



K&I Homes, LLC

CITIZEN REVIEW REPORT UPDATE - ZN

August 14, 2024

via email: jbarnes@scottsdaleaz.gov

Jeff Banes
Senior Planner
City of Scottsdale

RE: The CLAYTON on Earll
3-ZN-2024

This report is to update you on our Citizen Review efforts regarding the above referenced project, since our initial zoning submittal. As the scope of the project had been significantly revised/reduced from our initial open house meeting to 1st submittal, as outlined in our previously submitted citizen review report, a second open house meeting was scheduled to present the revised project design to the neighbors and other interested parties.

A. Details of Methods used to involve the public are included as attachments.

Property owners and HOA's within a 1250' radius of the site, as well as other Interested Parties were notified via 1st class letter mailed 8/2/2024.

The 'Project Under Consideration' sign was updated with the new open house date on 8/2/2024.

Neighborhood Open House Meeting was held:

Date: [Tuesday, August 13, 2024](#)
Time: [5:30 PM](#)
Location: [The Eleanor](#)
[3207 N Hayden Rd, Scottsdale AZ 85251](#)

Prior to the Open House Meeting, since our 1st submittal, no inquiries have been received via phone and/or email.

B. A summary of comments, issues, concerns and problems expressed by citizens during the process:

3 people attended our second Open House Meeting (sign-in sheet attached).
2 are current council members, and the other a neighbor that resides in the Inspire on Earll condominiums located at 7300 E Earll, directly to the West of the proposed site. We provided an overview of the project and changes that have been made since our initial open house meeting. then opened for questions and discussion. The meeting lasted around 45 min.

The two council members in attendance appeared supportive or at least neutral to the proposed project.

Our neighbor to the West is still opposed, mainly because these are proposed rentals, and not condos. The pros and cons were discussed again.

No further comments or inquiries have been received since the open house meeting.

Sincerely,



Kristjan Sigurdsson, Principal
K&I Homes, LLC

Attachments: - Copy of Notification Letter
- Updated Sign Photos
- Open House Sign in Sheet



K & I Homes, LLC

NOTIFICATION LETTER – ZN2

Date: August 2, 2024

To: ***Property Owner, Neighborhood HOA, or other Interested Party***

RE: Notification of Project Under Consideration
The Clayton on Earll

The purpose of this letter is to inform you that K&I Homes, on behalf of owner/developer 'The Clayton-Companies', has filed an application to re-zone five parcels of land, totaling approximately 2.3 Net Acres, located on the NWC of Earll Dr & Civic Center Plaza. The application is scheduled to be filed on or before May 10, 2024.

We would like to invite you to a neighborhood meeting to discuss the proposed development project and the rezoning request. This is a 2nd/follow-up meeting to our initial neighborhood meeting held on 4/16/24. The height and density of the proposed project have been significantly reduced.

The meeting will be held on ***Tuesday, August 13, 2024, at 5:30 PM at 'The Eleanor', 3207 N Hayden Rd, Scottsdale, AZ 85251.***

Attached is a copy of the General Plan Land Use, Existing and Proposed Zoning Exhibit, proposed Site Plan, as well as overall perspective views of the project. The following describes our request:

Existing use: *The existing site is zoned C-2 DO (Central Business – Downtown Overlay) and contains four old office buildings and associated parking. All existing buildings and site improvements are scheduled to be demolished and removed as part of this development.*

Proposed change: *The proposed D/DMU-2 DO (Downtown / Downtown Mixed-Use Type 2 Downtown Overlay) is for a mixed-use office/residential project that will include 89 living units, in a 3-4 story building..*

Please be advised that meetings and hearings before the City of Scottsdale Planning Commission and Design Review Board are planned to review this case. Specific meeting and hearing dates

have not yet been set, but will be posted on site once determined, at least 20 days prior to each hearing date.

The City of Scottsdale Planner assigned to this case is Jeff Barnes and you may contact him at 480-312-2376 or via email jbarnes@scottsdaleaz.gov. The City Case File number (Pre-Application number) is 76-PA-2024. Once officially submitted, the case file may be viewed on the city website <http://www.scottsdaleaz.gov/projects/projectsinprocess>

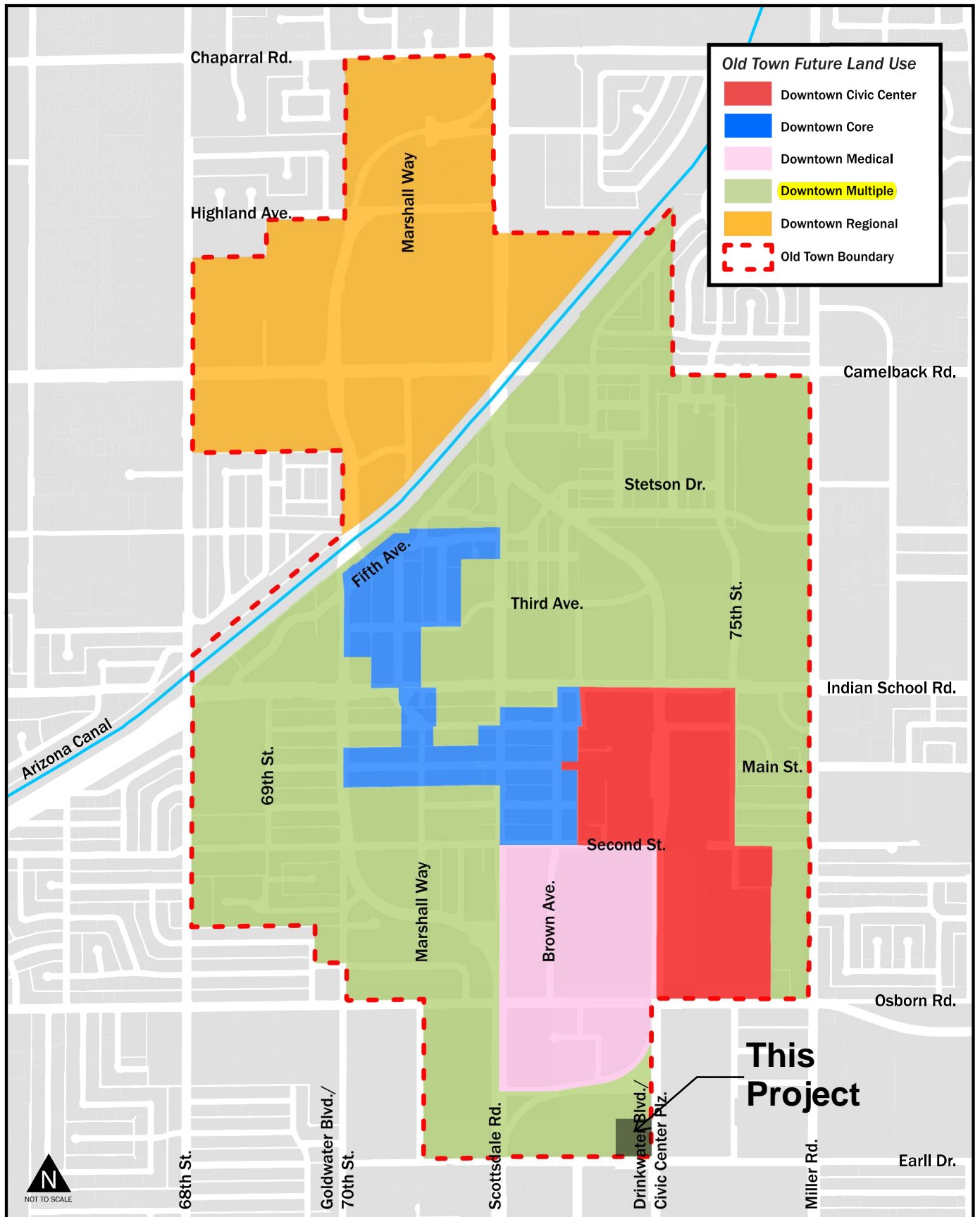
I would be happy to answer any questions or hear any concerns that you may have regarding this proposal. You may reach me at **602-505-2525** or via email kristjans@kandihomes.com

Sincerely,



Kristjan Sigurdsson, Principal
K&I Homes, LLC

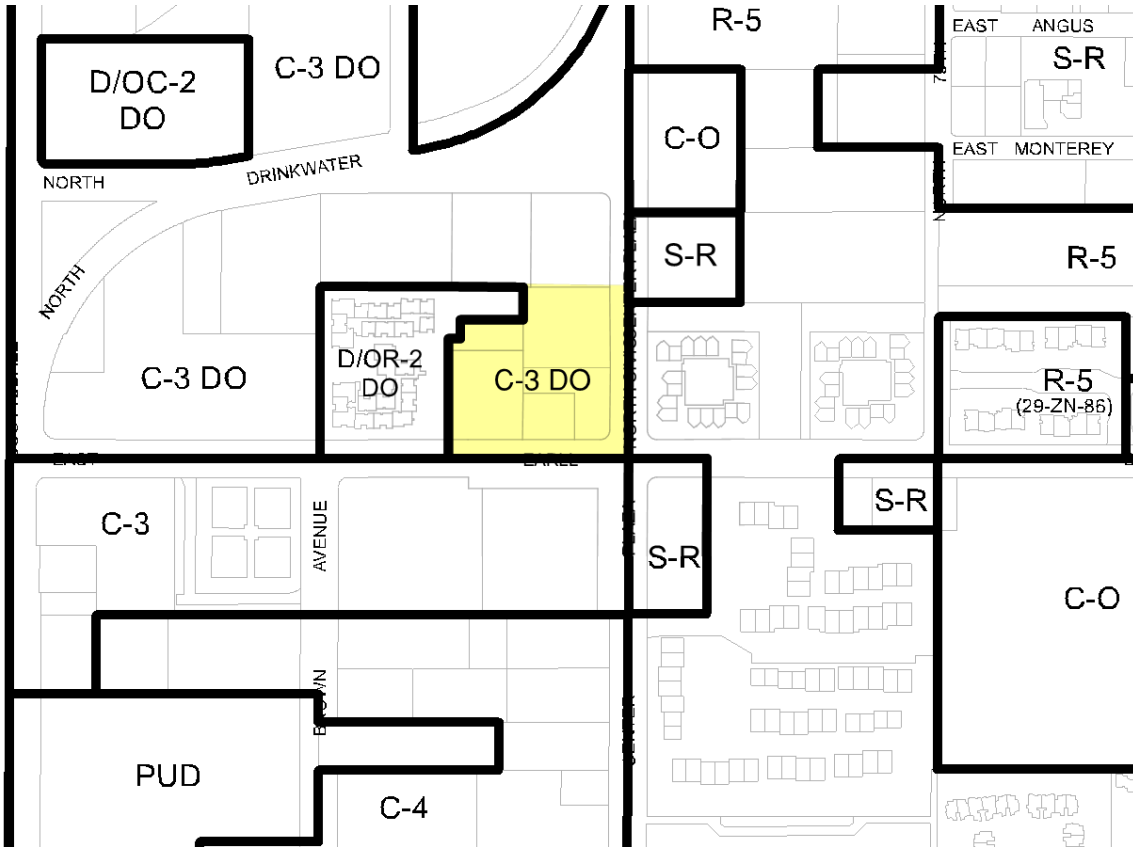
Attachments: General Plan Land Use & Zoning Exhibit
Proposed Site Plan
3D Concept View of proposed building



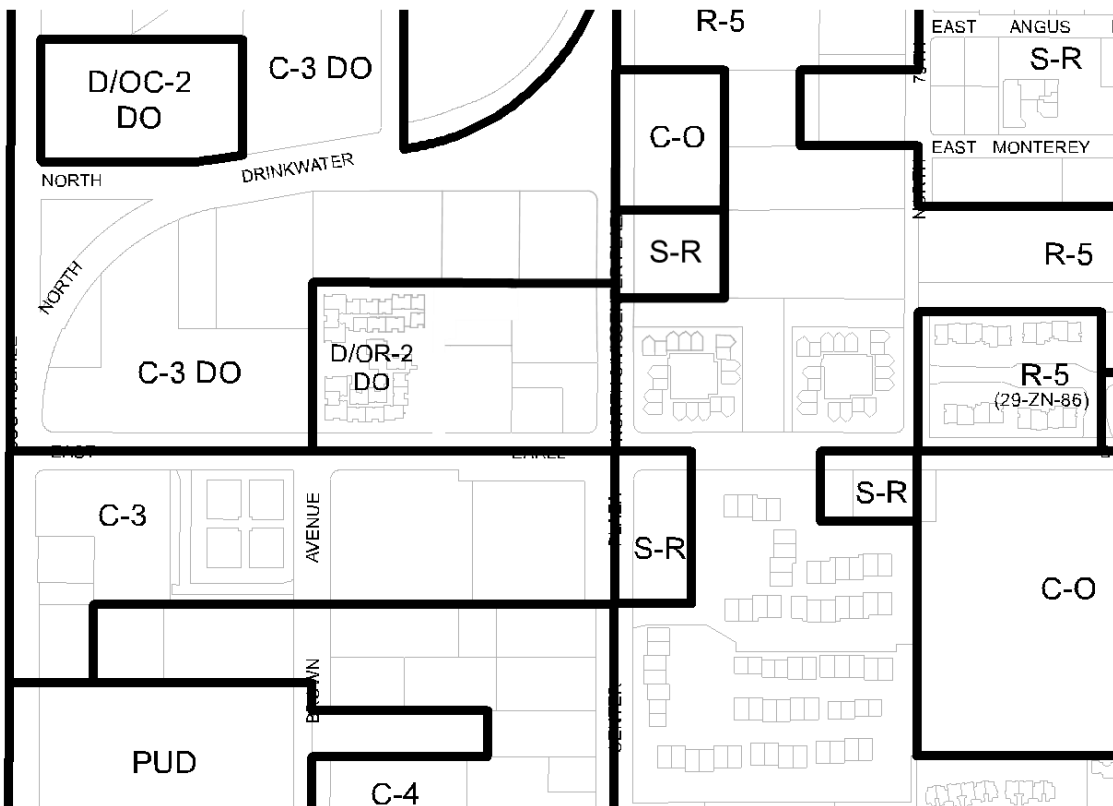
Notice: This document is provided for general information purposes only. The City of Scottsdale does not warrant its accuracy, completeness, or suitability for any particular purpose. It should not be relied upon without field verification. Map not to scale.

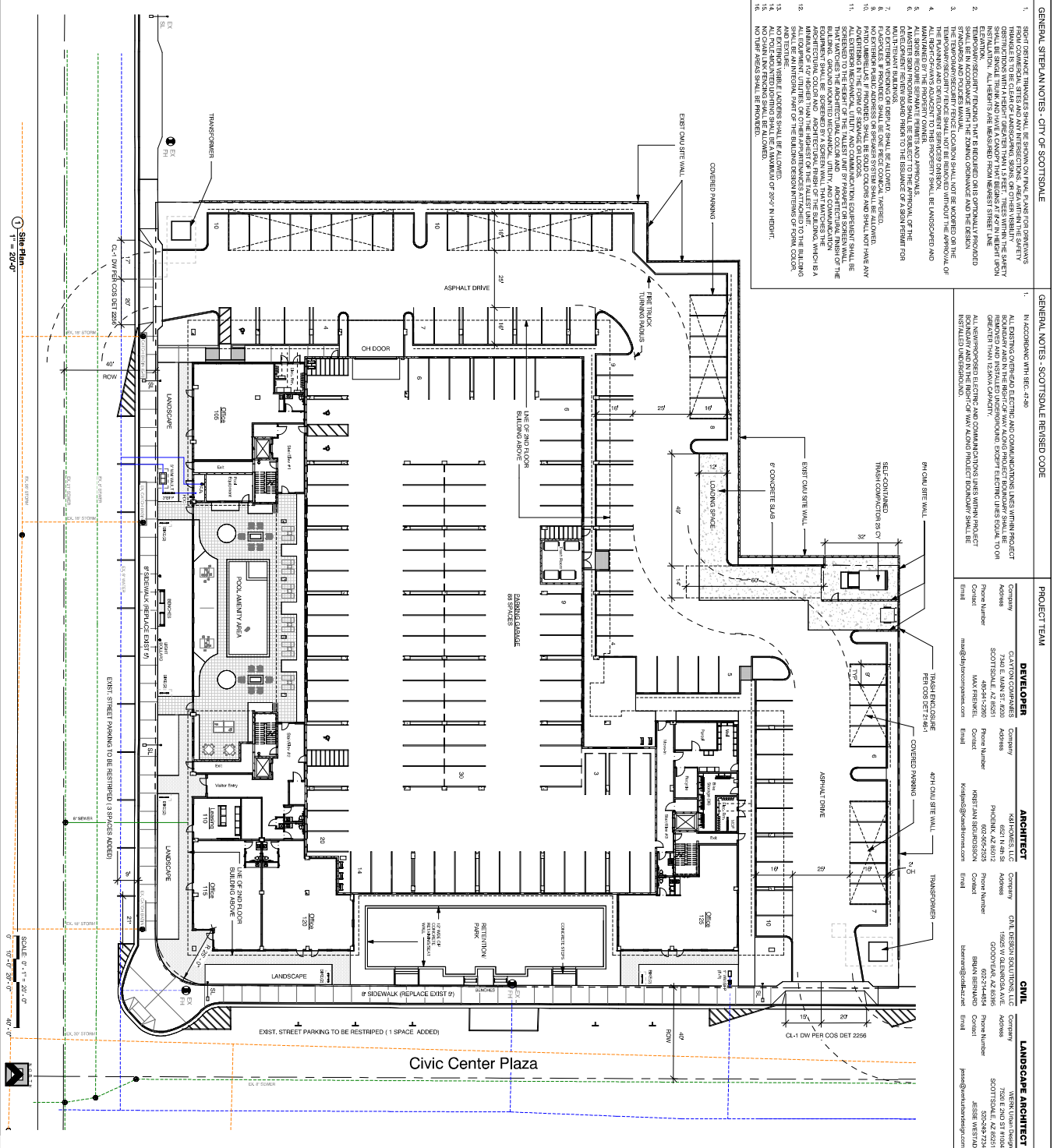
Map 2 - Old Town Future Land Use

Existing Zoning



Proposed Zoning





GENERAL NOTES - CITY OF SCOTTSDALE		GENERAL NOTES - SCOTTSDALE REVISED CODE	
1.	SPRINKLER TRIMMING SHALL BE SHOWN ON PLAN. IN AREAS FOR BARRIERS FROM COMMERCIAL STREETS AND INTERSECTIONS, AREA WITHIN THE SAFETY OBSERVATION ZONE SHALL BE MAINTAINED CLEAR OF OBSTRUCTIONS. THE SAFETY OBSERVATION ZONE SHALL BE MAINTAINED CLEAR OF OBSTRUCTIONS. THE SAFETY OBSERVATION ZONE SHALL BE MAINTAINED CLEAR OF OBSTRUCTIONS.	1.	ALL EXISTING CURBS, ELEVATIONS AND COMMUNICATIONS LINES SHALL BE PROTECTED AND MAINTAINED IN THE EXISTING LOCATION UNLESS OTHERWISE SPECIFIED. ALL NEW CURBS, ELEVATIONS AND COMMUNICATIONS LINES SHALL BE INSTALLED IN ACCORDANCE WITH THE ZONING ORDINANCE AND THE DESIGN TEMPORARY OCCUPANCY PERMIT LOCATION SHALL NOT BE MODIFIED ON THE TEMPORARY OCCUPANCY PERMIT. THE TEMPORARY OCCUPANCY PERMIT SHALL BE IN ACCORDANCE WITH THE ZONING ORDINANCE AND THE DESIGN TEMPORARY OCCUPANCY PERMIT LOCATION SHALL NOT BE MODIFIED ON THE TEMPORARY OCCUPANCY PERMIT.
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DEVELOPER

Company: 7301 E. MAIN ST. #200
Address: SCOTTSDALE, AZ 85261
Phone Number: 480-941-2286
Contact: matt@scottsdale.com

ARCHITECT

Company: 4801 N. 48th St
Address: PHOENIX, AZ 85012
Phone Number: 602-955-2228
Contact: kristjan@scottsdale.com

CIVIL

Company: 11826 W. GREENWAY AVE
Address: GILBERT, AZ 85136
Phone Number: 602-744-8544
Contact: kristjan@scottsdale.com

LANDSCAPE ARCHITECT

Company: 7301 E. MAIN ST. #100
Address: SCOTTSDALE, AZ 85261
Phone Number: 480-941-2286
Contact: kristjan@scottsdale.com

PROJECT INFO

Project Name: THE CLAYTON EARL

Site Address: 7301 E. MAIN ST. #200

Legal Description: SEE ACTA SURVEY

Proposed Use: RESIDENTIAL

Parcel #s: 130-21-010A, 130-21-010B, 130-21-010C, 130-21-010D, 130-21-010E, 130-21-010F, 130-21-010G, 130-21-010H, 130-21-010I, 130-21-010J, 130-21-010K, 130-21-010L, 130-21-010M, 130-21-010N, 130-21-010O, 130-21-010P, 130-21-010Q, 130-21-010R, 130-21-010S, 130-21-010T, 130-21-010U, 130-21-010V, 130-21-010W, 130-21-010X, 130-21-010Y, 130-21-010Z

Parcel Size: 130-21-010A: 130,210 sq ft

Parcel Area: 130,210 sq ft

Parcel Zoning: C-20

Proposed Zoning: DMLD-20

Building Area: 88,000 sq ft

Lot Coverage: 48.00%

Lot Coverage Limit: 48.00%

Lot Coverage Net Site Area: 67,775 sq ft

Building Occupancy: RESIDENTIAL

Building Area: 88,000 sq ft

Building Height: 130-21-010A: 130,210 sq ft

Building Height: 130-21-010B: 130,210 sq ft

Building Height: 130-21-010C: 130,210 sq ft

Building Height: 130-21-010D: 130,210 sq ft

Building Height: 130-21-010E: 130,210 sq ft

Building Height: 130-21-010F: 130,210 sq ft

Building Height: 130-21-010G: 130,210 sq ft

Building Height: 130-21-010H: 130,210 sq ft

Building Height: 130-21-010I: 130,210 sq ft

Building Height: 130-21-010J: 130,210 sq ft

Building Height: 130-21-010K: 130,210 sq ft

Building Height: 130-21-010L: 130,210 sq ft

Building Height: 130-21-010M: 130,210 sq ft

Building Height: 130-21-010N: 130,210 sq ft

Building Height: 130-21-010O: 130,210 sq ft

Building Height: 130-21-010P: 130,210 sq ft

Building Height: 130-21-010Q: 130,210 sq ft

Building Height: 130-21-010R: 130,210 sq ft

Building Height: 130-21-010S: 130,210 sq ft

Building Height: 130-21-010T: 130,210 sq ft

Building Height: 130-21-010U: 130,210 sq ft

Building Height: 130-21-010V: 130,210 sq ft

Building Height: 130-21-010W: 130,210 sq ft

Building Height: 130-21-010X: 130,210 sq ft

Building Height: 130-21-010Y: 130,210 sq ft

Building Height: 130-21-010Z: 130,210 sq ft



Use	Area (sq ft)	Percentage
Residential	42,100	48.00%
Commercial	45,900	52.00%
Total	88,000	100.00%

Use	Area (sq ft)	Percentage
Residential	42,100	48.00%
Commercial	45,900	52.00%
Total	88,000	100.00%

THE CLAYTON

On Earle

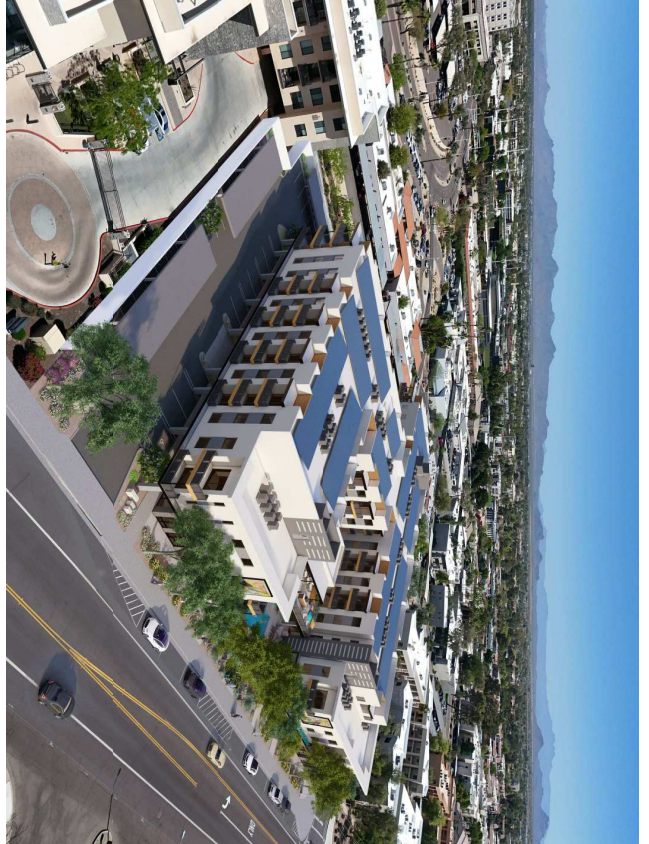
Scottsdale, AZ

K & I HOMES, LLC

6524 N 4TH STREET
PHOENIX, AZ 85012
PH: 602-505-2525



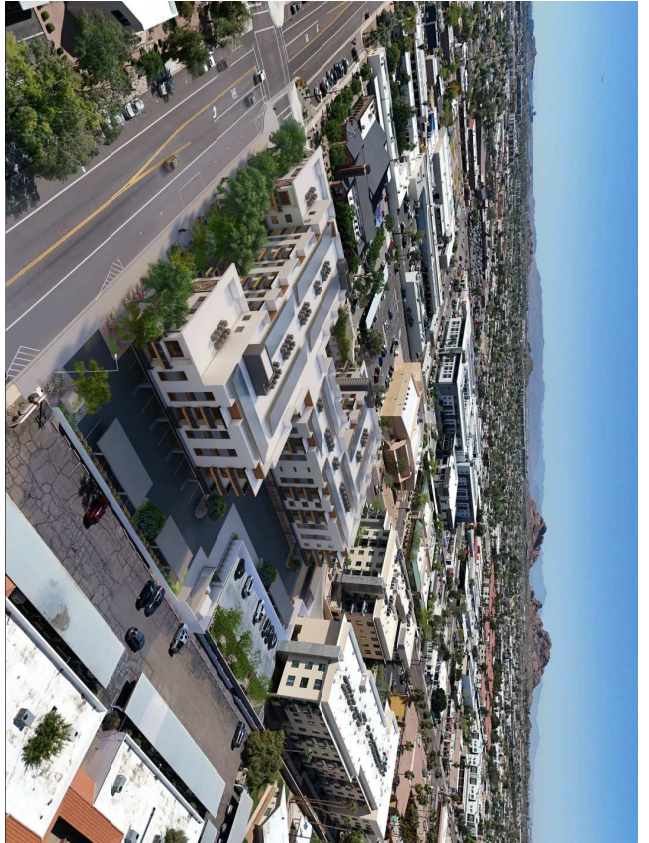
RENDER VIEW - FROM SE



RENDER VIEW - FROM SW

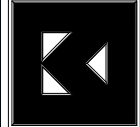


RENDER VIEW - EARL DR. FRONTAGE - FROM SE



RENDER VIEW - FROM NW

K & I HOMES, LLC
 6524 N 4TH STREET
 PHOENIX, AZ 85012
 PH: 602-505-2525



The CLAYTON
 On Earl
 Scottsdale, AZ

#	Description	Date

CONTRACTOR'S SEAL
 I HEREBY CERTIFY THAT THE INFORMATION CONTAINED ON THIS SHEET IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.
 I AM A LICENSED ARCHITECT IN THE STATE OF ARIZONA.
 REGISTERED PROFESSIONAL ARCHITECT
 STATE OF ARIZONA
 LICENSE NO. 15134
 JOHN N. BURR
 ISSUE DATE: 06/01/2024



SHEET TITLE
 Renderings

SHEET NUMBER
A4.1

Re-Zone



