

## *Memorandum*

To: Honorable Mayor Borowsky and Members of Council

From: Greg Caton, City Manager  
Erin Perreault, Planning and Development Department Director

Date: July 8, 2025

Subject: Multi-Family Development and Snapshot Pipeline Update

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This memorandum provides information and an update on the Multi-family Development Snapshot and Pipeline to address a councilmember's request for information regarding permitted multifamily projects. This report provides an overview of Scottsdale's multifamily development pipeline, summarizing projects at various stages of the process—from entitlement through site plan and building design approval, to construction and completion.

### **Q2 2025 Multi-family Development Snapshot and Pipeline**

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The report maps the 17 multi-family developments currently under construction citywide, totaling 3,578 dwelling units (Attachment 1). This report has been provided to City Council on a biannual basis since 2022 and is intended to summarize the status of all multi-family developments processed since 2010, while offering a point-in-time overview of current projects, including:

- **Active Cases** (1,345 units) - development proposals that are seeking zoning entitlements or Development Review Board Approval;
- **Approved DR** (2,669 units) - projects that have Development Review Board (DRB) approval, but have yet to submit final plans or pull construction permits; and,
- **Under Construction** (3,578 units) - projects that are currently under construction.

### **Recent Updates**

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Since the last report in January 2025, 47 new units were approved through the entitlement process (Case 2-ZN-2024 Artesa). The majority of recent activity reflects DRB approvals (591 units across five project sites), previously approved DRB projects advancing into construction (1,074 units across seven project sites), and completed construction (314 units, from case 3-DR-2021 Streetlights Residential).



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Several projects have been removed from the pipeline due to inactivity. This includes the withdrawal or inactivity of previously active zoning cases (383 units across three project sites) and a DRB case (41 units) as well as the expiration of DRB approvals that did not advance to permitting (1,214 units across eight project sites).

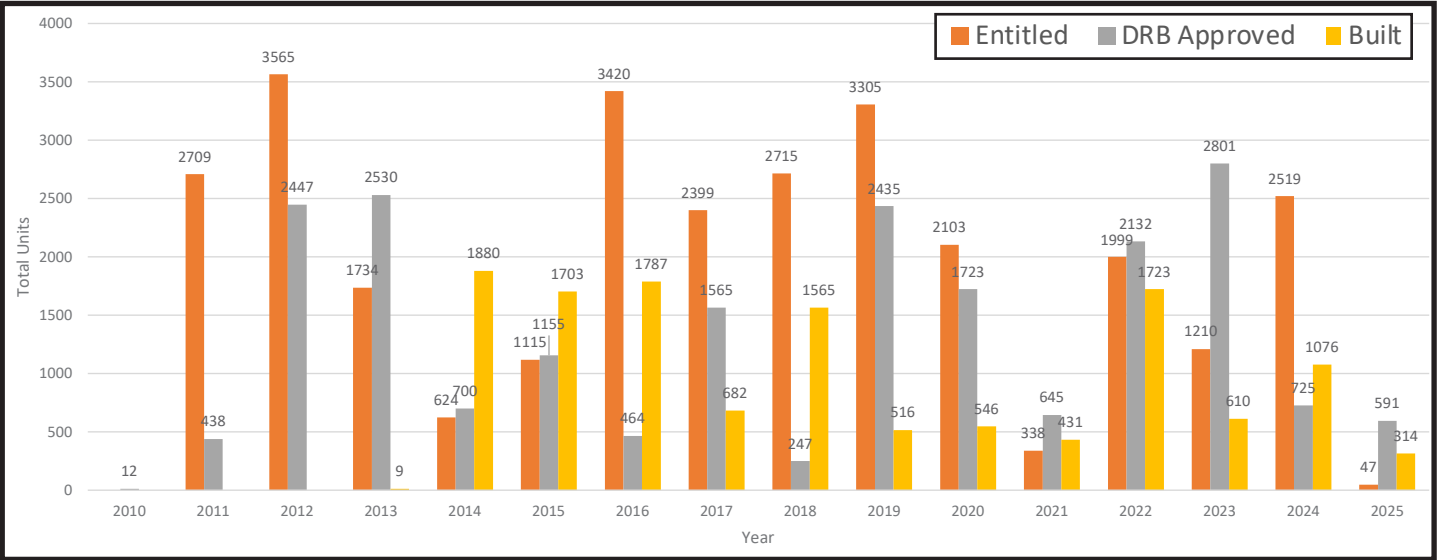
C: Charter Officers  
Jeff Walther, Assistant City Manager  
Terrance Thornton, Chief of Staff to Mayor Borowsky

*Attachments:*  
Q2 2025 Multi-family Development Snapshot and Pipeline

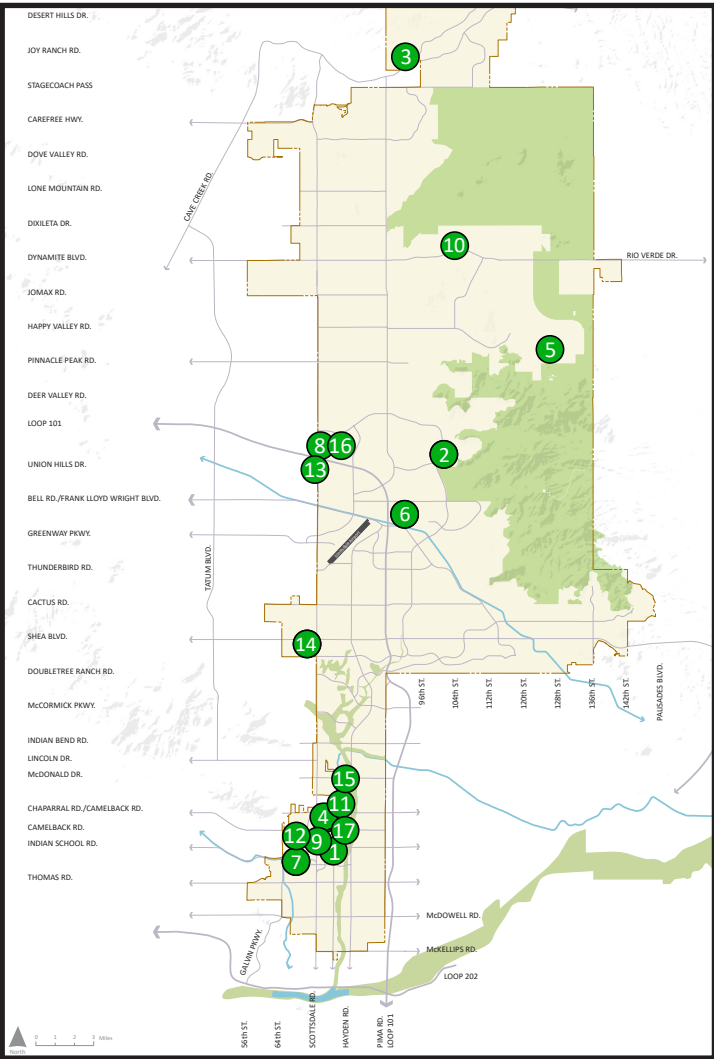
# Q2 2025, Multi-family Development Snapshot

This handout provides an overview of Scottsdale’s multifamily development pipeline, summarizing projects at various stages of the process—from entitlement through site plan and building design approval, to construction and completion. Between January 2010 and June 2025, approximately 29,800 multifamily dwelling units have been entitled. Within that same period, 20,600 units received Development Review Board (DRB) approval—of those, 12,800 units have been built, and 3,500 units are currently under construction. The remainder includes projects with DRB approval that have either not yet advanced to permitting or have since expired. Notably, approximately 2,500 of the 20,600 DRB-approved units reflect entitlements granted prior to 2010, offering additional historical context to the pipeline.

## All Multi-family Units, 2010 - Present



## Multi-Family Developments Under Construction



Key	Project Name	Units
1	Seneca Luxury Townhomes	24
2	Sterling at Silverleaf	72
3	The Retreat @ Seven	45
4	WaterView Residential	260
5	Sereno Canyon Phase 4	296
6	Bahia Live Work Play (Phase II)	20
7	Scottsdale Residences	130
8	Portico aka Belgravia One Scottsdale PUII	112
9	Hazel & Azure - Camelback (Blue Sky)	532
10	Troon Golf Villas	29
11	Minnezona Lofts	9
12	Canalside (Magnolia Waterside)	54
13	Optima McDowell Mountain Village (One Scottsdale)	1330
14	Scottsdale & Gold Dust (High Street Residential)	215
15	MODUS Development 6-Unit	6
16	Legacy North Apartments at Crossroads	443
17	Paris Baguette on 6th Ave	1

This report is intended to provide general information about multi-family development in Scottsdale. It is based on data available from the public record and is believed to be accurate at the time the report was created (Q2 2025). However, projects are frequently amended, and their land uses and design evolve, thus the report should not be used as a precise record of existing or proposed development.

# Q2 2025, Multi-family Development Pipeline

Active Cases								
	Project Name	Project Status	Zoning Case Number	Zoning Date Approved	Development Review Case Number	Development Review Date Approved	Site Address	Proposed Unit Count
1	One Scottsdale	Active ZN	20-ZN-2002#5	-	-	-	L101 WB & N SCOTTSDALE RD	500
2	Palm Lane Residences - Phase 2	Active ZN+DR	6-ZN-2024	-	28-DR-2024	-	7320 E PALM LN	22
3	The Melrose at 64th	Active DR	ANNEXATION	12/4/1956	7-DR-2025	-	3519 N PALIUTE WY	7
4	The Arden Scottsdale	Active DR	21-ZN-1966	12/31/1966	32-DR-2024	-	7601 E POLK ST	24
5	Palm Lane Residences - Phase 1	Active DR	40-ZN-1983	6/21/1983	27-DR-2024	-	7300 E PALM LN	3
6	The Adelaide	Active DR	5-ZN-2003	7/1/2003	14-DR-2024	-	6934 E 2ND ST	4
7	Scottsdale United Methodist Church Multi-family Residential	Active DR	5-ZN-2003	7/1/2003	14-DR-2025	-	4140 N MILLER RD	82
8	5th & Goldwater Mixed-Use	Active DR	12-ZN-2007	2/19/2008	41-DR-2024	-	4110 N GOLDWATER BL	232
9	The Goldwater	Active DR	4-ZN-2018	8/28/2019	25-DR-2021#2	-	7000 E 4TH ST	40
10	Scottsdale Collection (City Center at Scottsdale Collection)	Active DR	9-ZN-2020	12/7/2020	19-DR-2023	-	7301 E INDIAN PZ	272
11	The Parque	Active DR	13-ZN-2022	11/13/2023	6-DR-2025	-	16001 N SCOTTSDALE RD	159
								1345
Approved DR - No Permits Pulled								
12	The Cadre	Approved DR	5-ZN-2003	7/1/2003	16-DR-2018	9/6/2018	4151 N CRAFTSMAN CT	6
13	Southdale	Approved DR	5-ZN-2020	10/20/2020	17-DR-2021	9/16/2021	7000 E MCDOWELL RD	267
14	The Kimsey (Triangle)	Approved DR	10-ZN-2020	4/6/2021	23-DR-2021	2/3/2022	7110 E INDIAN SCHOOL RD	180
15	The Miller	Approved DR	1-ZN-2021	10/12/2021	5-DR-2022	10/6/2022	7570 E 6TH AVE	148
16	Palo on 75th	Approved DR	9-ZN-2021	4/5/2022	20-DR-2022	2/2/2023	3961 N 75TH ST	5
17	Bella Alba / Continental / South Scottsdale Mixed Use	Approved DR	14-ZN-2018	12/7/2020	1-DR-2022	2/16/2023	1000 N SCOTTSDALE RD	281
18	Astria & Associates	Approved DR	9-ZN-1997#2	3/1/2022	16-DR-2022	3/2/2023	7121 E 1ST AV	3
19	Artesia (PA-1, PA-2, PA-3)	Approved DR	2-ZN-2005#2	3/3/2015	15-DR-2022	3/16/2023	7171 N SCOTTSDALE	546
20	One Scottsdale PU II-Lot 3	Approved DR	20-ZN-2002#3	6/7/2016	30-DR-2021#3	5/18/2023	19701 N SCOTTSDALE RD	280
21	Artisan Scottsdale	Approved DR	3-ZN-2021	5/3/2022	11-DR-2023	12/7/2023	7033 E INDIAN SCHOOL RD	81
22	Deer Valley Townhomes / Scottsdale Townhomes	Approved DR	3-ZN-2017	5/21/2019	43-DR-2019#2	2/1/2024	21818 N MILLER RD	9
23	One Scottsdale PU II Atavia	Approved DR	20-ZN-2002#3	6/7/2016	30-DR-2021#5	10/3/2024	19601 N SCOTTSDALE RD	88
24	1st Street Townhomes	Approved DR	17-ZN-2022	6/27/2023	33-DR-2023	11/7/2024	7515 E 1ST ST	12
25	Marshall Living	Approved DR	34-ZN-1985	3/19/1985	46-DR-2022#2	12/12/2024	4251 N MARSHALL WY	12
26	Winfield Hotel & Residences	Approved DR	7-ZN-2017	4/10/2018	15-DR-2018#2	12/12/2024	4221 N SCOTTSDALE RD	24
27	Toll at Cavasson	Approved DR	19-ZN-2002#6	6/12/2018	21-DR-2024	12/12/2024	7620 E CAVASSON BLVD	136
28	Papago Village	Approved DR	31-ZN-1989	8/15/1989	16-DR-2024	1/9/2025	6210 E OAK ST	94
29	Aria at Silverstone	Approved DR	15-ZN-2005#4	11/12/2024	4-DR-2025	3/20/2025	22602 N 74TH ST	100
30	The Bishop	Approved DR	5-ZN-2003	7/1/2003	12-DR-2024	4/17/2025	7125 E 2ND ST	17
31	Sundown Commons / Cosanti Commons	Approved DR	6-ZN-2023	12/3/2024	2-DR-2025	5/15/2025	7000 E SHEA BL	189
32	BB Living at Cavasson	Approved DR	19-ZN-2002#6	6/12/2018	35-DR-2024	6/10/2025	7701 E LEGACY BL	191
								2669
Under Construction								
33	Seneca Luxury Townhomes	Pulled Permits	44-ZN-1965	1965	5-DR-2016	8/18/2016	7788 E MAIN ST	24
34	Sterling at Silverleaf	Pulled Permits	54-ZN-1989#8	5/17/2004	78-DR-2005#3	1/19/2017	18721 N 101ST ST	72
35	The Retreat @ Seven	Pulled Permits	17-ZN-2016	12/1/2016	41-DR-2018	4/18/2019	37200 N CAVE CREEK RD	45
36	WaterView Residential	Pulled Permits	19-ZN-2015	6/21/2016	22-DR-2017#2	10/17/2019	4624 N 73RD ST	260
37	Sereno Canyon Phase 4	Pulled Permits	16-ZN-2011	12/3/2012	51-DR-2017#2	10/17/2019	23945 N 125TH PL	296
38	Bahia Live Work Play (Phase II)	Pulled Permits	14-ZN-2014	12/2/2014	57-DR-2019	5/7/2020	16576 N 92ND ST	20
39	Scottsdale Residences	Pulled Permits	21-ZN-2016#2	2/4/2020	8-DR-2017#2	12/3/2020	6901 E MAIN ST	130
40	Portico aka Belgravia One Scottsdale PUII	Pulled Permits	20-ZN-2002#3	6/7/2016	30-DR-2021#2	6/16/2022	19701 N SCOTTSDALE RD	112
41	Hazel & Azure - Camelback (Blue Sky)	Pulled Permits	65-ZN-1992#7	4/26/2011	37-DR-2021	9/20/2022	4605 N SCOTTSDALE RD	532
42	Troon Golf Villas	Pulled Permits	3-ZN-1994	10/10/1994	48-DR-2007#4	10/20/2022	10200 E DYNAMITE BL	29
43	Minnezona Lofts	Pulled Permits	5-ZN-2003	7/1/2003	45-DR-2021	11/3/2022	7314 E MINNEZONA AV	9
44	Canalside (Magnolia Waterside)	Pulled Permits	1-ZN-2020	8/24/2020	10-DR-2022	3/16/2023	6824 E INDIAN SCHOOL RD	54
45	Optima McDowell Mountain Village (One Scottsdale)	Pulled Permits	20-ZN-2002#4	11/21/2022	50-DR-2022	5/4/2023	18777 N SCOTTSDALE RD	1330
46	Scottsdale & Gold Dust (High Street Residential)	Pulled Permits	4-ZN-2022	11/21/2022	2-DR-2023	6/15/2023	10050 N SCOTTSDALE RD	215
47	MODUS Development 6-Unit	Pulled Permits	40-ZN-1973	8/7/1973	28-DR-2022	8/3/2023	7810 E SAN MIGUEL AV	6
48	Legacy North Apartments at Crossroads	Pulled Permits	19-ZN-2002#6	6/12/2018	18-DR-2023	1/18/2024	19550 N 76TH ST	443
49	Paris Baguette on 6th Ave	Pulled Permits	5-ZN-2003	7/1/2003	22-DR-2024	11/7/2024	7403 E 6TH AV	1
								3578

As of Q2 2025, approximately 7,592 multi-family dwelling units are in the development pipeline. Scottsdale's Development Pipeline is comprised of:

- **Active Cases** (1,345 units) - development proposals that are seeking zoning entitlements or Development Review Board Approval;
- **Approved DR** (2,669 units) - projects that have Development Review Board approval, but have yet to submit final plans or pull construction permits; and,
- **Under Construction** (3,578 units) - projects that are currently under construction.

Please note, it is not possible to forecast if or when **Active** or **Approved** cases will be built, based on external variables that are unique to each development proposal.

*This report is intended to provide general information about multi-family development in Scottsdale. It is based on data available from the public record and is believed to be accurate at the time the report was created (Q2 2025). However, projects are frequently amended, and their land uses and design evolve, thus the report should not be used as a precise record of existing or proposed development.*