

**Marked Agendas  
Approved Minutes  
Approved Reports**



**The June 7, 2018  
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: June 7, 2018 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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## ACTION

**Hudson East**  
**8-DR-2018**

**Location:** 8340 and 8350 East McDonald Drive

**Request:** Request approval of the site plan, landscape plan, and building elevations for a new two-story multi-family condominium development consisting of 18 dwelling units in four buildings, with approximately 40,400 square feet of building area, all on a 1.27-acre site.

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## OWNER

Diversified Partners  
480-947-8800

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## ARCHITECT/DESIGNER

Felten Group

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## ENGINEER

Jacobs Wallace

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## APPLICANT CONTACT

Logan Powell  
Porchlight Homes, LLC  
602-481-5151

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## BACKGROUND

### Zoning

Located at 8340 and 8350 East McDonald Drive, the properties are zoned Multiple-family Residential (R-5). The Multiple-family Residential (R-5) zoning district is intended to provide development of multiple-family residential and allows a high density of population with a proportional increase in amenities as the density rises. The district is residential in character and promotes a high-quality environment through aesthetically oriented property development standards.



### **Context**

The property is located west of the northwest corner of North Granite Reef Road and East McDonald Drive. The site is surrounded by multi-family, commercial, and restaurant uses.

### **Adjacent Uses, General Plan Designation and Zoning**

- North: Existing multi-family development, zoned Multiple-family Residential (R-5).
- South: Existing restaurant and storage facility, zoned Neighborhood Commercial (C-1).
- East: Existing gas station, day care, and personal care service, zoned Neighborhood Commercial (C-1).
- West: Existing multi-family development, zoned Multiple-family Residential (R-5).

### **Key Items for Consideration**

- Previously Rezoned from C-1 to R-5 by Cases 10-ZN-2016 and 8-GP-2016
- Conformance with the zoning site plan stipulations

## **DEVELOPMENT PROPOSAL**

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

The applicant is requesting approval of a new two-story multi-family condominium development consisting of 18 dwelling units on a 1.27-acre site, in conformance with the development site plan approved with the associated zoning district map amendment change from C-1 to R-5.

### **Neighborhood Communication**

Staff and the applicant mailed notification of this application to property owners within 750 feet of the site. Staff received a few citizen comments in opposition to the land use, provided onsite parking, and building heights of this project. The proposal is in conformance with the site plan and building massing shown with the approved zoning case, 10-ZN-2016.

## **DEVELOPMENT REVIEW BOARD CRITERIA ANALYSIS**

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The proposed site layout and building elevations for this application are in conformance with the stipulations, conceptual site plan, and building elevations approved with the associated zoning district map amendment and general plan amendment cases, 10-ZN-2016 and 8-GP-2016. The proposal consists of 18 two-story dwelling units which are distributed amongst four buildings. Each unit includes an individual 2-car garage, ground floor patio space, and roof top patio with stair tower for access. The site plan provides for nine visitor parking spaces in addition to the two garage spaces provided within each unit. The site layout provides for a landscaped open space area along the street frontage and creates an open pedestrian corridor through the center of the site. Also provided is a pool/amenity area located between Buildings 3 and 4.

The proposed building elevations include articulated building faces creating offsets and shadowing. The primary building finish materials include stucco, with ground floor stacked stone, and metal window shade canopies on the second-story windows. The color and materials palette consist of neutral taupe and beige colors, reflective of the desert environment, and darker brown door and metalwork accents. Roof top mechanical units are screened by the building parapet walls and located beyond the roof-top-patio portions of each unit.



The units are oriented with garage access from the adjacent alley along the west side and from the drive aisle along the east side of the site. Guest parking is primarily provided at the rear of the site with two additional spaces adjacent to the amenity area. No parking occurs in the frontage open space area between the buildings and East McDonald Drive. A minimum of 24-foot-wide clearance is provided in the alleys and drive aisle to allow emergency and service vehicle circulation through the site.

### **Development Information**

The development proposal includes four, three-story multi-family condominium buildings containing 18 dwelling units.

- |                                      |  |
|--------------------------------------|--|
| • Existing Use:                      | Vacant buildings   |
| • Proposed Use:                      | Multi-family residential   |
| • Parcel Size:                       | 1.26 gross acres   |
|                                      | 1.09 net acres   |
|                                      | 47,250 square feet   |
| • Building Height Allowed:           | 36 feet (limited to two-stories, and a roof top patio and stairwell penthouse above the second story, per 10-ZN-2016 stipulations) |
| • Building Height Proposed:          | 33 feet 6 ¼ inches, including rooftop appurtenances  |
| • Parking Required:                  | 35 spaces  |
| • Parking Provided:                  | 45 spaces  |
| • Open Space Required:               | 10,395 square feet / 0.24 acres  |
| • Open Space Provided:               | 10,595 square feet / 0.24 acres  |
| • Number of Dwelling Units Allowed:  | 18 units   |
| • Number of Dwelling Units Proposed: | 18 units   |

### **PREVIOUS DEVELOPMENT REVIEW BOARD ACTION**

5/17/2018: The applicant requested a continuance to the 6/7/2018 Development Review Board hearing, to allow them time to adjust the proposed building elevations to address preliminary comments that had been provided by the Board. The Board members were asked to provide some additional direction to guide the applicant in their changes.

The Board's recommendations generally included the following:

- The building massing along the McDonald Drive frontage did not appear appropriate to the project.
  - Consider incorporating a standing seam metal shed type roof, similar to other buildings in the area, to possibly bring the scale down along the street frontage.
  - Consider incorporating balcony elements facing McDonald Drive to break up the massing.
  - Consider utilizing the zoning ordinance's allowed projections into the required front yard to break up the massing.
  - Consider landscape alternatives to soften the visual impact.
- The exterior colors did not appear to provide enough contrast.
  - Consider more distinction between the stone and the body colors.



Staff has reviewed the applicant's revised design proposal and believe that the Board's comments have been taken into account and addressed.

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### **STAFF RECOMMENDATION**

#### **Recommended Approach:**

Staff recommends that the Development Review Board approve Hudson East per the attached stipulations, finding that the provisions of the Development Review Criteria have been met.

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### **RESPONSIBLE DEPARTMENT**

**Planning and Development Services**

Current Planning Services

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### **STAFF CONTACT**

Jeff Barnes

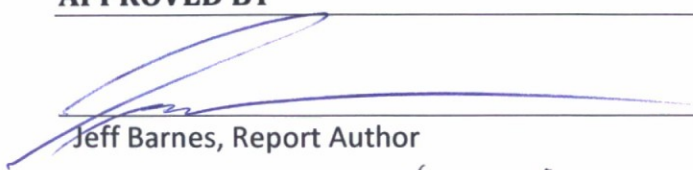
Senior Planner

480-312-2376

E-mail: [jbarnes@ScottsdaleAZ.gov](mailto:jbarnes@ScottsdaleAZ.gov)



APPROVED BY

  
Jeff Barnes, Report Author

5/30/18


Date

  
Steve Venker, Development Review Board Coordinator

5/30/18

Date

Phone: 480-312-2831 E-mail: svenker@scottsdaleaz.gov

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

5/31/18

Date



## **ATTACHMENTS**

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- A. Stipulations/Zoning Ordinance Requirements**
  - 1. Context Aerial**
  - 1A. Close-Up Aerial**
  - 2. Zoning Map**
  - 3. Applicant's Narrative**
  - 4. Combined Context Aerial and Site Plan**
  - 5. Site Plan**
  - 6. Landscape Plan**
  - 7. Open Space Plan**
  - 8. Building Elevations (Color)**
  - 9. Building Elevations (Black and White)**
  - 10. Wall Details**
  - 11. Streetscape Perspective**
  - 12. Rear Perspective**
  - 13. Material and Color Board**
  - 14. Electrical Site Plan**
  - 15. Photometrics Plan**
  - 16. Exterior Lighting Cutsheets**
  - 17. Citizen Input**
  - 18. May 17, 2018 Development Review Board Marked Agenda**



**Stipulations for the  
Development Review Board Application:  
Hudson East  
Case Number: 8-DR-2018**

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

**APPLICABLE DOCUMENTS AND PLANS:**

Except as required by the Scottsdale Revised Code (SRC), the Design Standards and Policies Manual (DSPM), and the other stipulations herein, the site design and construction shall substantially conform to the following documents:

1. Architectural elements, including dimensions, materials, form, color, and texture shall be constructed to be consistent with the building elevations submitted by Felten Group, dated 5/25/18.
2. The location and configuration of all site improvements shall be consistent with the site plan submitted by The McGough Group, dated 5/29/18.
3. Landscape improvements, including quantity, size, and location shall be installed to be consistent with the preliminary landscape plan submitted by The McGough Group, with a city staff date of 3/13/18.
4. The case drainage report submitted by Jacob Wallace, LLC and accepted in concept by the Stormwater Management Department of the Planning and Development Services.
5. The water and sewer basis of design report submitted by Jacobs Wallace, LLC and accepted in concept by the Water Resources Department.

**RELEVANT CASES:**

**Ordinance**

- A. At the time of review, the applicable Zoning and General Plan cases for the site were: 10-ZN-2016 and 8-GP-2016.

**ARCHITECTURAL DESIGN:**

**DRB Stipulations**

6. 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 plans submittal, the developer shall provide head, jamb and sill details clearly showing the amount of recess for all window types.
7. 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 plans submittal, the developer shall provide head, jamb and sill details clearly showing the amount of recess for all door types.

8. The final plans submittal shall include section drawings of the proposed exterior shade devices. Include information that describes the shadow/shade that will be accomplished by the proposed shade devices, given the vertical dimensions of the wall opening. All shade devices should be designed so that the shade material has a density of 75%, or greater, to maximize the effectiveness of the shade devices. Please refer to Scottsdale Sensitive Design Principle 9. Please refer to the following internet link: <http://www.scottsdaleaz.gov/design/Shading>.
9. The final plans submittal shall clearly indicate and illustrate the location of the electrical service entrance section or electrical meters and service panels for each unit. Service entrance sections (SES) or electrical meters and service panels shall be incorporated into the design of the building, either in a separate utility room, or the face of the SES shall be flush with the building face. An SES that is incorporated into the building, with the face of the SES flush with the building, shall not be located on the south faces of Buildings 2 & 4, directly facing East McDonald Drive.

#### **SITE DESIGN:**

##### **DRB Stipulations**

10. Before any building permit is issued for the site, the owner shall submit plans and receive approval to construct all refuse enclosures in conformance with the City of Scottsdale Supplements to MAG Standard Details, detail 2146-1.
11. With the final plans submittal, the site plan shall clearly identify the property boundaries and the right-of-way (existing and proposed).

#### **EXTRIOR LIGHTING:**

##### **Ordinance**

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

##### **DRB Stipulations**

12. Incorporate the following parking lot and site lighting into the project's design:
  - a. The maintained average horizontal luminance level, at grade on the site, shall not exceed 2-foot-candles. All exterior luminaires shall be included in this calculation.
  - b. The maintained maximum horizontal luminance level, at grade on the site, shall not exceed 8-foot-candles. All exterior luminaires shall be included in this calculation.
  - c. The initial vertical luminance at 6-foot above grade, along the entire property line shall not exceed 0.8-foot-candles. All exterior luminaires shall be included in this calculation.
  - d. The total lumen per luminaire shall not exceed 24,000 lumens.

ATTACHMENT A



## **STREET INFRASTRUCTURE:**

### **Ordinance**

- E. All street infrastructure improvements shall be constructed in accordance with this City of Scottsdale Supplement to MAG Specifications and Details, and the Design Standards and Policies Manual.

## **WATER AND WASTEWATER:**

### **DRB Stipulations**

13. Existing water and sewer service lines to this site shall be utilized or shall be disconnected at the main pursuant to the Water Resources Department requirements.

## **EASEMENTS DEDICATIONS:**

### **DRB Stipulations**

14. Prior to the issuance of a building permit for the development project, the owner shall dedicate the following easements to the City of Scottsdale on the final Condominium Plat or Map of Dedication:
- a. A Sight Distance Easement where a sight distance triangle(s) is required, in conformance with figures 5.3-26 and 5.3-27 of Section 5.3 of the DSPM, cross on to the property.
  - b. A 20-foot-wide Water & Sewer Facilities Easement along the east alley to contain the waterline leading up to the fire hydrant.
  - c. A 4-foot-wide Public Emergency and Service Access Easement adjacent to the alley on the west, northwest, and north side of the site to provide a total of 24-feet in width.
  - d. A 1-foot-wide Vehicular Non-Access Easement along the East McDonald Drive frontage, except at the approved driveway locations.

## **ADDITIONAL ITEMS:**

### **Ordinance**

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





Context Aerial

ATTACHMENT #1

8-DR-2018



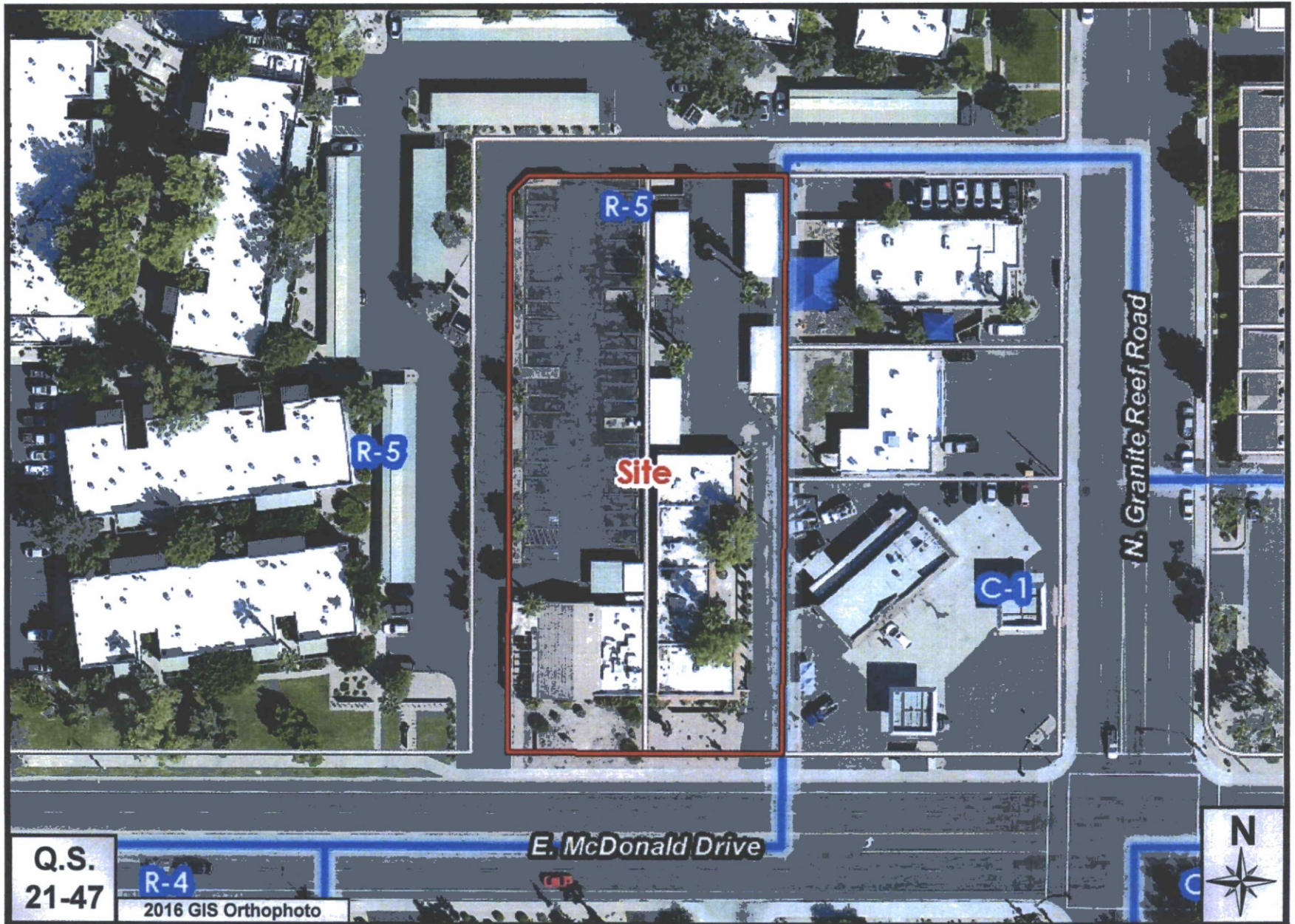


Aerial Close-Up

ATTACHMENT #1A

8-DR-2018





Zoning Map

ATTACHMENT #2

8-DR-2018



## **HUDSON EAST**

### **Development Review Board Revised Project Narrative**

**March 13, 2018**

#### **I. Summary of Request & Background**

Porchlight Homes is the developer of approximately 1.27 acres of land located just west of the northwest corner of Granite Reef Rd and McDonald Dr. The Property was rezoned to R-5 (Multifamily Residential) in August 2017 (Case 10-ZN-2016). The Developer is requesting DRB approval of the elevations, site plan and landscape plan for the proposed 18-unit residential project.

#### **II. Design & Development Plan Summary**

The subject property is located west of the northwest corner of North Granite Reef Road and East McDonald Drive. The site is generally surrounded by multi-family, commercial, and restaurant uses. The Brooklyn Café previously occupied the property, however, the building has been vacant for several years. The property is dilapidated and subject to complaints from neighbors and area businesses.

The property will develop with four two-story multi-family townhome buildings containing 18 dwelling units. Parking for the units will primarily be accommodated in the two-car garage of each unit. Garages have been oversized to accommodate two vehicles plus additional storage space. Guests will park in one of the 9 guest parking spaces. A community pool will also be provided on site. Trash collection has been planned and integrated into the site plan. The site plan is consistent with site plan approved in the zoning case. Elevations have been enhanced based on preliminary feedback received from the City and neighborhood. This proposal is designed to integrate with surrounding uses and provide an architectural and economic boost to the McDonald Activity Area.

#### **Site Access & Circulation**

Site access is available from an existing 20' easement and right-of-way that borders the property on the west and north. Access is available from both Granite Reef and McDonald Dr in this easement. A one way exit only point is also planned on the east side of the property on McDonald Dr.

Pedestrian connections are provided through the proposed development to adjacent uses. An 8' sidewalk will be constructed on the north side of McDonald Dr. From the 8' sidewalk will be a connection point into the interior green space between the units.

#### **Landscape/Outdoor Space**

The landscape design along McDonald provides a colorful desert pallet organized in a pastoral layout. Surrounding the monument sign the plantings take on a more formal structure. An integral color, ground face block screen wall in a 'Pebble Beach' color provides visual interest and sound attenuation from McDonald, while still providing convenient pedestrian access to the community. Plant species



include Rio Salado Mesquite, Mastic, and desert accents and shrubs including agave, saguaro, purple prickly pear and yucca. Decomposed granite in 'Express Brown' will be installed at a 2" minimum depth.

**III. Development Review Board Criteria (Sec. 1.904)**

**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 application guidelines, development standards, Design Standards and Policies Manual, master plans, character plan and General Plan.***

**Response:** The Hudson East townhome development will comply with applicable guidelines, development standards, Design Standards & Policies Manual, General Plan and Zoning Ordinance. The property has an Urban Neighborhoods land use designation and the proposal is compliant with this land use designation as well as the R-5 zoning ordinance provisions.

McDonald Road and Granite Reef is designated as a Suburban/Suburban Desert Character Type in the 2001 General Plan. Additional rooftops will help bolster the existing commercial uses along McDonald and Hayden Roads. Revitalization and reinvestment in new housing stock supports a wide range of uses to strengthen the McDonald Activity Area.

This proposal also fulfills the South Scottsdale Area Character Plan. The proposed infill residential community will bring new residents and increased retail and restaurant demand to Southern Scottsdale. The residential community is consistent with the type of development envisioned in the SSCAP by developing new housing options for planning Southern Scottsdale's future. Southern Scottsdale residents desire a diversity of single and multi-family dwellings; both housing options allow elderly to age in place, and the development of workforce housing to support major employers in the area. Community members have specifically identified mixed-use and infill development as a primary means for providing a greater range of diverse housing opportunities. Integrating new, high quality infill residential housing options along this road meets the goals and policies of the General Plan and SSCAP.

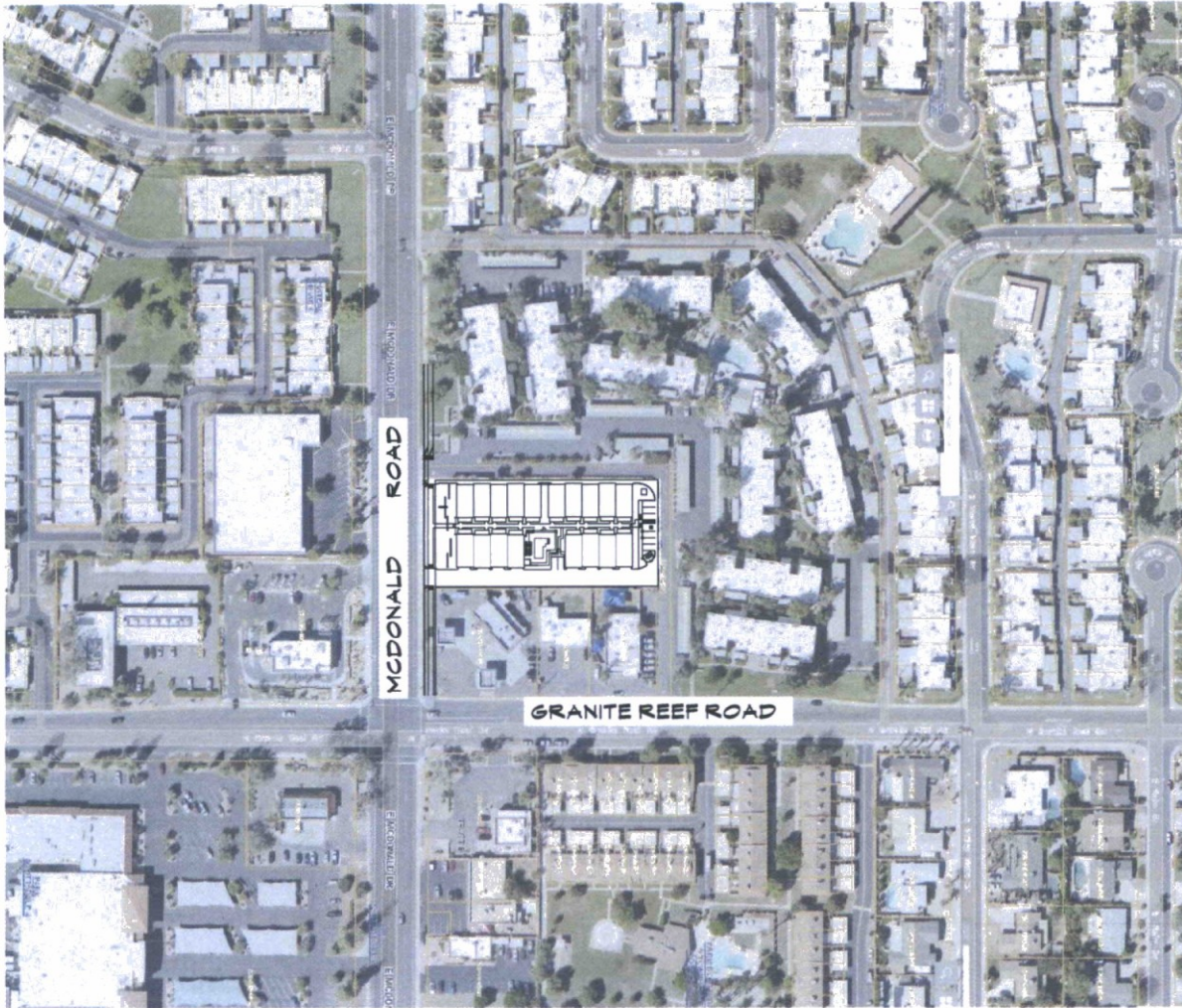
**2. *The architectural character, landscaping and site design of the proposed development shall:***

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

**Response:** The architectural style of the townhomes is designed to reflect a current modern urban style while blending seamlessly with the existing neighborhood. The exterior finishes will be primarily stucco with masonry accents at the porch which is consistent with the existing neighborhood buildings. Metal roof elements above the front doors add another material and texture. Metal shade elements over some of the windows provide shade from the sun and add architectural interest to the facades. Deep set covered front porches provide shaded private outdoor space that can be used year-round.

The landscape design has incorporated a variety of plants with differing blooming seasons to provide year round color and visual interest. The plant palette was designed with the desert climate in mind with hardy plants that can stay healthy in the summer heat.





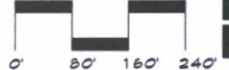
## HUDSON EAST

CONTEXT AERIAL

8340 E. MCDONALD RD.

JANUARY 17, 2018

SCALE: 1"=80'-0"



NORTH

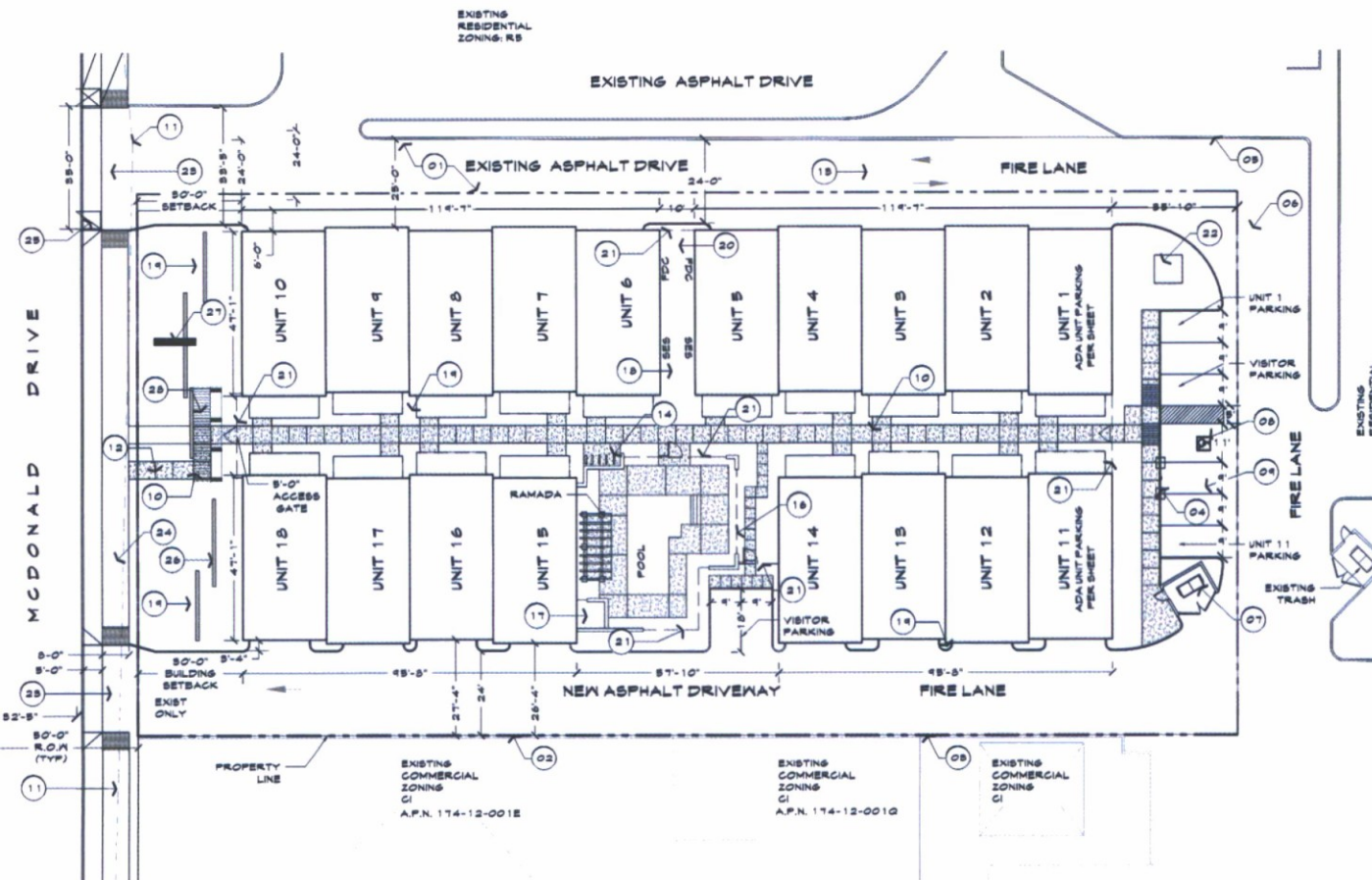


ATTACHMENT 4



McGough  
Group





PROJECT ADDRESS: 8340 EAST McDONALD DRIVE  
 PROJECT DESCRIPTION: 18 UNIT CONDOMINIUM DEVELOPMENT, (4) BUILDING OF CONDOMINIUMS EACH WITH THEIR ADAPTING ORDINANCES: 2012 IRC, 2012 IECC, 2012 IMC, 2012 NEC/NFPA-70, 2012 IFCC, 2012 UPC  
 NET SITE AREA: 1,085 ACRES  
 GROSS SITE AREA: 1,257 ACRES  
 EXISTING ZONING: R-5  
 OCCUPANCY: RESIDENTIAL R-5 CONDOMINIUM  
 SITE AREA: 47,250 S.F. (NET) 1,085 AC 57,750 S.F. (GROSS) 1,257 AC  
 CONSTRUCTION TYPE: TYPE V-5 BUILDING 1 & 2 W/ SPRINKLERS PER NFPA 13A  
 BUILDING HEIGHT: 32'-0" FROM FINISHED FLOOR  
 UNITS: 18 UNITS TOTAL OR 16.58 UNITS PER ACRE UNITS SIZE: 2,242 S.F. INCLUDING GARAGE EACH UNIT HAS APPROXIMATELY 1,805 S.F. LIVABLE +437 S.F. GARAGE +483 S.F. UPPER DE 18 UNITS X 3 BEDROOMS X 54 BEDROOMS TO

SEPARATION FROM P.L. +3' (IRC TABLE R302.1 (2)) 0 HOURS  
 ALLOWABLE WALL OPENINGS (IRC TABLE R302.1 (2)) UNLIMITED PER IRC R302.1 (2)

**SETBACKS:**  
 174-12-001B & 174-12-001T  
 McDONALD DRIVE: 30'-0" SETBACK  
 SIDEYARD (EAST): 25'-4" SETBACK  
 SIDEYARD (WEST): 6'-0" SETBACK  
 REAR YARD: 35'-0" SETBACK

**ACCESSIBLE PARKING:**  
 ONSITE PARKING 9 STALLS X 0.04 ADA #1 SPACE REQ 1 SPACE PROV

**PARKING SPACE PER DWELLING UNIT AT THE RATE OF:**  
 THREE(3) OR MORE BEDROOMS 1.9 PER TABLE 6.103 A.C.G.S.  
 PARKING REQUIRED: 3 BEDROOM UNITS 1.9 SPACE PER 18 UNITS X 1.9 SPACES = 34.2 SPACES

**PARKING PROVIDED:** 2 PARKING SPACES PER UNITS 18 UNITS X 2 = 36 SPACES + P VISITORS 45 TOTAL SPACES PROVIDED

**BICYCLE PARKING** @ 1/10 PARKING SPACES 45 SPACES

**TOTAL** = 5 SPACES REQ 5 SPACES PROV

#### OPEN SPACE CALCULATIONS PER DENSITY BASE USES

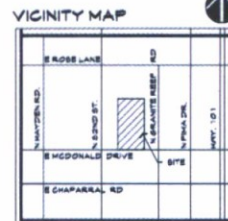
1. MINIMUM OPEN SPACE PER SECTION 5, 1004.D (SCOTTSDALE CODE OF ORDINANCES) = 22% (47,250 X 0.22 = 10,395 S.F.) WHICH IS DISTRIBUTED AS FOLLOWS:  
 2. MINIMUM 20 S.F. PER 1 LF OF FRONTAGE: 150 X 20 = 3000 S.F. FRONTAGE OPEN SPACE PROVIDED: 3,875 S.F.

COMMON AREA OPEN SPACE PROVIDED: 10,595 S.F. (NOT INCLUDING DRIVEWAYS & P SPACES)

**PRIVATE OUTDOOR LIVING SPACE,**  
 I. FIRST STORY DWELLING UNITS. MINIMUM: 0.10 MULTIPLIED BY THE GROSS AREA OF THE UNIT. (600 S.F. X 0.1 = 60.0 S.F.)  
 II. DWELLING UNITS ABOVE THE FIRST STORY MINIMUM: 0.05 MULTIPLIED BY THE FLOOR AREA OF THE UNIT. (1,197 S.F. X 0.05 = 59.8 S.F.)  
 60.0 S.F. + 59.8 S.F. = 119.8 S.F.

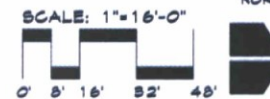
III. THE PRIVATE OUTDOOR LIVING SPACE SHALL BE LOCATED BEHIND THE DWELLING UNIT WHICH IT SERVES AND SHALL BE FOR THE EXCLUSIVE USE OF THE UNIT OCCUPANT(S) PART OF THE UNIT'S GROSS FLOOR AREA.

**PRIVATE OPEN SPACE REQUIRED:** 121 S.F. PER UNIT  
**PRIVATE OPEN SPACE PROVIDED:** 124 S.F. PER UNIT



## HUDSON EAST SITE PLAN

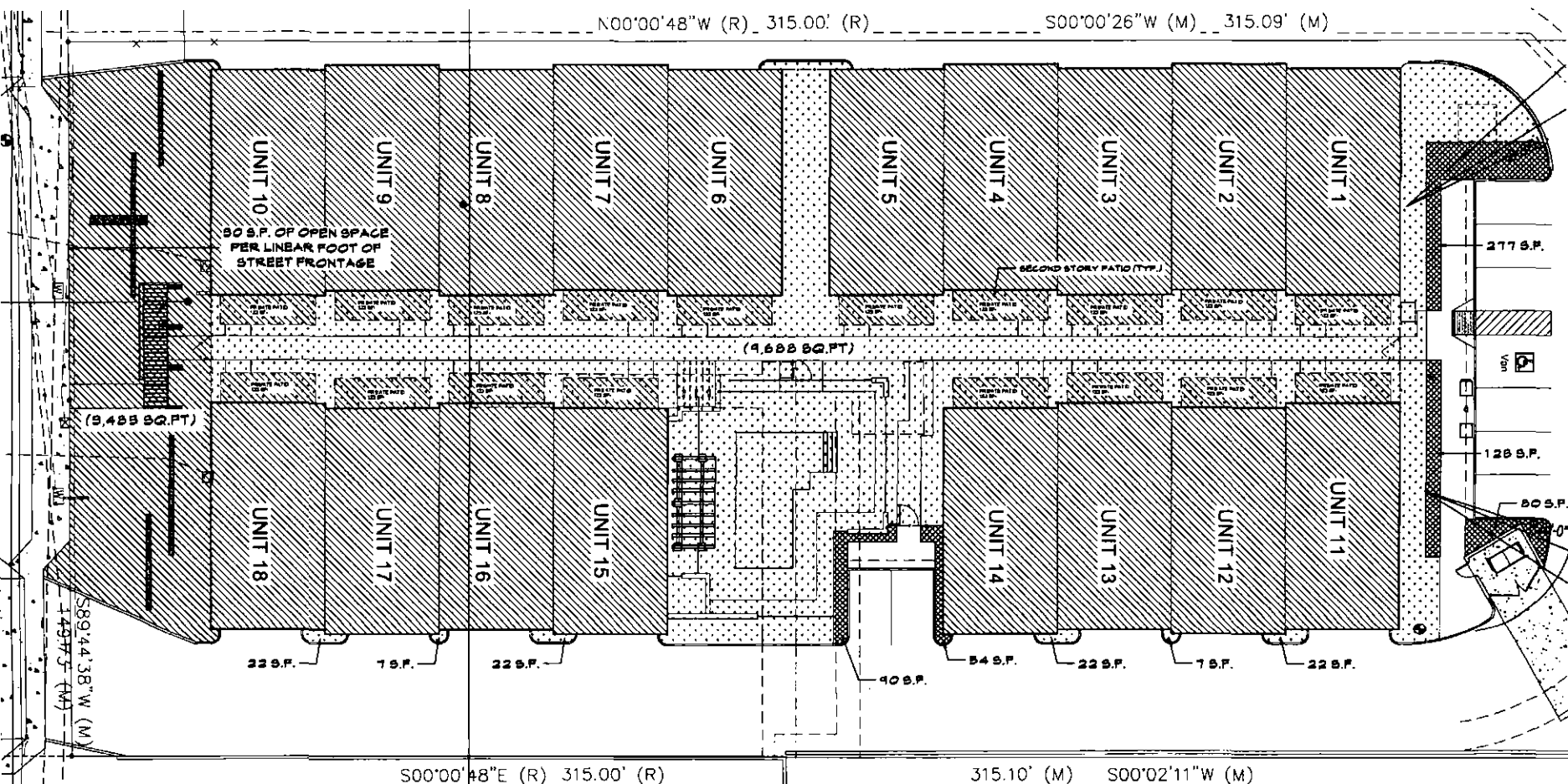
8340 E. McDONALD RD.  
MAY 29, 2018











#### COMMON OPEN SPACE LEGEND

	COMMON AREA OPEN SPACE - 9,740 S.Q.F.T.
	STREET FRONTAGE OPEN SPACE - 8,488 S.Q.F.T.
	PARKING LOT LANDSCAPING - 824 S.Q.F.T.

#### COMMON OPEN SPACE

NET SITE AREA: 47,280 S.Q.F.T.  
OPEN SPACE FACTOR: 0.32  
REQUIRED OPEN SPACE: 10,848 S.Q.F.T.

#### PARKING LANDSCAPE AREA

PARKING AREA: 1,128 S.Q.F.T. X 18 = 2030 S.Q.F.T.  
PARKING LOT LANDSCAPE REQ: 18%  
PARKING LOT L.S. REQUIRED: 280 S.Q.F.T.

#### SITE DATA

GROSS SITE AREA: 97,180 S.Q.F.T.  
NET SITE AREA: 47,280 S.Q.F.T.  
ZONING: C1  
PROPOSED ZONING: R8

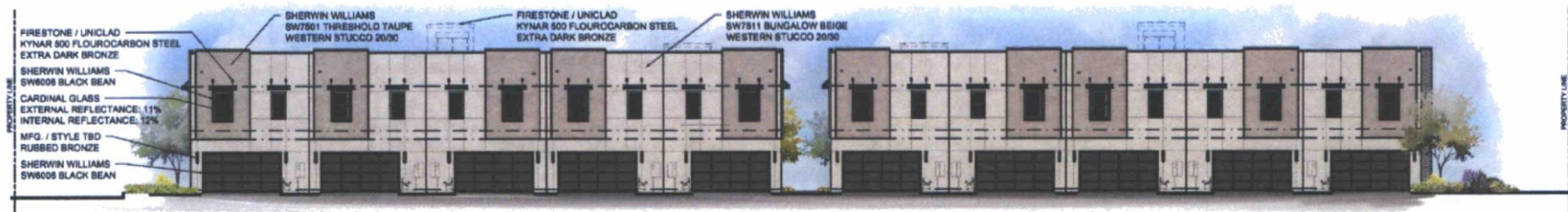
## HUDSON EAST OPEN SPACE PLAN

8840 E. McDONALD RD.  
MAY 29, 2018

SCALE: 1"=10'-0"







West Elevation

3/32" = 1'-0"



Paseo - Facing East Elevation

3/32" = 1'-0"



East Elevation

3/32" = 1'-0"



Left | South | McDonald Dr Elevation

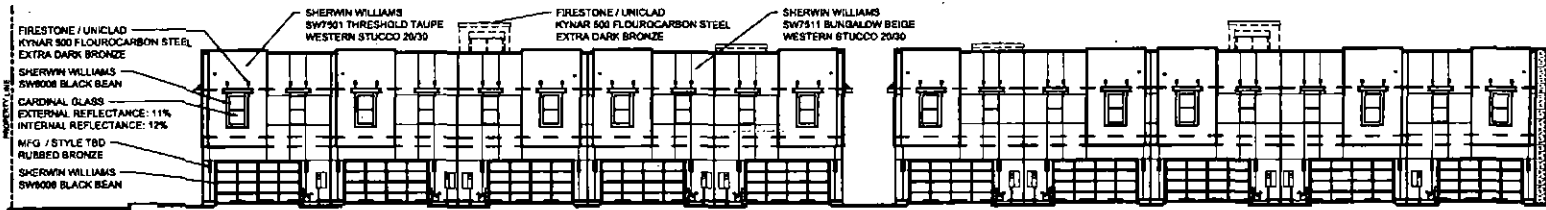
3/32" = 1'-0"

East-Townhomes | Scottsdale, Arizona

Architect: Bright Homes

ATTACHMENT 8





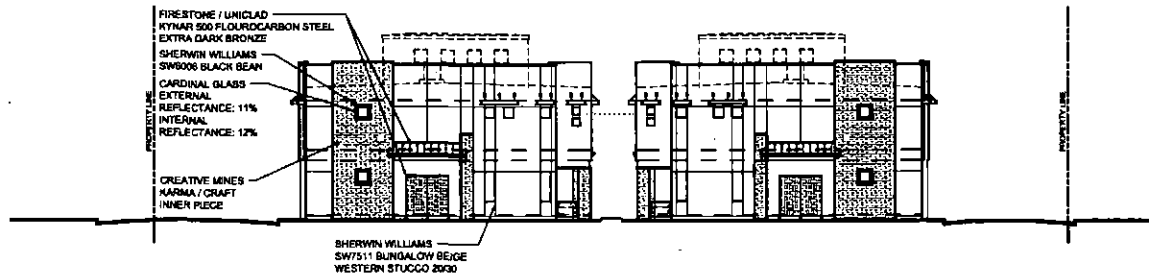
West Elevation  
3/32" = 1'-0"



Paseo - Facing East Elevation  
3/32" = 1'-0"



East Elevation  
3/32" = 1'-0"



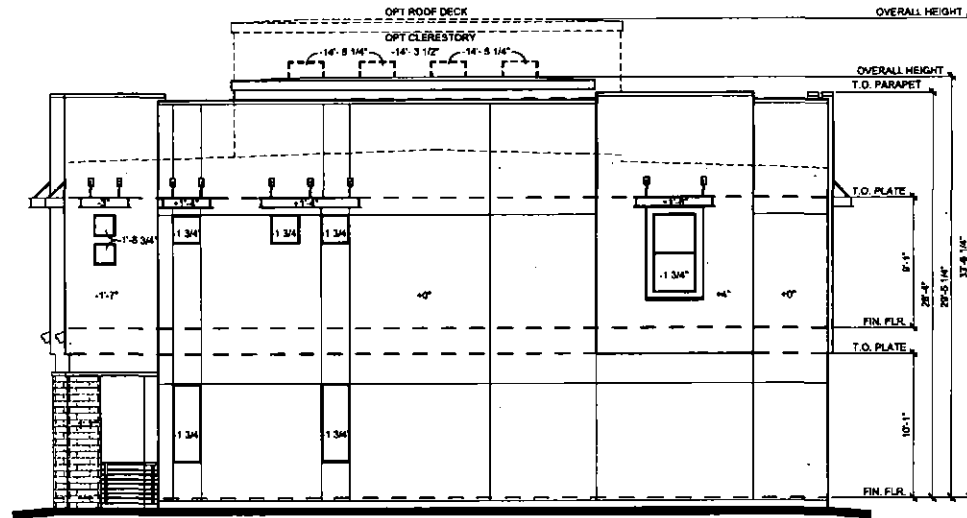
Left | South | McDonald Dr Elevation  
3/32" = 1'-0"

son East-Townhomes | Scottsdale, Arizona

chlight Homes

ATTACHMENT 9





Right Elevation  
1/4" = 1'-0"



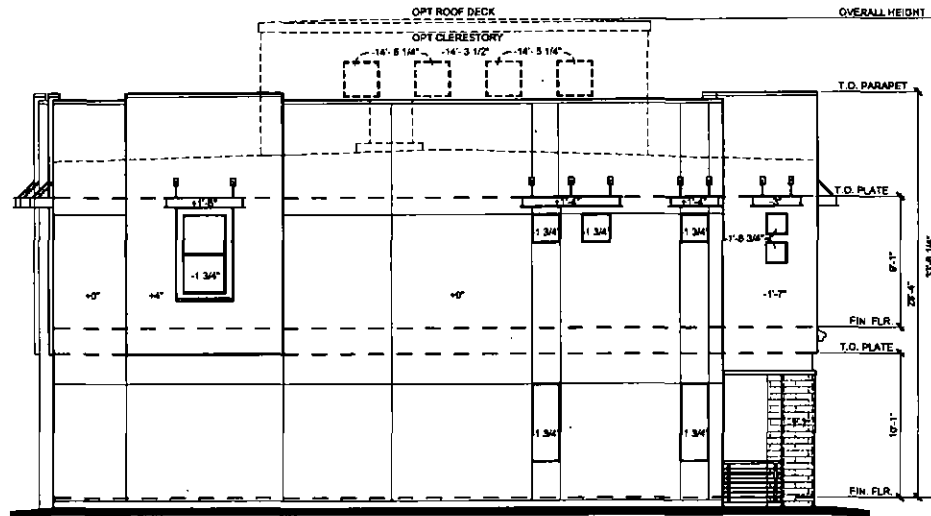
Front Elevation  
1/4" = 1'-0"

4 Plex Building

son East-Townhomes | Scottsdale, Arizona

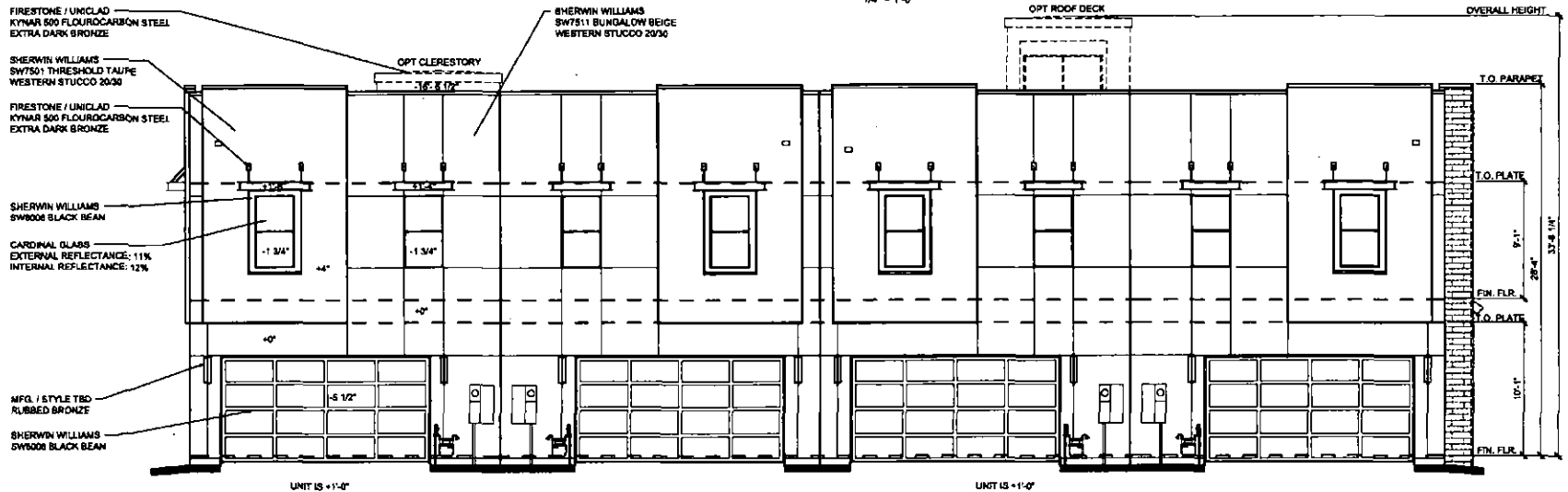
chlight Homes





Left Elevation

1/4" = 1'-0"



Rear Elevation

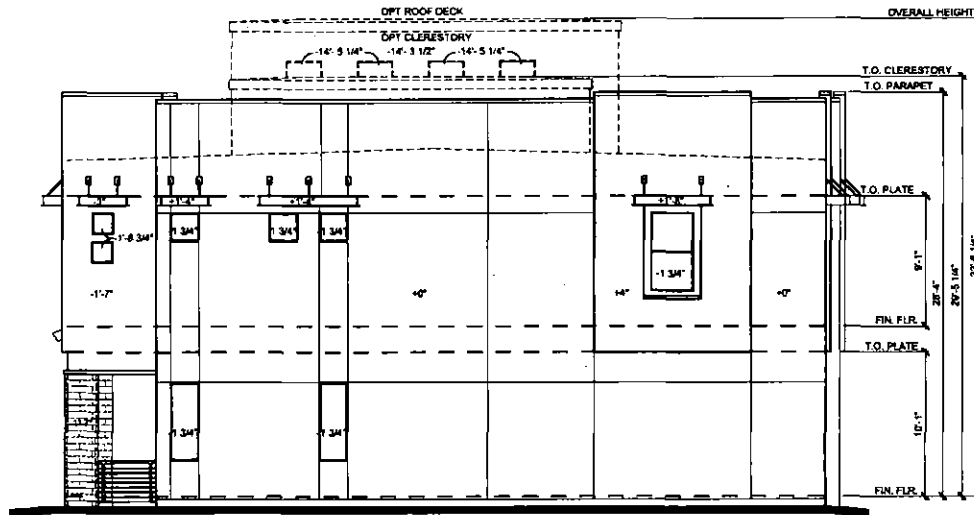
1/4" = 1'-0"

4 Plex Building

son East-Townhomes | Scottsdale, Arizona

chlight Homes





Right Elevation

1/4" = 1'-0"



Front Elevation

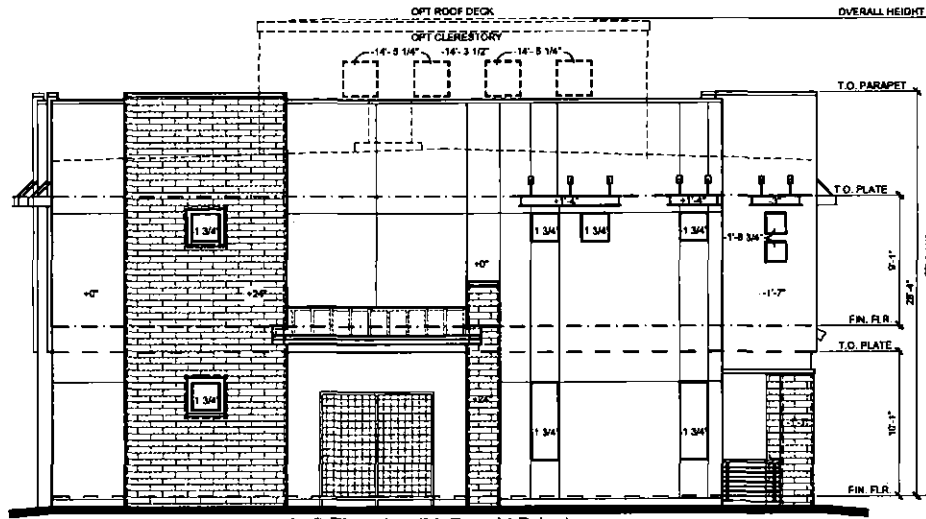
1/4" = 1'-0"

5 Plex Building

Johnson East-Townhomes | Scottsdale, Arizona

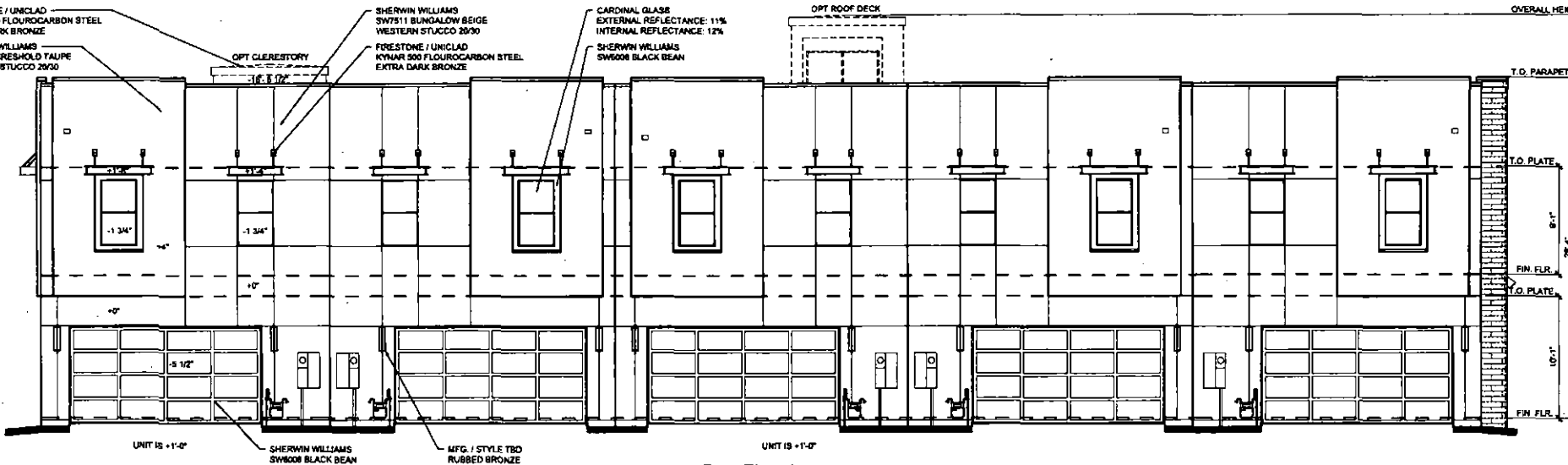
Chlight Homes





Left Elevation (McDonald Drive)

1/4" = 1'-0"



Rear Elevation

1/4" = 1'-0"

5 Plex Building

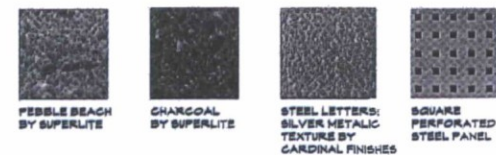
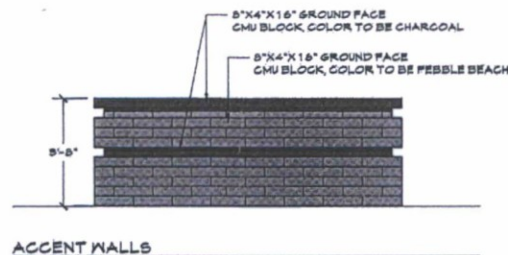
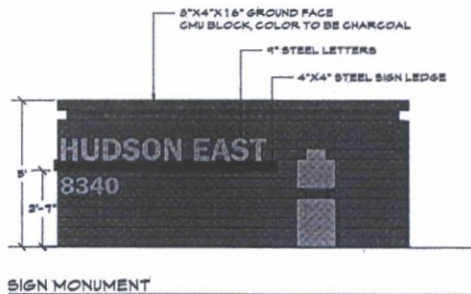
son East-Townhomes | Scottsdale, Arizona

chlight Homes

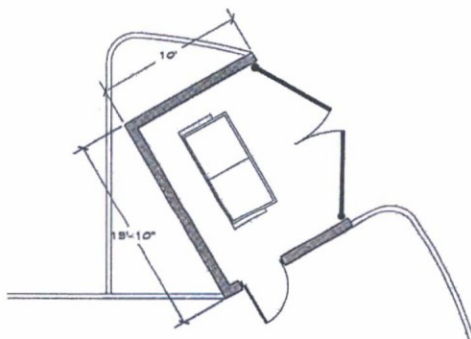
FELTENGRO

ARCHITECTURE | ENGINEERING | PLANNING  
PO BOX 871886 PHOENIX, AZ 85067  
www.feltengro.com

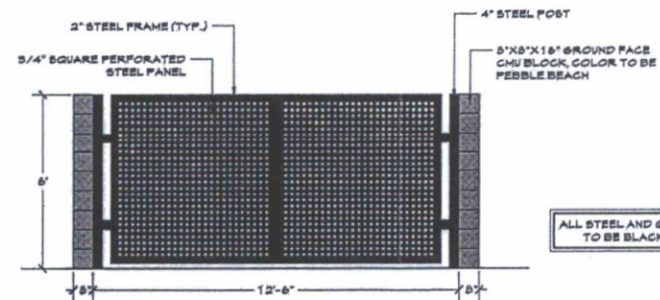
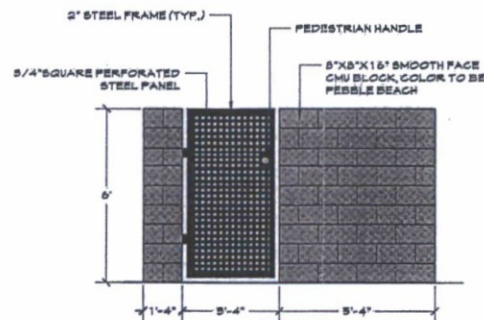




PROJECT COLOR SAMPLES



TRASH ENCLOSURE



ALL STEEL AND GATE  
TO BE BLACK

## HUDSON EAST WALL DETAILS

8340 E. McDONALD RD.  
MARCH 12, 2018

ATTACHMENT 10

8-DR-2018  
03/13/18





ATTACHMENT 11









PORCHLIGHT  
HOMES

HUDSON EAST  
Exterior Color Scheme

8-DR-2018  
03/13/18

Rev. 05.10.18



( E )  
Creative Mines  
Karma  
Craft Inner Piece

( F ) Firestone / Uniclاد  
Kynar 500 Fluorocarbon Steel  
Extra Dark Bronze

( G ) Western Stucco  
20/30

( H ) Cardinal Glass  
External Reflectance: 11%  
Internal Reflectance: 12%





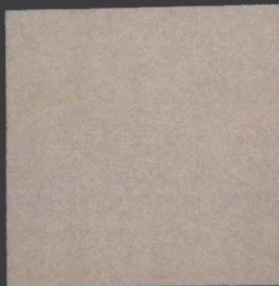
PORCHLIGHT  
HOMES

HUDSON EAST  
Exterior Color Scheme

8-DR-2018  
03/13/18



A ) Sherwin Williams  
SW7511 Bungalow Beige  
LRV 53%



( B ) Sherwin Williams  
SW7501 Threshold Taupe  
LRV 34%

C ) Sherwin Williams  
SW7020 Black Fox  
LRV 8%

( D ) Sherwin Williams  
SW6006 Black Bean  
LRV 3%

Rev. 3.12.18

(A) Primary Body Color  
Sherwin Williams  
SW7511 Bungalow Beige  
LRV: 53

(B) Secondary Body Color  
Sherwin Williams  
SW7501 Threshold Taupe  
LRV: 34%

(C) Third Color Accent  
Sherwin Williams  
SW7020 Black Fox  
LRV: 8%

(D) Fourth Accent Color  
Sherwin Williams  
SW6006 Black Bean  
LRV: 3%



(D) Railing and  
Coach Light  
Sherwin Williams  
SW6006 Black Bean  
LRV: 3%

(E) Stone:  
Creative Mines  
Enlighten  
Inner Piece

(F) Roof / Awning:  
Firestone / Uniclاد  
Kynar 500 /Flourocarbon  
Steel  
Extra Dark Bronze

(G) Stucco:  
Western Stucco  
20/30 Sand finish

(H) Glass:  
Cardinal Glass  
LoE366  
External Reflectance 11%  
Internal Reflectance 12%



## HUDSON EAST Exterior Color Scheme

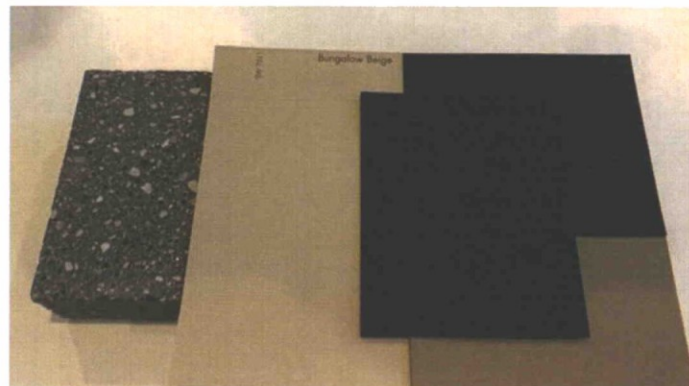
REV. 5.18.18

### PAINTS

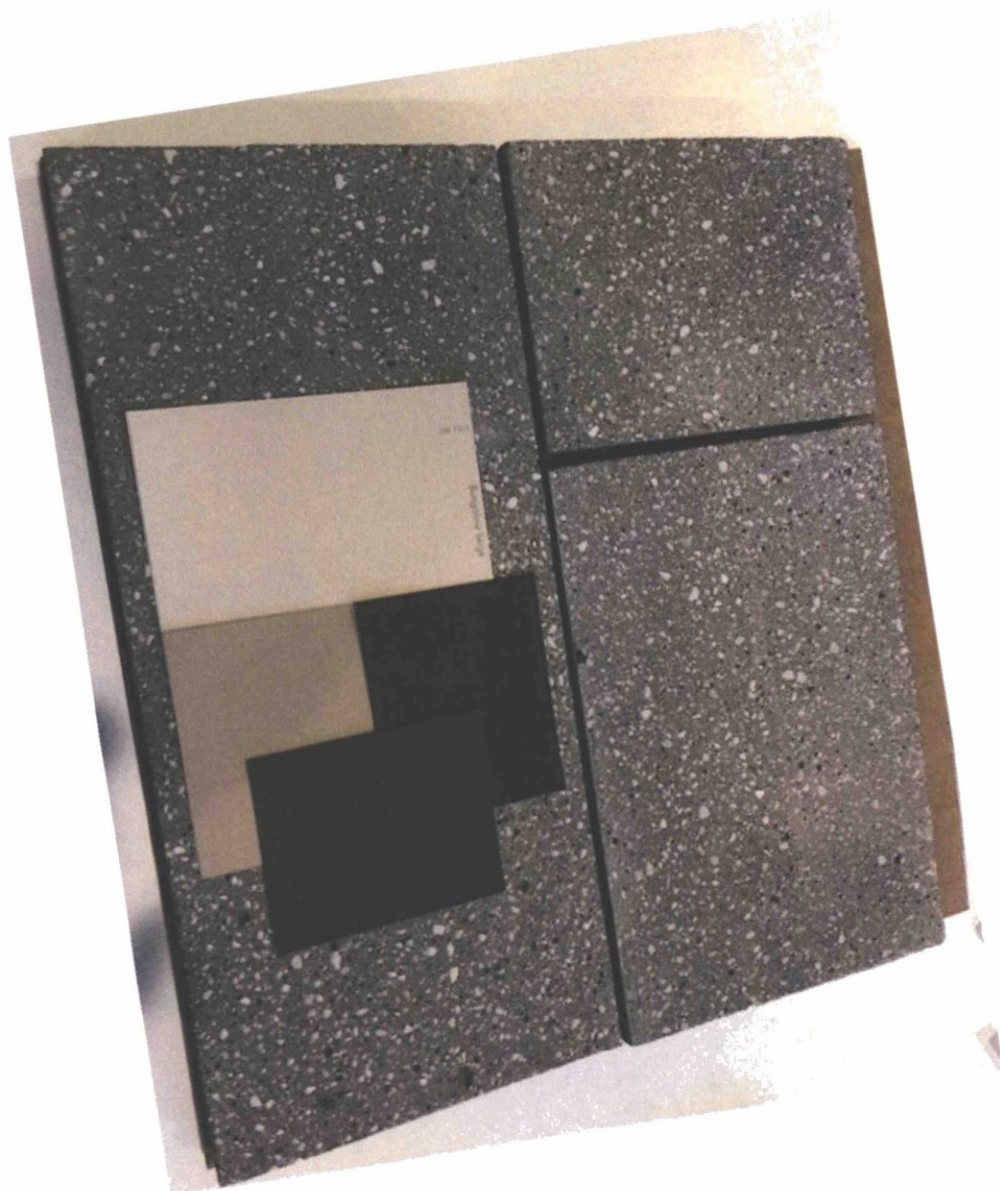
( A ) Primary Body Color	LRV	( B ) Secondary Body Color	LRV	( C ) Third Color Accent	LRV	( D ) 4th Color Accent	LRV
<b>Sherwin Williams</b> SW7511 Bungalow Beige	53%	<b>Sherwin Williams</b> SW7501 Threshold Taupe	34%	<b>Sherwin Williams</b> SW7020 Black Fox	8%	<b>Sherwin Williams</b> SW6006 Black Bean	3%

### MATERIALS

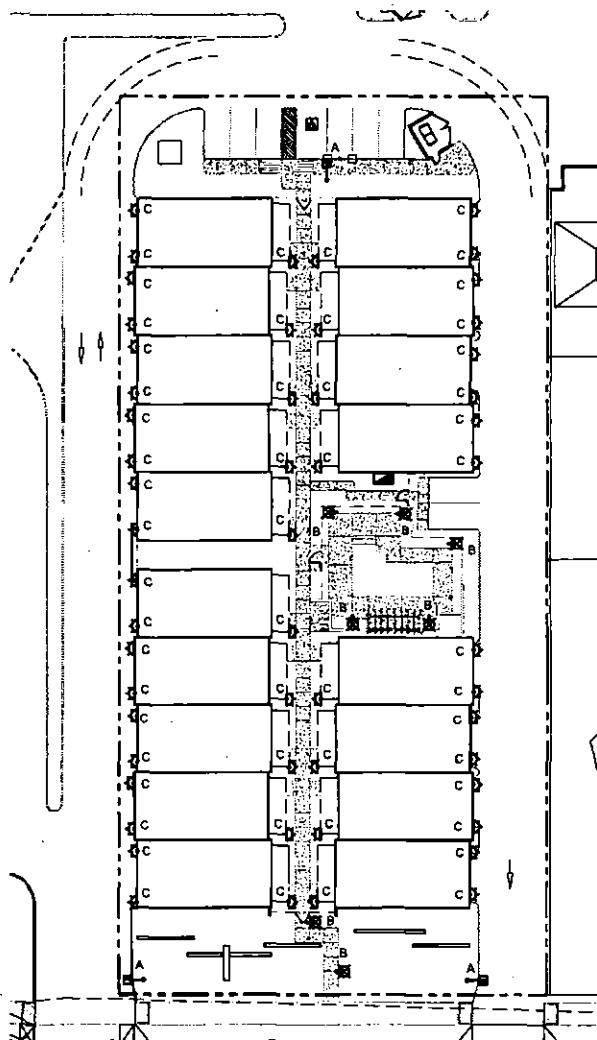
Metal Roof / Awning / Cap		Stone		Railing		Coach Light	
<b>Firestone / Uniclاد</b> Kynar 500 Flouorocarbon Steel Extra Dark Bronze		<b>Creative Mines</b> Karma / Craft Inner Piece		<b>Mfg. / Style TBD</b> Rubbed Bronze		<b>Mfg. / Style TBD</b> Rubbed Bronze	
Glass		Stucco					
<b>Cardinal Glass</b> External Reflectance: 11% Internal Reflectance: 12:		<b>Western Stucco</b> 20/30					











MCDONALD DR

LIGHT FIXTURE SCHEDULE									
TYPE	SYMBOL	MANUFACTURER	CATALOG #	VOLTS	LAMP/WATTAGE	COLOR TEMPERATURE (CCT)	MOUNTING HEIGHT	FINISH COLOR	DETAIL
A		U.S. ARCHITECTURAL LIGHTING	K22M/PLED-3-30-8/24LED-700MA/WH/120/ RAL-9018-1/16-PLD	120	37W LED	3000K	20 FEET	DARK BRONZE	INSTALL FIXTURE PATH DETAIL 1 SHEET PHS.1
B		KLM LIGHTING	PAVR-FT-LV-3-12L-220-3K7	120	22W LED	3000K	3.6 FEET	DARK BRONZE	HOLLAND DETAIL 2 SHEET SCA.1
C		PROGRESS LIGHTING	PD441-2030K	120	28W LED	3000K	7 FEET	DARK BRONZE	COACH LIGHT DETAIL 3 SHEET SCA.1









## SOLID STATE AREA LIGHTING RAZAR SERIES-LED

### SPECIFICATIONS

**OPTICAL HOUSING**  
Razars are constructed from extruded aluminum (AA6061 alloy, 40% copper) with integral cooling fins. The optical, thermal, and mechanical properties of the aluminum housing are designed to provide maximum heat dissipation and long life. The optical housing is designed to provide maximum light output and is designed to provide maximum light output and is designed to provide maximum light output.

**ELECTRICAL HOUSING w/ INTEGRATED ALUM**  
Razars are constructed from extruded aluminum (AA6061 alloy, 40% copper) with integral cooling fins. The electrical housing is designed to provide maximum heat dissipation and long life. The electrical housing is designed to provide maximum heat dissipation and long life. The electrical housing is designed to provide maximum heat dissipation and long life.

**LED OPTICS**  
Razars (RZR) are provided on a metal base PCB with each emitter located on a copper thermal transfer pad and enclosed by an LED reflector in aluminum distribution. A micro-reflector inside the reflector directs the light into the housing side reflector housing the light and functions as a house side reflecting element. Reflectors are injection molded and are made of high quality plastic. The reflectors are made of high quality plastic. The reflectors are made of high quality plastic.

**LED DRIVER**  
Constant current electronic with a power factor of a 90 and a maximum operating temperature of 40°F (10°C). The LED driver is designed to provide maximum light output and is designed to provide maximum light output. The LED driver is designed to provide maximum light output and is designed to provide maximum light output.

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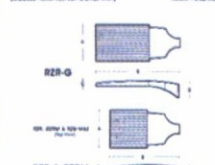
**LED DRIVER**  
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PROJECT NAME: \_\_\_\_\_

PROJECT TYPE: \_\_\_\_\_



RAZAR  
(RZR-G, RZR-B, RZR-M, RZR-MF)



RZR-G



RZR-B



RZR-M



RZR-MF

SIZE	W	H	D	Wt
RZR-G	12.5	12.5	12.5	1.2
RZR-B	12.5	12.5	12.5	1.2
RZR-M	12.5	12.5	12.5	1.2
RZR-MF	12.5	12.5	12.5	1.2

U.S. Architectural Lighting

U.S. ARCHITECTURAL LIGHTING

201217

U.S. ARCHITECTURAL LIGHTING

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## KIMLIGHTING

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## CYLINDER

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Patent: 6,647,447

## 1 AREA LIGHT DETAIL 'A'

NO SCALE

## 2 BOLLARD LIGHT DETAIL 'B'

NO SCALE

## 3 COACH LIGHT DETAIL 'C'

NO SCALE



**From:** srcwestfall@gmail.com  
**Sent:** Thursday, February 01, 2018 11:51 AM  
**To:** Barton, Wayland  
**Subject:** CASE 8-DR-2018



I highly oppose the development of the 18 unit condos at Granite Reef/McDonald. I have read through the developers proposal and while they date "2 story" there are optional roof tops. This type of project is too dense for our quaint neighborhood and simply out of place and out of touch. The parking plan is absolutely not sufficient as well with only nine parking spots. This corner is extremely dangerous as it is with no turning arrow, high-school/middle school kids walking to and from school. -- sent by Sara Westfall (case# 8-DR-2018)



© 2018 City of Scottsdale. All Rights Reserved.



**From:** bcwestfall@gmail.com  
**Sent:** Thursday, February 01, 2018 4:17 PM  
**To:** Barnes, Jeff  
**Subject:** CASE 8-DR-2018 - Opposed - No more multi family housing

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged



Dear Staff Coordinator, I am writing in opposition to CASE 8-DR-2018. As a current resident, home owner and tax payer in this immediate area of Scottsdale I am not in support of building more dense housing development. The area is saturated with multi family housing and the area does not have a need for more. As a native to the valley and state of Arizona, I have seen Scottsdale and the city's image tarnished. It is allowing too much development and ruining the character and atmosphere. Brian -- sent by Brian Westfall (case# 8-DR-2018)



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## SCOTTSDALE

# DEVELOPMENT REVIEW BOARD MEETING

## MEETING NOTICE AND AGENDA



### DEVELOPMENT REVIEW BOARD

Virginia Korte Council Member/Chair  
Joe Young, Vice Chair  
Prescott Smith, Planning Commissioner

Tammy Caputi, Development Member  
Doug Craig, Design Member  
Shakir Gushgari, Design Member  
William Scarbrough, Development Member

Thursday, May 17, 2018

**1:00 P.M.**

### DEVELOPMENT REVIEW BOARD MEETING **-MARKED**

City Hall Kiva Forum, 3939 N. Drinkwater Boulevard

**Call to Order -1:00 P.M.**

**Roll Call -ALL PRESENT**

### Administrative Report – Steve Venker

1. Identify supplemental information, if any, related to the May 17, 2018 Development Review Board agenda items, and other correspondence.

### Minutes

2. Approval of the May 3, 2018 Development Review Board Meeting Minutes.  
**APPROVED 7-0; MOTION BY YOUNG, 2<sup>ND</sup> BY SCARBROUGH**

## CONSENT AGENDA

3. 48-DR-2017 (Wolff Scottsdale Senior Living)  
Request approval of the site plan, landscape plan, and building elevations for a new senior living development with 159 dwelling units in two, multi-story buildings and eight, one-story buildings, comprising approximately 163,600 square feet of building area, all on a 6.17-acre site.  
8225 East Indian Bend Road  
Davis Architects, Architect/Designer  
**APPROVED 6-0; MOTION BY SCARBROUGH, 2<sup>ND</sup> BY CAPUTI WITH SMITH RECUSING HIMSELF**

Greg Bloemberg

Greg Bloemberg



4. [1-UP-2018 \(City of Scottsdale Fire Station 603\)](#)  
Request recommendation to City Council regarding a request by staff for approval of a Municipal Use Master Site Plan (MUMSP) for the purpose of constructing a new fire station on 1.5 acres of City-owned property.  
8191 East Indian Bend Road  
Fucello Architects, Architect/Designer  
**RECOMMEND APPROVAL TO THE CITY COUNCIL 7-0; MOTION BY GUSHGARI, 2<sup>ND</sup> BY YOUNG**

5. [8-DR-2018 \(Hudson East\)](#) Jeff Barnes  
Request approval of the site plan, landscape plan, and building elevations for a new two-story multi-family condominium development consisting of 18 dwelling units in four buildings, with approximately 40,400 square feet of building area, all on a 1.27-acre site.  
8340 East McDonald Drive  
Felten Group, Architect/Designer  
**CONTINUED TO A DATE TO BE DETERMINED 7-0; MOTION BY KORTE, 2<sup>ND</sup> BY SMITH**

**Adjournment -1:19 P.M.**



PERSONS WITH A DISABILITY MAY REQUEST A REASONABLE ACCOMMODATION BY CONTACTING STEVE PERONE AT (480-312-7767). REQUESTS SHOULD BE MADE 24 HOURS IN ADVANCE, OR AS EARLY AS POSSIBLE TO ALLOW TIME TO ARRANGE ACCOMMODATION. FOR TTY USERS, THE ARIZONA RELAY SERVICE (1-800-367-8939) MAY CONTACT STEVE PERONE AT (480-312-7767).



# DEVELOPMENT REVIEW BOARD REPORT



Meeting Date: May 17, 2018 Item No. 5  
General Plan Element: *Character and Design*  
General Plan Goal: *Foster quality design that enhances Scottsdale as a unique southwestern desert community.*

---

## ACTION

Hudson East  
8-DR-2018

Location: 8340 and 8350 East McDonald Drive

Request: Request approval of the site plan, landscape plan, and building elevations for a new two-story multi-family condominium development consisting of 18 dwelling units in four buildings, with approximately 40,400 square feet of building area, all on a 1.27-acre site.

---

## OWNER

Diversified Partners  
480-947-8800

---

## ARCHITECT/DESIGNER

Felten Group

---

## ENGINEER

Jacobs Wallace

---

## APPLICANT CONTACT

Logan Powell  
Porchlight Homes, LLC  
602-481-5151

---

## BACKGROUND

### Zoning

Located at 8340 and 8350 East McDonald Drive, the properties are zoned Multiple-family Residential (R-5). The Multiple-family Residential (R-5) zoning district is intended to provide development of multiple-family residential and allows a high density of population with a proportional increase in amenities as the density rises. The district is residential in character and promotes a high-quality environment through aesthetically oriented property development standards.



## **Context**

The property is located west of the northwest corner of North Granite Reef Road and East McDonald Drive. The site is surrounded by multi-family, commercial, and restaurant uses.

## **Adjacent Uses, General Plan Designation and Zoning**

- North: Existing multi-family development, zoned Multiple-family Residential (R-5).
- South: Existing restaurant and storage facility, zoned Neighborhood Commercial (C-1).
- East: Existing gas station, day care, and personal care service, zoned Neighborhood Commercial (C-1).
- West: Existing multi-family development, zoned Multiple-family Residential (R-5).

## **Key Items for Consideration**

- Previously Rezoned from C-1 to R-5 by Cases 10-ZN-2016 and 8-GP-2016
- Conformance with the zoning site plan stipulations

## **DEVELOPMENT PROPOSAL**

---

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

The applicant is requesting approval of a new two-story multi-family condominium development consisting of 18 dwelling units on a 1.27-acre site, in conformance with the development site plan approved with the associated zoning district map amendment change from C-1 to R-5.

### **Neighborhood Communication**

Staff and the applicant mailed notification of this application to property owners within 750 feet of the site. Staff received a few citizen comments in opposition to the land use, provided onsite parking, and building heights of this project. The proposal is in conformance with the site plan and building massing shown with the approved zoning case, 10-ZN-2016.

## **DEVELOPMENT REVIEW BOARD CRITERIA ANALYSIS**

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The proposed site layout and building elevations for this application are in conformance with the stipulations, conceptual site plan, and building elevations approved with the associated zoning district map amendment and general plan amendment cases, 10-ZN-2016 and 8-GP-2016. The proposal consists of 18 two-story dwelling units which are distributed amongst four buildings. Each unit includes an individual 2-car garage, ground floor patio space, and roof top patio with stair tower for access. The site plan provides for nine visitor parking spaces in addition to the two garage spaces provided within each unit. The site layout provides for a landscaped open space area along the street frontage and creates an open pedestrian corridor through the center of the site. Also provided is a pool/amenity area located between Buildings 3 and 4.

The proposed building elevations include articulated building faces creating offsets and shadowing. The primary building finish materials include stucco, with ground floor stacked stone, and metal window shade canopies on the second-story windows. The color and materials palette consist of neutral taupe and beige colors, reflective of the desert environment, and darker brown door and metalwork accents. Roof top mechanical units are screened by the building parapet walls and located beyond the roof-top-patio portions of each unit.



The units are oriented with garage access from the adjacent alley along the west side and from the drive aisle along the east side of the site. Guest parking is primarily provided at the rear of the site with two additional spaces adjacent to the amenity area. No parking occurs in the frontage open space area between the buildings and East McDonald Drive. A minimum of 24-foot-wide clearance is provided in the alleys and drive aisle to allow emergency and service vehicle circulation through the site.

### **Development Information**

The development proposal includes four, three-story multi-family condominium buildings containing 18 dwelling units.

- |                                      |  |
|--------------------------------------|--|
| • Existing Use:                      | Vacant buildings   |
| • Proposed Use:                      | Multi-family residential   |
| • Parcel Size:                       | 1.26 gross acres<br>1.09 net acres<br>47,250 square feet   |
| • Building Height Allowed:           | 36 feet (limited to two-stories, and a roof top patio and stairwell penthouse above the second story, per 10-ZN-2016 stipulations) |
| • Building Height Proposed:          | 33 feet 6 ¼ inches, including rooftop appurtenances  |
| • Parking Required:                  | 35 spaces  |
| • Parking Provided:                  | 45 spaces  |
| • Open Space Required:               | 10,395 square feet / 0.24 acres  |
| • Open Space Provided:               | 10,595 square feet / 0.24 acres  |
| • Number of Dwelling Units Allowed:  | 18 units   |
| • Number of Dwelling Units Proposed: | 18 units   |

### **STAFF RECOMMENDATION**

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#### **Recommended Approach:**

Staff recommends that the Development Review Board approve Hudson East per the attached stipulations, finding that the provisions of the Development Review Criteria have been met.

### **RESPONSIBLE DEPARTMENT**

---

#### **Planning and Development Services**

Current Planning Services

### **STAFF CONTACT**

---

Jeff Barnes

Senior Planner

480-312-2376


E-mail: [jbarnes@ScottsdaleAZ.gov](mailto:jbarnes@ScottsdaleAZ.gov)



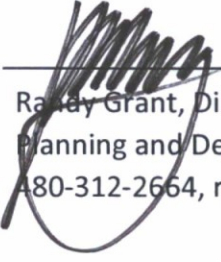
APPROVED BY

  
Jeff Barnes, Report Author

4/25/2018  
Date

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

4/27/18  
Date

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

5/11/18  
Date



## **ATTACHMENTS**

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- A. Stipulations/Zoning Ordinance Requirements
  - 1. Context Aerial
  - 1A. Close-Up Aerial
  - 2. Zoning Map
  - 3. Applicant's Narrative
  - 4. Combined Context Aerial and Site Plan
  - 5. Site Plan
  - 6. Landscape Plan
  - 7. Open Space Plan
  - 8. Building Elevations (Color)
  - 9. Building Elevations (Black and White)
  - 10. Wall Details
  - 11. Streetscape Perspective
  - 12. Rear Perspective
  - 13. Material and Color Board
  - 14. Electrical Site Plan
  - 15. Photometrics Plan
  - 16. Exterior Lighting Cutsheets
  - 17. Citizen Input



**Stipulations for the  
Development Review Board Application:  
Hudson East  
Case Number: 8-DR-2018**

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

**APPLICABLE DOCUMENTS AND PLANS:**

Except as required by the Scottsdale Revised Code (SRC), the Design Standards and Policies Manual (DSPM), and the other stipulations herein, the site design and construction shall substantially conform to the following documents:

1. 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 3/13/18.
2. The location and configuration of all site improvements shall be consistent with the site plan submitted by The McGough Group, with a city staff date of 3/13/18.
3. Landscape improvements, including quantity, size, and location shall be installed to be consistent with the preliminary landscape plan submitted by The McGough Group, with a city staff date of 3/13/18.
4. The case drainage report submitted by Jacob Wallace, LLC and accepted in concept by the Stormwater Management Department of the Planning and Development Services.
5. The water and sewer basis of design report submitted by Jacobs Wallace, LLC and accepted in concept by the Water Resources Department.

**RELEVANT CASES:**

**Ordinance**

- A. At the time of review, the applicable Zoning and General Plan cases for the site were: 10-ZN-2016 and 8-GP-2016.

**ARCHITECTURAL DESIGN:**

**DRB Stipulations**

6. 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 or recess shall be measured from the face of the exterior wall to the face of the glazing, exclusive of external detailing. With the final plans submittal, the developer shall provide head, jamb and sill details clearly showing the amount of recess for all window types.
7. 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 plans submittal, the developer shall provide head, jamb and sill details clearly showing the amount of recess for all door types.

8. The final plans submittal shall include section drawings of the proposed exterior shade devices. Include information that describes the shadow/shade that will be accomplished by the proposed shade devices, given the vertical dimensions of the wall opening. All shade devices should be designed so that the shade material has a density of 75%, or greater, to maximize the effectiveness of the shade devices. Please refer to Scottsdale Sensitive Design Principle 9. Please refer to the following internet link: <http://www.scottsdaleaz.gov/design/Shading>.
9. The final plans submittal shall clearly indicate and illustrate the location of the electrical service entrance section or electrical meters and service panels for each unit. Service entrance sections (SES) or electrical meters and service panels shall be incorporated into the design of the building, either in a separate utility room, or the face of the SES shall be flush with the building face. An SES that is incorporated into the building, with the face of the SES flush with the building, shall not be located on the south faces of Buildings 2 & 4, directly facing East McDonald Drive.

#### **SITE DESIGN:**

##### **DRB Stipulations**

10. Before any building permit is issued for the site, the owner shall submit plans and receive approval to construct all refuse enclosures in conformance with the City of Scottsdale Supplements to MAG Standard Details, detail 2146-1.
11. With the final plans submittal, the site plan shall clearly identify the property boundaries and the right-of-way (existing and proposed).

#### **EXTRIOR LIGHTING:**

##### **Ordinance**

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

##### **DRB Stipulations**

12. Incorporate the following parking lot and site lighting into the project's design:
  - a. The maintained average horizontal luminance level, at grade on the site, shall not exceed 2-foot-candles. All exterior luminaires shall be included in this calculation.
  - b. The maintained maximum horizontal luminance level, at grade on the site, shall not exceed 8-foot-candles. All exterior luminaires shall be included in this calculation.
  - c. The initial vertical luminance at 6-foot above grade, along the entire property line shall not exceed 0.8-foot-candles. All exterior luminaires shall be included in this calculation.
  - d. The total lumen per luminaire shall not exceed 24,000 lumens.



**STREET INFRASTRUCTURE:**

**Ordinance**

- E. All street infrastructure improvements shall be constructed in accordance with this City of Scottsdale Supplement to MAG Specifications and Details, and the Design Standards and Policies Manual.

**WATER AND WASTEWATER:**

**DRB Stipulations**

13. Existing water and sewer service lines to this site shall be utilized or shall be disconnected at the main pursuant to the Water Resources Department requirements.

**EASEMENTS DEDICATIONS:**

**DRB Stipulations**

14. Prior to the issuance of a building permit for the development project, the owner shall dedicate the following easements to the City of Scottsdale on the final Condominium Plat or Map of Dedication:
- a. A Sight Distance Easement where a sight distance triangle(s) is required, in conformance with figures 5.3-26 and 5.3-27 of Section 5.3 of the DSPM, cross on to the property.
  - b. A 20-foot-wide Water & Sewer Facilities Easement along the east alley to contain the waterline leading up to the fire hydrant.
  - c. A 4-foot-wide Public Emergency and Service Access Easement adjacent to the alley on the west, northwest, and north side of the site to provide a total of 24-feet in width.
  - d. A 1-foot-wide Vehicular Non-Access Easement along the East McDonald Drive frontage, except at the approved driveway locations.

**ADDITIONAL ITEMS:**

**Ordinance**

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





Context Aerial

ATTACHMENT #1

8-DR-2018





Aerial Close-Up

ATTACHMENT #1A

8-DR-2018



## **HUDSON EAST**

### **Development Review Board Revised Project Narrative**

**March 13, 2018**

#### **I. Summary of Request & Background**

Porchlight Homes is the developer of approximately 1.27 acres of land located just west of the northwest corner of Granite Reef Rd and McDonald Dr. The Property was rezoned to R-5 (Multifamily Residential) in August 2017 (Case 10-ZN-2016). The Developer is requesting DRB approval of the elevations, site plan and landscape plan for the proposed 18-unit residential project.

#### **II. Design & Development Plan Summary**

The subject property is located west of the northwest corner of North Granite Reef Road and East McDonald Drive. The site is generally surrounded by multi-family, commercial, and restaurant uses. The Brooklyn Café previously occupied the property, however, the building has been vacant for several years. The property is dilapidated and subject to complaints from neighbors and area businesses.

The property will develop with four two-story multi-family townhome buildings containing 18 dwelling units. Parking for the units will primarily be accommodated in the two-car garage of each unit. Garages have been oversized to accommodate two vehicles plus additional storage space. Guests will park in one of the 9 guest parking spaces. A community pool will also be provided on site. Trash collection has been planned and integrated into the site plan. The site plan is consistent with site plan approved in the zoning case. Elevations have been enhanced based on preliminary feedback received from the City and neighborhood. This proposal is designed to integrate with surrounding uses and provide an architectural and economic boost to the McDonald Activity Area.

#### **Site Access & Circulation**

Site access is available from an existing 20' easement and right-of-way that borders the property on the west and north. Access is available from both Granite Reef and McDonald Dr in this easement. A one way exit only point is also planned on the east side of the property on McDonald Dr.

Pedestrian connections are provided through the proposed development to adjacent uses. An 8' sidewalk will be constructed on the north side of McDonald Dr. From the 8' sidewalk will be a connection point into the interior green space between the units.

#### **Landscape/Outdoor Space**

The landscape design along McDonald provides a colorful desert pallet organized in a pastoral layout. Surrounding the monument sign the plantings take on a more formal structure. An integral color, ground face block screen wall in a 'Pebble Beach' color provides visual interest and sound attenuation from McDonald, while still providing convenient pedestrian access to the community. Plant species



include Rio Salado Mesquite, Mastic, and desert accents and shrubs including agave, saguaro, purple prickly pear and yucca. Decomposed granite in 'Express Brown' will be installed at a 2" minimum depth.

**III. Development Review Board Criteria (Sec. 1.904)**

**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 application guidelines, development standards, Design Standards and Policies Manual, master plans, character plan and General Plan.***

**Response:** The Hudson East townhome development will comply with applicable guidelines, development standards, Design Standards & Policies Manual, General Plan and Zoning Ordinance. The property has an Urban Neighborhoods land use designation and the proposal is compliant with this land use designation as well as the R-5 zoning ordinance provisions.

McDonald Road and Granite Reef is designated as a Suburban/Suburban Desert Character Type in the 2001 General Plan. Additional rooftops will help bolster the existing commercial uses along McDonald and Hayden Roads. Revitalization and reinvestment in new housing stock supports a wide range of uses to strengthen the McDonald Activity Area.

This proposal also fulfills the South Scottsdale Area Character Plan. The proposed infill residential community will bring new residents and increased retail and restaurant demand to Southern Scottsdale. The residential community is consistent with the type of development envisioned in the SSCAP by developing new housing options for planning Southern Scottsdale's future. Southern Scottsdale residents desire a diversity of single and multi-family dwellings; both housing options allow elderly to age in place, and the development of workforce housing to support major employers in the area. Community members have specifically identified mixed-use and infill development as a primary means for providing a greater range of diverse housing opportunities. Integrating new, high quality infill residential housing options along this road meets the goals and policies of the General Plan and SSCAP.

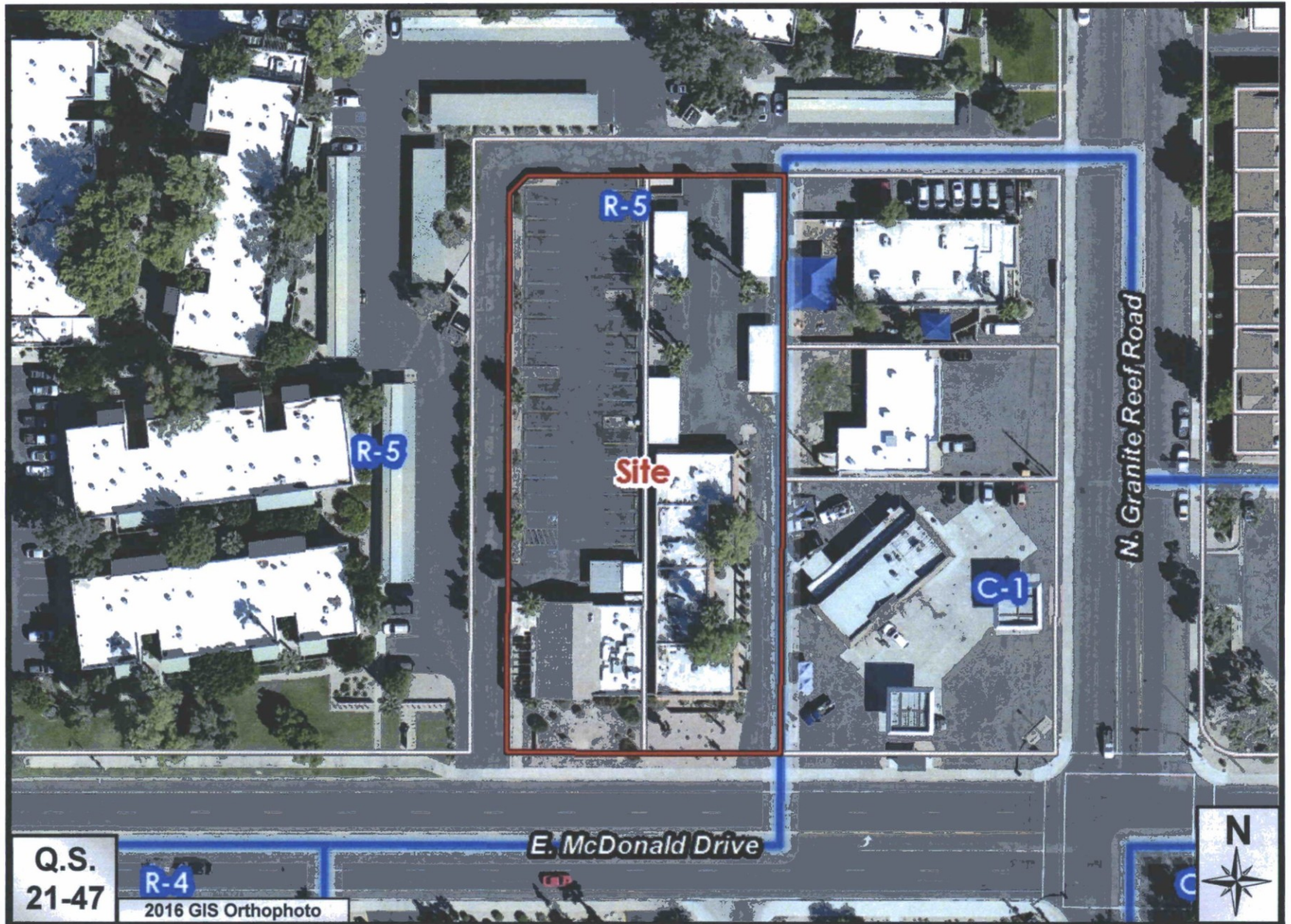
**2. *The architectural character, landscaping and site design of the proposed development shall:***

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

**Response:** The architectural style of the townhomes is designed to reflect a current modern urban style while blending seamlessly with the existing neighborhood. The exterior finishes will be primarily stucco with masonry accents at the porch which is consistent with the existing neighborhood buildings. Metal roof elements above the front doors add another material and texture. Metal shade elements over some of the windows provide shade from the sun and add architectural interest to the facades. Deep set covered front porches provide shaded private outdoor space that can be used year-round.

The landscape design has incorporated a variety of plants with differing blooming seasons to provide year round color and visual interest. The plant palette was designed with the desert climate in mind with hardy plants that can stay healthy in the summer heat.



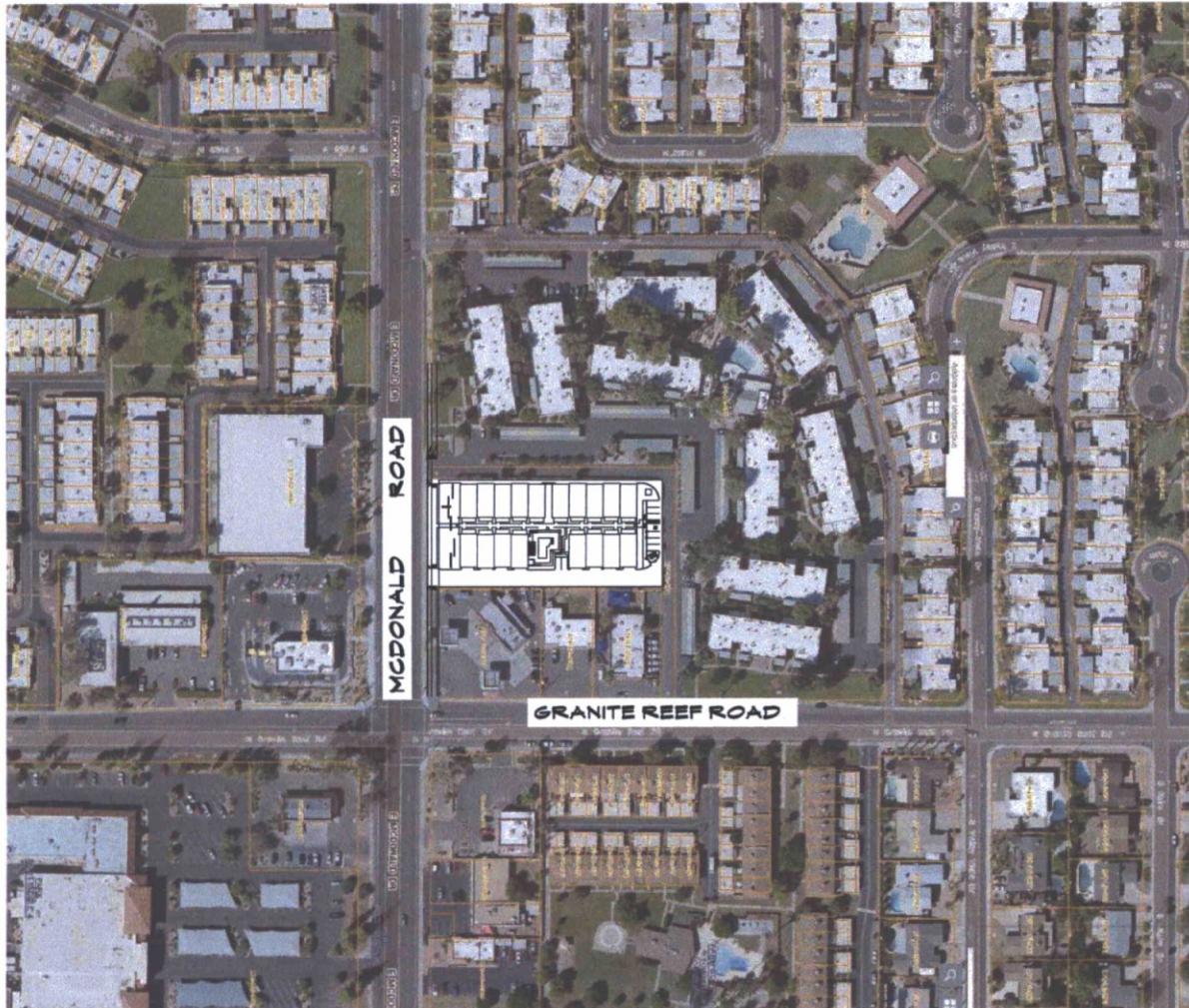


Zoning Map

ATTACHMENT #2

8-DR-2018





# HUDSON EAST

CONTEXT AERIAL

8340 E. MCDONALD RD.

JANUARY 17, 2018

SCALE: 1"=80'-0"



NORTH

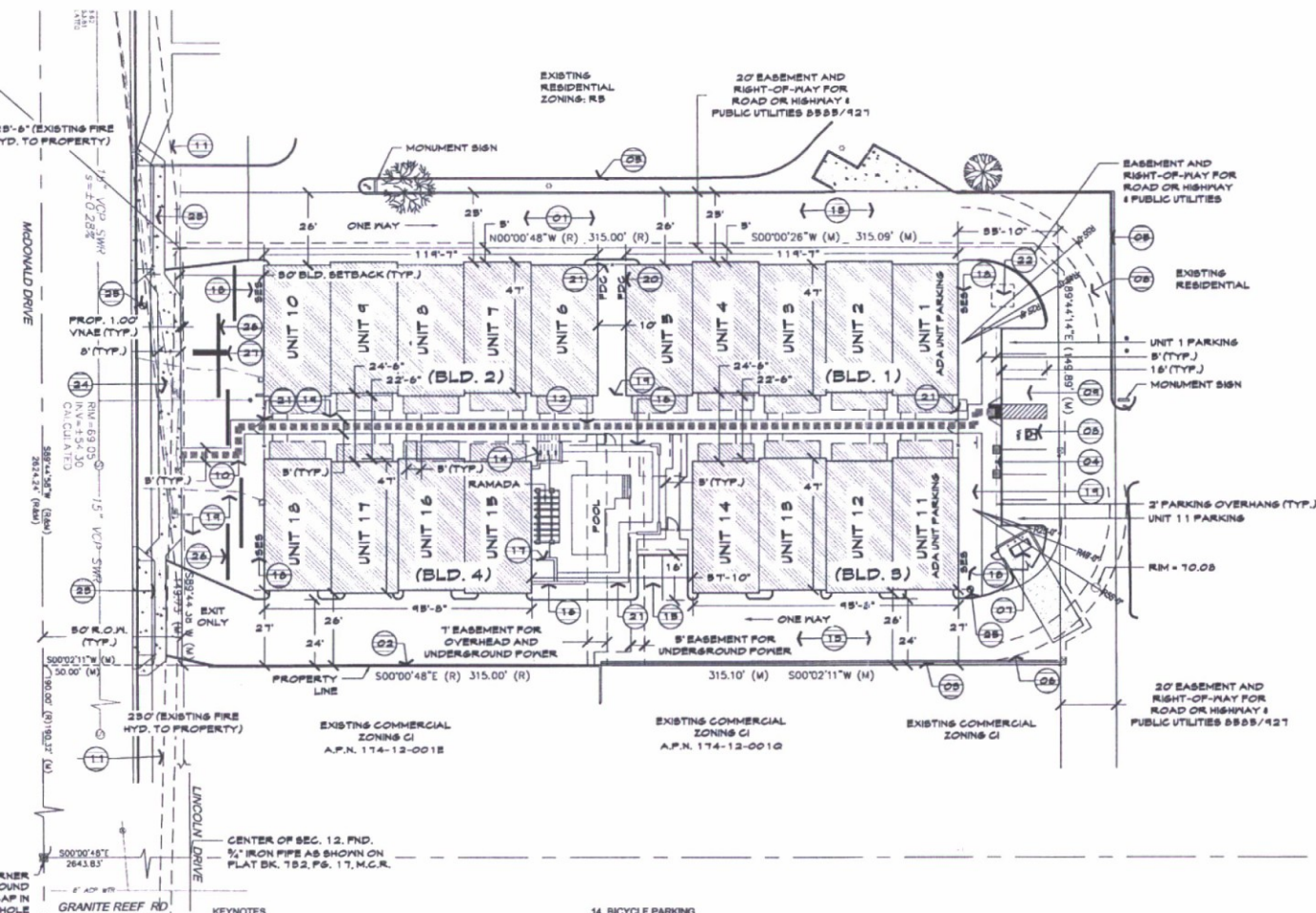


ATTACHMENT 4



McGough  
Group





PROJECT ADDRESS:	8340 EAST McDONALD DRIVE
PROJECT DESCRIPTION:	18 UNIT TOWNHOUSE DEVELOPMENT, (4), BUILDING, SPRINKLERS PER NFPA 13D.
	2016 IRC 2015 IECC 2015 IMC 2015 NEC/NFPA-70 2015 IFCC 2015 UPC
NET SITE AREA:	1.085 ACRES
GROSS SITE AREA:	1.257 ACRES
EXISTING ZONING:	R-5 (MULTI-FAMILY RESIDENTIAL)
OCCUPANCY:	RESIDENTIAL
SITE AREA:	47,250 S.F. (NET) 1,065 AC 57,750 S.F. (GROSS) 1,257 AC
CONSTRUCTION TYPE:	TYPE V-B, FIRE SPRINKLER SYSTEM NFPA 13D.
BUILDING HEIGHT:	36'-0" FROM FINISHED FLOOR (ALLOWABLE HT.) 33'-7" FROM FINISHED FLOOR (PROPOSED HT.) - 3 STOREY
UNITS:	18 UNITS TOTAL OR 18.59 UNITS PER ACRE UNITS SIZE: 2,432 S.F. INCLUDING GARAGE. EACH UNIT HAS APPROXIMATELY 1,783 S.F. LIVABLE (1,154 S.F. ON MAIN FLOOR AND 629 S.F. 2ND FLOOR) + 177 S.F. GARAGE + 48 S.F. UPPER DECK + 123 COVERED SITTING PORCH. 18 UNITS X 3 BEDROOMS = 54 BEDROOMS TOTAL
BUILDINGS 1 & 2 (5-FLEX):	6,239 S.F. FOOTPRINT
BUILDINGS 3 & 4 (4-FLEX):	4,986 S.F. FOOTPRINT
SEPARATION FROM P.L. <3" (IRC TABLE R302.1 (2))	0 HOURS
ALLOWABLE WALL OPENINGS (IRC TABLE R302.1 (2))	UNLIMITED PER IRC R302.1 (2)
SETBACKS:	
174-12-0018 & 174-12-0017	30'-0" SETBACK
McDONALD DRIVE:	26'-0" SETBACK
SIDEYARD (EAST)	26'-0" SETBACK
SIDEYARD (WEST)	5'-0" SETBACK
REAR YARD:	35'-0" SETBACK
ACCESSIBLE PARKING:	
ONSITE PARKING	9 STALLS X 0.04 ADA
	= 1 SPACE REQ'D
	1 SPACE PROVIDED
PARKING SPACE PER DWELLING UNIT AT THE RATE OF: (THREE) OR MORE BEDROOMS 1.9 SPACE PER UNIT. 1.9 SPACE PER 18 UNITS X 1.9 SPACES = 34.2 SPACES	
PARKING PROVIDED: 2 PARKING SPACES PER UNITS	
	18 UNITS X 2 = 36 SPACES + P VISITORS
	45 TOTAL SPACES PROVIDED
BICYCLE PARKING	@ 1/10 PARKING SPACES
	45 SPACES
TOTAL	=
	5 SPACES REQ'D
	6 SPACES PROVIDED

OPEN SPACE CALCULATIONS PER DENSITY BASE USES.

1. MINIMUM OPEN SPACE PER SECTION 5, 1004.D (SCOTTSDALE CODE OF ORDINANCES) = 22% (47,250 X 0.22 = 10,395 S.F.) WHICH IS DISTRIBUTED AS FOLLOWS:

2. MINIMUM 20 S.F. PER 1 LF OF FRONTAGE; 150 X 20 = 3000 S.F. FRONTAGE OPEN SPACE PROVIDED: 3,876 S.F.

COMMON AREA OPEN SPACE PROVIDED: 10,595 S.F. (NOT INCLUDING DRIVEWAYS & PAVED SPACES)

PRIVATE OUTDOOR LIVING SPACE.

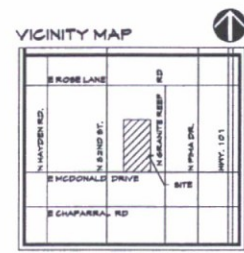
I. FIRST STORY DWELLING UNITS, MINIMUM: 0.10 MULTIPLIED BY THE GROSS AREA OF THE UNIT. (606 S.F. X 0.1 = 60.6 S.F.)

II. DWELLING UNITS ABOVE THE FIRST STORY MINIMUM: 0.05 MULTIPLIED BY THE FLOOR AREA OF THE UNIT. (1,197 S.F. X 0.05 = 59.8 S.F.)

III. THE PRIVATE OUTDOOR LIVING SPACE SHALL BE LOCATED BESIDE THE DWELLING UNIT WHICH IT SERVES AND SHALL BE FOR THE EXCLUSIVE USE OF THE UNIT OCCUPANT(S), PART OF THE UNIT'S GROSS FLOOR AREA.

PRIVATE OPEN SPACE REQUIRED: 121 S.F. PER UNIT

PRIVATE OPEN SPACE PROVIDED: 124 S.F. PER UNIT

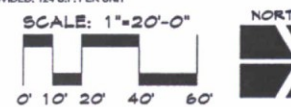


## HUDSON EAST SITE PLAN

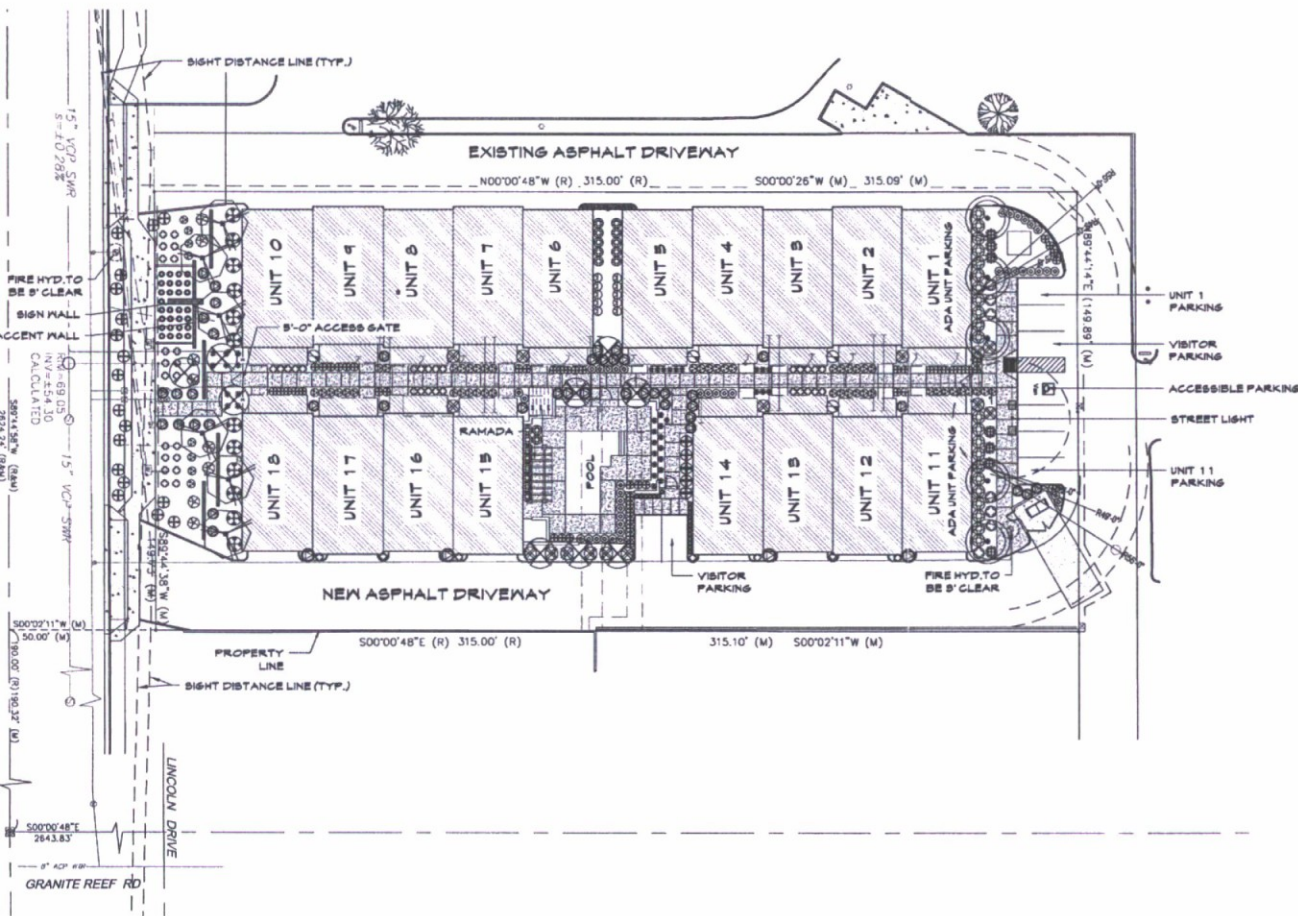
8340 E. McDONALD RD.  
MARCH 12, 2018

## ATTACHMENT 5

8-DR-2018  
03/13/18



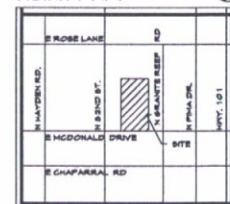




# PLANT LEGEND

SYMBOL	BOTANICAL NAME - COMMON NAME	QTY.	SIZE	COMMENTS
<b>TREES</b>				
	PISTACIA LENTISCUS MASTIC TREE	4	5.6" BOX 2" CALIPER MIN.	STANDARD
	ACACIA SALICINA NELSON ACACIA	5	5.6" BOX 2" CALIPER MIN.	STANDARD
	PROSOPIS HYBRID RIO SALADO MESQUITE	6	5.6" BOX 2" CALIPER MIN.	MULTI-TRUNK
<b>SHRUBS</b>				
	TECOMA STANS LYDIA TECOMA TECOMA LYDIA	15	5 GAL	FULL CANOPY
	EREMOPHILA GLABRA S&P. CARNOSA WINTER BLAZE	55	5 GAL	FULL CANOPY
	RUELLIA PENINSULARIS DESERT RUELLIA	45	5 GAL	FULL CANOPY
	TECOMA X ORANGE JUBILEE ORANGE BELLS	5	5 GAL	FULL CANOPY
	EREMOPHILA HYGROPHANA BLUE EMU BUSH	55	5 GAL	FULL CANOPY
	TECOMA X SPARKY SPARKY TECOMA HYBRID	4	5 GAL	FULL CANOPY
	PITTOSPORUM TOBIRA WHEELER'S DYARF DYARF MOCK ORANGE	42	5 GAL	FULL CANOPY
	PLUMBAGO AURICULATA PLUMBAGO	7	5 GAL	FULL CANOPY
	ILEX VOMITORIA 'STOKES' STOKES' DYARF YAUPOH HOLY	7	5 GAL	FULL CANOPY
	PITTOSPORUM TOBIRA DYARF VARIEGATA DYARF VARIEGATED	10	5 GAL	FULL CANOPY
<b>ACCENTS</b>				
	MELANTHERIA CAPILLARIS REGAL BIST	57	5 GAL	FULL CANOPY
	BOUTELOUA GRACILIS BLONDE AMBITION GRASS	52	5 GAL	FULL CANOPY
	EUPHORBIA ANTISYPHILITICA CANDELLA	45	5 GAL	FULL CANOPY
	HESPERALOE PARVIFLORA GIANT HESPERALOE	12	15 GAL	FULL CANOPY
	YUCCA ROSTRATA BLUE YUCCA	5	15 GAL	FULL CANOPY
<b>GROUND COVERS</b>				
	LANTANA VENOSA - NEW GOLD LANTANA	57	5 GAL	FULL CANOPY
	DECOMPOSED GRANITE - 1/2" SCREENED EXPRESS BROWN (2" DEPTH MINIMUM)	49,650 SQ.FT		

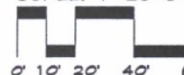
## VICINITY MAP



## SITE LANDSCAPE DATA

COMMON LANDSCAPE AREA - 4,140 SQ.FT
STREET FRONTAGE LANDSCAPE AREA - 5,455 SQ.FT
PARKING LOT LANDSCAPE AREA - 524 SQ.FT
R.O.M. LANDSCAPE AREA - 540 SQ.FT

SCALE: 1"=20'-0"



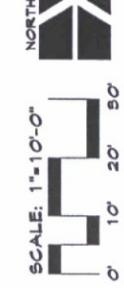
## HUDSON EAST LANDSCAPE PLAN

8340 E. McDONALD RD.  
MARCH 12, 2018

ATTACHMENT 6

8-DR-2018  
03/13/18



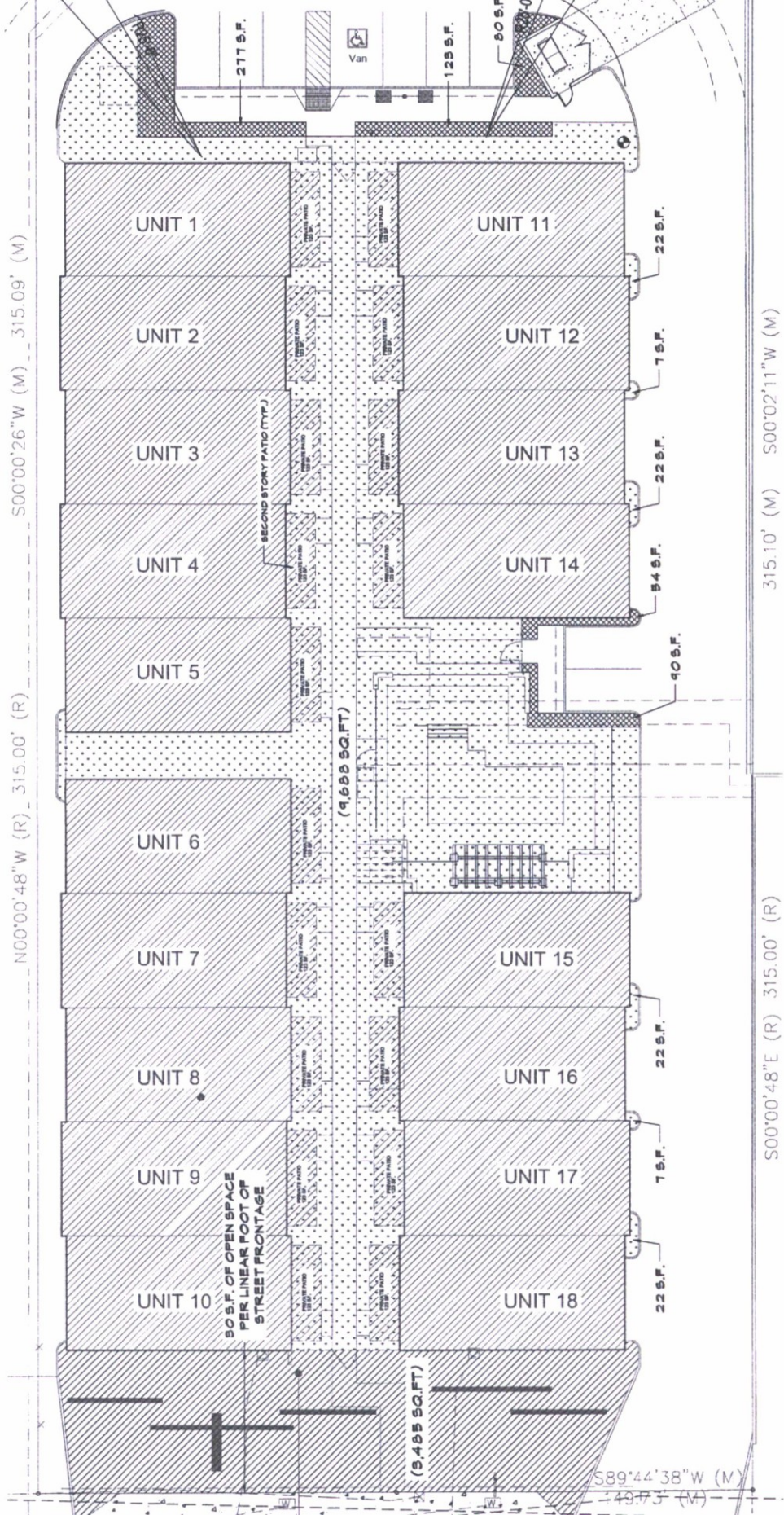


8-DR-2018  
03/13/18

# HUDSON EAST OPEN SPACE PLAN

8940 E. McDONALD RD.  
MARCH 12, 2018

## ATTACHMENT 7



SITE DATA	
GROSS SITE AREA:	97,180 SQ.FT
NET SITE AREA:	47,280 SQ.FT
ZONING:	C1
PROPOSED ZONING:	R8

PARKING LANDSCAPE AREA	
PARKING AREA:	1,728 SQ.FT X .18 = 260 SQ.FT
PARKING LOT LANDSCAPE REQ:	15%
PARKING LOT L.S. REQUIRED:	260 SQ.FT

COMMON OPEN SPACE	
NET SITE AREA:	47,280 SQ.FT
OPEN SPACE FACTOR:	0.22
REQUIRED OPEN SPACE:	10,549 SQ.FT

COMMON OPEN SPACE LEGEND	
	COMMON AREA OPEN SPACE - 4,140 SQ.FT
	STREET FRONTAGE OPEN SPACE - 9,488 SQ.FT
	PARKING LOT LANDSCAPING - 624 SQ.FT





West Elevation

3/32" = 1'-0"



Paseo - Facing East Elevation

3/32" = 1'-0"



East Elevation

3/32" = 1'-0"



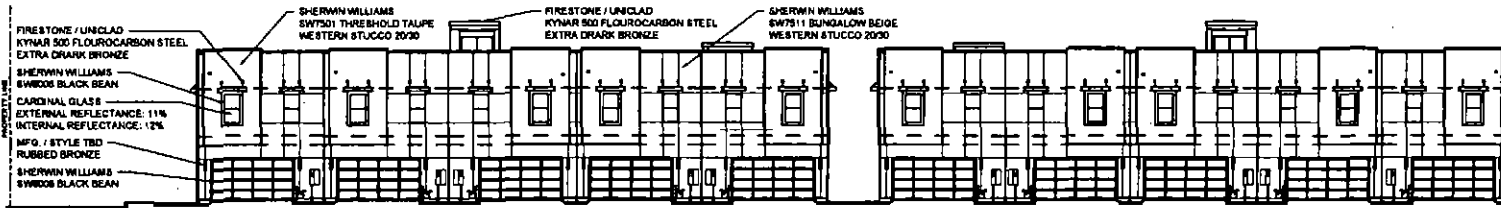
Left | South | McDonald Dr Elevation

3/32" = 1'-0"

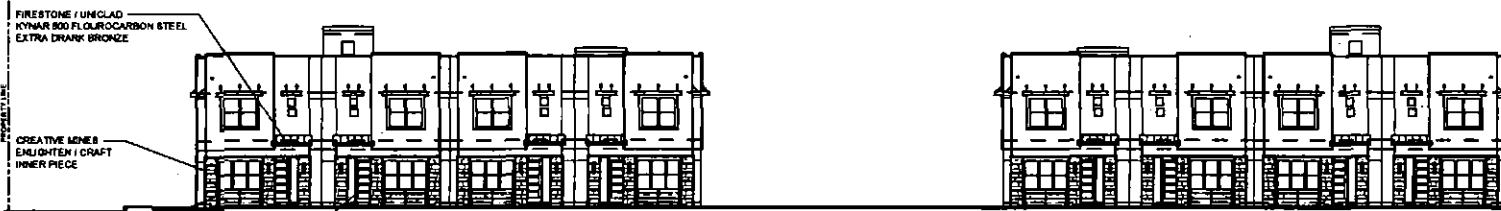
Scottsdale East-Townhomes | Scottsdale, Arizona

Enlight Homes





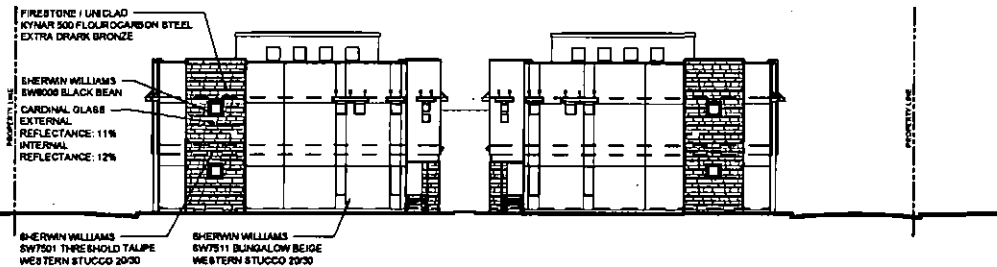
West Elevation  
3/32" = 1'-0"



Paseo - Facing East Elevation  
3/32" = 1'-0"



East Elevation  
3/32" = 1'-0"



Left | South | McDonald Dr Elevation  
3/32" = 1'-0"

on East-Townhomes | Scottsdale, Arizona

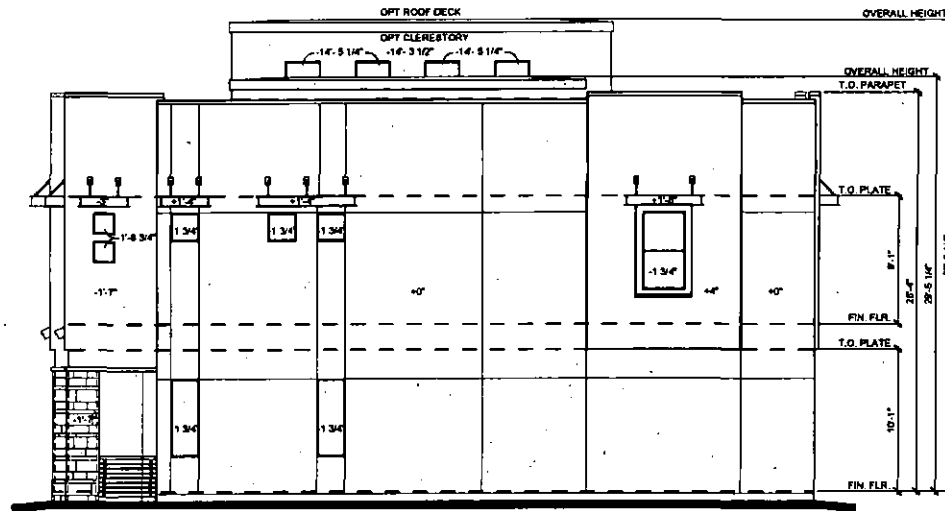
ght Homes

ATTACHMENT 9

FELTENGROU  
ARCHITECTURE | ENGINEERING | INTERIORS  
PHOTO: BOB BRYAN PHOTO: FELTENGROU.COM  
www.feltengroup.com copyright 2018

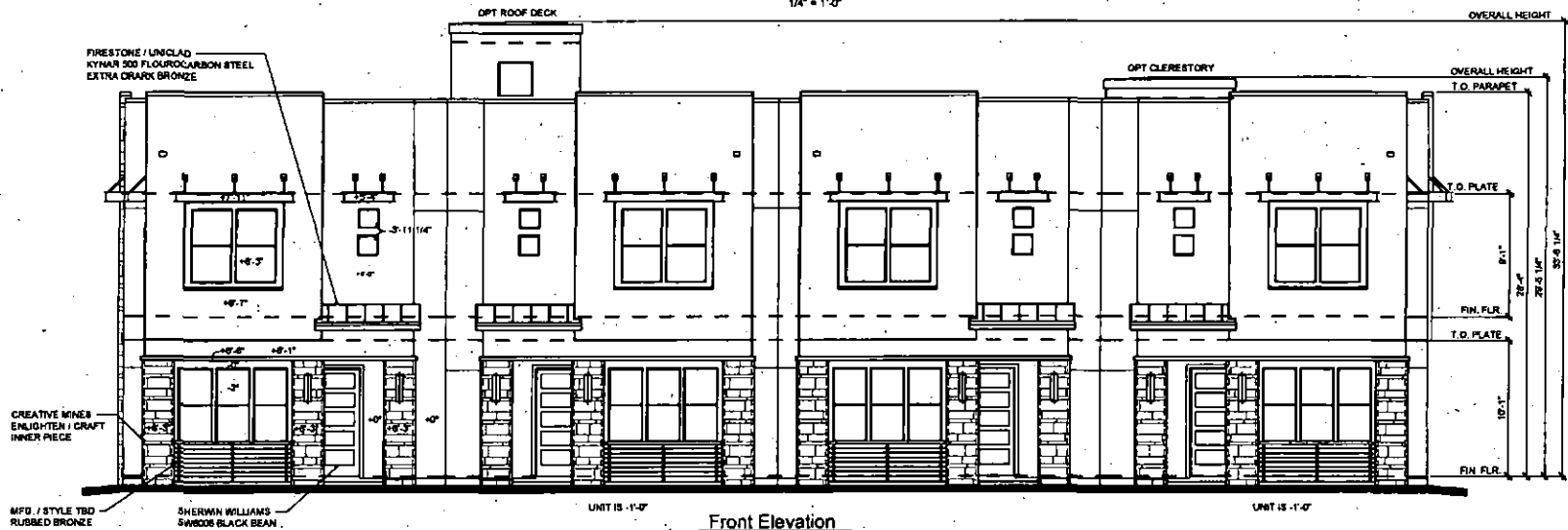
5-9-2018





Right Elevation

1/4" = 1'-0"



Front Elevation

1/4" = 1'-0"

4 Plex Building

son East-Townhomes | Scottsdale, Arizona

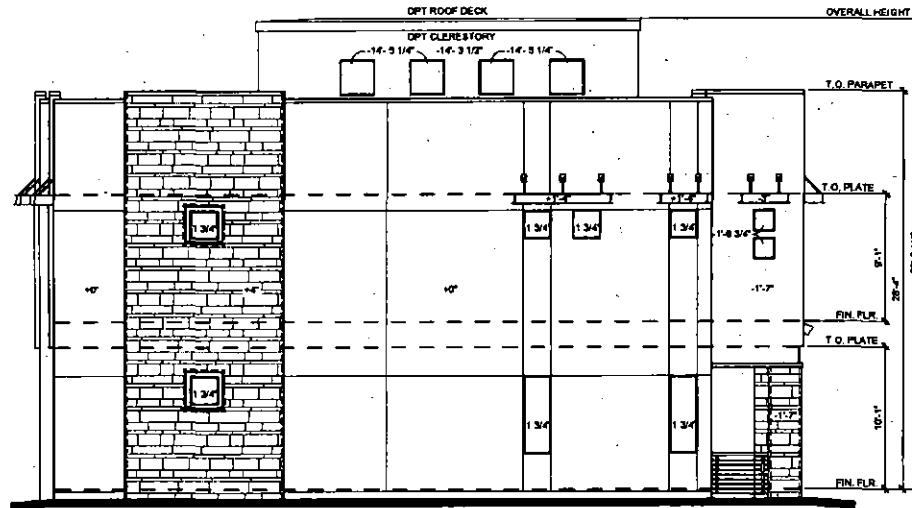
shlight Homes

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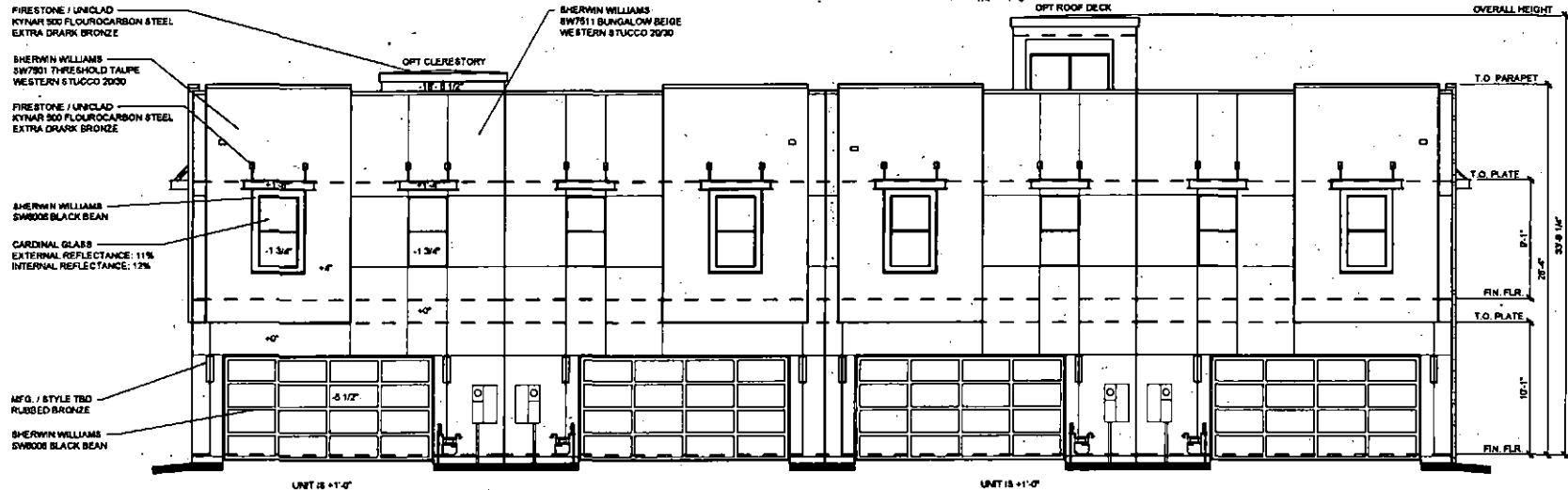
FELTENGROUP

ARCHITECTURE | ENGINEERING | FORENSICS  
 Phone: 602.957.3552 | www.feltengroup.com  
 Copyright 2018





Left | South | McDonald Dr Elevation



Rear Elevation

4 Plex Building

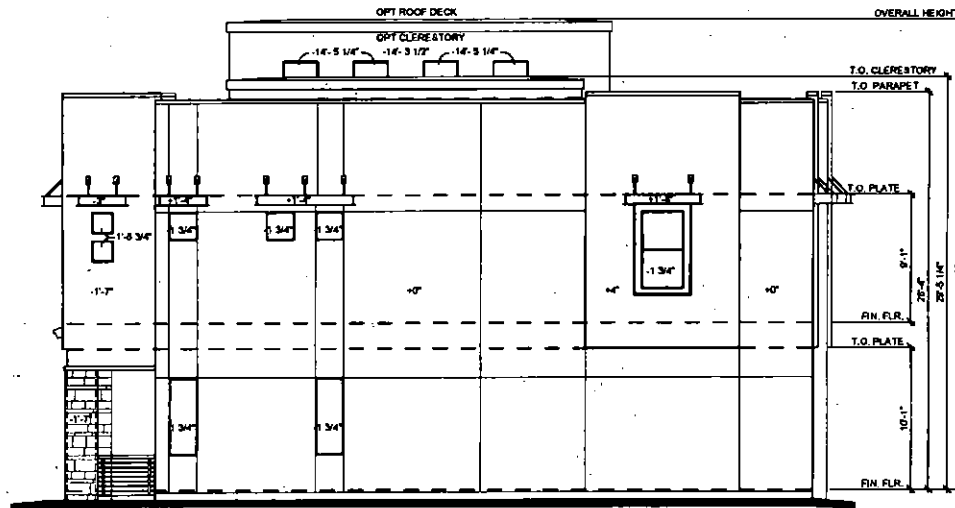
son East-Townhomes | Scottsdale, Arizona

hlght Homes

5-0-20

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ARCHITECTURE | ENGINEERING | FORENSICS  
Phone: 480.847.2881 www.feltengroup.com  
scottsdale@feltengroup.com copyright 2014





Right Elevation

1/4" = 1'-0"



Front Elevation

1/4" = 1'-0"

5 Plex Building

son East-Townhomes | Scottsdale, Arizona

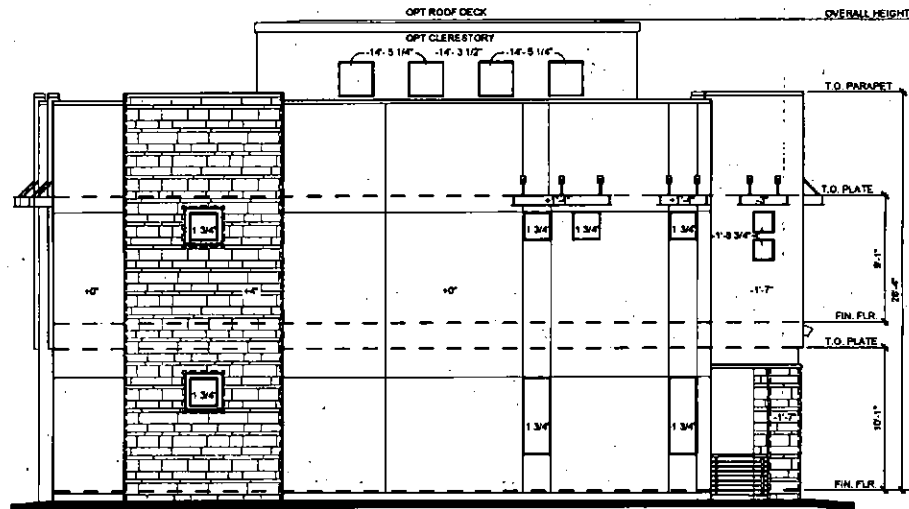
hlght Homes

5-9-20

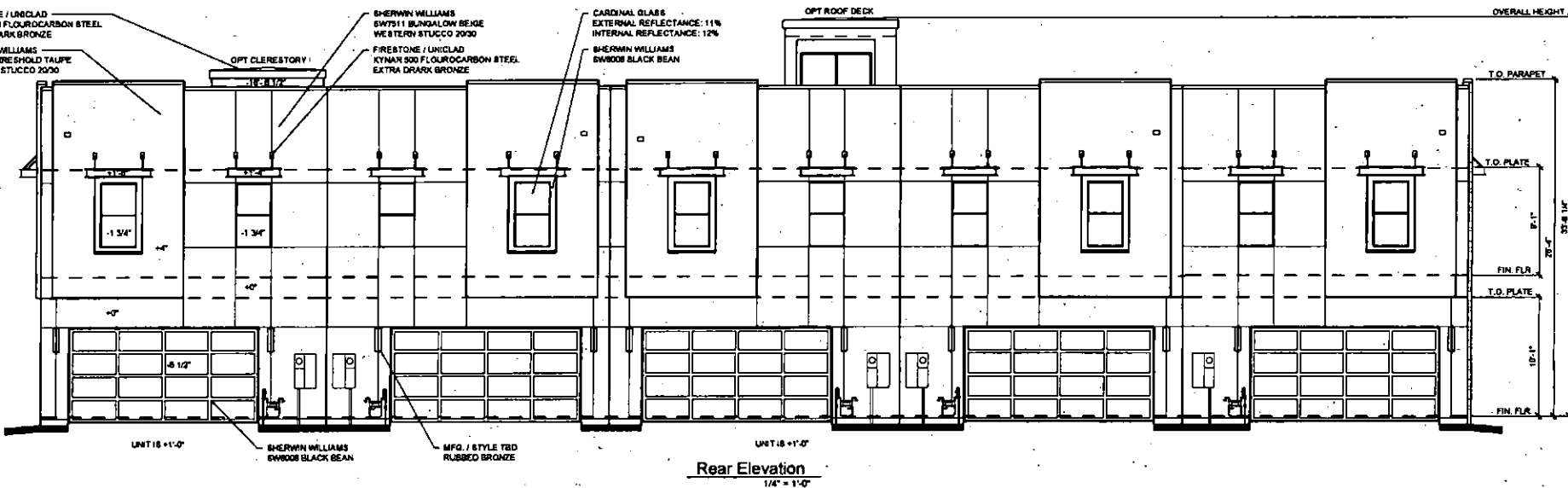
**FELTENGROUP**

ARCHITECTURE | ENGINEERING | INTERIORS  
PHOTO: JEFFREY J. JONES  
www.feltengroup.com





Left | South | McDonald Dr Elevation  
1/4" = 1'-0"



Rear Elevation  
1/4" = 1'-0"

5 Plex Building

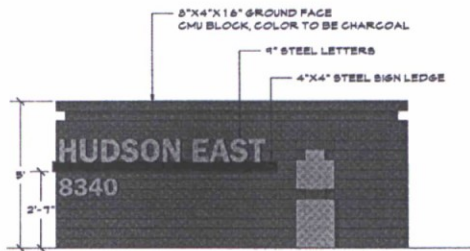
son East-Townhomes | Scottsdale, Arizona

hlght Homes

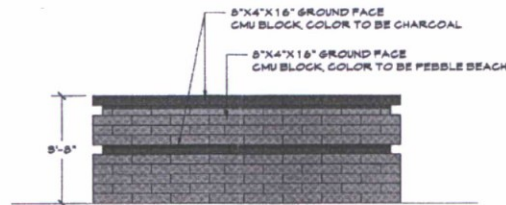
5-9-20

**FELTENGROUP**  
ARCHITECTURE | ENGINEERING | INTERIORS  
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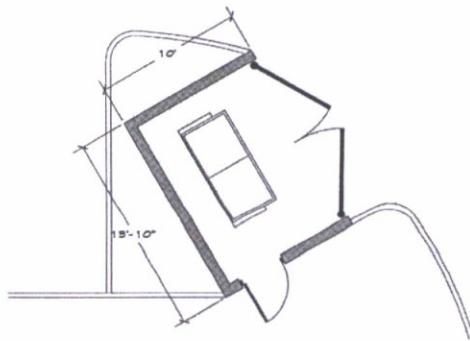
SIGN MONUMENT



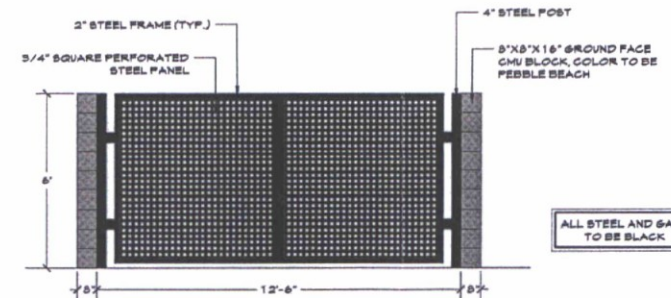
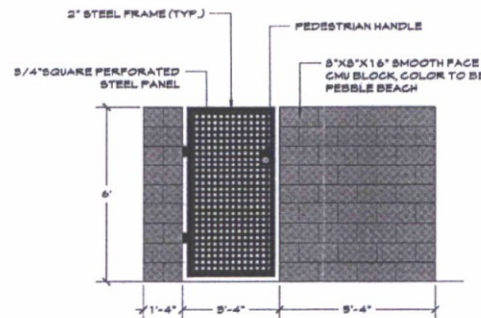
ACCENT WALLS



PROJECT COLOR SAMPLES



TRASH ENCLOSURE



ALL STEEL AND GATE  
TO BE BLACK



McGough  
Group

## HUDSON EAST

### WALL DETAILS

8340 E. McDONALD RD.

MARCH 12, 2018

ATTACHMENT 10

8-DR-2018  
03/13/18





ATTACHMENT 11





ATTACHMENT 12





**PORCHLIGHT**  
HOMES

**HUDSON EAST**  
Exterior Color Scheme

REV. 3.12.18

**PAINTS**

( A ) Primary Body Color	LRV	( B ) Secondary Body Color	LRV	( C ) Third Color Accent	LRV	( D ) 4th Color Accent
Sherwin Williams SW7511 Bungalow Beige	53%	Sherwin Williams SW7501 Threshold Taupe	34%	Sherwin Williams SW7020 Black Fox	8%	Sherwin Williams SW6006 Black Bean

**MATERIALS**

( D ) Railing		( E ) Stone		( F ) Metal Roof / Awning / Cap		( G ) Stucco
Sherwin Williams SW6006 Black Bean	3%	Creative Mines Enlighten / Craft Inner Piece		Firestone / Uniclاد Kynar 500 Fluorocarbon Steel Extra Dark Bronze		Western Stucco 20/30
( H ) Glass		( D ) Coach Light				
Cardinal Glass External Reflectance: 11% Internal Reflectance: 12:		Sherwin Williams SW6006 Black Bean	3%			





**PORCHLIGHT**  
HOMES

HUDSON EAST  
Exterior Color Scheme



A ) Sherwin Williams  
SW7511 Bungalow Beige  
LRV 53%



( B ) Sherwin Williams  
SW7501 Threshold Taupe  
LRV 34%

C ) Sherwin Williams  
SW7020 Black Fox  
LRV 8%

( D ) Sherwin Williams  
SW6006 Black Bean  
LRV 3%

Rev. 3.12.18

(A) Primary Body Color  
Sherwin Williams  
SW7511 Bungalow Beige  
LRV: 53

(B) Secondary Body Color  
Sherwin Williams  
SW7501 Threshold Taupe  
LRV: 34%

(C) Third Color Accent  
Sherwin Williams  
SW7020 Black Fox  
LRV: 8%

(D) Fourth Accent Color  
Sherwin Williams  
SW6006 Black Bean  
LRV: 3%



(D) Railing and  
Coach Light  
Sherwin Williams  
SW6006 Black Bean  
LRV: 3%

(E) Stone:  
Creative Mines  
Enlighten  
Inner Piece

(F) Roof / Awning:  
Firestone / Uniclad  
Kynar 500 /Flourocarbon  
Steel  
Extra Dark Bronze

(G) Stucco:  
Western Stucco  
20/30 Sand finish

(H) Glass:  
Cardinal Glass  
LoE366  
External Reflectance 11%  
Internal Reflectance 12%

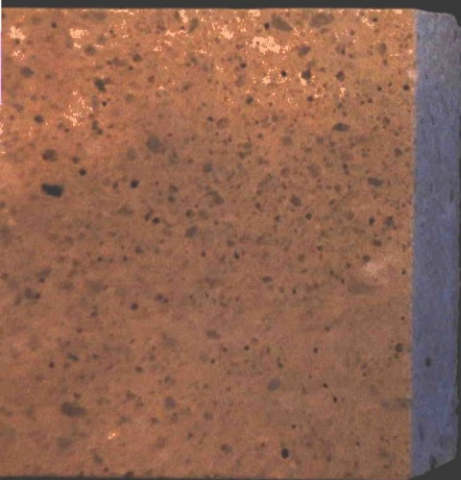




PORCHLIGHT  
HOMES

HUDSON EAST  
Exterior Color Scheme

Rev. 3.12.18



( E ) Creative Mines  
Enlighten  
Craft Inner Piece

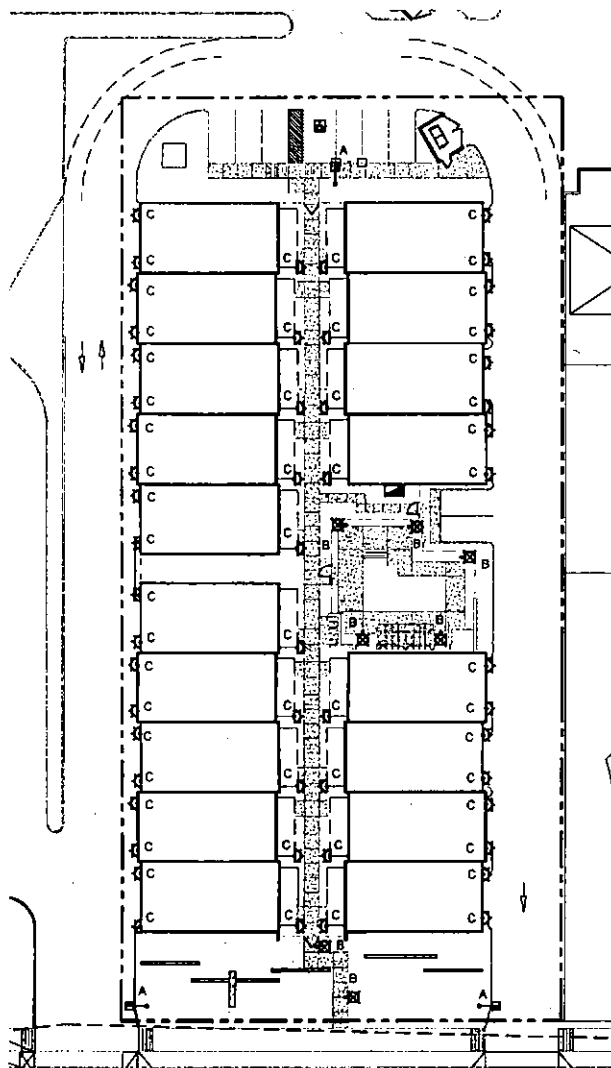
( F ) Firestone / Uniclاد  
Kynar 500 Fluorocarbon Steel  
Extra Dark Bronze

( G ) Western Stucco  
20/30

( H ) Cardinal Glass  
External Reflectance: 11%  
Internal Reflectance: 12%







MCDONALD DR

LIGHT FIXTURE SCHEDULE									
TYPE	SYMBOL	MANUFACTURER	CATALOG #	VOLTS	LAMP/WATTAGE	COLOR TEMPERATURE (CCT)	MOUNTING HEIGHT	FINISH COLOR	DETAIL
A		U.S. ARCHITECTURAL LIGHTING	K2RM/PLED-V-50-W/PALED-7000K/WB/120/RAL-9018-1/YS-PALED	120	53W LED	3000K	20 FEET	DARK BRONZE	INSTALL FACING PATH DETAIL 1 SHEET PHS.1
B		KVM LIGHTING	PA78-PI-V-5-12L-020-347	120	22W LED	3000K	3.5 FEET	DARK BRONZE	BOLLARD DETAIL 2 SHEET SCS.1
C		PROGRESS LIGHTING	PS641-3032M	120	25W LED	3000K	7 FEET	DARK BRONZE	COACH LIGHT DETAIL 3 SHEET SCS.1

ATTACHMENT 14



WRIGHT  
PROJ  
17  
DESIGN  
CHECK

WRIGHT

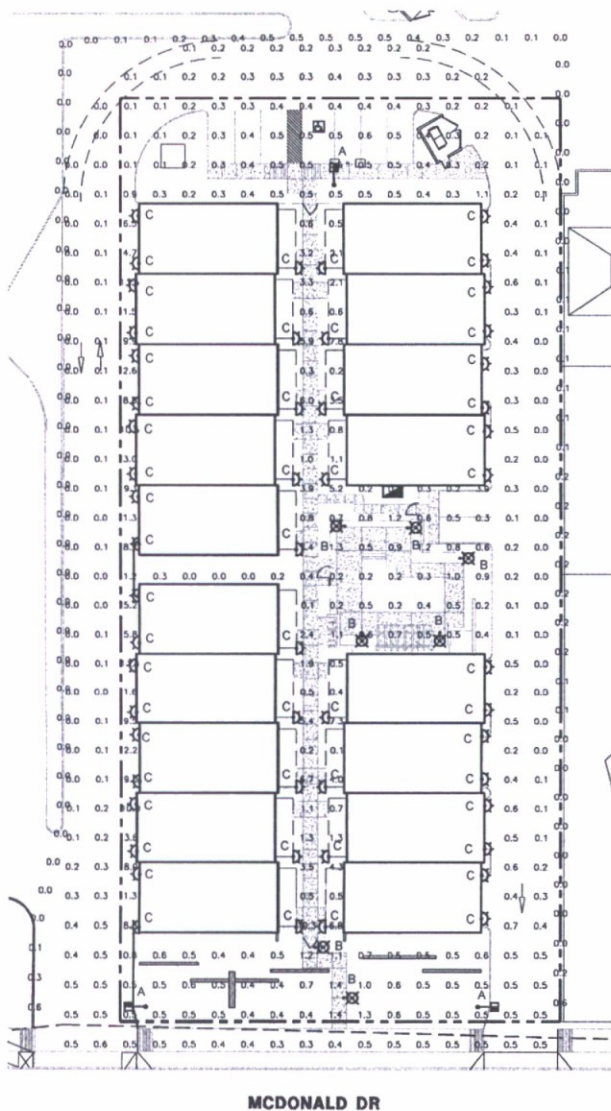
SCOTTSDALE, ARIZONA  
HUDSON EAST

DATE: 11/11/2019  
DRAWN BY: J. HARRIS  
CHECKED BY: J. HARRIS  
APPROVED BY: J. HARRIS

PREP  
MK  
CONF

PS  
E





LIGHT FIXTURE SCHEDULE									
TYPE	SYMBOL	MANUFACTURER	CATALOG #	VOLTS	LAMP/WATTAGE	COLOR TEMPERATURE (CCT)	MOUNTING HEIGHT	FINISH COLOR	DETAIL
A		U.S. ARCHITECTURAL LIGHTING	R2RM/PLED-V-SQ-W/24LED-700MA/WW/120/RAL-8019-1/15-PLED	120	53W LED	3000K	20 FEET	DARK BRONZE	INSTALL FACING PATH DETAIL 1 SHEET PWS.1
B		KIM LIGHTING	PA7R-FT-LV-5-12L-020-3K7	120	22W LED	3000K	3.5 FEET	DARK BRONZE	BOLLARD DETAIL 2 SHEET SEC.1
C		PROGRESS LIGHTING	P5641-2030K	120	20W LED	3000K	7 FEET	DARK BRONZE	COACH LIGHT DETAIL 3 SHEET SEC.1

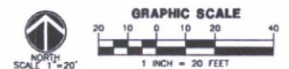
#### PHOTOMETRIC RESULTS:

PERIMETER SPILL LIGHT  
 84 points  
 FOOTCANDLES with meter facing (x,y,z) = -25.4 243.3 6.0  
 Average 0.1  
 Maximum 0.8  
 Minimum 0.0  
 Avg/Min N/A  
 Max/Min N/A  
 Coef Var 1.54

SITE  
 365 points at z=0, sp 10ft by 10ft  
 HORIZONTAL FOOTCANDLES  
 Average 1.5  
 Maximum 11.5  
 Minimum 0.0  
 Avg/Min N/A  
 Max/Min N/A  
 Coef Var 2.53  
 Uniformity N/A

ATTACHMENT 15

8-DR-2018  
 03/13/18



WRIGHT  
 PREP  
 1  
 DESIGNED  
 DRAWN  
 CHECKED

WRIGHT

PROJ.

SCOTTSDALE, ARIZONA  
 HUDSON EAST

DATE: 03/13/18  
 BY: [Signature]  
 CHECKED: [Signature]

PREP  
 NO  
 CONS

BR  
 S







**From:** srcwestfall@gmail.com  
**Sent:** Thursday, February 01, 2018 11:51 AM  
**To:** Barton, Wayland  
**Subject:** CASE 8-DR-2018



I highly oppose the development of the 18 unit condos at Granite Reef/McDonald. I have read through the developers proposal and while they date "2 story" there are optional roof tops. This type of project is too dense for our quaint neighborhood and simply out of place and out of touch. The parking plan is absolutely not sufficient as well with only nine parking spots. This corner is extremely dangerous as it is with no turning arrow, high-school/middle school kids walking to and from school. -- sent by Sara Westfall (case# 8-DR-2018)



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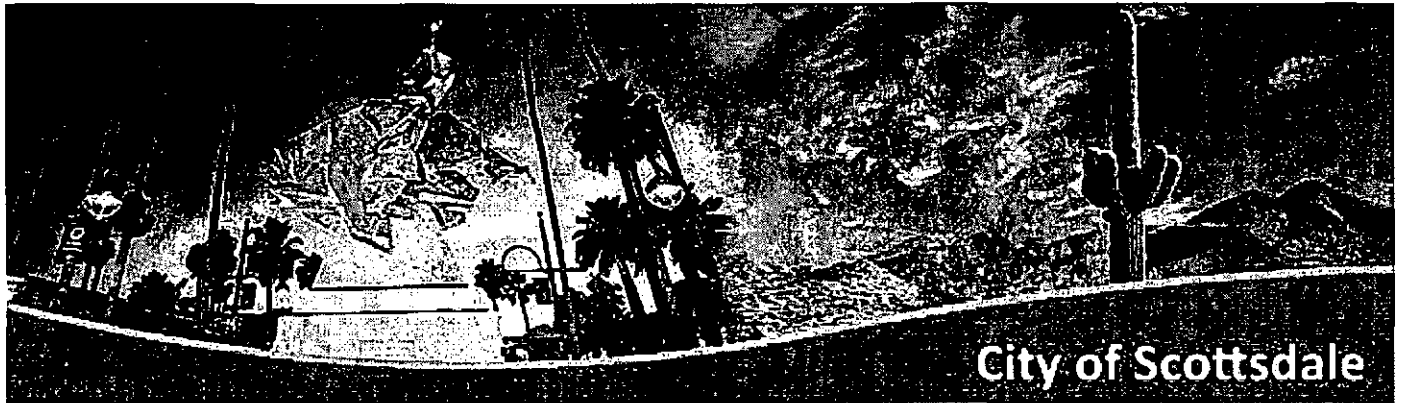


**Barnes, Jeff**

---

**From:** bcwestfall@gmail.com  
**Sent:** Thursday, February 01, 2018 4:17 PM  
**To:** Barnes, Jeff  
**Subject:** CASE 8-DR-2018 - Opposed - No more multi family housing

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged



Dear Staff Coordinator, I am writing in opposition to CASE 8-DR-2018. As a current resident, home owner and tax payer in this immediate area of Scottsdale I am not in support of building more dense housing development. The area is saturated with multi family housing and the area does not have a need for more. As a native to the valley and state of Arizona, I have seen Scottsdale and the city's image tarnished. It is allowing too much development and ruining the character and atmosphere. Brian -- sent by Brian Westfall (case# 8-DR-2018)

