

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



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 checked="" 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: A MULTI-FAMILY DEVELOPMENT AT PINNACLE VISTA

Property's Address: 212-11-005 L

Property's Current Zoning District Designation: R-3 FO ESL

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: PINNACLE VISTA APTS, LLC	Agent/Applicant: KELLY LANNAN
Company:	Company: PINNACLE VISTA APTS, LLC
Address: 7520 EAST ANGUS DRIVE	Address: 7520 EAST ANGUS DRIVE
Phone: 480-947-6200 Fax: 480-947-6222	Phone: 602-318-0034 Fax:
E-mail: KTL@AZDELPUEBLO.COM	E-mail: KTL@AZDELPUEBLO.COM
Designer: KEVIN BOLLINGER	Engineer: BRIAN WOODS
Company: BOLLINGER CONSULTING ARCHITECTS, LLC	Company: GRADING & DRAINAGE ENGINEERS, INC
Address: 3428 E. INDIAN SCHOOL RD., PHOENIX, AZ	Address: 4803 W. CREEDANCE BLVD, GLENDALE, AZ
Phone: (602) 957-9205 Fax:	Phone: (623) 581-3371 Fax:
E-mail: INFO@BCAARCH.COM	E-mail: DESIGNS@GDENGINEERS.COM

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.

Owner Signature	Agent/Applicant Signature
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Official Use Only	Submittal Date:	Development Application No.:
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Planning, Neighborhood & Transportation

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



Synthetic Design, Inc.
1111 W University Dr, Suite 104
Tempe, Arizona 85281

PINNACLE VISTA

6239 E Pinnacle Vista Drive, Scottsdale, Arizona



- 1. Introduction**
- 2. Development Plan**
- 3. Conformance**
 - a. Scottsdale General Plan**
 - b. Desert Foothills Character Plan**
- 4. Conclusion**

1. Introduction

Overview

The development at Pinnacle Vista is a proposed attached single family condominium project in the City of Scottsdale. The project consists of 16 condominium residences ranging from approximately 863 to 1024 square feet each, plus a common pool/amenity area. There will be an equal mix of 8 two-bedroom/two-bathroom residences and 8 one-bedroom/one-bathroom residences; all containing a living/dining room and kitchen.

The developer has a successful track record, having built more than a thousand residences in Scottsdale, Phoenix, Mesa and Chandler.

Location

The project is located on the Southwest side of E Pinnacle Vista Drive and North 64th Street, at 6239 E Pinnacle Vista Drive. The parcel has been zoned R-3 since 1982. The R-3 zoning category is intended to fulfill the need for medium-density residential development while maintaining an environment compatible with single-family neighborhoods. The Assessor's Parcel # is 212-11-005L.



Relationship to Surrounding Properties

The property is located at 6301 E Pinnacle Vista Drive, Scottsdale.

- **To the North:** Alterra, a gated community with 25 homes.
- **To the East:** Ironwood Condominiums, a 20-unit multi-family development with a pool, built in 1971.
- **To the South:** Ironwood Preserve, a gated community with 20 custom homes.
- **To the West:** Single-family homes that are not included in a subdivision.



2. Development Plan

Project Layout

The project consists of 16 attached condominiums located at 6239 E Pinnacle Vista Drive. The residences are divided into two buildings – one with ten (10) residences and the other with six (6), both with a mix of one and two bedroom residences. The buildings are positioned so that most residents will have an open view of the scenic wash and/or natural desert landscape.



Context

The Proposed development strives to be contextually appropriate desert character of the Desert Foothills area. The perimeter of the site incorporates outdoor living space, outdoor recreational space and shaded, landscaped, pedestrian access on compacted decomposed granite along the street frontage that is consistent with other development in the area.

Architectural Character and Materials

The proposed development substantially conforms to the Desert Foothills guidelines as it relates to façade location and massing. The intent is to create a mass that defines the street while still providing recess, repetition and interest; the facade reflects a rhythm consistent with



the intent of those requirements. Materials are layered onto the facade to create visual interest and variety.

Consistent with the Desert Foothills Character Area Plan (DFCAP), the project will blend with the land and reinforce its natural form, utilizing a limited color palette and non-reflective building materials that blend into the background hues and textures of the natural desert setting. The paint will meet the LRV requirements to minimize the impact of the sun as well as complement the buildings in the area and meet the recommendations of the DFCAP Guidelines. The color palette and building materials are consistent with those that are predominate in the area including stucco, stone veneer and painted metal.

Landscape Character and Materials

Consistent with Scottsdale's Sensitive Design Principles, the plants and trees in the landscape plan will highlight the architecture and provide a visual stimulus to passers-by, yet are indigenous to the arid region and have been selected for their low water use and tolerance to drought conditions. The goal is to provide a year-round tapestry of colors that will never be dormant. Natural desert landscaping will be retained and used to the greatest extent possible. Hardscape is minimized by the use of pavers for the driveway entrance.

3a. Conformance to the General Plan

The property is designated as a Rural/Rural Desert Character Neighborhood on the Character Types Map of the 2001 General Plan. The Pinnacle Vista project complies with for the General Plan's Goals and Approaches for this Neighborhood type.

You will find below a cross section of goals and policies with which this project aligns with the goals of the General Plan.

Land Use Element

LU1: Recognize Scottsdale's role as a major regional economic and cultural center, featuring business, tourism, and cultural activities.

- Strengthen the identity of Scottsdale by encouraging land uses that contribute to the character of the community and sustain a viable economic base.
- Encourage land uses that preserve a high quality of life and define Scottsdale's sense of place within the region.
- Promote land uses that accommodate destination resorts along with the recreation, retail, residential, and cultural uses that support tourism activity and sustain a resort-like lifestyle.

Response: This project will provide residents unparalleled access to Scottsdale's more rural neighborhoods in the Desert Foothills area. Currently most of the housing in the area is single-family homes on large lots; this project is designed to transform a vacant lot into a housing opportunity for those who want to live in the Desert Foothills area, but not on an acre of land.



LU4: Maintain a balance of land uses that support a high quality of life, a diverse mixture of housing and leisure opportunities and the economic base needed to secure resources to support the community.

- Allow for a diversity of residential uses and supporting services that provide for the needs of the community.
- Provide a variety of housing types and densities and innovative development patterns and building methods that will result in greater housing affordability.

Response: This infill fills a void that currently exists for newer, smaller, attached single-family housing.

Economic Vitality Element

EV7: Sustain the long-term economic well-being of the city and its citizens through redevelopment and revitalization efforts.

- Encourage and support the renovation and reuse of underutilized or vacant parcels / buildings / shopping centers.
- Promote residential revitalization to maintain quality housing and thus maintain quality of life and stability of the local economy.

Response: It will support the economic vitality of the area by offering condominium housing for those who wish to live and work in the area, but not on an acre of land.

Housing Element

HE2: Seek a variety of housing options that blend with the character of the surrounding community.

- Encourage physical design, building structure, and lot layout relationships between existing and new construction to help the new developments complement the surrounding neighborhoods.
- Encourage energy efficiency via integration of the city's Green Building and Sustainability programs (or future programs) in new housing designs.
- Consider incentives that encourage the development of diverse housing types, including smaller, more affordable residences.

Response: The proposed project strives to complement the surrounding neighborhoods by reducing massing with buildings perpendicular to Pinnacle Vista, utilizing a limited color palette and non-reflective building materials that blend into the background hues and textures of the natural desert setting. The paint will meet the LRV requirements to minimize the impact of the sun as well as complement the buildings in the area and meet the recommendations of the

DFCAP Guidelines. The color palette and building materials are consistent with those that are predominate in the area including stucco, stone veneer and painted metal.

The project will utilize green building strategies including building orientation, passive solar design, natural day lighting, and passive cooling techniques, and promote the use of energy efficient systems and construction methods.

HE3: Seek a variety of housing options that meet the socioeconomic needs of people who live and work here.

- Encourage and establish appropriate incentives for development of aesthetically pleasing housing that will accommodate a variety of income levels and socioeconomic needs.
- Find creative solutions to encourage the development of new housing that is more affordable to entry level and moderate-income households for both homeowners and renters.
- Consider incentives that encourage the development of diverse housing types, including smaller, more affordable residences.

Response: Currently most of the housing in the area is single-family homes on large lots, but this new development, with residences ranging from approximately 863 to 1024 square feet, will be designed to offer more options for those that look to live in the community.

Neighborhood Element

NE1: Enhance and protect diverse neighborhoods so they are safe and well-maintained.

- Provide for a range of housing opportunities.

Response: As noted above, most of the housing currently available in the area is single-family homes on large lots, but this new development will be designed to offer more options for those that look to live in the community.

NE3: Sustain the long-term economic well-being of the city and its citizens through redevelopment and neighborhood preservation and revitalization efforts.

- Maintain and create opportunities for quality housing for all citizens. This is a crucial component of Scottsdale's local economy.
- Establish appropriate incentives for the development of aesthetically pleasing, infill housing that serves a variety of income levels.

- Encourage “green building” techniques and alternatives that incorporate healthy, resource- and energy-efficient materials and methods in design, construction, and remodeling in conjunction with revitalization, neighborhood conservation and redevelopment efforts.

Response: The new development will be designed to offer a lifestyle free from the upkeep associated with larger homes and lots.

NE5: Promote and encourage context-appropriate new development in established areas of the community.

- Encourage new development efforts toward existing developed areas in Scottsdale.
- Promote the use of existing infrastructure as an incentive to encourage more infill development within the community.
- Promote existing developed areas of the community as opportune economic development infill sites.
- Encourage green building and sensitive design techniques and alternatives in conjunction with infill development.

Response: The Pinnacle Vista project will utilize green building strategies including building orientation, passive solar design, natural day lighting, and passive cooling techniques, and promote the use of energy efficient systems and construction methods.

Open Space and Recreation Element

OSRE1: Protect and improve the quality of Scottsdale’s natural and urban environments as defined in the quality and quantity of its open spaces.

- Provide ample opportunity for people to experience and enjoy the magnificent Sonoran Desert and mountains, balancing access with preservation.
- Promote creative residential and commercial development techniques consistent with the Character Plan for an area, to further preserve meaningful and accessible open space.
- Protect and use existing native plants, the design themes of character areas within which they are sited, and response to local conditions in landscape designs.
- Promote project designs that are responsive to the natural environment, people’s needs, site conditions, and indigenous architectural approaches to provide unique character for the city.

- Continue to work with developers in designing land use plans that respect the topography, view corridors, wildlife corridors, and open space that exists. Where possible, enhance existing viewsheds as areas are developed and redeveloped.

Response: The development will provide more housing options in the northern part of Scottsdale, giving residents an option to choose a more rural location that gives them the ability to be closer to the desert and mountains than they would have if they lived in a more urban area of Scottsdale.

Pinnacle Vista strives to match the scale and design of the rural desert character of the Desert Foothills area. The perimeter of the site incorporates outdoor living space, outdoor recreational space and shaded, landscaped, pedestrian access on compacted decomposed granite along the street frontage that is consistent with other development in the area. The buildings are positioned so that most residents will have an open view of the scenic wash and/or natural desert landscape.

Consistent with Scottsdale's Sensitive Design Principles, the plants and trees in the landscape plan will highlight the architecture and provide a visual stimulus to passers-by, yet are indigenous to the arid region and have been selected for their low water use and tolerance to drought conditions. The goal is to provide a year-round tapestry of colors that will never be dormant. Natural desert landscaping will be retained and used to the greatest extent possible.



3b. Conformance to the Desert Foothills Character Plan

The General Plan “sets forth the long-range vision” of the Desert Foothills to “promote or enhance the character of the Desert Foothills area for maintaining the natural qualities of the upper desert, open space areas, and the rural lifestyle found in the area.” There are many ways in which the proposed project aligns with that vision.

You will find below a cross section of goals and policies with which this project aligns with the goals of the Downtown Plan.

Goal 1. Preserve the natural, visual qualities of the lush upper Sonoran Desert by using desert-sensitive building techniques that retain and blend with the natural desert character of the area.

Goal 1, Strategy 1: Blend all types of buildings and structures into the natural desert setting by using principles of minimal visual impact set forth by the Great Sonoran.

- Encourage the use of colors and non-reflective building materials that blend into the background hues and textures of the natural desert setting.
- Natural desert landscaping should be retained and used to the greatest extent possible.
- Promote “dark skies” through minimizing outdoor lighting so it is virtually invisible from adjacent properties.

Response: Consistent with the DFCAP, the project will blend with the land and reinforce its natural form, utilizing a limited color palette and non-reflective building materials that blend into the background hues and textures of the natural desert setting. The paint will meet the LRV



requirements to minimize the impact of the sun as well as complement the buildings in the area and meet the recommendations of the DFCAP Guidelines.

Natural desert landscaping will be retained and used to the greatest extent possible. The plants and trees in the landscape plan will highlight the architecture and provide a visual stimulus, yet are indigenous to the arid region and have been selected for their low



water use and tolerance to drought conditions. The goal is to provide a year-round tapestry of colors that will never be dormant.

The project is designed to meet the “Intrinsically Dark” sky requirements for rural areas of Scottsdale. All light-emitting sources will be shielded from visibility of the light source; site lighting will be provided with bollard lights throughout the pedestrian areas, downlights at the unit doors and shielded lights under the car canopies. These techniques will reduce light spillage to neighboring properties and reduce glare from light sources.

Goal 1, Strategy 2: Promote the use of site planning techniques which minimize the visual impact of development and promote a Rural Desert Character.

- To maintain the dominance of the desert vegetation, encourage the use of native landscaping. Discourage turf in areas visible from surrounding properties or streets.
- Where walls are used they should undulate with the natural terrain, use desert tone colors to blend into adjacent natural desert, and should provide breaks or gaps for indigenous wildlife migration routes and maintain open vista corridors.
- Promote building envelopes and construction envelopes to minimize disturbance of the natural site, to create a sense of openness, and to provide meaningful open space.
- Designate grading/construction envelopes during the development of a site to protect the surrounding natural desert areas from construction encroachment.

Response: Natural desert landscaping will be retained and used to the greatest extent possible; no turf is planned in any area of the development. The plants and trees in the landscape plan will highlight the architecture and provide a visual stimulus, yet are indigenous to the arid region and have been selected for their low water use and tolerance to drought conditions. The goal is to provide a year-round tapestry of colors that will never be dormant.

Building envelopes are as compact as possible to maximize the amount of open space on the site, and separate the buildings, parking and site amenities to create open view corridors through the site and provide a feeling of open space. During construction, grading and construction envelopes will be designated and fenced to ensure that the natural area is protected during all phases of construction.

Goal 1, Strategy 3: Sensitively integrate infrastructure into the natural desert setting and rural lifestyle.

Utilities:

- Encourage underground placement of electric utility lines, where feasible, to preserve the visual qualities of the area.
- Encourage utility providers to blend all above-ground cabinets and structures with the surrounding natural environment. If equipment is located along major streets with a defined color palette, keep consistent colors and textures and screen with native vegetation.

Response: Electric utility lines will be placed underground to preserve the visual qualities of the area. Although equipment for this development will not be located along a major street, all above-ground cabinets and structures will utilize earth-tone colors and textures – or screens of natural vegetation – to blend with the surrounding natural environment.



4. Conclusion

This proposed project demonstrates how a small site - with infill placement of a wash cutting diagonally through the property- can be sensitively developed to provide housing choices for those that do not want a large home on a large lot. As demonstrated in



this narrative, the project is in conformance with the City of Scottsdale's General Plan and the Desert Foothills Character Area Plan.

It is the goal of the entire design and development team to create a product that can serve as an example of how to create environmentally-sensitive modern desert architecture on an underutilized infill for smaller single-family residences.





110128

Received From :

PINNACLE VISTA APTS LLC
7520 E ANGUS DR
SCOTTSDALE, AZ 85251

Bill To :

11/11/2017
11/11/2017
11/11/2017
11/11/2017
11/11/2017
11/11/2017
11/11/2017
11/11/2017
11/11/2017
11/11/2017

Reference # 650-PA-2016

Issued Date 3/23/2017

Address E PINNACLE VISTA DR UNIT 1

Paid Date 3/23/2017

Subdivision

Payment Type CHECK

Marketing Name

Cost Center

MCR

Lot Number

Jurisdiction SCOTTSDALE

APN 212-11-005L

Metes/Bounds No

Water Zone

Owner Information

Gross Lot Area 0

Water Type

PINNACLE VISTA VK, LLC

NAOS Lot Area 0

Sewer Type

7520 E ANGUS DR

Net Lot Area 0

Meter Size

SCOTTSDALE, AZ 85251

Number of Units 1

602-318-0034

Density

QS 49-42

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: 3/23/2017 Cashier: DHOL
Office: PLN-1STOP Mach ID: HPTC6005125
Tran #: 1 Batch #: 59554

Receipt: 01000952 Date: 3/23/2017 2:22 PM
110128
3165 DEVELOP REVIEW APP \$1,515.00

TENDERED AMOUNTS:

Check Tendered: \$1,515.00
Chk #: 1003 PINNACLE VISTA APTS LLC

Transaction Total: \$1,515.00

Thank you for your payment.
Have a nice day!

SIGNED BY KELLY LONNAN ON 3/23/2017

Total Amount

\$1,515.00



107480

Received From :

PINNACLE VISTA VK, LLC
7520 E ANGUS DR
SCOTTSDALE, AZ 85251
602-318-0034

Bill To :

PINNACLE VISTA VK, LLC
7520 E ANGUS DR
SCOTTSDALE, AZ 85251
602-318-0034

Reference # 650-PA-2016

Issued Date 8/11/2016

Address E PINNACLE VISTA DR UNIT 1

Paid Date

Subdivision

Payment Type CREDIT CARD

Marketing Name

Lot Number

Cost Center

MCR

County No

Metes/Bounds No

APN 212-11-005L

Gross Lot Area 0

Water Zone

Owner Information

NAOS Lot Area 0

Water Type

PINNACLE VISTA VK, LLC
7520 E ANGUS DR
SCOTTSDALE, AZ 85251
602-318-0034

Net Lot Area

Sewer Type

Number of Units 1

Meter Size

Density

QS 49-42

Code	Description	Additional	Qty	Amount	Account Number
3168	PRE-APPLICATION / DR.		1	\$87.00	100-21300-44221
3199	RECORDS PACKET FOR PREAPPS		1	\$21.00	100-21300-44221

SIGNED BY KELLY LANNAN ON 8/11/2016

Total Amount

\$108.00

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