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**Marked Agendas**  
**Approved Minutes**  
**Approved Reports**

**The December 17, 2015  
Development Review Board  
Meeting Agenda and  
Minutes can be found at**

**<http://www.scottsdaleaz.gov/boards/development-review-board>**

# CITY COUNCIL REPORT



Meeting Date: February 9, 2016  
General Plan Element: *Character and Design*  
General Plan Goal: *Determine the appropriateness of all development in terms of community goals, surrounding area character, and the specific context of the surrounding neighborhood.*

## ACTION

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Gallery  
4-PP-2015

### Request to consider the following:

1. Approval of a final plat for an 18-lot residential subdivision on an approximately 1.1-acre site located at 3126 N. 71<sup>st</sup> Street, with Multiple-family Residential (R-5) zoning.

### Key Items for Consideration

- Development Review Board heard this case on December 17, 2015 and recommended approval with a 7-0 vote.

## OWNER

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Mockingbird Group, LLC  
480-390-8466

## ARCHITECT/DESIGNER

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LVA Urban Design Studio, LLC  
480-994-0994

## ENGINEER

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Hoskin Ryan Consultants  
602-252-8384

## APPLICANT CONTACT

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Alex Stedman  
LVA Urban Design Studio, LLC  
480-994-0994

## **BACKGROUND**

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### **Zoning**

This site is currently zoned Multiple-family Residential (R-5). The R-5 zoning district is intended for development of multiple-family residential and allows a high density of population with a proportional increase in amenities as the density rises. The district is residential in character and promotes a high quality environment through aesthetically oriented property development standards.

### **Context**

The property is located on the south side of E. Earll Drive approximately 520 feet west of the intersection of E. Earll Drive and N. Scottsdale Road. The site is surrounded by a mix of uses including multi-family residential, general office and automotive repair uses.

### **Adjacent Uses and Zoning**

- North: E. Earll Drive abuts the property to the north. An existing single-family residence and small office building are located farther north in the Single-family Residential (R1-7) and Highway Commercial (C-3) zoning districts, respectively.
- South: An existing automotive repair use is located south of the site in the Highway Commercial (C-3) and General Commercial (C-4) zoning districts.
- East: An existing automotive repair use and parking lot are located east of the site in the Highway Commercial (C-3) and General Commercial (C-4) zoning districts.
- West: An existing multi-family residential development is located west of the site in the Multiple-family Residential (R-5) zoning district.

### **Other Related Policies, References:**

- Land Division Ordinance
- Zoning Ordinance and Development Review Board Criteria
- Sensitive Design Principles
- 3-GP-2015 – recently-approved General Plan Amendment to Urban Neighborhoods
- 12-ZN-2015 – recently-approved zoning district map amendment from C-3 zoning to R-5 zoning
- 6-AB-2015 – companion abandonment case for the site to abandon a 30-foot-wide roadway easement

## **DEVELOPMENT PROPOSAL**

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### **Goal/Purpose of Request**

The applicant's request is for approval of a final plat for an 18-lot residential subdivision on approximately 1.1 acres, located on the south side of E. Earll Drive approximately 520 feet west of the intersection of E. Earll Drive and N. Scottsdale Road, with Multiple-family Residential (R-5) zoning.

### **Development Information**

- Existing Use: Vacant, non-developed

• Proposed Use:	Residential
• Buildings/Description:	18 single-family townhomes
• Parcel Size:	46,800 square feet / 1.2 gross acres / 1.1 net acres
• Building Height Allowed:	36 feet
• Building Height Proposed:	Maximum 36 feet
• Parking Required:	36 spaces
• Parking Provided:	36 spaces
• Open Space Required:	10,296 square feet / 0.24 acres
• Open Space Provided:	15,763 square feet / 0.36 acres
• Density Allowed:	Maximum of 23 dwelling units per acre
• Density Allowed (case):	15 dwelling units per acre (12-ZN-2015)
• Density Proposed:	15 dwelling units per acre
• Number of Lots Allowed:	18 lots
• Number of Lots Proposed:	18 lots

## **IMPACT ANALYSIS**

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### **Plat**

The proposed subdivision has been designed to meet all applicable city requirements, including access and utility service. The lots have been designed with 20 feet minimum width and minimum area of 1,000 square feet. A new private street tract will be dedicated in the center of the subdivision to serve the 18 lots. A nearly 40-foot-wide open space area will be provided between the lot nearest to E. Earll Drive and the street, which will also contain a large portion of the site requirement for frontage open space. A hammerhead turn-around has been provided at the terminus of the street tract to allow service and emergency vehicle maneuver within the site.

### **Traffic**

Access will be provided to the 18 lots via a new private street tract located in the center of the subdivision. The street will access E. Earll Drive between N. Scottsdale Road and N. 71<sup>st</sup> Street. The existing street network has been designed to accommodate anticipated traffic that will be generated by this subdivision.

### **Water/Sewer**

The developer is responsible for new water and sewer service infrastructure to the site, and there are no anticipated impacts.

### **Public Safety**

There are no adverse impacts to police and fire services anticipated from the proposed subdivision. Fire facilities exist on E. Indian School Road between N. 75<sup>th</sup> Street and N. Miller Road, and emergency access will be provided on the new street for the subdivision.

### **School District Comments/Review**

The Scottsdale Unified School District was notified of this application, and has responded that there are adequate public school facilities to accommodate the proposed subdivision.

### **Open Space**

The site is required to provide a minimum of 10,296 square feet of open space in common areas around the development. The proposal identifies a minimum of 15,763 square feet of common open space for the project. In addition to the common open space, the project is also required to provide a minimum of 5% of each unit size as private outdoor living space to be provided adjacent to each unit, which the proposal is providing. A large frontage open space of 5,750 square feet is located along E. Earll Drive to provide a buffer from the nearest unit to the street and to provide a landscape setting for the new development.

### **Community Involvement**

Surrounding property owners have been notified and the site has been posted. Other than general inquiries, there have been no comments regarding the proposed subdivision.

### **Policy Implications**

This final plat is consistent in density previously approved in the zoning map amendment case. All stipulations and ordinance requirements have been addressed. Approval of this request will enable the final plat to be recorded, establishing the lots.

## **OTHER BOARDS & COMMISSIONS**

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### **Development Review Board**

Development Review Board heard this case as a preliminary plat request on December 17, 2015 and recommended approval with a 7-0 vote.

### **Staff Recommendation to Development Review Board**

Staff recommended that the Development Review Board approve the Gallery preliminary plat per the attached stipulations, finding that the provisions of the Land Division Ordinance and the Development Review Board Criteria have been met.

## **RECOMMENDATION**

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### **Recommended Approach:**

City Council approve final plat for The Gallery subdivision.

## **RESPONSIBLE DEPARTMENT**

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### **Planning and Development Services**

Current Planning Services


### **STAFF CONTACT**

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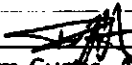
Brad Carr, AICP, LEED-AP  
Senior Planner  
480-312-7713

**APPROVED BY**

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Brad Carr, AICP, LEED-AP, Report Author  
480-312-7713, bcarr@scottsdaleaz.gov

1.21.2016  
Date

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

1/25/2016  
Date

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

1/25/16  
Date

**ATTACHMENTS**

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1. Preliminary Plat
2. Final Plat
3. Context Aerial
4. December 17, 2015 Development Review Board Minutes

# PRELIMINARY PLAT FOR GALLERY

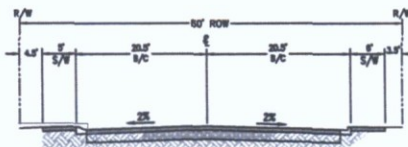
A PORTION OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 2 NORTH, RANGE 4  
EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

## NOTES

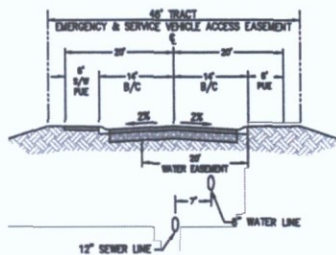
1. A 6" P.U.E. WILL BE PROVIDED ON THE EAST AND WEST SIDES OF THE STREET.
2. ALL STREETS ARE PRIVATE.
3. ALL STREETS AND TRACTS WILL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION IN ACCORDANCE WITH APPLICABLE RECORDED RESTRICTIONS, DEVELOPMENT AGREEMENT AND STIPULATIONS.

## SITE DATA

EXISTING ZONING C-4  
GROSS ACREAGE 1.2 AC  
NET ACREAGE 1.1 AC  
YIELD 10 LOTS  
DENSITY 15 UNITS/AC  
MIN. LOT SIZE 0.023 AC  
AVG. LOT SIZE 0.058 AC

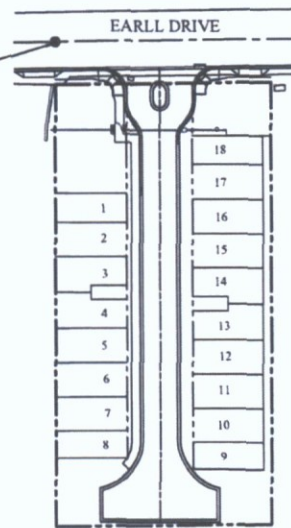


EARLL DRIVE  
LOOKING EAST  
N.T.S.



TYPICAL - PRIVATE  
STREET CLASSIFICATION  
LOOKING NORTH  
N.T.S.

FOUND PK. NAIL, SOUTH QUARTER OF EARLL DRIVE  
AND 750' DRIVE 0.10' EAST (ACCEPTED)



## SETBACK TABLE

ZONING	MIN LOT SIZE SQFT	FRONT YARD SETBACK	SIDE YARD SETBACK	REAR YARD SETBACK	MINIMUM PERIMETER SETBACK	BUILDING SEPERATION	BUILDING HEIGHT
C-4	1000	N/A	0'	0'	0'	10'	36'

## TRACT AREAS

TRACT	LAND USE	AREA (SF)	AREA (AC)
A	ROADWAY, DRAINAGE, UTILITY	15,493	0.358
B	OPEN SPACE	3913	0.091
C	OPEN SPACE	1940	0.045
D	OPEN SPACE	250	0.006
E	OPEN SPACE	250	0.006
F	OPEN SPACE	4850	0.111
TOTAL		25,896	0.594

## LOT AREAS

LOT	AREA (SF)	AREA (AC)
1	1000	0.023
2	1200	0.028
3	1125	0.026
4	1125	0.026
5	1200	0.028
6	1200	0.028
7	1200	0.028
8	1000	0.023
9	1000	0.023
10	1200	0.028
11	1200	0.028
12	1200	0.028
13	1125	0.026
14	1125	0.026
15	1200	0.028
16	1200	0.028
17	1200	0.028
18	1000	0.023
LOT AREA TOTAL	20,500	0.471



FOUND CITY OF SCOTTSDALE BRASS CAP IN HANDHOLE, NORTHEAST CORNER OF SE1/4, SECTION 27, T2N, R4E, INTERSECTION OF EARLL DRIVE AND SCOTTSDALE ROAD

## OWNER/DEVELOPER

K HOWANIAN GREAT WESTERN HOMES  
20030 N. 24TH PARKWAY, SUITE 200  
PHOENIX, ARIZONA 85020  
CONTACT: CHUCK CHESLUM

## LAND PLANNER / LANDSCAPE ARCHITECT

LVA URBAN DESIGN STUDIO  
120 S. ASH AVE., #201  
TEMPE, ARIZONA 85281  
TEL: (480) 944-0894  
FAX: (480) 944-7332  
CONTACT: ALEX STEDMAN

## ENGINEER

HOSKIN RYAN CONSULTANTS, INC.  
8245 N. 24TH PARKWAY, SUITE 100  
PHOENIX, ARIZONA 85028  
TEL: (602) 252-8394  
FAX: (602) 252-8398  
CONTACT: PAUL M. HAAS, P.E.  
EMAIL: HAAS@HOSKINRYAN.COM

## BENCHMARK

CITY OF SCOTTSDALE BRASS CAP IN  
HANDHOLE, 0.70' BELOW PAVEMENT,  
SCOTTSDALE BENCHMARK #4274,  
INTERSECTION OF 60TH STREET AND OSBORNE  
ROAD, CENTER OF SECTION 27, T2N, R4E  
ELEVATION= 1255.75 (NAVD 88)

## SHEET INDEX

NO	DESCRIPTION
1	COVER SHEET
2	PRELIMINARY GRADING & DRAINAGE PLAN
3	PRELIMINARY UTILITY PLAN

## UTILITIES

WATER CITY OF SCOTTSDALE  
SEWER CITY OF SCOTTSDALE  
FIRE PROTECTION CITY OF SCOTTSDALE  
WASTE DISPOSAL CITY OF SCOTTSDALE  
ELECTRIC ARIZONA PUBLIC SERVICE  
TELEPHONE SOUTHWEST GAS COMPANY  
GAS SOUTHWEST GAS COMPANY  
CITY COR COMMUNICATIONS

Hoskin•Ryan Consultants, Inc.  
creative engineering solutions

6045 N. 24th Parkway Suite #100 Phoenix, AZ 85018  
Office (602) 252-8394 | Fax (602) 252-8395 | www.hoskinryan.com

REVISIONS

GALLERY

COVER SHEET

Land Planning • Hydrology • Land Development • Civil Infrastructure • Surveying



DESIGNED	PMH/AC
DRAWN	AC
CHECKED	PMH
IN CHARGE	PMH
SHEET	1 OF 3
PROJECT NO.	15-015-02



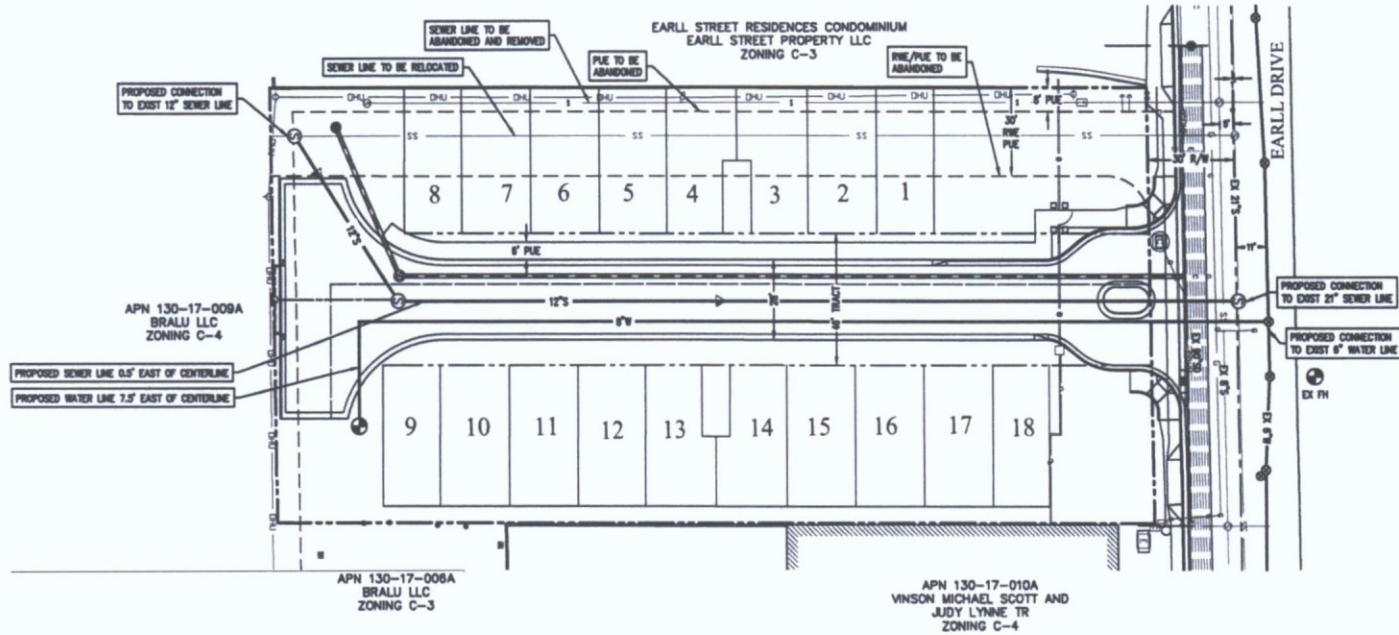
15-015-02 PRELIMINARY GRADING & DRAINAGE PLAN

ATTACHMENT #1

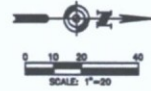
4-PP-2015  
11/17/15

4-PP-2015  
11/17/15

4-PP-2015  
11/17/15



LEGEND			
---	PARCEL BOUNDARY	TYP	TYPICAL
---	ROADWAY CENTERLINE	R/W	RIGHT-OF-WAY
---	TRACT "A" ROADWAY LINE	PUE	PUBLIC UTILITY EASEMENT
---	PROPOSED EASEMENT	S/W	SIDEWALK
---	CENTERLINE	ESMT	EASEMENT
---	WATER LINE	B/C	BACK OF CURB
---	SEWER LINE	C	CONCRETE
⊕	FIRE HYDRANT	FG	FRESH GRADE
⊙	VALVE	NG	NATURAL GROUND
⊙	MANHOLE	P	PAVEMENT
→	EXISTING STREET FLOW DIRECTION	TC	TOP OF CURB
→	PROPOSED STREET FLOW DIRECTION	VG	VALLEY GUTTER
→	BLOW OFF ASSEMBLY	RWE	RIGHT OF WAY EASEMENT
			STORM DRAIN
			EXISTING STORM DRAIN
			CATCH BASIN



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REVISIONS

GALLERY

PRELIMINARY UTILITY PLAN

Land Planning • Hydrology • Land Development • Civil Infrastructure • Surveying



DESIGNED: PMH/AC  
DRAWN: AC  
CHECKED: PMH  
DATE: 11/17/2015  
SHEET 3 OF 3  
PROJECT NO. 15-015-02



15-015-02-001 This sheet is unperfected preliminary engineering drawings.

## DEDICATION

STATE OF ARIZONA  
COUNTY OF MARICOPA

DAVE WOODWARD GROUP LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HAS SUBMITTED UNDER THE NAME "THE GALLERY", A PORTION OF SECTION 27, TOWNSHIP 2 NORTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN AND PLATTED HEREON. HEREBY PUBLISHES THIS FINAL PLAT FOR "THE GALLERY", SAID PLAT BEING THE LOCATION AND DIMENSIONS OF THE LOTS, TRACTS, STREETS AND EASEMENTS CONSTITUTING THE SAME. EACH LOT, TRACT, AND STREET SHALL BE KNOWN BY THE NUMBER, LETTER, OR NAME GIVEN EACH RESPECTIVELY ON SAID PLAT. THE PUBLIC STREETS ARE DEDICATED TO THE CITY IN FEE. THE EASEMENTS ARE DEDICATED FOR THE PURPOSES STATED HEREON.

WOODWARD GROUP LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, DOES HEREBY DEDICATE TO GALLERY COMMUNITY ASSOCIATION:

1. TRACTS "A"- "Y" SHALL BE OWNED AND MAINTAINED BY THE GALLERY HOMEOWNERS ASSOCIATION

2. THE PRIVATE STREET SHOWN HEREON AS TRACT "A" IS DECLARED AS A PRIVATE ACCESS WAY FOR THE EXCLUSIVE USE OF THE MEMBERS OF THE GALLERY HOMEOWNERS ASSOCIATION AND THEIR ASSIGNS, AND ARE NOT DEDICATED TO THE PUBLIC FOR ITS USE EXCEPT AS EXPRESSLY STATED HEREON.

WOODWARD GROUP LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, DOES HEREBY DEDICATE TO THE CITY OF SCOTTSDALE, AN ARIZONA MUNICIPAL CORPORATION:

3. A PERPETUAL, NON-EXCLUSIVE DRAINAGE EASEMENT (D.E.) FOR THE PURPOSES OF CONSTRUCTION, OPERATION, REPLACEMENT, AND REPAIR OF LINES, DITCHES, CHANNELS, AND OTHER WORKS OF DRAINAGE OR FLOOD CONTROL, IN AND OVER A PORTION OF THE AREAS DESIGNATED AS SUCH HEREON AN EASEMENT UPON, OVER, AND ACROSS REAL PROPERTY DESCRIBED HEREON. MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE INDIVIDUAL OWNER OF THE LOT OR TRACT WHERE THE EASEMENT IS LOCATED HEREON.

4. A PERPETUAL, NON-EXCLUSIVE RIGHT OF WAY EASEMENT (R.O.W.) UPON, OVER, AND ACROSS THE PARCELS OF LAND SHOWN HEREON. THE PURPOSE IS TO PROVIDE THE PROPERTY AS A TRAFFIC SAFETY VISIBILITY AREA FREE OF ANY OBSTRUCTIONS TO THE VIEW OF PERSONS LOOKING ACROSS THE PROPERTY. WITHOUT LIMITATION, ORATOR SHALL NOT ALLOW OR SUFFER TO EXIST UPON THE PROPERTY ANY BUILDINGS, WALLS, TREES, OBSTRUCTIONS, SCREENS, OR OTHER STRUCTURES OR THINGS EXCEEDING A HEIGHT DETERMINED BY THE COURTESY ABOVE ORIGINAL NATURAL GROUND.

5. A PERPETUAL, NON-EXCLUSIVE PUBLIC UTILITY EASEMENT (P.U.E.) UPON, OVER, AND ACROSS THE PARCELS OF LAND SHOWN HEREON. THE PURPOSE OF THE EASEMENT IS FOR ELECTRICITY, WATER, SEWERAGE, TELECOMMUNICATIONS, AND ALL OTHER MATTER OF UTILITIES, AND FOR CONSTRUCTION, OPERATION, USE, MAINTENANCE, REPAIR, MODIFICATION, AND REPLACEMENT FROM TIME TO TIME OF IMPROVEMENTS RELATED THERETO.

6. A PERPETUAL, NON-EXCLUSIVE EMERGENCY AND SERVICE-VEHICLE ACCESS EASEMENT (E.S.V.A.E.) UPON, OVER, AND ACROSS THE PARCELS OF LAND SHOWN AS TRACT "A" AND "Y" HEREON. THE PURPOSE OF THE EASEMENT IS FOR PROVIDING ACCESS FOR EMERGENCY AND SERVICE-TYPE VEHICLES, INCLUDING RESCUE, COLLECTION VEHICLES.

7. A PERPETUAL, NON-EXCLUSIVE WATER LINE EASEMENT (W.L.E.) UPON, OVER, UNDER, AND ACROSS THE PARCELS OF LAND SHOWN HEREON. THE PURPOSE OF THE EASEMENT IS FOR UNDERGROUND WATER PIPES, ABOVE GROUND APPURTENANCES AND FOR CONSTRUCTION, OPERATION, USE, MAINTENANCE, REPAIR, MODIFICATION AND REPLACEMENT FROM TIME TO TIME OF TRUNKS AND MAINLINES, VALVES, ACCESS VALVES, AND FACILITIES RELATED THERETO.

8. THE PUBLIC STREETS IN FEE AS SHOWN HEREON. MAINTENANCE OF THE PUBLIC STREETS SHALL BE THE GALLERY COMMUNITY ASSOCIATION'S RESPONSIBILITY UNTIL SUCH TIME AS THE STREETS ARE IMPROVED TO CITY OF SCOTTSDALE STANDARDS AND ACCEPTED BY THE CITY OF SCOTTSDALE.

THE OWNER WARRANTS THAT THIS PLAT IS IN COMPLIANCE WITH CITY OF SCOTTSDALE'S LAND DIVISIONS ORDINANCE, AND THE DESIGN STANDARDS AND POLICIES HANDBOOK SPECIFICATIONS. OWNER WARRANTS TO THE CITY OF SCOTTSDALE THAT IT IS THE SOLE OWNER OF THE PROPERTY ON THIS PLAT, AND THAT EVERY LOT, TRACT, EASEMENT, OR OTHER INTEREST HAVING ANY INTEREST IN THE PROPERTY ADMITS TO OR DISCONTENTS WITH THE DEDICATIONS, CONVEYANCES ON OTHER INTERESTS INTERESTS CREATED OR TRANSFERRED BY THIS PLAT HAS CONSENTED TO OR JOINED IN THIS PLAT, AS EVIDENCE BY THE INSTRUMENTS WHICH ARE RECORDED IN THE MARICOPA COUNTY RECORDER'S OFFICE ON WHICH THE OWNER WILL RECORD NOT LATER THAN THE DATE ON WHICH THIS PLAT IS RECORDED. THE PERSON EXECUTING THIS DOCUMENT ON BEHALF OF A CORPORATION, TRUST OR OTHER ORGANIZATION WARRANTS HIS OR HER AUTHORITY TO DO SO AND THAT ALL PERSONS NECESSARY TO BIND OR GRANTOR HAVE JOINED IN THIS DOCUMENT. THIS DOCUMENT RUNS IN FAVOR OF THE GRANTOR'S SUCCESSORS AND ASSIGNS.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

GRANTOR: \_\_\_\_\_

FOR: \_\_\_\_\_

## DEDICATION ACKNOWLEDGEMENT

STATE OF ARIZONA  
COUNTY OF MARICOPA

THIS DOCUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

BY \_\_\_\_\_ FOR AND ON BEHALF OF \_\_\_\_\_

NOTARY PUBLIC: \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_, 20\_\_\_\_

# FINAL PLAT FOR "THE GALLERY"

A PORTION OF THE OF SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 2 NORTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

## NOTES

1. THIS PROPERTY DIVISION IS LOCATED WITHIN THE CITY OF SCOTTSDALE WATER SERVICE AREA AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.
2. CONSTRUCTION WITHIN PUBLIC EASEMENTS, EXCEPT BY PUBLIC AGENCIES AND UTILITY COMPANIES, SHALL BE LIMITED TO WORK, WARE, OR REMOVAL SECTION TYPE PERMITS AND MUST BE IN CONFORMANCE WITH THE APPLICABLE COUNTY AND DESIGN GUIDELINES.
3. ELECTRIC LINES SHALL BE CONSTRUCTED UNDERGROUND AS REQUIRED BY ARIZONA CORPORATION COMMISSION GENERAL ORDER U-48.
4. ALL MONUMENTS SET SHALL BE UNDER THE DIRECT SUPERVISION OF THE REGISTRANT OF RECORD. IF FOR ANY REASON THE REGISTRANT OF RECORD IS NOT AVAILABLE TO SUPERVISE THE SETTING OF THE INTERIOR CORNER MONUMENTS OR THE STREET MONUMENTS, THE REPLACEMENT REGISTRANT SHALL SET MONUMENTS WITH INSURER IDENTIFYING NUMBER AND A RECORD OF SURVEY PLAT SHALL BE RECORDED IN ACCORDANCE WITH THE STATE STATUTES.
5. ALL PERMANENT SURVEY MONUMENTS HAVE BEEN SET WITH 1/2" REBAR AND ATTACHED WITH PLASTIC CAP "T.S. CORNERS" UNLESS OTHERWISE NOTED.
6. CENTERLINE STREET MONUMENTS SHALL BE PLACED AS SOON AS COMPLETION OF THE INFRASTRUCTURE AND IMPROVEMENTS MAKE IT PRACTICAL TO DO SO. TYPE AS DIRECTED IN LEGEND.
7. AFFIDAVITS OF CORRECTION OR AMENDMENT TYPE LETTERS CONCERNING THIS PLAT ARE NOT VALID WITHOUT THE PLAT COORDINATOR'S APPROVAL.

## LEGAL DESCRIPTIONS

## PARCEL NO. 1:

A PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 2 NORTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, COMMENCING AT THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER, A CITY OF SCOTTSDALE BRASS CAP IN HANDWELL, FROM WHICH THE NORTHWEST CORNER THEREOF A CITY OF SCOTTSDALE BRASS CAP PLUMB, BEARS SOUTH 89 DEGREES 10 MINUTES 30 SECONDS WEST (BASIS OF BEARINGS) ALONG THE MONUMENT LINE OF CARL DRIVE, A DISTANCE OF 1,010.75 FEET; THENCE SOUTH 89 DEGREES 10 MINUTES 30 SECONDS WEST ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 27, A DISTANCE OF 910.00 FEET; THENCE LEAVING SAID NORTH LINE, SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 20.00 FEET, TO A POINT ON THE SOUTHWEST RIGHT-OF-WAY LINE OF CARL DRIVE, ALSO BEING THE POINT OF BEGINNING, THENCE CONTINUING SOUTH ON LINES OF MINUTES OR SECONDS WEST, ALONG THE WEST LINE OF THE EAST 175 FEET OF OLIVE PLACE AS RECORDED IN BOOK 48 OF MAPS, PAGE 5, NOW, A DISTANCE OF 230.44 FEET TO THE NORTH LINE OF THE SOUTH 80 FEET OF SAID OLIVE PLACE; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST ALONG SAID NORTH LINE, A DISTANCE OF 151.80 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST ALONG SAID NORTH LINE, A DISTANCE OF 228.41 FEET TO THE SOUTH RIGHT OF WAY LINE OF CARL DRIVE; THENCE NORTH 89 DEGREES 10 MINUTES 30 SECONDS EAST ALONG SAID RIGHT OF WAY, A DISTANCE OF 173.63 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 15 SECONDS EAST ALONG SAID RIGHT OF WAY, A DISTANCE OF 10.00 FEET; THENCE NORTH 89 DEGREES 10 MINUTES 15 SECONDS EAST ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 24.18 FEET TO THE POINT OF BEGINNING.

## PARCEL NO. 2:

THE WEST 30.00 FEET OF THE SOUTH 80.00 FEET OF OLIVE PLACE, ACCORDING TO THE PLAT OF RECORD IN THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED AS BOOK 48 OF MAPS, PAGE 5.

## PARCEL NO. 3:

THE SOUTH 80.00 FEET OF OLIVE PLACE, ACCORDING TO THE PLAT OF RECORD IN THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED AS BOOK 48 OF MAPS, PAGE 5, AND THAT PORTION OF MARSHALL AVENUE ABANDONED BY RESOLUTION RECORDED IN INSTRUMENT NO. 84-0185248, RECORDS OF MARICOPA COUNTY, ARIZONA, EXCEPT THE EAST 175 FEET OF SAID OLIVE PLACE, EXCEPT THE WEST 30.00 FEET OF SAID OLIVE PLACE.

## RATIFICATION

KNOW ALL MEN BY THESE PRESENTS:

THE UNDERSIGNED, DAVE AUTHORIZED OFFICER OF THE GALLERY COMMUNITY ASSOCIATION, HEREBY RATIFIES THE REFORMATION OF THIS FINAL PLAT FOR "THE GALLERY", AND ACKNOWLEDGES THE RESPONSIBILITIES SET FORTH THEREIN. THE GALLERY COMMUNITY ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION.

BY: \_\_\_\_\_

ITS: \_\_\_\_\_

## RATIFICATION ACKNOWLEDGEMENT

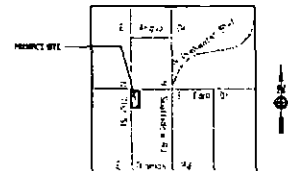
STATE OF ARIZONA  
COUNTY OF MARICOPA

THIS DOCUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

BY \_\_\_\_\_ FOR AND ON BEHALF OF \_\_\_\_\_

NOTARY PUBLIC: \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_, 20\_\_\_\_



## VICINITY MAP

## OWNER/DEVELOPER

WOODWARD GROUP LLC  
AN ARIZONA LIMITED LIABILITY COMPANY  
5425 N. 87TH STREET  
SCOTTSDALE AZ 85258

## SURVEYOR

HOSKIN RYAN CONSULTANTS, INC.  
8145 N. 24TH AVENUE, SUITE 100  
PHOENIX, AZ 85026  
PH: 602-252-6584  
CONTACT: MICHAEL A. BANTA, REGISTRANT

## SHEET INDEX

1	COVER
2	SECTION CONTROL, CITY MAP, LOT TABLES
3	PLAT, LOT DETAILS
4	EASEMENTS

## FLOODPLAIN

ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAPS, MAP NUMBER 040103200A, DATED OCTOBER 16, 2013, ALL AREAS OF THIS PROJECT ARE WITHIN FLOOD ZONE DESIGNATION: "OTHER FLOOD ZONES, FLOOD X", DESIGNATED AS AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

## REFERENCES DATA

1. #1 - LANDSCAPE ALTA/ASCM LAND TITLE SURVEY BY "ARIZONA SURVEYING AND MAPPING", DATE: 03/16/15
2. #2 - FINAL PLAT OF "OLIVE PLACE", BOOK 48, PAGE 5, NOW
3. #3 - RECORD OF SURVEY BOOK 1201, PAGE 14, NOW

## SITE DATA

APN: 130-13-0104  
ADDRESS: 7125 E. CARL DR.  
SCOTTSDALE AZ 85251  
GROSS ACRES: 28.38 AC  
ZONING: C-4

## APPROVAL

APPROVED BY THE COUNCIL OF THE CITY OF SCOTTSDALE, ARIZONA

ON THIS DAY THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

BY: \_\_\_\_\_ MAYOR \_\_\_\_\_ DATE \_\_\_\_\_

ALIST: \_\_\_\_\_ CITY CLERK \_\_\_\_\_ DATE \_\_\_\_\_

THIS PLAT HAS BEEN REVIEWED FOR COMPLIANCE WITH THE CITY OF SCOTTSDALE'S DESIGN STANDARDS AND POLICY MANUAL SPECIFICATIONS.

BY: \_\_\_\_\_ CHIEF DEVELOPMENT OFFICER \_\_\_\_\_ DATE \_\_\_\_\_

THIS SUBDIVISION HAS BEEN REVIEWED FOR COMPLIANCE WITH THE DEVELOPMENT STANDARDS OF THE CITY OF SCOTTSDALE'S DEVELOPMENT REVIEW BOARD (DRB) CASE NO. C-PP-1015, 12-21-14, 2-15-15, 6-18-2015 AND ALL CASE RELATED STIPULATIONS.

BY: \_\_\_\_\_ PROJECT COORDINATOR \_\_\_\_\_ DATE \_\_\_\_\_

## CERTIFICATION

THIS IS TO CERTIFY THAT:

1. I AM A LAND SURVEYOR REGISTERED TO PRACTICE IN ARIZONA.
2. THIS PLAT HAS BEEN MADE UNDER MY DIRECTION.
3. THIS PLAT MEETS THE "THOUSAND STANDARDS FOR ARIZONA LAND BOUNDARY SURVEYS".
4. THE SURVEY AND DIVISION OF THE SUBJECT PROPERTY DESCRIBED AND PLATTED HEREON WERE MADE DURING THE MONTH OF AUGUST, 2015.
5. THE SURVEY IS TRUE AND COMPLETE AS SHOWN.
6. MONUMENTS SHOWN ACTUALLY EXIST OR WILL BE SET BEFORE REFORMATION.
7. THEIR POSITIONS ARE CORRECTLY SHOWN, AND
8. SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

NAME: MICHAEL A. BANTA  
REGISTERED LAND SURVEYOR #38175

Hoskin-Ryan Consultants Inc.  
CREATIVE ENGINEERING & SURVEYING

4515 N. 24th Avenue, Suite 100  
Phoenix, Arizona 85016  
Office: 602.252.6284 Fax: 602.252.4282 www.hoskin-ryan.com

AREA 1.071 AC

SHEET 1 OF 4

DATE: 1/27/2015

LAND PLANNING • SURVEYING • LAND DEVELOPMENT • CIVIL ENGINEERING • SURVEYING

# FINAL PLAT FOR "THE GALLERY"

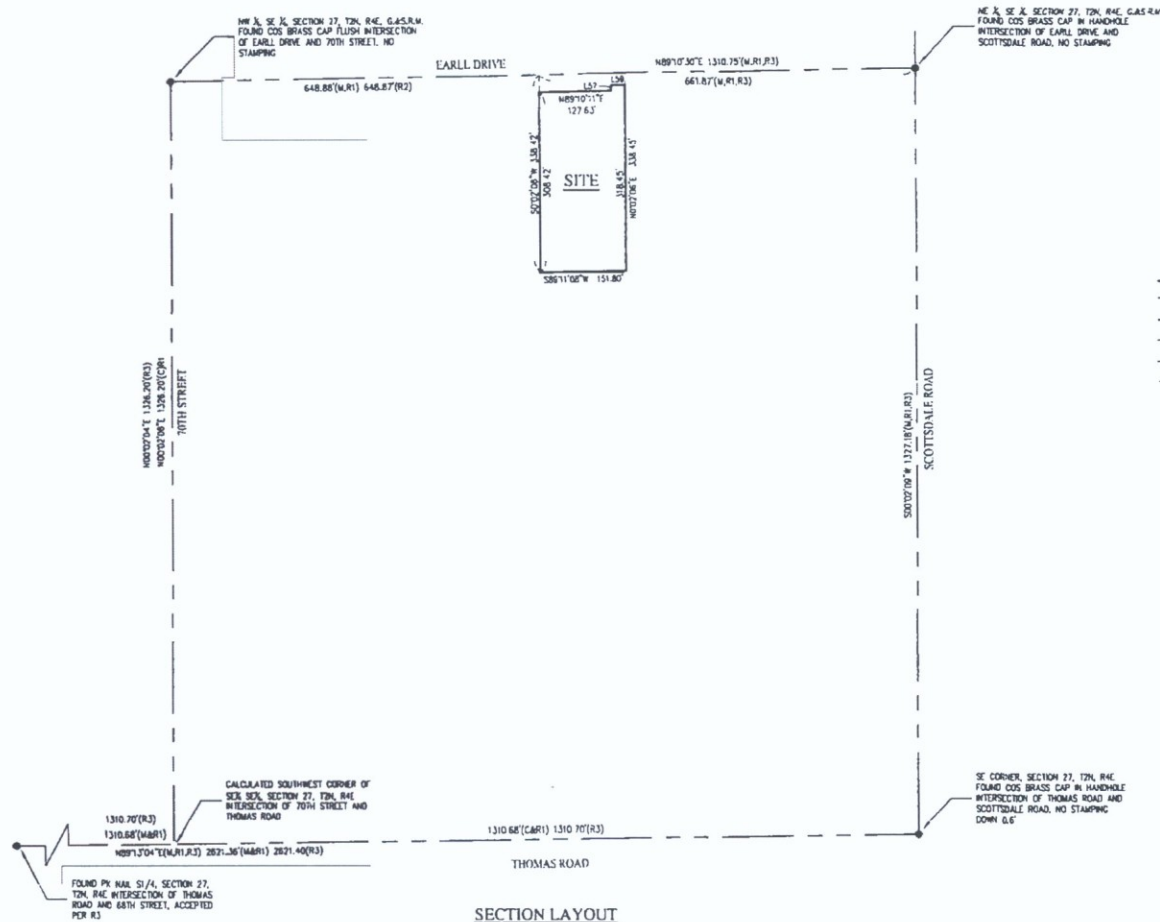
AREA TABLE

AREA	SQ. FT.	ACRES
1	1000	0.023
2	1200	0.028
3	1125	0.026
4	1125	0.026
5	1200	0.028
6	1200	0.028
7	1200	0.028
8	1000	0.023
9	1000	0.023
10	1200	0.028
11	1200	0.028
12	1200	0.028
13	1125	0.026
14	1125	0.026
15	1200	0.028
16	1200	0.028
17	1200	0.028
18	1000	0.023
TRACT "A"	15,493	0.356
TRACT "B"	3113	0.071
TRACT "C"	1940	0.045
TRACT "D"	250	0.006
TRACT "E"	250	0.006
TRACT "F"	4850	0.111
ROW	242	0.006
TOTAL	46,638	1.071

TRACT USE TABLE

AREA	USE
TRACT "A"	ROADWAY ACCESS, DRAINAGE, UTILITY, EMERGENCY SERVICES, ECT.
TRACT "B"	OPEN SPACE
TRACT "C"	OPEN SPACE
TRACT "D"	OPEN SPACE
TRACT "E"	OPEN SPACE
TRACT "F"	OPEN SPACE, TRASH RECEPTACLE, WC

SECTION LAYOUT  
SECTION 27, TOWNSHIP 2 NORTH,  
RANGE 4 EAST, G.A.S.R.M.



LEGEND

- PLAT BOUNDARY
- LOT/TRACT LINE
- CLUSTER LINE
- EASEMENT LINE AS NOTED
- PROPOSED RIGHT-OF-WAY
- CALCULATED SURVEY POINT
- CORNER OF SUBDIVISION
- SET MONUMENT W/ RLS TAG OR CAP OR FOUND AS NOTED
- FOUND BRASS CAP, FLUSH OR AS NOTED
- BRASS CAP TO BE SET BY CONTRACTOR AT TIME OF CONSTRUCTION
- PUE PUBLIC UTILITY EASEMENT
- SE SEWER EASEMENT
- SDT SIGHT DISTANCE TRIANGLE
- TE TRAIL EASEMENT
- WE WATER EASEMENT
- SVT SIGHT VISIBILITY TRIANGLE



**Hoskin-Ryan Consultants Inc.**  
civil engineering solutions

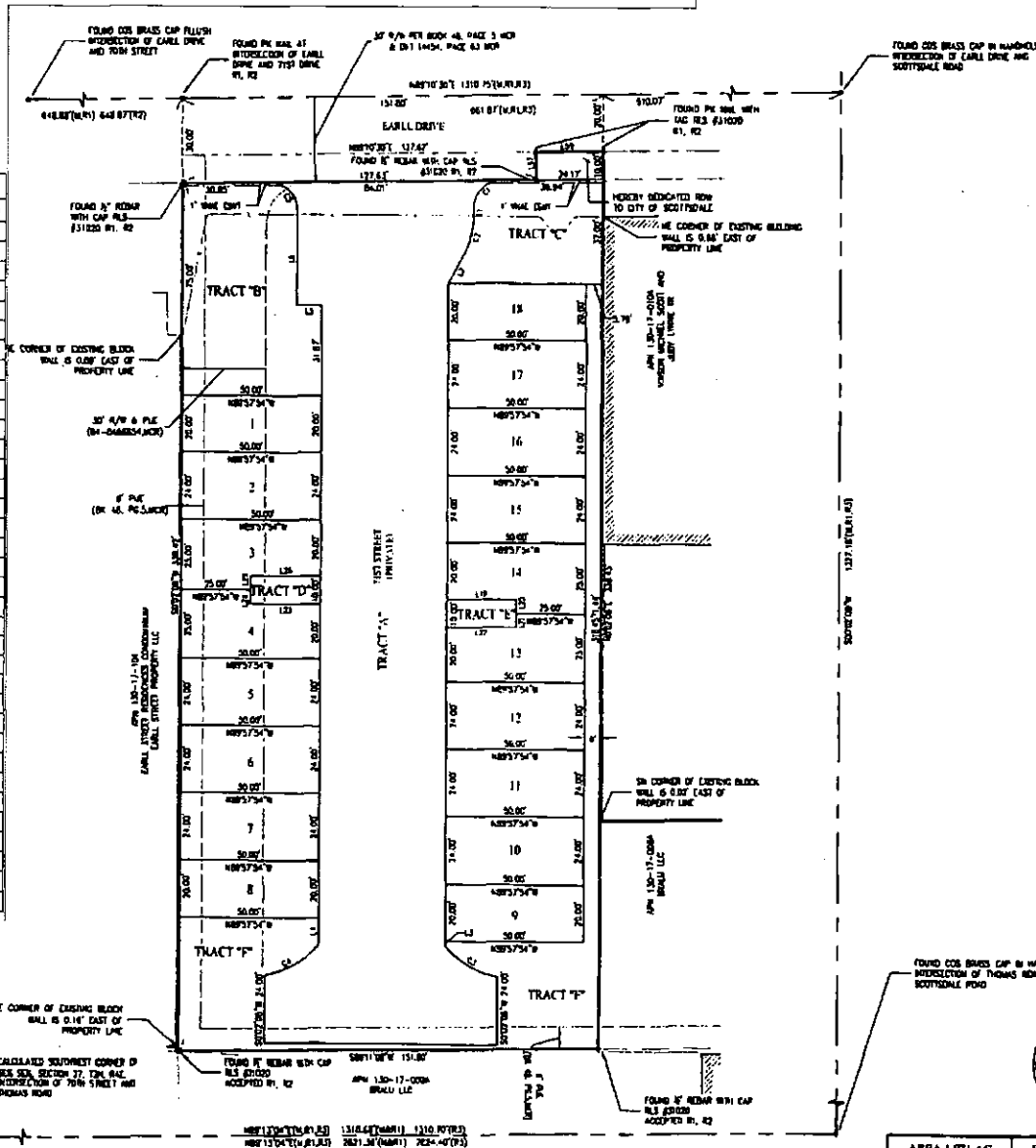
6745 N. 24th Parkway, Suite #110  
Phoenix, Arizona 85018  
Office: (602) 752-8384 Fax: (602) 752-8385 www.hoskin-ryan.com  
Land Planning • Hydrology • Land Development • Civil Engineering • Surveying

AREA 1.071 AC SHEET 2 OF 4  
Job No. 12-013 Date: 1/27/2016

REVIEWED BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
DRAFTED BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
CHECKED BY: \_\_\_\_\_ DATE: \_\_\_\_\_

# FINAL PLAT FOR "THE GALLERY"

Line & Curve	Length	Bearing/Date	Radius	Chord Bearing	Chord Length
C1	13.54	89°08'24"	10.00	S44°30'00"W	14.04
C2	13.80	28°43'36"	27.50	N1°42'43"W	13.68
C3	22.26	38°26'18"	35.00	S60°12'32"E	21.88
C4	22.26	38°26'18"	35.00	N60°18'44"E	21.88
C5	15.98	80°51'36"	10.00	N45°23'42"W	14.25
C6	17.30	28°45'36"	24.50	N1°43'43"E	12.17
C7	9.25	78°45'36"	18.50	N1°43'43"E	9.19
C8	25.15	39°17'42"	38.00	S58°47'08"E	25.15
C9	32.44	43°37'36"	44.00	S58°02'20"E	32.84
C10	32.44	43°37'36"	44.00	N58°02'20"E	32.84
C11	7.22	41°21'27"	10.00	S68°28'52"W	7.26
C12	7.41	47°27'02"	10.00	S68°35'21"E	7.74
C13	1.05	50°02'06"W			
C14	1.65	N78°47'45"E			
C15	1.87	50°02'06"W			
C16	9.38	50°02'06"W			
C17	9.00	S68°37'54"E			
C18	33.59	50°02'06"W			
C19	4.81	50°02'06"W			
C20	12.17	N68°47'45"E			
C21	1.77	50°02'06"W			
C22	12.86	N28°47'45"E			
C23	8.00	S68°37'54"E			
C24	32.19	50°02'06"W			
C25	9.00	S68°37'54"E			
C26	75.00	N68°37'54"W			
C27	5.00	N67°02'06"E			
C28	5.00	50°02'06"W			
C29	25.00	N68°37'54"W			
C30	75.00	N68°37'54"W			
C31	5.00	N67°02'06"E			
C32	5.00	50°02'06"W			
C33	25.00	N68°37'54"W			
C34	10.00	N67°02'06"E			
C35	24.18	S68°10'30"W			



## LEGEND

- PLAT BOUNDARY
- LOT/TRACT LINE
- CENTER LINE
- EASEMENT LINE AS NOTED
- CALCULATED SURVEY POINT
- CORNER OF SUBDIVISION SET BY MONUMENT W/ PLS TAG OR CAP OR FOUND AS NOTED
- FOUND BRASS CAP, FLUSH OR AS NOTED
- BRASS CAP TO BE SET BY CONTRACTOR AT TIME OF CONSTRUCTION
- PLU PUBLIC UTILITY EASEMENT
- SEWER EASEMENT
- SD1 SIGHT TRIANGLE
- TE TRAIL EASEMENT
- WE WHEEL EASEMENT
- SV1 SIGHT VISIBILITY TRIANGLE

NEAR LOT CORNERS ON LOTS 1-8 INCLUSIVE WILL BE MARKED WITH A PLS TAG WITH PLS SHOWN ALONG PROJECTED SEE LINE

REVIEWED BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
 DRAFTED BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
 CHECKED BY: \_\_\_\_\_ DATE: \_\_\_\_\_



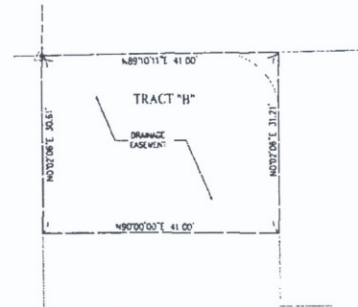
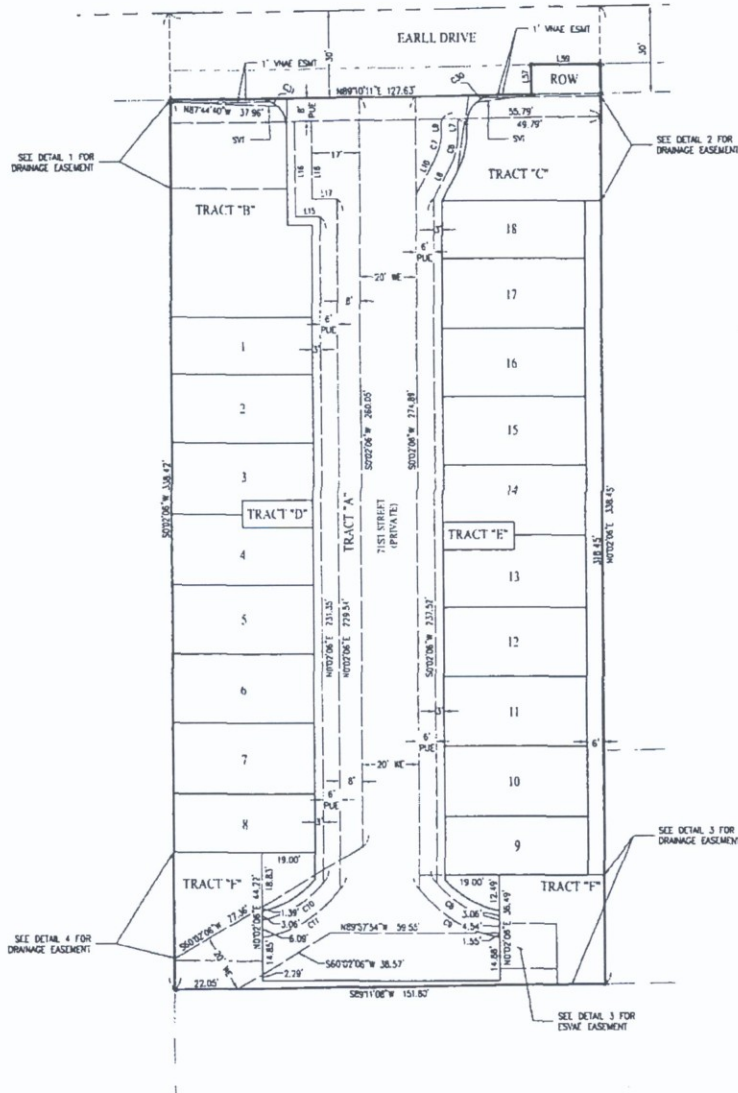
**Hoskin-Ryan Consultants Inc.**  
 Licensed Professional Engineer  
 6245 N. 2nd Avenue, Suite 410  
 Phoenix, Arizona 85018  
 Office (602) 750-6884 Fax (602) 257-6395 www.hoskin-ryan.com

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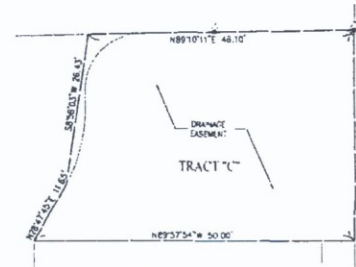
AREA 1.071 AC SHEET 3 OF 4  
 Date: 12-15-2011 Date: 1/27/2012

# FINAL PLAT FOR "THE GALLERY"

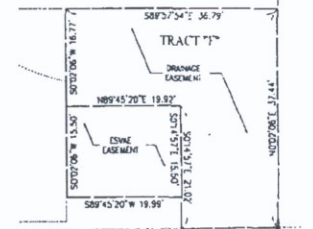
Line #/Curve #	Length	Bearing/Delta	Radius	Chord Bearing	Chord Length
C1	15.56	89°08'24"	10.00	S44°36'18"W	14.04
C2	13.80	28°45'36"	27.50	N14°24'56"E	13.66
C3	22.26	36°26'18"	35.00	S60°12'32"E	21.89
C4	22.26	36°26'18"	35.00	N60°16'44"E	21.89
C5	15.86	30°51'36"	10.00	N45°23'42"W	14.25
C6	12.30	28°45'36"	24.50	N14°24'55"E	12.17
C7	8.28	28°45'36"	18.50	N14°24'55"E	6.18
C8	25.95	39°07'42"	38.00	S59°47'09"E	25.45
C9	33.44	43°32'36"	44.00	S59°02'20"E	32.84
C11	33.44	43°32'36"	44.00	N59°06'32"E	32.84
C30	7.22	41°21'22"	10.00	S68°29'52"W	7.06
C31	7.41	42°27'02"	10.00	S69°35'21"E	7.24
L1	3.01	S0°02'06"W			
L2	11.65	N08°47'45"E			
L3	1.82	S0°02'06"W			
L4	9.36	S0°02'06"W			
L5	9.00	S89°57'54"E			
L6	33.58	S0°02'06"W			
L7	4.81	S0°02'06"W			
L8	12.42	N08°47'45"E			
L9	4.72	S0°02'06"W			
L10	13.96	N08°47'45"E			
L15	9.00	S89°57'54"E			
L16	22.79	S0°02'06"W			
L17	9.00	S89°57'54"E			
L18	25.00	N89°57'54"W			
L20	3.00	N0°02'06"E			
L21	3.00	S0°02'06"W			
L22	25.00	N89°57'54"W			
L23	25.00	N89°57'54"W			
L24	3.00	N0°02'06"E			
L25	3.00	S0°02'06"W			
L26	25.00	N89°57'54"W			
L27	10.00	N0°00'15"E			
L28	24.18	S89°10'30"W			



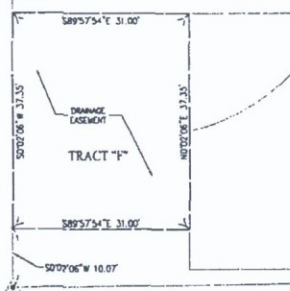
EASEMENT DETAIL 1:



EASEMENT DETAIL 2:



EASEMENT DETAIL 3:



EASEMENT DETAIL 4:



## LEGEND

- PLAT BOUNDARY
- LOT/TRACT LINE
- CENTER LINE
- EASEMENT LINE AS NOTED
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- PUE PUBLIC UTILITY EASEMENT
- SE SENIOR EASEMENT
- SDI SIGHT DISTANCE TRIANGLE
- TE TRAIL EASEMENT
- WE WATER EASEMENT
- SVI SIGHT VISIBILITY TRIANGLE
- ESVE EMERGENCY AND SERVICE-TYPE ACCESS EASEMENT



EXPIRES 1/31/2017

**Hoskin & Ryan Consultants Inc.**  
Professional Engineering Solutions

6245 N. 24th Parkway, Suite #100  
Phoenix, Arizona 85016  
Office (602) 752-6384 Fax (602) 252-8365 www.hoskinryan.com

AREA 1.071 AC	SHEET 4 OF 4
Job No. 15-015	Date 1/21/2015
Land Planning • Hydrology • Land Development • Civil Engineering • Surveying	

REVIEWED BY \_\_\_\_\_ DATE \_\_\_\_\_  
DRAFTED BY \_\_\_\_\_ DATE \_\_\_\_\_  
CHECKED BY \_\_\_\_\_ DATE \_\_\_\_\_



Gallery

4-PP-2015



**SCOTTSDALE DEVELOPMENT REVIEW BOARD  
GRANITE REEF SENIOR CENTER  
1700 N. GRANITE REEF ROAD  
SCOTTSDALE, ARIZONA**

**Thursday December 17, 2015**

**\*SUMMARIZED MEETING MINUTES\***

**PRESENT:**

Linda Milhaven, Councilwoman/Chair  
Paul Alessio, Planning Commissioner  
Kevin Bollinger, Vice Chair  
Matthew Mason, Development Member  
Prescott Smith, Development Member  
Joe Young, Design Member  
Kelsey Young, Design Member

**ABSENT:**

All Present

**STAFF:**

Steve Venker  
Joe Padilla  
Dan Symer  
Andrew Chi  
Brad Carr  
Greg Bloemberg  
Steve Perone

**CALL TO ORDER**

Councilwoman Milhaven called the meeting of the Scottsdale Development Review Board to order at 1:04 p.m.

**ROLL CALL**

A formal roll call was conducted confirming members present as stated above.

**ADMINISTRATIVE REPORT**

1. Identify supplemental information, if any, related to the December 17, 2015 Development Review Board agenda items, and other correspondence.

**MINUTES**

2. Approval of the December 3, 2015 Development Review Board Meeting Minutes

**COMMISSIONER ALESSIO MOVED TO APPROVE THE DECEMBER 3, 2015 DEVELOPMENT REVIEW BOARD MEETING MINUTES SECONDED BY BOARD MEMBER K. YOUNG THE MOTION CARRIED UNANIMOUSLY WITH A VOTE OF SEVEN (7) TO ZERO (0).**

**CONSENT AGENDA**

3. 4-PP-2015                      Gallery

Request approval of a preliminary plat for an 18-lot residential subdivision, including a preliminary landscape and hardscape plan, an open space plan, vehicular and pedestrian entry gates, conceptual amenities plan, conceptual lighting plan and cut sheets, all on an approximately 1.1-acre site.

**VICE CHAIR BOLLINGER MOVED TO APPROVE 4-PP-2015 SECONDED BY BOARD MEMBER K. YOUNG THE MOTION CARRIED UNANIMOUSLY WITH A VOTE OF SEVEN (7) TO ZERO (0).**

4. 32-DR-2015                      Orangedale Court

Approval of the site plan, landscape plan, and building elevations for a new multi-family development, comprised of a two-story building and a three-story building, with a total of 15 dwelling units, and approximately 11,700 square feet of building area, on an approximately 0.76-acre site.

**VICE CHAIR BOLLINGER MOVED TO APPROVE 32-DR-2015 SECONDED BY BOARD MEMBER K. YOUNG THE MOTION CARRIED UNANIMOUSLY WITH A VOTE OF SEVEN (7) TO ZERO (0).**

5. 38-DR-2015                      The Agave Residences

Request approval of the site plan, landscape plan, and building elevations for a new 5-story multi-family residential development consisting of 365 dwelling units, with approximately 408,225 square feet of building area, and multi-level parking structure with 581 parking spaces, all on a 7.1-acre site. The applicant is also requesting approval to allow patio encroachments into the required 20-foot-wide setback, and for the approval of mature landscaping to shade sidewalks.

**BOARD MEMBER K. YOUNG MOVED TO APPROVE 38-DR-2015  
SECONDED BY BOARD MEMBER MASON THE MOTION CARRIED  
UNANIMOUSLY WITH A VOTE OF SIX (6) TO ZERO (0) WITH BOARD  
MEMBER SMITH RECUSING HIMSELF.**

6. 39-DR-2015                      Miller Square

Request approval of the site plan, landscape plan, and building elevations for a new three-story multi-family residential development, consisting of 10 dwelling units, with approximately 17,500 square feet of building area, all on a 0.41-acre site.

**VICE CHAIR BOLLINGER MOVED TO APPROVE 39-DR-2015 SECONDED  
BY BOARD MEMBER K. YOUNG THE MOTION CARRIED UNANIMOUSLY  
WITH A VOTE OF SEVEN (7) TO ZERO (0).**

7. 56-DR-2015                      Jacksons Carwash

Request for approval of a modification to the site plan, landscape plan, and building elevations of the existing carwash/fuel station/convenience store facility for the addition of a self-service automated express lane and two shade canopies for self-service vacuum equipment, all on an approximately 3.25-acre site.

**VICE CHAIR BOLLINGER MOVED TO APPROVE 56-DR-2015 SECONDED  
BY BOARD MEMBER K. YOUNG THE MOTION CARRIED UNANIMOUSLY  
WITH A VOTE OF SEVEN (7) TO ZERO (0).**

**REGULAR AGENDA**

8. 7-ZN-2015                      Shoeman Office Building

Request for approval of a modification to the site plan, landscape plan, and building elevations of the existing carwash/fuel station/convenience store facility for the addition of a self-service automated express lane and two shade canopies for self-service vacuum equipment, all on an approximately 3.25-acre site.

**VICE CHAIR BOLLINGER MOVED TO CONTINUE 7-ZN-2015. THE MOTION FAILED DUE TO A LACK OF A SECOND. BOARD MEMBER MASON MOVED TO RECOMMEND 7-ZN-2015 TO THE PLANNING COMMISSION AND THE CITY COUNCIL SECONDED BY BOARD MEMBER K. YOUNG THE MOTION CARRIED WITH A VOTE OF FOUR (4) TO ONE (1) WITH VICE CHAIR BOLLINGER DISSENTING AND BOARD MEMBERS P. SMITH AND J. YOUNG RECUSING THEMSELVES.**

One citizen spoke requesting the case be continued.

9. 35-DR-2015                      The Holiday

Request approval of the site plan, landscape plan, and building elevations for a new multi-family residential building, consisting of 4 dwelling units, and approximately 4,485 square feet of building area, all on an approximately 0.23-acre site.

**VICE CHAIR BOLLINGER MOVED TO APPROVE 35-DR-2015 SECONDED BY BOARD MEMBER J. YOUNG THE MOTION CARRIED UNANIMOUSLY WITH A VOTE OF SEVEN (7) TO ZERO (0) WITH DELETED STIPULATIONS AND ADDED STIPULATION.**

10. 2016 Development Review Board Hearing Schedule

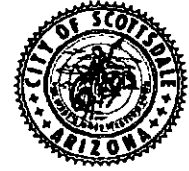
The board reviewed the 2016 Development Review Board schedule

**BOARD MEMBER MASON MOVED TO APPROVE THE 2016 DEVELOPMENT REVIEW BOARD HEARING SCHEDULE SECONDED BY VICE CHAIR BOLLINGER THE MOTION CARRIED UNANIMOUSLY WITH A VOTE OF SEVEN (7) TO ZERO (0)**

**ADJOURNMENT**

With no further business to discuss, the regular session of the Development Review Board adjourned at 2:39 P.M.

# DEVELOPMENT REVIEW BOARD REPORT



Meeting Date: December 17, 2015

Item No. 3

General Plan Element: *Character and Design*

General Plan Goal: *Determine the appropriateness of all development in terms of community goals, surrounding area character, and the specific context of the surrounding neighborhood.*

---

## ACTION

### Gallery

4-PP-2015

**Location:** 3126 N. 71<sup>st</sup> Street

**Request:** Request approval of a preliminary plat for an 18-lot residential subdivision, including a preliminary landscape and hardscape plan, an open space plan, vehicular and pedestrian entry gates, conceptual amenities plan, conceptual lighting plan, and lighting cut sheets, all on an approximately 1.1-acre site.

---

## OWNER

Mockingbird Group, LLC  
480-390-8466

---

## ARCHITECT/DESIGNER

LVA Urban Design Studio, LLC  
480-994-0994

---

## ENGINEER

Hoskin Ryan Consultants  
602-252-8384

---

## APPLICANT CONTACT

Alex Stedman  
LVA Urban Design Studio, LLC  
480-994-0994

---

## BACKGROUND

### Zoning

This site is currently zoned Multiple-family Residential (R-5). The R-5 zoning district is intended for development of multiple-family residential and allows a high density of population with a proportional increase in amenities as the density rises. The district is residential in character and promotes a high quality environment through aesthetically oriented property development standards.

Action Taken \_\_\_\_\_

### **Context**

The property is located on the south side of E. Earll Drive approximately 520 feet west of the intersection of E. Earll Drive and N. Scottsdale Road. The site is surrounded by a mix of uses including multi-family residential, general office and automotive repair uses.

### **Adjacent Uses and Zoning**

- North: E. Earll Drive abuts the property to the north. An existing single-family residence and small office building are located farther north in the Single-family Residential (R1-7) and Highway Commercial (C-3) zoning districts, respectively.
- South: An existing automotive repair use is located south of the site in the Highway Commercial (C-3) and General Commercial (C-4) zoning districts.
- East: An existing automotive repair use and parking lot are located east of the site in the Highway Commercial (C-3) and General Commercial (C-4) zoning districts.
- West: An existing multi-family residential development is located west of the site in the Multiple-family Residential (R-5) zoning district.

### **Key Items for Consideration**

- No public comment received as of the date of this report

### **Other Related Policies, References:**

- Land Division Ordinance
- Zoning Ordinance and Development Review Board Criteria
- Sensitive Design Principles
- 3-GP-2015 – recently-approved General Plan Amendment to Urban Neighborhoods
- 12-ZN-2015 – recently-approved zoning district map amendment from C-3 zoning to R-5 zoning
- 6-AB-2015 – companion abandonment case for the site to abandon a 30-foot-wide roadway easement

## **DEVELOPMENT PROPOSAL**

---

### **Goal/Purpose of Request**

The applicant's request is for approval of a preliminary plat and associated community improvements for an 18-lot residential subdivision on approximately 1.1 acres, located on the south side of E. Earll Drive approximately 520 feet west of the intersection of E. Earll Drive and N. Scottsdale Road.

### **Neighborhood Communication**

The City mailed notification postcards to the surrounding property owners within 750 feet of the site, and has posted the property notifying the public of the Development Review Board hearing. As of the date of this report, staff has not received any comments or concerns from the public regarding the applicant's proposal.

### **Development Information**

- Existing Use: Vacant, non-developed
- Proposed Use: Residential

- Buildings/Description: 18 single-family townhomes
- Parcel Size: 46,800 square feet / 1.2 gross acres / 1.1 net acres
- Building Height Allowed: 36 feet
- Building Height Proposed: Maximum 36 feet
- Parking Required: 36 spaces
- Parking Provided: 36 spaces
- Open Space Required: 10,296 square feet / 0.24 acres
- Open Space Provided: 15,763 square feet / 0.36 acres
- Density Allowed: Maximum of 23 dwelling units per acre
- Density Allowed (case): 15 dwelling units per acre (12-ZN-2015)
- Density Proposed: 15 dwelling units per acre
- Number of Lots Allowed: 18 lots
- Number of Lots Proposed: 18 lots

---

## **IMPACT ANALYSIS**

### **Preliminary Plat**

The proposed subdivision has been designed to meet all applicable city requirements, including access and utility service. The lots have been designed with 20 feet minimum width and minimum area of 1,000 square feet. A new private street tract will be dedicated in the center of the subdivision to serve the 18 lots. A nearly 40-foot-wide open space area will be provided between the lot nearest to E. Earll Drive and the street, which will also contain a large portion of the site requirement for frontage open space. A hammerhead turn-around has been provided at the terminus of the street tract to allow service and emergency vehicle maneuver within the site.

### **Traffic**

Access will be provided to the 18 lots via a new private street tract located in the center of the subdivision. The street will access E. Earll Drive between N. Scottsdale Road and N. 71<sup>st</sup> Street. The existing street network has been designed to accommodate anticipated traffic that will be generated by this subdivision.

### **Water/Sewer**

The developer is responsible for new water and sewer service infrastructure to the site, and there are no anticipated impacts.

### **Public Safety**

There are no adverse impacts to police and fire services anticipated from the proposed subdivision. Fire facilities exist on E. Indian School Road between N. 75<sup>th</sup> Street and N. Miller Road, and emergency access will be provided on the new street for the subdivision.

### **School District Comments/Review**

The Scottsdale Unified School District was notified of this application, and has responded that there are adequate public school facilities to accommodate the proposed subdivision.

**Open Space**

The site is required to provide a minimum of 10,296 square feet of open space in common areas around the development. The proposal identifies a minimum of 15,763 square feet of common open space for the project. In addition to the common open space, the project is also required to provide a minimum of 5% of each unit size as private outdoor living space to be provided adjacent to each unit, which the proposal is providing. A large frontage open space of 5,750 square feet is located along E. Earll Drive to provide a buffer from the nearest unit to the street and to provide a landscape setting for the new development.

**STAFF RECOMMENDATION**

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**Recommended Approach:**

Staff recommends that the Development Review Board approve the Gallery preliminary plat per the attached stipulations, finding that the provisions of the Land Division Ordinance and the Development Review Board Criteria have been met.

**RESPONSIBLE DEPARTMENT**

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**Planning and Development Services**

Current Planning Services

**STAFF CONTACT**

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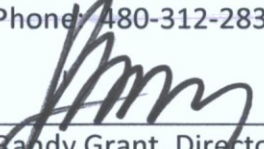
Brad Carr, AICP, LEED-AP Senior Planner 480-312-7713 E-mail: bcarr@ScottsdaleAZ.gov

**APPROVED BY**

---

  
Brad Carr, Report Author  
Date 12.7.2015

  
Steve Venker, Development Review Board Coordinator  
Phone: 480-312-2831 E-mail: svenker@ScottsdaleAZ.gov  
Date 12/9/15

  
Randy Grant, Director  
Planning and Development Services  
480-312-2664 E-mail: rgrant@ScottsdaleAZ.gov  
Date 12/9/15

**ATTACHMENTS**

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1. Stipulations
  - Exhibit A to Attachment #1: Preliminary Plat
  - Exhibit B to Attachment #1: Site Plan
  - Exhibit C to Attachment #1: Landscape and Hardscape Plan
  - Exhibit D to Attachment #1: Entry Feature and Wall Elevations/Details
  - Exhibit E to Attachment #1: Community Amenities and Materials
2. Applicant's Narrative
3. Context Aerial
- 3A. Aerial Close-Up
4. Zoning Map
5. City Notification Map

**Stipulations for Case:  
Gallery  
Case: 4-PP-2015**

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

**APPLICABLE DOCUMENTS AND PLANS:**

1. Except as required by the Scottsdale Revised Code, the Design Standards and Policies Manual (DS&PM), and the other stipulations herein, the improvement plans and plat shall substantially conform to the following documents:
  - a. The Preliminary Plat submitted by Hoskin Ryan Consultants, Inc. with a city staff date of 11/17/2015.
  - b. The Conceptual Site Plan submitted by LVA Urban Design Studio, LLC with a city staff date of 11/17/2015.
  - c. The Preliminary Landscape & Hardscape Plan submitted by LVA Urban Design Studio, LLC with a city staff date of 11/17/2015.
  - d. The conceptual entry feature and site wall designs submitted by LVA Urban Design Studio, LLC with a city staff date of 11/17/2015.
  - e. The conceptual amenity details submitted by LVA Urban Design Studio, LLC with a city staff date of 11/17/2015.
  - f. Preliminary Water and Wastewater Basis of Design Reports have been reviewed and accepted with comments by City of Scottsdale Water Resources Department staff.
  - g. Case Drainage Report for Gallery; submitted by Hoskin-Ryan Consultants, Inc. sealed on November 11 2015 and accepted on December 8, 2015.
  - h. Case Grading and Drainage Plan for Gallery; submitted by Hoskin-Ryan Consultants, Inc. sealed on October 22, 2015 and accepted on December 8, 2015.

**RELEVANT CASES:**

**Ordinance**

- A. At the time of review, the applicable Zoning case for the site was 12-ZN-2015.

**SUBDIVISION PLAT REQUIREMENTS**

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**SUBDIVISION DESIGN**

**Ordinance**

- B. Prior to approval of a final plat for the site, the owner shall submit and receive approval for the abandonment of the 30-foot right-of-way located along the west side of the property (N. 71<sup>st</sup> Street alignment). Should an abandonment application for the 30-foot

right-of-way located along the west side of the property not receive City Council approval, the owner shall be required to submit a revised zoning district map amendment application for modification of the approved site plan. The revised site plan shall be subject to additional action and public hearings before the Planning Commission and City Council.

**DRB Stipulations**

2. *With the final plat, the developer shall submit a revised open space plan that removes any driveways from the open space calculations. Only pedestrian walkways, common amenity areas and landscape areas shall be counted to fulfill the open space requirement.*

**STREETS AND RELATED DEDICATIONS:**

**DRB Stipulations**

3. The owner shall dedicate to the city on the final plat the following right-of-way:

Street Name	Street Type	Dedications	Notes
E. Earll Drive	Local	Dedicate additional 10 feet right-of-way (20 feet right-of-way existing)	

**EASEMENTS DEDICATIONS:**

**Ordinance**

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

**DRB Stipulations**

4. The owner shall dedicate to the city on the final plat a 46-foot-wide private street tract over internal street to provide for emergency and service vehicle access.
5. Prior to final plan approval, the owner shall dedicate a one-foot-wide vehicular non-access easement along the site frontage on E. Earll Drive, except at the approved street entrance.

**ARCHAEOLOGICAL RESOURCES:**

**Ordinance**

- D. Any development on the property is subject to the requirements of Scottsdale Revised Code, Chapter 46, Article VI, Section 46-134 - Discoveries of archaeological resources during construction.

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## **IMPROVEMENT PLANS REQUIREMENTS**

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**LANDSCAPE DESIGN:**

**Ordinance**

- E. Pursuant to Section 5.1004.D. Density requirements, a minimum of 40 percent of trees shall be mature. With the final plans submittal, the developer shall submit a landscape plan that demonstrates compliance with the required landscaping.

**DRB Stipulations**

6. With submittal of the improvement plans the final landscape plan shall indicate the sight distance visibility triangles at the entry drive on the E. Earli Drive street frontage.

**EXTERIOR LIGHTING:**

**Ordinance**

- F. All exterior luminaires mounted eight (8) feet or higher shall be directed downward.
- G. Any exterior luminaire with a total initial lumen output of greater than 1600 shall have an integral lighting shield.
- H. Any exterior luminaire with a total initial lumen output of greater than 3050 shall be directed downward and comply with the Illuminating Engineering Society of North America (IES) requirements for full cutoff.

**DRB Stipulations**

7. All exterior luminaires shall meet all IES requirements for full cutoff, and shall be aimed downward and away from property line except for sign lighting, parking lot canopy lighting and landscape lighting.
8. Incorporate the following parking lot and site lighting into the project's design:

**Parking Lot and Site Lighting:**

- a. The maintained average horizontal luminance level, at grade on the site, shall not exceed 2.5-foot-candles. All exterior luminaires shall be included in this calculation.
- b. The maintained maximum horizontal luminance level, at grade on the site, shall not exceed 8.0-foot-candles. All exterior luminaires shall be included in this calculation.
- c. The initial vertical luminance at 6-foot above grade, along the entire property line shall not exceed 0.8-foot-candles. All exterior luminaires shall be included in this calculation.
- d. The total lumen per luminaire shall not exceed 24,000 lumens.

**DRAINAGE AND FLOOD CONTROL:**

**DRB Stipulations**

9. Submit a final drainage report that demonstrates consistency with the DSPM and the case drainage report accepted in concept by the Stormwater Management Director, or designee.
10. Stormwater storage facilities shall be designed in accordance with Section 4-1.402 of the DSPM and will need be designed as detention basins and include an outflow into the storm drain proposed within the internal drive of the development.
11. The final drainage report shall include a hydrologic and hydraulic analysis in support of the function and design of the proposed stormwater storage facilities. The analysis shall be based on the rational method for hydrology and the County methodology for determining hydrographs from rational peak flows may be utilized. Outlet control for the stormwater storage facilities shall be designed to maximize attenuation for the 100-year recurrence interval based on maximum allowable drain times and without overflow of the facility

during a 100-year event. The final drainage report shall include a table for each stormwater storage facility providing maximum inflow, maximum outflow, maximum depth, maximum volume, time to maximum volume/depth, and time to drain for the 2, 10, and 100-year events. The table shall also list total volume provided for each facility. Orifice sizes of less than 6 inches may be used if measures to prevent clogging are provided.

**STREETS AND RELATED IMPROVEMENTS:**

**DRB Stipulations**

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

Street Name	Street Type	Improvements	Notes
E. Earll Drive	Local	Driveway, vertical curb and gutter, sidewalk	a., b.

- a. The developer shall remove any existing driveways on E. Earll Drive that will not be used with the new development and replace them with vertical curb, gutter and sidewalk.
- b. The developer shall remove existing sidewalk along E. Earll Drive frontage and replace with new 6-foot-wide sidewalk. New sidewalk shall transition in width to existing sidewalks east and west of site.
13. Internal sidewalk shall be a minimum 6-foot-wide, except as otherwise approved by City of Scottsdale Transportation Engineering Department staff.
14. The developer shall install signing and striping to prevent vehicles from parking in the hammerhead turn-around area of the internal street.
15. The developer shall provide (2) bicycle parking spaces (1 inverted "U" rack) in the common area. The bicycle parking shall conform to City of Scottsdale Standard Detail #2285. Any other deviation from this standard detail shall be reviewed and approved by City of Scottsdale Transportation Department staff.

**WATER AND WASTEWATER STIPULATIONS**

**DRB Stipulations**

16. Existing water and sewer service lines to this site shall be utilized, or shall be disconnected at the main and removed pursuant to the Water Resources Services Department requirements.
17. Before the improvement plan submittal to the Plan Review and Permit Services Division, the owner shall obtain approval of the Final Water and Wastewater Basis of Design Reports. The Final Water and Wastewater Basis of Design Reports shall address comments made in the Preliminary Basis of Design Reports and shall be submitted to the One-Stop-Shop for review and acceptance by City of Scottsdale Water Resources Department staff prior to submitting final improvement plans for review.
18. Sewer line and water easement cannot cross under the refuse enclosure or wall.

19. The developer shall show individual metered services and sewer service to each unit. Each unit will require a continuous firewall.

**ADDITIONAL ITEMS:**

**Ordinance**

- I. The owner shall be required to disclose the adjacent uses and zoning of properties in the area of the site, including the automotive repair businesses located to the east and south of the site, to any prospective buyer. Disclosure shall include notification in the Subdivision Disclosure Report (public report) filed for the subdivision of the site, the covenants, conditions and restrictions (CC&Rs) for the development, and an aerial image locating the uses and zoning of properties in the area of the site. With the improvement plans submittal for the subdivision of the site, the owner shall provide copies of the three documents listed above for review and approval by final plan review staff.
- J. With the building plans submittal for the development, the owner shall submit documentation demonstrating the following minimum building requirements for noise level reduction of walls parallel and adjacent to the eastern property line:
  - a. Exterior Walls:
    - a.1. Stud walls shall be at least four inches in nominal depth and shall be finished on the exterior side with stucco, siding, or veneer.
    - a.2. Interior surface of the exterior walls shall be minimum ½ inches gypsum, installed on the studs.
    - a.3. Sheathing panels, where applicable, shall be butted tightly and covered on the exterior with overlapping building paper.
    - a.4. Insulation material at least three inches thick shall be installed throughout and between wall studs.
  - b. Windows:
    - b.1. Windows shall have a sound transmission class rating of STC-30 or lower.
    - b.2. All glazing shall be dual-paned with a minimum overall thickness of ¾ inches.
    - b.3. All operable window glazing shall be weather-stripped and airtight.

# PRELIMINARY PLAT FOR GALLERY

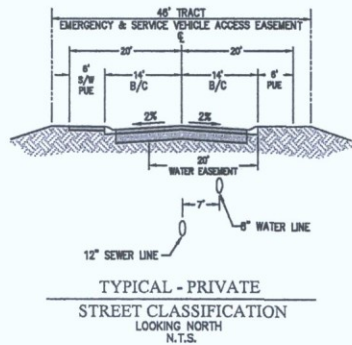
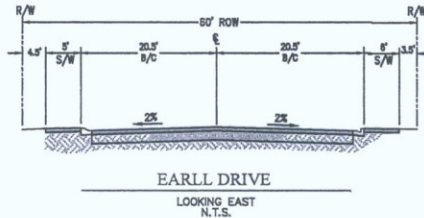
A PORTION OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 2 NORTH, RANGE 4  
EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

## NOTES

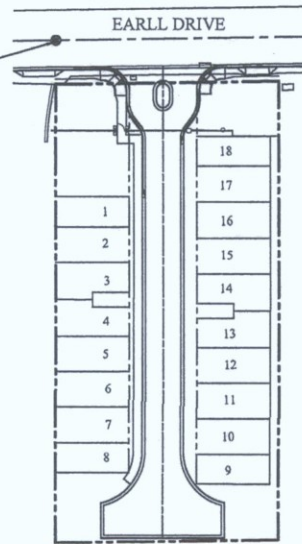
1. A 6" P.U.E. WILL BE PROVIDED ON THE EAST AND WEST SIDES OF THE STREET.
2. ALL STREETS ARE PRIVATE.
3. ALL STREETS AND TRACTS WILL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION IN ACCORDANCE WITH APPLICABLE RECORDED RESTRICTIONS, DEVELOPMENT AGREEMENT AND STIPULATIONS.

## SITE DATA

EXISTING ZONING	C-4
GROSS ACREAGE	1.2 AC
NET ACREAGE	1.1 AC
YIELD	18 LOTS
DENSITY	15 UNITS/AC
MIN. LOT SIZE	0.023 AC
AVE. LOT SIZE	0.025 AC



FOUND PK NAIL, SOUTH QUARTER OF EARLL DRIVE  
AND 71ST DRIVE 0.10' EAST (ACCEPTED)



FOUND CITY OF SCOTTSDALE BRASS CAP  
IN HANDHOLE, NORTHEAST CORNER OF  
SE2/4 SECTION 27, T2N, R4E  
INTERSECTION OF EARLL DRIVE AND  
SCOTTSDALE ROAD

## LOT AREAS

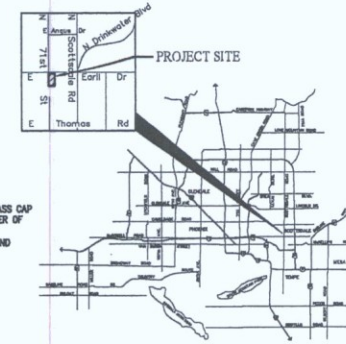
LOT	AREA (SF)	AREA (AC)
1	1000	0.023
2	1200	0.028
3	1125	0.026
4	1125	0.026
5	1200	0.028
6	1200	0.028
7	1200	0.028
8	1000	0.023
9	1000	0.023
10	1200	0.028
11	1200	0.028
12	1200	0.028
13	1125	0.026
14	1125	0.026
15	1200	0.028
16	1200	0.028
17	1200	0.028
18	1000	0.023
LOT AREA TOTAL	20,500	0.471

## SETBACK TABLE

ZONING	MIN LOT SIZE SQFT	FRONT YARD SETBACK	SIDE YARD SETBACK	REAR YARD SETBACK	MINIMUM PERIMETER SETBACK	BUILDING SEPERATION	BUILDING HEIGHT
C-4	1000	N/A	0'	0'	0'	10'	36'

## TRACT AREAS

TRACT	LAND USE	AREA (SF)	AREA (AC)
A	ROADWAY, DRAINAGE, UTILITY	15,493	0.356
B	OPEN SPACE	3113	0.071
C	OPEN SPACE	1940	0.045
D	OPEN SPACE	250	0.006
E	OPEN SPACE	250	0.006
F	OPEN SPACE	4850	0.111
TOTAL		25,896	0.594



## OWNER/DEVELOPER

K HOVHANIAN GREAT WESTERN HOMES  
20830 N. TATUM BLVD, SUITE 250  
PHOENIX, ARIZONA 85050  
CONTACT: CHUCK CHISHOLM

## LAND PLANNER / LANDSCAPE ARCHITECT

LVA URBAN DESIGN STUDIO  
120 S. ASH AVE., #201  
TEMPE, ARIZONA 85281  
TEL: (480) 944-0994  
FAX: (480) 944-7332  
CONTACT: ALEX STEWART

## ENGINEER

HOSKIN RYAN CONSULTANTS, INC.  
8245 N. 24TH PARKWAY, SUITE 100  
PHOENIX, ARIZONA 85018  
TEL: (602) 232-8384  
FAX: (602) 232-8385  
CONTACT: PAUL M. HAAS, PE  
EMAIL: HAAS@HOSKINRYAN.COM

## BENCHMARK

CITY OF SCOTTSDALE BRASS CAP IN  
HANDHOLE, 0.70' BELOW PAVEMENT,  
SCOTTSDALE BENCHMARK #4274,  
INTERSECTION OF 68TH STREET AND OSBORN  
ROAD, CENTER OF SECTION 27, T2N, R4E

ELEVATION= 1255.75 (NAVD 88)

## SHEET INDEX

NO	DESCRIPTION
1	COVER SHEET
2	PRELIMINARY GRADING & DRAINAGE PLAN
3	PRELIMINARY UTILITY PLAN

## UTILITIES

WATER	CITY OF SCOTTSDALE
SEWER	CITY OF SCOTTSDALE
FIRE PROTECTION	CITY OF SCOTTSDALE
WASTE DISPOSAL	CITY OF SCOTTSDALE
ELECTRIC	ARIZONA PUBLIC SERVICE
TELEPHONE	CENTURY LINK
CAS	SOUTHWEST GAS COMPANY
CATV	COX COMMUNICATIONS

Hoskin•Ryan Consultants, Inc.  
creative engineering solutions

8245 N. 24th Parkway Suite #100 Phoenix, AZ 85018  
Office (602) 232-8384 | Fax (602) 232-8385 | www.hoskinryan.com

REVISIONS:

GALLERY

COVER SHEET



DESIGNED: PMH/AC

DRAWN: AC

CHECKED: PMH

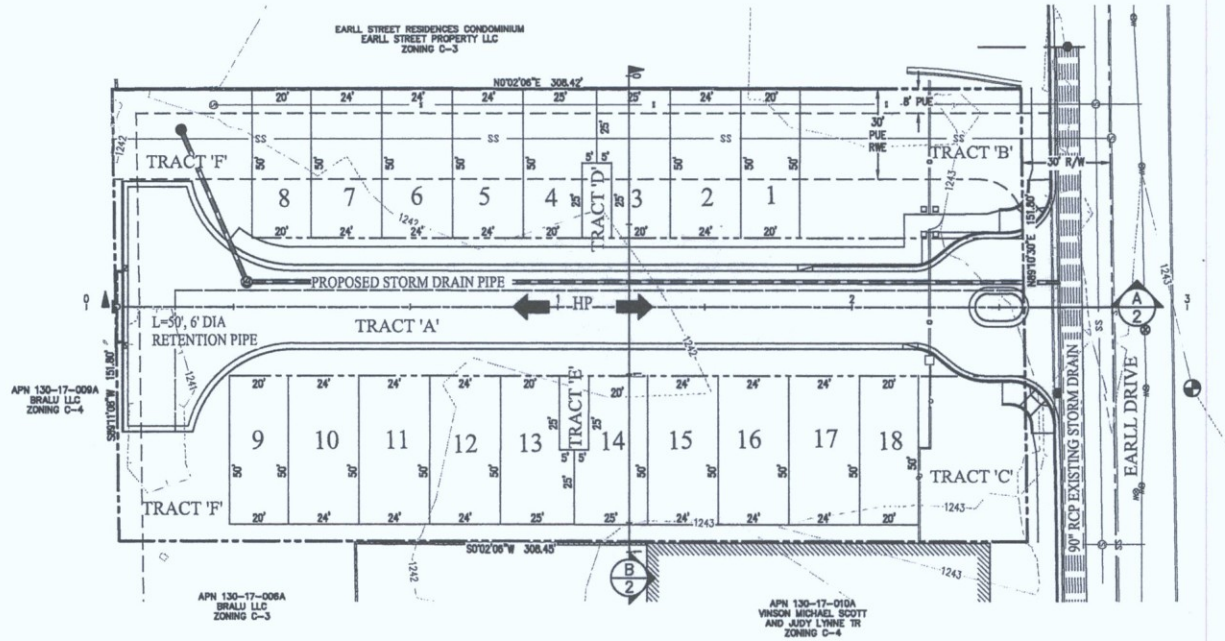
PROJECT NO. 15-015-02

SHEET 1 OF 3

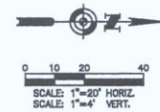
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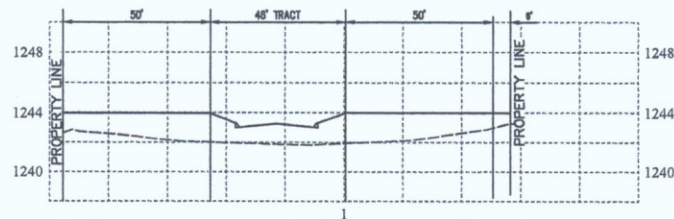
15-015-02



SECTION A PROFILE



SECTION B PROFILE



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REVISIONS:

GALLERY

PRELIMINARY GRADING  
AND DRAINAGE PLAN

Land Planning • Hydrology • Land Development • Civil Infrastructure • Surveying



DESIGNED: 5/26/2014

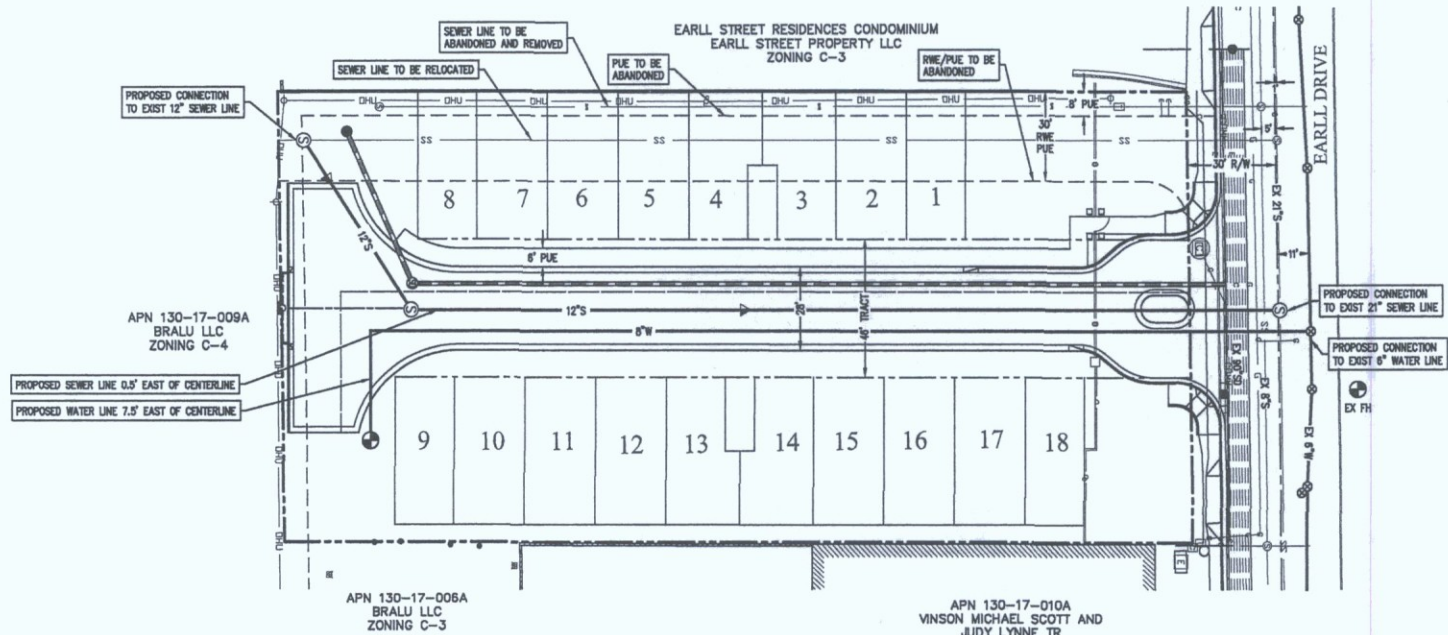
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DRAWN: AC  
CHECKED: PMH  
PROJECT DATE: 11/07/2014  
SHEET 2 OF 3  
PROJECT NO. 15-015-02



REG. PROFESSIONAL ENGINEER 15-015-02

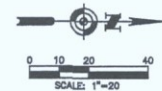
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11/17/15

4-PP-2015  
11/17/15



# LEGEND

---	PARCEL BOUNDARY	TYP	TYPICAL
---	ROADWAY CENTERLINE	R/W	RIGHT-OF-WAY
---	TRACT "A" ROADWAY LINE	PUE	PUBLIC UTILITY EASEMENT
---	PROPOSED EASEMENT	S/W	SIDEWALK
CL	CENTERLINE	ESMT	EASEMENT
8" W	WATER LINE	B/C	BACK OF CURB
8" S	SEWER LINE	C	CONCRETE
⊕	FIRE HYDRANT	FG	FINISH GRADE
⊙	VALVE	NG	NATURAL GROUND
⊙	MANHOLE	P	PAVEMENT
→	EXISTING STREET FLOW DIRECTION	TC	TOP OF CURB
→	PROPOSED STREET FLOW DIRECTION	VG	VALLEY GUTTER
⊕	BLOW OFF ASSEMBLY	RWE	RIGHT OF WAY EASEMENT
			STORM DRAIN
			EXISTING STORM DRAIN
			CATCH BASIN



GALLERY

PRELIMINARY UTILITY PLAN

Land Planning • Hydrology • Land Development • Civil Infrastructure • Surveying



DESIGNED BY	PMH/AC
DRAWN BY	AC
CHECKED BY	PMH
DATE	11/17/2015
SHEET	3 OF 3
PROJECT NO.	15-015-02



FILE: g:\projects\15-015-02 7th Street & 1st St - preliminary engineering\15-015-02.dwg

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creative engineering solutions

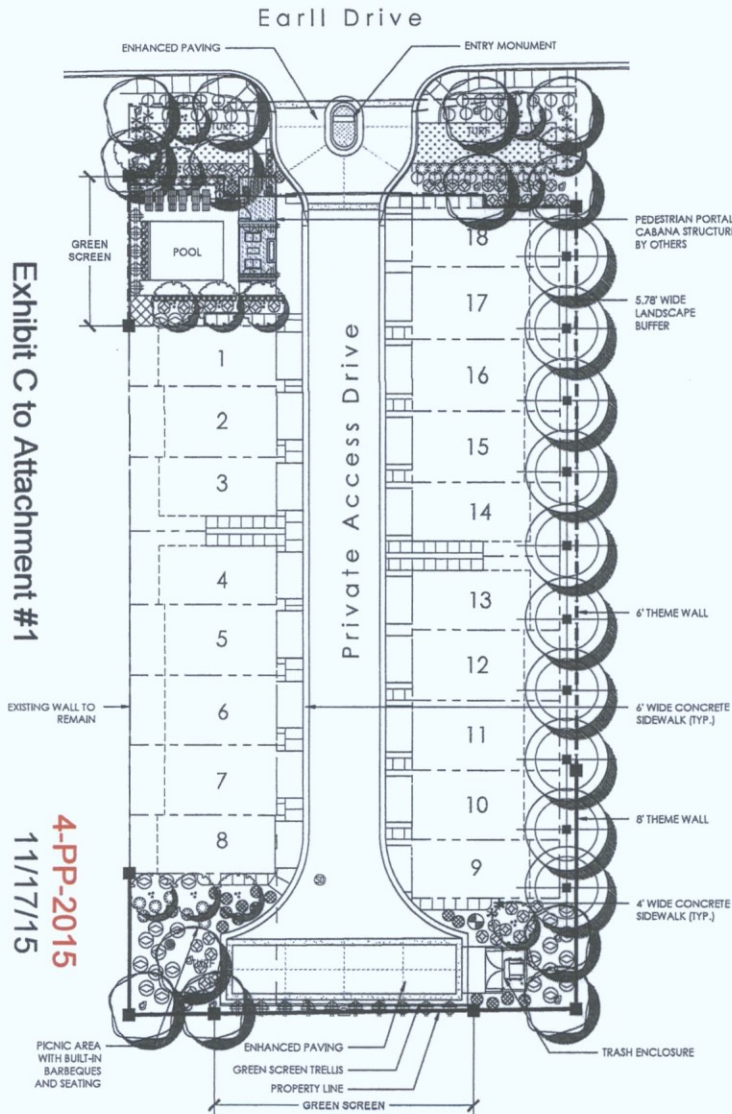
6245 N. 24th Parkway Suite #100 Phoenix, AZ 85018  
Office (602) 252-8384 | Fax (602) 252-8385 | www.hoskinryan.com



Exhibit C to Attachment #1

4-PP-2015  
11/17/15

**LVA** urban design studio  
land planning • development entitlements • landscape architecture  
120 south ash avenue • tempe, arizona 85281 • 480.994.0994



# CONCEPTUAL PLANT PALETTE

TREES		SIZE	QTY
CAESALPINIA MEXICANA	MEXICAN BIRD OF PARADISE	24" box (1.5" cal.)	14
EUCALYPTUS PAPUANA	GHOST EUCALYPTUS	24" box (2" cal.) 36" box (2.6" cal.)	10 total
PARKINSONIA X 'DESERT MUSEUM'	DESERT MUSEUM PALO VERDE	24" box (1.5" cal.) 36" box (2.25" cal.)	13 total
SHRUBS / VINES / ACCENTS			
CAESALPINIA PULCHERRIMA	RED BIRD OF PARADISE	5 gal.	25
HESPERALOE PARVIFLORA 'PERPA'	BRAKELIGHTS YUCCA	1 gal.	25
MUHLENBERGIA CAPILLARIS	REGAL MIST	1 gal.	19
MUHLENBERGIA RIGENS	DEER GRASS	1 gal.	51
PACHYCREUS MARGINATUS	MEXICAN FENCE POST	5 gal.	2
TECOMARIA CAPENSIS	CAPE HONEYSUCKLE (ON TRELLIS)	5 gal.	22
GROUNDCOVERS			
LANTANA 'NEW GOLD'	GOLD LANTANA	1 gal.	18
LANTANA MONTEVIDENSIS	TRAILING PURPLE LANTANA	1 gal.	21
RUELLIA BRITTONIANA 'KATIE'	KATIE RUELLIA	1 gal.	36
INERT GROUNDCOVERS			
TURF GRASS			1,226 S.F.
SEASONAL ANNUALS			
			91 S.F.

DECOMPOSED GRANITE IN ALL PLANTER BEDS  
COLOR: EXPRESS ARMOR BY GRANITE EXPRESS

\* NOT ON THE ARIZONA DEPARTMENT OF WATER RESOURCES LOW WATER USE PLANT LIST  
(APPROX. 30 S.F. OF PLANT MATERIAL SHOWN ON PLAN IS NOT ON LOW WATER USE LIST)

# WALL LEGEND

NOTE: SEE BELOW AND SHEETS W-3 AND W-4 FOR DETAILS

8' THEME WALL/ GREEN/SCREEN	706 L.F.
6' THEME WALL	103 L.F.
VIEW FENCE/ POOL ENCLOSURE	18 L.F.

# PROJECT TEAM

Discipline	Company Contact Info.	Discipline	Company Contact Info.
Client	K. Hevmanian - Great Western Homes Heath Reed 20830 North Tatum Boulevard Suite 250 Phoenix, Arizona 85050 (480) 624-4188 hreed@khov.com	Civil Engineer	Hoskin Ryan Consultants, Inc. Paul Haas 6245 N. 24th Parkway, Suite 100 Phoenix, Arizona 85016 602.252.8364 x129 haas@hoskinryan.com
Planner/ Landscape Architect	LVA Urban Design Studio Alex Stedman Laura Thelen, RLA, LEED-AP 120 South Ash Avenue Tempe, Arizona 85281 480.994.0994 astedman@lvadesign.com lthelen@lvadesign.com		

# LANDSCAPE SUMMARY DATA

ON-SITE LANDSCAPE AREA: 14,685 S.F.  
RIGHT-OF-WAY LANDSCAPE AREA: 861 S.F.  
TOTAL TREES PROVIDED: 52  
MATURE TREES REQUIRED (80%): 26  
MATURE TREES PROVIDED: 26

Pursuant to Section 30.501B, all trees shall have a 15 gallon minimum container size and at least 50% must be mature. For developments where buildings have more than one story, 50 percent of the trees shall meet the following standards:  
Palm trees: 12 feet tall  
Single trunk trees: 8 inch caliper  
Multiple trunk trees: 1-1/2" caliper average trunk

# VICINITY MAP



# GALLERY

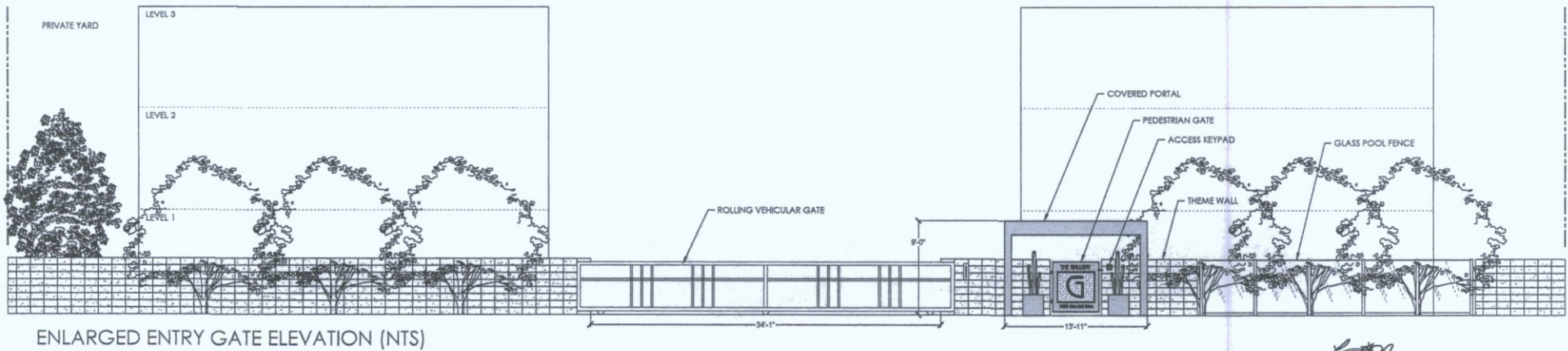
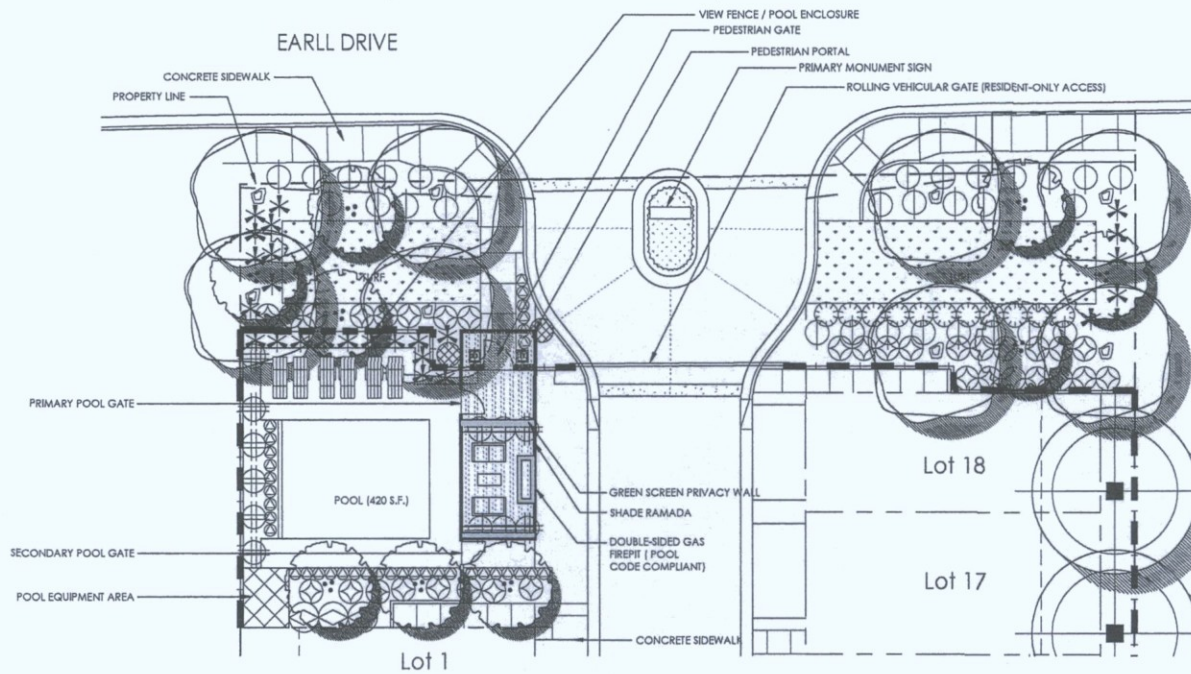
L-1 PRELIMINARY LANDSCAPE & HARDSCAPE PLAN  
1 OF 6

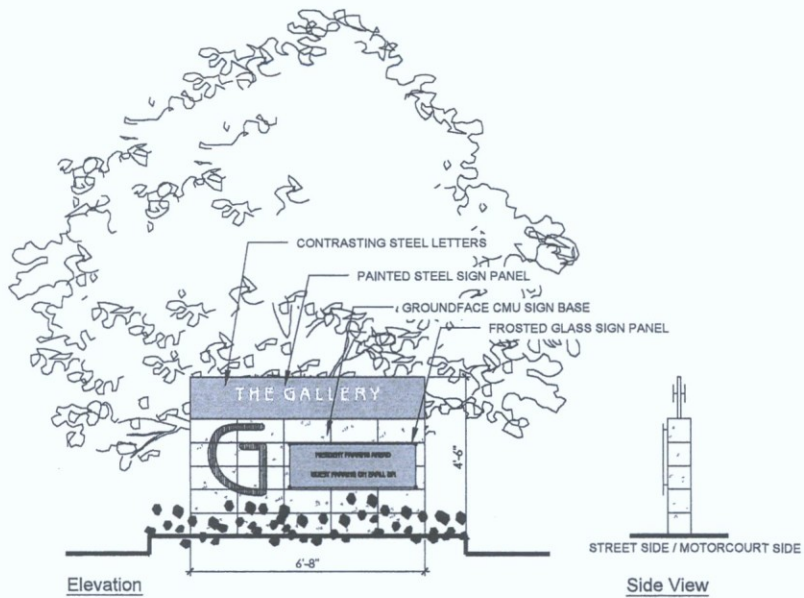
PRELIMINARY-NOT FOR CONSTRUCTION - SUBJECT TO ENGINEERING AND CITY REVIEW AND APPROVAL - © COPYRIGHT LVA URBAN DESIGN STUDIO, L.L.C.

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5:1571-Grid & Southside/CAD/LVAL/5:EXHIBITS/Conceptual LS Plan.dwg Nov 17, 2015

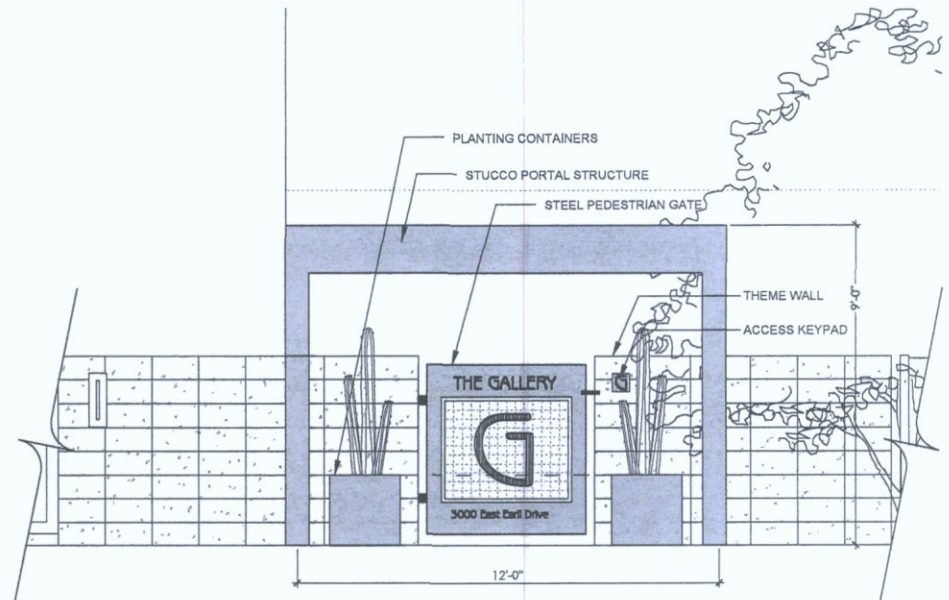


APPROX. SCALE: 1"=20'  
1511  
DRAWN BY: TEAM  
11/17/15

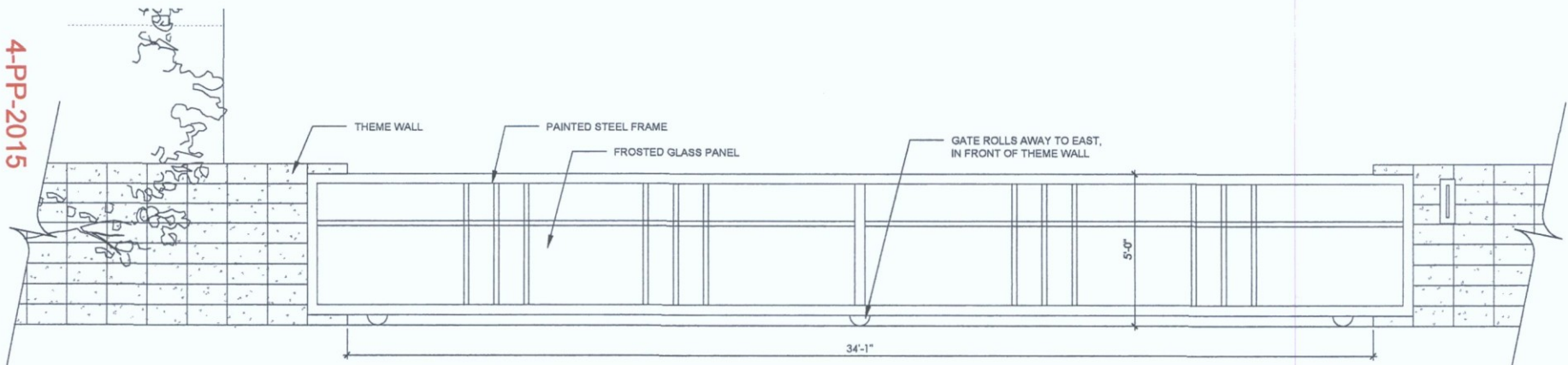




1 PRIMARY MONUMENT SIGN



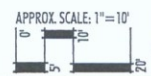
2 PEDESTRIAN GATE/PORTAL ELEVATION



3 ENLARGED ENTRY GATE ELEVATION



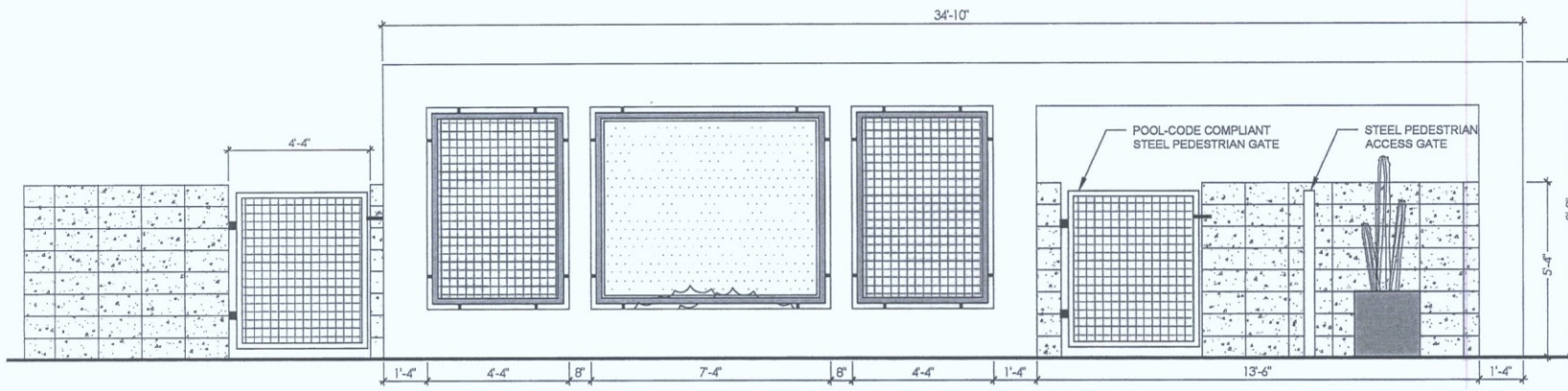
L-4 CONCEPTUAL AMENITY PLAN  
4 OF 8



1511 DRAWN BY: TEAM 12/8/15

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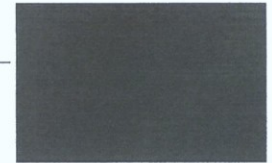
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Groundface CMU Block  
Huntington Gray



Steel Screen  
Charcoal Gray



Metal Fence  
Charcoal Gray

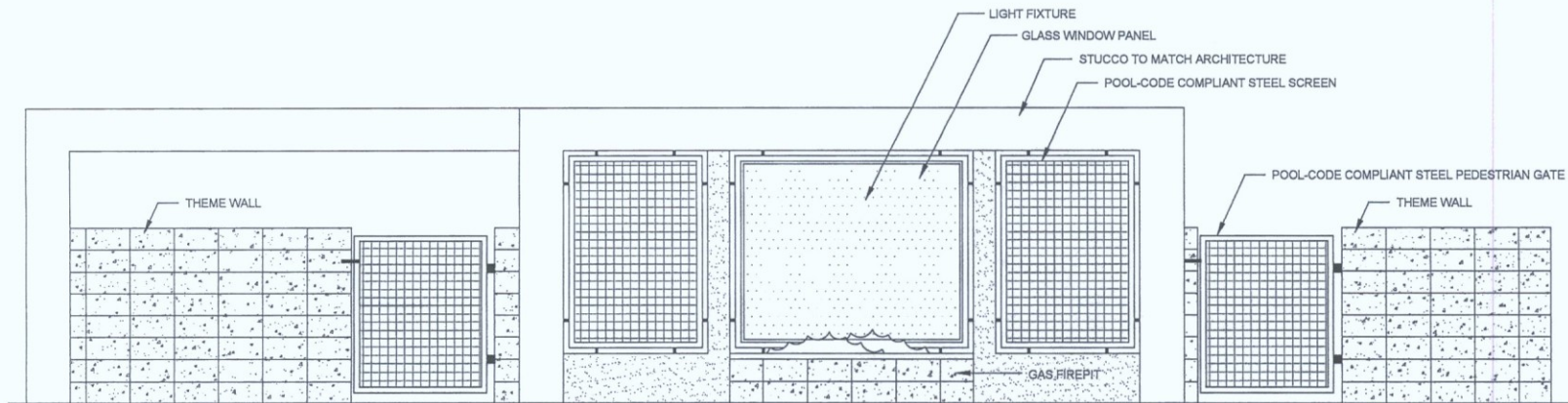


Stucco Walls  
DE 6221 Flintstone LRV 43



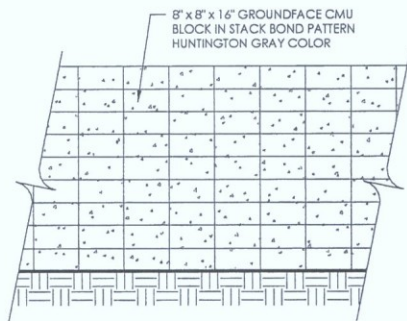
Glass Pool Wall / View Fence

### 3 CABANA / PORTAL EAST ELEVATION

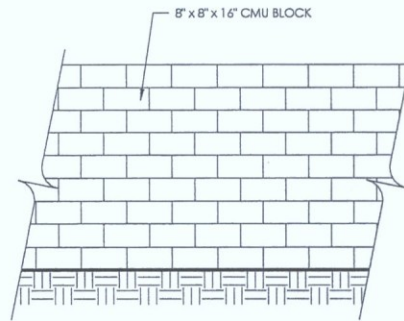


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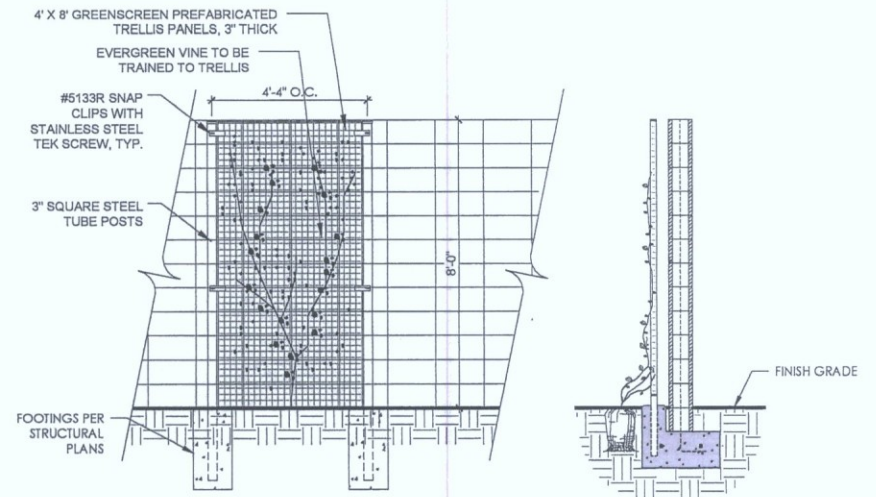




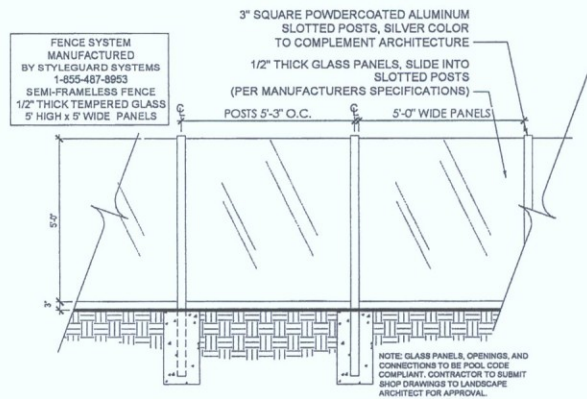
5 6' THEME WALL DETAIL



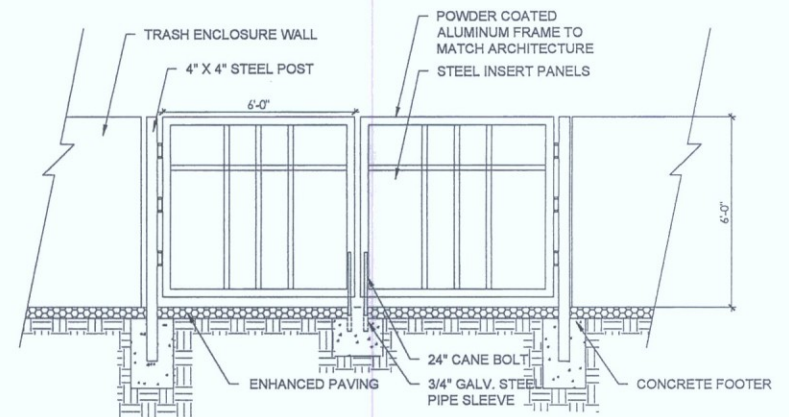
6 6' BLOCK WALL DETAIL



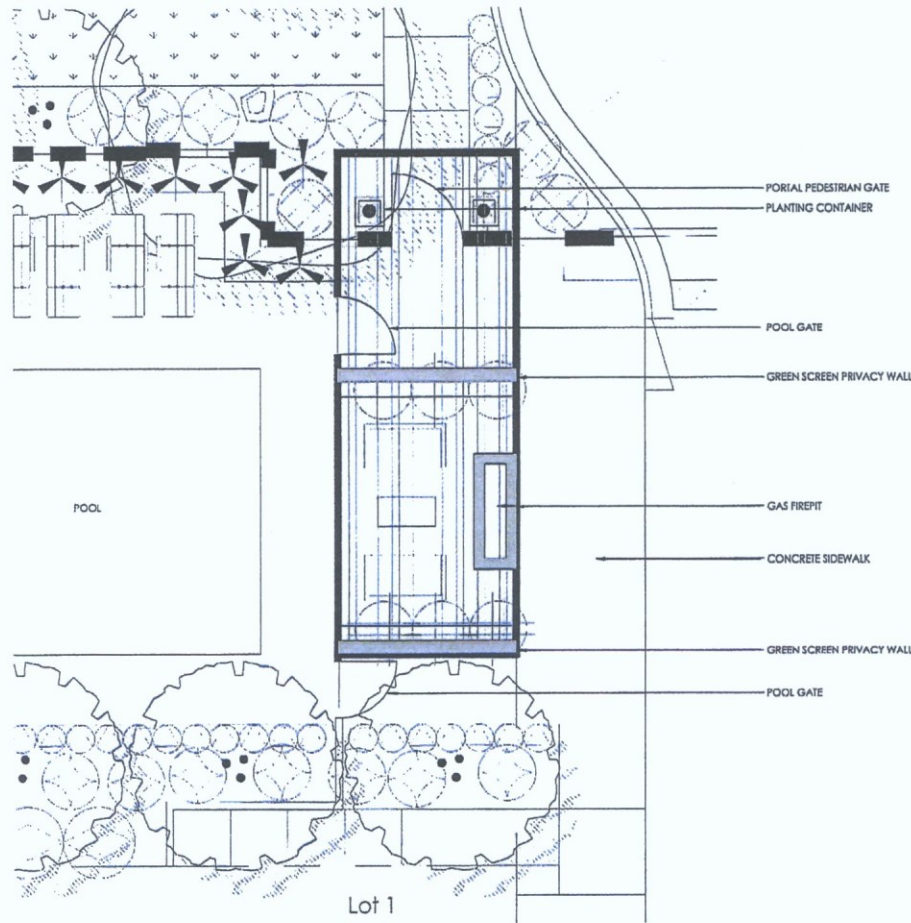
7 8' PERIMETER WALL & GREENSCREEN DETAIL



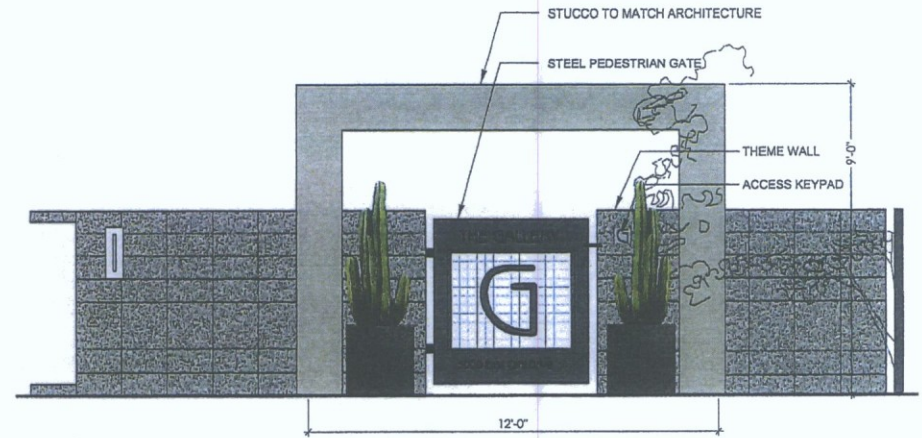
8 VIEW FENCE/POOL ENCLOSURE



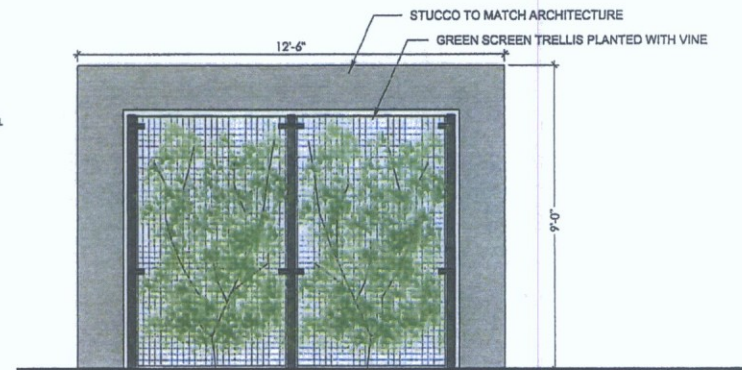
9 TRASH ENCLOSURE DETAIL



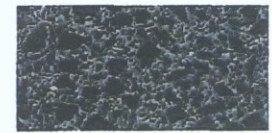
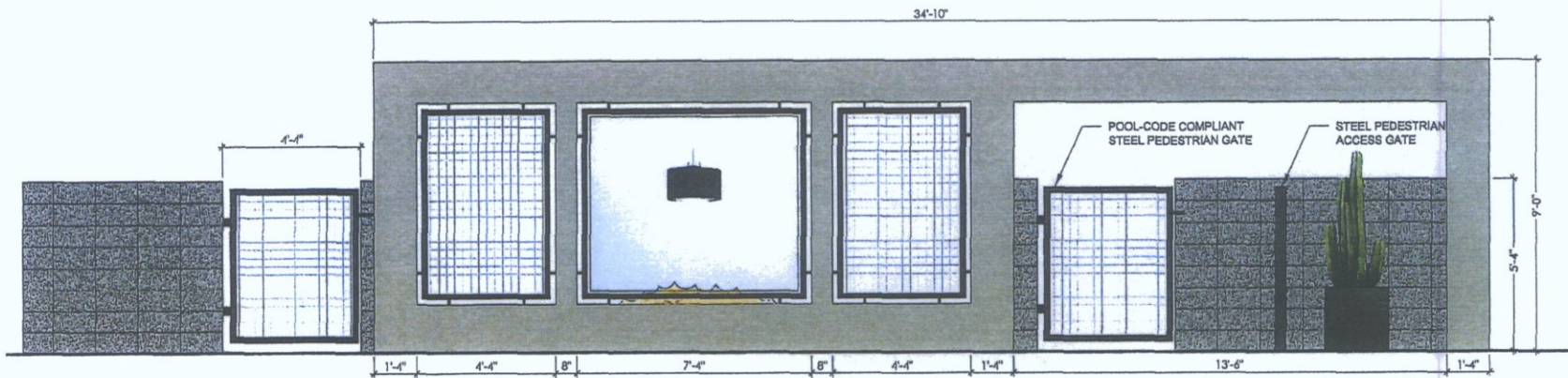
CABANA / PORTAL PLAN VIEW



1 PEDESTRIAN GATE / PORTAL ELEVATION



2 GREEN SCREEN PRIVACY WALL



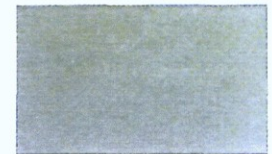
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Huntington Gray



Green Screen  
Charcoal Gray



Metal Fence  
Charcoal Gray

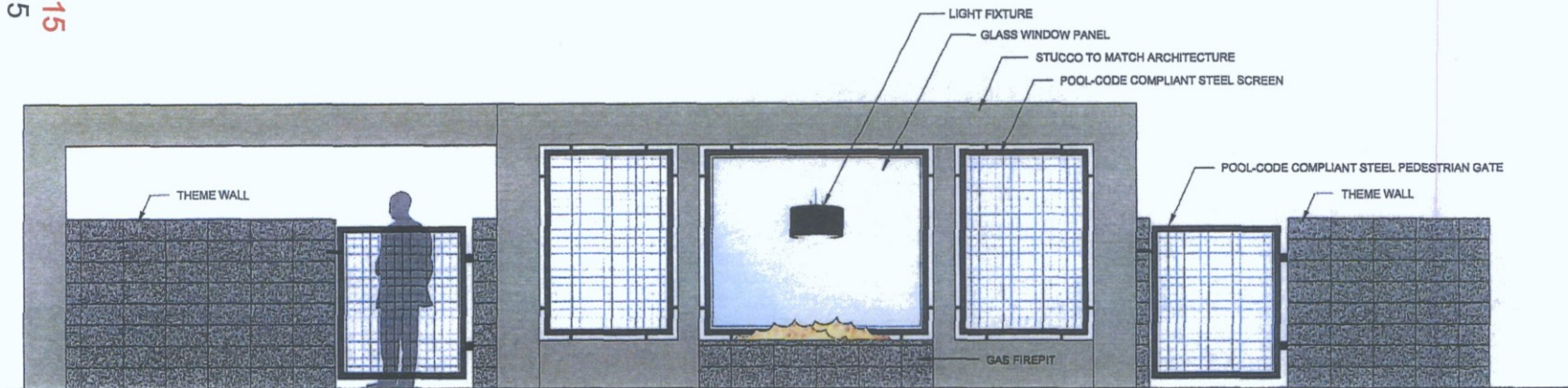


Stucco Walls  
DE 6221 Flintstone LRV 43



Glass Pool Wall / View Fence

3 CABANA / PORTAL EAST ELEVATION



4 CABANA / PORTAL WEST ELEVATION



# Narrative Report

For

# Gallery

(359-PA-2015)



An 18 lot residential development on approximately 1.1 acres  
Located at 7107 East Earll Drive

Date Submitted (DRB & Pre-Plat): September 16, 2015

### Purpose of Request

The purpose of this request is to seek approval for the Design Review and Preliminary Plat Submittal for an 18-lot single family subdivision on a parcel located southeast of the 71<sup>st</sup> Street and Earll Drive intersection.

### Description of Proposal

The subject property consists of approximately 1.1 acres located at 7107 East Earll Drive southeast of the intersection of Earll Drive and 71<sup>st</sup> Street. The City of Scottsdale is currently reviewing a zoning request to rezone the project from C-4 to R-5 (#12-ZN-2015) as well as a Non-Major General Plan amendment to re-designate the subject property from "Mixed Use Neighborhoods" to "Urban Neighborhoods" (#3-GP-2015). The proposed 18-lot community is consistent with these concurrent applications, as well as with the South Scottsdale Character Area Plan and the Urban Character Type Guidelines.

### Site Circulation

The proposed community takes access from a single gated access point off Earll Drive. The gated entry allows for turnaround and vehicle stacking of up to 6 typical vehicles (see Figure 1). Two resident parking spaces will be provided within the garage of each individual unit. The community does not accommodate on-site guest parking, whereby relying on adequate parking currently allowed and provided for along Earll Drive and 71<sup>st</sup> Street. The gated vehicular access is permitted to allow for entry by residents, emergency vehicles and refuse collection. Guests will gain access to the community via a locked pedestrian gate with coded keypad. No parking will be permitted within the hammerhead turn-around (as requested by City staff) to prevent interference with the turning movements of refuse collection vehicles accessing the container.

The internal street will be a private street with 46' of ROW per city standards (See Figure 2). The entry, hammer head, and the private street are all designed to meet the turning radii of the commercial fire truck and refuse collection truck(s). Both the City of Scottsdale Fire Department and Sanitation Department have granted approval of the proposed street configuration (see figure 3).

The existing 5 foot wide sidewalks along the property's Earll Drive Frontage will be expanded to 6 feet wide to meet city standards. A 6 foot wide attached sidewalk will run along the western side of the internal street to provide pedestrian connectivity within the project and to promote the health, safety, and wellbeing of future residents. Pedestrians can use the sidewalks to access a variety of recreational amenities near the site.

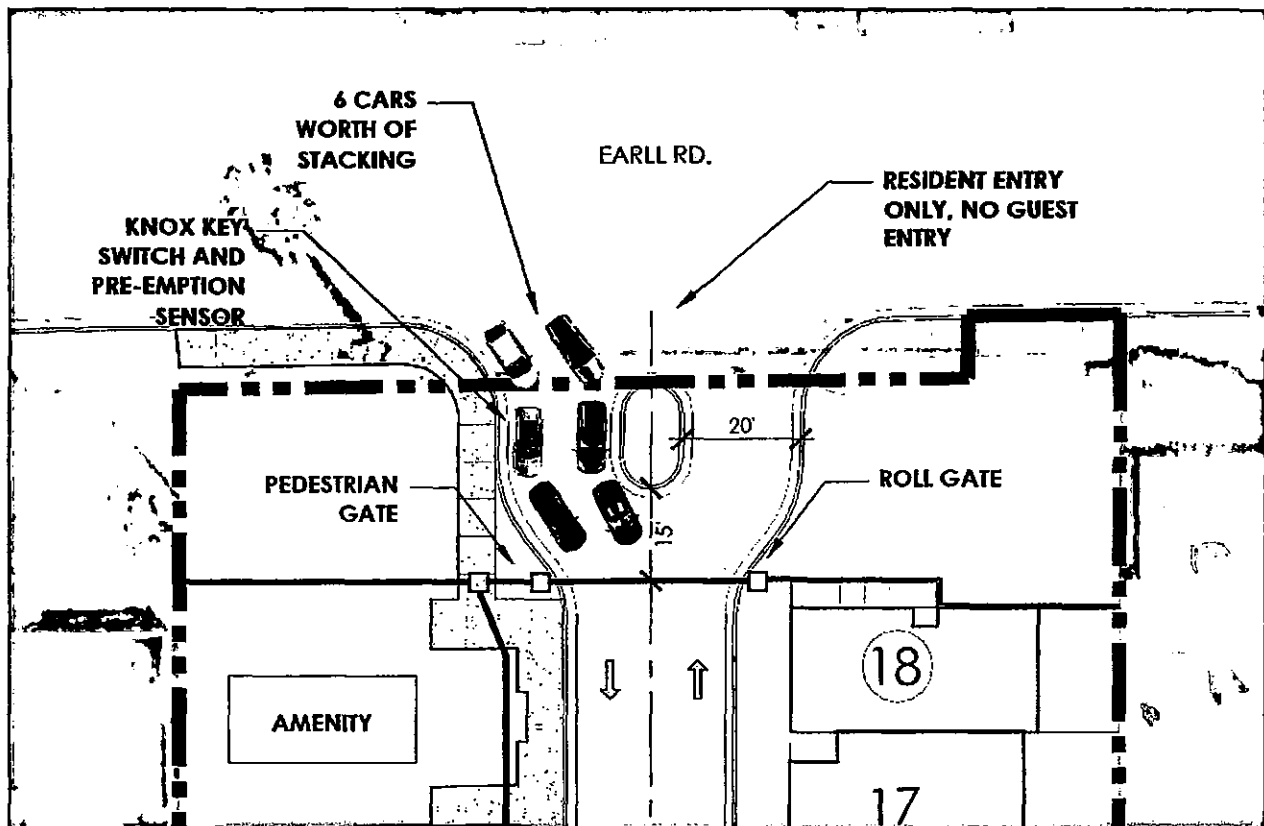


Figure 1: Proposed Project Entry & Vehicle Stacking Configuration

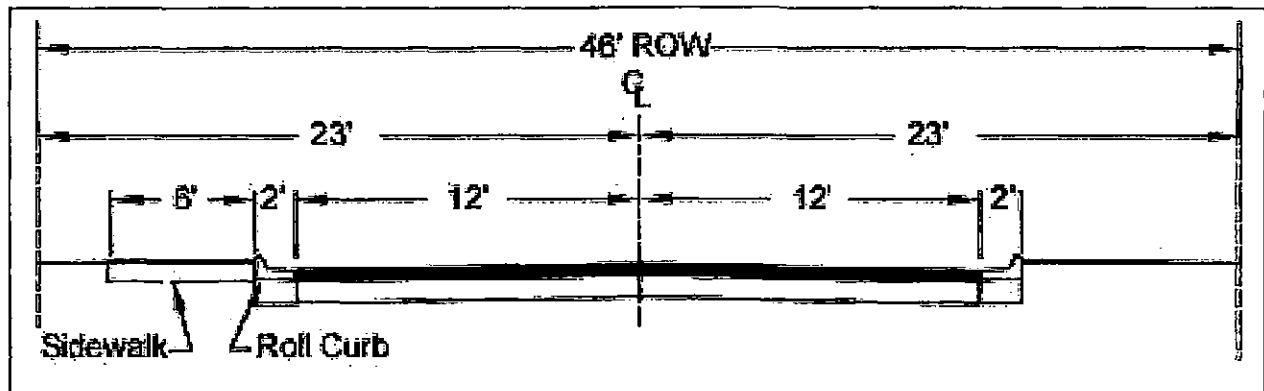


Figure 2: DS&PM FIGURE 5.3-20 (Suburban Local) Proposed Internal Private Local Street Cross Section

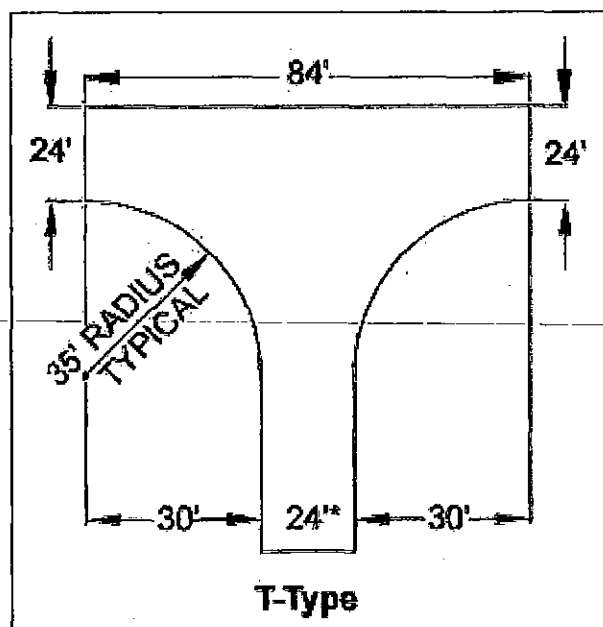


Figure 3: DS&PM FIGURE 2.1-2 - Proposed Commercial Hammerhead

#### Parking

Pursuant to Appendix B, Article XI, Sec.9.103.i of the City of Scottsdale Zoning Ordinance, two parking spaces will be provided on site for each residential unit. For the Gallery community, these parking spaces will be provided within each unit's private two car garage which will have direct access to the unit. Guest parking will be provided outside the community on existing streets (see Figure 4). Adjacent off-site streets are designed to accommodate on-street parking.



Figure 4: Off-Site Parking Plan

#### Drainage

The site will be designed to retain its 100-year, 2-hour event (or per city requirements). This will be achieved through a combination of above-ground retention basins and dry wells. (Please refer to the Drainage Report provided by Hoskin Ryan Consultants)

#### Architecture & Landscape

The architecture proposed for this community is uniquely urban with glass, balconies, and community open space all designed to promote engagement with neighbors and with the surrounding neighborhood. The architecture responds to the urban context of the area by exercising contemporary design and private outdoor spaces such as balconies to promote three season outdoor living. Shade trees along pedestrian paths and non-reflective surfaces contribute to a sensitive built environment.

The project landscaping takes cues from the community's name, "Gallery". A gallery is a long narrow space dedicated to the display of a collection of interesting objects. It is also a way of describing a group of people who are interacting with the space. The Gallery community will therefore be designed as a dynamic and creative space that tells visitors they are arriving somewhere that is out of the ordinary where there is

something interesting to discover beyond the gates. The sliding vehicular gate is designed to appear exclusive, while the enhanced pedestrian gate takes center stage as it welcomes guests into the community. The pedestrian entry area will be lit and covered to serve as a welcoming "front porch" for the development within.

All mechanical equipment, appurtenances, and utilities will be appropriately screened by the architecture and landscaping.

#### Proposed Land Use

The subject site is proposed to consist of 18 Residential Townhomes (1 unit per lot) constructed in groupings of 3, 4, and 5 units.

#### Lot Design

The subject property is proposed to be platted into 18 individual residential lots. The units will be designed in groupings of 3, 4, and 5 units each fronting the private street. The community amenity located near the project entry is designed to be a neighborhood gathering place. It will include a pool, lounge area, gas fire place, and BBQ grills.

#### **SITE DATA:**

Site Area:	+/- 1.1 acres
Total Lots:	18 Platted Lots + Tracts
Gross Density:	15 du/ac
Open Space:	14,677 sf
% Open Space:	22%

#### **SETBACKS:**

Front:	0'
Side/Rear:	0' / 0'
Minimum Yard:	10' (per zoning)
Min Bldg Separation	10'
Max. Height:	32' (per zoning)
Typical Lot Size:	24' x 68', 20' x 68'

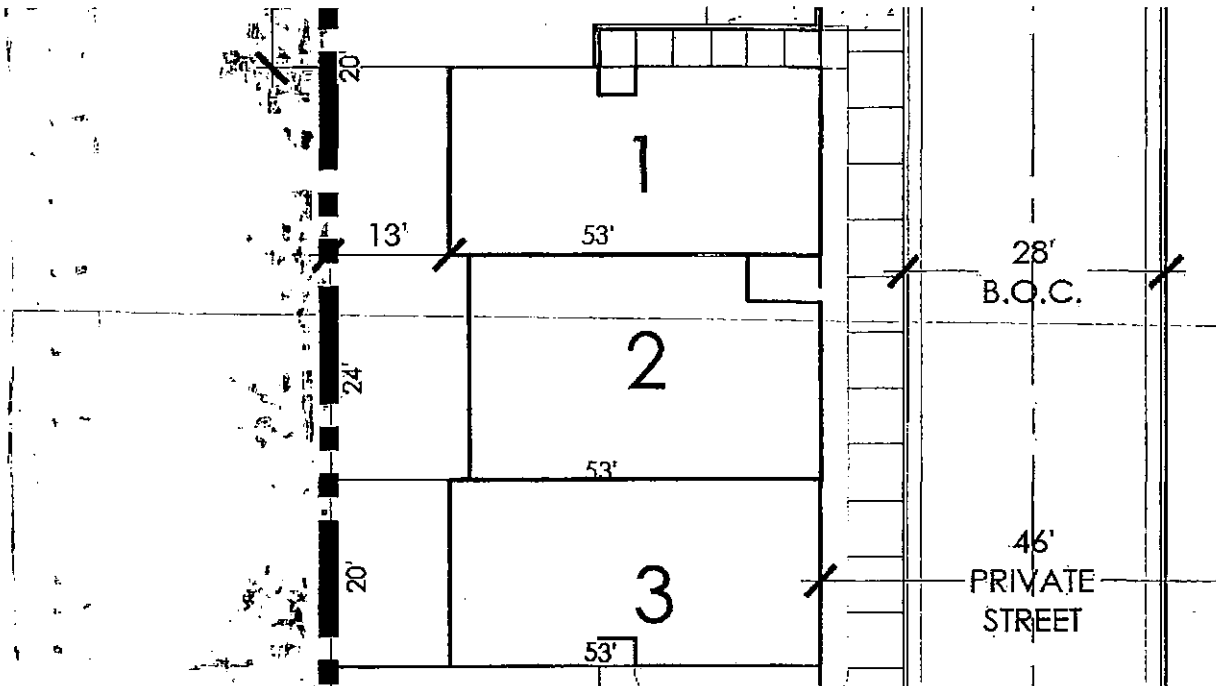


Figure 5: Typical Lot Configuration N.T.S.

#### Existing Conditions

This development proposal seeks to combine portions of eight small, fragmented parcels into one cohesive development. The proposed community transforms these currently vacant parcels into 18 new single family attached residences which will blend in with the character and typical density of already established residential uses within the existing neighborhood. The surrounding community consists of a diversified mix of uses and housing types. The proposed Gallery community will be situated adjacent to existing condominiums to the west and commercially zoned properties to the east and south. Additional commercial and residential uses exist to the north of Earll Drive. An attached single-family, higher-density community will integrate appropriately between these various uses. Adjacent land uses and zoning are as follows:

- o North: Commercial Properties, C-3
- o South: Auto Repair Facility, C-3
- o East: Auto Repair, C-4
- o West: Multi-Family Residential, R-5



Figure 6: Context Map

### Compatibility to Surrounding Area

The proposed plan features a compact townhome design. At 15 dwelling units/acre the project proposed at a density that is appropriate for the semi-urban context in which it is located. This density will lead to an increase in local consumers which will enhance support for local businesses along the Scottsdale Road Regional Corridor. While this density is not appropriate in all locations throughout Scottsdale, the proposed use is close to the downtown and Scottsdale Road where land use density and intensity can be supported by the public infrastructure. The applicant has some significant research and development to determine this high end ownership product is in fact both desired and lacking in this area.

The Minor General Plan Amendment submitted for this parcel seeks to change the subject site's land use designation from "Mixed Use Neighborhoods" to "Urban Neighborhoods". The designation of "Urban Neighborhoods" allows a lot configuration of more than 8 dwelling units per acre. It is generally located near retail centers, offices, or other compatible non-residential uses. Care has been taken to minimize impacts on

other residential and commercial areas and to provide adequate circulation as well as non-vehicular access to surrounding amenities.

The proposed community is consistent with the Character and Design Chapter of the Scottsdale General Plan. The plan establishes Scottsdale as a community which promotes high quality design that is above the norm in terms of aesthetic composition and sustainable durability. The project is located with the Urban Character Type and the Earll Drive frontage is designed to be consistent with the Urban Streetscape guidelines. With its high quality of design, architecture, and landscaping, the proposed community is a natural fit within the established Scottsdale community.

#### Targeted Date to Begin Construction

Upon completion of Pre-Plat, Final Plat and Improvement Plans: Estimated 12 months.

#### Summary of Project

The proposed plan is consistent with the proposed General Plan amendment to "Urban Neighborhoods", the proposed R-5 zoning designation, and the existing conditions within the surrounding neighborhood. The proposed project supports the City of Scottsdale's desire to create vital, viable, and desirable residential communities that are situated near employment, entertainment, shopping, and healthcare as this property is. The proposed site plan will respond appropriately to the current context by contributing an appropriately located, high quality residential community, the kind of community that benefits residents and community members alike.

### **Development Review Board Criteria**

In considering any application for development, the Development Review Board shall be guided by the following criteria:

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

Response: The proposed 18-unit single-family attached development is in substantial conformance to the proposed "Urban Neighborhoods" land use designation. The Land Use Element describes this category as having densities greater than 8 dwelling units per acre and having close proximity to residential, commercial, retail, and entertainment uses. Urban Neighborhoods tend to be integrally embedded within the surrounding community and offer a variety of transportation options. Consistent with the goals of the amended Land Use Element, this use will support the Urban Neighborhood while promoting development patterns and standards that are consistent with the surrounding area's character.

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

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

Response: The proximity to the surrounding downtown core and public open spaces will reduce the reliance on automobiles. Located adjacent to the Scottsdale Regional Corridor, the site has access to major bus routes and to the Scottsdale Trolley. This site will feature appropriate pedestrian scale design features at ground level which will match the integrity of the existing community surrounding it.

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

Response: The surrounding area has a variety of uses from single family neighborhood to multi-family apartments, to retail, to commercial and entertainment. The contemporary architecture and conscientious landscaped setbacks will allow the project to integrate seamlessly with these varied uses. The project will feature two different product types to promote a varied, yet uniform feel throughout the community.

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

Response: The architecture takes cues from a design that responds to the desert climate. Elements such as integrated window awnings and durable siding, and materials designed to hold up to the harsh sun all provide relief in hot summers. The integrated stoops and balconies take advantage of Arizona's climate to promote three-season outdoor living.

3. **Ingress, egress, internal traffic circulation, off-street parking facilities, loading and service areas and pedestrian ways shall be so designed as to promote safety and convenience.**

Response: At this location Earl Drive is classified as a suburban local collector. The applicant is dedicating 10 additional feet of ROW along the subject property's north frontage to meet city DS&PM standards. Given the context and the surrounding amenities, the proposed development will help emphasize the pedestrian relationship between the surrounding land uses in an effort to reduce the demand, distance and frequency of automotive trips.

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

Response: All mechanical equipment, appurtenances, and utilities will be screened by both the landscaping and associated site walls and architectural design. Trash will be collected in a single dumpster discretely located at the south of the site.



Gallery

4-PP-2015



Gallery

4-PP-2015

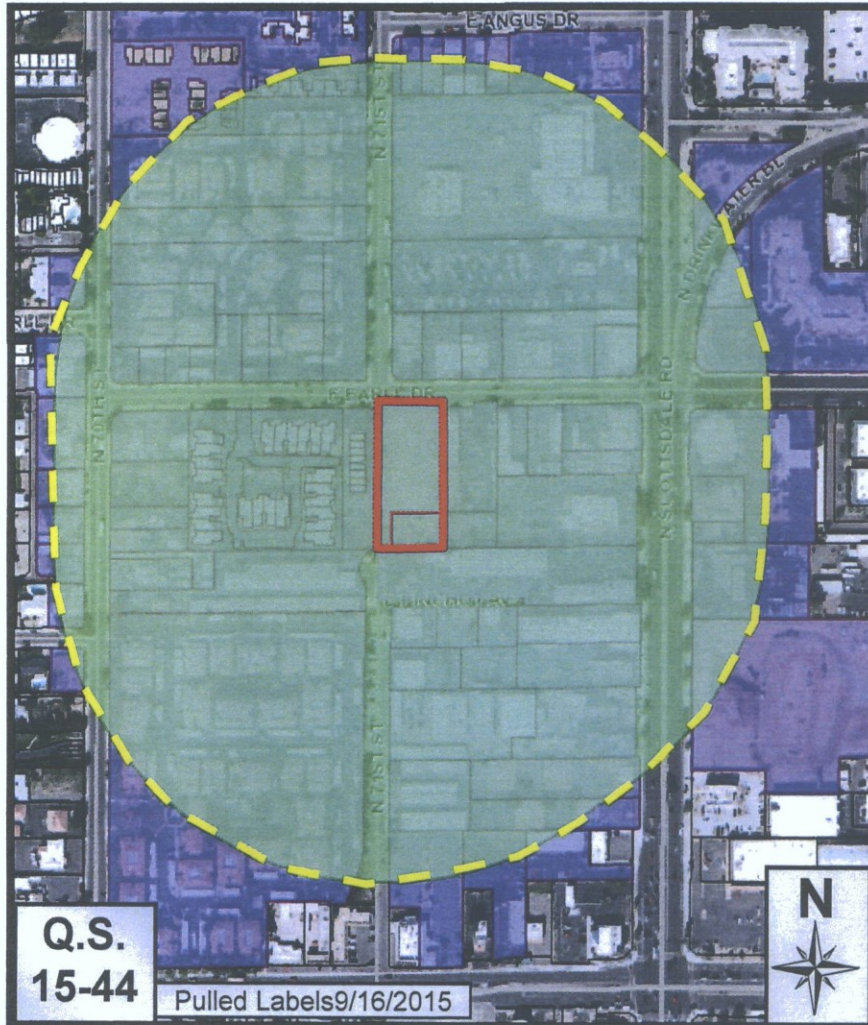


Gallery

4-PP-2015

## City Notifications – Mailing List Selection Map

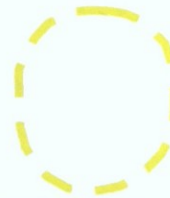
ATTACHMENT #5



### Map Legend:



Site Boundary



Properties within 750-foot  
148 Mailings

### Additional Notifications:

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

Gallery

4-PP-2015