



Development Review - Staff Approval

80-DR-2006#3

Maravilla (Senior Living
Community)

APPLICATION INFORMATION

LOCATION:	7325 E Princess Bl	APPLICANT:	Kenneth Allen
PARCEL:	215-07-239	COMPANY:	Allen & Philp
Q.S.:	37-45	ADDRESS:	7154 E Stetson Dr Scottsdale, AZ 85251
ZONING:	C-2 PCD	PHONE:	480-990-2800

Request: Request by Applicant for approval of site plan, landscape plan, and building elevations for phase three of the Maravilla Assisted Living community, including two main facility buildings and 85 casita independent-living units, located at 7325 E. Princess Boulevard, with Central Business, Planned Community District (C-2/PCD) zoning designation.

STIPULATIONS

1. Architectural elements, including dimensions, materials, form, color, and texture, shall be constructed to be consistent with the building elevations submitted by Allen and Philip Architects, with a city staff date of November 10, 2021.
2. The location and configuration of all site improvements shall be consistent with the site plan submitted by Allen and Philip Architects, with a city staff date of November 10, 2021.
3. The location and configuration of all site height analysis shall be consistent with the site plan submitted by Allen and Philip Architects, with a city staff date of November 10, 2021. Maximum height of all structures shall not exceed 1592.40, as per updated drainage analysis.
4. Landscape improvements, including quantity, size, and location shall be installed to be consistent with the preliminary landscape plan submitted by Wood-Patel and Associates, Inc., with a city staff date of November 2, 2021.
5. The Maravilla project (all phases) limited to a maximum of 410 units total.
6. The Maravilla project shall provide a minimum of 387,219 square-feet of open space.
7. The Maravilla project shall provide a minimum of 487 parking spaces, including a total of 18 ADA parking stalls and 40 bicycle parking spaces.

Architectural:

8. *The building elevations shall clearly identify the colors and materials used on each elevation.*
9. The face of the service entrance section(s) shall be flush with the building façade and painted to match the building.
10. All exterior mechanical, utility, and communications equipment shall be screened by parapet or wall that matches the architectural color and finish of the building. Wall or parapet height for roof-mounted units shall meet or exceed the height of the tallest unit. Wall height for ground-mounted units shall be a minimum of 1 foot higher than the tallest unit.
11. All exterior conduit and raceways shall be painted to match the building.

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12. No exterior roof ladders shall be allowed where they are visible to the public or from an off-site location.
13. Roof drainage systems shall be interior, except that overflow scuppers are permitted. If overflow scuppers are provided, they shall be integrated with the architectural design.
14. Wall enclosures for refuse bins or trash compactors shall be constructed of materials that are compatible with the building(s) on the site in terms of color and texture.
15. All walls shall match the architectural color, materials and finish of the building(s).
16. Paint color equivalent to previously approved 8765D (beaver Creek) and 8665D (Gristmill) will be used only on the aluminum trim of the building.

Fire:

17. With final plans submittal, the owner shall dedicate Cross Access Easements (CAE).
18. With final plans submittal, the owner shall dedicate Emergency Vehicle and Service Access Easements (EVASE).
19. With final plans submittal, the owner shall confirm a connection to the secondary fire access point located in the southwest portion of the site (See attachment "B").
20. This location falls within the Fire Station (FS) 611's assigned first due response area as designated by the Phoenix Regional Dispatch Center. Based on 2020 data, this assigned first due area is 14.87 square miles with a population of 22764 residents, 11614 employees, and 7640 rooftops or varying heights and total occupancy load. FS611 currently houses one constantly one constantly staffed 4-person Ladder company with ALS capabilities. This station also houses a Type 6 apparatus that is co-staffed with assigned personnel to responded into the wildland urban interface (WUI). During Fiscal Year (FY) 20/21, Ladder 611 responded to 2380 incidents. Based on the Center for Public Safety Excellence (CPSE) and Commission for Fire Accreditation International (CFAI) methodology for trigger mechanisms on emergency workload capacity; this fire station (90%) is at the 66% incident threshold (3504 incidents) for a one-unit fire station. Ladder 611 (13.17%) is below the 20% unit utilization threshold for a one unit station. This project will add incidents by adding a mid-rise rooftop and occupancy load to a first due inventory that has not reached trigger thresholds based on CPSE/CFAI methodology. As data demonstrates the emergency response assets assigned in a first due are approaching, at, or surpassing CPSE/CFAI emergency workload trigger mechanisms, the Fire Department will evaluate potential consequences to service delivery and bring forward recommendations to address those issues.

Civil and Entitlement Requirements:

21. Prior to approval of final plans, the owner shall record a Map of Dedication and/or minor subdivision to assemble existing parcels into one parcel for the lots under the Maravilla ownership and provide required easements.

Water and Wastewater:

22. Project final design shall conform to approved Basis of Design reports for Water and Wastewater.

Circulation:

23. The developer shall provide a minimum parking-aisle width of 24 feet.
24. The developer shall provide internal circulation that accommodates emergency and service vehicles with an outside turning radius of 45 feet and inside turning radius of 25 feet.

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25. The developer shall design the dead-end parking aisle in general conformance with the included detail.
26. The minimum width of internal walkways shall be 6 feet. Walkways connecting this site with adjacent uses shall be at least 8 feet in width.
27. Before any final plan approval, the developer shall dedicate an emergency/maintenance access easement through the new project to the TPC golf course in a form acceptable to city staff. The access easement shall have a minimum width of 20 feet and a vertical clearance of 13 feet and 6 inches.
28. The final plans shall provide the additional sidewalk connections as depicted in Attachment "B" to this staff approval, with a city staff date of November 10, 2021

Drainage:

29. This project will be required to upgrade the adjacent channel located on Bureau of Reclamation land west of the property. The final plans shall demonstrate that this upgrade provides channel bank protection on both sides, that the on-site development is adequately protected from any probable flows in the channel and that there is adequate flow capacity and flow management from the culvert under Princess Blvd. south to the southwest corner of this property.
30. Project final design shall conform to approved drainage report.

Previous Governing Stipulations:

31. All stipulations from case 80-DR-2006 that do not conflict with stipulations located within this staff approval still govern this project approval.

CONSTRUCTION DOCUMENT PLAN REVIEW SUBMITTAL REQUIREMENTS

Submit one copy of this approval letter along with the following plan set(s) using the e-Services Planning Online Center or to the One-Stop-Shop for review:

Digital Plan submittals can be made using the City's e-Services at

<https://eservices.scottsdaleaz.gov/bldgresources/plans> and should include one PDF copy of each of the required plans/documents identified below.

- ARCHITECTURAL: ☒ Commercial/Multi-family Architectural Plans
(civil and landscape improvement plans shall be included for reference)
- IMPROVEMENTS: ☒ Civil Improvement Plans
☒ Landscape Improvement Plans
- PERMIT APPLICATION: ☒ **Completed Permit Application**
The permit application may be filled-out and submitted online at:
<https://eservices.scottsdaleaz.gov/bldgresources/plans> or obtained for printing at:
- Commercial/Multi-family
http://www.scottsdaleaz.gov/assets/ScottsdaleAZ/Building/APP_Permit_Commercial.pdf
(If you are not making a Digital Plan submittal, please complete the permit application online prior to arriving at the City to submit your construction documents)
- ☒ Submit all documents identified in the attached Construction Document Application submittal requirements checklist.

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Expiration of Development Review (Minor) Approval

This approval expires two (2) years from date of approval if a permit has not been issued, or if no permit is required, work for which approval has been granted has not been completed.

Staff Signature: _____



Date: _____

November 19, 2021

Jesus Murillo, 480-312-7849