



PROJECT NARRATIVE

August 26, 2022

Pre-Application Number: 114-PA-2022
Project: Modus Scottsdale 6
Project Street Address: 7801 E. San Miguel Ave., Scottsdale, AZ 85250
Lot Square Footage: 35,411 square feet
Zoning: R-4

Overview:

Kathryn Campana is the current owner of the property and MODUS Development intends to develop the Modus Scottsdale 6 Townhomes. The property is located southwest of North Hayden Road and East McDonald Road at 7801 East San Miguel Avenue in Scottsdale. The site is a 35,411-square-foot lot with an existing one-story residence built in 1961 with no historical significance. The property resides near Chaparral Park, the Arizona Canal, and single-family and multi-family residences.

In looking to the future of Scottsdale, the project intends to provide a modern, luxurious interpretation of a terraced house or row house that would meet the community goals to provide the character, aspirations, and design quality within the context of the surrounding residences.

The Proposed Project

Modus Scottsdale 6 is a six-unit, townhome residential development. Each unit contains approximately 3,000 square feet of livable space with an 880-square-foot two-car garage. Total area under roof for the structure is approximately 5,500 square feet. Amenities for each dwelling include three bedrooms, three and a half bathrooms, a large garage storage room, private covered patios, fireplaces in the master bedroom and great room, and an outdoor patio with a fireplace and a private exterior staircase.

The dwellings have a unique relationship between the indoors and outdoors. The open-concept dining and great room can be extended into a private patio by opening an oversized multi-slide corner door. Wood louvers offer privacy between units and provide an aesthetically pleasing backdrop. The large backyard is accessible from both floors with an exterior staircase that offers storage underneath for the pool or other outdoor equipment.

Landscaping will be designed to complement the Sonoran Desert environment. Low-water-use vegetation has been selected, and the private courtyard and balconies will have planters and living walls that suit the setting.





Architecture

Since the units are identical in plan, those that share a demising wall are offset to create a more visually appealing street view. This allows us to break the possibility of repetition, meeting the spirit of the code. Large mass walls and varying roof heights also provide uniqueness from all street views.

Materials were chosen to complement the modern architecture. Neutral white and gray stucco hues were chosen, along with a darker gray for the stucco fascia. The palette continues with a gray brushed-stone veneer and black anodized multi-paned windows. Matte black sheet-metal fascia completes the palette.

General Plan and Townhouse Residential (R-4) Vision

As part of the townhouse residential zoning, this project provides a long-term luxury housing opportunity that maintains the aesthetics and enhances the community's prospects.

As a company that practices in downtown Scottsdale, we understand the City of Scottsdale's goals, the General Plan's character requirements, and the surrounding area's personality. In discussing the City of Scottsdale Design Standards and Policies, Zoning and Master Environmental Standards, we sought a design that would meet all expectations and provide a residence that would define the future of luxurious urban living.

This proposed development prioritizes high-quality indoor/outdoor space rather than density. We feel that this meets the spirit of Scottsdale in a townhouse residential zoning district.

The design will incorporate green building strategies with high-efficiency windows, natural light, Fox Block insulated concrete form [ICF] wall construction, and LED lighting. Plant materials will be regional.

Access

Depending on the unit, the property will have pedestrian access on either the east or west side. Similar to the adjacent residences, vehicular access to a two-car garage will be from San Miguel Avenue. A lengthened driveway also provides two guest parking spaces for each unit. The existing driveway, curb cut, and sidewalk will be replaced to match the adjacent existing conditions.



purveyors of abstract thought

Zoning Standards – R4 | Townhouse Residential

Per the Zoning Ordinance, this project meets the setback requirements established. The front yard setback has been established as 20 feet from the property line (SEC. 5.804.E.3). The west side setback is 10 feet from the property line (SEC. 5.804.E.3.a). The east side setback is 10 feet from the property line (SEC. 5.804.E.2). The rear yard has been established from the property line to be 10 feet (SEC. 5.804.E.2). Portions of the building overhang encroach the front setback, the maximum being 22 inches. Distances between buildings of 10 feet are maintained (Sec. 5.804.F.1.).

Building height is 27 feet, the maximum being 30 feet (SEC. 5.804.C.1).

Per the Property Development Standards, no more than 30 percent of the second-story livable space is located within 50 feet of any dedicated street (SEC. 5.804.E.4), in this case, East San Miguel Avenue and North 78th Street. Currently, only 27.64 percent of the second level livable is within 50 feet of East San Miguel Avenue, and only 28.72 percent of the second level livable is within 50 feet of North 78th Street.

The overall density ranges from 5,873 SF to 6,664 SF per unit, with the minimum allowable being one dwelling unit per 5,240 SF (SEC. 5.804.D.1).

The project is adjacent to multi-family R4 properties.

Off-street parking for each dwelling is provided in a two-car garage, with 12 total parking spaces. Two additional guest parking spaces are available for each unit on the driveway. The garage is large enough for bicycle stalls, as well.

An outdoor mechanical area at the back of the property will screen all mechanical units and pool equipment from view. Trash collection will continue along San Miguel Avenue. An outdoor trash enclosure will be available for each unit and screened from street view. We are proposing to place all utilities on the west and east sides of the buildings, and they will be screened from street view. Water services will be upgraded as required. All mechanical units will be screened from view.