https://www.youtube.com/watch?v=vq3lihCQz8g>

This developer is already using these steps to get the project approved:

Step #1 - Post the sign parallel to the street so drivers won't see it.

Step #2 - Notify only properties within 750 ft radius

Step #7 - Show renderings of beautiful views of people walking and biking, thus hiding the concrete jungle they are actually proposing.

Step #8 - Increase the lot size to reduce the density by including the adjacent shopping center.

Step #12 - Plant more trees and plants

Will Step #4 (Creating Fake Support letters) be next?

The results of the primary election sent a message to the Council. Stop the urbanization of Scottsdale with high density apartments.

Susan Wood  
Cactus Acres


## Cluff, Bryan

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**To:** Kurth, Rebecca  
**Subject:** RE: think before you build

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

From: Steph <sheit@bright.net>  
Sent: Sunday, October 2, 2022 7:20 PM  
To: City Council <CityCouncil@scottsdaleaz.gov>  
Subject: think before you build

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

Please..Scottsdale has natural beauty and an historic legend. Why mess it up with apartments that likely will go empty. i see FOR RENT signs on apartments as I drive all over the city. We don't need more. we need a city council which can JUST SAY NO. If a major enterprise comes into play..then build the apartments around that..not around my mountains

NO TO THE SHEA AND GOLD DUST ALBATROSS...



## Cluff, Bryan

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**From:** j z <forcalam2@yahoo.com>  
**Sent:** Thursday, October 6, 2022 3:13 AM  
**To:** City Council  
**Cc:** Carr, Brad; Cluff, Bryan  
**Subject:** Gold Dust & Scottsdale Rd Apartments      Gold Dust & Shea apartments

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

To those responsible for the safety & well-being of the residents of the City of Scottsdale:

If you're seriously concerned about the availability of water & want us to save water [you're calling for us to not water our "winter" grass], then you have to show us that you will also help conserve water.

You can do this by NOT approving any new apartment complexes or other major construction projects now – at least until the drought is over and the residents don't have to cut back on water use.

If these new apartments are like the one we lived in when we moved to Scottsdale, there will be no individual water meters per apartment so there will be no way to monitor the water use of individuals living there.

There is also the traffic problem. While it may not be a 24/7 problem, it is now common to have to wait on a long line of cars [sometimes a block or two long] for 2 or 3 + changes of a traffic light from green to red to green, etc. This will only get worse if the rate of construction that this council routinely approves continues.

Your plans to reduce traffic lanes on at least 2 major North/South roads will only make the problem worse.

Add the complexes planned for the CrackerJax property, the Air Park & what Phoenix is planning for Scottsdale Rd + replacing the stores in Old Town with high rise, & Scottsdale Rd traffic will make downtown NYC traffic look good.

Tourists – our low tax source - will no longer be attracted to Scottsdale so our taxes will start climbing as well.

Show us you care & want to save water & solve the increasing traffic congestion in this city [township] by saying NO to the developers – at least until the problems of both water & traffic can be solved.

Joan Zuckerman  
Paradise Drive; Scottsdale AZ

## Cluff, Bryan

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**From:** pb415linker@cox.net  
**Sent:** Wednesday, October 5, 2022 6:05 PM  
**To:** Carr, Brad; Cluff, Bryan; City Council  
**Subject:** Gold Dust and Shea Apartments

**Importance:** High

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

Dear Council Members and Commissioners, 10/5/22

We moved into the Shea Corridor area in 1996. We have seen a lot of development in Scottsdale, some appropriate, some inappropriate but the commonality is most of the new development south of Frank Lloyd Wright is far too dense. Let's first discuss the over development of the Shea Corridor, including Gold Dust, east to 96<sup>th</sup> Street and west to Scottsdale Rd. In particular let's look at the building reference above – 225 units Scottsdale / Gold Dust.

ADEQUATE + 10% WATER SUPPLY, TRAFFIC CONGESTION, PEOPLE CONGESTION, STORAGE OF VEHICLES NOT IN USE, SCHOOLS, PARKS & RECREATION, INFRASTRUCTURE,

1-OBJECTIONS: TRAFFIC CONGESTION, PEOPLE CONGESTION, STORAGE OF VEHICLES NOT IN USE

The proposed development of the 225 unit apartment on Scottsdale Rd and Gold Dust. This proposed structure would be too massive, create too much traffic when moving and potential traffic jams around turn lanes and stoplights. The total number of units planned for the Shea site would create a man-made disaster in the event of a fire with only the single small fire house with 2 trucks nearby, we have not even gotten to a police sub-station in light of increasing level of crime. We are not exempt from crime.

The other side of this disaster: financing another fire house and staffing it would fall to the current inconvenienced residents and the residents who would occupy this unattractive bohemuth.

Suggestions:

1-The developer who will make a substantial profit should pay for a new firehouse, POLICE substation, ambulance substation of appropriate size from planning, development, to equipment supplies. Segway to school supplies and schools and Parks. Scottsdale has a fine Parks and Recreation. It should be consulted and considered.

2-Put a temporary moratorium on future development of the Shea corridor. Let the dust settle, literally, to assess the impact on the neighborhood before properly bringing it back up to ESTABLISHED Scottsdale standards.

## Cluff, Bryan

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**From:** Carr, Brad  
**Sent:** Wednesday, October 5, 2022 3:40 PM  
**To:** Cluff, Bryan  
**Subject:** FW: Apts On Gold Dust

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**From:** jimhax@cox.net jimhax@cox.net <jimhax@cox.net>  
**Sent:** Wednesday, October 5, 2022 3:37 PM  
**To:** Carr, Brad <bcarr@scottsdaleaz.gov>  
**Subject:** Apts On Gold Dust

Please do not approve these Apartments. They will only contribute to increased traffic on the Scottsdale corridor and the Shea corridor. Not to mention the increase in crime that follows increased density. We do not know if we'll have enough water in the future for these increased density projects being proposed.

I cannot see rewarding the owner of this property for being a poor landlord. Two people that I know personally have been sent packing by this owner to blight the property. When is the City going to stop letting this practice continue?

How many tons of non-disposable waste will be deposited on our landfills tearing down the existing structure? Can we be assured that this won't contaminate our ground water in the future??

Jim Haxby

## Cluff, Bryan

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**To:** Gulsvig, Caitlyn  
**Subject:** RE: Planning Commission Public Comment

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**From:** WebServices <[WebServices@scottsdaleaz.gov](mailto:WebServices@scottsdaleaz.gov)>  
**Sent:** Tuesday, October 18, 2022 2:25 PM  
**To:** Planning Commission <[Planningcommission@scottsdaleaz.gov](mailto:Planningcommission@scottsdaleaz.gov)>  
**Subject:** Planning Commission Public Comment  
**Importance:** High

**Name:** Jim Haxby  
**Address:** 7336 E Sunnyside Dr. 85260  
**Email:** [chaxby@cox.net](mailto:chaxby@cox.net)  
**Phone:** (480) 991-7768

**Comment:**

I urge you top not approve case number 2-GP-2022 and 4ZN-2022 to build 225 apartments at God Dust and Scottsdale RD. Traffic is already overloaded in this area and more density is being constructed at Shea and 74th St. Today I also got a card that is proposing 1236 apartments at Scottsdale Rd. and Tierra Buena Lane. This project should not be approved either. It is high time that the City start looking at these request in total, the increased traffic is ruining our City, not to mention the crime that comes with increased density. I know of two business that where evicted by this landlord to "upgrade his property" I find it disgusting that the City would reward a landlord that intentionally blights the property. Thank You Jim Haxby 7336 E Sunnyside Dr.

## Cluff, Bryan

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**To:** Kurth, Rebecca  
**Subject:** RE: Case 4-ZN-2022

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**From:** Jessica Batory <[jessicabatory@gmail.com](mailto:jessicabatory@gmail.com)>  
**Sent:** Wednesday, October 12, 2022 10:42 PM  
**To:** City Council <[CityCouncil@scottsdaleaz.gov](mailto:CityCouncil@scottsdaleaz.gov)>  
**Subject:** Case 4-ZN-2022

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

Hello and hope you're well! I strongly oppose case 4-ZN-2022 as there are already concerns regarding traffic and water shortage. Please don't move forward with this project. Thank you!--  
Jessica

## Cluff, Bryan

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**To:** Kurth, Rebecca  
**Subject:** RE: Gold Dust Apartments, 9400 Village, 92 Mercado Courtyard

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**From:** Juli Feinberg <[julif@jclam.com](mailto:julif@jclam.com)>  
**Sent:** Wednesday, October 19, 2022 2:29 PM  
**To:** City Council <[CityCouncil@scottsdaleaz.gov](mailto: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 too 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

## Cluff, Bryan

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**To:** Kurth, Rebecca  
**Subject:** RE: NO to the Gold Dust Apts, 9400 Village, and Mercado Courtyards

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**From:** Olivia Baker <[olivia9486@gmail.com](mailto:olivia9486@gmail.com)>  
**Sent:** Wednesday, October 19, 2022 7:17 PM  
**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 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

## Cluff, Bryan

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**To:** Kurth, Rebecca  
**Subject:** RE: NO to the Gold Dust Apts, 9400 Village, and Mercado Courtyards

---

**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



**Cluff, Bryan**

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**To:** Kurth, Rebecca  
**Subject:** RE: Mercado Courtyards, 9400 Village Shea, Gold Dust Apartments

---

**From:** Jessica Batory <[jessicabatory@gmail.com](mailto:jessicabatory@gmail.com)>  
**Sent:** Friday, October 21, 2022 10:25 AM  
**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!**

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


## Cluff, Bryan

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**To:** Kurth, Rebecca  
**Subject:** RE: Apartments

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

From: Mike Crooker <mikecrooker@yahoo.com>  
Sent: Friday, October 21, 2022 12:05 PM  
To: City Council <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

**Cluff, Bryan**

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**To:** Kurth, Rebecca  
**Subject:** RE: Please vote no on Gold Dust apts, Mercado apts, and 9400 Village

---

**From:** Candace Czarny <[candaceczarny@gmail.com](mailto:candaceczarny@gmail.com)>  
**Sent:** Wednesday, October 19, 2022 6:21 PM  
**To:** City Council <[CityCouncil@scottsdaleaz.gov](mailto: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.

My Best,  
Candace Czarny

## Cluff, Bryan

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**To:** Kurth, Rebecca  
**Subject:** RE: Gold Dust Apartments, Mercado Courtyards, 9400 Village Shea

---

**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

## Cluff, Bryan

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**To:** Kurth, Rebecca  
**Subject:** RE: Gold Dust Apts, Mercado Courtyards, 9400 Village Shea

---

**From:** NANCY DOTY <[nancydoty@comcast.net](mailto:nancydoty@comcast.net)>  
**Sent:** Thursday, October 20, 2022 4:01 PM  
**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!**

Dear City Council members,

I **strongly oppose approval** of the Gold Dust Apts. I have property just north of this area and traffic on Shea is already very busy and adding 715 new apts along the Shea Boulevard would create much more traffic and could cause unnecessary problems for residents in that area. Projects like this should be located further out and not create more congestion in our beautiful city. We live in Scottsdale for a reason and want to keep Scottsdale Scottsdale!

Thank you.

Nancy Doty Brady  
5461 N. 78th Street, Scottsdale  
Own property at 13422 N. 92nd Place, Scottsdale

## Cluff, Bryan

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**To:** Kurth, Rebecca  
**Subject:** RE: Shea Corridor Apartments

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**From:** [val216@cox.net](mailto:val216@cox.net) <[val216@cox.net](mailto:val216@cox.net)>  
**Sent:** Thursday, October 20, 2022 4:20 PM  
**To:** City Council <[CityCouncil@scottsdaleaz.gov](mailto: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

## Cluff, Bryan

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**To:** Kurth, Rebecca  
**Subject:** RE: :Please do not approve the zoning applications for these 3 projects (Gold Dust, Mercado Courtyards and Village at 9400).

---

**From:** [gailgolecusa@gmail.com](mailto:gailgolecusa@gmail.com) <[gailgolecusa@gmail.com](mailto:gailgolecusa@gmail.com)>

**Sent:** Wednesday, October 19, 2022 1:40 PM

**To:** City Council <[CityCouncil@scottsdaleaz.gov](mailto: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

## Cluff, Bryan

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**To:** Kurth, Rebecca  
**Subject:** RE: About the project by Chaparral High School.

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**From:** [arizonaladydiane@aol.com](mailto:arizonaladydiane@aol.com) <[arizonaladydiane@aol.com](mailto:arizonaladydiane@aol.com)>  
**Sent:** Monday, October 24, 2022 2:43 PM  
**To:** City Council <[CityCouncil@scottsdaleaz.gov](mailto:CityCouncil@scottsdaleaz.gov)>  
**Subject:** About the project by Chaparral High School.

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

To Scottsdale City Council,

The size and density of the proposed project at the corner of Gold Dust and Scottsdale Road is just TOO BIG. ONE small patch for an Herb Garden. Wow that was some salesman pitch even I being blonde would not have fallen for that one. Are you kidding me? You are going to allow them to cover that area with huge density if they promise a patch of green? Almost like someone saying give me your diamond and I will give you a butterfinger bar. It's the same old game. Raise rents let the tenants move out as they can't afford to stay and then let the buildings run down and then scream they need to be torn down. Okay with progress but THIS THING IS HUGE. Why do we even have zoning laws if no one is going to follow or restrict building. Seems like they can just about do anything and everyone is going to just say Okay. Where does reason come into play that a bit of greenery and a tree here or there or a painting outside is worth infringement of the zoning laws and over developing. Do you set LIMITS on these developers or do you just get beaten down and say YES to everything. Let them win. Zoning laws are of no importance anymore. They just bull doz past them with a few plants. REALLY??? A spoon full of sugar makes the medicine go down. We are allowing ourselves to be bullied. It must stop.

Sincerely,  
Diane Wadsworth Gray



## Cluff, Bryan

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**To:** Castro, Lorraine  
**Subject:** RE: Planning Commission Public Comment

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**From:** WebServices <[WebServices@scottsdaleaz.gov](mailto:WebServices@scottsdaleaz.gov)>  
**Sent:** Sunday, October 23, 2022 10:24 PM  
**To:** Planning Commission <[Planningcommission@scottsdaleaz.gov](mailto:Planningcommission@scottsdaleaz.gov)>  
**Subject:** Planning Commission Public Comment  
**Importance:** High

**Name:** Jim Haxby  
**Address:** 7336 E Sunnyside Dr  
**Email:** [chaxby@cox.net](mailto:chaxby@cox.net)  
**Phone:**

**Comment:**

Recently I have received notices for proposals for an 225 unit apartment complex at Gold Dust and N Scottsdale Rd. 4-ZN-2022 and 2-GP-2022 We have proposals for 273 units at Ironwood and Shea, 219 units at 9400 Village, 1390 residences at Mayo and N Scottsdale Rd., 1236 units plus 223 hotel rooms at N Scottsdale Rd. and E Paradise Lane. That is 3343 high density units plus 223 hotel rooms. I urge you to vote no on this projects. We already have three new apartment complexes being built in the area. Shea and 74th St., Raintree and 84th St., and Scottsdale Rd. and Thunderbird. We already have numerous apartment complexes being built in the Area. Shea and 74th St., Northsight and 87th St. Numerous units are also being built near Legacy and Scottsdale Rd., not to mention the units being built on the Phoenix side of N Scottsdale Rd at E Joan De Arc Ave and E Tierra Buena Lane. Numerous units are going in at Legacy and N Scottsdale Rd. The traffic on Scottsdale Rd. and Shea is already plagued with traffic delays and it is only going to be exacerbated with more density. Several of these sites have existing structures that housed businesses. The owners have failed to maintain the property and in some cases intentionally evicted tenants, (I know of two tenants that were evicted from the strip mall at Gold Dust) to blight the property hoping to get a zoning change. Why should we expect that a property owner who failed to maintain a strip mall will be better at maintaining and operating a apartment complex? The existing structure will have to be demolished and deposited in our landfill. How many tons of non-decomposing rubble will be deposited in our landfill and can we be sure that none of it will eventually contaminate our ground water ? Where is the water coming from for these units, and can we be sure that we will have water in the future? I'm sure that the apartments will use more water than the strip mall and generate much more sewage. Will our sewer plants have to be modified to handle the enormous increase? Until we know the impact on our City from the numerous projects under construction, please do not up zone or approve any more high density projects. Thank You Jim Haxby

## Cluff, Bryan

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**To:** Kurth, Rebecca  
**Subject:** RE: Vote NO on Gold Dust Apartments, 9400 Village and Mercado Courtyards

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**From:** [kathy.howard@att.net](mailto:kathy.howard@att.net) <[kathy.howard@att.net](mailto:kathy.howard@att.net)>  
**Sent:** Thursday, October 20, 2022 3:53 AM  
**To:** City Council <[CityCouncil@scottsdaleaz.gov](mailto:CityCouncil@scottsdaleaz.gov)>  
**Cc:** 'Susan Wood' <[samw1222@aol.com](mailto: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


## Cluff, Bryan

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**To:** Kurth, Rebecca  
**Subject:** RE: Proposed Shea Corridor Apartments

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

From: LORI KRIMBILL <krimbill35@yahoo.com>  
Sent: Friday, October 21, 2022 8:40 PM  
To: City Council <CityCouncil@scottsdaleaz.gov>  
Cc: 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

## Cluff, Bryan

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**To:** Kurth, Rebecca  
**Subject:** RE: Gold dust apps-9400 Village - 92 Mercado Courtyards -

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**From:** [rich11mim@aol.com](mailto:rich11mim@aol.com) <[rich11mim@aol.com](mailto:rich11mim@aol.com)>  
**Sent:** Friday, October 21, 2022 10:46 AM  
**To:** City Council <[CityCouncil@scottsdaleaz.gov](mailto:CityCouncil@scottsdaleaz.gov)>  
**Cc:** [samw1222@aol.com](mailto: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

## Cluff, Bryan

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**To:** Castro, Lorraine  
**Subject:** RE: Planning Commission Public Comment

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**From:** WebServices <[WebServices@scottsdaleaz.gov](mailto:WebServices@scottsdaleaz.gov)>  
**Sent:** Sunday, October 23, 2022 11:49 AM  
**To:** Planning Commission <[Planningcommission@scottsdaleaz.gov](mailto:Planningcommission@scottsdaleaz.gov)>  
**Subject:** Planning Commission Public Comment  
**Importance:** High

**Name:** Madhu Nair  
**Address:** MADHU NAIR, 9990 n SCOTTSDALE ROAD  
**Email:** [madhu741980@gmail.com](mailto:madhu741980@gmail.com)  
**Phone:** (773) 865-7021

**Comment:**

Hello, Shown below is an email about concerns on the Gold Dust apartments project sent to the developer. I would like to ask the Planning Commission to take another hard look at this Gold Dust project and see if the size and scope of this project can be reduced. With so many new apartments already in the pipeline to be built (5000) approved, the congestion in the Scottsdale area is going to become insane. The decision rests in your hands and the outcome will result in our voting decisions in the upcoming election...Thank you, Hi Paul, Thank you for sending the information that we had requested and for the follow-up meeting. Regarding the traffic congestion issue with the traffic coming onto E Acacia Drive I see the proposed crosswalk in the diagram. I am wondering if a Stop sign can also be added either before or after the crosswalk so as to caution the outbound traffic since incoming traffic will usually have the right of way?. Thank you for sending the findings from Lokahi LLC. Looking at what they have stated, are there any numbers that can help back up the % reductions? Are there any statistics that we can review that indicate the % reduction by 13% versus the existing traffic? If you have some details on that please forward that along. I see the diagram with the proposed fourth floor. I know in our initial discussion, we were told based on what I have in my notes that only the central building in the middle would have a fourth floor and it would not be visible to residents of Verona However, in our last discussion that fourth floor has now extended out to the complete back side of the construction facing the wash area. This means it would obviously be visible to the north side residents of Verona and the courtyard rendering a loss of privacy to them that exists today. Even having just the third floor would already create a loss of privacy to the residents. With the addition of the fourth floor, there is going to be a towering building that they will be looking at instead of the sky, not to mention the loss of sunlight throughout the day for the north side residents of Verona. I think my concern is that if the surrounding residential buildings in the area are only 2 floors high, then having a new residential building that is 3-4 floors high creates an imbalance in the area and the living style of the existing residents are negatively affected to quite an extent. I would like to ask to see if you can reduce the total number of units so that the fourth floor is removed altogether. 225 units is still quite a high density project that will negatively affect the surrounding area congestion wise. I looked at the <https://sentral.com/> Sentral website(your company's previous project) including the apartments that are in Scottsdale which appear to have a similar design as the one proposed for Gold Dust apartments with the courtyard in the center. I would say I am impressed by the luxurious design of the buildings. This appears to look like a chain of apartment constructions considering the same concept has been implemented in multiple cities. However, Sentral has a tie up with airbnb for short term stays. These are advertised as units where you can stay for as long as you want as well as live-work units. I can book them online for a single night. I don't see any documentation that we received that indicates that these gold dust apartments are going to be for long term stays only. Some of the Gold Dust apartments are being advertised to us as "live work units". The Sentral apartments are also advertised on their website as live-work units which can be rented

out for shorter stays. My concern is that we have no guarantee that the proposed apartments will not be used as airbnbs and units for single night stays after construction. One can only imagine the negative effects that a new construction with 225 units that allows airbnb type stays will have on the surrounding area with long term residents. Thank you for your time in reviewing these issues. Thanks Madhu

## Cluff, Bryan

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**To:** Patty  
**Subject:** RE: Apts, Gold Dust, 9400 Village, Mercado Courtyards

>  
>  
> -----Original Message-----  
> From: Patty <pmmiller58@hotmail.com>  
> Sent: Saturday, October 22, 2022 3:08 PM  
> To: City Council <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

## Cluff, Bryan

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**To:** Kurth, Rebecca  
**Subject:** RE: Apt complexes to be built

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**From:** denise mueller <[mulls2010@gmail.com](mailto:mulls2010@gmail.com)>  
**Sent:** Monday, October 24, 2022 4:55 PM  
**To:** City Council <[CityCouncil@scottsdaleaz.gov](mailto: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**



## Cluff, Bryan

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**To:** Kurth, Rebecca  
**Subject:** RE: Note regarding Mercado Courtyards, Gold Dust Apartments, and 9400 Village Shea

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**From:** Dave Murrow <[damurrow@gmail.com](mailto:damurrow@gmail.com)>  
**Sent:** Friday, October 21, 2022 10:52 AM  
**To:** City Council <[CityCouncil@scottsdaleaz.gov](mailto: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

## Cluff, Bryan

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**To:** Kurth, Rebecca  
**Subject:** RE: NO to the Gold Dust Apts., 9400 Village & Mercado Courtyard

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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

## Cluff, Bryan

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**To:** Kurth, Rebecca  
**Subject:** RE: Apartment Projects

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**From:** Patricia Pellett <[plpellett@yahoo.com](mailto:plpellett@yahoo.com)>  
**Sent:** Monday, October 24, 2022 1:42 PM  
**To:** City Council <[CityCouncil@scottsdaleaz.gov](mailto: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](#)

## Cluff, Bryan

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**To:** Kurth, Rebecca  
**Subject:** RE: Mercado Courtyards, 9400 Village Shea, Gold Dust Apartments

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**From:** Bob Saeger <[pbunyan44@cox.net](mailto:pbunyan44@cox.net)>  
**Sent:** Sunday, October 23, 2022 10:11 AM  
**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!**

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

## Cluff, Bryan

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**To:** Kurth, Rebecca  
**Subject:** RE: Please Vote NO on the Gold Dust, Mercado & 9400 Village Projects !!!

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**From:** Cynthia S <[sampson.cynthia@gmail.com](mailto:sampson.cynthia@gmail.com)>  
**Sent:** Friday, October 21, 2022 11:03 AM  
**To:** City Council <[CityCouncil@scottsdaleaz.gov](mailto: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](#)

## Cluff, Bryan

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**To:** Kurth, Rebecca  
**Subject:** RE: Gold Dust Apartment Project - "Chaparral Commons"

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**From:** CYNTHIA SIMONSON <[clsimonson@msn.com](mailto:clsimonson@msn.com)>  
**Sent:** Tuesday, October 25, 2022 9:51 AM  
**To:** City Council <[CityCouncil@scottsdaleaz.gov](mailto:CityCouncil@scottsdaleaz.gov)>  
**Subject:** Gold Dust Apartment Project - "Chaparral Commons"

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

I am opposed to adding more apartments in the Scottsdale Road and Gold Dust area. There are already well over 1,000 apartments in this area (Mountain View north to Cholla and 68<sup>th</sup> Street east to 74<sup>th</sup> Street). There will be an additional 80+ apartments when the Homewood Suites at corner of Scottsdale Road and Mountain View are converted to apartments.

We reside at 74<sup>th</sup> Street and Gold Dust.

We don't need or want additional multi-family residences in this area.

This project is too tall and too dense for the area. This project is asking for a variance for a 4-story building, none of the other apartments in the area are over three stories. The Mosaic apartment immediately to the west of the proposed project is only two stories tall.

While the developer is proposing to build an herb garden at Chaparral High School, this only benefits the school and likely a small percentage students. It is doubtful all the students attending Chaparral High School will utilize or benefit from this herb garden.

In my opinion this does not offset the impact to the community regarding adding yet another apartment complex to this area. Especially one that exceeds the allowable height in the area, increased water usage, and more traffic.

Please do not approve this project.

Regards,  
Cynthia Simonson

## Cluff, Bryan

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**To:** Kurth, Rebecca  
**Subject:** RE: STOP DEVELOPMENT

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**From:** Jenean Springrose <[jene1216@yahoo.com](mailto:jene1216@yahoo.com)>  
**Sent:** Thursday, October 20, 2022 1:53 PM  
**To:** City Council <[CityCouncil@scottsdaleaz.gov](mailto: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 Shae 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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## Cluff, Bryan

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**To:** Kurth, Rebecca  
**Subject:** RE: 'Mercado Courtyards, 9400 Village Shea, Gold Dust Apartments'

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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

## Cluff, Bryan

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**To:** Kurth, Rebecca  
**Subject:** RE: 225 unit 3-4 Story Apartment Complex - Gold Dust Apartments

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**From:** [jsuliere1@gmail.com](mailto:jsuliere1@gmail.com) <[jsuliere1@gmail.com](mailto:jsuliere1@gmail.com)>  
**Sent:** Monday, October 24, 2022 2:04 PM  
**To:** City Council <[CityCouncil@scottsdaleaz.gov](mailto:CityCouncil@scottsdaleaz.gov)>  
**Cc:** Planning Commission <[Planningcommission@scottsdaleaz.gov](mailto:Planningcommission@scottsdaleaz.gov)>; Jeanne Suliere <[jsuliere1@gmail.com](mailto:jsuliere1@gmail.com)>  
**Subject:** 225 unit 3-4 Story Apartment Complex - Gold Dust Apartments

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

Please vote NO NO NO on this monstrous complex.

Sorry but the developer's ludicrous idea of offering an herb garden in the middle of the neighboring high school as though that would be such a wonderful thing. Really?

That is called "divert and distract" from the main issue.

We do NOT need this (yet another) monstrous apartment complex. Water shortage issues, traffic issues, greed greed greed.

Use your common sense people. Thank you for your attention.

A Concerned Citizen,  
Jeanne Suliere

Sent from App for Gmail

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



## Cluff, Bryan

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**To:** Kurth, Rebecca  
**Subject:** RE: GOLD DUST APTS, MERCADO COURTYARDS, 9400 VILLAGE SHEA

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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



**SCOTTSDALE DEVELOPMENT REVIEW BOARD  
KIVA-CITY HALL  
3939 DRINKWATER BOULEVARD  
SCOTTSDALE, ARIZONA  
Thursday, October 6, 2022**

**\*DRAFT SUMMARIZED MEETING MINUTES\***

**PRESENT:** Solange Whitehead, Councilwoman / Chair  
Christian Serena, Planning Commissioner  
Shakir Gushgari, Design Member – attended remotely  
Michal Ann Joyner, Development Member  
Ali Fakh, Development Member  
Jeff Brand, Design Member

**ABSENT:** Doug Craig, Vice Chair, Design Member

**STAFF:** Brad Carr  
Joe Padilla  
Mark Kertis  
Ryan Garofalo  
Greg Bloemberg  
Bryan Cluff  
Lorraine Castro

**CALL TO ORDER**

Councilwoman Whitehead called the meeting of the Development Review Board to order at 1:02 PM.

**ROLL CALL**

A formal roll call was conducted confirming members present as stated above.

**PUBLIC COMMENT – NON-AGENDIZED ITEMS**

Public Comment time is reserved for citizens to comment on non-agendized items that are within the Development Review Board's jurisdiction. No official Development Review Board action can be taken on the items.

**NO SPOKEN OR WRITTEN PUBLIC COMMENT RECEIVED AT HEARING FOR NON-AGENDIZED ITEMS.**

**ADMINISTRATIVE REPORT**

1. Identify supplemental information, if any, related to October 6, 2022, Development Review Board agenda items, and other correspondence.

\* Note: These are summary action minutes only. A complete copy of the meeting audio/video is available on the Development Review Board website at:  
[http://scottsdale.granicus.com/ViewPublisher.php?view\\_id=36](http://scottsdale.granicus.com/ViewPublisher.php?view_id=36)

**MINUTES**

2. Approval of the September 15, 2022 Development Review Board Meeting Minutes.  
**COMMISSIONER SERENA MOVED TO APPROVE THE SEPTEMBER 15, 2022 DEVELOPMENT REVIEW BOARD REGULAR MEETING MINUTES AS PRESENTED, 2ND BY COUNCILWOMAN WHITEHEAD. THE MOTION PASSED UNANIMOUSLY IN FAVOR BY COUNCILWOMAN WHITEHEAD, COMMISSIONER SERENA, BOARD MEMBERS GUSHGARI, JOYNER, FAKIH, AND BRAND WITH A VOTE OF SIX (6) TO ZERO (0).**

**REGULAR AGENDA**

3. 38-DR-2021 (Fiesta Bar & Restaurant)  
Request for approval of a new three-story restaurant/bar building, and the locations for proposed Public Art on a +/- 0.37-acre site located at 7343 E. Camelback Road, with Downtown/Downtown Multiple-Use, Type 3, Planned Block Development, Downtown Overlay (D/DMU-3 PBD DO) zoning.  
Staff Contact is Greg Bloemberg, 480-312-4306  
Applicant Contact is Jason Rieke, 602-903-4822  
**BOARD MEMBER JOYNER MOVED TO APPROVE CASE 38-DR-2021, INCLUDING PUBLIC ART LOCATIONS, WITH ADDITIONAL STIPULATIONS TO ADD A GLASS RAILING ALONG THE 2ND FLOOR PATIO AND FOR ADDITIONAL ARCHITECTURAL DETAILING AT THE PARAPET AT THE ELEVATOR SHAFT, 2ND BY BOARD MEMBER BRAND. THE MOTION PASSED UNANIMOUSLY IN FAVOR BY COUNCILWOMAN WHITEHEAD, COMMISSIONER SERENA, BOARD MEMBERS GUSHGARI, JOYNER, FAKIH, AND BRAND WITH A VOTE OF FIVE (5) TO ZERO (0), WITH BOARD MEMBER FAKIH RECUSING.**

Written Comments Card:

Chris Charvez

Request to Speak Card:

Sonnie Kirtley, Jude Nau, Allan Henderson

4. 4-ZN-2022 (Scottsdale & Gold Dust)  
Pursuant to the requirements of the Planned Unit Development (PUD) zoning district, Zoning Ordinance Section 5.5003., the applicant is requesting a recommendation from the Development Review Board to the Planning Commission and City Council regarding the Development Plan, as well as amended development standards to the building setback and stepback requirements, for a zoning district map amendment from Central Business (C-2) district to Planned Unit Development (PUD) district for a new mixed-use development with approximately 225 dwelling units and 11,000 square feet of non-residential floor area on a +/- 4.64-acre (gross) site located west of the southwest corner of Scottsdale Road and Gold Dust Avenue (10050 N. Scottsdale Road).  
Staff Contact is Bryan Cluff, 480-312-2258  
Applicant Contact is Michele Hammond, (480) 385-2753  
**BOARD MEMBER BRAND MOVED TO FORWARD A RECOMMENDATION OF APPROVAL TO PLANNING COMMISSION AND CITY COUNCIL REGARDING THE DEVELOPMENT PLAN FOR CASE 4-ZN-2022, INCLUDING A RECOMMENDATION TO DETACH THE SIDEWALK ALONG E. GOLD DUST AVENUE, 2ND BY BOARD MEMBER JOYNER. THE MOTION PASSED UNANIMOUSLY IN FAVOR BY COUNCILWOMAN WHITEHEAD, COMMISSIONER SERENA, BOARD MEMBERS GUSHGARI, JOYNER, FAKIH, AND BRAND WITH A VOTE OF SIX (6) TO ZERO (0).**

**COMMISSIONER SERENA LEFT THE MEETING FOLLOWING ACTION ON ITEM #4**



Request to Speak Card:

Shelly Hollan, Mona Nanda, Ajum Weissman

5. 1-DR-2022 (Bella Alba (AKA Continental))

Request for approval of a new mixed-use project consisting of 281 multi-family residential units, 10,125 square feet of commercial floor area and a 463-space parking garage on a +/- 5-acre site located at 1000 N. Scottsdale Road, with Planned Unit Development (PUD) zoning.

Staff Contact is Greg Bloemberg, 480-312-4306

Applicant Contact is George Pasquel, 602-230-0600

**BOARD MEMBER BRAND MOVED TO CONTINUE CASE 1-DR-2022 TO A DATE TO BE DETERMINED WITH DIRECTION TO THE APPLICANT TO PROVIDE ADDITIONAL VARIATION IN THE BUILDING MASSING ALONG THE WEST AND EAST ELEVATIONS, 2ND BY BOARD MEMBER GUSHGARI. THE MOTION PASSED UNANIMOUSLY IN FAVOR BY COUNCILWOMAN WHITEHEAD, BOARD MEMBERS GUSHGARI, JOYNER, FAKIH, AND BRAND WITH A VOTE OF FIVE (5) TO ZERO (0).**

6. 5-DR-2022 (The Miller)

Request for approval of a new multi-family development consisting of 148 dwelling units in one six-story building and associated amenities, as well as approval of Public Art locations, on a +/- 1.2-acre site located at 7570 E. 6th Avenue, with Downtown/Downtown Multiple Use, Type 2, Planned Block Development, Downtown Overlay (D/DMU-2 PBD DO) zoning.

Staff Contact is Greg Bloemberg, 480-312-4306

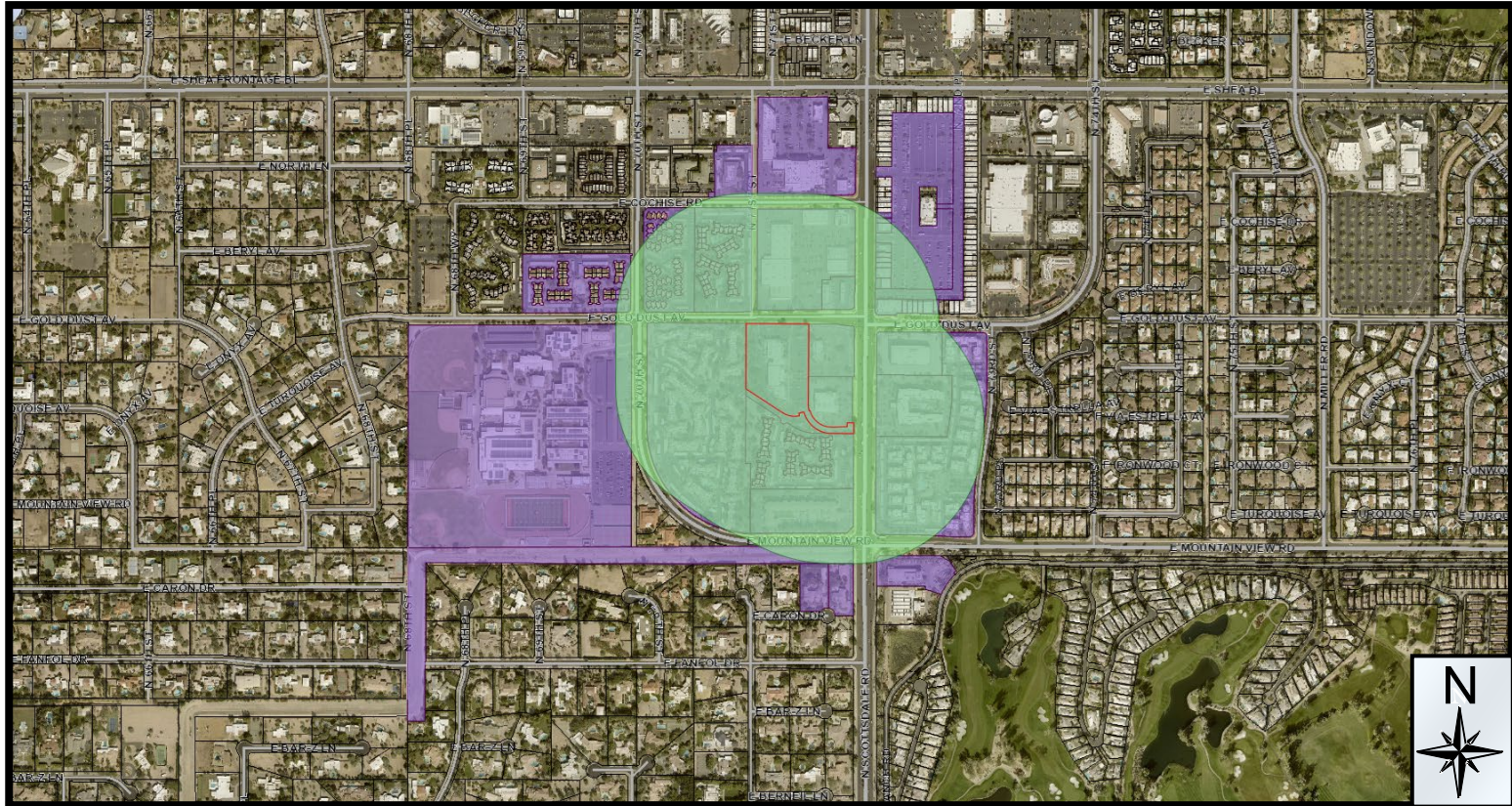
Applicant Contact is Rich Barber, 602-957-4530

**BOARD MEMBER BRAND MOVED TO APPROVE CASE 5-DR-2022, INCLUDING PUBLIC ART LOCATIONS, 2ND BY BOARD MEMBER COUNCILWOMAN WHITEHEAD. THE MOTION PASSED UNANIMOUSLY IN FAVOR BY COUNCILWOMAN WHITEHEAD, BOARD MEMBERS GUSHGARI, JOYNER, FAKIH, AND BRAND WITH A VOTE OF FIVE (5) TO ZERO (0).**

**ADJOURNMENT**

With no further business to discuss, the regular meeting of the Development Review Board adjourned at 3:49 PM.

# City Notifications – Scottsdale & Gold Dust



**Additional Notifications:**

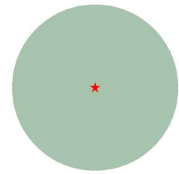
- Interested Parties List
- Adjacent HOA's
- P&Z E-Newsletter
- Facebook
- Nextdoor.com
- City Website-Projects in the hearing process

Pulled Labels  
April 12, 2022

**Map Legend:**



Site Boundary



Properties within 750-foot

Postcards: 368

**4-ZN-2022**