

DEVELOPMENT REVIEW BOARD REPORT



Meeting Date: May 19, 2016 Item No. 3
General Plan Element: *Character and Design*
General Plan Goal: *Determine the appropriateness of all development in terms of community goals, surrounding area character, and the specific context of the surrounding neighborhood.*

ACTION

**Skye on McDowell
1-PP-2016**

Request to consider the following:

1. Request approval of the preliminary plat for a new 58-lot residential subdivision, including landscape plan, pedestrian and vehicular gates, 10-foot-tall decorative light masts, a common amenity area, an art theme wall at the street frontage, and a street frontage open space/stormwater retention area, all on an approximately 8-acre site.

Related Policies, References:

- Zoning Ordinance
- 6-GP-2015: Approval of a non-major General Plan amendment to change the land use designation from Mixed-Use Neighborhoods to Urban Neighborhoods
- 18-ZN-2015: Approval of a rezone from C-3 and C-4 to R-5

OWNER

777 Properties, LLC
480-783-4630

APPLICANT CONTACT

John Berry
Berry Riddell, LLC
480-385-2753

LOCATION

6855-6925 E. McDowell Road

BACKGROUND

Zoning

The zoning is R-5 (18-ZN-2015), which allows high-density residential development, as well as other uses such as travel accommodations, places of worship, and schools. The project site was annexed into the City in 1965 and was rezoned from County residential zoning to C-3 with a small portion zoned C-4. It has been used primarily for vehicle sales and repair since it was annexed; however, one of the buildings is currently occupied by a patio furniture store.

General Plan

The General Plan Land Use Element designates the property as Urban Neighborhoods (6-GP-2015). These areas are typically located near retail centers, offices or other compatible non-residential uses, and densities are typically greater than eight dwelling units per acre. The density proposed for this development is 7.2 dwelling units per acre.

Southern Scottsdale Character Area Plan

The General Plan establishes Character Area Planning as a means to ensure quality of development and consistency of character within the context of community-wide goals. This site is located within the Southern Scottsdale Character Area Plan on a Regional Corridor (McDowell). In Southern Scottsdale, Regional Corridors only occur within General Plan designated Growth Areas, as these corridors support greater residential density that complements Regional Center land uses, such as dining, employment, business incubation, technology and innovation services, entertainment, higher density vertical mixed-use residential, office, commercial, and retail development.

Context

Located at the southwest corner of 70th Street and McDowell Road, the project site is situated in an area consisting of a mix of uses, including single-family residential, retail, and vehicle sales.

Adjacent Uses and Zoning

- North Single-family Residential, zoned R-5 (15-ZN-2015)
- South Single-family Residential, zoned R1-7
- East Travel Accommodations, zoned C-3
- West Vehicle Sales, zoned C-3

Key Items for Consideration

- 10-foot-tall decorative light masts proposed at project entrance
- Landscape tracts proposed along both street frontages
- Project includes significant improvements to the streetscape to enhance the pedestrian environment along McDowell Road
- Open space accessible to the public proposed at the northwest and northeast corners of the project
- All lots with yards adjacent to McDowell Road to include gated pedestrian connections to the street
- Applicant also owns parcel at the corner of 68th Street and McDowell, which could be a future

- phase of the proposed subdivision
- Public comment received by staff

APPLICANTS PROPOSAL

Goal/Purpose of Request

The applicant seeks approval of the preliminary plat for a new 58-lot gated subdivision on 8 acres. This proposal will convert parcels currently being used for vehicle sales and retail to attached single-family residential on fee-title lots. The subdivision will be gated with private internal streets, and primary access is proposed off McDowell Road; with secondary access provided off 70th Street. The internal streets will also serve as required fire lanes. As such, vehicles will not be allowed to park on the streets. To accommodate guest parking, the plan includes a long row of parallel parking along the south property line, as well as a small row of accessible guest parking spaces located near the eastern edge of the site and adjacent to the amenity area. Unique to this project, the plan includes a proposal for 10-foot-tall decorative light masts, to be provided at strategic points to frame the main entrance as well as the project perimeter. Another unique feature of the project is a thematic art wall, which is not included as part of this request but will be included as part of a future DRB application. Other site plan features include a central amenity area with pool and spa, pedestrian connections to all external streets and open space areas at the northeast and northwest corners of the site that will not be enclosed by barriers of any kind; thus allowing them to be enjoyed by the public.

Development Information

- Existing Use: Vehicle sales/Retail
- Proposed Use: Attached Single-family Residential
- Parcel Size: 348,721 square feet (8 gross acres)
278,938 square feet (6.4 gross acres)
- Building Height Allowed: 36 feet
- Building Height Proposed: 26 feet
- Open Space Required: 61,366 square feet
- Open Space Provided: 61,366 square feet
- Frontage Open Space Required: 30,683 square feet
- Frontage Open Space Provided: 30,683 square feet
- Density Allowed: 23 dwelling units per acre
- Density Allowed (18-ZN-2015): 7.2 dwelling units per acre
- Density Proposed: 7.2 dwelling units per acre
- Number of Lots Allowed: 58 lots
- Number of Lots Proposed: 58 lots

IMPACT ANALYSIS

Traffic

The City Transportation Division reviewed this proposal as part of the Zoning District Map Amendment request and determined that the proposed subdivision will not have an adverse impact on existing traffic patterns. As part of this request, existing medians in the McDowell Road right-of-way will be modified, and a new median added, to accommodate the change in turning movements.

Water/Sewer

Basis of Design Reports for water and sewer were reviewed and accepted by the City Water Resources Division as part of the zoning district map amendment request. The applicant will construct all water and sewer improvements needed to serve the proposed subdivision.

Public Safety

The City public safety divisions reviewed the proposal as part of the Zoning District Map Amendment request and determined there is adequate ability to provide emergency services for the proposed subdivision. The nearest fire station is located at 2301 N. Miller Road, approximately 0.85 mile from the site; and the nearest police station is located at 3700 N. 75th Street, approximately 1.7 miles from the site. No impacts to existing service levels are anticipated.

School District Comments/Review

The Scottsdale Unified School District reviewed the proposal as part of the Zoning District Map Amendment request and has determined existing facilities are sufficient to serve the proposed residential density.

Open Space

The most prominent feature of this subdivision is open space, specifically the frontage open space along the streets; highlighted by two large areas of open space and landscaping at the northwest and northeast corners of the site. These areas will not be enclosed, making them accessible to the public, and include sidewalks connecting residents to the perimeter streets as well as shade trellises. Consistent with the City Design Standards and Policies Manual, landscape tracts are proposed along all street frontages to provide additional buffering for the residents from traffic on the streets.

Policy Implications

This preliminary plat is consistent in density, street alignment, and open space with the requirements of the Zoning Ordinance and case 18-ZN-2015. All stipulations and ordinance requirements have been addressed.

Community Involvement

Property owners within 750 feet of the site have been notified of the request and the site is posted with the required signage. During the zoning district map amendment process, the applicant held an Open House at SkySong on October 15, 2015. According to the applicant's report, 15 interested parties attended the Open House to learn about the project, ask questions and voice concerns. According to the report, those that attended were generally supportive of the proposal. Some

neighbors asked questions about the proposed building height, potential views toward adjacent properties and property values.

STAFF RECOMMENDATION

Recommended Approach:

Staff recommends the Development Review Board approve the proposed preliminary plat for Skye on McDowell, per the attached stipulations, finding that the provisions of the Development Review Board Criteria have been met.

RESPONSIBLE DEPARTMENT(S)

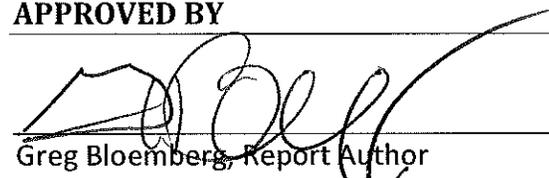
Planning and Development Services

Current Planning Services

STAFF CONTACT

Greg Bloemberg Senior Planner 480-312-4306 E-mail: gbloemberg@ScottsdaleAZ.gov

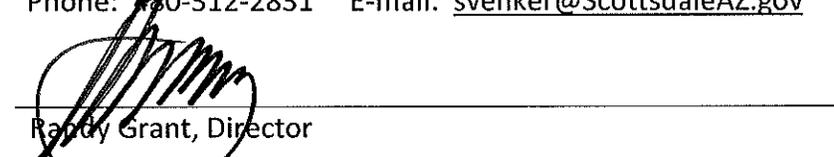
APPROVED BY


Greg Bloemberg, Report Author

4-26-16
Date


Steve Venker, Development Review Board Coordinator
Phone: 480-312-2831 E-mail: svenker@ScottsdaleAZ.gov

4/5/2/16
Date


Randy Grant, Director
Planning and Development Services
480-312-2664, rgrant@scottsdaleaz.gov

5/5/16
Date

ATTACHMENTS

1. Stipulations
2. Applicant's Narrative
3. Context Aerial
- 3A. Aerial Close-Up
4. Zoning Map
5. Context Aerial (with site plan)
6. Preliminary Plat/Site Plan (with landscaping)
7. Landscape Details
8. Open Space Plan
9. Light Mast Detail
10. McDowell Road Perspective (night view w/ light masts)
11. Circulation Plan
12. Citizen Involvement
13. City Notification Map

**Stipulations for Case:
Skye on McDowell
Case: 1-PP-2016**

These stipulations are intended to protect the public health, safety, welfare, and the City of Scottsdale.

APPLICABLE DOCUMENTS AND PLANS:

1. Except as required by the Scottsdale Revised Code, the Design Standards and Policies Manual (DSPM), and the other stipulations herein, the improvement plans and plat shall substantially conform to the following documents:
 - a. The Preliminary Plat provided by Sustainability Engineering Group, with a city staff date of 4/19/16
 - b. The light mast design provided by the applicant, with a city staff date of 3/17/16
 - c. The conceptual landscape plan provided by LVA Urban Design Studio, with a city staff date of 4/19/16
 - d. The Case Drainage Report for Skye on McDowell, provided by Sustainability Engineering Group, accepted on 4/5/16
 - e. Case Grading and Drainage Plan for Skye on McDowell, provided by Sustainability Engineering Group, accepted on 4/5/16
 - f. The preliminary Water System Basis of Design Report for Skye on McDowell, provided by Sustainability Engineering Group, accepted on 11/18/15
 - g. The preliminary Wastewater System Basis of Design Report for Skye on McDowell, provided by Sustainability Engineering Group, accepted on 11/18/15

RELEVANT CASES:

Ordinance

- A. At the time of review, the applicable General Plan and Zoning cases for the site were: 6-GP-2015 and 18-ZN-2015

SUBDIVISION PLAT REQUIREMENTS

SUBDIVISION DESIGN

Ordinance

- B. A minimum of 10% of the gross floor area of the dwelling unit shall be set aside as private outdoor living space on each lot, in accordance with Section 5.1004(B)(b)(i) of the Zoning Ordinance.

CASE NO. 1-PP-2016

- C. As stipulated in zoning case 18-ZN-2015, pedestrian connections shall be provided from each lot to the street for lots with rear yards adjacent to McDowell Road.
- D. As stipulated in zoning Case #18-ZN-2015, the open space areas at the northwest and northeast corners of the subdivision shall not be enclosed by a barrier and shall remain open to the street; and shall include pedestrian amenities, including but not limited to, a sidewalk, shade trellises, and seating.
- E. All gates shall be equipped with pre-emption and Knox lock systems, in accordance with Fire Ordinance 4045, Sec. 503.6.1.

DRB Stipulations

- 2. The final plat and improvement plans shall identify ownership, use and maintenance responsibility for any land not used for residential lots.
- 3. The future lot owners and/or homeowner's association shall be responsible for maintenance and upkeep of the perimeter walls, landscape tracts along the external street frontages, and the open space areas at the northwest and northeast corners of the project. This requirement shall be noted on the final plat.
- 4. Individual refuse containers shall be provided for each unit and refuse collection shall only occur on internal private streets, unless otherwise approved by the Solid Waste Division.
- 5. A minimum 25-foot inside turning radius shall be maintained at all internal street intersections.
- 6. Design of internal private streets shall be consistent with the cross-sections shown on the conceptual site plan, with a city staff date of 4/19/16.
- 7. The open space area at the northeast corner of the site shall include a pedestrian connection to the intersection of 70th Street and McDowell Road.

EASEMENT DEDICATIONS:

Ordinance

- F. The owner shall dedicate to the city on the final plat a sight distance easement over the sight distance triangle(s) on the McDowell Road frontage in conformance Section 5.3 of the DSPM.

DRB Stipulations

- 8. The owner shall dedicate a minimum 25-foot right-of-way radius at the intersection of 70th Street and McDowell Road.
- 9. A Non-Motorized Public Access Easement shall be dedicated over any portion of the external street sidewalk that encroaches onto the project site.
- 10. The owner shall dedicate a 1-foot-wide Vehicular Non-Access Easement along both street frontages, except at approved driveway entrances.

ADDITIONAL ITEMS:

DRB Stipulations

- 11. The applicant shall coordinate with Current Planning staff and submit a separate application for approval of the building elevations, art wall design and main entry gate.

The design of building elevations, art wall and the main entry gate shall be approved by the Development Review Board prior to issuance of on-lot building permits.

12. A separate application to release the existing Drainage Easement centrally located on the site shall be submitted and approved prior to issuance of any permits for the project. Refer to Docket #97/910018.

IMPROVEMENT PLANS REQUIREMENTS

LANDSCAPE DESIGN:

Ordinance

- G. A minimum of 40% of provided trees shall be "mature", as defined in Article III of the Zoning Ordinance.

DRB Stipulations

13. Landscape and hardscape improvements along the McDowell Road frontage shall be consistent with the "Traditional Resort Theme", as specified in the McDowell Road Streetscape Design Guidelines.
14. Prior to the issuance of an encroachment permit, the owner shall submit landscape improvement plans that require the utilization of the City of Scottsdale Supplement to MAG Standard Specifications for the landscape and irrigation improvements within the public right-of-way median(s).

EXTERIOR LIGHTING:

DRB Stipulations

15. With the final plans submittal, the applicant shall provide photometric information and foot-candle measurements for all lighting associated with the proposed light masts, to the satisfaction of final plans staff.
16. After the proposed light masts have been installed, the applicant shall make arrangements with Current Planning staff for an evening inspection to allow staff the opportunity to analyze the impacts of the proposed lighting on the surrounding area.
17. The following shall be incorporated into the project's design for any landscape lighting:
 - All landscape lighting that is directed upward shall include extension visors shields to limit visibility of the light source from off-site view, and shall be limited to a maximum output of 1,600 lumens per fixture.
 - Fixture housings shall be painted dark bronze or black.
 - Landscape lighting shall only be utilized to accent plant materials.
18. The following shall be incorporated into the project's design for parking lot and site lighting:

Parking Lot and Site Lighting:

CASE NO. 1-PP-2016

- a. Any pole-mounted lighting located along the north property line shall be limited to a maximum height of 16 feet, and shall be equipped with house-side shields to limit light intrusion on the single-family lots to the north.
- b. The maintained average horizontal luminance level, at grade on the site, shall not exceed 2.0-foot-candles. All exterior luminaires shall be included in this calculation.
- c. The maintained maximum horizontal luminance level, at grade on the site, shall not exceed 8.0-foot-candles. All exterior luminaires shall be included in this calculation. All exterior luminaires shall be included in this calculation.
- d. The initial vertical luminance at 6-foot above grade, along the entire property line shall not exceed 1.5-foot-candles. All exterior luminaires shall be included in this calculation.

VEHICULAR AND BICYCLE PARKING:

Ordinance

- H. Parallel parking spaces shall be a minimum of 9 feet in width and 21 feet in length, per Figure 9.106.B of the Zoning Ordinance.
- I. The final plat shall include a note informing future residents that vehicular parking is not permitted on internal streets, except in designated guest parking spaces.

DRB Stipulations

- 19. Required bicycle parking spaces (racks) shall be placed in proximity to the central amenity area.

DRAINAGE AND FLOOD CONTROL:

DRB Stipulations

- 20. Submit a final drainage report that demonstrates consistency with the DSPM and the case drainage report accepted in concept by the Storm Water Management Division shall be submitted with the final civil improvement plans.
- 21. With the final drainage report, the civil engineer shall include an evaluation of the function of the proposed storm water storage basin, and provide a basin outlet design that provides attenuation for a range of events.

STREETS AND RELATED IMPROVEMENTS:

DRB Stipulations

- 22. Prior to the issuance of an encroachment permit, the owner shall submit plans to construct the following street improvements:

Street Name	Street Type	Improvements	Notes
E. McDowell Road	Major Arterial	Detached 8-foot-wide sidewalk, curb and gutter	a, b

N. 70 th Street	Local Collector	Detached 6-foot-wide sidewalk, or attached 8-foot-wide sidewalk, curb and gutter	a, c
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- a. All existing obsolete driveway entrances shall be removed and replaced with pedestrian and streetscape improvements to match the rest of the street frontage.
- b. If not resolved as part of the Aire proposal, the applicant shall secure approval of a design concept for vehicular circulation on McDowell Road from the Transportation Division prior to submittal of final civil improvement plans.
- c. With the final civil improvement plan submittal, the applicant shall provide a design concept for access and gate configuration on 70th Street for review and approval by the Transportation Division.

WATER AND WASTEWATER STIPULATIONS

DRB Stipulations

- 23. Existing water and sewer service lines to this site shall be utilized, or shall be disconnected at the main and removed pursuant to the Water Resources Services Department requirement.
- 24. Final Basis of Design (BOD) Reports for both water and waste water shall be accepted by the Water Resources Division prior to submittal of final civil improvement plans. The final BODs shall address the following:
 - a. Water system shall be looped for all phases so an active fire hydrant is within 350 feet of the most remote structure with any segment of water line out of service.
 - b. Sewer system discharge to McDowell Road is preferred, based on available master planned capacities.
- 25. The improvement plans shall be consistent with the approved water and wastewater BOD's. Any design that modifies an approved water or wastewater report requires from the owner a site-specific addendum to the respective report, subject to review and approval by City staff.

ADDITIONAL ITEMS:

DRB Stipulations

- 26. Flagpoles, if provided, shall not exceed 30 feet in height and shall be one-piece conical tapered design.

Skye on McDowell

SWC of 70th Street & McDowell Road

Preliminary Plat Project Narrative

897-PA-2015

Prepared for:

K. Hovnanian Homes

Prepared by:

Berry Riddell, L.L.C.

John V. Berry, Esq.
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I. Property Information

Location: Southwest corner of 70th Street and McDowell Road

Property Size: 8 (+/-) gross acres and 6.40 (+/-) net acres

II. Property General Plan/ Zoning:

- **General Plan (6-GP-2015):** Urban Neighborhoods
- **Zoning (18-ZN-2015):** R-5 (Multifamily Residential)

Surrounding Uses:

- **North:** C-3 Dealership – Active GPA & Zoning Case for Residential (4-GP-2015 and 15-ZN-2015)
- **East:** C-3 Retail
- **South:** R1-7 Single-Family Residential
- **West:** C-3 Dealership

III. Project Overview

About the Site:

The proposed application is a request for Preliminary Plat for 55 lots on approximately 8.0 +/- gross acres located at the southwest corner of 70th Street and McDowell, (the “Property”). This Property is also under separate application (6-GP-2015 and 18-ZN-2015) for a Minor (non-Major) General Plan Amendment from the Mixed Use designation to Urban Neighborhoods and a rezoning request from C-3 and C-4 to R-5, which has been filed and is currently under review with City Staff.

The Property is occupied by several car dealerships, however, the dealerships plan to vacate the buildings and relocate to 16th Street & Camelback in less than a year. The proposal is to downzone and redevelop the 8+/- acre Property with 58+/- single-family homes (55 lots with this development plan, 3 lots with future phase) with a density of 7.2 du/ac bringing additional revitalization to the McDowell Corridor and fulfilling a demand for new housing in Southern Scottsdale. The current General Plan land use category for the site is Mixed Use and the proposed R-5 zoning district required a change in land use category from Mixed Use to Urban Neighborhoods.

K. Hovnanian has taken special consideration with the site plan by providing a single-family lot configuration that is sensitive to the existing single-family residential homes to the south. The proposed zoning and density provide a logical transition from McDowell Road (a 6-lane major

arterial) to the R1-7 to the south. The site location is ideal for residential development with close proximity to Downtown Scottsdale, Downtown Phoenix, and Tempe. The proposed residential community will benefit from the nearby canal linkage, nearby Papago Park and close proximity to the Phoenix Zoo and Desert Botanical Gardens. Additionally, the integration of additional homes along the McDowell Corridor will strengthen the nearby existing retail and commercial businesses, as well as implement the City's goals and policies set forth in the recently adopted Southern Scottsdale Character Area Plan ("SSCAP"). The buildings and site layout were designed with attention to buffering the existing single-family neighborhood to the south and enhancing the McDowell Road street frontage with a fresh modern/contemporary design, balconies, projections and sustainable building methods and materials.

IV. Scottsdale's Sensitive Design Principles

The City has established a set of design principles, known as the Scottsdale's Sensitive Design Principles, to reinforce the quality of design in our community. The following Sensitive Design Principles are fundamental to the design and development of the Property.

- 1. The design character of any area should be enhanced and strengthened by new development.***

Response: The development plan for this urban infill Property is designed in a manner that is compatible with both the adjacent residential community and adjacent commercial properties established along the McDowell Corridor. The architecture, color palette and building materials of the proposed single-family homes will be in harmony with the single family residential neighborhood to the south and compliant with the SSCAP. The streetscape design for Skye is still evolving, but the goal will be to balance the functional requirements (such as privacy, security, and noise attenuation) with the aesthetics of the development through the application and selection of landscaping, street furniture, lighting and hardscape design. The landscape design will conform to the McDowell Road Streetscape Design Guidelines utilizing the specified plant palette recognizing the significance of a shaded pedestrian experience within the urban context.

The mix of housing along McDowell Road has already begun to take shape with the recently approved Las Aguas (PUD), SkySong (PCD) and Mark Taylor (PUD) developments which are all multifamily residential. This for-sale, attached single-family development will further expand and upgrade the housing options along the McDowell Road Corridor integrating modern residential development on a vacant underutilized parcel acting as a catalyst for further redevelopment along McDowell Road.

- 2. Development, through appropriate siting and orientation of buildings, should recognize and preserve established major vistas, as well as protect natural features.***

Response: Although the setting of this site is urban in character and does not have natural features such as washes and natural area open space, the developer has taken special

consideration in providing meaningful open space and recreational amenities for the residents. Buildings will be separated from the single family property line to the south by approximately 62+/- feet (from rear wall of the adjacent residential neighborhood to the face of the buildings within the Skye community). The architecture and building placement is respectful of the existing homes to the south in terms of height, massing and setback.

3. *Development should be sensitive to existing topography and landscaping.*

Response: The Property is a relatively flat urban infill site with existing car dealership buildings that will be demolished with the redevelopment of the site. Mature, low-water use landscaping will be integrated throughout the development with the goal of providing a vegetated buffer to the adjacent single-family residential to the south (landscape islands integrated between guest parking along the southern roadway), and enhancing the streetscape along McDowell Road acknowledging the speed at which it will be experienced by vehicles while still providing a meaningful and shaded environment for pedestrians. The amount of mature landscaping planned with the redevelopment of the site will vastly increase the amount of vegetation and open space (22% required) on this Property, as compared to the hard surfaces of the existing dealership building, surface and parking structures, thereby, greatly reducing the heat island effect.

4. *Development should protect the character of the Sonoran Desert by preserving and restoring natural habitats and ecological processes.*

Response: The proposed development will preserve and restore natural habitats and ecological processes through the inclusion of desert appropriate landscaping (as well as integration of native plants). Desert landscaping and additional open space (than what currently exists on site) will contribute to the urban habitat for wildlife and improved air quality. Also, desert appropriate plants will be able to withstand the variations of the local climate and as they mature they will become self-sustaining relative to water demand.

5. *The design of the public realm, including streetscapes, parks, plazas and civic amenities, is an opportunity to provide identity to the community and to convey its design expectations.*

Response: Pedestrian circulation along both the perimeter and internal to the community is an important feature of this residential community, as numerous retail, restaurant, and recreational uses are within walking distances from this site (see pedestrian circulation plan). The design of these public spaces will be in the character of surrounding developments and will comply with the SSCAP.

6. *Developments should integrate alternative modes of transportation, including bicycles and bus access, within the pedestrian network that encourage social contact and interaction within the community.*

Response: Redevelopment of this Property will include improvements to the pedestrian connectivity along the McDowell Road street frontage with a detached, widened sidewalk and landscaping consistent with the McDowell Road Streetscape Guidelines. As properties along

McDowell Road redevelop, the connectivity opportunities are enhanced strengthening the link between Papago Park and Southern Scottsdale. Additionally, integrating residential along McDowell Road will help activate the corridor by increasing pedestrian synergy with new residents who will utilize the sidewalks, canal paths, and Papago Park amenities.

The Property is located within close proximity to an array of land uses (office, retail, support services) and the proposed pedestrian connections enhance the environment for residential development. The integration of more residential development along McDowell Road will naturally result in reduced travel distances, vehicle trips and promote walking and cycling via nearby trails, sidewalks and recreational amenities such as the canal path system, Papago Park and Indian Bend Wash. Additionally, the site is an ideal location for residents to live close to Downtown Scottsdale, Downtown Phoenix, Sky Harbor Airport and Tempe.

7. ***Development should show consideration for the pedestrian by providing landscaping and shading elements as well as inviting access connections to adjacent developments.***

Response: The proposed development will incorporate design elements that respect human-scale, providing shade and shelter through building, site and landscaping with the design of the homes. Connectivity will be provided via sidewalk connections along McDowell and 68th Street as well as internal to the community. To the extent possible, shade trees will be provided along these connection points.

8. ***Buildings should be designed with a logical hierarchy of masses.***

Response: Buildings will be separated from the single family property line to the south by 62+/- feet. The architecture and building placement is respectful of the existing homes to the south in terms of height, massing and setback.

9. ***The design of the built environment should respond to the desert environment.***

Response: The proposed development will utilize a variety of desert appropriate textures and building finishes, incorporate architectural elements that provide solar shading and overhangs, and celebrate the climate by creating abundant outdoor living spaces and common amenities for its residents.

10. ***Developments should strive to incorporate sustainable and healthy building practices and products.***

Response: Sustainable strategies and building techniques, which minimize environmental impact and reduce energy consumption, will be emphasized.

11. ***Landscape design should respond to the desert environment by utilizing a variety of mature landscape materials indigenous to the arid region.***

Response: Context appropriate native plant materials will be utilized with the development of the Property. The desert character will be upheld through the careful selection of plant materials in terms of scale, density, and arrangement. Also, refer to 3. and 4. above.

- 12. *Site design should incorporate techniques for efficient water use by providing desert adapted landscaping and preserving native plants.***

Response: The proposed development will maintain a low-water use plant palette consistent with the permitted McDowell Road plant list.

- 13. *The extent and quality of lighting should be integrally designed as part of the built environment.***

Response: Lighting will be designed in a manner that is respectful of the surrounding context while maintaining safety for future residents

- 14. *Signage should consider the distinctive qualities and character of the surrounding context in terms of size, color, location and illumination.***

Response: Project identification will be low-scale and contextually appropriate.

V. DRB Criteria

Sec. 1.904. - Criteria.

A. In considering any application for development, the Development Review Board shall be guided by the following 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 Preliminary Plat for Skye on McDowell is consistent with the McDowell Road Streetscape Design Guidelines, DS&PM, SSCAP goals and policies, and General Plan goals and policies as established in the GPA and zoning case.

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

Response: From its inception, the proposed Skye on McDowell residential community utilized the SSCAP as a guiding tool to the overall design and architectural character. Bringing new residential living opportunities to the McDowell Road Corridor will strengthen the economic

core of Southern Scottsdale and enhance the existing character of the surrounding neighborhoods. The project was designed with a focus on walkability and also promotes a modern, contemporary architectural style sensitive to the surrounding context while responding to the current market demand. The applicant seeks to build a sustainable, desert sensitive project by incorporating recessed windows and low-water use plant materials. The existing sidewalk along McDowell Road will be replaced with a detached 8' sidewalk and landscaping will be provided between the curb and sidewalk to enhance the pedestrian experience. All of the internal streets will have sidewalks as well with connection points to McDowell at the center entry drive and at each open space corner of the site.

The development's perimeter wall facing McDowell Road is designed to contribute to McDowell's character as a gateway to Scottsdale and as a major regional roadway. Located near Scottsdale's western border, Skye is located between the desert mountains of Papago Park and the creative technology environment of SkySong. The McDowell Road wall will symbolize connection of these environments in an artistic, contemporary way and will interplay with the proposed Aire development across the street.

Several design variations are being considered for the proposed wall. All include elements expressing light, rain, wind, respect for the desert, and/or the importance of sustainability. Arid-region or arid-adapted landscaping along the base of the wall will tie into these elements. The wall design elements under consideration include:

- green screens
- glass or mirror inserts that symbolize slanted lines of windblown rain
- tile, glass or painted horizontal inset flowing "ribbon" representing water
- parasoleil screens with patterns based on desert, rain/wind, technology or area history theme

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: Refer to Section IV Scottsdale's Sensitive Design Principles above and response for a. and b. above.

d. Conform to the recommendations and guidelines in the Environmentally Sensitive Lands (ESL) Ordinance, in the ESL Overlay District; and

Response: Not applicable.

e. Incorporate unique or characteristic architectural features, including building height, size, shape, color, texture, setback or architectural details, in the Historic Property Overlay District.

Response: Not applicable.

- 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: Redevelopment of this Property will include improvements to the pedestrian connectivity along the McDowell Road street frontage with a detached, widened sidewalk and landscaping consistent with the McDowell Road Streetscape Guidelines. As properties along McDowell Road redevelop, the connectivity opportunities are enhanced strengthening the link between Papago Park and Southern Scottsdale. Additionally, integrating residential along McDowell Road will activate the corridor by increasing pedestrian synergy with new residents who will utilize the sidewalks, canal paths, and Papago Park amenities.

The Property is located within close proximity to an array of land uses (office, retail, support services) and the proposed pedestrian connections enhance the environment for residential development. The integration of more residential development along McDowell Road will naturally result in reduced travel distances, vehicle trips and promote walking and cycling via nearby trails, sidewalks and recreational amenities such as the canal path system, Papago Park and Indian Bend Wash. As identified in the traffic study included with this application, the proposed residential development will reduce the daily weekday trips from 1,958 to 626; a reduction of 1,331 daily trips.

- 4. *If provided, mechanical equipment, appurtenances and utilities, and their associated screening shall be integral to the building design.***

Response: Mechanical equipment and appurtenances will be fully screened and integrated within the building design.

- 5. *Within the Downtown Area, building and site design shall:***
- a. *Demonstrate conformance with the Downtown Plan Urban Design & Architectural Guidelines;***
 - b. *Incorporate urban and architectural design that address human scale and incorporate pedestrian-oriented environment at the street level;***
 - c. *Reflect contemporary and historic interpretations of Sonoran Desert architectural traditions, by subdividing the overall massing into smaller elements, expressing small scale details, and recessing fenestrations;***
 - d. *Reflect the design features and materials of the urban neighborhoods in which the development is located; and***
 - e. *Incorporate enhanced design and aesthetics of building mass, height, materials, and intensity with transitions between adjacent/abutting Type 1 and Type 2 Areas, and adjacent/abutting Type 2 Areas and existing development outside the Downtown Area.***

Response: Not applicable.

- 6. *The location of artwork provided in accordance with the Cultural Improvement Program or Public Art Program shall address the following criteria:***

- a. Accessibility to the public;*
- b. Location near pedestrian circulation routes consistent with existing or future development or natural features;*
- c. Location near the primary pedestrian or vehicular entrance of a development;*
- d. Location in conformance with the Design Standards and Policies Manual for locations affecting existing utilities, public utility easements, and vehicular sight distance requirements; and*
- e. Location in conformance to standards for public safety.*

Response: Not applicable.

B. The property owner shall address all applicable criteria in this section.



Q.S.
12-43

Google Earth Pro Imagery

Skye on McDowell

1-PP-2016

ATTACHMENT #3



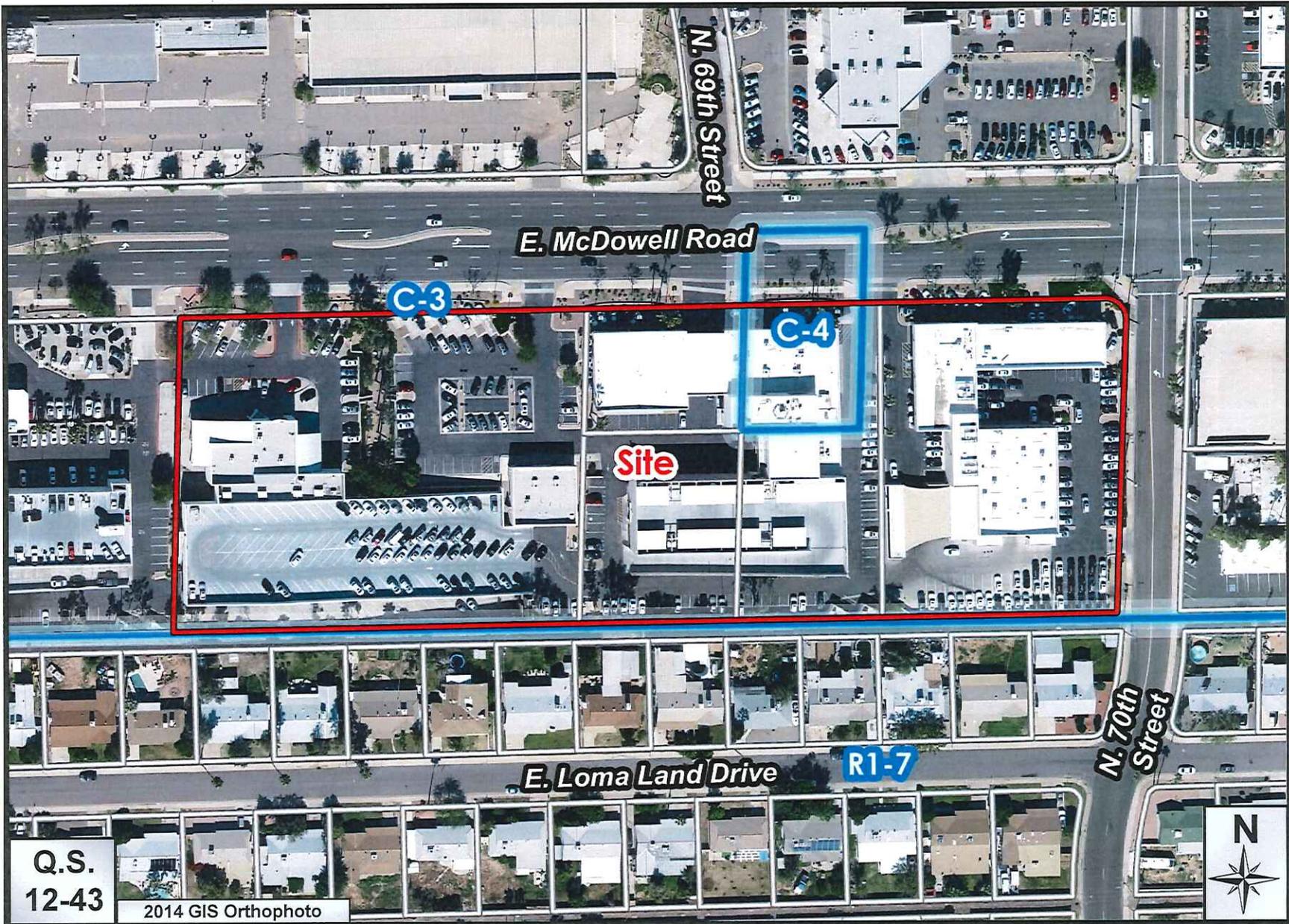
Q.S.
12-43

Google Earth Pro Imagery

Skye on McDowell

1-PP-2016

ATTACHMENT #3A



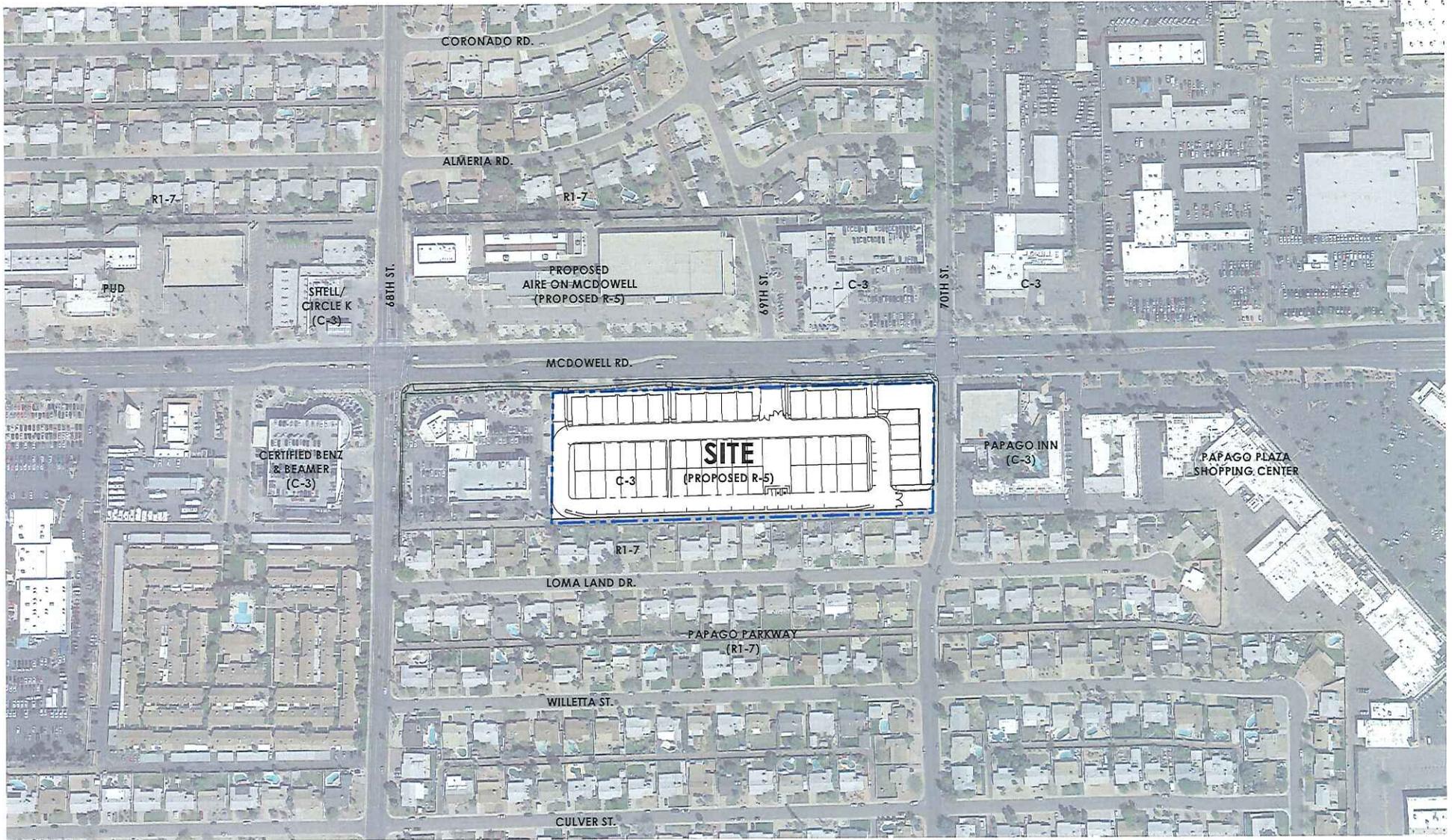
Q.S.
12-43

2014 GIS Orthophoto

Skye on McDowell

1-PP-2016

ATTACHMENT #4



SKYE ON MCDOWELL
 CONTEXT AERIAL



Symbol	Label	City	Category Number	Description	Lamps	File	Lumens	LLF	Watts
+	A	2	HYDRAL DASTON A 350' 12V FL 13	INDICAGE UPLIGHT	GREEN CREATIVE PARTICULARS/20FL-20	MD 19 30LED 30W/200LM	1000	1.00	7
+	B	16	HYDRAL MILLETION MOD 12 VFL 12 1/2 12 1/2	DOWNLIGHT	GREEN CREATIVE PARTICULARS/20FL-20	MD 19 30LED 30W/200LM	1000	1.00	7
+	D	4	USARCHITECTURE ALL UNITS 120 1/2 1/2 120 1/2 1/2	FULL CUTOFF WALL MOUNT AT AN INCHES	GREEN CREATIVE PARTICULARS/20FL-20	MD 19 30LED 30W/200LM	1000	1.00	9.4
+	E	3	SLV 432148J	27.5 INCH HIGH ISLAND	LED	332155-48	57	1.00	6
+	XFMR	0	HYDRAL DPTA 60LED	INDICAGE TRANSFORMER COURTNEY SHALL BE RESPONSIBLE FOR PROPER LOCATION AND QUANTITY OF TRANSFORMERS	NA	MD 19 30LED 30W/200LM	1000	1.00	9

SITE DATA

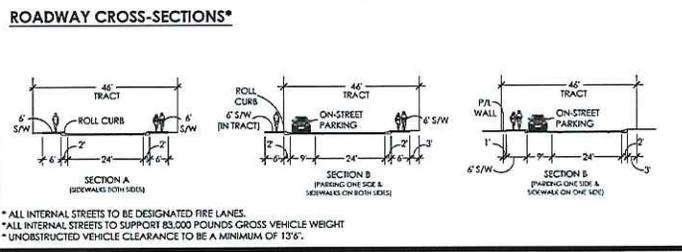
ADDRESS: 6855 E MCDOWELL RD.
 SITE AREA (NET): 278,938 SF (6.40 AC)
 SITE AREA (GROSS): 348,721 SF (8.00 AC)
 PROPOSED # OF LOTS: 55
 GROSS DENSITY: 7.2 DU/AC
 CURRENT ZONING: C-3
 PROPOSED ZONING: R-5
 RESIDENT PARKING: 2 GARAGE SPACES/UNIT
 GUEST PARKING: 32 SPACES (INCLUDES 2 ACCESSIBLE SPACES)
 MAX. BUILDING HEIGHT: 26'
 TYP. LOT DIMENSIONS: 36' x 65.5'
 *REFUSE COLLECTION TO BE PROVIDED VIA INDIVIDUAL WASTE BINS.

OPEN SPACE

FRONTAGE O/S
 REQUIRED: 30,683 SF (11% OF NET)
 PROVIDED: 30,683 SF

COMMON O/S
 REQUIRED: 61,366 SF (22% OF NET)
 PROVIDED: 61,366 SF

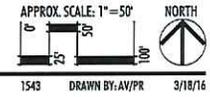
PRIVATE OUTDOOR LIVING SPACE
 REQUIRED: 140 SF/UNIT (5% OF GROSS FLOOR AREA)
 PROVIDED: 140 SF/UNIT



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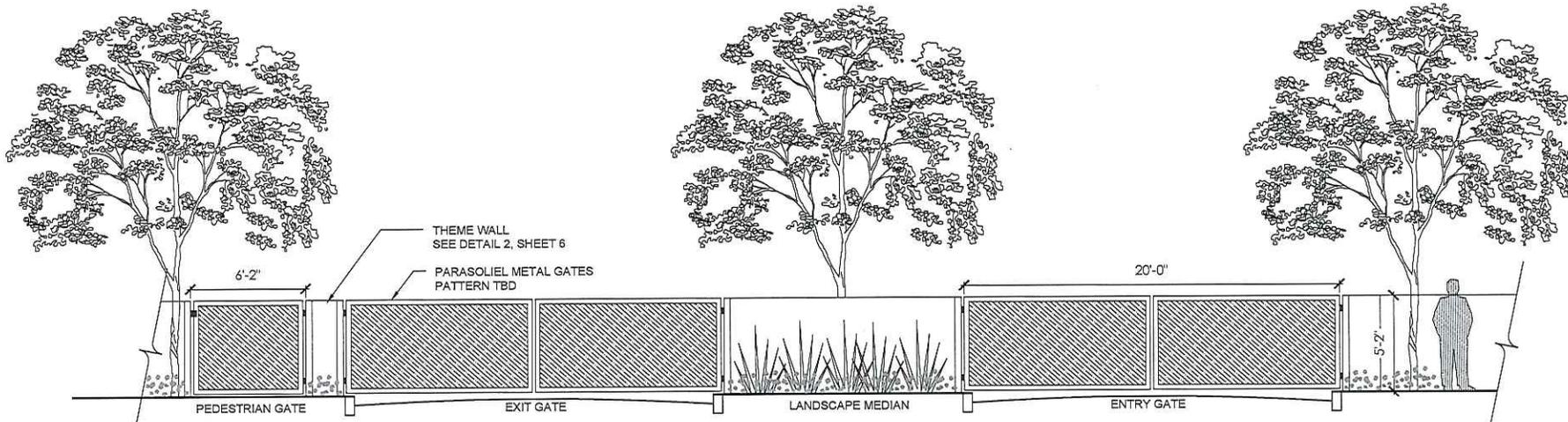


SKYE ON MCDOWELL
 CONCEPTUAL SITE PLAN & SUBDIVISION PLAN

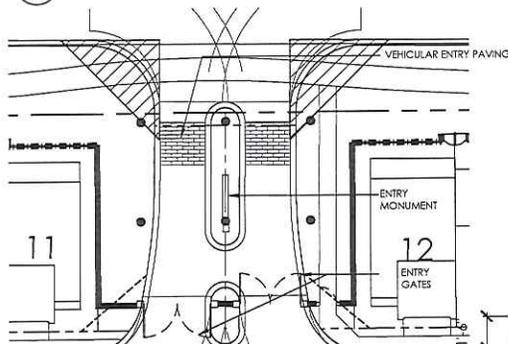


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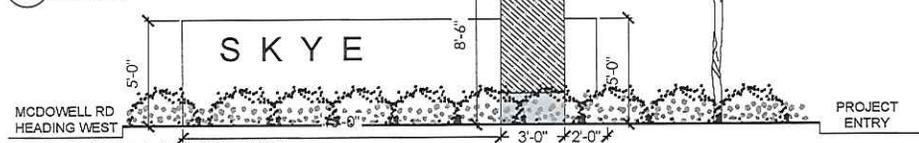
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 4/19/2016



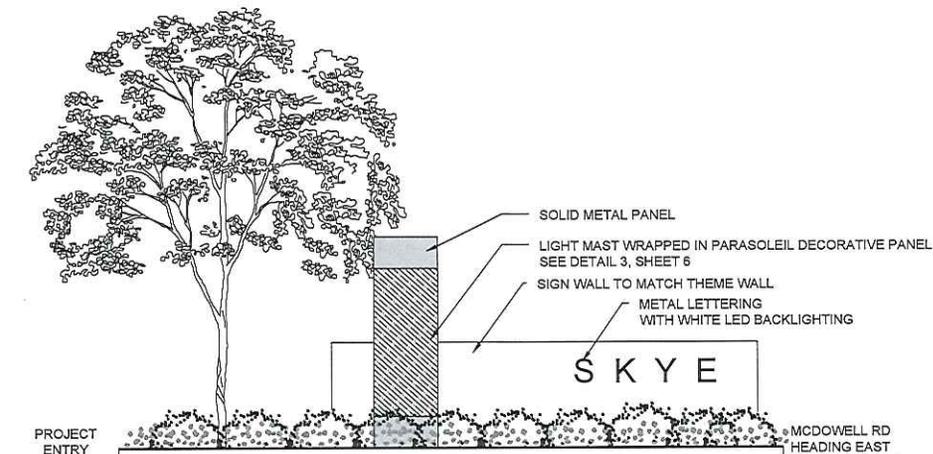
1 ENTRY GATES
SCALE: 3/8" = 1'-0"



2 ENTRY AREA CONTEXT
SCALE: N.T.S.



3 ENTRY MONUMENT
SCALE: 3/8" = 1'-0"



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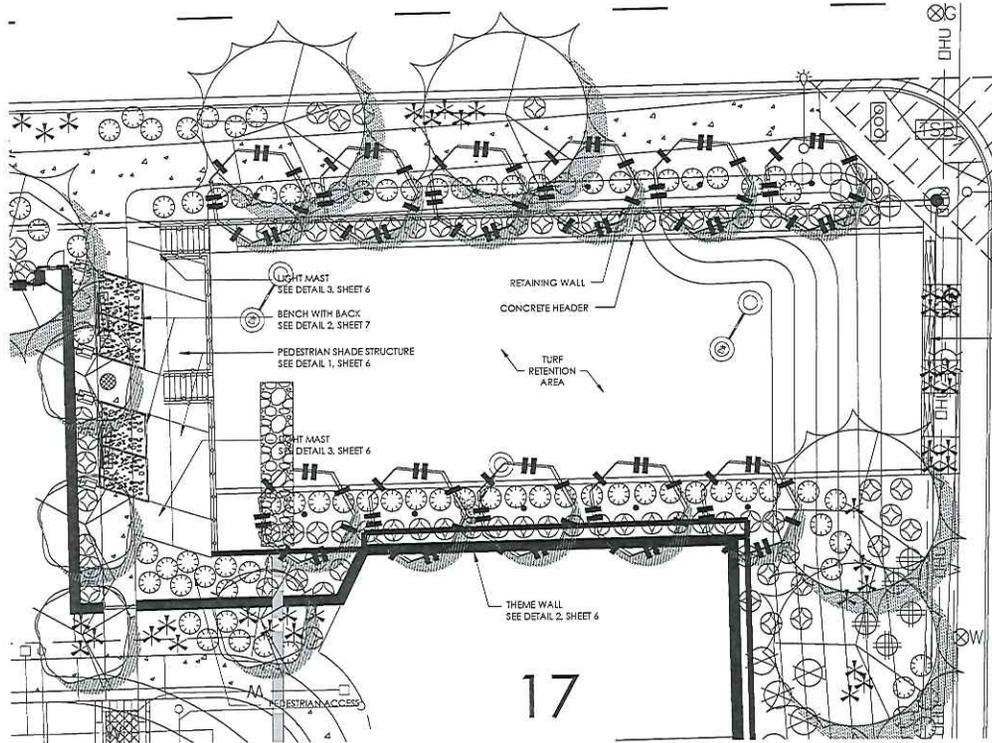
SKYE ON McDOWELL

CONCEPTUAL DETAILS
Sheet 4

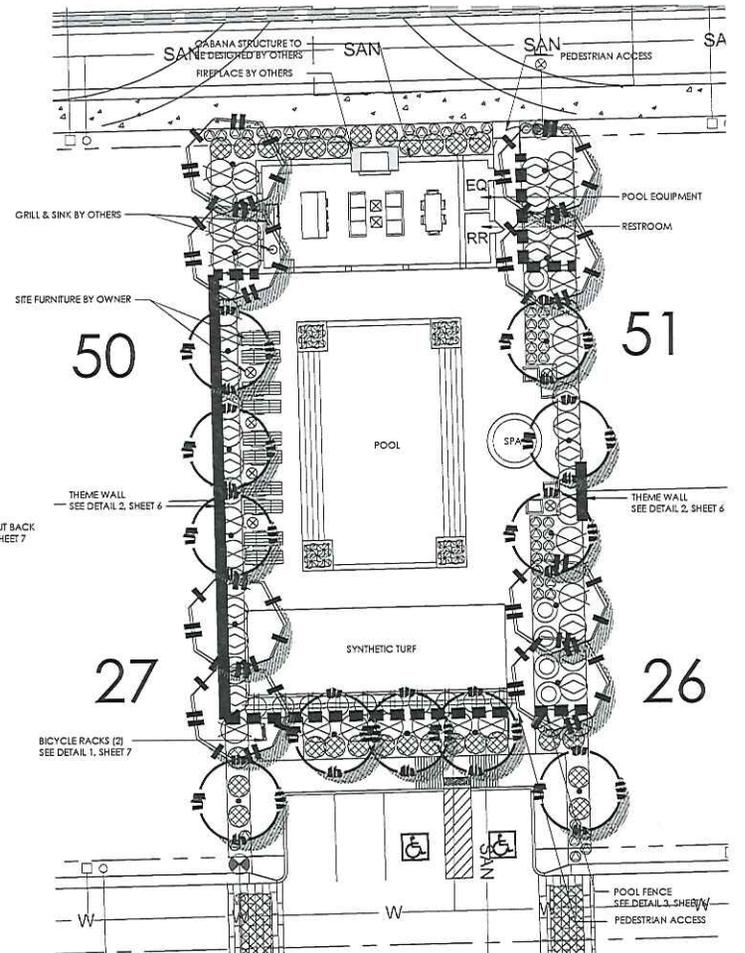


APPROX. SCALE: 1" = 10'
1543 DRAWN BY: TEAM 3/18/16

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S:\1543 SEC 4 WITH 6 McDowell\CD\DETAILS\CONCEPTUAL DETAILS - Skye.dwg Apr 18, 2016

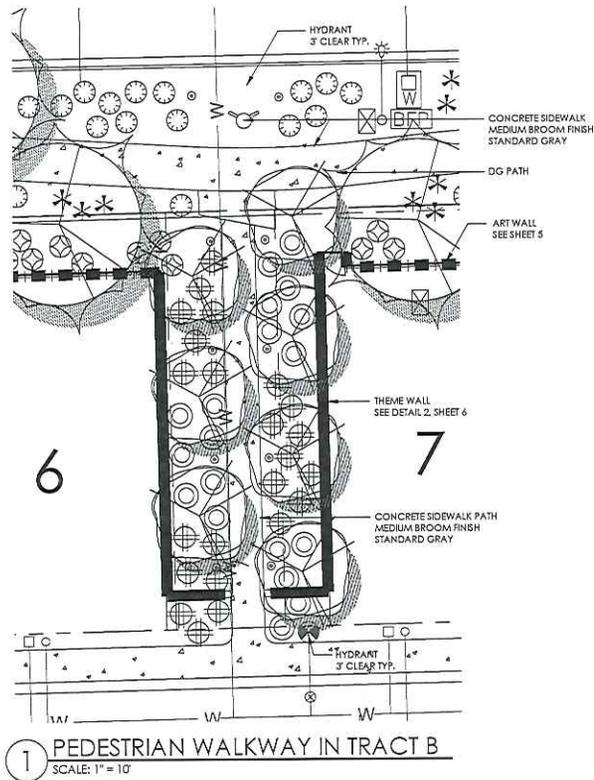


1 AMENITY AREA
SCALE: 1" = 10'



2 POOL AREA
SCALE: 1" = 10'

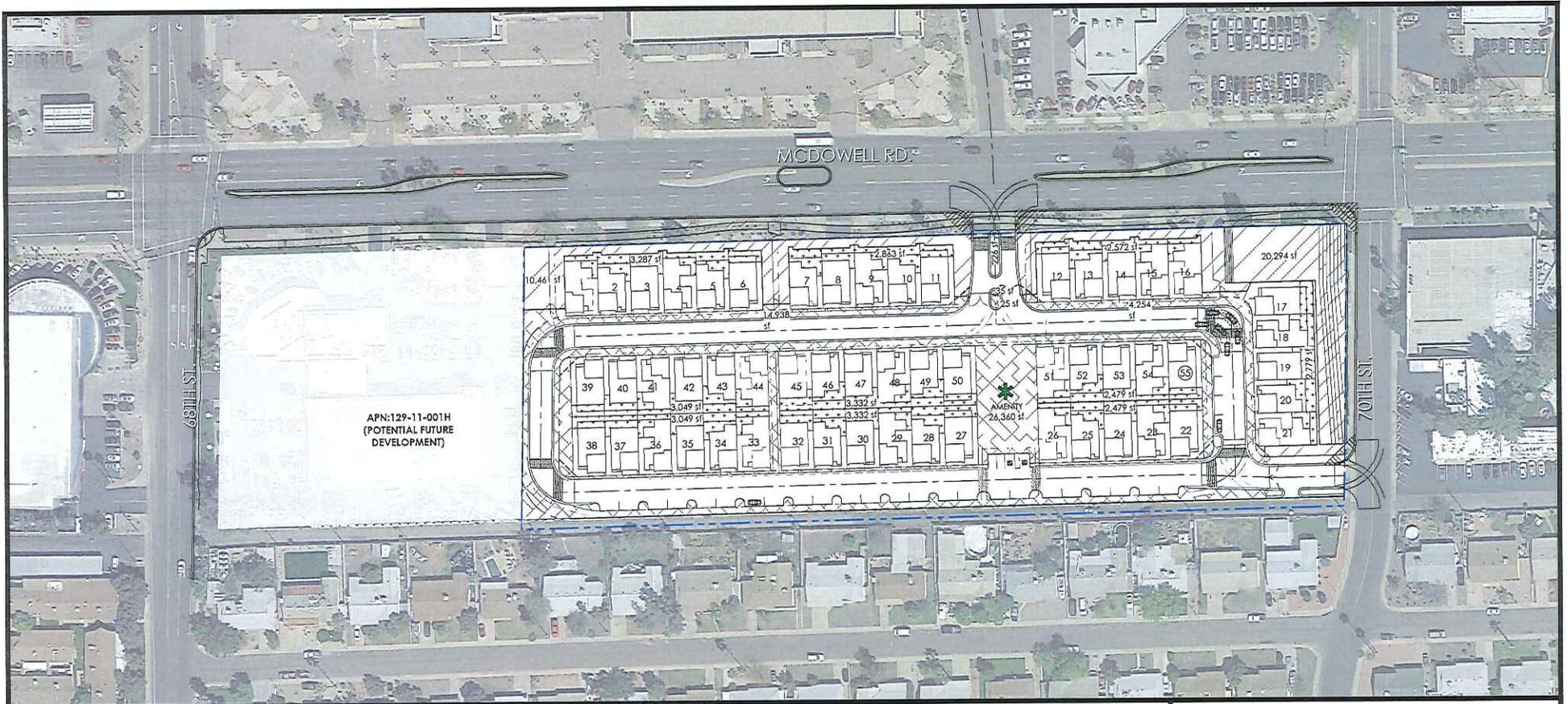




SKYE ON McDOWELL

CONCEPTUAL AMENITY ENLARGMENTS
 Sheet 3





OPEN SPACE ANALYSIS:

FRONTAGE OPEN SPACE
 REQUIRED: 30,683 SQ FT (11% OF NET)
 PROVIDED: 30,683 SF

COMMON OPEN SPACE*
 REQUIRED: 61,366 SF (22% OF NET)
 PROVIDED: 61,366 SF
 *INCLUDES FRONTAGE O/S

PRIVATE OUTDOOR LIVING SPACE (P.O.L.S.)
 TYPICAL GROSS FLOOR AREA: 2,818 SF
 PRIVATE OUTDOOR LIVING SPACE REQUIRED:
 5% OF GROSS FLOOR AREA (2,818 SF) = 140 SF
 MINIMUM P.O.L.S. PROVIDED/UNIT: 140 SF

SITE DATA

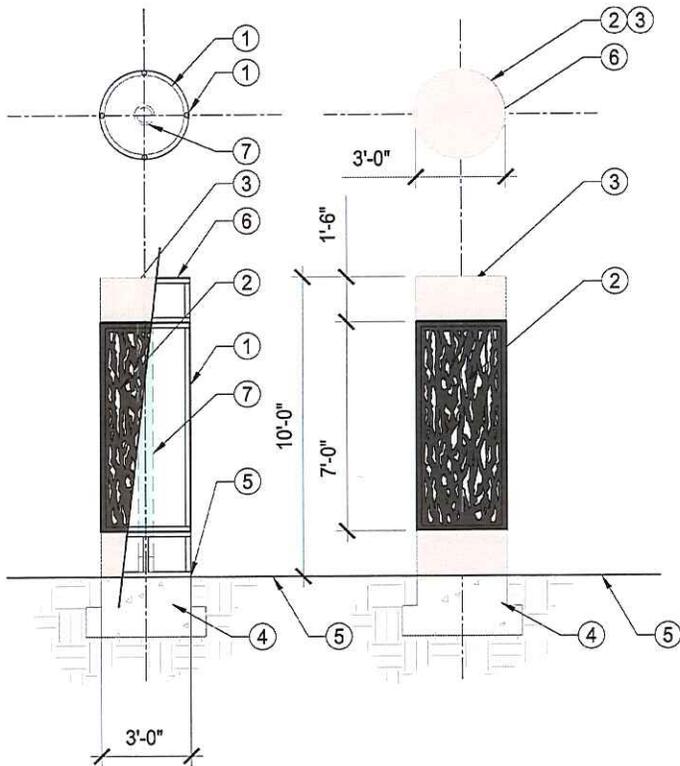
ADDRESS: 6855 E MCDOWELL RD.
 SITE AREA (NET): 278,938 SF (6.40 AC)
 SITE AREA (GROSS): 348,721 SF (8.00 AC)
 PROPOSED # OF LOTS: 55
 GROSS DENSITY: 6.9 DU/AC
 CURRENT ZONING: C-3
 PROPOSED ZONING: R-5
 RESIDENT PARKING: 2 GARAGE SPACES/UNIT
 GUEST PARKING: 32 SPACES (INCLUDES 2 ACCESSIBLE SPACES)
 MAX. BUILDING HEIGHT: 26'
 TYP. LOT DIMENSIONS: 36' x 65.5'

SKYE ON MCDOWELL

OPEN SPACE PLAN

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 S:\1545-SKC 48TH & MCDOWELL\CAD\LVA\SITE ANALYSIS\Open Space Plan.dwg Mar 21, 2016

1-PP-2016
3/21/2016

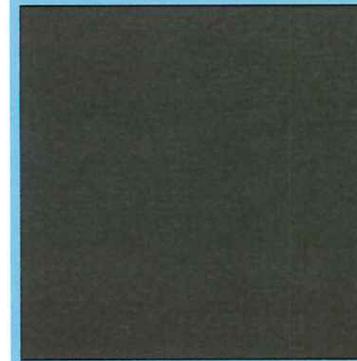


- ① LIGHT MAST LANTERN FRAME. TUBE STEEL, PROVIDE ENGINEERED SHOP DRAWINGS FOR MEMBER SIZE AND CONNECTIONS.
- ② LIGHT MAST LANTERN, WRAP IN PARASOLEIL DECORATIVE METAL PANEL "QUIET WOOD" PATTERN, COLOR SHERWIN WILLIAMS #7048 URBANE BRONZE. USE 2 HALF ARC PANELS FOR FULL CIRCUMFERENCE, FASTENERS TO FRAME INTERIOR POSTS.
- ③ SOLID METAL WRAP, 1/8" THK., COLOR SHERWIN WILLIAMS #7551 GREEK VILLA (CREAM-TAN).
- ④ CONCRETE FOOTING, REF. STRUCTURAL ENGINEER.
- ⑤ FINISH GRADE.
- ⑥ STEEL PLATE CAP. 1/8" THK., PAINT TO MATCH TRIM METAL FINISH, ATTACH TO UPPER WRAP FRAME WITH STAINLESS STEEL VANDAL RESISTANT FASTENERS.
- ⑦ LIGHT FIXTURE AND CONNECTOR TUBE, REF. ELECTRICAL PLANS.

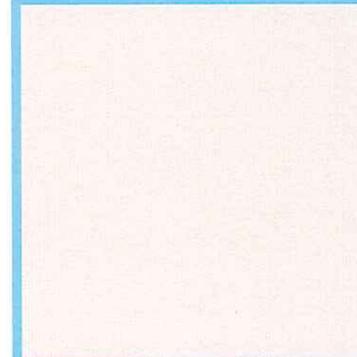
NOTE:

- 1. REFER TO LIGHTING PLANS FOR FIXTURE TYPE AND INSTALLATION REQUIREMENTS.
- 2. PROVIDE 2 COATS OF PAINT, ALL METAL SURFACES.

PAINT COLOR AND FINISHES



SHERWIN WILLIAMS
URBANE BRONZE #7048



SHERWIN WILLIAMS
GREEK VILLA #7551



LIGHT COLUMN - AIRE

SCALE: N.T.S.



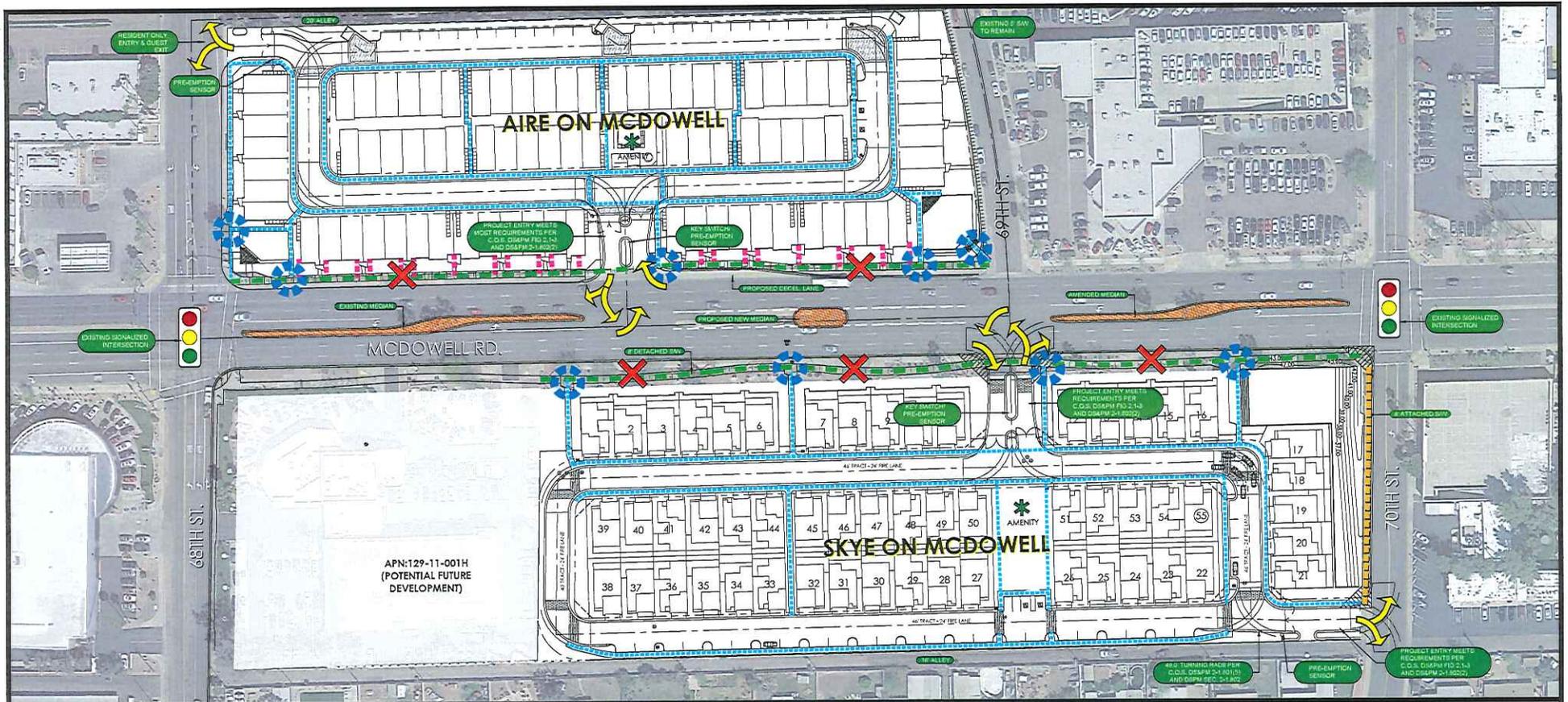
Harrington Planning + Design
landscape architecture environmental planning urban design

Light Column Finishes
K-Hovnanian Aire on McDowell
Color Board

P1.0



ATTACHMENT #10



LEGEND

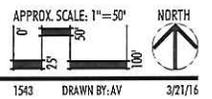
- - - - - 4' PRIVATE PATHWAYS
- - - - - 6' PRIVATE SIDEWALK
- - - - - 8' ATTACHED PUBLIC SIDEWALK
- - - - - 8' DETACHED PUBLIC SIDEWALK
- PEDESTRIAN NODE
- COMMERCIAL TURNING RADII (49')
- SIGNALIZED INTERSECTION
- X EXISTING DRIVEWAY TO BE REMOVED
- PROPOSED TURNING MOVEMENT

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AIRE ON MCDOWELL/SKYE ON MCDOWELL

PEDESTRIAN AND VEHICULAR CIRCULATION PLAN



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1-PP-2016
3/21/2016

ATTACHMENT #11



CITIZEN REVIEW & NEIGHBORHOOD INVOLVEMENT REPORT
Skye on McDowell
January 26, 2016

Overview

This Citizen Review Report is being performed in association with a request for a Minor General Plan Amendment from Mixed-Use to Urban Neighborhoods and a Rezoning request from C-3 & C-4 to R-5 a 7.43 acres property located on the southwest corner of 70th Street and McDowell Road. The proposed project would result in a residential community of 57 for-sale lots. This Citizen Review Report will be updated throughout the process.

The entire project team is sensitive to the importance of neighborhood involvement and creating a positive relationship with property owners, residents, business owners, homeowners associations, and other interested parties. Communication with these parties will be ongoing throughout the process. Work on compiling a list of impacted and interested stakeholders and neighborhood outreach began prior to the application filing and will also continue throughout the process. Communication with impacted and interested parties has taken place with verbal, written, electronic, and door-to-door contact.

Community Involvement

The outreach team has been communicating with neighboring property owners, HOA's, and community members by telephone, one-on-one meetings and small group meetings. Members of the outreach team will continue to be available to meet with any neighbors who wish to discuss the project. Additionally, they will be contactable via telephone and/or e-mail to answer any questions relating to the project.

Surrounding property owners, HOAs and other interested parties were noticed via first class mail regarding the project. The distribution of this notification met the City's requirements as specified in the Citizen Review Checklist. This notification contained information about the project, as well as contact information. This contact person will continue to provide,

as needed, additional information and the opportunity to give feedback. The notification also contained information regarding a neighborhood Open House that was held on October 15th, 2015 at SkySong for those who wished to learn more about the project. The site and time was posted with the Early Notification Sign prior to the Open House.

15 interested people attended the Open House. Attendees were generally supportive of the project, with a couple of neighbors having questions regarding view sheds and impacts on surrounding property values. Some additional phone calls from surrounding neighbors have been received and their questions have been addressed since this Open House.

Additionally, surrounding property owners were notified via first class mail of the design review of the preliminary plat at a subsequent Development Review Board meeting. This notification included contact information for the developer as well as the City, if they have questions.

A vital part of the outreach process is to allow people to express their concerns and understand issues and attempt to address them in a professional and timely matter. As previously stated the entire team realizes the importance of the neighborhood involvement process and is committed to communication and outreach for the project.

ATTACHMENTS:

Notification Letter
Notification List
Affidavit of Posting
Sign-in Sheets
Comment Cards
Pre-Plat Letter



January 25, 2016

Dear Neighbor:

We want to inform you that K Hovnanian Homes is preparing an application for preliminary plat approval as part of their request to build a gated, residential community on a 7.43+/- acres property located on the southeast corner of 70th Street and McDowell Road. This request will coincide with the already submitted case (6-GP-2015 & 18-ZN-2015) that will soon be under review at public hearing. This new application will be heard by the Development Review Board at a public hearing in the future.

In the meantime, if you have any questions, please contact our neighborhood outreach team, Technical Solutions, at 602-957-3434. The City of Scottsdale Project Coordinator for this project is Greg Bloemberg, who can be reached at 480-312-4306 or gbloemberg@ScottsdaleAZ.gov.

Thank you.

Paul Smith



October 2, 2015

Dear Neighbor:

We are pleased to tell you about an upcoming request to be filed with the City of Scottsdale (897-PA-2015) by K. Hovnanian Homes to create an upscale, for sale, residential community located on approximately 7.43+/- acres at the southeast corner of 68th Street and McDowell Road. The request is for a rezoning from Commercial (C-3 and C-4) to Residential (R-5) and a minor General Plan Amendment from Mixed Use to Urban Neighborhoods that would result in 57+/- for sale single-family homes in a gated community. The demand is high for an upscale community such as this in an area that has easy access to Downtown Scottsdale, Tempe, and Phoenix and will serve as a catalyst to the continued revitalization of the McDowell Corridor.

You are invited to attend an open house to discuss this proposal. The open house will be held on Thursday, October 15, 2015 from 5 p.m. to 6 p.m. in Room SS1 349 – the Discovery Room – of SkySong, located at 1475 N. Scottsdale Road.

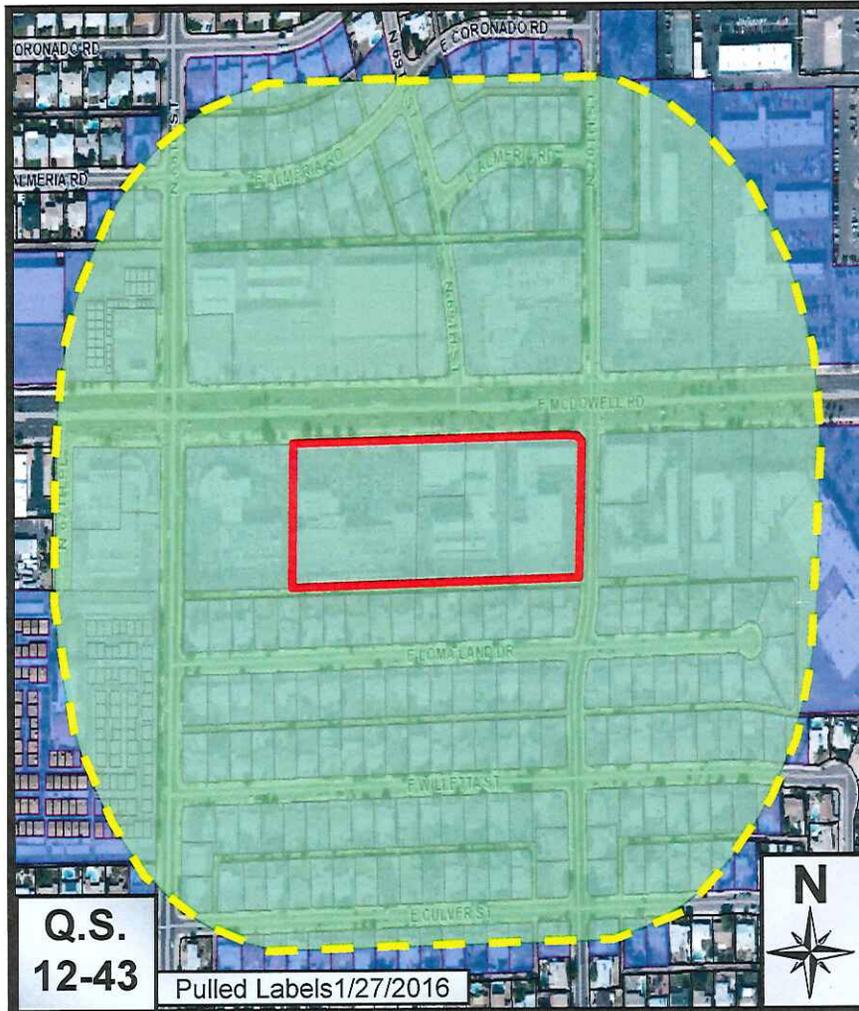
If you have any questions, please contact the neighborhood outreach team at 602-957-3434 or info@technicalolutionsaz.com. The City of Scottsdale Project Coordinator for the project is Greg Bloemberg, who can be reached at 480-312-4306 or gbloemberg@ScottsdaleAZ.gov.

Thank you.

Sincerely,

Paul Smith
President

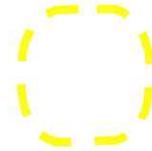
City Notifications – Mailing List Selection Map



Map Legend:



Site Boundary



Properties within 750-foot
333 Mailings

Additional Notifications:

- Interested Parties List
- Adjacent HOA's
- P&Z E-Newsletter
- Facebook
- Twitter
- City Website-Projects in the hearing process

Skye on McDowell

1-PP-2016

ATTACHMENT #13