

PLANNING COMMISSION REPORT



Meeting Date: October 19, 2016
General Plan Element: *Land Use*
General Plan Goal: *Create a sense of community through land uses*

ACTION

**L'Esperance
13-ZN-2016**

Request to consider the following:

1. A recommendation to City Council regarding a request by owner for Zoning District Map Amendment from Highway Commercial (C-3) to Downtown, Downtown Multiple Use – Type 2 Downtown Overlay (D/DMU-2, DO) zoning located on a combined +/- 1.23-acre site at 3126 North Scottsdale Road and 7134 East Earll Drive.

Goal/Purpose of Request

The applicant's request is to rezone the property to accommodate a new mixed used development containing 77 multi-family units and 7,347 square feet of non-residential floor area located at 3126 North Scottsdale Road and 7134 East Earll Drive.

Key Items for Consideration

- Compliance with the General Plan
- Compliance with the Downtown Plan
- Redevelopment of an under-utilized property at the entrance of Downtown

OWNER

EJG Investments LLC
480-945-0700

APPLICANT CONTACT

Craig Waddell
Cypress Development, LLC
602-620-4561

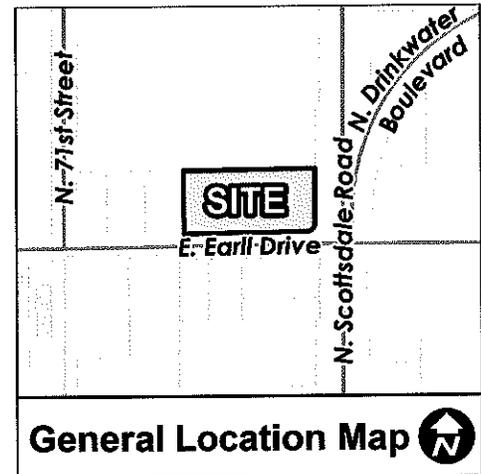
LOCATION

3126 North Scottsdale Road and 7134 East Earll Drive

BACKGROUND

General Plan

The Land Use Element of the General Plan designates the site area as Mixed-Use Neighborhoods (Attachment #4). This category includes higher density residential, office and retail uses. Mixed-Use Neighborhoods are also characterized by being located in areas having multiple modes of transportation available. In addition, the site areas are located in a growth area, as designated by the Growth Areas Element of the General Plan. The purpose of this designation is to approach "...growth management from a perspective of ..." identifying those "...areas of the community that are most appropriate for development focus [that] will best accommodate future growth..." The Growth Areas are intended to encourage development in a mixed-use environment



Character Area Plan

The Downtown Future Land Use map of the Downtown Plan designates the site as Downtown Multiple Use Type 2 (Attachment #5.) within the Drinkwater Conceptual Urban Neighborhood. This land use is characterized to "Encourage new development, redevelopment and infill that strengthens Downtown Scottsdale's mix of uses and activities through the development of mutually supportive land uses." (LU 2.5).

Zoning

The site is zoned Highway Commercial Downtown Overlay (C-3 DO) zoning. The C-3 zoning district is intended to permit commercial activities located along major streets, including shopping and service.

Context

The subject property is located at 3126 North Scottsdale Road and 7134 East Earll Drive, which is the northwest corner of North Scottsdale Road and East Earll Drive. In the vicinity of the proposed development, the following uses are near and adjacent: mobile home, office, pawn shop, retail, travel accommodations and vehicle repair. Please refer to context graphics attached.

Adjacent Uses and Zoning

- North: Mobile home facility, zoned Highway Commercial (C-3)
- South: East Earll Drive, and further south is an pawn shop zoned Highway Commercial (C-3), and an existing vehicle repair facilities zoned General Commercial (C-4)
- East: North Scottsdale Road, and further east is an existing travel accommodation, zoned Highway Commercial Downtown Overlay (C-3 DO).

- West: Office/retail building zoned Highway Commercial (C-3)

APPLICANTS PROPOSAL

Development Information

The development proposal includes a four story mixed used development containing 77 multi-family units and 7,347 square feet of non-residential floor area.

- Existing Use: Retail and vacant building
- Proposed Use: Mixed Use Development
- Parcel Size: ±1.55 gross acres
- Building Height Allowed: 66 feet, inclusive and roof top appurtenances
- Building Height Proposed: 54 feet 6 inches, inclusive and roof top appurtenances
- Parking Required: 142 spaces
- Parking Provided: 156 spaces
- Gross Floor Area Ratio Allowed : 1.7
- Gross Floor Area Ratio Proposed: 0.1 of commercial area
- Density Allowed: 50 dwelling units per acre
- Density Proposed: 50 dwelling units per acre

IMPACT ANALYSIS

Land Use

The General and Downtown Plan's designations encourages higher density housing combined with, office, retail uses, and other uses that are compatible in a mixed use format. In addition, these plans encourage new developments, redevelopment and infill that strengthen the Downtown's mix of uses and activities through mutually supportive land uses. The applicant's proposal includes a comprehensive summary of the development and how the requested zoning conforms to the polices of the General and Downtown Plans.

The proposed use for the site area is a mixed-use development that contains both residential and non-residential land uses in one building. The proposed zoning designation of Downtown / Downtown Multiple Use – Type 2 Downtown Overlay (D/DMU-2 DO) allows the proposed uses, and is consistent with the General Plan and Downtown Plan. In addition, the proposed development is consistent with the Downtown Plan as it pertains to maintaining a 24-hour mixed use center with a variety of housing types in Downtown area (DP LU 1.2, DP LU 1.3, DP LU 6.1 and DP LU 6.2).

Furthermore, the proposed development is vertical mixed-use, which encourages sustainability by providing land uses in close proximity to one another, and incorporates uses that assist is providing an active Downtown (DP LU2.5, and DP LU 7.1).

Located on the southwest corner of North Scottsdale Road and East Earll Drive, the proposed

development is situated in an area of the Downtown that adjacent to the Downtown Boundary, and is primarily commercial, financial institution, residential, restaurant, retail, travel accommodation and vehicle repair uses. As it pertains to the surrounding existing uses, the proposed development will assist in providing an appropriate transition to the lower intensity development that is near and outside of the Downtown area. In addition, the proposed uses of development is oriented with storefronts adjacent to North Scottsdale Road, which will assist in providing an pedestrian oriented edge condition adjacent to North Scottsdale Road. The proposed zoning district, D/DMU-2 DO, is consistent with the Downtown Plan's associated zoning designation and abutting properties.

Traffic

The site is located north of the northwest corner of the intersection of East Earll Drive and North Scottsdale Road. North Scottsdale Road is a Major Collector Street, and East Earll Drive is an unclassified commercial street. The Transportation Department has reviewed the application and has determined that the proposed plan will not negatively impact the capacity of the affected alley and streets.

Water/Sewer

The City's Water Resources Department has reviewed this application and has determined that there is adequate water and waste water services in the area. Any additional water and waste water service infrastructure required to service the development shall be provided property owner.

Public Safety

The Fire Department has reviewed this application and has determined that there is adequate ability to provide fire and emergency services to the development. The nearest fire station is located at 7522 East Indian School Road. The nearest police station is located 3700 N. 75th Street.

Community Involvement

Staff and the applicant have mailed notifications to property owners within 750 feet of the site, and the applicant held an open house on March 24, 2016. A copy of the applicant's Citizen Involvement Report is included as Attachment #10. Staff has received one phone inquiry regarding this proposal with general questions, and opposed more residential in the area.

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

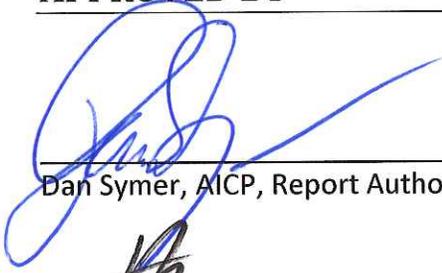
Planning and Development Services

Current Planning Services

STAFF CONTACT

Dan Symer, AICP
Senior Planner
480-312-4218
E-mail: dsymer@ScottsdaleAZ.gov

APPROVED BY



Dan Symer, AICP, Report Author

20-11-2016

Date



Tim Curtis, AICP, Current Planning Director
480-312-4210, tcurtis@scottsdaleaz.gov

10/11/16

Date



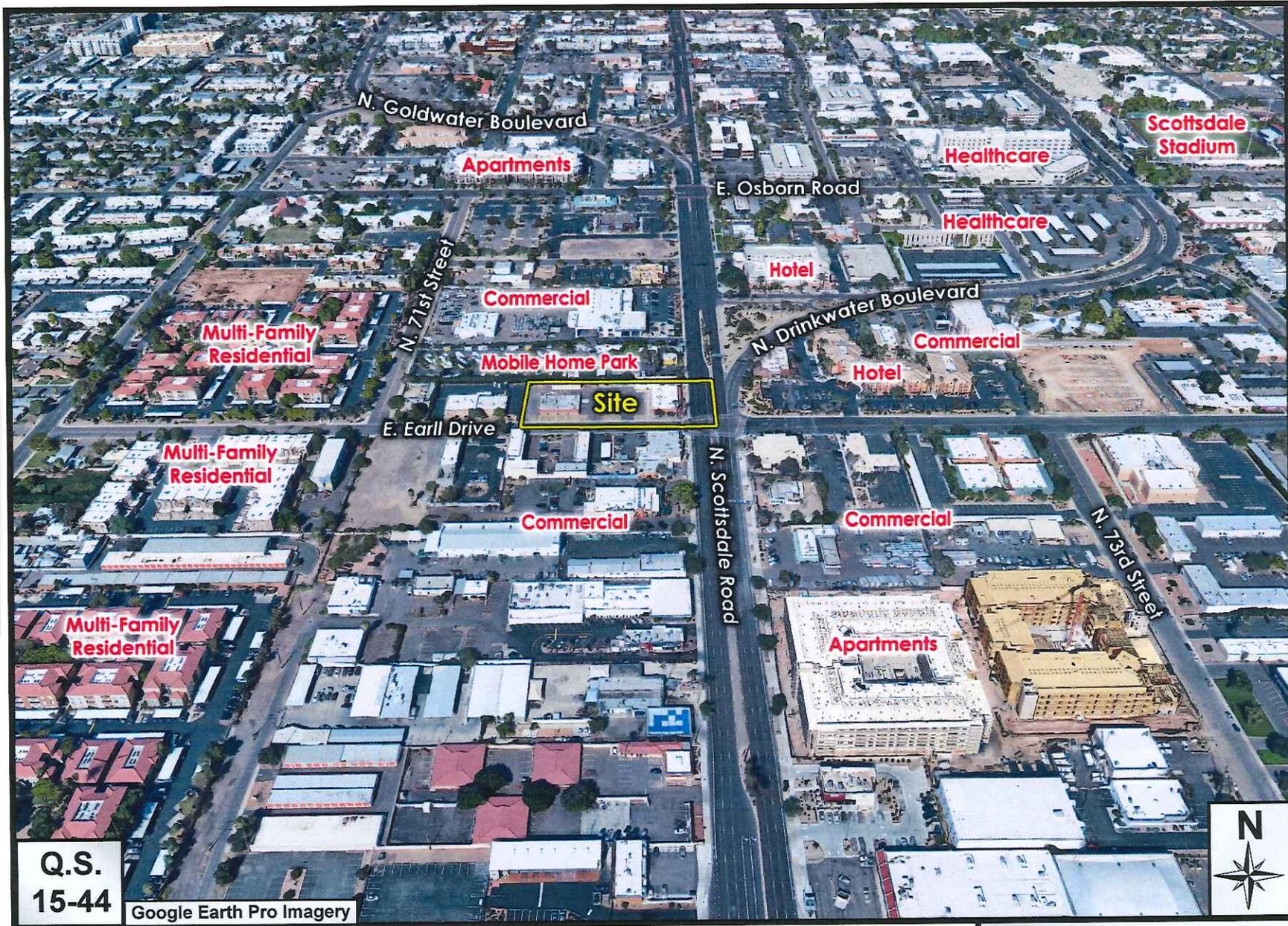
Randy Grant, Director
Planning and Development Services
480-312-2664, rgrant@scottsdaleaz.gov

10/11/16

Date

ATTACHMENTS

1. Context Aerial
- 1A. Aerial Close-Up
2. Stipulations
Exhibit A to Attachment 2: Site Plan
3. Applicant's Narrative
4. General Plan Land Use Map
5. Downtown Plan Future Land Use Map
6. Existing Zoning Map
7. Proposed Zoning Map
8. Building Elevations
9. Building Perspective
10. Citizen Involvement
11. City Notification Map



Q.S.
15-44

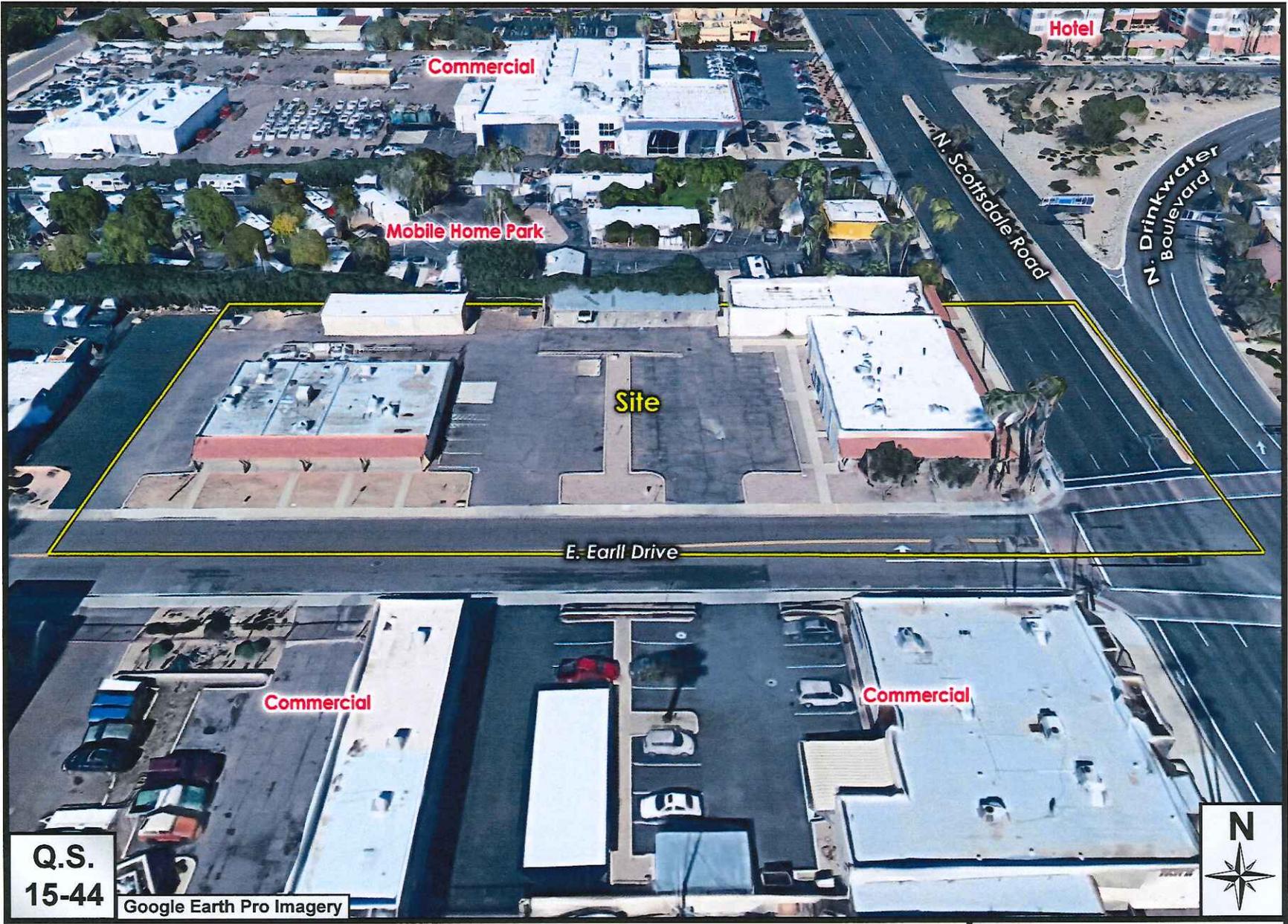
Google Earth Pro Imagery



L'Esperance

13-ZN-2016

ATTACHMENT #1A



Q.S.
15-44

Google Earth Pro Imagery



L'Esperance

13-ZN-2016

Stipulations for the Zoning Application:

L'Esperance

Case Number: 13-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 The Cypress Group and with the city staff date of 08/24/2016, attached as Exhibit A to Attachment2. 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.
2. LANDSCAPE IMPROVEMENTS. Between the fire lane abutting to the west property line and the building, the owner shall provide a minimum four foot wide landscape planter.
3. EMERGENCY AND SERVICE VEHICLE, DELIVERY DRIVE, AND REFUSE STORAGE CONSTRUCTION. All emergency and service vehicle, delivery drive, and refuse storage areas over an underground parking structure shall be constructed to accommodate a gross vehicle weight of 83,000 pounds.
4. EMERGENCY AND SERVICE VEHICLE, DELIVERY DRIVE, AND REFUSE STORAGE CLEARANCE. All emergency and service vehicle and delivery drives shall have a minimum, unobstructed clearance, of thirteen (13) feet six (6) inch, measured from the drive surface to any obstruction above the drive surface. In addition, the east-west emergency and service vehicle and delivery drive adjacent to the north property, labeled on the site plan as refuse and delivery turn-around, shall not have any overhead obstructions within the twenty-four (24) wide drive width.

INFRASTRUCTURE AND DEDICATIONS

5. 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:

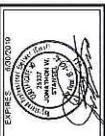
Street Name	Street Type	Dedications	Improvements	Notes
North Scottsdale Road	Major Collector	65 feet total west half street right-of-way	Construct sidewalk improvements Remove existing sidewalks	a.1., a.2., a.3., a.8.
East Earll Drive	Unclassified local commercial street	30 feet total north half street right-of-way	Construct curb and gutter, sidewalk, street light and driveway improvements Remove existing driveways and sidewalks	a.4., a.5., a.6, a.7., a.8.

- a.1. All street improvements (curb, gutter, sidewalk, curb ramps, driveways, pavement, concrete, etc.) shall be constructed in accordance with the applicable City of Scottsdale’s Supplements to the Maricopa Association of Governments (MAG) Uniform Standard Specifications and Details for Public Works Construction, and Maricopa Association of Governments (MAG) Uniform Standard Specifications and Details for Public Works Construction, as determined by the Transportation Director, or designee
- a.2. The owner shall dedicate to the City the west thirty-two (32) feet of the property as fee simple right-of-way to provide a total sixty-five (65) foot wide west North Scottsdale Road half street.
- a.3. The owner shall construct a continuous eight (8) foot wide sidewalk, separated from the back of curb.
- a.4. The owner shall dedicate to the City the south ten (10) feet of the property as fee simple right-of-way to provide a total thrity (30) foot wide north East Earll Drive half street.
- a.5. The owner shall construct a continuous six (6) foot wide sidewalk, separated from the back of the East Earll Drive curb.
- a.6. The owner shall relocate the street light near the southwest corner of the property, and adjacent to East Earll Drive, to accommodate the western most driveway and improvements, and so that it is not in the sidewalk, or within two feet of the sidewalk, as determined by the Transportation Director, or designee.
- a.7. The western most driveway access to East Earll Drive shall be enlarged to accommodate the access to the 24 –foot wide fire lane adjacent to the west property line.

- a.8. The curb ramp on the northwest corner of North Scottsdale Road and East Earll Drive shall be removed and reconstructed to accommodate the new sidewalk that are to be provided adjacent to North Scottsdale Road and East Earll Drive.
 - b. SIGHT DISTANCE EASEMENT. Dedicate a sight distance easement on the northwest corner of North Scottsdale Road and East Earll Drive over the 25-foot by 25-foot traffic safety triangle, and at the driveway entrances to East Earll Drive where the driveway sight distance triangle cross on to the property.
 - c. NON-MOTORIZED PUBLIC ACCESS EASEMENT. Dedicate a non-motorized public access easement over any sidewalk along the North Scottsdale Road and East Earll Drive frontage that extends outside of the right-of-way.
6. IN LIEU PAYMENTS. The property owner shall make an in-lieu payment to the City: 1) instead of constructing any specified street improvement(s), if directed by city staff, prior to the issuance of a building permit for the site; or, 2) by the timeframe specified in a Development Agreement approved by the City Council for a specific street improvement. Before any final plan approval associated with the in-lieu payment, the owner shall submit an engineer's estimate for plan preparation, design and construction costs, subject to city staff approval.
7. FIRE HYDRANT. The owner shall provide a fire hydrant and relate water infrastructure adjacent to property, on the north side of East Earll Drive.
8. UTILITY LINES. All existing above ground utility lines adjacent to the north property line, and any new or relocated utility lines shall be place underground.
9. BASIS OF DESIGN REPORT WATER AND WASTEWATER. Prior to submitting construction documents for the development, the owner shall obtain acceptance of a Basis of Design Report for Water and Basis of Design Report for Wastewater from the Water Resources Director, or designee.
10. WATER AND WASTEWATER IMPROVEMENTS. The owner shall provide all water and wastewater infrastructure improvements, including any new service lines, connection, and man-holes, necessary to serve the development.
11. 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.
12. EMERGENCY AND SERVICE VEHICLE ACCESS EASEMENT. The owner shall dedicate an emergency and service vehicle access easement to include the entire width and length of the: 1) fire lane abutting the west property line; and 2) the east driveway adjacent to the retail floor area, from East Earll Drive to, and including, the refuse enclosures, and refuse and delivery turn around driveway shown on the above reference site plan. The emergency and service vehicle access easement dedications shall include a statement that, "The

dedication excludes any right for the City to use or disturb the underground parking garage or use or disturb the building overhangs.”

13. **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.



LD Team
LAND DEVELOPMENT
16420 North 27th Street
Scottsdale, Arizona
85260
602-992-8311
480-515-8942
j47476@aol.com

James Elson
architect

16420 North 27th Street
Scottsdale, Arizona
85260
602-992-8311
480-515-8942
j47476@aol.com

LESPERANCE

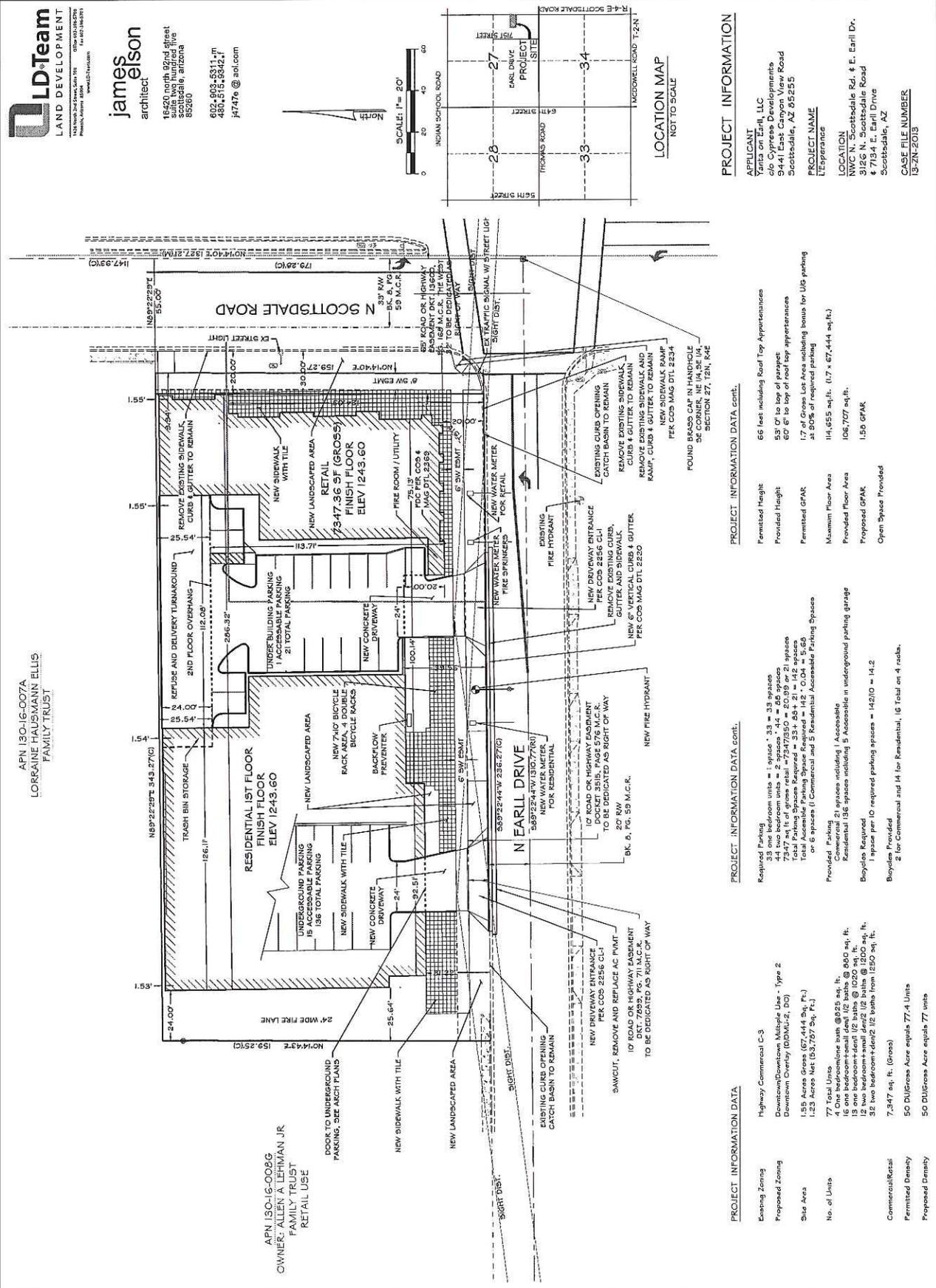
BY THE CYPRESS GROUP

SITE PLAN

DATE	1/4/14
DRAWING TITLE	SITE PLAN
BY	
CHECKED BY	
APPROVED BY	
SCALE	1/4"=1'-0"
REVISIONS	

1	
2	
3	
4	
5	

SHEET NO.
A1.0



APN 130-16-007A
LORRAINE HAUSMANN ELLIS
FAMILY TRUST

APN 130-16-008G
OWNER: ALLEN A. LEHMAN JR
FAMILY TRUST
RETAIL USE

PROJECT INFORMATION

APPLICANT
Yana on Earll, LLC
616 Cypress Developments
9441 East Canyon View Road
Scottsdale, AZ 85255

PROJECT NAME
LESPERANCE

LOCATION
NWC N. Scottsdale Rd. & E. Earll Dr.
3126 N. Scottsdale Road
& 7134 E. Earll Drive
Scottsdale, AZ

CASE FILE NUMBER
13-ZN-2013

PROJECT INFORMATION DATA cont.

Permitted Height 66 feet including Roof Top Appendages
Provided Height 58' 0" to top of parapet;
60' 6" to top of roof top appendages
Permitted GFAR 1.7 of Gross Lot Area including bonus for UG parking
at 90% of required parking
Maximum Floor Area 114,655 sq.ft. (1.7 x 67,444 sq.ft.)
Provided Floor Area 106,707 sq.ft.
Proposed GFAR 1.50 GFAR
Open Space Provided

PROJECT INFORMATION DATA cont.

Required Parking
33 one bedroom units = 1 space * 33 = 33 spaces
44 two bedroom units = 2 spaces * 44 = 88 spaces
155 Access Gross (67,444 Sq. Ft.)
Total Parking Spaces Required = 33 + 88 + 21 = 142 spaces
Total Accessible Parking Spaces Required = 142 * 0.04 = 5.68
or 6 spaces (1 Commercial and 5 Residential Accessible Parking Spaces)

Provided Parking
Commercial 21 spaces including 1 Accessible
Residential 156 spaces including 5 Accessible in underground parking garage
Bicycles Required
1 space per 10 required parking spaces = 142/10 = 14.2
Bicycles Provided
2 for Commercial and 14 for Residential, 16 Total on 4 racks.

PROJECT INFORMATION DATA

Existing Zoning Highway Commercial C-3
Proposed Zoning Downtown/Downs Multiple Use - Type 2
Downtown Overlay (DDMU2, DO)
Site Area 1.55 Access Gross (67,444 Sq. Ft.)
1.25 Access Net (53,797 Sq. Ft.)

No. of Units
4 One bedroom one bath @ 825 sq. ft. @ 80 sq. ft.
15 one bedroom + small 1/2 bath @ 820 sq. ft.
12 two bedroom + small 1/2 bath @ 1200 sq. ft.
32 two bedroom + den @ 1/2 bath from 1250 sq. ft.

Commercial/Retail 7,947 sq. ft. (Gross)
Fermented Density 50 DU/Gross Acre equals 77.4 Units
Proposed Density 50 DU/Gross Acre equals 77 units

Exhibit A to
Attachment 2

13-ZN-2016
8/24/2016

Project Narrative

Revised

L'Esperance

NWC North Scottsdale Road & Earll Drive

Request for Rezoning

from

Highway Commercial (C-3)

to

Downtown/Downtown Multiple Use – Type 2, Downtown Overlay

(D/DMU-2,DO)

Prepared by:
Yanta on Earll, LLC
c/o Cypress Developments, LLC
9441 East Canyon View Road
Scottsdale, Arizona 85255
Attn: Craig Waddell

13 – ZN - 2016
August 12, 2016

L'Esperance

3126 North Scottsdale Road

ZONING NARRATIVE
13 – ZN - 2016

1. INTRODUCTION

The purpose of this re-zoning and preliminary plat request is to obtain the entitlements necessary to develop a 77 unit apartment complex in Scottsdale, Arizona. The property is located at the northwest corner of North Scottsdale Road and East Earll Drive. The property is currently platted as two commercially zoned properties: Parcel No. 1 APN 130-16-0080 and Parcel No. 2 APN 130-16-0081 in the records of Maricopa County, Arizona. The addresses of the properties are:

- Parcel No. 1 3126 North Scottsdale Road, Scottsdale, Arizona 85251
- Parcel No. 2 7134 East Earll Drive, Scottsdale, Arizona 85251

Parcel No. 1 contains 38,161 sq. ft (0.876 acres) net and Parcel No. 2 contains 15,627 sq. ft. (0.359 acres) net for a combined area of 53,788 sq. ft. (1.235 acres) net.

The properties contain four vacant commercial buildings. There is no existing commercial value to the existing buildings and the total property is currently underutilized and is poised for redevelopment into a use compatible with the Downtown Plan.

The subject property sits on the southern boundary of the Downtown Plan which is an irregularly shaped area between East Earll Drive on the south, East Chaparral Road on the north, North 68th Street on the west and North Miller Road on the east. Because of its prominent location on the northwest corner of East Earll Drive and North Scottsdale Road, it provides a gateway to the Downtown Plan area when approaching from the south.

The Property is currently zoned C-3, Highway Commercial. The proposed re-zoning of the Property would change the zoning to Downtown/Downtown Multiple Use – Type 2, Downtown Overlay (D/DMU-2, DO).

The development team has planned L'Esperance as a mixed use development which will include 77 residential units and approximately 7347 square feet (gross) of street front commercial/retail space. The goal of the development is to help promote the rejuvenation of Downtown Scottsdale with pedestrian friendly residential and commercial/retail uses to support the civic and business uses in the area. It will also add to the growing list of housing options available in this area and contribute to the re-population of the downtown core of Scottsdale.

The design of the project's site, architecture and landscape are based on the Downtown Urban Design and Architectural Guidelines and Sensitive Design Principles. Building materials textures and colors are compatible with other predominant structures in the area. Windows and patio doors are recessed or architectural screened to reduce heat gain and glare. Energy efficient heating and air conditioning system will be used. All parking is enclosed with covered surface parking provided for the commercial/ retail space and underground parking provided for the residential units.

Yanta on Earl

The project's public and private spaces contribute significantly to the sense of community developing in the Downtown Plan area. Each residential unit has a large exterior balcony providing views towards the mountains to the north east or downtown Phoenix to the southwest and creating very useable outdoor areas. Along Earl Drive there is an elevated indoor/outdoor pool area and a workout facility with street front windows to further enhance the integration of the building and the residents into the passing pedestrian traffic.

With the Property's close proximity to the gallery district, the downtown restaurant and entertainment areas such as the waterfront canal and the shopping areas to the north, it will encourage less automobile usage and promote walking and cycling to the surrounding area. In addition, it provides an opportunity for people working in the area such as the Scottsdale Healthcare facilities on Osborne to live in close proximity to their employment. That said, its proximity to the 101 loop provides easy access to all parts of the valley.

This development will provide a strong contribution towards the enhancement and realization of the goals of the Downtown Plan.

2. General Plan Context

The Scottsdale General Plan designates the property as a part of Mixed-Use Neighborhoods.

- *MIXED-USE NEIGHBORHOODS are located in areas with strong access to multiple modes of transportation and major regional access and services, and have a focus on human scale development. These areas could accommodate higher density housing combined with complimentary office or retail uses or mixed use structures with residential above commercial or office.*

The proposed development is in full compliance with the goals of the General Plan. It provides residential development above commercial/retail space and is located on a major arterial system providing access to multiple modes of transportation and access to services and employment areas both regionally and on a neighborhood basis. The following presents a number of the more relevant Land Use Goals to which this development directly responds:

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.*
 - *Allow for a diversity of residential uses and supporting services that provide for the needs of the community.*
 - *Support a jobs/housing balance by integrating housing, employment and supporting infrastructure in mixed-use centers located at appropriate locations.*

The proposed development provides residential and commercial uses within the complex. While not providing a strong employment base in the project, it does respond to a need for housing in support of the employment opportunities in the surrounding area.

5. *Develop land use patterns that are compatible with and support a variety of mobility opportunities/choices and service provisions.*
 - *Integrate the pattern of land uses and mobility systems in ways that allow for shorter and fewer automobile trips and greater choice of mobility.*
 - *Encourage non-motorized (pedestrian and bicycle) access/circulation within and to mixed-use centers to reduce reliance on the automobile.*
 - *Provide a balance of live, work and play land uses and development intensities that enable convenient non-automobile trips (pedestrian, cycling and transit) where environmentally and physically feasible.*
 - *Support the integration of residential uses with retail uses to provide opportunities for pedestrian oriented involvement.*

The proposed development is conceived to provide for living and recreation on the same site as well as having a small component of work related activities. It is its proximity to recreational, cultural and employment activities as well as being adjacent to Valley Metro route 72 and within walking distance (one block to the east) of the Scottsdale Trolley route that supports and encourages non-automobile modes of movement through the surrounding community that reinforces its commitment to the Downtown Plan. Additionally, Scottsdale Road includes a bicycle lane for use by the residents and visitors.

6. *Promote land use patterns that conserve resources such as land, clean air, water and energy and serve all people within the community.*
 - *Encourage a variety of compatible mixed-use land uses throughout the city in appropriate locations allowing people to live, work, play and shop in the same general area.*
 - *Protect and revitalize established areas/neighborhoods by promoting new development and adaptive reuse of existing community resources that re-energize an area.*

The area at the southern end of the Downtown Plan and areas further south have not seen the re-vitalization which has occurred in the more central areas of downtown. This development directly addresses this issue by removing several vacant buildings and replacing them with a new facility which provides live/work/play opportunities as well as contributing greatly to the regeneration of this somewhat tired sub-community of the downtown. It will also act as a catalyst for further re-development within the area. Its higher density land use combined with its pedestrian oriented accessibility to the downtown core will help conserve resources within the community.

9. *Provide a broad variety of land uses that create a high level of synergy within mixed-use neighborhoods.*
 - o *Incorporate a diverse range of residential and non-residential uses and densities within mixed use neighborhoods.*
 - o *Promote residential uses that support the scale and function of retail, commercial and employment uses within these neighborhoods, including the use of mixed-use structures (retail or office on lower levels and residential uses on the upper levels).*
 - o *Encourage redevelopment that invigorates an area while also respecting the character of adjacent neighborhoods.*
 - o *Encourage compact mixed-use, pedestrian oriented development patterns at urban densities that limit the demand for parking and unnecessary automobile trips and support alternative modes of mobility.*

The proposed development is designed to include residential and non-residential uses at densities consistent with urban densities. The net density of this project is 50 du/a (gross). Its proximity to the downtown core and employment opportunities in the surrounding area provide a strong basis for alternative modes of mobility namely, pedestrian and bicycle in lieu of short distance automobile travel.

While it is five stories in height, the step back of the building mass and the articulation of the exterior forms contribute to its compatibility with the surrounding neighborhood.

3. Downtown Plan Context

The Downtown Character Area Plan provides guidelines for the combined forces of the public and private sector to ensure the highest level of quality development in and around the Downtown Core. The proposed project draws upon these policies and guidelines in a variety of ways.

The proposed development conforms to the setback, stepback and height limitations and, in most cases exceeds the minimum requirements established by the Downtown Plan Urban Design and Architectural Guidelines. A more detailed discussion on the proposed development's conformance to the Downtown Plan: Character and Design and the Downtown Plan: Urban Design & Architectural Guidelines follows in subsequent sections of this narrative

Downtown Plan: Land Use

Policy LU 1.2: Maintain Downtown Scottsdale as a 24-hour highly functional mixed-use center, containing area of different densities, architectural styles, and land uses that support the needs of Scottsdale's residents and visitors.

The proposed development creates a project that fits well into the context of the surrounding community providing year round living and commercial opportunities responding to the needs of

Yanta on Earl

the local residents to participate in local events as well as providing service oriented facilities for residents and visitors alike. While its contemporary architectural style is compatible with other buildings and facilities in the area, it draws upon several more eclectic architectural features to enhance its compatibility with the older Downtown neighborhood.

Policy LU 1.3: Maintain a balance of Downtown 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 that support the community.

The proposed development provides an opportunity for a high quality life style in well designed and appointed units as well as providing a combination of leisure and commercial opportunities supporting the economic and social development of the surrounding community.

Policy LU 2.1: As a General Plan designated Mixed-Use Neighborhood, Downtown Scottsdale should offer efficiencies of strong access to multiple modes of transportation and major regional access and services, focus on human-scale development, accommodate higher density housing combined with complimentary office or retail uses and accommodate vertical mixed-use structures.

Whether by foot, bicycle, the Scottsdale Trolley or the bus system, the proposed development provides access to multiple transportation opportunities throughout the surrounding community. In addition, its proximity to the 101 freeway which is just over two miles to the east connects the development to all parts of the valley.

Policy LU 2.2: Support interconnected pedestrian oriented urban neighborhoods that are comprised of a balanced mix of activities and land uses within optimal walking distance (approximately one-quarter mile).

The location of the proposed development provides convenient pedestrian access to numerous cultural, entertainment and civic attractions in the Downtown Core as well as providing easy access to employment opportunities in the immediate area.

Policy LU 2.5: Encourage new development, redevelopment and infill that strengthen Downtown Scottsdale's mix of uses and activities through the development of mutually supportive land uses within the Downtown Multiple-Use neighborhoods. Multiple-Use areas include the majority of the properties within the overall Downtown Plan boundary.

The proposed development provides a combination of residential, commercial and leisure activities that support and strengthen Downtown Scottsdale's multitude of available activities.

Policy LU 6.1: Develop a variety of housing types such as apartments, condominiums, lofts, townhomes, patio homes and live/work units.

The proposed development provides apartment style living but with many choices in unit sizes, number of bedrooms, etc. As well, with the commercial facilities available on the ground floor, there is the opportunity for a live/work environment.

Yanta on Earll

Policy LU 6.2: Recognize the need for housing developments that are large scale projects with numerous units and amenities, as well as small infill projects with a limited number of units.

While certainly not the smallest development in the area, this project is more attuned to the small to medium infill projects rather than the mega developments in other parts of the Downtown. Even with its relatively small number of units, it still provides a significant amenity package for the residents and commercial facilities for residents and visitors alike.

Policy LU 6.3: Encourage residential development for a variety of income groups.

The units provided in this development range from small one bedrooms to larger 2 bedrooms and den and 3 bedrooms which can appeal to a variety of income groups.

Policy LU 7.1 Support Downtown sustainability by encouraging vertical mixed-use development that offers land uses in close proximity to one another.

The proposed development mixes residential, commercial and leisure land uses in one building

Downtown Plan: Character and Design

GOAL CD 1 : THE DESIGN CHARACTER OF ANY AREA SHOULD BE ENHANCED AND STRENGTHENED BY NEW DEVELOPMENT THAT PROMOTES CONTEXTUAL COMPATIBILITY.

Policy CD 1.1: Incorporate , as appropriate, in building and site design, the distinctive qualities and character of the surrounding, and/or evolving context.

Policy CD 1.2: Encourage creative and innovative civic and prominent developments to establish new urban design character and contextual interpretations of the Downtown, for areas where development patterns are fragmented or are in transition.

Policy CD 1.3: Preserve and enhance the character and scale of Old Town with new development and redevelopment that reflects its western theme.

Policy CD 1.4: Promote Downtown urban and architectural design that is influenced by, and responds to, the character and climate of the Sonoran Desert.

Policy CD 1.5: Encourage urban and architectural design that addresses human scale, and provides for pedestrian comfort.

Policy CD 1.6: Protect prominent historic resources, and promote innovative new neighboring development that respectfully coexists with their established character and context.

Yanta on Earll

Policy CD 1.7: Maintain the pedestrian oriented small town character and human scale in the Downtown Core areas of Main Street, Marshall Way, 5th Avenue, Craftsman Court, and Old Town. Incorporate similar elements of pedestrian character and scale at the street level throughout all of Downtown.

Policy CD 1.8: Encourage new development and revitalization that is composed of complementary and /or supportive design relationships with the established urban form, as well as design features and materials of the neighborhoods within which they are sited

The context area in which this proposed development is situated is on the southern edge of the Downtown Plan. At best, the area is one in transition with several new projects underway. At worst, it is an area that is in great need of revitalization with many empty or uncared-for buildings surrounding the subject property. The proposed development seeks to provide a contemporary appearance compatible with the newer developments in the area while, at the same time, introducing architectural themes that are reminiscent of older developments in the Downtown. Through the use of various design tools such as setbacks, stepbacks and the utilization of various colors on the exterior, the proposed project provides well scaled massing responding to the human scale. Using deeply recessed balconies and shade structures over all window penetrations is a positive response to the character and climate of the Sonoran desert.

In an effort to contribute to and enhance the urban design character of the Downtown as well create a pedestrian oriented character to the area, the proposed development has relocated the sidewalks and provided planting areas separating them from the automobile traffic on Scottsdale Road and Earll Drive. In addition, plaza areas are developed between the sidewalks and the building with a textured surface, street furniture and additional landscaping for the use of the general public and the residents of the development. Simple transitions are provided at the northern and western end of the sidewalks back to the existing sidewalks. However, when additional redevelopment occurs on the properties to the north and east the pedestrian circulation can be tied into the sidewalk and plaza design of this development.

GOAL CD 2: DEVELOPMENT SHOULD SENSITIVELY TRANSITION IN SCALE, HEIGHT, AND INTENSITY AT THE DOWNTOWN PLAN BOUNDARY AND BETWEEN ADJOINING URBAN NEIGHBORHOODS OF DIFFERING DEVELOPMENT TYPES.

Policy CD 2.1: The scale of existing development surrounding the Downtown Plan boundary should be acknowledged and respected through a sensitive edge transition buffer, established on a location specific basis, that may include transitional development types, landscape buffers, and sensitive architectural design solutions to address building mass and height.

Policy CD 2.2: Transitions between Downtown Development Type 1 areas and Downtown development Type 2 areas should be addressed through sensitive architectural design options that step down building mass and height

Yanta on Earll

The proposed development is on the southern edge of the Downtown Plan. As such, it must respect the scale of the surrounding area and, as well, act as a gateway to the Downtown. To accomplish this, the scale of the building has been reduced to one to three stories along the southern edge and then steps back and up to a maximum height of five stories which is well below the allowable maximum for the area. At the same time, its overall massing provides a dominant statement that the area one is entering from the south is something more special, that is the Downtown Core.

GOAL CD 3: DOWNTOWN DEVELOPMENT SHOULD RESPECT AND RESPOND TO THE UNIQUE CLIMATE AND CONTEXT OF THE SOUTHWESTERN SONORAN DESERT.

Policy CD 3.1: Enhance outdoor pedestrian comfort through microclimatic design that incorporates a variety of shade conditions, landscape, and features that are drought tolerant, as well as offer attractive spaces, and passively cooler temperatures.

Policy CD 3.2: Public realm and site design should incorporate techniques for efficient water use. Water, as a landscape element or design feature, should be used judiciously and placed in locations with high pedestrian activity.

The proposed development uses strong architectural elements such as deeply recessed balconies, recessed windows in the commercial space and shade structures on other exterior windows as a positive response to our Sonoran desert climate. Water features have not been used as a design element and the landscaping will be drought tolerant and compatible with the desert climate in which they will thrive.

GOAL CD 4: STRENGTHEN PEDESTRIAN CHARACTER AND CREATE STRONG PEDESTRIAN LINKAGES.

Policy CD 4.1: Develop an attractive, interconnected network of safe and walkable pedestrian linkages to, within, and between, the various Downtown urban neighborhoods.

Policy CD 4.2: Development should demonstrate consideration for the pedestrian by providing access and connections to adjacent developments.

Policy CD 4.3: Retain and expand the tradition of Downtown 's Increase pedestrian comfort through the use of covered walkways, shade features, and landscape improvements.

The proposed development has significant setbacks from the city sidewalks which, in turn, are separated from Scottsdale Road and Earll Drive by wide landscaped buffers. This creates a broad landscaped plaza area to accommodate pedestrian traffic along Earll Drive and Scottsdale Road and to provide easy linkages to the existing sidewalk system and to adjacent developments when they occur in the (hopefully) near future. In addition, the building setbacks and stepbacks provide a well scaled environment for the pedestrians moving through the area. The landscaping at the plaza level has been moved to the edge of the curb on both Scottsdale Road and Earll Drive creating a safer and more comfortable pedestrian experience. The use of large shade trees in the street front planting areas further benefits the pedestrians moving in

Yanta on Earll

and around the proposed development. Benches and tables and chairs will provide rest spots along the pedestrian route..

GOAL CD 5: COHERENT AND CONSISTENT STREET SPACES

Policy CD 5.1: Create a unified public realm through the design of Downtown's streets, building setback areas, and building frontages. Setbacks may only be compromised after clear demonstration that other significant public benefits are achieved.

Policy CD 5.2: Street spaces are components of the overall public realm and should be logically interconnected with other pedestrian spaces.

Policy CD 5.3: Streetscapes should provide continuity among adjacent uses through comprehensive sustainable landscape improvements, shade elements, decorative paving, street furniture, public art, and integrated infrastructure elements.

The large plaza areas along Earll Drive and Scottsdale Road provide an enhancement of the public sidewalks and create spaces where social interaction can occur at a modestly scaled level. The building masses adjacent to the plaza areas range in height from one to three stories. Through architectural articulation (such as the deeply recessed windows in the commercial frontage and the workout facility) and variety in wall colors there is a further enhancement of the human scale to these areas. In addition, there will be activity areas such as the indoor/outdoor pool raised four to five feet above the plaza level and the large windows into the gymnasium which will create more interest for the passerby. Lush landscaping separating the pedestrians from the street traffic, decorative paving in the plaza areas and outside furniture will further enhance these areas. Since this is the first redevelopment project in the immediate area we have provide the opportunity for future developments on adjacent properties to logically and simply interconnect with the pedestrian spaces along Scottsdale Road and Earll Drive of this development.

GOAL CD 6: INCORPORATE A REGIONAL LANDSCAPE PALETTE THAT COMPLEMENTS DOWNTOWN'S URBAN CHARACTER.

Policy CD 6.1: Downtown landscape elements should project a desert oasis design character, providing an abundance of shade, color, varied textures and forms.

Policy CD 6.2: Landscape materials should complement Downtown's built environment, land uses, and activities through the careful selection of plant materials with regard to scale, density, placement, and arrangement.

The subject property is currently occupied by three vacant buildings and a large expanse of paved asphalt parking areas. The proposed development will provide decorative paving of the plaza areas and the abundant use of a native landscape palette which will include a variety of large trees and shade structures for the building and the pedestrian plaza areas. An essential feature of the urban design character of this development is the landscape buffer between the

Yanta on Earll

automobile traffic and the sidewalk and pedestrian plaza areas. The landscape palette selected for these areas and for other landscaping on the property will provide a pleasing visual array of desert planting materials and colors as well as creating a strong functional context for shade and areas to sit and relax.

GOAL CD 7: THE EXTENT AND QUALITY OF LIGHTING SHOULD BE INTEGRALLY DESIGNED AS A PART OF THE BUILT ENVIRONMENT.

Policy CD 7.1: Achieve a balance between ambient light levels and designated lighting needs.

Policy CD 7.2: Encourage lighting that is energy efficient and designed to serve both pedestrian and vehicular travel for safety in public/private spaces.

It is the intent in the lighting design to create a comfortable residential quality to the development. Emphasis on indirect lighting and recessed downlights will play a dominant role in the lighting design for the project. At the same time safety concerns will dictate adequate levels of light throughout the plaza and entry areas. The same approach will be used to light the balcony areas through the use of recessed can lights. Low voltage landscape lighting will be used through the plaza areas. The older street lamps provided on the public areas will most likely be replaced by city approved lights of a more contemporary nature.

GOAL CD 8: IMPLEMENT HIGH QUALITY DESIGN IN DOWNTOWN ARCHITECTURE.

Policy CD 8.1: Encourage contemporary and historical interpretations of regional Southwestern Sonoran Desert architectural traditions.

Policy CD 8.2: Promote the "Scottsdale Sensitive Design Principles" in the creation of architecture in Downtown.

Policy CD 8.3: Promote the principles of design in the "Downtown Urban Design and Architectural Guidelines" in all Downtown development.

Policy CD 8.4: Emphasize thorough design review and management of the built environment to achieve the benefits of high quality design.

Policy CD 8.5: Encourage the integration of art into Downtown urban design and architecture.

The specific responses to the Sensitive Design Principles and the Downtown Urban Design and Architectural Guidelines have been addressed in subsequent sections of this narrative. The architectural motif of the proposed development is contemporary in nature but relies on the design principles inherent in the architecture of the Sonoran desert. This includes the use of deeply recessed balconies for the residential units as well as shade structures for all windows in the development. This theme is carried on in the spaces adjacent to the plaza area where the windows are again deeply recessed to provide protection from the Sonoran sun.

Yanta on Earll

GOAL CD 9: DEVELOPMENT SHOULD INCORPORATE SUSTAINABLE BUILDING PRACTICES AND PRODUCTS.

Policy CD 9.1: Development should strive to incorporate sustainable planning, design strategies, building techniques, and the use of durable indigenous materials, to minimize environmental and maintenance impacts, and endure over time.

Policy CD 9.2: Encourage green building design strategies such as building orientation, passive solar response, natural day lighting, passive cooling techniques, and the integration of regional plant materials.

Policy CD 9.3: Promote the use of energy efficient systems, construction methods, and alternative energy sources.

Policy CD 9.4: Encourage the extended life cycle of existing building stock through adaptive reuse.

The building will be constructed in accordance with the City adopted version of the International Building Code (IRC). The use of deeply recessed balconies in the residential units as well as the shade structures on all exterior windows provide a passive but effective approach to energy conservation. In addition the large exterior balconies become a positive extension to the interior rooms providing a larger sense of space without incurring higher energy costs. Exterior materials have been selected for durability and low maintenance over time.

Downtown Plan: Mobility

Policy M 1.3: Upgrade sidewalks and intersection to ensure continuity and consistency throughout Downtown. Improve pedestrian crossing facilities.

All existing sidewalks along Earll Drive and Scottsdale Road adjacent to the development will be replaced lush landscaping separating the pedestrians from the automobile traffic on Scottsdale Road and Earll Drive. There will be appropriate curb ramps at the intersection of the two streets and transition areas to the sidewalks in the adjacent developments to the north and west. In addition, the plaza areas will use a patterned paver designed to tie into the public sidewalks. Where appropriate, street lights and fire hydrants will be upgraded to current City standards.

Downtown Plan Urban Design & Architectural Guidelines Conformance

A. Site Development

A1 Relationship of New to Existing Development

The proposed development implements the guidelines for appropriate setbacks, stepbacks and height restrictions prescribed in the Downtown Plan. However, this proposal is the first new development within this area and, as such, will set a standard for what is to follow. Other nearby developments have taken a contemporary route in their designs. The proposed development will blend well with them while using some traditional forms to blend in with the character of the Downtown.

A2 Active Street Frontages

Active street frontages are provided along Scottsdale Road and Earll Drive. The commercial/retail space along Scottsdale Road and part of the Earll Drive frontage provide service facilities for the residents of the development and the surrounding community. Along Earll Drive there is a large, landscaped plaza with shaded street furniture as well as a slightly elevated indoor/outdoor pool area and a workout facility with large windows looking onto the plaza providing a sense of urban activity for the residents and the passerby.

A3 Courtyards and Passages

The proposed development provides a large plaza area surrounding the main entrance to the residential units on Earll Drive. Fronting on this plaza is a resort style pool elevated slightly above the plaza. In addition, each of the residential units has a large balcony promoting the use of the outside and further enhancing the connection to the urban context.

A4 Parking Facilities

The commercial/retail area is served by a grade level parking structure under the building. Parking for the residential units is provided in an underground garage. Each of these parking areas provides for ADA stalls as well as bicycle storage and motor cycle parking. Both parking facilities are accessed from Earll Drive.

A8 The Continuity of Street Spaces

The proposed development was designed to provide landscaped plazas along Earll Drive, the primary frontage, and along Scottsdale Road, the commercial/retail frontage. On both frontages the landscaping has been moved to the back of the curb. This creates larger plaza areas with a safer softer feel along both streets. In addition to the commercial/retail activity, the resort style pool and the workout facility contribute significantly to the streetscape. These exterior spaces along Earll Drive and Scottsdale Road are designed to the human scale through the use of reduced building massing, architectural articulation and setbacks and stepbacks as provided for in the Downtown Plan guidelines. Each of these features contributes to a higher quality pedestrian environment creating a more welcoming environment to the residents, visitors and passerbys.

A9 The Building Setback Zone

The proposed development provides strong articulated in both the horizontal and vertical planes. Additional, the vertical surfaces, through the use of various design elements such as awnings, deeply recessed balconies and a variety of textures and colors, create a well scaled pedestrian friendly zone along the buildings streetscape. The sidewalks are separated from the automobile traffic by wide planting areas with a carefully selected desert landscape palette to create visual variety and shade protection for the pedestrians. The patio/plaza areas between the sidewalks and the building are paved with textured, colored pavers broken up with intermittent planting areas and street furnishings as well as bike racks being provide for use of riders. All of these features combine to create a well scaled and pedestrian friendly environment.

Yanta on Earll

The City has created diverse palettes of street furnishings and drought tolerant landscaping. It is the developer's intent to work with these palettes to create a streetscape which will blend into the overall character developing along Scottsdale Road. Any existing 'birdcage' style light poles will be replaced with more contemporary fixtures. Downlighting in the soffits of the recessed windows in the commercial areas, lighting in the planting areas and the judicious use of bollard lights will help create a safe and comfortable pedestrian environment for both residents and walk by traffic.

B. Building Form

B1 Reduction of Apparent Size and Bulk

The building form for the proposed development provides a gateway into Downtown Scottsdale when approached from the south along Scottsdale Road. While the total development is five stories in height, its mass is significantly reduced by breaking the building facades into a number of smaller masses. At street level, the apparent mass along Earll Drive is reduced to a number of one, two and three story elements thus contributing strongly to the human scale. The façade of the building is highly articulated through the use of recessed balconies, windows which are provided with awnings for protection from the sun and deeply recessed storefronts along the commercial/retail frontage.

B2 Covered Walkways

The proposed development is providing significant continuous planting areas separating the pedestrian sidewalks from the street traffic. It is the intent to use large shade trees in these planting areas to provide pedestrians with a protected walkway along Scottsdale Road and Earll Drive. The shade trees along Earll Drive are along the southern edge of the property providing the maximum relief from morning, midday and afternoon sun.

C. Architectural Character

C1 Proportion and Scale

The massing of the proposed development conforms to the Downtown design guidelines. The architectural articulation of the reduced building masses further contributes to an overall reduction in building massing and providing a more human scale to the area.

C2 Building Materials and Architectural Detail

While designed in a contemporary context, the proposed development draws upon elements from the more traditional look and feel of Old Scottsdale. Its use of materials, architectural detailing are reflect of the mood created through the Downtown area. It is the blend of traditional and contemporary features that make the proposed development unique to the Downtown.

C3 Color and Texture

The colors selected for the buildings provide a fairly diverse range of muted tones compatible with the Downtown area. The majority of the building surface is painted a medium sage color with darker taupe accents used on the three story wings at either end of the development. The roof material is a standing seam metal roof in a light sage tone. As a contrast to these muted

Yanta on Earll

tones on the building mass the handrails are teal in color.

With the variety of colors used on the building proper and the articulation of the building through the use of recessed windows, balcony projections and awnings over all openings it is felt that the planar surfaces of the building should be a simple smooth stucco finish so as not to be in conflict with the architectural detailing and to provide a backdrop for the building articulation.

C4 Architectural Detail

As has been previously mentioned, the building is well articulated in the horizontal and vertical planes through the use of a variety of setbacks and stepbacks to create an overall sense of scale at the pedestrian level. To this articulation of the planar surfaces is added a significant amount of architectural detailing employing such features as deeply recessed balconies with the patios projecting several feet beyond the building face, metal awnings over all the glazing in the residential portion of the development and deeply recessed windows around the commercial frontage on Scottsdale Road and Earll Drive. In addition, the use on the sloping metal roof ties the various parts of the building into a coherent whole. A little bit of whimsy is added by using teal colored balcony railings.

D. Landscape Character

D1 Streets

As previously stated, the landscaping has been designed as a buffer between the automobile traffic and the pedestrian plazas. The street trees selected for the plaza area and along Scottsdale Road will provide additional shading (along with shade structures over plaza sitting areas) for the pedestrian traffic. They will be consistent with the Downtown Design Guidelines.

D2 Site Spaces

Through the setback and stepback requirements of the Downtown Design Guidelines the proposed development has a significant amount of plaza space at grade level. These spaces are well scaled for pedestrian use and are overlooked by the resort style pool and the workout area. The provision of lush curbside landscaping and plaza furniture will provide a further scaling down of the exterior spaces and create a high safety and comfort factor for the residents and pedestrians alike.

In the public spaces relating to the street and to the building, the raised planting areas along Scottsdale Road and Earll Drive will provide a buffer to the street traffic and create a shaded walkway space and sitting areas through the property. Again, the articulation in the horizontal plane of the building provides areas for street furnishings. This will be particular relevant along Scottsdale Road where the east exposure creates the opportunity for sitting areas shielded from the midday and afternoon sun.

D3 Plant Selection

Plant selection will include desert appropriate plants with low water usage that conform to the Downtown Design Guidelines. The selected trees and shrubbery will vary in scale depending on the spaces being defined and the size of plants required to achieve that goal. They will be selected to provide a year round color palette and a variety of textures.

5. Sensitive Design Principles Context

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

1. *The design character of any area should be enhanced and strengthened by new development. Building design should consider the distinctive qualities and character of the surrounding context and, as appropriate, incorporate those qualities in its design. Building design should be sensitive to the evolving context of an area.*

Much of the surrounding area is in need of revitalization. There are two new projects in close proximity to the subject property. We have considered the qualities of the surrounding context, both old and new, and have used building materials and landscape elements consistent with the evolving character of the area.

2. *Development, through appropriate siting and orientation of buildings, should recognize and preserve establish major vistas as well as protect natural features such as scenic views of the Sonoran desert and mountains.*

Through vertical stacking of units the development is sited to provide views of the mountains for the north and east facing units and views towards downtown Phoenix for the south and west facing units. Existing buildings in the area are primarily vacant, single story commercial buildings. The development minimizes its profile to preserve any potential vistas from the surrounding properties.

3. *Development should be sensitive to existing topography and landscaping. A design should respond to the unique terrain of the site by blending with the natural shape and texture of the land while minimizing disturbances to the natural environment*

The site for the proposed development contains three empty buildings. The remainder of the site is paved parking area with no existing landscaping.

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

The site contains three vacant buildings and paved parking areas.

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

The design of the streetscapes of the proposed development will use building setbacks to create plaza areas, a variety of paving and landscape materials to define exterior spaces and contribute to the overall identity of the project within the existing community. Most significant in the design of the street level plaza areas has been the location of the landscape buffer between the actual street and the plaza areas.

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

The proposed development is on the bus and trolley lines and within walking distance or short bicycle rides of the entertainment and cultural district of the Downtown as well as being an easy walk or ride to major employers in the area. The plaza and pool area are positioned so as to encourage interaction with the community.

7. *Development should show consideration for the pedestrian by providing landscaping and shade elements as well as inviting access connections to adjacent developments. Design elements should be included to reflect a human scale, such as the use of shelter and shade and a variety of building masses.*

The proposed development uses a variety of lower building masses and architectural techniques to create a more human scale to the pedestrian environment. The use of entry canopies and landscape elements such as various textures to the plaza paving further enhance the human scale around the buildings. Consideration for the pedestrian is a main consideration in providing the landscaped buffer between the streets and the plaza.

8. *Buildings should be designed with a logical hierarchy of masses to control the visual impact of the building's height and size and to highlight important building volumes and features such as the building entry.*

The proposed development utilizes a variety of architectural techniques to play down the mass of the building. These include deep recesses along the ground floor, a variety of setbacks and stepbacks to reduce building mass and recessed balconies and awnings over all windows to provide shade and shadow articulation to the elevations. The use of several colors on the exterior further enhances and controls the impact of the building height and size.

9. *The design of the built environment should respond to the desert environment.*
 - *Interior spaces should be extended into the outdoors both physically and visually*
 - *Materials with colors and coarse textures associated with this region should be utilized*
 - *A variety of textures and natural materials should be used to provide visual interest and richness, particularly at the pedestrian level. Materials should be used honestly and reflect their inherent qualities.*
 - *Features such as shade structures, deep roof overhangs and recessed windows should be incorporated.*

Yanta on Earll

Each of the units within the proposed development has large patio doors and windows opening out to very large exterior balconies providing very useable outside space to encourage an indoor/outdoor environment. As protection against the desert sun the balconies are well recessed into the building façade and all the windows are provided with shade structures to minimize the penetration of direct sunlight into the units. On the ground floor level an indoor/outdoor pool is provided for use of the residents. As well, the windows to the commercial space and the workout facility are deeply recessed to provide further protection from the desert sun.

10. *Developments should strive to incorporate sustainable and healthy building practices and products. Design strategies and building techniques which minimize environmental impact, reduce energy consumption and endure over time should be utilized.*

The proposed development will use buildings practices and products that promote sustainable practices and help minimize resource consumption and environmental impact. Specifically, the use of shade structures on all exterior windows and the recessing of the balconies are examples of an energy conserving approach to the building design.

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

The plaza areas and all public spaces of the proposed development will utilize indigenous landscape materials that compliment the built environment and are compatible with the surrounding community.

12. *Site design should incorporate techniques for efficient water use by providing desert adapted landscaping and preserving native plants. Water as a landscape element should be used judiciously. Water features should be placed in locations with high pedestrian activity.*

The proposed development will utilize landscape materials and design to minimize water consumption. No water features are planned for the project.

13. *The extent and quality of lighting should be integrally designed as part of the built environment. A balance should occur between the ambient light levels and designated focal lighting needs. Lighting should be designed to minimize glare and invasive overflow, to conserve energy and to reflect the character of the area.*

The design of the lighting for the proposed development will provide a balance of focal lighting in areas such as the main entrance to the residential units and ambient lighting through the rest of the project. Lighting levels will be designed to minimize glare and overspill while maintaining a secure environment for the residents and pedestrians and respecting the character of the built environment.

14. *Signage should consider the distinctive qualities and character of the surrounding context in terms of size, color, location and illumination. Signage should be designed to be complimentary to the architecture,*

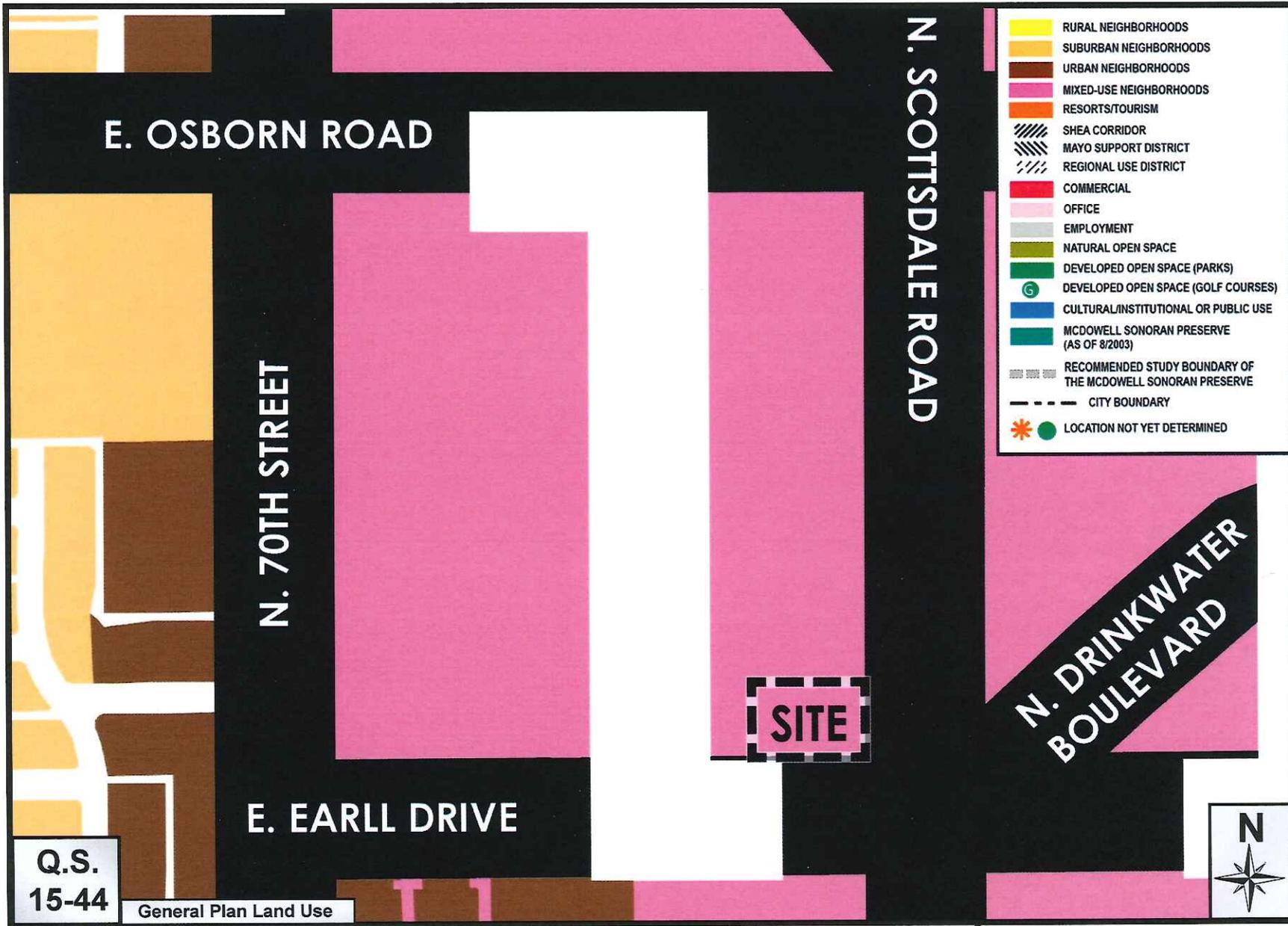
Yanta on Earll

landscaping and design theme for the site with due consideration for visibility and legibility.

The signage for the proposed development will be designed to be unobtrusive in terms of size, location and lighting levels while still maintaining legibility and visibility.

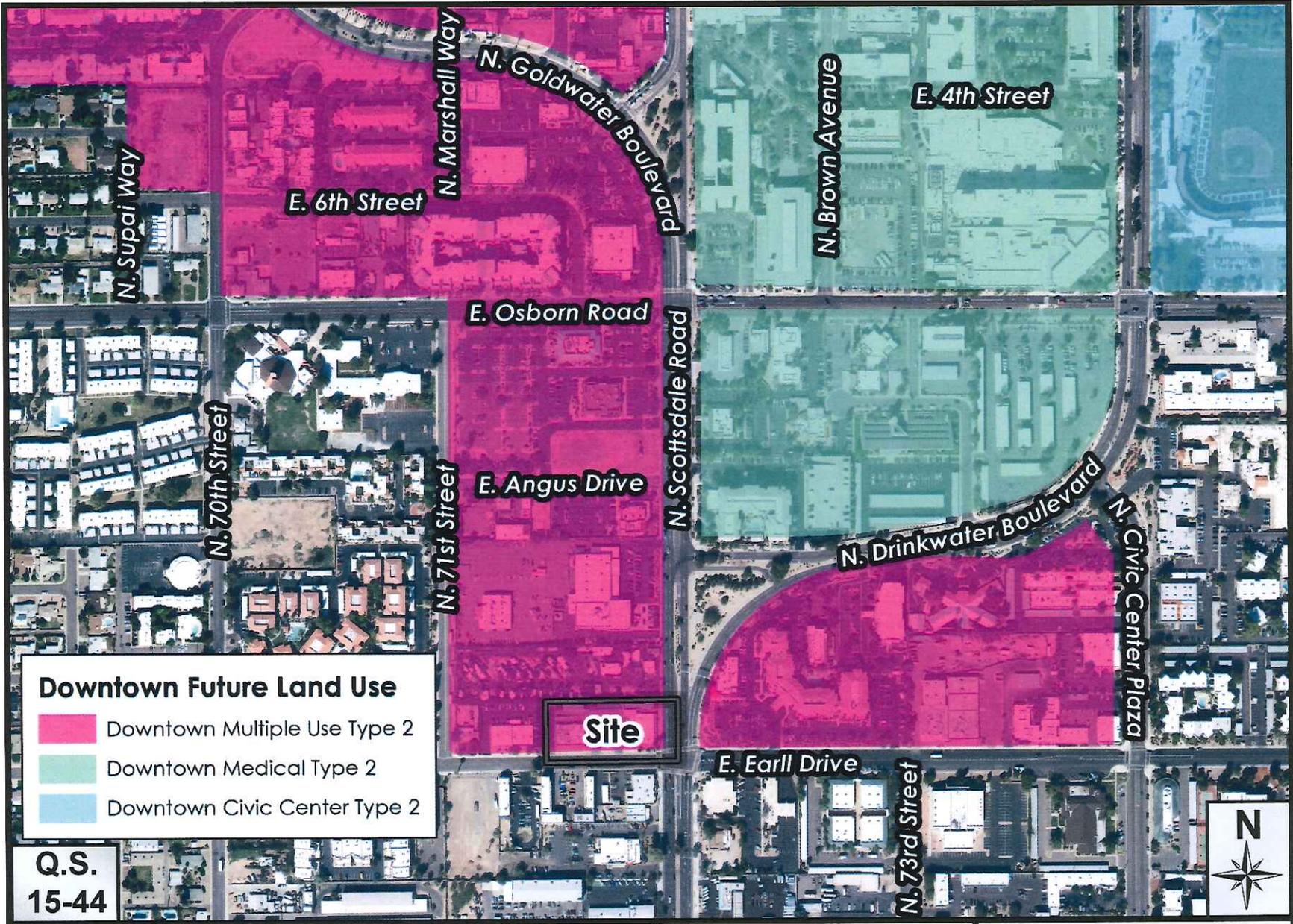
Conclusion

The proposed development is situated on the southern boundary of the Downtown Plan. As such, rather than be relegated to the backseat in terms of its position within the Plan, it assumes a greater meaning as the southern entry point to the Downtown along Scottsdale Road, a major north/south arterial through the Downtown. The redevelopment and revitalization of the area around the proposed development will not happen overnight but the beginning of the fulfillment of the goals and objectives of the Downtown Plan in this southern quadrant can be achieved with the implementation of the proposed development. As future development happens in this area, the linkages to the support services and employment opportunities found within the Downtown core will only contribute to the success of this initial development project.



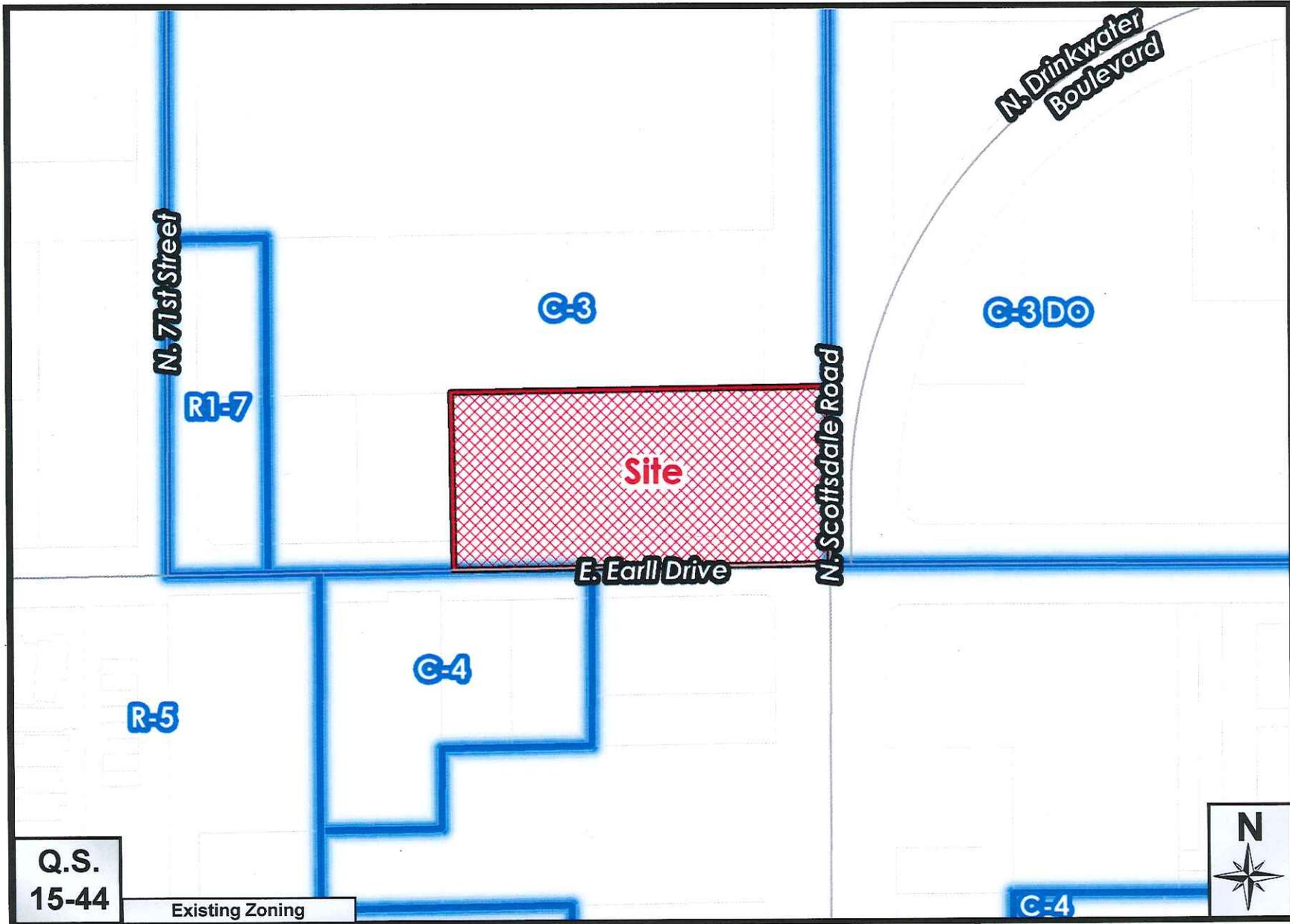
L'Esperance

13-ZN-2016



L'Esperance

13-ZN-2016

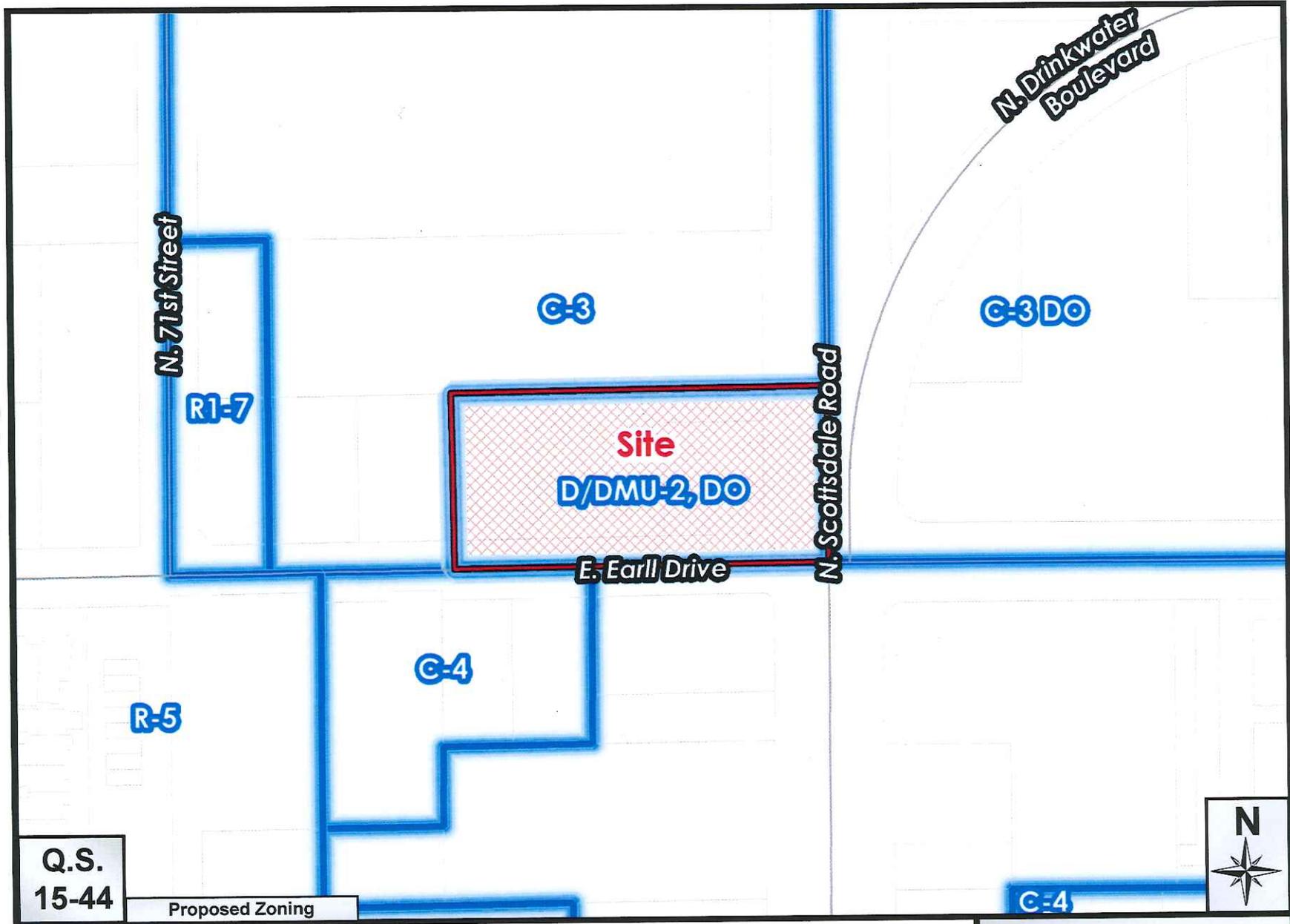


Q.S.
15-44

Existing Zoning

L'Esperance

13-ZN-2016



Q.S.
15-44

Proposed Zoning

L'Esperance

13-ZN-2016



NORTH ELEVATION

SCALE: 1" = 10'



SOUTH ELEVATION

SCALE: 1" = 10'

ENTRANCE TO
LOWER LEVEL
PARKING

TOP OF PARAPET

ENTRANCE TO GRADE
LEVEL PARKING

PLAN SCALE

0' 10' 20' 30'

ATTACHMENT #8

WARD
JS, Inc.

3264
12
yodesigns.com

REVISION DESCRIPTION	ISSUED / APPROVAL / DATE
A	
B	
1	
2	
3	
4	
5	

DATE
SEPTEMBER 22, 2011
DESIGNED BY
HWD
APPROVED BY
HWD
SCALE
1" = 10'

DRAWING TITLE

BUILDING ELEVATION
NORTH AND SOUTH ELEVATIONS

L'Esperance
NWC - SCOTTSDALE RD. & EARLL DRIVE
SCOTTSDALE, AZ.

SHEET No.

A3.0

13-ZN-2016
8/24/2016



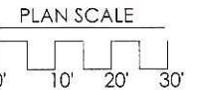
NORTH ELEVATION

SCALE: 1" = 10'



SOUTH ELEVATION

SCALE: 1" = 10'



**HOMeward
DESIGNS, Inc.**

204 6th St.
Lynden, WA, 98264
Ph: (360) 318-1912
WEB: homewarddesigns.com

REVISION DESCRIPTION	ISSUED / APPROVAL / DATE
A	
B	
1	
2	
3	
4	
5	

DATE: SEPTEMBER 22, 2011
 DRAWN BY: HWD
 APPROVED BY: HWD
 SCALE: 1" = 10'

DRAWING TITLE
**BUILDING ELEVATION
 NORTH AND SOUTH ELEVATIONS**

L'Esperance
 NWC - SCOTTSDALE RD. & EARLL DRIVE
 SCOTTSDALE, AZ.

SHEET No.
A3.0

**13-ZN-2016
 8/24/2016**



EAST ELEVATION

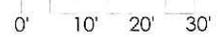
SCALE: 1" = 10'



WEST ELEVATION

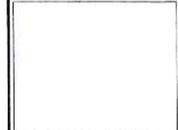
SCALE: 1" = 10'

PLAN SCALE



HOMEWARD
DESIGNS, Inc.

204 6th St.
Sydney, WA, 98264
Ph: (360) 318-1912
WEB: homewarddesigns.com



REVISION DESCRIPTION	ISSUED / APPROVAL / DATE
A	
B	
1	
2	
3	
4	
5	

DATE
SEPTEMBER 22, 2011
DRAWN BY
HWD
APPROVED BY
HWD
SCALE
1" = 10'

DRAWING TITLE

BUILDING ELEVATION
EAST AND WEST ELEVATIONS

L'Esperance
NWC - SCOTTSDALE RD. & EARLL DRIVE
SCOTTSDALE, AZ.

SHEET No.
A3.1

13-ZN-2016
8/24/2016



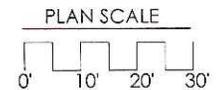
EAST ELEVATION

SCALE: 1" = 10'



WEST ELEVATION

SCALE: 1" = 10'



HOMeward
DESIGNS, Inc.

204 6th ST.
Lynden, WA, 98264
Ph: (360) 318-1912
WEB: homewardesigns.com

REVISION DESCRIPTION	REVISION / APPROVAL / DATE
A	
B	
1	
2	
3	
4	
5	

DATE:
SEPTEMBER 22, 2011
DRAWN BY:
HWD
APPROVED BY:
HWD
SCALE:
1" = 10'

DRAWING TITLE
BUILDING ELEVATION
EAST AND WEST ELEVATIONS

L'Esperance
NWC - SCOTTSDALE RD. & EARLL DRIVE
SCOTTSDALE, AZ.

SHEET No.

A3.1

13-ZN-2016
8/24/2016



ATTACHMENT #9

STUDIO LLC

13-ZN-2016
8/24/2016

Case Number 501 – PA – 2015

Project Location NWC East Earll Drive and North Scottsdale Road

Citizens' Review Report

On March 10th, 2016 a letter of notification was sent out to all property owners within a 750 radius of the subject property and to other interested parties on a list provided by the City of Scottsdale. A copy of the letter is attached to this report as is a map showing the impacted area, a list of property owners living within a 750 foot radius of the subject property and a list of other interested parties. The letter notified the recipients that there would be an open house at the Civic Center Library on March 24th, 2016 between 6:00 pm and 8:00 pm.

Additionally, on March 14th, 2016 the site was posted with a notification sign as required by the City of Scottsdale indicating the nature of the proposed development and the time and place of the open house meeting. A notarized Affidavit of Posting is attached to this report.

On Thursday, March 24th, 2016 Craig Waddell held an Open House at the Civic Center Library. At the meeting he presented drawings and renderings of the proposed development. Five local property owners showed up and their names appear on the sign in sheet attached hereto. All five expressed positive comments on the proposed development noting that the property had been an eyesore and in a state of disrepair for many years. The view was expressed by two of the respondents that they wished we would expand the development to include additional rundown properties. No negative comments were expressed by this group.

A sixth individual visited the open house. He declined to sign in. He stated quite emphatically that the development had closed off a road providing one on the accesses to his property. I believe he was referring to the proposed development on the US Egg property. He also was very emphatic that the economics of the project would never work. The applicant clarified for him that he was talking about a different project and declined to get into a further discussion on the economics of the proposed project.

At 8:00 pm, there being no more visitors, the Neighborhood Open House was ended.

ATTACHMENT #10

13-ZN-2016
5/4/2016

March ?????

2012 EVANS FAMILY TRUST
2231 FRANCISCO ST
SAN FRANCISCO, CA 94123

Dear Sir or Madam,

RE: Northwest corner of Scottsdale Road and Earll Drive
City of Scottsdale Case File Number: 501-PA-2015

The purpose of this letter is to provide you with information regarding a proposed Zoning District Map Amendment (re-zoning) of the property on the northwest corner of North Scottsdale Road and East Earll Drive, and to give you notice of an open house neighborhood meeting to discuss the proposed development.

Description of the Project

The subject property consists of two commercial zoned properties. Parcel No. 1 is 3126 North Scottsdale Road and contains 38,161 sq. ft. (0.876 acres) net. Parcel No. 2 is 7134 East Earll Drive and contains 15,627 sq. ft. (0.359 acres) net. The combined area is 53,788 sq. ft. (1.235 acres) net.

The properties contain four vacant commercial buildings. There is no existing commercial value to the existing buildings and the total property is currently under-utilized. It is poised for redevelopment into a use compatible with the Downtown Plan.

The property is currently zoned C-3, Highway Commercial. The proposed re-zoning of the property would be a change of zoning to Downtown/Downtown Multiple Use – Type 2, Downtown Overlay (D/DMU-2, DO).

The project is planned as a mixed use development which will include 81 apartments and approximately 5,225 sq. ft. of storefront commercial/retail space. The residential units will be contained in a four story structure sitting atop the commercial/retail space, common amenity facilities and covered parking. All parking for the development will be under cover with the parking for the commercial/retail located at grade under the building and the residential parking in underground facilities. Both are accessed from East Earll Drive.

The proposed development sits on the southern boundary of the Downtown Plan. As such, it forms a gateway into the Downtown core of Scottsdale for anyone approaching from the south. The goal of the development is to help promote the rejuvenation of Downtown Scottsdale with pedestrian friendly residential and commercial uses to

support the civic and business uses in the area. It will add to the growing list of housing options available in this area and contribute to the repopulation of the downtown core of Scottsdale.

The planning and architecture of the proposed project are based on the Downtown Urban Design and Architectural Guidelines and the Sensitive Design Principles. While it has a contemporary feel to it, the building also employs architectural features found in the area to create a strong bond with the community. Large outdoor spaces, both public and private, are provided for the use of the residents and the passerby and to integrate the building into the surrounding context.

The proposed development will provide a strong contribution towards the revitalization of this area and the realization of the goals of the Downtown Plan.

Open House Neighborhood Meeting

There will be a Neighborhood Open House to review and discuss the proposed development with the surrounding community.

- o Time: 6:00 pm to 8:00 pm
- o Date: Thursday, March 24th, 2016
- o Civic Center Library
3839 Drinkwater Blvd
Scottsdale, AZ

Contact Information

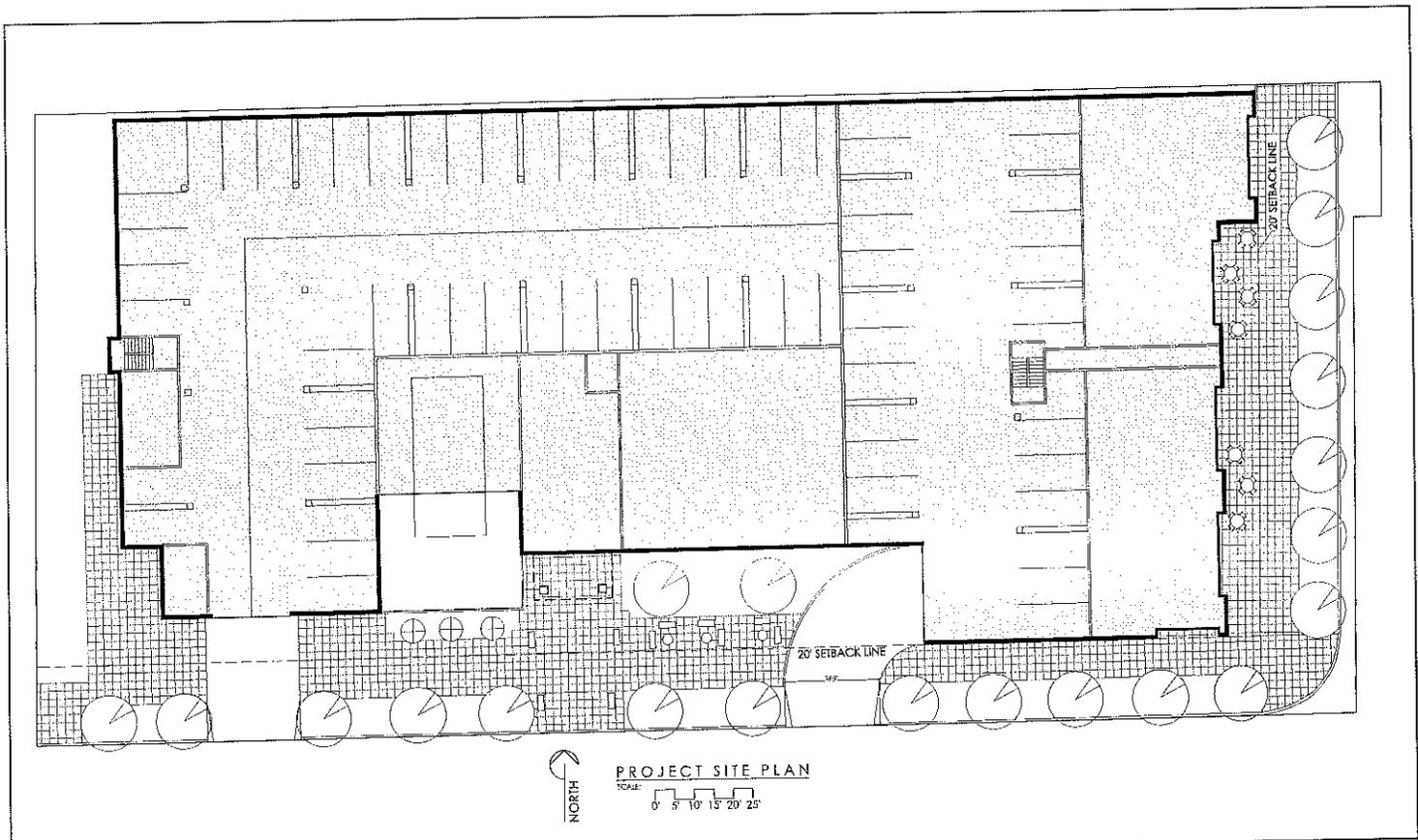
Applicant: Craig Waddell
Cypress Developments, LLC
Telephone: 602-620-4561
Email: craig@cypinv.com

City of Scottsdale
City website: www.ScottsdaleAZ.gov

Staff Contact: Dan Symer, Senior Planner
Telephone: 480-312-4218
Email: dsymer@ScottsdaleAZ.gov

Yours sincerely

J. Craig Waddell
for Yenta on Earll LLC



**HOMeward
DESIGNS, Inc.**

204 # 355
11000 N.W. 18264
P.O. # 40318-1712
WEB: homewarddesigns.com

REVISIONS	DATE / APPROVAL
1	02/14
2	
3	
4	
5	

DATE	SEPTEMBER 22, 2015
DESIGNER	
HW	
PROJECT	
HW	
SCALE	
NOT TO SCALE	

DRAWING TITLE
SITE PLAN

L'Esperance
NWC - SCOTTSDALE RD. & EARLL DRIVE
SCOTTSDALE, AZ.

SHEET No.
A1.0

SIGN IN SHEET

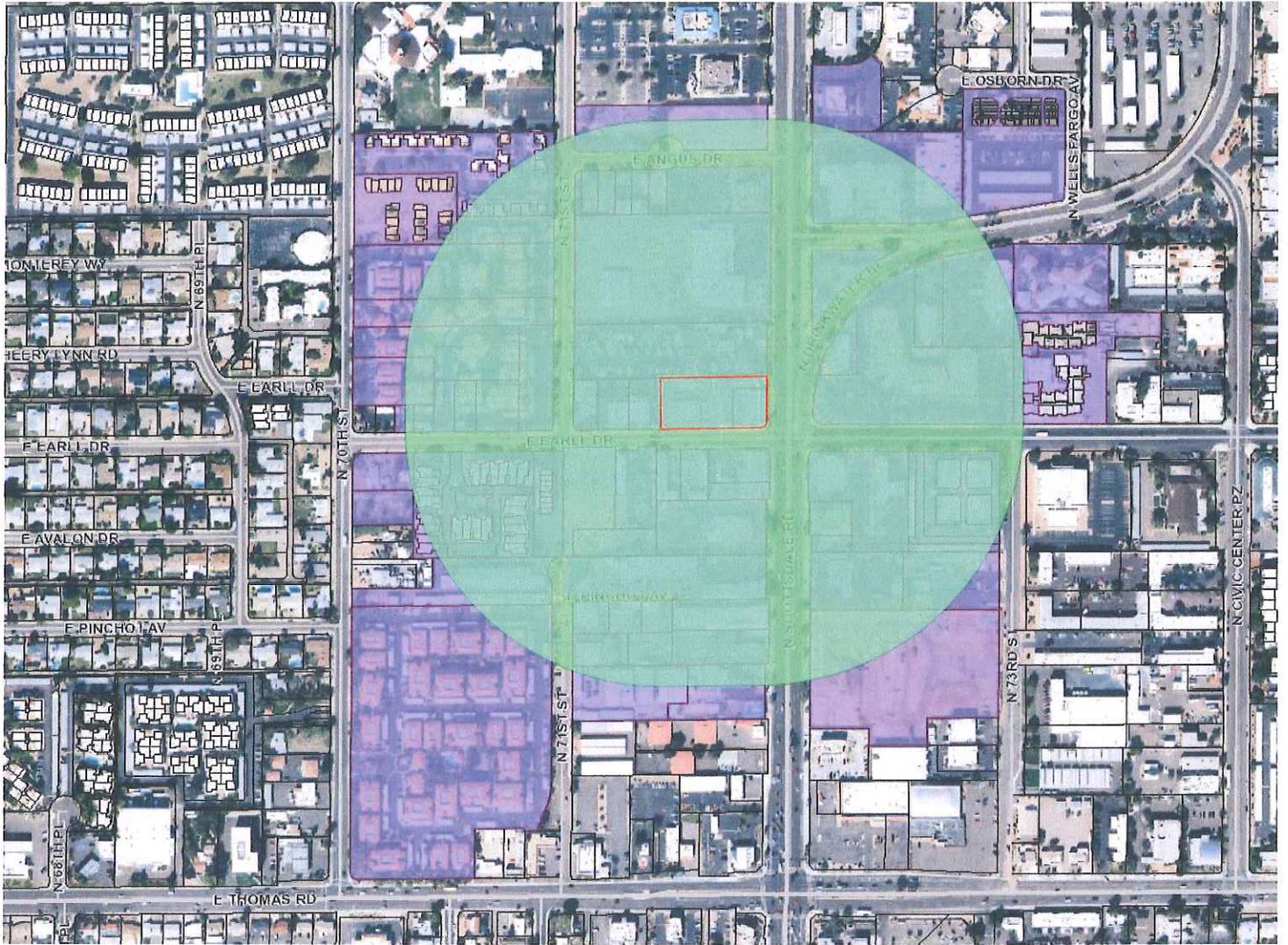
Case Number

501 - PA - 2015

Location

NWC North Scottsdale Road & East Earl Drive

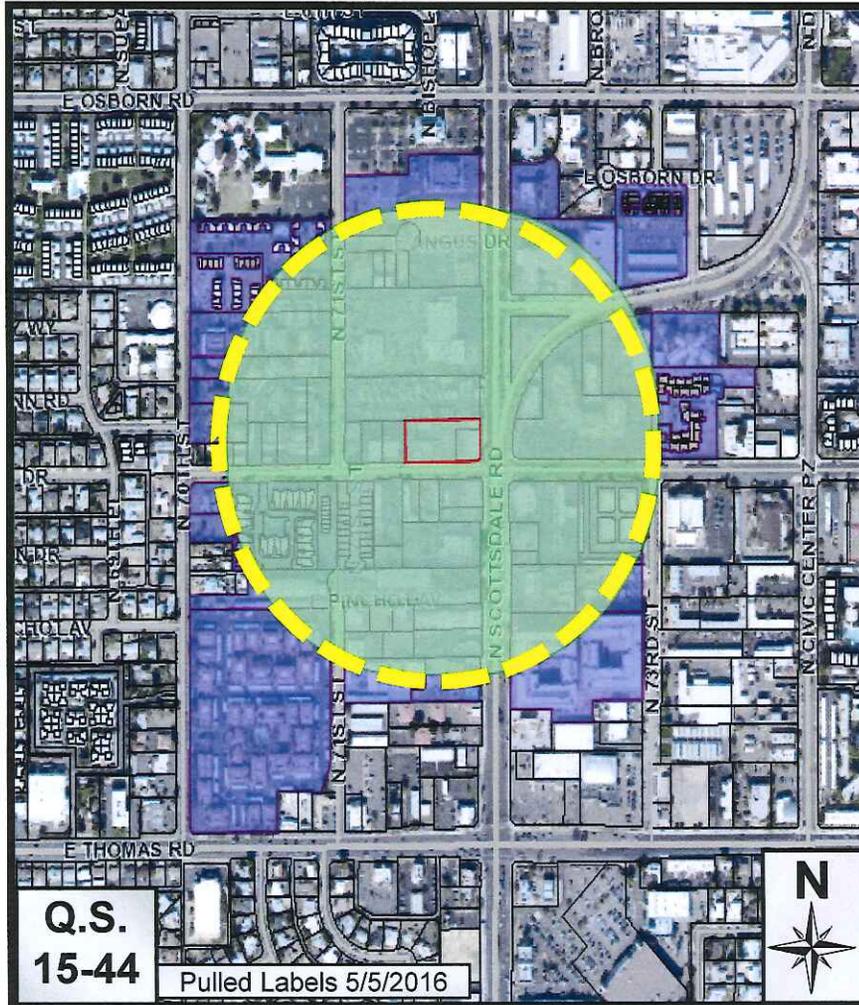
Date	Name (Person, Organization, etc) & Address
3/24	XXXX XHKROG@cox.net SHARON HIX PUEBLO VERDE CONDOS 7021 E EARL DR
3/24	Brenda Flynn Pueblo Verde Condos 7021 E. EARL DR.
3/24	Jim H. Hackley 7021 Earl Dr.
	→ bflynn11@cox.net
3-24	Goberda & Evans Rust



13-ZN-2016
5/4/2016

City Notifications – Mailing List Selection Map

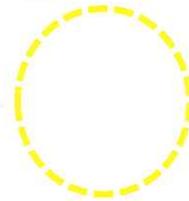
ATTACHMENT #11



Map Legend:



Site Boundary



Properties within 750-foot
146 Postcards

Additional Notifications:

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

Q.S.
15-44

Pulled Labels 5/5/2016



L'Esperance

13-ZN-2016