

**Application
Narrative
Cash Transmittal
Pre-Application
Pre-App Narrative
Pre-App Cash Transmittal
Development Standards**

Luxian Villas

Project Design Review Board Narrative

May 2017



Submitted by:

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On behalf of:

Todd Simmons
Luxian Villas, LLC

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Introduction

Luxian Villas on Cambelback, LLC is a 14 unit residential condominium project located on approximately 3 acres on the north side of Camelback Road between 64th and 66th Streets, further identified as Maricopa County APN's 175-35-035A, -29, and -028 B and shown on Figure 1 below:

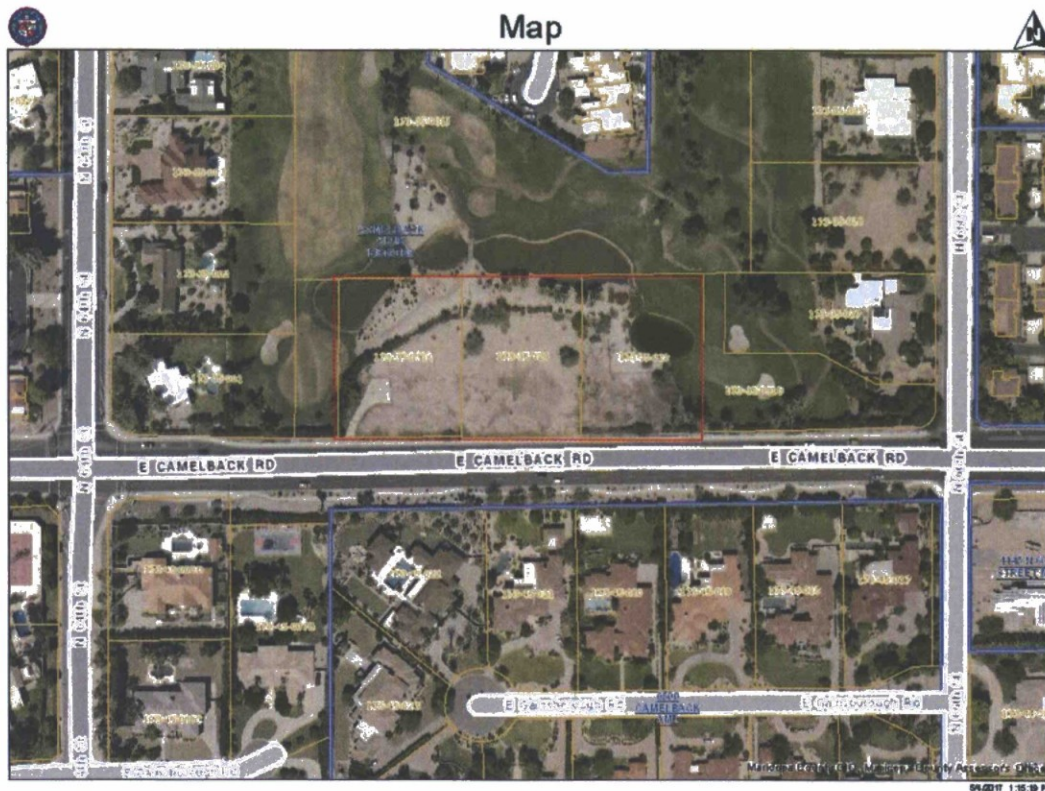


Figure 1 Project Vicinity Map

Luxian Villas is a gated 14-unit luxury condominium project on Camelback Road surrounded on three sides by the Phoenician Golf Course. The project includes 3 buildings, all containing 2 story units. All units include at-grade 2 car garages, second story decks, and ground floor patios. All units also include fenced rear yards with views of the golf course. Property amenities include a pool and barbeque area adjacent to the golf course.

Surrounding Uses and Existing Conditions

The property consists of 3 parcel totaling 3.03 acres located approximately 355' east of 64th Street on Camelback road. The site is surrounded to the west, north, and east by the golf course for the Phoenician resort. The site is bounded to the south by Camelback Road, which includes 4 lanes with a raised median. South of Camelback Road is single-family residential development. The table below further describes the surrounding uses of the project site:

Figure 2 Surrounding Uses of Project Site

Direction	General Plan Designation	Zoning Classification	Existing Use
Project Site	R4 Townhomes/14 DU	R4	Vacant
North	Low Density Residential	RE-35	Golf Course
East	Low Density Residential	R1-35	Golf Course
South	Low Density Residential	R1-35	Camelback Road/
West	Low Density Residential 0-1 DU/AC	R1-35	Golf Course

Existing General Plan Designation & Zoning Classification

The property lies within incorporated City of Scottsdale limits, is currently zoned R4 Townhouse residential with 14 total DU allowed, approved under zoning case 8-ZN-2009.

Development Plan

The existing zoning is a R4 Townhomes and the project will be developed in accordance with the approved Site Plan and stipulations from Zoning Case 8-ZN-2009.

Legal Description

The project's legal description is attached as Exhibit A

Housing Product

The Architecture of the Luxian Villas on Camelback Road is a modified/contemporary, "Santa Barbara" style. The units are two-story, and the height will not exceed 26'0" and will have two-car garages. There will be three 2-bedroom units, which include 2,494 square feet of living space, a 227-square foot second floor deck, and 1,848 square foot ground floor patio. There will be eleven 3-bedroom units which include 3,015 square feet of living space, a 260-square foot

second floor deck, and 2,138 square foot ground floor patio. All units will have private rear yards varying in size from 348 sf to 686 sf.

The paint colors for the buildings are as follows:

- 1) The Stucco base color is Sherwin Williams SW1071, "Popular Grey"
- 2) The accent color is Sherwin Williams SW7038, "Tony Taupe"
- 3) The Garage Doors are Sherwin Williams "Espresso"
- 4) The windows will be bronze
- 5) The entry stone will be "Tuscany Brown"
- 6) The Eagle Roofing is SMC8401, "San Miguel Blend"

Walls and Fencing:

The rear yard will be enclosed with Stucco Block and Metal View Fencing

Mechanical and Utility Equipment

Mechanical equipment will be roof mounted and screened by a parapet wall. Exact electric transformer locations have not been determined yet, but they will generally be located off the west end of the western most building and in the landscape area to the east of Unit 12. This location will allow for adequate screening and will not interfere with pedestrian or vehicular circulation within the project.

Ingress, Egress, & Circulation

Ingress and Egress

The project will have one primary gated entrance onto Camelback Road located approximately in the middle of the site. This will be a gate entrance with one entering driveway and one exiting driveway. The keypad will be located just outside of the right-of-way on the entrance drive. Modifications to the median will be necessary to allow for proper access to the site. A right-turn/decal lane is also proposed on westbound Camelback into the site. There is an additional emergency and service vehicle exit located at the western end of the property onto Camelback Road. Ingress and egress is design in accordance with the approved Site Plan from the Zoning Case.

Circulation & Parking

All units have 2 car garages with driveways designed to provide two additional parking spaces in front of the garage. All units are accessed off the 24' wide auto court on-site. There are a total of 4 additional visitor spaces provided, including 1 accessible space. Turn around areas have been provided at each end of the site.

Pedestrian Access and Circulation

Pedestrian access into the property is provided by a gated entrance connected to the Camelback Road sidewalk east of the vehicular entrance. Within the site a five-foot wide sidewalk is provided on the south side of the auto court to provide internal pedestrian circulation. There is a meandering sidewalk to access the pool area as well.

Landscaping Concept & Project Theme

Camelback Road: The landscape design of Luxian Villas reflects the existing landscape character along Camelback. Taking cues from Royal Palms and The Phoenician, the landscape reflects a transition from an enhanced desert landscape to an Oasis landscape within the site. The design along Camelback creates a rhythm of Desert Museum Palo Verdes as the primary street tree along with a stepped wall. The wall along the street will be an eight foot (8') high stucco wall to provide a sound buffer to Camelback. The wall design steps into the site at regular intervals to disrupt the linear appearance of the wall and creating larger planting areas along the street. Pilasters, with grill work, and the wall finish and dark cap will reflect the architecture of the Villas. A wide entry arrival area will feature the Luxian logo with stone wall accents, pavers and a broad open wrought iron gate providing a view into the Villas.

Auto Court Landscape: Date palms provide the framework within the site, while providing a backdrop to the street. The oasis landscape will create a contrast to Camelback Road with lush planting and a shaded auto court. Vertical accent screens along a portion of the wall sections will provide the support for vine plantings, repeating exterior theme of disrupting of linear wall along the street. Flowering shrubs and groundcovers, ornamental grasses and succulent accents will provide year around color and interest for the residents. A linear courtyard between the Villas provide the residents direct access to the pool amenity, overlooking the golf course. The courtyard will provide a shaded pass-through to the pool that will contain a water feature and shade loving plant materials.

Pool Amenity & Golf Course Boundary: The golf course is the primary attraction for the Villas. The pool amenity will be developed to provide a community gathering space, containing an outdoor barbeque grill, serving counters and furnishings that will encourage enjoyment of the golf views and pool. The landscape surrounding the pool and along the northern property line will contain low flowering groundcover. The landscape within the golf course easement will be responsibility of the golf course owner and will be coordinated with the Villa landscape.

Purpose, Ownership, Maintenance of Common Area

Over 51.3% of the project is devoted to common open space. 56,573 square feet or 42% is contained within the golf course easement for the Phoenician resort. This area is delineated by the perimeter wall and will be maintained by the resort. The project also includes 15% parking lot open space, and additional 11.3% of other open space. The common area will be maintained by

the Homeowner's Association (HOA). The proposed draft CC&Rs are attached for reference. The internal drives and parking areas are proposed to private and will also be maintained by the HOA.

Phasing

This project is anticipated to be constructed and completed in a single phase.

Off-site Improvements

Off-site improvements for this project will include the following:

1. Installation of a right turn/decel lane on westbound Camelback Road with 150' of storage and a 100' taper.
2. Construction of 6' wide sidewalk along the Camelback Road frontage
3. Public sewer extension from the existing manhole located approximately 60' west of the project to the west site exit.
4. The existing scupper and drainage structure located near the east end of the property will be rebuilt with the addition of the right-turn lane and the area drain will be relocated to the southeast corner of the property to accept off-site discharge from the golf course.

Zoning Stipulations

The following stipulations were attached to Zoning Case 8-ZN-2009

1. Conform to Conceptual Site Plan submitted with the zoning case
2. Maximum Dwelling units – 4.63 DU/AC, 14 total DU
3. Building Height limited to 26 feet
4. Traffic Impact Study – City staff has stated that this stipulation is not required due to the stipulated off-site improvements.
5. Circulation Improvements
 - a. Dedicate 55' of total right-of-way for Camelback Road
 - b. Construct improvements supported by the Traffic Impact Study – staff has stated that off-site improvements shown on the Site Plan and stipulated are all that will be required.
 - c. Dedicate 1' VNAE on Camelback frontage, except for entrance locations
 - d. Reconstruct median in Camelback to provide left-turn ingress and egress as shown on the Site Plan
 - e. Construct 6' sidewalk along Camelback Road frontage. Provide pedestrian access to the site separate from vehicular access.
 - f. Dedicate a non-motorized public access easement for any locations where sidewalk is outside the right-of-way
 - g. Provide ADA accessible ramps at site driveway or design the driveway crossing to be flush with the sidewalk to eliminate the need for ramps.
 - h. Dedicate the necessary right-of-way and construct a right-turn/deceleration lane into the site with 100 feet of storage and a 90-foot transition

6. Before any building permit is issued, if directed by staff, the owner shall make an in-lieu payment to the City instead of constructing the specified improvements
7. Access restrictions
 - a. Access is provided by one main driveway on Camelback Road with an emergency and service vehicle egress gate to the west
 - b. Entry design shall be provided to accommodate emergency and service vehicles with 55' turning radius. Ingress and egress lanes shall be a minimum of 16' wide
8. Circulation
 - a. Internal driveway shall be 24 feet wide
 - b. Internal sidewalk shall be a minimum of 5' wide
 - c. At the entrance the developer shall provide a separate pedestrian access from the gated vehicular entry, to the satisfaction of the Planning, Neighborhood and Transportation Division Managing Executive Director, or designee.

Proposed Utilities & Services

Utility	Provider
Water	City of Scottsdale
Sewer	City of Scottsdale
Refuse	City of Scottsdale
Electricity	SRP
Gas	Southwest Gas
Cable	Cox Communications
Telephone	Century Link
Police	City of Scottsdale
Fire	City of Scottsdale
School	Scottsdale Unified School District

Conclusion

Luxian Villas is being developed in accordance with the stipulations and approved Site Plan from zoning case 8-ZN-2009. The building architecture and landscape themes fit well with the surrounding development and with the City of Scottsdale Design Standards. We look forward to working with the City in the processing of our requests for approval by the Design Review Board and for the opportunity of bringing the Luxian Villas project to the City of Scottsdale.

Attachments

- 1) Preliminary Site Plan
- 2) Open Space Plan
- 3) Landscape Plan
- 4) Housing Elevations and Floor Plans
- 5) Hardscape Plans
- 6) Title Report
- 7) Legal Description



Request for Site Visits and/or Inspections Development Application (Case Submittals)

This request concerns all property identified in the development application.

Pre-application No: 269 - PA - 2017

Project Name: Luxian Villas on Camelback

Project Address: 6500 E. Camelback Rd, Scottsdale, AZ

STATEMENT OF AUTHORITY:

1. I am the owner of the property, or I am the duly and lawfully appointed agent of the property and have the authority from the owner to sign this request on the owner's behalf. If the land has more than one owner, then I am the agent for all owners, and the word "owner" refer to them all.
2. I have the authority from the owner to act for the owner before the City of Scottsdale regarding any and all development application regulatory or related matter of every description involving all property identified in the development application.

STATEMENT OF REQUEST FOR SITE VISITS AND/OR INSPECTIONS

1. I hereby request that the City of Scottsdale's staff conduct site visits and/or inspections of the property identified in the development application in order to efficiently process the application.
2. I understand that even though I have requested the City of Scottsdale's staff conduct site visits and/or inspections, city staff may determine that a site visit and/or an inspection is not necessary, and may opt not to perform the site visit and/or an inspection.

Property owner/Property owners agent: GARY Arnold

Print Name

[Handwritten Signature]

Signature

City Use Only:

Submittal Date: _____ Case number: _____

Planning, Neighborhood & Transportation Division

7447 E Indian School Road, Suite 105, Scottsdale, AZ 85251 ♦ Phone: 480-312-7000 ♦ Fax: 480-312-7088



110926

110926
1 01018677
5/25/2017 PLN-1STOP
DHOL HPTC600512
5/25/2017 2:49 PM
\$1,515.00

Received From :

LUXIAN VILLAS ON CAMELBACK LLC
11340 W BELL RD STE 114
SURPRISE, AZ 85378

Bill To :

Reference # 269-PA-2017
Address 6442 E CAMELBACK RD
Subdivision CAMELBACK CLUB ESTATES
Marketing Name
MCR 065-38
APN 173-35-029
Owner Information
Todd Simmons/Luxian Villas on Camelback, LLC
11340 N. Bell Road, Suite 114
Surprise, AZ 85378
(602) 541-4700

Lot Number 29
Metes/Bounds No
Gross Lot Area 0
NAOS Lot Area 0
Net Lot Area 0
Number of Units 1
Density

Issued Date 5/25/2017
Paid Date 5/25/2017
Payment Type CHECK
Cost Center
Jurisdiction SCOTTSDALE
Water Zone
Water Type
Sewer Type
Meter Size
QS 18-43

Code	Description	Additional	Qty	Amount	Account Number
3165	DEVELOP REVIEW APPLICATION		1	\$1,515.00	100-21300-44221

City of Scottsdale
7447 E. Indian School Rd.
Scottsdale, AZ 85251
(480) 312-2500
One Stop Shop

Date: 5/25/2017
Office: PLN-1STOP
Tran #: 1
Cashier: DHOL
Mach ID: HPTC6005125
Batch #: 60624
Receipt: 01018677 Date: 5/25/2017 2:49 PM
110926
3165 DEVELOP REVIEW APP \$1,515.00

TENDERED AMOUNTS:

Check Tendered: \$1,515.00
LUXIAN VILLAS ON CAMELBAC
Chk #: 5016
Transaction Total: \$1,515.00

Thank you for your payment.
Have a nice day!

25-DR-2017
05/25/17

Applicant Signature

Total Amount

\$1,515.00

(When a credit card is used as payment I agree to pay the above total amount according to the Card Issuer Agreement.)

3" and larger water meter fees are based on cost recovery. The city will contact the owner of the construction

Development Application



Development Application Type:

Please check the appropriate box of the Type(s) of Application(s) you are requesting

Zoning	Development Review	Signs
<input type="checkbox"/> Text Amendment (TA)	<input type="checkbox"/> Development Review (Major) (DR)	<input type="checkbox"/> Master Sign Program (MS)
<input type="checkbox"/> Rezoning (ZN)	<input type="checkbox"/> Development Review (Minor) (SA)	<input type="checkbox"/> Community Sign District (MS)
<input type="checkbox"/> In-fill Incentive (II)	<input type="checkbox"/> Wash Modification (WM)	Other:
<input type="checkbox"/> Conditional Use Permit (UP)	<input type="checkbox"/> Historic Property (HP)	<input type="checkbox"/> Annexation/De-annexation (AN)
Exemptions to the Zoning Ordinance	Land Divisions (PP)	<input type="checkbox"/> General Plan Amendment (GP)
<input type="checkbox"/> Hardship Exemption (HE)	<input type="checkbox"/> Subdivisions	<input type="checkbox"/> In-Lieu Parking (IP)
<input type="checkbox"/> Special Exception (SX)	<input type="checkbox"/> Condominium Conversion	<input type="checkbox"/> Abandonment (AB)
<input type="checkbox"/> Variance (BA)	<input type="checkbox"/> Perimeter Exceptions	Other Application Type Not Listed
<input type="checkbox"/> Minor Amendment (MA)	<input type="checkbox"/> Plat Correction/Revision	<input type="checkbox"/>

Project Name: Luxian Villas on Camelback

Property's Address: 6500 East Camelback Road, Scottsdale, Arizona

Property's Current Zoning District Designation:

The property owner shall designate an agent/applicant for the Development Application. This person shall be the owner's contact for the City regarding this Development Application. The agent/applicant shall be responsible for communicating all City information to the owner and the owner application team.

Owner: <u>Todd Simmons/Gary Arnold</u>	Agent/Applicant: <u>Todd Simmons</u>
Company: <u>Luxian Villas on Camelback LLC</u>	Company: <u>RST Contracting LLC</u>
Address: <u>11340 West Bell Road, #114, Surprise, AZ 85378</u>	Address: <u>4835 East Cactus Road, #333, Scottsdale, AZ 85254</u>
Phone: <u>480-696-3114</u> Fax:	Phone: <u>602-541-4700</u> Fax:
E-mail: <u>gary@esterradevelopment.com</u>	E-mail: <u>todd.rstcontracting@gmail.com</u>
Designer: <u>George Zajacek</u>	Engineer: <u>Julie Rayburn</u>
Company: <u>Zajacek Architect & Planning</u>	Company: <u>RCC Design Group, LLC</u>
Address: <u>1178 E. Cortez Drive, Scottsdale AZ 85259</u>	Address: <u>4505 E. Chandler Blvd., #265, Chandler, AZ 85048</u>
Phone: <u>602-541-5766</u> Fax:	Phone: <u>480-598-0270</u> Fax: <u>480-598-0273</u>
E-mail: <u>gpzajacek@cox.net</u>	E-mail: <u>julie@rccdesigngroup.com</u>

Please indicate in the checkbox below the requested review methodology (please see the descriptions on page 2).

- This is not required for the following Development Application types: AN, AB, BA, II, GP, TA, PE and ZN. These applications¹ will be reviewed in a format similar to the Enhanced Application Review methodology.

<input checked="" type="checkbox"/> Enhanced Application Review:	I hereby authorize the City of Scottsdale to review this application utilizing the Enhanced Application Review methodology.
<input type="checkbox"/> Standard Application Review:	I hereby authorize the City of Scottsdale to review this application utilizing the Standard Application Review methodology.

[Signature]
Owner Signature

Agent/Applicant Signature

Official Use Only

Submittal Date:

Development Application No.:

Planning and Development Services

7447 East Indian School Road Suite 105, Scottsdale, Arizona 85251. Phone: 480-312-7000. Fax: 480-312-7088

City of Scottsdale's Website: www.scottsdaleaz.gov

Development Application

Review Methodologies



Review Methodologies

The City of Scottsdale maintains a business and resident friendly approach to new development and improvements to existing developments. In order to provide for flexibility in the review of Development Applications, and Applications for Permitting, the City of Scottsdale provides two methodologies from which an owner or agent may choose to have the City process the application. The methodologies are:

1. Enhanced Application Review Methodology

Within the parameters of the Regulatory Bill-of-Rights of the Arizona Revised Statutes, the Enhanced Application Review method is intended to increase the likelihood that the applicant will obtain an earlier favorable written decision or recommendation upon completion of the city's reviews. To accomplish this objective, the Enhanced Application Review allows:

- the applicant and City staff to maintain open and frequent communication (written, electronic, telephone, meeting, etc.) during the application review;
- City staff and the applicant to collaboratively work together regarding an application; and
- City staff to make requests for additional information and the applicant to submit revisions to address code, ordinance, or policy deficiencies in an expeditious manner.

Generally, the on-going communication and the collaborative work environment will allow the review of an application to be expedited within the published Staff Review Time frames.

2. Standard Application Review Methodology:

Under the Standard Application Review, the application is processed in accordance with the Regulatory Bill-of-Rights of the Arizona Revised Statutes. These provisions significantly minimize the applicant's ability to collaboratively work with City Staff to resolve application code, ordinance, or policy deficiencies during the review of an application. After the completion the city's review, a written approval or denial, recommendation of approval or denial, or a written request for additional information will be provided.

The City is not required to provide an applicant the opportunity to resolve application deficiencies, and staff is not permitted to discuss or request additional information that may otherwise resolve a deficiency during the time the City has the application. Since the applicant's ability to collaboratively work with Staff's to resolve deficiencies is limited, the total Staff Review Time and the likelihood of a written denial, or recommendation of denial is significantly increased.

In addition to the information above, please review the Development Application, and/or the Application for Permitting flow charts. These flow charts provide a step-by-step graphic representation of the application processes for the associated review methodologies.

Note:

1. Please see the Current Planning Services and Long Range Planning Services Substantive Policy Statements and Staff Review Timeframes for Development Applications, number III.

Planning and Development Services

7447 East Indian School Road Suite 105, Scottsdale, Arizona 85251 Phone: 480-312-7000 Fax: 480-312-7088

City of Scottsdale's Website: www.scottsdaleaz.gov

Development Application

Arizona Revised Statutes Notice



§9-834. Prohibited acts by municipalities and employees; enforcement; notice

- A. A municipality shall not base a licensing decision in whole or in part on a licensing requirement or condition that is not specifically authorized by statute, rule, ordinance or code. A general grant of authority does not constitute a basis for imposing a licensing requirement or condition unless the authority specifically authorizes the requirement or condition.
- B. Unless specifically authorized, a municipality shall avoid duplication of other laws that do not enhance regulatory clarity and shall avoid dual permitting to the maximum extent practicable.
- C. This section does not prohibit municipal flexibility to issue licenses or adopt ordinances or codes.
- D. A municipality shall not request or initiate discussions with a person about waiving that person's rights.
- E. This section may be enforced in a private civil action and relief may be awarded against a municipality. The court may award reasonable attorney fees, damages and all fees associated with the license application to a party that prevails in an action against a municipality for a violation of this section.
- F. A municipal employee may not intentionally or knowingly violate this section. A violation of this section is cause for disciplinary action or dismissal pursuant to the municipality's adopted personnel policy.
- G. This section does not abrogate the immunity provided by section 12-820.01 or 12-820.02.