

Pre-Application Number: 681-PA-2022

PROJECT OVERVIEW:

Proposed Use: 12 Residential Townhomes

Location:

7515 and 7521 E. 1st Street

APN: 130-25-024 and 130-25-025

Property Size:

Total Site Area: 23,157+/- gross square feet or 0.53+/- acres

Current Zoning (approved case 17-ZN-2022)

D/DMU-Type 2 DO (Downtown/Downtown Multiple Use Type 2, Downtown Overlay)

Approved by City Council on 6/27/2023

Applicant: Scottsdale Holdings, Neil Tang 602.448.6345

City Contact: Greg Bloemberg 480.312.4306

Project Request and Description:

The application is for rezoning of a 23,157+/- s.f. site located at 7515 & 7521 E. 1st Street within the Old Town Scottsdale Character Area Plan for a new townhouse development with 12 residences and a central courtyard amenity. Vehicle and pedestrian access to the units will be provided via 1st Street and the alley. The request is for rezoning from D/OC-2 DO (7515) and D/OR-2 DO (7521) to D/DMU-Type 2 DO.

The 7515 parcel is currently occupied by a single building utilized for office with parking accessed from the alley. The 7521 parcel was utilized as both a single-family home and subsequently an office but now stands vacant. The Property is adjacent to a new residential development to the south and a combination of residential and office land uses along 1st Street. The City's Civic Center Library, Civic Center Mall, and City Offices (collectively referred to as "Civic Center") are located approximately 185-ft west of the Property, a one-minute walk. The City is currently undertaking a \$27.3M renovation of Civic Center Mall slated for completion in January 2023. The Civic Center area also includes the Scottsdale Center for Performing Arts and Scottsdale Museum of Contemporary Art (SMOCA) as well as several restaurants with connectivity to Old Town, approximately 0.3 miles to the west. Just beyond Civic Center Library is the 45-acre HonorHealth Osborn Campus (Old Town's largest employer), located approximately 0.2 miles southwest of the Property. Less than one-half mile to the east, the Indian Bend Wash open space system offers abundant recreational opportunities. The synergy of uses between the proposed residential townhomes and existing Civic Center Mall with proximity to HonorHealth and Old Town offers an ideal context for new residences in a mixed-use setting. The request complies with the Old Town Character Area Plan and 2035 General Plan.

1ST ST TOWNHOMES
7515 & 7521 east 1st street
scottsdale, az 85251



architect:
CHEN + SUCHART STUDIO
7070 east third avenue
scottsdale, arizona 85251
mobile - 480.332.1704 (tummy)
mobile - 480.332.1706 (perina)
email - thansart@chensuchartstudio.com

**PRELIMINARY
NOT FOR CONSTRUCTION**



ELEVATION DIAGRAM - NORTH 2



ELEVATION DIAGRAM - SOUTH 1

building elevation worksheet

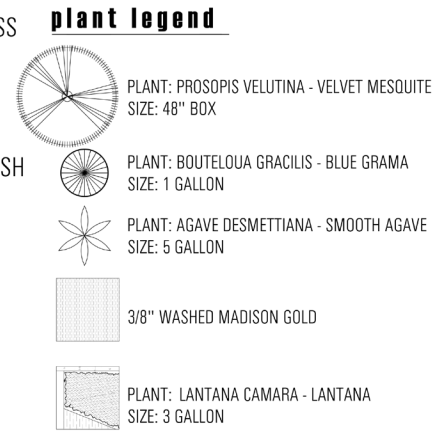
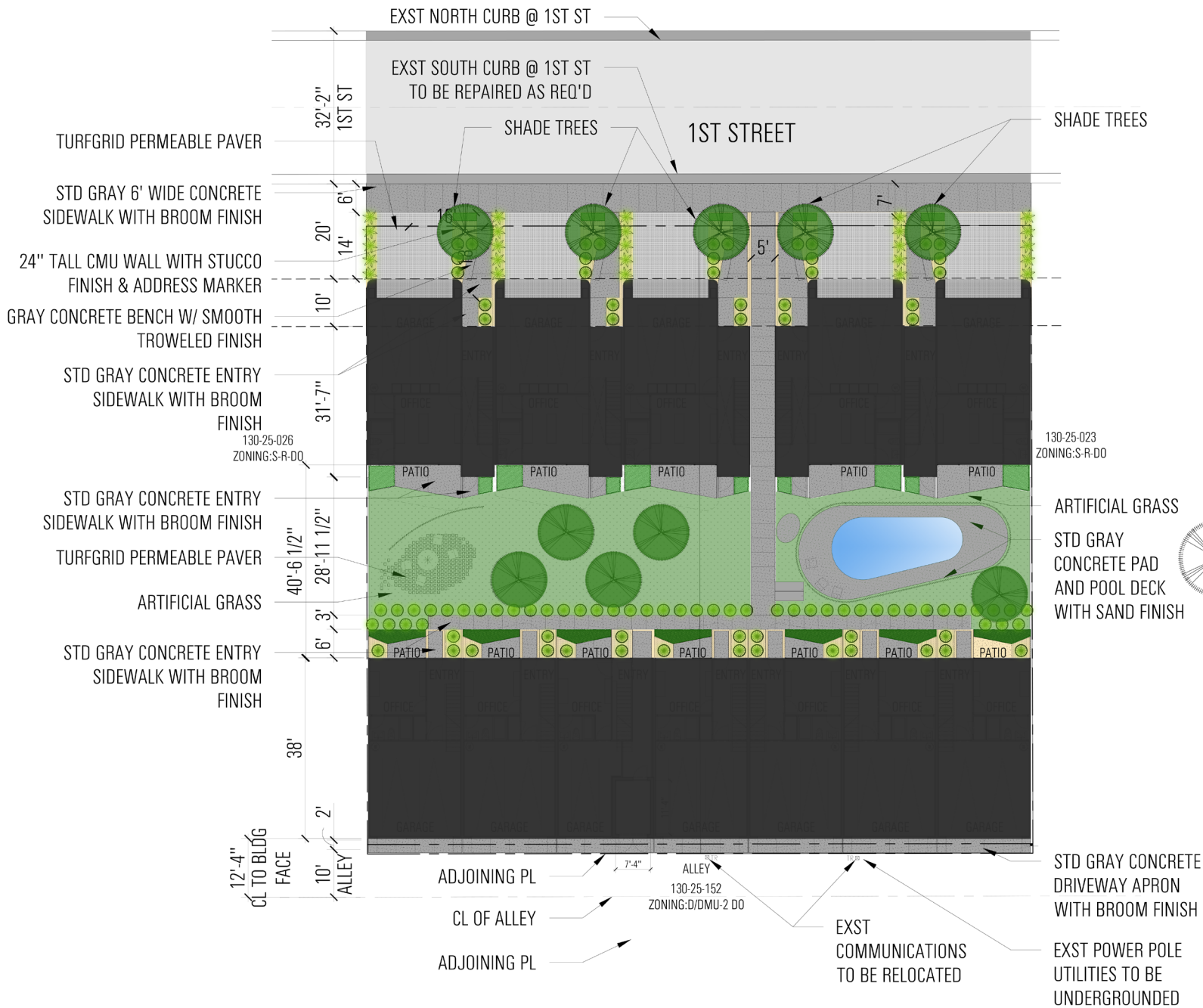
a200.2
zoning submittal
14 march 2023

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architect:
CHEN + SUCHART STUDIO
7070 east third avenue
scottsdale, arizona 85251
mobile - 480.332.1704 (terry)
mobile - 480.332.1708 (patricia)
email - chensuchartstudio.com

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site plan