

**Marked Agendas  
Approved Minutes  
Approved Reports**

**The March 2, 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: March 2, 2017 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**

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### **Skye on McDowell Phase II 1-PP-2016#2**

#### **Request to consider the following:**

Approval of the preliminary plat for Phase II of the Skye on McDowell residential subdivision, consisting of 24 lots added to the existing 58-lot subdivision, including the landscape plan, the continuation of the art theme wall, and a street frontage open space/storm water retention area, all on approximately 3.63 acres.

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

The applicant is seeking approval to add 24 lots to an existing 58-lot residential subdivision, previously approved under case 1-PP-2016. This proposal will convert a parcel, presently being used for vehicle sales, into Phase II of an attached single-family subdivision with fee-title lots.

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

- Zoning Ordinance
- Southern Scottsdale Character Area Plan
- 6-GP-2015: Approval of a non-major General Plan amendment for Phase I to change land use designation from Mixed-Use Neighborhoods to Urban Neighborhoods
- 18-ZN-2015: Approval of a rezone for Phase I from C-3 to R-5
- 7-GP-2016: Approval of a non-major General Plan amendment for Phase II to change land use designation from Mixed-Use Neighborhoods to Urban Neighborhoods
- 16-ZN-2016: Approval of a rezone for Phase II from C-3 to R-5
- 1-PP-2016: Approval of 58-lot preliminary plat for Phase I, including landscaping, common amenity area, light masts, and frontage open space/retention areas
- 39-DR-2016: Approval of building elevations, art theme wall, and entry/pedestrian gate design

## **OWNER**

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777 Properties, LLC  
480-783-4630

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## **APPLICANT CONTACT**

Mark Graminske  
K Hovanian Homes  
480-824-4145

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## **LOCATION**

6801 E. McDowell Rd.

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## **BACKGROUND**

### **Zoning**

Zoning for the site is R-5 (16-ZN-2016), which allows high-density residential development; as well as other supportive uses such as places of worship and schools. The project site was annexed into the City in 1965 and was rezoned from Maricopa County residential to C-3 Highway Commercial. It has been used primarily for vehicle sales and repair since it was annexed.

### **General Plan**

The General Plan Land Use Element designates the property as Urban Neighborhoods (7-GP-2016). These areas are typically located near retail centers, offices or other compatible non-residential uses, and densities are typically greater than eight dwelling units per acre. The density for the Skye on McDowell development is 7.05 dwelling units per acre.

### **Southern Scottsdale Character Area Plan (SSCAP)**

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

### **Context**

Located at the southeast corner of 68<sup>th</sup> Street and McDowell Road, the site is situated in an area consisting primarily of residential and retail uses. Across McDowell Road from this proposal is the future site of the Aire on McDowell subdivision (15-ZN-2015 and 4-GP-2015), which when completed will consist of similar attached single-family dwelling units. The Aire units will be three-stories in height, while the units proposed for this project will be two-stories.

### **Adjacent Uses and Zoning**

- North Attached single-family residential, zoned R-5 (currently vacant)
- South Detached single-family residential, zoned R1-7
- East Attached single-family residential, zoned R-5 (currently vacant)
- West Vehicle sales, zoned C-3

### Key Items for Consideration

- Development Review Board Criteria
- Theme wall design, gate design, landscape palette and streetscape to match previous approval for Phase I (1-PP-2016)
- Building elevation designs to match previous approval for Phase I (39-DR-2016)
- Open space accessible to the public proposed at the northwest corner of the site at the intersection of 68<sup>th</sup> Street and McDowell Road
- All lots with yards adjacent to McDowell Road will include pedestrian connections to the street
- No public comment received by staff

### APPLICANTS PROPOSAL

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This proposal completes what will eventually be a 82-lot single-family attached subdivision. The subdivision will be gated with private internal streets. Primary access will be provided off McDowell Road and secondary access provided off 70<sup>th</sup> Street. No additional driveway entrances are proposed with this phase. The internal streets will also serve as required fire lanes. As such, vehicles will not be allowed to park on the streets. Guest parking is proposed as part of both phases in the form of parallel parking along the south property line and a few parallel parking at the east and west ends the subdivision; as well as a small row of guest parking spaces adjacent to the amenity area that will provide required accessible parking. Site plan features of this phase include the previously mentioned open space are that will be accessible to the public and pedestrian connections to the external streets.

#### Development Information (Phase II only)

- |                                 |  |
|---------------------------------|--|
| • Existing Use:                 | Vehicle Sales  |
| • Proposed Use:                 | Attached single-family residential   |
| • Parcel Size:                  | 158,027 square feet (3.63 acres gross)<br>115,530 square feet (2.65 acres net) |
| • Building Height Allowed:      | 36 feet  |
| • Building Height Proposed:     | 26 feet  |
| • Open Space Required:          | 25,417 square feet   |
| • Open Space Provided:          | 25,417 square feet   |
| • Frontage Open Space Required: | 12,708 square feet   |
| • Frontage Open Space Provided: | 12,708 square feet   |
| • Density Allowed:              | 23 dwelling units per acre   |
| • Density Allowed (16-ZN-2016): | 7.05 dwelling units per acre   |
| • Density Proposed:             | 7.05 dwelling units per acre   |
| • Number of Lots Allowed:       | 24 lots  |

## **IMPACT ANALYSIS**

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### **Traffic**

The City Transportation Division reviewed this proposal as part of the Zoning District Map Amendment request and determined that the proposed subdivision will not have an adverse impact on existing traffic patterns.

### **Water/Sewer**

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

### **Public Safety**

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

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

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

### **Open Space**

The most prominent feature of this subdivision is open space, specifically the frontage open space along the streets. For this phase, open space is highlighted by a large area of open space and landscaping at the northwest corner of the site. This area will not be enclosed, making it accessible to the public, and includes a sidewalk connecting residents to the perimeter streets. Consistent with the City Design Standards and Policies Manual, landscape tracts are proposed along all street frontages to provide additional buffering for the residents from traffic on the streets.

### **Policy Implications**

This final plat is consistent in density, street alignment, and open space previously approved in the preliminary plat. All stipulations and ordinance requirements have been addressed. Approval of this request will enable the final plat to be recorded, establishing lots, streets, easements, and common tracts.

### **Community Involvement**

Property owners within 750 feet of the site have been notified of the request and the site is posted with the required signage. During the Zoning District Map Amendment process, the applicant held an Open House at SkySong on June 14, 2016. According to the applicant's report, 3 interested parties attended the Open House to learn about the project and were generally supportive of the proposal.

**STAFF RECOMMENDATION**

**Recommended Approach:**

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

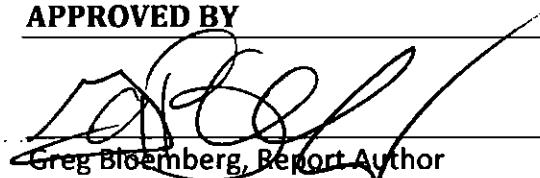
**RESPONSIBLE DEPARTMENT**

Planning and Development Services  
Current Planning Services

**STAFF CONTACT**

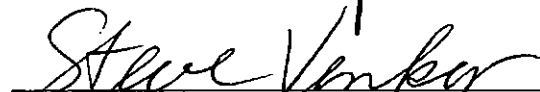
Greg Bloemberg Senior Planner 480-312-4306 E-mail: [gbloemberg@ScottsdaleAZ.gov](mailto:gbloemberg@ScottsdaleAZ.gov)

**APPROVED BY**



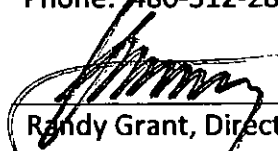
Greg Bloemberg, Report Author

2-9-17  
Date



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

2/9/17  
Date



Randy Grant, Director  
Planning and Development Services  
480-312-2664, [rgrant@scottsdaleaz.gov](mailto:rgrant@scottsdaleaz.gov)

2/15/17  
Date

## **ATTACHMENTS**

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1. Stipulations
2. Context Aerial
- 2A. Aerial Close-Up
3. Applicant's Narrative
4. Context Aerial (with site plan)
5. Preliminary Plat
6. Site Plan
7. Landscape Plan and Details
8. Open Space Plan
9. Circulation Plan
10. Citizen Involvement
11. City Notification Map



**Stipulations for Case:  
Skye on McDowell Phase II  
Case: 1-PP-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 improvement plans and plat shall substantially conform to the following documents:
  - a. The Preliminary Plat provided by Sustainability Engineering Group, with a city staff date of 11/17/16
  - b. The conceptual landscape plan provided by LVA Urban Design Studio, with a city staff date of 12/30/16
  - c. Case Drainage Report for Skye on McDowell Phase II; provided by Sustainability Engineering Group, accepted on 1/20/17
  - d. Case Grading and Drainage Plan for Skye on McDowell Phase II; provided by Sustainability Engineering Group, accepted on 1/20/17
  - e. Water System Basis of Design Report for Skye on McDowell (Phase I); provided by Sustainability Engineering Group, accepted on 5/27/16
  - f. Wastewater System Basis of Design Report for Skye on McDowell (Phase I); provided by Sustainability Engineering Group, accepted on 5/27/16

**RELEVANT CASES:**

**Ordinance**

- A. At the time of review, the applicable General Plan, Zoning, Preliminary Plat and DRB cases for the site were: 6-GP-2015, 18-ZN-2015, 7-GP-2016, 16-ZN-2016, 1-PP-2016, 39-DR-2016

**SUBDIVISION PLAT REQUIREMENTS**

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**SUBDIVISION DESIGN**

**Ordinance**

- B. The preliminary plat shall be incorporated into the final plat for Skye on McDowell Phase I as a replat.
- C. A minimum of 10% of the gross floor area of the dwelling unit shall be set aside as private outdoor living space on each lot, in accordance with Section 5.1004.B.b.i of the Zoning Ordinance.

- D. Pedestrian Connections shall be provided from each lot with yards fronting onto McDowell Road.
- E. The open space tract at the northwest corner of the site shall not be enclosed by a barrier and shall remain open to the street; and shall include pedestrian amenities including, but not limited to, a sidewalk, shade trellises, and seating.
- F. All gates shall be equipped with pre-emption and Knox lock systems, in accordance with Fire Ordinance 4045, 503.6.1.
- G. The crosswalks shown at the intersections of the internal street shall be deleted, as they are not needed on 25-mph streets and do not connect pedestrians to any external street corridors.

### **DRB Stipulations**

- 2. The final plat and improvement plans shall identify ownership, use and maintenance responsibility for any land not used for residential lots.
- 3. The future lot owners and/or homeowner's association shall be responsible for maintenance and upkeep of the perimeter theme wall, landscape tracts along external street frontages, and the open space tract at the northwest corner of the project. This requirement shall be noted on the final plat.
- 4. Individual refuse and recycling containers shall be provided for each unit and refuse collection shall occur only on internal streets; unless otherwise approved by the Solid Waste Division.
- 5. A minimum 25-foot inside turning radius shall be maintained at all internal street intersections.
- 6. Design of internal streets shall be consistent with the cross-sections shown on the conceptual site plan, with a city staff date of 12/30/16.

### **EASEMENTS DEDICATIONS:**

#### **DRB Stipulations**

- 7. A 25-foot right-of-way radius shall be dedicated at the intersection of 68<sup>th</sup> Street and McDowell Road.
- 8. A Non-Motorized Public Access Easement shall be dedicated over any portion of the external street sidewalk(s) that encroach onto the project site.
- 9. A 1-foot-wide Vehicular Non-Access Easement shall be dedicated along both street frontages, except at approved driveway entrances.
- 10. A Pedestrian Access Easement shall be dedicated over the sidewalk in Tract A; or the sidewalk shall be included in the dedicated uses for Tract A on the Final Plat.

### **ARCHAEOLOGICAL RESOURCES:**

#### **Ordinance**

- H. 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.

**ADDITIONAL ITEMS:**

**Ordinance**

11. The owner shall release, by Map of Easement Release, the Water Line, Drainage, Private Utility, and Emergency & Service Vehicle Access easements in order to conform to the preliminary plat being incorporated into the final plat of Skye on McDowell Phase I.
12. The developer shall coordinate with Salt River Project to locate above-ground transformers internal to the site.

**IMPROVEMENT PLANS REQUIREMENTS**

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**AMENITY FEATURES DESIGN:**

**Ordinance**

- I. Design of trellises and other pedestrian amenities in the open space tract at the northwest corner of the site shall be consistent with the plans and details approved with case 39-DR-2016.

**WALLS AND GATES:**

**Ordinance**

- J. Design of the perimeter wall, entry gate and pedestrian gates shall be consistent with the elevations and details approved with case 39-DR-2016.

**LANDSCAPE DESIGN:**

**Ordinance**

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

**DRB Stipulations**

13. Landscape and hardscape improvements along the McDowell Road frontage shall be consistent with the plans and details approved with case 1-PP-2016.

**EXTERIOR LIGHTING:**

**DRB Stipulations**

14. 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.
15. The following shall be incorporated into the project's design for any landscape lighting:
  - a. All landscape lighting that is directed upward shall include extension visor shields to limit visibility of the light source from off-site view; and shall be limited to a maximum output of 1,600 lumens per fixture.
  - b. Fixture housings shall be painted dark bronze or black.
  - c. Landscape lighting shall only be utilized to accent plant materials.
16. Incorporate the following parking lot and site lighting into the project's design:

**Parking Lot and Site Lighting:**

- a. Any pole-mounted lighting located along the south property line shall be limited to a maximum height of 16 feet measured from finished grade to the bottom of the fixture; and shall be equipped with house-side shields to prevent light intrusion onto the single-family lots to the south.
- b. The maintained average horizontal luminance level, at grade on the site, shall not exceed 2.0-foot-candles. All exterior luminaires shall be included in this calculation.
- c. The maintained maximum horizontal luminance level, at grade on the site, shall not exceed 8.0-foot-candles. All exterior luminaires shall be included in this calculation. All exterior luminaires shall be included in this calculation.
- d. The initial vertical luminance at 6-foot above grade, along the entire property line shall not exceed 1.0-foot-candles. All exterior luminaires shall be included in this calculation.

**VEHICULAR AND BICYCLE PARKING:**

**Ordinance**

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

**DRAINAGE AND FLOOD CONTROL:**

**DRB Stipulations**

- 17. A final drainage report that demonstrates consistency with the DSPM and the case drainage report accepted in concept by the Storm Water Management Division shall be submitted with the civil improvement plans.

**STREETS AND RELATED IMPROVEMENTS:**

**DRB Stipulations**

- N. 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
McDowell Road	Major Arterial	8-foot-wide sidewalk detached from street curb, curb, and gutter	1, 2
68 <sup>th</sup> Street	Minor Collector	6-foot-wide sidewalk detached from street curb, curb, and gutter	2, 3, 4

1. A transit shelter and stop facilities shall be constructed approximately 95 feet east of 68<sup>th</sup> Street consistent with City of Scottsdale Supplement to MAG Standard Detail #2263. The sidewalk in front of the transit shelter shall be attached to the back of curb and extend to the shelter location.
2. All existing obsolete driveway entrances shall be removed and replaced with pedestrian and streetscape improvements to match the rest of the street frontage.
3. The detached sidewalk shall be constructed so that it transitions back to the existing sidewalk at the alley, or at Loma Land Drive.
4. An ADA compliant directional ramp shall be provided at the intersection of 68<sup>th</sup> Street and McDowell Road, consistent with City of Scottsdale Supplement to MAG Detail #2232.

### **WATER AND WASTEWATER STIPULATIONS**

#### **DRB Stipulations**

18. A digital copy of the accepted water and sewer Basis of Design Reports shall be included as part of the civil improvement plans submittal.
19. 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.
20. The civil improvement plans shall be consistent with the approved water and waste water Basis of Design (BOD) Reports. Any design that modifies an approved BOD requires from the owner a site-specific addendum to the respective report, subject to acceptance by the Water Resources Division.

### **ADDITIONAL ITEMS:**

#### **DRB Stipulations**

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



Skye on McDowell Phase II

1-PP-2016#2



Circle K

Aire on McDowell (under construction)

E. McDowell Road

Site

Skye on McDowell  
(Approved Area)

N. 68th Street

Single-Family Residential

E. Loma Land Drive

N



Q.S.  
12-44

Google Earth Pro Imagery

**Skye on McDowell Phase II**

**1-PP-2016#2**

ATTACHMENT #2A

# *Skye on McDowell – Phase II*

## SEC of 68<sup>th</sup> Street & McDowell Road

### Project Narrative

464-PA-2016



#### Prepared for:

K. Hovnanian Homes

#### Prepared by:

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John V. Berry, Esq.  
Michele Hammond, Principal Planner

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## **I. Property Information**

**Location:** Southeast corner of 68<sup>th</sup> Street and McDowell Road

**Property Size:** 3.62 (+/-) gross acres and 2.65 (+/-) net acres

## **II. Property General Plan/ Zoning:**

- **General Plan (7-GP-2016):** Urban Neighborhoods
- **Zoning (16-ZN-2016):** R-5 (Multifamily Residential)

### ***Surrounding Uses:***

- **North:** R-5 Aire on McDowell (Approved Cases 4-GP-2015 and 15-ZN-2015)
- **East:** R-5 Skye on McDowell (Approved Cases 6-GP-2015 and 18-ZN-2015)
- **South:** R1-7 Single-Family Residential
- **West:** C-3 Dealership

## **III. Project Overview**

### ***About the Site:***

Skye on McDowell – Phase II is a request for Preliminary Plat for 24 on an approximately 3.63 +/- gross acre property located at the southeast corner of 68<sup>th</sup> Street and McDowell, (the “Property”). The development is adjacent to the Skye on McDowell – Phase I, which was approved by City Council on May 3<sup>rd</sup> (cases 6-GP-2015 and 18-ZN-2015) for 58 units. Related cases to rezone the property from C-3 to R-5 (16-ZN-2016) and to amend the General Plan land use designation for this Property from Mixed Use Neighborhoods to Urban Neighborhoods (7-GP-2016) were approved in August, 2016.

The Property is currently occupied by a car dealership, however, the dealership plans to vacate the Property and relocate to Phoenix in 2018. This proposal will redevelop the Property with 24 single-family homes with a density of 6.7 du/ac bringing additional revitalization to the McDowell Corridor and fulfilling a demand for new housing in Southern Scottsdale.

K. Hovnanian has taken special consideration with the site plan by providing a single-family lot configuration that is sensitive to the existing single-family residential homes to the south. The proposed site plan provides a logical transition from McDowell Road (a 6-lane major arterial) to the R1-7 to the south. The site location is ideal for residential development with close proximity to Downtown Scottsdale, Downtown Phoenix, and Tempe. The proposed residential community will benefit from the nearby canal linkage, nearby Papago Park and close proximity to the Phoenix Zoo and Desert Botanical Gardens. Additionally, the integration of additional homes along the McDowell Corridor will strengthen the nearby existing retail and commercial businesses, as well

as implement the City’s goals and policies set forth in the recently adopted Southern Scottsdale Character Area Plan (“SSCAP”). The buildings and site layout were designed with attention to buffering the existing single-family neighborhood to the south and enhancing the McDowell Road street frontage with a fresh modern/contemporary design, balconies, projections and sustainable building methods and materials.

### Site Plan



## IV. Scottsdale’s Sensitive Design Principles

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

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

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

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

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

**Response:** Although the setting of this site is urban in character and does not have natural features such as washes and natural area open space, the developer has taken special consideration in providing meaningful open space and connectivity for the residents. Buildings will be separated from the single-family property line to the south by approximately 62+/- feet (from the rear wall of the adjacent residential neighborhood to the face of the buildings within the Skye community). The architecture and building placement is respectful of the existing homes to the south in terms of height, massing and setback.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

## **V. DRB Criteria**

### ***Sec. 1.904. - Criteria.***

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

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

***Response:*** The proposed Preliminary Plat for Skye on McDowell – Phase II is consistent with the McDowell Road Streetscape Design Guidelines, DS&PM, SSCAP goals and policies, and General Plan goals and policies as established in the GPA and zoning case.

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

- a. Promote a desirable relationship of structures to one another, to open spaces and topography, both on the site and in the surrounding neighborhood***
- b. Avoid excessive variety and monotonous repetition.***

***Response:*** From its inception, the proposed Skye on McDowell – Phase II residential community utilized the SSCAP as a guiding tool to the overall design and architectural character. Bringing new residential living opportunities to the McDowell Road Corridor will strengthen the economic core of Southern Scottsdale and enhance the existing character of the surrounding neighborhoods. The project was designed with a focus on walkability and also promotes a modern, contemporary architectural style sensitive to the surrounding context while responding to the current market demand. The applicant seeks to build a sustainable, desert sensitive project by incorporating recessed windows and low-water use plant materials. The existing sidewalk along McDowell Road will be replaced with a detached 8' sidewalk and landscaping will be provided between the curb and sidewalk to enhance the pedestrian experience. All of the internal streets will have sidewalks and a pedestrian connection to McDowell Road will be provided at the northwest corner of the site.

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

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

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

The final design of the wall will go through a separate DRB approval process.

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

**Response:** Refer to Section IV Scottsdale’s Sensitive Design Principles above and responses to criteria a and b above.

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

**Response:** Not applicable.

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

**Response:** Not applicable.

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

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

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



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

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

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

**Response:** Not applicable.

- 6. *The location of artwork provided in accordance with the Cultural Improvement Program or Public Art Program shall address the following criteria:***
- a. *Accessibility to the public;***
  - b. *Location near pedestrian circulation routes consistent with existing or future development or natural features;***
  - c. *Location near the primary pedestrian or vehicular entrance of a development;***
  - d. *Location in conformance with the Design Standards and Policies Manual for locations affecting existing utilities, public utility easements, and vehicular sight distance requirements; and***
  - e. *Location in conformance to standards for public safety.***

**Response:** Not applicable.

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



## SKYE ON MCDOWELL - PHASE II

CONTEXT AERIAL

**GENERAL NOTES**

1. ALL EASEMENTS ARE TO BE OWNED AND MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION AS SET FORTH IN THE C.C. AND R'S.
2. THERE WILL BE DEDICATED TO THE CITY OF SCOTTSDALE AND OTHER PUBLIC UTILITY PROVIDERS AN EASEMENT UPON, ACROSS, OVER AND UNDER THE SHOWN RIGHT OF WAY FOR PUBLIC ACCESS INCLUDING EMERGENCY SERVICE TYPE VEHICLES AND PUBLIC UTILITIES ACCESS WHICH INCLUDE BUT ARE NOT LIMITED TO GAS, ELECTRIC, TELEPHONE, CABLE TELEVISION, DRAINAGE, WATER, SANITARY SEWER AND REFUSE COLLECTION.
3. THE PROPERTY OWNERS ASSOCIATION IS RESPONSIBLE FOR OPERATION, MAINTENANCE, AND LIABILITY OF THE TRACTS, INCLUDING MAINTENANCE OF ALL APPURTENANCES, I.E. STREETLIGHTS, SIGNS, LANDSCAPE, ETC.

**NOTE:**

SUBJECT PROPERTY IS LOCATED WITHIN "ZONE Y" (AREA 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; PER FIRM MAP NO. 04013C2235L, DATED OCTOBER 16, 2013.

**BENCHMARK:**

CITY OF SCOTTSDALE BRASS CAP IN HANDHOLE, GPS POINT #6032, INTERSECTION OF MCDOWELL ROAD AND SCOTTSDALE ROAD  
SEE MONUMENT #3

ELEVATION= 1230.89 (NAVD 88)

**PRELIMINARY PLAT**

SKYE ON MCDOWELL  
PHASE II

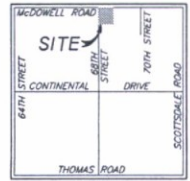
6825 E. MCDOWELL ROAD, SCOTTSDALE, AZ 85257

**OWNER**  
777 PROPERTIES, LLC  
7300 N. ORCHID LN  
CHANDLER, AZ 85226

**DEVELOPER**  
HOVANNAN GREAT WESTERN HOMES, LLC  
20830 N. TATUM BLVD., SUITE 250  
PHOENIX, AZ 85050  
480-824-4188  
ATTN: CHUCK CHISHOLM

**APPLICANT**  
HOVANNAN GREAT WESTERN HOMES, LLC  
20830 N. TATUM BLVD., SUITE 250  
PHOENIX, AZ 85050  
480-824-4188  
ATTN: CHUCK CHISHOLM

**PLANNER**  
LVA URBAN DESIGN STUDIO  
120 S. ASH AVENUE  
TEMPE, AZ 85281  
480-994-0994  
ATTN: ALEX STEWART



**CIVIL ENGINEER**  
SUSTAINABILITY ENGINEERING GROUP  
8280 E. GELDING DR., SUITE 101  
SCOTTSDALE, ARIZONA 85260  
PHONE: 480-588-7226  
ATTN: ALI FARUK

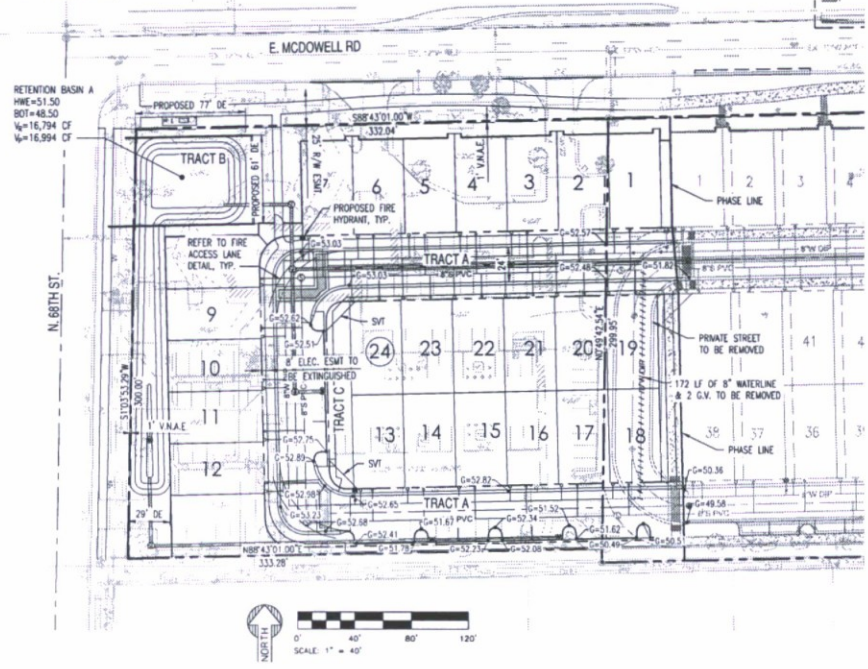
**EXISTING LEGEND**

- BOUNDARY LINE
- MONUMENT LINE
- RIGHT-OF-WAY LINE
- EASEMENT LINE
- ADJOINING PROPERTY
- BUILDING OVERLAP
- UNDERGROUND WATER LINE
- UNDERGROUND SEWER LINE
- UNDERGROUND GAS LINE
- UNDERGROUND COMMUNICATIONS LINE
- UNDERGROUND ELECTRIC LINE
- OVERHEAD UTILITY LINE
- FENCE AS NOTED
- BLOCK WALL
- SET 1/2" REBAR INS #46643 UNLESS OTHERWISE NOTED
- FOUND MONUMENT AS NOTED
- WATER STUB-UP PIPES
- FIRE DEPARTMENT CONNECTION
- FIRE HYDRANT
- WATER METER
- WATER VALVE
- BACKFLOW PREVENTOR
- WATER SERVICE OUTLET
- SEWER INTERCEPTOR MANHOLE
- SEWER MANHOLE
- SEWER CLEANOUT
- ELECTRIC CABINET
- ELECTRIC STUB-UP
- ELECTRIC TRANSFORMER
- ELECTRIC METER
- ELECTRIC VAULT
- ELECTRIC PULL BOX
- STREET LIGHT
- POWER POLE
- AREA LIGHT
- TRAFFIC SIGNAL
- TRAFFIC SIGNAL
- ELECTRIC JUNCTION BOX
- GUY WIRE
- TRAFFIC SIGNAL BOX
- GAS METER
- GASLINE MARKER
- GAS VALVE
- DRYWELL
- GRATE
- IRRIGATION CONTROL BOX
- STORM SEWER MANHOLE
- STORM DATCH BASIN
- COMMUNICATIONS MANHOLE
- COMMUNICATIONS RISER BOX
- BOLLARD
- HANDICAP MARKER
- FLAGPOLE
- AIR STUB-UP
- MISCELLANEOUS SIGN
- AIR CONDITIONER
- TREE - MESQUITE
- TREE - PALM HERD
- TREE - PALM
- TREE - SHADE
- BOUNDARY NOTE
- WALL SIGN
- DRIVEWAY ENTRANCE
- VERTICAL CURB & GUTTER
- VERTICAL CURBING (OUTER)
- EXTRUSION CURB
- ROLL CURB
- TRASH CONTAINER
- SIGN/BOX
- CONCRETE
- PAVEMENT
- BACK OF CURB
- BICYCLE RACK

**PROPOSED LEGEND:**

- 8" S PVC --- SANITARY SEWER
- 8" W DWP --- WATERMAIN
- METER BOX
- FIRE HYDRANT
- SEWER MANHOLE
- CLEANOUT
- STORM PIPE
- STORM MANHOLE
- CATCH-BASIN

FIRE ACCESS LANE-DETAIL



**UNIT FLOOR ELEVATIONS**

UNIT	FIRE
1	52.89
2-7	53.38
8-12	53.50
13-16	53.00
17	52.61
18	51.89
19	52.89
20-24	53.50

**TABLE A**

PROPERTY	AREA S.F.	DEDICATED USES	ENTITY RESPONSIBLE FOR MAINTENANCE
LOTS - 1-7	2,375 S.F.	APPROVED RESIDENTIAL USES	PRIVATE OWNER
LOTS - 8	2,404 S.F.	APPROVED RESIDENTIAL USES	PRIVATE OWNER
LOTS - 9-12	2,358 S.F.	APPROVED RESIDENTIAL USES	PRIVATE OWNER
LOTS - 13-16	2,352 S.F.	APPROVED RESIDENTIAL USES	PRIVATE OWNER
LOTS - 19-24	2,364 S.F.	APPROVED RESIDENTIAL USES	PRIVATE OWNER
TRACT A	28,036 S.F.	PRIVATE STREET, LANDSCAPE, PUE, SANITARY WATER, REFUSE COLLECTION, EMERGENCY RESPONSE, DRAINAGE EASEMENT	PROPERTY OWNERS ASSOCIATION
TRACT B	20,261 S.F.	OPEN SPACE, DRAINAGE, RETENTION, LANDSCAPE	PROPERTY OWNERS ASSOCIATION
TRACT C	2,142 S.F.	OPEN SPACE, DRAINAGE, LANDSCAPE	PROPERTY OWNERS ASSOCIATION

**SITE INFORMATION**

APN: 129-11-001H; 129-11-001J;  
129-11-001K;  
TOTAL AREA: 499,792 S.F. OR 42.3 AC.  
GROSS AREA: 136,593 S.F. OR 13.2 AC.  
RESIDENT PARKING: 2 GARAGE SPACES/UNIT  
GUEST SPACES PROPOSED: 11  
GUEST ACCESSIBLE SPACES: 0  
EXISTING/PROPOSED ZONING: R-5  
NO. OF LOTS: 24 LOTS

**SITE INFORMATION**

GROSS DENSITY: 6.6 DU/AC.  
REQUIRED FRONTAGE: 6.6 DU/AC.  
OPEN SPACE (F.O.S.): 12,708 SF (11% OF NET)  
PROVIDED FRONTAGE:  
OPEN SPACE (F.O.S.): 12,708 S.F.  
REQUIRED COMMON SPACE (C.S.): 25,417 S.F. (22% OF NET)  
PROVIDED COMMON SPACE (C.S.): 25,417 S.F. (INCL. F.O.S.)  
TYPICAL GROSS FLOOR AREA: 2,365 SF  
REQUIRED PRIVATE OUTDOOR LIVING SPACE (P.O.L.S.): 140 S.F. (5% OF G.F.A.)  
PROVIDED PRIVATE OUTDOOR LIVING SPACE (P.O.L.S.): 140 S.F. PER UNIT MINIMUM  
MAX. BUILDING HEIGHT: 36'



SUSTAINABILITY ENGINEERING GROUP

SEG

PROJECT: SKYE ON MCDOWELL PHASE II  
LOCATION: 6825 E. MCDOWELL ROAD

DATE: 11/16/2016  
ISSUED FOR: PERMITS

REVISION NO.:  
DATE:  
BY:

JOB NO.: 161001

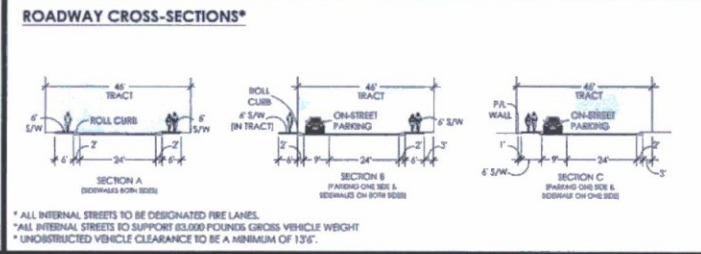
SHEET TITLE: PRELIMINARY PLAT

SHEET NO.: PP-1



<b>DATA</b>	
ADDRESS:	4825 E MCDOWELL RD.
PHASE II AREA (NET):	115,530 SF (2.65 AC)
PHASE II AREA (GROSS):	158,027 SF (3.63 AC)
PROPOSED # OF LOTS:	24
PHASE II DENSITY:	6.6 DU/AC
ZONING:	R-5 (16-ZN-2016)
RESIDENT PARKING:	2 GARAGE SPACES/UNIT
GUEST PARKING:	11 SPACES
MAX. BUILDING HEIGHT: PER ZONING	
TYP. LOT DIMENSIONS:	36' x 65.5'
REFUSE COLLECTION TO BE PROVIDED VIA INDIVIDUAL WASTE BINS.	

<b>OPEN SPACE</b>	
<b>FRONTAGE O/S</b>	
REQUIRED:	12,708 SF (11% OF NET)
PROVIDED:	12,708 SF (11% OF NET)
<b>COMMON O/S</b>	
REQUIRED:	25,417 SF (22% OF NET)
PROVIDED:	25,417 SF (22% OF NET)
<b>PRIVATE OUTDOOR LIVING SPACE</b>	
REQUIRED:	140 SF/UNIT (5% OF GROSS FLOOR AREA)
PROVIDED:	140 SF/UNIT

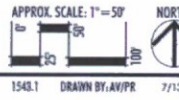


**Urban design studio**  
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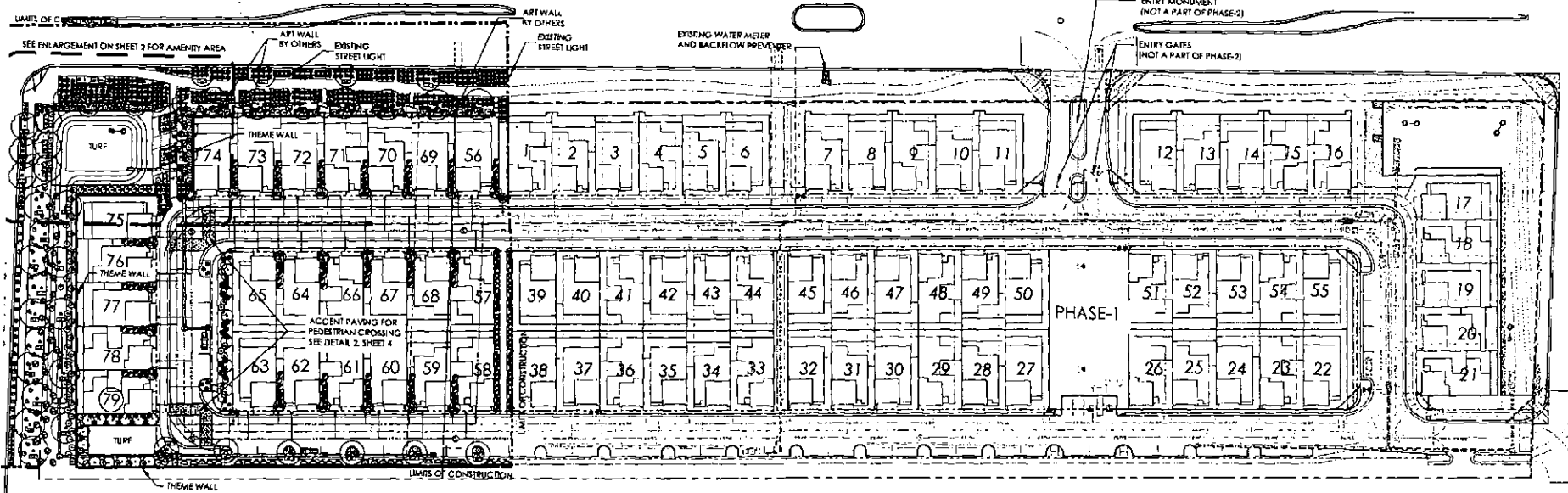
## SKYE ON MCDOWELL - PHASE II

CONCEPTUAL SITE PLAN



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 S:\1548-SEC 021616 & McDowell\1548.1-PHASE II\CAD\PLANNING\1548-1548-PH.2-SITE PLAN.dwg May 29, 2014

McDowell Rd



PAPAGO PARKWAY (R1-7)

— THEME WALL  
 - - - - - ART WALL (BY OTHERS)

PLANT LEGEND

TREE	REL	QTY	CALC
LEUCOPARVA GUA	EVERGREEN TRE	36 BOX	33
CAESALPINA CACALAGO	CASCADOR	36 BOX	10
LEUCALYPHA PAPAHANA	GHOST GUM	36 BOX	8
CHENOPodium TACHYSPERME	CHAPARRAL	36 BOX	7
BAUBINA LUNARIBIDES	PURPLE DRUMMED TELL	36 BOX	43

SHRUBS	REL	QTY
ECOMARIA CA PERIB	CAPT HORN PLUCKEE	5 GAL
YERBENA BERT	YERBENA BERT	5 GAL
VALERIE BEGH	VALERIE BEGH	5 GAL
TRICHA MPT	TRICHA MPT	5 GAL
TRIFOLIUM GRASS	TRIFOLIUM GRASS	5 GAL
YELLOWS BELLS	YELLOWS BELLS	5 GAL

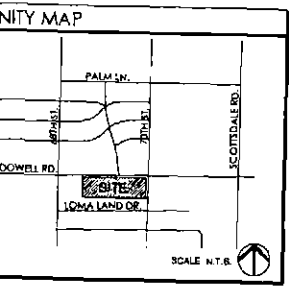
ACCENTS	REL	QTY
DASHED WHEELER	DASHED WHEELER	5 GAL
SPARKLES RED YUCCA	SPARKLES RED YUCCA	5 GAL

ACCENTS	REL	QTY
LAVANNA MONTMORANS	PURPLE TRAILING LAVANNA	1 GAL
LAVANNA NEW GOLD	NEW GOLD LAVANNA	1 GAL
PROFRATA ROSEMARY	PROFRATA ROSEMARY	1 GAL
DWARF SAGE BUELLA	DWARF SAGE BUELLA	1 GAL

LANDSCAPE MATERIALS	REL	QTY
FLAT	MID-RICH SOIL	6475 LB



PROJECT TEAM	
Discipline	Company Contact Info.
Client	Z. Hovnanian Homes Chuck Chisholm 480.924.4175 cchisholm@zhov.com
Planner / Landscape Architect	LVA Urban Design Studio Alex Steinhilber Louisa Thelen, RLA, LEED-AP 120 South 4th Avenue Tempe, Arizona 85281 480.994.0994 alex.steinhilber@lvaurban.com lthelen@lvaurban.com

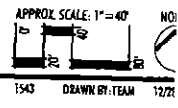
PROJECT DATA	
DWNSIDE LANDSCAPE AREA:	21,954 SF
RIGHT-OF-WAY LANDSCAPE AREA:	3,901 SF
TOTAL TREES PROVIDED:	60
MATURE TREES REQUIRED:	30
MATURE TREES PROVIDED:	60

Pursuant to Section 10.508.8, 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% of the trees shall meet the following standards:  
 Palm trees: 12 feet tall  
 Single-trunk trees: 3 inch caliper  
 Multi-trunk trees: 1-1/2" caliper average trunk

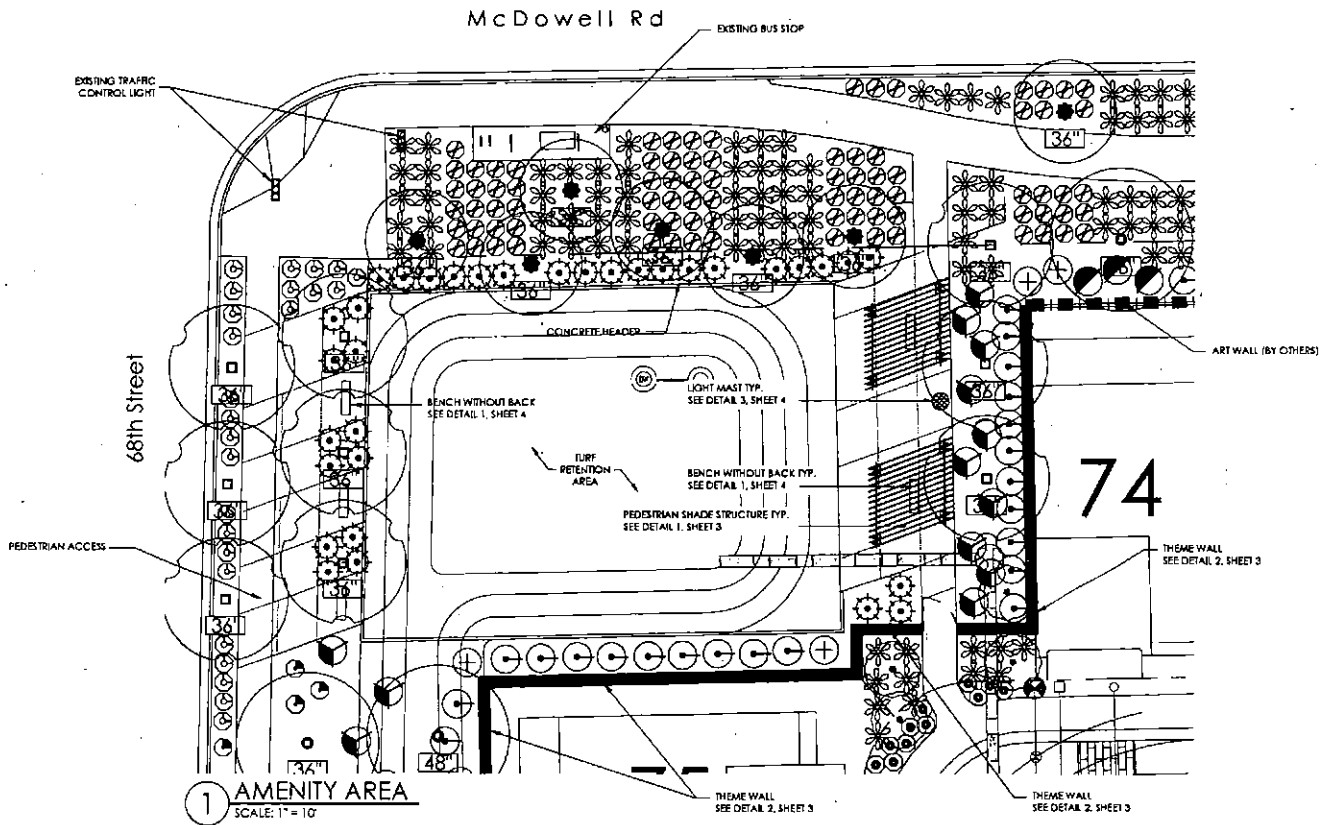
SKYE ON McDOWELL-PHASE II

CONCEPTUAL LANDSCAPE PLAN  
 Sheet 1

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ATTACHMENT #7

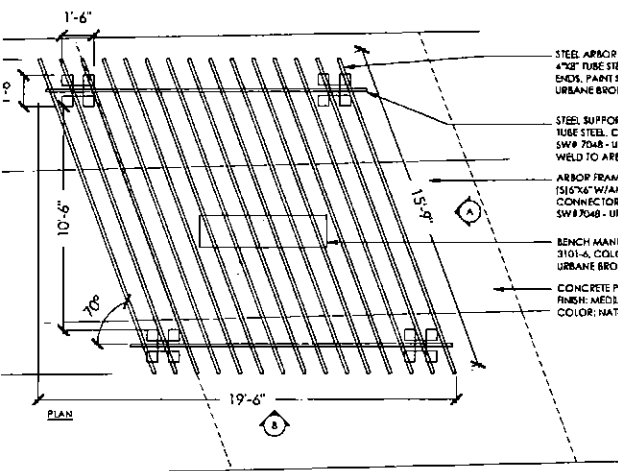


# SKYE ON McDOWELL-PHASE II

CONCEPTUAL AMENITY ENLARGMENT  
Sheet 2



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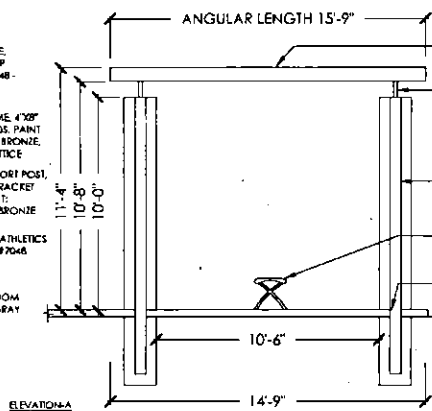
STEEL ARBOR LATTICE  
4"x2" TUBE STEEL, CAP  
ENDS, PAINT SW# 7048 -  
URBANE BRONZE

STEEL SUPPORT FRAME, 4"x8"  
TUBE STEEL, CAP ENDS, PAINT  
SW# 7048 - URBANE BRONZE,  
WELD TO ARBOR LATTICE

ARBOR FRAME SUPPORT POST,  
3/4"x3/4" W/ANGLE BRACKET  
CONNECTORS, PAINT:  
SW# 7048 - URBANE BRONZE

BENCH MANUF: PW ATHLETICS  
3101-A, COLOR: SW# 7048  
URBANE BRONZE

CONCRETE PAVING  
FINISH: MEDIUM BROOM  
COLOR: NATURAL GRAY



ELEVATION A

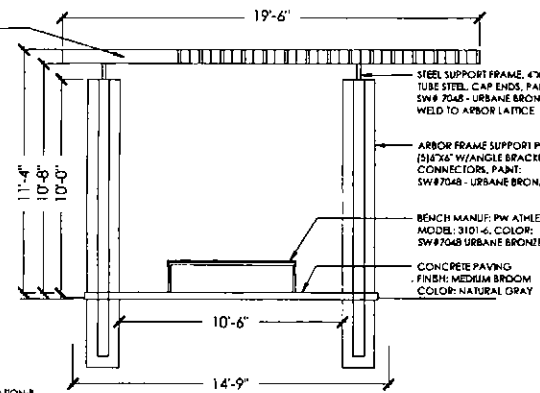
STEEL ARBOR LATTICE, 4"x2" TUBE  
STEEL, CAP ENDS, PAINT SW#  
7048 - URBANE BRONZE

STEEL SUPPORT FRAME, 4"x8"  
TUBE STEEL, CAP ENDS, PAINT  
SW# 7048 - URBANE BRONZE,  
WELD TO ARBOR LATTICE

ARBOR FRAME SUPPORT POST,  
3/4"x3/4" W/ANGLE BRACKET  
CONNECTORS, PAINT:  
SW# 7048 - URBANE BRONZE

BENCH MANUF: PW ATHLETICS  
MODEL: 3101-A, COLOR: SW# 7048  
URBANE BRONZE

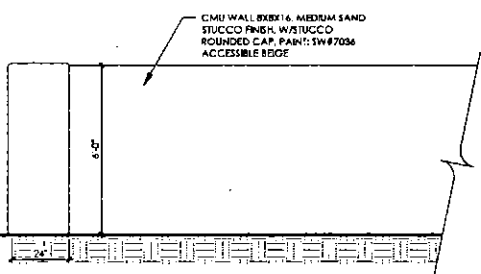
CONCRETE PAVING  
FINISH: MEDIUM BROOM  
COLOR: NATURAL GRAY



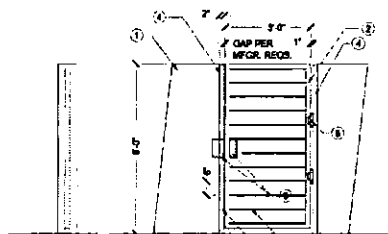
ELEVATION B

## PEDESTRIAN SHADE STRUCTURE

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

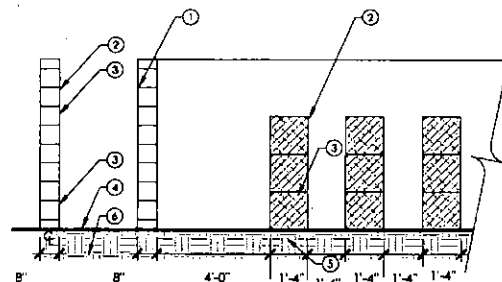


CMU WALL 8X8X16, MEDIUM SAND  
STUCCO FINISH, W/STUCCO  
ROUNDED CAP, PAINT: SW# 7036  
ACCESSIBLE EDGE



NOTE:  
1. ALL STEEL SURFACE TO RECEIVE PAINT FINISH.  
2. SUBMIT SHOP DRAWING FOR APPROVAL.  
3. PROVIDE MATERIAL SHEETS FOR HINGE AND LATCH  
ASSEMBLY FOR REVIEW.

- ① ARTISAN WALL, REF. DETAIL AND PLANS.
- ② PEDESTRIAN GATE FRAME, METAL, 2" SQ TUBE STEEL, PAINT URBANE BRONZE & 7048 REINFORCE PER STRUCTURAL ENGINEER.
- ③ NATURAL WOOD PLANKS, 8" T X 1" W, WOOD STAIN VENEER (DARK WALNUT COLOR).
- ④ METAL POST, 2" X 2" SQ, PROVIDE CAP, PAINT TO MATCH GATE.
- ⑤ PROVIDE 2 BARREL HINGES PER GATE, EQ. SPACE, PAINT TO MATCH GATE.
- ⑥ HINGE METALS LOCKEY 36-2855 DISCS PUSH BUTTON LOCK AND LOCK BOX 36-02550, INSTALL PER MFR. REQ. STEEL PLATE BEHIND LOCK, PAINT TO MATCH GATE.
- ⑦ FINISH GRADE.



- ① END OF WALL (TURN SEGMENT), CMU BLOCK, PAINT STUCCO FINISH, PAINT COLOR SW# 7036 ACCESSIBLE BEK
- ② CMU WALL, 8X8X16 STUCCO FINISH, REINFORCE PER STRUCTURAL ENGINEER, ROUNDED STUCCO CAP, PAINT STUCCO FINISH, PAINT COLOR SW # 7036 ACCESSIBLE BEIGE.
- ③ SLATE TILE PANEL 1/2" THK, 16" X 16" SIZE, EPOXY SET TO CMU FACE, SUBMIT SLATE SAMPLE FOR APPROVAL.
- ④ FINISH GRADE.
- ⑤ CONCRETE FOOTING PER STRUCTURAL ENGINEER.
- ⑥ COMPACTED SUB-GRADE, PER STRUCTURAL ENGINEER.

## 2 THEME WALL & GATE

SCALE: 1/2" = 1'-0"

## 3 ARTISAN CMU WALL - 6FT.

SCALE: 1/2" = 1'-0"

**urban design studio**  
planning • development entitlements • landscape architecture  
1000 N. 1st Avenue • Tempe, Arizona 85281 • 480.994.0994

# SKYE ON McDOWELL-Phase II

CONCEPTUAL DETAILS  
Sheet 3

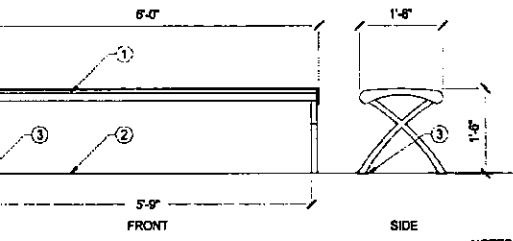
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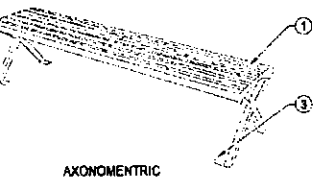
APPROX. SCALE: 1" = 10'  
1543 DRAWN BY: TEAM

12

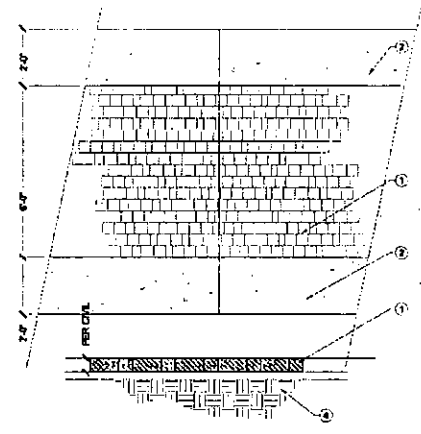


- ① BENCH: PW ATHLETIC, MODEL 3101-06, SURFACE MOUNT.
- ② FINISH GRADE.
- ③ STAINLESS STEEL MOUNTING FASTENERS.

**NOTES:**  
 1. FINISH TO BE BRONZE PAINT (SHERWIN-WILLIAMS #7048 URBANE BRONZE)  
 2. INSTALL PER MFG. REQUIREMENTS.  
 3. DRILL AND EPOXY FASTENERS INTO MOUNTING PAVEMENT.

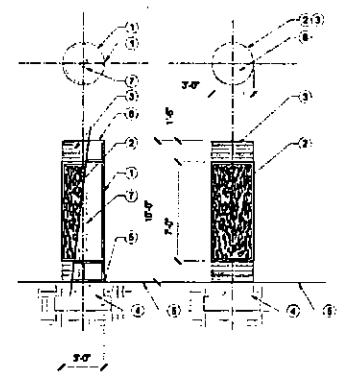


**PEDESTRIAN BENCH**  
 SCALE: 1" = 1'-0"



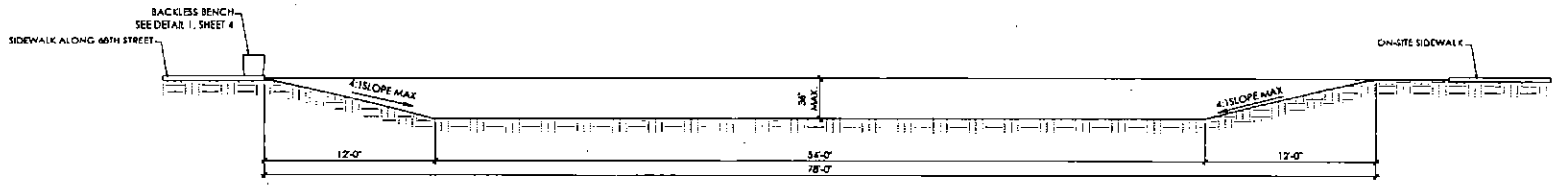
- ① ASPHALT STAMP PATTERN, STREET PAINT, POLYURETHANE COGNAC, RED BRICK COLOR.
  - ② ACCENT EDGE OF WALK, ASPHALT STAMP, BRICKS COGNAC WITH COGNAC, TEXTURE, TAN COLOR.
  - ③ 2x8 BRMS AND SUBGRADE PER CIVIL ENGINEER.
- NOTE:**  
 1. SUBMIT MATERIAL SAMPLES AND MFG. UP FOR APPROVAL.  
 2. SEAL PAVED WITH 2 COATS OF TRANSPARENT SEALANT.  
 3. STAMP PATTERN BY STREET PAINT, BRICK COGNAC, 10' x 1' PATTERN, COLOR, RED BRICK.

**2 VEHICULAR & PEDESTRIAN ACCENT PAVING**  
 SCALE: 1/2" = 1'-0"



- ① LIGHT MAST LANTERN FRAME, TUBE STEEL, PROVIDE ENGINEERED SHOP DRAWINGS, MEMBER SIZE AND CONNECTIONS.
  - ② LIGHT MAST LANTERN, WRAP IN PARASOL DECORATIVE METAL PANEL, QUIET WOOD PATTERN, COLOR SHERWIN WILLIAMS #7 URBANE BRONZE. USE 2 HALF ARC PANELS FOR FULL CIRCUMFERENCE, FASTENERS FRAME INTERIOR POSTS.
  - ③ SOLID METAL WRAP, 1/4" THK., COLOR SHERWIN WILLIAMS #751 GREEN VILLA (CREAM-TAN).
  - ④ CONCRETE FOOTING, REF. STRUCTURAL ENGINEER.
  - ⑤ FINISH GRADE.
  - ⑥ STEEL PLATE CAP, 1/4" THK., PAINT TO MATCH TRIM METAL FINISH, ATTACH TO UPPER FRAME WITH STAINLESS STEEL VERTICAL RESISTANT FASTENERS.
  - ⑦ LIGHT FIXTURE AND CONNECTOR TUBE, ELECTRICAL PLANS.
- NOTE:**  
 1. REFER TO LIGHTING PLANS FOR FIXTURE AND INSTALLATION REQUIREMENTS.  
 2. PROVIDE 2 COATS OF PAINT, ALL METAL SURFACES.

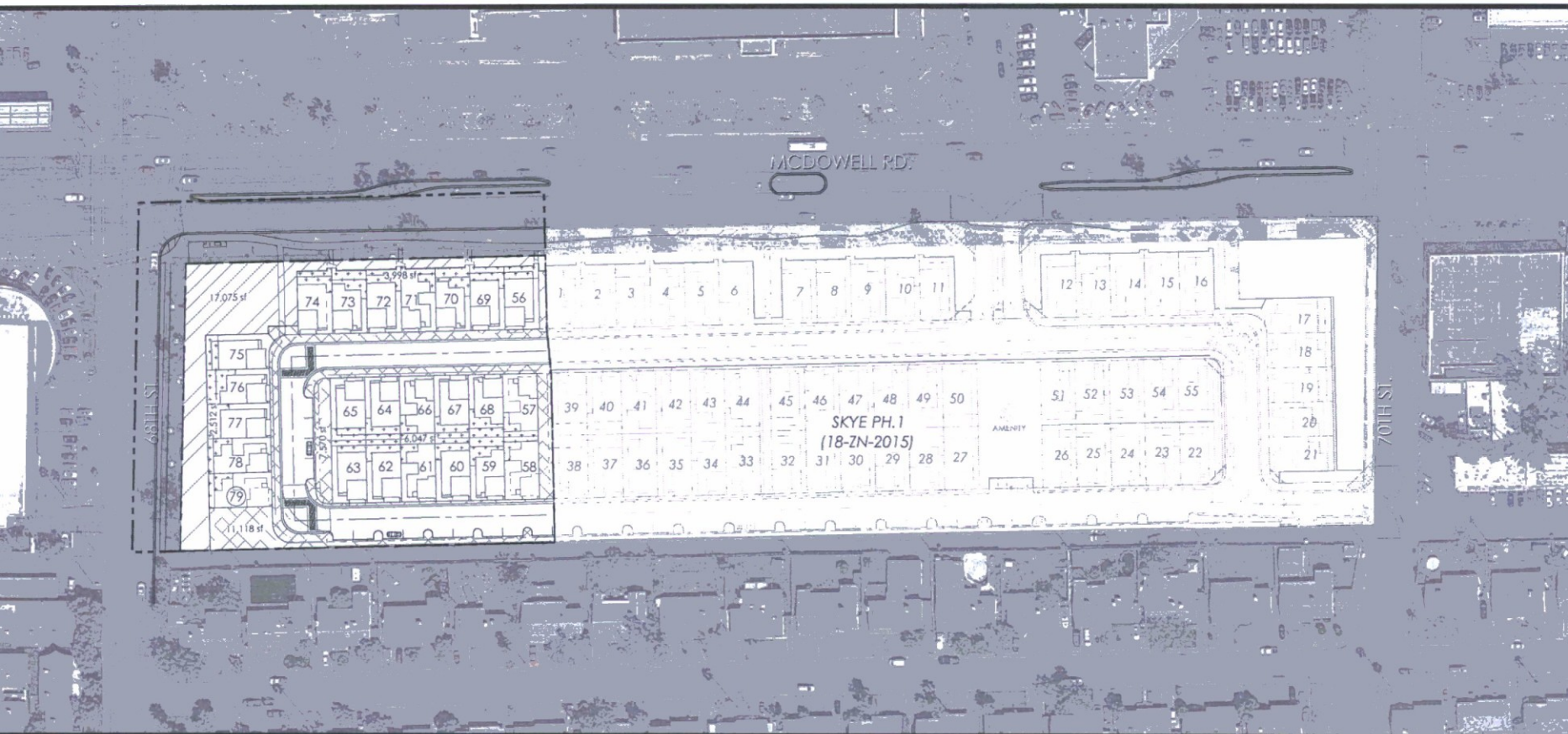
**3 LIGHT MAST (BY OTHERS)**  
 SCALE: N.T.S.



**4 RETAINING BASIN ELEVATION**  
 SCALE: 1/4" = 1'-0"







**OPEN SPACE ANALYSIS:**

**FRONTAGE OPEN SPACE**  
 REQUIRED: 12,708 SQ FT (11% OF NET)  
 PROVIDED: 12,708 SF

**COMMON OPEN SPACE\***  
 REQUIRED: 25,417 SF (22% OF NET)  
 PROVIDED: 25,417 SF  
 \*INCLUDES FRONTAGE O/S

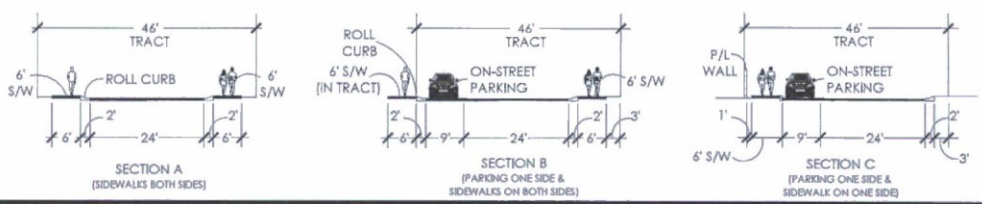
**PRIVATE OUTDOOR LIVING SPACE (P.O.L.S.)**  
 TYPICAL GROSS FLOOR AREA: 2,818 SF  
 PRIVATE OUTDOOR LIVING SPACE REQUIRED:  
 5% OF GROSS FLOOR AREA (2,818 SF) = 140 SF  
 MINIMUM P.O.L.S. PROVIDED/UNIT: 140 SF

**SITE DATA**

ADDRESS: 6825 E MCDOWELL RD.  
 PHASE II AREA (NET): 115,530 SF (2.65 AC)  
 PHASE II AREA (GROSS): 158,027 SF (3.63 AC)  
 PROPOSED # OF LOTS: 24  
 PHASE II DENSITY: 6.6 DU/AC  
 ZONING: R-5 (11-6-ZN-2016)  
 RESIDENT PARKING: 2 GARAGE SPACES/UNIT  
 GUEST PARKING: 11 SPACES  
 MAX. BUILDING HEIGHT: PER ZONING  
 TYP. LOT DIMENSIONS: 36' x 65.5'  
 \*REFUSE COLLECTION TO BE PROVIDED VIA INDIVIDUAL WASTE BINS.



- LEGEND**
- PROPERTY BOUNDARY
  - 6' DETACHED SIDEWALK
  - 6' SIDEWALK
  - 8' DETACHED SIDEWALK



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**SKYE ON MCDOWELL - PHASE II**  
 PEDESTRIAN AND VEHICULAR CIRCULATION PLAN

APPROX. SCALE: 1"=50'  
 NOR  
 1543.1 DRAWN BY: AV 1/2

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 P:\1543.1-1543-SKYE ON MCDOWELL-1543.1-PHASE II-ARCHITECTURAL-1543.1-PEDESTRIAN AND VEHICULAR CIRCULATION PLAN.dwg Jun 23, 2017

**NEIGHBORHOOD NOTIFICATION REPORT  
SKYE ON MCDOWELL – PHASE II  
SEC OF MCDOWELL ROAD & 68<sup>TH</sup> STREET**

November 17, 2016

This Citizen Review and Neighborhood Involvement Report is being prepared as a part of the request for product review approval of the +/-3.6 acre Skye on McDowell – Phase II residential community. This project is an extension of the previously approved Skye on McDowell – Phase I community and is to be located at the southeast corner of McDowell Road and 68<sup>th</sup> Street. Phase II will consist of 24 additional single-family, fee-simple homes.

On November 16, 2016 a letter was mailed via first class post to the 324 property owners within a 750 foot boundary of the project site as well to 29 other interested parties. The letter included a description of the proposed request, a context map, and contact information for the development team and the City of Scottsdale project coordinator. A copy of the letter and mailing list is attached to this report.

As this proposal moves forward, the applicant will continue to remain open and available to meet and/or engage in productive conversation with any interested parties willing to discuss the project in more detail throughout the public hearing process.

Attachments:

1. Neighborhood Notification Letter
2. Neighborhood Notification List
3. Interested Parties Notification List

November 16, 2016

**Re: Skye on McDowell – Phase II, Preliminary Plat Notification**

Dear Neighbor/Landowner:

On behalf of the property owner of Skye on McDowell, located at the southwest corner of McDowell Road and 70<sup>th</sup> Street (see attached context aerial below), LVA Urban Design Studio will be submitting the Preliminary Plat application for Phase II of the Skye of McDowell residential community. Phase II is a +/- 3.6 acre extension of the Phase I plat which was approved in September, 2016 (1-PP-2016). The rezoning for Phase II was approved in August, 2016 (16-ZN-2016). Phase II includes a proposal for 24 additional single-family, detached homes which will be consistent with the previously approved zoning and site layout. Following the City's review(s), there will be a Development Review Board Hearing to review this submittal. When that time comes, you will be notified by the City of that exact meeting date.

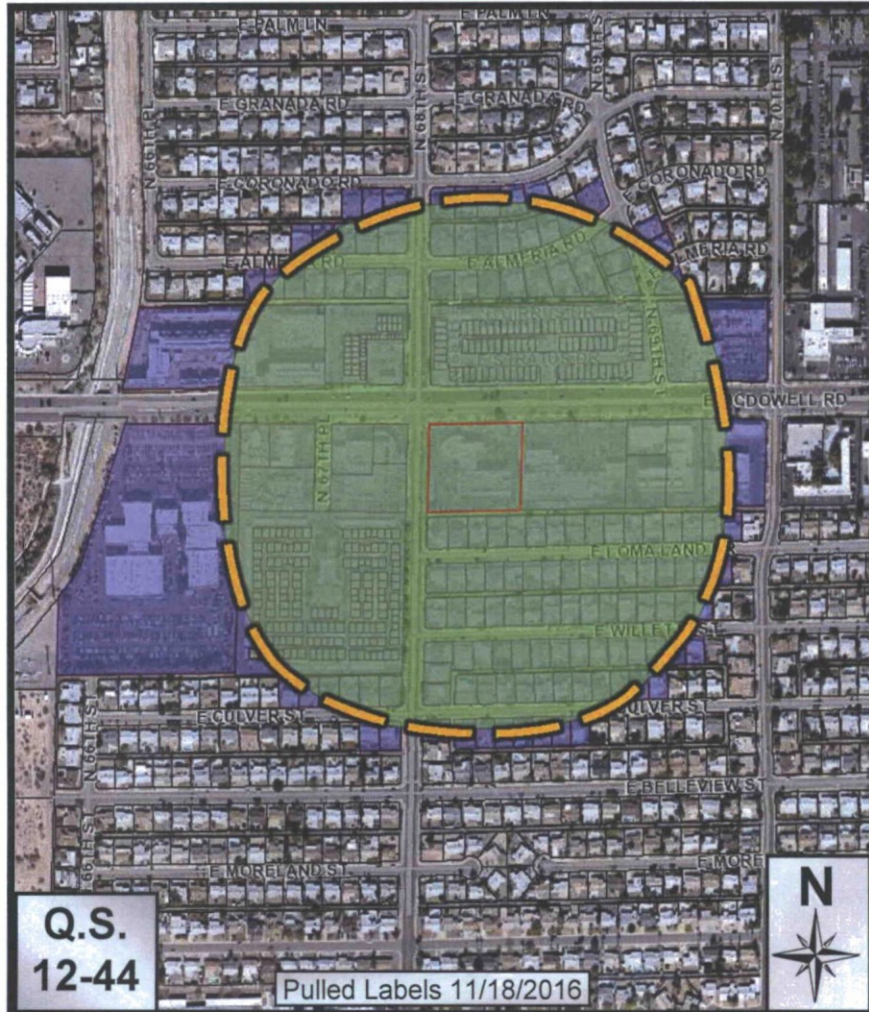
In the meantime, we would be happy to answer any questions or hear any comments you may have regarding this project. Please feel free to contact me by email ([astedman@LVAdesign.com](mailto:astedman@LVAdesign.com)) or by phone (480) 994-0994. You may also contact Greg Bloomberg with the City of Scottsdale at (480) 312-7000 and reference case 897-PA-2015).



Thank you!

Alex Stedman  
Sr. Planner, Project Manager  
**LVA Urban Design Studio, LLC**

# City Notifications – Mailing List Selection Map



## Map Legend:



Site Boundary



Properties within 750-feet

337

Postcards

## Additional Notifications:

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

**Skye on McDowell**

**1-PP-2016**

ATTACHMENT #11