

ATTACHMENTD

REPORT OF PLANNING COMMISSION ACTION December 4, 2025

ITEM NO: 9	DISTRICT NO.: 2
SUBJECT:	
Application #:	Z-41-25-2 (Residences at Scottsdale Crossing PUD) (Companion Case GPA-PV-1-25-2)
Location:	Approximately 660 feet west of the southwest corner of Scottsdale Road and Bell Road
From:	C-2
To:	PUD
Acreage:	4.32
Proposal:	Planned Unit Development to allow multifamily residential
Applicant:	Fifield Companies
Owner:	GDC-Scottsdale Crossings, LLC
Representative:	Nick Wood, Snell & Wilmer, LLP

ACTIONS:

Staff Recommendation: Approval, subject to stipulations.

Village Planning Committee (VPC) Recommendation:

Paradise Valley 10/6/2025 Information only.

Paradise Valley 11/3/2025 Approval, per the staff recommendation, with deletions. Vote: 7-5.

Planning Commission Recommendation: Approval, per the Paradise Valley Village Planning Committee recommendation.

Motion Discussion: N/A

Motion details: Vice-Chairman Boyd made a MOTION to approve Z-41-25-2, per the Paradise Valley Village Planning Committee recommendation.

Maker: Boyd
Second: Gorraiz
Vote: 9-0
Absent: None
Opposition Present: No

Findings:

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

Zero Waste PHX, the Transportation Electrification Action Plan, and the Phoenix Climate Action Plan.

Stipulations:

1. An updated Development Narrative for the Residences at Scottsdale Crossing PUD reflecting the changes approved through this request shall be submitted to the Planning and Development Department within 30 days of City Council approval of this request. The updated Development Narrative shall be consistent with the Development Narrative date stamped October 20, 2025, as modified by the following stipulations:
 - a. Front cover: Revise the submittal date information on the bottom to add the following: City Council adopted: [Add adoption date].
 - b. Page 16, D.6 Shade: Delete the last sentence of the second paragraph "Within the outdoor amenity area above the parking garage only, palm trees may count towards required shade" and replace it with "Shade may be achieved by structures or by landscaping, or a combination thereof."
 - c. ~~Pages 19, F1: Permitted Signs: Delete all and replace with "All signage shall comply with City of Phoenix Zoning Ordinance, Section 705. A Comprehensive Sign Plan may be processed in accordance with Section 705.E.2. of the Zoning Ordinance."~~
 - d. Page 20, G1: City Enforced Standards: Revise the last sentence to update the number of years "...to participate in the Water Efficiency Checkup program for a minimum of 15 years, or as approved by the Planning and Development Department."
 - e. ~~Exhibit 14: Remove the exhibit on the last page titled "Conceptual Signage Plan".~~
2. The developer shall provide a No Hazard Determination for the proposed development from the FAA pursuant to the FAA's Form-7460 obstruction analysis review process, prior to construction permit approval, as per plans approved by the Planning and Development Department.
3. The property owner shall record documents that disclose the existence, and operational characteristics of Scottsdale Airport to future owners or tenants of the property. The form and content of such documents shall be according to the templates and instructions provided which have been reviewed and approved by the City Attorney.
4. The developer shall grant and record an aviation easement to the City of Phoenix for the site, per the content and form prescribed by the City Attorney prior to final site plan approval.
5. All existing electrical utilities within the public right-of-way shall be undergrounded, adjacent to the development. The developer shall coordinate with the affected utility companies for their review and permitting.
6. All streets within and adjacent to the development shall be constructed with paving, curb, gutter, sidewalk, curb ramps, streetlights, median islands, landscaping and other incidentals, as per plans approved by the Planning and Development Department. All improvements shall comply with all ADA accessibility standards.

7. If determined necessary by the Phoenix Archaeology Office, the applicant shall conduct Phase I data testing and submit an archaeological survey report of the development area for review and approval by the City Archaeologist prior to clearing and grubbing, landscape salvage, and/or grading approval.
8. If Phase I data testing is required, and if, upon review of the results from the Phase I data testing, the City Archaeologist, in consultation with a qualified archaeologist, determines such data recovery excavations are necessary, the applicant shall conduct Phase II archaeological data recovery excavations.
9. In the event archaeological materials are encountered during construction, the developer shall immediately cease all ground-disturbing activities within a 33-foot radius of the discovery, notify the City Archaeologist, and allow time for the Archaeology Office to properly assess the materials.
10. Prior to final site plan approval, the landowner shall execute a Proposition 207 waiver of claims form. The waiver shall be recorded with the Maricopa County Recorder's Office and delivered to the City to be included in the rezoning application file for record.

This publication can be made available in alternate format upon request. Please contact Saneeya Mir at 602-686-6461, saneeya.mir@phoenix.gov, TTY: Use 7-1-1.