



City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

Staff Report Z-41-25-2
(Residences at Scottsdale Crossing PUD)
October 26, 2025

[Paradise Valley Village Planning Committee](#) Meeting Date:

November 3, 2025

[Planning Commission](#) Hearing Date:

December 4, 2025

Request From:

[C-2](#) (Intermediate Commercial) (4.32 acres)

Request To:

[PUD](#) (Planned Unit Development) (4.32 acres)

Proposal:

To allow multifamily residential and commercial uses

Location:

Approximately 660 feet west of the southwest corner of Scottsdale Road and Bell Road

Owner:

GDC-Scottsdale Crossings LLC

Applicant:

Fifield Companies

Representative:

Nick Wood, Snell & Wilmer, LLP

Staff Recommendation:

Approval, subject to stipulations

General Plan Conformity			
General Plan Land Use Map Designation		Current: Industrial Pending (GPA-PV-1-25-2): Residential 15+ dwelling units per acre	
Street Map Classification	Bell Road	Major Arterial	Width varies from 55-foot to 67.29-foot south half street
	71st Street	Local Street (Private)	20-foot west half street
<p>CONNECT PEOPLE AND PLACES CORE VALUE; OPPORTUNITY SITES; LAND USE PRINCIPLE: Promote and encourage compatible development and redevelopment with a mix of housing types in neighborhoods close to employment centers, commercial areas, and where transit or transportation alternatives exist.</p> <p>The proposal will add to the mix of housing types within the immediate area, which is a node of commercial activity, and will be located within a designated employment center.</p>			

General Plan Conformity

CONNECT PEOPLE & PLACES CORE VALUE; BICYCLES; DESIGN PRINCIPLE:
Development should be designed to included convenient bicycle parking.

The PUD includes bicycle parking for both residents and guests. The PUD also includes other bicycle infrastructure, including electric bicycle charging and a bicycle repair station, in order to support alternative modes of transportation.

**BUILD THE SUSTAINABLE DESERT CITY CORE VALUE; TREES AND SHADE;
DESIGN PRINCIPLE: *Integrate trees and shade into the design of new development and redevelopment projects throughout Phoenix.***

The PUD proposes standards that integrate trees and shade in the design, including enhanced landscaping around the perimeter of the site, shaded detached sidewalks, and additional outdoor open space areas.

Applicable Plans, Overlays, and Initiatives

[Desert Ridge/Kierland Major Employment Center](#) – See Background Item. No. 2.

[Shade Phoenix Plan](#) – See Background Item No. 11.

[Complete Streets Guiding Principles](#) – See Background Item No. 12.

[Comprehensive Bicycle Master Plan](#) – See Background Item No. 13.

[Housing Phoenix Plan](#) – See Background Item No. 14.

[Zero Waste PHX](#) – See Background Item No. 15.

[Transportation Electrification Action Plan](#) – See Background Item No. 16.

[Phoenix Climate Action Plan](#) – See Background Item No. 17.

[Conservation Measures for New Development](#) - See Background Item No.18

Surrounding Land Uses/Zoning		
	Land Use	Zoning
On Site	Commercial and office	C-2
North (across Bell Road)	Canal and multifamily residential	R1-14 and R-3A
South	Self-service storage warehouse and hotel	IND. PK. and C-2
West	Self-service storage warehouse	IND. PK
East (across 71st Street)	Retail	C-2

Background/Issues/Analysis

SUBJECT SITE

1. This request is to rezone a 4.32-acre site located approximately 660 feet west of the southwest corner of Scottsdale Road and Bell Road. The request is to rezone from C-2 (Intermediate Commercial) to PUD (Planned Unit Development) to allow multifamily residential and commercial uses.
2. [**Desert Ridge/Kierland Major Employment Center**](#)
 The subject site falls within the boundaries of the City of Phoenix designated employment center. The Desert Ridge/Kierland employment center extends east from 36th Street to Scottsdale Road between Deer Valley Road and the Central Arizona Project (CAP) Canal, including the area from 64th Street to Scottsdale Road between the CAP canal and Acoma Drive.

Major Employment Centers and Corridors



*Major Employment Centers Map
 Source: Planning and Development Department*

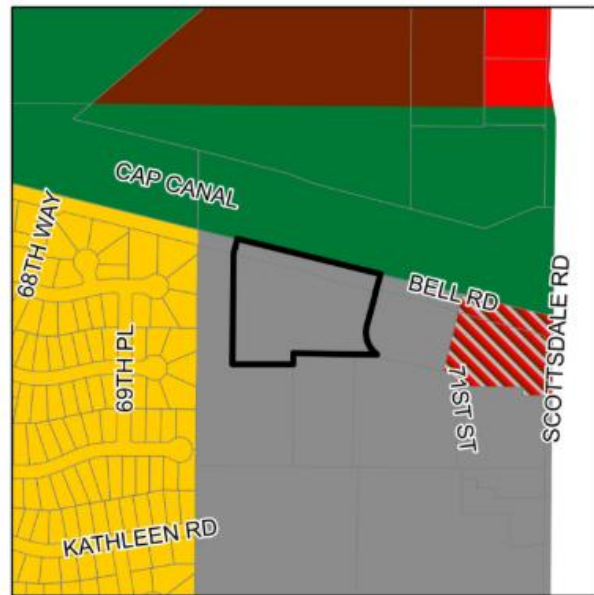
GENERAL PLAN LAND USE MAP DESIGNATION

3. The General Plan Land Use Map designation for the subject site is Industrial. The proposal is inconsistent with the existing General Plan Land Use Map designation, and although the site is less than 10 acres in size, the exception regarding any residential request in a designated industrial or commerce park area is triggered; thus, a minor General Plan Amendment is required. A concurrent minor General Plan Amendment case, GPA-PV-1-25-2, is proposed to change the General Plan Land Use Map designation to Residential 15+ dwelling units per acre. The proposed PUD zoning is consistent with the proposed General Plan Land Use Map designation.

The General Plan Land Use Map designation to the north of the site is Parks/Open Space – Publicly Owned. To the west, south, and east of the site is designated as Industrial.

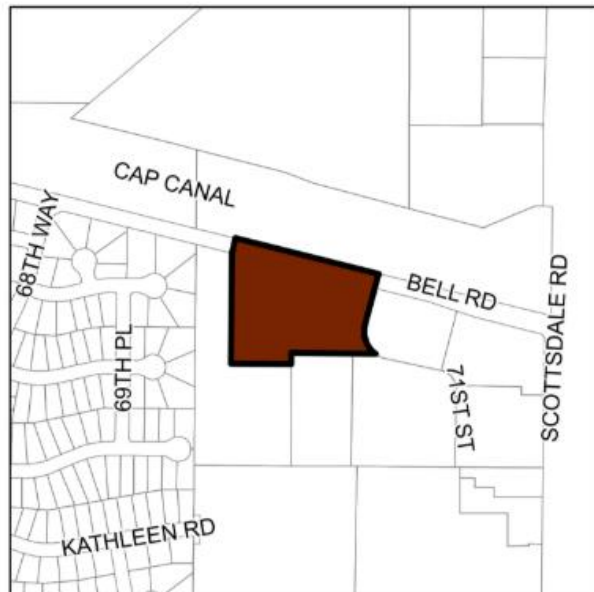
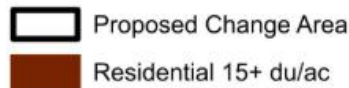
EXISTING:

Industrial (4.32 +/- Acres)



PROPOSED CHANGE:

Residential 15+ du/ac (4.32 +/- Acres)

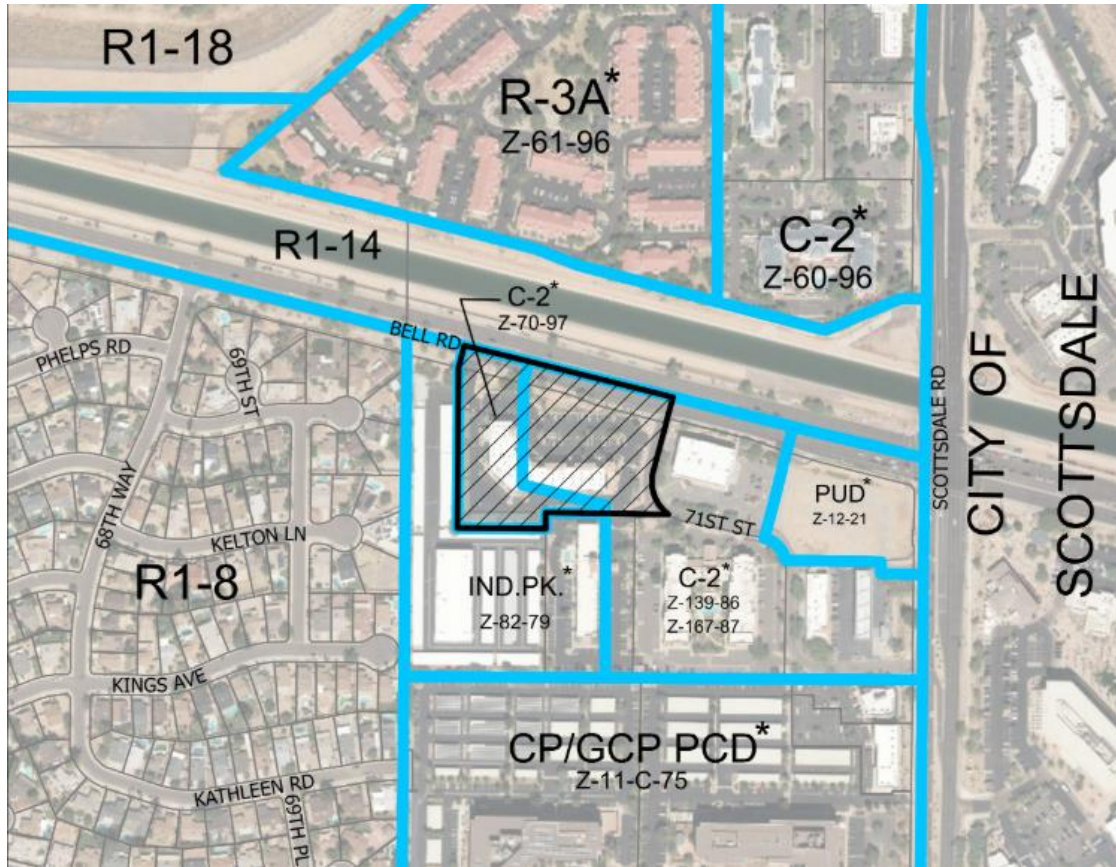


GPA-PV-1-25-2 Sketch Map
Source: Planning and Development Department

SURROUNDING ZONING AND LAND USES

- To the north, across Bell Road, is the Central Arizona Project (CAP) Canal zoned R1-14 (One-Family Residence) and multifamily residential zoned R-3A (Multifamily Residence District). To the west is a self-service storage warehouse zoned IND.PK. (Industrial Park) and a single-family subdivision zoned R1-8 (Single-Family Residence District). To the south is a self-service

storage warehouse zoned IND.PK (Industrial Park) and hotels zoned C-2 (Intermediate Commercial). To the east, across 71st Street, is a retail business zoned C-2 (Intermediate Commercial).



Zoning Aerial Map

Source: Planning and Development Department

PROPOSAL

5. The proposal was developed utilizing the PUD zoning district. The Planned Unit Development (PUD) is intended to create a built environment that is superior to that produced by conventional zoning districts and design guidelines. Using a collaborative and comprehensive approach, an applicant authors and proposes standards and guidelines that are tailored to the context of a site on a case-by-case basis. Where the PUD Development Narrative is silent on a requirement, the applicable Zoning Ordinance provisions will be applied.
6. The PUD proposes standards that support the vision of a well-landscaped and more pedestrian friendly multifamily residential development with a detached sidewalk along Bell Road, a new sidewalk along 71st Street, shading, and pedestrian paths.

The building ranges from four to seven-stories and utilizes a stepdown approach to promote more quality architecture and help reduce impacts to the single-family residences on the west side of the development. The building wraps around a parking structure which serves the residents and guests further reducing the negative impacts of vehicular parking by minimizing the visibility of the vehicles and parking garage. There also is a minimum 15 percent of the total gross site area consisting of common open space including amenities such as a club room, yoga and fitness center, dog run/park, walking path, swimming pool, etc.

7. Below is a summary of the proposed standards for the subject site as described in the attached PUD Development Narrative. The proposed standards were designed to allow for a multifamily development that provides enhanced architecture, landscaping and a more pedestrian-friendly environment which is sensitive to the surrounding uses.

List of Uses

The Development Narrative proposes a number of permitted uses. The proposed uses consist of the permitted C-2 zoning uses found in Section 623 of the Phoenix Zoning Ordinance, with many prohibited uses. Additionally, multifamily residential is permitted with a maximum of 315 residential dwelling units.

The Development Narrative also proposes restricting certain uses that are inconsistent with the PUD's vision of fostering a walkable environment for both current and future residents in the surrounding area such as auto title loan establishments, retail of automobile parts and supplies, gas stations, hospitals, single-family residential, automobile service stations, veterinarian hospitals and offices, and window glass installation shop.

Development Standards

The following is a table of proposed development standards for the project.

a. Density (Maximum)		315 Dwelling Units 73 Dwelling Units per Gross Acre
b. Minimum Lot Width/Depth		No Minimum
c. Minimum Building Setbacks		
	North (Bell Road)	15 feet from Property Line
	West (Perimeter)	10 feet from Property Line
	East (71st Street)	20 feet from Back of Curb
	South (Perimeter)	10 feet from Property Line
d. Building Height (Maximum)		83 feet

e. Building Height Restrictions		
	Zone 1: Within 140 feet of R1-8 Zoning District Boundary	0 feet
	Zone 2: 140 to 178 feet from R1-8 Zoning District Boundary	46 feet
	Zone 3: 178 to 305 feet from R1-8 Zoning District Boundary	58 feet
	Zone 4: 305 to 520 feet from R1-8 Zoning District Boundary	83 feet
Lot Coverage (Maximum)		65% of Total Net Site Area

The PUD provides a step back design approach of the building to reduce the sight visibility into the yards of the single-family residential neighborhood to the west of this proposed development. As the building gets closer to the R1-8 single-family zoned properties the proposed building gets lower in height. The maximum height of the building is 83 feet which is at the east end of the site. This design approach also provides more variation and visual interest in the architectural design of the building.



Source: Applicant's PUD Narrative

Streetscape Standards

The streetscape standards exceed the requirements of the Phoenix Zoning Ordinance.

Bell Road	<p><u>Detached Sidewalk Width</u>: 6 feet</p> <p><u>Landscape Strip</u>: Minimum 10 feet landscape area between back of curb and detached sidewalk.</p> <p><u>Planting Standards</u>: Minimum 2-inch caliper trees, planted 20 feet on center, or in equivalent groupings on both sides of the sidewalk. Minimum</p>
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	five 5-gallon shrubs per tree. Minimum of 75% live coverage. <u>Sidewalk Tree Shade Coverage:</u> 75%
71st Street (Private)	<u>Attached Sidewalk Width:</u> 6 feet <u>Sidewalk Tree Shade Coverage:</u> 75%

Minimum Landscape Standards

Minimum Landscape Setbacks (Perimeter)		
	North (Bell Road)	15 feet from Property Line
	West (Perimeter)	10 feet from Property Line
	East (71st Street)	20 feet from Back of Curb
	South (Perimeter)	10 feet from Property Line
North (Bell Road)		<u>Landscaping Standards:</u> Minimum 2-inch caliper trees, planted 20 feet on center, or in equivalent groupings. Minimum five 5-gallon shrubs per tree. Minimum of 75% live coverage.
West (Perimeter)		<u>Landscaping Standards:</u> Minimum 2-inch caliper trees, planted 20 feet on center, or in equivalent groupings. Minimum five 5-gallon shrubs per tree. Minimum of 50% live coverage. <u>Pedestrian Walk:</u> A minimum 5-foot- wide pedestrian walk shall be located within the landscape setback for pedestrian circulation.
East (71st Street)		<u>Landscaping Standards:</u> Minimum 2-inch caliper trees, planted 20 feet on center, or in equivalent groupings. Minimum five 5-gallon shrubs per tree. Minimum of 50% live coverage.
South (Perimeter)		<u>Landscaping Standards:</u> Minimum 2- inch caliper trees, planted 20 feet on center, or in equivalent groupings. Minimum five 5-gallon shrubs per tree. Minimum of 50% live coverage. <u>Pedestrian Walk:</u> A minimum 5-foot- wide pedestrian walk shall be

	located within the landscape setback for pedestrian circulation.
Common Open Space	Minimum 15%

Parking Standards

The following table summarizes the parking standards. The number of the vehicle parking spaces is different than the Phoenix Zoning Ordinance requirement of 1.5 spaces per dwelling unit of any size unit. Electric vehicle, bicycle parking and a drop-off/pick-up location are above what is required by Phoenix Zoning Ordinance standards.

Minimum Parking Standards	
Residents	
Studio	1.3 spaces per dwelling unit
1-Bed & 2-Bed	1.5 spaces per dwelling unit
3-Bed	2.0 spaces per dwelling unit
Unreserved Parking	0.5 spaces per required parking space
Electric Vehicle Parking	5% EV Installed 5% EV Capable
Bicycle Parking	0.25 spaces per total dwelling unit, maximum 50 spaces 0.05 guest spaces per total dwelling unit, maximum 50 spaces
Drop-Off/Pick-Up	A drop-off/pick-up area for residents and guests shall be provided near the entrance of the parking garage.

Fences/Walls

The PUD notes fences and walls shall comply with the Phoenix Zoning Ordinance, except 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 feet of the property line.

Shade

The PUD shade standards are to provide a minimum of 75 percent for all public sidewalks, 75 percent for private pathways, and 50 percent for all private resident amenity areas. This will encourage shade which goes above the Phoenix Zoning Ordinance requirements. Per Stipulation No. 1.b, shade may be achieved by structures or by landscaping, or a combination thereof.

9. **Design Guidelines**

To ensure quality building and design many guidelines have been incorporated within the PUD. These guidelines include utilizing a variety of materials; a specific color palette; providing limitations on the length of blank walls; adding an art element; requiring private balconies and patios for 80 percent of the units; and screening of mechanical and electrical equipment, and the parking garage.

The design of the building shows a step-down approach from east to west providing additional interest to the architecture and sensitivity by providing privacy for the neighboring residential properties.

The project will include private amenities for its residents. These amenities may include a club room, yoga and fitness center, outdoor seating area(s), dog run/park, yoga/event lawn, secured resident walking path, and a swimming pool and/or spa with a lounge deck, seating node(s) and an activity lawn.

10. **Signs**

All signage shall comply with City of Phoenix Zoning Ordinance, Section 705. A Comprehensive Sign Plan may be processed in accordance with Section 705.E.2. of the Zoning Ordinance. Stipulation Nos. 1.c and 1.e require that signs be in compliance with the Sign Section of the Zoning Ordinance, any variations will need to go through the standard process.

AREA PLANS, OVERLAY DISTRICTS, AND INITIATIVES

11. **Shade Phoenix Plan**

In November 2024, the Phoenix City Council adopted the Shade Phoenix Plan. The Shade Phoenix Plan prioritizes increasing shade coverage throughout the City to improve health and quality of life. Investing in shade can address the urban heat island effect, clean the air, preserve Sonoran vegetation, and prevent health complications related to prolonged exposure to heat. The Shade Phoenix Plan provides numerous strategies to increase shade including expanding and maintaining existing shade, strengthening tree code enforcement, and developing shade stipulations in rezoning cases. The Development Narrative requires a minimum 75 percent shade on all public sidewalks, enhanced shade on internal pathways, and larger tree sizes within the landscape areas between the back of curb and sidewalk. These standards exceed the minimum Zoning Ordinance requirements.

12. **Complete Streets Guiding Principles**

In 2014, the City of Phoenix City Council adopted the Complete Streets Guiding Principles. The principles are intended to promote improvements that provide an accessible, safe, connected transportation system to include all modes, such as bicycles, pedestrians, transit, and vehicles. To promote safety

and connectivity for all users, the PUD proposes standards of a detached sidewalk along Bell Road and wider sidewalks and pedestrian paths. Also there is a pedestrian transit link being provided which is an 8-foot-wide pedestrian pathway providing direct access between the building and the transit bus pad and this path will be shaded and consist of decorative materials.

13. **[Comprehensive Bicycle Master Plan](#)**

The City of Phoenix adopted the Comprehensive Bicycle Master Plan in 2014 to guide the development of its bikeway system and supportive infrastructure. The Comprehensive Bicycle Master Plan supports options for both short- and long-term bicycle parking as a means of promoting bicyclist traffic to a variety of Destinations. The Development Narrative includes bicycle and electric bicycle parking provisions, and a bicycle repair “fix it station” in the development.

14. **[Housing Phoenix Plan](#)**

In June 2020, the Phoenix City Council approved the Housing Phoenix Plan. This Plan contains policy initiatives for the development and preservation of housing with vision of creating a stronger and more vibrant Phoenix through increased housing options for residents at all income levels and family sizes. Phoenix’s rapid population growth and housing underproduction has led to a need for additional housing units. The proposed development supports the Plan’s goal of preserving or creating 50,000 housing units by 2030 by contributing to a variety housing types that will address the supply shortage at a more rapid pace while using underutilized land in a more sustainable fashion.

15. **[Zero Waste PHX](#)**

The City of Phoenix is committed to its waste diversion efforts and has set a goal to become a zero-waste city, as part of the City’s overall 2050 Environmental Sustainability Goals. One of the ways Phoenix can achieve this is to improve and expand its recycling and other waste diversion programs. Section 716 of the Phoenix Zoning Ordinance establishes standards to encourage the provision of recycling containers for multifamily, commercial, and mixed-use developments meeting certain criteria. The PUD narrative states recycling services will be provided for tenants.

16. **[Transportation Electrification Action Plan](#)**

In June 2022, the Phoenix City Council approved the Transportation Electrification Action Plan. The current market desire for the electrification of transportation is both a national and global phenomenon, fueled by a desire for better air quality, a reduction in carbon emissions, and a reduction in vehicle operating and maintenance costs. Businesses, governments and the public are signaling strong future demand for electric vehicles (EVs), and

many automobile manufacturers have declared plans for a transition to fully electric offerings within the coming decade. This Plan contains policy initiatives to prepare the City for a future filled with more EVs, charging infrastructure and e-mobility equity, and outlines a roadmap for a five-step plan to prepare for the EV infrastructure needs of 280,000 EVs in Phoenix by 2030. One goal of the Plan to accelerate public adoption of electric vehicles through workplace, business, and multifamily charging infrastructure recommends a standard stipulation for rezoning cases to provide EV charging infrastructure. The Development Narrative contains standards for a minimum of five percent of the required vehicle parking spaces to be EV Installed infrastructure and five percent EV Capable Infrastructure, and 10 percent of the required bicycle parking spaces to include standard electrical receptacles for electric bicycle charging capabilities.

17. **Phoenix Climate Action Plan**

In October 2021, the Phoenix City Council approved the Climate Action Plan. The Climate Action Plan will serve as a long-term plan to achieve greenhouse gas emissions reductions and resiliency goals from local operations and community activities as well as prepare for the impacts of climate change. This plan contains policy and initiatives regarding stationary energy, transportation, waste management, air quality, local food systems, heat, and water. Goal W2 (Water), Action W2.4, pertains to the implementation of the Greater Phoenix Green Infrastructure (GI) and Low Impact Development Details for Alternative Stormwater Management to benefit the environment, promote water conservation, reduce urban heat, improve the public health, and create additional green spaces. This goal is addressed in the Design Guidelines section of the PUD Narrative which requires green infrastructure techniques for stormwater management be implemented.

18. **Conservation Measures for New Development**

In June 2023, the Phoenix City Council adopted the Conservation Measures for New Development policy as part of a resolution addressing the future water consumption of new development (Resolution 22129). This resolution addresses the future water consumption of new development to support one of the City's Five Core Values in the General Plan which calls for Phoenix to - Build the Sustainable Desert City. The Conservation Measures for New Development policy includes direction to develop standards for consideration as stipulations for all rezoning cases that will address best practices related to water usage in nine specific categories. This is addressed in the Design Guidelines and Sustainability sections of the PUD Narrative. Stipulation No. 1.d addresses a discrepancy in the Narrative to revise the number of years to participate in the Water Efficiency Checkup program.

COMMUNITY INPUT SUMMARY

19. At the time the staff report was written, staff received four letters in opposition to the project. Concerns include a loss of privacy and sense of security, the proposal being out of scale with the surrounding neighborhood and its impacts on property values.

INTERDEPARTMENTAL COMMENTS

20. **City of Scottsdale Aviation Department**

The City of Scottsdale Aviation Department requested the airport disclosure stipulation, the FAA Form 7460 with an FAA response of “No Hazard Determination”, and have the developer grant and record an aviation easement for the site. These requests are addressed in Stipulation Nos. 2 through 4.

21. **Street Transportation Department**

The Street Transportation Department requested the following:

- An eight-foot-wide shaded pedestrian pathway consisting of decorative material such as brick, pavers or alternative material providing a direct pedestrian linkage to the adjacent transit stop.
- All existing electrical utilities within the public right-of-way be undergrounded.
- That all streets within and adjacent to the development, be constructed with all required elements, including meeting ADA requirements.

These are addressed within the PUD Narrative and in Stipulation Nos. 5 and 6.

OTHER

22. The site is located in a larger area identified as being archaeologically sensitive. If further review by the City of Phoenix Archaeology Office determines the site and immediate area to be archaeologically sensitive, and if no previous archaeological projects have been conducted within this project area, it is recommended that archaeological Phase I data testing of this area be conducted. Phase II archaeological data recovery excavations may be necessary based upon the results of the testing. A qualified archaeologist must make this determination in consultation with the City of Phoenix Archaeologist. In the event archaeological materials are encountered during construction, all ground disturbing activities must cease within a 33-foot radius of the discovery and the City of Phoenix Archaeology Office must be notified immediately and allowed time to properly assess the materials. This is addressed in Stipulation Nos. 7 through 9.

23. Staff has not received a completed form for the Waiver of Claims for Diminution in Value of Property under Proposition 207 (A.R.S. 12-1131 et seq.), as required by the rezoning application process. Therefore, a stipulation

has been added to require the form be completed and submitted prior to final site plan approval. This is addressed in Stipulation No. 10.

24. Development and use of the site is subject to all applicable codes and ordinances. Zoning approval does not negate other ordinance requirements. Other formal actions such as, but not limited to, zoning adjustments and abandonments, may be required.

Findings

1. The proposed development is consistent with the proposed General Plan Land Use Map designation in companion case GPA-PV-1-25-2 and is compatible with the transitioning land use pattern in the surrounding area.
2. The proposed development will add to the mix of housing options within the Desert Ridge/Kierland Major Employment Center.
3. The proposed PUD sets forth design and development standards that support efforts from various plans and initiatives, including the Shade Phoenix Plan, the Complete Streets Guiding Principles, the Comprehensive Bicycle Master Plan, the Housing Phoenix Plan, Zero Waste PHX, the Transportation Electrification Action Plan, and the Phoenix Climate Action Plan.

Stipulations

1. An updated Development Narrative for the Residences at Scottsdale Crossing PUD reflecting the changes approved through this request shall be submitted to the Planning and Development Department within 30 days of City Council approval of this request. The updated Development Narrative shall be consistent with the Development Narrative date stamped October 20, 2025, as modified by the following stipulations:
 - a. Front cover: Revise the submittal date information on the bottom to add the following: City Council adopted: [Add adoption date].
 - b. Page 16, D.6 Shade: Delete the last sentence of the second paragraph "Within the outdoor amenity area above the parking garage only, palm trees may count towards required shade" and replace it with "Shade may be achieved by structures or by landscaping, or a combination thereof."
 - c. Pages 19, F1: Permitted Signs: Delete all and replace with "All signage shall comply with City of Phoenix Zoning Ordinance, Section 705. A Comprehensive Sign Plan may be processed in accordance with Section 705.E.2. of the Zoning Ordinance."

- d. Page 20, G1: City Enforced Standards: Revise the last sentence to update the number of years “....to participate in the Water Efficiency Checkup program for a minimum of 15 years, or as approved by the Planning and Development Department.”
 - e. Exhibit 14: Remove the exhibit on the last page titled “Conceptual Signage Plan”.
- 2. The developer shall provide a No Hazard Determination for the proposed development from the FAA pursuant to the FAA’s Form-7460 obstruction analysis review process, prior to construction permit approval, as per plans approved by the Planning and Development Department.
- 3. The property owner shall record documents that disclose the existence, and operational characteristics of Scottsdale Airport to future owners or tenants of the property. The form and content of such documents shall be according to the templates and instructions provided which have been reviewed and approved by the City Attorney.
- 4. The developer shall grant and record an avigation easement to the City of Phoenix for the site, per the content and form prescribed by the City Attorney prior to final site plan approval.
- 5. All existing electrical utilities within the public right-of-way shall be undergrounded, adjacent to the development. The developer shall coordinate with the affected utility companies for their review and permitting.
- 6. All streets within and adjacent to the development shall be constructed with paving, curb, gutter, sidewalk, curb ramps, streetlights, median islands, landscaping and other incidentals, as per plans approved by the Planning and Development Department. All improvements shall comply with all ADA accessibility standards.
- 7. If determined necessary by the Phoenix Archaeology Office, the applicant shall conduct Phase I data testing and submit an archaeological survey report of the development area for review and approval by the City Archaeologist prior to clearing and grubbing, landscape salvage, and/or grading approval.
- 8. If Phase I data testing is required, and if, upon review of the results from the Phase I data testing, the City Archaeologist, in consultation with a qualified archaeologist, determines such data recovery excavations are necessary, the applicant shall conduct Phase II archaeological data recovery excavations.

9. In the event archaeological materials are encountered during construction, the developer shall immediately cease all ground-disturbing activities within a 33-foot radius of the discovery, notify the City Archaeologist, and allow time for the Archaeology Office to properly assess the materials.
10. Prior to final site plan approval, the landowner shall execute a Proposition 207 waiver of claims form. The waiver shall be recorded with the Maricopa County Recorder's Office and delivered to the City to be included in the rezoning application file for record.

Writer

Matteo Moric

October 26, 2025

Team Leader

Racelle Escolar

Exhibits

Sketch Map

Aerial Map

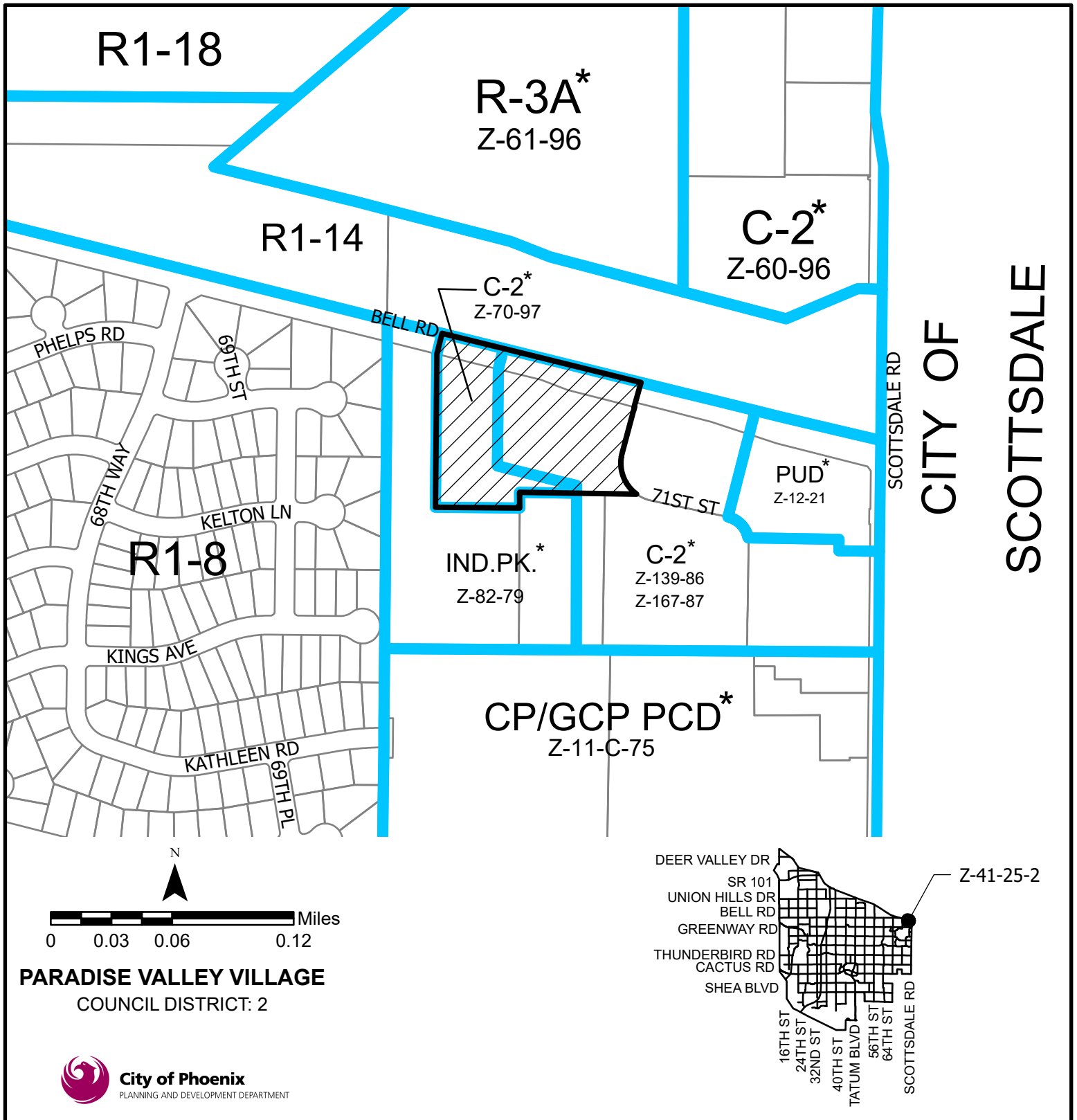
Conceptual Site Plan date stamped October 20, 2025

Conceptual Elevations date stamped October 20, 2025 (2 pages)

Conceptual Landscape Plan date stamped October 20, 2025

Community Correspondence (10 pages)

[Residences at Scottsdale Crossing PUD Development Narrative](#) date stamped October 20, 2025



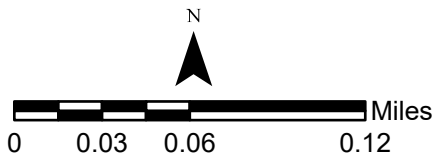
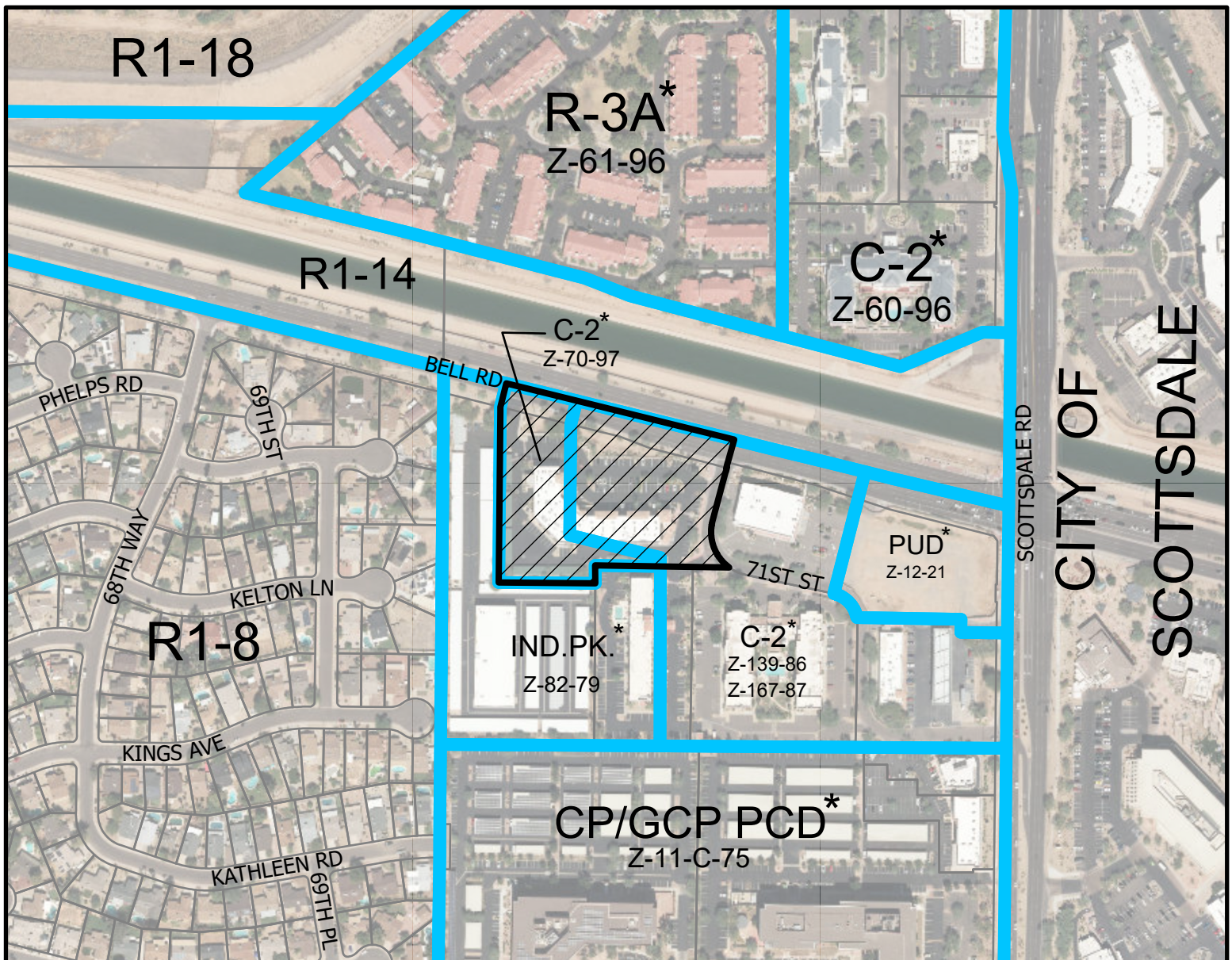
PARADISE VALLEY VILLAGE
COUNCIL DISTRICT: 2



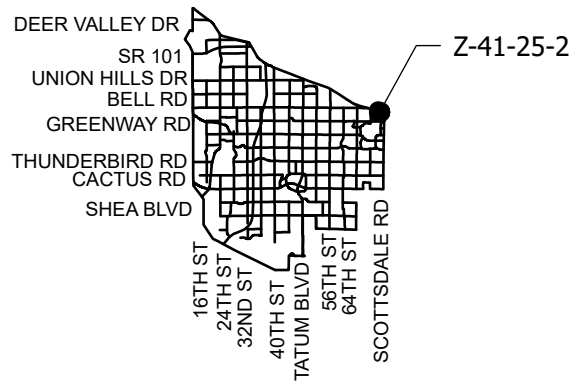
City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

APPLICANT'S NAME: Snell & Wilmer, LLP		REQUESTED CHANGE:	
APPLICATION NO: Z-41-25-2	DATE: 4/24/2025	FROM: C-2 (4.32 ac.)	
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX. 4.32 Acres	REVISION DATES:		TO: PUD (4.32 ac.)
	AERIAL PHOTO & QUARTER SEC. NO. QS 36-44	ZONING MAP M-12	
MULTIPLES PERMITTED C-2 PUD	CONVENTIONAL OPTION 62 315		* UNITS P.R.D OPTION 75 N/A

* Maximum Units Allowed with P.R.D. Bonus



PARADISE VALLEY VILLAGE
COUNCIL DISTRICT: 2



APPLICANT'S NAME: Snell & Wilmer, LLP		REQUESTED CHANGE:	
APPLICATION NO: Z-41-25-2	DATE: 4/24/2025	FROM: C-2 (4.32 ac.)	
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX. 4.32 Acres	REVISION DATES:		TO: PUD (4.32 ac.)
	AERIAL PHOTO & QUARTER SEC. NO. QS 36-44	ZONING MAP M-12	
MULTIPLES PERMITTED C-2 PUD	CONVENTIONAL OPTION 62 315		* UNITS P.R.D OPTION 75 N/A

* Maximum Units Allowed with P.R.D. Bonus

SITE AREA		APN 215-43323
ASSESSOR PARCEL #		
TOTAL SITE GROSS AREA		
±188,493 SF ± 4.32 AC		
TOTAL SITE NET AREA		
±156,928 SF ± 3.603 AC		
PROJECT DESCRIPTION		
THIS PROJECT IS A MULTI-FAMILY DEVELOPMENT LOCATED AT THE SW CORNER OF BELL ROAD AND 71ST STREET. PROJECT COULD BE CONSIDERED AS A MIXED-USE DEVELOPMENT. THE PROPOSED DEVELOPMENT WILL CONSIST OF MAX. 7 STORIES OF RESIDENTIAL WRAPPING 4 LEVELS OF PARKING. UNITS CONSIST OF STUDIO, 1-BEDROOM, 2-BEDROOM, AND 3-BEDROOM UNITS.		
GENERAL BUILDING CODE ANALYSIS:		
PROPOSED USE: MULTI-FAMILY RESIDENTIAL		
OCCUPANCIES: R-2 TYPE (M/A CONSTRUCTION)		
FIRE ALARM SYSTEM: N/A		
FIRE SPRINKLER SYSTEM: N/A		
ZONING		
EXISTING ZONING: C-2	PROPOSED ZONING: C-2	PROPOSED ZONING: C-2
EXISTING ZONING: R1-8	PROPOSED ZONING: R1-8	PROPOSED ZONING: R1-8
EXISTING ZONING: Z-139-86	PROPOSED ZONING: Z-139-86	PROPOSED ZONING: Z-139-86
EXISTING ZONING: Z-167-87	PROPOSED ZONING: Z-167-87	PROPOSED ZONING: Z-167-87
DENSITY		
MAXIMUM ALLOWED DENSITY	75 D.U./AC (GROSS)	
PUD ACREAGE	4.332 AC (GROSS)	
PROPOSED 315 D.U.	73 D.U. / AC (GROSS)	
BUILDING HEIGHT		
MAXIMUM ALLOWED:	85'	
PROPOSED:	85'	(7 STORIES) 160'
BUILDING HEIGHT DETERMINATION: THE BUILDING HEIGHT DETERMINATION IS BASED ON THE HIGHER OF THE NATURAL GRADE OR THE FINISHED GRADE LEVEL. ESTABLISHED BY THE PLANNING & DEVELOPMENT DEPARTMENT TO THE HIGHEST LEVEL OF THE ROOF SURFACE. THE BUILDING HEIGHT DETERMINATION IS BASED ON THE HIGHER OF THE NATURAL GRADE OR THE FINISHED GRADE LEVEL. ESTABLISHED BY THE PLANNING & DEVELOPMENT DEPARTMENT TO THE HIGHEST LEVEL OF THE ROOF SURFACE.		
SETBACKS - BUILDING		
NORTH SETBACK (BELL RD.)	15' FROM PROPERTY LINE	PROV.
EAST SETBACK (71ST ST.)	20' FROM BACK OF CURB	PROV.
SOUTH SETBACK (PERMETER)	10' FROM PROPERTY LINE	PROV.
SETBACKS - LANDSCAPE		
NORTH LANDSCAPE SETBACK (BELL RD.)	15' FROM PROPERTY LINE	PROV.
WEST LANDSCAPE SETBACK (PERMETER)	10' FROM PROPERTY LINE	PROV.
EAST LANDSCAPE SETBACK (71ST ST.)	20' FROM BACK OF CURB	PROV.
SOUTH LANDSCAPE SETBACK (PERMETER)	10' FROM PROPERTY LINE	PROV.
PROPOSED UNIT COUNT		
315		

LOT COVERAGE		
MAXIMUM ALLOWED LOT COVERAGE:	75%	
PROPOSED LOT COVERAGE:	65%	
BUILDING FOOTPRINT + NET LOT SF	(102,003 SF + 156,928 SF = 65%)	
OPEN SPACE		
MINIMUM REQUIRED:	5% OF GROSS AREA	
PROPOSED:	(0.05 x 188,493 SF = 9,425 SF)	
	(0.15 x 188,493 SF = 28,274 SF)	
PARKING (8.5' X 18')		
REQUIRED PARKING:		
UNIT TYPE	1.3 P.S./D.U.	
3-BEDROOM	1.3 P.S./D.U.	
2-BEDROOM	1.3 P.S./D.U.	
1-BEDROOM	1.3 P.S./D.U.	
3-BEDROOM	1.3 P.S./D.U.	
2-BEDROOM	1.3 P.S./D.U.	
1-BEDROOM	1.3 P.S./D.U.	
REQUIRED UNRESERVED PARKING:		
UNRESERVED: 0.5 P.S. PER REQUIRED P.S.		
ACCESSIBLE - REQUIRED PARKING:		
UNRESERVED: 0.02 P.S./D.U.		
UNRESERVED: 0.02 P.S./D.U.		
PROVIDED EV PARKING:		
EV READY PARKING 5%:	0.05 PER PROVIDED P.S.	
EV READY PARKING 5%:	0.05 PER PROVIDED P.S.	
BICYCLE PARKING:		
REQUIRED BICYCLE PARKING:	0.25 P.S. PER UNIT	
PROVIDED BICYCLE PARKING:	MAXIMUM OF 50 SPACES	
PROVIDED GUEST BICYCLE PARKING:	0.05 P.S. PER UNIT	
PROVIDED GUEST BICYCLE PARKING:	MAXIMUM OF 50 SPACES	
PROVIDED GUEST BICYCLE PARKING:	INCLUDES 2 P.S. FOR ELECTRIC CHARGING	
LOADING AREA:		
REQUIRED LOADING AREA:	1 LOADING AREA FOR EACH 150 UNITS	
PROVIDED LOADING AREA:	2 LOADING AREAS	
SOLID WASTE CALCULATIONS:		
GENERAL ASSUMPTIONS:		
1. REQUIRED CAPACITY FOR REFUSE IS 0.5 C.Y. PER D.U.		
2. SERVED TWICE A WEEK		
3. COMPACTOR RATIO IS 3:1		
315 D.U. X 0.5 C.Y. = 158 C.Y.		
79 C.Y. (3-COMPACTOR RATIO) 26 C.Y. BIN		
COMPACTOR CAPACITY REQUIRED IS 26 C.Y. BIN		

CITY OF PHOENIX

OCT 20 2025

Planning & Development Department

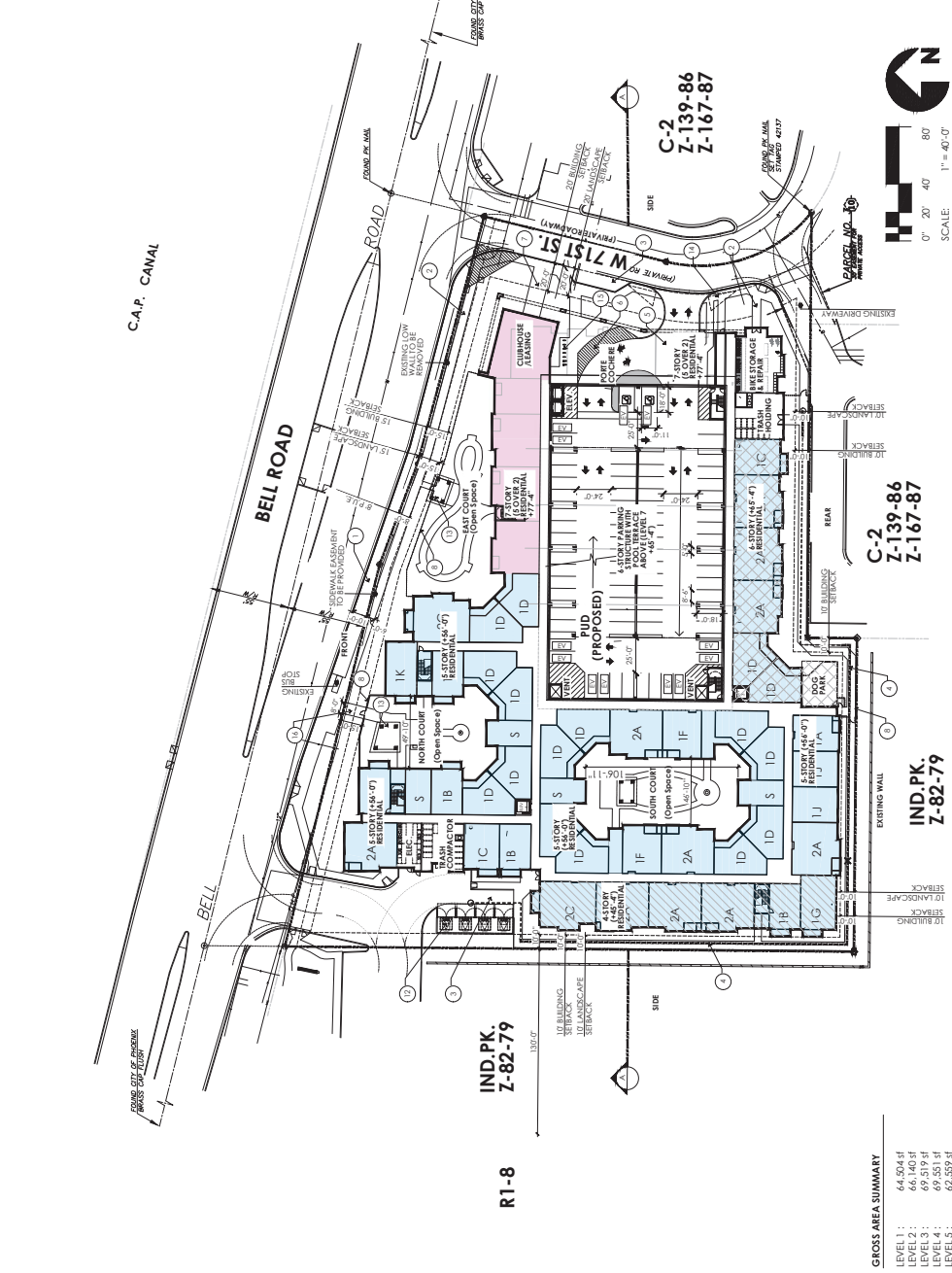
REVISIONS:
REV. NO. 01/21/24
REV. DATE 01/01/27
PAPP: 2603316
REASON: MAP: M12
QUARTER SECT: Q36-44



VICINITY MAP/NTS

CONCEPTUAL SITE PLAN

Preliminary Not For Construction



- KEYNOTES**
1. 10' LANDSCAPE STRIP
 2. 6' CONCRETE SIDEWALK
 3. LOADING/STORAGE AREAS
 4. FIRE HOSE PULL 350 MAX.
 5. 10' SPACED OFF-PORT COCHERE
 6. 10' SPACED OFF-PORT PICK UP
 7. ENTRY PLAZA
 8. STEEL VIEW FENCE (6')
 9. FIRE DEPARTMENT CONNECTION (FDC)
 10. FIRE DEPARTMENT CONNECTION (FDC)
 11. FIRE RISK
 12. TRANSFORMERS
 13. RAMADA
 14. 10' SPACED OFF-PORT PICK UP
 15. GUEST BICYCLE PARKING
 16. DECORATIVE PAVERS
- GRAPHIC KEY**
- 4-STORY RESIDENTIAL
 - 5-STORY RESIDENTIAL
 - 6-STORY RESIDENTIAL
 - 7-STORY RESIDENTIAL
- LEGEND**
1. FIRE TURNING RADIUS 35' - INSIDE
 2. ACCESSIBLE PARKING
 3. TRASH TURNING RADIUS 28' 6" - INSIDE
 4. EV PARKING
 5. EV READY PARKING

RESIDENCES AT SCOTTSDALE CROSSING

PHOENIX, AZ

PUD SUBMITTAL #3

September 29, 2025

TODD + ASSOCIATES

Fifield

602-952-8280 / TODDASSOC.COM

24-2403-00

GROSS AREA SUMMARY	
LEVEL 1 :	64,524 sf
LEVEL 2 :	66,140 sf
LEVEL 3 :	69,593 sf
LEVEL 4 :	62,559 sf
LEVEL 5 :	27,886 sf
LEVEL 6 :	29,033 sf
LEVEL 7 :	
TOTAL	389,162 sf
Includes 10,108 sf of conditioned Pool Terrace Amenity Space (Type I Construction) at Level 7	
Gross Area includes balcony & patio areas associated with units, corridors, stairs, elevators, and common amenity areas (Clubhouse, Loading, Mail, Fitness, etc.)	
LEVEL 1 CLUBHOUSE AREA :	4,157 sf
LEVEL 1 CLUBHOUSE AREA :	27,886 sf
LEVEL 1 CLUBHOUSE AREA :	27,887 sf
LEVEL 1 CLUBHOUSE AREA :	
NSRF (Unit Net Rentable Area) :	271,422 sf
EFFICIENCY :	70%



NORTH ELEVATION

SCALE: 1/16"=1'



EAST ELEVATION

SCALE: 1/16"=1'

A	EMUCO C31
B	EMUCO B
C	EMUCO B
D	EMUCO B
E	EMUCO B
F	EMUCO B
G	EMUCO B
H	EMUCO B
I	EMUCO B
J	EMUCO B

CITY OF PHOENIX
OCT 20 2025
Planning & Development
Department

REV: 01
ZONING MAP: M12
QUARTER SECT: Q34-44

A16



ELEVATIONS

Preliminary Not For Construction

RESIDENCES AT SCOTTSDALE CROSSING

PHOENIX, AZ

PUD SUBMITTAL #3

September 29, 2025



TODD +
ASSOCIATES

602-952-8280 / TODDASSOC.COM
24-2043-00



SOUTH ELEVATION

SCALE: 1/16"=1'



WEST ELEVATION

SCALE: 1/16"=1'

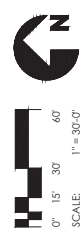
A	BRICK
B	BRICK
C	BRICK
D	BRICK
E	SHALLOW WOOD SING
F	PAVING MATERIAL, WALL
G	CONCRETE & MASONRY
H	CONCRETE & MASONRY
I	CONCRETE & MASONRY
J	CONCRETE & MASONRY

CITY OF PHOENIX

OCT 20 2025

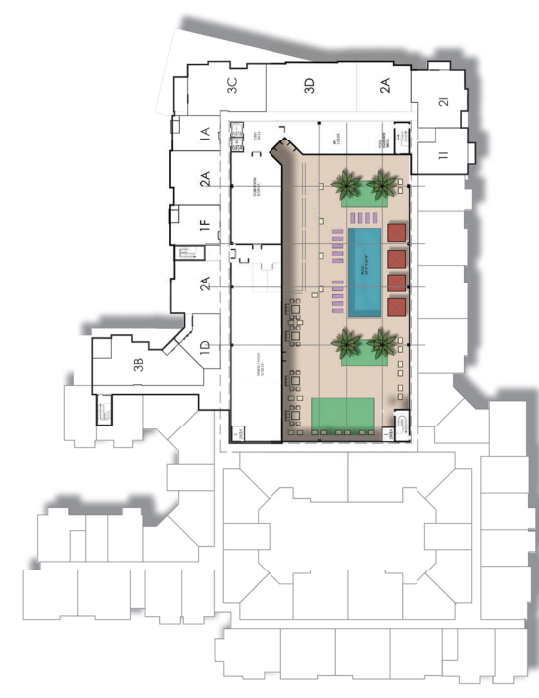
Planning & Development
Department

1. THE CITY OF PHOENIX
QUARTER SECT: 034-44



RESIDENCES AT SCOTTSDALE CROSSING
PHOENIX, AZ
PUD SUBMITTAL #3
September 29, 2025

TODD + ASSOCIATES
602-952-8280 / TODDASSOC.COM
24-2045-00



SEVENTH LEVEL LANDSCAPE
SCALE: 1"=40'



VICINITY MAP/NTS

CONCEPTUAL
LANDSCAPE PLAN
Preliminary Not For Construction



CITY OF PHOENIX
OCT 20 2025
Planning & Development
Department

KIVA NO: 01-21164
SDR: 0001827
RECEIVED: 2403316
ZONING MAP: M12
QUARTER SECT: Q36-44

July 31, 2025

To: City of Phoenix, Snell & Wilmer and Case Managers

My name is Shaina Swimmer, and I am writing to formally express my strong opposition to the proposed zoning change and residential development at Scottsdale Crossing. I respectfully request that this letter be added to the official case file.

This project proposes to change the land use designation from industrial/commercial to residential, an action I believe is unjust, detrimental to the city's long-term interests, and harmful to neighboring homeowners' privacy and detrimental to property value.

1. Not the Highest and Best Use of the Land

This property's highest and best use is commercial, not residential. A thoughtfully designed commercial space, such as shops, restaurants, or locally owned businesses, would promote economic activity, support small business owners, create jobs, and generate ongoing tax revenue for the city of Phoenix. A rental apartment complex offers no meaningful return to the community or municipal infrastructure and sacrifices the commercial potential for temporary housing solutions.

2. Severe Privacy Violations

I live at 6907 E Phelps Rd, Scottsdale, AZ 85254, directly bordering to the west side of the proposed development. This plan would impact not just my home, but the privacy of at many homes along the cul de sacs. The proposed balconies and windows will have direct line of sight into multiple backyards and homes, stripping away any sense of privacy. This is a violation of our privacy rights and will permanently alter our quality of life and investments.

3. Technology-Based Privacy & Safety Concerns

In a digital era where surveillance technology is increasingly accessible, I have serious concerns about the possibility of unauthorized recordings, spying, or data misuse from residents in elevated positions. This is not a hypothetical concern, it's a realistic risk that infringes on our expectation of safety and privacy in our own homes. Some renter could be spying and plotting to rob a house or worse. This all goes back to the privacy concern that the balconies and large windows are directly facing multiple backyards such as my own.

4. Detrimental to Property Value

As a realtor, I can tell you firsthand that placing a residential complex directly behind any property is a detrimental decrease of property value. Privacy is a key value in real estate and that value will be stripped away. This doesn't just impact my property; it diminishes the long-term investment potential of every neighboring home. Rezoning to residential in this location is a short-sighted decision that undermines homeowner equity and weakens the city's real estate foundation.

5. Public Safety Threats

There are numerous police & government cases where balconies and elevated access points have been misused by individuals with harmful intent. Allowing renters elevated, direct visual access into our daily lives opens the door to criminal behavior, including robbery, stalking, or worse. As a resident, I no longer feel safe with the threat of such visibility looming over our homes. This is a public safety hazard and misuse of privacy.

6. Closing Thoughts

I want to be clear: I am not against development. I am against this specific development in this specific location, where it directly threatens safety, privacy, public safety and long-term economic value for our community.

I understand that Snell & Wilmer has an interest in contributing to the growth of our city, and I appreciate their intention to bring development to the area. However, given the significant concerns around privacy, property value, and public safety, placing trees directly in our backyards, and shifting the burden of lifelong maintenance, trimming, watering, and increased utility costs onto homeowners, is not a meaningful or beneficial solution.

Using the space for temporary “luxury” housing, by contrast, does little to serve long-term community needs. As a local realtor, I can confirm that two-bedroom units in this area renting for around \$3,000 are not considered luxury; that price point is simply the baseline for standard rentals in this market.

Please confirm that this letter has been added to the case file. Thank you for your time reading.

Sincerely,
Shaina Swimmer
6907 E Phelps Rd
Scottsdale, AZ 85254

A handwritten signature in black ink, appearing to read "Shaina Swimmer". The signature is fluid and cursive, with the first name "Shaina" being more prominent and the last name "Swimmer" written in a more compact, flowing style.

From: [Natasa Obradovic](#)
To: [Matteo Moric](#)
Subject: Re: Z-41-25-2: 7077E Bell road
Date: Tuesday, July 8, 2025 8:53:23 AM

CAUTION: This email originated outside of the City of Phoenix.

Do not click links or open attachments unless you know the sender and were expecting this email.

[Report Suspicious](#)

Hello Mr. Moric

Thank you for your response and for placing my comments on record.

I want to take this opportunity to emphasize how important it is for us to preserve the character, peace, and privacy of our neighborhood. This is a family-centered community, and many of us moved here specifically because of the safety, tranquility, and the sense of privacy that our homes currently offer.

The proposed development poses a serious concern for our families. It directly threatens the privacy of our backyards and living spaces — the places where we raise our children, gather with loved ones, and unwind in peace. We feel strongly that the integrity of our neighborhood and the well-being of its residents must remain a top priority in any planning decisions.

We ask that the voices of the families who live here every day be taken seriously and given full consideration during all upcoming hearings and reviews.

Please keep me informed of the hearing schedule once it becomes available. I appreciate your time and ongoing communication.

On Tue, Jul 8, 2025 at 8:32 AM Matteo Moric <matteo.moric@phoenix.gov> wrote:

Hello Ms. Raden,

I will place your comments in the file for the record and it will accompany the staff report. The public hearings have not been scheduled yet including the Paradise Valley Village Planning Committee, Planning Commission and City Council.

Please let me know if there is anything else you may need.

Thank you,

Matteo Moric, AICP

Planner II* Village

City of Phoenix

Planning and Development Department

Long Range Planning Division

200 West Washington Street

Phoenix, Arizona 85003

matteo.moric@phoenix.gov

(602) 261-8235



Mission: Planning, Development and Preservation for a Better Phoenix

From: Natasa Obradovic <natasaomd@gmail.com>

Sent: Monday, July 7, 2025 5:24 PM

To: Matteo Moric <matteo.moric@phoenix.gov>

Subject: Z-41-25-2:7077E Bell road

Dear Mr. Moric

I hope this message finds you well. I'm reaching out to express my concern regarding the proposed construction project in our neighborhood. I understand my neighbor Diane has already contacted you on this matter, and I share her sentiments entirely — we are not in support of any new buildings being developed in this area.

This neighborhood was chosen by many of us, including my family, specifically for its peaceful, private, and residential character. Any new development, particularly one that brings additional buildings and residents, would significantly impact the sense of privacy and security that we value.

Personally, I am directly affected by the proposed construction, as the new buildings would overlook my backyard and even the second-floor windows of my home, including our bathroom. This creates a real and concerning invasion of our family's privacy.

I would appreciate being kept informed of any developments or meetings related to this project. If there is a better time to connect or if you need any additional information from me prior to a formal discussion, please don't hesitate to let me know.

Thank you for your time and consideration

Natasa Raden (maiden Obradovic)

Proper 6911 E Phelps road Scottsdale AZ 85254

From: [Diane G](#)
To: [Matteo Moric](#)
Cc: [Natasa Obradovic](#)
Subject: Fwd: Z-41-25-2: 7077 E Bell Rd
Date: Monday, July 7, 2025 9:06:18 AM

CAUTION: This email originated outside of the City of Phoenix.

Do not click links or open attachments unless you know the sender and were expecting this email.

[Report Suspicious](#)

I have reached out to our city councilman several times regarding concerns with this proposed rezoning. Unfortunately he is unresponsive, but now I will reach out to the City. I am a thousand percent against this rezoning. The residents of this proposed project will literally look directly into my back yard. This is unacceptable.

Diane Griffith

Begin forwarded message:

From: Diane G <oigetit@aol.com>
Date: July 6, 2025 at 9:57:48 PM MST
To: jim@jimwaring.com
Subject: Fwd: Z-41-25-2: 7077 E Bell Rd

Mr. Waring:

I wrote to you on 6/13/25, and again on 6/29/25 with no response. Please understand again I'm not dropping this problem. This proposed development is apartments that will look directly in my back yard, 150 feet from our loved neighborhood. The site is zoned 2-story commercial. I researched this prior to purchasing our home. Now it's proposed to being 9-story residential apartments. This is unacceptable. This is my 3rd time reaching out with no reply. I am losing faith, but please know I have a neighborhood backing me. We all feel the same. This is not zoned for an apartment complex.

Diane

From: Diane G <oigetit@aol.com>

Date: June 29, 2025 at 7:45:55 AM MST
To: jim@jimwaring.com
Subject: Z-41-25-2: 7077 E Bell Rd

I wrote to you on 6/13/25 with no response. Please understand I'm not dropping this. I have lived in this neighborhood since January 2002. This proposed development is a bunch of apartments that will look in my back yard, directly. I researched the zoning prior to moving to my current house, and the site is zoned 2-story commercial. Now it's proposed to being 9-story residential. NO. I am reaching out to you again, and invite you to spend some time in our back yard, our oasis that will no longer be private if this re-zoning goes through. Please reach out to me to discuss further.

Diane Griffith
602-831-7619

From: [Deborah Harris](#)
To: [Matteo Moric](#)
Subject: Re: Z-41-25-2: 7077 E Bell Rd -NO
Date: Monday, May 12, 2025 2:33:45 PM

CAUTION: This email originated outside of the City of Phoenix.

Do not click links or open attachments unless you know the sender and were expecting this email.

[Report Suspicious](#)

Thank you - I am unable to attend May 19 as I will be out of town but rallying the neighbors to attend. Neighbors worked up about this invasion of privacy. We purchase cul-de-sac homes for a REASON

PRIVACY

Sent from my iPhone

On May 12, 2025, at 7:47 AM, Matteo Moric <matteo.moric@phoenix.gov> wrote:

Thank you for the email, Ms. Harris.

I will place your email in the records with the City Rezoning file which gets included in the staff report.

Have a nice day!

Matteo Moric, AICP

Planner II* Village

City of Phoenix

Planning and Development Department

Long Range Planning Division

200 West Washington Street

Phoenix, Arizona 85003

matteo.moric@phoenix.gov

(602) 261-8235

[<image001.jpg>](#)

Mission: Planning, Development and Preservation for a Better Phoenix

From: Deborah Harris <mrdkharris@gmail.com>

Sent: Sunday, May 11, 2025 9:54 AM

To: mdellow@swlaw.com

Cc: Matteo Moric <matteo.moric@phoenix.gov>

Subject: 7077 E Bell Rd -NO

Subject: Concerns Regarding Proposed Development at 7077 E Bell Rd

To Whom It May Concern

I am writing to formally express my deep concern regarding the proposed seven-level development adjacent to my home.

As a resident of this neighborhood for over 30 years, I am extremely distressed by the significant impact this project will have on the privacy, enjoyment, and value of my property. The proposed structure will directly overlook my backyard and pool area, which have always been private spaces for my family. The idea of losing that privacy to a multi-level building is not only intrusive but completely unacceptable.

Beyond the personal impact, a development of this scale is out of character with the surrounding neighborhood and risks negatively affecting property values for long-standing residents such as myself. I urge you to reconsider the scale and design of this project in favor of a more respectful and context-sensitive

approach. 2 levels is bad enough and the growth in this area is ridiculous. You all have plenty of space to freaking build something besides in my backyard. How would you like laying in your backyard pool with seven stories staring down at you like a hotel when you have a \$700,000 house??!!! And foremost my property value, which as a widow is all I have left and you're gonna take it away!

I will be seeking advice on all available planning and legal avenues to challenge this development and will be engaging with council, neighbors, and relevant authorities to oppose it unless significant changes are made.

I hope you will take these concerns seriously and welcome any opportunity for open dialogue on how this issue might be resolved in a way that respects this beautiful neighborhood.

Mrdkharris

Sent from my iPhone