



RESIDENCES AT
SCOTTSDALE CROSSING
CASE NO. Z-XX-XX-X

LOCATED AT 7077 EAST BELL ROAD IN PHOENIX, ARIZONA

DATE OF INITIAL SUBMISSION:
HEARING DRAFT:
CITY COUNCIL ADOPTED:
MINOR AMENDMENT APPROVED:

A Planned Unit Development (“PUD”) is intended to be a stand-alone document of zoning regulations for a particular project. Provisions not specifically regulated by the PUD are governed by the Zoning Ordinance. A PUD may include substantial background information to help illustrate the intent of the development. The purpose and intent statements are not requirements that will be enforced by the City. The PUD only modifies Zoning Ordinance regulations and does not modify other City Codes or requirements. Additional public hearings may be necessary, such as, but not limited to, right-of way abandonments.

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Table of Contents

	<u>Page #</u>
A. Purpose and Intent	4
B. Land Use Plan	7
C. List of Uses	8
D. Development Standards	10
E. Design Guidelines	15
F. Signs	18
G. Sustainability	19
H. Infrastructure	20
I. Comparative Zoning Standards	21
J. Legal Description	23

Exhibits

Exhibit 1: Conceptual Site Plan	24
Exhibit 2: Conceptual Open Space Plan	26
Exhibit 3: Setback Plan	28
Exhibit 4: Building Height Restrictions	30
Exhibit 5: Connectivity Plan	32
Exhibit 6: Line of Sight Exhibit	34
Exhibit 7: Conceptual Landscape Plan	36
Exhibit 8: Conceptual Shade Study	38
Exhibit 9: Floor Plans	40
Exhibit 10: Elevations	48
Exhibit 11: Material and Color Palette	51
Exhibit 12: Distribution of Materials Exhibit	53
Exhibit 13: Project Renderings	56
Exhibit 13: Conceptual Signage Plan	60

A. PURPOSE AND INTENT

A1: Project Overview and Goals

The Residences at Scottsdale Crossing is a proposed luxury multifamily residential community situated on an approximately 4.3 gross-acre site near the northwest corner of Scottsdale Road and Bell Road (the “Development”). The subject property lies within the Paradise Valley Village, an area known for its dynamic and expanding communities as well as its significant commercial and employment hubs.



The site is currently developed with a two-story multi-tenant commercial strip center. Following the 2009 economic recession, the Paradise Valley Village has encountered challenges related to the overabundance of commercial and retail spaces. Redevelopment of the Site will help the Village achieve a more balanced mix of uses while diversifying the availability of housing types and density ranges in the immediate surrounding area. The Development will offer a higher-density, luxury housing option to complement the existing lower-density residential developments nearby. This proposal supports the creation of additional housing opportunities within close proximity to a wide range of employers and community amenities, including regional malls and commercial centers such as the Promenade, Kierland Commons, and the North Scottsdale Airpark. As a result, the Development will help to support the long-term viability of the existing office and commercial uses in the surrounding area.

A key objective of the Development is to enhance the Bell Road corridor by introducing a substantial investment in the form of an upscale multifamily development. In addition, the development will upgrade the infrastructure along Bell Road and 71st Street. These improvements will include enhanced landscaping, pedestrian-friendly features (such as detached sidewalks along Bell Road, a new sidewalk along 71st Street, shading, and more), fostering a walkable environment for both current and future residents in the surrounding area.



A2: Overall Design Concept

As an infill development, a key design concept for the building is focused on its sensitivity and consideration of adjacent residential land uses. The building utilizes a stepped down design, gradually decreasing the building's height from its tallest elevation of approximately 79' along



the east frontage nearest 71st Street to its shortest elevation of 45' at the west property line, where the property is nearest the R1-8 zoned residential subdivision located approximately 150' away. This stepped down design results in a building massing that is contextually appropriate with previous entitled projects (Case No, Z-12-21 located at the southwest corner of Scottsdale Road and Bell Road, approved for a height of 141') while also providing a transition in height to the single-story

homes ensuring the Development's compatibility with its surrounding neighbors. The Development's architectural style is focused on a modern design vernacular, which is intended to balance the commercial building forms and urbanized context to the east and south while also complementing the existing residential developments to the west and north. The final plans for the Development will strengthen the pedestrian realm and complement surrounding land uses via implementation of the development standards and design guidelines provided by this PUD.

By providing structured parking, the Development will maintain visual interest and design quality. Vehicular parking for the Development will be provided entirely within an above grade structured parking garage that is completely wrapped with residential units to minimize visibility from the adjacent right-of-way and commercial properties.

The Development provides visual interest and an expression of quality to the surrounding community and to those passing by on Bell Road through the use of high-quality and durable materials. Respecting the high visibility of the Development, an attention to design detailing and architectural treatment is incorporated throughout the elevations. All portions of the building will consist of durable and materials, modern colors and significant use of glazing to enhance a connection between the Development and the surrounding environment.

In summary, the Development, as expressed in this PUD, will be a high-quality multifamily community that: (i) complements the surrounding characteristics of the built environment through thoughtful architectural treatments and sensitive design; (ii) reinforces a strong pedestrian environment through pedestrian-focused infrastructure and site improvements; (iii) provides a thoughtful transition of the building height to harmonize with the existing neighborhood while supporting a contemporary building design; and (iv) will replace an outdated commercial strip center with a contemporary living opportunity and expanded housing options for future neighborhood residents.

B. LAND USE PLAN

B1: Proposed Land Use Categories

The Scottsdale Crossing PUD is a luxury multi-family community consisting of up to 315 dwelling units (a maximum of 72.7 du/ac) with associated private residential amenities located on an approximately 4.33 gross-acre site. In the event the property is not redeveloped with multifamily uses, commercial uses consistent with the existing site uses and the C-2 Intermediated Commercial zoning district (Zoning Ordinance Section 623) shall be permitted.

B2: Conceptual Site Plan Summary

The following provides an overview of the conceptual site plan provided with this PUD:

Grade Level is the location of the main building entrance, the lobby, indoor and outdoor amenity space for residents, secured bike storage and repair center, a service and loading area, and the first level of residential units. The architecture and landscape support the strong resident connection to the surrounding pedestrian realm by incorporating significant use of glazing, pedestrian scale architecture, building canopies, and an enhanced landscape design which will include 75% shade by way of live vegetation.

Grade level is also the location of the first level of the parking garage, which is accessed solely from 71st Street. The Development's service and loading area is accessed off of Bell Road, helping to reduce possible vehicle conflicts between residents and services such as trash collection.

Three outdoor courtyard amenity spaces, a dog run, and a resident walking path are located at the ground floor on the exterior of the site.

Levels 2, 3, 4, 5 and 6 are typical representations of the upper levels of the building, which will include a mix of studio, 1-, 2-, and 3-bedroom multi-family dwelling units, the upper levels of the parking garage, and open areas to the ground level courtyards below.

Level 7 is the location of some of the Development's largest and most premier units as well as the outdoor amenity deck, pool area and event space, a fitness and yoga studio, the resident club room, spa, lobby and pool equipment room.

C. LIST OF USES

The Zoning Administrator may issue interpretations for land uses that are analogous to those listed in Section C, as authorized by Zoning Ordinance Section 307.A.3.

C1: Permitted Uses

- Multi-family residential dwelling units, as governed herein
- C-2 uses as permitted by Section 623 of the City of Phoenix Zoning Ordinance

C2: Temporary Uses

- All temporary uses shall comply with Section 708 of the Phoenix Zoning Ordinance

The following land uses are not permitted:

- All Special Permit uses otherwise permitted in the C-2 Zoning District are prohibited
- Auto Title Loan Establishments
- Automobile Parts and Supplies, New Retail and Wholesale
- Boats, Retail Sale
- Car Wash
- Compressed Natural Gas Retail Sales
- Gas Stations
- Garage, Repair
- Hospital
- Motorcycles, Repair and Sales
- Non-Profit Medical Marijuana Dispensary Facility
- Pawn Shop
- Service Stations, Automobile
- Single-Family, Attached and Detached
- Tobacco Oriented Retailers
- Veterinarian Hospitals and Offices
- Window Glass Installation Shop

D. DEVELOPMENT STANDARDS

D1: Development Standards

The following development standards apply to any multi-family development of the property (including mixed-use); in the event that stand-alone non-multifamily development occurs, the development standards applicable to such development shall be those of Ordinance Section 623, the C-2 General Commercial, Zoning District.

D1. Development Standards		Proposed PUD
a. Density (Maximum)		315 Dwelling Units 72.7 Dwelling Units per Gross Acre
b. Minimum Lot Width/Depth		No Minimum
c. Minimum Building Setbacks^{1 2}		
North (Bell Road)		15' from Property Line
West (Perimeter)		10' from Property Line
East (71 st Street)		20' from Back of Curb
South (Perimeter)		10' from Property Line
d. Building Height (Maximum)		83' Overall
e. Building Height Restrictions^{3 4}		
Zone 1: Within 140' of R1-8 Zoning District Boundary		0'
Zone 2: 140' to 178' from R1-8 District Boundary		46'
Zone 3: 178' to 305' from R1-8 District Boundary		56'
Zone 4: 305' to 520' from R1-8 Z District Boundary		83'
f. Lot Coverage (Maximum)		65% of Total Net Site Area

D2: Streetscape Standards

D2. Streetscape Standards ⁵	
a. Bell Road	<p><u>Detached Sidewalk Width:</u> 6'</p> <p><u>Sidewalk Exception:</u> Existing portions of attached sidewalk and ADA ramp located west of existing bus stop pad may remain.</p> <p><u>Landscape Strip:</u> Provide a minimum 10' landscape area between back of curb and detached sidewalk.</p>

¹ Open balconies, building overhang and first floor shade elements may encroach into the required setback by no more than 3'.

² Mechanical and electrical equipment enclosures, services areas, common open space and required amenity areas are permitted within minimum required building setbacks.

³ Building heights shall be consistent with the Building Step Exhibit shown in Exhibit 4.

⁴ Height restrictions do not apply to stairwells or elevator cores.

	<p><u>Planting Standards:</u> Where provided, the landscape strip shall be landscaped with minimum 2" caliper trees to be planted 25' on center or in equivalent groupings. A minimum of five (5) 5-gallon drought-resistant shrubs or accent plants per tree (maximum 24" tall at maturity). Landscape planters shall be planted to achieve a minimum of 50% total live vegetative groundcover.</p> <p><u>Sidewalk Tree Shade Coverage:</u> 75%; required shade coverage may be achieved via staggered tree plantings within the streetscape and landscape setback.</p> <p>Where utility conflicts exist, and along right turn lanes, sidewalk and/or landscape strip may be reduced in width subject to Planning and Development Department approval.</p>
b. 71st Street (Private)	<p><u>Attached Sidewalk Width:</u> 6'</p> <p><u>Sidewalk Tree Shade Coverage:</u> 75%</p>
D3. Minimum Landscape Standards	
a. Minimum Landscape Setbacks (Perimeter)⁶	
<div> <div>North (Bell Road)</div> <div>West (Perimeter)</div> <div>East (71st Street)</div> <div>South (Perimeter)</div> </div>	<div> <div>15' from Property Line</div> <div>10' from Property Line</div> <div>20' from Back of Curb</div> <div>10' from Property Line</div> </div>
b. North (Bell Road)	<p><u>Landscaping Standards:</u> A minimum of 2" caliper trees to be planted 25' on center or in equivalent groupings. Minimum of five (5) 5-gallon drought resistant shrubs per tree (maximum 24" tall at maturity). Landscape setback shall be planted to achieve a minimum of 50% total live vegetative groundcover.</p>
c. West (Perimeter)	<p><u>Landscaping Standards:</u> A minimum of 2" caliper trees to be planted 30' on center or in equivalent groupings. Minimum of five (5) 5-gallon drought resistant shrubs per tree (maximum 24" tall at maturity). Landscape setback shall be planted to</p>

⁶ Existing and new driveways are permitted within all landscape setbacks.

	<p>achieve a minimum of 50% total live vegetative groundcover.</p> <p><u>Pedestrian Walk:</u> A minimum 3' wide pedestrian walk shall be located within the landscape setback for pedestrian circulation consistent with the circulation exhibit found in <u>Exhibit B</u>.</p> <p><u>Fencing Exception:</u> Fencing and associated man gates are permitted within the landscape setback in order to secure pedestrian walk for residents.</p>
d. East (71st Street)	<p><u>Landscaping Standards:</u> A minimum of 2" caliper trees to be planted 25' on center or in equivalent groupings. Minimum of five (5) 5-gallon drought resistant shrubs per tree (maximum 24" tall at maturity). Landscape setback shall be planted to achieve a minimum of 50% total live vegetative groundcover.</p>
e. South (Perimeter)	<p><u>Landscaping Standards:</u> A minimum of 2" caliper trees to be planted 30' on center or in equivalent groupings. Minimum of five (5) 5-gallon drought resistant shrubs per tree (maximum 24" tall at maturity). Landscape setback shall be planted to achieve a minimum of 50% total live vegetative groundcover.</p> <p><u>Pedestrian Walk:</u> A minimum 3' wide pedestrian walk shall be located within the landscape setback for pedestrian circulation consistent with the circulation exhibit found in <u>Exhibit B</u>.</p> <p><u>Fencing Exception:</u> Fencing and associated man gates are permitted within the landscape setback in order to secure pedestrian walk for residents.</p>
f. Common Open Space	<p>Dedicated outdoor open space areas with resident amenities shall be provided. Said common open space shall comprise a minimum of 15% of total gross lot area. Common open space may be provided at the ground floor level, rooftop level, or a combination of the two.</p> <p>Common open space shall be exclusive of all required setbacks.</p> <p>See Section D5 for minimum shade standards.</p> <p>See Section E2.c for landscape design guidelines.</p>

D3: Parking	g. Pedestrian Walk	<p>A private pedestrian walk shall be provided to allow for resident circulation along the southern and western perimeter of the site with connection to 71st Street and Bell Road. The pedestrian walk may be gated as necessary to ensure resident safety and security.</p> <p>See Section D5 for shade requirements.</p>
	D3. Parking Standards	
	a. Minimum Parking Standards	
	a. Residents Studio 1-Bed & 2-Bed 3-bed b. Unreserved Parking c. Off-Street Loading Space d. Bicycle Parking	1.3 spaces per dwelling unit 1.5 spaces per dwelling unit 2.0 spaces per dwelling unit 0.5 spaces per required parking space ⁷ 2 spaces 0.25 spaces per total dwelling unit, maximum 50 spaces
	b. Parking Location, Automotive	All parking areas shall be located within the garage structure with sole access from 71 st Street (private). See Section E1.e for garage screening requirements. Ordinance Section 702.B.2.b.(5) does not apply.
	c. Parking Location, Bicycle	To be installed in conformance with Ordinance Section 1307.H, except as follows: (i) Inverted-U style bicycle racks or artistic style racks consistent with the City of Phoenix preferred designs (see Comprehensive Bicycle Master Plan, Appendix K) shall be provided and (ii) if not located within the parking structure, secure resident bike storage should provide direct pedestrian access to a public or private street.
	d. Loading Bay	Two (2) off-street loading spaces shall be provided on the exterior of the west side of the building, accessible only from Bell Road. Each space shall be a 10'x30' minimum in size, exclusive of access aisles and maneuvering space.
	e. Drop-Off/Pick-Up	A drop-off/pick-up area for residents and guests shall be provided near the entrance of the parking garage.

⁷ Unreserved parking spaces are included in the total required parking count.

D4. Fences/Walls

To prevent creating inaccessible, nonvisible, and hazardous areas outside of the Development, as well as to leverage an additional landscaped buffer zone between the Development and the surrounding properties, a new site wall is not required to be constructed along the west or south property lines when an adjacent property's site wall or building wall is located within 15' of the property line

Fences and walls up to 6 feet in height shall be permitted within required building and landscape setbacks for the purpose of screening mechanical and electrical equipment.

Fences and walls shall otherwise comply with all other standards as per Ordinance Section 703.

D5. Shade

Shading, which may be architectural, vegetative, or any combination thereof, shall be provided at a minimum of 75% for all public sidewalks, 25% for all private pathways, and 40% for all private resident amenity areas. All shade calculations shall be based on the summer solstice at noon.

Shading along the pedestrian walk required per Section D3.f. may be achieved through trees located on adjacent properties.

Note: Minimum shade requirements do not apply to the 7th floor amenity deck located above the parking garage due to structural limitations.

D6. Lighting

All lighting will be consistent with the standards of Section 704, Section 507.Tab A.II.A.8 and Section 23-100 of the Phoenix Zoning Ordinance and City Code.

E. DESIGN GUIDELINES

The following design guidelines shall be provided for in the final plans for a multi-family structure (those standards not addressed herein, and for non-residential development, comply with Ordinance Section 507 Tab A):

E1: Design Guidelines

E1. Design Guidelines	
a. Exterior Materials	<p>All building elevations shall include:</p> <ul style="list-style-type: none"> • Maximum 60% stucco finish • Minimum 20% glazing • Minimum 20% other materials (from the list below) <p>Other materials utilized (at least two):</p> <ul style="list-style-type: none"> • Siding • ACM panels • Masonry • Brick • Non-reflective coated metals • Wood – painted, stained, or synthetic • Tile • Concrete
b. Color Palette	Warm earth and grey tones with wood-like accents
c. Façade Restrictions	Blank walls shall not exceed 50' without a variation in texture or building fenestration.
d. Public Art Element	The building façade shall include one public art mural visible from the public right-of-way, measuring a minimum of 1,500 sf in area. Proof of an executed agreement for said art mural, signed by the developer and an artist of their choosing, shall be provided to the Planning and Development Department prior to final site plan approval.
e. Private Balconies and Patios	80% of all residential units shall contain at least one (1) private balcony or patio space, measuring a minimum of 45 square feet with a depth of 4'-6"
f. Screen Walls	Screen walls shall utilize architectural detailing consistent or complementary to the building facade.
g. Garage Screening	Levels 2 through 6 of the parking garage shall be screened from public and private street view by residential units.
h. Building Massing	The primary massing of the building shall step down from the east to the west consistent with <u>Exhibit 4</u> .
i. On-Site Pedestrian Circulation	Enhanced surface materials, such as stamped or colored concrete, decorative pavers, or other pavement treatments, that visually contrast with the adjacent parking, and drive aisles surfaces shall be provided to delineate all areas where pedestrian paths cross

	drive aisles.
E2. Landscape Design Guidelines	
a. Uniform Streetscape Design	<p>Along Bell Road (public street) and 71st Street (private street) the following shall be included:</p> <p>The landscape setback will provide a shade canopy of street trees and colorful mix of shrubs, accents, and groundcover to buffer the street from the detached sidewalk. The landscape will be comprised of:</p> <ul style="list-style-type: none"> • Minimum 2" caliper tree to be planted a minimum of 25' on center, or equivalent groupings, except where utility conflicts exist. A minimum of 5 (5) 5-gallon drought-resistant shrubs or accent plants per tree (maximum 24" tall at maturity). • All plant material shall be chosen from the Arizona Department of Water Resources' "Low Water and Drought Tolerant Plants List" for the Phoenix Area • Minimum five (5) different shrub species • Minimum two (2) different accent species • Minimum 50% live ground coverage within landscape areas
b. Uniform Perimeter Design	<p>The perimeter landscape setback (not adjacent to a public or private street) will provide a colorful mix of shrubs, accents, and groundcover. The landscape will be comprised of:</p> <ul style="list-style-type: none"> • Minimum of 50% 2" caliper tree and 50% 1" caliper tree to be planted a minimum of 30' on center, or equivalent groupings, except where utility conflicts exist. A minimum of 5 (five) 5-gallon drought-resistant shrubs or accent plants per tree (maximum 24" tall at maturity). • All plant material shall be chosen from the Arizona Department of Water Resources' "Low Water and Drought Tolerant Plants List" for the Phoenix Area • Minimum three (3) different shrub species • Minimum two (2) different accent species • Minimum 50% live ground coverage within landscape areas
c. Minimum Common	The ground floor common outdoor areas not located within landscape or building setbacks will include a shade canopy of trees

Open Spaces⁸	<p>(where possible) and colorful mix of shrubs, accents and groundcover to provide visual interest and a comfortable seating environment. The landscape will be comprised of:</p> <ul style="list-style-type: none"> • A minimum of 1 (one) 2" caliper tree per 1,000 sf of open space area. A minimum of 5(five) 5-gallon drought-resistant shrubs or accent plants per tree (maximum 24 inches tall at maturity). • Minimum 50% live ground coverage within landscape areas
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E3. Amenities			
E3: Amenities	<table> <tr> <td>a. Resident Amenities</td><td> <p>Residential amenities (private amenities) shall include a minimum of four (4) of the following amenities across three (3) separate spaces:</p> <ul style="list-style-type: none"> • Club room no less than 2,000 sf • Yoga and fitness center no less than 3,000 sf • Outdoor seating area(s) • Dog run/park • Yoga/event lawn • Secured resident walking path • Swimming pool and/or spa with the following: <ul style="list-style-type: none"> ○ Lounge deck ○ Seating node(s) ○ Activity lawn </td></tr> </table>	a. Resident Amenities	<p>Residential amenities (private amenities) shall include a minimum of four (4) of the following amenities across three (3) separate spaces:</p> <ul style="list-style-type: none"> • Club room no less than 2,000 sf • Yoga and fitness center no less than 3,000 sf • Outdoor seating area(s) • Dog run/park • Yoga/event lawn • Secured resident walking path • Swimming pool and/or spa with the following: <ul style="list-style-type: none"> ○ Lounge deck ○ Seating node(s) ○ Activity lawn
a. Resident Amenities	<p>Residential amenities (private amenities) shall include a minimum of four (4) of the following amenities across three (3) separate spaces:</p> <ul style="list-style-type: none"> • Club room no less than 2,000 sf • Yoga and fitness center no less than 3,000 sf • Outdoor seating area(s) • Dog run/park • Yoga/event lawn • Secured resident walking path • Swimming pool and/or spa with the following: <ul style="list-style-type: none"> ○ Lounge deck ○ Seating node(s) ○ Activity lawn 		

⁸ The 7th floor amenity deck located on the 7th floor is exempt from landscaping requirements.

F. SIGNS

F1: Permitted Signs

Signage shall comply with Section 705 of the Zoning Ordinance.

Unless otherwise permitted herein, signage shall comply with Section 705 of the Zoning Ordinance and the following:

- One (1) building mounted project sign per public or private street frontage
 - Maximum height of each wall sign is no taller than top of building parapet.
 - Maximum area of each wall sign is 250 square feet.
- One (1) ground monument sign located at the corner of Bell Road and 71st Street
 - Maximum height of the ground sign is 10'.
 - Maximum area of the ground sign is 50 square feet .
 - Ground monument signs to be allowed in building and landscape setbacks.
- One (1) blade sign located at the 71st Street frontage.
 - Maximum height of the blade sign is top of third story.
 - Maximum area of the blade sign is 16 square feet.
- Three (3) wayfinding signs are permitted along the 71st Street frontage for identifying main entry, garage entry, and bike room.
 - Maximum height of each wayfinding sign is top of first story.
 - Maximum area of each wayfinding sign is 20 square feet.

Signage location shall be in general conformance to the conceptual sign plan located on Exhibit 14.

G. SUSTAINABILITY

G1: City Enforced Standards

The following are standards that are measurable and enforceable by the City and will be provided:

- As encouraged by Reimagine Phoenix, recycling receptacles and chutes will be provided in the refuse room. These will be commercial bins serviced by private solid waste provider.
- Dual Glaze Windows with High Performance Low-e Glazing.
- All primary site lighting will be LED lighting.
- Provide water efficient landscaping (drought tolerant plants).
- Utilize a drip irrigation system with a 'smart' controller to minimize water waste.
- Salvage and reuse of existing trees is strongly encouraged.

G2: Developer Enforced Standards

The following are sustainability practices that are highly encouraged and planned to be utilized but which are not enforceable by the City:

- Utilize low water usage plumbing fixtures.
- Encourage the design of buildings' HVAC systems to eliminate the usage of CFC's and CFC based refrigerants.
- Encourage the use of water-based adhesives on all VCT and vinyl flooring to minimize VOC off gassing.
- Lower flow toilets and showerheads.
- Energy Star Rated appliances.
- Reduce heat island effect through ample open space, desert adapted landscaping, and vegetation to include shrubs etc.
- On-site amenities and activity programs to encourage residents to remain on property, reducing off-site traffic trips.
- Recycling services will be provided for tenants.
- Tenant invoicing and billing services will be paperless.
- Consider use of grey water or condensate to supplement potable irrigation water.

H. INFRASTRUCTURE

H1: Grading and Drainage

The site is fully graded and currently developed with 2-story strip mall style shopping center and The frontage is treated with sparse landscaping and is utilized for the Project's main retention. To facilitate development of this Project, retention will be relocated to underground tanks.

H2: Water and Wastewater

Domestic Water

The Development is located within Pressure Zone 5E and is serviced by a 12-inch ACP within Bell Road and a 8-inch DIP within 7th Street. WSD maps show (2) 2" & (3) 1-1/2" service and meters within 71st Street.

Sewer

The Development is located adjacent to the 8-inch VCP within 71st Street. This Development is located within the greater Kierland redevelopment area and is covered under the wastewater collection system master plan developed by the Water Services Department (WSD) to address area downstream capacity issues.

H3: Circulation Systems

There are three (3) accesses to the site, 71st Street access via Bell Road, 71st Street access via Scottsdale Road, and a western driveway along Bell Road.

71st Street provides a driveway into the site from the north via Bell Road. The driveway on 71st Street is located approximately 92 feet south of Bell Road. This access will serve as the main entrance to the proposed Apartments at Scottsdale Crossing and its parking garage. The existing intersection of Bell Road and 71st Street is an existing full access driveway providing all movements into and out of the site.

71st Street also provides access to the site from the east via Scottsdale Road. This indirect connection (approximately 1,100 feet between Scottsdale Road and main driveway to the site's parking garage), will serve as a secondary entrance to the proposed Apartments at Scottsdale Crossing. This existing intersection of Scottsdale Road and 71st Street is an 3/4 access driveway, allowing left-in/right-in/right-out movements into and out of the site.

Western driveway is located along Bell Road, approximately 500 feet west of 71st Street. This will be a loading/trash/limited-use driveway. It is an existing full-access driveway, allowing all movements into and out of the site.

H4: Complete Streets

The City of Phoenix Complete Streets Design Guidelines include a number of suggestions for new development, some of which are applicable to this project:

- *Streets should be designed to promote safety for all users, particularly children, the elderly, those with disabilities, transit users, and more vulnerable modes (walking, bicycling, transit).*

A new detached sidewalk will be constructed along Bell Road (where space permits). Detached sidewalks will help increase perceived and real pedestrian safety, contributing to a sense of comfort for travelers on foot. The construction of detached sidewalks will be a major improvement for the area, which current lacks pedestrian infrastructure and connectivity.

- *Projects should be designed to connect neighborhoods via streets, sidewalks, and trails.*

A new sidewalk constructed along 71st Street (a private street) and a resident promenade encircling the southern half of the site will provide residents with continuous pedestrian connectivity and access to Bell Road. Direct access to the existing transit stop at Bell Road will promote a convenient multi-modal lifestyle and livability for residents of the Project.

- *Streets should be designed to expand the availability of public seating and bicycle racks.*

See Section E4.c., adequate bicycle parking will be provided. The Project shall provide 1 secured bicycle space per 25 required vehicle parking spaces, with a maximum requirement of 50 spaces. Secured bicycle spaces shall be provided within the Project's parking garage whose sole access is from 71st Street.

I. COMPARATIVE ZONING STANDARDS

I: Comparative Zoning Standards Table

Standards	R-5 PRD Standards	Proposed PUD Standards
a. Maximum Building Height	4 stories or 48'	7 stories or 80'
b. Lot Coverage	50%, plus an additional 10% for an ADU and/or attached shade structures Total: 60%	61%
c. F.A.R.	None	None
d. Dwelling Unit Density (Units/Gross Acre)	45.68 dwelling units/acre; 52.20 units/acre with bonus	72.7 dwelling units/acre
d. Building Setbacks		
Bell Road:	20'	15'
71st Street:	15'	20'
West Perimeter:	10'	10'
South Perimeter:	10'	10'
e. Landscape Setbacks		
Bell Road:	20'	15'
71st Street:	5'	20'
West Perimeter:	5'	10'
South Perimeter:	5'	10'

J. LEGAL DESCRIPTION

PARCEL 'A' OF THE FINAL PLAT OF 'PRINCESS CROSSING' RECORDED IN BOOK 445 PAGE 18 OF THE MARICOPA COUNTY RECORDER.

EXHIBIT 1

3	STUDIO	20	6.6
1	1BR/1BA	179	59.3
2	2BR/2BA	99	32.8
3	3BR/2BA	4	1.3
TOTAL		302	100.0

FOUND BY MAIL
SET TAG
STAMPED 42137

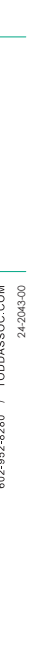
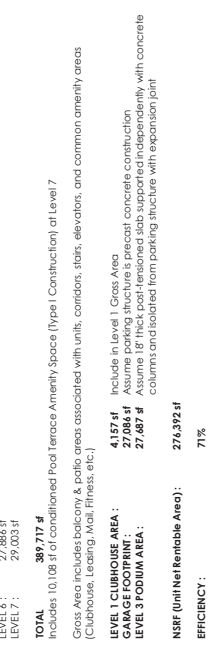
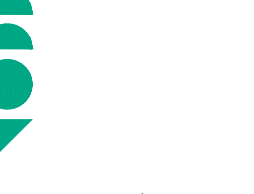
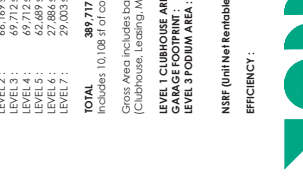


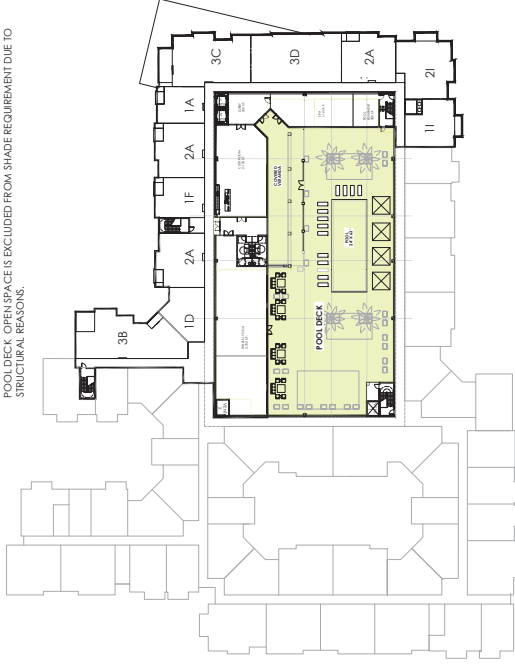
EXHIBIT 2

OPEN SPACE LEGEND

- OPEN SPACE - REQUIRED
9,435 SF REQ'D. (5% OF 188,693 SF GROSS SITE AREA)
- OPEN SPACE - PROPOSED
28,303 SF REQ'D. (15% OF 188,693 SF GROSS SITE AREA)
- OPEN SPACE - PROVIDED:
GROUND LEVEL: 21,289 SF
LEVEL 7: 16,408 SF
TOTAL: 37,697 SF (20% OF GROSS SITE AREA)

EXCEPTION:

POOL DECK: OPEN SPACE IS EXCLUDED FROM SHADE REQUIREMENT DUE TO STRUCTURAL REASONS.



SEVENTH LEVEL

SCALE: 1"=40'-0"



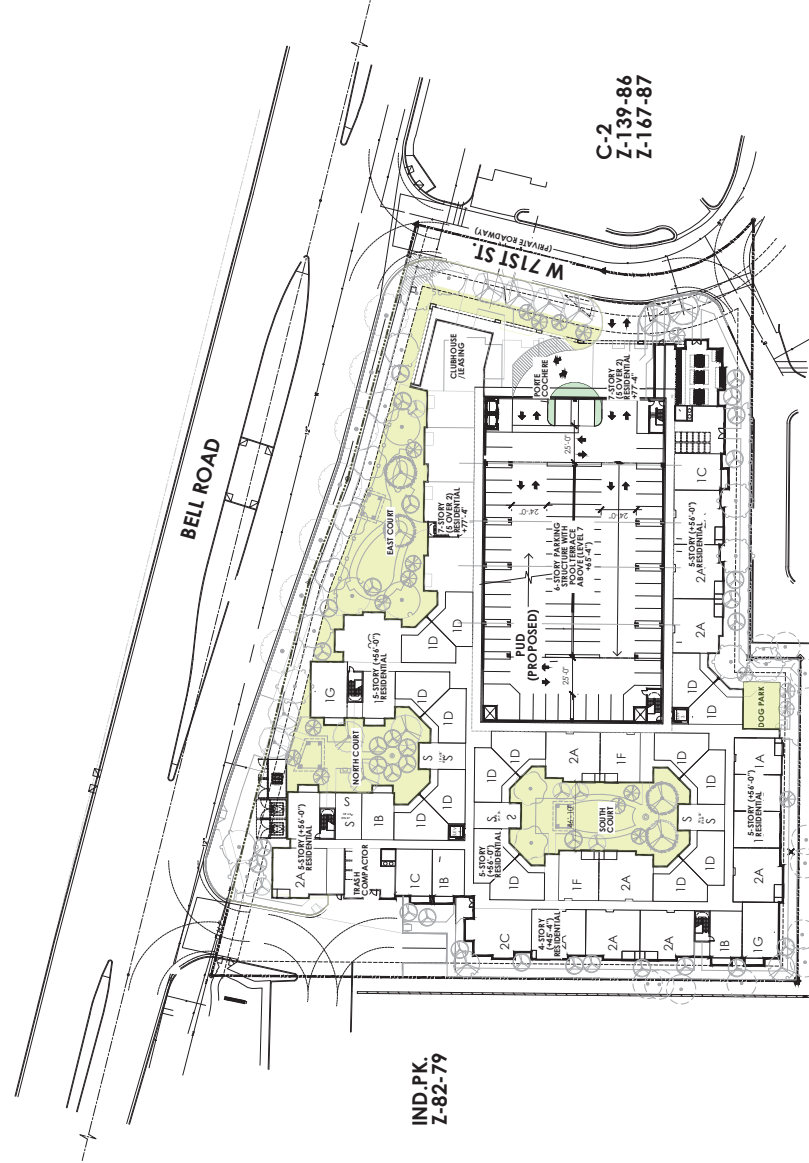
VICINITY MAP/NTS

OPEN SPACE
SITE PLAN

Preliminary Not For Construction



A3



IND.PK.
Z-82-79

R1-8

C-2
Z-139-86
Z-167-87

C-2
Z-139-86
Z-167-87

IND.PK.
Z-82-79



RESIDENCES AT SCOTTSDALE CROSSING

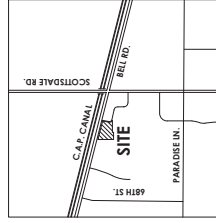
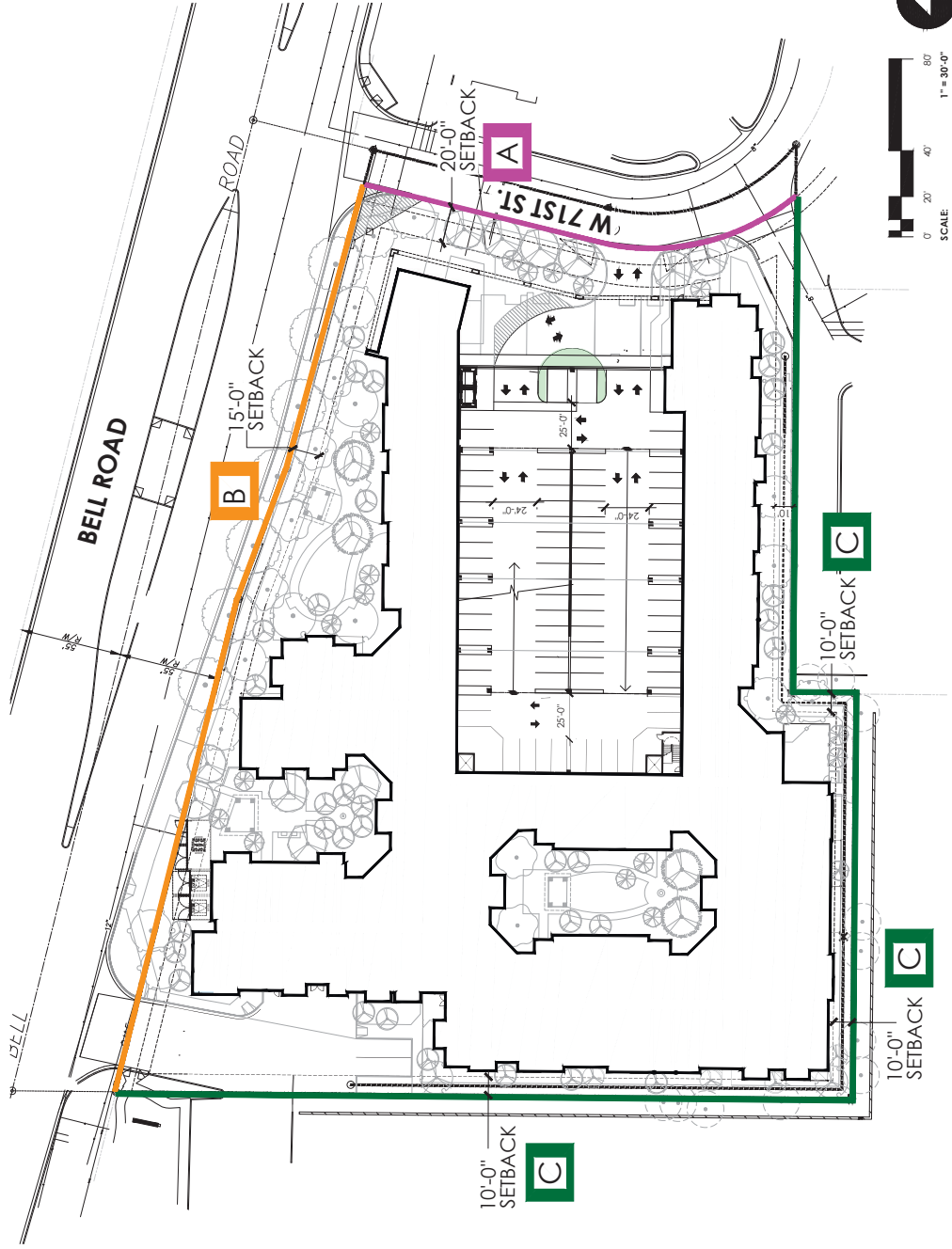
PHOENIX, AZ
PUD SUBMITTAL
April 21, 2025



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ASSOCIATES

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24-2043-00

EXHIBIT 3



VICINITY MAP/NTS

EWA NO: 01-31144
 SWA NO: 01-01027
 PAPP: 2403316
 REZONE: MAP: M12
 QUARTER SECT: Q36-44

A4



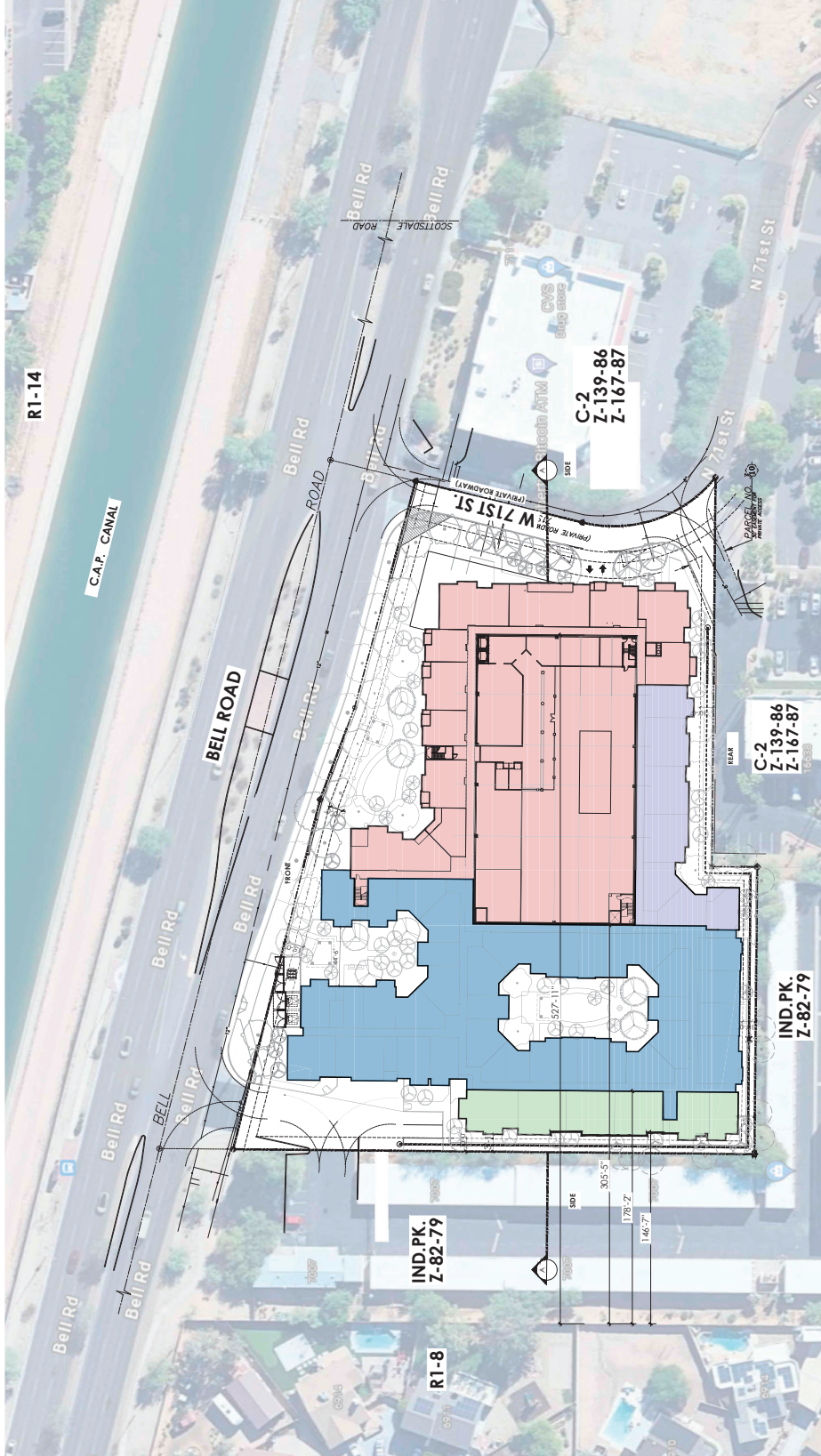
RESIDENCES AT SCOTTSDALE CROSSING
 PHOENIX, AZ
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 April 21, 2025

SETBACK PLAN
 Preliminary Not For Construction



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 24-2043-00

EXHIBIT 4



LEGEND:				
45'-4"	-	4 STORY		
56'-0"	-	5 STORY		
65'-4"	-	6 STORY		
79'-4"	-	7 STORY		

HEIGHT RESTRICTIONS AND OFFSETS				
DISTANCE:	HEIGHT:			
146'-7" = 0	to	45'-4" Height		
178'-2" = 45'-5"	to	56'-0" Height		
305'-5" = 56'-0"	to	65'-4" Height		
527'-11" = 65'-5"	to	79'-4" Height		



- SCALE: 1" = 40'-0"
- LEGEND
1. FIRE TURNING RADIUS
35' - INSIDE
55' - OUTSIDE
 2. ACCESSIBLE PARKING
 3. TRASH TURNING RADIUS
24' - INSIDE
44' - OUTSIDE

EVA NO: 01/21/14
EVA: 01/21/14
PAPP: 2603316
REZONE: MAP: M32
QUARTER SECT: Q36-44

VICINITY MAP/NTS



RESIDENCES AT SCOTTSDALE CROSSING

PHOENIX, AZ

PUD SUBMITTAL

April 21, 2025



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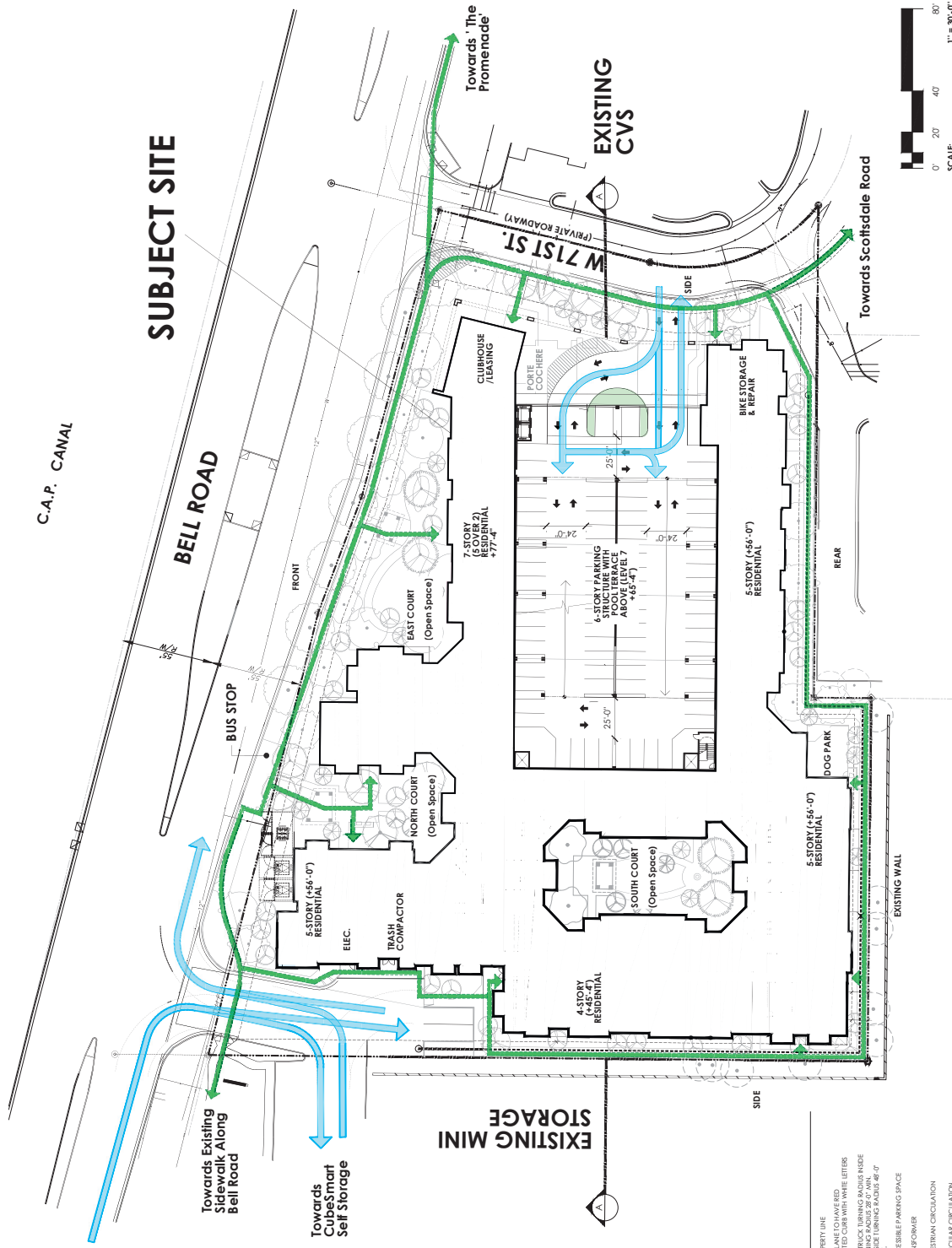
24-2043-00

BUILDING HEIGHT RESTRICTIONS EXHIBIT

Preliminary Not For Construction

A5

EXHIBIT 5



SUBJECT SITE

C.A.P. CANAL

BELL ROAD

Towards Existing
Sidewalk Along
Bell Road

Towards
CapSmart
Self Storage

EXISTING MINI
STORAGE

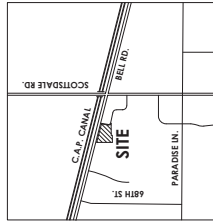
EXISTING
CVS

W 71ST ST.
(PRIVATE ROADWAY)

SCALE
0' 20' 40' 80'
1" = 30'-0"



VICINITY MAP/NTS



EVA NO: 0131144
EVA: 0101077
PAPP: 2403316
REZONE: MAP: M12
QUARTER SECT: Q36-44

- LEGEND**
- PROPERTY LINE
 - PRELATE TO HAVE RED
 - PAINTED CURB WITH WHITE LETTERS
 - FIRE TRUCK TURNING RADIUS INSIDE
 - CURB TURNING RADIUS 48'-0"
 - MAX.
 - ACCESSIBLE PARKING SPACE
 - TRANSFORMER
 - PEDESTRIAN CIRCULATION
 - VEHICULAR CIRCULATION



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PHOENIX, AZ

PUD SUBMITTAL

April 21, 2025

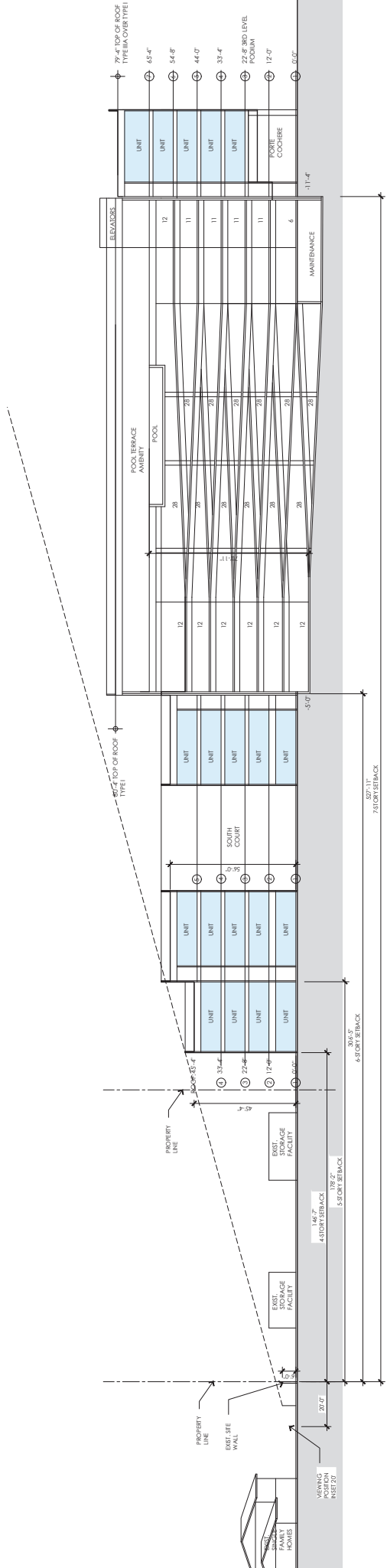


CONNECTIVITY PLAN

Preliminary Not For Construction

A6

EXHIBIT 6



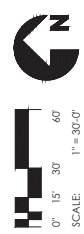
SITE SECTION A-A

SCALE: 1"=20'



KVA NO: 01-21164
SDEV: 0101827
PAPP: 2405316
PROJECT: 2405316
ZONING MAP: M12
QUARTER SECT: Q36-44

EXHIBIT 7

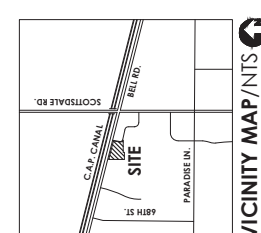


RESIDENCES AT SCOTTSDALE CROSSING
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PUD SUBMITTAL
April 21, 2025

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24-2043-00



VICINITY MAP/NTS
**CONCEPTUAL
LANDSCAPE PLAN**
Preliminary Not For Construction



KIVA NO: 01-21164
SDR: 0001827
RECORD: 2403316
ZONING MAP: M12
QUARTER SECT: Q38-44

SEVENTH LEVEL LANDSCAPE
SCALE 1"=4'

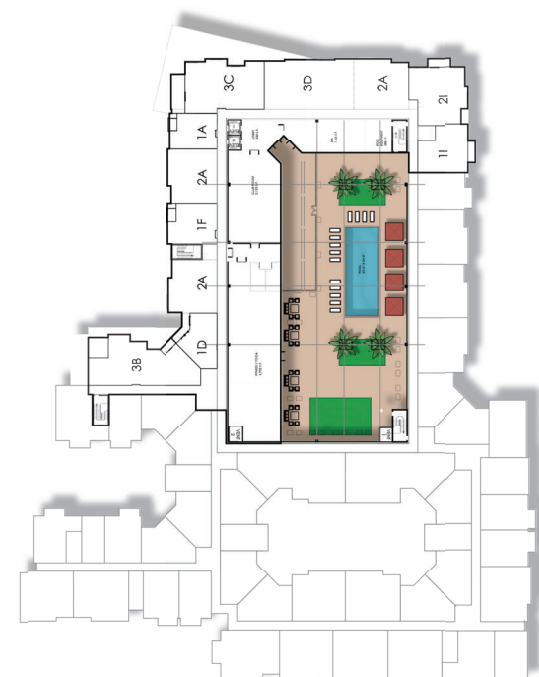
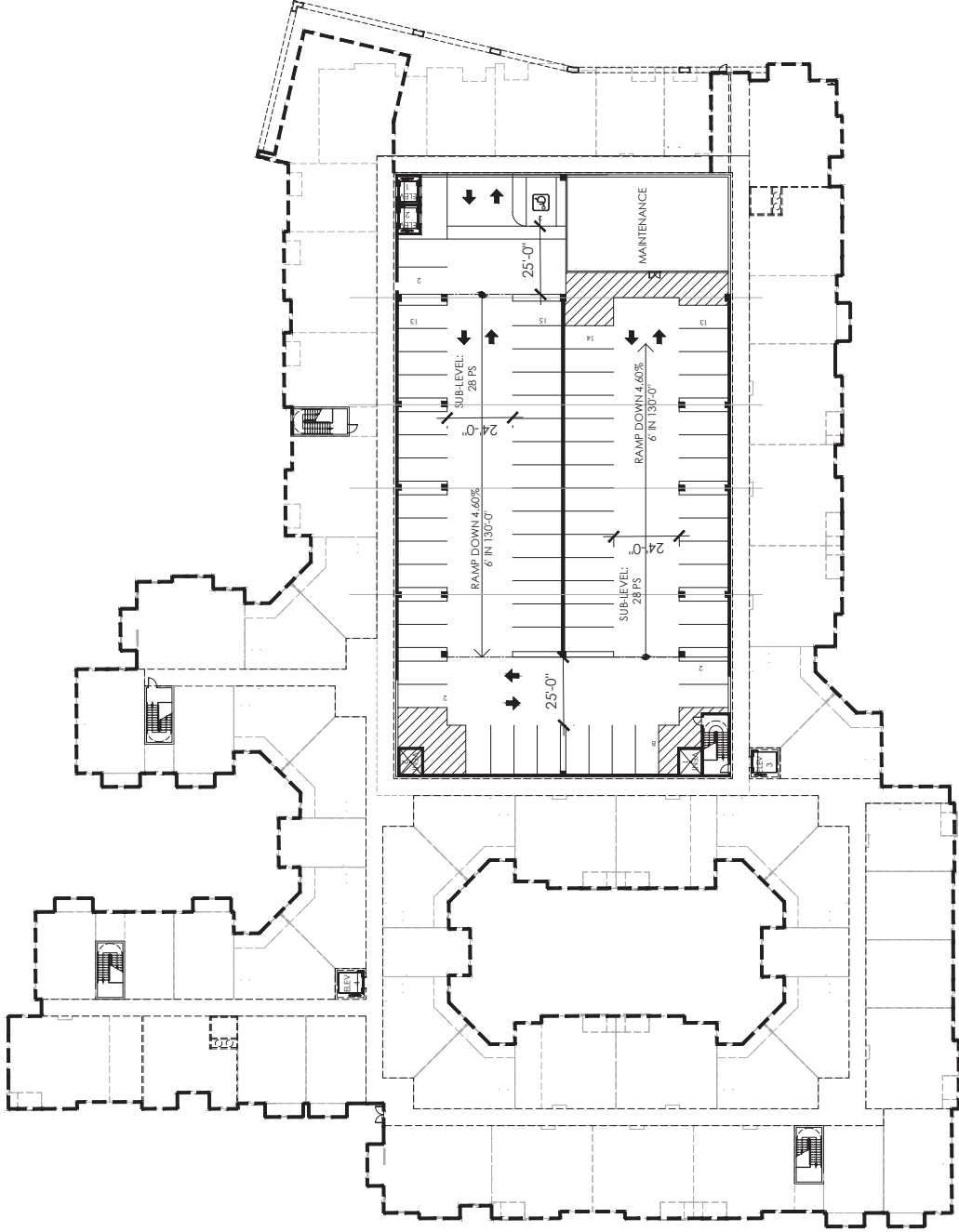


EXHIBIT 8



EXHIBIT 9



BELOW GRADE FLOOR PLAN
SCALE: 1"=20'

PLAN NO: 01.21.144
SDV: 0101827
PAPP: 2405316
REVISION: M12
REVISION MAP: M12
QUARTER SECT: Q36-44

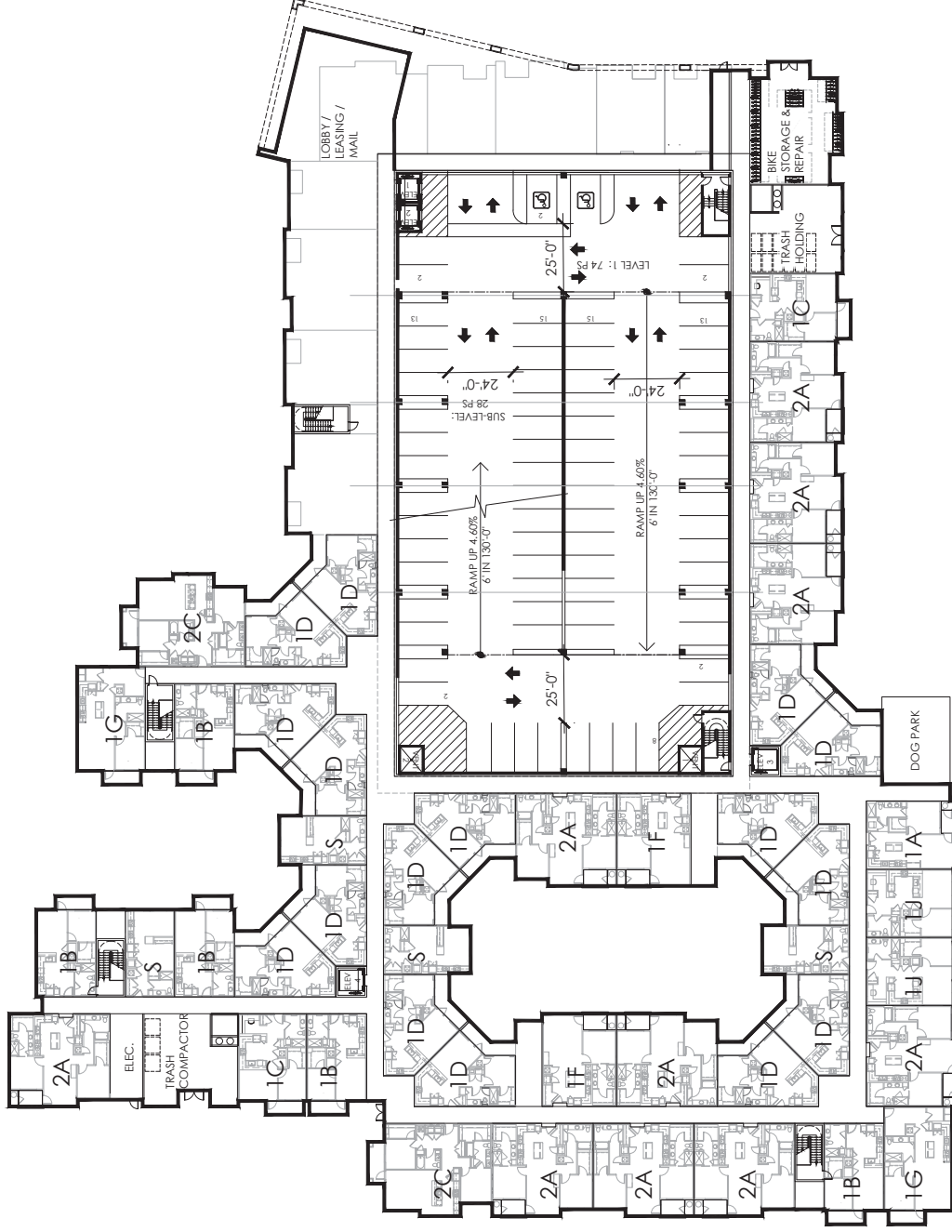


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PHOENIX, AZ
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BELOW GRADE FLOOR PLAN
Preliminary Not For Construction



FIRST FLOOR PLAN

SCALE: 1"=20'-0"



SCALE: 1"=20'-0"



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RESIDENCES AT SCOTTSDALE CROSSING

PHOENIX, AZ
PUD SUBMITTAL
April 21, 2025

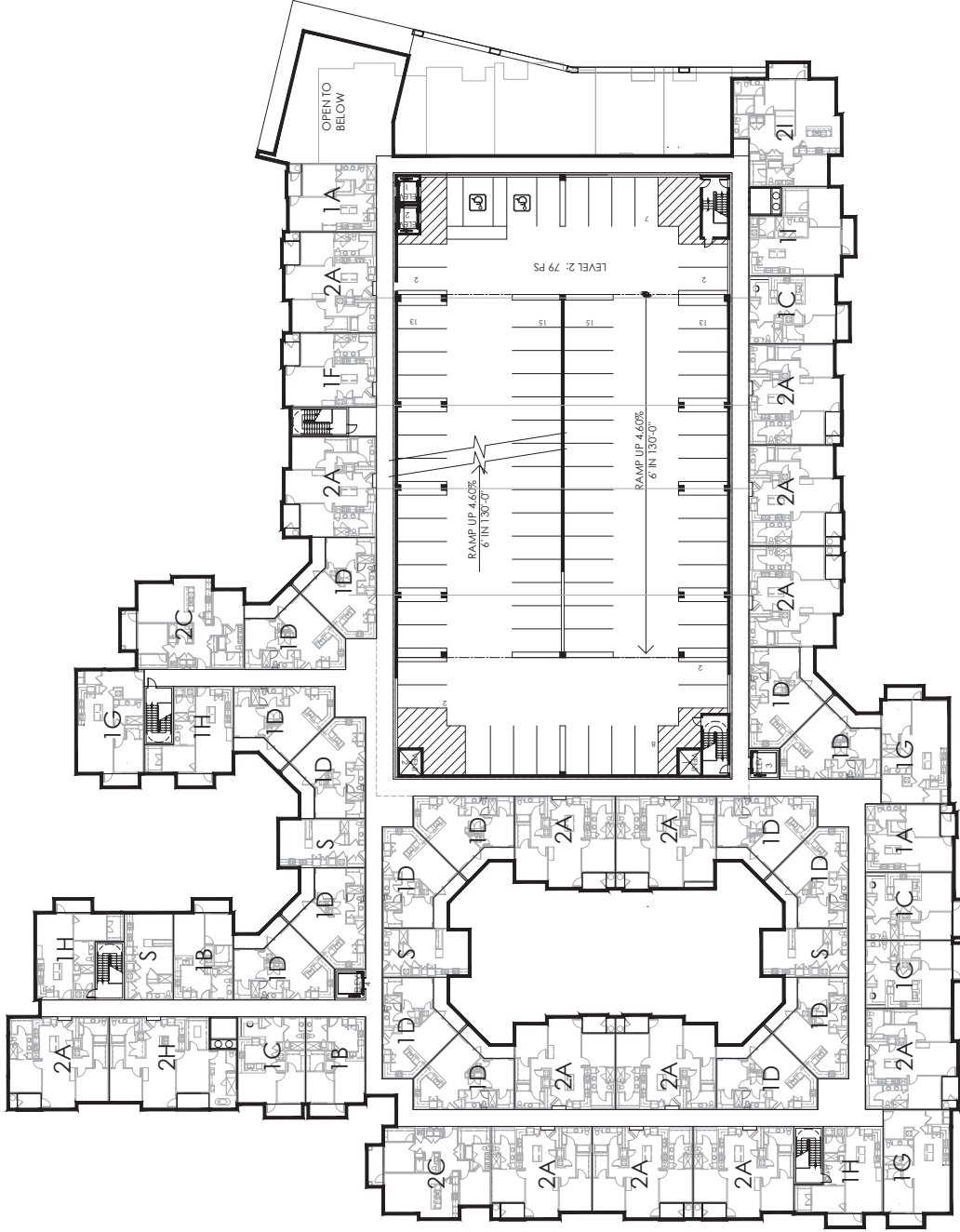


LEVEL 1 FLOOR PLAN

Preliminary Not For Construction

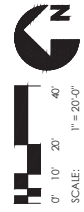
KVA NO: 01.21144
SDV: 0101827
PAPP: 2405316
RECORDING MAP: M12
QUARTER SECT: Q36-44

A9



NOTE:
UNITS 1H DO NOT STACK
ON UNITS BELOW

RVA NO: 01.21.144
 SDV: 0101827
 PAPP: 2405316
 REVISION: M12
 QUARTER SECT: Q36-44



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 April 21, 2025

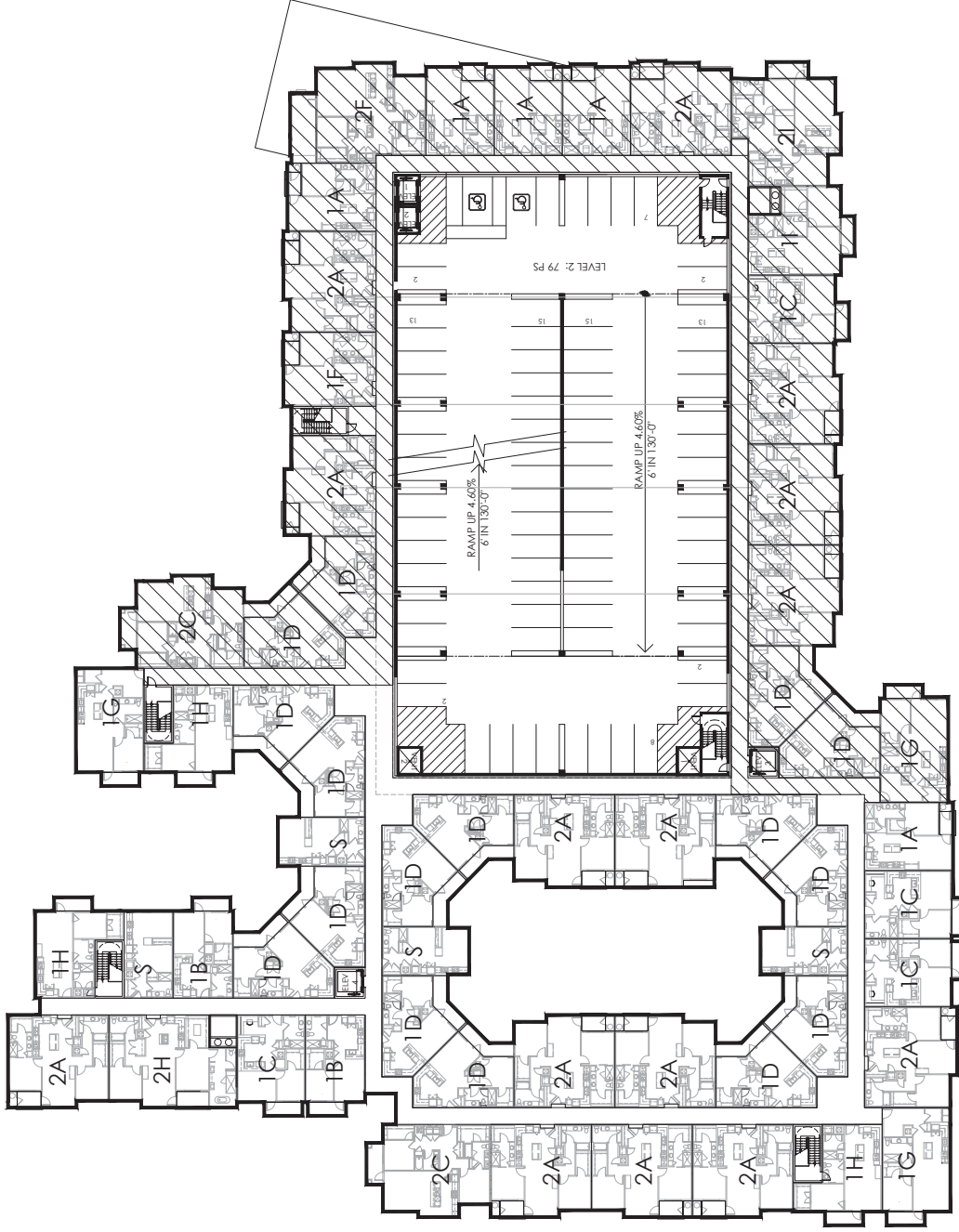


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A10

LEVEL 2 FLOOR PLAN
 Preliminary Not For Construction



THIRD FLOOR PLAN
SCALE: 1"=20'
GRAPHIC KEY
AREA OF THIRD LEVEL PODIUM



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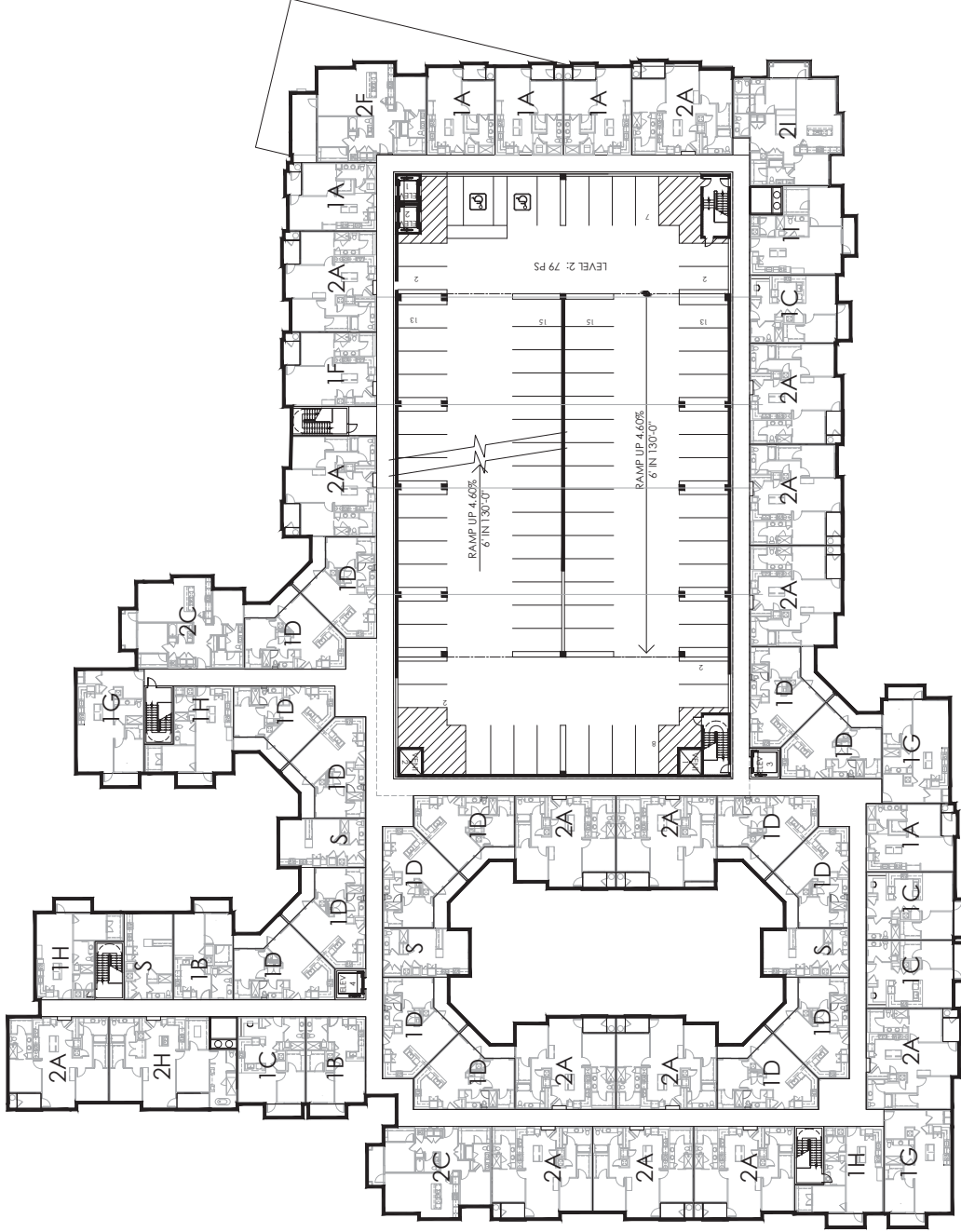
RESIDENCES AT SCOTTSDALE CROSSING
PHOENIX, AZ
PUD SUBMITTAL
April 21, 2025



**LEVEL 3 FLOOR PLAN -
PODIUM LEVEL**
Preliminary Not For Construction

KVA NO: 0121144
SDV: 0101827
PAPP: 2405316
RECORDING MAP: M12
QUARTER SECT: Q36-44

A11



FOURTH FLOOR PLAN

SCALE: 1/8"=20'



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PHOENIX, AZ
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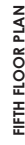


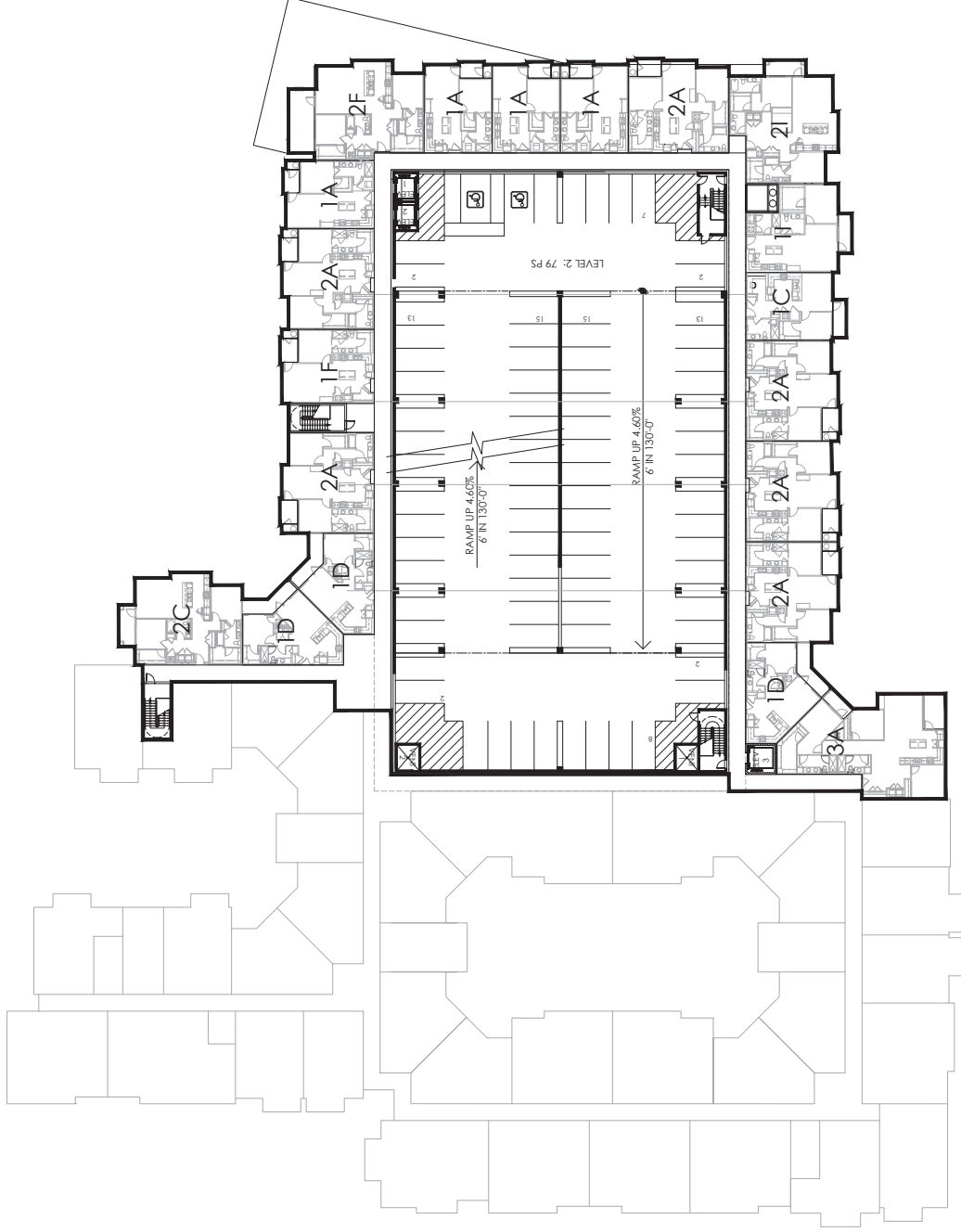
LEVEL 4 - FLOOR PLAN

Preliminary Not For Construction

RVA NO: 01.21144
SDEV: 0101827
PAPP: 2405316
RECORDING MAP: M12
QUARTER SECT: Q36-44

A12





SIXTH FLOOR PLAN

SCALE: 1"=20'



NOTE:
UNIT 3A DOES NOT STACK
ON UNITS BELOW

KVA NO: 0121144
SDEV: 0101827
PAPP: 2405316
RECORDING MAP: M12
QUARTER SECT: Q36-44

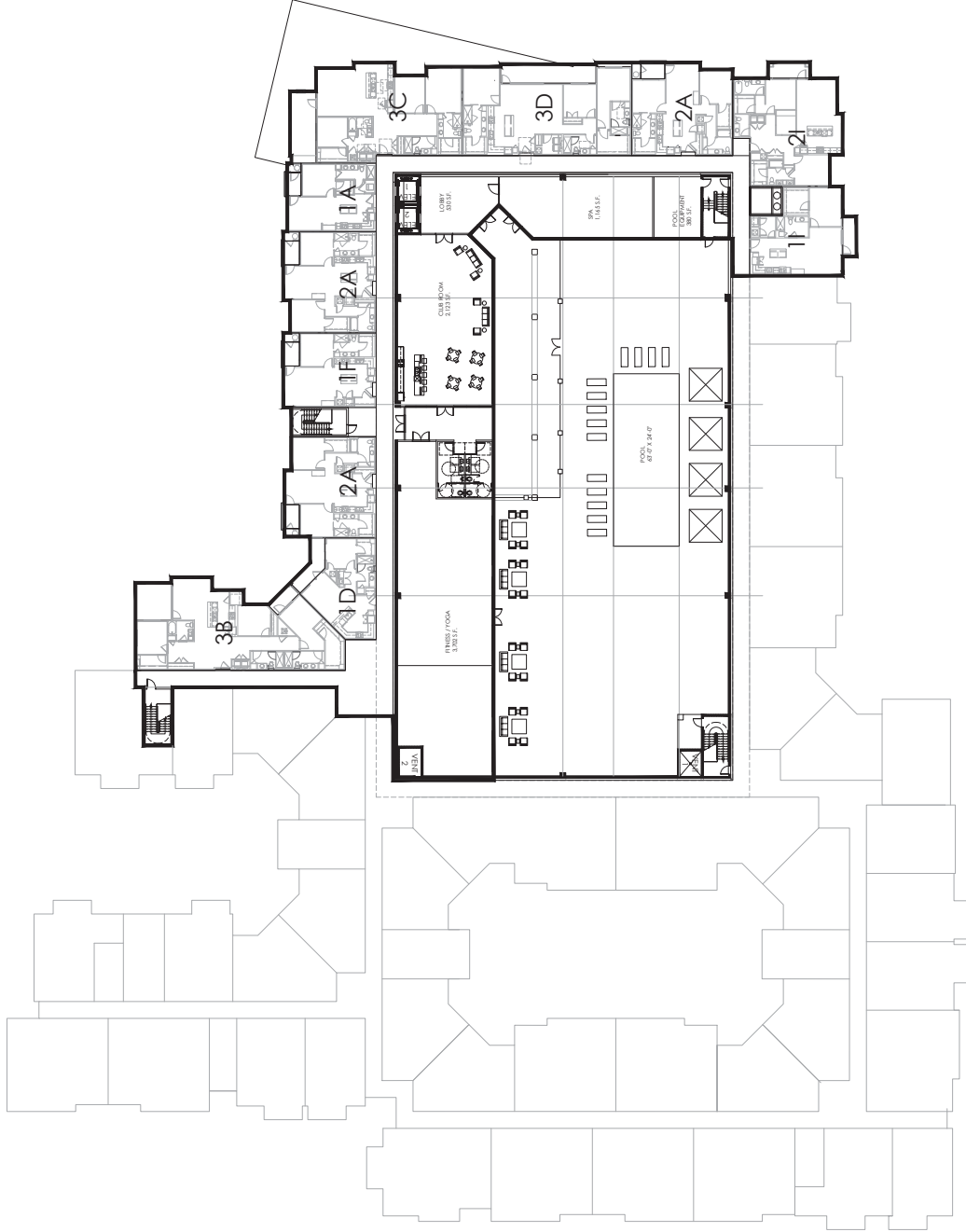


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RESIDENCES AT SCOTTSDALE CROSSING
PHOENIX, AZ
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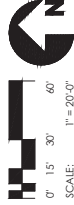


LEVEL 6 - FLOOR PLANS
Preliminary Not For Construction



SEVENTH FLOOR PLAN

SCALE: 1"=20'



NOTE:
UNITS 3B, 3C, & 3D DO NOT STACK
ON UNITS BELOW

WVA NO: 0121144
SDRY: 0101827
PAPP: 2405316
RECORDING MAP: M12
QUARTER SECT: Q36-44

A15

RESIDENCES AT SCOTTSDALE CROSSING

PHOENIX, AZ
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April 21, 2025

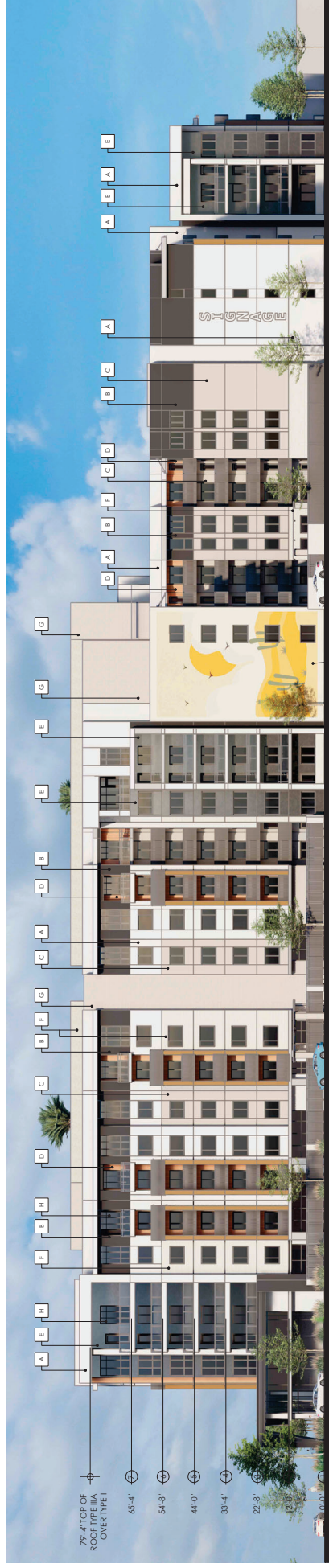


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LEVEL 7 - FLOOR PLAN
Preliminary Not For Construction

EXHIBIT 10



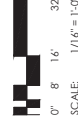
NORTH ELEVATION

SCALE: 1/16"=1"

[illegible]

EAST ELEVATION

SCALE: 1/16"=1'



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RESIDENCES AT SCOTTSDALE CROSSING

PHOENIX, AZ
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April 21, 2025



ELEVATIONS

Preliminary Not For Construction

KIVA NO: 01-21164
SDEV: 0101827
PAPP: 2405316
REZONE:
ZONING MAP: M12
QUARTER SECT: Q36-44

A16



SOUTH ELEVATION

SCALE: 1/16"=1'



WEST ELEVATION

SCALE: 1/16"=1'

A	BRICK
B	BRICK
C	BRICK
D	SHALOW WOOD BOND
E	SHALOW WOOD BOND
F	CONCRETE & MASONRY
G	CONCRETE & MASONRY
H	CONCRETE & MASONRY
I	CONCRETE & MASONRY

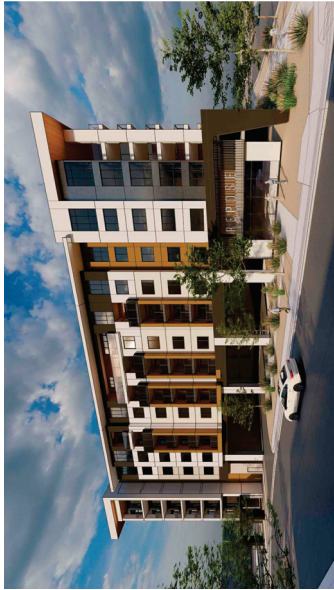
KVA NO: 0121164
PROJECT: 2402316
REZONE: 2402316
CONTRACT: 2402316
COURT REPORT: 0324-44

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RESIDENCES AT SCOTTSDALE CROSSING
PHOENIX, AZ
PUD SUBMITTAL
April 21, 2025

ELEVATIONS
Preliminary Not For Construction

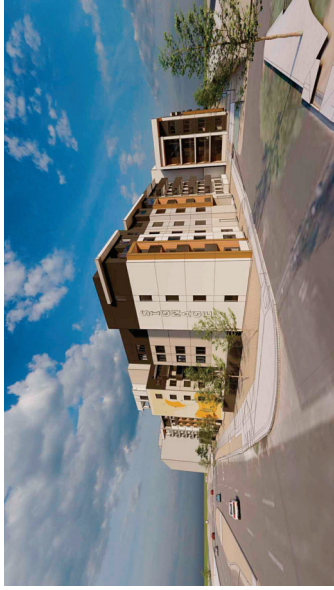
EXHIBIT 11



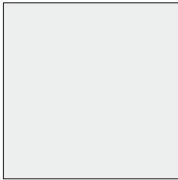
1 NE PERSPECTIVE



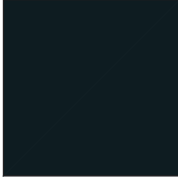
2 SE PERSPECTIVE



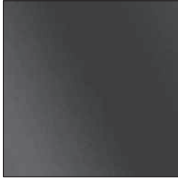
3 SW PERSPECTIVE



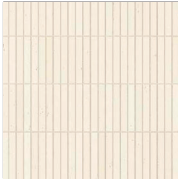
A Stucco 01



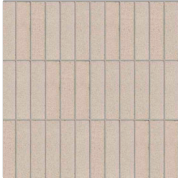
B Stucco 02



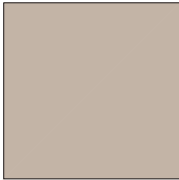
E ACM External Wall Panel



F Concrete Masonry Unit 01



G Concrete Masonry Unit 02



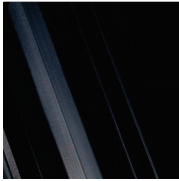
C Stucco 03



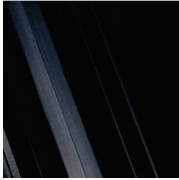
D Simulated Wood Siding



I Stucco Texture

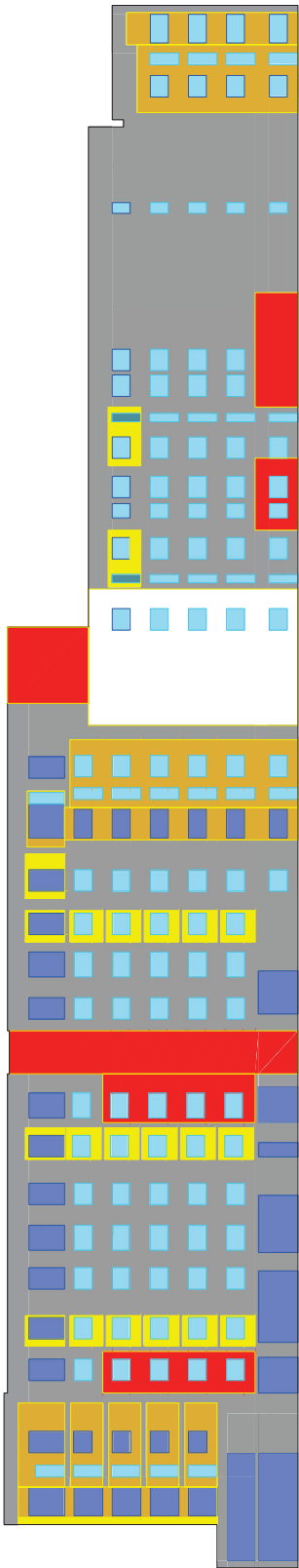


H Storefront Windows & Doors



I Residential Vinyl Windows

EXHIBIT 12

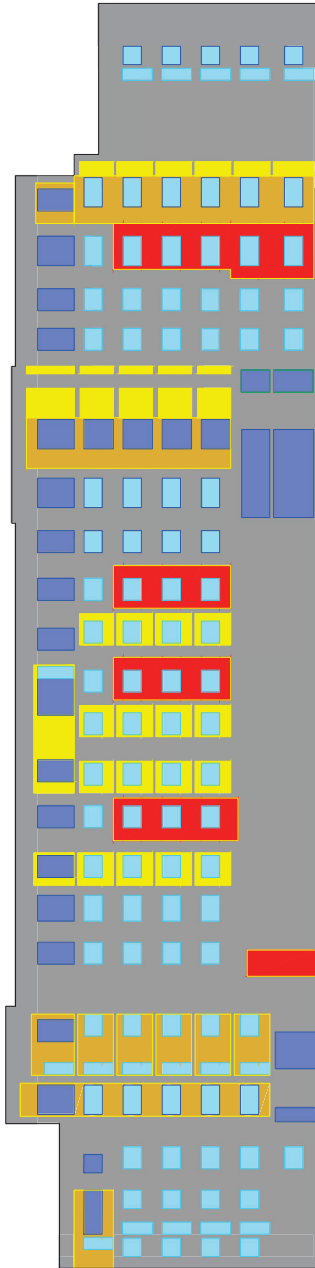


NORTH ELEVATION

SCALE: 1/16"=1'

TOTAL AREA: 30,686 SQFT
STUCCO AREA: 14,529 SQFT - 47%
GLAZING AREA: 3,864 SQFT - 13%
STOREFRONT AREA: 2,961 SQFT - 10%
OTHER MATERIAL: 9,332 SQFT - 30%
ACM: 3,140 SQFT
WOOD SIDING: 1,253 SQFT
CONCRETE MASONRY UNIT: 2,850 SQFT
MURAL: 2,089 SQFT

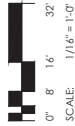
- STUCCO
- ACM
- WOOD SIDING
- CONCRETE MASONRY UNIT
- GLAZING
- STOREFRONT



EAST ELEVATION

SCALE: 1/16"=1'

TOTAL AREA: 26,854 SQFT
STUCCO AREA: 15,623 SQFT - 58%
GLAZING AREA: 3,516 SQFT - 13%
STOREFRONT AREA: 2,203 SQFT - 8%
OTHER MATERIAL: 5,512 SQFT - 21%
ACM: 2,197 SQFT
WOOD SIDING: 1,772 SQFT
CONCRETE MASONRY UNIT: 1,543 SQFT



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



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Fifield

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April 21, 2025

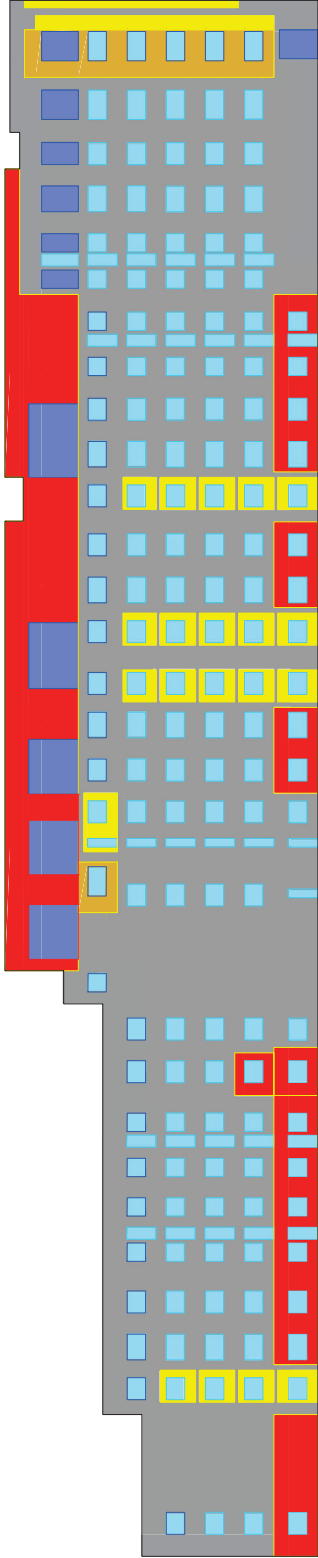


MATERIAL PERCENTAGES

Preliminary Not For Construction

KVA NO: 0121164
PROJECT: 24-2043-00
PAPP: 2403316
REZONE: 01/21/24
CONTRACT: 01/21/24
QUANTITY: 03/24/24

A18

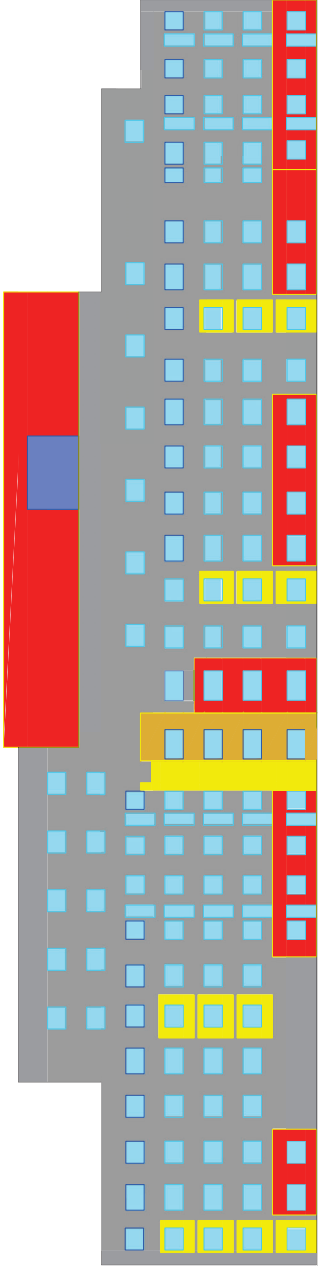


SOUTH ELEVATION

SCALE: 1/16"=1'

TOTAL AREA: 31,487 SQFT
STUCCO AREA: 17,337 SQFT - 55%
GLAZING AREA: 5,482 SQFT - 17%
STOREFRONT AREA: 1,592 SQFT - 5%
OTHER MATERIAL: 7,075 SQFT - 23%
ACM: 711 SQFT
WOOD SIDING: 1,533 SQFT
CONCRETE MASONRY UNIT: 4,831 SQFT

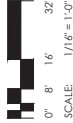
- STUCCO
- ACM
- WOOD SIDING
- CONCRETE MASONRY UNIT
- GLAZING
- STOREFRONT



WEST ELEVATION

SCALE: 1/16"=1'

TOTAL AREA: 25,359 SQFT
STUCCO AREA: 14,497 SQFT - 57%
GLAZING AREA: 4,530 SQFT - 18%
STOREFRONT AREA: 280 SQFT - 1%
OTHER MATERIAL: 6,052 SQFT - 24%
ACM: 440 SQFT
WOOD SIDING: 1,184 SQFT
CONCRETE MASONRY UNIT: 4,428 SQFT



KVA NO: 0121164
SUBJECT: 2403316
PAPP: 2403316
REZONE: 03/20/2025
CONTRACT: 03/20/2025
QUANTITY: 03/20/2025



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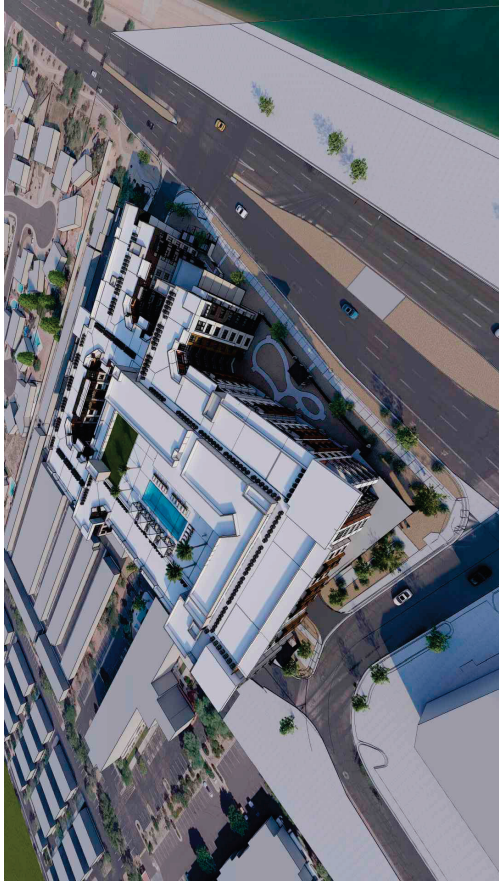
RESIDENCES AT SCOTTSDALE CROSSING

PHOENIX, AZ
PUD SUBMITTAL
April 21, 2025

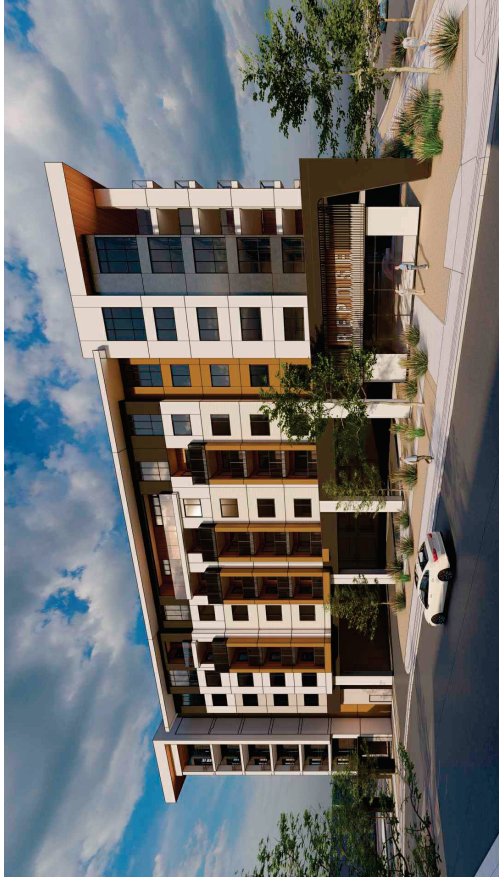
MATERIAL PERCENTAGES

Preliminary Not For Construction

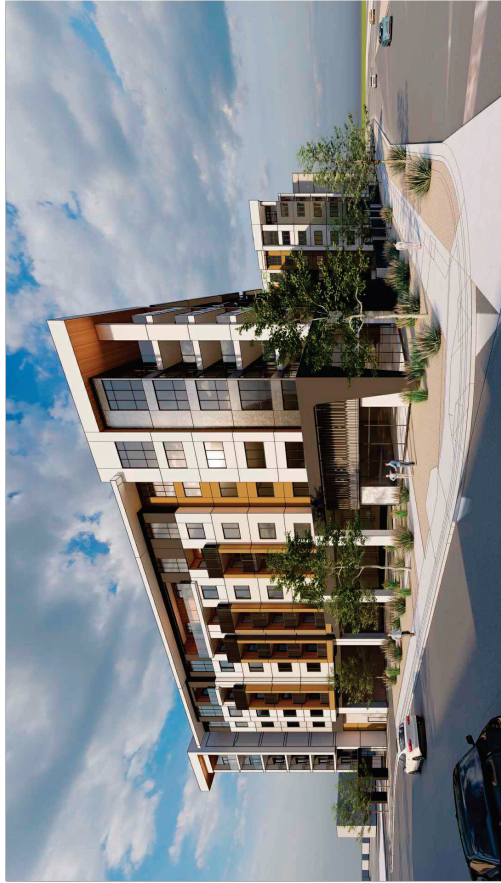
EXHIBIT 13



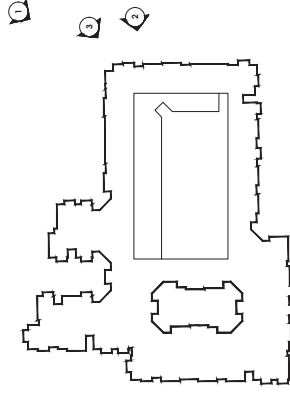
1 AERIAL VIEW FROM NORTHEAST
CORNER OF 74TH STREET & BELL ROAD



2 VIEW FROM NORTH
ALONG 71ST STREET



3 VIEW FROM NORTHEAST



KEYPLAN

KVA NO: 01-21164
SDEV: 0101827
PAPP: 2405316
ZONING MAP: M12
QUARTER SECT: Q36-44



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ASSOCIATES

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RESIDENCES AT SCOTTSDALE CROSSING

PHOENIX, AZ
PUD SUBMITTAL

April 21, 2025



PERSPECTIVE RENDERINGS

Preliminary Not For Construction

A21



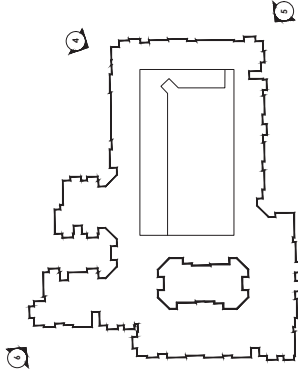
4 VIEW FROM NORTHEAST



5 VIEW FROM SOUTHEAST



6 VIEW FROM SOUTHWEST

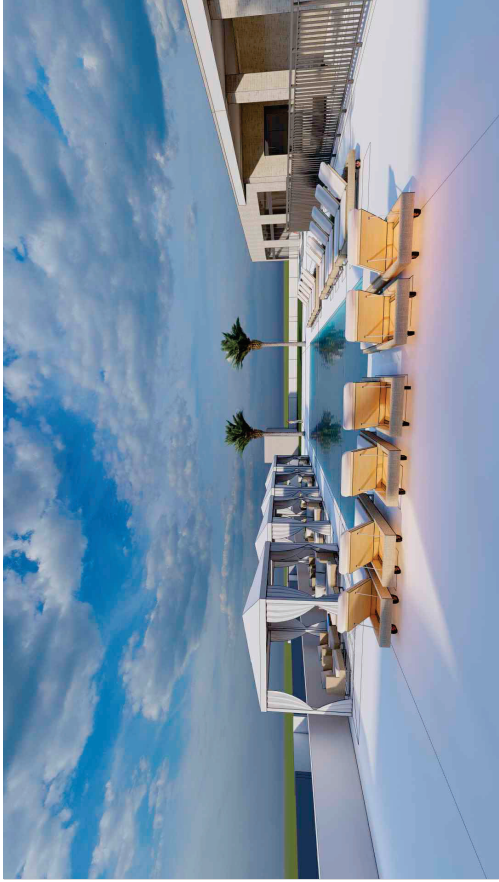


KEYPLAN

KVA NO:	01-21164
SDR:	010827
DATE:	240316
REZONE:	M12
ZONING MAP:	Q38-44
QUARTER SECT:	



7 VIEW FROM SOUTHWEST



8 VIEW OF POOL TERRACE



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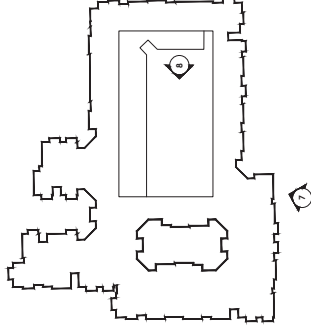
RESIDENCES AT SCOTTSDALE CROSSING

PHOENIX, AZ
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April 21, 2025



PERSPECTIVE RENDERINGS

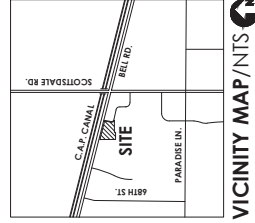
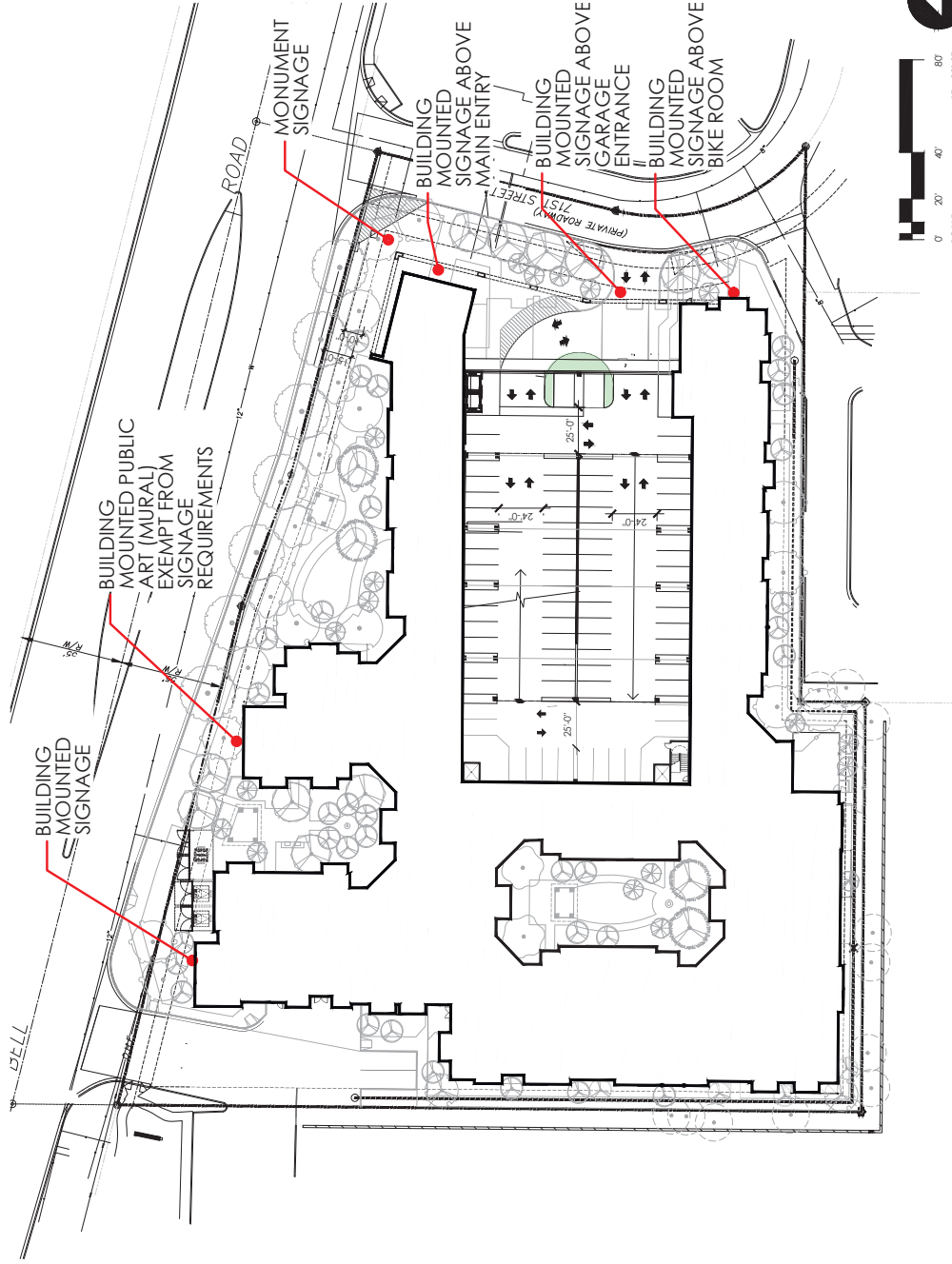
Preliminary Not For Construction



KEYPLAN

KVA NO: 01-21164
SDV: 0101827
KVA: 2465316
REZONE: M12
ZONING MAP: M12
QUARTER SECT: Q36-44

EXHIBIT 14



EWA NO: 01-31144
 SWA NO: 01-01027
 PAPP: 2403316
 REZONE: MAP: M12
 QUARTER SECT: Q36-44



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CONCEPTUAL SIGNAGE PLAN

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