

CITY COUNCIL REPORT



Meeting Date: June 18, 2013
 General Plan Element: *Land Use*
 General Plan Goal: *Create a sense of community through land uses*

ACTION

Crossroads East
19-ZN-2002#3

Request to consider the following:

1. Adopt Ordinance No. 4098 approving an amendment to the Development Plan, and amendment to the Planned Community (PC) District zoning, for the Crossroads East master planned development, including approval of a new Development Plan, with amendments to the comparable Planned Regional Center (PRC) site development standards; including elimination of maximum percentages of office and residential as part of the allowed floor area ratio, elimination of the minimum parcel size, and allowance of a maximum building height not to exceed 97 feet, inclusive of rooftop appurtenances, for a proposed mixed-use project on +/- 12 acres, located at 18575 N. Scottsdale Road; and determine that the proposed zoning district map amendment is consistent and conforms with the adopted General Plan.
2. Adopt Resolution No. 9419 declaring "Diversified Partners Development Plan," as a public record.

OWNER

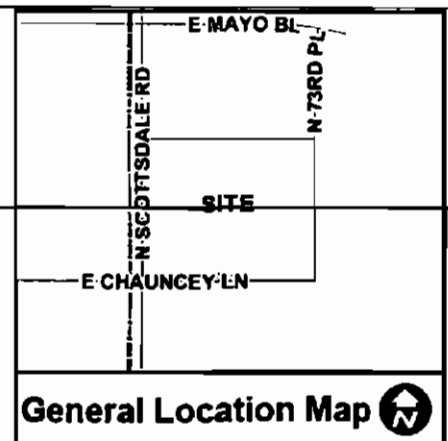
BCB Group Investments LLC
 480-383-8160

APPLICANT CONTACT

Alexandra Schuchter
 BCB Group Investments LLC
 480-313-8188

LOCATION

18575 N. Scottsdale Road



BACKGROUND

General Plan

The General Plan was created as a tool for guiding future development and land use in the City of Scottsdale. The Land Use Element of the General Plan designates the site as Mixed-Use Neighborhoods. Properties with this designation are typically located in areas with strong access to varied modes of transportation, and have a focus on human-scale development. Mixed-Use Neighborhoods can accommodate higher density housing, usually combined with supporting commercial office or retail uses. Additionally, the site falls within a designated Regional Use District, per the General Plan, that encompasses most of the Crossroads East master-planned area (approx. 1,000 acres). The Regional Use District provides flexibility for land uses when it can be determined that new land uses are viable in serving a regional market. Regional uses include, but are not limited to, corporate office, regional serving retail, major medical, educational campuses, community service facilities, tourism, and destination attraction uses.

Character Area Plan

The Greater Airpark Character Area Plan (GACAP) establishes the vision for the Greater Airpark area and provides the basis for Greater Airpark decision-making over a twenty-year timeframe. Adopted in 2011 as an update to the existing Scottsdale Airport Area Plan, which had been in place since 1981, the GACAP is a component of the 2001 General Plan, and is a guide for future development and revitalization within the Greater Airpark area. The GACAP designates the entire 1000-acre Crossroads East project as Airpark Mixed Use – Residential. Properties with this designation are appropriate for a wide range of uses, including retail, service, tourist accommodations, and office; while providing development that is pedestrian-oriented, with access to various modes of transportation, located outside of the Airport’s 55 DNL contour. Residential and other sensitive uses should be a lesser component of a mixed-use development and include adequate sound attenuation.

Zoning

Currently, the site is zoned Planned Community District (PCD). Case 19-ZN-2002, which established the master zoning plan for the Crossroads East project, includes a Land Use Budget Table that identifies the allowable zoning districts for the entire 1,000-acre project, including maximum acreage and maximum residential densities for those districts that allow residential (refer to Attachment #8). A subsequent amendment processed under case 19-ZN-2002#2 added the Highway Commercial District (C-3) to the Land Use Budget Table, and increased the total maximum number of multi-family dwelling units for the entire Crossroads East project from 3,443 to 4,378.

Prior to development of any parcel in the Crossroads East project, the applicant must select a zoning district from the Land Use Budget Table. Once a compatible district has been selected, the Arizona State Land Department (ASLD), which oversees the master plan for Crossroads East, must approve the location and acreage for the proposed zoning. For this request, the applicant has selected the Planned Regional Center (PRC) zoning district for the proposed mixed-use development. Staff is in receipt of written consent from the ASLD for PRC to be utilized for this 12-acre site in Planning Unit IV.

As part of the original Crossroads East zoning case (19-ZN-2002), several zoning districts were adopted, all with amended site development standards (ASDS). For the PRC district, the following development standards were amended as part of that case: open space requirements, method for determining maximum building height, and floor area ratio. Those amendments continue to apply to the project site. With this request, the applicant is seeking additional ASDS for the PRC district related to building height, floor area ratio, and minimum parcel size. A total of 170 acres of PRC are approved for the Crossroads East master planned development, with the potential for up to 1,524 multi-family dwelling units. The PRC district allows a wide variety of commercial office, retail and service uses; as well as residential when the residential is included as part of a mixed use project.

Context

The subject property is located at the northeast corner of N. Scottsdale Road and E. Chauncey Lane, within Planning Unit IV of the Crossroads East Master-Planned Community. To the north is a new Lexus auto dealership, currently under construction, zoned Planned Community Development (PCD) with the comparable zoning district of Highway Commercial (C-3). The comparable zoning district regulates all uses and development standards for each property. To the east and south are vacant parcels currently owned by the ASLD, zoned PCD, and to the west is the City of Phoenix. The area in general is occupied by corporate office complexes, auto dealerships, and retail shopping centers. Additionally, the site is located approximately two miles northwest of the Scottsdale Airport runway. Please refer to context graphics attached.

Key Items for Consideration

- Consistency with the 2001 General Plan
- Consistency with the Greater Airpark Character Area Plan
- Prominent Scottsdale Road frontage
- Determination of No Hazard from Federal Aviation Administration (for proposed maximum building height of 97 feet, inclusive of rooftop appurtenances)
- New infrastructure in place to support proposal
- No public comments received by staff as of date of this report
- Planning Commission heard this case on May 22, 2013 and recommended approval with a unanimous vote of 6-0.

Other Related Policies, References:

- Zoning Ordinance
- 2001 General Plan
- Greater Airpark Character Area Plan
- 19-ZN-2002: Amendment to the Master Zoning Plan, including amended site development standards, for the Crossroads East project
- 19-ZN-2002#2: Amendment to the Master Zoning Plan, including amended site development standards, and amendments to the stipulations from case 19-ZN-2002

APPLICANTS PROPOSAL

Goal/Purpose of Request

The applicant seeks approval to amend the PRC site development standards to allow for a mixed-use project on approximately 12 acres within Planning Unit IV of the existing Crossroads East PCD. The proposed use mix for this site includes, but is not limited to, office, multi-family residential, retail, service and restaurants. As part of the required Development Plan for this 12-acre site, the applicant is requesting the flexibility to provide alternative uses, as determined by market trends, while utilizing essentially the same site plan in each scenario. The southeast quadrant of the project site is the primary focus of the proposed use flexibility. Under the current plan, this portion of the site would be occupied by corporate office; however, the applicant’s proposal includes the option to provide other potential uses, such as a hotel use, or some combination of office and hotel. The Development Plan includes several site plans reflecting a variety of use scenarios and building footprints for this area, and the project narrative incorporates language that allows for use flexibility.

Development Information

- Existing Use: Vacant
- Proposed Use: Mixed-Use
- Parcel Size: Approximately 14.95 acres (gross)
- Parking Required: 820 spaces
- Parking Provided: 999 spaces
- Open Space Required: 79,499 square feet
- Open Space Provided: 119,996 square feet
- Courtyard Required: 5,300 square feet (1% of net lot area)
- Courtyard Provided: 9,277 square feet
- Density Allowed: 2,000 square feet of gross land area per dwelling unit (176 units = 352,000 square feet)
- Density Proposed: 3,011 square feet of gross land area per dwelling unit (529,993 square feet)

Amended Site Development Standards (ASDS)

As part of a Planned Community District application, or subsequent amendment, an applicant may propose amendments to certain site development standards in an effort to accommodate flexibility in design of a project. The proposed amendments are indicated in the table below.

PRC Site Development Standard (Section 5.2604)	Required/Allowed (Straight PRC)	Previously Approved (19-ZN-2002)	Proposed Amendment (19-ZN-2002#3)
<i>Floor Area Ratio</i>	0.8 (Gross office floor area shall not exceed 40% of gross non-residential floor area. The gross floor area of dwellings shall not exceed 50% of gross non-residential buildings)	No change	0.8 <ul style="list-style-type: none"> Exclude residential from floor area ratio calculations Eliminate gross floor area restrictions for office and residential uses
<i>Building Height</i>	60 feet, except as otherwise provided in Article VII	60 feet as measured from the first finished floor elevation	97 feet, inclusive of rooftop appurtenances, (limited to office or hotel use only) as measured from the first finished floor elevation
<i>Property Size</i>	Minimum of 25 gross acres	No change	Eliminate

IMPACT ANALYSIS

Land Use

In the project narrative, the applicant references several elements of the 2001 General Plan, including the Land Use Element, which “encourages the transition of land uses from more intense regional and citywide activity areas to less intense activity areas within local neighborhoods”. The applicant states in the narrative that the proposed project is the ideal type of mixed-use center and source of employment for this area, having a prime location half a mile from the Loop 101 near a regional networking system. The General Plan Land Use Element also encourages development that “locates employment uses where impacts on residential neighborhoods are limited”. In response to this policy, the applicant indicates in their narrative that the project is in close proximity to Scottsdale Road and Loop 101, providing access at citywide and regional levels, while keeping traffic

away from established residential areas. The Housing Element of the General Plan encourages “housing development that provides for “live, work, and play” relationships as a way to reduce traffic congestion, encourage economic expansion, and increase overall quality of life”. In response to this objective, the applicant states in their narrative that the project provides a high-density housing element located within a mixed-use center for a niche market in the area, while also having a location near other housing and work options to reinforce the relationship between “live, work, and play”.

The development plan proposed by the applicant aligns with the goals and policies of the General Plan. During the Visioning process for the General Plan, several guiding principles were established, with a focus on “character and quality” of development. One objective is to “Support Economic Vitality”. The proposed project responds to this objective by providing a mix of retail, service and employment uses, combined with high-density residential, to create an economic base that will serve to jump-start development in this part of the City. Additionally, the Land Use Element of the General Plan encourages “land uses that contribute to the building of community unity and cohesiveness”. This project provides an “urban neighborhood” environment that includes residential, located within walking distance of restaurants, service and office uses. The Land Use Element also encourages “land use patterns that are compatible with and support a variety of mobility opportunities and service provisions”. The project responds to this objective by encouraging non-motorized access/circulation in a mixed use setting to reduce automobile trips; while also locating high-intensity land uses in an area that is conducive to alternative modes of transportation, such as bicycles, mass transit, and carpooling.

Greater Airpark Character Area Plan (GACAP)

In the project narrative, the applicant cites the Housing Element of the GACAP, specifically Goal LU 1, which seeks to “maintain and expand the Greater Airpark’s role as a national and international economic destination through appropriate land uses, development and revitalization”. Policy LU 1.2 recommends a “mix of uses within the Greater Airpark that promote a sense of community and economic efficiency, such as clustering similar/supportive uses and incorporating residential, where appropriate, intended for the area’s workforce”. The applicant points out in their narrative that the project site is designated as Airpark Mixed Use – Residential (AMU-R); and that the proposed development includes various types of uses that are encouraged in the AMU-R designation, including business services, employment, office and higher intensity residential. Furthermore, the GACAP recommends locating offices “within walking distance of restaurants and shopping to promote a convenient work environment”. The applicant also cites the Neighborhood Element of the GACAP, specifically Goal NH 3, which encourages “residential development that supports the local and regional employment-based land uses in the Greater Airpark”. Policy NH 3.2 recommends “incorporation of residential into Airpark Mixed Use – Residential Future Land Use Areas to reduce traffic congestion, improve air quality, and provide opportunities for workforce housing”; with the caveat that residential not be adjacent to industrial uses that could create a potential conflict, and that residential not be located within the 55 day-night average noise level (DNL) or higher areas established by the Federal Aviation Administration (FAA). The applicant states in their narrative that the project will not locate housing adjacent to industrial, or within the 55 DNL areas. Furthermore, the mixed-use nature of the project facilitates a “park once” environment, encouraging pedestrians to walk from destination to destination within the project. Additionally, N.

Scottsdale Road, which the site abuts, is designated as a “future high capacity transit corridor”, which indicates multi-modal transportation will continue to be an option in the future to and from the site.

The proposed development aligns with the goals and policies of the GACAP, effectively strengthening the employment core by providing potential work-force housing. Additionally, the nearest single-family residential is approximately 3,000 linear feet (.57 miles) from the project site, which would suggest impacts, such as traffic congestion and massing, on existing residential neighborhoods will be negligible. The site’s location in the designated Regional Use District, as identified in the General Plan, would suggest the higher intensity uses and increased building height proposed by the applicant are appropriate for the area. Furthermore, Policy LU 4.3 of the GACAP suggests this area is most conducive to “Type C” development, which denotes greater intensity development with medium to high building intensity and greater verticality and massing. The site is situated within the Regional Core, which according to Policy LU 4.5 is where “greater visual variety and architectural interest should be considered in the design of the Greater Airport’s tallest buildings”.

Airport Vicinity

The applicant is requesting a maximum building height of 97 feet, inclusive of rooftop appurtenances. Refer to the Building Height Exhibit in the Development Plan, included as Exhibit A to Attachment 1 of this report. As required by the Aviation Code, the applicant presented their proposal to the FAA for review to determine if there are any potential conflicts with the flight paths for approaching aircraft. A total of 60 points at the top of the tallest proposed building were analyzed. The FAA concluded there are no conflicts, and a Determination of No Hazard was issued for all 60 points. Airport staff has also reviewed the proposal and concur with the FAA’s findings. Per the Aviation Code, the site is located within the AC-1 Airport Influence Area. As the project includes residential, the property owner will be required to provide disclosure of proximity to the Airport and dedicate an Avigation Easement over the project site. Noise attenuation is not required, but is recommended for noise sensitive uses in AC-1 areas.

PCD Findings

Per Section 5.2104 of the Zoning Ordinance, before approval or modified approval of an application for a PCD, certain findings must be demonstrated by the applicant and confirmed by Planning Commission and City Council. The following are the required findings, as well as the applicant’s response to the findings and staff analysis.

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

The applicant states in the project narrative that the proposed development is wholly consistent with the goals and objectives of the Crossroads East PCD and the City’s long-range plans. Additionally, the proposed development is compatible with, and complimentary to, existing and planned development within the surrounding areas, which are entirely comprised of commercial uses.

Staff Analysis: The Crossroad East master plan was previously approved through the zoning entitlement process, and was determined to be in substantial harmony with the 2001 General Plan. The proposed development is within the boundary of the existing Crossroads East PCD and utilizes zoning and site development standards consistent with the existing PCD. The project site is bounded on two sides by vacant land owned by the Arizona State Land Department. As such, careful consideration is being given to how this project will interact with future development on those parcels. The project provides a strong pedestrian environment that connects the project to N. 73rd Street; and successfully avoids turning its back completely on the parcels to the east and south. Additionally, as part of the transportation master plan for Crossroads East, an existing roundabout is provided southeast of the project site that provides needed flexibility in determining future street alignments.

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

The applicant points out in the project narrative that the project site is surrounded by properties that are vacant and/or underutilized; therefore, with direct access points off N. Scottsdale Road and E. Chauncey Lane, the adjacent streets are more than adequate to serve the proposed uses and trip generation.

Staff Analysis: The project site fronts onto N. Scottsdale Road, which is classified as a Major Arterial in the Transportation Master Plan. Recent traffic studies indicate the average daily trip (ADT) count for this segment of N. Scottsdale Road is approximately 37,400 vehicles per day. Additionally, the project site fronts two additional smaller streets, E. Chauncey Lane and N. 73rd Street, that will provide secondary access and eventually serve to alleviate some of the traffic flows on N. Scottsdale Road as the Crossroads East project develops. Two points of vehicular access are provided on N. Scottsdale Road, two more are provided on E. Chauncey Lane, and one is provided on N. 73rd Street. The project is proposed to be developed around a grid street system that will provide direct connections between N. Scottsdale Road and N. 73rd Street, as well as a connection between N. Scottsdale Road and E. Chauncey Lane.

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

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

The applicant states in the project narrative that the proposed project exceeds the goals of the General Plan by diversifying Scottsdale's housing base in this area with multi-family housing located within an established employment core adjacent to N. Scottsdale Road and the Loop 101. This ideal location, combined with an appropriate mix of uses, will ensure a sustained, stable, and desired residential community.

Staff Analysis: With the residential component being situated among supporting commercial uses, such as restaurants and commercial office, there is potential for long-term stability. Additionally, the project's location adjacent to Scottsdale Road, in close proximity to Loop 101, and within two miles of the Greater Airpark area, could become a draw for employees working in and around the Airpark; increasing the project's desirability. Staff has some concerns about the residential component's location on the site. As proposed, the residential would be in close proximity to the Bell Lexus dealership (currently under construction) directly north of the site. Some of the carriage units along the north property line would be located on the other side of the 6-foot high wall that separates this site from the auto dealer; potentially exposing those units to light trespass and ambient noise from the auto dealer. As part of the Crossroads East master plan, sites for schools, parks and other community facilities have been designated and will come to fruition as the need arises. The Scottsdale Unified School District was notified during the entitlement process for the original Crossroads East master plan and voiced no concerns at that time to the overall potential number of dwelling units proposed.

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

There are no research or industrial uses proposed as part of this request.

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

The applicant states in the project narrative that the GACAP supports office and retail uses at this location. In the Airpark Plan, the property is not only designated as AMU-R and conducive to Type C development, but also as a Regional Core, suggesting the area is appropriate for the greatest development intensity. Additionally, the proposed office and retail uses are encouraged by the City's long-range plans and are located in close proximity to N. Scottsdale Road and Loop 101.

Staff Analysis: The project site is designated as AMU-R and is located in the Regional Use District; both of which support the mix of uses proposed as part of this development. The site layout is consistent with the intent of the Planned Regional Center (PRC) zoning district, as it provides a focal point for development by orienting the buildings toward an internal intersection, with open spaces and patios to strengthen the pedestrian environment. As part of a greater Planned Community District, the proposed use mix is in harmony with the master plan for the Crossroads East project, as well as the City's goals and policies for development in this area.

Traffic/Trails

The project is located on N. Scottsdale Road, which is classified as a Major Arterial in the Transportation Master Plan. As part of this request, the applicant provided a Trip Generation Analysis for the proposed project; which has been reviewed and approved by the City's Traffic Engineering Department (refer to Exhibit A to Attachment 1, Development Plan). Also in accordance with the Transportation Master Plan for Crossroads East, the applicant has constructed secondary streets (N. 73rd Street and E. Chauncey Lane) around the entire 30-acre site, which includes the Bell Lexus site to the north, and a roundabout at the intersection of these two streets to accommodate traffic generated by this project, as well as future traffic movements through the Crossroads East project. Primary access to the project site is provided at two locations along the N. Scottsdale Road frontage, with the northernmost connection providing left-in only access for southbound traffic, and right-out only egress for vehicles exiting the site. The other connection is right-in, right-out only for northbound traffic. Secondary access is provided on both E. Chauncey Lane and N. 73rd Street.

In accordance with the Scenic Corridor Design Guidelines, the applicant will be providing a continuation of the pedestrian improvements currently underway on the Bell Lexus site to the north, including a 10-foot wide multi-use path and an 8-foot wide equestrian trail.

Water/Sewer

Basis of Design Reports (BOD) for water and wastewater have been reviewed and approved by the City's Water Resources Division. Per the BOD's, the applicant has constructed necessary upgrades to the water and sewer infrastructure to accommodate this project, as well as the Bell Lexus site to the north.

Public Safety

The City's public safety divisions have reviewed the proposal and find that there is adequate ability to provide emergency services. The nearest fire station is located at 20363 N. Pima Road, approximately two miles northeast of the project site; and the nearest police station is located at 9045 E. Via Linda Road, approximately six miles southeast of the project site. The residential component proposed as part of this project will promote a balance of activity and users in this area, and when built out, will provide additional eyes on the street.

Open Space

The project takes advantage of the grid street design by creating an intersection internal to the site that will serve as the focal point for the project. As required by the PRC district, a minimum of one percent of the net lot area is to be set aside as a courtyard space, to provide a setting for the buildings. All four corners of the intersection respond to this requirement, with two corners providing public gathering and courtyard space, and two corners potentially providing patio space for restaurants. Overall, approximately 25% of the net lot area will be set aside for open space, approximately 30% more than required per the zoning case (max. 20% of net lot area) for PRC properties in the Crossroads East project. Additionally, the residential component of the project will provide private outdoor living space for all units, which is not a requirement of the PRC zoning district.

Community Involvement

Property owners within 750 feet of the project site have been notified of the applicant's request and the site is posted with the required signage. The applicant held an Open House on January 9th from 6:00 to 7:00 PM. No one from the public attended the Open House and, as of the date of this report, staff has not received any comments or inquiries.

Policy Implications

- Additional building height up to 97 feet, inclusive of rooftop appurtenances, as part of a Development Plan that includes additional open space, new infrastructure, pedestrian improvements, and accommodations for mass transit.

OTHER BOARDS & COMMISSIONS

Planning Commission

Planning Commission (PC) heard this case on May 22, 2013, and recommended approval with a unanimous vote of 6-0. During the discussion, Commissioners posed several questions to staff and the applicant regarding the proposal. Specifically, the PC inquired as to whether this project is able to meet the same criteria for additional building height approved as part of the recent Scottsdale Quarter zoning action, which included a text amendment to the Planned Regional Center (PRC) district site development standards to allow a maximum building height of 90 feet. Staff informed the PC that this request meets some but not all of those criteria. There was also discussion about the proposal to eliminate the minimum parcel size. The PC inquired as to whether or not staff felt 12 acres is a reasonable minimum acreage for this case, and any future PRC zoned sites. Staff pointed out that vertical mixed-use is beginning to supersede horizontal mixed-use as the City approaches build-out, and larger parcels become harder to find. Additionally, the Commission asked the applicant why they felt they needed 97 feet in height to make the project successful. The applicant indicated the flexibility in height is critical if the site is to be a destination for corporate office tenants, or a possible hotel use. Finally, the Commission felt it was critical for this project to comply with the City's Green Building Program, and that design of buildings be consistent on all sides of the building, to prevent the project from "turning its back" on the rest of the project and adjacent parcels that are yet to be developed.

Staff Recommendation to Planning Commission

Staff recommended that the Planning Commission find that the Planned Community District (PCD) criteria have been met, and determine that the proposed zoning district map amendment is consistent and conforms to the adopted General Plan, and make a recommendation to City Council for approval of a development plan, with amendments to the Planned Regional Center (PRC) site development standards; including elimination of maximum percentages of office and residential as part of the allowed floor area ratio, elimination of the minimum parcel size, and allowance of a maximum building height not to exceed 97 feet, inclusive of rooftop appurtenances, within an existing PCD for a proposed mixed-use project on +/- 12 acres, per the attached stipulations.

OPTIONS & STAFF RECOMMENDATION

Recommended Approach:

1. Adopt Ordinance No. 4098 approving a Development Plan, with amendments to the Planned Regional Center (PRC) site development standards; including elimination of maximum percentages of office and residential as part of the allowed floor area ratio, elimination of the minimum parcel size, and allowance of a maximum building height not to exceed 97 feet, inclusive of rooftop appurtenances, within an existing PCD for a proposed mixed-use project, finding that the Planned Community District (PCD) criterion have been met, determine that the proposed zoning district map amendment is consistent and conforms with the adopted General Plan on +/- 12 acres, located at 18575 N. Scottsdale Road.
2. Adopt Resolution No. 9419 declaring "Diversified Partners Development Plan," as a public record.

RESPONSIBLE DEPARTMENT

Planning, Neighborhood and Transportation

Current Planning Services

STAFF CONTACT

Greg Bloemberg

Planner

480-312-4306

E-mail: gbloemberg@ScottsdaleAZ.gov

APPROVED BY



Greg Bloemberg, Report Author

5-28-13

Date



Tim Curtis, AICP, Current Planning Director
480-312-4210, tcurtis@scottsdaleaz.gov

6/3/2013

Date



Randy Grant, Administrator
Planning, Neighborhood and Transportation
480-312-2664, rgrant@scottsdaleaz.gov

6/4/2013

Date

ATTACHMENTS

1. Ordinance No. 4098
Exhibit 1. Stipulations
Exhibit 2. Zoning Ordinance
2. Resolution No. 9419
3. Diversified Partners Development Plan
4. Additional Information
5. Context Aerial
- 5A. Aerial Close-Up
6. General Plan Map
7. Greater Airpark Character Area Plan
8. Crossroads East Land Use Budget Table
9. Crossroads East Planning Units
10. Citizen Involvement
11. City Notification Map
12. May 22, 2013 Planning Commission minutes

ORDINANCE NO. 4098

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 PLANNED COMMUNITY DISTRICT (PCD) ZONING ON THE "DISTRICT MAP" TO ZONING APPROVED IN CASE NO. 19-ZN-2002#3 FOR APPROVAL OF A PCD DEVELOPMENT PLAN, WITH AMENDMENTS TO THE COMPARABLE PLANNED REGIONAL CENTER (PRC) SITE DEVELOPMENT STANDARDS; FOR A PROPOSED MIXED-USE PROJECT ON +/- 12 ACRES, LOCATED AT 18575 N. SCOTTSDALE ROAD.

WHEREAS, the Planning Commission held a hearing on May 22, 2013;

WHEREAS, the City Council held a hearing on June 18, 2013; and

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

WHEREAS, it is now necessary that the comprehensive zoning map of the City of Scottsdale ("District Map") be amended to conform with the decision of the Scottsdale City Council in Case No. 19-ZN-2002#3.

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 approving that certain document entitled "Diversified Partners Development Plan" declared a public record by Resolution No. 9419 and hereby referred to, adopted in its entirety and made a part hereof as if fully set out in this Ordinance, amending the Planned Regional Center (PRC) site development standards; including elimination of maximum percentages of office and residential as part of the allowed floor area ratio, elimination of the minimum parcel size, and allowance of a maximum building height not to exceed 97 feet, inclusive of rooftop appurtenances, within an existing PCD for a proposed mixed-use project on +/- 12 acres, located at 18575 N. Scottsdale Road and marked as "Site" (the Property) on the map attached as Exhibit 2, incorporated herein by reference.

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

PASSED AND ADOPTED by the Council of the City of Scottsdale this _____ day of _____, 2013.

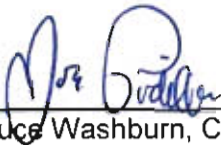
ATTEST:

CITY OF SCOTTSDALE, an Arizona
Municipal Corporation

By: _____
Carolyn Jagger
City Clerk

By: _____
W.J. "Jim" Lane
Mayor

APPROVED AS TO FORM:
OFFICE OF THE CITY ATTORNEY

By:  _____
Bruce Washburn, City Attorney
By: Joseph Padilla, Senior Assistant City Attorney

Stipulations for the Zoning Application:

Crossroads East

Case Number: 19-ZN-2002#3

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

GOVERNANCE

1. **APPLICABILITY.** Except as modified below, all stipulations from case 19-ZN-2002#2 shall continue to apply to the project site.

SITE DESIGN

2. **CONFORMANCE TO DEVELOPMENT PLAN.** Development shall substantially conform to the Development Plan, entitled "Diversified Partners Development Plan" which is on file with the City Clerk and made a public record by Resolution No. 9419 and incorporated into these stipulations and ordinance by reference as fully set forth herein. Any proposed significant changes 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.
3. **CONFORMANCE TO AMENDED DEVELOPMENT STANDARDS.** Development shall conform to the amended development standards that are included as part of the Development Plan.
4. **MAXIMUM DWELLING UNITS/MAXIMUM DENSITY.** Maximum dwelling units and maximum density shall be as indicated on the Land Use Budget Table below.

Parcel	Gross Acres	Proposed Zoning	Min. Gross Land Area per DU required	Min. Gross Land Area per DU provided	Proposed # of Units
215-07-245	+/- 14.95	Planned Regional Center, Planned Community District (PRC PCD)	2,000 square feet of gross land area per DU (264 units)	3,011 square feet of gross land area per DU	176 units

5. **BUILDING HEIGHT LIMITATIONS.** No building on the site shall exceed 97 feet in height, inclusive of rooftop appurtenances, measured as provided in the applicable section of the Zoning Ordinance. Reference Building Height Exhibit in the Development Plan.
6. **BUILDING SETBACKS.** The proposed 97-foot high building shall be setback a minimum distance of 194 feet from the property line on N. Scottsdale Road. A minimum building

setback of 10 feet shall be maintained from the property line on E. Chauncey Lane and N. 73rd Street.

7. **BUILDING STEPBACKS.** For the 97-foot high building, an inclined stepback shall be provided consistent with the Development Plan.
8. **OPEN SPACE.** A minimum of 119,996 square feet of open space, inclusive of the Scenic Corridor, shall be provided for this project site, consistent with the site plan(s) provided with the Development Plan.
9. **COURTYARD.** A minimum of one percent of the net site area shall be set aside as a common area courtyard to provide a setting for the buildings. The courtyard area shall be located at the intersection of the internal streets and may be provided at one corner of the intersection, or distributed to multiple corners of the intersection.
10. **PRIVATE OUTDOOR LIVING SPACE.** Each dwelling unit shall include private outdoor living space, with a minimum area of 60 square feet and a minimum depth of six feet.

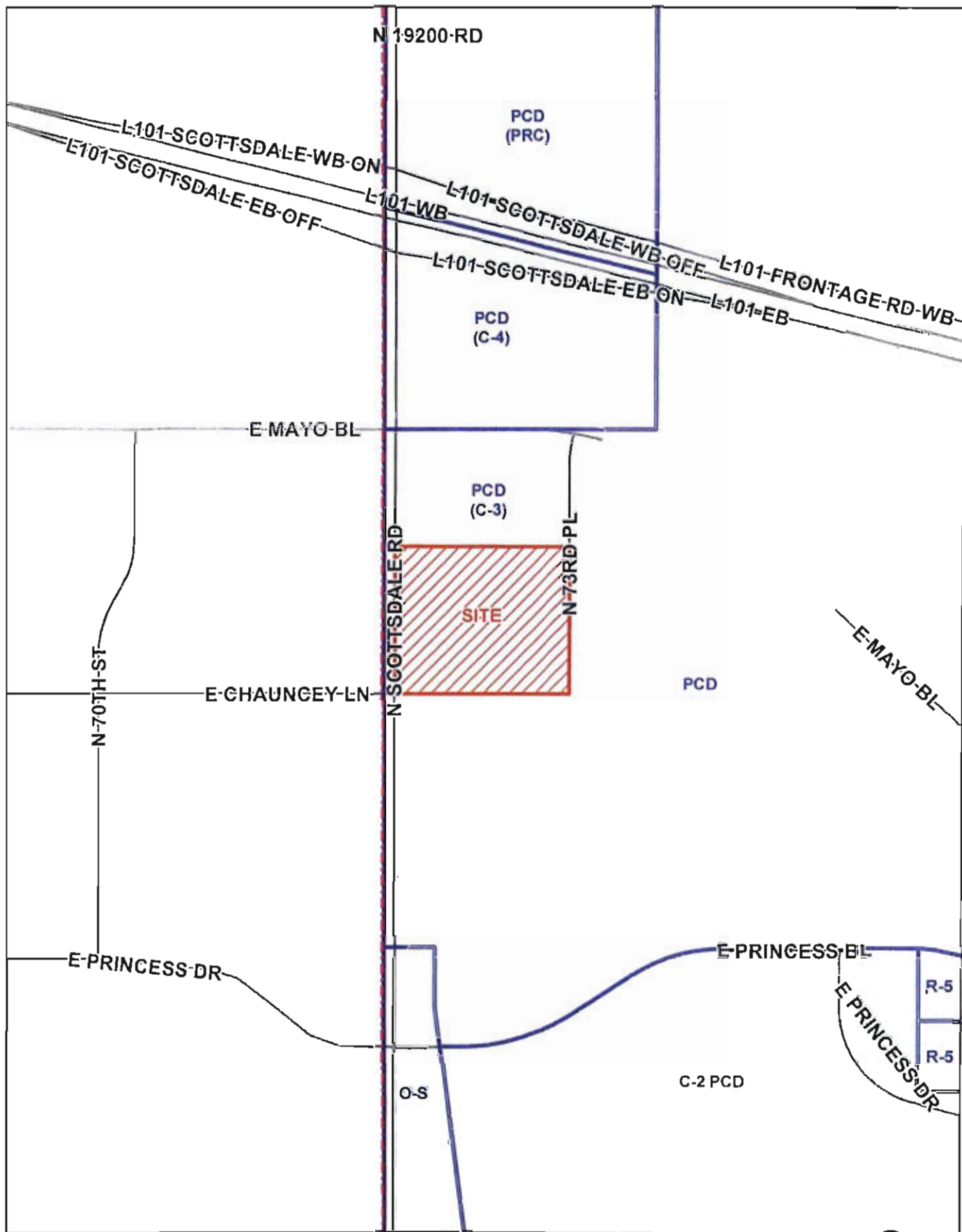
INFRASTRUCTURE AND DEDICATIONS

11. **CIRCULATION IMPROVEMENTS.** Before any certificate of occupancy is issued for the site, the owner shall make the required dedications and provide the following improvements in conformance with the Design Standards and Policies Manual and all other applicable city codes and policies.

a. **STREETS.** Dedicate the following right-of-way and construct the following street improvements:

Street Name	Street Type	Dedications	Improvements	Notes
Scottsdale Road	Major Arterial	75-foot half-street right of way (existing), 50-foot Scenic Corridor/Non-Motorized Public Access Easement (existing)	Driveways, deceleration lanes (existing), multi-use path, trail, curb and gutter	a.1
Chauncey Lane	Minor Collector	30-foot half-street right of way (existing)	Driveways, sidewalk, vertical curb and gutter	a.2, a.4
73 rd Street	Minor Collector	30-foot half-street right of way (existing)	Driveway, sidewalk, vertical curb and gutter	a.3, a.4

- a.1. Prior to, or concurrent with, the first Development Review Board application, the developer shall construct a minimum 10-foot wide multi-use path, and a minimum 8-foot wide equestrian trail within the Scenic Corridor, in conformance with the Design Standards and Policies manual and the Scenic Corridor Design Guidelines.
 - a.2. The westernmost driveway on E. Chauncey Lane shall be a type CH-1, and the easternmost driveway shall be a type CH-2, per the Design Standards and Policies Manual.
 - a.3. The driveway on N. 73rd Street shall be a type CL-2, per the Design Standards and Policies Manual.
 - a.4. Sidewalks shall be separated from street curb where possible, unless otherwise prohibited by physical constraints, to the satisfaction of final plans staff.
 - b. VEHICLE NON-ACCESS EASEMENT. Dedicate a one foot wide vehicular non-access easement on all perimeter streets, except at the approved street entrance(s).
 - c. AUXILIARY LANE. Dedicate the necessary right-of-way, as determined by city staff, and construct right-turn deceleration lanes at all site entrances on N. Scottsdale Road.
12. TRANSIT FACILITIES. Before any certificate of occupancy is issued for the site, the owner shall construct a bus bay and stop facilities (landscaping, bench and trash can) on N. Scottsdale Road as shown on the submitted site plan with the city staff date of 4/8/13.



19-ZN-2002#3

Exhibit 2
 Ordinance No. 4098
 Page 1 of 1



RESOLUTION NO. 9419

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 "DIVERSIFIED PARTNERS 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 adopted by reference in Ordinance 4098 entitled "Diversified Partners Development Plan," three copies 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 June, 2013.

ATTEST:

CITY OF SCOTTSDALE, an
Arizona municipal corporation

By: _____
Carolyn Jagger, City Clerk

By: _____
W. J. "Jim" Lane, Mayor

APPROVED AS TO FORM:
OFFICE OF THE CITY ATTORNEY



Bruce Washburn, City Attorney
By: Joseph Padilla, Senior Assistant City Attorney

**DIVERSIFIED PARTNERS DEVELOPMENT PLAN
CASE: 19-ZN-2002#3**



**DIVERSIFIED
PARTNERS**

Nationwide Real Estate Services

CROSSROADS EAST DEVELOPMENT

Request to Amend the Planned Regional Center Standards of the

Crossroads Planned Community District

Case No. 19-ZN-2002#3

APPLICATION NARRATIVE

Northeast Corner of Scottsdale Road and Chauncey Lane

I. INTRODUCTION & PURPOSE OF THE REQUEST

This application, on behalf of Berge Group Investments, LLC (herein referred to as the "Applicant"), is for an amendment to the Planned Regional Center ("PRC") Standards of the Crossroads East Planned Community District ("PCD") on a 15 gross acre site located at the northeast corner of Scottsdale Road and Chauncey Lane (the "Property"). In 2002, the City of Scottsdale approved 19-ZN-2002, Ordinance No. 455, which created the Crossroads East PCD and the associated zoning designations within the Land Use Budget and standards permitted therein. The approved zoning allowed a mix of uses, including office, retail, restaurants, and multi-family residential on the Property. Specific standards were created for the PRC district within the PCD. The first amendment to the PCD standards occurred on October 18, 2011 (19-ZN-2002#2) to add additional permitted uses and to increase the number of residential units.

Diversified Partners, LLC plans to develop a mixed use project ("Crossroads East" or "Project") within the PRC District, including restaurants, retail uses, a corporate office building, limited service hospitality and a multi-family residential community. See site plan included herein. All of the land uses within the proposed development are already permitted and are allowed under the current zoning. To construct the development, it is simply necessary to modify certain PRC development standards within the PCD. The changes to the development standards proposed within the application include deviations to building height, office building area, and parcel size as outlined below. The amendments to the PRC standards within the PCD will not only ensure

Brokerage • Leasing • Management • Development

7500 E. McDonald Drive, Suite #100A Scottsdale, AZ 85250

Phone: (480) 947-8800 Fax: (480) 947-8830

that the development will be compatible with surrounding uses, but will also promote the goals and policies of Scottsdale's General Plan and Greater Airpark Character Area.

The requested amendments to the PRC standards are as follows:

(1) Floor Area Ratio - Section 5.2604(A)(1)

- a. A request to amend Section 5.2604(A)(1) to remove the caps on gross office floor area and residential gross floor area. The proposed change in language is as follows:
 - i. In no case shall the gross floor area of a structure, **EXCLUDING RESIDENTIAL**, exceed the amount equal to eight-tenths multiplied by the net lot area of the P.R.C. site in square feet. ~~Gross office floor area shall not exceed forty (40) percent of total gross floor area of nonresidential buildings. The gross floor area of dwellings shall not exceed fifty (50) percent of the gross floor area of nonresidential buildings.~~

(2) Building Height – Section 5.2604(D)(1)

- a. A request to amend Section 5.2604(D)(1) regarding the allowable building height within the PRC district. The proposed change in language is as follows:
 - i. No building shall exceed **NINETY-SEVEN (97)** ~~sixty (60)~~ feet in height, **INCLUSIVE OF ROOFTOP APPURTENANCES**, as measured from the first finished floor elevation, ~~except as otherwise provided in Article VII of this subsection.~~

(3) Property Size – Section 5.2604(G)

- a. A request to delete Section 5.2604(G) which places a minimum property size on PRC developments. The proposed change in language is as follows:

- i. ~~Property Size. The gross land area on which there is a P.R.C. development shall not be less than twenty five (25) acres.~~

See attached Legislative Amended Development Standards Addendum.

II. LOCATION, CURRENT USE, & RELATIONSHIP TO SURROUNDING PROPERTIES

The Property is currently vacant and contains no improvements. Adjacent land to the south and east is also vacant. Across Scottsdale Road to the west is a mix of commercial, office, and auto dealership uses in the City of Phoenix.

On July 19, 2012, the Scottsdale Development Review Board (Case No. 25-DR-2012) approved the site plan, landscape plan, and building elevations for a new 9-acre automobile dealership (Bell Lexus North Scottsdale), which is located directly north of the Property on the southeast corner of Scottsdale Road and Mayo Boulevard. The proposed Crossroads East development, and its mix of uses, will be compatible with the Bell Lexus North Scottsdale dealership.

III. DEVELOPMENT PLAN

The Property is approximately +/- 14.95 Gross Acres on the northeast corner of Chauncey Lane and Scottsdale Road. The Property is organized in a grid of streets defining an integrated development with restaurant and retail uses along Scottsdale Road and a multi-family residential community with tuck-under parking, limited service hospitality and a 6-story corporate office building with a combination of below and above grade parking.

The proposed site plan is designed to promote a pedestrian friendly environment, achieved through the anchoring of various uses along community space, an open court to the proposed office building, and the integration of street parking. The Main Street is structured for a positive pedestrian experience through the use of broad walkways and natural shading by trees. The Scottsdale Road frontage is designed to be attractive and functional while providing the elements for drawing a large office user and limited service hospitality users. Actual land users and specific square footages of pad buildings may vary throughout the amendment and development review processes.

The majority of the site-generated storm water for the project will be captured and conveyed via an underground pipe to the regional drainage channel and box culvert along Scottsdale Road. Regarding the small portion of the project that is on the eastern side of a hydrologic divide, site-generated storm water will be detained in surface detention basins near the intersection of 73rd Place and Chauncey Lane.

IV. PARKING

The parking is designed to create an attractive and user friendly Main Street with predominantly diagonal parking to ease traffic flow through the site. The uses provided within this development include retail, restaurant, banking, residential, office and hospitality. All uses are parked in accordance with code and are designed to cohesively work together to take advantage of off-peak hour uses, particularly between the office building and restaurants. Total commercial parking required is 557 parking spaces with an additional 273 spaces required for 186 residential units for a total of 830 spaces required. The development will include a total of +/- 999 parking spaces with 615 spaces being location in the parking structure.

V. CONFORMANCE WITH THE SCOTTSDALE GENERAL PLAN

The surrounding area is developed and planned to be developed for a variety of more intense mix of uses consistent and compatible with this proposal.

The Development Conforms to and Promotes the Scottsdale General Plan

The Scottsdale General Plan designates the Property as "Mixed Use Neighborhoods." The proposed Crossroads East development satisfies the intent of the Mixed Use Neighborhood area to "accommodate higher density housing combined with complementary office or retail uses or mixed-use structures with residential above commercial or office." The proposed development is therefore compatible with, and fulfills the goals of the Scottsdale General Plan for this area.

Below is a list of some of the General Plan Elements and their associated goals and approaches for which the project conforms to or exceeds:

Land Use Element

Encourage the transition of land uses from more intense regional and citywide activity areas to less intense activity areas within local neighborhoods.

- 1. Encourage the location of more intense mixed-use centers and regional employment cores along regional networks while incorporating appropriate transitions to adjoining land uses.*

Response: The project's location is along the main thoroughfare of Scottsdale Road and within half a mile from the Loop 101 Freeway. The project is the ideal type of mixed-use center and source of employment the City of Scottsdale would desire, having a prime location near a regional networking system.

2. *Locate employment uses where impacts on residential neighborhoods are limited and access is available at citywide and regional levels.*

Response: The project is in close proximity to Scottsdale Road and the 101 Freeway, where access is available at citywide and regional levels, but also keeps traffic away from residential areas, minimizing, and possibly eliminating, any impact on the residential community. While this project is aligned with the same character as other notable developments along Scottsdale Road, its geographical separation will prevent further intensities at one location.

Maintain a balance of land uses that support a high quality of life, a diverse mixture of housing and leisure opportunities and the economic base needed to secure resources to support the community.

1. Support jobs/housing balance by integrating housing, employment, and supporting infrastructure in mixed-use centers located at appropriate locations.

Response: The mixture of uses within the proposed development reinforces the principle intent of a live, work, play environment. This is exhibited in the mixture of office, residential, hospitality, leisure and employment uses within the proposed project.

2. Provide a variety of housing types and densities and innovative development patterns and building methods that will result in greater housing affordability.

Response: The development will contribute to the mixture of housing types and supply in the City fulfilling a market niche of multi-family residential community located in a mixed-use center.

Develop land use patterns that are compatible with and support a variety of mobility opportunities/choices and service provisions.

1. Integrate the pattern of land uses and mobility systems in ways that allow for shorter and fewer automobile trips and greater choices for mobility.
2. Encourage non-motorized (pedestrian and bicycle) access/circulation within and to mixed-use centers to reduce reliance on the automobile.

3. Provide a balance of live, work, and play land uses and development intensities that enable convenient non-automotive trips where environmentally and physically feasible.

Response:

The mixed-use nature of the project meets and exceeds the above stated goals and approaches. Combining retail, residential, hospitality, and office in the same mixed use development encourages non-automotive trips while also creating shorter and fewer automobile trips.

Encourage land use that creates a sense of community among those who live, work, and play within the local neighborhood.

1. *Promote development patterns and standards that are consistent with the surrounding uses and reinforce an area's character.*

Response: This development is entirely and fully consistent with the surrounding area of higher intensity uses. The project area is planned to accommodate higher density residential spaces as well as retail, hospitality and office uses to compliment. The project is made to assist and strengthen the current character of the area.

Economic Vitality Element

Locate and integrate non-residential development to improve access and visibility and to protect the integrity of neighborhoods.

1. Focus major employment uses in targeted areas (i.e. Scottsdale Airpark and Downtown).

Response: The project is located within the Greater Airpark Area Plan and the inclusion of approximately 150,000 square feet of office space will help focus employment in the preferred targeted location.

Housing Element

Encourage housing development that provides for "live, work, and play" relationships as a way to reduce traffic congestion, encourage economic expansion and increase overall quality of life for our residents.

1. Encourage a variety of housing densities throughout Scottsdale, with mixed-uses in areas of major employment and transit hubs, to offer greater live-work choices to broader economic range of households.

Response: As stated previously, the project provides dense housing options located within a mixed-use center for a niche market in the area. This includes considerable residential and employment components within the borders of the development, while also having a location near other housing and work options to reinforce further the relationship between “live, work, and play”.

V. CONFORMANCE WITH THE GREATER AIRPARK CHARACTER AREA

The Property is also appropriately placed within the City of Scottsdale’s Greater Airpark Character Area Plan (“Airpark Plan”). The Airpark Plan is a policy document intended to guide growth and development decisions for the Greater Scottsdale Airpark. Moreover, the plan encourages a variety of land uses and activities that are specifically met by the proposed Crossroad’s East development:

- Support and expand business diversity;
- Enhance identity and architecture;
- Maintain and enhance the area’s regional economic role;
- Maintain the Greater Airpark as a national and international center for commerce and tourism; and
- Sustain and enhance the area as a major employment center.

Below is a list of some of the Greater Airpark Character Area Elements and their associated goals and policies for which the project conforms to or exceeds:

Housing Element – Greater Airpark

Goal LU 1 - Maintain and expand the Greater Airpark’s role as a national and international economic destination through appropriate land uses, development, and revitalization

Policy LU 1.2 – Support a mix of uses within the Greater Airpark that promote a sense of community and economic efficiency, such as clustering similar / supportive uses and incorporating residential intended for the area’s workforce, where appropriate (see Land Use Map, pg 11 and Policy NH 3.2, pg 25 for location criteria).

Response: The Land Use Map referenced in Policy LU 1.2 designates the Property as Airpark Mixed Use Residential (AMU-R). The proposed development includes the various types of uses encouraged within the AMU-R designation, which “include a

combination of personal and business services, employment, office, institutional, cultural amenities, retail, hotel, and higher density residential.”

Goal LU 4 – Utilize development types to guide the physical and built form of the Greater Airpark (See Development Types Map, pg 17).

Policy LU 4.3 – Encourage higher-scale Type C development in the areas with access to major transportation corridors and where lower-scale residential areas will be buffered from higher-scale development.

Response: The Area Plan designates the proposed Crossroads Development as Type C and Regional Core, the designation which calls for the greatest intensity of development within the Plan. The Type C development strongly encourages medium- to higher-scale development in areas with access to multiple modes of transportation, served by regional transportation networks – in this case, Scottsdale Road and the 101 Freeway.

Neighborhood Element – Greater Airpark

Goal NH 3 – Encourage residential development that supports the local and regional employment-based land uses in the Greater Airpark.

Policy NH 3.2 – Incorporate residential into Airpark Mixed Use-Residential Future Land Use Areas to reduce traffic congestion, improve air quality, and provide opportunities for workforce housing where:

- *Dwellings will not be adjacent to industrial uses that could be in conflict with residential uses;*
- *Dwelling will not lie within the 55 day-night average noise level (DNL) or higher areas established by the FAA; and*
- *Multi-modal transportation options will be incorporated into residential design.*

Response: The proposed Project will not locate housing adjacent to industrial uses, nor does it lie within the 55 day-night average noise level (DNL). Multi-modal transportation options are incorporated into the project design. The mixed-use nature of the project facilitates a “park once” environment, while the commercial aspects will be easily accessed by the residential component with no the need for automotive transportation . A bus stop and bay is being designed into the Scottsdale Road frontage. Additionally, Scottsdale Road , within this area is designated as a “Future High Capacity Transit Corridor”, so multi-modal transportation will continue to be an option in the future to and from the site.

Aviation Element – Greater Airpark

Goal A 2 – Foster safe, efficient, and environmentally responsible operation of the Scottsdale Airport to accommodate various aviation needs and employment / commercial services.

Policy A2.2 – Continue to enforce local regulations related to land use planning around the Airport.

Response: The proposed project is in line with, and further promotes, local land use planning regulations. As noted previously, the Land Use Map for the Greater Airpark Character Area Plan designates the Property as Airpark Mixed Use Residential (AMU-R). This “regulation” encourages a combination of uses including employment, high density residential, retail, and personal and business services. Furthermore, the Type C and Regional Core designations of the property call for the greatest intensity of development within the Greater Airpark Character Plan. The proposed project is fully in-line with these land use policies and regulations providing greater (and appropriate) intensity with a combination of preferred uses.

Community Mobility – Greater Airpark

Goal CM 2 – Holistically manage the supply of existing and future parking in the Grater Airpark.

Policy CM 2.3 – Provide preferred parking facilities for bicycles, carpool vehicles, vanpool vehicles, and motorcycles.

Response: Conveniently located bicycle racks will be located within the project.

Goal CM 5 – Maintain and enhance use of the Greater Airpark trail and path system.

Policy CM 5.1 – Encourage equestrians and other nonmotorized travels to utilize the area’s no-paved trail systems.

Policy CM 5.2 – Connect existing and future trails and paths to city-wide and regional systems.

Response: The proposed project is designed to incorporate a 10’ wide multi-use path as well as an 8’ wide meandering equestrian path along the Scottsdale Road frontage to connect to adjacent properties and encourage non-motorized travel.

Goal CM 6 – Enhance pedestrian and bicycle access and activity for Greater Airpark residents, visitors, and employees.

Policy CM 6.5 – Design corridors that accommodate and attract pedestrians and bicyclists, particularly in Airpark Mixed Use Future Land Use Areas and along Signature Corridors.

Response: The maintenance and enhancement of the Signature Corridor of Scottsdale Road is promoted through the development of this project. The project incorporates a 62' setback along Scottsdale road, into which a 10' wide multi-use path as well as an 8' wide meandering equestrian path have been integrated to improve pedestrian and bicycle access and activity for Greater Airpark residents, visitors, and employees.

Economic Vitality Element – Greater Airpark

Goal EV 1 – Sustain the long-term economic prosperity of the Greater Airpark.

Policy EV 1.5 – Develop existing and attract new high value businesses to the Greater Airpark.

Policy EV 1.7 – Attract new businesses to the Greater Airpark, and encourage retention programs to keep them in the community over time.

Response: The proposed project includes over 150,000 square feet of office space, and proposed limited service hospitality, aimed at attracting high value corporations to the Greater Airpark area.

Goal EV 2 – Maintain and strengthen established economic engines in the Greater Airpark.

Policy EV 2.4 – Support the growth and development of the Greater Airpark's office industries and corporate headquarters.

Response: The proposed project includes approximately 150,000 square feet of office space, and proposed limited service hospitality, aimed at attracting high value corporations to the Greater Airpark area.

Environmental Planning Element – Greater Airpark

Goal EP 1 – Reduce energy consumption through environmentally sensitive land use practices and design policies.

Policy EP 1.7 – Encourage design concepts that maximize building efficiency, such as building orientation, air circulation, and shading.

Response: The proposed project incorporates several shading strategies to help protect the building from solar heat gain. The base of the structure, on the southwest portion of the building, has deep recessed windows with vertical projections to help shield the windows. The northeast portion of the building incorporates this design technique for the full height of the building. The window sizes are larger at the corners and on the northern façade taking advantage of less direct sunlight. The upper floors of the west and east facades utilize a glass curtain wall system. To accommodate the increased shading needed, the design includes fixed vertical projections that project out from the building and help support horizontal fins that continue the full length of the building. By using a combination of vertical and horizontal shade projections along these two facades, the design enables complete shading of the fenestration while capturing complete, clear views out of each floor. The southwest corner, which is the most vulnerable, has been "cut into" to provide exterior balconies and large shade canopies to help shield the windows at the corner. The primary office entrance is at the northwest corner of the building which is fronted by a large courtyard area shaded by the office building itself.

Additionally, the proposed retail buildings incorporate sign bands that act as horizontal shading elements. These horizontal bands also help to shade exterior patios on both of the proposed restaurant buildings. The residential component has protruding balconies which provide shade along the sun exposed facades. The south and west facades also have undulating wall depths which provide additional shade to the windows not protecting by the balconies. A large communal space is provided on the southwest corner of the residential component, and the primarily glass enclosed space has extruded floor decks and a unique vertical screen pattern to shield the glass storefront.

Goal EP 3 – Reduce the Urban Heat Island effect in the Greater Airport.

Policy EP 3.2 – Increase the use of effective natural and man-made shading for parking lots, streets, and pedestrian areas.

Response: As stated previously, various techniques for shading are to be included in the projects development. Shade for both pedestrians and parking lots is accomplished through a variety of means including tree planting throughout the site and the man-made structure shading. The residential component incorporates tuck under parking spaces where vehicles can park under the building in shaded areas. Additionally, the office component has structured parking both above and below grade, further mitigating the heat island effect that would result from basic surface parking lots.

Sec. 5.2604. Property development standards.

The following property development standards shall apply to all land and buildings in the P.R.C. district.

A. *Floor area ratio.*

1. In no case shall the gross floor area of a structure, **EXCLUDING RESIDENTIAL**, exceed the amount equal to eight-tenths multiplied by the net lot area of the P.R.C. site in square feet. ~~Gross office floor area shall not exceed forty (40) percent of total gross floor area of nonresidential buildings. The gross floor area of dwellings shall not exceed fifty (50) percent of the gross floor area of nonresidential buildings.~~

2. Residential and hotel uses either vertically or horizontally integrated with commercial retail or office buildings shall be allowed and shall not be included in computing the total gross floor area for commercial retail or office uses.

B. *Volume ratio.* In no case shall the volume of any structure exceed the product of the net lot area of the P.R.C. site in square feet multiplied by sixteen (16) feet.

C. *Open space requirement.*

1. In no case shall the open space requirement be less than fifteen (15) percent of the net lot area of the PRC site within each Planning Unit and shall not be required to exceed twenty (20) percent of the net lot area of the PRC site within anyone Planning Unit. Open Space shall be in general conformance with an open space plan to be approved as part of the master plan approval process as set forth at section 2.00 of the Stipulations attached at Exhibit B.
2. Planned regional centers shall have a portion of the development oriented towards a courtyard or mall with buildings enclosing the courtyard, and opening onto the courtyard from at least three (3) sides. The courtyard or mall shall be a minimum of one (1) percent of the net lot area of the P.R.C. site in square feet. The courtyard or mall shall be considered to be open space:

a. If, in the opinion of the Development Review Board, a suitable alternative design solution is presented, the courtyard requirement may be waived.

3. Open space required under this section shall be exclusive of parking lot landscaping required under the provisions of article IX of this ordinance.

D. *Building height.*

1. No building **HEIGHT** shall exceed ~~sixty (60) ninety-seven (97)~~, inclusive of appurtenances feet in height as measured from the first finished floor elevation. ~~except as otherwise provided in article VII or this subsection.~~
2. Any building located in a P.R.C. zone which was constructed to a height in excess of sixty (60) feet prior to the effective date of this ordinance, in compliance with the then existing zoning provisions, and which is destroyed or damaged may be rebuilt to the height at which it was originally constructed.
3. Where the City Council determines that a freestanding ornamental monument meets the criteria set forth below to justify a height greater than that normally allowed within the P.R.C. zone, the City Council may approve a height for a freestanding ornamental monument in excess of the height allowed in the P.R.C. zone. A freestanding ornamental monument shall not include sign age.
 - a. The Development Review Board and Planning Commission shall review and pass a recommendation on to the City Council based upon the following criteria:
 - (1) Amended height for such monument shall be based on the context and character of the site and surrounding area including proximity to the adjacent freeway.
 - (2) Such monument shall take into account Scottsdale's history and location within the Sonoran Desert environment
 - (3) Such monument shall be designed so as to provide a focal point, which provides scale

and balance to a particular site.

- (4) Such monument will be considered a community amenity and add to the city's quality of life.
- (5) Such monument shall be accessible by pedestrians and not isolated in site design.

E. Density.

1. Hotels or motels shall provide a minimum gross land area of two thousand (2,000) square feet of land area per guest room.
2. Dwellings shall provide a minimum gross land area of two thousand (2,000) square feet per dwelling unit. Floor area devoted to dwellings shall not be included in calculating maximum floor area as provided in section 5.2604A.
3. 1. Front Yard.

F. Yards.

1. Front Yard.
 - a. A minimum of twenty-five (25) percent of the total open space requirement shall be provided as frontage open space within the scenic corridor on Scottsdale Road to provide "a setting for the buildings, visual continuity within the community, and a variety of spaces in the streetscape, except that the frontage open space shall not be required to exceed fifty (50) square feet per one (1) foot of public street frontage, and shall not be less than thirty (30) square feet per one (1) foot of public street frontage.
 - b. Buildings more than thirty-six (36) feet in height shall be set back a minimum of two (2) feet for each foot of building height from the perimeter of the PRC site.
2. Side and Rear Yards. Buildings thirty-six (36) feet or less in height shall be set back not less than fifty (50) feet from any residential zoning district. Buildings more than thirty-six (36) feet in height shall be set back not less than two (2) feet for each foot of building height from any adjacent residential zoning district.

3. All operations and storage shall be conducted within a completely enclosed building or within an area contained by a wall or fence as determined by site plan or Development Review Board approval.

~~G. Property size. The gross land area on which there is a P.R.C. development shall not be less than twenty-five (25) acres.~~

~~H. G. Remodeling or rezoning of existing shopping centers.~~ None of the above criteria shall be reasons to deny applications to reconstruct, remodel or make additions to an existing shopping center, or to rezone an existing shopping center to P.R.C. Applications for additions to existing shopping centers shall not require compliance, except that portions of the site upon which an addition is proposed shall comply with all provisions hereof.
(Ord. No. 1840, § I, 10-15-85; Ord. No. 28 18, § I, 10-17-95; Ord. No. 3410, § I, 11-26-01)

Sec. 5.2605. Off-street parking.

The provisions of article IX shall apply.

(Ord. No. 2736, § 1,3-7-95)

Sec. 5.2606. Signs.

The provisions of article VIII shall apply except a master sign plan shall be submitted at the time of development review application.

Sec. 5.2607. Reserved.

(Ord. No. 2470, § 1, 6-16-92)



sheet
SP1.1
 of
 job

design: **ada**
 drawn: **ada**
 check: **aww**

CROSSROADS EAST
 REC-SCOTTSDALE PD & COUNCIL 14
 SCOTTSDALE, ARIZONA

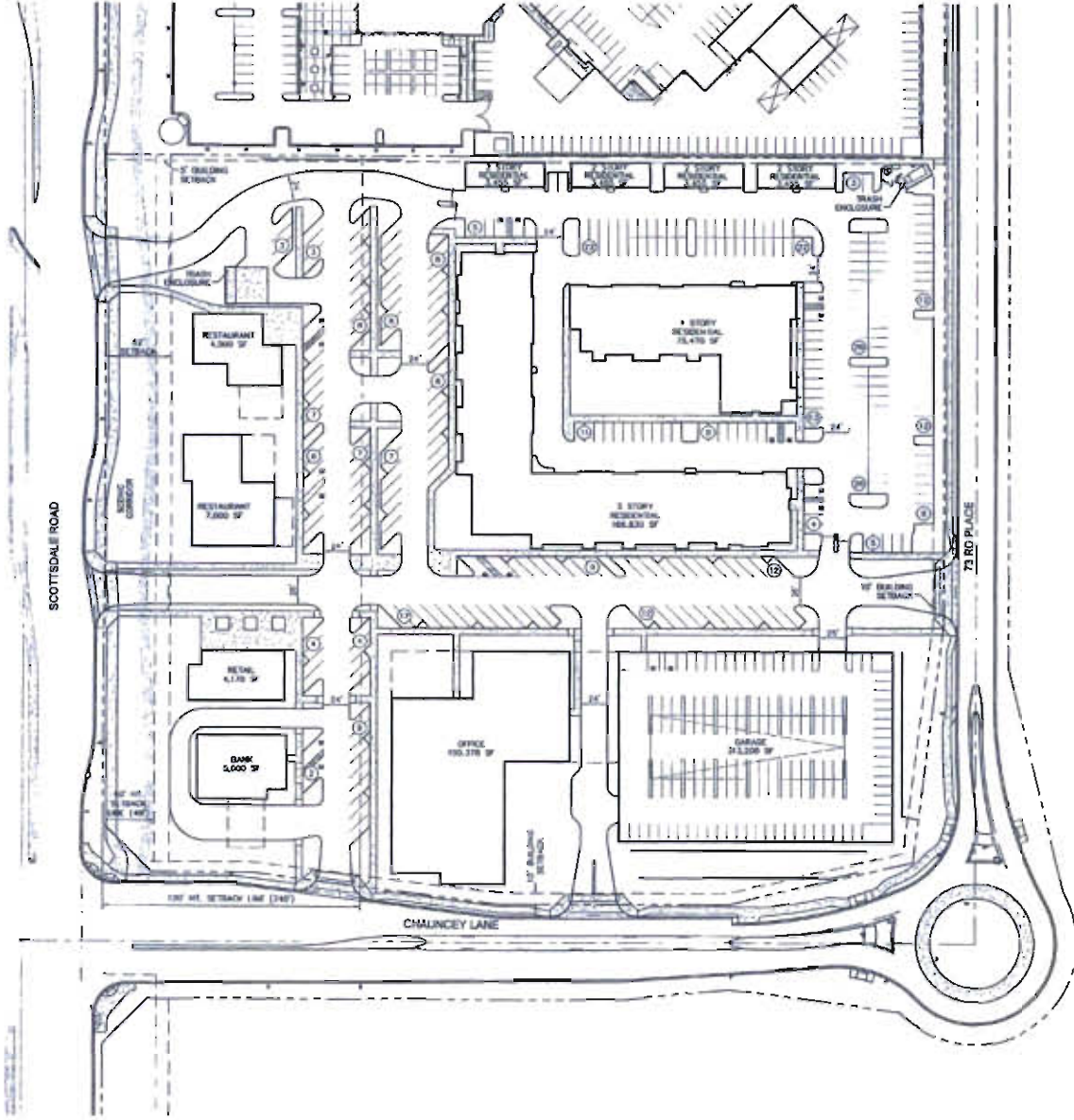


BRINKMAN
 Architects and Associates, Inc.

2222 East Thomas Road
 Phoenix, Arizona 85016
 (602) 953-3888
 www.brinkman.com



19-ZN-2002#3
4/8/2013



SITE DATA

zoning	RNC
gross site area	192,000 SF
net site area	14.8 ACRES 628,962 SF 14.3 ACRES
open space required	78,000 SF
+10% MAX OF NET SITE AREA (528,962 X .10)	52,896 SF
open space provided	116,000 SF
private open space (courtyards) required	5,300 SF
+1% OF NET SITE AREA (528,962 X .01)	5,289 SF
private open space (courtyards) provided	8,277 SF
frontage open space required	20,190 SF
+THE GREATER OF 20% MIN. OF REQUIRED OPEN SPACE (78,000 X .20) OR 20' W X STREET FRONTAGE (30 X 472)	20,190 SF
frontage open space provided	20,276 SF
parking lot landscaping required	21,200 SF
+15% OF PARKING LOT AREA (141,821 X .15)	21,273 SF
parking lot landscaping provided	21,437 SF
building setback required	67'
front	67'
side and rear	7' AND 10'
building setback provided	67'
front	67'
side	7' AND 10'
rear	7'
total retail sf	36,430 SF
total office sf	182,000 SF
total commercial sf	218,430 SF
total residential sf	58,114 SF
FAR allowed	6.8 (425,994 SF)
building volume allowed	6,478,888 CF
+1% NET SITE (14.3 ACRES)	64,500 CF
building volume provided	160,000 CF
restaurant (4,500 SF)	100,000 CF
restaurant (2,500 SF)	100,000 CF
retail	100,000 CF
bank	100,000 CF
office	2,122,314 CF
residential	3,888,778 CF

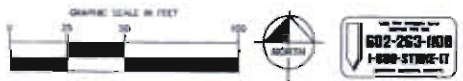
PARKING DATA

BUILDING USE	BUILDING SQ. FT.	PARKING RATIO	PARKING REQUIRED
RETAIL	4,170 SF	1/200 SF	13 SPACES
RESTAURANT	11,000 SF	1/200 SF	34 SPACES
PATIO	4,800 SF	1/200 SF	15 SPACES
BANK	5,000 SF	1/200 SF	14 SPACES
COFFEE	1,250 SF	1/200 SF	6 SPACES
SUB-TOTAL	26,220 SF		84 SPACES

BUILDING USE	BUILDING SQ. FT.	PARKING RATIO	PARKING REQUIRED
RESIDENTIAL (5 STORIES)			
APARTMENTS	13,200 SF		
UNITS	243,810 SF		
1 BEDROOM	110 UNITS	1.3	143 SPACES
2 BEDROOM	78 UNITS	1.7	130 SPACES
SUB-TOTAL	386,114 SF		273 SPACES

OFFICE (6 STORIES)	193,770 SF	1/200 SF	463 SPACES
SUB-TOTAL	193,770 SF		463 SPACES
TOTAL	428,821 SF		800 SPACES

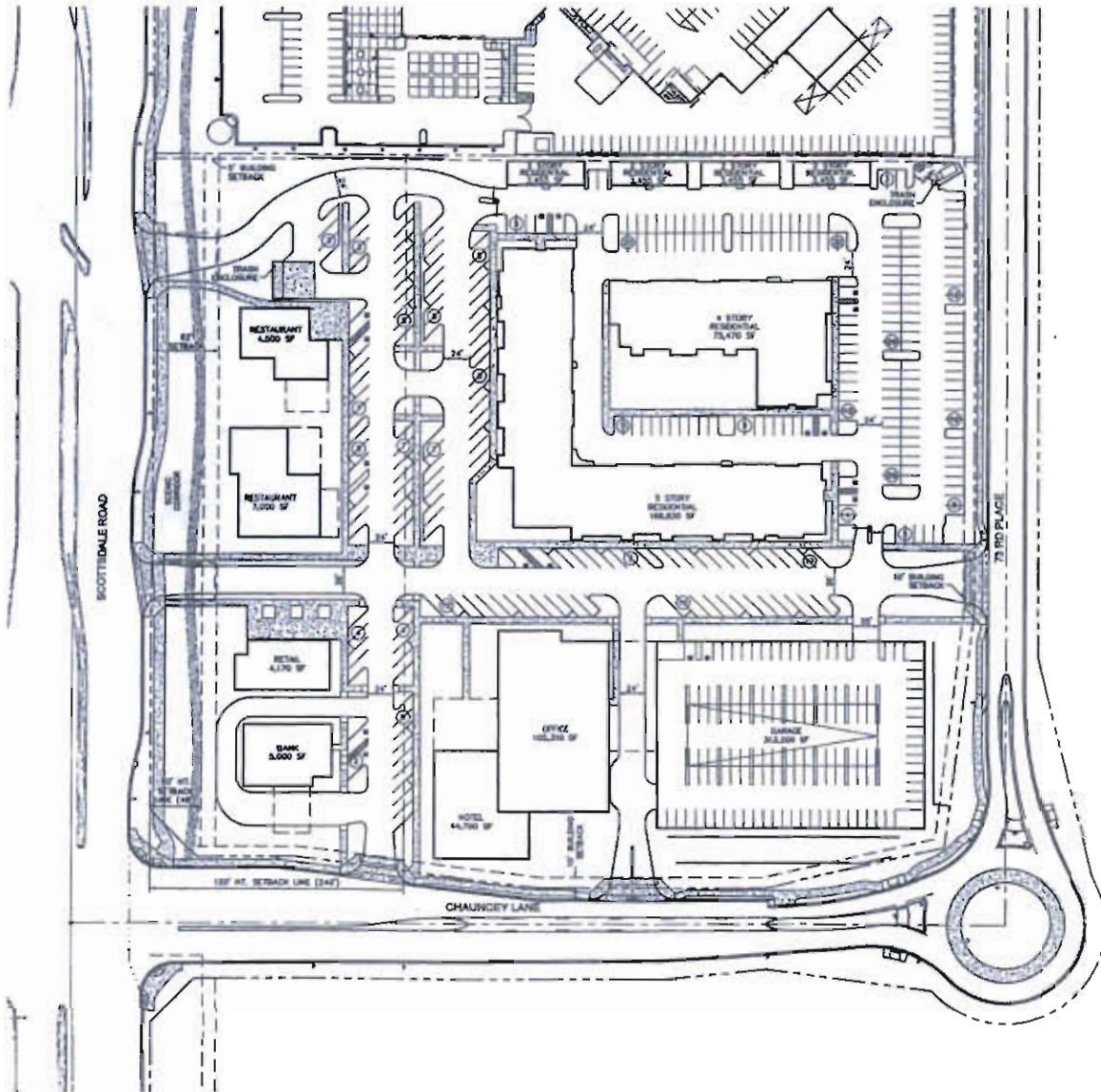
PARKING SUMMARY	PROVIDED
SURFACE PARKING	83 SPACES
OFFICE PARKING	204 SPACES
	1 BELOW GRADE
	2 ABOVE GRADE
RESIDENTIAL PARKING	291 SPACES
TOTAL PARKING PROVIDED	568 SPACES



PKAA



NEC SCOTTSDALE RD & CHALUNCEY LN
SCOTTSDALE, ARIZONA



SITE DATA

DESCRIPTION	PROVIDED	REQUIRED
ZONING		PLC
GROSS SITE AREA	802,980 SF	12.3 ACRES
NET SITE AREA	79,488 SF	1.17 ACRES
OPEN SPACE REQUIRED	79,488 SF	79,488 SF
+10% SIDE OF NET SITE AREA (STRIPS X 10)	19,869 SF	19,869 SF
OPEN SPACE PROVIDED	19,869 SF	19,869 SF
PRIVATE OPEN SPACE (COURTYARDS) REQUIRED	5,300 SF	5,300 SF
+1% OF NET SITE AREA (STRIPS X 10)	8,277 SF	8,277 SF
PRIVATE OPEN SPACE (COURTYARDS) PROVIDED	20,169 SF	20,169 SF
PRIVATE OPEN SPACE REQUIRED	20,169 SF	20,169 SF
+1% OF STRIPS OF 200' WIDE BY REQUIRED	19,869 SF	19,869 SF
OPEN SPACE (7,850 X 25) ON 20' WIDE X		
STREET FRONTAGE (20 X 272)		
PRIVATE OPEN SPACE PROVIDED	38,238 SF	38,238 SF
PARKING LOT LANDSCAPING REQUIRED	21,238 SF	21,238 SF
+10% OF PARKING LOT AREA (VALLEY X 10)		
PARKING LOT LANDSCAPING PROVIDED	21,238 SF	21,238 SF
BUILDING SETBACK REQUIRED	42'	42'
FRONT		
SIDE AND REAR		
BUILDING SETBACK PROVIDED	42'	42'
FRONT		
SIDE AND REAR		
FRONT	5' AND 10'	5' AND 10'
SIDE AND REAR		
FRONT		
SIDE AND REAR		
TOTAL GROSS SF	26,430 SF	26,430 SF
TOTAL COOLED SF	14,000 SF	14,000 SF
TOTAL COMMERCIAL SF	20,200 SF	20,200 SF
TOTAL RESIDENTIAL SF	20,230 SF	20,230 SF
FAR ALLOWED	0.8 (122,964 SF)	0.8 (122,964 SF)
BUILDING VOLUME ALLOWED	4,176,000 CF	4,176,000 CF
+10% NET SITE (10 X 10) COLLECT		
BUILDING VOLUME PROVIDED	4,176,000 CF	4,176,000 CF
RESTAURANT (4,500 SF)	4,500 CF	4,500 CF
RETAIL (4,370 SF)	4,370 CF	4,370 CF
BANK (5,000 SF)	5,000 CF	5,000 CF
OFFICE (10,570 SF)	10,570 CF	10,570 CF
RESIDENTIAL	3,176,000 CF	3,176,000 CF

PARKING DATA

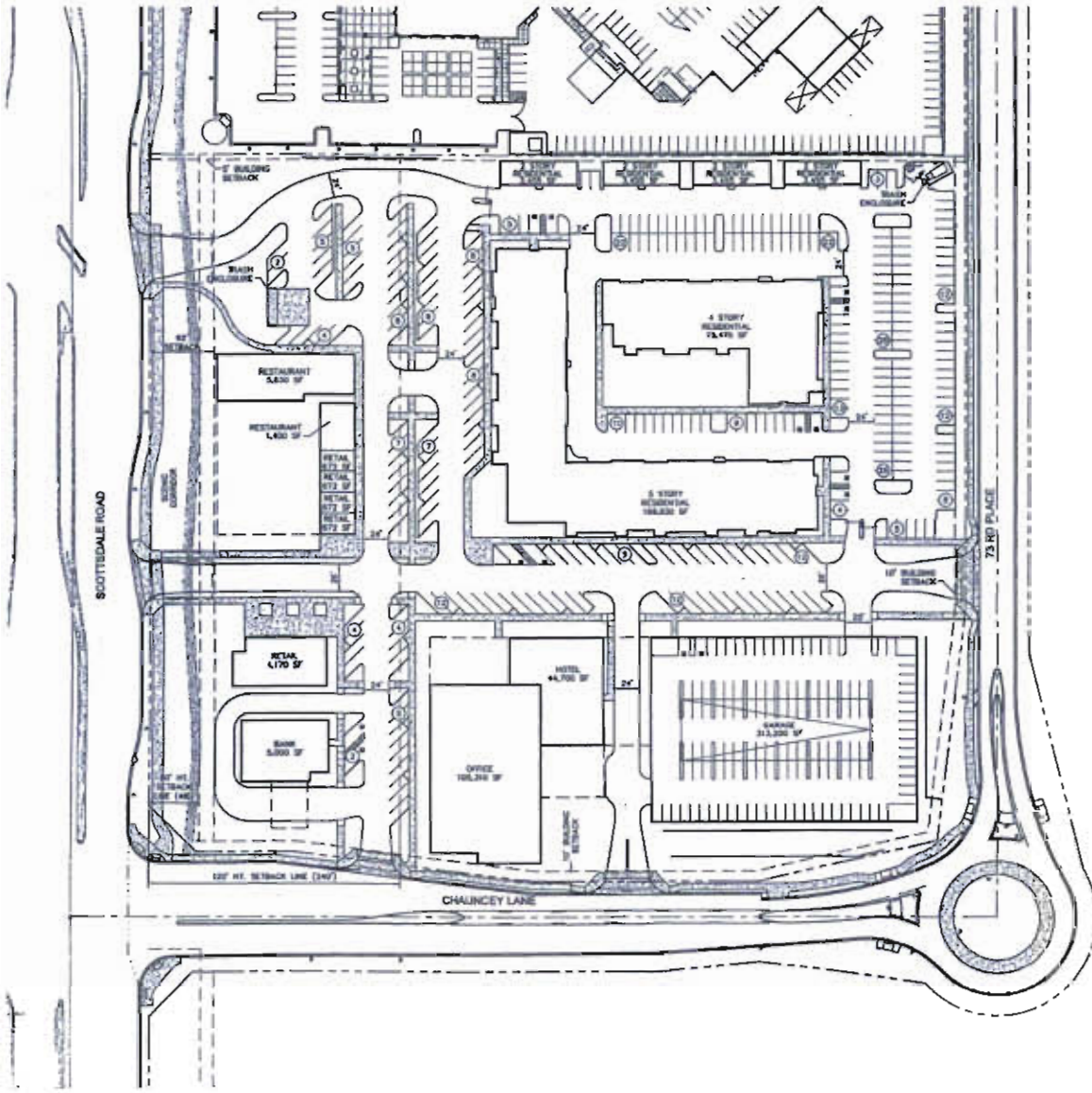
BUILDING USE	BUILDING SQ. FT.	PARKING RATIO	PARKING REQUIRED
RETAIL	4,370 SF	1/200 SF	22 SPACES
RESTAURANT	7,500 SF	1/200 SF	38 SPACES
BANK	5,000 SF	1/200 SF	25 SPACES
OFFICE	10,570 SF	1/200 SF	53 SPACES
SUB-TOTAL	27,440 SF		138 SPACES

BUILDING USE	BUILDING SQ. FT.	PARKING RATIO	PARKING REQUIRED
RESIDENTIAL (8 STORIES)			
APARTMENTS	15,450 SF		
LOFTS	4,400 SF		
1 BEDROOM	70 UNITS	1.2	84 SPACES
2 BEDROOM	10 UNITS	1.7	170 SPACES
SUB-TOTAL	19,850 SF		254 SPACES
OFFICE (8 STORIES)	10,570 SF	1/200 SF	53 SPACES
HOTEL (8 STORIES)	84,700 SF	1/200 SF	424 SPACES
SUB-TOTAL	95,270 SF		477 SPACES
TOTAL	122,710 SF		615 SPACES

PARKING SUMMARY	PROVIDED	REQUIRED
SURFACE PARKING	83 SPACES	83 SPACES
OFFICE PARKING	1 BELOW GRADE	200 SPACES
RESIDENTIAL PARKING	3 BELOW GRADE	281 SPACES
TOTAL PARKING PROVIDED	84 SPACES	564 SPACES



PREPARED BY: [Signature]
 CHECKED BY: [Signature]
PRKAA
 PROFESSIONAL REGISTERED ARCHITECTS
 101 N. CENTRAL AVENUE, SUITE 1000, PHOENIX, ARIZONA 85004
 (602) 254-1111
 WWW.PRKAA.COM
 NEW SCOTTSDALE RD & CHAUCHEY LN
 SCOTTSDALE, ARIZONA

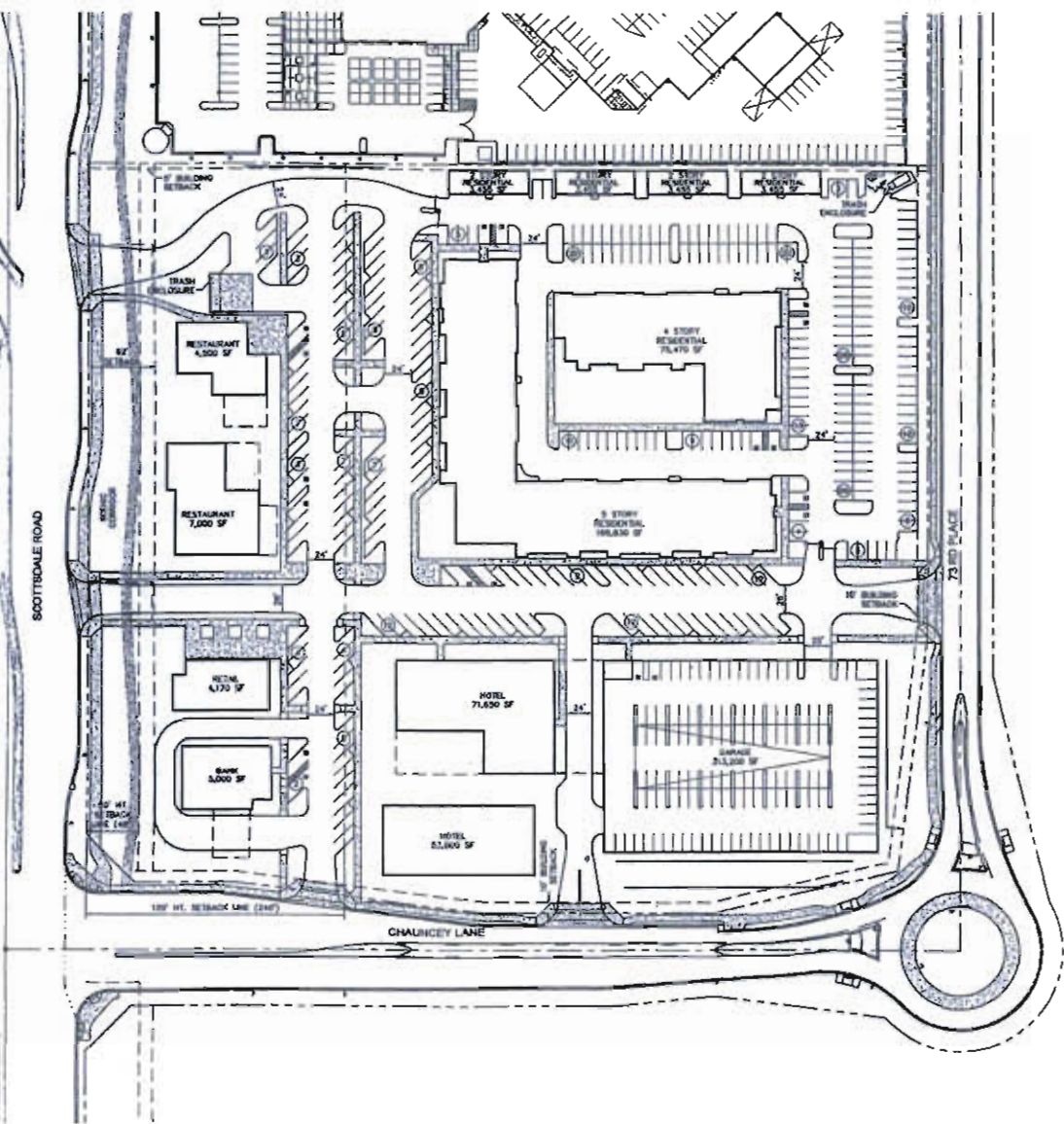


SITE DATA

ZONING	MC		
GRAND LOT AREA	98,390 SF		
NET SITE AREA	74.8 ACRES		
	329,043 SF		
	7.7 ACRES		
OPEN SPACE REQUIRED	78,468 SF		
+10% MAX OF NET SITE AREA (SCHEDULE R.10)	123,441 SF		
PRIVATE OPEN SPACE (SCHEDULE R.10)	5,300 SF		
+10% OF NET SITE AREA (SCHEDULE R.10)	8,177 SF		
FRONTAGE OPEN SPACE REQUIRED	20,180 SF		
-THE GREATER OF 25% MIN. OF REQUIRED OPEN SPACE (FRONTAGE X 20) OR 30' W X 50' FRONTAGE (20 X 50)	20,276 SF		
PARKING LOT LANDSCAPING REQUIRED	21,239 SF		
+10% OF NET SITE AREA (SCHEDULE R.10)	21,433		
BUILDING SETBACKS REQUIRED			
FRONT	0'		
REAR	0'		
SIDE AND REAR	5' AND 10'		
TOTAL RETAIL SF	6,870 SF		
TOTAL OFFICE SF	105,210 SF		
TOTAL COMMERCIAL SF	50,880 SF		
TOTAL RESIDENTIAL SF	332,480 SF		
TOTAL HOTEL SF	47,700 SF		
FAR ALLOWED	0.4 (422,884 SF)		
BUILDING VOLUME ALLOWED	6,476,000 CF		
+10% OF NET SITE AREA X COLLARED	84,000 CF		
BUILDING VOLUME PROPOSED	140,000 CF		
RESTAURANT (4,800 SF)	110,000 CF		
RESTAURANT (1,000 SF)	24,000 CF		
OFFICE	2,200,000 CF		
RESIDENTIAL	2,842,700 CF		
HOTEL	227,800 CF		
PARKING DATA			
BUILDING USE	BUILDING SQ. FT.	PARKING DATA	PARKING REQUIRED
RETAIL	6,870 SF	1/200 SF	34 SPACES
RESTAURANT	7,200 SF	1/200 SF	36 SPACES
OFFICE	105,210 SF	1/200 SF	526 SPACES
REAR	5,000 SF	1/200 SF	25 SPACES
SUB-TOTAL	124,280 SF		621 SPACES
RESIDENTIAL (3 STORIES)			
ADULTS	15,200 SF		
UNITS	34,200 SF		
1 BEDROOM	70 UNITS	3.3	143 SPACES
2 BEDROOM	78 UNITS	4.7	130 SPACES
SUB-TOTAL	24,774 SF		273 SPACES
OFFICE (3 STORIES)			
	105,210 SF	1/200 SF	526 SPACES
HOTEL (3 STORIES)			
	47,700 SF	1/200 SF	238 SPACES
SUB-TOTAL	152,910 SF		764 SPACES
TOTAL	432,204 SF		828 SPACES
PARKING SUMMARY			
SURFACE PARKING		REQUIRED	
OFFICE PARKING	1 BELOW GRADE	50 SPACES	
RESIDENTIAL PARKING	2 ABOVE GRADE	280 SPACES	
TOTAL PARKING PROVIDED		330 SPACES	



PREPARED BY: **PERKINS+WILL**
 ARCHITECTS
 111 WEST WASHINGTON STREET, SUITE 2000
 CHICAGO, ILLINOIS 60601
 PHONE: (312) 329-4300
 WWW.PW.COM
 PROJECT NO.: 12-001-001
 DATE: 08/11/11
 SCALE: AS SHOWN
 DRAWING NO.: 111-001-001-01
 SHEET NO.: 1 OF 1
 CLIENT: **NEC SCOTTSDALE RD & CHAUNCEY LN**
SCOTTSDALE, ARIZONA



SITE DATA

ZONING	RM-2
GROSS SITE AREA	892,890 SF 20.2 ACRES
NET SITE AREA	522,853 SF 11.9 ACRES
OPEN SPACE REQUIRED -W/IN 10% OF NET SITE AREA (522,853 X .10)	52,285 SF
OPEN SPACE PROVIDED	118,996 SF
PRIVATE OPEN SPACE (COURTYARDS) REQUIRED -W/IN 10% OF NET SITE AREA (522,853 X .10)	52,285 SF
PRIVATE OPEN SPACE (COURTYARDS) PROVIDED	4,277 SF
FRONTAGE OPEN SPACE REQUIRED -W/IN 10% OF 100' MIN. OF REQUIRED OPEN SPACE (100,000 X .10) OR 20' OF A STREET FRONTAGE (20 X 875)	21,875 SF
FRONTAGE OPEN SPACE PROVIDED	26,176 SF
PARKING LOT LANDSCAPING REQUIRED -W/IN 10% OF PARKING LOT AREA (141,921 X .10)	14,192 SF
PARKING LOT LANDSCAPING PROVIDED	21,437 SF
BUILDING SETBACK REQUIRED	10'
REAR SETBACK REQUIRED	5'
BUILDING SETBACK PROPOSED	10'
REAR SETBACK PROPOSED	5' AND 10'
TOTAL RETAIL SF	26,430 SF
TOTAL OFFICE SF	21,328 SF
TOTAL COMMERCIAL SF	47,758 SF
TOTAL RESIDENTIAL SF	238,114 SF
FAR ALLOWED	0.5 (433,894 SF)
BUILDING VOLUME ALLOWED -W/IN NET SITE (18 X 522,853)	9,411,954 CF
BUILDING VOLUME PROPOSED	54,880 CF
RESTAURANT (4,500 SF)	14,000 CF
RESTAURANT (7,000 SF)	20,880 CF
BANK	110,000 CF
OFFICE	2,880 CF
RESIDENTIAL	2,010 CF

PARKING DATA

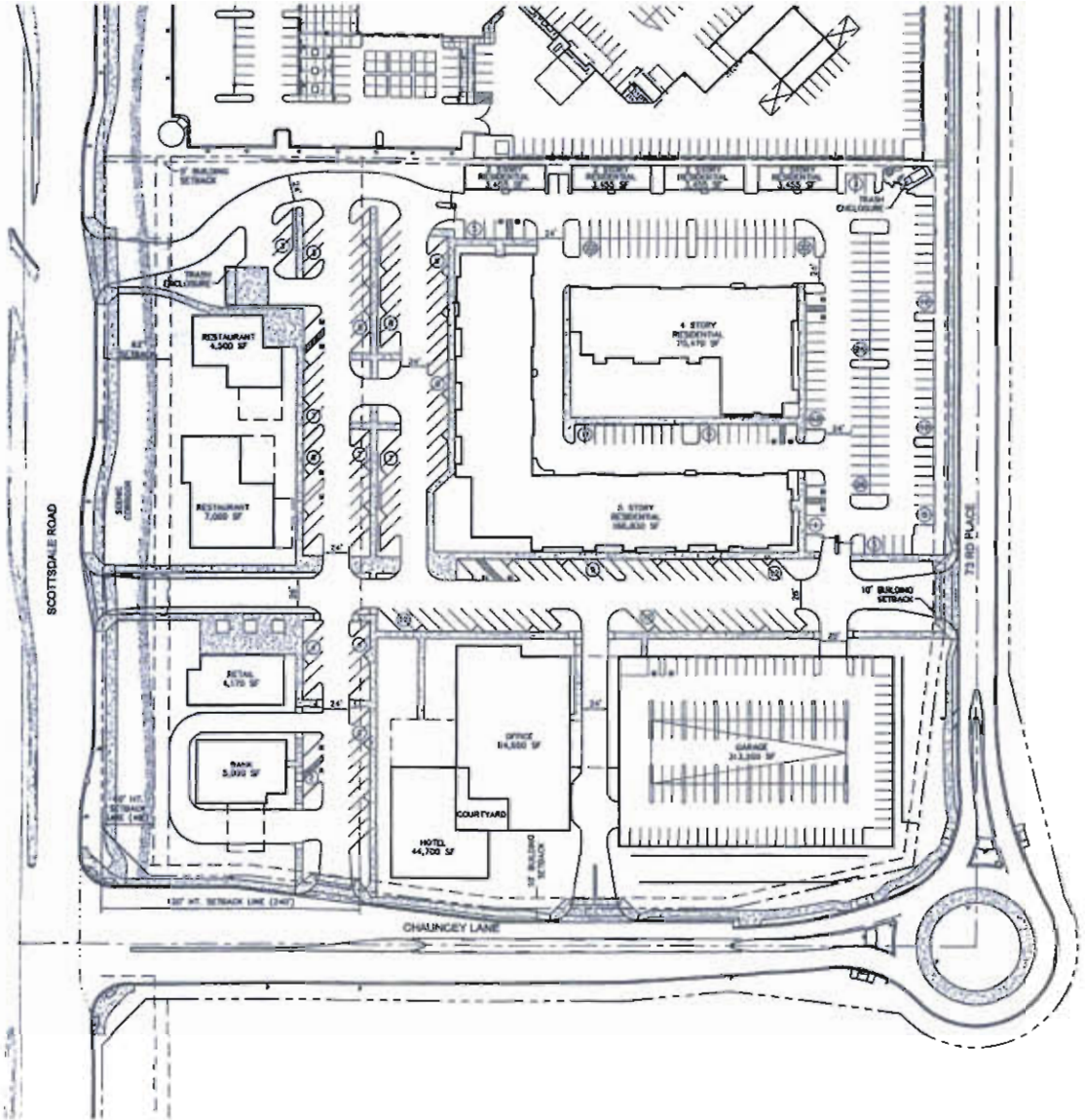
BUILDING USE	BUILDING SQ. FT.	PARKING RATE	PARKING REQUIRED
RESTAURANT	11,500 SF	1/325 SF	35 SPACES
RESTAURANT	15,000 SF	1/325 SF	46 SPACES
RESTAURANT	4,500 SF	1/325 SF	14 SPACES
BANK	3,000 SF	1/325 SF	9 SPACES
OFFICE	21,328 SF	1/325 SF	66 SPACES
SUB-TOTAL	35,328 SF		169 SPACES

BUILDING USE	BUILDING SQ. FT.	PARKING RATE	PARKING REQUIRED
RESIDENTIAL (5 STORIES)			
APARTMENTS	12,810 SF		
UNITS	243,304 SF		
1 BEDROOM	150 UNITS	1.2	180 SPACES
2 BEDROOM	76 UNITS	1.7	130 SPACES
SUB-TOTAL	256,114 SF		310 SPACES
HOTEL (10 STORIES)			
HOTEL (10 STORIES)	71,650 SF	1/325 SF	221 SPACES
HOTEL (10 STORIES)	83,800 SF	1/325 SF	258 SPACES
SUB-TOTAL	155,450 SF		479 SPACES
TOTAL	406,000 SF		744 SPACES

PARKING SUMMARY	PROVIDED
OFFICE PARKING	66 SPACES
OFFICE PARKING	260 SPACES
OFFICE PARKING	360 SPACES
RESIDENTIAL PARKING	291 SPACES
TOTAL PARKING PROVIDED	697 SPACES



BRKMA
 1000 W. WASHINGTON ST. SUITE 100
 SCOTTSDALE, ARIZONA 85261
 (602) 948-1111
 WWW.BRKMA.COM
 PREPARED BY: BRKMA
 DATE: 08/14/2014
 PROJECT: 14-0001
 SHEET: 14-0001-01
 1400 W. WASHINGTON ST. SUITE 100
 SCOTTSDALE, ARIZONA 85261
 (602) 948-1111
 WWW.BRKMA.COM



SITE DATA

ZONING	RM-2
GROSS SITE AREA	896,200 SF
NET SITE AREA	14.8 ACRES 629,993 SF 14.7 ACRES
OPEN SPACE REQUIRED	70,100 SF
+100' MAX OF NET SITE AREA (129,993 X 145)	118,800 SF
OPEN SPACE PROVIDED	118,800 SF
PRIVATE OPEN SPACE (COUNTING) REQUIRED	2,600 SF
+1/3 OF NET SITE AREA (50,000 X .33)	16,333 SF
PRIVATE OPEN SPACE PROVIDED	30,140 SF
FRONTAGE (OPEN SPACE REQUIRED)	28,370 SF
+THE COLLAR OF 228' MAX. SF REQUIRED	28,370 SF
OPEN SPACE (PARAS. 8.22) ON 30' SF X	28,370 SF
STREET FRONTAGE (30 X 675)	28,370 SF
FRONTAGE OPEN SPACE PROVIDED	28,370 SF
PARKING LOT LANDSCAPING REQUIRED	21,825 SF
+1/3 OF PARKING LOT AREA (24,975 X .45)	21,825 SF
PARKING LOT LANDSCAPING PROVIDED	31,437
BUILDING SETBACKS REQUIRED	
FRONT	60'
SIDE AND REAR	10'
BUILDING SETBACKS PROPOSED	
FRONT	10'
SIDE	5' AND 10'
REAR	5'
TOTAL RETAIL SF	26,430 SF
TOTAL OFFICE SF	118,800 SF
TOTAL COMMERCIAL SF	283,800 SF
TOTAL RESIDENTIAL SF	281,114 SF
FAR ALLOWED	50 (423,904 SF)
BUILDING VOLUME ALLOWED	6,470,000 SF
+100' NET SITE (30 X 675) BUILDING	6,470,000 SF
BUILDING VOLUME PROPOSED	
RESTAURANT (4,500 SF)	94,500 SF
RESTAURANT (7,000 SF)	140,000 SF
RETAIL	100,000 SF
BANK	100,000 SF
OFFICE	2,121,313 SF
RESIDENTIAL	2,880,778 SF

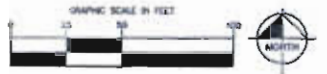
PARKING DATA

BUILDING USE	BUILDING SQ. FT.	PARKING RATIO	PARKING REQUIRED
RETAIL	6,170 SF	1/225 SF	13 SPACES
RESTAURANT	11,500 SF	1/225 SF	51 SPACES
BANK	4,610 SF	1/225 SF	20 SPACES
OFFICE	5,000 SF	1/225 SF	22 SPACES
COFFEE	1,100 SF	1/225 SF	5 SPACES
SUB-TOTAL	28,430 SF		113 SPACES

BUILDING USE	BUILDING SQ. FT.	PARKING RATIO	PARKING REQUIRED
RESIDENTIAL (3 STORIES)			
AFFORDABLE	11,200 SF		
UNITS	24,000 SF		
1 BEDROOM	100 UNITS	1.3	140 SPACES
2 BEDROOM	70 UNITS	1.7	119 SPACES
SUB-TOTAL	218,000 SF		259 SPACES

OFFICE (3 STORY)	94,500 SF	1/225 SF	420 SPACES
HOTEL (3 STORY)	44,700 SF	1/225 SF	199 SPACES
SUB-TOTAL	139,200 SF		619 SPACES
TOTAL	421,774 SF		796 SPACES

PARKING SUMMARY	PROVIDED
SURFACE PARKING	83 SPACES
OFFICE PARKING	1 BELOW GRADE 3 ABOVE GRADE
RESIDENTIAL PARKING	251 SPACES
TOTAL PARKING PROVIDED	385 SPACES

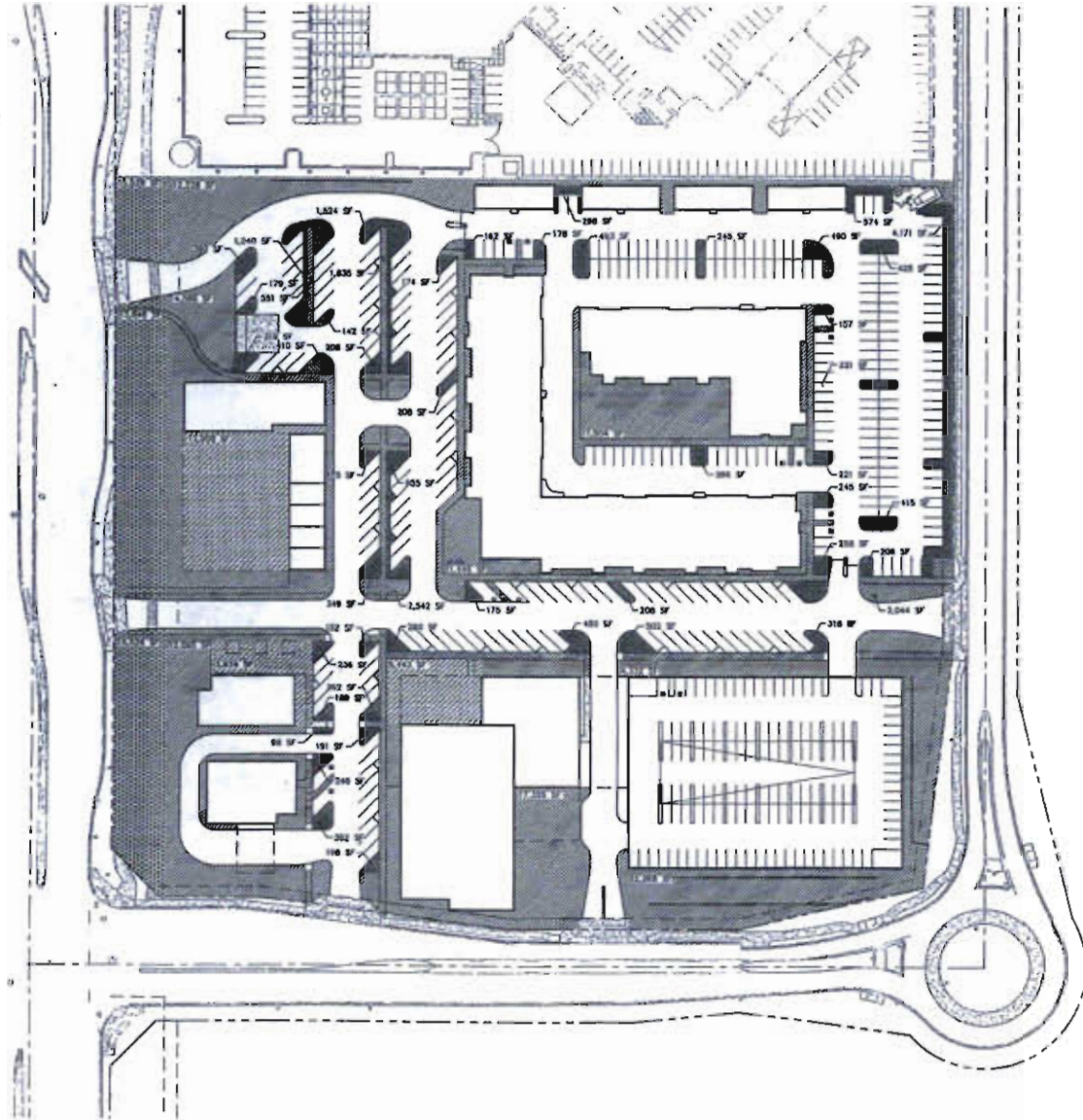


PRKAA



SCOTTSDALE, ARIZONA

REC SCOTTSDALE RD & CHAUNCEY LN
SCOTTSDALE, ARIZONA



SITE DATA

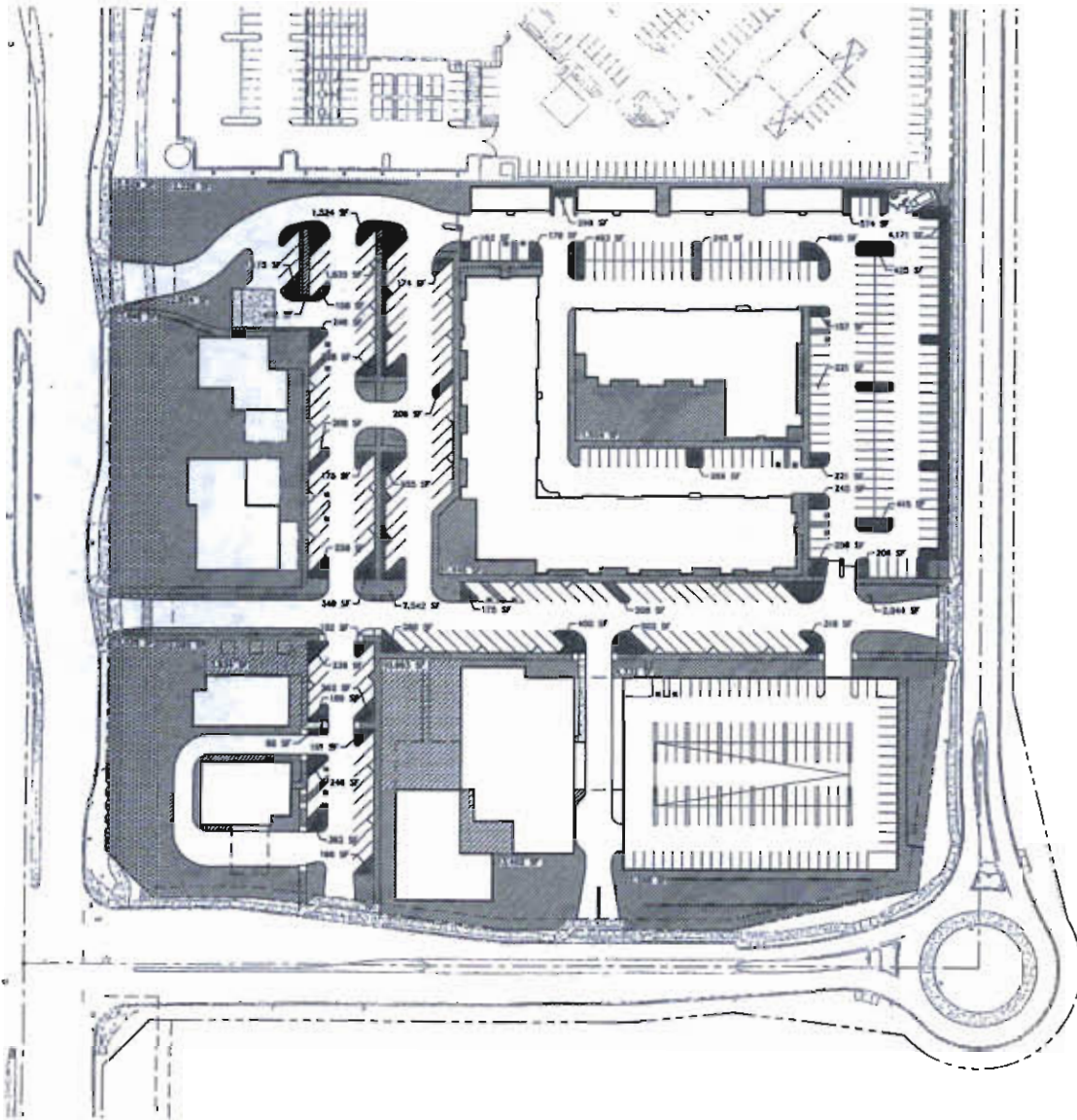
ZONING	REC
NET SITE AREA	15.17 ACRES
BUILDING HEIGHT ALLOWED	40' MAX
BUILDING HEIGHT PROPOSED	37'
OPEN SPACE REQUIRED	75,495 SF
-TAC LAB. OF NET SITE AREA (52% RFR X .10)	115,285 SF
OPEN SPACE PROVIDED	5,300 SF
PRIVATE OPEN SPACE (COURTYARDS) REQUIRED	35,000 SF
-1% OF NET SITE AREA (22% RFR X .15)	35,000 SF
PRIVATE OPEN SPACE (COURTYARDS) PROVIDED	35,000 SF
FRONTAGE OPEN SPACE REQUIRED	28,375 SF
-ONE (1) OF 250' MIN. OF REQUIRED OPEN SPACE (FR. 400' X 100' OR 30' OF 4 STREET FRONTAGE (50' X 67'))	28,375 SF
FRONTAGE OPEN SPACE PROVIDED	21,794 SF
PARKING LOT LANDSCAPING REQUIRED	21,360 SF
-10% OF PARKING LOT AREA (141,967' X .15)	21,360 SF
PARKING LOT LANDSCAPING PROVIDED	

- OPEN SPACE COVER THAN FRONTAGE OPEN SPACE
- FRONTAGE OPEN SPACE
- PARKING LOT LANDSCAPING
- PRIVATE OPEN SPACE (COURTYARDS)



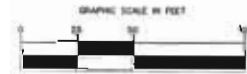

PRKAA
 PROFESSIONAL REGISTERED ARCHITECTS
 1000 N. CENTRAL AVENUE, SUITE 1000
 SCOTTSDALE, ARIZONA 85262
 (480) 948-1000
 WWW.PRKAA.COM

PREPARED BY:
 HEC SCOTTSDALE RD & CHANDLER LK
 SCOTTSDALE, ARIZONA



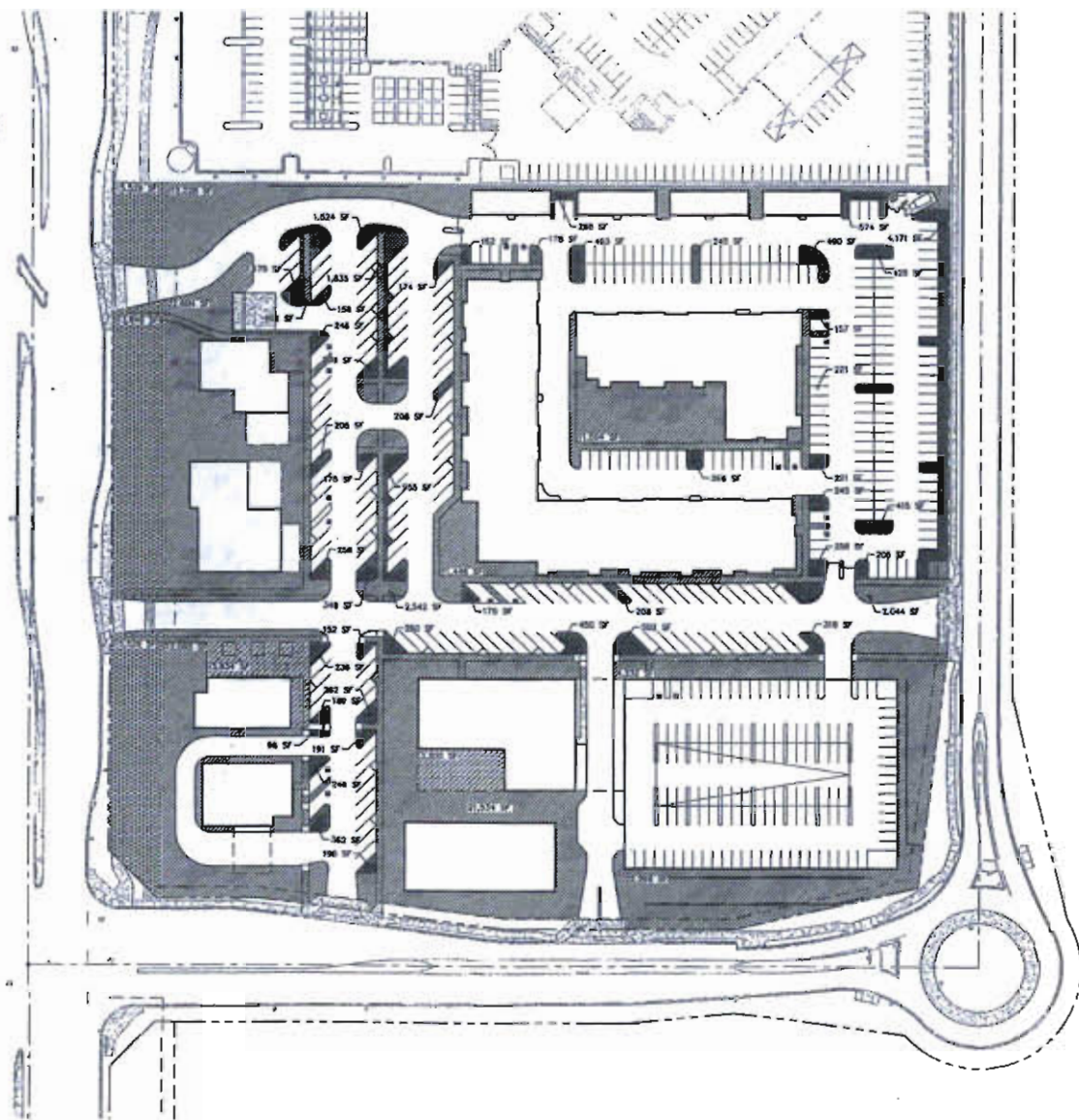
SITE DATA

ZONING	PHD
NET SITE AREA	39,848.00 SF 0.917 ACRES
BUILDING HEIGHT ALLOWED	60' MAX
BUILDING HEIGHT PROPOSED	57'
OPEN SPACE REQUIRED	10,490 SF
-10% MAX. OF NET SITE AREA (ISS. 963 X .10)	10,824 SF
OPEN SPACE PROVIDED	14,887 SF
PRIVATE OPEN SPACE (COUNTY) REQUIRED	2,300 SF
-1% OF NET SITE AREA (ISS. 963 X .01)	14,887 SF
PRIVATE OPEN SPACE PROVIDED	20,100 SF
FRONTAGE OPEN SPACE REQUIRED	10,276 SF
-10% GREATER OF 200 MIN. OF REQUIRED	4,028 SF
OPEN SPACE (20.49% X .25) OR 25' X 2'	4,028 SF
STREET FRONTAGE (20 X 400)	4,028 SF
FRONTAGE OPEN SPACE PROVIDED	21,000 SF
PARKING LOT LANDSCAPING REQUIRED	21,000 SF
-10% OF PARKING LOT AREA (14,887 X .10)	1,489 SF
PARKING LOT LANDSCAPING PROVIDED	21,000 SF



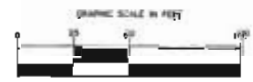
BRKAA
 BRKAA ARCHITECTS
 1000 N. GILBERT ST. SUITE 100
 SCOTTSDALE, ARIZONA 85257
 TEL: 480.948.1111
 FAX: 480.948.1112
 WWW.BRKAA.COM

PROJECT: SCOTTSDALE RD & COALCREEK LN
 SCOTTSDALE, ARIZONA

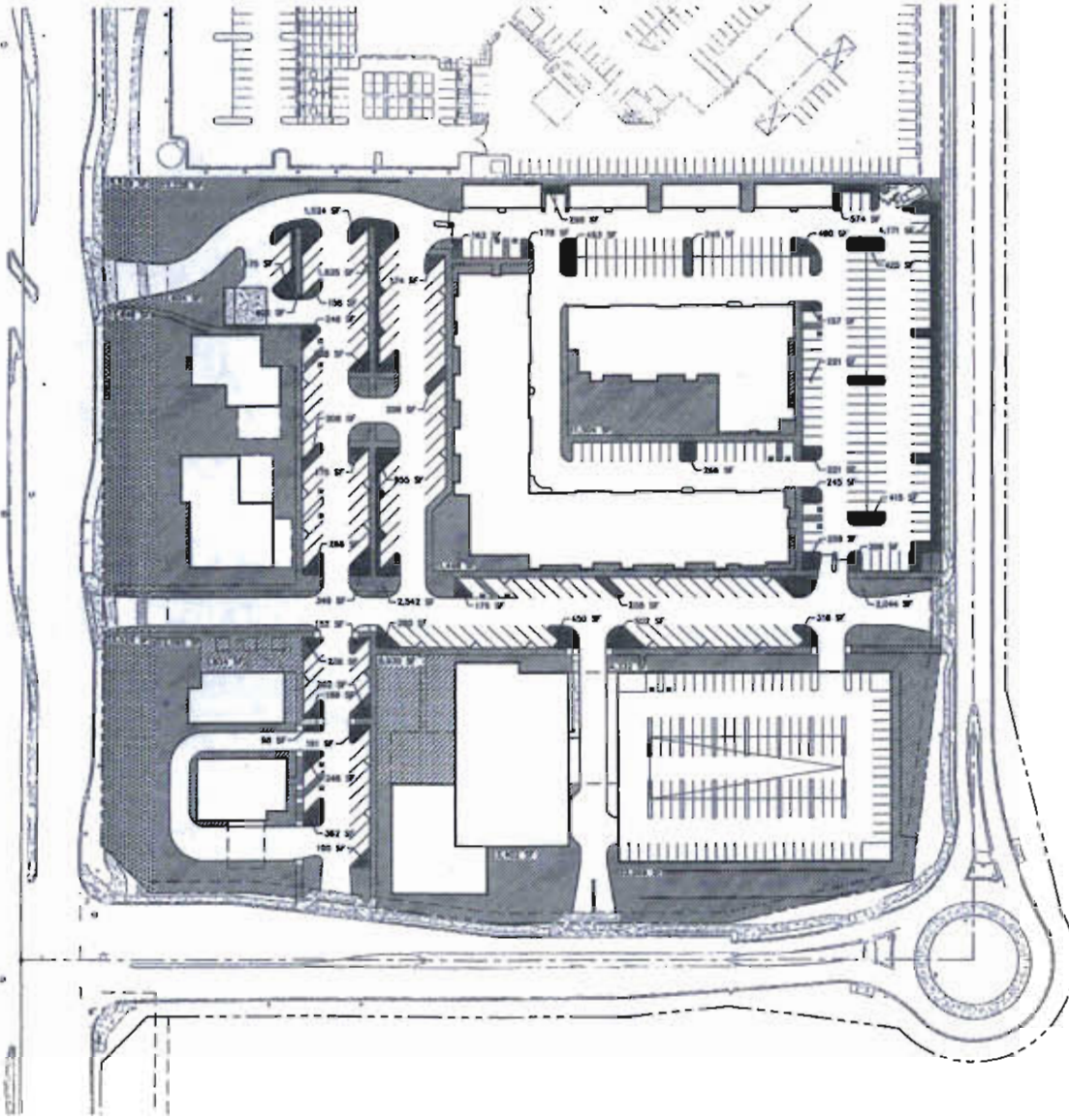


SITE DATA

ZONING	R-10
NET SITE AREA	1117 ACRES
BUILDING HEIGHT ALLOWED	40' MAX
BUILDING HEIGHT PROPOSED	37'
OPEN SPACE REQUIRED	75,796 SF
-10% MAX. OF NET SITE AREA (COLUMS 7-15)	12,780 SF
OPEN SPACE PROVIDED	6,300 SF
PRIVATE OPEN SPACE (COURTYARDS) REQUIRED	6,300 SF
-10% OF NET SITE AREA (COLUMS 8-15)	7,654 SF
PRIVATE OPEN SPACE (COURTYARDS) PROVIDED	25,790 SF
FRONTAGE OPEN SPACE REQUIRED	20,476 SF
-WITH CREATION OF 200' MIN. OF RECESSED OPEN SPACE (70,499 X .25) OR 20' OF A STREET FRONTAGE (20 X 672)	21,204 SF
FRONTAGE OPEN SPACE PROVIDED	2,885 SF
PARKING LOT LANDSCAPING REQUIRED	2,885 SF
-10% OF PARKING LOT AREA (10,937 X .10)	
PARKING LOT LANDSCAPING PROVIDED	



TRICKA A ARCHITECTS, INC.
 1000 SCOTTSDALE RD & CHURCH ST
 SCOTTSDALE, ARIZONA



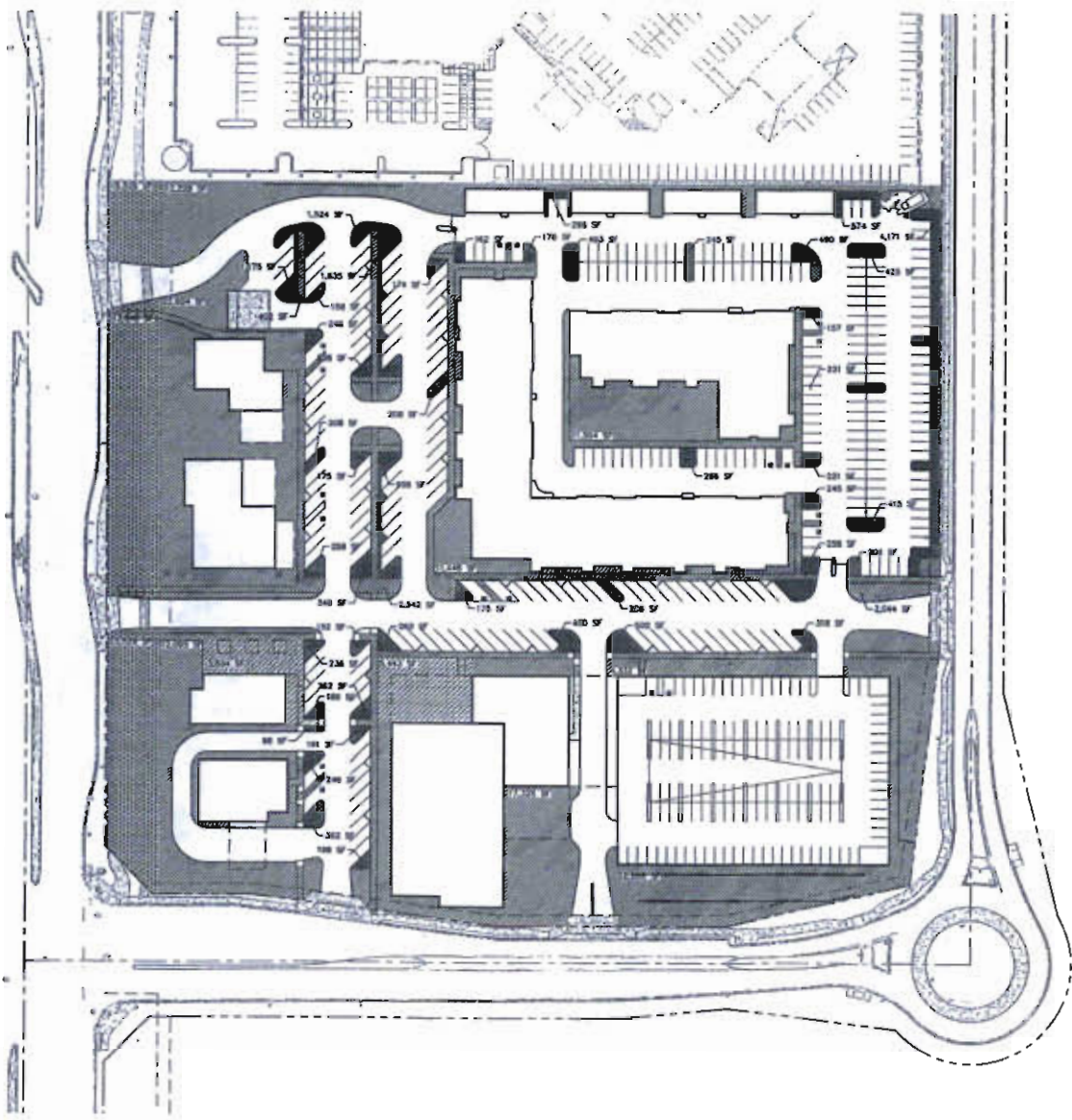
SITE DATA

DOMING	860
NET SITE AREA	228,263.29 SF 16.17 ACRES
BUILDING HEIGHT ALLOWED	87 MAX FT
BUILDING HEIGHT PROPOSED	
OPEN SPACE REQUIRED	79,488 SF
MAX AREA OF NET SITE AREA (200,000 X .35)	115,500 SF
OPEN SPACE PROVIDED	
PRIVATE OPEN SPACE (COUNTY) REQUIRED	5,700 SF
MAX OF NET SITE AREA (200,000 X .35)	115,500 SF
PRIVATE OPEN SPACE (COUNTY) PROVIDED	33,160 SF
FRONTAGE OPEN SPACE REQUIRED	
IN THE COURSE OF 200 FEET OF FRONTAGE	
OPEN SPACE (7,000 X .25) OR 20 FT X	35,276 SF
STREET FRONTAGE (20 X 675)	
FRONTAGE OPEN SPACE PROVIDED	21,294 SF
PARKING LOT LANDSCAPING REQUIRED	21,294 SF
MAX OF PARKING LOT AREA (21,294 X .15)	3,194 SF
PARKING LOT LANDSCAPING PROVIDED	



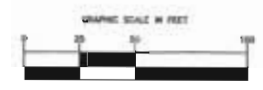
PRKAA
 PRKAA ARCHITECTS, PLLC
 1000 EAST WASHINGTON AVENUE
 SUITE 1000
 SCOTTSDALE, ARIZONA 85261
 TEL: 480.948.8888
 FAX: 480.948.8889
 WWW.PRKAA.COM

MR. SCOTT B. S. CHAMBERLAIN
 SCOTTSDALE, ARIZONA



SITE DATA

DESCRIPTION	AMOUNT
NET SITE AREA	528,983 SF 12.17 ACRES
BUILDING HEIGHT ALLOWED	80' MAX
BUILDING HEIGHT PROPOSED	27'
OPEN SPACE REQUIRED -4% OF NET SITE AREA (20,963 X .15)	79,489 SF
OPEN SPACE PROVIDED	123,441 SF
PRIVATE OPEN SPACE (COURTYARD) REQUIRED -1% OF NET SITE AREA (5,289 X .15)	5,300 SF
PRIVATE OPEN SPACE (COURTYARD) PROVIDED	6,277 SF
FRONTAGE OPEN SPACE REQUIRED -1% OF NET SITE AREA (5,289 X .15) -1% OF NET SITE AREA (5,289 X .15) -1% OF NET SITE AREA (5,289 X .15)	20,150 SF
FRONTAGE OPEN SPACE PROVIDED	29,270 SF
PARKING LOT LANDSCAPING REQUIRED -1% OF NET SITE AREA (5,289 X .15)	21,284 SF
PARKING LOT LANDSCAPING PROVIDED	21,585 SF



R. K. A.

PREPARED BY: [Name]
 DATE: [Date]
 PROJECT: [Project Name]
 LOCATION: [Location]

19-ZN-2002#3
4/8/2013



Conceptual Street Elevation

Scottsdale Road/West Facade

Scale NTS

Elevations for conceptual purposes only. Building locations, sizes, details, and configuration may vary with final city submittal for Design Review Board.



**Robert Kubicek Architects
and Associates, Inc.**
Architecture • Planning

2233 E. Thomas, Phoenix, Arizona 85016 602-955-3900

Project

Crossroads East

Scottsdale, Arizona

Date

04/08/2013

1/4" = 1'-0" and unless otherwise specified, all dimensions are in feet and inches. All dimensions are to the center of the member unless otherwise specified. © 2013 Robert Kubicek Architects & Associates, Inc.



**DIVERSIFIED
PARTNERS**

Nationwide Real Estate Services

19-ZN-2002#3
4/8/2013



Conceptual Aerial View

Looking Southeast

Scale NTS

Elevations for conceptual purposes only. Building locations, sizes, details, and configuration may vary with final city submittal for Design Review Board.



**Robert Kubicek Architects
and Associates, Inc.**
Architecture • Planning

2233 E. Thomas, Phoenix, Arizona 85016 602-955-3900

Project

Crossroads East
Scottsdale, Arizona

Date

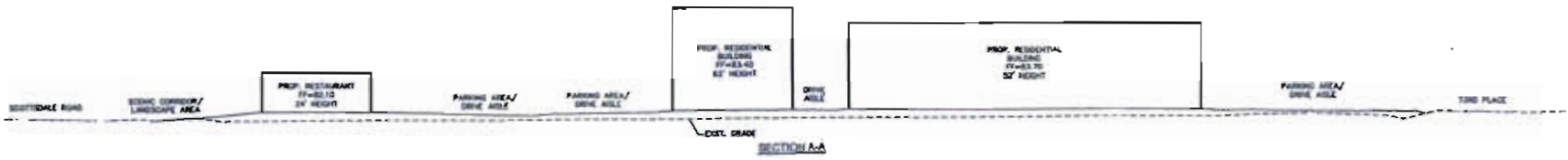
04/08/2013

Drawings and written materials appearing herein constitute original and unpublished work of the architect and may not be duplicated, copied, or otherwise used without written consent of the architect.
© 2013 Robert Kubicek Architects & Assoc., Inc.

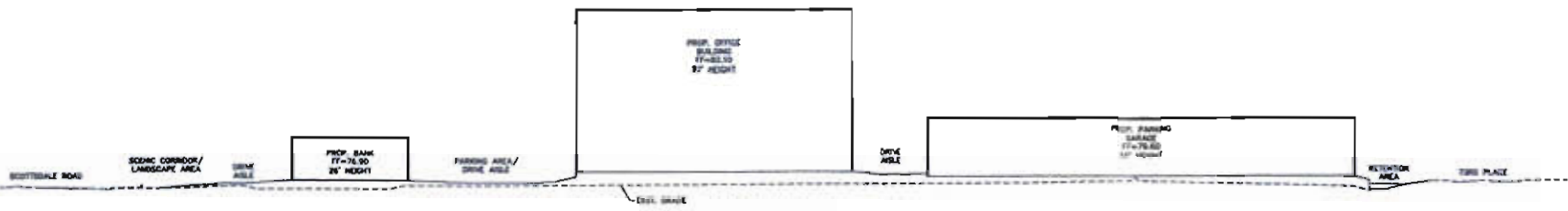


**DIVERSIFIED
PARTNERS**

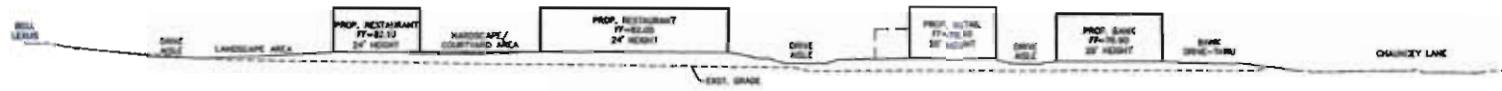
Nationwide Real Estate Services



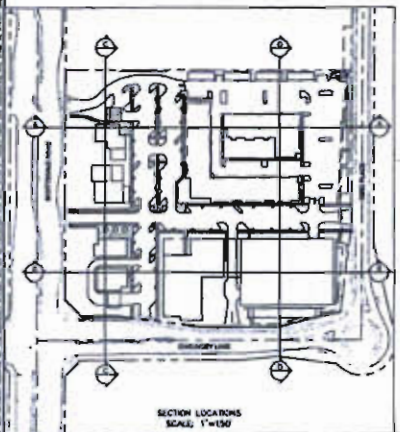
SECTION A-A



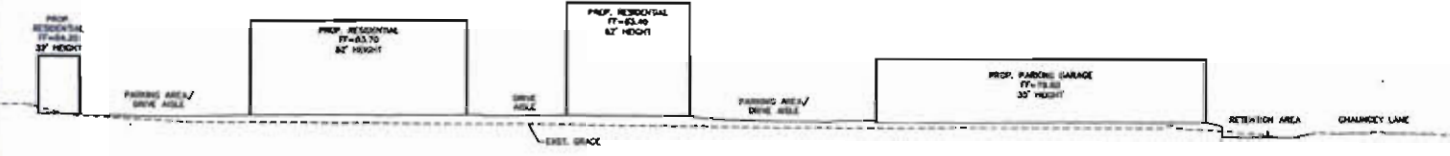
SECTION B-B



SECTION C-C



SECTION LOCATIONS
SCALE: 1"=150'



SECTION D-D

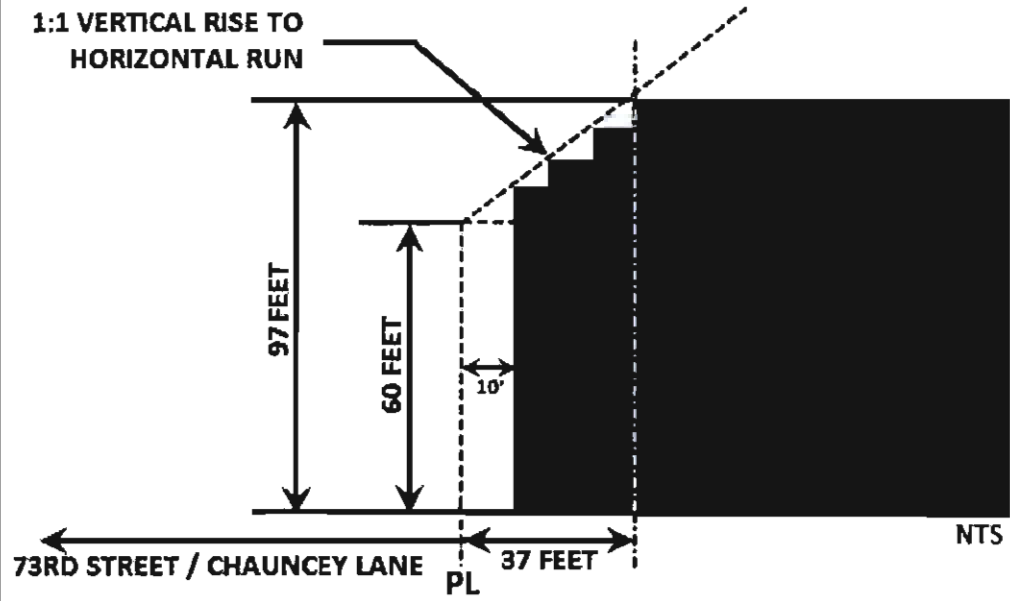
NOTE: SITE SECTIONS ARE BASED ON SITE PLAN OPTION #1



Kimley-Horn and Associates, Inc.
 © 2012 KIMLEY-HORN AND ASSOCIATES, INC.
 1875 NORTH 150th STREET, Suite 200
 Phoenix, Arizona 85020 (602) 944-5000

Example

Side yard along 73rd Street and Chauncey Lane



May 2, 2013

■
Suite 300
7740 N. 16th Street
Phoenix, Arizona
85020

Alexandra Schuchter
Diversified Partners, LLC
7500 E. McDonald Drive, Suite 100A
Scottsdale, AZ 85250

Re: Crossroads – Trip Generation Comparison – Scottsdale, Arizona

Dear Ms. Schuchter:

This letter report outlines our findings regarding the traffic generation comparison for the Crossroads development located at the southeast corner of the intersection of Scottsdale Road and Union Hills Drive in Scottsdale, Arizona, as it relates to the proposed site plan change. The previous traffic analysis for the site, prepared by Kimley-Horn and Associates in August of 2011, evaluated the site assuming development of the entire parcel as a 215,000 square foot shopping center. The final plan for the northern portion of the site included 102,895 square feet of new car sales. The current plan for the southern 12 acres anticipates 186 apartment units, a 5,000 square foot drive-in bank, 4,170 square feet of specialty retail, a hotel with 350 rooms, a coffee shop of 1,150 square feet and restaurant space totaling 16,110 square feet. The trip generating potential of the site under the shopping center land use was compared to the proposed uses at the site to determine if the traffic recommendation from the previous analysis would accommodate the traffic demand of the current plan.

Using trip rates provided in the Institute of Transportation Engineers' Trip Generation, 8th Edition (2008 Update), the number of trips generated by the entire site under the Land Use Code 820 (Shopping Center) were calculated in the 2011 report. The average weekday trip generation rates, based on the square footage of the buildings, indicate that the shopping center plan would generate 11,170 trips per weekday when fully occupied. The trip generation calculations for the site under the assumed shopping center land use are presented in **Table 3** from the original report which is excerpted and attached to this letter.

The current mix of land uses for the site currently includes the 102,895 square feet of new car sales which is currently under construction, and anticipates the proposed apartment units, hotel rooms, drive-in bank and restaurant space as depicted in the attached site plan. Using trip rates provided in the Institute of Transportation Engineers' Trip Generation, 9th Edition, the number of trips generated by the proposed mix of uses on the site, under the current combination of Land Use Code 841 (New Car Sales), Land Use Code 310 (Hotel), Land Use



Code 220 (Apartment), Land Use Code 912 (Drive-in Bank), Land Use Code 826 (Specialty Retail), Land Use Code 936a (Coffee/Donut shop w/o D.T.) and Land Use Code 931 (Quality Restaurant), were calculated. The average weekday trip generation rates, based on the respective square footage of each use, indicate that the existing site would generate 9,800 trips per weekday when fully occupied. The trip generation calculations for the proposed mix of land uses under the current site plan are presented and are included in the attached summary.

A review of the trip generation calculations shows that the original land use assumptions from the 2011 traffic analysis, with 100% Shopping Center uses, generates the highest number of total weekday trips. The current mix of new car sales, apartment units, hotel rooms, retail space, coffee shop, drive-in bank and restaurant space under the proposed plan, results in a reduction of approximately 1,000 total daily trips when compared to the Shopping Center trip generation. The proposed mix of uses reduces the daily and total PM peak hour trips and increases the total AM peak hour trips. Since the PM peak hour trips are significantly greater than the AM peak hour trips, the increase in the AM trips due to the mix of uses are not expected to significantly impact traffic conditions in the vicinity of the site. Based on this trip generation review, it is anticipated that the traffic recommendations from the 2011 analysis would adequately serve the mix of uses currently proposed for the site.

If you have any further questions please feel free to contact me at (602) 944-5500.

Very truly yours,

KIMLEY-HORN AND ASSOCIATES, INC.

Charles R. Wright, P.E.



Trip Generation Planner (ITE 9th Edition) - Summary Report



Weekday Trip Generation
Trips Based on Average Rates/Equations

Project Name
Project Number

ITE Code	Internal Capture Land Use	Land Use Description	Independent Variable	No. of Units	Avg Rate or Eq	Rates			Total Trips						Net Trips after Internal Capture						Net Trips after Internal Capture & Pass-By													
						Daily Rate	AM Rate	PM Rate	Daily Trips	AM Trips In	AM Trips Out	PM Trips In	PM Trips Out	Daily Trips	AM Trips In	AM Trips Out	PM Trips In	PM Trips Out	Daily Trips	AM Trips In	AM Trips Out	PM Trips In	PM Trips Out											
012	Apartment	Dwelling Unit(s)	158	Avg	8.64	0.61	0.62	1364	65	118	18	75	78	106	1258	65	116	18	75	78	106	1258	65	116	18	75	78	106						
012	Drive-In Bank	1,000 Sq Ft	5	Avg	148.15	12.08	24.30	741	80	122	34	36	61	742	80	122	34	36	61	742	80	122	34	36	61	742	80	122	34	36	61			
011	Quality Restaurant	1,000 Sq Ft	18.11	Avg	68.86	0.61	7.46	1248	18	118	11	30	61	1450	18	121	11	30	61	1450	18	121	11	30	61	1450	18	121	11	30	61			
012	Specialty Retail Center	1,000 Sq Ft GLA	4.17	Avg	44.32		2.71	676					5	186		11				5	186		11			5	186		11					
011	Automobile Sales	1,000 Sq Ft	102.9	Avg	32.90	1.62	2.62	3324	198	270	148	49	108	3324	198	270	148	49	108	3324	198	270	148	49	108	3324	198	270	148	49	108			
011	Hotel	Room(s)	360	Avg	8.17	0.53	0.93	2940	188	110	110	107	103	2880	188	110	110	107	103	2880	188	110	110	107	103	2880	188	110	110	107	103			
011	Coffee/Donut Shop w/o D.T.	1,000 Sq Ft	1.18	Avg		108.38	40.75	48	125	176	64	24	24	48	125	47	176	64	24	24	48	125	47	176	64	24	24	48	125	47	176	64	24	24
Totals									9800	677	838	397	435	9800	677	806	387	435	9800	677	806	387	435	9800	677	806	387	435	9800	677	806	387	435	

- Notes:
- (1) AM and/or PM rates correspond to peak hour of generator
 - A Trip Generation data from ITE Trip Generation, 8th Edition
 - B AM/PM rates correspond to peak of adjacent street traffic (if data available)
 - C Includes weekday rates only
 - D Total trips include pass-by trips w/ no internal capture
 - E Pass-by rates from ITE Trip Generation Handbook, 2nd Edition
 - F Internal capture rates from ITE Trip Generation Handbook, 2nd Edition
 - G Worksheet is intended as a planning tool. Verify results w/ ITE Trip Generation 8th Edition

Additional Information for:
Crossroads East
Case: 19-ZN-2002#3

Information in bold print recommended by Planning Commission

PLANNING/DEVELOPMENT

1. DEVELOPMENT CONTINGENCIES Each element of this zoning case—including density/intensity, lot/unit placement, access and other development contingencies—may be changed as more information becomes available to address public health, safety and welfare issues related to drainage, open space, infrastructure and other requirements.
2. DEVELOPMENT REVIEW BOARD. The City Council directs the Development Review Board's attention to:
 - a. **Building design to assure compliance with the Green Building Program, and to ensure consistency of design on all sides of the buildings,**
 - b. verticality and massing,
 - c. relationship of residential component to adjacent land uses,
 - d. type, height, design, and intensity of proposed lighting on the site, to ensure that it is compatible with the adjacent use,
 - e. scenic corridor design,
 - f. pedestrian circulation,
 - g. improvement plans for common open space, common buildings and/or walls, and amenities such as ramadas, landscape buffers on public and/or private property (back-of-curb to right-of-way or access easement line included),
 - h. and signage
3. RESPONSIBILITY FOR CONSTRUCTION OF INFRASTRUCTURE. The developer shall be responsible for all improvements associated with the development or phase of the development and/or required for access or service to the development or phase of the development. Improvements shall include, but not be limited to washes, storm drains, drainage structures, water systems, sanitary sewer systems, curbs and gutters, paving, sidewalks, streetlights, street signs, and landscaping. The granting of zoning/use permit does not and shall not commit the city to provide any of these improvements.
4. FEES. The construction of water and sewer facilities necessary to serve the site shall not be in-lieu of those fees that are applicable at the time building permits are granted. Fees shall include, but not be limited to the water development fee, water resources development fee, water recharge fee, sewer development fee or development tax, water replenishment district charge, pump tax, or any other water, sewer, or effluent fee.

AIRPORT

5. **AIRCRAFT NOISE AND OVERFLIGHT DISCLOSURE.** Prior to issuance of building permits, the developer shall provide noise disclosure notice to occupants, potential homeowners, employees and/or students in a form acceptable to the Scottsdale Aviation Director.
6. **AVIGATION EASEMENT.** With the Development Review Board submittal, the developer shall provide a signed and completed Avigation Easement in a form acceptable to the City for recordation.
7. **SOUND ATTENUATION MEASURES.** With the final plans submittal, the developer shall provide sound attenuation measures for the noise-sensitive uses in compliance with the Building Code.

INFRASTRUCTURE AND DEDICATIONS

8. **DRAINAGE REPORT.** In the required drainage report for all future projects on this site, the owner shall demonstrate:
 - a. Compliance with the Master Drainage Report for this site, and the Drainage Master Plan for Crossroads East Planning Unit IV
9. **BASIS OF DESIGN REPORT (WATER/WASTEWATER).** In the required basis of design report for all future projects on this site, the owner shall demonstrate:
 - a. Compliance with the Basis of Design Report prepared by Kimley-Horn & Associates for both this project site and Crossroads East Planning Unit IV.
10. **EASEMENTS.**
 - a. **EASEMENTS DEDICATED BY PLAT.** The owner shall dedicate to the city on the final plat, all easements necessary to serve the site, in conformance with the Scottsdale Revised Code and the Design Standards and Policies Manual.
 - b. **EASEMENTS CONVEYED BY SEPARATE INSTRUMENT.** Before any building permit is issued for the site, each easement conveyed to the city separate from a final plat shall be conveyed by an instrument or map of dedication subject to city staff approval, and accompanied by a title policy in favor of the city, in conformance with the Design Standards and Policies Manual.
11. **MULTI-USE PATH.** Prior to issuance of any certificate of occupancy for the project site, the owner shall construct a minimum 10-foot wide multi-use path along N. Scottsdale Road in the existing Scenic Corridor/Non-Motorized Public Access Easement, as shown on the submitted site plan with the city staff date of 4/8/13. The path shall be designed in conformance with the Design Standards and Policies Manual.
12. **MULTI-USE TRAIL.** Prior to issuance of any certificate of occupancy for the project site, the owner shall construct a minimum 8-foot wide multi-use trail along N. Scottsdale Road in the existing Scenic Corridor/Non-Motorized Public Access Easement, as shown on the submitted site plan with the city staff date of 4/8/13. The alignment of the trail shall be subject to approval by the city's Zoning Administrator or designee prior to construction. The trail shall be designed in conformance with the Design Standards and Policies Manual.
13. **CONSTRUCTION COMPLETED.** Prior to issuance of any certificate of occupancy for the site, the owner shall complete all the infrastructure and improvements required by the Scottsdale Revised Code and these stipulations, in conformance with the Design Standards and Policies Manual and other applicable standards.



Crossroads

19-ZN-2002#3

ATTACHMENT #5

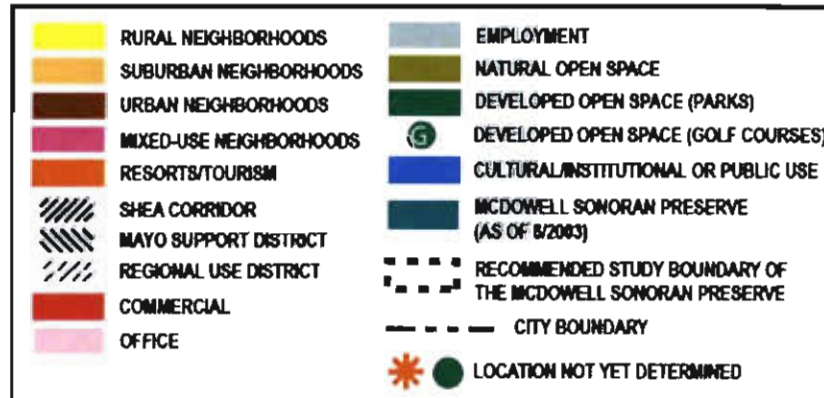


Crossroads

19-ZN-2002#3

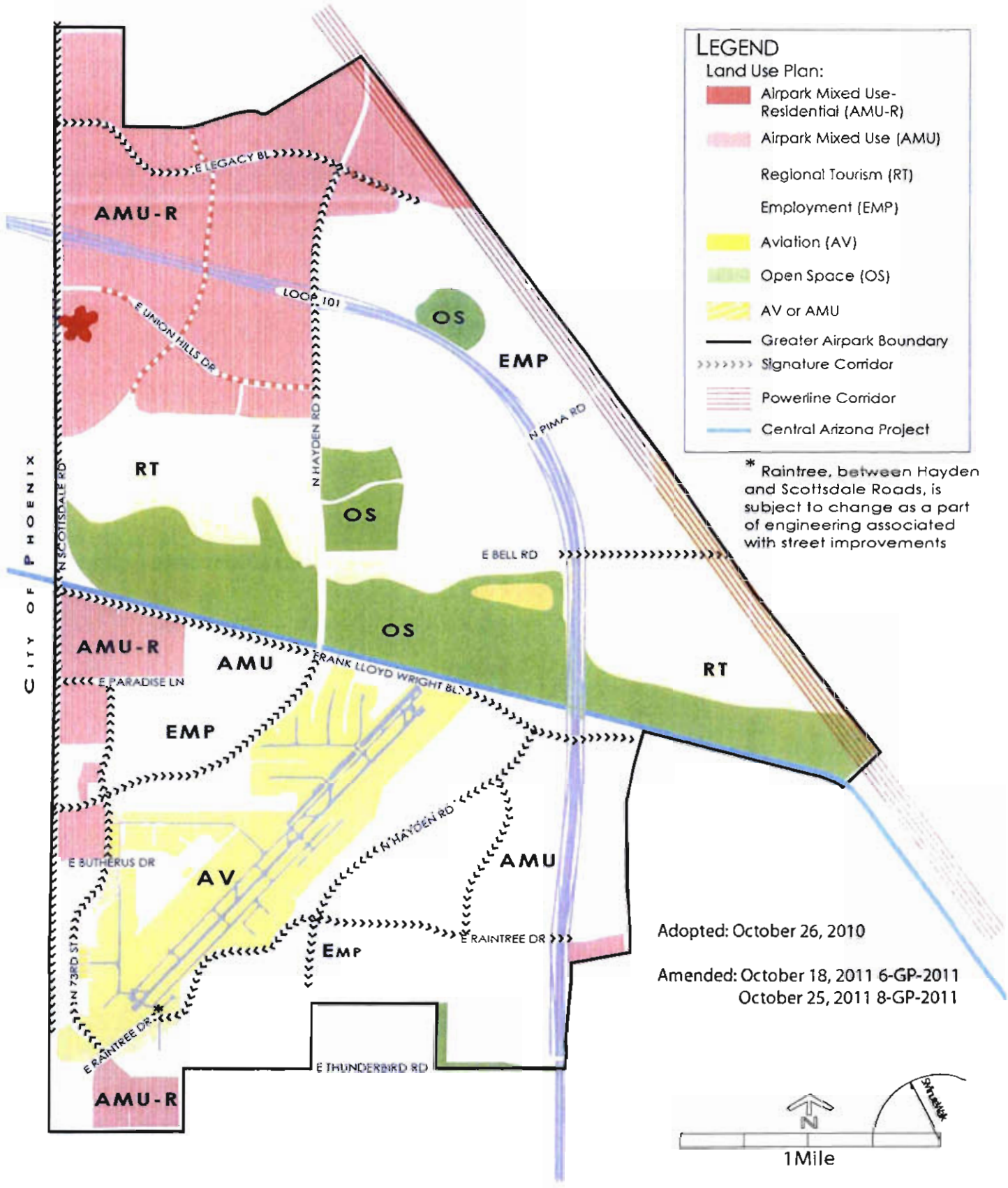
ATTACHMENT #5A

Existing General Plan Land Use Map



19-ZN-2002#3

ATTACHMENT #6



SCHEDULE B
CROSSROADS EAST (19-ZN-2002#2)

LAND USE BUDGET

Changes are shown in **BOLD, UPPERCASE and Strikethrough**"

Category	Zoning	Permitted Zoning Districts Within Planning Units *				Total Allowable Gross Acreage by Zoning	MAXIMUM DWELLING UNITS PER GROSS ACRE (DU/AC)	MAXIMUM Total Allowable Dwelling Units
		I	II	III	IV			
Employment	I-1	P	P	P	P	447	NP	NP
Employment	C-O	P	P	P	P	91	NP	NP
Mixed Use	PRC	P	NP	NP	P	170	See Schedule C	1524
Commercial	PCoC ¹	P	P	P	P	2	NP	NP
Commercial	PCC	P	P	P	P	12	4	48
Commercial	C-2/C-3 ^{1,2,3}	P	P	P	P	156	NP	NP
Residential	R-5	P	P	P	P	122	23	1871-2806
TOTAL						1000		3443-4378

* - See Schedule D

P - Permitted

NP - Not permitted

Notes:

- 1 PCoC **AND C-2/C-3** development standards are comparable to the C-2 zoning district amended development standards **shown in Schedule C.**
- 2 C-2/**C-3** zoning includes 123 acres previously zoned C-3.
- 3 **C-3 COMPARABLE DISTRICTS SHALL BE PLACED AT LEAST 600 FEET FROM ANY OFF-SITE (OUTSIDE CROSSROADS EAST BOUNDARY) RESIDENTIAL, RESORT, HOTEL, TIMESHARE OR MOTEL USES**

**Crossroads East
Land Use and
Planning Units**

Schedule D

Legend

- Planning Units 1-4
- Future Streets

One
Scottsdale

E THOMPSON PEAK PY

N SCOTTSDALE RD

LOOP 101 FREEWAY

N PIMA

1

2

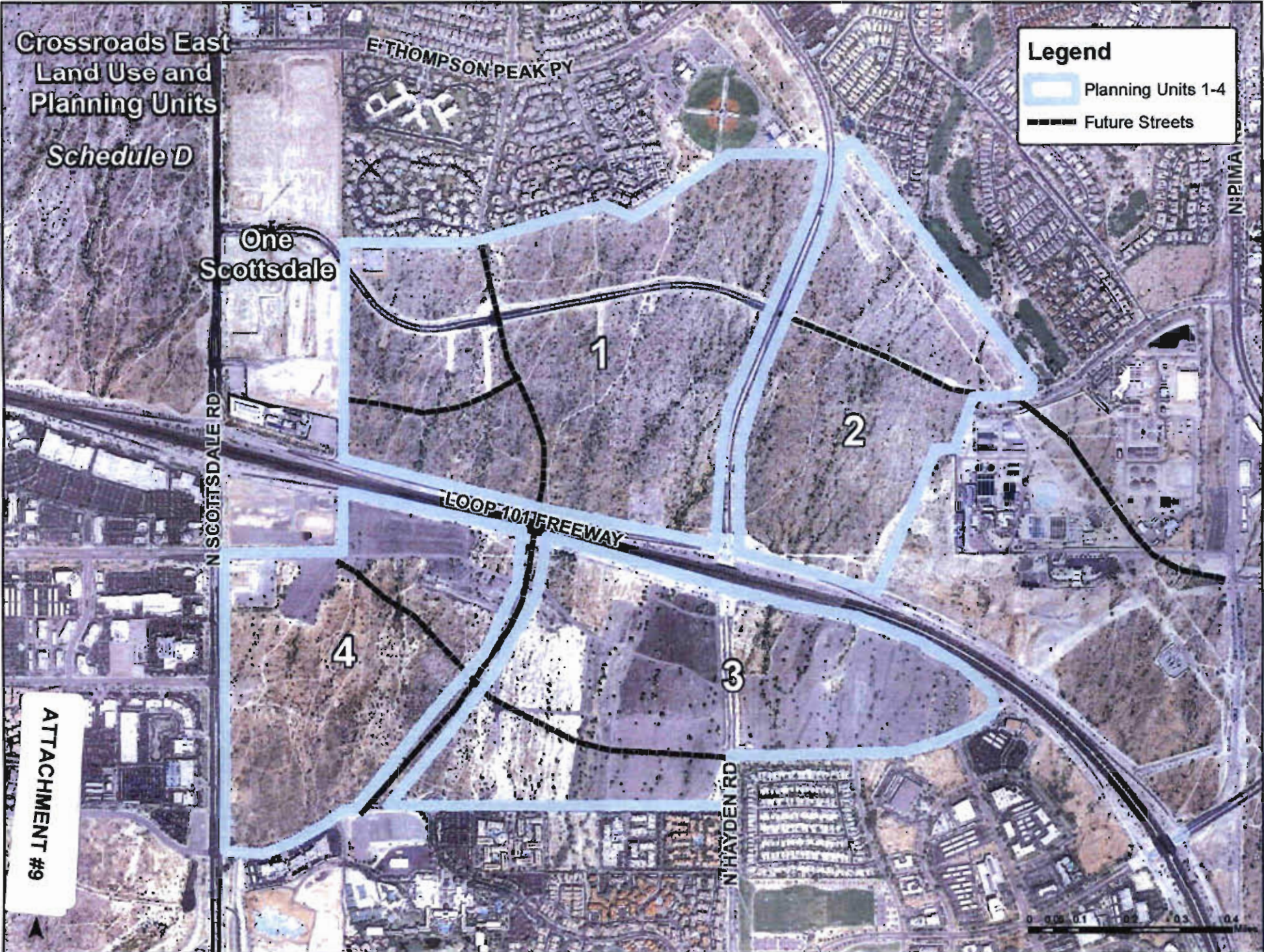
4

3

N HAYDEN RD

ATTACHMENT #9

0 0.05 0.1 0.2 0.3 0.4





**DIVERSIFIED
PARTNERS**

Nationwide Real Estate Services

December 28, 2012

Re: Crossroads East: Pre-Application No. 636-PA-2012 Approximately 14.95 gross acres at the northeast corner of Scottsdale Road and Chauncey Lane

Dear Property Owner:

We represent BCB Group Investments ("BCB"), which intends to develop the approximate 15 gross acres located at the northeast corner of Scottsdale Road and Chauncey Lane as shown on the enclosed aerial map. The Property is currently vacant.

As you may recall, in 2002, the City of Scottsdale approved Case No. 19-ZN-2002, Ordinance No. 455, which created the Crossroads East Planned Community District ("PCO") over a large area of land which included this property. The PCD set forth the zoning designations and the development standards permitted therein. The approved zoning allowed a mix of uses, including office, retail, restaurants, and multi-family residential on this property. On October 18, 2011 (19-ZN-2002#2) the larger PCO was amended to add some permitted uses and to increase the number of residential units. BCB intends to develop a mixed use development on this 15 acre site as shown on the conceptual site plan enclosed herein. The purpose of this letter is simply to introduce ourselves and inform you who we are and what we intend to develop.

The proposed development is wholly consistent with the goals and objectives of the Crossroads East PCD and the City's long range plans. All the land uses within BCB's development are already permitted and are allowed under the current zoning. To construct the development, it is simply necessary to modify certain PRC development standards within the PCD. The changes to the development standards proposed with the application include deviations to building height, office building area, and parcel size.

The development will promote the goals and policies of Scottsdale's General Plan and Greater Airport Character" Area. The proposed development will also be compatible with the surrounding area, as the property is completely surrounded by commercial uses. Again the PCD amendment is to only modify certain development standards. There are no changes to the land uses permitted on the Property in any way.

If you would like to meet the applicant or if you have any questions, we have scheduled the following open house on January 9th 2013 between 6:00 pm and 7:00 pm at Trammell Crow Company's offices located at 16220 N. Scottsdale Road, Suite 260, Scottsdale, Arizona 85254. Please feel free to drop by any time between 6:00 pm and 7:00 pm. Additionally, any questions and/or

Brokerage ▪ Leasing ▪ Management ▪ Development

7500 E. McDonald Drive, Suite #100A Scottsdale, AZ 85250

Phone: (480) 947-8800 Fax: (480) 947-8830

ATTACHMENT #10

**DIVERSIFIED
PARTNERS**

Nationwide Real Estate Services

comments can be directed to the City's Project Coordinator Greg Bloemberg at 480312-4306 or gbloemberg@scottsdaleaz.gov. The pre-application case number is 636-PA2012. Once the application is filed it can be viewed by visiting the City's website www.scottsdaleaz.gov/projects/projectsinprocess.

In the future, you should be receiving notification postcards from the City of Scottsdale regarding the case and its scheduling for public hearings by the Planning Commission and City Council. Thank you for your time and consideration.

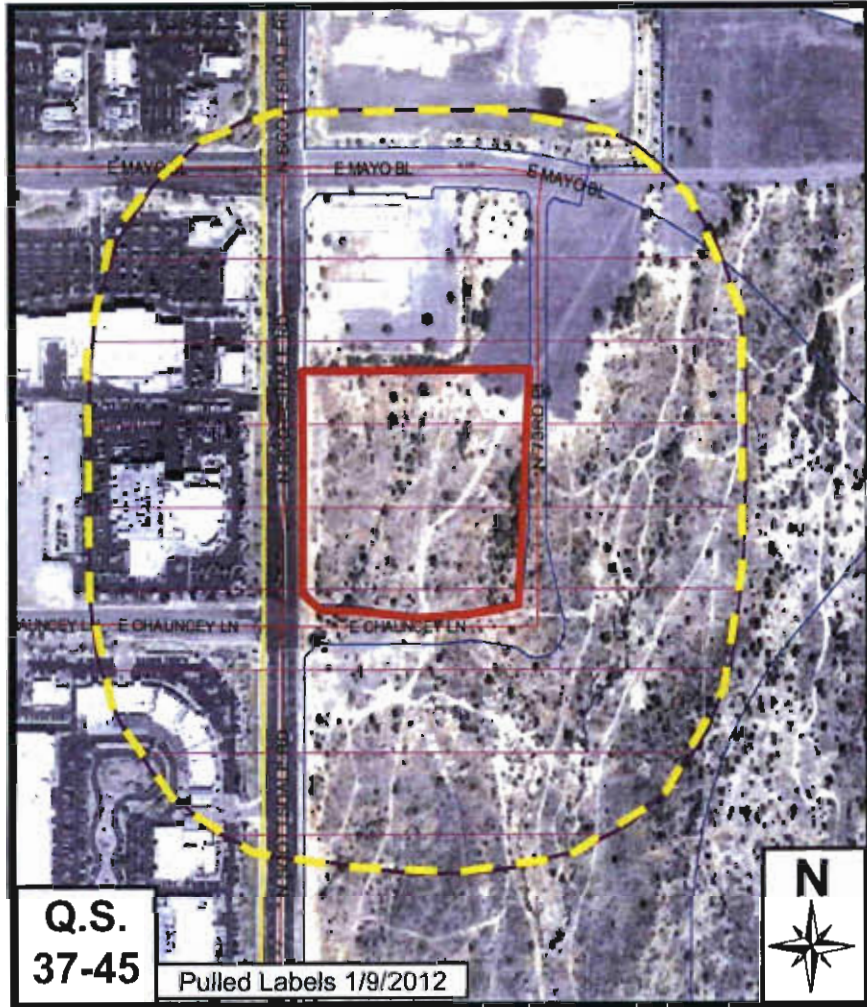
Sincerely,



Alexandra Schuchter
Applicant

Brokerage • Leasing • Management • Development
7500 E. McDonald Drive, Suite #100A Scottsdale, AZ 85250
Phone: (480) 947-8800 Fax: (480) 947-8830

City Notifications – Mailing List Selection Map



Map Legend:



Site Boundary



Properties within 750-feet

Additional Notifications:

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

Crossroads

19-ZN-2002#3



**SCOTTSDALE PLANNING COMMISSION
VIA LINDA SENIOR CENTER
10440 E. VIA LINDA
SCOTTSDALE, ARIZONA**

WEDNESDAY, MAY 22, 2013

DRAFT SUMMARIZED MEETING MINUTES

PRESENT: Michael D'Andrea, Chairman
Ed Grant, Vice-Chair
Erik Filsinger, Commissioner
Matt Cody, Commissioner
David Brantner, Commissioner
Michael Edwards, Commissioner

ABSENT: Jay Petkunas, Commissioner

STAFF: Tim Curtis
Joe Padilla
Keith Niederer
Doris McClay
Greg Bloemberg
Karen Fitzpatrick
Lorraine Castro

CALL TO ORDER

Chair D'Andrea called the regular session of the Scottsdale Planning Commission to order at 5:02 p.m.

ROLL CALL

A formal roll call was conducted confirming members present as stated above.

* Note: These are summary action minutes only. A complete copy of the meeting audio is available on the Planning Commission website at:
www.scottsdaleaz.gov/boards/PC.asp

MINUTES REVIEW AND APPROVAL

1. Approval of May 8, 2013 Regular Meeting Minutes including Study Session.

COMMISSIONER BRANTNER MOVED TO APPROVE THE MAY 8, 2013 REGULAR MEETING MINUTES, INCLUDING STUDY SESSION. SECONDED BY VICE CHAIR GRANT, THE MOTION CARRIED UNANIMOUSLY WITH A VOTE OF SIX (6) TO ZERO (0).

EXPEDITED AGENDA

2. 5-UP-2013 (On-Track Academy)

COMMISSIONER BRANTNER MOVED TO MAKE A RECOMMENDATION TO CITY COUNCIL, FOR APPROVAL OF CASE 5-UP-2013, PER THE STAFF RECOMMENDED STIPULATIONS, AFTER FINDING THAT THE CONDITIONAL USE PERMIT CRITERIA HAVE BEEN MET; SECONDED BY COMMISSIONER EDWARDS. THE MOTION CARRIED UNANIMOUSLY WITH A VOTE OF SIX (6) TO ZERO (0).

3. 6-TA-2009#3 (Downtown Text Amendment pertaining to the Downtown and Citywide)

COMMISSIONER BRANTNER MOVED TO MAKE A RECOMMENDATION TO CITY COUNCIL, FOR APPROVAL OF CASE 6-TA-2009#3, AFTER DETERMINING THAT THE PROPOSED TEXT AMENDMENT IS CONSISTENT AND CONFORMS WITH THE ADOPTED GENERAL PLAN; SECONDED BY COMMISSIONER EDWARDS. THE MOTION CARRIED UNANIMOUSLY WITH A VOTE OF SIX (6) TO ZERO (0).

* Note: These are summary action minutes only. A complete copy of the meeting audio is available on the Planning Commission website at:
www.scottsdaleaz.gov/boards/PC.asp

REGULAR AGENDA

4. **19-ZN-2002#3** (**Crossroads East**)

COMMISSIONER FILSINGER MOVED TO MAKE A RECOMMENDATION TO CITY COUNCIL, FOR APPROVAL OF CASE 19-ZN-2002#3; PER THE STAFF RECOMMENDED STIPULATIONS AFTER FINDING THAT THE PROPOSED ZONING MAP AMENDMENT IS CONSISTENT AND CONFORMS WITH THE ADOPTED GENERAL PLAN; RECOMMENDATION WAS MADE TO INCLUDE FURTHER DISCUSSION ON INCORPORATING GREEN BUILDING PRINCIPLES INTO THE DEVELOPMENT, ELIMINATE BUILDING HEIGHT EXHIBIT OPTION 2, AND HAVE DESIGN REVIEW BOARD TO CONSIDER CONSISTENT DESIGN TREATMENT ON ALL SIDES OF THE ARCHITECTURE; SECONDED BY VICE CHAIR GRANT. THE MOTION CARRIED UNANIMOUSLY WITH A VOTE OF SIX (6) TO ZERO (0).

5. **3-ZN-2013** (**Scottsdale Mountain Villas**)

COMMISSIONER BRANTNER MOVED TO MAKE A RECOMMENDATION TO CITY COUNCIL, FOR APPROVAL OF CASE 3-ZN-2013; PER THE STAFF RECOMMENDED STIPULATIONS AFTER DETERMINING THAT THE PROPOSED ZONING MAP AMENDMENT IS CONSISTENT AND CONFORMS WITH THE ADOPTED GENERAL PLAN; SECONDED BY COMMISSIONER FILSINGER. THE MOTION CARRIED WITH A VOTE OF FIVE (5) TO ONE (1) WITH CHAIR D'ANDREA DISSENTING.

Pamela Thompson, Scott McCoy, Jim Patterson, Robert King, William Wong, Janice DeLong, Margery Lieberman, Martin Lieberman, Robert J. Carlson, Jill Carlson, MaryAnn Nash, Stephen C. Earl; L. Coben provided comments.

ADJOURNMENT

With no further business to discuss, the regular session of the Planning Commission adjourned at 7:36 p.m.

* Note: These are summary action minutes only. A complete copy of the meeting audio is available on the Planning Commission website at:
www.scottsdaleaz.gov/boards/PC.asp

Crossroads East (Diversified Partners)

19-ZN-2002#3

City Council

June 18, 2013

Planner: Greg Bloemberg

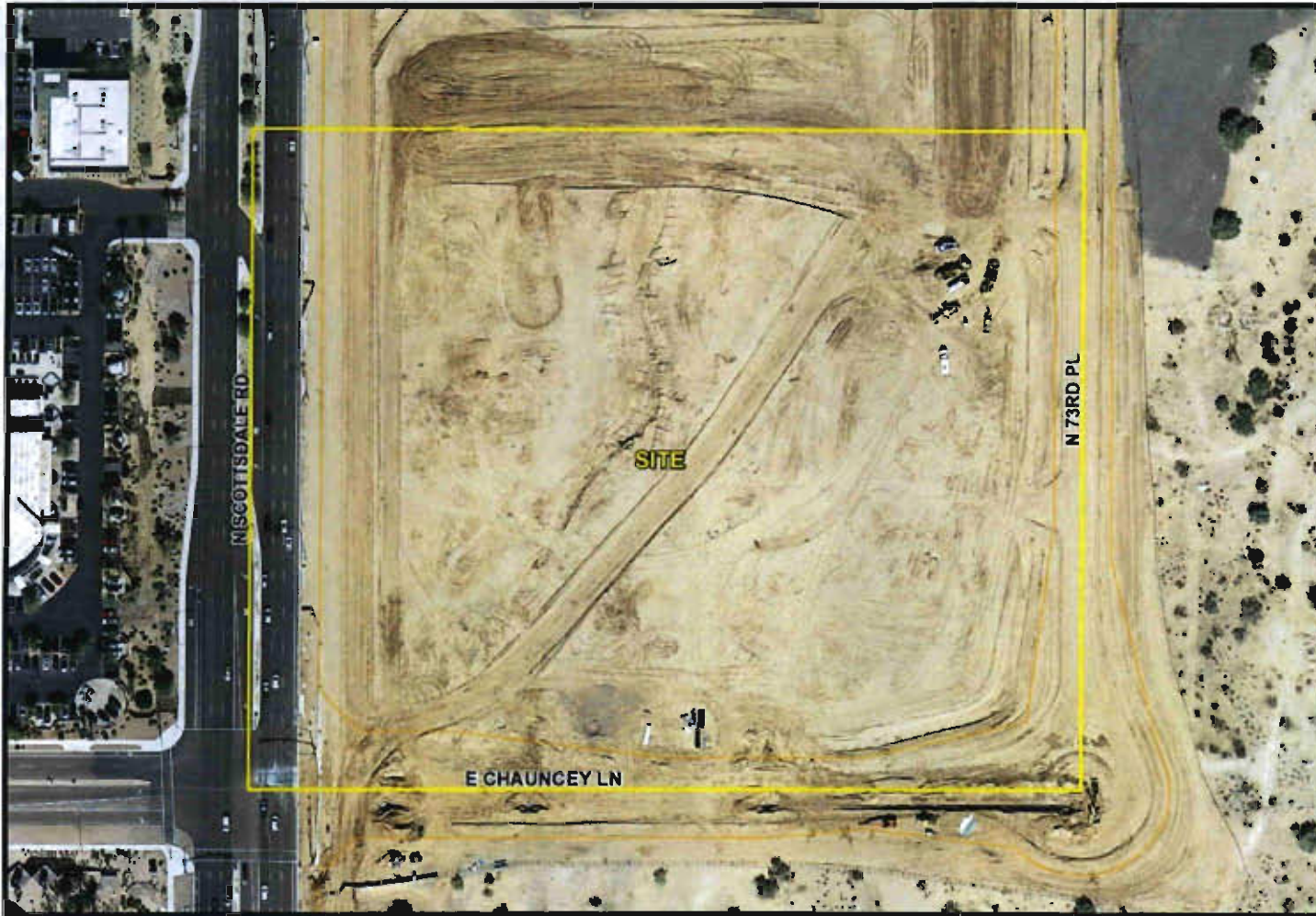
Crossroads East (Diversified Partners)



CONTEXT AERIAL

19-ZN-2002#3

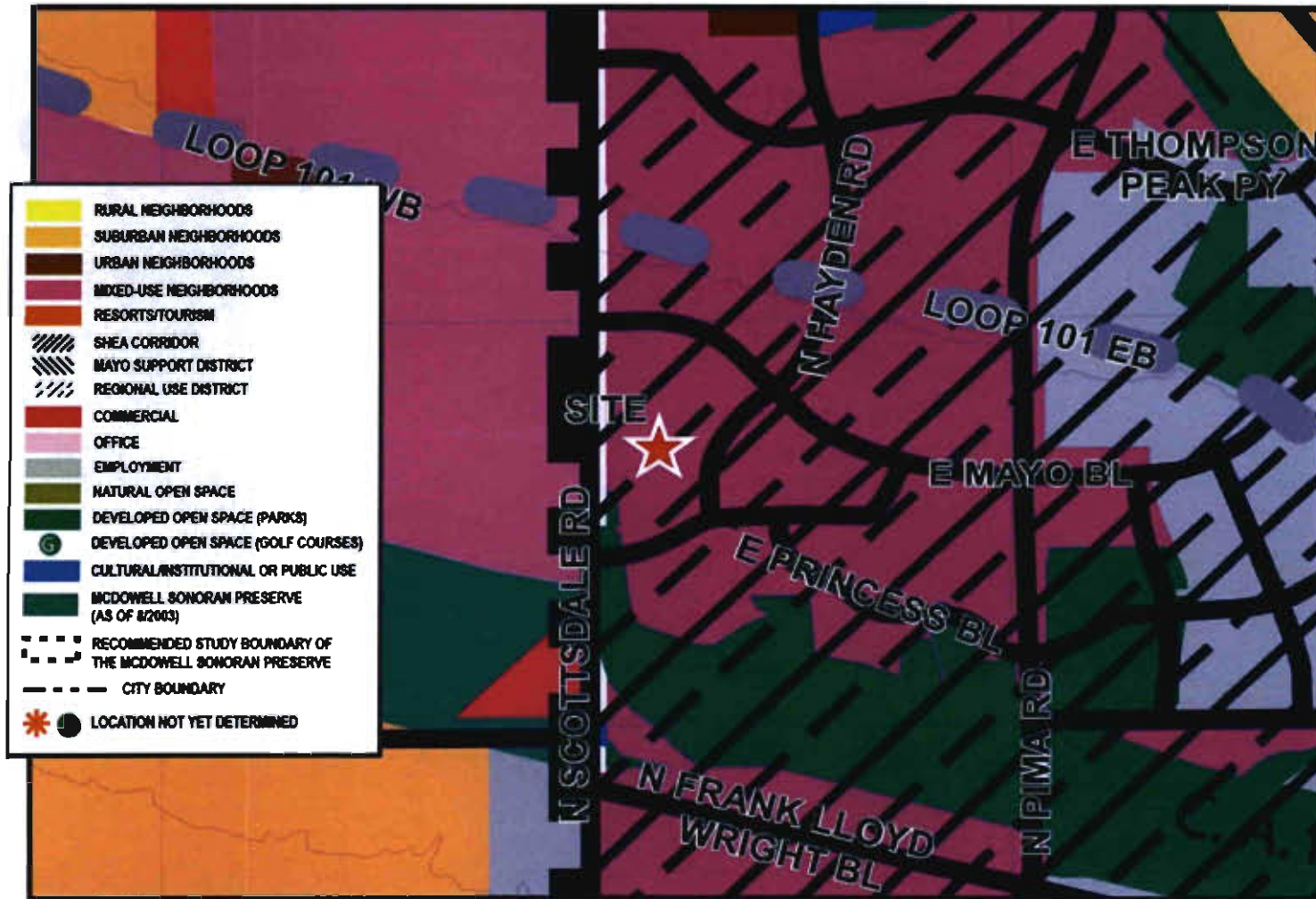
Crossroads East (Diversified Partners)



CLOSE AERIAL

19-ZN-2002#3

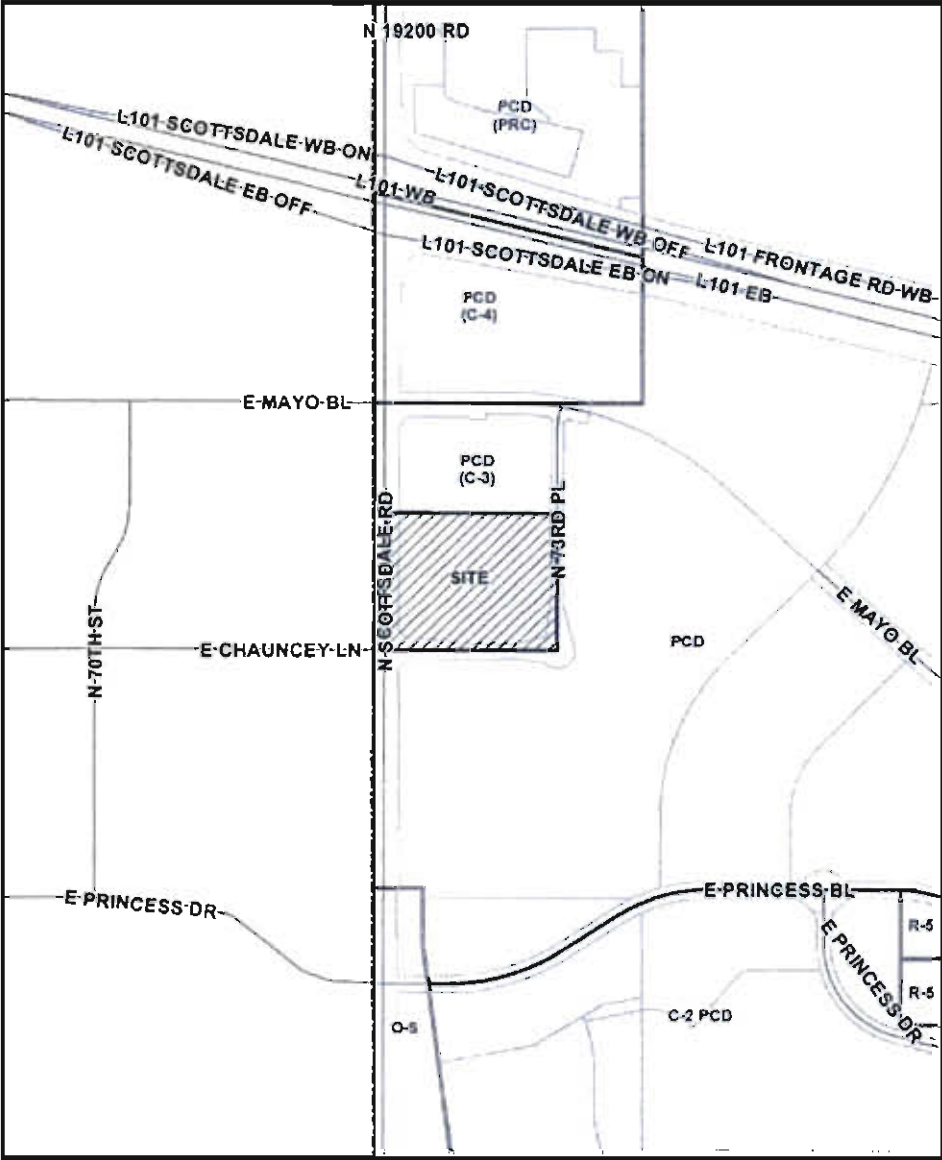
Crossroads East (Diversified Partners)



EXISTING LAND USE

19-ZN-2002#3

Crossroads East (Diversified Partners)



ZONING MAP

19-ZN-2002#3

Crossroads East

ZONING HISTORY:

- 19-ZN-2002: Approved a Development Plan for the +/- 1,000 acre Crossroads East Planned Community District (PCD), adopted comparable zoning districts, and amended site development standards in the comparable zoning districts
- 19-ZN-2002#2: Approved an amendment to the Development Plan by adding a zoning district (C-3 w/ amended development standards) and increasing the overall number of multi-family dwelling units allowed for the entire project
- Crossroads East Master Plan overseen by the Arizona State Land Department (ASLD)
- Distribution of zoning and land uses ultimately determined by ASLD

PCD District

CHARACTERISTICS:

- Only available for project sites in excess of 160 acres (outside of designated redevelopment areas)
- Comparable zoning districts regulate land use
- Site development standards for comparable zoning districts can be amended as part of a zoning action
- PCD findings must be addressed for any new application or amendment to existing PCD

Amended Site Development Standards

* Proposed amendments applicable to project site only as part of Development Plan.

Site Development Standard	Previously Approved (19-ZN-2002)	Proposed Amendment (19-ZN-2002#3)
Floor Area Ratio (0.8 with restrictions on percentage of FAR for office and residential)	0.8 (no change to percentages for office and residential)	0.8 (eliminate restrictions on office and residential)
Building Height (60 feet, except as otherwise provided in Article VII)	60 feet (exclusive of rooftop appurtenances, measured from the first finished floor elevation)	97 feet (inclusive of mechanical, measured from first finished floor elevation)
Property Size (not less than 25 acres gross)	No change	Eliminate

Crossroads East (Diversified Partners)



Conceptual Street Elevation
 Scottsdale Road/West Facade
 Scale: NTS

Drawings for conceptual purposes only. Building location, mass, details, and configuration may vary with final city submitted for Design Review Board.

Robert Kubicek Architects and Associates, Inc.
 Architects • Planners
 2273 E. Thomas, Phoenix, Arizona 85016 602-955-2900

Project **Crossroads East**
 Scottsdale, Arizona
 Date: 04/08/2013

Design and other content appearing here is the sole property of the architect and may not be reproduced, copied, or otherwise used without the written consent of the architect.
 © 2013 Architects Robert Kubicek & Associates, Inc.

DIVERSIFIED PARTNERS
 Nationwide Real Estate Services

CONCEPTUAL STREET ELEVATIONS

19-ZN-2002#3

Crossroads East (Diversified Partners)



Conceptual Aerial View
Looking Southwest
not NTS

Elevations for conceptual purposes only. Building locations, sizes, details, and configuration may vary with final city submission for Design Review Board.

 Robert Kwilcek Architects
and Associates, Inc.
Architects • Planning
2221 E. Thomas, Phoenix, Arizona 85016 482-955-3999

Project **Crossroads East**
Scottsdale, Arizona
City 04882013

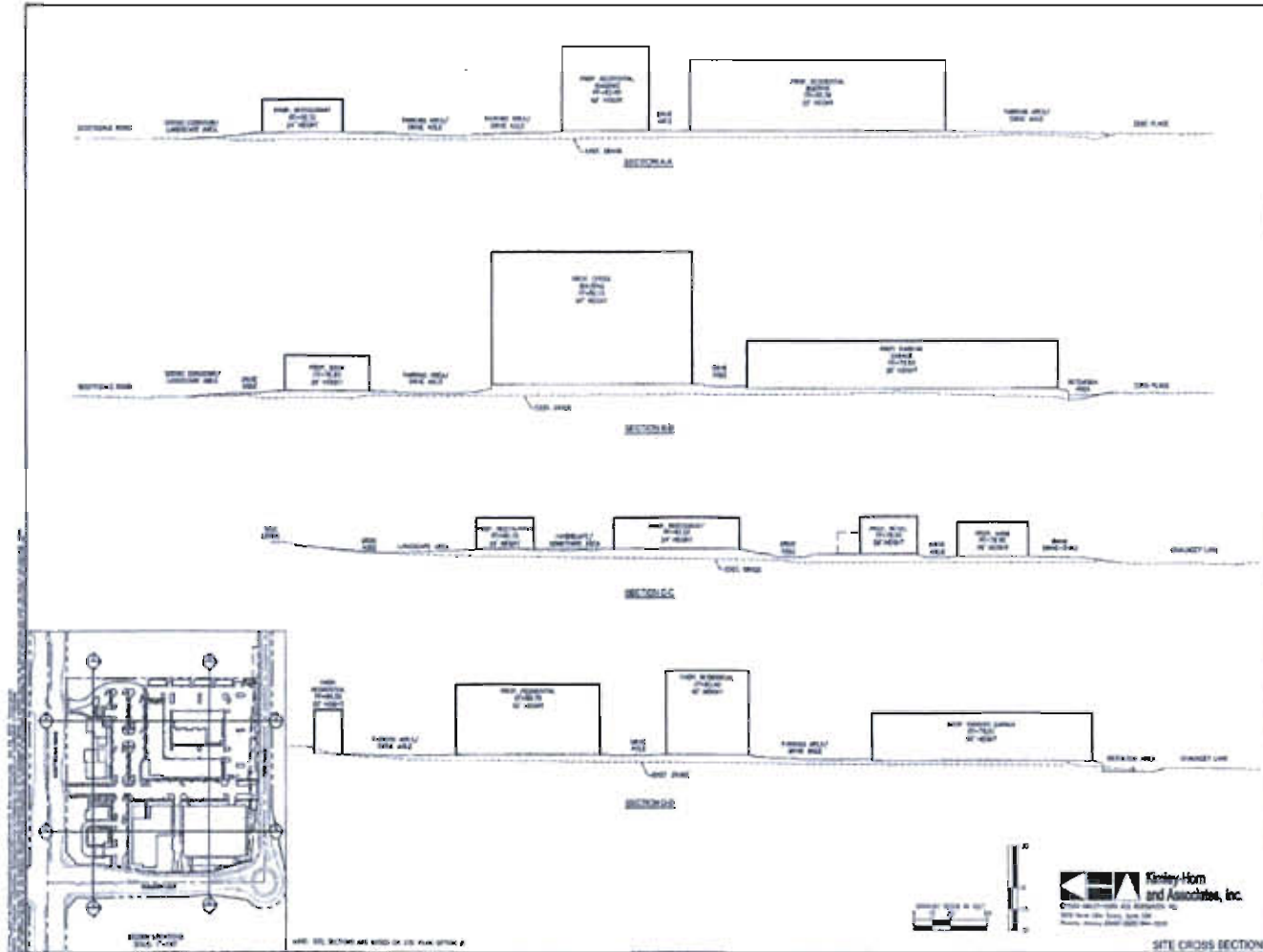
Nothing set forth herein constitutes any offer or solicitation of any securities or other financial products. All investments should be made through a qualified financial advisor. © 2013 Diversified Partners, LLC



AERIAL PERSPECTIVE

19-ZN-2002#3

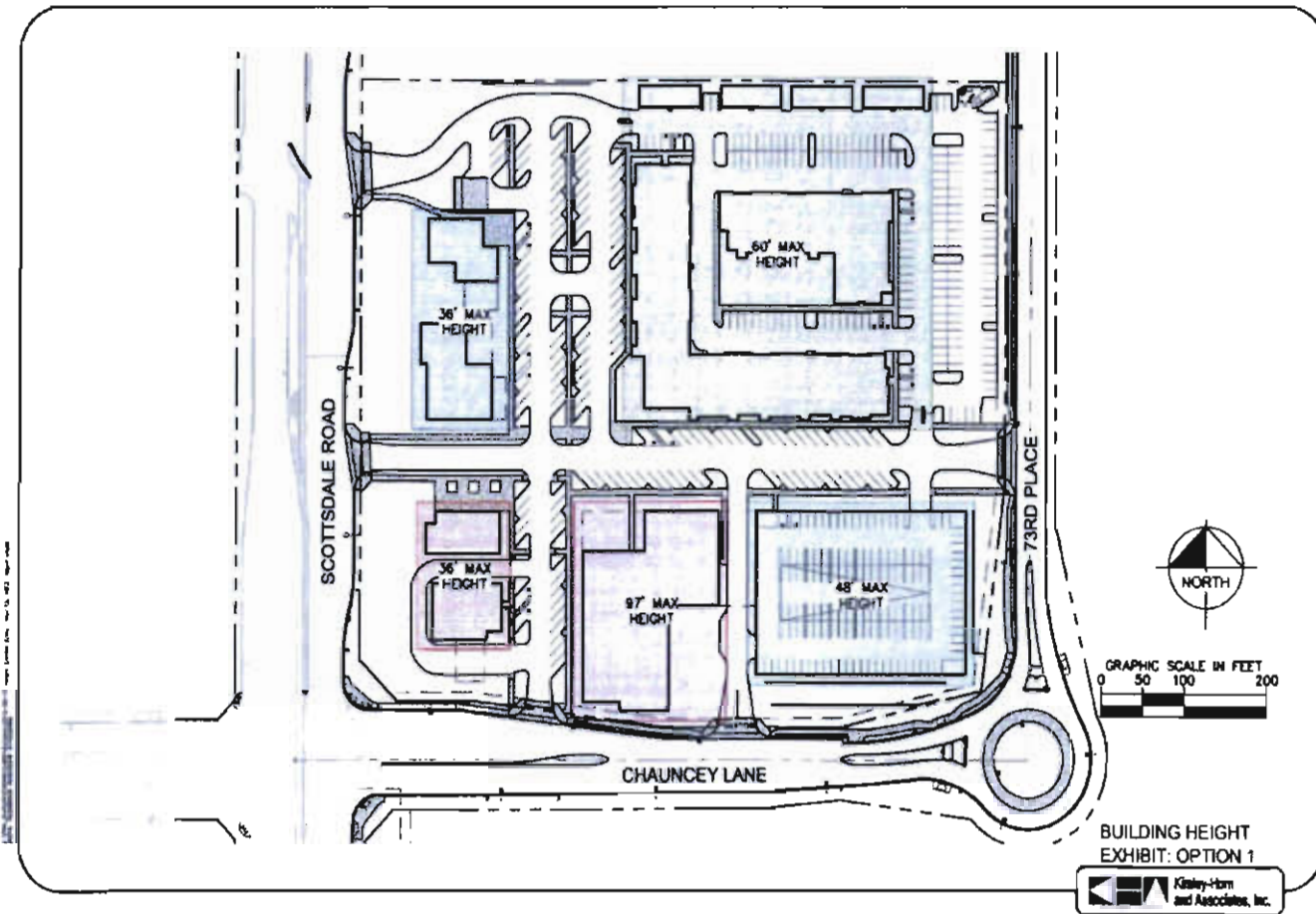
Crossroads East (Diversified Partners)



SITE CROSS-SECTIONS

19-ZN-2002#3

Crossroads East (Diversified Partners)



BUILDING HEIGHT EXHIBIT

19-ZN-2002#3

Crossroads East (Diversified Partners)

19-ZN-2002#3

City Council

June 18, 2013

Planner: Greg Bloemberg

Crossroads East (Diversified Partners)

19-ZN-2002#3

City Council

June 18, 2013

Planner: Greg Bloemberg

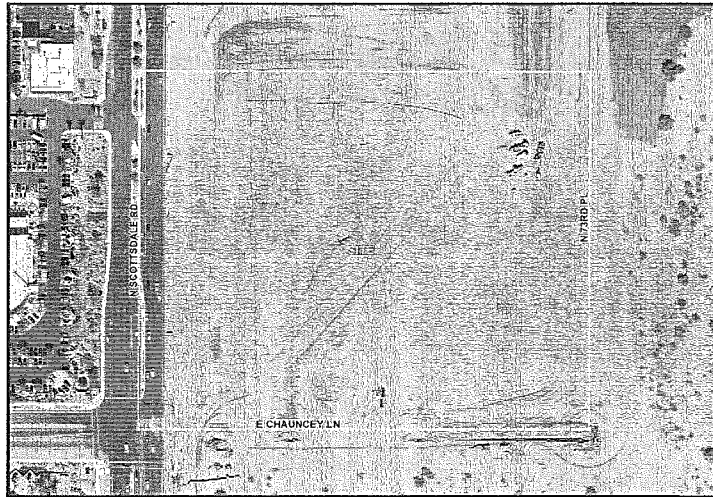
Crossroads East (Diversified Partners)



CONTEXT AERIAL

19-ZN-2002#3

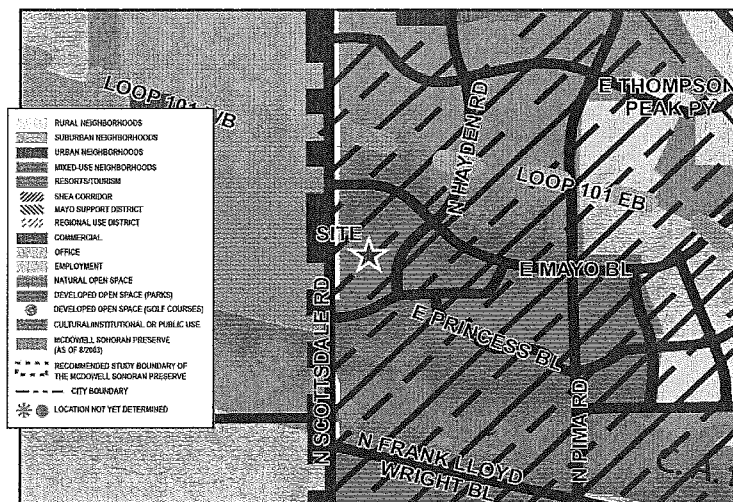
Crossroads East (Diversified Partners)



CLOSE AERIAL

19-ZN-2002#3

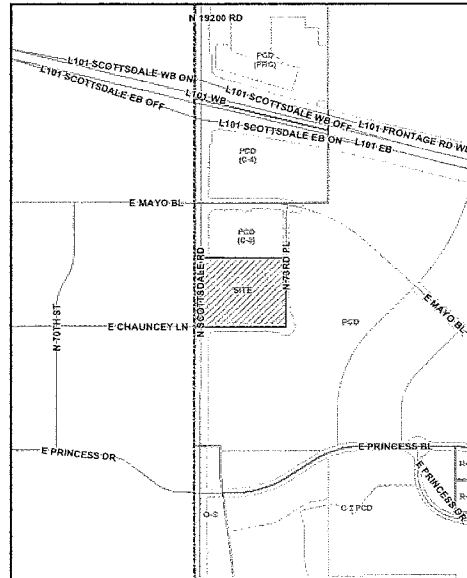
Crossroads East (Diversified Partners)



EXISTING LAND USE

19-ZN-2002#3

Crossroads East (Diversified Partners)



ZONING MAP

19-ZN-2002#3

Crossroads East

ZONING HISTORY:

- 19-ZN-2002: Approved a Development Plan for the +/- 1,000 acre Crossroads East Planned Community District (PCD), adopted comparable zoning districts, and amended site development standards in the comparable zoning districts
- 19-ZN-2002#2: Approved an amendment to the Development Plan by adding a zoning district (C-3 w/ amended development standards) and increasing the overall number of multi-family dwelling units allowed for the entire project
- Crossroads East Master Plan overseen by the Arizona State Land Department (ASLD)
- Distribution of zoning and land uses ultimately determined by ASLD

PCD District

CHARACTERISTICS:

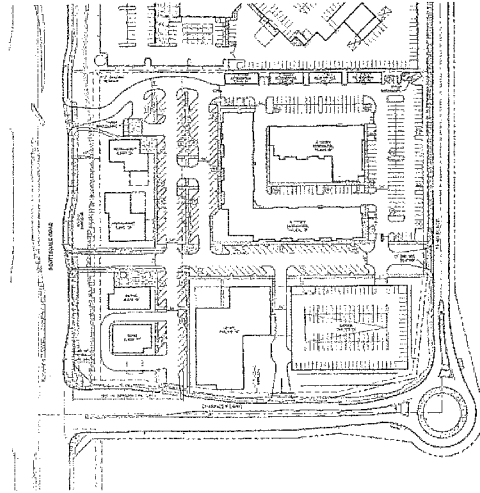
- Only available for project sites in excess of 160 acres (outside of designated redevelopment areas)
- Comparable zoning districts regulate land use
- Site development standards for comparable zoning districts can be amended as part of a zoning action
- PCD findings must be addressed for any new application or amendment to existing PCD

Amended Site Development Standards

* Proposed amendments applicable to project site only as part of Development Plan.

Site Development Standard	Previously Approved (19-ZN-2002)	Proposed Amendment (19-ZN-2002#3)
Floor Area Ratio (0.8 with restrictions on percentage of FAR for office and residential)	0.8 (no change to percentages for office and residential)	0.8 (eliminate restrictions on office and residential)
Building Height (60 feet, except as otherwise provided in Article VII)	60 feet (exclusive of rooftop appurtenances, measured from the first finished floor elevation)	97 feet (inclusive of mechanical, measured from first finished floor elevation)
Property Size (not less than 25 acres gross)	No change	Eliminate

Crossroads East (Diversified Partners)

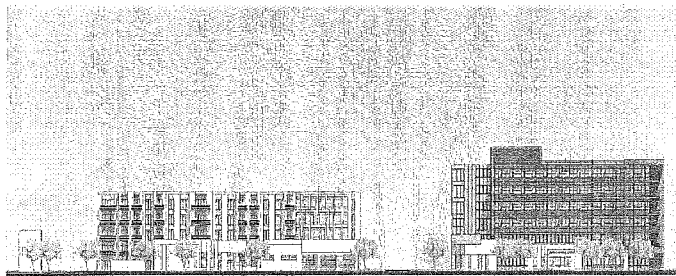


REVISIONS	
NO. 1	DATE
1	08/14/19
2	08/14/19
3	08/14/19
4	08/14/19
5	08/14/19
6	08/14/19
7	08/14/19
8	08/14/19
9	08/14/19
10	08/14/19
11	08/14/19
12	08/14/19
13	08/14/19
14	08/14/19
15	08/14/19
16	08/14/19
17	08/14/19
18	08/14/19
19	08/14/19
20	08/14/19
21	08/14/19
22	08/14/19
23	08/14/19
24	08/14/19
25	08/14/19
26	08/14/19
27	08/14/19
28	08/14/19
29	08/14/19
30	08/14/19
31	08/14/19
32	08/14/19
33	08/14/19
34	08/14/19
35	08/14/19
36	08/14/19
37	08/14/19
38	08/14/19
39	08/14/19
40	08/14/19
41	08/14/19
42	08/14/19
43	08/14/19
44	08/14/19
45	08/14/19
46	08/14/19
47	08/14/19
48	08/14/19
49	08/14/19
50	08/14/19
51	08/14/19
52	08/14/19
53	08/14/19
54	08/14/19
55	08/14/19
56	08/14/19
57	08/14/19
58	08/14/19
59	08/14/19
60	08/14/19
61	08/14/19
62	08/14/19
63	08/14/19
64	08/14/19
65	08/14/19
66	08/14/19
67	08/14/19
68	08/14/19
69	08/14/19
70	08/14/19
71	08/14/19
72	08/14/19
73	08/14/19
74	08/14/19
75	08/14/19
76	08/14/19
77	08/14/19
78	08/14/19
79	08/14/19
80	08/14/19
81	08/14/19
82	08/14/19
83	08/14/19
84	08/14/19
85	08/14/19
86	08/14/19
87	08/14/19
88	08/14/19
89	08/14/19
90	08/14/19
91	08/14/19
92	08/14/19
93	08/14/19
94	08/14/19
95	08/14/19
96	08/14/19
97	08/14/19
98	08/14/19
99	08/14/19
100	08/14/19

SITE PLAN

19-ZN-2002#3

Crossroads East (Diversified Partners)



Conceptual Street Elevation
Southside Plaza West Phase
see 175

Disclaimer: For informational purposes only. Existing conditions, zoning, and regulations may vary and should be verified for design. Not to scale.

Robert Eckhardt, Architect
and Associates, Inc.
Architect of Record
7211 - Memphis, TN 38117-6252-1001

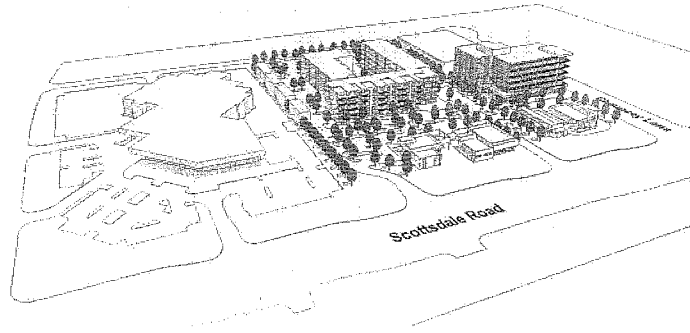
Crossroads East
Southside Plaza
08/2019

19-ZN-2002#3
DIVERSIFIED PARTNERS
MEMPHIS, TN

CONCEPTUAL STREET ELEVATIONS

19-ZN-2002#3

Crossroads East (Diversified Partners)



Conceptual Aerial View
Looking Southwest
See 19-Z

Disclaimer: This conceptual aerial view only. It does not show the actual site conditions and is not intended to be used as a basis for design or construction.

Edward Kubitko Architects
and Associates, Inc.
Architects: 100-100
2015 N. Central Expressway, Suite 200, Scottsdale, AZ 85261

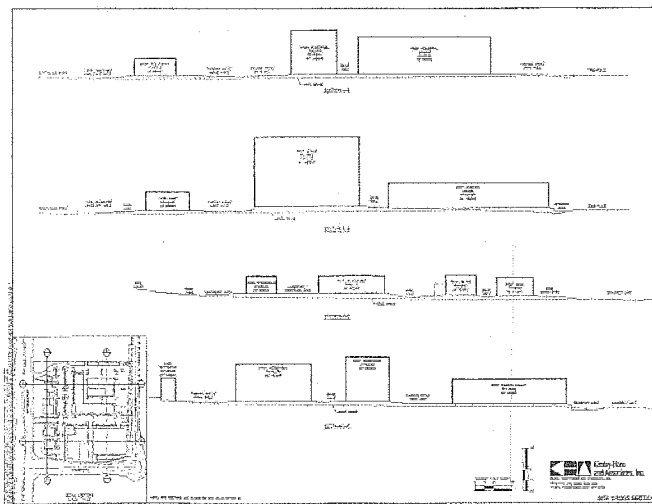
Crossroads East
Scottsdale, Arizona



AERIAL PERSPECTIVE

19-ZN-2002#3

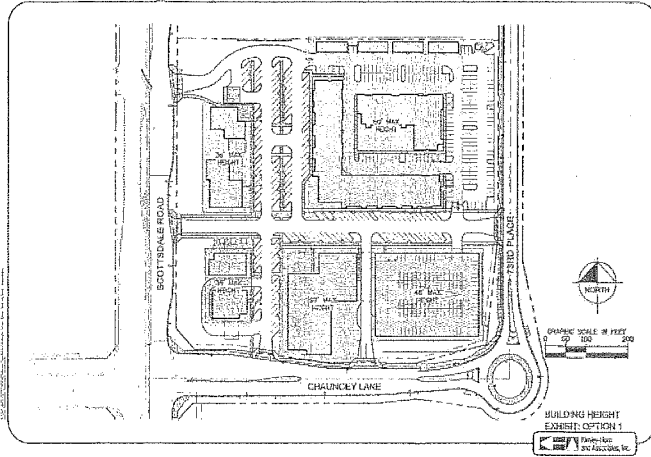
Crossroads East (Diversified Partners)



SITE CROSS-SECTIONS

19-ZN-2002#3

Crossroads East (Diversified Partners)



BUILDING HEIGHT EXHIBIT

19-ZN-2002#3

Crossroads East (Diversified Partners)

19-ZN-2002#3

City Council

June 18, 2013

Planner: Greg Bloemberg