THE AERIES

TOWNHOMES

3214 N. 70TH ST. SCOTTSDALE, AZ 85251

DEVELOPMENT REVIEW NARRATIVE

Submitted: April 18, 2016

Resubmitted: July 18, 2016

Owner/Developer:

Landmark Homes, USA

John Kostaras

8901 E Pima Center Pkwy #100

(480) 270-6824

Applicant:

LVA Urban Design Studio, LLC

Keith Nichter

120 S Ash Ave, Tempe AZ 85251

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LANDMARK HOMES USA

LVA urban design studio

land planning • development entitlements • landscape architecture

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19-DR-2016

07/25/16

Introduction

Landmark Homes has been providing exceptionally constructed, sustainable and innovatively designed homes and communities since 1977. True to the company's core values, Landmark Homes USA is seeking Development Review approval to create yet another distinctive, premiere, for-sale urban residential opportunity at the subject +/- .946 gross acre property located at the northwest corner of 70th Street and the Monterey Way alignment.

Currently the host of a vacant building and parking lot, this Site offers a fitting redevelopment opportunity in a uniquely prime location. This proposal for 16 high-end, for-sale single-family attached townhomes will consist of a plan to build four three-story, four-unit buildings. The plan will take advantage of the proximity to Downtown Scottsdale and the existing R-5 zoning to promote new residential opportunities near both the Downtown Core and the Scottsdale Road regional corridor. This proposed community is responsive to the City's General Plan land use designation of Urban Neighborhoods and is positioned to be valuable part of the evolving context of the greater Downtown area.

Context

Currently unoccupied, this flat infill parcel had most recently been used by a church, who has since moved to another location. The rest of the surrounding neighborhood is an established area with a mix of commercial, employment, residential and religious uses. The Site is generally surrounded by 2-story condominiums and apartments, the First Baptist Church of Scottsdale, a 3-story townhome development under construction to the east and a single family detached residential neighborhood to the west. Specifically, the adjacent uses are as follows:

- North: Casa Granada Condominiums (R-5)
- East: Aerium Encore Townhomes Condominiums (R-5), Colonial Grand Apartments (R-5)
- South: Scottsdale Townhouse Apartments (R-5)
- West: Western Villa 2 (R1-7)

The project is also located within the Southern Scottsdale Character Area, which recognizes the Urban Neighborhoods land use designation of the 2001 General Plan, consistent with the proposed density. In addition, it incorporates community goals and policies consistent with - but not duplicative of - the Scottsdale General Plan elements that speak specifically to the special attributes of Southern Scottsdale and how it functions.

As described in the Area Plans Vision Statement, South Scottsdale is a diverse, sustainable community built upon vibrant neighborhoods, thriving economic corridors and innovation businesses. Aeries plans to add to this sustainable future that celebrates neighborhoods and promotes reinvestment and redevelopment as guided by the following values:

- Reinvest in underutilized properties near Southern Scottsdale's corridors.
- Provide diversity in the surrounding housing choices.
- Create a sustainable neighborhood promoting social interaction and local economy support.
- Promote alternative transportation choices/options.
- Provide opportunities for open space and public gathering places.
- Promote shade and pedestrian/ bicycle friendly streets.
- Utilize proximity to regional resources.

Through these values, Aeries will assist in transforming the Southern Scottsdale vision into the built environment of the community. Additionally, this proposal will complement the surrounding area and will help take advantage of existing infrastructure and promote the community goal of encouraging infill development.

Sensitive Design

Aeries has paid special attention to the sensitivities that accompany urban infill development. The proposed site plan and building designs create architectural and design transitions between the proposed and the existing development, in order to respect the lower-scale neighborhoods. Large proposed setbacks and landscape buffers to the west, in addition to strategic building orientation, will ensure protection to the adjacent single-family development. Private yards will separate the proposed buildings from the multi-family uses to the north and south while 4,000 s.f. of frontage open space and a 25 foot landscaped buffer will be provided to the east, along 70th Street, to create an appealing street presence for the community. An existing sidewalk, lined with enhanced landscaping, will establish an attractive street environment, for residents and neighbors alike, and will connect the community with the surrounding neighborhoods and create a visually attractive spatial relationship to the adjacent developments.

The main entry to the project will be located at the midpoint of the site's 70th Street frontage. The entry experience will feature a pedestrian portal that creates a memorable gateway between the public sidewalk and the project's "front lawn" for residents and visitors alike. The architecture of the portal will utilize materials found on the buildings, and will also incorporate the same wall mounted lighting sconces

that are found inside the Site. The monument sign is located on the opposite side of the entry drive from the portal, to create a balanced composition. The sign is designed at an intentionally pedestrian scale, and ties in multiple materials found on the architecture. An automatic rolling vehicular "privacy gate" will screen the internal street traffic from offsite view. It will open to all traffic and will not require a code for access. A 3' high steel view fence just inside the property line continues the character of the low, horizontal lines established by the sign and gate, repeating the same steel mesh panels that will be used on the building balconies. The fence provides a textural, transparent backdrop for the enhanced planting arrangement that lines the public sidewalk.

The internal drive has been designed to include a minimum width of 24' of pavement to facilitate vehicle and emergency access throughout the site. Additional area is being set aside, through the application of enhanced paving, to safely guide pedestrian circulation throughout the Site from 70th Street on the east over to the refuse cans in the alley to the west. Guest parking spaces are provided toward the rear of the community with additional guest parking available along 70th street.

The architecture has been designed to create a unique soft-contemporary feel, which is set off by a mix of desert adapted plant materials and complementing accents, warmed by the application of Hardie and stone siding, wire mesh accents, and metal window extrusions. A warm and timeless color palette will be sensitive to the evolving context of this designed area over time. The design will be a logical hierarchy of masses characterized by contemporary, streamlined shells accented by varied rooflines, staggered building frontages, and spacious balconies. The variety of exterior materials, bump-outs, balconies, and windows break up the building's mass into smaller, human-sized elements, which provide visual interest and richness while reducing the overall building mass.

The three different unit types, ranging from 1,400s.f. to just under 2,000s.f., provide variation within the Site while maintaining a cohesive community. Each unit will have a private yard, two car garage as well as outdoor patios and/or balconies, which respond to the Sonoran desert environment and promote outdoor living.

With a mixture of surrounding architectural styles, the proposed architecture will enhance and strengthen the design character of the surrounding area. Rather than directly imitate the surrounding styles, Aeries will progress the architecture toward something fresh and defining with a character that remains complementary to the existing neighborhood deign. The proposed Aeries architecture, materials, and open space plantings offer a new twist on the established architecture within the vicinity.

The proposed amenities for the Aeries residents have been integrated into the site in the same way that exterior spaces would be found around a large residence. Rather than program all of the amenities into one large central space, several smaller and

more intimate gathering spaces have been provided in order to enhance the overall character of the landscape, while providing opportunities for a range of passive recreational uses. Each of these spaces has a character of its own and responds to the space and microclimate created by the placement of the furnishings around it. The northernmost area will be a space where residents can sit and relax in a flexible patio space, which overlooks a lawn and barbeque area, providing an iconic place for outdoor cooking, dining and lounging. To the South, an intimate raised organic garden will provide neighbors an area to socialize and grow fresh fruits and vegetables.

Conclusion

We respectively request approval of this Development Review application as the proposed project supports the City of Scottsdale's desire to create vital, viable and desirable residential settings that are situated near an established mix of uses, as this property is. Coupled with the existing R-5 Multi-Family Residential District zoning and General Plan Land Use designation of Urban Neighborhoods, the proposed site plan, landscape plan and site designs would respond appropriately to the current urban context by contributing a fittingly located, high quality, innovatively designed residential community, the type of project at which Landmark Homes USA excels.

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Development Review Board Criteria

1. **The Board shall examine the design and theme of the application for consistency with the design and character components of the applicable guidelines, development standards, Design Standards and Policies Manual, master plans, character plan and General Plan.**

   Response: The proposed 16 unit single-family attached townhome development is in substantial conformance with the current General Plan Land Use of Urban Neighborhoods. The Land Use Element describes this category as areas of multi-family dwellings with densities usually more than eight dwellings per acre. Also the existing context of the proposed development is consistent with the intent of the Urban Neighborhoods category, as described generally by areas located near retail centers, offices, or other compatible non-residential uses. Consistent with the goals of the Land Use Element this use will support the balance of land uses while promoting development patterns and standards that are consistent with the surrounding area's character.

2. **The architectural character, landscaping and Site design of the proposed development shall:**

a. **Promote a desirable relationship of structures to one another, to open spaces and topography, both on the Site and in the surrounding neighborhood;**

   Response: Strategic placement of open spaces will promote on-site accessibility and neighborhood interaction while establishing thoughtful landscaped setbacks, which will provide visual intrigue and allow the project to integrate seamlessly within the surrounding varied uses.

b. **Avoid excessive variety and monotonous repetition;**

   Response: The proposed high quality architecture, staggered setbacks and curvilinear street will provide variation within a controlled unified theme in order to avoid excessive variety and monotonous repetition.

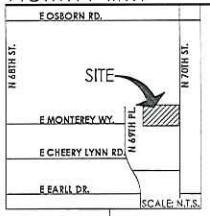
c. **Recognize the unique climatic and other environmental factors of this region to respond to the Sonoran Desert environment, as specified in the Sensitive Design Principles;**

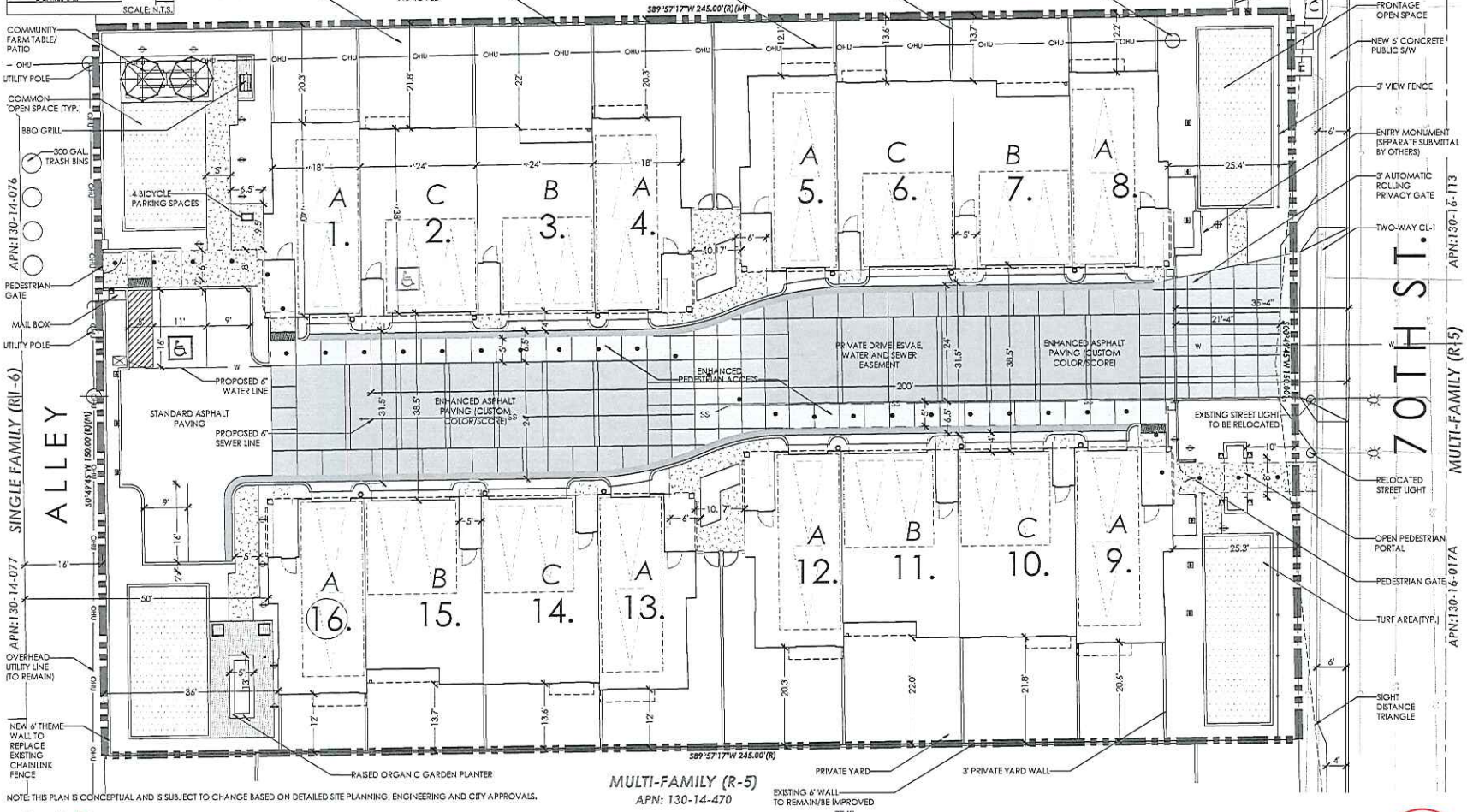
   Response: Residences will respond to the desert climate through the implementation of deep roof overhangs, recessed windows, shaded rear patios, deep recessed balconies for shade, and window shade apparatus as a part of the design. Elements such as durable siding and materials will be designed to hold up to the harsh sun and provide relief in hot summers. The yards and balconies take advantage of Arizona's climate to promote three-season outdoor living.

3. **Ingress, egress, internal traffic circulation, off-street parking facilities, loading and service areas and pedestrian ways shall be so designed as to promote safety and convenience.**
   Response: At this location, 70th Street is classified as a suburban local collector and has 60' of dedicated right of way. Given the context of the site and the surrounding amenities, the proposed development will help emphasize the pedestrian relationship between surrounding land uses in an effort to reduce the demand, distance and frequency of automotive trips.

4. **If provided, mechanical equipment, appurtenances and utilities, and their associated screening shall be integral to the building design.**
   Response: All mechanical equipment, appurtenances, and utilities will be screened by both the building parapet and associated Site walls that are integral with the building and architectural design. Trash will be discretely located and oriented toward the rear of the Site for alley pickup.

VICINITY MAP





NOTE: THIS PLAN IS CONCEPTUAL AND IS SUBJECT TO CHANGE BASED ON DETAILED SITE PLANNING, ENGINEERING AND CITY APPROVALS.

PROJECT TEAM

DISCIPLINE	COMPANY CONTACT INFO.
OWNER	LANDMARK HOMES, USA JOHN KOSTARAS, KEN JOHNSON 8910 E PIMA CENTER PKWY #100 SCOTTSDALE ARIZONA, 85258 (480) 270-6824 JOHNK@LANDMARKHOMESUSA.COM
PLANNER/ LANDSCAPE ARCHITECT	LVA URBAN DESIGN STUDIO KEITH NICHTER, LAURA THELEN 120 SOUTH ASH AVENUE TEMPE, ARIZONA 85281 (480) 994-0994 KNICHTER@LVADESIGN.COM
CIVIL ENGINEER	EPSILON ENGINEERING & MATERIAL MARCUS REED 13765 W AUTO DRIVE (623) 880-9928 MREED@EPSILONENGINEERING.COM
ARCHITECT	PHX ARCHITECTS - ERIK PETERSON 15990 N GREENWAY-HAYDEN ROAD SUITE C100 SCOTTSDALE, AZ 85260 (480) 477-1111 ERIKP@PHXARCH.COM

LEGEND

- PROJECT BOUNDARY
- RIGHT OF WAY
- OHU — OVERHEAD UTILITY LINE
- BICYCLE PARKING
- ENHANCED ASPHALT
- CONCRETE SIDEWALKS
- TURF
- INTERNAL ACCESSIBLE ROUTE
- LOW VOLTAGE ACCENT UPLIGHT
- LOW VOLTAGE INGRADE UPLIGHT
- LOW VOLTAGE PATHWAY LIGHT
- FULL CUTOFF SCONCE FIXTURE
- UNIT MOUNTED ENTRY FIXTURE

NOTE: REFERENCE CONCEPTUAL LANDSCAPE SHEETS L-1-4 FOR HARDSCAPE, WALL & LIGHTING DETAILS.

SITE DATA

LOCATION: **NWC OF 70TH ST & MONTEREY WY ALIGN.**
ADDRESS: **3214 N. 70TH STREET**
PARCEL #: **130-14-011**
ZONING: **R-5**
CURRENT USE: GODS GRACE CHURCH
PROPOSED USE: **TOWNHOMES**
GROSS ACRES: **0.946 ACRES** (41,235 S.F.)
NET ACRES: **0.844 ACRES** (36,750 S.F.)
DWELLING UNITS: **16**
ALLOWED DU/AC: ≤23
PROPOSED DU/AC: **16.9**

REQUIRED OPEN SPACE (NET): 22% (8,085 S.F.)
PROPOSED OPEN SPACE (NET): **+/-23% (8,700 S.F.)**
REQUIRED FRONTAGE OPEN SPACE: 4,042.5 S.F.
11% OF NET SITE AREA
PROPOSED FRONTAGE OPEN SPACE: **4,043 S.F.**
REQUIRED PRIVATE OPEN SPACE: 1,402.6 S.F.
10% 1ST FLOOR(4,264 S.F.)+5% 2ND/3RD FLR. (19,524 S.F.)
PROPOSED PRIVATE OPEN SPACE: **+/-7,000**
REQUIRED PARKING LOT L/S: 104 S.F.
15% OF PARKING AREA (695 S.F.)
PROPOSED PARKING LOT L/S: **400 S.F.**

ALLOWED HEIGHT: (36') 3 STORY
PROPOSED HEIGHT: (≤36') **3 STORY**
ALLOWED WALL HEIGHT: VARIES (8' MAX)
PROPOSED WALL HEIGHT: **VARIES** (8' MAX)
ALLOWED DISTANCE BETWEEN BUILDINGS: 10' MIN.
PROPOSED DISTANCE BETWEEN BUILDINGS: **≥10'**

PERIMETER SETBACKS:	REQUIRED	PROVIDED
WEST:	15'	34'
N.,E. & S.:	10'	≥10'
SURFACE PARKING:		**4 STALLS**
GARAGE PARKING:		**32 STALLS**
TOTAL PARKING: *(16(2BR)X1.7)*	27 STALLS	**34 STALLS**
ADA PARKING: *(4% x 36)*	1.44 STALLS	**2 STALLS**
BIKE PARKING:	2 SPACES *(REQ. FOR ≤40 STALLS)*	**4 STALLS**

NOTES:

- EQUIPMENT TO BE MOUNTED/SCREENED ON ROOFTOPS.
- HYDRANTS ARE PROVIDED AT A MAX. SPACING OF 700' PER ORD. 507.5.1, 2.
- CEV SWITCH/PRE-EMPTION SENSOR WILL BE PROVIDED FOR ENTRY GATE.
- FIRE LANES WILL SUPPORT 83,000LB LOAD PER DS&PM 2-1.802.
- INTERNAL PRIVATE DRIVE TO BE DESIGNATED EMERGENCY SERVICE VEHICLE ACCESS, WATER AND SEWER EASEMENT.
-SPRINKLER SUPPRESSION SYSTEM TO BE NFPA 13D.

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THE AERIES
TOWNHOMES

LANDMARK HOMES USA

APPROX. SCALE: 1"=10' NORTH

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REV:7/18/16, 9/30/16

RELATED CDS CASE NUMBERS: 1011-PA-2015, 19-DR-2016
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CONCEPTUAL SITE PLAN PG 1 OF 1

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19-DR-2016
10/03/16

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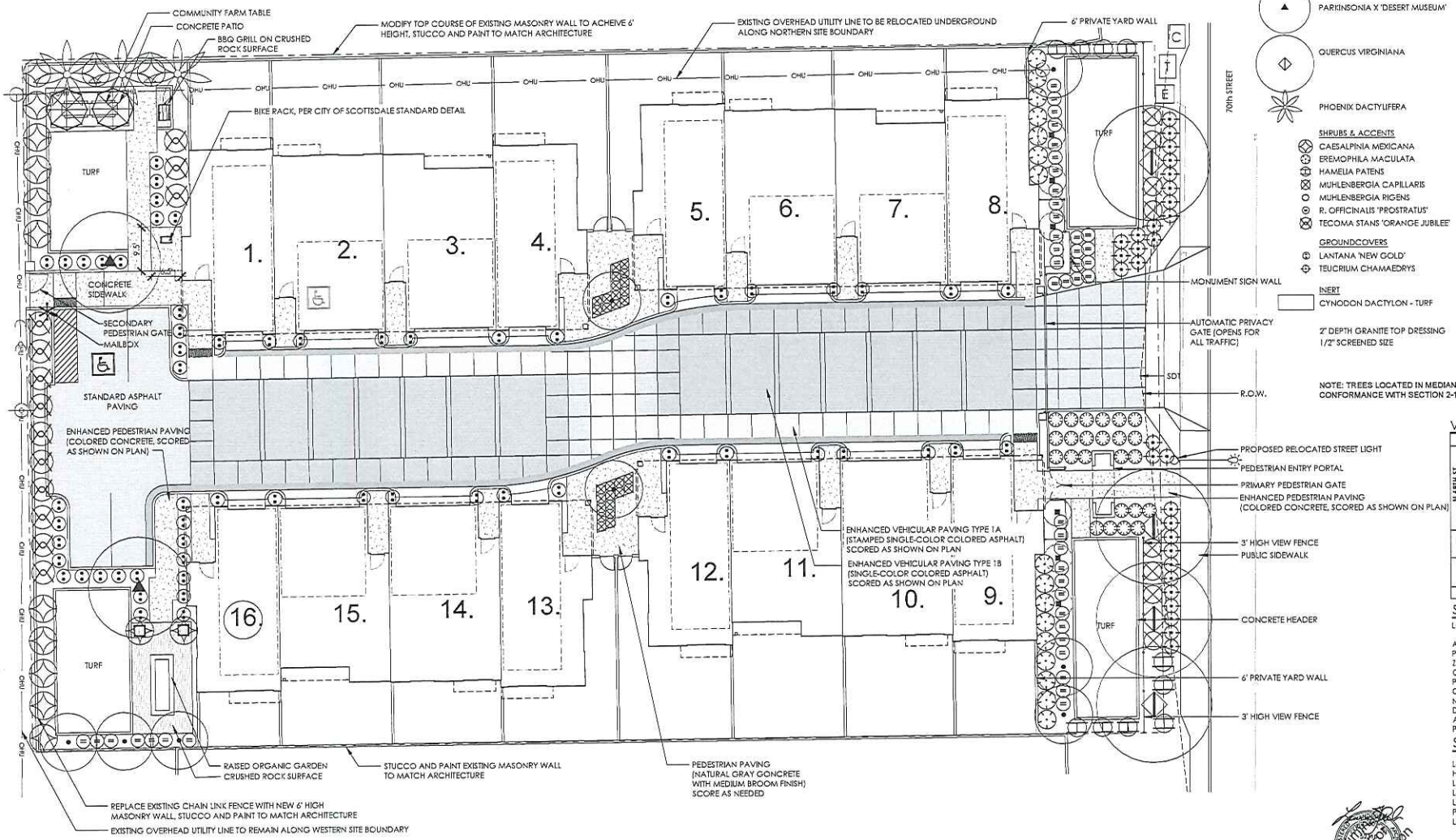
DISCIPLINE	OWNER	CIVIL ENGINEER	PLANNER/LANDSCAPE ARCHITECT	ARCHITECT
	LANDMARK HOMES, USA JOHN KOSTARAS, KEN JOHNSON 8910 E PIMA CENTER PKWY #100 SCOTTSDALE ARIZONA, 85258 (480) 270-6824 JOHNK@LANDMARKHOMESUSA.COM	EPSILON ENGINEERING & MATERIAL MARCUS REED 13765 W AUTO DRIVE (623) 882-9928 MREED@EPSILONENGINEERING.COM	LVA URBAN DESIGN STUDIO KEITH NICHTER, LAURA THELEN 120 SOUTH ASH AVENUE TEMPE, ARIZONA 85281 (480) 994-0994 KNICHTER@LVADESIGN.COM LTHELEN@LVADESIGN.COM	PHX ARCHITECTS - ERIK PETERSON 15990 N GREENWAY-HAYDEN ROAD SUITE C100 SCOTTSDALE, AZ 85260 (480) 477-1111 ERIKP@PHXARCH.COM

PLANT LEGEND

	TREES		SIZE	QTY.
	LAURUS NOBILIS	BAY LAUREL	24" BOX 1.5" CAL.	8
	CUPRESSUS SEMPERVIRENS	ITALIAN CYPRESS	36" BOX 2" CAL.	6
	PARKINSONIA X 'DESERT MUSEUM'	DESERT MUSEUM PALO VERDE	24" BOX / 1.5" CAL.	2
	QUERCUS VIRGINIANA	LIVE OAK	24" BOX 1.5" CAL.	4
	PHOENIX DACTYLIFERA	DATE PALM	SALVAGE	3
	SHRUBS & ACCENTS		**SIZE**	**QTY.**
	CAESALPINIA MEXICANA	YELLOW BIRD OF PARADISE	15 GAL.	17
	EREMOPHILA MACULATA	VALENTINE BUSH	5 GAL.	20
	HAMELIA PATENS	FIRECRACKER BUSH	5 GAL.	11
	MUHLENBERGIA CAPILLARIS	REGAL MIST	5 GAL.	42
	MUHLENBERGIA RIGENS	DEER GRASS	5 GAL.	24
	R. OFFICINALIS 'PROSTRATUS'	CREEPING ROSEMARY	5 GAL.	37
	TECOMA STANS 'ORANGE JUBILEE'	ORANGE BELLS	5 GAL.	13
	GROUNDCOVERS		**SIZE**	**QTY.**
	LANTANA 'NEW GOLD'	NEW GOLD LANTANA	1 GAL.	69
	TEUCRIUM CHAMAEDRYS	GERMANDER	5 GAL.	30
	INERT			**QTY.**
	CYNODON DACTYLON - TURF	HYBRID BERMUDA - SOD		1,387 S.
	2" DEPTH GRANITE TOP DRESSING 1/2" SCREENED SIZE	COLOR: 'DESERT GOLD' OR APPROVED EQUAL. KELLY SHEPHERD (480) 354-6809		7,300 S.F.

NOTE: TREES LOCATED IN MEDIANS AND NEAR ROADWAYS SHALL BE IN CONFORMANCE WITH SECTION 2-1.901 OF THE DS&PM.



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SHEET INDEX

L-1 CONCEPTUAL LANDSCAPE AND HARDSCAPE PLAN
L-2 CONCEPTUAL WALL DETAILS
L-3 CONCEPTUAL WALL DETAILS
L-4 CONCEPTUAL WALL AND LIGHTING PLAN
L-5 LIGHTING CUT SHEETS

APPROX. SCALE: 1" = 10' NORTH

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AERIES TOWNHOMES

L-1 CONCEPTUAL LANDSCAPE AND HARDSCAPE PLAN

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REV: 7/18/16, 9/30/16

RELATED COS CASE NUMBERS: 1011-PA-2015, 19-DR-2016
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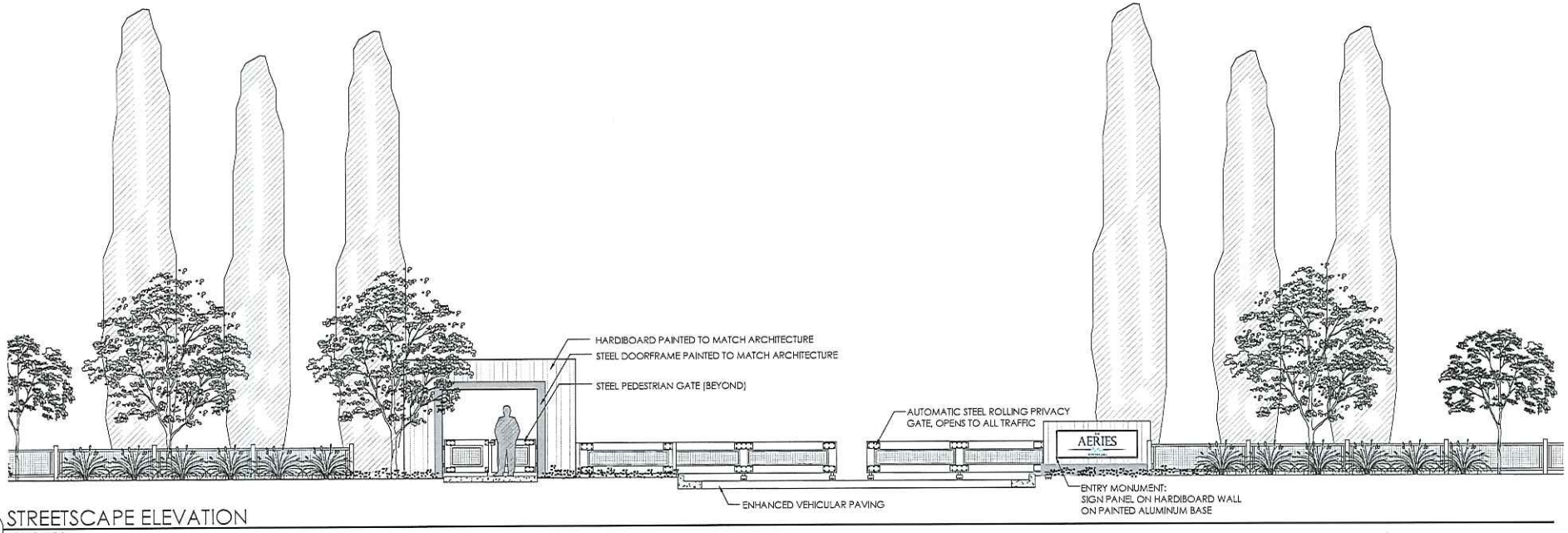
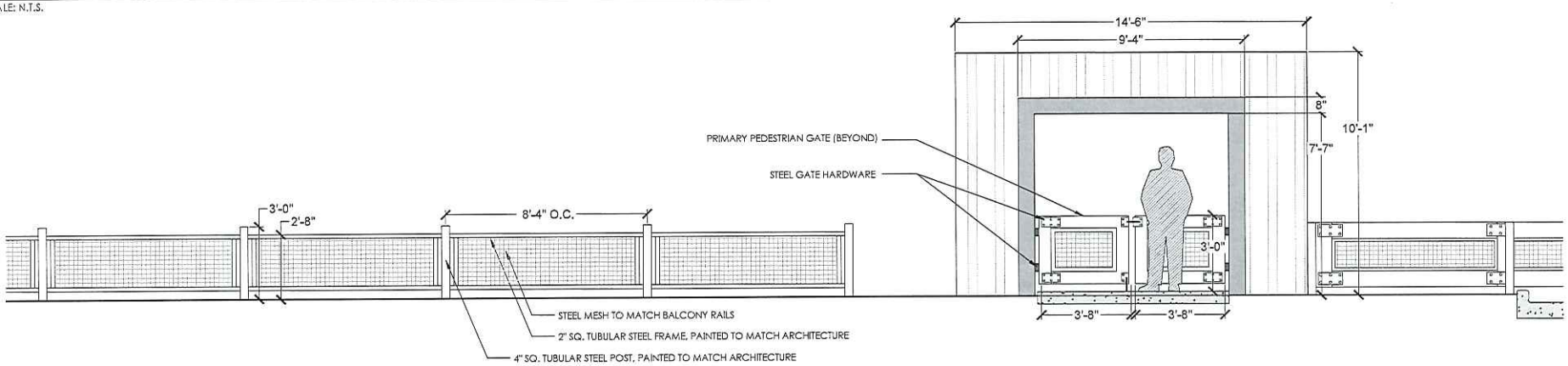


1 STREETSCAPE ELEVATION
SCALE: N.T.S.



2 PEDESTRIAN ENTRY PORTAL, PRIMARY PEDESTRIAN GATE, AND VIEW FENCE ELEVATION
SCALE: N.T.S.

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L-2 CONCEPTUAL WALL DETAILS

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