

CITY OF PHOENIX

OCT 20 2025

**Planning & Development
Department**



**RESIDENCES AT
SCOTTSDALE CROSSING**
CASE NO. Z-41-25-2

LOCATED APPROXIMATELY 660 FEET WEST OF THE
SOUTHWEST CORNER OF SCOTTSDALE ROAD AND BELL
ROAD

DATE OF INITIAL SUBMISSION: APRIL 21, 2025
DATE OF SECOND SUBMISSION: JULY 25, 2025
DATE OF THIRD SUBMISSION: SEPTEMBER 25, 2025
DATE OF HEARING DRAFT SUBMISSION: OCTOBER 17, 2025
CITY COUNCIL ADOPTED:

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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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 4.32 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 83 feet along



the east frontage nearest 71st Street to its shortest elevation of 46' at the west property line, where the property is nearest the R1-8 zoned residential subdivision located approximately 150 feet 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 feet) 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 72.92 du/ac) with associated private residential amenities located on an approximately 4.32 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, as governed herein
- C-2 uses as permitted by Section 623 of the 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
- Adult bookstore, adult novelty shop, adult theatre, adult live entertainment, erotic dance or performance studio
- Auto Title Loan Establishments
- Automobile Parts and Supplies, New Retail and Wholesale
- Boats, Retail Sale
- Car Wash
- Compressed Natural Gas Retail Sales
- Data Centers
- Gas Stations
- Garage, Repair
- Hospital
- Motorcycles, Repair and Sales
- Non-Profit Medical Marijuana Dispensary Facility
- Pawn Shop
- Secondhand or Used Merchandise Sales
- 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 73 Dwelling Units per Gross Acre |
| b. Minimum Lot Width/Depth | | No Minimum |
| c. Minimum Building Setbacks¹ | | |
| North (Bell Road) | | 15 feet from Property Line |
| West (Perimeter) | | 10 feet from Property Line |
| East (71 st Street) | | 20 feet from Back of Curb |
| South (Perimeter) | | 10 feet from Property Line |
| d. Building Height (Maximum) | | 83 feet |
| e. Building Height Restrictions² | | |
| Zone 1: Within 140' of R1-8 Zoning District Boundary | | 0 feet |
| Zone 2: 140' to 178' from R1-8 Zoning District Boundary | | 46 feet |
| Zone 3: 178' to 305' from R1-8 Zoning District Boundary | | 58 feet |
| Zone 4: 305' to 520' from R1-8 Zoning District Boundary | | 83 feet |
| f. Lot Coverage (Maximum) | | 65% of Total Net Site Area |
| D2. Streetscape Standards | | |
| a. Bell Road | | <u>Detached Sidewalk Width:</u> 6 feet <u>Sidewalk Exception:</u> Existing portions of attached sidewalk and ADA ramp located west of existing bus stop pad may remain. <u>Landscape Strip:</u> Provide a minimum 10 feet landscape area between back of curb and detached sidewalk. <u>Planting Standards:</u> Minimum 2-inch caliper, single-trunk, large canopy, drought-tolerant, |

D2: Streetscape Standards

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

² Building heights shall be consistent with the Building Step Exhibit shown in Exhibit 4.

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| | <p>shade trees, planted 20 feet on center, or in equivalent groupings on both sides of the sidewalk. Minimum five 5-gallon drought-tolerant shrubs per tree. A mixture of drought-tolerant shrubs, accents, and vegetative groundcovers, maintained to a maximum height of 2 feet, evenly distributed throughout the landscape areas to achieve a minimum of 75% live coverage</p> <p>Minimum five (5) different shrub species shall be required.</p> <p>Minimum two (2) different accent species shall be required.</p> <p>All plant material shall be chosen from the Arizona Department of Water Resources' "Low Water and Drought Tolerant Plants List" for the Phoenix Area.</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, the developer shall work with the Planning and Development Department on an alternative design solution consistent with a pedestrian environment.</p> |
| b. 71st Street (Private) | <p><u>Attached Sidewalk Width:</u> 6 feet</p> <p><u>Sidewalk Tree Shade Coverage:</u> 75%</p> |
| D3. Minimum Landscape Standards | |
| a. Minimum Landscape Setbacks (Perimeter) | |
| <div> <div>North (Bell Road)</div> <div>West (Perimeter)</div> <div>East (71st Street)</div> <div>South (Perimeter)</div> </div> | <div> <div>15 feet from Property Line</div> <div>10 feet from Property Line</div> <div>20 feet from Back of Curb</div> <div>10 feet from Property Line</div> </div> |
| b. North (Bell Road) | <p><u>Landscaping Standards:</u> Minimum 2-inch caliper, large canopy, drought-tolerant, shade trees, planted 20 feet on center, or in equivalent groupings. Minimum five 5-gallon drought-tolerant shrubs per tree. A mixture of drought-tolerant shrubs, accents, and vegetative groundcovers, maintained to a maximum height</p> |

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| | <p>of 2 feet, evenly distributed throughout the landscape areas to achieve a minimum of 75% live coverage.</p> <p>Minimum three (3) different shrub species shall be required.</p> <p>Minimum two (2) different accent species shall be required.</p> <p>All plant material shall be chosen from the Arizona Department of Water Resources' "Low Water and Drought Tolerant Plants List" for the Phoenix Area.</p> |
| c. West (Perimeter) | <p><u>Landscaping Standards:</u> Landscaping Standards: Minimum 2-inch caliper, large canopy, drought-tolerant, shade trees, planted 20 feet on center, or in equivalent groupings. Minimum five 5-gallon drought-tolerant shrubs per tree. A mixture of drought-tolerant shrubs, accents, and vegetative groundcovers, maintained to a maximum height of 2 feet, evenly distributed throughout the landscape areas to achieve a minimum of 50% live coverage.</p> <p><u>Pedestrian Walk:</u> A minimum 5-foot wide pedestrian walk shall be located within the landscape setback for pedestrian circulation consistent with the circulation exhibit found in <u>Exhibit 5</u>.</p> <p><u>Landscaping Exceptions:</u></p> <ul style="list-style-type: none"> • Fencing and associated man gates are permitted within the landscape setback in order to secure pedestrian walk for residents. • The existing drive aisle and driveway providing shared access to the property located to the west is permitted to remain within the landscape setback. • A ten-foot buffer, free of vegetation, shall be provided surrounding all transformers, except as otherwise authorized by APS. |
| d. East (71st Street) | <p><u>Landscaping Standards:</u> Minimum 2-inch caliper, large canopy, drought-tolerant, shade trees, planted 20 feet on center, or in equivalent</p> |

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| | <p>groupings. Minimum five 5-gallon drought-tolerant shrubs per tree. A mixture of drought-tolerant shrubs, accents, and vegetative groundcovers, maintained to a maximum height of 2 feet, evenly distributed throughout the landscape areas to achieve a minimum of 50% live coverage.</p> |
| e. South (Perimeter) | <p><u>Landscaping Standards:</u> Landscaping Standards: Minimum 2-inch caliper, large canopy, drought-tolerant, shade trees, planted 20 feet on center, or in equivalent groupings. Minimum five 5-gallon drought-tolerant shrubs per tree. A mixture of drought-tolerant shrubs, accents, and vegetative groundcovers, maintained to a maximum height of 2 feet, evenly distributed throughout the landscape areas to achieve a minimum of 50% live coverage.</p> <p>Minimum three (3) different shrub species shall be required.</p> <p>Minimum two (2) different accent species shall be required.</p> <p>All plant material shall be chosen from the Arizona Department of Water Resources' "Low Water and Drought Tolerant Plants List" for the Phoenix Area.</p> <p><u>Pedestrian Walk:</u> A minimum 5-foot wide pedestrian walk shall be located within the landscape setback for pedestrian circulation consistent with the circulation exhibit found in <u>Exhibit 5</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, above the parking garage, or a combination of the two.</p> <p>Common open space shall be exclusive of all required setbacks.</p> |

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| | <p>The ground floor common outdoor areas shall include a shade canopy of trees (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: Minimum 2-inch caliper, large canopy, drought-tolerant, shade trees, planted 20 feet on center, or in equivalent groupings, around the perimeter of the open space area. A minimum of five 5-gallon drought-tolerant shrubs per tree. A mixture of drought-tolerant shrubs, accents, and vegetative groundcovers, evenly distributed throughout the landscape areas to achieve a minimum of 50% live coverage</p> <p>See Section D6 for minimum shade standards.</p> <p>See Section E2.c for landscape design guidelines.</p> |
| g. Pedestrian Walk | <p>A minimum 5-foot wide 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 D6 for minimum shade requirements.</p> |
| D4. 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 2 spaces 0.25 spaces per total dwelling unit, maximum 50 spaces 0.05 guest spaces per total dwelling unit, maximum 50 spaces |
| b. Parking Location, Automotive | <p>All parking areas shall be located within the garage structure with sole access from 71st Street (private). See Section E1.g for garage screening requirements.</p> |

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| | Ordinance Section 702.B.2.a.(5) does not apply. The combined depth of the parking space and the aisle width shall equal 60 feet for a double loaded aisle and 42 feet for a single loaded aisle. |
| c. EV Parking | A minimum of 5% of the required parking spaces shall be EV installed and 5% of the required parking spaces shall be EV capable. |
| d. 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, (ii) secure resident bike storage may be located within a parking structure or devoted bike storage room, and (ii) if not located within the parking structure of bike storage room, secure resident bike storage should provide direct pedestrian access to a public or private street. |
| e. Bicycle Repair “Fix It Station” | A bicycle repair station (“fix it station”) shall be provided within a secured bike storage room for resident use. The repair station shall include, but not be limited to: Standard repair tools affixed to the station; A tire gauge and pump affixed to the base of the station or the ground; A bicycle repair stand which allows pedals and wheels to spin freely while making adjustments to the bike. |
| f. Electric Bicycle Parking | A minimum of 10% of the provided bicycle parking spaces shall include standard electrical receptacles for electric bicycle charging capabilities. |
| g. 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 foot x 30 foot minimum in size, exclusive of access aisles and maneuvering space. |
| h. Drop-Off/Pick-Up | A drop-off/pick-up area for residents and guests shall be provided near the entrance of the parking garage. |

D5. 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 feet of the property line.

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

D6: Shade

D6. Shade

Shading, which may be architectural, vegetative, or any combination thereof, shall be provided at a minimum of 75% for all public sidewalks, 75% for all private pathways, and 50% for all private resident amenity areas.

Excluding active recreation areas (such as the pool, 5' of the surrounding pool deck, and activity or game lawns, etc.) and raised landscape planters, the occupied outdoor resident amenity area above parking structure deck shall provide a minimum of 50% shade. Within the outdoor amenity area above the parking garage only, palm trees may count towards required shade.

All shade calculations shall be based on the summer solstice at noon.

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

Bicycle parking spaces shall be shaded by a structure, landscaping, or a combination of the two to provide a minimum of 75% shade.

D7: Lighting Plan

D7. 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 feet without a variation in texture or building fenestration. |
| d. Art Element | The building façade shall include one 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 minimum depth of 4 feet-6 inches. |
| f. Screening | Service areas, mechanical equipment and electrical equipment shall be screened from public street view. Screening may be architecturally integrated with the building or freestanding. Screening shall utilize architectural detailing consistent or complementary to the building facade. A screen wall shall be no higher than necessary to provide adequate screening. |
| 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 |

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| | contrast with the adjacent parking, and drive aisles surfaces shall be provided to delineate all areas where pedestrian paths cross drive aisles. |
| j. Pedestrian Transit Link | An 8-foot-wide pathway providing direct pedestrian access between the building and the existing transit bus pad shall be constructed. The pedestrian pathway shall provide 75% shade and consist of decorative material such as brick, pavers or alternative material providing, as approved by the Planning and Development Department. |
| k. Water Conservation | <ul style="list-style-type: none"> • Natural turf shall only be utilized for required retention areas (bottom of basin, and only allowed on slopes if required for slope stabilization) and functional turf areas in common areas, as approved by the Planning and Development Department. • Provide a landscape irrigation plan that includes zones to establish the amount of irrigation to apply based on maturity and type of the landscaping. Irrigation should be applied efficiently based on the maturity and need for the vegetation. • A minimum of two green stormwater infrastructure (GSI) elements for stormwater management shall be implemented, as approved or modified by the Planning and Development and/or Street Transportation departments. This includes but is not limited to stormwater harvesting basins, bioswales, permeable pavement, etc., per the Greater Phoenix Metro Green Infrastructure and Low Impact Development Details for Alternative Stormwater Management. • Prior to final site plan approval, documentation shall be provided that demonstrates a commitment to participate in the Phoenix Water Efficiency Checkup program for a minimum of 15 years, or as approved by the Planning and Development Department. |
| E3. Amenities | |
| 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 |

F. SIGNS

F1: Permitted Signs

Except as otherwise modified by this section, all signage shall comply with Section 705 of the Zoning Ordinance. A Comprehensive Sign Plan will be processed in accordance with Section 705.E.2. of the Zoning Ordinance.

Given (i) the unique and diverse mix of commercial uses surrounding the Site, (ii) the importance of clear identification for visitors as well as modern delivery services (goods, food deliver, car share, etc.), and (iii) due to the existing signage context signage along the south side of Scottsdale Road, the following signs, designed in a manner that does not exceed the standards outlined below, are permitted (in addition to signage as permitted within Section 705):

- 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.

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

The proposed signage is an important feature of this PUD given property's surrounding context and the mixed-use nature of the adjacent area. 71st Street provides shared access to seven (7) distinct properties. With its main entrance located off of this meandering private street, prominent community signage is essential in order to provide adequate wayfinding for residents, guests and the many patrons of the adjacent commercial and hotel uses. Furthermore, prominent signage at the Bell Road frontage is necessary in order to provide adequate wayfinding along this busy arterial, especially with the approved entitlement of the 14-story multifamily residential project planned for the hard corner of Scottsdale and Bell Road.

This signage will provide adequate area for safe and clear wayfinding which fosters community recognition without disproportionately impacting neighboring properties, as all signage is oriented toward the Bell Road arterial and the adjacent commercial properties to the east.

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.
- Recycling services will be provided for tenants.
- Prior to final site plan approval, documentation shall be provided that demonstrates a commitment to participate in the Water Efficiency Checkup program for a minimum of 10 years, or as approved by the Planning and Development Department.

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.
- 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 services by a 12-inch ACP within Bell Road and a 8-inch DIP within 71st Street. WSD maps show (2) 2-inch & (3) 1-1/2-inch 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. Thie 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 D4.d., 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 feet | 83 feet |
| b. Lot Coverage | 50%, plus an additional 10% for an ADU and/or attached shade structures Total: 60% | 65% |
| c. F.A.R. | None | None |
| d. Dwelling Unit Density (Units/Gross Acre) | 45.68 dwelling units/acre; 52.20 units/acre with bonus | 73 dwelling units/acre |
| e. Building Setbacks | | |
| Bell Road: | 20 feet | 15 feet |
| 71st Street: | 15 feet | 20 feet |
| West Perimeter: | 10 feet | 10 feet |
| South Perimeter: | 10 feet | 10 feet |
| f. Landscape Setbacks | | |
| Bell Road: | 20 feet | 15 feet |
| 71st Street: | 5 feet | 20 feet |
| West Perimeter: | 5 feet | 10 feet |
| South Perimeter: | 5 feet | 10 feet |

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

| | | |
|--|--|-----------------------------------|
| LOT COVERAGE | | 75% |
| MAXIMUM ALLOWED LOT COVERAGE: | | 65% |
| PROPOSED LOT COVERAGE: | | 65% |
| BUILDING FOOTPRINT + NET LOT SF | | (102,003 SF + 1,56,928 SF = 65%) |
| OPEN SPACE: | | |
| MINIMUM REQUIRED: | | 5% OF GROSS AREA |
| PROPOSED: | | (0.05 x 188,693 SF = 9,435 SF) |
| | | (0.15 x 188,693 SF = 28,303 SF) |
| PARKING (8.5' X 18') | | |
| REQUIRED PARKING: | | |
| UNIT TYPE | | 1.3 P.S./D.U. |
| 3. 1-BED/1.5 BATH | | 1.3 P.S./D.U. |
| 3. 2-BED/2.0 BATH | | 1.3 P.S./D.U. |
| 3. 3-BED/2.5 BATH | | 2.0 P.S./D.U. |
| REQUIRED UNRESERVED PARKING: | | 0.05 P.S. PER REQUIRED P.S. |
| ACCESSIBLE - REQUIRED PARKING: | | 0.02 P.S./D.U. |
| UNRESERVED: | | 0.02 P.S./D.U. |
| PROVIDED BY PARKING: | | 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 |
| REQUIRED GUEST BICYCLE PARKING: | | 0.05 P.S. PER UNIT |
| PROVIDED GUEST BICYCLE PARKING: | | MAXIMUM OF 50 SPACES |
| 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. / 13" (COMPACTATION RATIO) 26 C.Y. | | |
| COMPACTOR CAPACITY REQUIRED IS 26 C.Y. BIN | | |

| | | |
|---|--|--|
| SITE AREA | | APN 215-43323 |
| TOTAL SITE GROSS AREA | | 41,88,493 SF ± 439 AC |
| TOTAL SITE NET AREA | | ±156,928 SF ± 3,609 AC |
| PROJECT DESCRIPTION | | |
| THIS PROJECT IS A MULTI-FAMILY DEVELOPMENT LOCATED AT THE SW CORNER OF BELL ROAD AND 71ST STREET. PROJECT WILL CONSIST OF 315 UNITS, 7 STORES 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 I/MIA CONSTRUCTION |
| REINFORCEMENT: | | 3.5" MIN. REINFORCEMENT |
| FIRE SPRINKLER SYSTEM: | | NFPA 13 |
| ZONING | | |
| EXISTING: | | C-2 Z-70-97 / Z-139-86 / Z-167-87 |
| PROPOSED: | | PARADISE VALLEY |
| 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: | | (7 STORES) 185' |
| BUILDING HEIGHT DETERMINATION: | | THE BUILDING HEIGHT SHALL BE MEASURED FROM 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 OF THE BUILDING. MEASUREMENT SHALL BE TAKEN AT THE RIDGE OR GABLE, GABLEL OR HP ROOF. |
| SETBACKS - BUILDING | | |
| NORTH SETBACK (BELL RD.) | | 15' FROM PROPERTY LINE |
| EAST SETBACK (71ST ST.) | | 20' FROM BACK OF CURB |
| SOUTH SETBACK (PERMETER) | | 10' FROM PROPERTY LINE |
| SETBACKS - LANDSCAPE | | |
| NORTH LANDSCAPE SETBACK (BELL RD.) | | PROPERTY LINE |
| WEST LANDSCAPE SETBACK (PERMETER) | | 10' FROM |
| EAST LANDSCAPE SETBACK (71ST ST.) | | 10' FROM |
| BACK OF CURB | | 10' FROM |
| SOUTH LANDSCAPE SETBACK (PERMETER) | | PROPERTY LINE |
| PROPOSED UNIT COUNT | | 315 |

| | | |
|---|-------------------|--|
| 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, Lounge, Wall Fitness, etc.) | | |
| LEVEL 1 CLUBHOUSE AREA : | | |
| 4,157 sf Include in Level 1 Gross Area | | |
| 27,886 sf Assume parking structure is precast concrete construction | | |
| LEVEL 3 FOODIA AREA : | | |
| 27,887 sf Assume parking structure is precast concrete construction | | |
| columns and isolated from parking structure with expansion joint | | |
| NSRF (Unit Net Rentable Area) : | 271,422 sf | |
| EFFICIENCY : | 70% | |

| | | |
|----------------------------------|--|----------|
| NEIGHBORHOOD MAP | | |
| VICINITY MAP/NTS | | |
| CONCEPTUAL SITE PLAN | | |
| Preliminary Not For Construction | | |
| EVA NO: | | 01/21/24 |
| SHEET NO: | | 01/01/27 |
| PAPP: | | 260316 |
| REVISION: | | M12 |
| QUARTER SECT: | | Q36-44 |

| | | |
|-----------------------------|----------------------------|--|
| KEYNOTES | | |
| 1. 10' LANDSCAPE STRIP | 4. 4-STORY RESIDENTIAL | |
| 2. 6' CONCRETE SIDEWALK | 5. 5-STORY RESIDENTIAL | |
| 3. LOADING/7 MOVIE-IN AREAS | 6. 6-STORY RESIDENTIAL | |
| 4. FIRE HOSE PULL 350 MAX. | 7. 7-STORY RESIDENTIAL | |
| 5. 10' WIDE SIDEWALK | 8. 8-STORY RESIDENTIAL | |
| 6. 10' WIDE SIDEWALK | 9. 9-STORY RESIDENTIAL | |
| 7. 10' WIDE SIDEWALK | 10. 10-STORY RESIDENTIAL | |
| 8. 10' WIDE SIDEWALK | 11. 11-STORY RESIDENTIAL | |
| 9. 10' WIDE SIDEWALK | 12. 12-STORY RESIDENTIAL | |
| 10. 10' WIDE SIDEWALK | 13. 13-STORY RESIDENTIAL | |
| 11. 10' WIDE SIDEWALK | 14. 14-STORY RESIDENTIAL | |
| 12. 10' WIDE SIDEWALK | 15. 15-STORY RESIDENTIAL | |
| 13. 10' WIDE SIDEWALK | 16. 16-STORY RESIDENTIAL | |
| 14. 10' WIDE SIDEWALK | 17. 17-STORY RESIDENTIAL | |
| 15. 10' WIDE SIDEWALK | 18. 18-STORY RESIDENTIAL | |
| 16. 10' WIDE SIDEWALK | 19. 19-STORY RESIDENTIAL | |
| 17. 10' WIDE SIDEWALK | 20. 20-STORY RESIDENTIAL | |
| 18. 10' WIDE SIDEWALK | 21. 21-STORY RESIDENTIAL | |
| 19. 10' WIDE SIDEWALK | 22. 22-STORY RESIDENTIAL | |
| 20. 10' WIDE SIDEWALK | 23. 23-STORY RESIDENTIAL | |
| 21. 10' WIDE SIDEWALK | 24. 24-STORY RESIDENTIAL | |
| 22. 10' WIDE SIDEWALK | 25. 25-STORY RESIDENTIAL | |
| 23. 10' WIDE SIDEWALK | 26. 26-STORY RESIDENTIAL | |
| 24. 10' WIDE SIDEWALK | 27. 27-STORY RESIDENTIAL | |
| 25. 10' WIDE SIDEWALK | 28. 28-STORY RESIDENTIAL | |
| 26. 10' WIDE SIDEWALK | 29. 29-STORY RESIDENTIAL | |
| 27. 10' WIDE SIDEWALK | 30. 30-STORY RESIDENTIAL | |
| 28. 10' WIDE SIDEWALK | 31. 31-STORY RESIDENTIAL | |
| 29. 10' WIDE SIDEWALK | 32. 32-STORY RESIDENTIAL | |
| 30. 10' WIDE SIDEWALK | 33. 33-STORY RESIDENTIAL | |
| 31. 10' WIDE SIDEWALK | 34. 34-STORY RESIDENTIAL | |
| 32. 10' WIDE SIDEWALK | 35. 35-STORY RESIDENTIAL | |
| 33. 10' WIDE SIDEWALK | 36. 36-STORY RESIDENTIAL | |
| 34. 10' WIDE SIDEWALK | 37. 37-STORY RESIDENTIAL | |
| 35. 10' WIDE SIDEWALK | 38. 38-STORY RESIDENTIAL | |
| 36. 10' WIDE SIDEWALK | 39. 39-STORY RESIDENTIAL | |
| 37. 10' WIDE SIDEWALK | 40. 40-STORY RESIDENTIAL | |
| 38. 10' WIDE SIDEWALK | 41. 41-STORY RESIDENTIAL | |
| 39. 10' WIDE SIDEWALK | 42. 42-STORY RESIDENTIAL | |
| 40. 10' WIDE SIDEWALK | 43. 43-STORY RESIDENTIAL | |
| 41. 10' WIDE SIDEWALK | 44. 44-STORY RESIDENTIAL | |
| 42. 10' WIDE SIDEWALK | 45. 45-STORY RESIDENTIAL | |
| 43. 10' WIDE SIDEWALK | 46. 46-STORY RESIDENTIAL | |
| 44. 10' WIDE SIDEWALK | 47. 47-STORY RESIDENTIAL | |
| 45. 10' WIDE SIDEWALK | 48. 48-STORY RESIDENTIAL | |
| 46. 10' WIDE SIDEWALK | 49. 49-STORY RESIDENTIAL | |
| 47. 10' WIDE SIDEWALK | 50. 50-STORY RESIDENTIAL | |
| 48. 10' WIDE SIDEWALK | 51. 51-STORY RESIDENTIAL | |
| 49. 10' WIDE SIDEWALK | 52. 52-STORY RESIDENTIAL | |
| 50. 10' WIDE SIDEWALK | 53. 53-STORY RESIDENTIAL | |
| 51. 10' WIDE SIDEWALK | 54. 54-STORY RESIDENTIAL | |
| 52. 10' WIDE SIDEWALK | 55. 55-STORY RESIDENTIAL | |
| 53. 10' WIDE SIDEWALK | 56. 56-STORY RESIDENTIAL | |
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| 56. 10' WIDE SIDEWALK | 59. 59-STORY RESIDENTIAL | |
| 57. 10' WIDE SIDEWALK | 60. 60-STORY RESIDENTIAL | |
| 58. 10' WIDE SIDEWALK | 61. 61-STORY RESIDENTIAL | |
| 59. 10' WIDE SIDEWALK | 62. 62-STORY RESIDENTIAL | |
| 60. 10' WIDE SIDEWALK | 63. 63-STORY RESIDENTIAL | |
| 61. 10' WIDE SIDEWALK | 64. 64-STORY RESIDENTIAL | |
| 62. 10' WIDE SIDEWALK | 65. 65-STORY RESIDENTIAL | |
| 63. 10' WIDE SIDEWALK | 66. 66-STORY RESIDENTIAL | |
| 64. 10' WIDE SIDEWALK | 67. 67-STORY RESIDENTIAL | |
| 65. 10' WIDE SIDEWALK | 68. 68-STORY RESIDENTIAL | |
| 66. 10' WIDE SIDEWALK | 69. 69-STORY RESIDENTIAL | |
| 67. 10' WIDE SIDEWALK | 70. 70-STORY RESIDENTIAL | |
| 68. 10' WIDE SIDEWALK | 71. 71-STORY RESIDENTIAL | |
| 69. 10' WIDE SIDEWALK | 72. 72-STORY RESIDENTIAL | |
| 70. 10' WIDE SIDEWALK | 73. 73-STORY RESIDENTIAL | |
| 71. 10' WIDE SIDEWALK | 74. 74-STORY RESIDENTIAL | |
| 72. 10' WIDE SIDEWALK | 75. 75-STORY RESIDENTIAL | |
| 73. 10' WIDE SIDEWALK | 76. 76-STORY RESIDENTIAL | |
| 74. 10' WIDE SIDEWALK | 77. 77-STORY RESIDENTIAL | |
| 75. 10' WIDE SIDEWALK | 78. 78-STORY RESIDENTIAL | |
| 76. 10' WIDE SIDEWALK | 79. 79-STORY RESIDENTIAL | |
| 77. 10' WIDE SIDEWALK | 80. 80-STORY RESIDENTIAL | |
| 78. 10' WIDE SIDEWALK | 81. 81-STORY RESIDENTIAL | |
| 79. 10' WIDE SIDEWALK | 82. 82-STORY RESIDENTIAL | |
| 80. 10' WIDE SIDEWALK | 83. 83-STORY RESIDENTIAL | |
| 81. 10' WIDE SIDEWALK | 84. 84-STORY RESIDENTIAL | |
| 82. 10' WIDE SIDEWALK | 85. 85-STORY RESIDENTIAL | |
| 83. 10' WIDE SIDEWALK | 86. 86-STORY RESIDENTIAL | |
| 84. 10' WIDE SIDEWALK | 87. 87-STORY RESIDENTIAL | |
| 85. 10' WIDE SIDEWALK | 88. 88-STORY RESIDENTIAL | |
| 86. 10' WIDE SIDEWALK | 89. 89-STORY RESIDENTIAL | |
| 87. 10' WIDE SIDEWALK | 90. 90-STORY RESIDENTIAL | |
| 88. 10' WIDE SIDEWALK | 91. 91-STORY RESIDENTIAL | |
| 89. 10' WIDE SIDEWALK | 92. 92-STORY RESIDENTIAL | |
| 90. 10' WIDE SIDEWALK | 93. 93-STORY RESIDENTIAL | |
| 91. 10' WIDE SIDEWALK | 94. 94-STORY RESIDENTIAL | |
| 92. 10' WIDE SIDEWALK | 95. 95-STORY RESIDENTIAL | |
| 93. 10' WIDE SIDEWALK | 96. 96-STORY RESIDENTIAL | |
| 94. 10' WIDE SIDEWALK | 97. 97-STORY RESIDENTIAL | |
| 95. 10' WIDE SIDEWALK | 98. 98-STORY RESIDENTIAL | |
| 96. 10' WIDE SIDEWALK | 99. 99-STORY RESIDENTIAL | |
| 97. 10' WIDE SIDEWALK | 100. 100-STORY RESIDENTIAL | |

A2



FIFIELD ASSOCIATES

602-952-8280 / TODDASSOC.COM

24-2403-00



TODD + ASSOCIATES

602-952-8280 / TODDASSOC.COM

24-2403-00

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



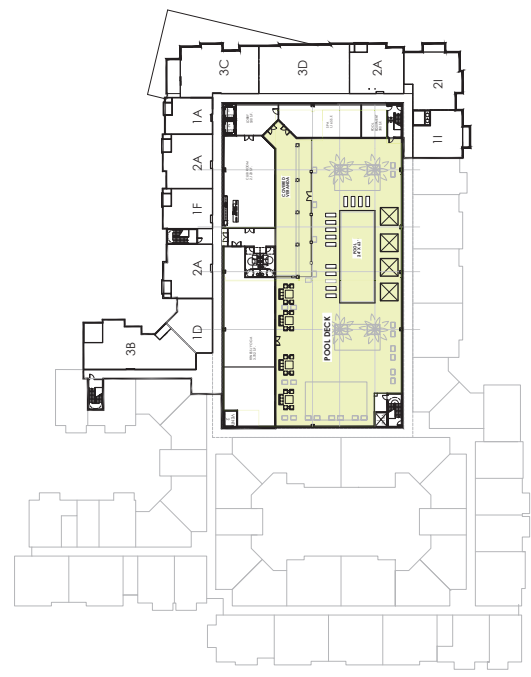
Professional Engineer
TODD ASSOCIATES
TODD ASSOCIATES
TODD ASSOCIATES

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)

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



SEVENTH LEVEL

KIVA NO: 01-21144
SDEY: 0101827
PAPP: 2405316
RECON: MAP: M12
QUARTER SECT: Q36-44



VICINITY MAP/NTS

OPEN SPACE
SITE PLAN

Preliminary Not For Construction



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

IND.PK.
Z-82-79

IND.PK.
Z-82-79

R1-8



RESIDENCES AT SCOTTSDALE CROSSING

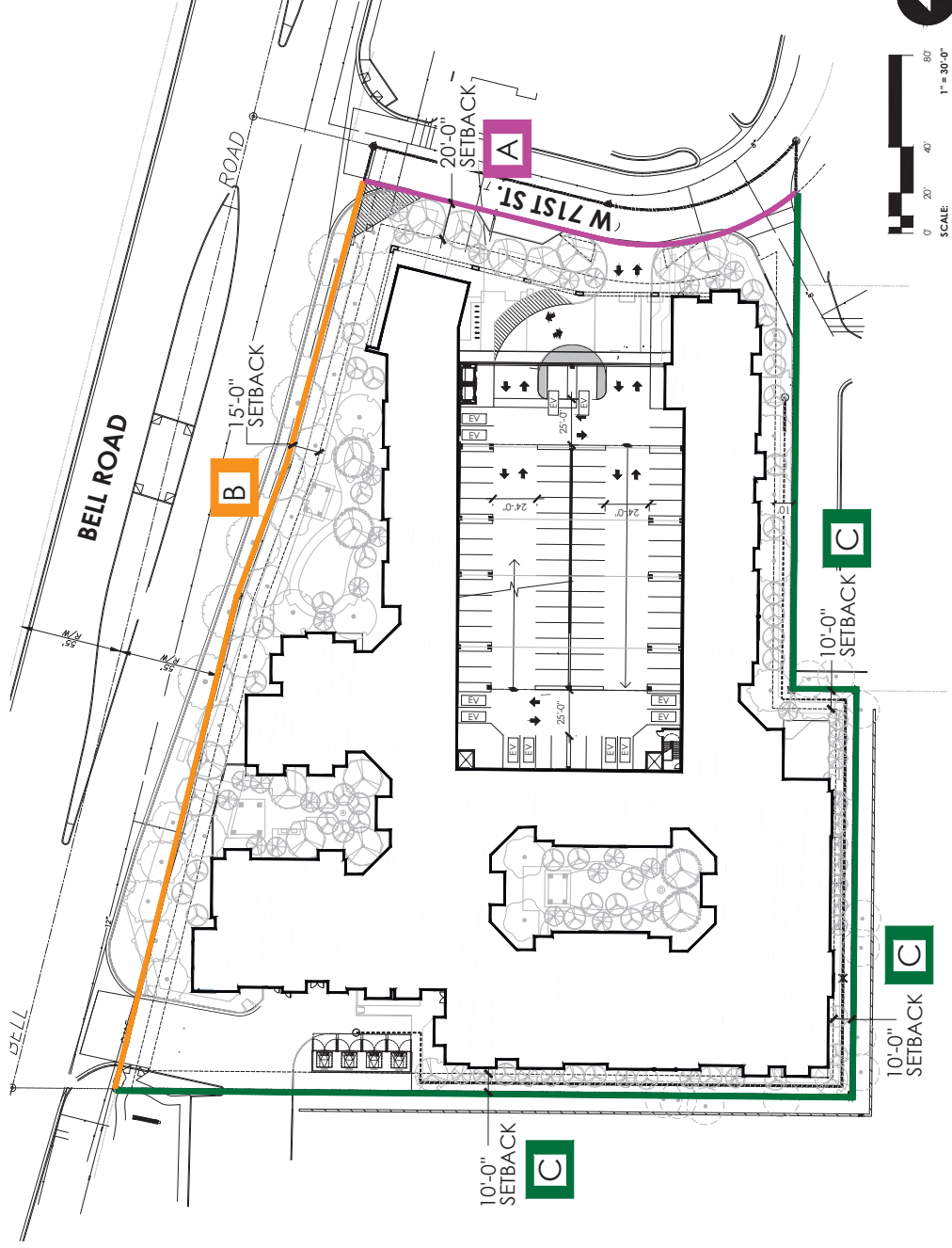
PHOENIX, AZ
PUD SUBMITTAL #3
September 29, 2025



TODD +
ASSOCIATES

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

EXHIBIT 3



VICINITY MAP/NTS

EVA NO: 01-31144
 SDA NO: 01-01077
 PAPP: 2403316
 REZONE: MAP: M12
 QUARTER SECT: Q36-44

A4



RESIDENCES AT SCOTTSDALE CROSSING

PHOENIX, AZ
 PUD SUBMITTAL #3
 September 29, 2025

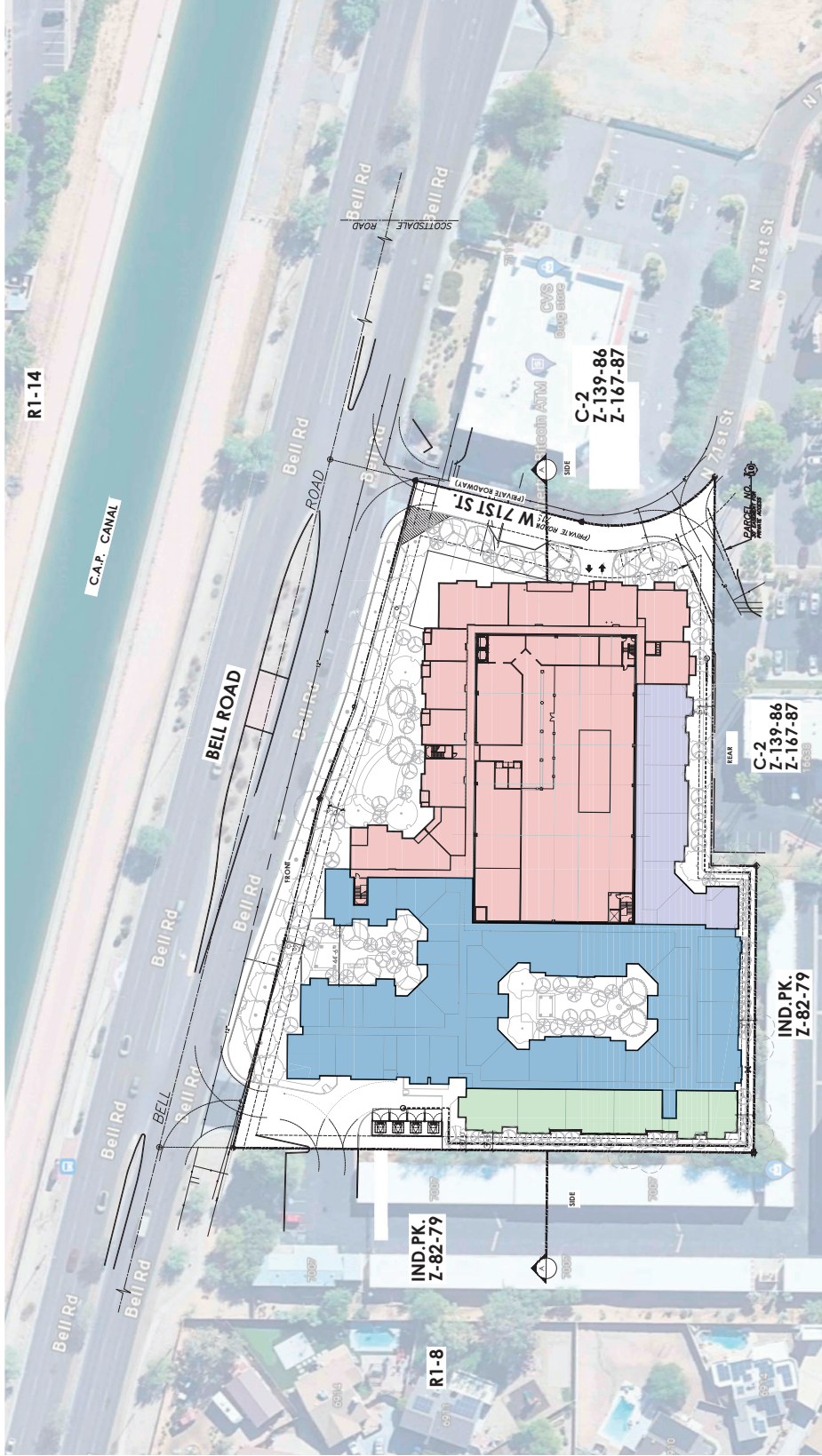
SETBACK PLAN

Preliminary Not For Construction



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 24-2043-00

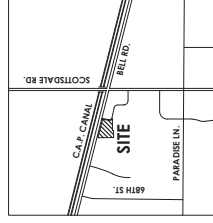
EXHIBIT 4



| LEGEND: | | |
|---------|---|---------|
| 46'-0" | - | 4 STORY |
| 58'-0" | - | 5 STORY |
| 68'-0" | - | 6 STORY |
| 83'-0" | - | 7 STORY |

HEIGHT RESTRICTIONS AND OFFSETS

| DISTANCE FROM B.T. ZONING: | HEIGHT: |
|----------------------------|-------------------|
| Within 140'-0" | 0'-0" Max Height |
| Between 140'-0" & 178'-0" | 46'-0" Max Height |
| Between 178'-0" & 305'-0" | 58'-0" Max Height |
| Greater than 305'-0" | 83'-0" Max Height |



VICINITY MAP/NTS



BUILDING HEIGHT RESTRICTIONS
EXHIBIT

Preliminary Not For Construction

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



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A5

EXHIBIT 5

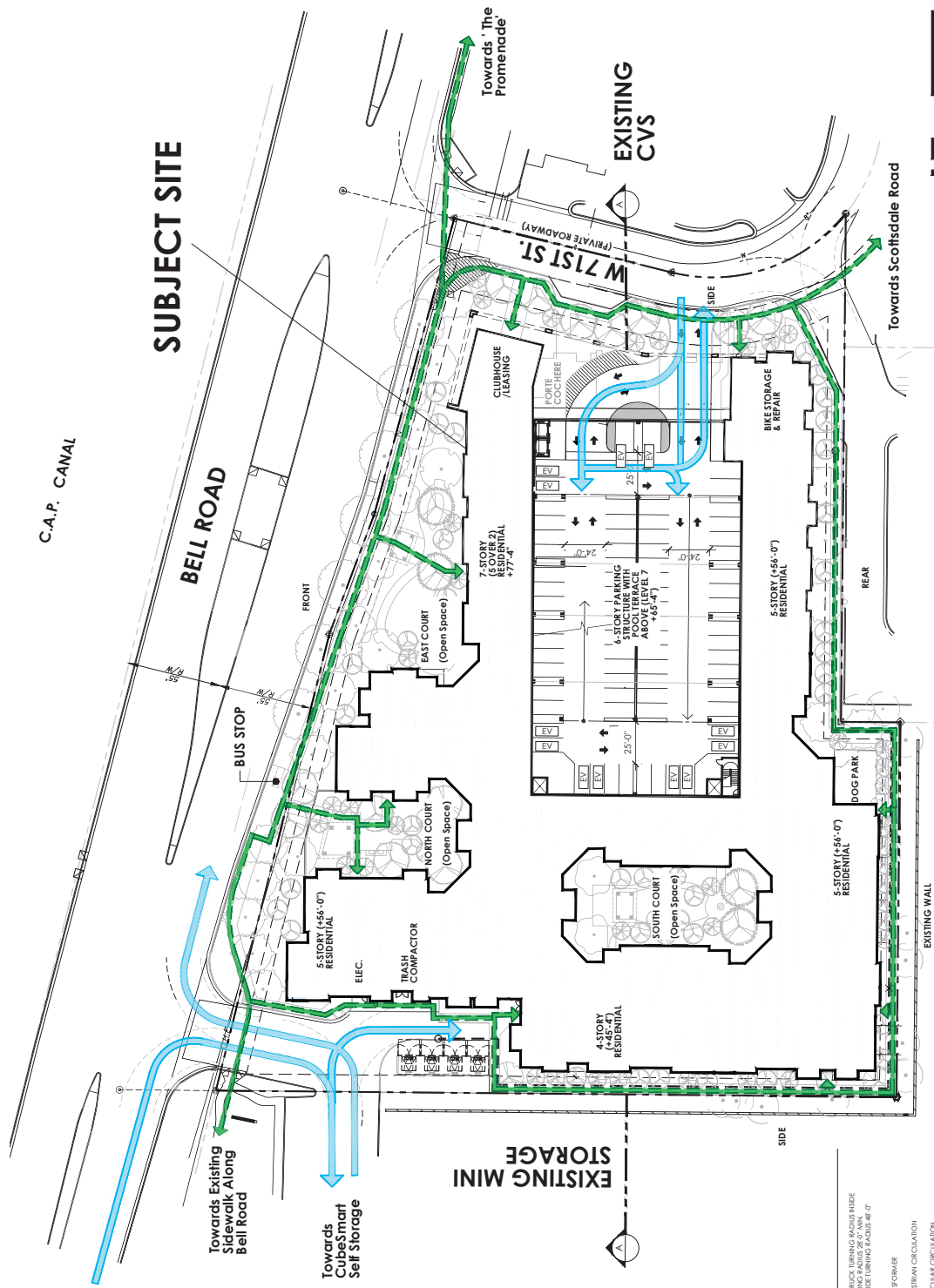
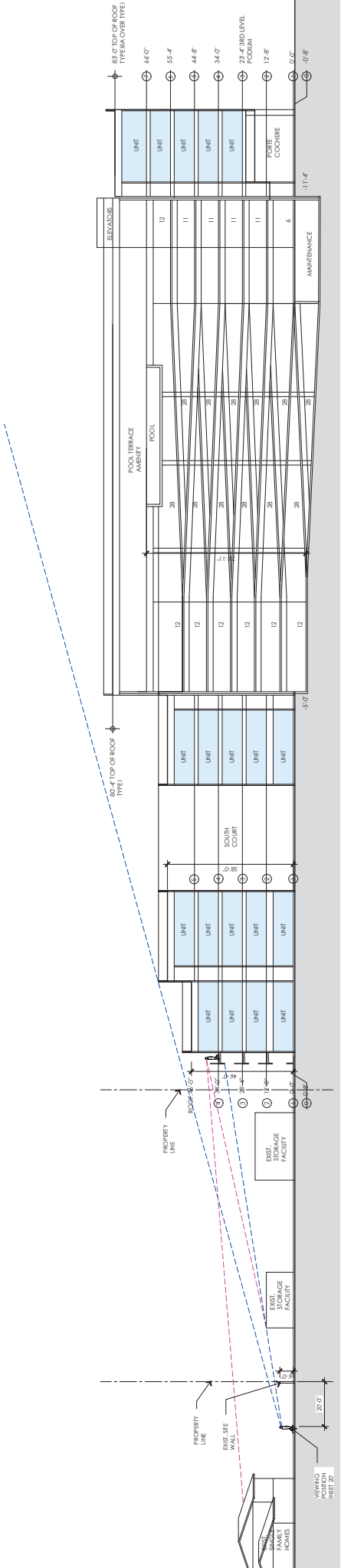


EXHIBIT 6



SITE SECTION A-A

SCALE: 1"=20'

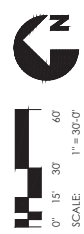
KVA NO: 01-21164
SDEV: 0101827
PAPP: 2405316
ZONING MAP: M12
QUARTER SECT: Q38-44

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24-2045-00

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

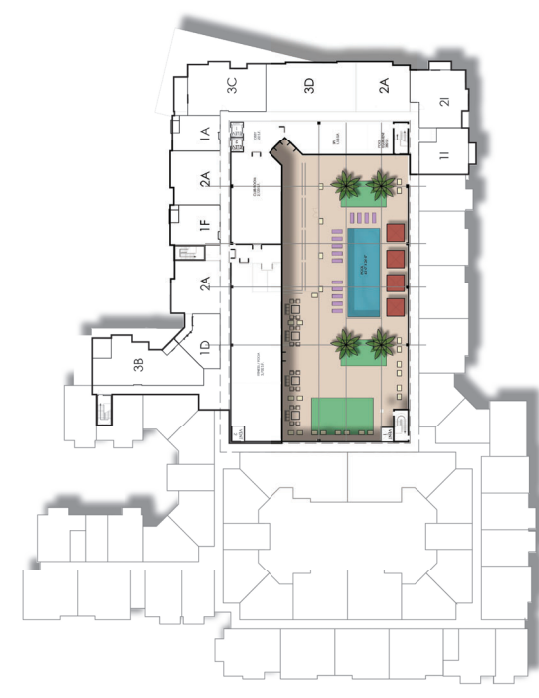
SITE SECTION
Preliminary Not For Construction

EXHIBIT 7



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

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24-2043-00



SEVENTH LEVEL LANDSCAPE
SCALE: 1"=40'



VICINITY MAP/NTS

CONCEPTUAL
LANDSCAPE PLAN

Preliminary Not For Construction



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

EXHIBIT 8



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



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24-2043-00

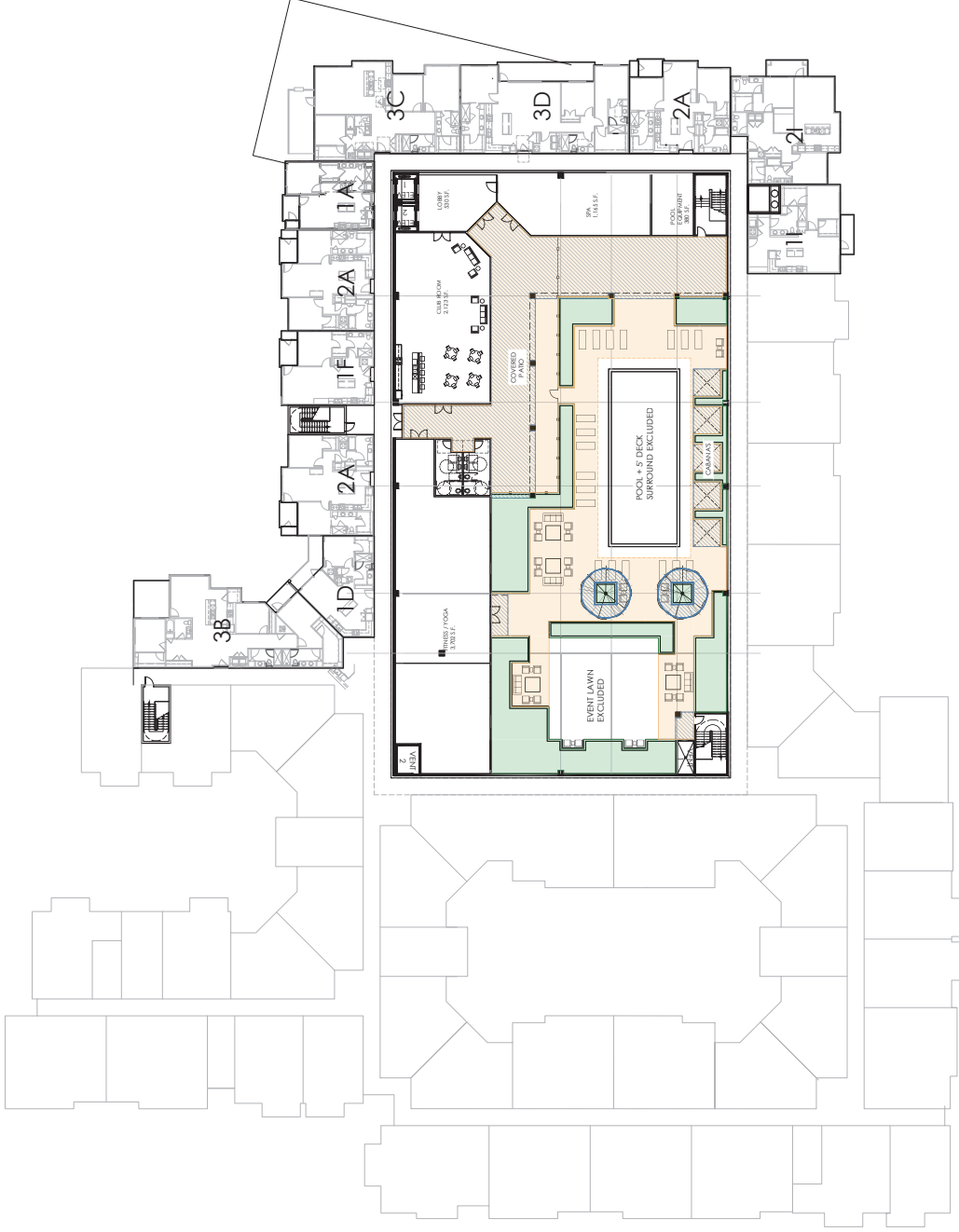


CONCEPTUAL SHADE STUDY
Preliminary Not For Construction

L2

| SHADE STUDY CALCULATIONS | | | | |
|--|---------------|---------------------------|---------------------------|----|
| JUNE 21ST - 12:00PM | | | | |
| LANDSCAPE 5 YEAR MATURITY | | | | |
| 75% SHADE COVERAGE ALONG PUBLIC PATHWAYS | TOTAL SQ. FT. | REQUIRED SQ. FT. SHADE | PROVIDED SQ. FT. | % |
| | 4,519 | 3389 | 3,463 | 77 |
| 50% SHADE COVERAGE OF TOTAL OPEN SPACE | TOTAL SQ. FT. | REQUIRED SQ. FT. SHADE | PROVIDED SQ. FT. SHADE | % |
| | 17,295 | 8648 | 8,914 | 52 |
| 50% SHADE COVERAGE OF OPEN SPACE PATHWAYS | TOTAL SQ. FT. | REQUIRED SQ. FT. SHADE | PROVIDED SQ. FT. | % |
| | 4,296 | 2148 | 2,653 | 62 |
| 50% SHADE COVERAGE OF PRIVATE PATHWAYS | TOTAL SQ. FT. | REQUIRED SQ. FT. SHADE | PROVIDED SQ. FT. | % |
| | 7,631 | 3,772 | 4,152 | 54 |

KIVA NO: 01-21164
SDR: 0001827
FILE NO: 2403316
RECD: 09/29/2025
ZONING MAP: M12
QUARTER SECT: Q38-44



ROOF DECK SHADING AREA CALCULATIONS:

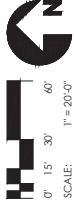
| | |
|--|-----------|
| TOTAL GROSS AREA: | 17,100 SF |
| EXCLUDE NON-OCCUPIABLE PLANTING AREAS: | -3,750 SF |
| EXCLUDE ACTIVE RECREATION AREAS: | -1,500 SF |
| EVENT LAWN: | -2,500 SF |
| POOL + 5 SURROUND: | 9,350 SF |
| TOTAL NET AREA | |

| | |
|-------------------------|----------|
| AREA UNDER SHADE: | 4,350 SF |
| FIXED SHADE CANOPIES: | 400 SF |
| TREE CANOPIES: | 4,750 SF |
| TOTAL AREA UNDER SHADE: | (51%) |

LEGEND:

- OCCUPIED OUTDOOR RESIDENT AMENITY AREA
- EXCLUDES ACTIVE RECREATION AREAS
- SHADE AREA
- PLANTING AREAS

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



SEVENTH FLOOR PLAN
SCALE: 1"=20'

QVA NO: 01.21144
SDRY: 0101827
PAPP: 240316
RECORD: M12
RECORDING MAP: M12
QUARTER SECT: Q36-44

RESIDENCES AT SCOTTSDALE CROSSING

PHOENIX, AZ
CLIENT REVIEW
October 15, 2025



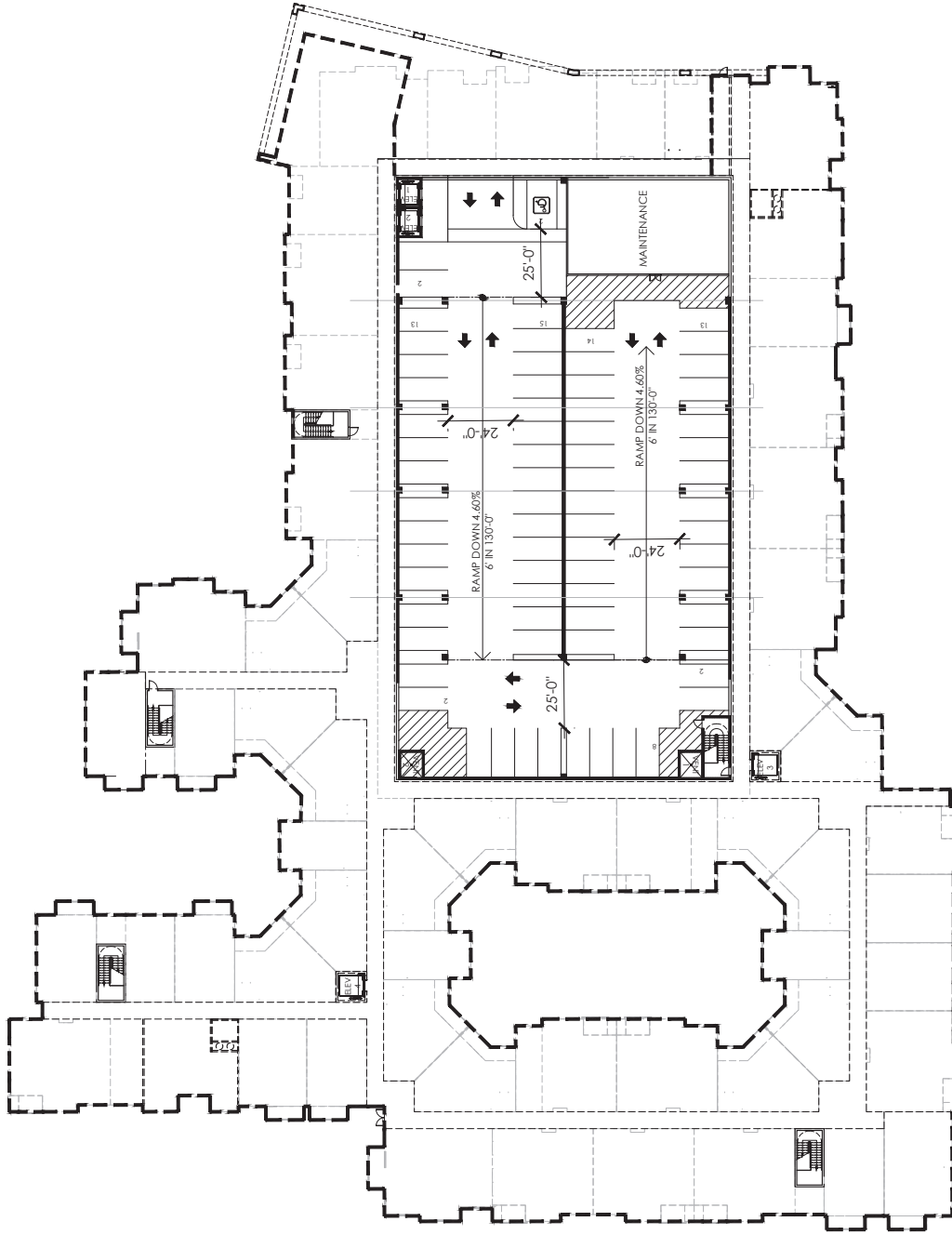
TODD + ASSOCIATES
602-952-8280 / TODDASSOC.COM
24-2045-00

LEVEL 7 - FLOOR PLAN

Preliminary Not For Construction

A15

EXHIBIT 9



SCALE: 1" = 20'-0"

BELOW GRADE FLOOR PLAN

SCALE: 1"=20'

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



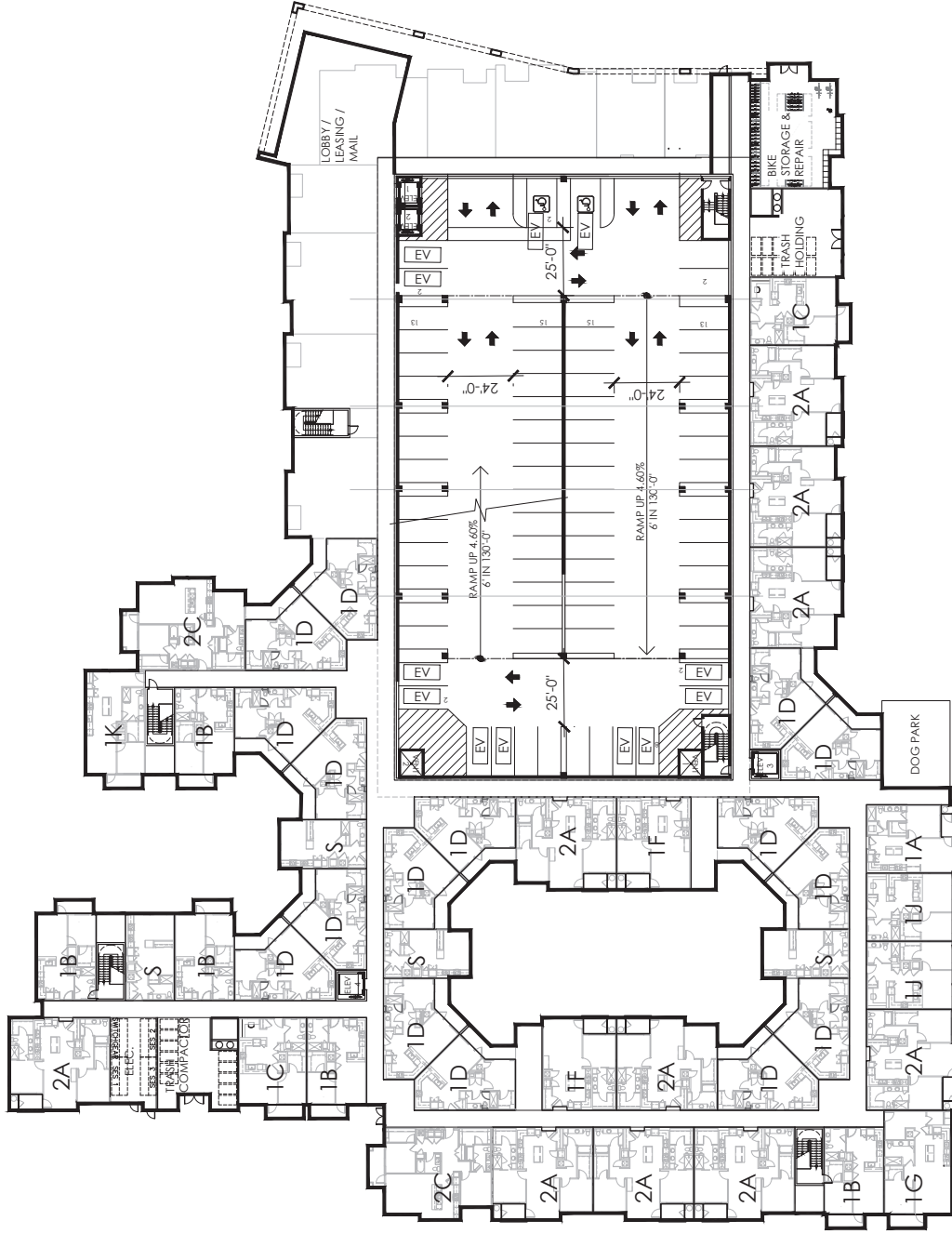
RESIDENCES AT SCOTTSDALE CROSSING

PHOENIX, AZ
 PUD SUBMITTAL #3
 September 29, 2025



TODD + ASSOCIATES
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 24-2043-00

BELOW GRADE FLOOR PLAN
 Preliminary Not For Construction



- LEGEND**
- 1. EV PARKING
 - 2. EV READY PARKING



FIRST FLOOR PLAN

SCALE: 1"=20'



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24-2043-00

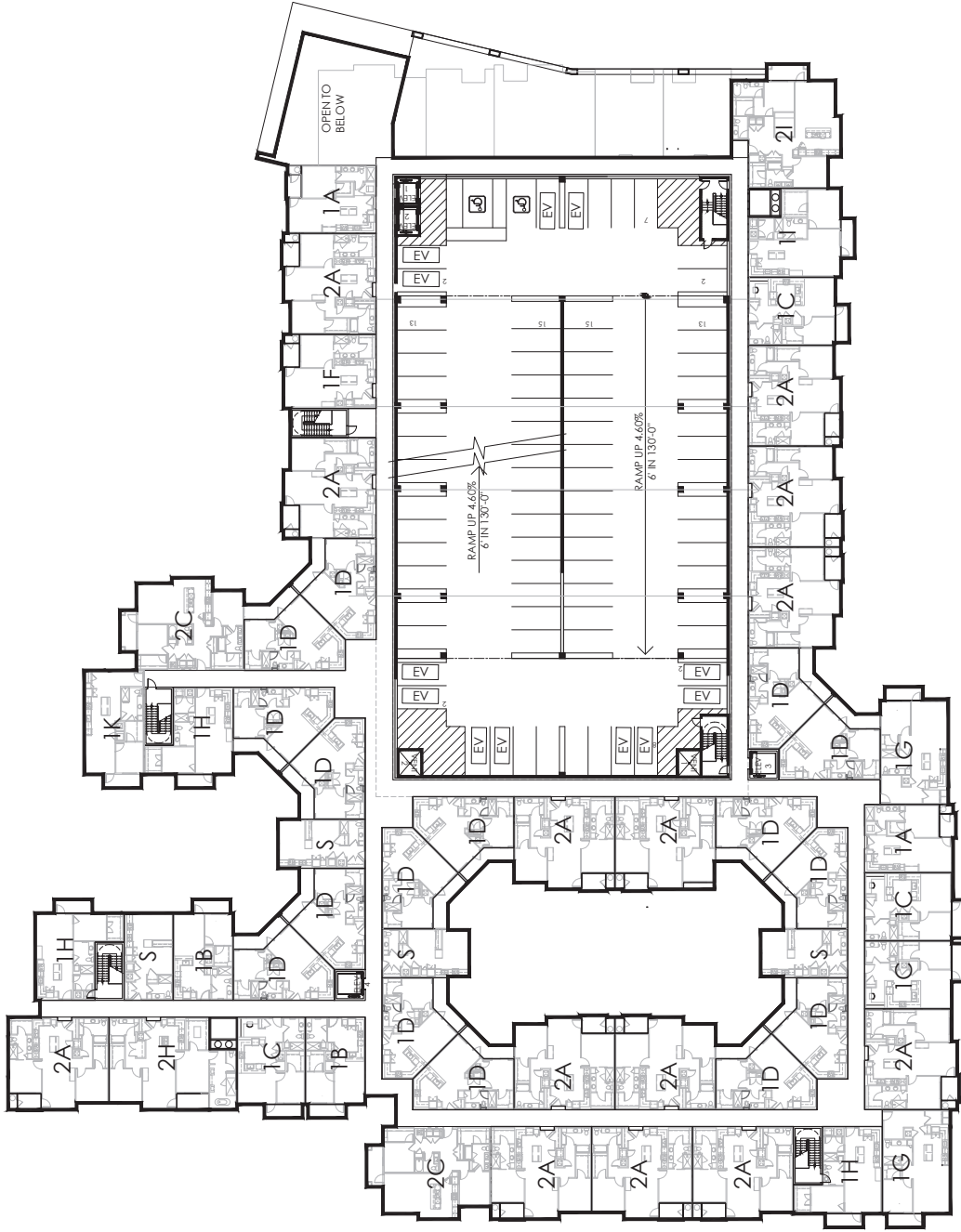
RESIDENCES AT SCOTTSDALE CROSSING
PHOENIX, AZ
PUD SUBMITTAL #3
September 29, 2025



LEVEL 1 FLOOR PLAN
Preliminary Not For Construction

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

A9



SECOND FLOOR PLAN

SCALE: 1"=20'

RESIDENCES AT SCOTTSDALE CROSSING

PHOENIX, AZ
PUD SUBMITTAL #3
September 29, 2025

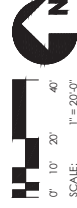


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24-2043-00



LEVEL 2 FLOOR PLAN

Preliminary Not For Construction



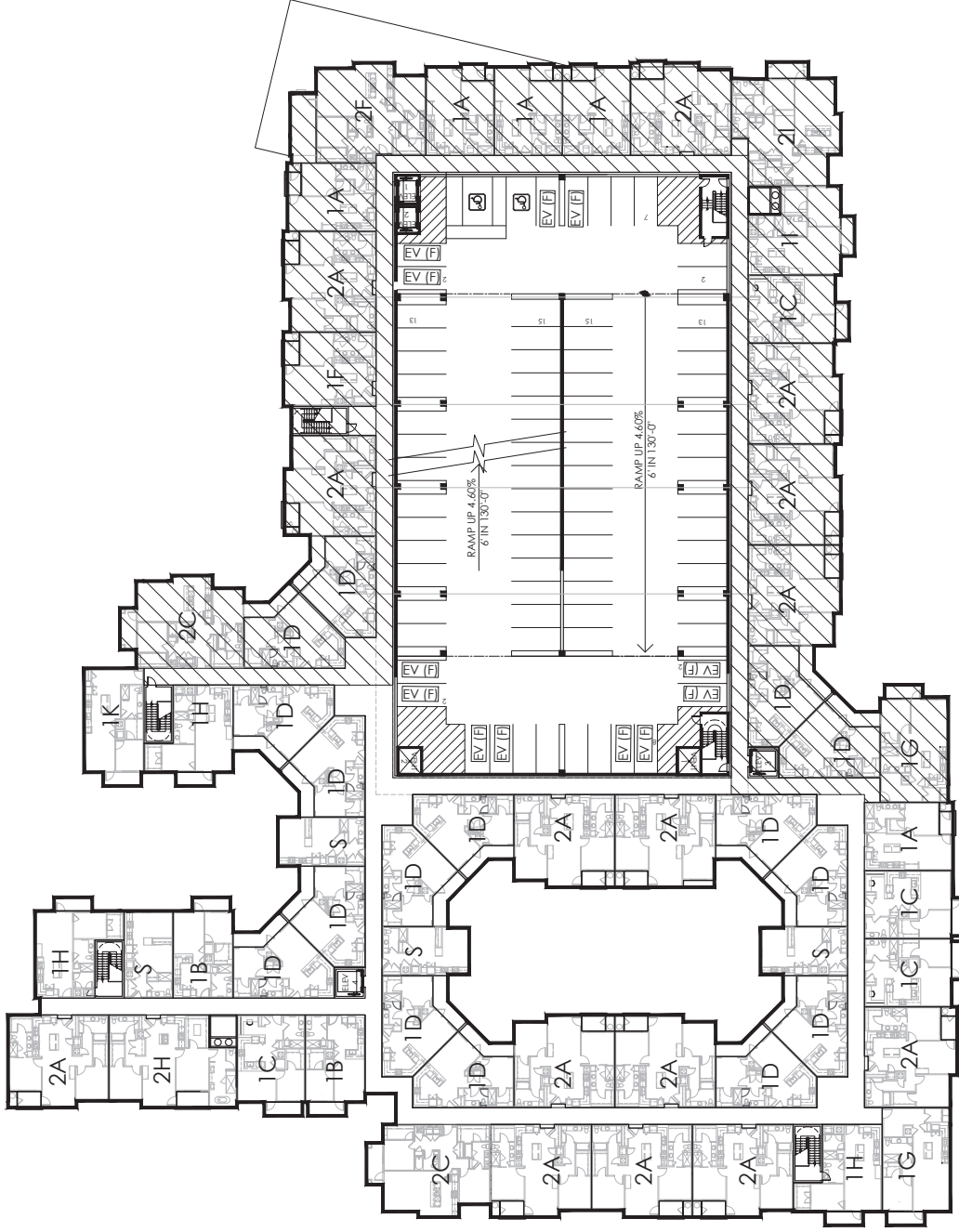
LEGEND

1. EV PARKING
2. EV READY PARKING

NOTE:
UNITS 1H DO NOT STACK
ON UNITS BELOW

RVA NO: 0121144
SDP: 0101827
PAPP: 2405316
REVISION: M12
QUARTER SECT: Q36-44

A10



THIRD FLOOR PLAN

SCALE: 1"=20'

LEGEND

- 1. EV PARKING
- 2. EV READY PARKING

GRAPHIC KEY

- AREA OF THIRD LEVEL PODIUM

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



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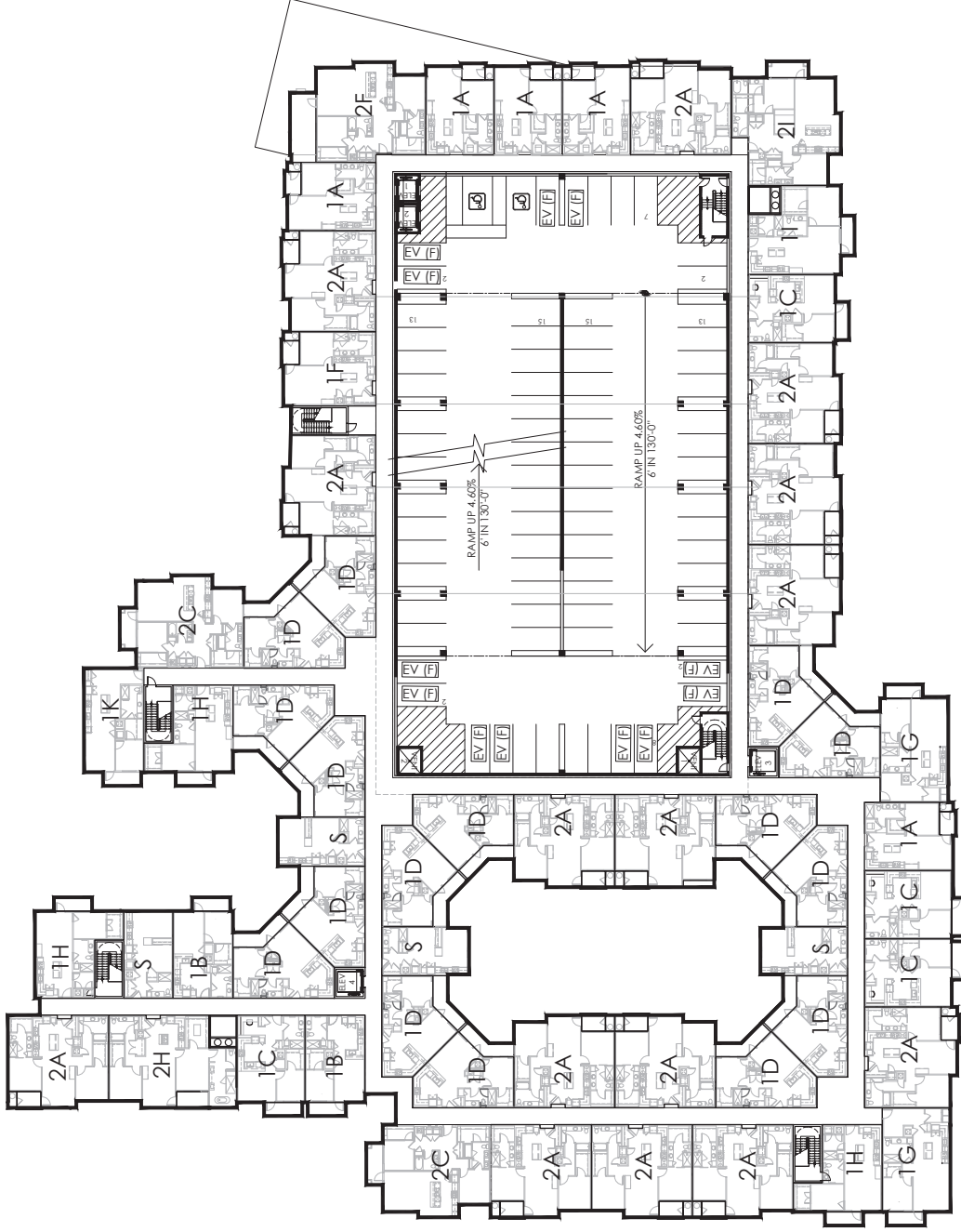
RESIDENCES AT SCOTTSDALE CROSSING

PHOENIX, AZ
 PUD SUBMITTAL #3
 September 29, 2025

**LEVEL 3 FLOOR PLAN -
 PODIUM LEVEL**

Preliminary Not For Construction

A11



FOURTH FLOOR PLAN

SCALE: 1/8"=1'-0"



- LEGEND**
- 1. EV PARKING
 - 2. EV READY PARKING

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



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RESIDENCES AT SCOTTSDALE CROSSING

PHOENIX, AZ
PUD SUBMITTAL #3
September 29, 2025

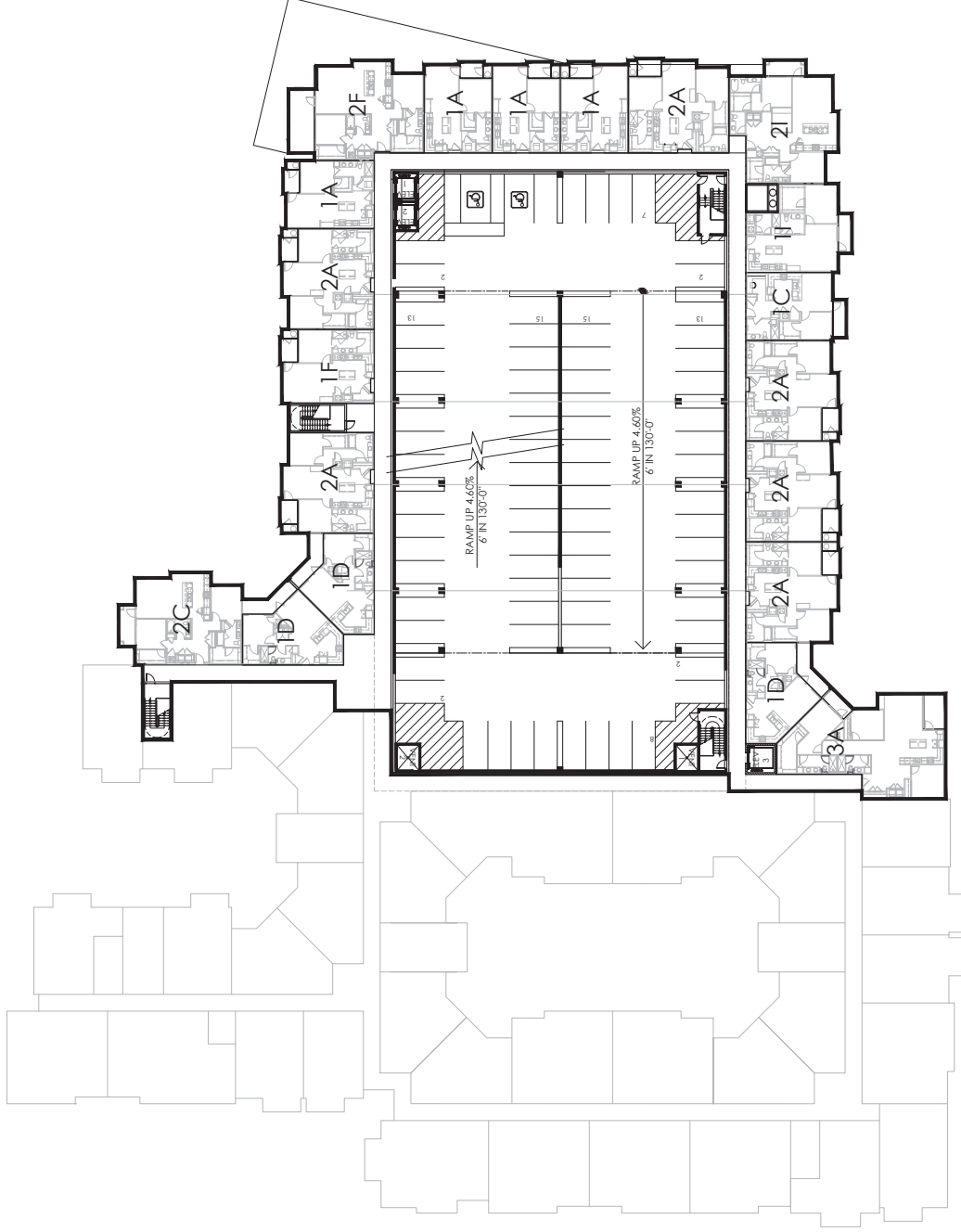


LEVEL 4 - FLOOR PLAN

Preliminary Not For Construction

A12





SIXTH FLOOR PLAN

SCALE: 1"=20'



SCALE: 1"=20'-0"

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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ASSOCIATES**

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

RESIDENCES AT SCOTTSDALE CROSSING

PHOENIX, AZ

PUD SUBMITTAL #3

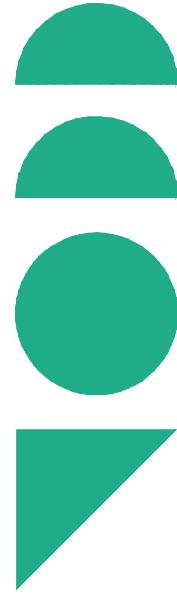
September 29, 2025



LEVEL 6 - FLOOR PLANS

Preliminary Not For Construction

A14



TODD +
ASSOCIATES

602-952-8280 / TODDASSOC.COM

24-2043-00



RESIDENCES AT SCOTTSDALE CROSSING

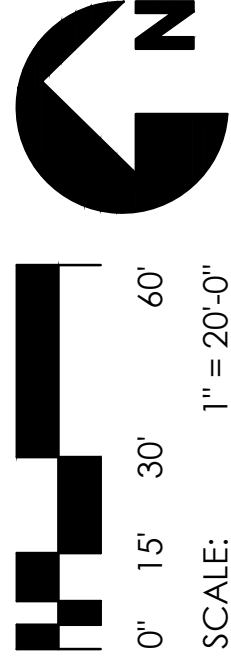
PHOENIX, AZ

CLIENT REVIEW

October 19, 2025

SEVENTH FLOOR PLAN

SCALE: 1"=20'



LEVEL 7 - FLOOR PLAN

Preliminary Not For Construction

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

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

A15

EXHIBIT 10

EXHIBIT 11



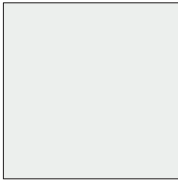
1 NE PERSPECTIVE



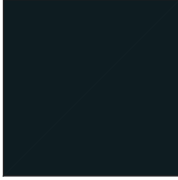
2 SE PERSPECTIVE



3 SW PERSPECTIVE



A Stucco 01



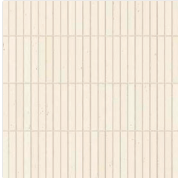
B Stucco 02



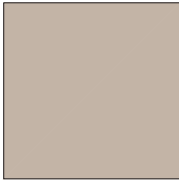
E SIMULATED WOOD Siding



F ACM EXTERNAL WALL PANEL



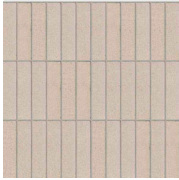
G CONCRETE MASONRY UNIT 01



C Stucco 03



D Stucco 04



H CONCRETE MASONRY UNIT 02



I Storefront Windows & Doors

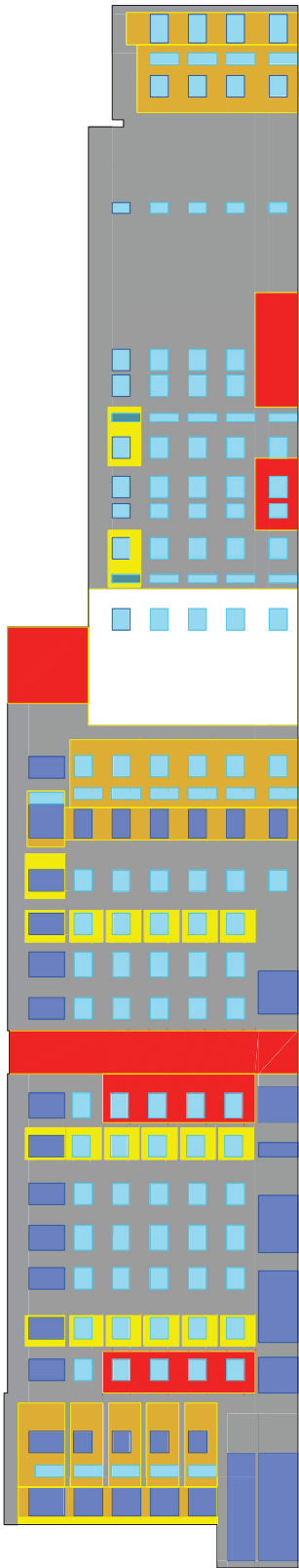


J Residential Vinyl Windows



Stucco Texture

EXHIBIT 12

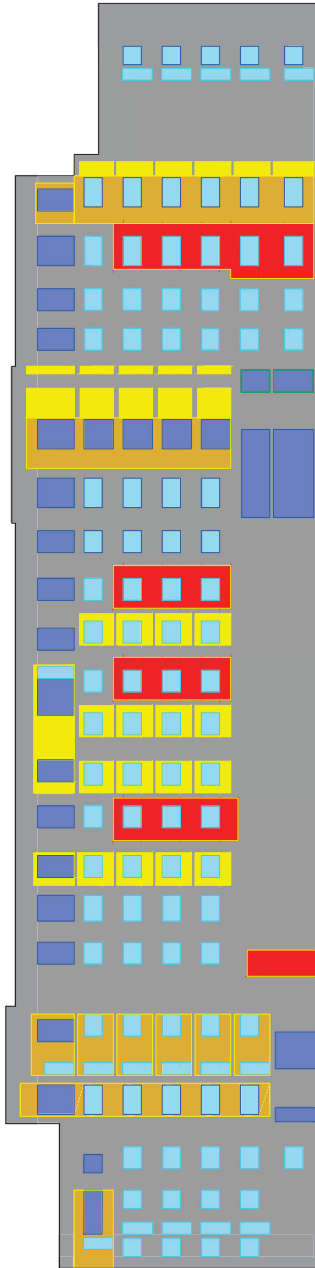


NORTH ELEVATION

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

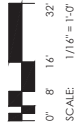
- STUCCO
- ACM
- WOOD SIDING
- CONCRETE MASONRY UNIT
- GLAZING
- STOREFRONT



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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24-2043-00

RESIDENCES AT SCOTTSDALE CROSSING

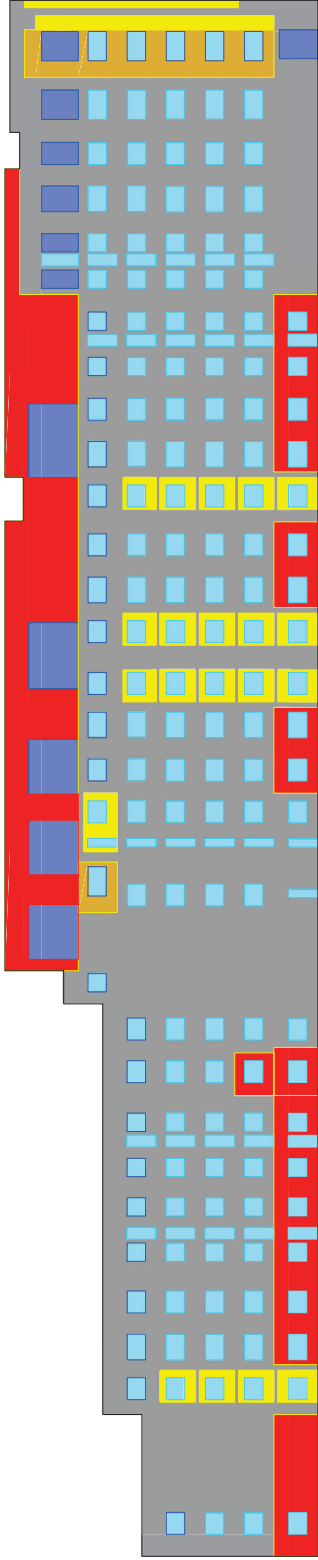
PHOENIX, AZ
PUD SUBMITTAL #3
September 29, 2025



MATERIAL PERCENTAGES

Preliminary Not For Construction

KVA NO: 0121164
SUBJECT: 24-2043-00
PAPP: 2403316
REZONE: 0000000000
CONTRACT: 0000000000
COURTESY: 0000000000

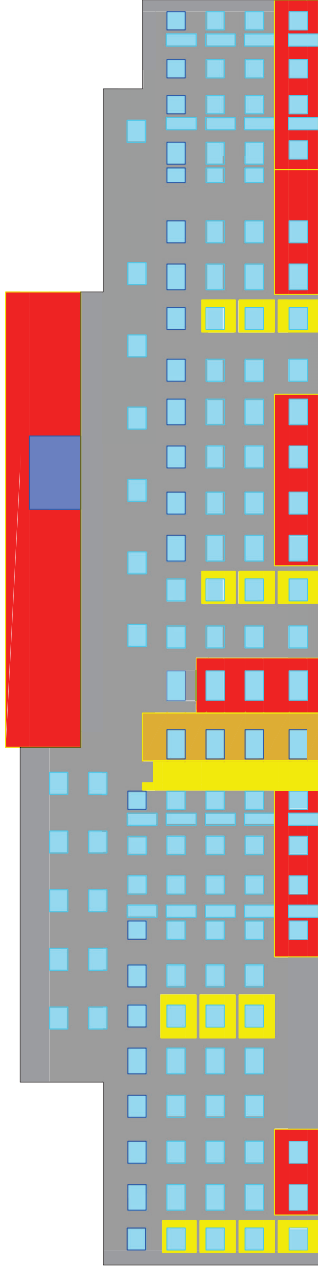


SOUTH ELEVATION

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

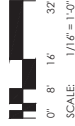
- STUCCO
- ACM
- WOOD SIDING
- CONCRETE MASONRY UNIT
- GLAZING
- STOREFRONT



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
PROJECT: 2403316
PAPP: 2403316
REZONE: 03/20/2025
CONTRACT: 03/20/2025
COURTESY: 03/20/2025



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24-2043-00



RESIDENCES AT SCOTTSDALE CROSSING

PHOENIX, AZ
PUD SUBMITTAL #3
September 29, 2025

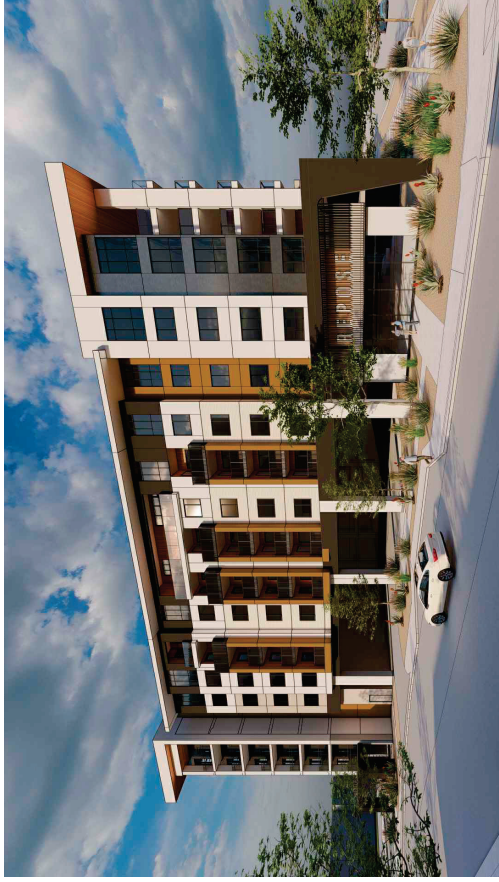
MATERIAL PERCENTAGES

Preliminary Not For Construction

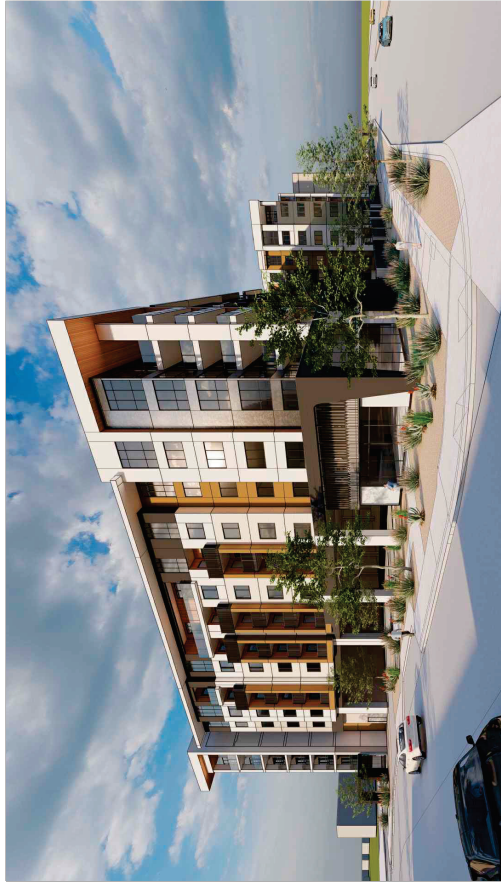
EXHIBIT 13



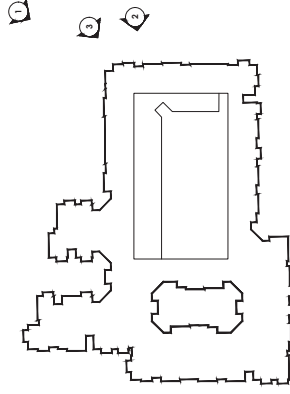
1 AERIAL VIEW FROM NORTHEAST
CORNER OF 74TH STREET & BELL ROAD



2 VIEW FROM NORTH
ALONG 71ST STREET



3 VIEW FROM NORTHEAST



KEYPLAN

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



TODD +
ASSOCIATES

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24-2043-00

RESIDENCES AT SCOTTSDALE CROSSING

PHOENIX, AZ
PUD SUBMITTAL #3
September 29, 2025



PERSPECTIVE RENDERINGS

Preliminary Not For Construction



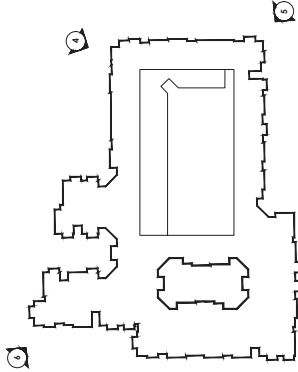
4 VIEW FROM NORTHEAST



5 VIEW FROM SOUTHEAST



6 VIEW FROM SOUTHWEST

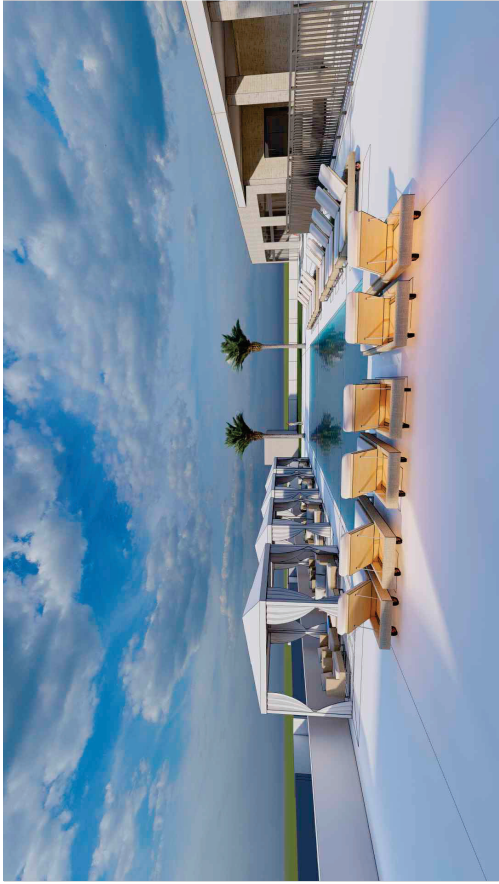


KEYPLAN

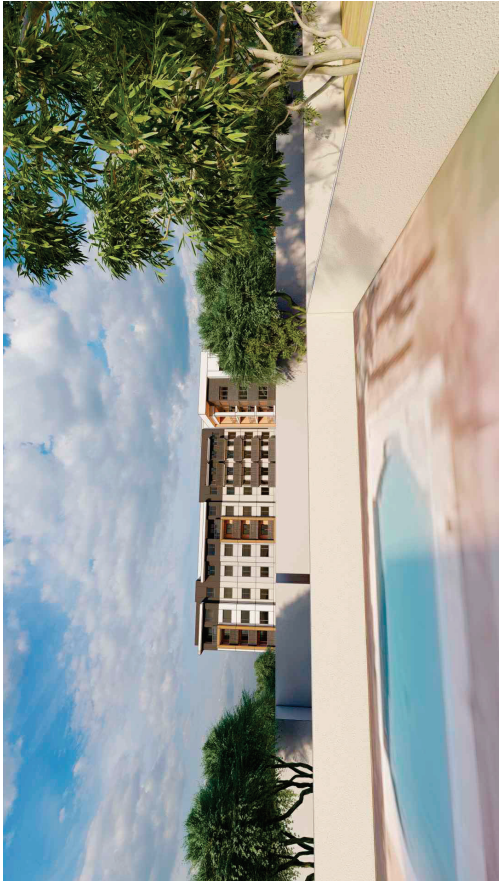
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|---------------|----------|
| KVA NO: | 01-21164 |
| SUBV: | 010827 |
| LOT: | 2403116 |
| REZONE: | M12 |
| ZONING MAP: | Q38-44 |
| QUARTER SECT: | |



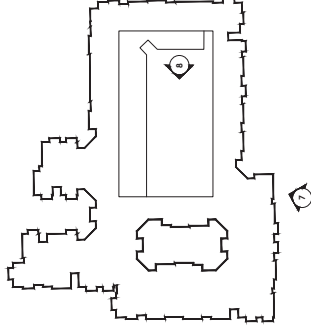
7 VIEW FROM SOUTHWEST



8 VIEW OF POOL TERRACE



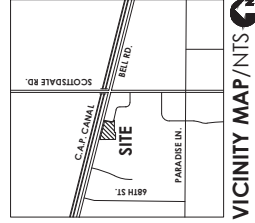
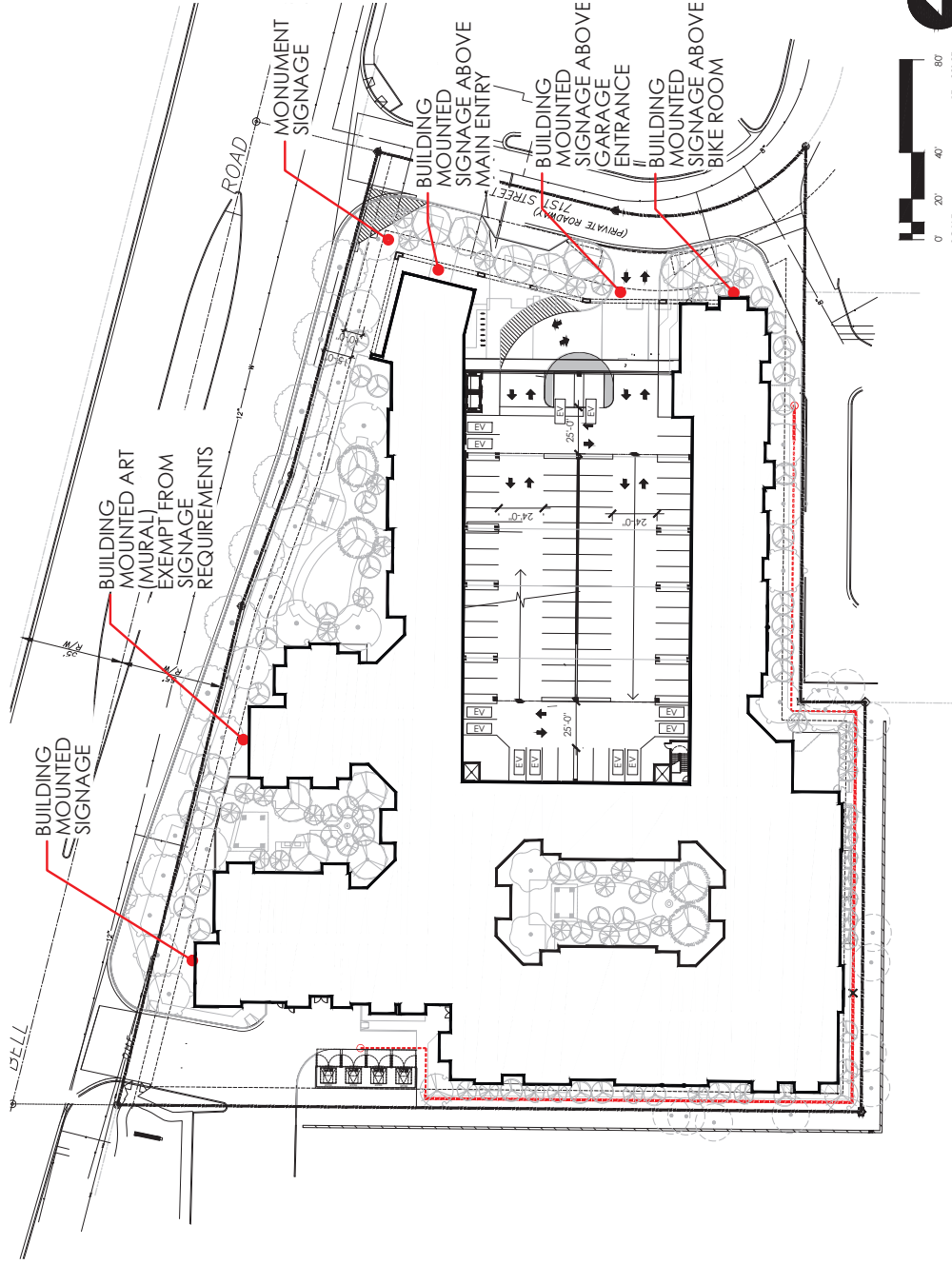
9 VIEW FROM WEST



KEYPLAN

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

EXHIBIT 14



VICINITY MAP/NTS

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

A25

CONCEPTUAL SIGNAGE PLAN

Preliminary Not For Construction

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



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