

CITY OF PHOENIX

JAN 27 2026

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: JANUARY 7, 2026

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

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Table of Contents

	<u>Page #</u>
A. Purpose and Intent	4
B. Land Use Plan	7
C. List of Uses	8
D. Development Standards	10
E. Design Guidelines	17
F. Signs	19
G. Sustainability	20
H. Infrastructure	21
I. Comparative Zoning Standards	23
J. Legal Description	24

Exhibits

Exhibit 1: Conceptual Site Plan	26
Exhibit 2: Conceptual Open Space Plan	28
Exhibit 3: Setback Plan	30
Exhibit 4: Building Height Restrictions	32
Exhibit 5: Connectivity Plan	34
Exhibit 6: Line of Sight Exhibit	36
Exhibit 7: Conceptual Landscape Plan	38
Exhibit 8: Conceptual Shade Study	40
Exhibit 9: Floor Plans	43
Exhibit 10: Elevations	52
Exhibit 11: Material and Color Palette	55
Exhibit 12: Distribution of Materials Exhibit	57
Exhibit 13: Project Renderings	60
Exhibit 13: Conceptual Signage Plan	64

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.

	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 Minimum five (5) different shrub species shall be required. Minimum two (2) different accent species shall be required. All plant material shall be chosen from the Arizona Department of Water Resources' "Low Water and Drought Tolerant Plants List" for the Phoenix Area. <u>Sidewalk Tree Shade Coverage:</u> 75%; required shade coverage may be achieved via staggered tree plantings within the streetscape and landscape setback. Where utility conflicts exist, the developer shall work with the Planning and Development Department on an alternative design solution consistent with a pedestrian environment.
b. 71st Street (Private)	<u>Attached Sidewalk Width:</u> 6 feet <u>Sidewalk Tree Shade Coverage:</u> 75%
D3. Minimum Landscape Standards	
a. Minimum Landscape Setbacks (Perimeter)	
North (Bell Road) West (Perimeter) East (71st Street) South (Perimeter)	15 feet from Property Line 10 feet from Property Line 20 feet from Back of Curb 10 feet from Property Line
b. North (Bell Road)	<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

	of 2 feet, evenly distributed throughout the landscape areas to achieve a minimum of 75% live coverage. Minimum three (3) different shrub species shall be required. Minimum two (2) different accent species shall be required. All plant material shall be chosen from the Arizona Department of Water Resources' "Low Water and Drought Tolerant Plants List" for the Phoenix Area.
c. West (Perimeter)	<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. <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>. <u>Landscaping Exceptions:</u> • 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)	<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 of 2 feet, evenly distributed throughout the landscape areas to achieve a minimum of 50% live coverage.
e. South (Perimeter)	<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. Minimum three (3) different shrub species shall be required. Minimum two (2) different accent species shall be required. All plant material shall be chosen from the Arizona Department of Water Resources' "Low Water and Drought Tolerant Plants List" for the Phoenix Area. <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>. <u>Fencing Exception:</u> Fencing and associated man gates are permitted within the landscape setback in order to secure pedestrian walk for residents.
f. Common Open Space	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. Common open space shall be exclusive of all required setbacks.

	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 See Section D6 for minimum shade standards. See Section E2.c for landscape design guidelines.
g. Pedestrian Walk	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. See Section D6 for minimum shade requirements.
D4. Parking Standards	
a. Minimum Parking Standards a. 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 b. Unreserved Parking 0.5 spaces per required parking space c. Off-Street Loading Space 2 spaces d. Bicycle Parking 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	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.

	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. Shade may be achieved by structures or by landscaping, or a combination thereof.

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	All building elevations shall include: • Maximum 60% stucco finish • Minimum 20% glazing • Minimum 20% other materials (from the list below) Other materials utilized (at least two): • 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

	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	• 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	Residential amenities (private amenities) shall include a minimum of four (4) of the following amenities across three (3) separate spaces: • 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: - o Lounge deck - o Seating node(s) - o 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
 - o Maximum height of each wall sign is no taller than top of building parapet.
 - o 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 15 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

SITE AREA		
ASSESSOR PARCEL #	APN 21B-43323	
TOTAL GROSS AREA	41,080.93 SF ± 1.49 AC	
TOTAL SITE NET AREA	115,628.35 SF ± 3.69 AC	

PROJECT DESCRIPTION
THIS PROJECT IS A MULTI-FAMILY DEVELOPMENT LOCATED AT THE S.W. CORNER OF BELL ROAD AND 71ST STREET, PROJECT AREA 115,628.35 SF ± 3.69 AC. THE DEVELOPMENT WILL CONSIST OF MAX. 7 STORES OF RESIDENTIAL WRAPPING 6 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:	
RESIDENTIAL:	R-2 TYPE I/IIA CONSTRUCTION
STAIR ENCL.:	2.2 TYPE I/IIA CONSTRUCTION
FIRE SPRINKLER SYSTEM:	NFA 13

ZONING	
EXISTING:	C-2, Z-70-97 / Z-139-86 / Z-167-87
PROPOSED:	IND. PK. Z-82-79
PROPOSED:	PARADISE VALLEY

DENSITY	
TOTAL MINIMUM ALLOWED DENSITY	75 DU/AC (GROSS)
PUD ACREAGE	4.332 AC (GROSS)
PROPOSED 315 DU	73 DU / AC (GROSS)

BUILDING HEIGHT	
MAXIMUM ALLOWED:	85'
PROPOSED:	
BUILDING HEIGHT DEFINITION:	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	
ROOF OR GABLE, GAMBREL OR HIP 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.)	10' FROM PROPERTY LINE
WEST LANDSCAPE SETBACK (PERMETER)	10' FROM PROPERTY LINE
EAST LANDSCAPE SETBACK (71ST ST.)	10' FROM BACK OF CURB
SOUTH LANDSCAPE SETBACK (PERMETER)	10' FROM PROPERTY LINE

PROPOSED UNIT COUNT	
	315

LOT COVERAGE	
MAXIMUM ALLOWED LOT COVERAGE:	75%
PROPOSED FOOTPRINT:	102,003 SF
BUILDING FOOTPRINT + NET LOT SF	(102,003 SF + 156,928 SF = 65%)

OPEN SPACE:
MINIMUM REQUIRED:
(0.05 x 188,093 SF = 9,405 SF)
(0.15 x 188,093 SF = 28,214 SF)

PARKING (8.5 X 18')	
REQUIRED PARKING:	
UNIT TYPE	1.0 P.S./D.U.
3. 3B1/1B1A	1.5 P.S./D.U.
3. 2B1/1B1A	1.5 P.S./D.U.
3. 3B1/1B1A	2.0 P.S./D.U.

REQUIRED UNRESERVED PARKING:	
UNRESERVED:	0.5 P.S. PER REQUIRED P.S.
RESERVED:	0.02 P.S./D.U.
UNRESERVED:	0.02 P.S./D.U.

ACCESSIBLE - REQUIRED PARKING:	
UNRESERVED:	0.02 P.S./D.U.
RESERVED:	0.02 P.S./D.U.

PROVIDED EV PARKING:	
EV READY PARKING 9%:	0.05 PER PROVIDED P.S.
EV READY PARKING 9%:	0.05 PER PROVIDED P.S.

BICYCLE PARKING:	
REQUIRED 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. SERVICED TWICE A WEEK	
3. COMPACTOR RATIO IS 3:1	
315 DU x 0.5 C.Y. = 158 C.Y.	
78 C.Y. / 3 = (COMPACTOR RATIO) 26 C.Y.	
COMPACTOR CAPACITY REQUIRED IS 26 C.Y. BIN	

GROSS AREA SUMMARY	
LEVEL 1 :	64,594 sf
LEVEL 2 :	66,440 sf
LEVEL 3 :	69,593 sf
LEVEL 4 :	62,559 sf
LEVEL 5 :	27,888 sf
LEVEL 6 :	29,003 sf
TOTAL	309,112 sf

Gross Area includes balcony & patio areas associated with units, corridors, stairs, elevators, and common amenity areas (Clubhouse, Lounge, Mail Room, etc.)

LEVEL 1 CLUBHOUSE AREA :	
4,157 sf	Include in Level 1 Gross Area
27,888 sf	Assume parking structure is precast concrete construction
27,887 sf	Assume parking structure is precast concrete construction with columns and isolated from parking structure with a expansion joint

NSRF (Unit Net Rentable Area) :	
271,622 sf	
EFFICIENCY :	70%

IND. PK. Z-82-79

R1-8

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

IND. PK. Z-82-79

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

IND. PK. Z-82-79

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

IND. PK. Z-82-79

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

IND. PK. Z-82-79

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

IND. PK. Z-82-79

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

IND. PK. Z-82-79

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

IND. PK. Z-82-79

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

IND. PK. Z-82-79

IND. PK. Z-82-79

R1-8

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

IND. PK. Z-82-79

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

IND. PK. Z-82-79

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

IND. PK. Z-82-79

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

IND. PK. Z-82-79

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

IND. PK. Z-82-79

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

IND. PK. Z-82-79

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

IND. PK. Z-82-79

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

IND. PK. Z-82-79

IND. PK. Z-82-79

R1-8

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

IND. PK. Z-82-79

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

IND. PK. Z-82-79

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

IND. PK. Z-82-79

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

IND. PK. Z-82-79

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IND. PK. Z-82-79

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

IND. PK. Z-82-79

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

IND. PK. Z-82-79

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

IND. PK. Z-82-79

IND. PK. Z-82-79

R1-8

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

IND. PK. Z-82-79

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

IND. PK. Z-82-79

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

IND. PK. Z-82-79

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

IND. PK. Z-82-79

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

IND. PK. Z-82-79

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

IND. PK. Z-82-79

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

IND. PK. Z-82-79

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

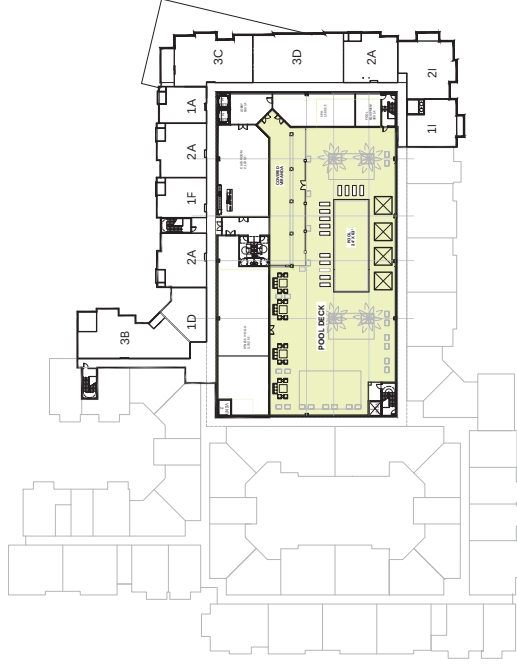
IND. PK. Z-82-79

EXHIBIT 2

OPEN SPACE LEGEND

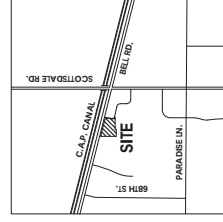
- OPEN SPACE - REQUIRED
9,435 SF REQ'D. (15% OF 188,693 SF GROSS SITE AREA)
- OPEN SPACE - PROPOSED
28,303 SF REQ'D. (15% OF 188,693 SF GROSS SITE AREA)

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



SEVENTH LEVEL

SCALE: 1"=40'

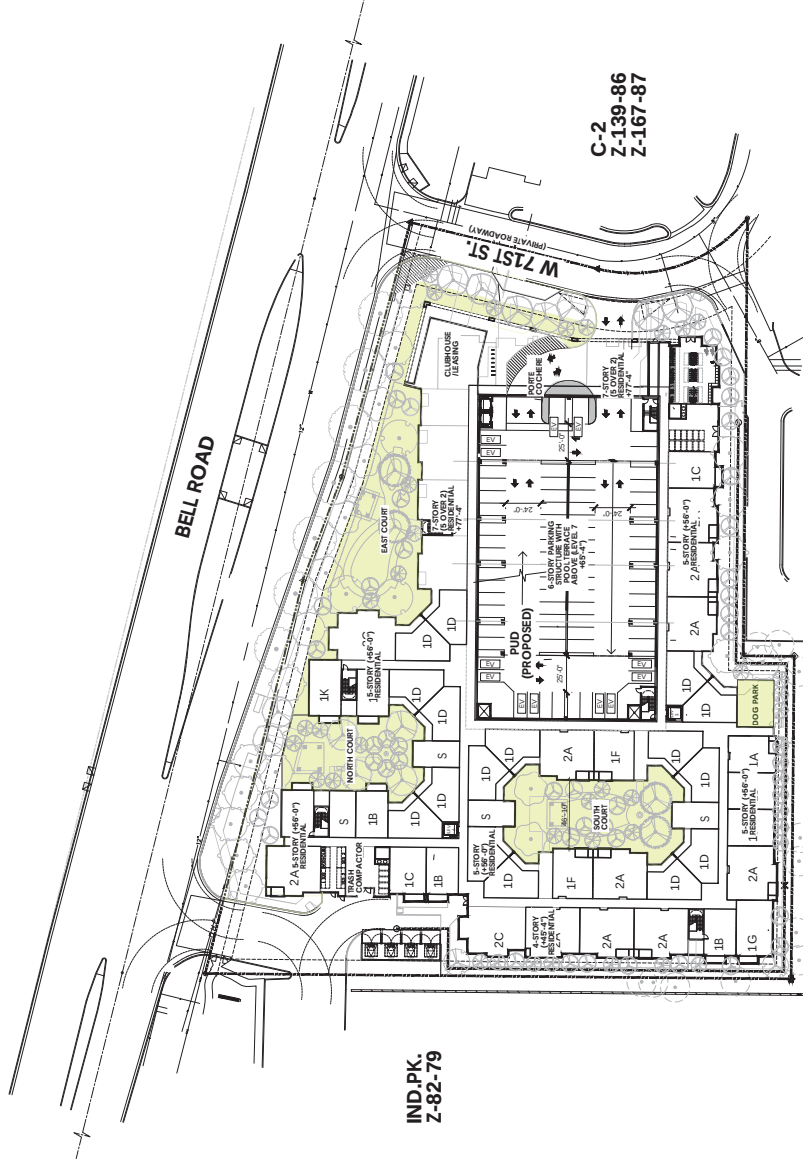


VICINITY MAP/NTS

OPEN SPACE
SITE PLAN

Preliminary Not For Construction

A3



R1-8

IND.PK.
Z-82-79

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

IND.PK.
Z-82-79



RESIDENCES AT SCOTTSDALE CROSSING

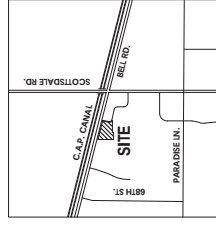
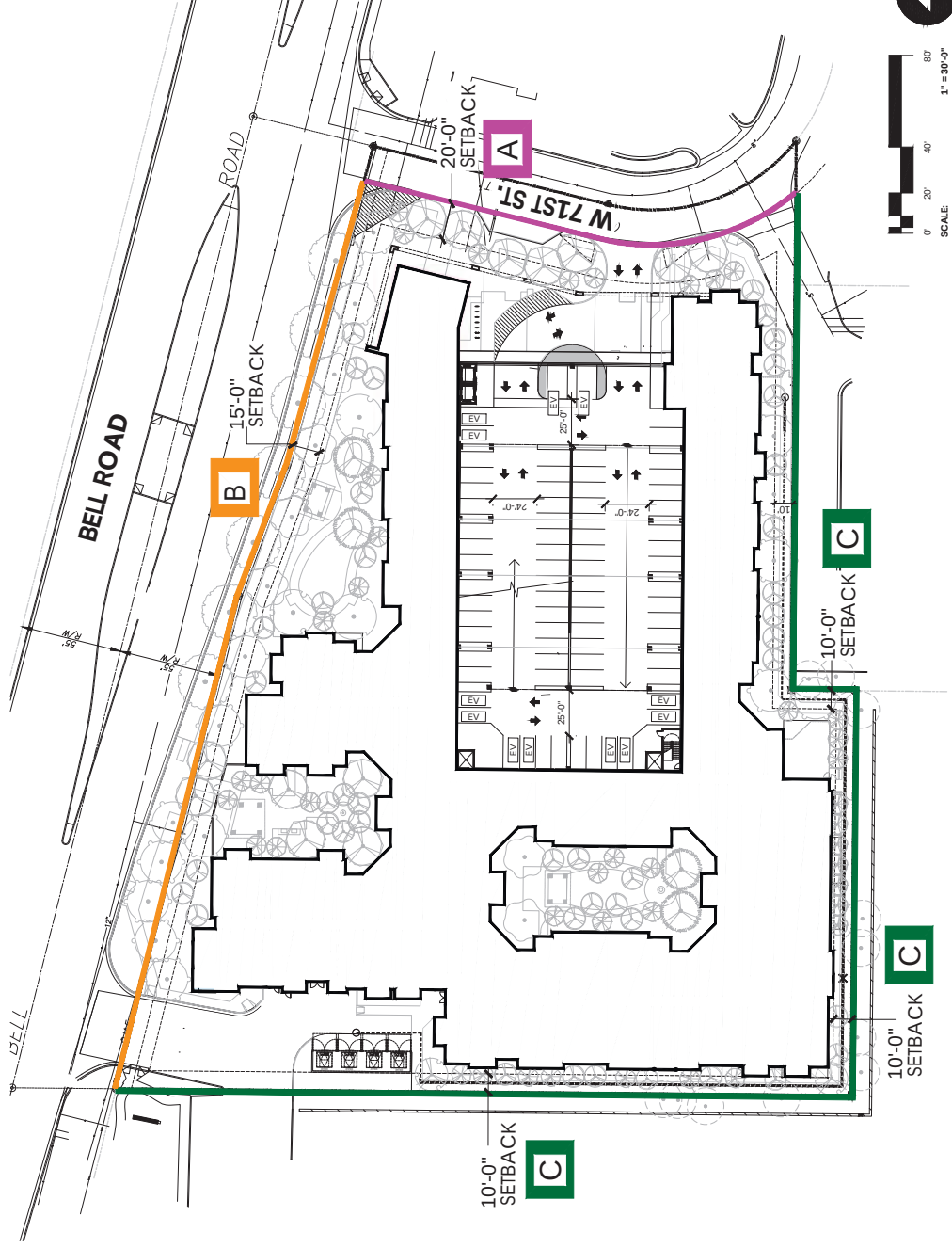
PHOENIX, AZ
PUD SUBMITTAL #3
September 29, 2025



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ASSOCIATES

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EXHIBIT 3



VICINITY MAP/NTS

KVA NO: 01-21154
 02/01/20
 PAPP: 2405316
 REZONE: MAP: M32
 QUARTER SECT: Q36-44

A4



RESIDENCES AT SCOTTSDALE CROSSING

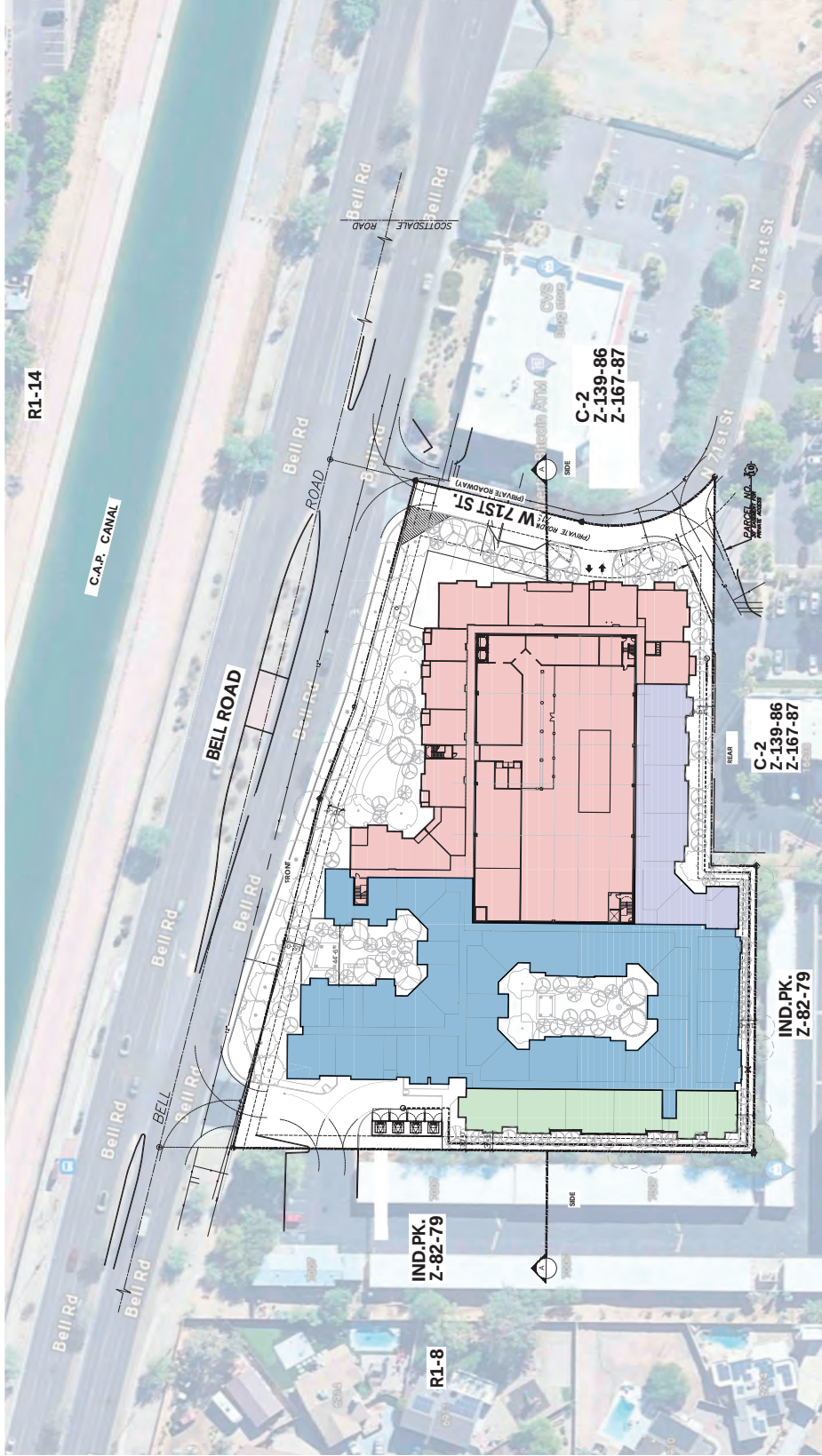
PHOENIX, AZ
 PUD SUBMITTAL #3
 September 29, 2025



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 24-2043-00

SETBACK PLAN
 Preliminary Not For Construction

EXHIBIT 4



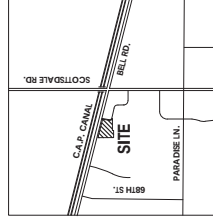
LEGEND:				
45'-0"	-	4 STORY		
55'-0"	-	5 STORY		
65'-0"	-	6 STORY		
85'-0"	-	7 STORY		

HEIGHT RESTRICTIONS AND OFFSETS

HEIGHT:	
0'-0" Max Height	
45'-0" Max Height	
55'-0" Max Height	
65'-0" Max Height	
85'-0" Max Height	

DISTANCE FROM SET-BACKS:

DISTANCE FROM SET-BACKS:	
Within 140'-0"	
Between 140'-0" & 175'-0"	
Between 175'-0" & 305'-0"	
Greater than 305'-0"	



VICINITY MAP/NTS



BUILDING HEIGHT RESTRICTIONS EXHIBIT

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RESIDENCES AT SCOTTSDALE CROSSING

PHOENIX, AZ

PUD SUBMITTAL #3

September 29, 2025



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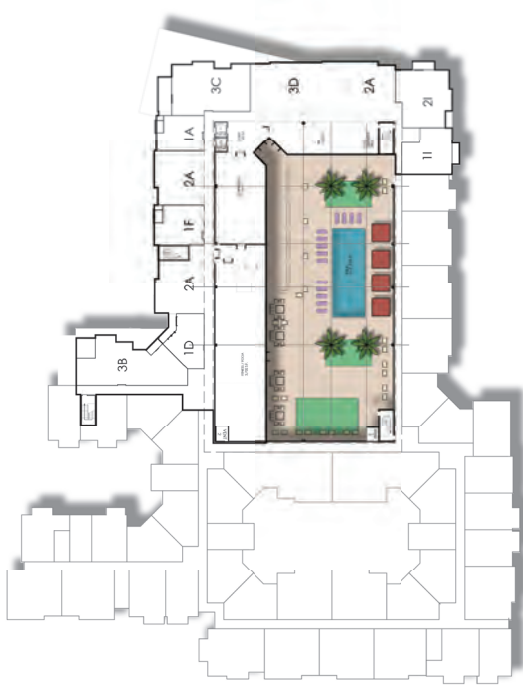
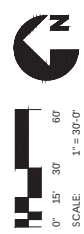


A5

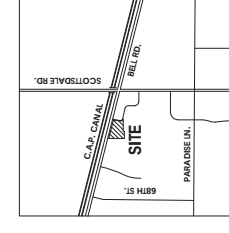
EXHIBIT 5

EXHIBIT 6

EXHIBIT 7



SEVENTH LEVEL LANDSCAPE



KIVA NO: 01-21164
SDEV: 0003827
PUD: 2403316
ZONING MAP: M12
QUARTER SECT: Q36-44

VICINITY MAP/NTS

CONCEPTUAL
LANDSCAPE PLAN

Preliminary Not For Construction



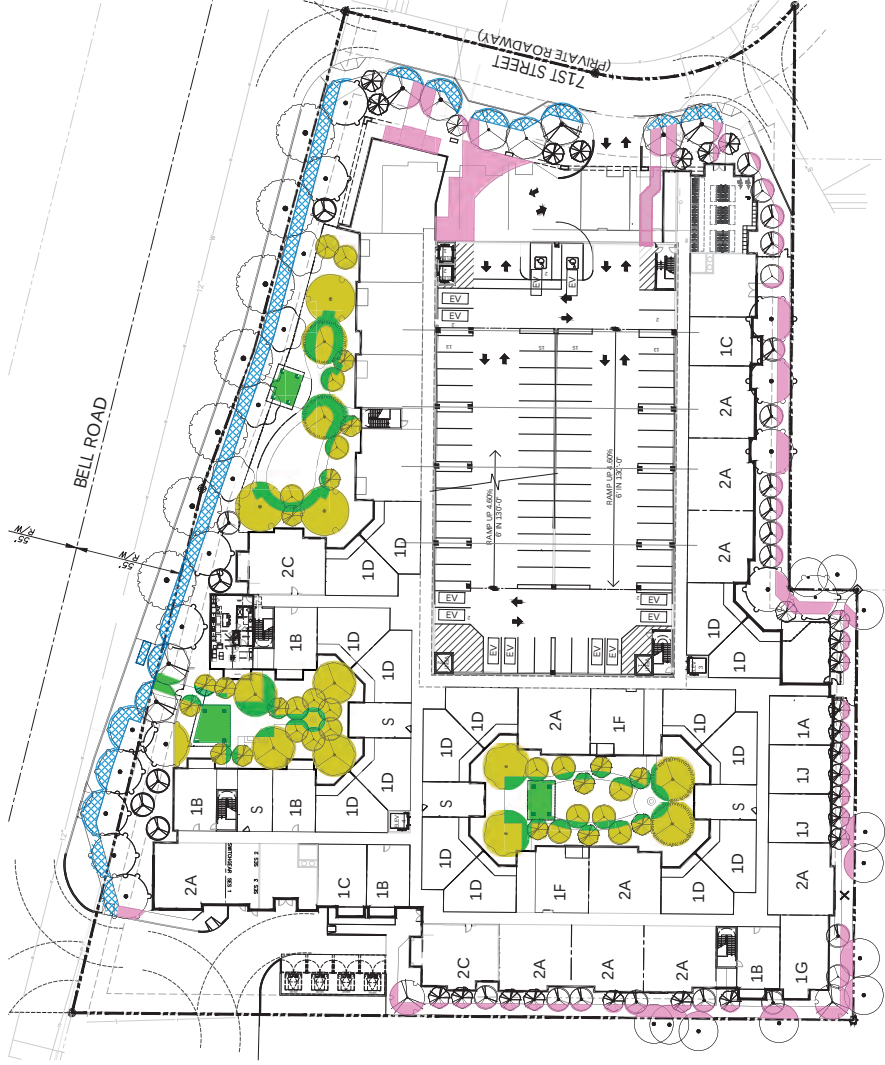
RESIDENCES AT SCOTTSDALE CROSSING
PHOENIX, AZ
PUD SUBMITTAL #3
September 29, 2025



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EXHIBIT 8



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



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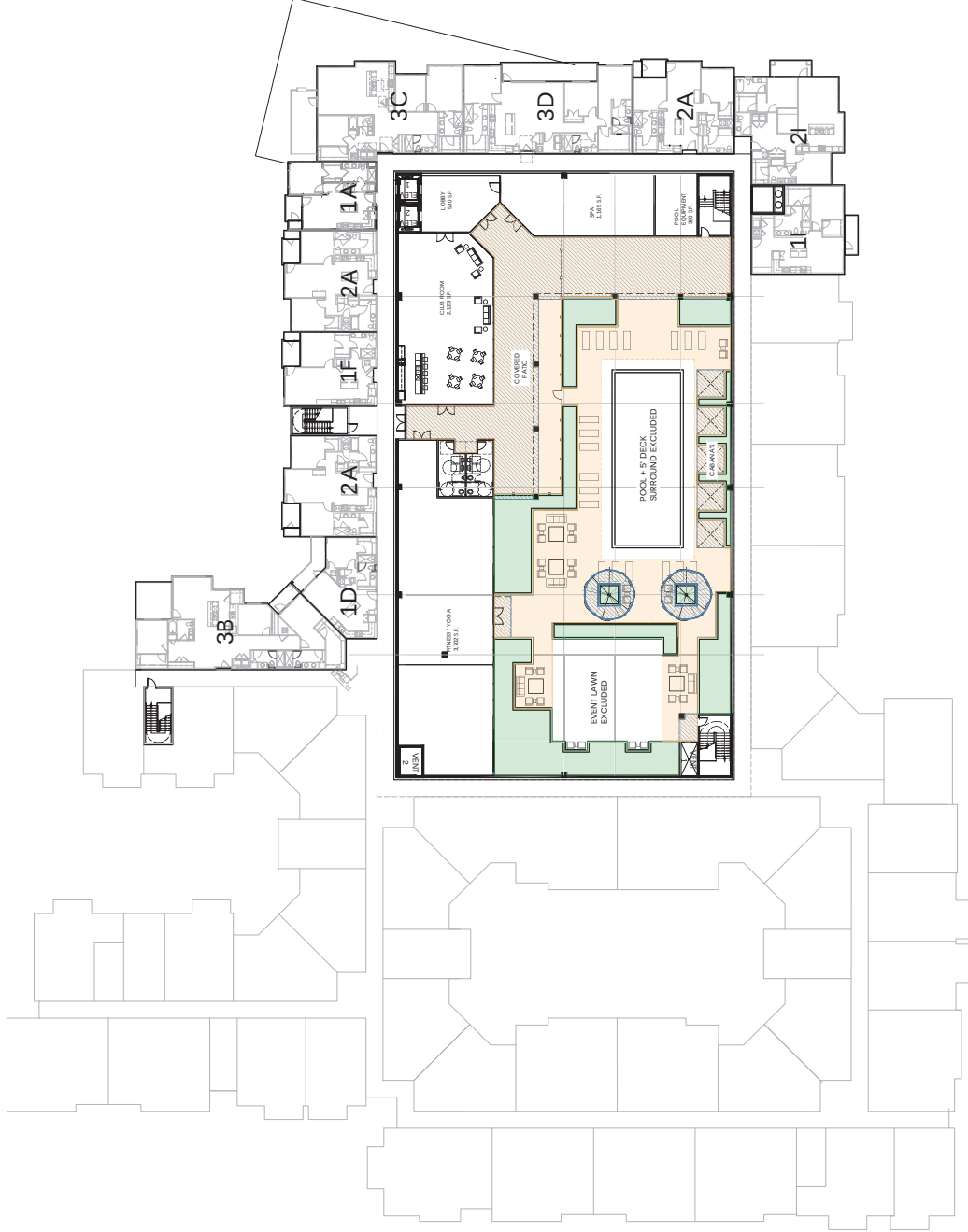


CONCEPTUAL SHADE STUDY
Preliminary Not For Construction

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	3,389	2,461	77
50% SHADE COVERAGE OF TOTAL OPEN SPACE	TOTAL SQ. FT.	REQUIRED SQ. FT. SHADE	PROVIDED SQ. FT. SHADE	%
	17,295	8,648	8,914	52
50% SHADE COVERAGE OF OPEN SPACE PATHWAYS	TOTAL SQ. FT.	REQUIRED SQ. FT. SHADE	PROVIDED SQ. FT.	%
	4,296	2,148	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

KVA NO: 01-21164
SDEV: 0001827
PROJECT: 24-2043-00
REZONE: M12
ZONING MAP: Q36-44
QUARTER SECT: Q36-44



ROOF DECK SHADING AREA CALCULATIONS:

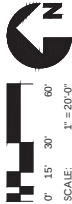
TOTAL GROSS AREA:	17,100 SF
EXCLUDE NON-OCCUPABLE PLANTING AREAS:	-3,750 SF
EXCLUDE ACTIVE RECREATION AREAS:	-1,500 SF
EVENT LAWN:	-2,500 SF
POOL + 5' SURROUND:	9,350 SF
TOTAL NET AREA	

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
- SHADED AREA
- PLANTING AREAS

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



SEVENTH FLOOR PLAN
SCALE: 1"=20'

WVA NO: 05.21.164
SD/EX: 03.01.187
PAPP: 2405316
RECORD: M12
RECORD MAP: M12
QUARTER SECT: Q36-44



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24-2043-00

RESIDENCES AT SCOTTSDALE CROSSING

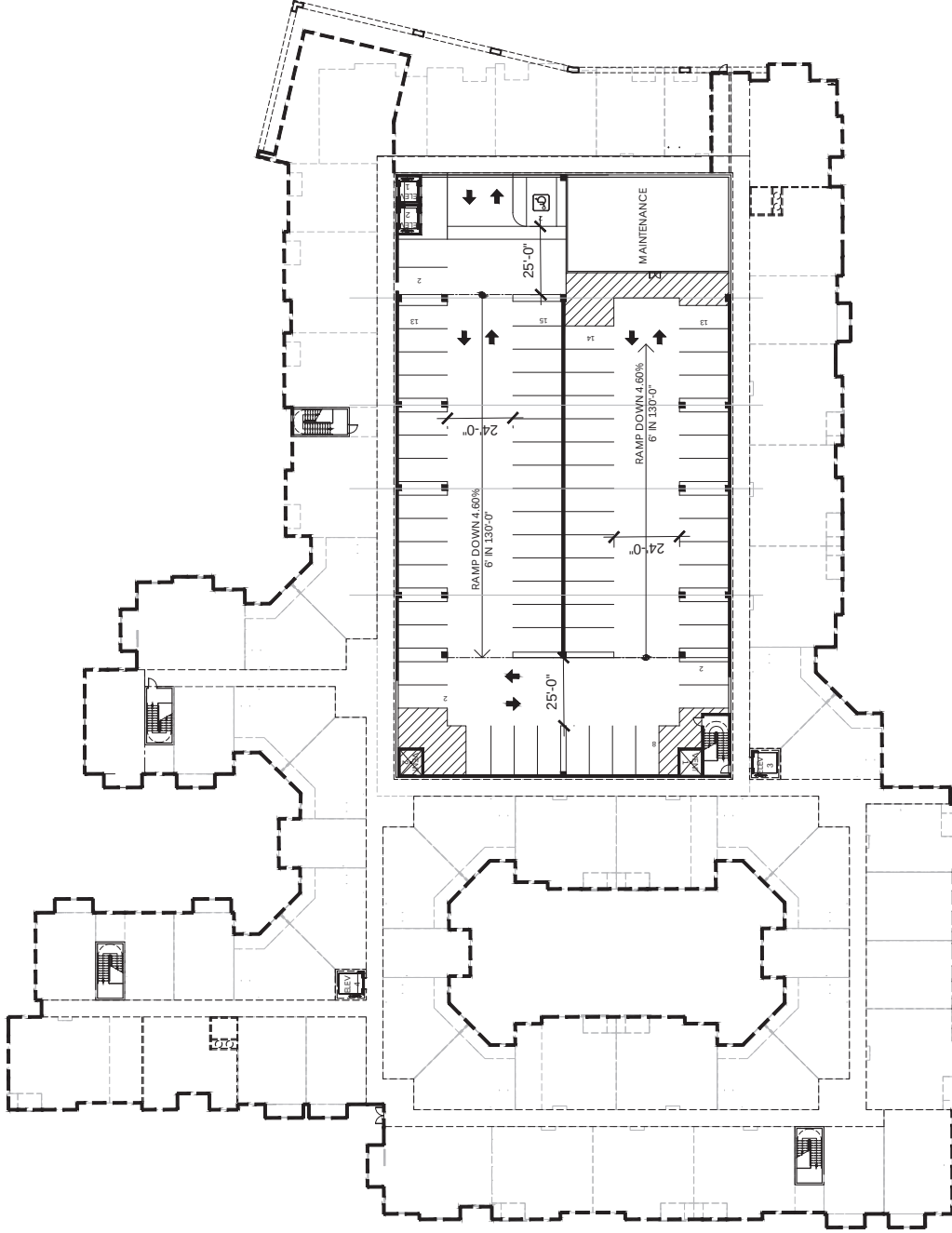
PHOENIX, AZ
CLIENT REVIEW

October 15, 2025

LEVEL 7 - FLOOR PLAN

Preliminary Not For Construction

EXHIBIT 9



SCALE: 1" = 20'-0"

SCALE: 1"=20'

NVA NO: 05.21.164
 SDPEY: 00.01.127
 PAPP: 2405316
 RECORDING MAP: M12
 QUARTER SECT: Q36-44



RESIDENCES AT SCOTTSDALE CROSSING

PHOENIX, AZ
 PUD SUBMITTAL #3
 September 29, 2025

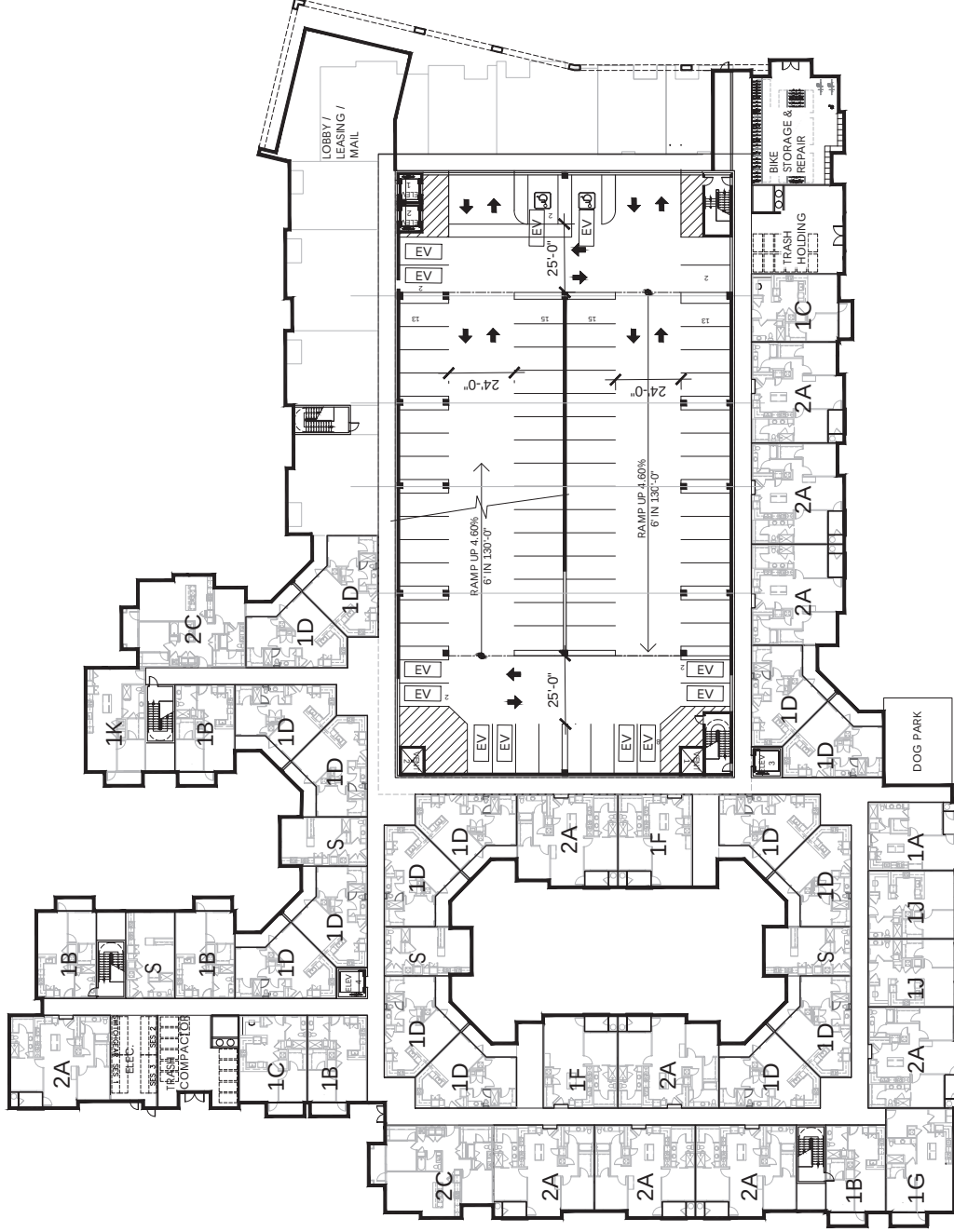


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 24-2043-00



BELOW GRADE FLOOR PLAN

Preliminary Not For Construction



FIRST FLOOR PLAN

SCALE: 1"=20'



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

WVA NO: 05.21.164
SD/EX: 00.01.027
PAPP: 2405316
RECORDING MAP: M12
QUARTER SECT: Q35-44



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24-2043-00



RESIDENCES AT SCOTTSDALE CROSSING

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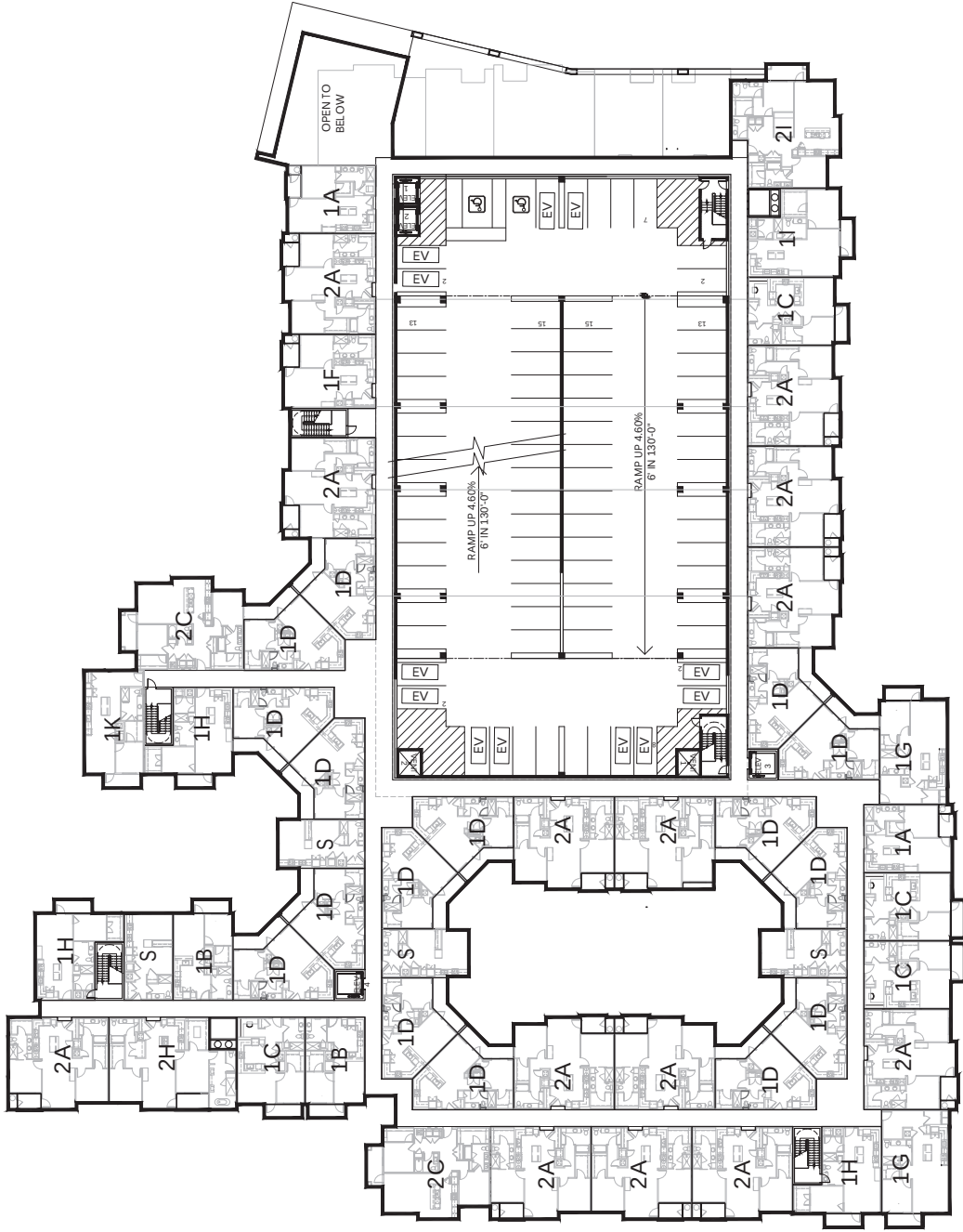
PUD SUBMITTAL #3

September 29, 2025

LEVEL 1 FLOOR PLAN

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A9



SECOND FLOOR PLAN

SCALE: 1"=20'

RESIDENCES AT SCOTTSDALE CROSSING

PHOENIX, AZ
PUD SUBMITTAL #3
September 29, 2025

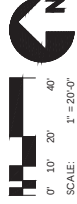


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24-2043-00



LEVEL 2 FLOOR PLAN

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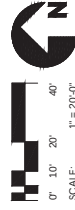
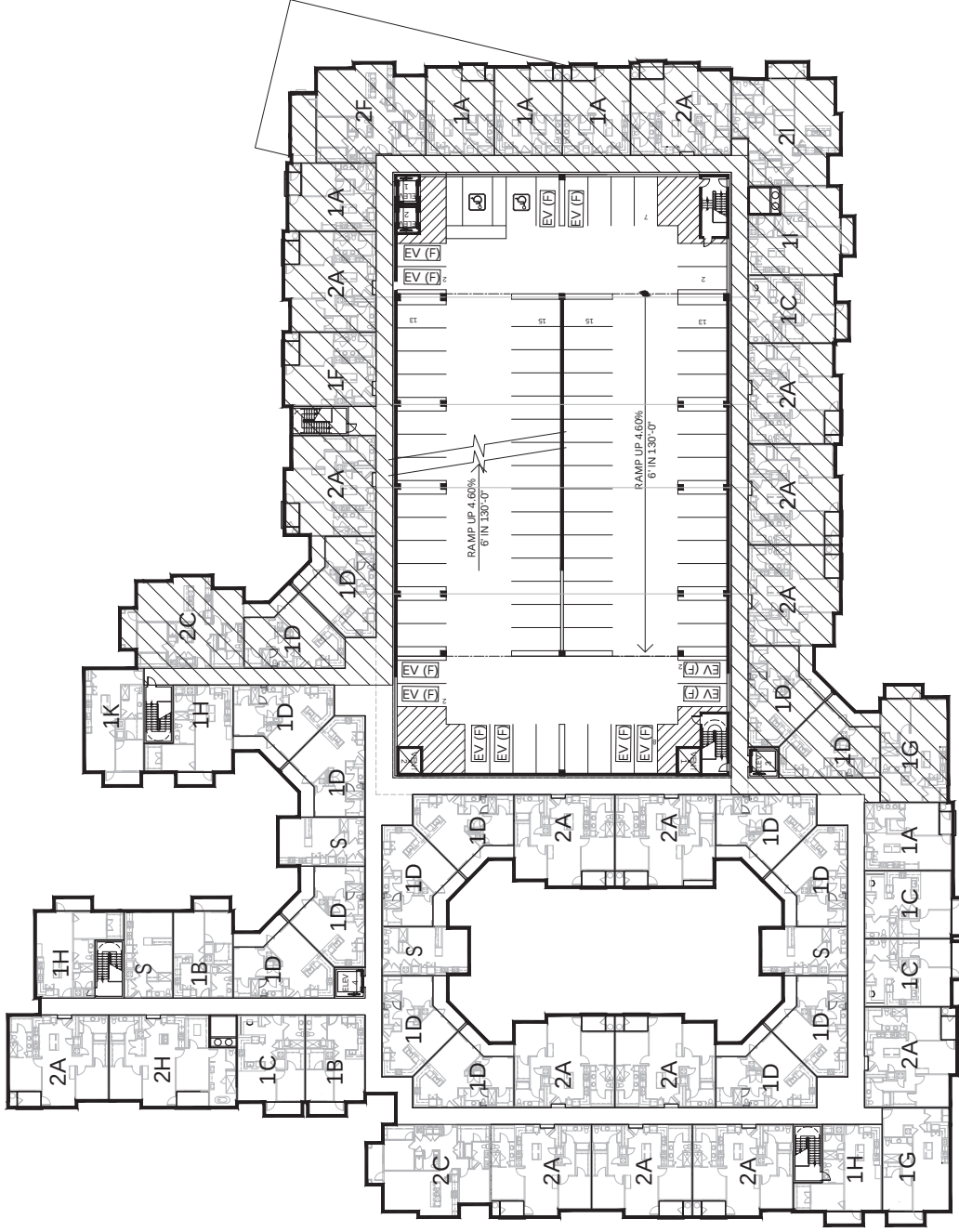
LEGEND

1. EV PARKING
2. EV READY PARKING

NOTE:
UNITS 1H DO NOT STACK
ON UNITS BELOW

WVA NO.: 05.21.164
SD/REV: 00.01.027
PAPP: 2405316
RECORDING MAP: 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

WVA NO: 08-21164
 SDV: 001037
 PAPP: 2405316
 RECORDING MAP: M12
 QUARTER SECT: Q36-44



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 24-2043-00

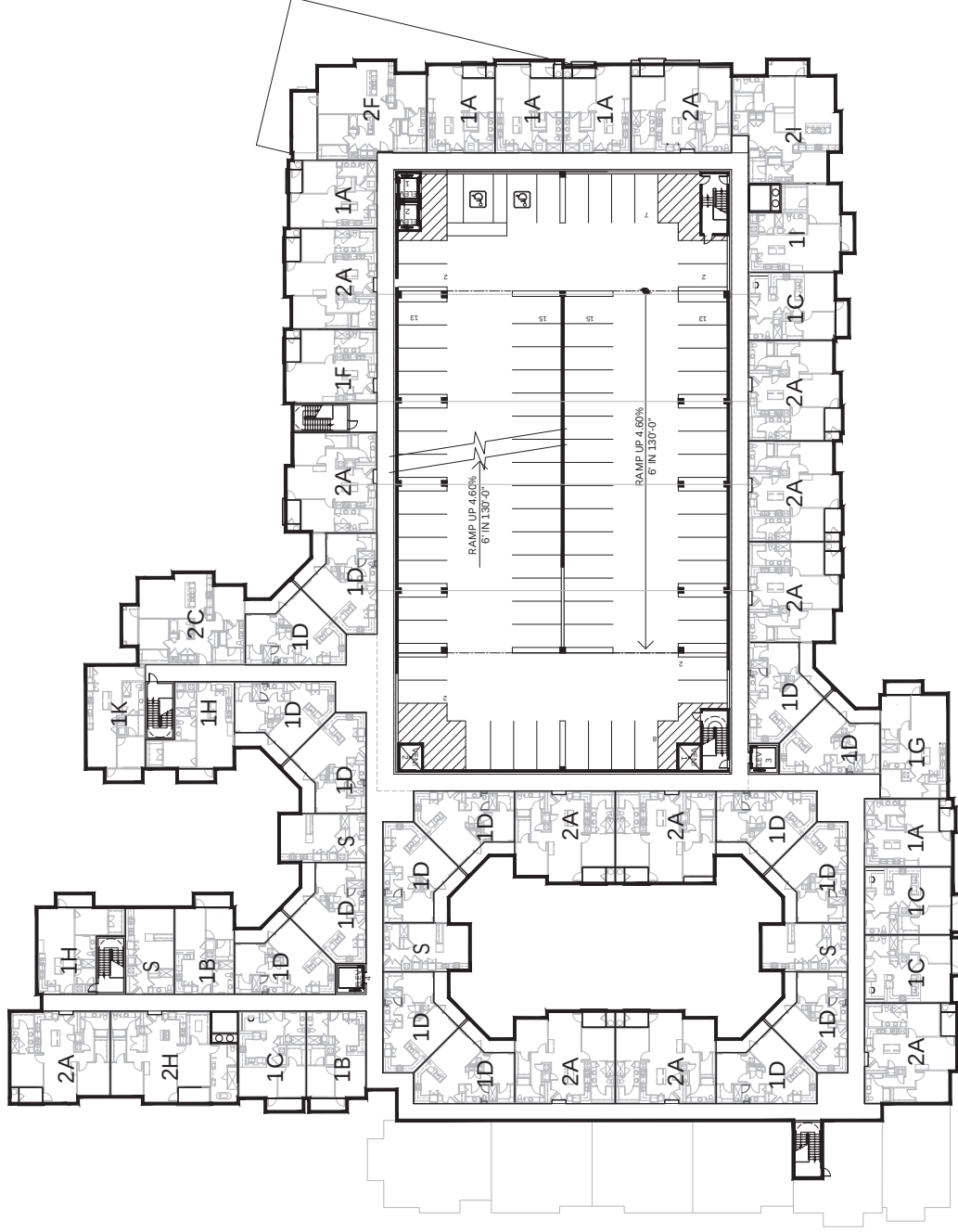
RESIDENCES AT SCOTTSDALE CROSSING
 PHOENIX, AZ
 PUD SUBMITTAL #3
 September 29, 2025

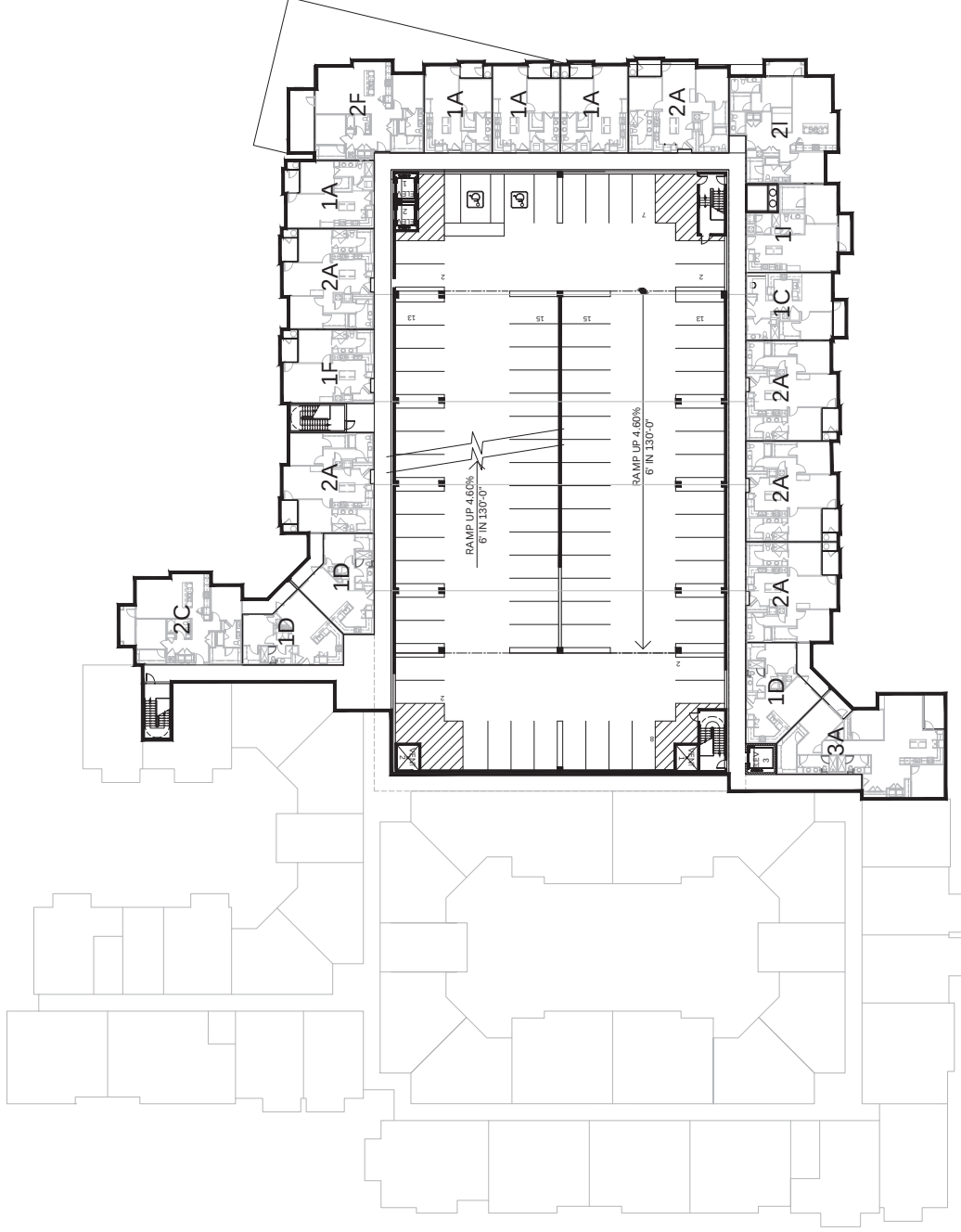


LEVEL 3 FLOOR PLAN - PODIUM LEVEL

Preliminary Not For Construction

A11





SIXTH FLOOR PLAN

SCALE: 1"=20'



NOTE:
UNIT 3A DOES NOT STACK
ON UNITS BELOW

WVA NO: 08.21.164
SDRY: 03.01.187
PAPP: 2405316
RECORDING MAP: M12
QUARTER SECT: Q36-44



**TODD +
ASSOCIATES**

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24-2043-00



RESIDENCES AT SCOTTSDALE CROSSING

PHOENIX, AZ

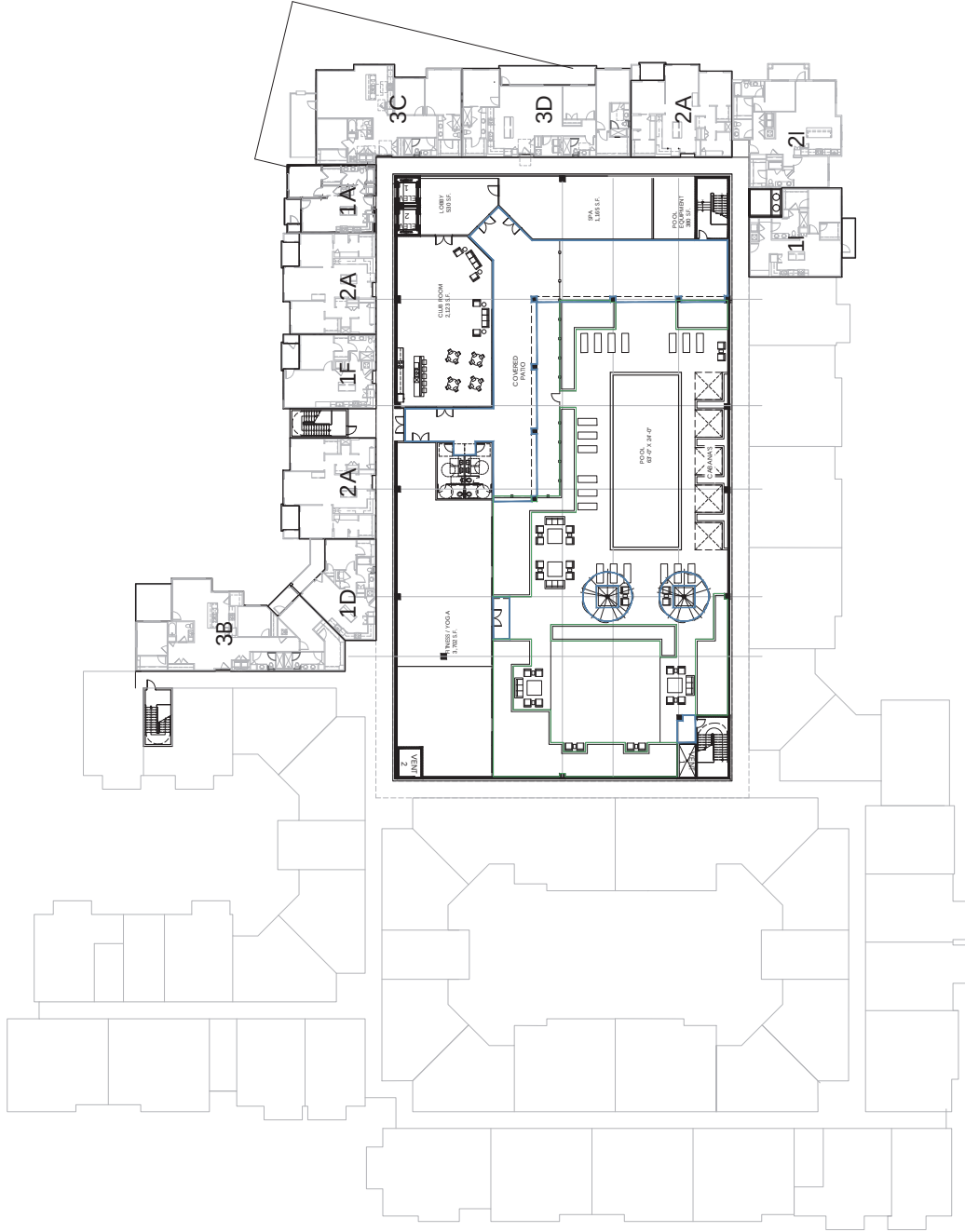
PUD SUBMITTAL #3

September 29, 2025

LEVEL 6 - FLOOR PLANS

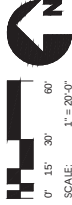
Preliminary Not For Construction

A14



SEVENTH FLOOR PLAN

SCALE: 1"=20'



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

WVA NO: 05.21.164
SD/REV: 03.01.167
PAPP: 2405316
RECORD: M12
QUARTER MAP: Q35-44

RESIDENCES AT SCOTTSDALE CROSSING

PHOENIX, AZ
CLIENT REVIEW
October 19, 2025



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24-2043-00



LEVEL 7 - FLOOR PLAN

Preliminary Not For Construction

A15

EXHIBIT 10



NORTH ELEVATION

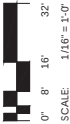
SCALE: 1/16"=1'

A	EXAC0011
B	EXAC0012
C	EXAC0013
D	EXAC0014
E	EXAC0015
F	EXAC0016
G	EXAC0017
H	EXAC0018
I	EXAC0019
J	EXAC0020



EAST ELEVATION

SCALE: 1/16"=1'



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



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24-2043-00



RESIDENCES AT SCOTTSDALE CROSSING

PHOENIX, AZ
PUD SUBMITTAL #3
September 29, 2025



ELEVATIONS

Preliminary Not For Construction

A16

KVA NO: 01-21164
SDEV: 010827
PAPP: 2405316
ZONING MAP: M12
QUARTER SECT: Q36-44



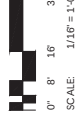
SOUTH ELEVATION

SCALE: 1/16"=1'



WEST ELEVATION

SCALE: 1/16"=1'



A	TRUSS 01	TRUSS 01
B	TRUSS 02	TRUSS 02
C	TRUSS 03	TRUSS 03
D	TRUSS 04	TRUSS 04
E	TRUSS 05	TRUSS 05
F	TRUSS 06	TRUSS 06
G	TRUSS 07	TRUSS 07
H	TRUSS 08	TRUSS 08
I	TRUSS 09	TRUSS 09
J	TRUSS 10	TRUSS 10

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

A17

RESIDENCES AT SCOTTSDALE CROSSING

PHOENIX, AZ

PUD SUBMITTAL #3

September 29, 2025

ELEVATIONS

Preliminary Not For Construction



TODD + ASSOCIATES

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24-2043-00

EXHIBIT 11



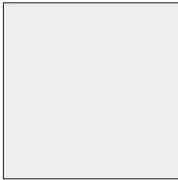
1 NE PERSPECTIVE



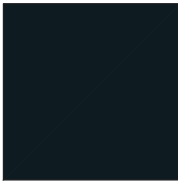
2 SE PERSPECTIVE



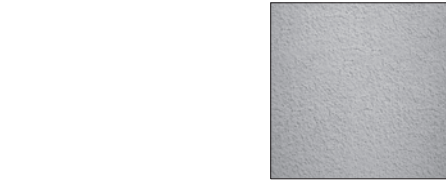
3 SW PERSPECTIVE



A Stucco 01



B Stucco 02



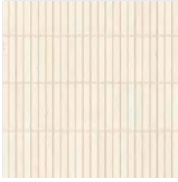
C Stucco 03



D Stucco 04



E SIMULATED WOOD SIDING



F ACM EXTERNAL WALL PANEL



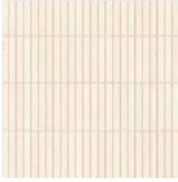
G CONCRETE MASONRY UNIT 01



H CONCRETE MASONRY UNIT 02



I Storefront Windows & Doors



J Residential Vinyl Windows



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24-2045-00

RESIDENCES AT SCOTTSDALE CROSSING

PHOENIX, AZ
PUD SUBMITTAL #3

September 29, 2025

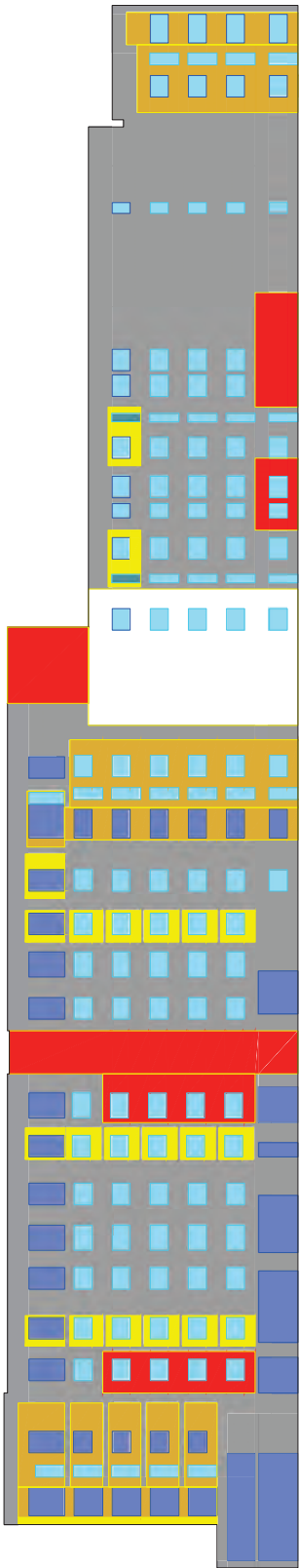


EXTERIOR MATERIALS

Preliminary Not For Construction

KIVA NO: 01-21164
SDEV: 01G1827
PAPP: 2400316
PROJECT: M12
ZONING MAP: Q36-44
QUARTER SECT: Q36-44

EXHIBIT 12

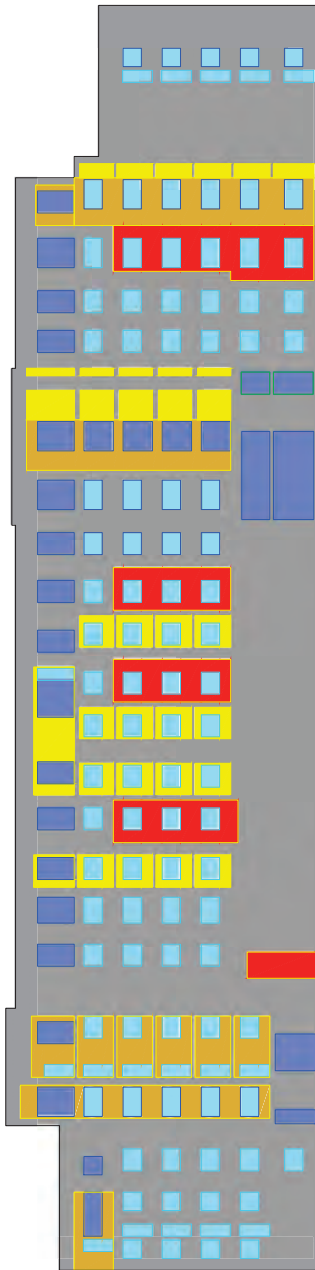


NORTH ELEVATION

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

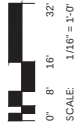
- STUCCO
- ACM
- WOOD SIDING
- CONCRETE MASONRY UNIT
- GLAZING
- STOREFRONT



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



KVA NO: 0121164
SUBMIT: 2448316
PAPP: 2448316
REZONE: MAP
ZONING MAP: M12
CROSSING: Q36-44



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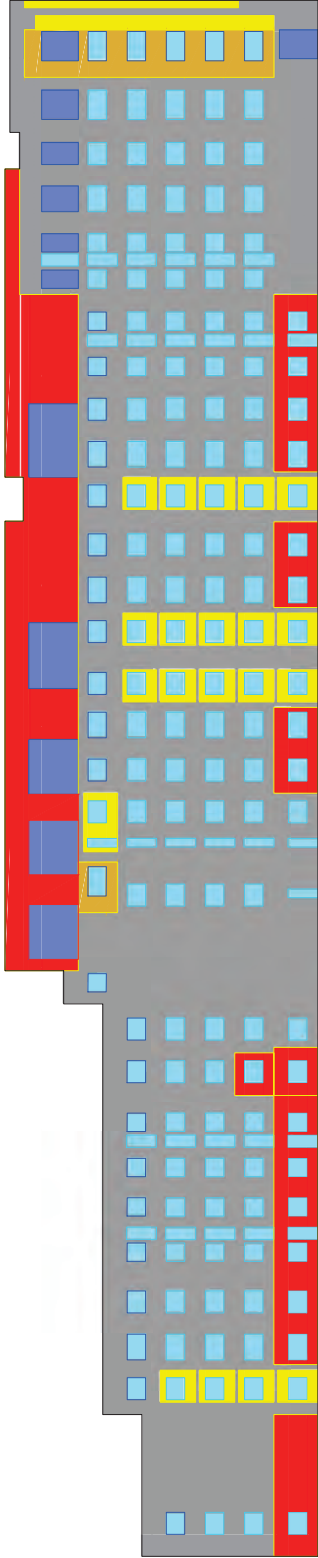


RESIDENCES AT SCOTTSDALE CROSSING

PHOENIX, AZ
PUD SUBMITTAL #3
September 29, 2025

MATERIAL PERCENTAGES

Preliminary Not For Construction

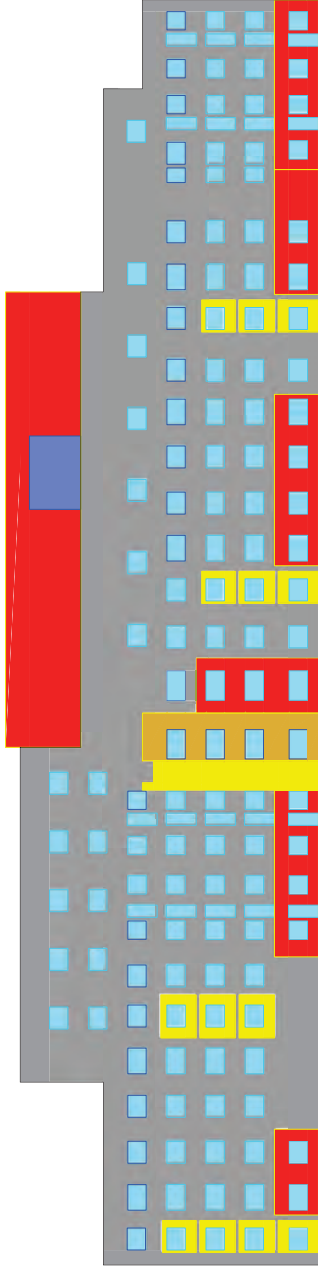


SOUTH ELEVATION

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

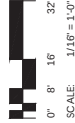
- STUCCO
- ACM
- WOOD SIDING
- CONCRETE MASONRY UNIT
- GLAZING
- STOREFRONT



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: MAP
DRAWING: MAP
COURTESY: Q36-44



TODD + ASSOCIATES

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RESIDENCES AT SCOTTSDALE CROSSING

PHOENIX, AZ
PUD SUBMITTAL #3
September 29, 2025

MATERIAL PERCENTAGES

Preliminary Not For Construction

EXHIBIT 13



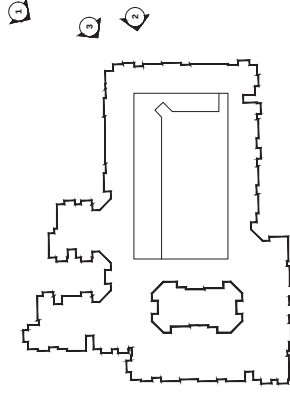
1 AERIAL VIEW FROM NORTHEAST
CORNER OF 74TH STREET & BELL ROAD



2 VIEW FROM NORTH
ALONG 73RD STREET



3 VIEW FROM NORTHEAST



KEYPLAN

KVA NO: 01-21164
SDEV: 0301827
PAPP: 2405316
ZONING MAP: M12
QUARTER SECT: Q 38-44



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RESIDENCES AT SCOTTSDALE CROSSING

PHOENIX, AZ
PUD SUBMITTAL #3
September 29, 2025



PERSPECTIVE RENDERINGS

Preliminary Not For Construction



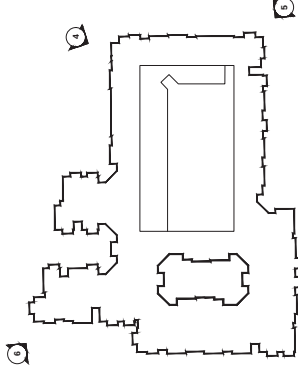
4 VIEW FROM NORTHEAST



5 VIEW FROM SOUTHEAST



6 VIEW FROM SOUTHWEST



KEYPLAN

KVA NO:	01-21164
SDR:	010827
REZONE:	2403516
ZONING MAP:	M12
QUARTER SECT:	Q38-44



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RESIDENCES AT SCOTTSDALE CROSSING

PHOENIX, AZ
PUD SUBMITTAL #3
September 29, 2025



PERSPECTIVE RENDERINGS

Preliminary Not For Construction



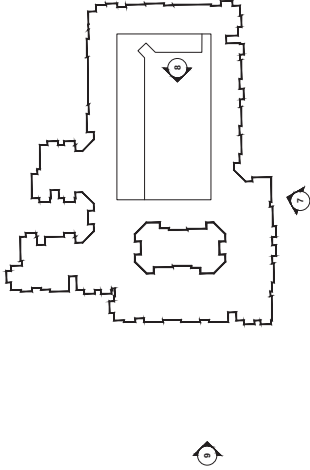
7 VIEW FROM SOUTHWEST



8 VIEW OF POOL TERRACE



9 VIEW FROM WEST



KEYPLAN

KIVA NO:	01-21164
SDV:	0101827
KAS:	2465316
REZONE:	M12
ZONING MAP:	Q38-44
QUARTER SECT:	



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RESIDENCES AT SCOTTSDALE CROSSING

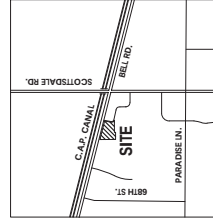
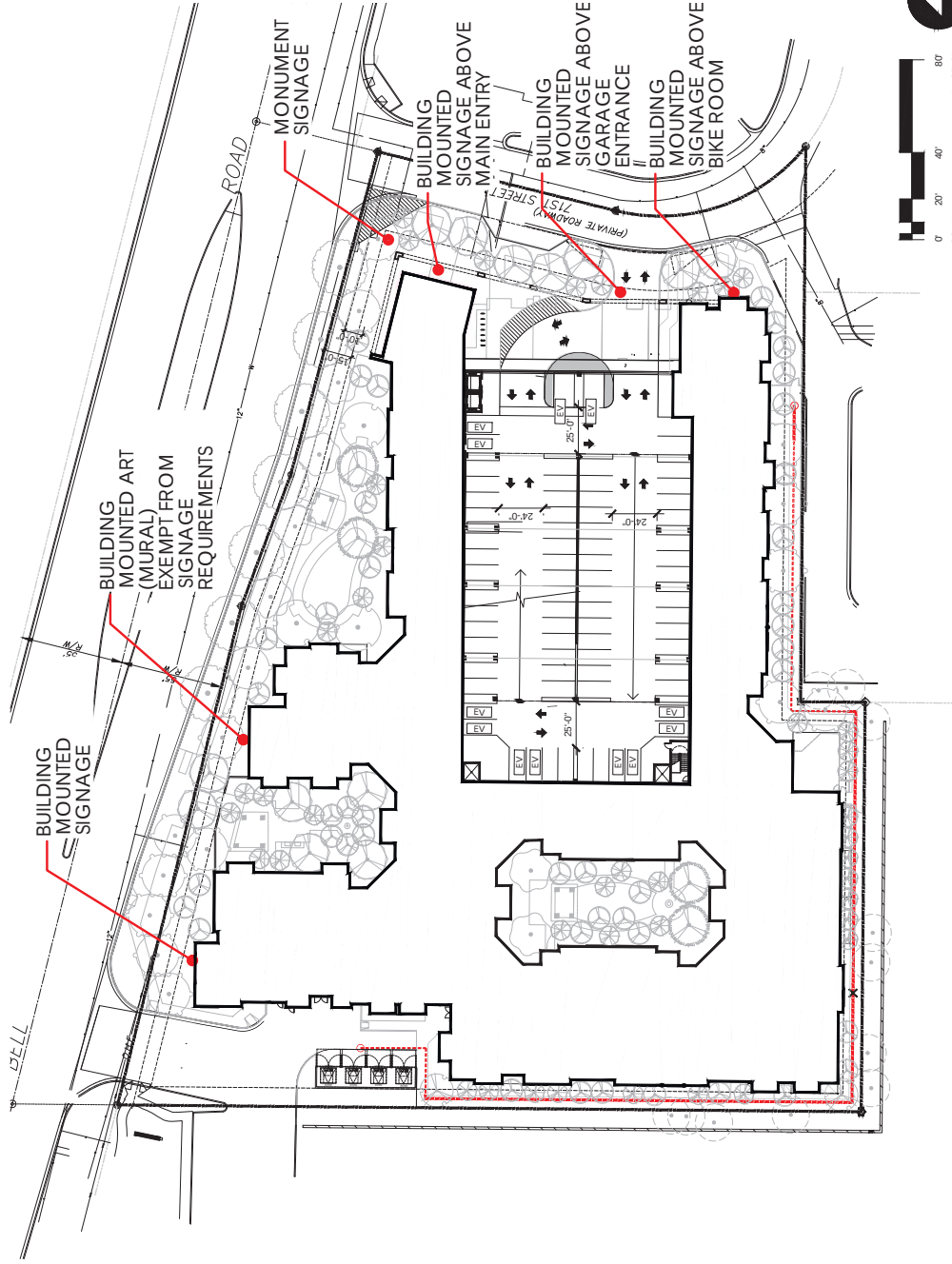
PHOENIX, AZ
PUD SUBMITTAL #3
September 29, 2025



PERSPECTIVE RENDERINGS

Preliminary Not For Construction

EXHIBIT 14



VICINITY MAP/NTS

EVA NO: 05-21164
 DATE: 02/01/2025
 PAPP: 24053116
 REZONE: MAP: M32
 QUARTER SECT: Q36-44

A25

CONCEPTUAL SIGNAGE PLAN

Preliminary Not For Construction



RESIDENCES AT SCOTTSDALE CROSSING
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PUD SUBMITTAL #3

September 29, 2025



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