

CITY COUNCIL REPORT



Meeting Date: April 5, 2022
General Plan Element: *Land Use*
General Plan Goal: *Create a sense of community through land uses*

ACTION

Palo on 75th 9-ZN-2021

Request to consider the following:

1. Adopt Ordinance No. 4536 approving a zoning district map amendment from Service Residential, Downtown Overlay (S-R DO) to Downtown/Downtown Multiple Use, Type 2, Downtown Overlay (D/DMU-2 DO), including an amendment to the building setback on both street frontages, to allow for a new multi-family development consisting of 5 units on a +/- 0.20-acre site located at 3961 N. 75th Street

Goal/Purpose of Request

The applicant's request is to redevelop a site presently occupied by a single-story office building into a new 5-unit multi-family development. One of the units will be a "live/work" unit.

Key Items for Consideration

- Redevelopment and revitalization of a small infill site in the Old Town area
- No bonus development standards proposed
- Minor amendment to building setback along N. 75th Street proposed
- Public comment received
- Planning Commission heard this case on 3/9/2022 and recommended approval with a vote of 5-1.

OWNER

De Miranda Lux
(602) 326-4351

APPLICANT CONTACT

Lauren Proper Potter
Huellmantel & Affiliates
(480) 921-2800



Action Taken _____

LOCATION

3961 N 75th St

BACKGROUND

General Plan

The Land Use Element of the City of Scottsdale General Plan 2035 designates the property as Mixed-Use Neighborhoods, areas of the city that focus on human-scale development and are located in areas with strong access to multiple modes of transportation and major regional services. These areas accommodate higher-density housing combined with complementary office or retail uses. Mixed-Use Neighborhoods are most suitable near and within Growth and Activity Areas. The property is located within a General Plan designated Old Town Growth Area; Growth Areas are specific locations within the community that are most appropriate for development focus, and will best accommodate future growth, new development, revitalization, and redevelopment.

Character Area Plan

The subject property is located within the boundary of the Old Town Scottsdale Character Area Plan (OTSCAP), a policy document that guides growth and development decisions for Scottsdale's Old Town area. This property is designated as Downtown Multiple Use within the Type 2 development area, located within the OTSCAP designated Civic Center District. Multiple Use areas provide a mix of activities through the development of mutually supportive land uses. Type 2 areas support intermediate, higher scale development within Old Town. New development and redevelopment within the Multiple Use areas adjacent to the Downtown Civic Center should incorporate vertically mixed land uses that activate the Civic Center with both visitors, residents and workers year-round. Such development should provide visual and physical access to the Downtown Civic Center.

Zoning

The subject property was annexed into the City in 1951 (Ord. No. 1) and assigned S-R zoning. In 2003, the Downtown Overlay was adopted to provide additional development flexibility in the Old Town area. At that time, the zoning for the project site became S-R DO.

Context

Located at the southeast corner of N. 75th Street and E. McKnight Ave., the site is situated in an area with a mixture of development intensities. Directly south of the site is a four-story mixed-use project (7-DR-2015) and directly north two-story mixed-use project. Further south on the northeast corner of N. 75th Street and E. 2nd Street is a new four-story multi-family development that is presently under construction (25-DR-2019). These recent projects suggest an evolution along N. 75th Street from a suburban character to a more urban character, consistent with the OTSCAP. Off the N. 75th Street frontage to the west, development consists primarily of one-story residences, some of which have been converted to commercial uses. Please refer to context graphics attached.

Adjacent Uses and Zoning

- North: Mixed-use, zoned D/OR-1.5 DO
- South: Mixed-use, zoned D/OR-2 DO
- East: Office, zoned S-R DO

- West: Municipal use (City Hall), zoned D/DCC-2 PBD DO

Other Related Policies, References:

- 2035 Scottsdale General Plan
- 2018 Old Town Scottsdale Character Area Plan (OTSCAP)
- Zoning Ordinance

APPLICANT’S PROPOSAL

Development Information

The applicant seeks approval to redevelop the site into a new three-story multi-family project. Four standard residential units are proposed. The 5th unit would be a designated “work/live” unit. All parking is provided on-site with one-way through access provided from E. McKnight Ave. to the alley. No vehicular access is proposed off N. 75th Street. The proposal includes significant upgrades to the pedestrian realm, including a minimum eight-foot wide sidewalk on N. 75th Street and a minimum six-foot wide sidewalk along the E. McKnight Ave. frontage. Each unit would have direct access to N. 75th Street by way of a front door and “stoop”, separated from the street sidewalk to clearly delineate the publicly accessible area.

- Existing Use: Office
- Proposed Use: Multi-family Residential
- Parcel Size: 13,117 square feet (0.30-acre of gross land area), 9,622 square feet (0.22-acre of net land area)
- Building Height Allowed: 66 feet (inclusive of rooftop appurtenances)
- Building Height Proposed: 39 feet (inclusive of rooftop appurtenances)
- Parking Required: 9 spaces (see parking summary on following page)
- Parking Provided: 9 spaces
- Density Allowed: 50 du/ac (15 units)
- Density Proposed: 16.6 du/ac (5 units)

IMPACT ANALYSIS

Land Use

The proposed project would redevelop and revitalize a site that is presently underutilized; while adding alternative housing options in the Old Town area close to shops, restaurants, and pedestrian amenities; and further promote Old Town as a year-round, seven days a week, 18-hour mixed-use neighborhood (Goals LU 1 and LU of the OTSCAP).

Property Development Standards

Section 5.3007 of the Zoning Ordinance allows an applicate to request amendments to development standards for parcels less than 20,000 square feet (subject site is 9,622 square feet). Per Section 5.3007, the Development Review Board can approve an amendment no greater than 10% of the

required development standard however, the City Council can approve amendments to development standards greater than 10%. The applicant is seeking to amend the required building setback from back of street curb on both streets, from 20 feet to 16 feet (a 20% reduction). No other amendments are proposed.

Section 5.3006.I.5 allows a project to be consistent with the “prevailing” setback on a street frontage where existing development is less than the standard required setback. In this case, both the project directly north and directly south of the subject site were approved with a setback of 16 feet from back of curb on N. 75th Street. The requested amendment is consistent and contextually compatible with existing conditions along this street frontage.

Parking

The project consists of four two-bedroom dwelling units, and one two-bedroom “work/live” unit. The traditional parking requirement for five two-bedroom units is two spaces per unit (10 spaces total for this project) however, Table 9.103.B of the Zoning Ordinance allows for a one-unit parking waiver for projects within the Downtown Overlay boundary where at least one “work/live” unit is provided. This waiver would bring the required parking down to eight spaces however, a minimum of one space for every 300 square feet is also required for the non-residential floor area of the “work/live” unit. The “work/live” unit includes 285 square feet of office floor area, requiring a minimum of one space; which brings the total required for the project up to nine spaces. Nine spaces are provided on-site and the proposed site plan includes one space that will be designated for use by patrons of the “work/live” unit from 9:00 AM to 5:00 PM. After 5:00 PM, the space will be available to any unit resident and/or guest. Public on-street parking for guests and visitors is also available on N. 75th Street and E. McKnight Ave, and at the public parking lot on the west side of N. 75th Street.

Transportation

The Transportation Division reviewed the proposal and has determined that it will not have significant impacts on existing traffic patterns or volume.

Water/Sewer

The applicant provided Basis of Design reports for water and sewer, which have been accepted by the Water Resources Division. Any infrastructure upgrades necessary to serve this project will be completed by the applicant.

Fire/Police

The nearest fire station is approximately 450 feet north of the site at 7522 E. Indian School Road, and the site is served by Police District 2, Beat 6. As with any project that contributes to growth, the fire department and police department continually anticipate and evaluate resource needs for the city’s budget process.

Housing Cost

Approval of the zoning district map amendment proposed by the applicant enables the construction of more housing. In conjunction with state law, staff has considered the scope of the zoning district map amendment and development plan, as well as aspects which would affect the cost of construction. Staff has not identified any factors that would substantially impact the cost to construct housing for sale or rent.

Community Involvement

Property owners within 750 feet of the site, as well as the City's Interested Parties list, have been notified by mail of the applicant's request and the site is posted with the required signage. Additionally, the applicant team held a virtual open house on 5/27/21 from 5:30 PM to 6:30 PM. Per the applicant's Public Participation Summary, two residents of the adjacent condominium project attended. The residents expressed support for the project design but had the following concerns:

- Loss of north-facing view at second story unit located along alley
- Short-term rentals
- Access to parking from the alley
- Proposed zoning
- Amended setback request along N. 75th Street

A 2nd virtual open house was held on 8/26/21 specifically for the residents of the adjacent condominium project. Again, attendees were generally supportive of the project design but in addition to the items identified at the 1st open house, residents asked for the following to be considered:

- Reversing ingress/egress so that vehicles enter parking area from E. McKnight Ave. instead of the alley
- Modifying windows at the 2nd story facing the alley and removing outdoor space along the alley
- Increased setbacks
- Removing mechanical well adjacent to alley
- Lease restrictions to prohibit short-term rentals

Per the applicant's report, most of these requests/considerations were able to be accommodated and are reflected in the latest project design.

OTHER BOARDS AND COMMISSIONS

Planning Commission:

Planning Commission heard this case on 3/9/2022 as a Regular Agenda item. After a presentation by staff and the applicant, the Commission asked questions of both staff and the applicant and made comments regarding the case. It was confirmed that the Americans with Disabilities (ADA) accessible parking space is needed for this project. The proposal for the project to include one "work/live" unit was also discussed; specifically what kind of assurances could be made that the unit would indeed be "work/live" going forward. Neighbors in the building next door voiced concerns about short-term rentals (STR) and expressed a desire for the applicant to provide assurance that STR's would never be offered. The applicant was hesitant to provide assurance, citing the developer's desire to have flexibility to respond to market conditions. The Planning Commission voted 5-1 to recommend approval.

Staff's Recommendation to Planning Commission:

Staff recommended that the Planning Commission determine that the proposed zoning district map amendment is consistent with and conforms to the adopted General Plan, and make a

recommendation to City Council for approval of a zoning district map amendment from Service Residential, Downtown Overlay (S-R DO) to Downtown/Downtown Multiple Use, Type 2, Downtown Overlay (D/DMU-2 DO), including an amendment to the building setback along N. 75th Street, to allow for a new multi-family development consisting of 5 units on a +/- 0.20-acre site located at 3961 N. 75th Street, per the attached stipulations.

STAFF RECOMMENATION

1. Adopt Ordinance No. 4536 approving a zoning district map amendment from Service Residential, Downtown Overlay (S-R DO) to Downtown/Downtown Multiple Use, Type 2, Downtown Overlay (D/DMU-2 DO), including an amendment to the building setback on both street frontages, to allow for a new multi-family development consisting of 5 units on a +/- 0.20-acre site located at 3961 N. 75th Street

RESPONSIBLE DEPARTMENT

Planning and Development Services
Current Planning Services

STAFF CONTACT

Greg Bloemberg
Project Coordination Liaison
480-312-4306
E-mail: gbloemberg@ScottsdaleAZ.gov

APPROVED BY



Greg Bloemberg, Report Author

3/17/2022

Date



Tim Curtis, AICP, Current Planning Director
Planning Commission Liaison
Phone: 480-312-4210 Email: tcurtis@scottsdaleaz.gov

3/17/2022

Date



Randy Grant, Executive Director
Planning, Economic Development, and Tourism
Phone: 480-312-2664 Email: rgrant@scottsdaleaz.gov

3/17/2022

Date

ATTACHMENTS

1. Context Aerial
- 1A. Aerial Close-Up
2. Ordinance No. 4536
 - Exhibit 1: Zoning Map
 - Exhibit 2: Stipulations
 - Exhibit A to Exhibit 2: Site Plan
 - Exhibit B to Exhibit 2: Amended Development Standards
3. Additional Information
4. Applicant Narrative
5. Old Town Scottsdale Character Area Plan Land Use Map
6. Old Town Scottsdale Character Area Plan Development Types Map
7. Existing Zoning Map
8. Context Aerial w/ Site Plan
9. Conceptual Building Elevations
10. Conceptual Building Perspectives
11. Landscape Plan
12. Community Involvement
13. Public Comment
14. City Notification Map
15. 3/9/2022 Planning Commission meeting minutes



Context Aerial

9-ZN-2021



Close-up Aerial

9-ZN-2021

ORDINANCE NO. 4536

AN ORDINANCE OF THE COUNCIL OF THE CITY OF SCOTTSDALE, MARICOPA COUNTY, ARIZONA, AMENDING ORDINANCE NO. 455, THE ZONING ORDINANCE OF THE CITY OF SCOTTSDALE, BY AND FOR THE PURPOSE OF CHANGING THE ZONING ON THE "DISTRICT MAP" TO ZONING APPROVED IN CASE NO. 9-ZN-2021 FROM SERVICE RESIDENTIAL, DOWNTOWN OVERLAY (S-R DO) TO DOWNTOWN/DOWNTOWN MULTIPLE USE, TYPE 2, DOWNTOWN OVERLAY (D/DMU-2 DO) INCLUDING A REDUCTION TO THE REQUIRED BUILDING SETBACKS, ON A +/- 0.20-ACRE SITE LOCATED AT 3961 N. 75TH STREET.

WHEREAS, the Planning Commission held a hearing on March 9, 2022; and

WHEREAS, the City Council has considered the probable impact of Zoning Ordinance No. 4536 on the cost to construct housing for sale or rent; and

WHEREAS, the City Council finds that the proposed development is in substantial harmony with the General Plan of the City of Scottsdale and will be coordinated with existing and planned development; and

WHEREAS, it is now necessary that the comprehensive zoning map of the City of Scottsdale ("District Map") be amended to conform with the decision of the Scottsdale City Council in Case No. 9-ZN-2021.

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Scottsdale, as follows:

Section 1. That the "District Map" adopted as a part of the Zoning Ordinance of the City of Scottsdale, showing the zoning district boundaries, is amended by rezoning a +/- 0.20-acre site located at 3961 N. 75th Street. and marked as "Site" (the Property) on the map attached as **Exhibit 1**, incorporated herein by reference, from Service Residential, Downtown Overlay (S-R DO) to Downtown/Downtown Multiple Use, Type 2, Downtown Overlay (D/DMU-2 DO) zoning.

Section 2. That the above rezoning approval is conditioned upon compliance with all stipulations attached hereto as **Exhibit 2** and incorporated herein by reference.

PASSED AND ADOPTED by the Council of the City of Scottsdale, Maricopa County, Arizona this _____ day of _____, 2022.

ATTEST:

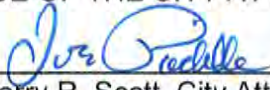
CITY OF SCOTTSDALE, an Arizona
municipal corporation

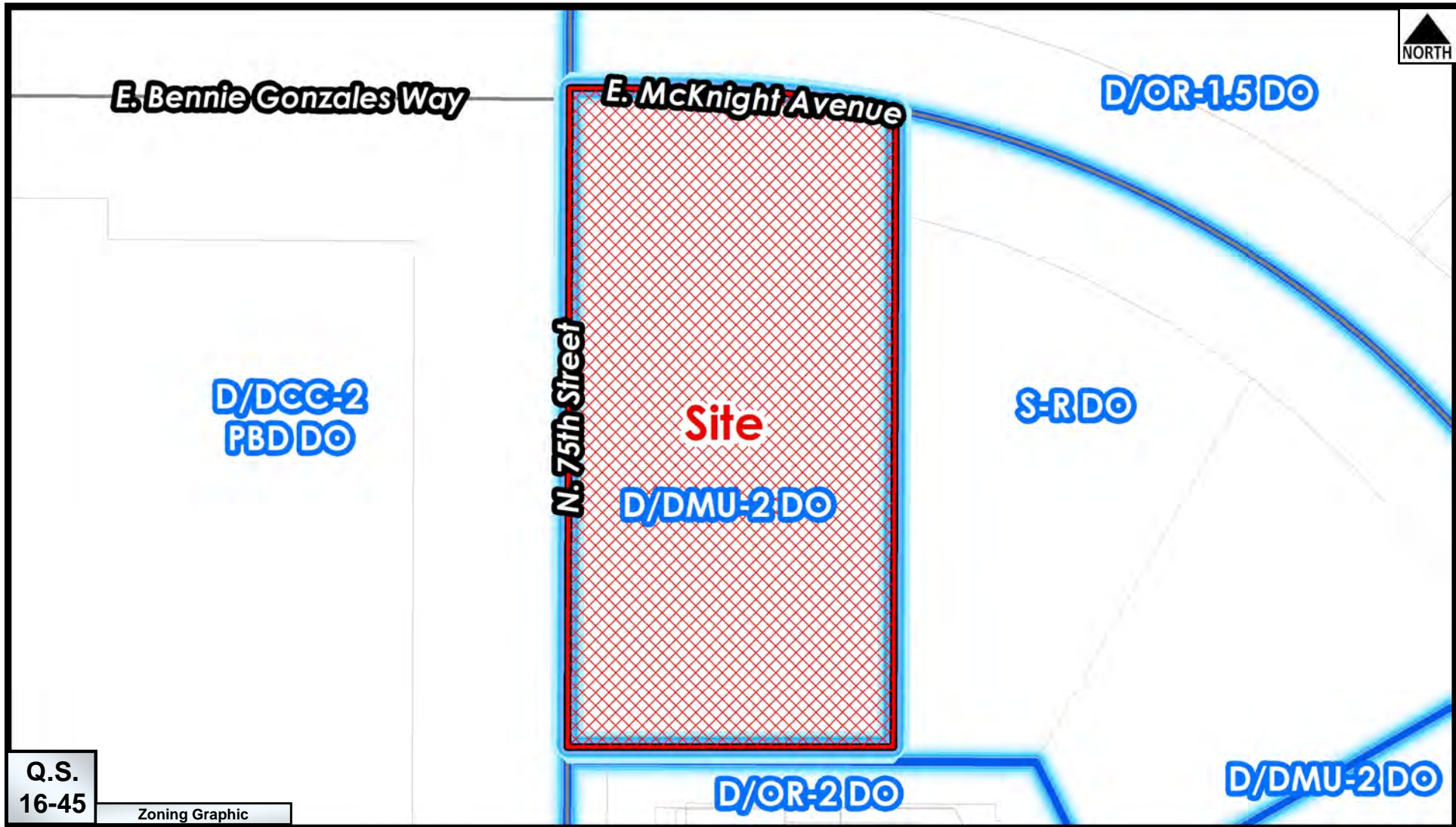
By: _____
Ben Lane
City Clerk

By: _____
David D. Ortega
Mayor

APPROVED AS TO FORM:

OFFICE OF THE CITY ATTORNEY

By:  _____
Sherry R. Scott, City Attorney
By: Joe Padilla, Deputy City Attorney



Q.S.
16-45

Zoning Graphic

Proposed Zoning

Exhibit 1
Ordinance No. 4536
Page 1 of 1

9-ZN-2021

**Stipulations for the Zoning Application:
Palo on 75th
Case Number: 9-ZN-2021**

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

SITE DESIGN

1. CONFORMANCE TO CONCEPTUAL SITE PLAN. Development shall conform to the conceptual site plan submitted by Tomecak Design, attached as Exhibit A to Exhibit 2 of Ordinance No. 4536. Any proposed significant change to the conceptual site plan, as determined by the Zoning Administrator, shall be subject to additional action and public hearings before the Planning Commission and City Council.
2. CONFORMANCE TO AMENDED DEVELOPMENT STANDARDS. Development shall conform to the amended development standards (building setback), attached as Exhibit B to Exhibit 2 of Ordinance No. 4536. Any change to the development standards shall be subject to additional public hearings before the Planning Commission and City Council.
3. PEDESTRIAN IMPROVEMENTS. Prior to issuance of any permit for the development project, excluding demolition, the property owner shall submit and obtain approval of construction documents to construct a new minimum eight (8) foot wide sidewalk, attached to street curb, along the N. 75th Street frontage, and a new minimum six (6) foot wide sidewalk, attached to street curb, along the E. McKnight Ave. frontage.
4. PARKING. A minimum of one (1) on-site parking space shall be reserved for patrons/clients of the commercial space in the "live/work" unit from 9:00 AM to 5:00 PM and shall be signed accordingly. After 5:00 PM, the space may be used for residential parking.
5. MAXIMUM BUILDING HEIGHT. No building on the site shall exceed 40 feet in height, inclusive of rooftop appurtenances, measured as provided in the applicable section of the Zoning Ordinance.
6. STREETLIGHTS. The final site plan and civil improvement plans for the project shall indicate the new location for the pole/fixture currently located approximately 22 feet south of E. McKnight Avenue on the east side of N. 75th Street. The pole/fixture shall be relocated so that it is clear of the new sidewalks to be constructed with this project.
7. REFUSE. Prior to issuance of any permit for the development project, the property owner shall submit and obtain approval of construction documents to construct the refuse enclosure identified in Architectural plan set sheet number CS0.1, titled Site Plan and dated 11.16.2021.
8. PROTECTION OF ARCHAEOLOGICAL RESOURCES. 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.

DEDICATIONS

9. RIGHT-OF-WAY DEDICATIONS. Prior to issuance of any permit for the development project, the property owner shall make, in fee simple, the right-of-way dedications to the City of Scottsdale identified in Architectural plan set sheet number Cs0.1, titled Site Plan and dated 11.16.2021.
10. PUBLIC NON-MOTORIZED ACCESS EASEMENT. Prior to issuance of any permit for the development project, the property owner shall dedicate a continuous Public Non-Motorized Access Easement to the City of Scottsdale to contain the public sidewalk in locations where the sidewalk crosses onto the project site.

INFRASTRUCTURE

11. CONSTRUCTION COMPLETED. Prior to issuance of any Certificate of Occupancy or Certification of Shell Building, whichever is first, for the development project, the property owner shall complete all the infrastructure and improvements required by the Scottsdale Revised Code and these stipulations.
12. STANDARDS OF IMPROVEMENTS. All improvements (curb, gutter, sidewalk, curb ramps, driveways, pavement, concrete, water, wastewater, etc.) shall be constructed in accordance with the applicable City of Scottsdale Supplements to the Maricopa Association of Governments (MAG) Uniform Standard Specifications and Details for Public Works Construction, Maricopa Association of Governments (MAG) Uniform Standard Specifications and Details for Public Works Construction, the Design Standards and Policies Manual (DSPM), and all other applicable city codes and policies.
13. CIRCULATION IMPROVEMENTS. Prior to issuance of any permit for the development project, excluding demolition, the property owner shall submit and obtain approval of construction documents to construct the improvements identified in Architectural plan set sheet number CS0.1, titled Site Plan and dated 11.16.2021
14. WASTEWATER LINE. Prior to issuance of any permit for the development project, excluding demolition, the property owner shall submit and obtain approval of construction documents to construct a new six (6) inch sewer services to serve project.
15. ON-SITE WASTEWATER LINE. On-site wastewater line shall be privately owned and maintained system contained within on-site private drive.
16. WATER AND WASTEWATER IMPROVEMENTS. The property owner shall provide all water and wastewater infrastructure improvements, including any new service lines, connection, fire-hydrants, and manholes, necessary to serve the development.

REPORTS AND STUDIES

17. DRAINAGE REPORT. With the Development Review Board submittal, the property owner shall submit a Drainage report in accordance with the Design Standards and Policies Manual for the development project.
18. WATER AND WASTEWATER. With the Development Review Board submittal, the property owner shall submit final Basis of Design Reports in accordance with the Design Standards and Policies Manual for the development project.



TOMECAK DESIGN
 4368 North Civic Center Plaza
 Suite 201
 Scottsdale, Arizona 85251
 T 602.619.7751
 F 480.788.8387
 E info@tomecakdesign.com

PROJECT TEAM

OWNER: DE MIRABALLIO, LLC
 390 N. 75TH STREET
 SCOTTSDALE, AZ 85251
 CONTACT: ROBERT MIRABANDA
 PHONE: 602.326.4351

ARCHITECT: TOMECAK DESIGN
 4368 NORTH CIVIC CENTER PLAZA
 SUITE 201
 SCOTTSDALE, ARIZONA 85251
 CONTACT: MARK TOMECAK
 PHONE: 602.619.7751

CIVIL ENGINEER: JACOBS WALLACE, LLC
 2233 WEST BETHANY HIGHWAY
 PHOENIX, ARIZONA 85015
 CONTACT: CHUCK JACOBS
 PHONE: 602.972.5964

LANDSCAPE ARCHITECT: T.J. MCQUEEN
 8433 EAST CHOLLA STREET
 SCOTTSDALE, ARIZONA 85225
 CONTACT: T.J. MCQUEEN
 PHONE: 602.266.6619

ELECTRICAL ENGINEER: RLM DESIGN, LLC
 8201 SOUTH BENDER DRIVE
 CHANDLER, ARIZONA 85225
 CONTACT: BOBBY MAHON
 PHONE: 602.741.0147

CODE REVIEW

AUTHORITY: CITY OF SCOTTSDALE, ARIZONA
CODE: 2012 INTERNATIONAL BUILDING CODE W/AMENDMENTS
 2012 INTERNATIONAL FIRE CODE
 2012 INTERNATIONAL MECHANICAL CODE
 2012 INTERNATIONAL PLUMBING CODE
 2012 INTERNATIONAL ELECTRICAL CODE
 2006 INTERNATIONAL CONSERVATION CODE

OCCUPANCY: R-2
CONSTRUCTION TYPE: V-B

PROJECT INFORMATION

PROJECT NAME: PALO ON 75TH	BUILDING SETBACKS:	FRONT SETBACK: 10'-0" (FROM MCKNIGHT AVE. BACK OF CURB)
ADDRESS: 390 N. 75TH STREET SCOTTSDALE, AZ 85251	REAR SETBACK: 10'-0" (FROM 75TH ST. BACK OF CURB)	SIDE SETBACK: 0'-0"
APN: 130-25-10A	REAR SETBACK: 10'-0" (FROM CENTERLINE OF ALLEY)	
ZONING: DOWNTOWN MIXED USE	PROPERTY DENSITY:	ALLOWABLE: 50 DWELLING UNITS PER ACRE
GROSS SITE AREA: 13,117.89 SF (0.30 ACRES)	PROPOSED:	16.67 DWELLING UNITS PER ACRE
NET SITE AREA: 9,622.82 SF (0.22 ACRES)	GFAR:	ALLOWABLE: 1.3 (20 WITH BONUS)
STORIES: (3) THREE STORIES	PROPOSED:	13,117.89 FT ² / 12,814 SF
BUILDING AREA:	ALLOWABLE AREA:	10,455 SF / 13,108 SF * 0.80
1ST FLOOR: 1,533 SF	BUILDING HEIGHT:	ALLOWED: 66'-0" HIGH
2ND FLOOR: 5,455 SF	PROPOSED:	39'-0" HIGH
3RD FLOOR: 2,802 SF	ALLOWABLE AREA:	9,500 SF PER FLOOR
TOTAL AREA: 9,870 SF	PROPOSED:	300% INCREASE FOR SPRINKLERS (PER STORY)
NUMBER OF UNITS: 5 DWELLING UNITS	TOTAL AREA ALLOWED:	28,500 SF
USE: RESIDENTIAL	PARKING:	
OCCUPANCY USE: SEPARATED	• (1) 2-BEDROOM UNITS @ 2 SPACES/UNIT = 8 SPACES	
FIRE SPRINKLERS: YES	• (1) 2-BEDROOM WORK/LIVE UNITS, RESIDENTIAL PARKING @ 2 SPACES/UNIT * 2 =	
FIRE ALARM: YES	• 285 SF OFFICE @ 1 SPACE/200 SF * 1.5 =	
	PER TABLE 502.8 - UNIT EXEMPTION FOR WORK/LIVE RESIDENTIAL COMPONENT IF COMMERCIAL PARKING PROVIDED:	
	TOTAL PARKING REQUIRED:	9 SPACES (8.55 SPACES)
	TOTAL PARKING PROVIDED:	9 SPACES
	ADA PARKING REQUIRED (4%)	1 SPACE
	ADA PARKING PROVIDED:	1 SPACE
	BICYCLE PARKING PROVIDED:	85 TALLS TOTAL

LEGAL DESCRIPTION

LOT 25, OF SCOTTSDALE MAJOR, ACCORDING TO THE PLAN OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 46 OF MAPS, PAGE 24.

EXCEPT A PERPETUAL EASEMENT AND RIGHT OF WAY TO CONSTRUCT, OPERATE AND MAINTAIN AN ALLEY AND ANY PUBLIC UTILITY LINES, PIPES OR POLES OVER THE SOUTH 20 FEET OF LOT 25, OF SCOTTSDALE MAJOR, RECORDED IN BOOK 46 OF MAPS, PAGE 24.

VICINITY MAP



PROJECT: PALO ON 75TH
 390 N. 75TH STREET
 SCOTTSDALE, ARIZONA 85251

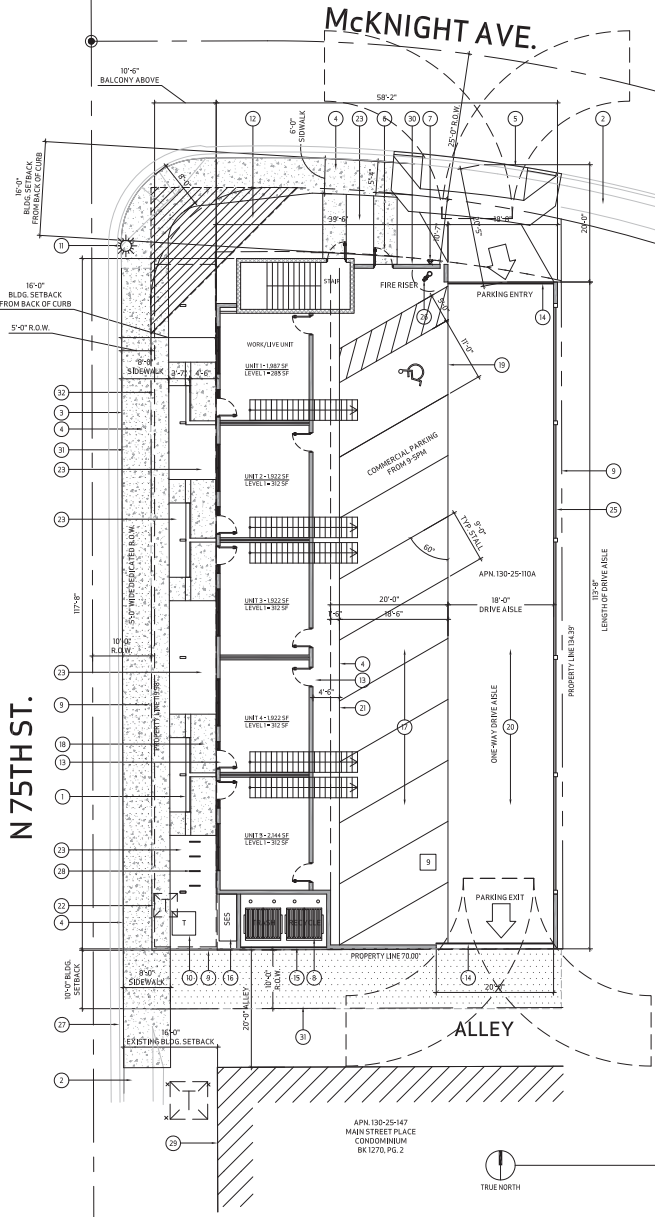
REVISIONS:

JOB #: 2105

DATE: 11.16.2021

CONTENTS: SITE PLAN

SHEET NO.: CS0.1



GENERAL NOTES:

- KNOX BOX WILL BE REQUIRED FOR FIRE DEPARTMENT EMERGENCY ACCESS KEYS. LOCATION OF BOX TO BE DETERMINED WITH FIRE INSPECTOR APPROVAL.
- SLOPE ALL SIDEWALKS AWAY FROM BUILDING MINIMUM 1% AND NOT TO EXCEED 2% MAXIMUM.
- PROVIDE FIRE LANE SIGMAGE AT LOCATIONS REQUIRED BY THE FIRE MARSHALL AND FILED INSPECTOR.
- LANDSCAPE LIGHTING NOT SHOWN ON ELECTRICAL. SITE LIGHTING PLAN, LANDSCAPE LIGHTING AND CONTROLS WILL BE INCORPORATED INTO THE DESIGN USED AS ACCENT LIGHTING.

KEY NOTES:

- NEW 36" HIGH PORCH WALL.
- EXISTING SIDEWALK TO CONNECT TO NEW SIDEWALK. EXISTING SIDEWALK TO BE REMOVED.
- NEW CONCRETE SIDEWALK.
- NEW DRIVEWAY - SEE CIVIL FOR MORE INFORMATION.
- GATE / DOOR.
- F.O.C.
- TRASH / RECYCLING ENCLOSURE WITH CONCRETE PAD.
- PROPERTY LINE.
- NEW ELECTRICAL TRANSFORMER LOCATION.
- EXISTING STREET LIGHT TO REMAIN. PAINT SHERWIN WILLIAMS 'ENDURING BRONZE' - SW 7505.
- 20' x 25' SITE VISIBILITY TRIANGLE.
- UNIT ENTRY DOOR.
- AUTOMATIC GARAGE DOOR. DOOR TO BE ON AUTO OPEN ACCESS CONTROL DURING ALL HOURS.
- ROLL UP GATE TO SCREEN TRASH.
- S.E.S. LOCATION.
- PARKING STALLS.
- UNIT PORCH / ENTRY.
- ADA PARKING AND ACCESSIBLE ASBLE.
- CONCRETE DRIVE AISLE.
- PARKING STOP RASED CURB.
- EXISTING ELECTRICAL TRANSFORMER TO BE REMOVED.
- NEW GRADE PLANTER. SEE LANDSCAPE PLAN.
- EXISTING FIRE HYDRANT.
- STEEL MESH SCREEN.
- FIRE RISER.
- EXISTING ENTRY DRIVEWAY TO REMAIN.
- KNOX BOX.
- NEW DEDICATED R.O.W.
- FOR THE PUBLIC SIDEWALK THAT EXTENDS ONTO THE PROPERTY - PROVIDE A NON-MOTORIZED PUBLIC ACCESS EASEMENT OVER ANY PORTION OF STREET SIDEWALK THAT EXTENDS ONTO THE PROJECT SITE.

LEGEND:

- NEW DEDICATED R.O.W.
- NON-MOTORIZED PUBLIC ACCESS EASEMENT
- NEW CONCRETE SIDEWALK

SITE PLAN
 SCALE: 1"=8'-0"

AMENDED DEVELOPMENT STANDARDS JUSTIFICATION

To accommodate the proposed Palo development, we are requesting to modify the Development Standards to account for reduced setbacks along public streets from 20' to 16'. Our requested reductions are shown below in **BOLD CAPS** for additions and ~~strikethrough~~ for removals.

Sec. 5.3000. – Downtown (D)

Sec. 5.3006. – Property development standards.

A. Prior Development Types.

1. Properties zoned Type 1.5 before December 31, 2012. Changes to properties zoned Type 1.5 after December 31, 2012 shall comply with the regulations of the Type 2 development type.
2. Properties zoned Downtown Medical - Type 2 and Downtown Regional Use - Type 2 before May 22, 2018. Changes to properties zoned Downtown Medical - Type 2 and Downtown Regional Use - Type 2 after May 22, 2018 shall comply with the regulations of the Type 3 development type.

B. Density, Gross Floor Area Ratio (GFAR), and Building Height Maximum.

1. Density and GFAR maximum are shown in Table 5.3006.B.
2. The building height maximum is shown in Table 5.3006.B., except as provided in Subsection 5.3006.B.3.
3. The additional height regulations of Article VII. shall not apply.

Table 5.3006.B. Density, Gross Floor Area Ratio (GFAR), and Building Height Maximums				
Development Type	Building Height Maximum ⁽¹⁾	GFAR Maximum without Bonus(es)	GFAR Maximum with Bonus(es) ⁽²⁾	Density Maximum (per acre of gross lot area)
Type 1 within Historic Old Town District	40 feet	1.3	2.0	50 dwelling units
Type 1 outside of the Historic Old Town District	48 feet	1.3	2.0	50 dwelling units
Type 2 and Type 2.5	66 feet	1.3	2.0	50 dwelling units
Type 3	84 feet	1.3	2.0	50 dwelling units
Notes: 1. Inclusive of all roof top appurtenances. 2. See Table 5.3008.B.				

C. Setbacks from public streets, except alleys.

1. The minimum setback from public streets (except alleys) is shown in Table 5.3006.C. The setback is measured from the back of curb.

Table 5.3006.C. Minimum Setback for Buildings Adjacent to Public Streets, except alleys	
Street	Minimum Building Setback
North Drinkwater Boulevard and North Goldwater Boulevard	30 feet
East Indian School Road	30 feet
East Camelback Road	40 feet
North Scottsdale Road in Type 3 Area	40 feet
North Scottsdale Road in Type 1, Type 2 or Type 2.5 Areas	20 feet
All other public streets and public street segments in the Type 1 Area	14 feet
All other public streets and public street segments in the Type 2 or Type 2.5 Areas	20 16 feet
Note: See the Downtown Plan Urban Design & Architectural Guidelines for locations of the public streets and setbacks above.	

2. The adjustment of front yard requirements in Article VII. does not apply.

D. Setbacks from major intersections.

1. On each corner of an intersection designated as an Old Town Major Intersection in the Downtown Plan, the property owner shall provide at least 2,500 square feet of open space at grade and up to a height of 30 feet. The open space shall be located within 70 feet of the intersection of the property lines at the corner. Those major intersections include:
 - a. East Camelback Road and North Goldwater Boulevard.
 - b. East Camelback Road and North Scottsdale Road.
 - c. East Indian School Road and North Goldwater Boulevard.
 - d. East Indian School Road and North Drinkwater Boulevard.
 - e. East Second Street and North Goldwater Boulevard.
 - f. East Second Street and North Drinkwater Boulevard.

E. Setbacks from Single-family Residential districts shown on Table 4.100.A., or the portion of a Planned Community (P-C) with an underlying zoning district comparable to the single-family residential districts shown on Table 4.100.A., or any Planned Residential Development (PRD) District.

Additional Information for:

Palo on 75th

Case: 9-ZN-2021

PLANNING/DEVELOPMENT

1. DEVELOPMENT REVIEW BOARD. The City Council directs the Development Review Board's attention to:
 - a. pedestrian improvements,
 - b. the type, height, design, and intensity of proposed lighting on the site, to ensure that it is compatible with the adjacent use, and
 - c. improvement plans for common open space, common buildings and/or walls, and amenities such as ramadas, landscape buffers on public and/or private property (back-of-curb to right-of-way or access easement line included).

3. RESPONSIBILITY FOR CONSTRUCTION OF INFRASTRUCTURE. The developer shall be responsible for all improvements associated with the development or phase of the development and/or required for access or service to the development or phase of the development. Improvements shall include, but not be limited to washes, storm drains, drainage structures, water systems, sanitary sewer systems, curbs and gutters, paving, sidewalks, streetlights, street signs, and landscaping. The granting of zoning/use permit does not and shall not commit the city to provide any of these improvements.

4. EASEMENTS DEDICATED BY PLAT. The owner shall dedicate to the city on the final plat, all easements necessary to serve the site, in conformance with the Scottsdale Revised Code and the Design Standards and Policies Manual.

5. EASEMENTS CONVEYED BY SEPARATE INSTRUMENT. Prior to issuance of any building permit for the development project, each easement conveyed to the city separate from a final plat shall be conveyed by an instrument or map of dedication subject to city staff approval, and accompanied by a title policy in favor of the City, in conformance with the Design Standards and Policies Manual.

6. FEES. The construction of water and sewer facilities necessary to serve the site shall not be in-lieu of those fees that are applicable at the time building permits are granted. Fees shall include, but not be limited to the water development fee, water resources development fee, water recharge fee, sewer development fee or development tax, water replenishment district charge, pump tax, or any other water, sewer, or effluent fee.

PALO ON 75TH

3961 N. 75th Street, Scottsdale, Arizona 85251

Application Narrative for Rezoning, Development Review (Major) and Amended Development Standards



Representative:

HUELLMANTEL
AFFILIATES

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Tempe, Arizona 85280

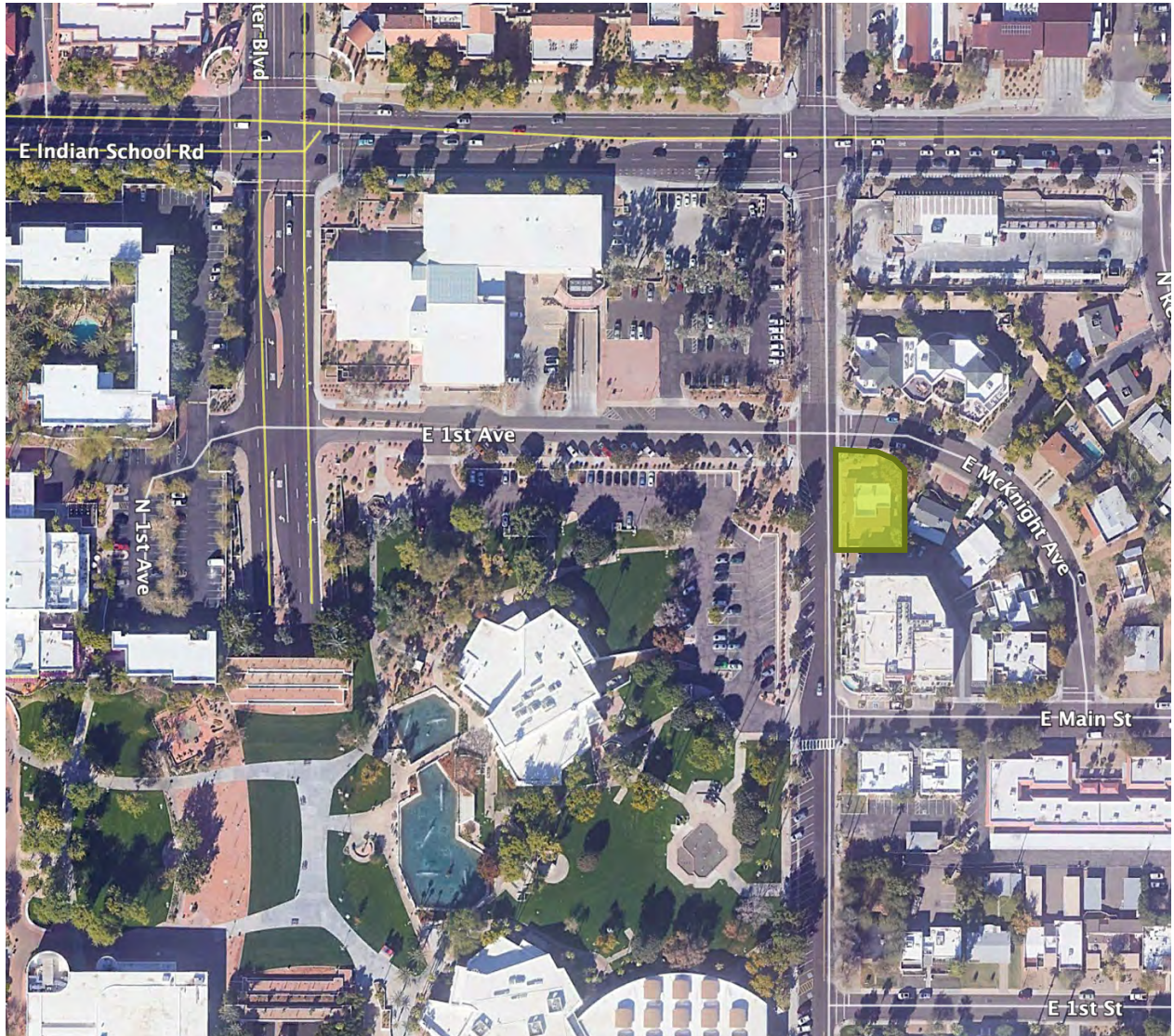
Applicant:

PALO ON 75TH

Robert De Miranda
De Miranda Lux
rm@finesseconstruction.com
7825 E. Evans Road #500
Scottsdale, Arizona 85260

PROJECT OVERVIEW

De Miranda Lux is the current owner of the existing outdated commercial building located at 3961 N. 75th Street in Old Town Scottsdale. The property is approximately 0.3 acres at the southeast corner of McKnight Avenue and 75th Street across from the Scottsdale City Hall as depicted below:

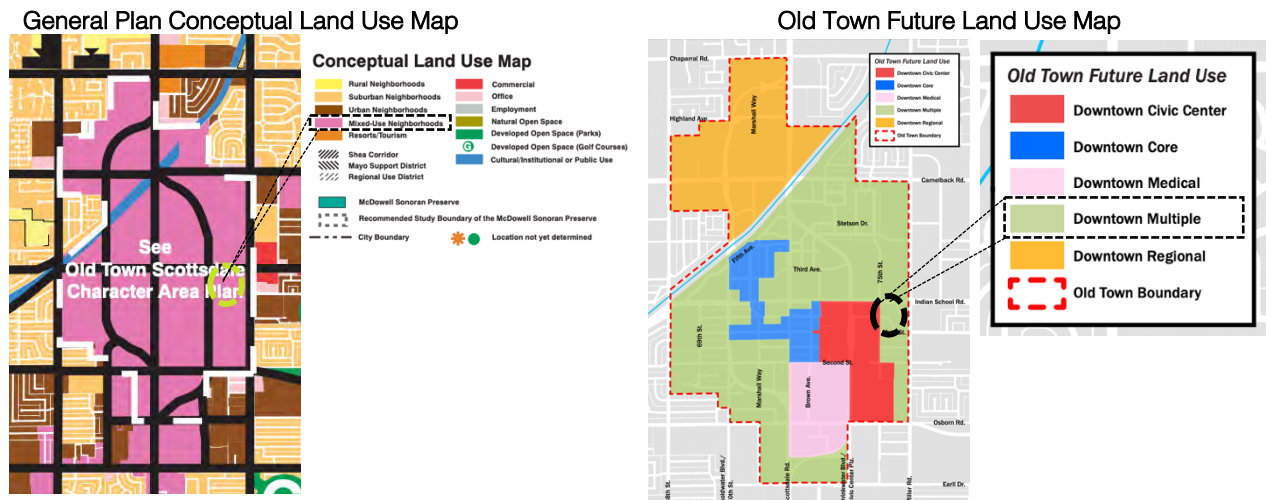


De Miranda Lux is proposing to rezone the property to accommodate a new multi-family development with 5 units – 1 of which is proposed as a dedicated “work/live” unit – that feature individual balconies at each level and a common use rooftop amenity area in a new building called Palo on 75th (“Palo”). Palo utilizes high-quality materials and modern design elements that draw inspiration from desert palettes as well as the architectural stylings of Benny Gonzales, who designed the City Hall complex across the street from Palo.

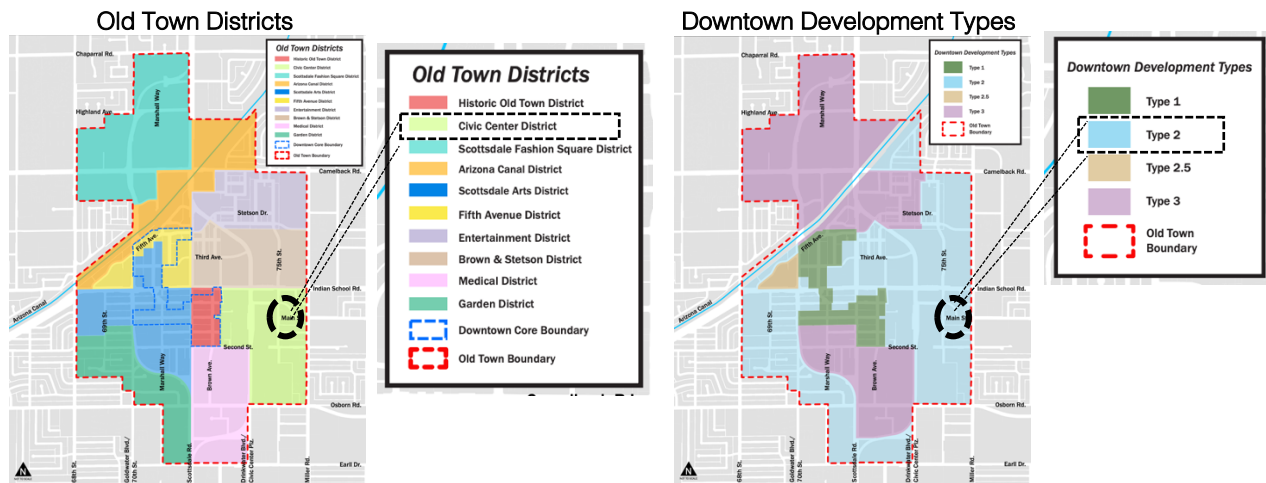
In addition to requesting a rezoning from Service Residential (S-R) with a Downtown Overlay (DO) to Downtown/Downtown Multiple Use Type-2 (D/DMU-2) with a

Downtown Overlay (DO), we are also requesting a Development Review (Major) for the proposed new development as well as Amended Development Standards to accommodate reduced setbacks along the two public street frontages from 20' to 16' to match the neighboring development to the south.

The subject site is located within the Mixed-Use Neighborhoods/Old Town Scottsdale Character Area Plan of the General Plan as shown below:



The subject site is within the Civic Center District of the Old Town Scottsdale Character Area Plan and is designated as a Downtown Development Type 2 as shown below:



Part of our request includes a reduction in the distance between the driveway entrance and gate pursuant to the standard DSPM guidelines. Section 2-1.302 and Figure 2-1.2 note a 20'-0" distance from a gate to the back of sidewalk. Due to the unique constraints faced by this challenging infill site and additional sidewalk dedications required, this creates a hardship and accordingly we propose 20'-5" from the back of curb to the gate.

Palo's addition to the Old Town area is consistent with the Character Area's vision for this area and we have worked diligently to create a development that pays homage to the Old Town Area while incorporating contemporary design elements that reflect the ongoing (re)development of the area.

EXECUTIVE SUMMARY

We have compiled full and detailed responses to the various application materials and relevant City document and those are contained in the text of the relevant sections of this narrative. While we have provided robust responses to Palo's compliance with City goals, objectives and design guidelines, the answers at times seem repetitive due to the nature of the questions, goals or design guidelines noted. As such, this executive summary provides the overview of compliance with each relevant section in general terms for ease of reference.

Rezoning

General Plan and Old Town Character Area Conformance

- Palo is consistent with the City's planning and design goals for the Old Town Growth Area and encouraging Old Town as a "live, work and play" destination.
 - The subject site is located within an Urban Character Type (Old Town) area and specifically is part of the Civic Center District within a Type 2 Development area.
- The proposed project has a maximum height of 39'-0", far below the 60'-0" maximum height allowed by the requested zoning category and Type 2 Development standards.
- The proposed project features 5 units consisting of 4 two-bedroom units and 1 two-bedroom work/live unit on approximately .3 acres for a density of 16.67 dwelling units per acre. The proposed density is only one-third of the 50 dwelling units per acre permitted by the requested zoning and Type 2 Development Standards and less than is permitted by the existing Downtown Overlay standard of 23 dwelling units per acre.
- The subject site is a small infill parcel located directly across 75th Street from City Hall that is oriented with the front facing the Civic Center Mall.
- Palo is a primarily residential project with one work/live unit containing flexible office space at the ground floor to provide diversity of housing options for future tenants and within the surrounding area.
- The surrounding neighborhood is primarily zoned a combination of D/DMU-2 DO (the zoning category Palo is requesting), or its predecessor equivalent D/OR, and S-R DO (the current zoning of Palo). The proposed rezoning is consistent with the area and in compliance with the City's vision for this site.
- Palo is located just steps from the Civic Center Mall and its links to Historic Old Town, promoting the City's "live, work, and play" goals by adding residents in parts of Old Town close to civic, commercial and recreational amenities.
- Palo features an enhanced pedestrian environment along 75th Street and bicycle parking to promote non-vehicular traffic, which helps fulfill the City's objectives to for the Civic Center District and Downtown Core.

Satisfies the following General Plan Objectives:

Character and Design #1, 2, 4, 5, 6, 8, 9; Economic Vitality #7; Community Involvement# 1, 4, Housing #4; Conservation, Rehabilitation and Redevelopment #2; Neighborhood Preservation and Revitalization #1, 5; Preservation and Environmental Planning #4, 5, 7, 9; Growth Areas #1, 2; Community Mobility #2, 5, 8, 11; Bicycling #2

Satisfies the following Old Town Character Area Objectives:

Land Use – Goal LU1 through Policies LU1.1, LU1.3; Goal LU2 through Policies LU2.1, LU2.2, LU2.3; Goal LU3 through Policy LU3.2; Goal LU5 through Policies LU5.1, LU5.2; Goal LU6 through Policies LU6.1, LU6.4

Character & Design – Goal CD1 through Policy CD1.1; Goal CD2 through Policy CD2.2; Goal CD3 through Policies CD3.1, CD3.2, CD3.3; Goal CD4 through Policy CD4.1; Goal CD6 through Policies CD6.1, CD6.3, CD6.4, CD6.5; Goal CD7 through Policy CD7.1; Goal CD9 through Policy CD9.2 Goal CD10 through Policy CD10

Mobility – Goal M1 through Policy M1.5; Goal M2 through Policies M2.4, M2.5; Goal M4 through Policy M4.5; Goal M7 through Policy M7.1

Arts & Culture – Goal AC3 through Policy AC3.7

Economic Vitality – Goal EV2 through Policy EV2.8

Development Review

Old Town Scottsdale Urban Design & Architectural Guidelines & Sensitive Design Principles

- Palo features a modern desert design with a variety of textures and materials consistent with the City's design guidelines.
 - The pedestrian level is grounded with a cool tone integral colored grey masonry in a burnished finish with metal cladding in weathered steel at the elevator shaft and treated wood doors.
 - The upper levels feature stucco in white and grey tones with chartreuse accents at the second-story balconies to separate individual private patio spaces.
- The building is designed with individual private patio space at the second and third stories as well as a communal amenity deck and pool at the rooftop with views over Civic Center Mall and into Historic Old Town.
 - The third story is stepped back from 75th Street and features loft-style units.
- Landscaping consists of low-water use and drought-tolerant plants recommended by the Arizona Department of Water Resources for plantings in the Phoenix AMA.
- Palo draws upon inspiration from Benny Gonzales' style at nearby City Hall with white stucco features and tall, vertical recessed windows at the ground floor.
- All parking within the proposed project is covered and access controlled.
 - Ingress is only from McKnight and is one-way with egress into the alley to minimize curb cuts and disruption to the pedestrian environment.
- Part of the redevelopment includes the reconstruction of the current unshaded, narrow attached sidewalk along 75th Street to an 8' wide sidewalk.

Satisfies the following Old Town Scottsdale Urban Design & Architectural Guidelines:

Human Connectivity – Section 1 through Subsections 1.1, 1.2, 1.3, 1.4, 1.5; Section 2 through Subsections 2.1, 2.2; Section 3 through Subsection 3.3; Section 4 through Subsections 4.1, 4.2, 4.6

Site & Surrounding Context – Section 5 through Subsections 5.2, 5.3; Section 6 through Subsection 6.1; Section 7 through Subsection 7.1; Section 8 through Subsections 8.1, 8.2

Building Design – Section 12 through Subsections 12.1, 12.2; Section 13 through Subsections 13.1, 13.2, 13.4; Section 15 through Subsection 15.5; Section 16 through Subsections 16.1, 16.3, 16.6; Section 17 through Subsections 17.1, 17.3, 17.4; Section 18 through Subsections 18.1, 18.2, 18.4, 18.5, 18.6, 18.7, 18.8, 18.9

Civic Center District – Section CC1 through Subsection CC1.4; Section CC2 through Subsection CC2.1, CC2.2, CC2.4

Noteworthy Modifications to Previous Submittal

- Removal of ground floor studio to reduce unit count from 6 to 5
- Setbacks increased to 16' on both street frontages to match adjacent property to the south
- Private patio space added to ground floor
- Amenity area at rooftop moved to the north side per neighbor request
- Parking is provided as required and therefore no parking reduction is applied for bicycle parking
- Entrance to parking is provided from McKnight and not from alley per neighbor request
- Parking area drive aisle increased to 18' as required
- 8' sidewalk along 75th Street extended through alley per staff request

REZONING NARRATIVE

The rezoning request from S-R DO to D/DMU-2 DO to accommodate the proposed Palo development is consistent with the City of Scottsdale's various planning documents as detailed below.

General Plan Conformance

As noted above, the proposed Palo project is located within the Mixed-Use Neighborhoods/Old Town Character Area of the General Plan 2001 and has a future land use of Downtown Multiple within the Civic Center District Type 2 Development. Palo is designed as a residential-focused development – which is permitted in the Downtown Multiple Use zoning category – with a dedicated work/live unit including flexible space at the ground floor intended to serve as office or small-scale retail or commercial use space. Additionally, Palo furthers the goals and approaches of the General Plan as detailed below.

Character and Design

1. Determine the appropriateness of all development in terms of community goals, surrounding area character, and the specific context of the surrounding neighborhood.

- Ensure that all development is a part of and contributes to the established or planned character of the area of the proposed location (Urban Character Type – Old Town Scottsdale)
Urban Character Types contain higher-density residential, non-residential, and mixed-use neighborhoods. The districts include apartments, high-density townhouses, commercial and employment centers, and resorts. Urban districts should have a pedestrian orientation with shade, activity nodes and small intimate developed open spaces that encourage interaction among people.

Palo is a proposed small scale multi-family residential building that is designed with one dedicated work/live unit. The proposed density is 16.67 dwelling units per acre consisting of 5 units on approximately .3 acres. The work/live unit features a dedicated commercial use parking space during business hours.

Particular emphasis is placed on the pedestrian experience of Palo including a covered walkway created by the projection of the second-story balconies over the sidewalk. To further provide pedestrian comfort, we are reconstructing the sidewalk to provide an 8' wide sidewalk along 75th Street.

2. Review the design of all development proposals to foster quality design that enhances Scottsdale as a unique southwestern desert city.
 - Promote, develop and adopt comprehensive policies and guidelines for use in the design and development review process, which establish principles and standards for public and private development and recognize the diverse scope of development projects in the community.

The subject site is located within the Old Town Scottsdale Character Area and is subject to the Old Town Scottsdale Urban Design & Architectural Guidelines. Our architectural team thoughtfully incorporated many elements from the Old Town guiding design document which are discussed in greater detail in the “Development Review Narrative” section beginning on page 40 of this project narrative.

4. Encourage “streetscapes” for major roadways that promote the city’s visual quality and character, and blend into the character of the surrounding area.
 - Design **Old Town/Urban** areas to concentrate on those elements that will provide pedestrian comfort, such as arcade-covered walkways, shade, decorative paving, and landscaping, so that a comfortable setting can be created for this use-intensive area.

As discussed above, Palo is proposing an enhanced pedestrian experience along 75th Street directly across the street from the City Hall that includes a newly constructed 8’ wide sidewalk for public use separated from the private ground floor patio space for future residents. Palo is also providing an enhanced sidewalk along McKnight, which will be increased to 6’ for the length of the project.

6. Recognize the value and visual significance that landscaping has upon the character of the community and maintain standards that result in substantial, mature landscaping that reinforces the character of the city.
 - Discourage plant materials that contribute substantial air-borne pollen.

The landscape palette proposed for Palo includes lady slipper, red yucca and gold lantana, all recommended desert plantings by the Arizona Department of Water Resources for the Phoenix AMA.

- Encourage landscape designs that promote water conservation, safe public settings, erosion protection, and reduce the “urban heat island” effect.

The landscape palette chosen consists only of low water use, drought tolerant plantings.

Land Use

3. Encourage the transition of land uses from more intense regional and citywide activity areas to less intense activity areas within local neighborhoods.
 - Guide growth to locations contiguous to existing development to provide city services in a cost effective and efficient manner.

Palo is proposed north of Main Street Place development – a taller, more intense development – and south of an office building with a short-term rental property on the second story. Directly to the west is the Civic Center Mall with direct access to Historic Old Town’s various shopping, restaurant, and entertainment amenities.

Palo is a small-scale, five unit multi-family development with one dedicated work/live unit consisting of two stories plus a stepped back rooftop loft area with access to a shared amenity deck for residents. The maximum height is proposed as 36'-0" to the top of the roof and 39'-0" to the top of the parapet.

The proposed development is designed within the guidelines for Type 2 projects in the Downtown zoning category and is 14'-0" shorter than the building directly to the south.

This area of Scottsdale is specifically targeted as a Growth Area where new development is intended and Palo is designed within the density and height guidelines set forth in the Old Town Scottsdale Character Area Plan. The surrounding neighborhood is zoned a combination of S-R DO and D/DMU or D/OR (the predecessor zoning category to D/DMU), and the proposed development is consistent with the uses of the surrounding neighborhood and area.

4. 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.

Palo will transform a current single-tenant office in an outdated building into a high-quality multi-family residential development with one work/live unit and the remaining four units featuring flexible ground floor space designed to encourage active use. The proposed development is located directly across 75th Street from the Civic Center Mall, and we have designed Palo to face this area with the goal of encouraging resident interaction with this important public amenity space.

Additionally, Palo is located with direct and easy access to Historic Old Town's various amenities. We have provided bicycle parking spaces as well as upgraded sidewalks to encourage multi-modal transportation – with emphasis on the bicyclist and pedestrian environment – to those amenities. The proximity of additional residents to the wide variety of shops, restaurants, fitness studios and other uses will provide opportunities for new clientele to support those businesses.

- Support jobs/housing balance by integrating housing, employment, and supporting infrastructure in mixed-use centers located at appropriate locations.

Palo is designed as primarily a residential building but with flexible use space available on the ground floor for all units and one designated work/live unit with a reserved parking space during business hours (9:00 a.m. to 5:00 p.m.). Given the evolving flexibility of working from home for many industries that have previously been limited to in-office workspaces, Palo has created the option for residents to utilize ground floor space for non-residential purposes.

Additionally, given the site's proximity to the many amenities of Old Town, there may be low intensity commercial uses appropriate for ground floor uses such as aesthetician services, design professional space, art studio and gallery or display space.

We envision the flexible ground floor space as a blank canvas for residents who seek to live, work and play, and it is designed to accommodate a wide variety of uses. This allows the project to be adaptable to ever-changing needs of residents.

5. Develop land use patterns that are compatible with and support a variety of mobility opportunities/choices and service provisions.

- Integrate the pattern of land uses and mobility systems in ways that allow for shorter and fewer automobile trips and greater choices for mobility.

The location of the subject site – within comfortable walking and bicycling distance to a significant number of civic, commercial and recreational opportunities – provides ample opportunities for residents to utilize alternative modes of transportation that do not involve automobile trips.

Palo is also located within walking and bicycling distance to the Scottsdale Trolley stops at Indian School and Miller Road with connections throughout Scottsdale and the Valley through connections with other Valley Metro transportation options.

- Encourage non-motorized (pedestrian and bicycle) access/circulation within and to mixed-use centers to reduce reliance on the automobile.

As discussed above, the proximity of Palo lends itself to easy and convenient pedestrian and bicycle access to Old Town's nearby amenities. To help promote residents' ability to take advantage of Palo's proximity to bicycle networks, Palo is providing bicycle parking spaces.

- Provide a balance of live, work, and play land uses and development intensities that enable convenient non-automotive trips (pedestrian and cycling and transit) where environmentally and physically feasible.

Palo is designed with one dedicated work/live unit and with the other four residential units featuring flexible space at the ground floor to promote this City goal of encouraging live, work and play uses conveniently located to reduce automobile trips. To ensure that work/live unit may function properly as a commercial use, one dedicated vehicular parking space is proposed to be on-site.

Palo emphasizes the pedestrian experience by providing enhanced and widened sidewalks along both 75th Street and McKnight Avenue. Convenient access to Old Town via the Civic Center Mall is located directly across of 75th Street from the project.

- Encourage that land uses with the highest intensity be located in areas conducive to alternative modes of transportation.

Old Town boasts one of the densest commercial areas in the entire City which lends itself to non-vehicular circulation. Palo is located within walking and bicycling distance to Historic Old Town and its shops, restaurants and other amenities. Although Palo is not a high intensity use, its residential density is consistent with the allowed range for Downtown zoned properties and is more consistent with promoting the use of alternative modes of transportation than the current office.

6. Promote land use patterns that conserve resources, such as land, clean air, water, and energy, and serve all people, within the community.
 - Encourage a variety of compatible mixed-use land uses throughout the city in appropriate locations allowing people to live, work, play and shop in the same general area.

The location of additional residents so close to Old Town's commercial center promotes this goal of encouraging compatible land uses that allow people to live, work, play and shop in the same general area. The Civic Center Mall is mere steps from Palo and provides direct access to nearby commercial amenities in the Historic Old Town district.

- Concentrate future development in “growth areas” and other centers of activity, thereby discouraging sprawl, conserving energy, and promoting community identity.

Palo is located within the Old Town Scottsdale Growth Area consistent with this goal.

- Integrate land use and transportation policies to promote a decrease in vehicle miles traveled to reduce air pollution and resource consumption, increase interaction among citizens and provide a stronger sense of community.

We have planned Palo to cater to residents who seek to live within Old Town's vibrant community and interact with it at a micro level. The project itself is oriented towards City Hall and the Civic Center Mall with direct pedestrian and bicycle access to Historic Old Town. With easy access to non-vehicular modes of transportation and the nearby Scottsdale Trolley stop at Indian School and Miller, multi-modal transportation options provide a variety of alternatives that aim to reduce air pollution and vehicle miles traveled.

- Protect and revitalize established areas/neighborhoods by promoting new development and the adaptive reuse of existing community resources that re-energize an area.

The area along McKnight Avenue is zoned a combination of S-R DO and D/DMU-2 and contains a handful of residential properties, at least one which is in a significant state of disrepair and appears abandoned. Those portions of the neighborhood which have been redeveloped – the adjacent Main Street Place mixed-use condominium project and the

McKnight Office building – have positively contributed to the appearance of the neighborhood.

Palo has been thoughtfully designed to transform the current outdated and underutilized office building into a unique development that pays homage to the design features of nearby City Hall while incorporating a modern desert aesthetic.

8. Encourage land uses that create a sense of community among those who work, live, and play within local neighborhoods

- Promote public land uses, such as parks, schools and other civic uses that act as the nucleus of neighborhoods and promote community interaction.

Palo is located with direct pedestrian and bicycle access to the Civic Center Mall, which features the Scottsdale Center for the Performing Arts, Civic Center Library, and other cultural amenities. Locating additional residents with easy access to these public amenities helps promote their increased use and fosters a greater sense of community through increased interaction.

- Promote development patterns and standards that are consistent with the surrounding uses and reinforce an area's character.

The design of the proposed project, including its standards with respect to height and setbacks, draws from the surrounding uses. The proposed height is between the standards for the properties directly to the south (4+ stories) and north (2 stories).

The surrounding area contains a mix of homes and offices with some modern architectural features while others feature flagstone with bright color accents and primarily beige color. Palo's color palette draws from some of the more neutral, modern color palettes with various shades of grey while featuring light grey masonry at the ground floor, copper-toned metal cladding accents, treated wood doors and accents underneath the second-floor balconies with painted white around the frame to accentuate the pop-out and match the City Hall building across the street. Brightly colored partition walls at the second floor between private balconies are painted in a chartreuse emblematic of the yellow flowers of a Palo Verde tree. Where practical, the project places tall vertical windows as an homage to Benny Gonzales's modern design at the Civic Center Mall.

We have drawn upon the surrounding area architecture types, which vary greatly in materials, style, and color, and have produced a design that complements the area while providing its own unique identity.

9. Provide a broad variety of land uses that create a high level of synergy within mixed-use neighborhoods.

- Incorporate a diverse range of residential and non-residential uses and densities within mixed-use neighborhoods.

Palo proposes a residential density of approximately 16.67 dwelling units per acre within the Downtown Overlay area and below the 50 dwelling unit per acre maximum permitted in the requested D/DMU-2 zoning district. Directly adjacent to Palo is Main Street Place, a mixed-use multi-family development with 12 residential units and ground floor retail with a density of 22.22 dwelling units per acre.

Some of the surrounding area is zoned S-R and contains single-family residential houses, short-term rental properties, a smaller scale mixed-use multi-family development, and office buildings. The variety of uses within the neighborhood lends itself to a true mixed-use area and the site is located directly adjacent from civic and commercial uses along the Civic Center Mall.

- Promote residential uses that support the scale and function of retail, commercial and employment uses within these neighborhoods, including the use of mixed-use structures (retail or office on lower level and residential uses on upper levels).

The proposed Palo project will add residents to this key Old Town location while providing one dedicated work/live unit and flexible space at the ground floor of the remaining four residential units. Additionally, its proximity to the Civic Center Mall and Historic Old Town provides convenient access for residents to support the nearby civic and commercial offerings.

- Encourage redevelopment that invigorates an area while also respecting the character of adjacent neighborhoods.

Palo will transform an outdated and underutilized single tenant office building in a single-family residential-style building into a vibrant, modern multi-family residential building with one work/live unit. The primarily residential nature of the building is consistent with the neighborhood, and the design, height and density are compatible with the surrounding area.

- Encourage compact mixed-use, pedestrian oriented development patterns, at urban densities, that limit the demand for parking and unnecessary automobile trips, and support alternative modes of mobility.

Palo is located on a challenging infill site on an irregularly-shaped lot but we have worked diligently to design a project that includes an appropriate density and height to be compatible with the surrounding area while providing a pedestrian-oriented experience for residents to encourage use of the adjacent Civic Center Mall and alternative modes of transportation to nearby commercial amenities in Historic Old Town. In addition to providing a pedestrian- and bicycle-friendly development for its own residents, Palo will also enhance the pedestrian experience for passersby through the widening of the sidewalks along 75th Street and McKnight Avenue.

Economic Vitality

7. Sustain the long-term economic well being of the city and its citizens through redevelopment and revitalization efforts.
 - Promote residential revitalization to maintain quality housing and thus maintain quality of life and stability of the local economy.

The proposed Palo project is a redevelopment of an outdated single-story building in a key Old Town neighborhood that is undergoing a revitalization into a high end mixed-use, multi-family residential area. Palo will be another positive addition to the redevelopment of this area that will not only provide value to the neighborhood but also provide additional residents close to nearby civic and commercial amenities.

Community Involvement

1. Seek early and ongoing involvement in project/policy-making discussions.
 - Maximize opportunities for early notification of proposed projects, or projects/issues under consideration using signs, information display boards, web site postings, written correspondence, and other methods, as they become available.

We have already begun our early outreach to the surrounding neighborhood. On May 17, 2021, the site was posted with the Early Notice of Project Under Construction sign. Also on May 17, 2021, public notices were sent to all neighbors within the required radius as well as individuals on the City's interested parties list. A neighborhood open house meeting was conducted virtually on May 27, 2021, and two members of the public attended. Three additional individuals have reached out separately to inquire about the project. We continue to have ongoing conversations with these individuals.

Additionally, a member of the HOA board at Main Street Place reached out and requested an additional meeting be conducted to address the project with interested residents. We conducted an additional meeting on August 26, 2021, with those residents to discuss the proposal and obtain feedback. A detailed update including how we addressed the feedback is outlined in the updated Citizen Review Report.

- Ensure project developer/owner is able to demonstrate citizen involvement and how comments were incorporated into proposal/issue recommendations.

We have kept staff informed of our contacts with interested individuals and will be prepared to discuss how feedback from citizen involvement has been incorporated – where possible or reasonable – into the proposed development.

An update to the Citizen Review Report is included with this resubmittal detailing the feedback that has been received and how we have incorporated it into the updated design.

4. Accept and respond to new ways of communicating and new technologies.
 - Use technologies like teleconferencing and broadcasting of meetings to allow greater participation at locations throughout the community.

Our neighborhood meeting open house was held virtually through GoToMeeting with options to attend both telephonically and electronically with full access to a presentation of the preliminary plans. We have conducted numerous neighborhood meetings during the COVID-19 pandemic and it has been our experience that virtual meetings are more convenient for interested parties to attend than in-person meetings and foster greater participation.

We additionally conducted a follow-up meeting with residents of the adjacent Main Street Place development, many of whom were out-of-state during the summer months. Accordingly, that meeting was conducted virtually as well to facilitate attendance.

Housing

4. Encourage housing development that provides for “live, work, and play” relationships as a way to reduce traffic congestion, encourage economic expansion and increase overall quality of life for our residents.
 - Consider a variety of strategies to increase housing intensity and diversity in appropriate locations, such as around commercial areas, near transit centers or major employment.

Old Town is a hub for commercial, civic and employment opportunities within the City, and Palo is conveniently located in close proximity to Historic Old Town and directly adjacent to the Civic Center Mall. By locating residents in a building with increased density to the current use in this location with convenient multi-modal access for pedestrians, bicyclists and trolley riders, Palo encourages the City’s goal of providing “live, work, and play” relationships that reduce traffic congestion and encourage additional patronage of Old Town amenities.

- Explore opportunities for new or redeveloped housing to serve the employment base.

Palo is a new multi-family residential development that will replace an existing single-tenant office building, providing new living opportunities for residents interested in being close to all of the amenities Old Town offers. Additionally, one unit is dedicated work/live and the remaining four residential units provide flexible space at the ground floor intended to serve as a home office to provide an option for the emerging prevalence of work-from-home and modified telecommute schedules as a result of the COVID-19 pandemic on traditional workplaces.

Conservation, Rehabilitation and Redevelopment

- 2. Sustain the long-term economic well-being through redevelopment, rehabilitation, and conservation.
 - Encourage reinvestment that positively impacts the visual impressions and experiences of residents, businesses, and visitors.

The current building at the subject site is an outdated office and features a visually unappealing aesthetic, particularly when considered in relationship to the surrounding neighborhood as demonstrated in the image below:

Current Building



The proposed Palo development will be an architectural upgrade to the existing building and will feature modern desert architecture with high quality materials that will improve the visual experience of people in the surrounding area.

Neighborhood Preservation and Revitalization

- 1. Preserve and enhance the character, identity, and quality of Scottsdale’s diverse neighborhoods.
 - Support innovative, well-designed building construction and rehabilitation to enhance neighborhood character and identity.

Palo has been thoughtfully designed by local architecture firm Tomcak Design to incorporate visually interesting solar relief while utilizing a diverse but compatible material palette. Materials were chosen both to be complementary to the surrounding area – using metal cladding similar to the mixed-use building directly to the north, flat stucco walls in neutral tones similar to the building directly to the south, light grey brick base similar to the building directly to the east, and white accents and tall vertical windows similar to the City Hall building directly to the west. The design ties together these various architectural styles and compositions into one cohesive building that is distinct in its appearance while maintaining consistency with the surrounding area.

5. Build a strong community through neighborhood interaction.

- Encourage physical and social links between non-residential and residential land uses.

The subject site is uniquely located directly adjacent from the Civic Center Mall, which provides access to Historic Old Town's commercial area. Palo is providing an enhanced pedestrian experience to encourage a physical link between the multi-family residential development and adjacent mixed-use projects. Adding additional residents to this key part of Old Town with convenient access to the Civic Center Mall can further promote the social link between non-residential land uses directly to the west of Palo with the residential uses at Palo and within the surrounding neighborhood.

Preservation and Environmental Planning

4. Reduce energy consumption and promote energy conservation.

- Increase the use of natural and man-made shading for parking lots, streets, and pedestrian areas.

Part of the proposed project includes replacing the existing sidewalk along 75th Street with a widened 8' sidewalk and widening the sidewalk along McKnight Avenue to 6'.

- Use landscaping and stabilizing paving materials other than black asphalt to reduce the "heat island" effect and reduce need for cooling fuel use.

Palo is designed to minimize the heat island effect and does not provide for the use of asphalt. Instead of exposed asphalt, the drive aisle is constructed of concrete and most is contained under the provided access controlled parking area.

5. Conserve water and encourage the reuse of wastewater.

- Encourage landscape improvements, which limit the amount of turf area (to "people places") and make optimal use of indigenous desert plants.

Palo does not utilize any turf areas given the large turf area provided directly adjacent at the Civic Center Mall but does provide for landscape improvements including lady slipper, red yucca and gold lantana. All plantings are low water and recommended by Arizona Department of Water Resources plantings for the Phoenix Active Management Area.

7. Promote local and regional efforts to improve air quality.

- Use land use strategies, like creating "live, work, play" relationships or mixed-use structures to reduce air quality impact.

As discussed above, Palo is proposed as a primarily residential project with two dedicated work/live units. The site's proximity to the Civic Center Mall and Historic Old Town place it within convenient walking and bicycling distance from many commercial and civic opportunities for options to "play" within close proximity to where residents of Palo will live and possibly work.

- Expand opportunities for citizens to live in close proximity to work.

Palo is located within Old Town in close proximity to many employment opportunities in the area. Furthermore, in an effort to accommodate the changing workplace requirements that allow more flexibility in telecommuting, Palo is designed with one dedicated work/live unit and provides flexible space at the ground floor of the residential units to provide residents the opportunity to comfortably work from home.

9. Protect and conserve native plants as a significant natural and visual resource

- Encourage landscape improvements that limit the amount of turf area and make optimal use of indigenous desert plants.

As noted above, Palo does not propose the use of turf in its effort to provide a low water use landscape palette. All plantings proposed are either indigenous desert plants or encouraged for desert areas due to their water efficient and drought-tolerant nature.

Growth Areas

1. Direct and sustain growth and expansion in areas of the city that can support a concentration of a variety of uses and are particularly suitable for multimodal transportation and infrastructure expansion and improvements.

- Promote the coordination of infrastructure development and upgrade with opportunities for infill development and development activity where it will encourage a mix of uses and support pedestrian and transit activity.

Palo's improvements include upgrading the sidewalks adjacent to the site. Those upgrades include a new 8' wide sidewalk along 75th Street and a 6' sidewalk along McKnight Avenue. This upgrade will promote continuity between the project to the south and will provide for additional pedestrian comfort in this important Old Town location to encourage non-vehicular traffic to the adjacent Civic Center Mall and Historic Old Town amenities.

2. Make automobile, transit, and other multimodal circulation more efficient.

- Encourage physical planning and design techniques that facilitate the access to and use of transit services and pedestrian amenities.

Palo is designed with its frontage along 75th Street facing the Civic Center Mall and bounded on two sides by sidewalks. The current sidewalks are uncovered and narrower than the City's preferred 8' sidewalks in the Downtown area, and Palo is proposing to upgrade the sidewalk along 75th

Street to promote the pedestrian environment. The sidewalk along McKnight will be upgraded to provide 6' as requested by staff.

The site itself is located within walking and bicycling distance to Historic Old Town, the Civic Center Mall, and trolley stops along Miller Road. Palo is also located within walking distance to Valley Metro bus stops along Indian School Road (Route 41).

- Provide for a rational pattern of land development, coordinated with a multimodal circulation system.

Palo is a small infill development with convenient access to a number of alternative modes of transportation encouraged and contemplated by the City's long range planning for Old Town. Placing additional residents near amenities that can be reached by walking, bicycling and mass transit options helps alleviate traffic and promote sustainable city-building by reducing reliance on vehicles.

Community Mobility

2. Protect the physical integrity of regional networks to help reduce the number, length, and frequency of automobile trips, to improve air quality, reduce traffic congestion, and enhance quality of life and the environment.

- Improve air quality, by encouraging live, work, and play relationships in land use decisions that reduce the distance and frequency of automotive generated trips.

Palo is designed to make the most of its convenient location not only by encouraging its residents to utilize non-vehicular modes of transportation to nearby amenities (at Civic Center Mall and Historic Old Town) but also by providing work/live opportunities through the ground floor design. By designating one unit as work/live and providing flexible space at the ground level for the residential units, Palo provides the possibility for more active uses along 75th Street without placing retail in a location that could compete with nearby businesses and strain the parking needs in the area.

- Foster ways of reducing trips, such as telecommuting. Telecommuting centers should be located for convenient access from residential areas.

Providing the ability for residents to telecommute is a key design feature in the floor plans for Palo as detailed in the enclosed architectural set. Palo provides one dedicated work/live unit and includes ground floor space within the other four units that is designed to function as office space for use by residents. Ensuring that residents have an appealing and dedicated workspace is one way that Palo aims to promote telecommuting and work-from-home occupations with the goal of reducing unnecessary vehicular trips in the area.

7. Relieve traffic congestion.

- Emphasize work, live and play relationships in land use decisions that will reduce the distance and frequency of automotive trips and support alternative modes, such as pedestrian paths, equestrian trails, cyclist routes, transit, telecommuting and technology for moving people and information.

As noted above and throughout this narrative, Palo is designed to encourage and provide for alternative modes of transportation that reduce dependence on vehicles. The current use at the site is an office building where workers generally travel in single-occupancy vehicles and we understand the majority of the workers travel from outside of the area to commute to the office. By transforming this site into a residential-focused development with one dedicated work/live unit, Palo helps further the City's live, work, and play goals by placing residents near the Civic Center Mall's public uses as well as Historic Old Town's entertainment, retail, restaurant and other commercial uses.

8. Emphasize live, work, and play land use relationships to optimize the use of citywide systems and reduce the strain on regional and local/neighborhood systems.

- Emphasize the relationship and balance of land uses within general areas of the city to determine if an appropriate mixture exists that will reduce the demand on regional and local systems.

The subject site is located within a neighborhood that is zoned a mix of Downtown Multiple Use and Service Residential, both within the Downtown Overlay district. Palo is requesting to rezone from S-R to D/DMU-2 consistent with several other properties in the neighborhood and consistent with the projected zoning and use set forth in the Old Town Scottsdale Character Area Plan, which is discussed in greater detail in the following section.

- Encourage the development or redevelopment of areas that support a balance of live, work and play land use relationships and alternative modes of transportation that reduce the reliance on the automobile.

The subject site is within a small neighborhood that contains a combination of office, mixed-use, and residential properties. Directly west of the site is the Civic Center Mall, which offers easy access to Historic Old Town. Palo aims to further the City's live, work, and play goals by contributing additional residents to the existing employment and commercial amenities located within walking and bicycling distance to the development.

Live, work, and play only functions well when enough residents are located within close proximity to "work" and "play" opportunities, and Palo's convenient location will contribute by redeveloping an aging office building into a high-quality project combining work/live and residential units with ample opportunities for alternative modes of transportation.

11. Provide opportunities for building “community” through neighborhood mobility.

- Provide non-motorized modes of transportation as an alternative to the automobile and develop opportunities to foster a sense of community by linking civic spaces.

One of the City's most important – if not the most important – civic complex is located directly to the west of the proposed development. Civic Center Mall, with City Hall, the Civic Center Library, Scottsdale Center for the Performing Arts, outdoor amphitheatre, park and public art, offers a variety of concentrated public amenities just steps from the front doors of Palo's future residents. We are excited that the City's plans to reinvest in this area are moving forward and share in the vision for the future of this area as a vibrant and active part of the Old Town experience.

Palo promotes access by its future residents and passersby to Civic Center Mall through the addition of an 8' sidewalk along 75th Street as well as providing bicycle racks to encourage residents to utilize alternative and non-vehicular modes of transportation to visit the nearby amenities.

- Emphasize strong pedestrian orientation (e.g. shaded safe paths, links to civic spaces) to foster a strong sense of community.

As noted above, Palo aims to make the most of its key location in the Old Town area by providing strong links for residents to the nearby civic and commercial amenities through an enhanced pedestrian experience. Removing the narrow attached and unshaded sidewalk and replacing it with an 8' sidewalk will greatly enhance the pedestrian experience along 75th Street.

Bicycling

2. Provide convenient and comfortable bicycle facilities to encourage bicycling.

- Promote a variety of accessible bicycle facilities, including, bicycle parking, bicycle lockers, and shower facilities into the transit system throughout the community.

Palo is proposing 8 unsecured bicycle parking spaces to promote bicycle use in the area.

Old Town Scottsdale Character Area Plan Conformance

Land Use

Goal LU1: Maintain Old Town Scottsdale as the commercial, cultural, civic, and symbolic center of the community.

- Policy LU1.1: As a General Plan designated Mixed-Use Neighborhood, Old Town Scottsdale should offer access to multiple modes of transportation and major regional destinations, accommodate higher density housing combined

with complementary office and retail uses, in vertical mixed-use structures, with a focus on pedestrian-scale architectural design at the ground level.

The proposed Palo development offers convenient access to pedestrian amenities, bicycle opportunities, as well as Valley Metro bus routes and the local trolley circulator to encourage alternative modes of transportation throughout Old Town as well as the greater region.

Palo is proposed with a density of 16.67 dwelling units per acre consisting of 5 units on an approximately 1/3 acre site. This proposal is similar to the Main Street Place development directly south of the site, whose density is approximately 22.2 dwelling units per acre with 12 dwelling units on approximately .5 acres.

One of the units at Palo is designated as a work/live unit with proposed dedicated parking on-site during business hours. The remaining four residential units feature flexible space at the ground floor that is intended to serve as a home office space for residents. Palo faces 75th Avenue and the adjacent Civic Center Mall and features private ground floor patio space separated with low decorate walls along the public sidewalk to emphasize the pedestrian-oriented nature of the development.

Particular attention to the pedestrian environment is addressed through the placement of brick material at the base and breaking up of the vertical design through material and color changes. The pedestrian level features landscaping at various depths and large windows to break up the massing of the façade at the ground level.

- Policy LU 1.3: Maintain Old Town as a year-round, seven days a week, 18-hour Mixed-Use Neighborhood that supports the needs of Scottsdale’s residents, businesses and visitors.

The current use of the subject site is an outdated office building that functions generally (at least pre-COVID) during regular office hours Monday through Friday. While the office use may contribute to some local businesses during office hours, it does not contribute to the operation of Old Town as an 18-hour Mixed-Use Neighborhood.

Palo, on the other hand, locates residents within close proximity to Historic Old Town and the many amenities offered in the area. As a result, Palo residents will contribute to the goal of a year-round, seven days a week, 18-hour mixed-use neighborhood by locating people who live in Old Town close to uses ranging from coffee shops to night clubs to art galleries.

Goal LU2: Encourage the development of Old Town as a collection of mixed land uses and districts.

- Policy LU2.1: Encourage new development, redevelopment and infill projects to enhance the Downtown Core as a specialty retail and regional tourist destination...New Development and redevelopment within the Multiple Use Type 2, Type 2.5, and Type 3 areas adjacent to the Downtown Core should transition in scale, height, and intensity from the higher scale (Type 2, Type 2.5, and Type

3) Multiple Use Development to that of the lower scale (Type 1) development in the Downtown Core.

Palo is a small-scale infill project within the Type 2 Development category of the Downtown Multiple Use areas shown in the exhibits on Page 2 of this narrative. Although the D/DMU zoning category permits up to 50 dwelling units per acre and heights of 66 feet, Palo is only proposing 16.67 dwelling units per acre and a maximum height of 39 feet. While the subject site is not directly adjacent to the Downtown Core, it is within walking distance to that area and is directly adjacent to the Civic Center District. Accordingly, Palo has been designed as a buffer to the Downtown Core in its size, scale and intensity.

- Policy LU2.2: Maintain, enhance, and expand the development of the Downtown Civic Center with land uses consisting of Old Town's primary public open space, along with cultural, sports and municipal activities, such as the Scottsdale Center for the Performing Arts, Scottsdale Museum of Contemporary Art, Scottsdale Stadium, City Hall, Civic Center Library, and the Public Safety and Courts complex. New development and/or redevelopment of properties within this area should activate, support, and increase the civic, cultural, sports and open space amenities. New development and redevelopment within the Multiple Use areas adjacent to the Downtown Civic Center should incorporate vertically mixed land uses that activate the Civic Center with both visitors, residents and workers year-round. Such development should provide visual and physical access to the Downtown Civic Center.

The proposed development is located in the Multiple Use area directly adjacent to the Civic Center District. As such, Palo is designed to activate the Civic Center Mall across of 75th Street from the project by orienting the building frontage towards the Civic Center Mall. At the ground level, long vertical windows pay homage to the Benny Gonzales style architecture prevalent at City Hall. At the second story, private shaded balconies face out over the Civic Center Mall. At the roof top, loft-style units are stepped back from the street and provide views of the Civic Center Mall and Historic Old Town. Each loft area has additional private patio space and a common use pool and amenity deck are located outside of the private patio space, providing residents with views of the adjacent Civic Center space at every level.

Palo is designed with one work/live unit and ground floor flexible space within the remaining residential units and is intended to serve as office space for future residents. The ground floor is accessible to residents, visitors and passersby from the enhanced 8' sidewalk along 75th Street that will be added as part of the proposed development. Private ground floor space is provided to separate the private from the public realm. This enhanced pedestrian access will promote comfortable, direct pathways across 75th Street to the Civic Center District to the west.

- Policy LU2.3: Encourage new development, redevelopment and infill that strengthens Old Town Scottsdale's mix of activities through the development of mutually supportive land uses within Downtown Multiple Use areas. The majority of the properties within the Old Town Plan boundary are Downtown Multiple Use.

As contemplated by the Scottsdale General Plan and Old Town Scottsdale Character Area Plan, we are requesting to rezone the subject site from S-R DO

to D/DMU-2 DO. The rezoning to Downtown Multiple Use is consistent with the long-range planning goals for this area. Locating a primarily residential use within close proximity to the various civic and commercial options provides support for those existing amenities and businesses.

Goal LU3: Continue the use of development types to guide the physical and build form of Old Town Scottsdale.

- Policy LU3.2: Support higher scale Type 2 development in the majority of the Multiple Use areas surrounding the Downtown Core.

Palo is within the Type 2 development area and is proposing standards within those allowable including density and height consistent with the plan for growth in this area.

Goal LU5: Promote diversity in Old Town housing options.

- Policy LU5.1: Develop a variety of housing types such as apartments, condominiums, lofts townhomes, patio homes, and live/work units.

The proposed Palo development is primarily residential in nature but features one dedicated work/live unit with a reserved on-site parking space during business hours. Additionally, we provide flexible space within the ground floor area of the other four residential units intended to be office space for residents. Providing flexible space allows residents to use it as they see fit, a particularly important design feature given the evolving office environment.

- Policy LU5.2: Recognize the need for housing developments that are large scale projects with numerous units and amenities, as well a small infill projects with a limited number of units.

Palo is a small-scale infill project consisting of only 5 two-bedroom units, 1 of which is a work/live units. The proposed development is an example of a small infill project with a limited number of units in an appropriate area of other lower intensity uses.

Goal LU6: Encourage a mix of land uses to support a walkable and sustainable Downtown.

- Policy LU6.1: Encourage development to provide a mix of uses and active street frontages, particularly in the Downtown Core, along Scottsdale Road, adjacent to primary open space areas and within the more active Old Town districts. For development in peripheral areas such as the Garden District, the Scottsdale Arts District and portion of the Fifth Avenue District west of Goldwater Boulevard, and the Civic Center and Brown and Stetson Districts east of 75th Street that may not be able to support a mix of uses with active frontages, encourage features that create visual interest at the pedestrian level.

The subject site is located on the east side of 75th Street within the Multiple Use District and directly adjacent to Civic Center Mall. It is important to note this policy within the Old Town Character Area Plan as providing some leniency to the ground floor uses permitted to activate areas within the Multiple Use District. Palo is sensitive to not provide unusable retail space or create parking

hardships by placing commercial uses in an area that is not well-trafficked for such businesses. Adding to this challenge is the very narrow and relatively small size of the parcel that makes circulation and parking difficult to accommodate.

In order to address the practical challenges of the site while still providing active ground floor uses, Palo features one work/live unit and provides ground floor flexible space within the remaining four residential units that is intended to be utilized for home office space. To create a sense of openness, tall vertical windows are featured along the façade at 75th Street to create more active space that does not feel closed off at the pedestrian level, and direct access to units is provided from 75th Street.

- Policy LU6.4: Support interconnected, pedestrian oriented Old Town districts that are comprised of a balanced mix of activities and land uses within optimal walking distance (approximately one-quarter mile).

Palo is located mere steps from the Civic Center Mall, opening up access to all of the public amenities in the area as well as connecting the Civic Center to Historic Old Town's commercial offerings. As a pedestrian-oriented development, Palo locates residents within walking and bicycling distance to a mix of nearby activities from civic to retail to restaurant. Scottsdale's goal of having Old Town function as a "live, work, and play" area requires an emphasis on the "live" component. Work and play are well-established in Old Town, but additional residents are needed to provide year-round support for businesses in this area that is so heavily impacted by seasonal tourism. Palo is an example of taking a small infill site that is currently functioning as a limited office use and transforming it into a residential development within a growing, mixed-use Old Town neighborhood.

Character & Design

Goal CD1: Strengthen and enhance Old Town district character with contextually compatible development.

- Policy CD1.1: Incorporate the distinctive qualities and character of the surrounding, and/or evolving district context into building and site design.

The neighborhood surrounding the proposed Palo development contains a mix of architectural styles, features and colors. While the neighborhood itself does not have a particularly strong sense of character, the Civic Center Mall across the street does and Palo has drawn inspiration from that design while incorporating materials that are present throughout Old Town.

Palo has drawn inspiration from Benny Gonzales' design at City Hall to provide tall, vertical windows at the ground floor. The goal is not to copy this style but rather incorporate it into Palo in a unique and distinct manner that is more of an homage than a replica of the design style. Palo also incorporates a flat white stucco similar to City Hall but is used sparingly as an accent due to the Light Reflectance Value of the proposed paint and the City's general discouraged use of high LRV materials.

Like some of the buildings used as design examples in the Old Town Scottsdale Urban Design & Architectural Guidelines, Palo utilizes brick material in its

natural state to ground the lower level and place heavier materials at the base of the project. The upper levels are shades of grey stucco in neutral tones to reflect the modern design of the building and some of the adjacent developments.

Palo also features notable colorful accents in the walls between private balconies at the second level in a chartreuse similar to the yellow flowers of a Palo Verde tree. These accents are similar to the yellow accents utilized at the adjacent Main Street Place development.

Goal CD2: Development should sensitively transition in scale, height, and intensity at the Old Town boundary between different development types.

- Policy CD2.2: Sensitive transition buffers between Downtown Development Types should be implemented through architectural design that steps down larger building mass and height, to lower scale development.

Palo is located in the Multiple Use District and directly across from the Civic Center District. Accordingly, it is designed at a lower intensity than the maximum allowed and at a lower height and density than the adjacent Main Street Place development.

The proposed development is three stories with 39 feet in height, which is an entire level and 14 feet shorter than the 53-foot-tall Main Street Place building next door to Palo. Palo only contains 5 units for a total proposed density of 16.67 dwelling units per acre, less than the 50 dwelling units per acre that would be permitted under the D/DMU-2 DO zoning category.

Because Palo has been thoughtfully designed to be compatible with the surrounding area, it acts as a transition to the adjacent Civic Center District in an appropriate scale.

Goal CD3: Old Town development should respect and respond to the unique climate and context of the southwestern Sonoran Desert.

- Policy CD3.1: Promote downtown urban and architectural design that is influenced by, and responds to, the character and climate of the Sonoran Desert.

Palo is designed in a modern desert aesthetic that incorporates materials like brick, wood and metal cladding in a natural state while softening up the design with neutral-toned stucco in shades of grey with accent colors of white and chartreuse to break up the color palette. The chartreuse accent color was specifically chosen to be reminiscent of the color of blooming Palo Verde trees and natural wood doors and accents underneath shade structures are of a color scheme consistent with the dark bark of a mesquite tree. Because the climate of the Sonoran Desert is marked by hot summers, shade is provided at every level of the project.

- Policy CD3.2: Enhance outdoor pedestrian comfort through the creation of microclimates that incorporate a variety of shade, trees, and other drought tolerant landscape features to create passively cooler temperatures.

Palo is designed to minimize the urban heat island effect and maximize resident and pedestrian comfort through the use of architecturally-integrated shade. At the ground floor, shade is provided by an overhang over the private patio area created by the second story balcony space. At the second level, a shade structure pops out over the private balcony areas to create visual interest in the design of the building while providing a functional benefit to residents. At the roof top level, private patios are shaded by an overhang.

- Policy CD3.3: Pursue building and development strategies that reduce the heat island effect within downtown.

In an effort to reduce the impact of the heat island effect, all of the parking at Palo is located within an access controlled and covered area and drive aisles are constructed of concrete instead of asphalt.

Goal CD4: Create a dynamic and connected walkable downtown through urban and architectural design.

- Policy CD4.1: Encourage urban and architectural design that is human scale and provides pedestrian comfort.

Palo is designed to provide an appropriate scale for the neighborhood and presents the materials in a manner that creates a human scale while providing pedestrian comfort. By placing the heaviest material (brick) at the ground level, the upper levels do not create an overwhelming sense of height. Open balcony space at the second level and a stepped back rooftop further soften the building's mass.

Pedestrian comfort is provided through a new 8' sidewalk width along 75th Street.

Goal CD6: Create safe, comfortable, and interesting street spaces.

- Policy CD6.1: Create a unified public realm experience through the design of downtown streets, building setback areas, and building frontages.

The proposed project features setbacks along the alley that match the adjacent Main Street Place development. The setback along 75th Street is 16' to match the Main Street Place development directly south. Both Palo and Main Street Place have a strong presence on 75th Street facing the adjacent Civic Center Mall and focus the façade west facing Historic Old Town.

- Policy CD6.3: Streetscapes should provide continuity for the pedestrian across different developments along the same street. This continuity can be established through the provision of consistent landscape improvements, street tree themes, shade elements, decorative paving, street furniture, public art, and other integrated infrastructure elements.

Although the property to the north of the subject site does not feature a detached or covered sidewalk along 75th Street, Main Street Place to the south does and Palo feature 8' sidewalks.

- Policy CD6.4: Use development standards, related exceptions, and urban design guidelines regarding building location and setback to enhance the context, rhythm, and features of streetspaces.

Palo is proposed to meet most of the design standards set forth in the Zoning Ordinance; however, we are requesting relief from the setback standards along 75th Street and McKnight Avenue to be similar with the Main Street Place project directly to the south. The subject site is a challenging infill site due to its rounded street frontage at the intersection of 75th Street & McKnight Avenue as well as its narrow lot size. Accommodating the setbacks, drive aisle and parking space widths leaves less than 30' of buildable width on the interior of the site.

Granting the request for amended development standards, which begin on page 30 of this narrative, allows for this infill site to be reimaged as a high-quality urban development with active ground floor uses along 75th Street across from Civic Center Mall, contained parking that helps minimize the urban heat island effect, and widened sidewalks to enhance the pedestrian experience.

Additionally, our requests for amended development standards are in line with the previously approved Main Street Place reductions, which have provided for a high-end, successful mixed-use development.

- Policy CD6.5: Develop walkable blocks by providing new streets, pedestrian paths, courtyards, pocket parks, and plazas that connect with other streets and public or common open spaces.

Part of Palo's plans for redevelopment include construction of an 8' wide sidewalk that will link with the sidewalk at Main Street Place directly to the south. Both of these properties have direct access across 75th Street to Civic Center Mall and Historic Old Town's variety of amenities.

Goal CD7: Incorporate a regional landscape palette that complements the urban and pedestrian character of Old Town.

- Policy CD 7.1: Old Town open space and landscape elements should project a desert oasis character, providing an abundance of shade, color, varied textures and forms.

The proposed landscape palette includes only desert-friendly plantings including lady slipper, a primarily green succulent plant with distinctive orange and yellow flowers that resemble a high-heeled shoe; red yucca, which are a grey-green bush-like yucca with tall flower shoots in reddish/pink hues; and gold lantana, a perennial flower that will provide colorful groundcover.

Goal CD9: Implement high quality urban and architectural design in Old Town.

- Policy CD9.2: Incorporate the *Scottsdale Sensitive Design Principles* and the *Old Town Urban Design and Architectural Guidelines* in all development.

Palo is designed with both the Scottsdale Sensitive Design Principles and the Old Town Urban Design & Architectural Guidelines in mind. Each of these design documents are addressed in greater detail below beginning on page 40.

Goal CD10: Incorporate sustainable building practices in Old Town development.

- Policy CD10.3: Encourage green building and biophilic design strategies such as building orientation, passive solar and cooling techniques, natural daylighting, and the integration of regional plant materials as part of downtown development.

The proposed building is designed to capture small amounts of east-facing light with select windows on the rear façade while limiting direct exposure to controlled points to limit solar gain. The western façade provides views of the Civic Center Mall and Historic Old Town with large windows, and to minimize the impact of afternoon sun each level of the building is designed with deep overhangs that provide ample shade.

Mobility

Goal M1: Develop complete streets through public and private infrastructure investments and improvements.

- Policy M1.5: Encourage use of mobility options downtown, such as: transit, biking, walking, mobility share, transportation carts, pedicabs and horse-drawn carriages, particularly during special events.

Palo is a pedestrian-oriented development that aims to encourage its residents to take advantage of the vast multi-modal options for Old Town circulation. Palo seeks to promote these alternative modes of transportation through the inclusion of bicycle parking spaces and reconstruction of the sidewalk along 75th Street to be widened to 8' and 6' along McKnight Avenue. Because the site is located in such close proximity to many activities and special events in Old Town, we hope Palo residents find ample opportunities to take advantage of the variety of non-vehicular or shared transportation options available in this area.

Goal M2: Create complete, comfortable, and attractive pedestrian circulation systems.

- Policy M2.4: Develop an attractive, interconnected network of safe and walkable pedestrian linkages to, within, and between downtown districts.

Palo's proposed reconfiguration of the existing pedestrian environment on 75th Street will provide a link to the enhanced sidewalk that exists at the adjacent Main Street Place property to create a cohesive and comfortable pedestrian link to the Civic Center Mall and Historic Old Town directly west of the subject site.

- Policy M2.5: Provide enhanced pedestrian access and connections between adjacent developments.

As described above, Palo is proposing to rebuild the sidewalk along 75th Street to 8' wide and along McKnight Avenue to 6' wide. This will provide an enhanced connection to the adjacent properties and developments.

Goal M4: Maintain a convenient and adequate parking supply Old Town.

- Policy M4.5: Seek opportunities to provide shaded parking through the provision of landscaping, shade structures, tree and solar canopies.

Palo is proposing exclusively covered parking that will be gated and secured to provide only shaded parking for residents and visitors to the work/live unit during business hours.

Goal M7: Provide bicycle infrastructure and facilities to encourage increased downtown resident, employee and visitor bicycling.

- Policy M7.1: Incorporate accessible bicycle infrastructure and facilities into public and private development.

The proposed development includes 8 unsecured bicycle parking spaces at the perimeter of the site to encourage bicycle use.

Arts & Culture

Goal AC3: Promote and support initiatives that foster Old Town as an interactive arts district.

- Policy AC3.7: Support work/live development in the downtown that is flexible enough to accommodate the needs of creative professionals.

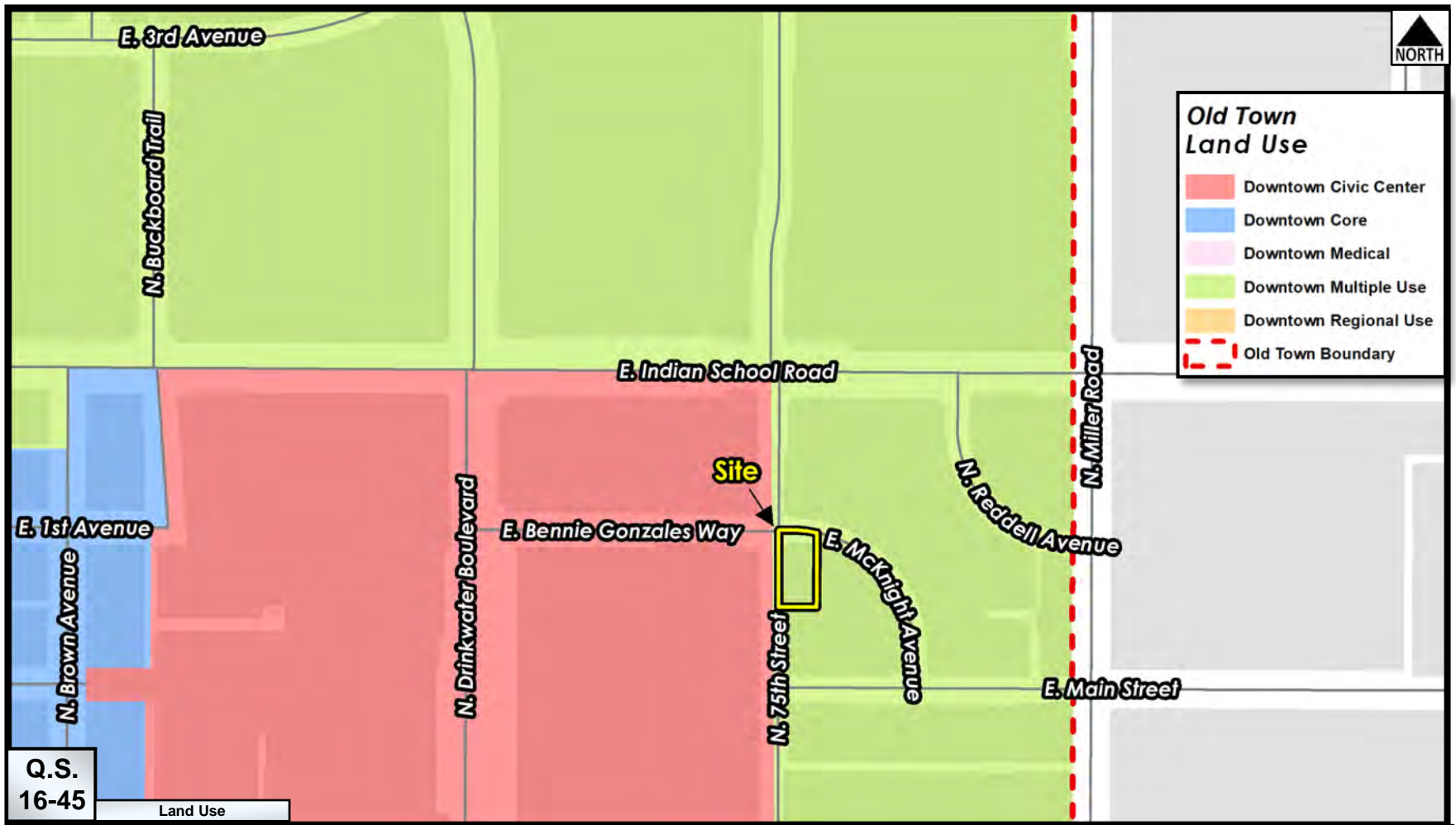
Palo is designed with one dedicated work/live unit. Given the site's proximity to the Scottsdale Center for Performing Arts and numerous galleries in Old Town, creative professionals could easily utilize the ground floor space at Palo for their unique needs.

Economic Vitality

Goal EV2: Promote private investment in, and attract new development to, Old Town.

- Policy EV2.8: Recognize that talent is a critical component of business location decisions, and enhance Old Town's quality of life amenities and housing choices, to appeal to a skilled workforce.

When considering how to design the ground floor space at Palo, the team considered the impact of the COVID-19 pandemic on traditional workplaces and decided to include flexible space to appeal to individuals who may likely have partial office schedules. The future of the workforce for many industries is likely to include some flexible working days, and Palo is designed to provide designated space at the ground floor to appeal to future residents who need to incorporate office space into their homes.



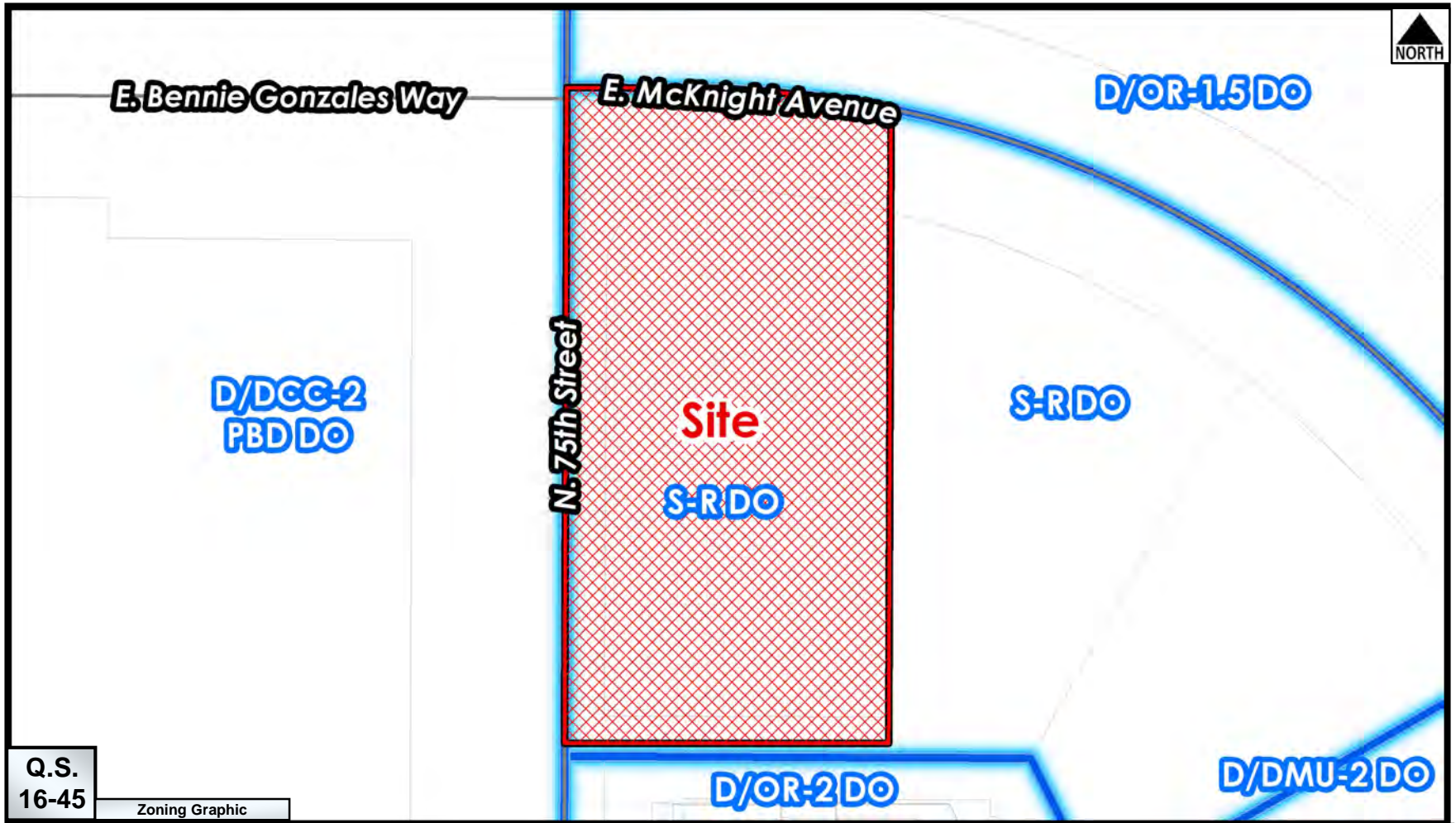
Old Town Land Use (Zoomed)

9-ZN-2021



Old Town Development Types (Zoomed)

9-ZN-2021

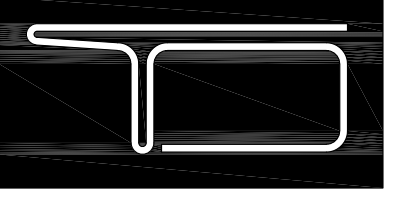


Q.S.
16-45

Zoning Graphic

Existing Zoning

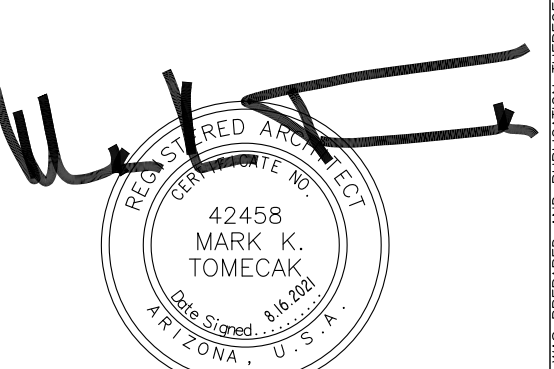
9-ZN-2021



**TOMECAK
DESIGN**

4368 NORTH CIVIC CENTER PLAZA
SUITE 201
SCOTTSDALE, ARIZONA 85251

T 602.619.7751
F 480.718.8387
E INFO@TOMECAKDESIGN.COM



EXPIRES 3.31.2023

PROJECT:
PALO ON 75TH
3961 N. 75TH STREET
SCOTTSDALE, ARIZONA 85251

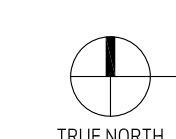
REVISED:

JOB #.: 2105

DATE: 08.16.2021

CONTENTS: SITE PLAN WITH
CONTEXT AERIAL

SHEET No: **CS0.4**



SITE PLAN WITH CONTEXT AERIAL

SCALE: 1"=20'-0"

ATTACHMENT 8

THIS DRAWING IS AN INSTRUMENT OF SERVICE AND THE PROPERTY OF TOMECAK DESIGN, P.C. AND SHALL REMAIN THEIR PROPERTY. THE USE OF THIS DRAWING SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH IT WAS PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE. REUSE, REPRODUCTION OR PUBLICATION BY ANY METHOD OR PART IS PROHIBITED WITHOUT THEIR WRITTEN CONSENT.



SOUTH ELEVATION

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



NORTH ELEVATION

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



WEST ELEVATION

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



EAST ELEVATION

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

MATERIAL / COLOR PALETTE

MASONRY

- 4.1 CONCRETE MASONRY UNITS
8X4X16 RUNNING BOND, RAKED JOINTS
SUPERLITE - BURNISHED FINISH, BONE COLOR
- 4.2 CONCRETE MASONRY UNITS - SCREEN WALL
12X12 DECORATIVE "BREEZE BLOCK", RAKED JOINTS
SUPERLITE - BURNISHED FINISH, BONE COLOR

METALS / STEEL

- 5.1 METAL MESH SCREEN
DARK BRONZE FINISH
- 5.2 METAL FASCIA
DARK BRONZE FINISH
- 5.3 METAL CLADDING
WEATHERING 'CORTEN' STEEL
- 5.4 METAL CLADDING
DARK BRONZE FINISH
- 5.5 METAL ROLL-UP DOOR
WEATHERING 'CORTEN' STEEL

THERMAL & MOISTURE PROTECTION

- 7.1 SAND FINISH STUCCO - PAINTED
DUNN EDWARDS
DE 6225 - FOSSIL
LRV - 81
- 7.2 SAND FINISH STUCCO - PAINTED
DUNN EDWARDS
DE 6228 - PLAY ON GRAY
LRV - 43
- 7.3 SAND FINISH STUCCO - PAINTED
DUNN EDWARDS
DEA 123 - CHARTREUSE
LRV - 56

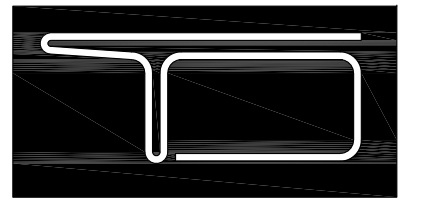
DOORS & WINDOWS

- 8.1 ALUMINUM STOREFRONT SYSTEM
DARK BRONZE FINISH
- 8.2 ALUMINUM SLIDER DOOR
DARK BRONZE FINISH
- 8.3 ALUMINUM CASEMENT WINDOW
DARK BRONZE FINISH
- 8.4 UNIT ENTRY DOOR - TREATED WOOD
- 8.5 HOLLOW METAL DOOR
PAINTED DARK BRONZE

RAILING SYSTEM

- 9.1 GLASS BALUSTRADE
TEMPERED CLEAR GLASS

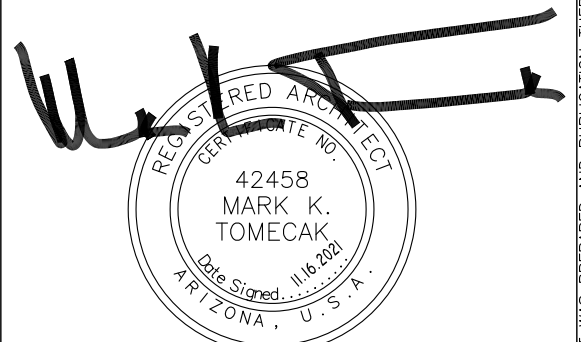
ALL MATERIAL CALL OUTS ARE TYPICAL UNLESS OTHERWISE NOTED.



TOMECAK DESIGN

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SUITE 201
SCOTTSDALE, ARIZONA 85251

T 602.619.7751
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E INFO@TOMECAKDESIGN.COM



EXPIRES 3.31.2023

PROJECT:
PALO ON 75TH
3961 N. 75TH STREET
SCOTTSDALE, ARIZONA 85251

REVISED:

JOB #.: 2105

DATE: 11.16.2021

CONTENTS: EXTERIOR ELEVATIONS

SHEET No: **A2.00**

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N/W CORNER



S/W CORNER

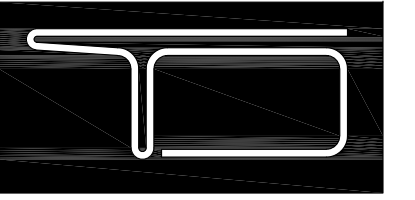


N/E CORNER



ROOF TOP

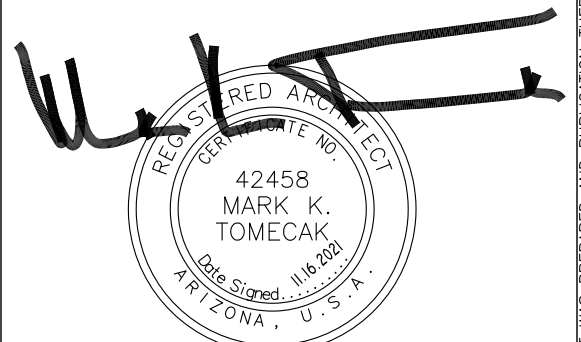
ATTACHMENT 10



**TOMECAK
DESIGN**

4368 NORTH CIVIC CENTER PLAZA
SUITE 201
SCOTTSDALE, ARIZONA 85251

T 602.619.7751
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E INFO@TOMECAKDESIGN.COM



EXPIRES 3.31.2023

PROJECT:
PALO ON 75TH
3961 N. 75TH STREET
SCOTTSDALE, ARIZONA 85251

REVISED:

JOB #.: 2105

DATE: 11.16.2021

CONTENTS: 3D PERSPECTIVES

SHEET No: **A2.02**

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**CITY OF SCOTTSDALE
LANDSCAPE NOTES:**

AN AUTOMATIC IRRIGATION SYSTEM WILL BE INSTALLED GUARANTEEING 100% COVERAGE TO ALL LANDSCAPE AREAS.

ALL LANDSCAPE AREAS WILL BE TOP-DRESSED WITH A 2" DEPTH OF DECOMPOSED GRANITE,

PROVIDE 8% SLOPE AWAY FROM WALK OR CURB FOR 5' ALONG ALL STREETS.

ALL RIGHT OF WAYS ADJACENT TO THIS PROPERTY SHALL BE LANDSCAPED AND MAINTAINED BY THE PROPERTY OWNER

ANY EXISTING LANDSCAPE MATERIALS INCLUDING TREES DAMAGED OR DESTROYED AS A RESULT OF THIS CONSTRUCTION SHALL BE REPLACED TO THE SATISFACTION OF CITY STAFF, WITH LIKE KIND AND SIZE PRIOR TO RECEIVING A CERTIFICATE OF OCCUPANCY.

AREAS WITHIN THE SIGHT DISTANCE TRIANGLES IS TO BE CLEAR OF LANDSCAPING, SIGNS, OR OTHER VISIBILITY OBSTRUCTIONS WITH A HEIGHT GREATER THAN 1'-6". TREES WITHIN THE SAFETY TRIANGLE SHALL HAVE A CANOPY THAT BEGINS AT 8 FEET IN HEIGHT UPON INSTALLATION. ALL HEIGHTS ARE MEASURED FROM NEAREST STREET LINE ELEVATION.

ALL RIGHT-OF-WAY ADJACENT TO THIS PROPERTY SHALL BE LANDSCAPED AND MAINTAINED BY THE PROPERTY OWNER.

ALL SLOPES ON SITE ARE 4:1 MAX
NO TURF AREAS ARE TO BE PROVIDED.

SEE ARCHITECTURAL SITE PLAN FOR SETBACK DIMENSIONS.

SEE ARCHITECTURAL FOR SITE LIGHTING LOCATIONS. SEE ELECT. DRAWINGS FOR ALL LIGHTING SPECIFICATIONS.

SEE ARCHITECTURAL FOR SITE WALL ELEVATIONS, COLORS

SEE CIVIL DRAWINGS FOR ALL RETENTION AREAS, SECTIONS, AND SLOPE RATIOS.

SEE ARCHITECTURAL FOR BIKE RACK DETAILS.

ALL SIGNS REQUIRE SEPARATE APPROVALS & PERMITS.

"SETBACK ALL SPRAY & STREAM TYPE IRRIGATION HEADS 1'-0" FROM BACK OF CURB OR SIDEWALK TO REDUCE OVER SPRAY".

A MINIMUM 50 PERCENTAGE (UNLESS OTHERWISE STIPULATED BY THE DEVELOPMENT REVIEW BOARD, and/or THE ZONING ORDINANCE REQUIREMENTS) OF THE PROVIDED TREES SHALL BE MATURE TREES, PURSUANT TO THE CITY OF SCOTTSDALE'S ZONING ORDINANCE ARTICLE X, SECTION 10.301, AS DEFINED IN THE CITY OF SCOTTSDALE'S ZONING ORDINANCE ARTICLE III, SECTION 3.100.

A SINGLE TRUNK TREE'S CALIPER SIZE, THAT IS TO BE EQUAL TO OR LESS THAN 4-INCHES, SHALL BE DETERMINED BY UTILIZING THE SMALLEST DIAMETER OF THE TRUNK 6-INCHES ABOVE FINISHED GRADE ADJACENT TO THE TRUNK.

A TREE CALIPER SIZE, FOR SINGLE TRUNK TREES WHICH HAVE A DIAMETER GREATER THAN 4-INCHES, SHALL BE DETERMINED BY UTILIZING THE SMALLEST DIAMETER OF THE TRUNK 12-INCHES ABOVE FINISHED GRADE ADJACENT TO THE TRUNK.

A MULTI TRUNK TREE'S CALIPER SIZE IS MEASURED AT 6-INCHES ABOVE THE LOCATION THAT THE TRUNK SPLITS ORIGINATES, OR 6-INCHES ABOVE FINISHED GRADE OF ALL TRUNKS ORIGINATE FROM THE SOIL.

RETENTION/DETENSION BASINS SHALL BE CONSTRUCTED SOLELY FROM THE APPROVED CIVIL PLANS. ANY ALTERATION OF THE APPROVED DESIGN (ADDITIONAL FILL, BOULDERS, ECT.) SHALL REQUIRE ADDITIONAL FINAL PLANS STAFF REVIEW AND APPROVAL.

NO LIGHTING IS APPROVED WITH THE SUBMITTAL

THE LANDSCAPE SPECIFICATION SECTION(S) OF THESE PLANS HAVE NOT REVIEWED AND SHALL NOT BE A PART OF THE CITY OF SCOTTSDALE'S APPROVAL.

NEW LANDSCAPING, INCLUDING SALVAGED PLANT MATERIAL, AND LANDSCAPING INDICATED TO REMAIN, WHICH IS DESTROYED, DAMAGED, OR EXPIRES DURING CONSTRUCTION SHALL BE REPLACED WITH LIKE SIZE, KIND, AND QUALITY PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY / LETTER OF ACCEPTANCE TO THE SATISFACTION OF THE INSPECTION SERVICES STAFF.

LANDSCAPE LEGEND

-  CERCIDIUM HYBRID
DESERT MUSEUM
36" BOX
-  PEDILANTHUS SP.
LADY SLIPPER
5 GALLON
-  MUHLENBERGIA 'REGAL MIST'
REGAL MIST DEER GRASS
5 GALLON
-  HESPERALOE PERPA
BRAKE LIGHT RED YUCCA
5 GALLON
-  LANTANA MONTEVIDENSIS
'GOLD MOUND'
5 GALLON

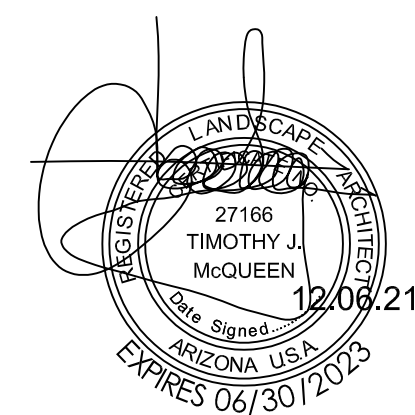
1/2" SCREENED SADDLEBACK BROWN
DECOMPOSED GRANITE
2" DEPTH IN ALL LANDSCAPE AREAS

LANDSCAPE PLAN
APPROVED
CITY OF SCOTTSDALE

CASE NUMBER _____ APPROVED _____ DATE _____
CONSTRUCTION AND INSTALLATION SHALL BE IN ACCORDANCE WITH THIS PLAN AND ANY AND ALL DEVIATIONS WILL REQUIRE REAPPROVAL. LANDSCAPE INSTALLATION TO BE APPROVED BY CITY OF SCOTTSDALE INSPECTION SERVICES BEFORE CERT. OF OCCUPANCY IS ISSUED.

Case No: 09 - ZN - 2021

T.J. McQUEEN & ASSOCIATES, INC.
LANDSCAPE ARCHITECTURE
URBAN DESIGN
SITE PLANNING
10450 N. 74th Street, Suite 120
Scottsdale, Arizona 85258
P. (602)265-0320
EMAIL: timmcqueen@tjma.net

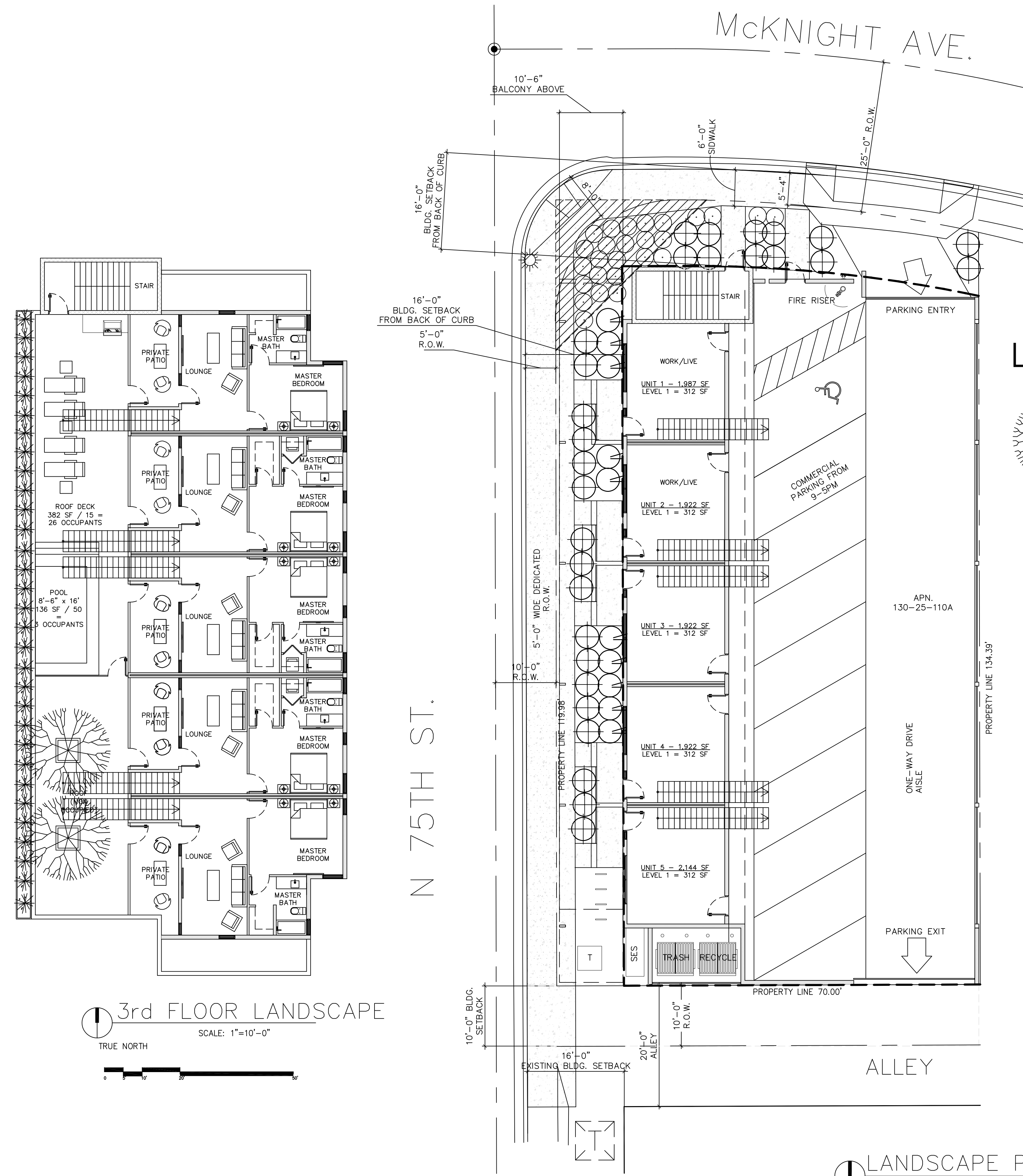


project:
PALO ON 75TH
3961 N. 75TH STREET
SCOTTSDALE, ARIZONA 85251

revised:

job #: 2105
date: 12.06.21
contents:

sheet No:



3rd FLOOR LANDSCAPE
SCALE: 1"=10'-0"
TRUE NORTH

LANDSCAPE PLAN
SCALE: 1"=10'-0"
TRUE NORTH

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PALO ON 75TH

3961 N. 75th Street, Scottsdale, Arizona 85251

Public Participation Summary Citizen Review Plan & Citizen Review Report



Representative:

HUELLMANTEL
AFFILIATES

Lauren Proper Potter
480.921.2800
lauren.proper@huellmantel.com
P.O. Box 1833
Tempe, Arizona 85280

Applicant:

PALO ON 75TH

Robert De Miranda
De Miranda Lux
rm@finesseconstruction.com
7825 E. Evans Road #500
Scottsdale, Arizona 85260

SEPTEMBER 23, 2021, UPDATE

We have continued to work with interested parties throughout the process. In addition to early support from a nearby property owner at Main Street and McKnight, we have had open and ongoing conversations with the current tenants and immediate neighbors to the east and south. The current tenant and eastern neighbor both have been supportive of our efforts and we have maintained open communication mainly regarding future construction.

We have spoken with HOA representative Barbara Hallin, who worked to coordinate an additional neighborhood meeting between residents at the Main Street Place and our team. On August 26, 2021, we hosted an additional virtual meeting with interested residents of Main Street Place.

At the meeting, the attendees indicated they supported the design of the project but noted several areas they would like us to study:

1. Reversing the ingress/egress so that vehicular entrance to the parking area is from McKnight Avenue and not the alley
2. Modifying windows at the 2nd story alley facing south and removing outdoor space along the alley at this unit
3. Increased setbacks
4. Removing mechanical well adjacent to alley
5. Modifying amenity area at rooftop further from alley
6. Lease restrictions

Of these items that came up, most we have been able to address in the following ways:

1. We modified the orientation of the parking area to accommodate this request. Vehicular ingress will now occur from McKnight Avenue as is demonstrated with the updated site plan.
2. The windows at this unit have been modified. Most have been removed except for a small window in the bathroom area that is placed above eye level to avoid privacy concerns raised by a unit owner across the alley at this location. We have also removed the balcony in this location as a courtesy.
3. We have provided for increased setbacks along both 75th Street and McKnight Avenue that match exactly the 16' setback provided at Main Street Place.
4. We have removed the mechanical wells from the rooftop amenity area.
5. We have moved the BBQ grills to the northern portion of the rooftop and eliminated public gathering space adjacent to the alley. We have also added trees along the rooftop at the alley to further buffer the amenity area.
6. At this time, as we have explained to both staff and the neighbors, it is far too premature in the development of the project to know whether units will be for sale or for rent upon completion of construction and accordingly we cannot agree to this provision.

We believe that the latest submittal reflects a thoughtful consideration of staff comments as well as neighbor input, and we are proud of the quality of the project that has resulted from this collaborative approach.

CITIZEN REVIEW PLAN

Prior to the filing of the Rezoning, Development Review and Amended Development Standards applications, we will host a Neighborhood Open House Meeting with consultation from staff. We plan on hosting this meeting on Thursday, May 27, 2021, at 5:30 p.m.

Notice will be provided to all property owners and HOAs (provided by the City) within 750' of the subject site. All Interested Parties from the City's list will also be notified. Pursuant to a conversation with staff, no notice is required to the school districts because the project is not proposing to rezone from a non-residential to a residential district and because the request does not propose an increase to the residential density. The current zoning S-R DO is a district that does permit residential uses already and a density of 23 dwelling units per acre. Palo is proposing 20 dwelling units per acre and to rezone to D/DMU-2 DO, consistent with the allowed density within the current rezoning category.

Notices will be sent on Monday, May 17, 2021, 10 days prior to the Neighborhood Open House Meeting as required. Notices will be sent via USPS First Class mail. The site will be posted with a Project Under Consideration sign on or before May 17, 2021, with the Neighborhood Open House Meeting information and we will coordinate the posting with staff.

The Neighborhood Open House Meeting will be conducted virtually given the ongoing COVID-19 pandemic, evolving local and federal guidance regarding mask wearing and social distancing measures, and the inability to verify vaccination status to confirm with those guidelines. We will allow attendees to participate both virtually to view a presentation that will be prepared as well as telephonically if virtual attendance is not possible. Both methods allow for increased participation by interested parties who do not need to be physically present to learn about the proposed project.

CITIZEN REVIEW REPORT

The Neighborhood Open House Meeting was noticed and held as planned. Notices were mailed and the Project Under Consideration sign was posted on Monday, May 17, 2021. Copies of both the letter, the complete notification list and map showing the notification area, and Affidavit of Posting are included at the end of this report.

Prior to the Neighborhood Open House Meeting, staff received an inquiry from the existing tenant at the subject site Nancy Conant of McKay Conant Hoover Inc., a media consulting firm. Ms. Conant's inquiry was about process and timing of the development proposal. Ms. Proper Potter contacted Ms. Conant to explain the request and timing. Ms. Conant was generally interested in if the process would impact her lease, which Ms. Proper Potter indicated it would not. Ms. Conant and Ms. Proper Potter have had ongoing conversations to keep Ms. Conant informed about the status of the submittal and will continue to communicate regarding the proposal through its public process and beyond.

At the neighborhood meeting, two residents from the adjacent property Main Street Place attended. Ms. Proper Potter presented plans and renderings of the proposed project that are included with the formal submittal for Rezoning, Design Review and Amended Development Standards. Those residents – Barbara Holland and Jeff Stork – both expressed support for the design of the project but raised the following concerns: loss of north-facing view at the second story for the unit located along the alley; short-term rental use; access to parking from the public alley; the proposed zoning; and the request to reduce setback requirements.

Ms. Proper Potter explained that the setback reductions will allow the proposed development to provide detached sidewalks along 75th Street that match the reduced setbacks at their property and link the pedestrian environments together with covered sidewalks adjacent to the building and separated from the street with a landscape strip. Ms. Proper Potter also explained that the height of the proposed development is one story shorter than the existing Main Street Place project, which is nearly 15' taller than the proposed project. Ms. Proper Potter also indicated that it was too early in the process to determine whether the property would have for-sale or for-rent units as the market will dictate the use of the property in light of construction costs and demand at the time the project is nearing completion. Ms. Proper Potter indicated that the alley is a public thoroughfare and that like Main Street Place, the proposed development is also planning to utilize the alley for parking access. Ms. Proper Potter also noted that the requested rezoning to D/DMU-2 DO is the same zoning as the Main Street Place property, which is zoned D/OR DO – the zoning category that predates the equivalent D/DMU category.

Ms. Holland inquired about the public process and method to deliver feedback. Ms. Proper Potter provided information about how the public process is conducted. Ms. Proper Potter offered her cell phone number to Ms. Holland and Mr. Stork and offered to meet or discuss the project further if the neighbors would like to work on solutions to their concerns.

The morning after the neighborhood meeting, Steven Voss reached out to Ms. Proper Potter to request a list of documents to review and to schedule a time to meet to discuss those items. Mr. Voss is a unit owner and the previous owner and developer of the Main Street Place project directly to the south of the proposed development. As the formal application was still being refined at the time of Mr. Voss' inquiry, answers to

many of the questions were not available and specific plan details had not been prepared. Ms. Proper Potter offered to schedule a virtual meeting or meet in person with Mr. Voss if he is vaccinated against COVID-19. Mr. Voss indicated he was not and did not intend to be vaccinated for COVID-19 and declined a virtual meeting. Upon filing of the formal submittal, Ms. Proper Potter will provide the requested plans to Mr. Voss, who indicated he would follow up with Project Coordination Liason Greg Bloemberg regarding the application materials.

AFFIDAVIT OF SIGN POSTING



Affidavit of Posting

Required: Signed, Notarized originals.
Recommended: E-mail copy to your project coordinator.

Project Under Consideration Sign (White) **Public Hearing Notice Sign (Red)**

Case Number: 190-PA-2021

Project Name: _____

Location: 3961 N 75th St, Scottsdale, Arizona 85251

Site Posting Date: May 17th, 2021

Applicant Name: Huellmantel & Affiliates/ Lauren Proper Potter

Sign Company Name: Dynamite Signs

Phone Number: 480-585-3031

I confirm that the site has been posted as indicated by the Project Manager for the case as listed above.

Lauren Proper Potter
Applicant Signature

5-17-2021
Date

Return completed original notarized affidavit AND pictures to the Current Planning Office no later than 14 days after your application submittal.

Acknowledged before me this the 17th day of May 2021



Marybeth Conrad
Notary Public

My commission expires: 10-23-2024

City of Scottsdale -- Current Planning Division

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



Early Notification of Project Under Consideration

Neighborhood Open House Meeting:

Date: May 27, 2021
Time: 5:30 p.m.
Location: <https://global.gotomeeting.com/join/156566725>
Dial In: +1 (669) 224-3412 Access Code: 156-560-725

Site Address: 3961 N. 75th Street, Scottsdale, Arizona 85251

Project Overview:

- Request: Rezoning, Development Plan (Major) and Amended Development Standards
- Description of project and Proposed Use: New multi-family development consisting of 6 units with flexible ground floor use space
- Site Acreage: +/- .3 acres
- Site Zoning: S-R DO (D/DMU-2 DO Proposed)

Applicant Contact:

Huellmantel & Affiliates / Lauren Proper Potter
(480) 921-2800
lauren.proper@huellmantel.com

City Contact:

Greg Bloemberg
(480) 312-4306
gbloemberg@scottsdaleaz.gov

Pre-Application#: 190-PA-2021

Posting Date: 5/17/2021

Penalty for removing or defacing sign prior to date of last hearing -Applicant Responsible for Sign Removal -

5/17/21 08:42:56

NEIGHBORHOOD OPEN HOUSE MEETING LETTER

May 17, 2021

Dear Neighbor:

The purpose of this letter is to invite you to attend a neighborhood open house meeting for a new multi-family development that will repair the outdated multi-tenant commercial building that is currently on the site. The approximately .3 acre site is currently zoned Service Residential (S-R) with a Downtown Overlay and is located on the southeast corner of 75th Street and McKnight Avenue.

Our proposal is consistent with the City’s General Plan Conceptual Land Use Map Designation of Mixed-Use Neighborhoods and the Old Town Scottsdale Character Area Plan Old Town Future Land Use Map Designation of Downtown Multiple as depicted below:



To accommodate the proposed development, we are requesting to rezone from S-R DO to Downtown/Downtown Multiple Use Type-2 with a Downtown Overlay (D/DMU-2 DO). The graphic below demonstrates the zoning district before and after the requested rezoning:



Additionally, we are requesting amended development standards and a Major Development Review. I have enclosed a rendering of the project to demonstrate the design aesthetic and materials we are proposing with our formal submittal.

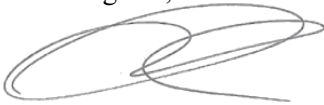
Given the ongoing COVID-19 pandemic and in compliance with current CDC and Arizona Department of Health recommendations, we are talking with neighbors over the phone and have scheduled a virtual neighborhood open house meeting to discuss the case with anyone who may have questions regarding this proposal:

Date: Thursday, May 27, 2021
Time: 5:30 p.m.
Call In/Log In: <https://global.gotomeeting.com/join/156560725>
Dial In: +1 (669) 224-3412
Access Code: 156-560-725

If you would like to discuss this project in greater detail prior to or in place of the neighborhood open house meeting, I can be reached at (480) 921-2800 or via e-mail at lauren.proper@huellmantel.com. The City of Scottsdale planner assigned to the case is Greg Bloemberg, who can be reached at (480) 312-4306 or through email at gbloemberg@scottsdaleaz.gov. Our case number is 190-PA-2021.

Again, please do not hesitate to contact me to discuss this proposal further. I am happy to answer any questions you may have.

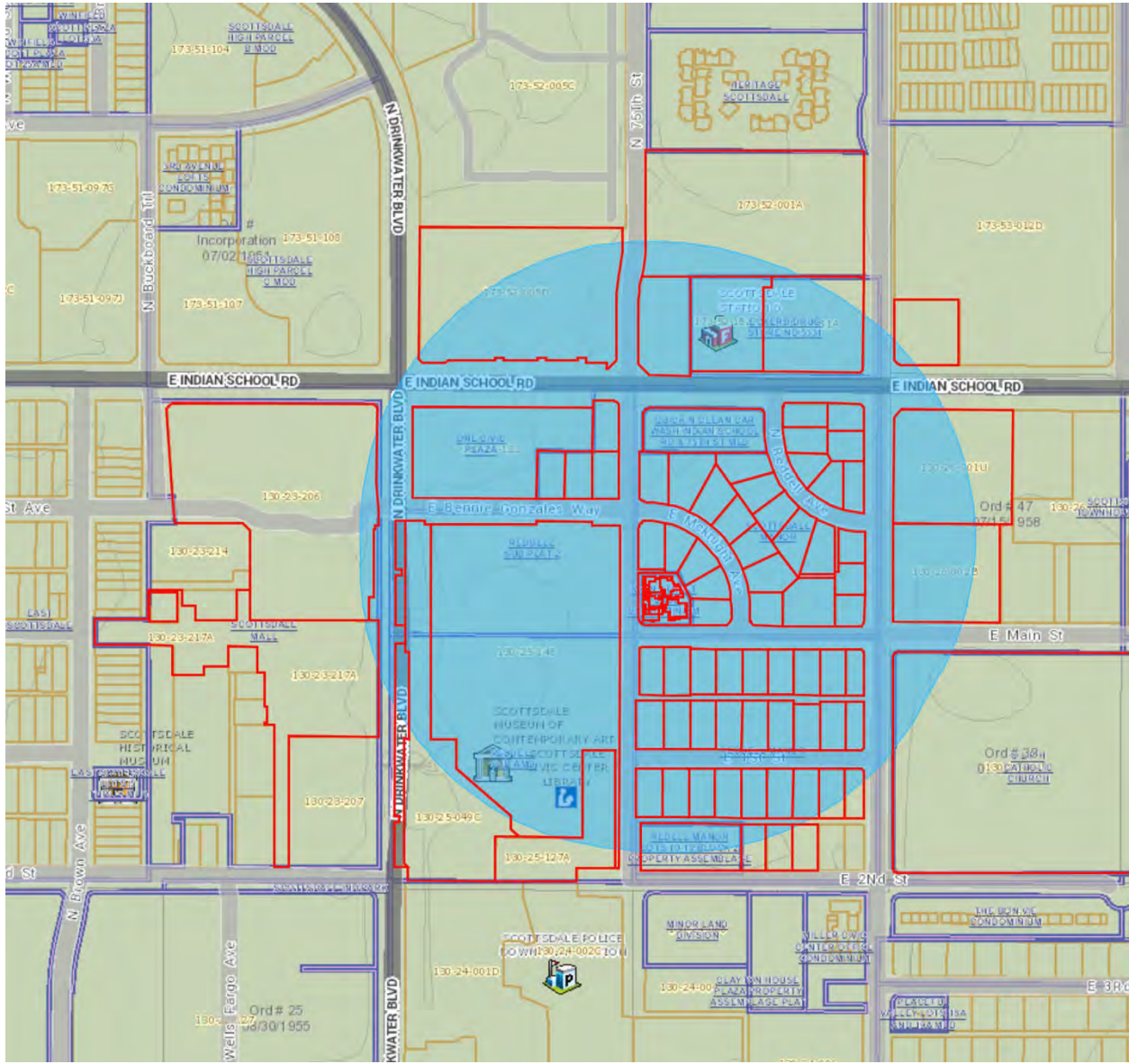
Best regards,



Lauren Proper Potter



NEIGHBORHOOD OPEN HOUSE MEETING NOTIFICATION AREA



NEIGHBORHOOD OPEN HOUSE MEETING NOTIFICATION LIST

Owner	Address	City	State	Zip
4 Eye LLC	11022 N. 28th Dr., Ste. 250	Phoenix	AZ	85029
7520 E 2nd Street LLC	7340 E. Main St., Ste. 200	Scottsdale	AZ	85251
7530 LLC	7340 E. Main St., Ste. 200	Scottsdale	AZ	85251
805 Capital LLC	4021 N. 75th St., Ste. 105	Scottsdale	AZ	85251
805 Capital LLC	7520 E. McKnight Ave.	Scottsdale	AZ	85251
ABCO Main St LLC	7550 E. Main St.	Scottsdale	AZ	85251
B B Ewing Property Management LLC	7522 E. 1st St.	Scottsdale	AZ	85251
Benjamin M Funke Beneficiary Trust	810 W. Howe St.	Tempe	AZ	85281
Bristol 5 LLC	P.O. Box 2944	Scottsdale	AZ	85252
Andrew E/Mike Andrew Charvoz	10636 N. 71st Way	Scottsdale	AZ	85254
City of Scottsdale	7447 E. Indian School Rd., Ste. 205	Scottsdale	AZ	85251
City of Scottsdale	3939 Civil Center Blvd.	Scottsdale	AZ	85251
Clayton 75th Apartments LLC	7340 E. Main St., No. 200	Scottsdale	AZ	85251
Concept Real Estate-Five LLC et al	829 SE 9th Ave., Ste. 202	Portland	OR	97214
Anthony R/Gloria L Conyers Tr.	P.O. Box 6347	Scottsdale	AZ	85261
CPT Palladium Apartments LLC	4222 E. Thomas Rd., Ste. 360	Phoenix	AZ	85018
De Miranda Lux LLC	8325 E. Wethersfield Rd.	Scottsdale	AZ	85260
Kathryn L Derezinski	7502 E. Main St., Unit 3004	Scottsdale	AZ	85251
Dumb Dog Properties LLC	P.O. Box 386	Crested Butte	CO	81224
Fedlands Holdings LLC	1503 - 1560 Homer Mews	Vancouver	BC	V6Z 0-0A5
Firstbank of Arizona Inc.	12345 W. Colfax Ave.	Lakewood	CO	80215-3742
Foresight Property Development LLC	7550 E. 2nd St.	Scottsdale	AZ	85251
Gino Anthony Rosaci and Margaret A Powell Family Trust	7601 E. Charter Oak Rd.	Scottsdale	AZ	85260
Eric J/Susan S Grossman	3025 Ohio Way	Denver	CO	80209
Home Yield CSL LLC	4021 N. 75th St., Suite 104	Scottsdale	AZ	85251
Home Yield LLC	4021 N. 75th St., Ste. 105	Scottsdale	AZ	85251
Corrinne B Hopkins	7502 E. Main St., Unit 3002	Scottsdale	AZ	85251
James A Spizzo 2016 Revocable Trust et al	7502 E. Main St., Unit 2001	Scottsdale	AZ	85251
Jeffrey M Stork Revocable Living Trust	7502 E. Main St., Unit 4003	Scottsdale	AZ	85251-4582
Jordan Joseph Jr. Tr.	6029 E. Linden Ln.	Phoenix	AZ	85018
Lee H Davis Revocable Trust/Barbara Mellman Davis Revocable Trust	2400 E. Cherry Creek South Dr., Unit 406	Denver	CO	80209-3258
Main Street 7502-2002 LLC	120 S. Ash Ave., Ste. 103	Tempe	AZ	85281
Main Street Place LLC	120 S. Ash Ave.	Tempe	AZ	85281
Robert B/Ames S McGarey Tr.	5930 E. Orange Blossom Ln.	Phoenix	AZ	85018
McKnight Office LLC	19499 N. 98th Pl.	Scottsdale	AZ	85255
Messinger Mortuary & Chapel Inc.	7601 E. Indian School Rd.	Scottsdale	AZ	85251
NCN Place LLC	7579 E. Main St., Ste. 500	Scottsdale	AZ	85251
Nolte Group LLC	11828 N. 67th St.	Scottsdale	AZ	85254
On Sunset Trust	7526 E. McKNight	Scottsdale	AZ	85251
Orix Alliant Indian School SCT Venture	1705 N. 16th St.	Tampa	FL	33605
Our Lady of Perpetual Help Roman Catholic Par	400 E. Monroe	Phoenix	AZ	85004
Quick N Clean 43 LLC	7291 E. Adobe Dr., Ste. 115	Scottsdale	AZ	85255-4042
S & S Civic Center Property	7503 E. 1st St.	Scottsdale	AZ	85251
Chester Phillip Schwartz	9244 E. Harvard Ave.	Denver	CO	80231-7648
Scottsdale Holdings LLC	7515 E. 1st St.	Scottsdale	AZ	85251
Scottsdale Methodist Church	4140 Miller Rd.	Scottsdale	AZ	85251
Scottsdale Unified School District No. 48	3811 N. 44th St.	Phoenix	AZ	85018
Sharon Lewis Revocable Trust	7502 E. Main St., Unit 2004	Scottsdale	AZ	85251
Shaw Family Living Trust	8725 N. Promontory Ranch Rd.	Park City	UT	84098
Simonson Buildings Inc.	7520 E. Angus Dr.	Scottsdale	AZ	85251
SPNN LLC	7381 E. Woodsage Ln.	Scottsdale	AZ	85258
Carolyn Stout	7528 E. 1st St.	Scottsdale	AZ	85251
STR Ventures LLC	4021 N. 75th St., Ste. 101	Scottsdale	AZ	85251-4568
Sunkist Investments LLC	303 E. Gurley St., Ste. 148	Prescott	AZ	86301
Sydell Scottsdale LLC	4000 N. Drinkwater Blvd.	Scottsdale	AZ	85251
Judith Trane	7516 E. 1st St.	Scottsdale	AZ	85251
White River Scottsdale LLC	2128 Duffers Ln.	Evansville	IN	47725
Charles S Wood III/Susan A Wood	9630 E. Yucca St.	Scottsdale	AZ	85260
James Robert Youngjohn Jr.	7533 E. 1st St.	Scottsdale	AZ	85251

Huellmantel & Affiliates - Lauren Proper Potter	P.O. Box 1833	Tempe	AZ	85280-1833
City of Scottsdale c/o Greg Bloemberg	7447 E. Indian School Rd.	Scottsdale	AZ	85251
City of Scottsdale Planning Commission c/o Chair Paul Alessio	7527 E. Tailspin Lane	Scottsdale	AZ	85255
City of Scottsdale Planning Commission c/o Commissioner Renee J. Higgs	15192 N. 104th Way	Scottsdale	AZ	85255
City of Scottsdale Planning Commission c/o Commissioner William Scarbrough	5639 E. Edgemont Ave.	Scottsdale	AZ	85257
City of Scottsdale Planning Commission c/o Commissioner Joe Young	7234 E. Shoeman Lane, Suite #8	Scottsdale	AZ	85251
City of Scottsdale Planning Commission c/o Commissioner George Ertel	11725 N. 129th Way	Scottsdale	AZ	85259
City of Scottsdale Planning Commission c/o Commissioner Berry Graham	7842 E. Monterosa St.	Scottsdale	AZ	85251
Withey Morris, PLC - Audry Villaverde	2525 E. Arizona Biltmore Circle; Suite A-212	Phoenix	AZ	85016
Bob Griffith	7127 E. Rancho Vista Dr. #4002	Scottsdale	AZ	85251
Carla	3420 N. 78th Street	Scottsdale	AZ	85251
Chris Schaffner	7346 E. Sunnyside Dr.	Scottsdale	AZ	85260
Town of Paradise Valley c/o Community Development Director	6401 E. Lincoln Drive	Paradise Valley	AZ	85253
Constance Laub	10105 E. Via Linda Suite 345	Scottsdale	AZ	85258
Dan Sommer	12005 N 84th Street	Scottsdale	AZ	85260
David G. Gulino	5235 N. Woodmere Fairway	Scottsdale	AZ	85250
COGS c/o Dr. Sonnie Kirtley	8507 East Highland Avenue	Scottsdale	AZ	85251-1822
Ed Toschik, President	7657 E Mariposa Grande Dr	Scottsdale	AZ	85255
Burch & Cracchiolo PA c/o Edwin Bull	P.O. Box 16882	Phoenix	AZ	85011
Eric Gold	25499 N. 104th Way	Scottsdale	AZ	85255
Guy Phillips	7131 E. Cholla St.	Scottsdale	AZ	85254
Howard Myers	6631 E. Horned Owl Trail	Scottsdale	AZ	85266
Gainey Ranch Community Association c/o Jim Funk	7720 Gainey Ranch Road	Scottsdale	AZ	85258
Jim Haxby	7336 E. Sunnyside Dr.	Scottsdale	AZ	85260
Berry Riddell, LLC c/o John Berry/Michele Hammond	6750 E. Camelback Rd, Ste 100	Scottsdale	AZ	85251
John Washington	3518 N. Chambers Court	Scottsdale	AZ	85251
City of Scottsdale City Council c/o Kathy Littlefield	3939 N. Drinkwater Blvd.	Scottsdale	AZ	85251
Withey Morris, PLC c/o Kirste Kowalsky	2525 E. Arizona Biltmore Circle, Suite A-212	Phoenix	AZ	85016
Leon Spiro	7814 E. Oberlin Way	Scottsdale	AZ	85266
Linda Whitehead	9681 E Chuckwagon Lane	Scottsdale	AZ	85262
Lori Haye	P.O. Box 426	Cave Creek	AZ	85327
Maricopa County Superintendent of Schools	4041 N. Central Avenue Suite 1200	Phoenix	AZ	85012
Commercial Land Development Consulting c/o Michael Leary	10278 East Hillery Drive	Scottsdale	AZ	85255
AT&T c/o Mike McNeal, Supervisor	1231 W. University Drive	Mesa	AZ	85201
Mike Ratzken	8725 E. Palo Verde Dr	Scottsdale	AZ	85250
Patti Badenoch	5027 N. 71st Pl	Scottsdale	AZ	85253
Maricopa County Planning & Development - Planning & Development Department	501 N. 44th Street, Suite 200	Phoenix	AZ	85008
City of Phoenix - Planning & Development Director	200 West Washington Street, 2nd Floor	Phoenix	AZ	85003
Arizona State Land Department - Planning & Engineering Section Manager	1616 W. Adams Street	Phoenix	AZ	85007
Town of Carefree - Planning and Zoning	8 Sundial Circle P.O. Box 740	Carefree	AZ	85377
Town of Cave Creek - Planning Department	37622 N. Cave Creek Road	Cave Creek	AZ	85331
SRP-MIC - Planning Department	10005 E. Osborn Road	Scottsdale	AZ	85256
Arizona Department of Transportation c/o Project Management	205 S. 17th Avenue MD 6012E	Phoenix	AZ	85007
Spring Creek Development c/o Randall P. Brown	7144 E. Stetson Dr. #425	Scottsdale	AZ	85251
Town of Fountain Hills - Planning & Zoning Division	16705 E. Avenue of the Fountains	Fountain Hills	AZ	85268
SRP Land Department atten: Sherry Wagner/Right-of-Way Technician, SR.	Mail Station PAB10W P.O. Box 52025	Phoenix	AZ	85072-2025
Steve Tyrrell	7753 E. Catalina Drive	Scottsdale	AZ	85251
Cave Creek Unified School District c/o Superintendent	P.O. Box 426	Cave Creek	AZ	85327
Scottsdale Unified School District c/o Superintendent	8500 E. Jackrabbit Rd	Scottsdale	AZ	85250
Susan McGarry	8074 E. Theresa Drive	Scottsdale	AZ	85255
City of Scottsdale City Council c/o Councilmember Tom Durham	3939 N. Drinkwater Blvd.	Scottsdale	AZ	85251
Vickie Falen	10520 N 117th Pl	Scottsdale	AZ	85259
City of Scottsdale City Council c/o Mayor Dave Ortega	3939 N. Drinkwater Blvd.	Scottsdale	AZ	85251
Wade Tinant	4614 E. Running Deer Trail	Cave Creek	AZ	85331
Granite Reef Neighborhood Resource Center	1700 N Granite Reef Road	Scottsdale	AZ	85257
Southwest Gas Corporation	2200 N. Central Avenue Ste 101	Phoenix	AZ	85004
Withey Morris, PLC	2525 E. Arizona Biltmore Circle; Suite A-212	Phoenix	AZ	85016
Paradise Valley Unified School District	15002 N. 32nd Street	Phoenix	AZ	85032
Arizona Commerce Authority	333 N. Central Avenue, Suite 1900	Phoenix	AZ	85004
Maggie Keasler	7127 E. 6th Ave.	Scottsdale	AZ	85251

Steve Perone	7474 E. Earll Dr. #108	Scottsdale	AZ	85251
Tiffany & Bosco P.A. c/o Kurt Jones	2525 E. Camelback Road	Phoenix	AZ	85016
Vice Chair Community Council of Scottsdale c/o Edmond Richard	2119 N. 69th Place	Scottsdale	AZ	85257
Chair Community Council of Scottsdale c/o Nancy Cantor	3408 N. Paiute Way #5	Scottsdale	AZ	85251
Lux Home Pro Holdings c/o Jessica Wrubel	2901 E. Camelback Rd Suite 200	Phoenix	AZ	85016
Gammage & Burnham c/o Nick A. Sobraske	40 N. Central Ave., 20th Floor	Phoenix	AZ	85004
Technical Solutions c/o Prescott Smith	5111 N. Scottsdale Road, Suite 260	Scottsdale	AZ	85260
Cave Creek c/o Bruce Wall	7506 E. Indian School Rd.	Scottsdale	AZ	85251

From: [Bloemberg, Greg](#)
To: [Lauren Proper Potter](#)
Cc: [Garofalo, Ryan](#); [Curtis, Tim](#)
Subject: RE: Comment re: New Multi-Family Development, Case # 9-ZN-2021
Date: Monday, February 28, 2022 2:16:32 PM

Probably a good idea.....we'll need to contact the Commissioners to see if they're ok with us providing their contact information. I am copying Ryan Garafalo in this email so he can check with the commissioners and get back to you. He is out of the office today but I believe he'll be in tomorrow.

Off topic, one issue that was raised at a recent PC hearing for another case in the downtown area that you should be aware of is construction staging. Because downtown is such an urban area, with very little room on-site for construction staging, concerns were raised by business owners about street closures, blocking of parking spaces, etc. during construction.....and the PC agreed with those concerns. Additionally, when Main Street Place to the south of this site was being constructed, 75th Street had to be closed for months; which did not go over well with the neighbors and business owners in the area. You should be prepared to respond with ideas, or at least acknowledge the concern, should the issue of construction staging come up at the hearing.

Just a heads-up. Thanks.

Greg Bloemberg
Project Coordination Liaison
Current Planning
City of Scottsdale
e-mail: gbloemberg@scottsdaleaz.gov
phone: 480-312-4306

From: Lauren Proper Potter <lauren.proper@huellmantel.com>
Sent: Monday, February 28, 2022 1:45 PM
To: Bloemberg, Greg <GBLO@Scottsdaleaz.gov>
Subject: Re: Comment re: New Multi-Family Development, Case # 9-ZN-2021

⚠ External Email: Please use caution if opening links or attachments!

Do you think I should reach out to Jim? Also, wondering if you or Tim had contact info for the Planning Commissioners so I can reach out regarding next week's hearing.

From: Bloemberg, Greg <GBLO@Scottsdaleaz.gov>
Date: Monday, February 28, 2022 at 8:43 AM
To: Jas A Spizzo <jsjs@sbcglobal.net>
Cc: Joanne Spatz <joannespatz@sbcglobal.net>, Kathryn Derezinski <kl.derezinski@gmail.com>, Ruenger, Jeffrey <JRuenger@scottsdaleaz.gov>, Curtis, Tim <tcurtis@scottsdaleaz.gov>
Subject: RE: Comment re: New Multi-Family Development, Case # 9-ZN-2021

Jim,

Thanks for the inquiry. See below for responses and let me know if you have any additional questions.

Regards,

Greg Bloemberg

Project Coordination Liaison

Current Planning

City of Scottsdale

e-mail: gbloemberg@scottsdaleaz.gov

phone: 480-312-4306

From: Ruenger, Jeffrey <JRuenger@scottsdaleaz.gov>

Sent: Friday, February 25, 2022 12:19 PM

To: Jas A Spizzo <jsjs@sbcglobal.net>; Bloemberg, Greg <GBLO@Scottsdaleaz.gov>

Cc: Joanne Spatz <joannespatz@sbcglobal.net>; Kathryn Derezinski <kl.derezinski@gmail.com>

Subject: RE: Comment re: New Multi-Family Development, Case # 9-ZN-2021

Hello,

Greg Bloemberg is staff contact for this request. He is out of the office today but he will follow up with you next week. Greg would be the best staff member to answer your questions.

Best,

Jeff

From: Jas A Spizzo <jsjs@sbcglobal.net>

Sent: Friday, February 25, 2022 11:41 AM

To: Projectinput <Projectinput@Scottsdaleaz.gov>

Cc: Joanne Spatz <joannespatz@sbcglobal.net>; Kathryn Derezinski <kl.derezinski@gmail.com>

Subject: Comment re: New Multi-Family Development, Case # 9-ZN-2021

⚠ External Email: Please use caution if opening links or attachments!

Sirs,

My wife and I reside at 7502 E Main St., Unit 2001, Scottsdale. Our building is aka Main Street Place. Our building is located adjacent and immediately south of the proposed development, Case Name Palo on 75th.

We received a postcard notice of a Planning Commission hearing on the case scheduled for March 9th. I have a few questions on which I would very much appreciate your feedback. I don't know whether it's best to ask the questions at the hearing or in an e-mail. So I thought it best to e-mail first:

1. If no residents object to the proposed zoning change, what if any limitations would be in place regulating the number of possible "Air B&B" type daily rentals in the new building? **The City cannot**

prevent the project from offering short-term rentals, per State law. That is something that would have to be worked out privately between property owners.

2. Could the City of Scottsdale impose, or does the City have in place an ordinance establishing, a limitation on the number of "Air B&B" type daily rental units? **The City cannot limit the number of short-term rentals.**

3. Do you know whether the project under consideration will be marketed as solely condominium apartments solely rental units, or a combination? **No, you'd have to ask the applicant what their intent is. My understanding is it will be market-driven.**

4. Can a set-back be imposed on the south face of the proposed building? Our garage faces north and access/egress would be hampered if the south face of the building were at the edge of the property line. **The project meets the requirements of the Zoning Ordinance. To request a greater setback, you'd have to attend the hearing and petition the Planning Commission to stipulate a greater setback from the property line; which would ultimately have to be approved by City Council. Either that, or coordinate with the applicant.**

5. I am considering attending the meeting on March 9th; what is the structure of such meetings? **You can attend in person or virtually. If you'd prefer to attend virtually I can provide you with a link when the time comes.**

Many thanks in advance for your thoughtful response to my rather basic questions.

Cheers,

Jim Spizzo
Sent From my PC

From: [Bloemberg, Greg](#)
To: [Castro, Lorraine](#)
Subject: FW: Case 9-ZN-2021 Rezoning Application for 3961 N. 75th St
Date: Thursday, March 17, 2022 3:21:02 PM
Attachments: [image001.png](#)

Lorraine,

Report is signed and attachments look good. Please add the email below to the Public Comment attachment.

Thanks!

Greg Bloemberg

Project Coordination Liaison

Current Planning

City of Scottsdale

e-mail: gbloemberg@scottsdaleaz.gov

phone: 480-312-4306

From: Garcia, Nicole <NGarcia@Scottsdaleaz.gov>
Sent: Monday, August 02, 2021 11:03 AM
To: Bloemberg, Greg <GBLO@Scottsdaleaz.gov>
Subject: FW: Case 9-ZN-2021 Rezoning Application for 3961 N. 75th St

Greg,

Here is a comment for 9-ZN-2021.

Thank you,

Nicole Garcia
Planning Specialist
Planning & Development Services
ngarcia@scottsdaleaz.gov
(480) 312-7767



From: Barb Holland <haligirl_55@yahoo.com>
Sent: Saturday, July 31, 2021 5:51 PM
To: Projectinput <Projectinput@Scottsdaleaz.gov>
Subject: Case 9-ZN-2021 Rezoning Application for 3961 N. 75th St

⚠ External Email: Please use caution if opening links or attachments!

Dear City Planners

I am writing concerning case 9-ZN-2021 - The rezoning application regarding the property on the corner of 75th St and Mc Knight Ave.

The project that the developer is proposing has a number of repercussions for the residents of 7502 East Main St. (Main Street Place) and also a number of repercussions for the city of Scottsdale.

1. The proposed 3 story building would completely block the current views of Camelback mountain and in reality, any view, for some of the condos located on the north side of Main St place. They would end up looking at the side wall of the new project instead.

2. The proposed project, if approved, would allow the new building to be built right up to the property line. This would only allow approx. 20 Ft between Main St Place and the proposed building. My parking space backs on the affected part of the project. I have tried pulling out of the garage on a number of occasions with this in mind and I estimate I would have hit the proposed building on 3 out of 4 tries. So, it's a really tight situation. Also, the new building proposes a 3rd floor pool area. This would also be about 20 feet away from the balconies for the 2nd to 4th floor residents of Main St Place. We find this unacceptable on several levels.

A. The builder has not divulged their intention for the building. Ie whether they will rent out the units or sell them. We have a couple of clues as to what their final intention might be. We DO KNOW that they WILL NOT have a minimum rental periods. This is a problem for the residents of Main St Place. It means that the owners could rent these apartments out on a daily or weekly basis. As you are probably aware people coming to town for short periods of time like to party in pools in AZ. I think that frequent loud pool parties 20 ft from our balconies on the north side of Main Street place would not be in anyone's best interest. Sound travels upwards and the residents on the East side of Main St Place have already had the experience of pool parties 20 ft across the alley from our balconies. In fact we frequently have to waste the Scottsdale police resources regarding noise violations from large groups of people partying in the pool of the Air BNB below us.

B. Currently Main St place is surrounded by several AirBnb type properties. 2 on the north side of McKnight, 2 on the south side of McKnight and 1 on the south side of Main St. Most of these seem to be designed to accommodate large groups of people. We have concerns that this new proposed building could just be more of the same...only much closer... and with the potential to have much more activity on the adjacent proposed pool deck. The privacy and peaceful existence of the Main St Residents would be greatly compromised.

The city of Scottsdale is proud of its motto as the most livable city. The current zoning laws were put in place to protect that very livability. I think allowing a zoning change that paves the way for a 3 story building (3 1/2 stories with a parapet) that would block any views of Camelback mountain and allow a building to be only 20ft away completely goes against Scottsdale's promise to be the most livable city. It would also set a very dangerous precedent regarding any future developments in the area or anywhere in Scottsdale for that matter. Any developer could request rezoning so they could build right up to the property line. I don't know how livable Scottsdale would be if all the buildings could potentially be built up to the property lines.

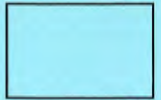
I am sure the developers can come up with a design that falls within the current zoning laws that will attract permanent long term residents and does not place pool decks or buildings 20 ft away from the neighbors. I encourage Scottsdale city planners to create only win win situations for residents. This rezoning request does not create a win win for the residents of Main St place or the neighborhood.

Regards

Barb Holland
7502 East Main St #004
4807603921



REQUEST TO SPEAK



Request to Speak cards must be submitted to City Staff **BEFORE** public testimony begins.
 Public testimony is limited to three (3) minutes per speaker.
 Additional time MAY be granted to speakers representing two or more persons.
 Cards for designated speakers and the person(s) they represent must be submitted together.

NAME (print) JEFFREY STORK MEETING DATE 3/9/2022

NAME OF GROUP/ORGANIZATION (if applicable) _____

ADDRESS 7502 E. MAIN ST ZIP 85251

HOME PHONE 805 609 7100 WORK PHONE 805 609 7100

E-MAIL ADDRESS (optional) _____

I WISH TO SPEAK ON AGENDA ITEM # 2 I WISH TO DONATE MY TIME TO _____

I WISH TO SPEAK DURING "PUBLIC COMMENT"* CONCERNING _____

*Citizens may complete one Request to Speak "Public Comment" card per meeting and submit it to City Staff. "Public Comment" time is reserved for citizen comments regarding non-agendized items. The Board and Commission may hear "Public Comment" testimony, but is prohibited by state law from discussing items which are not listed on the agenda.

This card constitutes a public record under Arizona law.



REQUEST TO SPEAK



Request to Speak cards must be submitted to City Staff **BEFORE** public testimony begins.
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 Additional time MAY be granted to speakers representing two or more persons.
 Cards for designated speakers and the person(s) they represent must be submitted together.

NAME (print) Kathryn Dereziński MEETING DATE 3/9/22

NAME OF GROUP/ORGANIZATION (if applicable) main street place

ADDRESS 7502 E main st #2004 ZIP 85251

HOME PHONE 480 620 4769 WORK PHONE _____

E-MAIL ADDRESS (optional) kl.dereziński@gmail.com

I WISH TO SPEAK ON AGENDA ITEM # 2 I WISH TO DONATE MY TIME TO _____

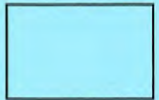
I WISH TO SPEAK DURING "PUBLIC COMMENT"* CONCERNING _____

*Citizens may complete one Request to Speak "Public Comment" card per meeting and submit it to City Staff. "Public Comment" time is reserved for citizen comments regarding non-agendized items. The Board and Commission may hear "Public Comment" testimony, but is prohibited by state law from discussing items which are not listed on the agenda.

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REQUEST TO SPEAK



Request to Speak cards must be submitted to City Staff **BEFORE** public testimony begins.
 Public testimony is limited to three (3) minutes per speaker.
 Additional time MAY be granted to speakers representing two or more persons.
 Cards for designated speakers and the person(s) they represent must be submitted together.

NAME (print) Barbara Holland MEETING DATE 03/09/22

NAME OF GROUP/ORGANIZATION (if applicable) _____

ADDRESS 7502 E. main st ZIP _____

HOME PHONE 480 760 3921 WORK PHONE _____

E-MAIL ADDRESS (optional) _____

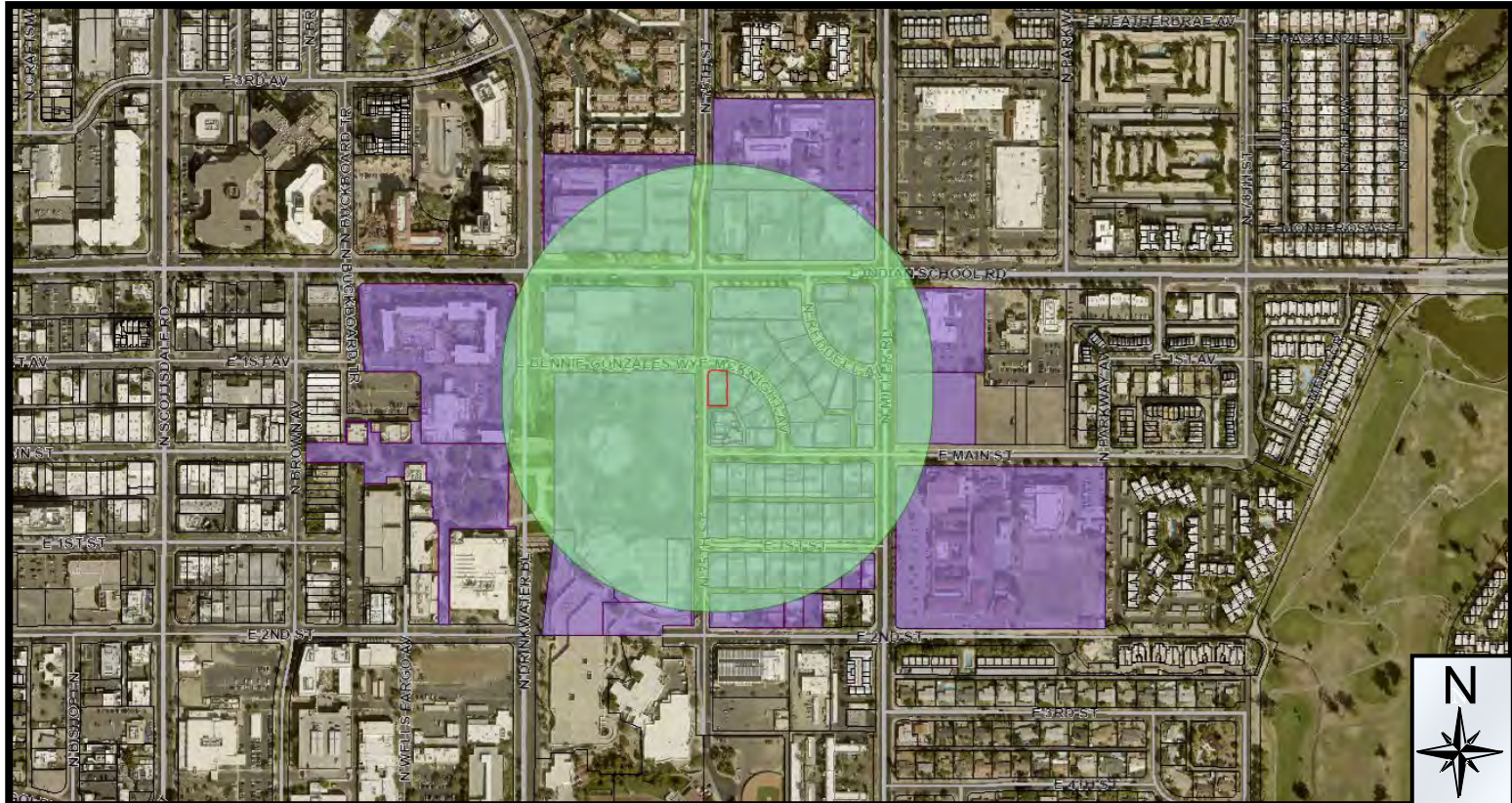
I WISH TO SPEAK ON AGENDA ITEM # 2 I WISH TO DONATE MY TIME TO _____

I WISH TO SPEAK DURING "PUBLIC COMMENT"* CONCERNING Rezoning of Property on corner of 7502 mc Knight

*Citizens may complete one Request to Speak "Public Comment" card per meeting and submit it to City Staff. "Public Comment" time is reserved for citizen comments regarding non-agendized items. The Board and Commission may hear "Public Comment" testimony, but is prohibited by state law from discussing items which are not listed on the agenda.

This card constitutes a public record under Arizona law.

City Notifications – Palo on 75th



Additional Notifications:

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

Pulled Labels
February 18, 2022

Map Legend:



Site Boundary



Properties within 750-feet

Postcards: 58

9-ZN-2021



**SCOTTSDALE PLANNING COMMISSION
KIVA-CITY HALL
3939 DRINKWATER BOULEVARD
SCOTTSDALE, ARIZONA**

WEDNESDAY, MARCH 9, 2022

***DRAFT SUMMARIZED MEETING MINUTES ***

PRESENT: Renee Higgs, Chair
William Scarbrough, Commissioner
Barney Gonzales, Commissioner
George Ertel, Commissioner
Christian Serena, Commissioner
Barry Graham, Commissioner

ABSENT: Vice Chair Young

STAFF: Tim Curtis
Joe Padilla
Greg Bloemberg
Meredith Tessier
Ryan Garofalo
Alexis Hartley
Lorraine Castro
Mark Kertis
Alfred Kane

CALL TO ORDER

Chair Higgs called the regular session of the Scottsdale Planning Commission to order at 5:03 p.m.

ROLL CALL

A formal roll call was conducted confirming members present as stated above.

Attachment #15

* Note: These are summary action minutes only. A complete copy of the meeting audio is available on the Planning Commission page on ScottsdaleAZ.gov, search "Planning Commission"

MINUTES REVIEW AND APPROVAL

1. Approval of the February 23, 2022 [Regular Meeting Minutes](#).

Serena moved to approve the amended February 23, 2022 regular meeting minutes. Seconded by Commissioner Ertel, the motion carried unanimously with a vote of six (6) to zero (0).

REGULAR AGENDA

2. [9-ZN-2021 \(Palo on 75th\)](#)

Request by owner for approval of a zoning district map amendment from Service Residential, Downtown Overlay (S-R DO) to Downtown/Downtown Multiple Use, Type 2, Downtown Overlay (D/DMU-2 DO), including an amendment to the building setback along N. 75th Street, to allow for a new multi-family development consisting of 5 units on a +/- 0.20-acre site located at 3961 N. 75th Street.

Staff contact person is Greg Bloemberg, 480-312-4306. **Applicant contact person is Lauren Proper Potter, (480) 921-2800.**

Item No. 2; Commissioner Ertel moved to make a recommendation to City Council for approval of case 9-ZN-2021 per the staff recommended stipulations after determining that the proposed Zoning District Map Amendment is consistent and conforms with the adopted General Plan. Seconded by Commissioner Scarbrough, the motion carried with a vote of five (5) to one (1) with Commissioner Serena dissenting.

3. [58-UP-1985#2 \(TPC Use Permit Expansion\)](#)

Request by owner for an amendment to the existing TPC Conditional Use Permit to extend the Golf Course and Accessory Uses for a new restaurant/clubhouse, on a +/- 2.5-acre site with Open Space (OS) zoning, located at southeast corner of N. Greenway-Hayden Loop and E. Bell Road. Staff contact person is Chris Walsh/Meredith Tessier, 480-312-4211.

Applicant contact person is Jordan Rose, (480) 505-3939.

Item No. 2; Commissioner Ertel moved to make a recommendation to City Council for approval of case 58-UP-1985#2 per the staff recommended stipulations, based upon finding that the Conditional Use Permit criteria have been met. Seconded by Commissioner Scarbrough, the motion carried with a vote of five (5) to one (1) with Commissioner Gonzales dissenting.

* Note: These are summary action minutes only. A complete copy of the meeting audio is available on the Planning Commission page on ScottsdaleAZ.gov, search "Planning Commission"

Request to speak cards: Barbara Holland, Kathryn Derezinski, Jeffrey Story, Carol Quinn.

Written Comment Cards: Susan Wood.

ADJOURNMENT

With no further business to discuss, the regular session of the Planning Commission adjourned at 7:18 p.m.