

**Marked Agendas
Approved Minutes
Approved Reports**

**The May 18, 2017
Development Review Board
Meeting Agenda and
Minutes can be found at**

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

DEVELOPMENT REVIEW BOARD REPORT



Meeting Date: May 18, 2017 Item No. 4
General Plan Element: *Character and Design*
General Plan Goal: *Foster quality design that enhances Scottsdale as a unique southwestern desert community.*

ACTION

Aeries

19-DR-2016#2

Location: 3214 North 70th Street

Request: Request approval of the revised site plan and revised building elevations for a previously approved three-story residential development, comprised of four buildings with 16 dwelling units in approximately 34,500 square feet of building area, all on an approximately 1-acre site.

OWNER

Landmark Homes, USA
480-270-6824

APPLICANT CONTACT

John Kostaras
Landmark Homes, USA
480-270-6824

BACKGROUND

Zoning

This site is zoned Multi-family Residential District (R-5), which allows high-density residential development and other supporting uses.

Context

Located on the west side of North 70th Street, between East Osborn Road to the north and East Earll Drive to the south, this site is surrounded on three sides by two-story and three-story multi-family development consisting of condominiums and apartments. To the west are single-family residential properties.

Adjacent Uses and Zoning

- North Multi-family residential, zoned Multi-family Residential District (R-5)
- South Multi-family residential, zoned Multi-family Residential District (R-5)
- East Multi-family residential, zoned Multi-family Residential District (R-5)
- West Single-family residential, zoned Single-family Residential District (R1-7)

Key Items for Consideration

- Sensitive Design Principles
- Commercial Design Guidelines
- DRB Approved 19-DR-2016 (11/3/2016)

DEVELOPMENT PROPOSAL

Goal/Purpose of Request

The applicant seeks approval for revisions to an approved 16-unit townhome project consisting of ground-floor garage parking with two-story dwelling units above the garages. The revisions include the removal of the raised garden area previously proposed at the rear of the site, and modifications to the previously proposed window-box style shading devices and window recesses.

Neighborhood Communication

Property owners within 750-feet of the project site have been notified by mail of the applicant's request and the site has been posted with the required signage.

DEVELOPMENT REVIEW BOARD CRITERIA ANALYSIS

Site Plan

This site was approved as a 16-unit townhome project, under Case 19-DR-2016 by the Development Review Board on 11/3/2016, which included a total of four buildings, each consisting of ground-level garages with two-story residential units above the garages. The site design also included common areas located at the northwest and southwest corners of the project to the north and to the south of the guest parking area at the rear of the project, frontage open space, and a pedestrian entry portal adjacent to North 70th Street. The previously approved raised garden planter located in the common area at the southwest corner of the site is proposed to be deleted and the adjacent turf area extended to maintain equivalent common area open space.

Building Elevations

The previously approved building design included deep recessing at balconies and shade devices over windows help to mitigate the effects of solar heat gain, providing shading and planer differentiation, in accordance with the Scottsdale Sensitive Design Principles. The approved window-box style shading devices around the windows are now proposed to be scaled back to "inverted L-shaped" shade devices targeting the southern and western building exposures. Also proposed are window recesses with a depth of less than 50% of the wall thickness, but the recess depth from the pane to the outside edge of the shade device will continue to meet the solar shading intent. These revisions maintain consistency with the Scottsdale Sensitive Design Principles.

OTHER BOARDS & COMMISSIONS

Development Review Board

On 11/3/2016 the Development Review Board approved case 19-DR-2016 (with a vote of 7-0). On 3/16/2017 the Development Review Board approved a continuance as requested by the applicant for this revision application, 19-DR-2016#2 (with a vote of 5-0).

STAFF RECOMMENDATION

Recommended Approach:

Staff recommends that the Development Review Board approve the proposed revision to Aeries, finding that the provisions of the Sensitive Design Principles and the Development Review Criteria have been met.

RESPONSIBLE DEPARTMENT

Planning and Development Services

Current Planning Services

STAFF CONTACT

Jeff Barnes

Planner

480-312-2376

E-mail: jbarnes@ScottsdaleAZ.gov

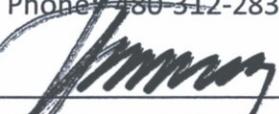
APPROVED BY


Jeff Barnes, Report Author

5/8/2017
Date


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

5/8/17
Date


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

5/11/17
Date

ATTACHMENTS

- A. Stipulations/Zoning Ordinance Requirements
 - 1. Context Aerial
 - 1A. Close-Up Aerial
 - 2. Zoning Map
 - 3. Applicant's Narrative
 - 4. Site Plan
 - 5. Building Elevations
 - 6. Perspective
 - 7. Shading Study
 - 8. Window Details

**Stipulations for the
Development Review Board Application:
Aeries
Case Number: 19-DR-2016#2**

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

APPLICABLE DOCUMENTS AND PLANS:

1. Except as required by the Scottsdale Revised Code, the Design Standards and Policies Manual (DSPM), and the other stipulations herein, the site design and construction shall substantially conform to the following documents:
 - a. Architectural elements, including dimensions, materials, form, color, and texture shall be constructed to be consistent with the building elevations submitted by LVA Urban Design Studio and PHX Architecture, with a city staff date of 5/5/2017.
 - b. The location and configuration of all site improvements shall be consistent with the updated site plan submitted by LVA Urban Design Studio, with a city staff date of 5/5/2017.
 - c. Landscape improvements, including quantity, size, and location shall be installed to be consistent with the preliminary landscape plan submitted by LVA Urban Design Studio, as approved under case 19-DR-2016; except as modified to remove the raised garden area as shown on the updated site plan submitted by LVA Urban Design Studio with a city staff date of 5/5/2017.

ARCHITECTURAL DESIGN:

DRB Stipulations

2. *Exterior window glazing shall be recessed a minimum of fifty (50) percent of the wall depth, for all south and west facing windows. The amount or recess shall be measured from the face of the exterior shade device edge to the face of the glazing. With the final plan submittal the developer shall provide head, jamb and sill details clearly showing the amount of recess for all window types.*
3. All exterior doors shall be recessed a minimum of thirty (30) percent of the wall depth, the amount of recess shall be measured from the face of the exterior wall to the face of the glazing, exclusive of external detailing. With the final plan submittal the developer shall provide head, jamb and sill details clearly showing the amount of recess for all door types.

RELEVANT CASES:

Ordinance

- A. At the time of review, the applicable DRB case for the site was 19-DR-2016. Except as modified with these stipulations, all previous approval stipulations shall continue to apply.



Q.S.
15-44

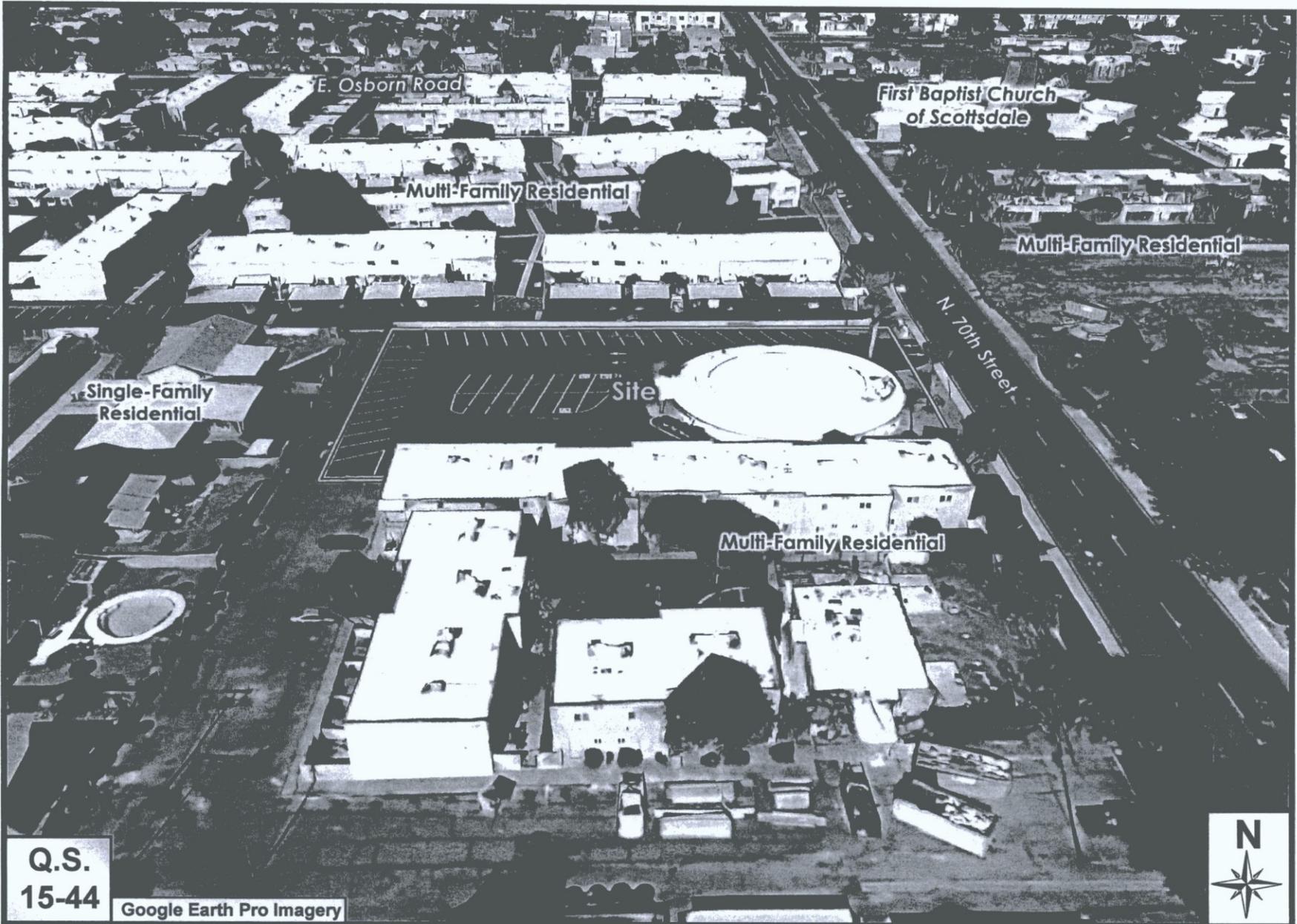
Google Earth Pro Imagery



Context Aerial

ATTACHMENT #1

19-DR-2016#2



Q.S.
15-44

Google Earth Pro Imagery



Close-Up Aerial

ATTACHMENT #1A

19-DR-2016#2



Aeries

ATTACHMENT #2

19-DR-2016#2

THE
AERIES



TOWNHOMES

3214 N. 70TH ST. SCOTTSDALE, AZ 85251
DEVELOPMENT REVIEW NARRATIVE

Submitted: April 18, 2016

Resubmitted: July 18, 2016. January 23, 2017

Owner/Developer:

Landmark Homes, USA
John Kostaras
8901 E Pima Center Pkwy #100
(480) 270-6824



Applicant:

LVA Urban Design Studio, LLC
Keith Nichter
120 S Ash Ave, Tempe AZ 85251
(480) 994-0994

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

19-DR-2016#2
01/23/17

Attachment #3

Introduction

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

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

Context

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

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

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

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

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

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

Sensitive Design

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

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

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

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

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

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

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

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

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

Conclusion

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

Development Review Board Criteria

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

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

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

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

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

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

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

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

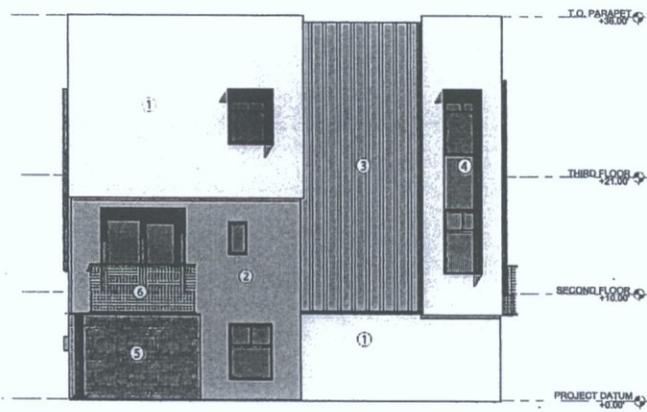
Response: Residences will respond to the desert climate through the implementation of deep roof overhangs, recessed windows, shaded rear patios, and 15deep recessed balconies for shade as a part of the design. Elements such as durable siding and materials will be designed to hold up to the harsh sun and provide relief in hot summers. The yards and balconies take advantage of Arizona's climate to promote three-season outdoor living.

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

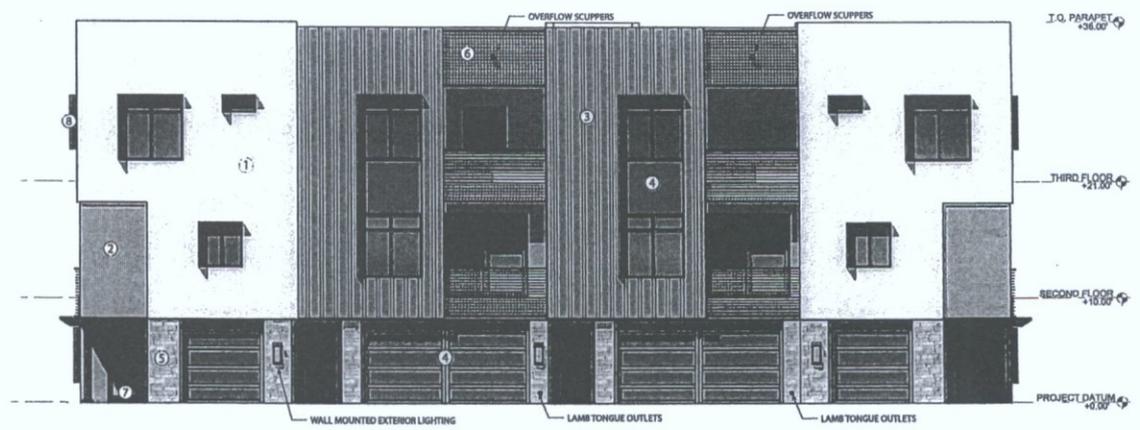
Response: At this location, 70th Street is classified as a suburban local collector and has 60' of dedicated right of way. Given the context of the site and the surrounding amenities, the proposed development will help emphasize the pedestrian relationship between surrounding land uses in an effort to reduce the demand, distance and frequency of automotive trips.

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

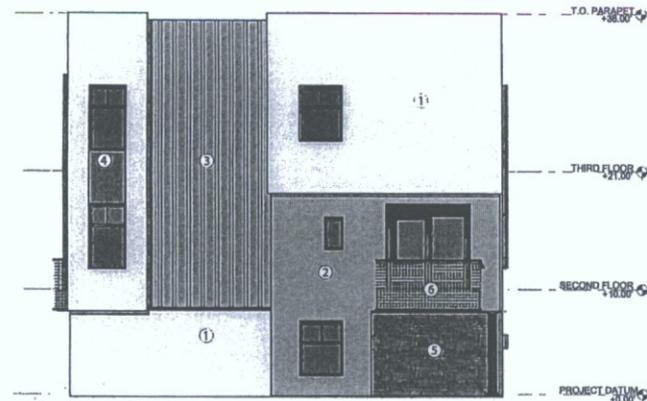
Response: All mechanical equipment, appurtenances, and utilities will be screened by both the building parapet and associated Site walls that are integral with the building and architectural design. Trash will be discretely located and oriented toward the rear of the Site for alley pickup.



1 WEST BUILDING ELEVATION
SCALE: 3/16" = 1'-0"



2 FRONT BUILDING ELEVATION (NORTH SIDE OF DRIVE)
SCALE: 3/16" = 1'-0"



3 EAST BUILDING ELEVATION
SCALE: 3/16" = 1'-0"



4 REAR BUILDING ELEVATION (SOUTH SIDE OF DRIVE)
SCALE: 3/16" = 1'-0"

THE
AERIES
TOWNHOMES

1 [FLOATING FEATHER] - DE 6142 - LRV 65
-STUCCO FACADE

2 [DARK SEPIA] - DE 6138 - LRV 26
-STUCCO FACADE

3 [GUANTLET GRAY] - SW 7019 - LRV 17
-BOARD AND BATTEN WOOD SIDING

4 [OLD BOOT] - DE 6133 - LRV 13
-GARAGE DOORS

5 [AMALFI LEDGE] - CORONADO STONE
-STONE VENEER

6 [METAL MESH] -
-METAL MESH RAILING + DETAILING

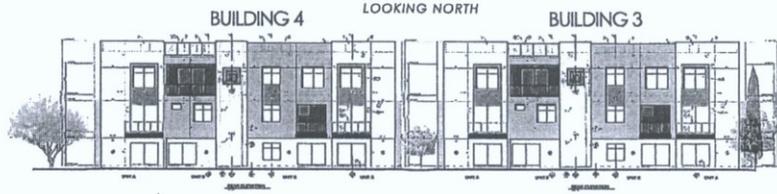
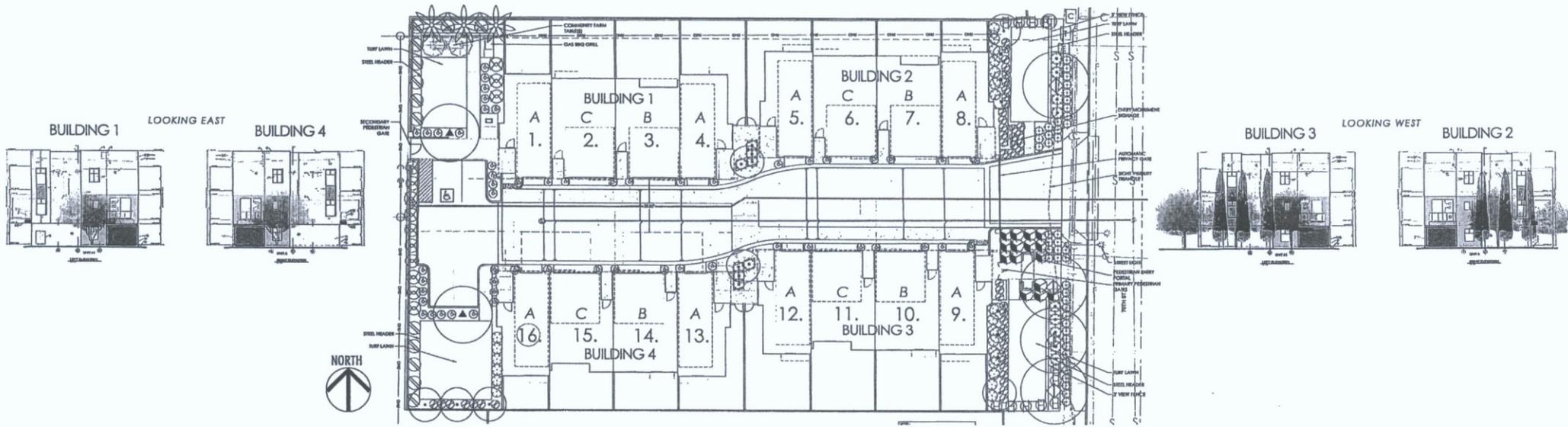
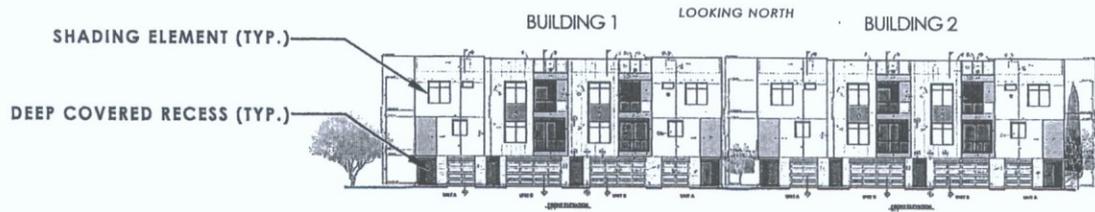
7 [CARDINAL EC+366]
-CLEAR GLASS

8 [DARK BRONZE]
-WINDOWS, DOORS AND METAL ACCENTS





ATTACHMENT 6



PLANT LEGEND

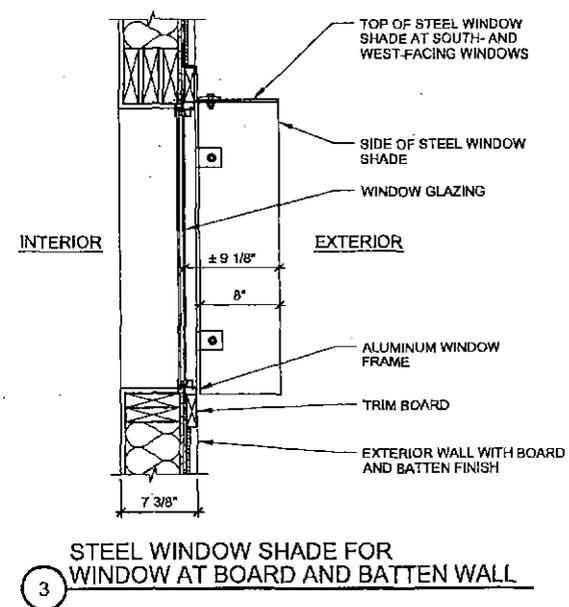
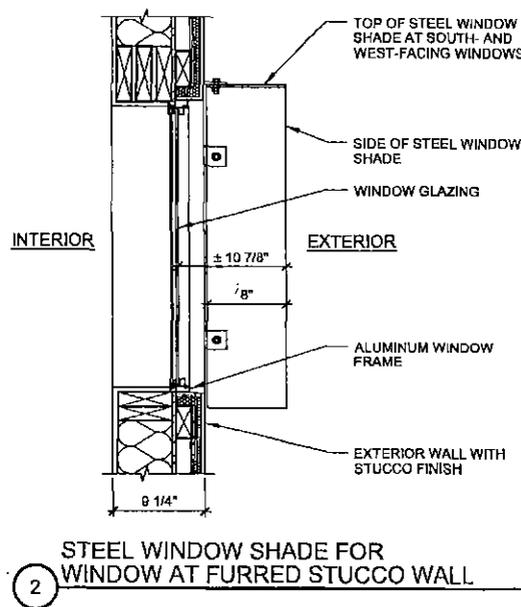
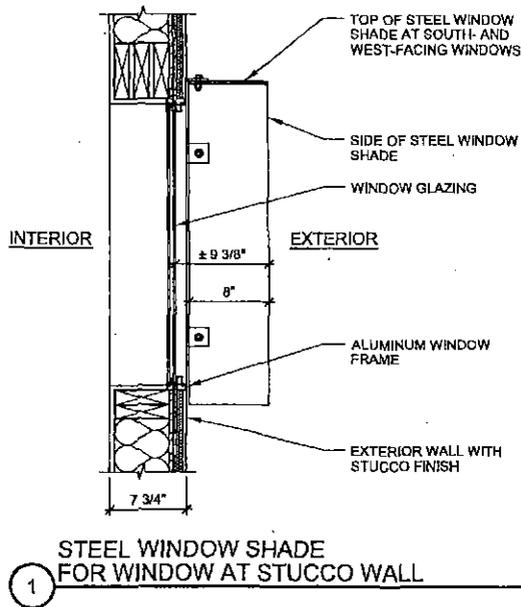
SYMBOL	PLANT NAME	SIZE	SET	CALIBER
○	LAURUS HORUS	3" CAL.	7	3"
○	CUPRESSUS SEMPERVERENS	3" BOX 2" CAL.	4	2"
○	PARSONIA & DESERT MUGGUM	4" BOX / 2" CAL.	2	2"
○	QUERCUS VIRGINIANA	2" BOX 1.5" CAL.	4	1.5"
○	PHOENIX DACTYLIFERA	DATE PALM	3 3/4"	CLEAR DRINK
○	CASALPINA AMERICANA	YELLOW BIRD OF PARADISE		
○	BENCOPIA MACULATA	YALOWIE BUSH		
○	RAMBLIA PATENS	RECRACER BUSH		
○	MAHONIEDRUM CAPILLARS	FRONAL NET		
○	MADRIDIBERICA INDIENS	DEER GRASS		
○	E. OFFICINALS 'PROCESTRAT'	CRISPED BOGGWART		
○	TRICOMA STANS 'ORANGE JAWLE'	ORANGE BELLS		
○	ORCHIDOCYDUS	NEW GOLD LAHANA		
○	LAHANA 'NEW GOLD'	GERMANAGER		
○	HECUBUM CHAMAEDRITS	HYBRID BERNUDA - 800		

2" DEPTH GRANITE TOP DRESSING OR APPROVED EQUAL.
 1/2" SCREENED FIBRE OR APPROVED EQUAL.
 DOES NOT INCLUDE PRIVATELY TENDRELL DRIPING.
 (482) 354-8807

SHADING STUDY

THE AERIES TOWNHOMES

LANDMARK HOMES USA



DEVELOPMENT REVIEW BOARD REPORT



Meeting Date: March 16, 2017 Item No. 4
General Plan Element: *Character and Design*
General Plan Goal: *Foster quality design that enhances Scottsdale as a unique southwestern desert community.*

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OWNER

Landmark Homes USA
480-270-6824

APPLICANT CONTACT

John Kostaras
Landmark Homes USA
480-270-6824

BACKGROUND

Zoning

This site is zoned Multi-family Residential District (R-5), which allows high-density residential development and other supporting uses.

Context

Located on the west side of N. 70th Street, between E. Osborn Road to the north and E. Earll Drive to the south, this site is surrounded on three sides by two-story and three-story multi-family development consisting of condominiums and apartments. To the west are single-family residential properties.

Adjacent Uses and Zoning

- North Multi-family residential, zoned Multi-family Residential District (R-5)
- South Multi-family residential, zoned Multi-family Residential District (R-5)
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DEVELOPMENT PROPOSAL

Goal/Purpose of Request

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Property owners within 750 feet of the project site have been notified by mail of the applicant's request and the site has been posted with the required signage.

DEVELOPMENT REVIEW BOARD CRITERIA ANALYSIS

Site Plan

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Building Elevations

The previously approved building design included deep recessing at balconies and shade devices over windows help to mitigate the effects of solar heat gain, providing shading and planer differentiation, in accordance with the Scottsdale Sensitive Design Principles. The approved window-box style shading devices around the windows are now proposed to be deleted from the building elevations and window recesses with a depth of less than 50% of the wall thickness are proposed. No alternative shading devices are proposed in their place. Scottsdale Sensitive Design Principle 9 speaks to providing exterior shade devices for windows typically designed so that the shade material has a density of 75%, or greater, in order to maximize the effectiveness of the shade devices. Stipulations 1.a and 2 of Case 19-DR-2016 specified conformance with the previously approved building elevations and materials, which included the window-box style shading devices, and specified a minimum 50% window recess relative to the wall thickness.

OTHER BOARDS & COMMISSIONS

Development Review Board

On 11/3/2016 the Development Review Board approved case 19-DR-2016 (with a vote of 7-0).

STAFF RECOMMENDATION

Recommended Approach:

Staff recommends that the Development Review Board continue the proposed revision to Aeries, finding that the provisions of the Sensitive Design Principles and the Development Review Criteria have not been met.

RESPONSIBLE DEPARTMENT

Planning and Development Services

Current Planning Services

STAFF CONTACT

Jeff Barnes

Planner

480-312-2376

E-mail: jbarnes@ScottsdaleAZ.gov

APPROVED BY



Jeff Barnes, Report Author

2/23/2017

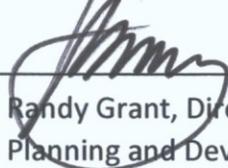
Date



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

2/23/17

Date



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

3/1/17

Date

ATTACHMENTS

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Development Review Board Application:
Aeries
Case Number: 19-DR-2016#2**

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

APPLICABLE DOCUMENTS AND PLANS:

1. Except as required by the Scottsdale Revised Code, the Design Standards and Policies Manual (DSPM), and the other stipulations herein, the site design and construction shall substantially conform to the following documents:
 - a. Architectural elements, including dimensions, materials, form, color, and texture shall be constructed to be consistent with the building elevations submitted by Felten Group, with a city staff date of 1/23/2017.
 - i. However, the applicant shall also include window shading devices that address Scottsdale Sensitive Design Principal 9, regarding effective solar shading; to the satisfaction of the City's Planning staff.
 - b. The location and configuration of all site improvements shall be consistent with the updated site plan submitted by LVA Urban Design Studio, with a city staff date of 1/23/2017.
 - c. Landscape improvements, including quantity, size, and location shall be installed to be consistent with the preliminary landscape plan submitted by LVA Urban Design Studio, as approved under case 19-DR-2016; except as modified to remove the raised garden area as shown on the updated site plan submitted by LVA Urban Design Studio with a city staff date of 1/23/2017.

ARCHITECTURAL DESIGN:

DRB Stipulations

2. All exterior window glazing shall be recessed a minimum of fifty (50) percent of the wall depth, including glass windows within any tower/clerestory elements. The amount of recess shall be measured from the face of the exterior wall to the face of the glazing, exclusive of external detailing. With the final plan submittal the developer shall provide head, jamb and sill details clearly showing the amount of recess for all window types.
3. All exterior doors shall be recessed a minimum of thirty (30) percent of the wall depth, the amount of recess shall be measured from the face of the exterior wall to the face of the glazing, exclusive of external detailing. With the final plan submittal the developer shall provide head, jamb and sill details clearly showing the amount of recess for all door types.

RELEVANT CASES:

Ordinance

- A. At the time of review, the applicable DRB case for the site was 19-DR-2016. Except as modified with these stipulations, all previous approval stipulations shall continue to apply.



Context Aerial

ATTACHMENT #1

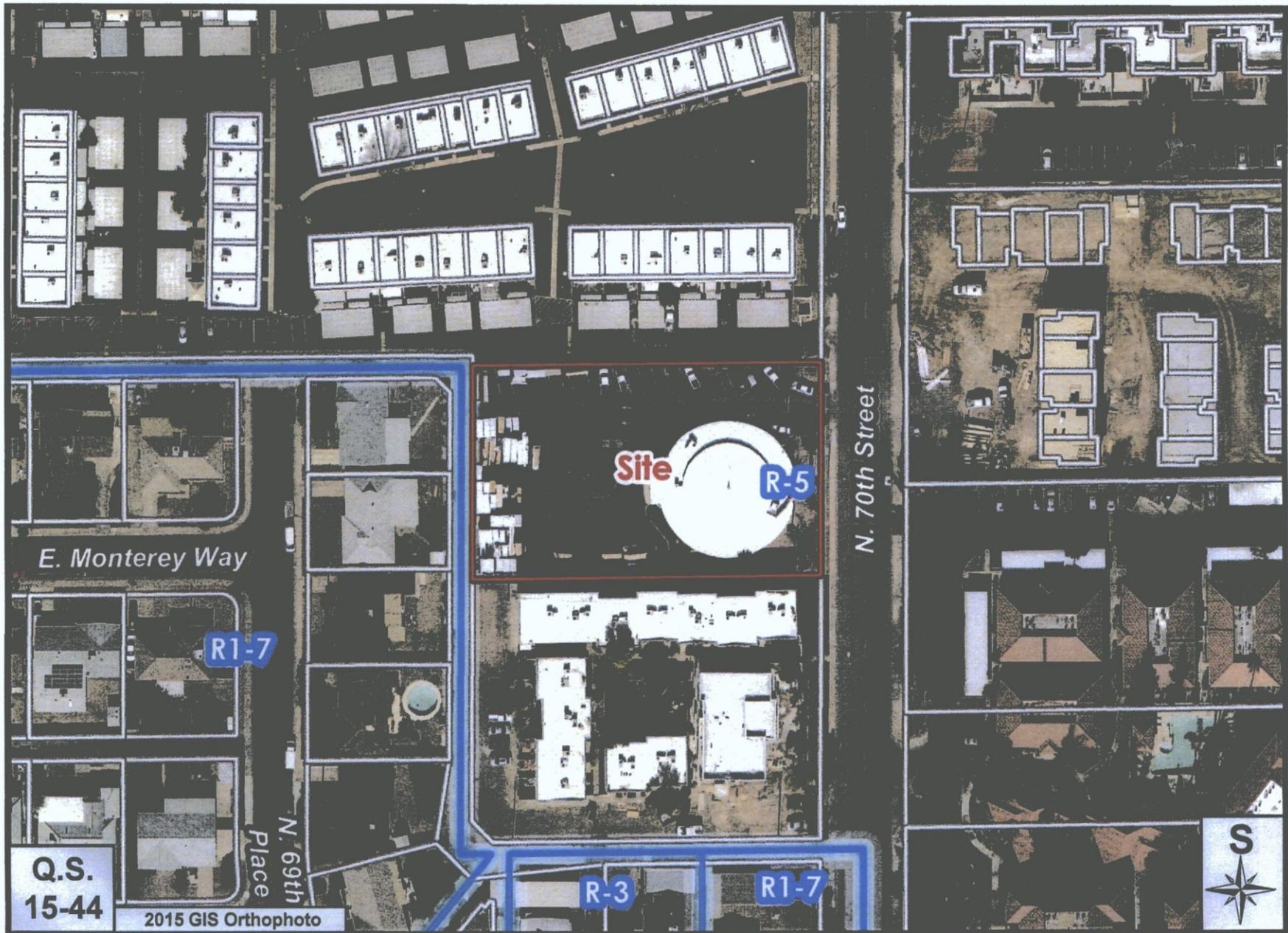
19-DR-2016#2



Close-Up Aerial

ATTACHMENT #1A

19-DR-2016#2



Aeries

ATTACHMENT #2

19-DR-2016#2

THE
AERIES



TOWNHOMES

3214 N. 70TH ST. SCOTTSDALE, AZ 85251
DEVELOPMENT REVIEW NARRATIVE

Submitted: April 18, 2016

Resubmitted: July 18, 2016. January 23, 2017

Owner/Developer:

Landmark Homes, USA
John Kostaras
8901 E Pima Center Pkwy #100
(480) 270-6824



Applicant:

LVA Urban Design Studio, LLC
Keith Nichter
120 S Ash Ave, Tempe AZ 85251
(480) 994-0994



19-DR-2016#2
01/23/17

Attachment #3

Introduction

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

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

Context

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

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

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

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

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

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

Sensitive Design

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

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

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

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

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

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

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

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

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

Conclusion

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

Development Review Board Criteria

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

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

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

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

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

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

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

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

Response: Residences will respond to the desert climate through the implementation of deep roof overhangs, recessed windows, shaded rear patios, and 15deep recessed balconies for shade as a part of the design. Elements such as durable siding and materials will be designed to hold up to the harsh sun and provide relief in hot summers. The yards and balconies take advantage of Arizona's climate to promote three-season outdoor living.

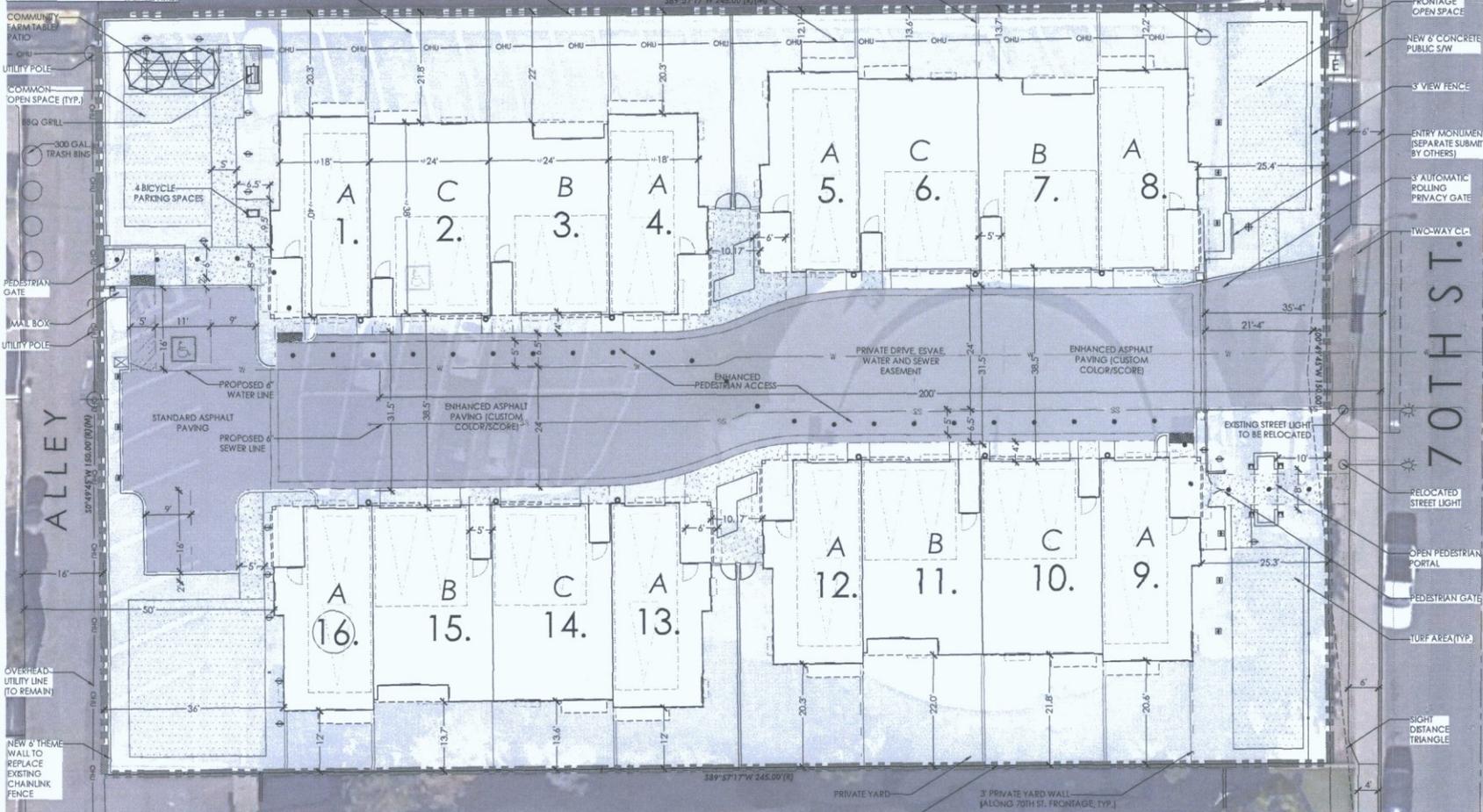
3. **Ingress, egress, internal traffic circulation, off-street parking facilities, loading and service areas and pedestrian ways shall be so designed as to promote safety and convenience.**

Response: At this location, 70th Street is classified as a suburban local collector and has 60' of dedicated right of way. Given the context of the site and the surrounding amenities, the proposed development will help emphasize the pedestrian relationship between surrounding land uses in an effort to reduce the demand, distance and frequency of automotive trips.

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

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

VICINITY MAP



PROJECT TEAM

DISCIPLINE	COMPANY CONTACT INFO.
OWNER	LANDMARK HOMES, USA JOHN KOSTARAS, KEN JOHNSON 8910 E PIMA CENTER PKWY #100 SCOTTSDALE, ARIZONA, 85208 (480) 270-6824 JOHNK@LANDMARKHOMESUSA.COM
PLANNER/ LANDSCAPE ARCHITECT	LVA URBAN DESIGN STUDIO KEITH NICKTER, LAURA THIELSEN 120 SOUTH ASH AVENUE TEMPE, ARIZONA 85281 (480) 994-0994 KNICKTER@LVADESIGN.COM
CIVIL ENGINEER	EPSILON ENGINEERING & MATERIAL MARCUS REED 13745 W AUTO DRIVE (623) 882-9928 MREED@EPSILONENGINEERING.COM
ARCHITECT	PHX ARCHITECTS - ERIK PETERSON 1590 N GREENWAY-HATDEN ROAD SUITE 010 SCOTTSDALE, AZ 85260 (480) 477-1111 ERIK@PHXARCH.COM

LEGEND

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

NOTE: REFERENCE CONCEPTUAL LANDSCAPE SHEETS L1-4 FOR HARDSCAPE, WALL & LIGHTING DETAILS.

SITE DATA

LOCATION: NWC OF 70TH ST & MONTEREY WY ALIGN.
ADDRESS: 3214 N. 70TH STREET
PARCEL #: 130-14-011
ZONING: R-8
CURRENT USE: GOODS GRACE CHURCH
PROPOSED USE: TOWNHOMES
GROSS ACRES: 4.948 ACRES (41,235 S.F.)
NET ACRES: 4.844 ACRES (34,750 S.F.)
DWELLING UNITS: 16
ALLOWED DU/AC: <23
PROPOSED DU/AC: 16.9

REQUIRED OPEN SPACE (NET): 22% (8,085 S.F.)
PROPOSED OPEN SPACE (NET): +/-23% (8,700 S.F.)
REQUIRED FRONTAGE OPEN SPACE: 4,042.5 S.F.
11% OF NET SITE AREA
PROPOSED FRONTAGE OPEN SPACE: 4,043 S.F.
REQUIRED PRIVATE OPEN SPACE: 1,402.6 S.F.
10% NET GROSS AREA (4,948 S.F.) MIN. ENCLOSED F.A.R. (19,824 S.F.)
PROPOSED PRIVATE OPEN SPACE: +/-7,000
REQUIRED PARKING LOT L.S.: 104 S.F.
15% OF PARKING AREA (1,567 S.F.)
PROPOSED PARKING LOT L.S.: 400 S.F.

ALLOWED HEIGHT: (36) 3 STORY
PROPOSED HEIGHT: (36) 3 STORY
ALLOWED WALL HEIGHT: VARIES (8' MAX)
PROPOSED WALL HEIGHT: VARIES (8' MAX)
ALLOWED DISTANCE BETWEEN BUILDINGS: 10' MIN.
PROPOSED DISTANCE BETWEEN BUILDINGS: 210'
PERIMETER SETBACKS: REQUIRED PROVIDED
WEST: 15' 34'
N.E. & S.: 10' 210'
SURFACE PARKING: 4 STALLS
GARAGE PARKING: 32 STALLS
TOTAL PARKING: 27 STALLS 36 STALLS
(16/280)X(7) 1.44 STALLS 2 STALLS
ADA PARKING: (4% X 36) 4 STALLS
BIKE PARKING: 2 SPACES (REQ. FOR 640 STALLS) 4 STALLS

NOTES:
- EQUIPMENT TO BE MOUNTED/SCREENED ON ROOFTOPS.
- HYDRANTS ARE PROVIDED AT A MAX. SPACING OF 700' PER ORD, 507.5.1.2.
- KEY SWITCH/PRE-EMPTION SENSOR WILL BE PROVIDED FOR ENTRY GATE.
- FIRE LANES WILL SUPPORT 83,000LB LOAD PER DS.FPM 2-1.802.
- INTERNAL PRIVATE DRIVE TO BE DESIGNATED EMERGENCY SERVICE VEHICLE ACCESS, WATER AND SEWER EASEMENT.
- SPRINKLER SUPPRESSION SYSTEM TO BE NFPA 130.

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

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

THE
AERIES
TOWNHOMES

LANDMARK
HOMES USA
APPROX. SCALE: 1"=10'
NORTH

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1567 DRAWN BY: AV 4/19/16
REV: 7/18/16, 9/30/16, 1/19/17
RELATED CDS CASE NUMBERS: 1011-PA-2015, 18-08-2016
THE AERIES TOWNHOMES - DEVELOPMENT REVIEW
CONCEPTUAL SITE PLAN PG 1 OF 1

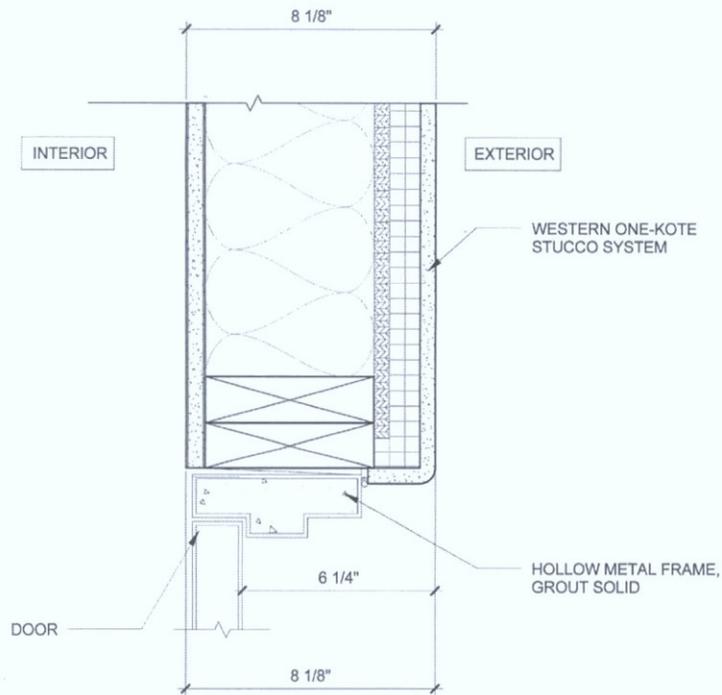
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ATTACHMENT #4

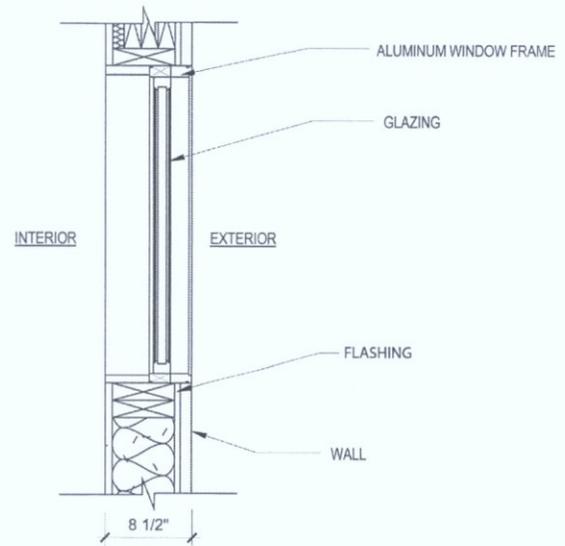


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01/23/17

ATTACHMENT #6



1 TYPICAL DOOR RECESS



2 TYPICAL WINDOW RECESS