PLANNING COMMISSION REPORT

Meeting Date: August 24, 2016
General Plan Element: *Land Use*
General Plan Goal: *Create a sense of community through land uses*

ACTION

70th & Earll Townhomes
11-ZN-2016

Request to consider the following:

A recommendation to City Council regarding a request by owner for a Zoning District Map Amendment from Single-family Residential (R1-7) zoning to Medium Density Residential (R-3) zoning on a +/- 0.47-acre site located at 3114 N. 70th Street.

Key Items for Consideration

- Implementation of General Plan's Urban Neighborhoods Land Use Designation for the site
- Proposed zoning in context with surrounding area
- Rezoning would allow redevelopment of underutilized site
- No neighborhood opposition received regarding the proposed request

OWNER

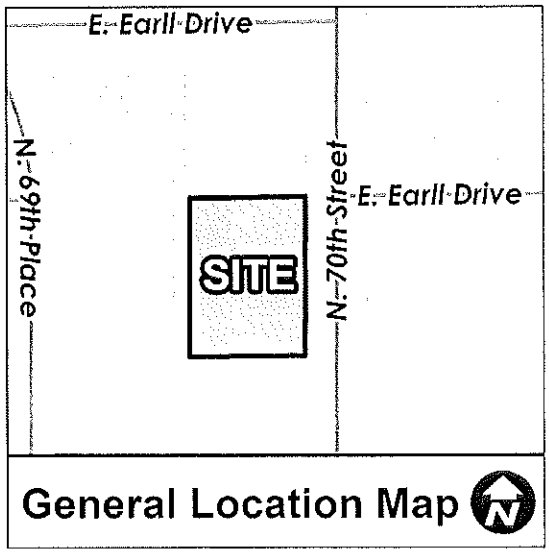
Bonnie Griffing
480-612-7275

APPLICANT CONTACT

Steven Bruckal
Bruckal Developments
480-309-4163

LOCATION

3114 N. 70th Street



Action Taken _____

BACKGROUND

General Plan

The General Plan Land Use Element designates the property as Urban Neighborhoods. This category includes areas of multi-family dwellings/apartments in densities that are usually more than eight dwellings per acre and are located near retail centers, offices, or other compatible uses.

Zoning

The site is currently zoned Single-family Residential (R1-7). The R1-7 zoning district is intended to promote and preserve urban single-family residential development.

Context

The subject property is located at the southwest corner of E. Earll Drive and N. 70th Street. The site is surrounded by a mix of residential uses including single-family residential, duplex, triplex and greater density multi-family. Please refer to context graphics attached.

Adjacent Uses and Zoning

- North: An existing multi-family residential development abuts the property to the north in the Multiple-family Residential (R-5) zoning district.
- South: An existing single-family residence is located south of the site in the Medium Density Residential (R-3) zoning district.
- East: N. 70th Street abuts the property to the east. An existing single-family residence in the Medium Density Residential (R-3) zoning district is located further east.
- West: Existing multi-family residential developments are located west of the site in the Multiple-family Residential (R-5) zoning district.

Other Related Policies, References:

Scottsdale General Plan 2001, as amended
Zoning Ordinance
44-ZN-1965 – rezoning of site and area surrounding site upon annexation

APPLICANTS PROPOSAL

Goal/Purpose of Request

The applicant is requesting to rezone the site from Single-family Residential (R1-7) zoning to Medium Density Residential (R-3) zoning on the +/- 0.52 acre site located at the southwest corner of E. Earll Drive and N. 70th Street. The rezoning is being requested to facilitate the construction of a 10-unit townhome development on the subject site in conjunction with the exiting R-3 zoned property directly south of the site.

Development Information

- Existing Use: Single-family residence
- Proposed Use: Multi-family residential
- Buildings/Description: Attached single-family residences

- Parcel Size: 0.39 acres (net) / 0.52 acres (gross)
- Building Height Allowed: 30 feet maximum
- Building Height Proposed: 29'–9"
- Parking Required: 14 spaces
- Parking Provided: 14 spaces
- Open Space Required: 6,108 sf
- Open Space Provided: 6,114 sf
- Density Allowed: 12.9 du/gross acre
- Density Proposed: 12.3 du/gross acre (including development project site to the south)

IMPACT ANALYSIS

Land Use

The subject site is located in an area that is located near the Downtown and within a large area of various types of residential development. Surrounding land uses include predominantly single-family and multi-family residential with commercial uses located nearer to N. Scottsdale Road east of the site. The subject site will be developed along with the adjacent property to the south as a 10-unit townhome development. The two parcels are surrounded by multi-family residential development, with the subject site and the parcel to the south being the last two single-family homes in the cluster of multi-family developments on the east side of N. 70th Street in this area.

The proposed rezoning to the Medium Density Residential (R-3) would support the General Plan designation for the site and surrounding area of Urban Neighborhoods, which includes areas of multi-family dwellings/apartments in densities that are usually more than eight dwellings per acre. The rezoning would also allow for the redevelopment of an underutilized site near Downtown to provide additional housing choices for the southern portion of the city.

Traffic/Trails

The Transportation Department has reviewed the proposed development, including access points and pedestrian circulation. The proposed change in zoning district from Single-family Residential (R1-7) to Medium Density Residential (R-3) slightly increases overall trip generation to the site. However, the site and surrounding area is designated as an Urban Neighborhood in the General Plan and existing traffic infrastructure has been designed to accommodate traffic demand for the Urban Neighborhood. Access to the site will be provided by two site driveways directly from N. 70th Street. There are currently no trails located adjacent to the site. There are existing sidewalks in the area and the development has been stipulated to provide a new, wider sidewalk along the development's N. 70th Street frontage. There are no anticipated traffic impacts with the proposal.

Water/Sewer

The City's Water Resources Department has reviewed the applications and finds that there are adequate water and wastewater services for the proposed development.

Public Safety

The City's public safety departments have reviewed the applications and find that there is adequate ability to provide fire and police services for the proposed use. Overall, the City's emergency and non-emergency activities are continually monitored and tracked to evaluate the effectiveness of our service delivery and also to identify any potential for future public safety resource needs for the community. No impacts are anticipated as a result of the proposed rezoning request.

School District Comments/Review

The applicant has notified the Scottsdale Unified School District of the proposed requests. The School District has confirmed that there are adequate facilities to accommodate the proposed use.

Open Space

The proposed development is required to provide a minimum of 36% of the site to be open space. The project is providing this open space in areas along N. 70th Street and within areas adjacent to units throughout the site. In addition, private open space will be provided directly adjacent to each unit on upper floors of the building, in compliance with the requirements of the Zoning Ordinance. The proposed site plan meets all open space requirements.

Community Involvement

The applicant notified all property owners within 750 feet of the site and held an open house to present the request on May 5, 2016. A copy of the applicant's Citizen Involvement Report is attached to this report. The city also notified all property owners within 750 feet of the site. City staff has received with general comments and in support of the proposed rezoning request. Copies of neighborhood correspondence are part of Attachment #8.

OPTIONS & STAFF RECOMMENDATION

Recommended Approach:

Staff recommends that the Planning Commission determine that the proposed zoning district map amendment is consistent and conforms with the adopted General Plan, and make a recommendation to City Council for approval, per the attached stipulations.

RESPONSIBLE DEPARTMENT

Planning and Development Services
Current Planning Services

STAFF CONTACT

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APPROVED BY

Brad Carr, AICP, LEED-AP, Report Author — Date: 8·10·2016

Tim Curtis, AICP, Current Planning Director — Date: 8/17/2016
480-312-4210, tcurtis@scottsdaleaz.gov

Randy Grant, Director — Date: 8/17/16
Planning and Development Services
480-312-2664, rgrant@scottsdaleaz.gov

ATTACHMENTS

1. Stipulations
   Exhibit A to Attachment #1: Site Plan
2. Additional Information
3. Applicant's Narrative
4. Conceptual Elevations
5. Context Aerial

5A. Aerial Close-Up

6. General Plan Conceptual Land Use Map
7. Zoning Map – Existing
8. Zoning Map – Proposed
9. Neighborhood Involvement and Citizen Review Report
10. City Notification Map

Stipulations for the Zoning Application:
70th & Earll Townhomes
Case Number: 11-ZN-2016

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

SITE DESIGN

1. CONFORMANCE TO CONCEPTUAL SITE PLAN. Development shall conform with the conceptual site plan submitted by Michael Hauer Architecture, LLC with the city staff date of 6/23/2016, attached as Exhibit A to Attachment #1. Any proposed significant change to the conceptual site plan as determined by the Zoning Administrator, shall be subject to additional action and public hearings before the Planning Commission and City Council.

INFRASTRUCTURE AND DEDICATIONS

2. CIRCULATION IMPROVEMENTS. Before any certificate of occupancy is issued for the site, the owner shall make the required dedications and provide the following improvements in conformance with the Design Standards and Policies Manual and all other applicable city codes and policies.

   a. STREETS. Dedicate the following right-of-way and construct the following street improvements:

Street Name	Street Type	Dedications	Improvements	Notes
N. 70th Street	Local	None – 30 feet half-street existing	Six (6) foot sidewalk; Driveways	a.1.; a.2.

   a.1. With the Development Review Board application, the developer shall indicate the removal of the existing sidewalk along the site's frontage with N. 70th Street and replacement with a six (6) foot wide sidewalk.

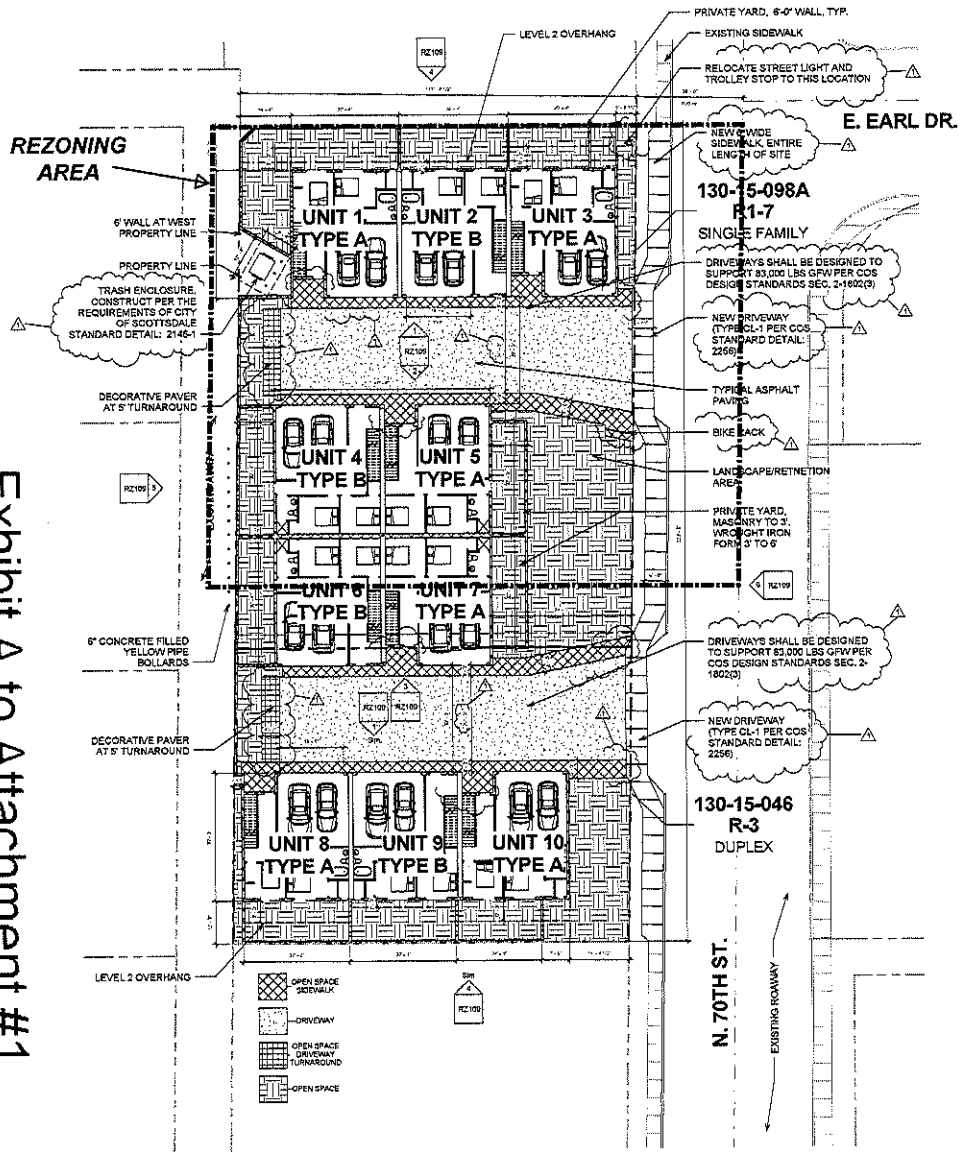
   a.2. New site driveway locations shall conform to city standard detail CL-1, Standard Detail #2256, or equivalent, to the satisfaction of Transportation Department staff. Any existing site driveways not utilized with the redevelopment of the site shall be replaced with new curb, gutter and sidewalk per city standards.

   b. VEHICLE NON-ACCESS EASEMENT. Dedicate a one foot wide vehicular non-access easement along the site's N. 70th Street frontage except at the approved street entrance(s).

3. STREETLIGHT FACILITIES. The existing streetlight located along the site's frontage with N. 70th Street shall be relocated, at the developer's expense, to a new location near the intersection of E. Earll Drive and N. 70 Street. Final location shall be reviewed and approved by the city's Transportation and Street Operations departments.

4. TRANSIT FACILITIES. Before any Certificate of Occupancy is issued for the site, the owner shall relocate the existing transit stop facilities located in front of the development project further north towards the intersection of E. Earll Drive and N. 70th Street, as shown on the submitted site plan with the city staff date of 6/23/2016. Final location of relocated transit facilities shall be reviewed and approved by city Transit staff.
5. ACCESS RESTRICTIONS. There shall be a maximum of one (1) site driveways from N. 70th Street to the site.

Exhibit A to Attachment #1



1 00 SITE PLAN RZ
1/16" = 1'-0"

SCOTTSDALE TOWNHOMES

PARCEL NUMBER(S):

130-15-098A & 130-15-046

GROSS SITE SQUARE FOOTAGE (PROPERTY + 1/2 ROW STREET AND ALLEY):

130-15-098A = 21,897 SF
130-15-046 = 12,388 SF

PROJECT TOTAL = 34,285 SF

NET SITE SQUARE FOOTAGE:

130-15-098A = 16,318 SF
130-15-046 = 9,237 SF

PROJECT TOTAL = 25,556 SF

GENERAL PROJECT NOTES

1 NO NEW FIRE HYDRANTS ARE PLANNED FOR THIS PROJECT. REFER TO EXISTING SITE PLAN FOR HYDRANT LOCATIONS
2 NO VISITOR PARKING IS PROVIDED ONSITE, STREET PARKING SHALL BE UTILIZED FOR GUEST PARKING
3
4

ZONING ANALYSIS

PARKING REQUIRED PER ZONING ORDINANCE TABLE 9.103.A:

2 SPACES PER UNIT

PARKING SPACES PROVIDED:

2 SPACES PER UNIT

REQUIRED OPEN SPACE, PRIVATE OPEN SPACE AND FRONTAGE OPEN SPACE:

REFER TO SHEET RZ106 AND RZ107 FOR OPEN SPACE PROVIDED VS. REQUIRED

ALLOWABLE BUILDING HEIGHT PER ZONING ORDINANCE SEC. 5.704.B.1

30'-0"

MAX BUILDING HEIGHT PROVIDED:

29'-0"

REQUIRED PROJECT DENSITY PER SEC. 5.704.C.1:

3,370 SF GROSS LAND AREA PER UNIT

PROVIDED DENSITY:

GROSS LAND AREA = 34,285 SF / 10 UNITS = 3428 SF > 3,370 SF

BUILDING SETBACKS REQUIRED PER SEC. 5.704.D.2:

NO SETBACK AT PROPERTY LINE, IF ANY YARD IS TO BE MAINTAINED IT SHALL NOT BE LESS THAN 10' IN DEPTH

PROVIDED BUILDING SETBACKS:

NORTH AND SOUTH PROPERTY LINES ABUT R-5 AND R-3 DEVELOPMENT, YARD EXCEEDING 10' IN DEPTH HAS BEEN PROVIDED. WEST PROPERTY LINE ABUTS AN ALLEY, NO SETBACK REQUIRED. IF YARD HAS BEEN PROVIDED IT SHALL BE NO LESS THAN 10' IN DEPTH.

REQUIRED DISTANCE BETWEEN BUILDINGS PER SEC. 5.704.E:

10' REQUIRED BETWEEN ACCESSORY BUILDINGS OR BETWEEN 2 MAIN BUILDINGS.

PROVIDED DISTANCE BETWEEN BUILDINGS:

NO ACCESSORY BUILDINGS PROVIDED ON THIS SITE. BUILDINGS ARE 30'-0" APART AT GROUND LEVEL AND 24'-0" CLR AT SECOND LEVEL.

REQUIRED WALLS, FENCES AND REQUIRED SCREENING PER SEC. 5.704.F:

PROJECT SHALL COMPLY WITH THESE REQUIREMENTS.

REQUIRED ACCESS PER SEC. 5.704.G:

PROJECT COMPLIES WITH THIS REQUIRMENT.

FOR ILLUSTRATIVE PURPOSES, NOT FOR APPROVAL OR CONSTRUCTION

MICHAEL J. HAUER
84993
Exp 9/30/2016

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No.	Description	Date
1	REZONE COMMENTS 1	06/10/2016

SCOTTSDALE TOWNHOMES

SITE PLAN

Project number	1502.00
Date	06/21/2016
Drawn by	MJH
Checked by	MJH

RZ002

Scale 1/16" = 1'-0"

6/21/2016 7:06:11 PM

Additional Information for:

70th & Earll Townhomes

Case: 11-ZN-2016

PLANNING/DEVELOPMENT

1. DEVELOPMENT CONTINGENCIES Each element of this zoning case—including density/intensity, lot/unit placement, access and other development contingencies—may be changed as more information becomes available to address public health, safety and welfare issues related to drainage, open space, infrastructure and other requirements.
2. DEVELOPMENT REVIEW BOARD. The City Council directs the Development Review Board's attention to:
   a. wall design,
   b. the type, height, design, and intensity of proposed lighting on the site, to ensure that it is compatible with the adjacent use, and
   c. improvement plans for common open space, common buildings and/or walls, and amenities such as ramadas and mailboxes (if any).
3. RESPONSIBILITY FOR CONSTRUCTION OF INFRASTRUCTURE. The developer shall be responsible for all improvements associated with the development or phase of the development and/or required for access or service to the development or phase of the development. Improvements shall include, but not be limited to washes, storm drains, drainage structures, water systems, sanitary sewer systems, curbs and gutters, paving, sidewalks, streetlights, street signs, and landscaping. The granting of zoning/use permit does not and shall not commit the city to provide any of these improvements.
4. CONSTRUCTION COMPLETED. Before any Certificate of Occupancy is issued for the site, the owner shall complete all the infrastructure and improvements required by the Scottsdale Revised Code and these stipulations, in conformance with the Design Standards and Policies Manual and other applicable standards.
5. FEES. The construction of water and sewer facilities necessary to serve the site shall not be in-lieu of those fees that are applicable at the time building permits are granted. Fees shall include, but not be limited to the water development fee, water resources development fee, water recharge fee, sewer development fee or development tax, water replenishment district charge, pump tax, or any other water, sewer, or effluent fee.
6. EASEMENTS.
   a. EASEMENTS DEDICATED BY PLAT. The owner shall dedicate to the city on the final plat, all easements necessary to serve the site, in conformance with the Scottsdale Revised Code and the Design Standards and Policies Manual.
   b. EASEMENTS CONVEYED BY SEPARATE INSTRUMENT. Before any building permit is issued for the site, each easement conveyed to the city separate from a final plat shall be conveyed by an instrument or map of dedication subject to city staff approval, and accompanied by a title policy in favor of the city, in conformance with the Design Standards and Policies Manual.

Project 1120-PA-2015

70th & Earll Townhomes

Project Description

The proposal is to rezone the property located at 3114 N 70th from the R1-7 (Single Family) district to the R-3 (Medium Density Residential) district. This would allow for the development of up to 7 dwelling units with a maximum building height of 30 feet. Currently there is one single family residence on the property that was built in 1945. The current zoning would allow for 2 single family dwelling units.

The proposed development would ultimately include the property to the south (3106 N 70th St) which is currently zoned the R-3 (Medium Density Residential) district. In combination the two properties would allow for 10 dwelling units. This would be an increase of 5 units from the currently allowed 5 units on the two parcels.

The intent of the development proposal is to provide 10 townhouse type dwelling units on the combined properties. These units would have ground floor garages, dwelling spaces on two levels and private open spaces on the ground, second floor and roof top levels. The design intent is to use a contemporary character similar to several recently completed and/or approved projects in and around the Downtown Scottsdale area.

The following table summarizes the site standards as proposed for both the subject property singly and then combined with the adjacent property to the south:

R-3 Zoning District		**Rezoning Property**	**Combined Development Properties**
Development Standard	**Requirement**		
Current Zoning District		R1-7	R-3
Proposed Zoning District		*R-3*	*R-3*
Property Size	NA	16,319 sq ft (net) 22,800 sq ft (gross)	25,556 sq ft (net) 35,250 sq ft (gross)
Required Open Space	.36 x net lot area	5,874 sq ft required *6,114 sq ft provided*	9,201 required *9,557 provided*
Frontage Open Space	.12 x net lot area (20 ft min – 50 ft max per foot of frontage)	2,039 sq ft required (2,932 sq ft / 7,331 sq ft min/max) *3,342 sq ft provided*	3,147 sq ft required (4,590 sq ft / 11,475 sq ft min/max) *4,730 sq ft provided*
Private Outdoor Open	.10 x gross floor area	*465* sq ft required	*1,057* sq ft required

Space	of first floor units	*3,789 sq ft provided*	*5,367 sq ft provided*
Building Height	30 feet	*29'9" ft proposed*	*29'9" ft proposed*
Density	One unit per 3,370 sq ft of gross land area (12.93 du/ac)	6.77 units allowed *7 units proposed in combination with adjacent parcel*	10.46 units allowed (6.77 + 3.69) *10 units proposed*
Building Setback	Where adjacent to R-1, R-4, R-4R or M-H or alley across from these districts: 15 ft	NA	*2 ft proposed* (variance to be submitted)
	Adjacent to other districts: 0 or 10 ft	*10+ ft north and west proposed*	*10+ ft proposed north, west and south*

Site History and Context

As noted above the existing home on the subject property was constructed in 1945. In addition the existing house on the property to the south which would be combined to create the project site was built in 1957. Both of these structures were built before these properties were under the jurisdiction of the City of Scottsdale. This area was annexed in 1965 and was zoned to the current districts in cases 44-ZN-1956 and 45-ZN-1965.

This same pre-Scottsdale history applies to many of the properties adjacent to the subject property. The property to the north is zoned R-5 and has multiple buildings that were built in 1950, 1957 and 1958. There appear to be up to 5 dwelling units on this property. The closest building is 12 feet north of the subject property and has a 0 feet setback off of the alley to the west. The two parcels to the west across the alley are also zoned R-5. These two parcels each have 4 dwellings units and are set back from the alley 20 feet in order to accommodate on-site parking. The property to the south has R-3 zoning and is occupied by a duplex dwelling. Across 70th Street to the east the property is zoned R-3 as well and is occupied by up to 4 units.

The following table identifies the current densities of adjacent properties:

Property Address(es)	Gross Land Area	Existing Dwelling Units	Gross Residential Density
3126 N 70th St & 6949 E Earll Dr	.5616 ac	5	8.90 du/ac
6943 E Earll Dr	.6175 ac	10	16.19 du/ac
3115 N 69th Pl	.3029 ac	4	13.21 du/ac
3107 N 69th Pl	.2543 ac	4	15.73 du/ac
3101 N 69th Pl	.2763 ac	4	14.48 du/ac
3037 & 3031 N 69th Pl	.5226 ac	8	15.31 du/ac
3034 & 3040 N 70th St	.5918 ac	6	10.14 du/ac
3107 N 70th St	(Vacant)		
7001/7003/7007/7013 E Earll Dr	.6716 ac	4	5.92 du/ac
NE corner of 70th St & Earll Dr	9.146 ac	208	22.74 du/ac

Subject properties	**.8092 ac**	**10**	**12.36 du/ac**

For the most part the adjacent buildings were built and zoning was established under County jurisdiction prior to being annexed into the City of Scottsdale. Also it is of note that the City of Scottsdale initially annexed this area in 1961 but that the official final annexation occurred in late 1965. There appears to have been a 4 year period when the appropriate jurisdiction authority was not fully established. Hence, on most of these properties the current improvements likely would not meet current city zoning and even building standards.

There are substantial infrastructure improvements installed adjacent to the subject property. There are sewer lines to the north and east, water lines within 70th Street, power to the west and east, and underground storm drains to the east. The site is well served by existing infrastructure. 70th Street has been fully improved by a city project that likely corresponded with the installation of the storm drain lines some years back.

This site is south and west of the Downtown Plan area and functions as a transition area to a single family neighborhood to the west. For the most part, development on the east side of 70th Street has higher density and is newer. Much of the development west of 70th Street was completed before 1980 and tends to be lower in density, even under the same zoning districts.

The following table provides some information regarding properties adjacent to the subject property:

Direction from Subject Property	Current Zoning District	Age of Construction	Building Distance from Property	Setback from Alley or Street Right-of-Way
North	R-5	1950 / 1957 / 1958	12 feet	O feet
Northwest	R-5	1980	20 feet	8 feet
West (2 parcels)	R-5	1962	36 feet	20 feet
South	R-3	1957	NA	NA
Southeast	R1-7	Vacant		
East	R-3	Unknown	100 feet	40 feet

Consistency with the General Plan

The following review examines various General Plan categories and goals that apply to the proposed rezoning property and describes how the proposal is consistent with these items:

- **Character and Design Element** – The site is shown on the "Character Types Map" as being within the "Urban Character" type. This type is described as containing higher-density, non-residential and mixed-use neighborhoods. The district includes apartments, *high-density townhouses*, commercial and employment centers and resorts. The description goes on to state that these areas should have a pedestrian orientation and should encourage interaction among people.

- *Response* – the proposed development would be a high-density townhouse area that has good pedestrian access to the nearby Downtown area and major streets that have service uses and transit service.

- **Land Use Element** – On the Conceptual Land Use Map this site is shown in the "Urban Neighborhoods" land use type. This type is described as having multi-family dwellings/apartments with a density of more than 8 units per acre. These areas are often near non-residential areas and have access to many modes of transportation. Also, there should be few environmental constraints. Furthermore, this site is a short distance from an area to the west under the "Suburban Neighborhood" designation and to the east is the "Mixed-Use Neighborhoods" designation.
  - *Response* – The proposed land use is for high density townhouses with a density of 12.3 units per acre. Fronting on to a minor collector street and just a ¼ mile from two major arterial streets, the site has good access to many modes of transportation. Since the site has been developed for well over 50 years, there are no sensitive environmental conditions on or near to the site.
- Land Use Element Goals –
  - **Goal #3: Encourage the transition of land uses from more intense regional and city-wide activity areas to less intense activity areas within local neighborhoods.**
    - *Response* – The proposed zoning would achieve a transition from taller and denser multi-family uses and non-residential uses on the east side of 70th Street to the nearby single family neighborhood to the west. It is also consistent with the adjacent lower scale multi-family uses north and south along the west side of 70th Street.
  - **Goal #4: Maintain a balance of land uses that support a high quality of life, a diverse mixture of housing and leisure opportunities and the economic base needed to secure resources to support the community.**
    - *Response* – The proposed development would provide a modern living experience that would attract employees of businesses in the nearby Downtown and hopefully stimulate further interest in the general area to upgrade and improve the quality of housing choices in this well located area.
  - **Goal #6: Promote land use patterns that conserve resources such as land, clean air, water, and energy and serve all people within the community.**
    - *Response* – This site is an infill one that is well served by existing infrastructure and is currently an under-used property. The new buildings would meet modern building standards that embody water and energy conservation measures.
  - **Goal #7: Sensitively integrate land uses into the surrounding physical and natural environments, the neighborhood setting, and the neighborhood itself.**
    - *Response* – The proposed housing would be two stories which fits into the mix of two and one story housing on the west side of 70th Street. It also blends with the lower scale multi-family uses that in many cases are

even tucked into the nearby single family neighborhood. Access to this site would direct traffic away from the nearby single family neighborhood.

- **Goal #9: Provide a broad variety of land uses that create a high level of synergy within mixed-use neighborhoods.**
  - *Response* – Being across the street from a mixed-use area, this proposal would support the scale and uses existing and potential in the nearby mixed-use neighborhood by providing a more urban style of development.

- **Housing Element Goals –**
  - **Goal #3: Seek a variety of housing options that meet the socioeconomic needs of people who live and work here.**
    - *Response* – The proposed housing would provide for on ownership type of units that would be available to employees in the nearby Downtown area and the McDowell/Skysong corridor. This would be a smaller scale project that several of the nearby large housing projects under construction.
  - **Goal #4: Encourage housing development that provides for "live, work, and play" relationships as a way to reduce traffic congestion, encourage economic expansion and increase overall quality of life for our residents.**
    - *Response* – The site is located within walking distance of various transit routes to the south, east and north and is within walking and easy cycling distance to amenities and services in the nearby downtown area. It also is in proximity to older housing that is in need of upgrades and hopefully would help to stimulate reinvestment in the area.

- **Neighborhoods Element Goals**
  - **Goal #3: Sustain the long-term economic well being of the city and its citizens through redevelopment and neighborhood preservation and revitalization efforts.**
    - *Response* – The proposal would redevelop a site with decades old buildings that likely don't meet current codes. Redevelopment of this site should provide an example and incentive for other local owners to upgrade and/or redevelop their properties. The scale of this proposal respects and transitions into the neighborhood context.
  - **Goal #4: Preserve and enhance the unique sense of neighborhood found in diverse areas of Scottsdale through neighborhood conservation.**
    - *Response* – The proposed housing is within the same height limit as allowed in the nearby single family neighborhood and continues the small scale residential character of the area. Over the past few decades the east side of 70th Street has experienced significant growth of multiple-family housing projects. This site can serve as a transition in scale and character while also providing a stimulation for the area.
  - **Goal #5: Promote and encourage context-appropriate new development in established areas of the city.**
    - *Response* – This proposal, as mentioned previously, blends in scale and use with the diverse uses and intensities from the east tot eh west of the

site. In height and scale it will connect to this diversity and visually blend into the local context.

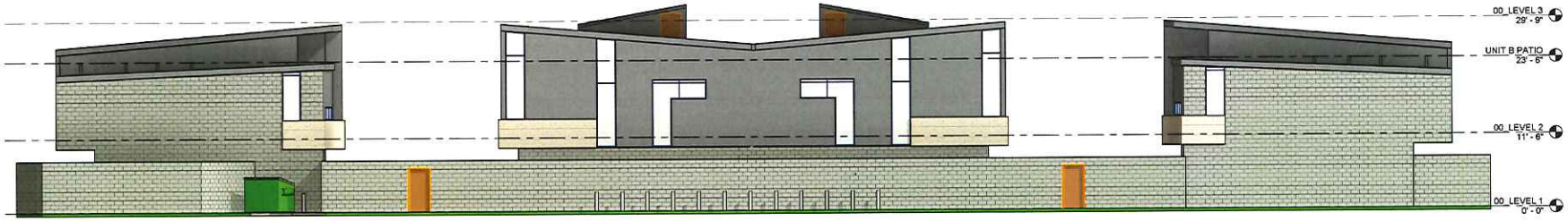
- **Public Services & Facilities Element Goals**
  - **Goal #2: Protect the health, safety and welfare of the public from the impacts of flooding.**
    - *Response* – The proposed development will provide detention on a site that has never had such flood control service. This should lessen the peak flows in the storm drain under 70th Street.
- **Community Mobility Element** – This site is located at the intersection of two minor collectors. These lead to two arterials to the east and south: Scottsdale Road and Thomas road. These roads provide multiple access routes by vehicle, walking and bicycling to the nearby Downtown area. The site is about ¼ from both Scottsdale and Thomas Roads, both of which have transit service. The site is well positioned for its inhabitants to use a variety of modes of transportation.
- **Community Mobility Elements Goals**
  - **Goal #8: Emphasize live, work and play land use relationships to optimize the use of citywide systems and reduce the strain on regional and local/neighborhood systems.**
    - *Response* – As noted previously, the site is well located for its residents to use a wide variety of transportation options for both work and play activities. The streets serving the site are built to their planned capacity and this project should generate minimal impact or their current function and operations.
- **Neighborhood Strategy Area Plan** – The Planned Land Use map included in the Neighborhood Strategy Area Plan (1979) assigned the land use category of "16" to this and neighboring properties. This category was for a multi-family residential density of 8 to 12 dwelling units per acre. This proposal is consistent with this earlier plan for the area. It is interesting to note that the city offered to rezone the property for the owners at the time but for whatever reasons few if any owners took advantage of this offer.
- **Southern Scottsdale Character Area Plan**
  - **Land Use, Growth & Activity Areas Element Goals**
    - **Goal #LU 7: Provide land use transitions, buffering, and connectivity between Downtown development and Southern Scottsdale's surrounding residential neighborhoods.**
      - *Response* – The proposed housing continues an emerging trend of urban styled housing being proposed and built south of the Downtown area. Larger projects are being located along or east of Scottsdale Road while smaller scaled projects are appearing along 70th Street. This proposal follows this trend while also providing and innovative and sensitive approach nearer to the older single family neighborhood to the west.
  - **Character & Design Element Goals**
    - **Goal #CD 1: New and redeveloped residential housing should respect existing neighborhood character and design.**

        - *Response* – The proposed buildings will embrace a mid-century modern design approach. This was an emerging design character of the era in which most of the nearby buildings were constructed. This is also a character type that has been incorporated in many of the recent housing developments in and near the Downtown area.
    - **Goal #CD 7: Protect low-scale single-family neighborhoods within Southern Scottsdale by utilizing landscape buffers and transitional building forms, shapes, and sizes in the design of new development and redevelopment.**
        - *Response* – The proposed residential buildings will be two stories in height, which is the predominant approach for multi-family developments located west of 70th Street. In addition, the buildings have 3 and 4 units which break them up into smaller components that transition from the large, multi-unit building approach east of 70th Street and the smaller scaled buildings to the west.
- **Neighborhood Revitalization Element Goals**
    - **Goal #NR 1: Enhance current residential neighborhoods within Southern Scottsdale.**
        - *Response* – The proposed development would bring a newer, better designed housing product into a neighborhood context that is relatively old and in some cases not well maintained. This development would add investment and a positive image into this area.
- **Housing Element Goals**
    - **Goal #H 2: Embrace a wide range of housing options.**
        - *Response* – The proposed housing units would provide a smaller scale ownership product that adds another approach for housing in an area currently dominated by traditional rental units, older single family fee ownership and older townhouse units. The use of balconies, outdoor patios and roof deck patios will provide an indoor/outdoor relationship not commonly provided.
    - **Goal #H 3: Encourage reinvestment in existing residential properties.**
        - *Response* – This housing development would provide a fresh new housing product for the area and should provide stimulus for reinvestment in nearby properties.
- **Preservation & Environmental Planning Element Goals**
    - **Goal #PE 1: Promote conservation and sustainability within neighborhoods.**
        - *Response* – The proposed housing would be built under modern building codes that would assure much greater energy and water conservation than found in the existing structures on the site. The

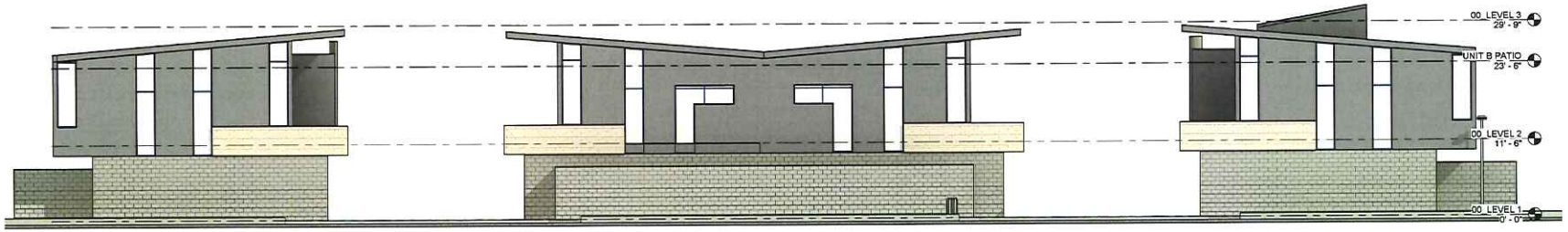
landscaping will use more water conserving materials and irrigations systems than what exists on the site currently. The location of the site allows for access to many modes of non-automobile transportation and is near many places of employment, services and community activity.

1 NORTH BUILDING SOUTH ELEVATION
1/8" = 1'-0"

4 NORTH BUILDING NORTH
1/8" = 1'-0"



5 COMPLEX WEST ELEVATION
1/8" = 1'-0"



6 EAST COMPLEX ELEVATION
1/8" = 1'-0"

2 SOUTH BUILDING NORTH ELEVATION
1/8" = 1'-0"

3 SOUTH BUILDING SOUTH ELEVATION
1/8" = 1'-0"

ATTACHMENT #4

ARCHITECTURE

FOR ILLUSTRATIVE PURPOSES, NOT FOR APPROVAL OR CONSTRUCTION

MICHAEL J. HAUER
54983
Exp: 9/30/2016

OWNER:
BRUCKAL DEVELOPMENTS
4500 N 32ND ST. #100F
PHX, AZ 85018
480 309 4160
STEVEBRUCKAL@GMAIL.COM

ARCHITECT:
MICHAEL HAUER ARCHITECTURE, LLC
37 W WILLETTA ST.
PHX, AZ 85003
480 510 0310
MHAUER201@GMAIL.COM

No.	Description	Date
1	REZONE COMMENTS 1	06/15/2016

SCOTTSDALE TOWNHOMES

ELEVATIONS

Project number	1502.00
Date	06/21/2016
Drawn by	MJH
Checked by	MJH
Scale	1/8" = 1'-0"

RZ109

11-ZN-2016
6/23/16

70th & Earll Townhomes

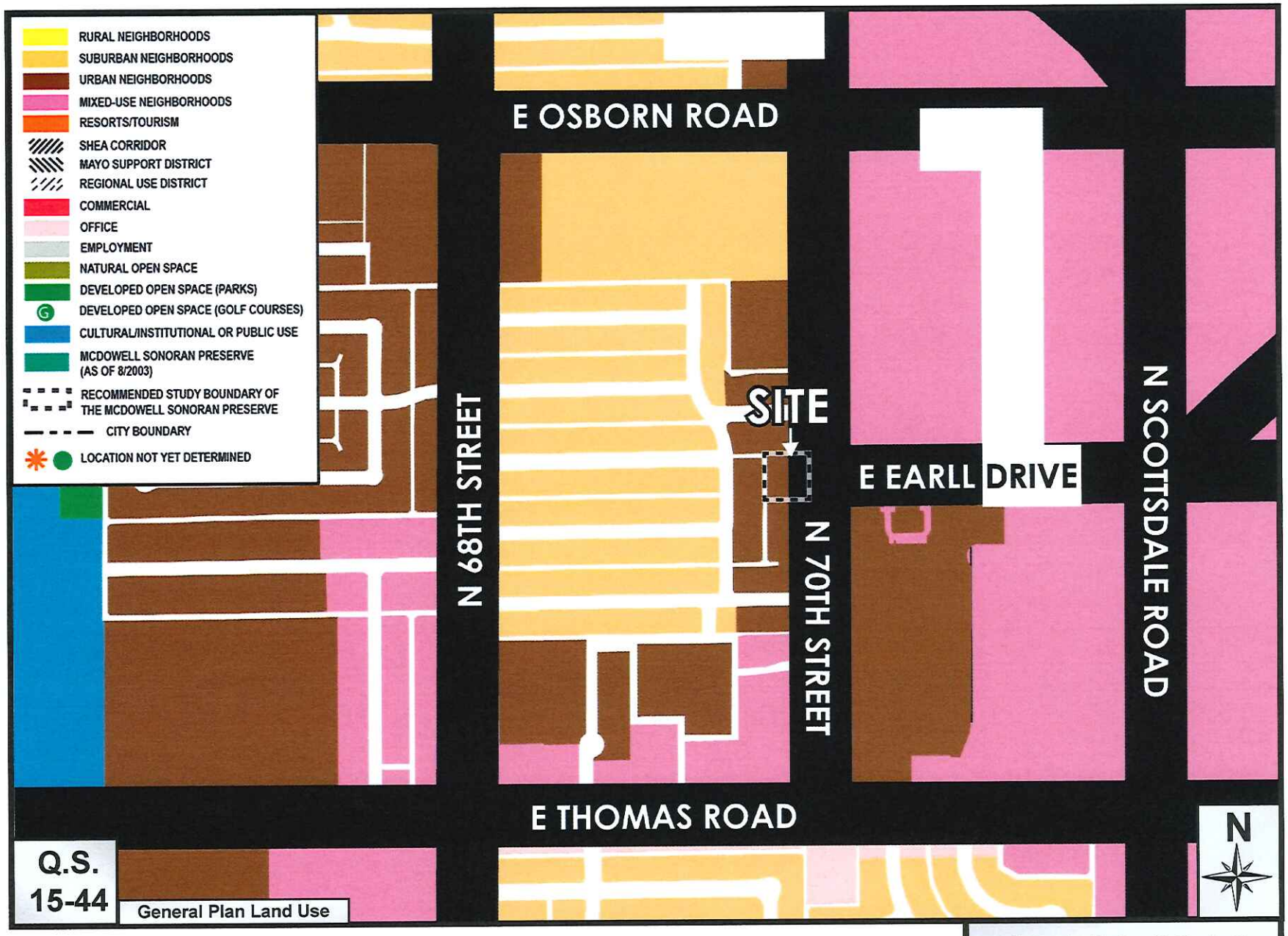
11-ZN-2016

ATTACHMENT #5

70th & Earll Townhomes

11-ZN-2016

ATTACHMENT #5A

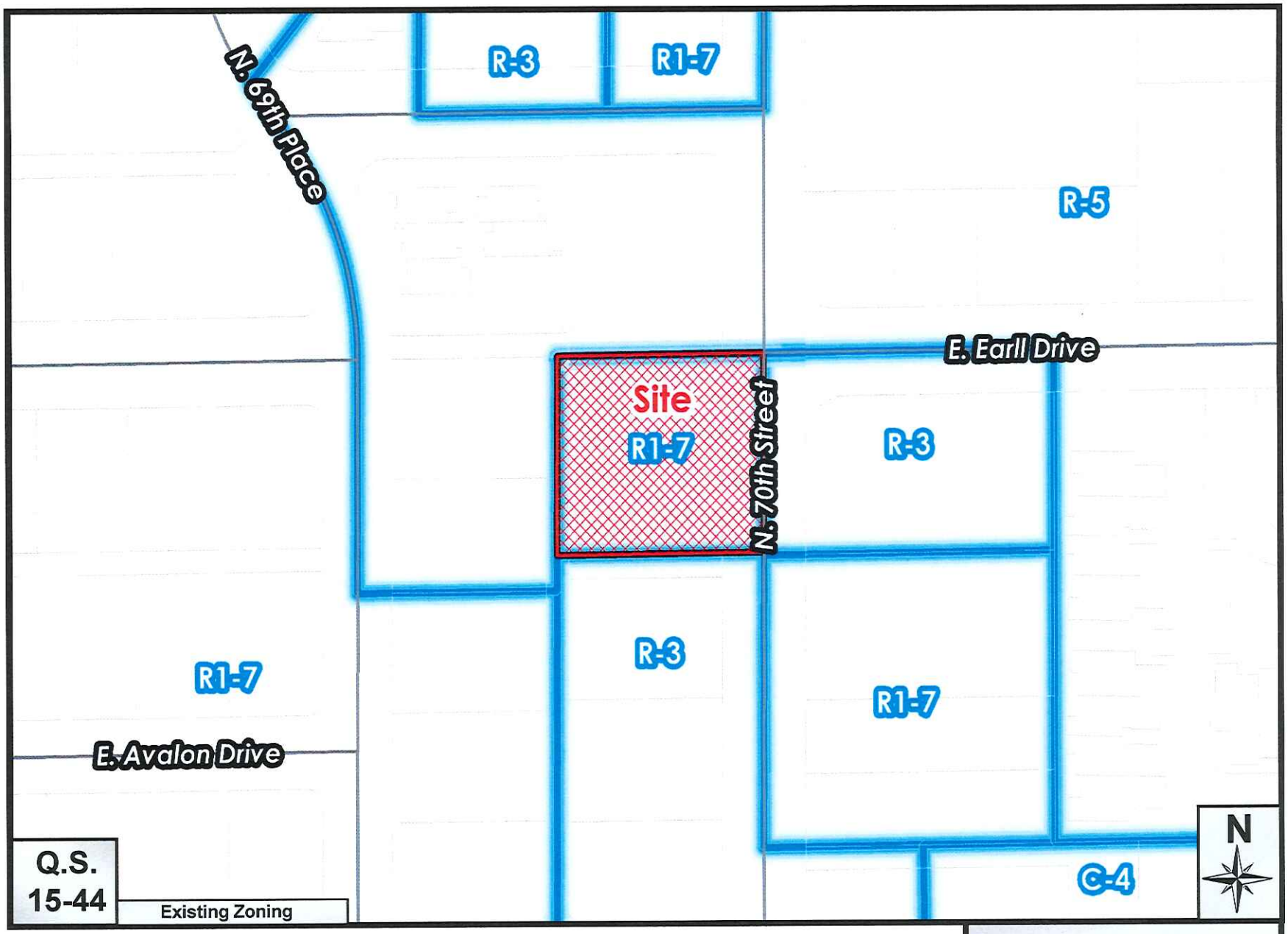


70th & Earll Townhomes

11-ZN-2016

ATTACHMENT #6

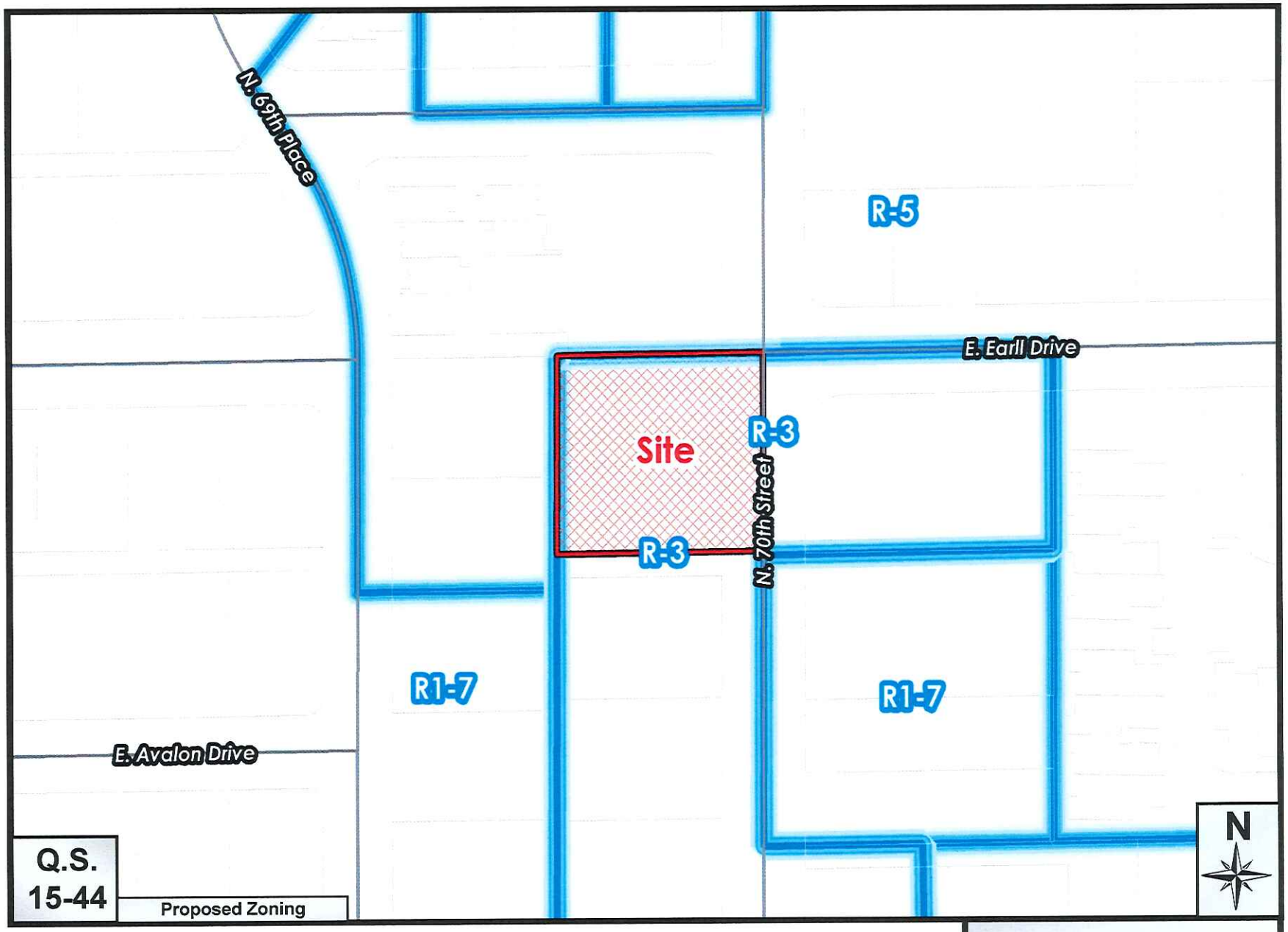
ATTACHMENT #7



70th & Earll Townhomes

11-ZN-2016

ATTACHMENT #8



70th & Earll Townhomes

11-ZN-2016

Carr, Brad

Subject: proposed rezoning to allow multi-family

From: dianakaminski@cox.net [mailto:dianakaminski@cox.net]
Sent: Monday, May 2, 2016 9:07 PM
To: Parr, Steve <sparr@scottsdaleaz.gov>
Subject: proposed rezoning to allow multi-family

I realize that this is a rezoning and not a design review, but the elevations they provided are hideous, please do not allow this lack of design to be approved. There should be 4 sided architecture, with windows and changes of material, and variation in colors, not just solid grey stucco walls. Also, there needs to be trees along the street frontage that actually provide shade. The end units facing the street should have front porches, to tie into the architectural vernacular of the area. -- sent by Diana Kaminski (case# 11-ZN-2016)

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ATTACHMENT #9

Carr, Brad

Subject: 11-ZN-2016

From: D Cox [mailto:coachcox@gmail.com]
Sent: Wednesday, April 27, 2016 2:38 PM
To: Projectinput
Subject: 11-ZN-2016

To whom it may concern:

I'd like to express my support of the zoning request & proposed development at 3114 N. 70th St. & 3106 N. 70th St (Case Number 11-ZN-2016). I fully support the continued development of this area of Scottsdale!

I can be reached via e-mail or at 602.317.1955 if you need additional information from me.

Respectfully,

Doug Cox
Property Owner of 3026 N. 70th St. and longtime resident of Scottsdale

Project 1120-PA-2015

Neighborhood Notification Report

Methods of Contact

- Neighbors within 750 feet of the project site were sent notification letters on April 25th, 2016 of an open house held on May 5, 2016.
- The Scottsdale Unified School District was mailed a letter describing the proposed project on April 25th, 2016.
- Three owners in the neighborhood contacted the applicant, Steven Bruckal, early in May 2016. One was by phone and two by email and all feedback was positive support.
- The site sign posting was erected on April 27th, 2016.

Comments Received

- To date two emails in support and one phone call expressing support have been received. Updates will be provided as comments are received.

Attachments

The following are attachments of materials used in the Neighborhood Notification and Review process:

A. Letter sent to neighboring property owners within 750 feet of the property.
B. List of the owner names and addresses letters were sent to.
C. List of attendees at the open house
D. Written comments received at the open house
E. Summary of responses and comments received at the open house.
F. Letter sent to the Scottsdale Unified School District
G. Other correspondence received regarding the proposal.
H. Photographs of the sign posted at the property.

April 15, 2016

To: Neighbors of 70th St & Earll Dr Project

Dear Neighbor:

I am seeking to redevelop the properties located at 3106 and 3114 N 70th Street into a ten unit townhouse neighborhood. In order to accomplish this I will be submitting to the city a group of requests, including: a) rezoning the northern property from R1-7 (Single Family) to R-3 (Medium Density Residential); b) achieving a variance for the rear yard setback on the southern property; and c) the site plan, landscape plan and building elevations.

On Thursday evening May 5 from 6:00 to 7:00 PM we will be holding an open house meeting at the Paiute Community Center Building 7 Room 1 (in the center of the campus at 6535 E Osborn Road) for nearby property owners to see our plans and provide input on what we are proposing to build. We would appreciate your thoughts and ideas regarding our proposal either at this open house or by e-mail or letter. If you want to find out more about the development group you can visit www.bruckalgroup.com.

You may contact myself at stevebruckal@gmail.com or my planning consultant at dhadder85@gmail.com / donh1211@cox.net / 8232 E. San Miguel, Scottsdale, AZ, 85250.

You may also send e-mails or letters to our planning coordinator at the City of Scottsdale – Brad Carr at bcarr@scottsdaleaz.gov / 7447 E Indian School Rd. Ste 105; Scottsdale, AZ, 85251.

Respectfully,

Steve Bruckal

(Attachments: Location Map, Proposed Site Plan)

Gmail

70th Street

Ken Renworth <renworth@yahoo.com> Wed, May 4, 2016 at 10:17 AM
Reply-To: Ken Renworth <renworth@yahoo.com>
To: "stevebruckal@gmail.com" <stevebruckal@gmail.com>

Steve,
Good luck with your project on 70th Street.
We are owners of a condo at 3002 N 70th Street,
and might be interested in buying one of your units.
Please let us know when more information is available.
Ken & Catherine Renworth

Steven Bruckal <stevebruckal@gmail.com> Wed, May 4, 2016 at 11:39 AM
To: Ken Renworth <renworth@yahoo.com>

Hi Ken,

Thanks for the support! We've got a while to go with rezoning and design approval with the City, but we're excited about the project and have only received positive feedback thus far. Are you going to make it to our meeting tomorrow night? It would be great to get some feedback from potential buyers on what is important early on in the design process so we can try to incorporate as much as we can. Thanks again!

Steve Bruckal
[Quoted text hidden]

Ken Renworth <renworth@yahoo.com> Wed, May 4, 2016 at 3:31 PM
Reply-To: Ken Renworth <renworth@yahoo.com>
To: Steven Bruckal <stevebruckal@gmail.com>

Steve,
I'm on the way to Europe, so I won't make it.
Good Luck.
Ken

From: Steven Bruckal <stevebruckal@gmail.com>
To: Ken Renworth <renworth@yahoo.com>
Sent: Wednesday, May 4, 2016 11:39 AM
Subject: Re: 70th Street
[Quoted text hidden]

Steven Bruckal <stevebruckal@gmail.com> Wed, May 4, 2016 at 3:39 PM
To: Ken Renworth <renworth@yahoo.com>

Thanks, enjoy the trip and those strong US dollars in Europe!

Gmail

70th St

D Cox <coachcox@gmail.com> Thu, Apr 28, 2016 at 11:44 AM
To: stevebruckal@gmail.com

Steve-

I received your letter and reviewed your proposal and just wanted to say that I fully support the project! I think it'll be great for 70th St. and the continued development of that area of Scottsdale.

I e-mailed my input to the City of Scottsdale as well.

Respectfully,

Doug Cox
Property owner of 3026 N. 70th St.

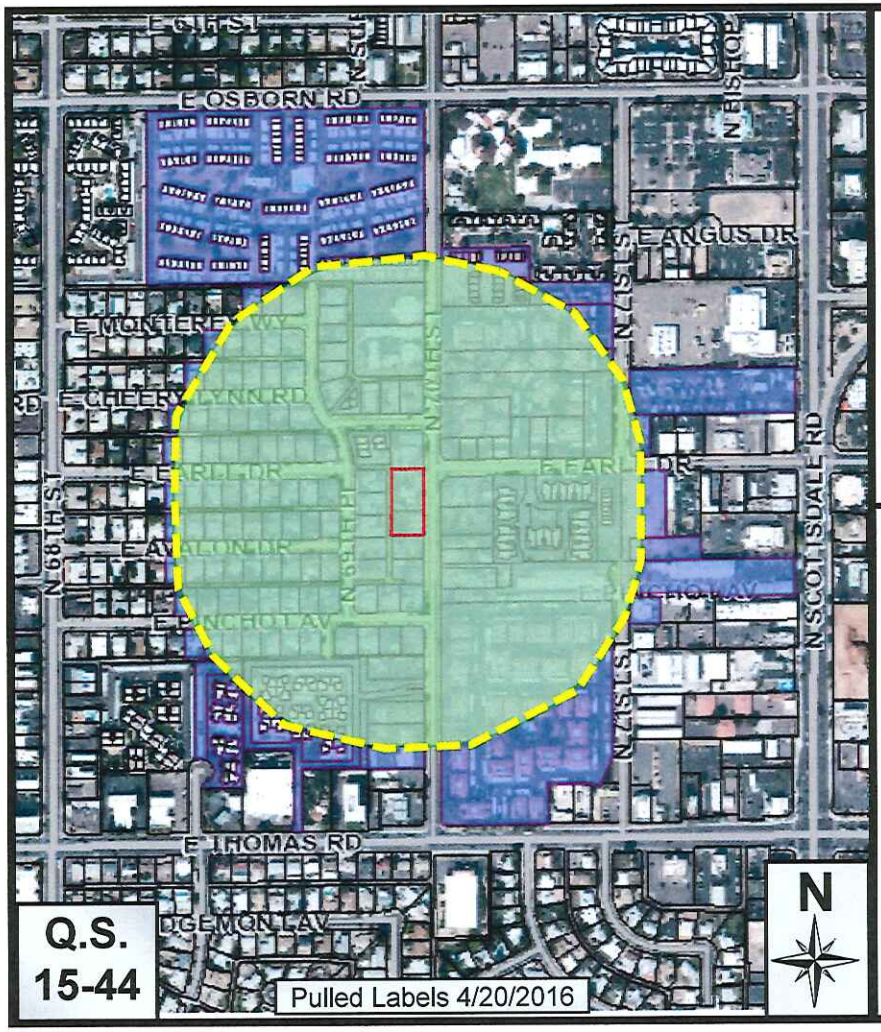
Steven Bruckal <stevebruckal@gmail.com> Thu, Apr 28, 2016 at 11:47 AM
To: D Cox <coachcox@gmail.com>

Terrific, thanks for the support Doug!

Steve

[Quoted text hidden]

City Notifications – Mailing List Selection Map



Map Legend:

Site Boundary

Properties within 750-feet

Postcards - 309

Additional Notifications:

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

70th & Earll Townhomes

11-ZN-2016

ATTACHMENT #10