

DEVELOPMENT REVIEW BOARD REPORT



Meeting Date: July 17, 2025
General Plan Element: *Character and Design*
General Plan Goal: *Foster quality design that enhances Scottsdale as a unique southwestern desert community.*

ACTION

Palm Lane Residences - Phase 1 27-DR-2024

Request for approval of a site plan, landscape plan, and building elevations for a new multi-family residential development project comprised of three (3) detached units at 2-stories in height on a +/-0.25-acre site located at 7300 E Palm Lane with Multiple-family Residential (R-5) zoning.

SUMMARY

Staff Recommendation

Approve, subject to the attached stipulations (Attachment #6)

Items for Consideration

- Conformance with Development Review Board Criteria – staff confirms
- Integration of Sensitive Design Principles – staff confirms
- Community input received

BACKGROUND

Location: 7300 E. Palm Lane

Zoning: Multiple-family Residential (R-5)

Adjacent Uses

North: An existing 2-story assisted living facility; zoned Multi-family Residential (R-5)

East: An existing 2-story assisted living facility; zoned Multi-family Residential (R-5)

South: E. Palm Lane abuts the property to the south. Beyond E. Palm Lane are existing one-story single-family residences (Scottsdale Estates Amended), zoned Single-family Residential (R1-7).

West: An existing 48-foot-tall multi-family residential development; zoned Planned Unit Development (PUD)



Property Owner

Palm Lane Devco, LLC

Applicant

Huellmantel & Affiliates/Lauren Proper Potter
480-921-2800

Architect/Designer

Curve Development

Engineer

RCC Design Group LLC

DEVELOPMENT PROPOSAL

The applicant is requesting approval for a new residential development comprised of three (3) detached units, 2-stories in height and associated site improvements.

Significant Updates to Development Proposal Since Initial Submittal

During staff review of the development proposal, comments were provided to the applicant to update the development proposal which resulted in the following updates:

- Site plan updated to provide the minimum 10-foot setback between all buildings
- A shared 14-foot-wide pedestrian connection between phase 1 and 2
- Color palette revised to incorporate more desert appropriate design with shades of tans and browns with brick accents
- Six-foot-wide internal sidewalks
- Roof shingles revised from black to brown to match the overall building color and consistent with surrounding residences
- Increased quantity of trees and shrubs within the interior of the site and along the Palm land street frontage

Development Review Board Criteria

Staff confirms that the development proposal generally meets the applicable Development Review Board Criteria. For a detailed analysis of the Criteria, please see Attachment #4.

Sustainability

The City of Scottsdale promotes the goal of sustainability through the incorporation of appropriate design considerations in the development of the built environment. This development proposal incorporates several design elements that align with the City's goal of sustainability including energy code compliant homes with solar ready roofs and garages outfitted with outlets for charging stations, deep roof overhangs and a landscape palette consisting of low water use, drought tolerant species. Additionally, shade trees wrap the perimeter of the site providing shade for the sidewalks and common areas.

STAFF RECOMMENDED ACTION

Staff recommends that the Development Review Board approve the Palm Lane Residence Phase I development proposal per the attached stipulations, finding that the Character and Design Element of the General Plan and the Southern Scottsdale Character Area and Development Review Board Criteria have been met.

RESPONSIBLE DEPARTMENTS	STAFF CONTACTS
Planning and Development Services Current Planning Services	Meredith Tessier Senior Planner 480-312-4211 Email: mtessier@ScottsdaleAZ.gov
Public Works Traffic Engineering	Sam Taylor Principal Traffic Engineer 480-312-7010 Email: Staylor@scottsdaleaz.gov
Planning & Development Services Stormwater Management	Ghassan Aouad Senior Stormwater Engineer 480-312-7055 Email: GAouad@scottsdaleaz.gov
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Planning & Development Services Plan Review	Eliana Hayes Development Engineering Manager 480-312-2757 Email: Ehayes@scottsdaleaz.gov
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APPROVED BY	
 Meredith Tessier, Senior Planner, Report Author	<u>06/16/2025</u> Date
 Brad Carr, AICP, LEED-AP, Planning & Development Area Manager Development Review Board Liaison Phone: 480-312-7713 Email: bcarr@scottsdaleaz.gov	<u>7/10/2025</u> Date

ATTACHMENTS

1. Context Aerial
2. Close-up Aerial
3. Applicant's Narrative
4. Development Review Board Criteria Analysis
5. Development Information
6. Stipulations / Zoning Ordinance Requirements
7. Site Plan
8. Site Plan Details
9. Floor Plans
10. Open Space Plan
11. Landscape Plan
12. Building Elevations (black & white)
13. Building Elevations (color)
14. Perspectives
15. Materials and Colors Board
16. Exterior Photometrics Plan/Cutsheets
17. Zoning Map
18. City Notification Map
19. Correspondence



Context Aerial

ATTACHMENT 1

27-DR-2024



Close-up Aerial

ATTACHMENT 2

27-DR-2024

Project Narrative

1-23-24

Palm Lane Residences

Project Address: 7320 & 7300 E Palm Lane

412-PA-2024 Code: 84Z85

Character and Design Element

Policy Goal CD 1: Determine the appropriateness of all development in terms of community goals, surrounding area character, and context.

Response: The surrounding context to the site is primarily residential containing a blend of multi-family to the north and west and single family detached to the south and east. The multi-family combines 4 story multi-family and two-story multi-family apartments structures. The apartments directly to the north and west are workforce age restricted units. The lot directly to the north houses a large LDS church.

Our site serves as the connecting piece between these varied uses, aiming to blend the characters of the structures and seamlessly integrate into the neighborhood. Our project proposes single family detached homes which are consistent with the neighborhood's character and goals of providing housing and places for families and individuals to call a home.

Our buildings match the scale of the homes in the neighborhood and propose two story units, offering a transition from the multifamily structures to the single family homes existing in the neighborhood. The homes match the low-profile roofs of the existing homes to tie into the character while also minimizing the overall height of the homes.

The Landscape palette will feature a blend of native plants and focus on low water use and sustainable practices. The layout will enhance the streetscape and provide a visual buffer from the streetscape.

Land Use Element

Policy Goal LU 2: Sensitively transition and integrate land uses with the surrounding natural and built environments.

Response: The neighborhood edge is very important to the project, with the goal of seamlessly integrating into the existing neighborhood fabric. The proposed project is residential, and since we are building in a primarily residential area, it is important to keep themes and design principles that are currently present in the new design. The main landscape buffer along the south and west property lines will provide a nice transition to the existing neighborhood and to the new residential community. The project will pick upon existing themes from existing landscape buffer to the southwest of the project and pull it across the streetscape along our property line consisting of a blend of low water use trees and shrubs. The landscape buffer will be backed by an architectural 6' high landscape wall providing a buffer between the new and existing homes, multi-family and church to the north.

The project proposes two curb cuts which reduce the amount of curb cuts along the south and east entrances and matches the total amount currently existing. The existing sidewalks will be extended from 4' wide sidewalks to 6' wide sidewalks, promoting walkability in the neighborhood. New bicycle parking will be provided within the new community, promoting cycling and other forms of transportation.

Preservation and Environmental Planning

Policy Goal EP 5: Encourage environmentally sound green buildings and low-impact site plans that support sustainable desert living.

Response: The site and homes are designed with sustainability and green practices at the forefront. The homes will feature compact two-story designs that promote natural insulating practices and allow for better and more efficient heating and cooling. The second story will feature a large, covered patio, allowing residents to enjoy the exterior while providing a substantial overhang to provide shade and natural cooling methods. The buildings will also provide shade for each other allowing for more efficient cooling of the units. The homes will all be solar-ready and have vehicle charging outlets in the garages. The backyards will be near zero maintenance and require very low water use.

The site reduces the new paving sections by condensing the common driveway sections and smaller private drives reducing the heat island effect. The current site has a massive asphalt parking lot with little to no landscaping. The new community will promote low maintenance and low water use in the residential layout by providing one large common area amenity that will be managed by the HOA. All landscaping will be low water use.

Policy Goal EP 7: Identify and reduce heat islands.

Response: The existing site has a current large asphalt parking lot with little to no landscape areas. The new residential project reduces the amount of paving and incorporates new trees and landscaping areas. Trees will be provided in all landscape areas helping to soften the visual appearance of the site and mitigate heat gain. Two car garages are provided for all units which helps reduce the amount of exposed surface parking. The pavers at the amenity/pool area will be lighter in color to help reduce the heat gain effect.

Southern Scottsdale Character Area Plan:

Housing Element, Goal H2

H2: EMBRACE A WIDE RANGE OF HOUSING OPTIONS.

Response: The main goal of the project is to provide new for sale homes to allow people to plant roots in the city of Scottsdale. The site is at a unique crossroads of existing residential, multi-family and workforce housing options that vary in scale and application. The new project aims to provide a new option for future and existing residents of Scottsdale by providing a place that is low-maintenance, sustainable, highly amenitized and somewhere they can call home. The pricing will generally be in line with market costs per sqft commonly found in that area.

Character and Design Element, Goal CD1, CD4, CD5, CD6, CD7

CD1: NEW AND REDEVELOPED RESIDENTIAL HOUSING SHOULD RESPECT EXISTING NEIGHBORHOOD CHARACTER AND DESIGN.

Response: The new community proposes residential homes compatible in scale and size to the existing homes in the neighborhood. The new homes will range from 2100 sqft to 2700 sqft and consist of two-story

compact designs with two car garages. The new homes have low profile roofs that match the existing one story residential to the south and east and the two-story multifamily to the northwest. The new homes do not copy the architecture of the existing homes but reflect on the classic mid-century modern design. Simple lines and low-profile roofs with large, covered balconies tie back to the classic mid-century architecture commonly found in Scottsdale. The community offers a nice transition from not only the residential but also the large 4 story apartments to the west and the large church to the north by providing an interstitial scale development.

CD4: SITE AND BUILDING DESIGN OF NEW DEVELOPMENT AND REDEVELOPMENT SHOULD RESPOND TO THE SONORAN DESERT CLIMATE.

Response: Large second story covered balconies will be one of the primary features of the home designs. The large functional covered balconies incorporate passive cooling and provide ample amounts of shade. The buildings will incorporate a blend of materials with accents of brick and visual locations to help soften the streetscapes.

The landscape palette and design are critical to the project to help promote connectivity to the site and Sonoran Desert. See the landscape plans for the full palette.

CD5: MAINTAIN, PROTECT, AND ENHANCE THE CHARACTER, QUALITY, AND CONNECTIVITY OF THE PUBLIC REALM AND OPEN SPACE AREAS.

Response: A large, centralized amenity space consisting of a pool, cabana structure, gym and play area will provide the backbone to the new community offering a shared common space to promote interaction and community. This area provides a common space for families and individuals to come together to promote neighborhood engagement.

The project will also provide new 6' wide sidewalks along palm lane and 74th street which enhances the current 4' sidewalks that exist today. The sidewalk will also be lined with shade trees and shrubs to provide shade and soften the landscape.

The homes take advantage of some of the views to Papago park and camelback mountain.

CD6: PROMOTE, PLAN, AND IMPLEMENT DESIGN STRATEGIES THAT ARE SUSTAINABLE.

Response: The overall site plan promotes a more compact sustainable site layout while providing all of the opportunities and amenities of a traditional single family detached home. The site layout minimizes the typically unused side yards and front yards of traditional homes and give in return more space to the shared common area amenity. The homes also provide shading for each other to make the homes easy to cool in the summer months.

The homes will also incorporate an area for future home batteries as the technology becomes more accessible and functional.

CD7: PROTECT LOW-SCALE SINGLE-FAMILY NEIGHBORHOODS WITHIN SOUTHERN SCOTTSDALE BY UTILIZING LANDSCAPE BUFFERS AND TRANSITIONAL BUILDING FORMS, SHAPES, AND SIZES IN THE DESIGN OF NEW DEVELOPMENT AND REDEVELOPMENT.

Response: The site will feature a large landscape buffer along the south and east streets, providing a visually appealing streetscape backed by a 6' high architectural wall. The wall provides privacy to both the existing homes and new homes. The site plan is laid out to reduce the impact of new homes with direct adjacent connections to the existing homes.

The low profile roofs and overall design of the new homes tie back directly to the traditional design aesthetics of the existing neighborhood.

Community Mobility, Goal CM 6

CM 6: MITIGATE THE IMPACTS OF SOUTHERN SCOTTSDALE'S VEHICULAR TRAFFIC ON ADJACENT RESIDENTIAL NEIGHBORHOODS.

Response: A full traffic study was conducted to show the impact of the new development. Since the development is residential, it has one of the lowest impacts on the site as it relates to traffic. Alternate design scenarios were provided that included a proposed school which would have a greater impact on the amount of traffic to the site.

The project proposes two main common driveway connections which reduce the amount of new curb cuts along the streets. The driveways are also strategically positioned away from the main intersection at Palm In and 74th Street for safety.

Preservation and Environmental Planning, Goal PE1, PE2

PE1: PROMOTE CONSERVATION AND SUSTAINABILITY WITHIN NEIGHBORHOODS.

Response: The site design incorporates a compact site layout with minimal paving sections around a large common area amenity space that can be shared by all new residents. The code requires the homes to be energy efficient and will focus on energy star compliance. Low maintenance, low water use backyards and common areas will promote sustainability. Shade trees will help provide shade for walkways and common areas. No grass will be proposed on the project eliminating the need for high water use and maintenance. The desert palette of trees and shrubs will not only tie back to the Sonoran desert theme but provide sustainable appropriate plantings. Common bike parking spaces will be provided to help promote alternative means of transportation for the community.

PE2: MITIGATE THE URBAN HEAT ISLAND EFFECT.

Response: The common area driveways will be private allowing for a smaller paving second compared to the large 50' row sections reducing the heat island effect. Two car enclosed driveways will help reduce the amount of exposed paving. Lighter color brown roof shingles will be used to help reduce heat gain while tying back to the existing neighborhood. Lighter color pavers will be used at the common area amenity to also assist in mitigating the heat gain.

5. The proposed request is a zoning change from Single Family Residential (R1-7) to Medium Density Residential (R-3) zoning. Scottsdale General Plan 2035 designates the site as Suburban Neighborhoods, where densities are typically more than one dwelling unit per acre, but less than eight dwelling units per acre. The R-3 zoning district, if maximized, may permit up to 12 dwelling units per acre, which would not align/conform with the Suburban Neighborhoods land use designation but rather Urban Neighborhoods which typically allow for densities greater than eight dwelling units per acre. Please clarify within the revised narrative how the proposed development and change in density implements the definition of Suburban Neighborhoods as defined within the General Plan 2035 (Page 52).

Response: The proposed development has a density of 7.965 du/ac which is below the 8.0 du per the designation of Suburban Neighborhoods which is in compliance with the intent of suburban neighborhoods. The R-3 zoning allows us flexibility with the site layout to achieve an efficient and responsible site plan. Density Calculation below:

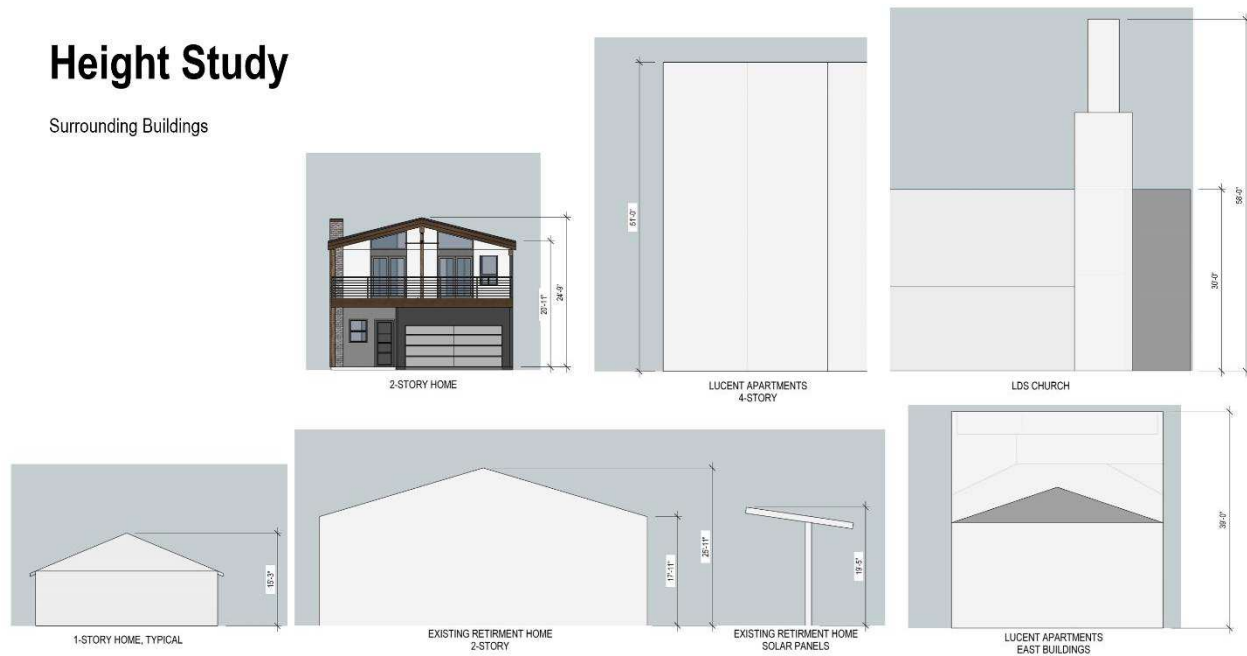
Large Lot 98,575 sf net (2.2631 ac) / 120,313 sf gross (2.7620 ac)

22 units/2.7620 ac = 7.965 du/ac

6. The applicant's narrative describes the transition of the proposal in height and design between the neighboring developments. Scottsdale General Plan 2035 Goal LU 2 and SSCAP Goal CD 1 describes support for development that provide a transition of scale, height, and intensity. Within the narrative, please give further details about the transition between the proposed building and the neighboring, existing single-family homes, providing existing building heights and distances from the proposal. Please provide a section graphic, showing the existing developments and the proposed building with heights and setbacks to clearly demonstrate project transitions.

Height Study

Surrounding Buildings





Response: Building height analysis and map provided above. The project proposes 2-story homes which fit into the context of the site. The north and west buildings range from 2 to 4 stories in height with a max existing height of 51' at the Lucent Apartments and the LDS church which average around 30' (note: has a tower element that is much taller). The existing retirement home to the northwest is two stories and averages 25'11" which our buildings are slightly lower in overall height. The remainder of the existing residential homes to the east and south are primarily one story.

Our project fits into these existing heights by being lower than all the multi-family units and church to the north and west. Our buildings feature a 3:12 low profile roof pitch which reduces height and matched the roof lines of the existing homes. Our homes also have a 2nd story plate height of 8' which is lower than typical new builds which assists in reducing the overall height.

7. The Historic Significance report states that elements of the existing church are planned to be reused in the amenity building, please consider including a plaque to commemorate the history/story of the church. See the Historic Preservation Commission approved plaque guidelines: [Historic Marker & Plaque Design Guidelines \(scottsdaleaz.gov\)](http://scottsdaleaz.gov)

Response: The new amenity building will reuse beams from the existing church structure. Although they will not be structural, we will architecturally expose these beams on the exterior and interior of the new amenity building. We will also try to salvage some bricks and reuse them in the new amenity. We can add a plaque for the church to the new amenity building. – Note will be added to site plan for reference.

8. Paragraph three of the project narrative describes the Zoning District Map Amendment as a “minor” rezone and is due to the smaller size of the lot and connection to the LDS church to the north. Please clarify this description. The city zoning process does not distinguish between minor and major zoning requests. In addition, the subject property is significantly larger than the single family R1-7, 7,000 sq ft lots. The site plan does not show a connection with the LDS church, please explain and show the proposed connections if connections are being proposed.

Response: The note for the minor rezone was referencing the intent to keep zoning suburban to suburban to not require an amendment to Scottsdale General Plan. The LDS Church has been a great partner on working with us as we develop our plans. They have stated that they support our project and do not want any physical connection between the projects. We will landscape the existing north parking island to enhance the offsite appearance of the project.

9. The provided application materials do not address the existing overhead electrical lines and power poles along the north property line. General Plan Public Services & Facilities Element Policy 2.3 as well as Southern Scottsdale Character Area Plan Public Character & Design policy PSF 3.3 encourage the undergrounding of utilities. With a resubmittal, provide confirmation of the undergrounding of all onsite utilities noting locations of such on the proposed site plan.

Response: We propose to underground all new and existing utilities. The new utilities plans will show the routing and location of the utilities. Note: this was always the intent just not properly shown on the first submittal. – See Utility plans.

10. If further outreach has been conducted since the original submittal, and as a response to Goal CI1 of the Community Involvement Element as well as Policy LU 3.5 of the Land Use Element, with a resubmittal, please provide an updated Citizen Involvement Report that describes the key issues that have been identified through the public involvement process and how the forthcoming resubmittal has responded to such items.

Response: No formal outreach/mailers have been sent out. We have been in constant communication with fellow neighbors and have a good working relationship with them. We have been diligently working to incorporate all comments and questions into our plans.

Previous Response with first application below:

Project Overview:

We are excited and honored to work with the city of Scottsdale on our new proposed residential project at Palm Lane & 74th street. The project proposes 22 new two-story single family detached homes with a main common amenity featuring a pool and shared gym/clubhouse. The community will be highlighted by lush desert inspired landscaping, first class amenities, and a fresh interpretation of mid-century modern architecture indicative to the residential vernacular found in the city of Scottsdale.

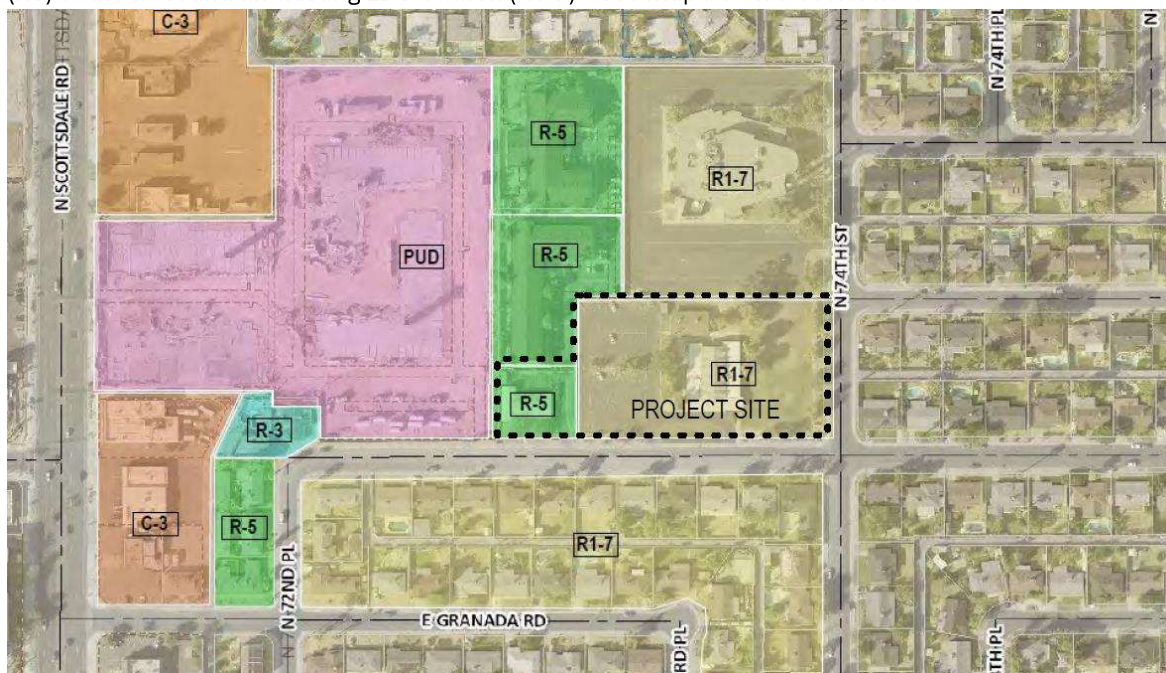
The community will be built in two separate phases as the project splits two separate lots with two separate zoning designations. The smaller lot which will be phase 1 is currently zoned R-5 and the larger lot, which is phase 2, is currently zoned R1-7. For clarity this application only refers to the larger lot (phase 2) as the small lot is currently in compliance.

The project proposes a minor rezone of the existing R1-7 zoning to R3 zoning preserving the suburban land use to suburban land use. The primary zoning request is due to the smaller size of the lot and adjacent connection to the existing LDS church to the north and multi-family community to the east. The existing

criteria for R1-7 zoning does not allow for an internal public road system due to the size and geometry of the lot.

The proposed R3 zoning allows for an internal private drive and the flexibility to layout the single-family detached home community. The purpose of the R3 zoning is *“is intended to fulfill the need for medium density residential development. The property development standards are designed to allow maximum flexibility while maintaining an environment compatible with single-family neighborhoods. This district will generally serve as an integral part of the neighborhood, allowing for a variety of housing types.”* Sec. 5.701.

The intent of the R3 is to help blend new communities into existing residential areas. The site is also surrounded by multiple zoning districts including a four-story multifamily apartment complex (PUD) to the west, an existing retirement community (R5) to the north/northwest, existing connected duplexes/fourplexes (R5) to the west and an existing LDS Church (R1-7) – see map below for reference.



The proposed two-story home plans on both phases offer a transition from the existing four story and two-story apartment buildings to the west and north to the existing primarily single-story homes to the east and south. The homes will feature a 3:12 pitched roof that will minimize height and reflect upon the existing roof profiles in the existing adjacent homes to the south and east.

The small lot is currently zoned for 7.23 du and the existing R1-7 zoning permits for 14.1 du on the large lot allowing for 21.33 du. Our entire project (both phase 1 and phase 2) proposes a total dwelling unit (du) count of 25 which is just a net increase of just over three units from what is already eligible.

We are pushing to provide a **for-sale** community to help fill the need for housing in Scottsdale bucking the trend of the prototypical multi-family and high-density townhome rental products. Our community will allow residents to plant roots in Scottsdale and call it home for hopefully years to come. *“Scottsdale pioneered creative housing solutions in Arizona, such as townhomes, master-planned communities, downtown urban living, and custom single-family desert homes.”* City of Scottsdale General Plan 2035 pg129. Scottsdale has always been a leader in the residential sector and we look forward to providing a product that fits the mold of today’s needs with the intent of building a better and more sustainable future.

'As land for housing development becomes increasingly limited, the community will need to focus attention on the revitalization and preservation of established housing stock and seek creative infill development strategies to accommodate Scottsdale's multiple generations' City of Scottsdale General Plan 2035 pg 129. Our community strives to push progress forward and create a smart and sensible approach to housing options that can provide for all generations. As Scottsdale continues to grow and more options for land become increasingly limited the 'infill' projects become more important to the design and development of the city. We are taking the stance on simply not maximizing density on the site that a multifamily or townhome product would create but rather create a new model that can hopefully serve as a new standard for residential development in Scottsdale. A single family detached housing product that rethinks the site model while providing all on the basic amenities to a typical housing development

As the general intent of the Scottsdale General Plan is to provide a tool for the future and we want to push for the suburban-to-suburban zoning to keep the core intent preserved while respecting the character and culture of Scottsdale and adjacent communities. Our core values are to create homes of the highest quality design standards, promote 'livability' with the homes and amenities to encourage long term Scottsdale residents, and a sustainable environment both from the macro and micro scales. The site plan reduces sections of paving found in typical ROW widths mitigating the heat island effect along with compact energy efficient two-story plans.

The proposed three-bed homes will feature high quality designs and layouts while providing first class specs and finishes. The homes plans are thoughtfully designed with modern amenities and offer zero maintenance exteriors for owners. The common areas and shared amenities will be professionally managed through the HOA ensuring a high quality of maintenance and quality. The architecture of the homes will reflect upon the mid-century modern design aesthetics by pulling in features such as low-profile roofs and clean simple lines. This design approach will tie back to the character and culture of not only the immediate adjacent neighborhood but also the City of Scottsdale. The building structure, design and landscaping will complement the relationship between existing and new construction.

The project area is also situated close to the McDowell Road/Scottsdale Growth area. With the plans and future expansion of this corridor, the new community will help support new housing for growing businesses and provide new options for prospective homeowners.

Goals and Policies of the Applicable Character Area Plan

The project is located within the Southern Scottsdale Character Area and focuses on developing homes emblematic of the existing design principles of the existing communities. Home ownership will be paramount for the community to create a sense of place and multiple generations to plant roots can call Scottsdale home.

The designs of the residential development will be compatible with the established neighborhood in proportion and size, blending the multifamily to the northwest to the more residential scale to the southeast. The mid-century modern inspired designs are complementary to the existing neighborhood in both materiality and form. Shallow roof lines and elevation design will share the style of traditional Arizona gable construction, while supporting an outdoor living space to promote a connection with the Scottsdale environment by "extending indoor spaces to the outside" (SSCAP Goal CD2). The second floor features a large fully covered 'Arizona balcony' to create a usable exterior living space.

The elevations will modernize a section of the community that is already experiencing a trend of organic modernization and revitalization. The deep overhang on the second-floor balcony will not only provide shade for the exterior living space but also naturally shade the glazing to the lofts and master suites. The orientation and site layout of the homes provide natural shading from home-to-home minimizing expansive southern walls utilizing passive cooling.

‘Respect, protect, and enhance established suburban neighborhoods as assets within Southern Scottsdale, while allowing for contemporary solutions to evolving development and market trends’ SSCAP. As this project is very suburban in nature, it aims to create a transition from the commercial retail located along Scottsdale Road back to the suburban scale of the existing residential neighborhood.

The Sonoran inspired perimeter and internal landscaping will offer low water usage plantings and align with the desert theme landscaping commonly found in southern Scottsdale. The perimeter landscaping backed by an architectural theme wall will create a deep buffer from the existing residences to the new community creating an impactful streetscape. Shade trees wrap the perimeter providing shade for the sidewalks along with a small public node to include a seating element and enhanced landscaping.

The homes themselves will be energy code compliant with solar ready roofs and garages outfitted with outlets for charging stations and home battery pack ready. The backyards will be zero water use to help cut down on water usage and smart home technology will be installed at every home to help manage electrical/power use.

‘Maintaining existing and developing new housing options are important considerations for planning Southern Scottsdale’s future’ SSCAP pg37. The model for our development looks to rework the typical residential subdivision site plan but still provide single family detached homes with typical features such as 2-car garages and usable backyards. The main common area pool/gym space provides an extra layer of amenity not typically found in standard detached home communities. This first-class amenity will allow residents to have access to a full gym, cabana clubhouse, pool/spa and play area fostering community engagement. These amenities reach all prospective home buyers expanding the home ownership pool by not segmenting to a targeted demographic. This housing product will help expand southern Scottsdale mix of housing types. SSCAP pg38.

‘Promote infill projects that include housing on vacant or underutilized land parcels located within Corridors and Centers as Southern Scottsdale reaches build out’ SSCAP. With open/vacant land becoming more limited in Southern Scottsdale, infill projects become even more crucial to the future of Scottsdale. These infill projects must be thoughtfully and respectfully designed to ensure Scottsdale continues to move towards a positive and sustainable future. Our goal is to create a new model for Scottsdale that can be replicated and enhanced on other similar lots.

Architectural Character, including environmental response, design principles, site development character, and landscape character.

The majority of these core criteria have been described above: the architecture and landscape will reflect upon the existing residential typical to southern Scottsdale and enhance the community through form and function.

Street frontage landscaping will incorporate species from the ADWR’s Phoenix Active Management Area plant list. Architecturally, the landscape design is a major component to the site’s curb appeal and integration to the existing community. Existing neighboring design, as well as neighborhood participation have aided in our landscape design development. Neighborhood meetings and online Teams presentations have been

conducted to engage the community and incorporate feedback. Exterior elevations demonstrate subtle variety via color blocking that will not be a stark contrast to each other while still avoiding palette monotony.

The site layout is simple, concise and functional minimizing street sections and providing connectivity for both vehicular and pedestrian access. A common driveway serves as ingress and egress to Palm Ln and 74th street with site lighting provided at the entries as well as at the end of the drive aisles. Combined with building surface lighting, this will promote good visibility without being overspill to the residents and neighbors. Street trees will be provided in all open spaces and drive aisles to help soften the buildings and provide shade. The common area amenity is centrally located to provide easy access to all residents and promote neighborhood engagement.

The overall project has all of these core strategies and values that pull together to create a development that promotes community and home ownership.

Historic Property – existing or potential historic property

-See Historic Report

We take great pride in working with the city of Scottsdale and look forward to creating an amazing and impactful community that follows the ethos of Scottsdale and provides a path for a positive and sustainable future. Thank you for your time and consideration.

Respectfully,

Curve Development

DEVELOPMENT REVIEW BOARD CRITERIA ANALYSIS

Per Section 1.904. of the Zoning Ordinance, in considering any application for development, the Development Review Board shall be guided by the following criteria:

1. The Board shall examine the design and theme of the application for consistency with the design and character components of the applicable guidelines, development standards, Design Standards and Policies Manual, master plans, character plan and General Plan.
 - *The applicant states that project aligns with the goals of the General Plan and Southern Scottsdale Character Area as the residential development focuses on respecting the surrounding character with a site that is emblematic of the existing design principles of the existing communities.*
 - *Staff finds that the General Plan Land Use Element designates the site as Suburban Neighborhoods where densities are typically more than one dwelling unit per acre, but less than eight dwelling units per acre. This category includes townhomes and small-lot single family homes, such as patio homes. Suburban Neighborhoods may be used as transitions among less intense residential areas to non-residential uses. The subject site is located within the Southern Scottsdale Character Area Plan (SSCAP), which is a plan that promotes revitalization, reinvestment and infill projects.*
2. The architectural character, landscaping and site design of the proposed development shall:
 - a. Promote a desirable relationship of structures to one another, to open spaces and topography, both on the site and in the surrounding neighborhood;
 - b. Avoid excessive variety and monotonous repetition;
 - c. Recognize the unique climatic and other environmental factors of this region to respond to the Sonoran Desert environment, as specified in the Sensitive Design Principles;
 - d. Conform to the recommendations and guidelines in the Environmentally Sensitive Lands (ESL) Ordinance, in the ESL Overlay District; and
 - e. Incorporate unique or characteristic architectural features, including building height, size, shape, color, texture, setback or architectural details, in the Historic Property Overlay District.
 - *The applicant states the design of the residential development will be compatible with the established neighborhood in proportion and size, blending the multi-family to the northwest to the more residential scale to the southeast. Shallow roof lines and elevation design will share the style of traditional Arizona gable construction, while supporting an outdoor living space. The orientation and site layout of the homes will provide natural shading from home-to-home minimizing expansive southern wall utilizing passive cooling. Street trees will be provided in all open spaces and drive aisles to soften the buildings and provide shade.*
 - *Staff finds that The Scottsdale Sensitive Design Principles encourage design that “responds to the desert environment” using “colors and coarse textures associated with the region” and “a variety of textures and natural materials” that “provide visual interest and richness”. The design of the residential development reflects a contemporary design utilizing muted earth tones that are consistent with the City policies and guidelines.*
3. Ingress, egress, internal traffic circulation, off-street parking facilities, loading and service areas and pedestrian ways shall be designed as to promote safety and convenience.
 - *The applicant states that a common driveway serves as ingress and egress to Palm Lane.*
 - *Staff finds that access to the site will be served with a new driveway along E. Palm Lane. Parking for the proposed site accounts for providing six garage parking spaces and 1 guest parking space to meet the minimum parking requirements.*

4. If provided, mechanical equipment, appurtenances and utilities, and their associated screening shall be integral to the building design.
 - *The applicant states that they will underground all new and existing utilities. Additionally, the refuse area will be screened from public view to maintain a clean aesthetic.*
 - *Staff finds that mechanical equipment is proposed to be ground-mounted in the rear private open space of each unit and will be concealed behind a screen wall.*
5. Within the Downtown Area, building and site design shall:
 - a. Demonstrate conformance with the Downtown Plan Urban Design & Architectural Guidelines;
 - b. Incorporate urban and architectural design that address human scale and incorporate pedestrian-oriented environment at the street level;
 - c. Reflect contemporary and historic interpretations of Sonoran Desert architectural traditions, by subdividing the overall massing into smaller elements, expressing small scale details, and recessing fenestrations;
 - d. Reflect the design features and materials of the urban neighborhoods in which the development is located; and
 - e. Incorporate enhanced design and aesthetics of building mass, height, materials and intensity with transitions between adjacent/abutting Type 1 and Type 2 Areas, and adjacent/abutting Type 2 Areas and existing development outside the Downtown Area.
 - *This criterion is not applicable.*
6. The location of artwork provided in accordance with the Cultural Improvement Program or Public Art Program shall address the following criteria:
 - a. Accessibility to the public;
 - b. Location near pedestrian circulation routes consistent with existing or future development or natural features;
 - c. Location near the primary pedestrian or vehicular entrance of a development;
 - d. Location in conformance with Design Standards and Policies Manual for locations affecting existing utilities, public utility easements, and vehicular sight distance requirements; and
 - e. Location in conformance to standards for public safety.
 - *This criterion is not applicable.*

DEVELOPMENT INFORMATION

Zoning History

The site was annexed into the City in 1965 (Ord. #273) and zoned to the Single-family Residential (R1-7) zoning designation. In 1983, the site was rezoned from Single-family Residential (R1-7) to Multiple-family Residential (R-5) and obtained a Conditional Use Permit for a minimal residential healthcare facility.

Community Involvement

With the submittal of the application, staff notified all property owners within 750 feet of the site. In addition, the applicant has been in communication with property owners surrounding the site. As of the publishing of this report, staff has not received any community input regarding the application.

Context

Located approximately 358 feet east of the E. Palm Lane and N. 72nd Place intersection, the surrounding developments are single-family residential, multi-family residential, residential healthcare facility and a former place of worship.

Project Data

• Existing Use:	One-story residence
• Proposed Use:	3-unit, detached residential development
• Parcel Size:	13, 500 square feet / 0.30 acre (gross) 10, 800 square feet / 0.25 acre (net)
• Building Description:	Two-story, detached residences
• Building Height Allowed:	36 feet (inclusive/exclusive of rooftop appurtenances)
• Building Height Proposed:	25 feet 2 1/4 inches (inclusive of rooftop appurtenances)
• Parking Required:	6 spaces and 1 guest space
• Parking Provided:	6 spaces and 1 guest space
• Open Space Required:	2,376 square feet / 0.05 acre
• Open Space Provided:	2,788 square feet / 0.06 acre
• Frontage Open Space Required:	1,800 square feet / 0.04 acre
• Frontage Open Space Provided:	1,804 square feet / 0.04 acre
• Number of Dwelling Units Allowed:	7 units
• Number of Dwelling Units Proposed:	3 units
• Density Allowed:	23 dwelling units per acre
• Density Proposed:	9.68 dwelling units per acre

**Stipulations for the
Development Review Board Application:
Palm Lane Residences - Phase 1
Case Number: 27-DR-2024**

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

APPLICABLE DOCUMENTS AND PLANS:

1. Except as required by the Scottsdale Revised Code (SRC), the Design Standards and Policies Manual (DSPM), and the other stipulations herein, the site design and construction shall substantially conform to the following documents:
 - a. Architectural elements, including dimensions, materials, form, color, and texture shall be constructed to be consistent with the building elevations prepared by RCC Design Group, LLC, with a city staff date of 04/24/2025.
 - b. The location and configuration of all site improvements shall be consistent with the Site Plan prepared by RCC Design Group, LLC, with a city staff date of 04/24/2025.
 - c. Landscape improvements, including quantity, size, and location shall be installed to be consistent with the preliminary landscape plan prepared by Werk, LLC, with a city staff date of 04/24/2025.
 - d. The case drainage report submitted by "RCC Design Group, LLC" and accepted in concept by the Stormwater Management Department of the Planning and Development Services.
 - e. The water and sewer basis of design report submitted by RCC Design Group, LLC and approved as noted by the Water Resources Department.

Ordinance

- A. At the time of review, the applicable cases were 40-ZN-1983, 143-ZN-1984, 26-UP-1983, and 69-UP-1984.

ARCHAEOLOGICAL RESOURCES:

Ordinance

- B. Any development on the property is subject to the requirements of Scottsdale Revised Code, Chapter 46, Article VI, Section 46-134 - Discoveries of archaeological resources during construction.

ARCHITECTURAL DESIGN:

Ordinance

- C. Building heights shall not exceed one (1) story within 50 feet of any R-1, R-2, R-3, R-4, R-4R, or M-H district boundary line.

DRB Stipulations

2. At time of final plans, the applicant shall identify and dimension the required 50-foot building height setback.
3. All exterior window glazing shall be recessed a minimum of fifty (50) percent of the wall depth, including glass windows within any tower/clerestory elements. The amount of recess shall be measured from the face of the exterior wall to the face of the glazing, exclusive of external detailing. With the final plan submittal, the developer shall provide head, jamb and sill details clearly showing the amount of recess for all window types.
4. All exterior doors shall be recessed a minimum of thirty (30) percent of the wall depth, the amount of recess shall be measured from the face of the exterior wall to the face of the glazing, exclusive of external detailing. With the final plan submittal the developer shall provide head, jamb and sill details clearly showing the amount of recess for all door types.
5. All exterior shade devices shall be designed so that the shade material provides a shading density of 75%, or greater. With the final plans submittal, the property owner shall provide section drawings of all exterior shade devices that demonstrate the minimum shading density.

SITE DESIGN:

Ordinance

- D. Building height shall not exceed one (1) story within fifty (50) feet of any R-1, R-2, R-3, R-4, R-4R or M-H district boundary line.

DRB Stipulations

6. At time of final plans, the applicant shall identify and dimension the required 50-foot-wide building height setback for any structure over one story that is adjacent to any R-1, R-2, R-3, R-4, R-4R or M-H district boundary line.
7. At time of final plans, the applicant shall identify and dimension the required 10-foot-wide building setback when adjacent to any district other than R-1, R-2, R-3, R-4, R-4R or M-H.
8. All drive aisles that are fire lanes shall have a width of twenty-four (24) feet.
9. Prior to issuance of any building permit for the development project, the property owner shall submit plans and receive approval to construct all refuse enclosures in conformance with the City of Scottsdale Supplements to MAG Standard Details, detail 2147-1.
10. At time of final plans, the applicant shall provide stamped concrete or pavers where pedestrian cross vehicular traffic.
11. Project is required to be a part of its own condominium regime and that of the project known as Palm Lane Residences Phase 2 such that the refuse for this project is provided on and through a private pedestrian connection to Phase 2. This project shall never request nor be granted individual refuse services.
12. A private pedestrian connection to Palm Lane Residence Phase 2 in conformance to Site Plan shall be provided.

LANDSCAPE DESIGN:

Ordinance

- E. The property owner shall obtain approval of a Salvage/Native Plant Plan Application, and obtain a permit to remove any tree.

DRB Stipulations

- 13. Prior to the issuance of any building permit for the development project, the property owner shall submit landscape improvement plans that demonstrate how the salvaged vegetation from the site will be incorporated into the design of the landscape improvements.
- 14. With the final plans submittal, the property owner shall update the landscape plans to show all utility lines and ensure that all new trees are placed at least eight (8) feet away from any utility lines.

EXTERIOR LIGHTING:

Ordinance

- F. All exterior luminaires shall have integral lighting shield and be directed downward, including landscape lighting.
- G. All exterior luminaires mounted eight (8) feet or higher above finished grade, shall be directed downward and have an integral lighting shield.
- H. Any exterior luminaire with a total initial lumen output of greater than 1600 lumens shall have an integral lighting shield.
- I. Any exterior luminaire with a total initial lumen output of greater than 3050 lumens shall be directed downward and comply with the Illuminating Engineering Society of North America (IES) requirements for full cutoff.

DRB Stipulations

- 15. All exterior luminaires shall meet all IES requirements for full cutoff and shall be aimed downward and away from property line except for sign and landscape lighting.
- 16. Incorporate the following parking lot and site lighting into the project's design:
 - a. The maintained average horizontal luminance level, at grade on the site, shall not exceed 2.0 foot-candles. All exterior luminaires shall be included in this calculation.
 - b. The maintained maximum horizontal luminance level, at grade on the site, shall not exceed 8.0 foot-candles. All exterior luminaires shall be included in this calculation.
 - c. The initial vertical luminance at 6-foot above grade, along the entire property line shall not exceed 0.8 foot-candles. All exterior luminaires shall be included in this calculation.
 - d. All exterior lighting shall have a color temperature of 3,000 Kelvin or less.
 - e. The total lumen per luminaire shall not exceed 24,000 lumens.

STREET INFRASTRUCTURE:

Ordinance

- J. All street infrastructure improvements shall be constructed in accordance with this City of Scottsdale (COS) Supplement to MAG Specifications and Details, and the Design Standards and Policies Manual.

- K. Prior to the issuance of any building permit for the development project, the property owner shall submit and obtain approval of civil construction documents to construct improvements in conformance with Site Plan.

DRB Stipulations

17. All curb ramps for public and pedestrian sidewalks that intersect public and private streets, or driveways that intersect public and private streets, shall have truncated domes that are colored to match OSHA Safety Yellow, FED-STD-595C, 13591.

WATER AND WASTEWATER:

DRB Stipulations

18. All water and wastewater infrastructure improvements shall be constructed in accordance with this City of Scottsdale (COS) Supplement to MAG Specifications and Details, and the Design Standards and Policies Manual.
19. WATER AND WASTEWATER SYSTEM IMPROVEMENTS. Prior to issuance of any permit for the development project, the property owner shall submit and obtain approval of construction documents to construct water and waste water systems in conformance with the Phase 1 and 2 Master Water and Sewer basis of design reports as approved by the Water Resources Department and the Preliminary Utility Plan by Stuart W. Rayburn, signed and sealed on 03/14/2025.
20. Prior to the issuance of any building permit for the development project, the property owner shall submit and obtain approval of civil construction documents to construct improvements in conformance approved as noted water and sewer basis of design reports, addressing all as noted comments.
21. Existing water and sewer service lines to this site shall be utilized or shall be disconnected at the main pursuant to the Water Resources Department requirements.

DRAINAGE AND FLOOD CONTROL:

DRB Stipulations

22. With the civil construction document submittal, the property owner shall submit a final drainage report that demonstrates consistency with the DSPM and the case drainage report accepted in concept by the Stormwater Manager or designee.

EASEMENTS DEDICATIONS:

DRB Stipulations

23. Prior to the issuance of any building permit for the development project, the property owner shall dedicate the following easements to the City of Scottsdale on a final plat or map of dedication:
- a. A sight distance easement, in conformance with figures 5.3-26 and 5.3-27 of Section 5.3 of the DSPM, where a sight distance triangle(s) cross on to the property.
 - b. A continuous Public Non-Motorized Access Easement to the City of Scottsdale to contain any portion of the public sidewalk in locations where the sidewalk crosses on to the lot.
 - c. A minimum twenty (20) foot wide Water + Sewer Facilities Easement to contain public water and sewer infrastructure located outside public right-of-way

ADDITIONAL ITEMS:

DRB Stipulations

24. All signs including monument signs require separate staff review, approval and permit.
25. CONSTRUCTION MANAGEMENT PLAN. Prior to any permit issuance, a construction management plan that includes construction traffic routes, work force vehicle parking, and construction vehicle parking shall be provided to staff for review and approval.
26. MARSHALLING AND STORAGE YARD(S). Any use of City right-of-way, including alleys, for marshalling and/or storage yards shall require prior approval of the City's Transportation Department and payment of any associated fees through the application of a Marshalling and Storage yard permit.

BASIS OF SURVEY

THE FOLLOWING PARAMETERS WERE SET FOR THE BASIS OF THIS SURVEY:

SYSTEM: UNITED STATES STATE PLANE NAD83
ZONE: ARIZONA CENTRAL
DATUM: NORTH AMERICAN 1983

UNITS = INTERNATIONAL FEET (1 FOOT = 0.3048 METERS EXACTLY)
TRIMBLE R10/R12 GPS EQUIPMENT AND TRIMBLE S7 WAS USED FOR ALL FIELD MEASUREMENTS. DIRECT SATELLITE MEASUREMENTS WERE MADE ON EACH POINT ON THE NORTH AMERICAN DATUM OF 1983 WITH AUTOMATIC TRANSLATIONS MADE TO THE STATE PLANE GRID SYSTEM.

GPS CALIBRATION AND TRANSLATION TO THE SURFACE WAS PERFORMED BY LAND SURVEY SOFTWARE. A GRID ADJUSTMENT FACTOR OF 1.00015 AND SCALE ORIGIN VALUES OF N=0.00, E=0.00

ALL BEARINGS ARE GROUND/GRID BEARINGS
ALL DISTANCES ARE GROUND DISTANCES (INTERNATIONAL FEET)
ALL COORDINATES ARE GROUND VALUES (INTERNATIONAL FEET)

BASIS OF BEARING

FOR THIS PROJECT IS N89°51'31"E FOR THE EAST-WEST CENTER LINE OF THE OF SECTION 35, TOWNSHIP 2 NORTH, RANGE 4 EAST OF THE GILA & SALT RIVER MERIDIAN AS CALCULATED FROM A PLSS SUBDIVISION RECORD OF SURVEY MARICOPA COUNTY GEODETIC DEMONSTRATION AND CADASTRAL SURVEY RECORDED IN BOOK 734, PAGE 10, MARICOPA COUNTY RECORDS.

BENCHMARKS

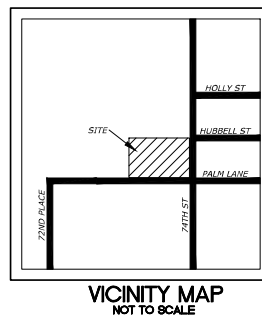
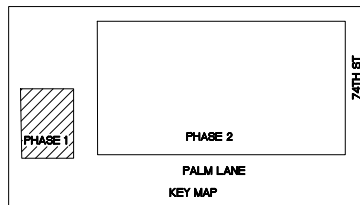
BENCHMARK (MCDOT POINT ID 3887)
3" CITY OF SCOTTSDALE BRASS CAP IN HAND HOLE, NO STAMPING, LOCATED AT THE INTERSECTION OF N. SCOTTSDALE ROAD AND E. OAK STREET.
(NAVD 88) ELEVATION=1235.88'

SITE CONTROL NO. 1
BRASS CAP FLUSH, NO STAMPING, LOCATED AT THE INTERSECTION OF E. PALM LANE AND N.74TH STREET.
(NAVD 88) ELEVATION=1222.77'

SITE CONTROL NO. 2
BRASS CAP FLUSH, NO STAMPING, LOCATED AT THE INTERSECTION OF E. HUBBELL STREET/PALM LANE AND N.74TH STREET.
(NAVD 88) ELEVATION=1223.00'

PRELIMINARY SITE PLAN FOR PALM LANE RESIDENCES PHASE I SCOTTSDALE, ARIZONA

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 2 NORTH,
RANGE 3 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN,
MARICOPA COUNTY, ARIZONA
7300 E. PALM LANE



OWNER / DEVELOPER:
CURVE DEVELOPMENT
1561 E CAMELBACK RD SUITE 175
PHOENIX, AZ 85016
ATTN: PRESTON COOLING
PRESTON@CURVEDEVELOPMENT.COM

ENGINEER:
RCC DESIGN GROUP, LLC
ATTN: STUART W. RAYBURN, P.E.
16815 S. DESERT FOOTHILLS PKWY., SUITE 138
PHOENIX, AZ 85048
480.598.0270
480.598.0273 FAX

PROJECT DESCRIPTION
3 UNIT DETACHED RESIDENTIAL CONDOMINIUM PROJECT WITH ACCESS PALM LANE. ALL UNITS TO HAVE 2-CAR GARAGE. THIS PROJECT SHARES AMENITIES AND REFUSE COLLECTION WITH THE ADJACENT PARCEL TO THE EAST AND WILL BE MANAGED WITH THAT PARCEL AS ONE DEVELOPMENT.

ZONING: R-5

APN: 131-19-0025

SITE AREA:
GROSS SITE AREA = 13,500 SF OR 0.3099 ACRES
NET SITE AREA = 10,800 SF OR 0.2579 AC

DENSITY:
ALLOWED DENSITY = 23 DU/AC
PROVIDED DENSITY = 3 UNITS/0.3099 AC = 9.68 DU/AC

PARKING CALCULATIONS:
REQUIRED PARKING = 2 SP X 3 UNITS = 6 SPACES
PROVIDED PARKING: 6 GARAGE SPACES + 1 SURFACE SPACE
GUEST PARKING = 1 PER 6 UNITS = 0.5 SPACES REQUIRED
1 SPACE PROVIDED
ADA PARKING = 4% REQUIRED X 7 = 0.28 SPACES REQUIRED
1 SPACE PROVIDED IN GARAGE

BIKE PARKING: NO BIKE PARKING REQUIRED FOR FEWER THAN 40 VEHICULAR SPACES
2 SPACES PROVIDED, SEE LANDSCAPE PLANS

REFUSE REQUIRED: DOUBLE REFUSE ENCLOSURE PROVIDED ON ADJACENT PARCEL.

FRONTAGE RETENTION ALLOWED = 672, PROVIDED = 0

SEE PRELIMINARY GRADING AND DRAINAGE PLANS FOR RETENTION CALCULATIONS.

ALL PROPOSED UTILITIES WILL BE INSTALLED UNDERGROUND. ANY EXISTING OVERHEAD UTILITIES WILL BE REMOVED OR RELOCATED UNDERGROUND WITH THE DEVELOPMENT OF THIS PROJECT.

I HEREBY CERTIFY THAT ALL ELEVATIONS PRESENTED ON THIS PLAN ARE BASED ON NAVD-1988 AND MEET THE FEMA BENCHMARK (BM) CRITERIA.

THE LOWEST FLOOR ELEVATION(S) AND/OR FLOOD PROOFING ELEVATION(S) ON THIS PLAN ARE SUFFICIENTLY HIGH TO PROVIDE PROTECTION FROM FLOODING CAUSED BY A 100-YR STORM, AND ARE IN ACCORDANCE WITH SCOTTSDALE REVISED CODE, CHAPTER 37- STORMWATER AND FLOODPLAIN MANAGEMENT.

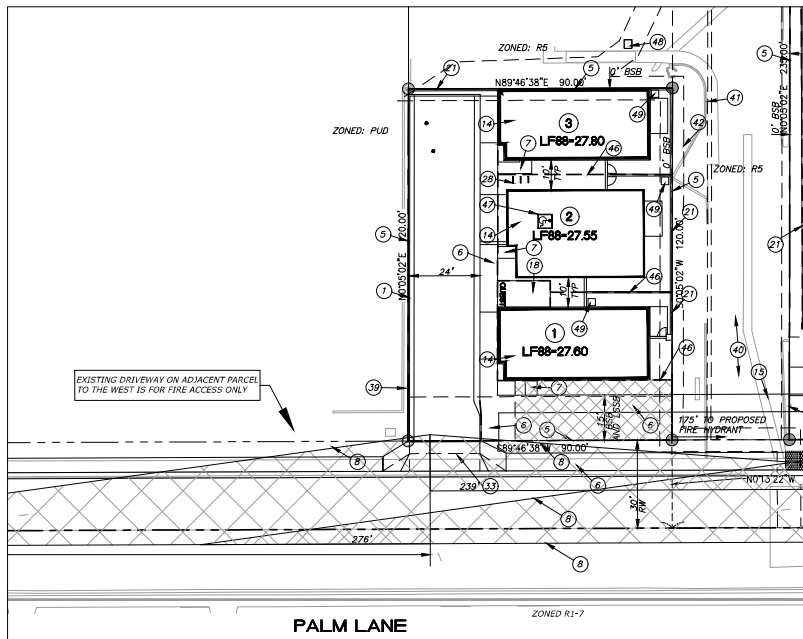
ZONED R1-7 (EXISTING)

ZONED R3 (PROPOSED)

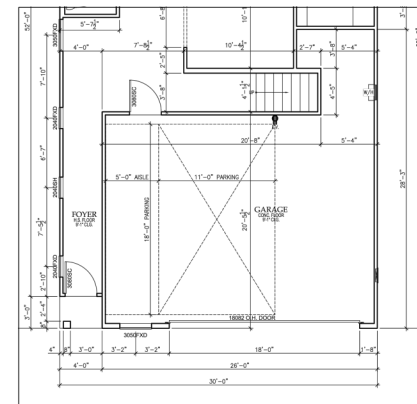
1. INSTALL CURB AND GUTTER
2. INSTALL VERTICAL CURB
3. INSTALL ROLL CURB
4. INSTALL 4" THICK X 4' WIDE CONC. SIDEWALK
5. DEVELOPMENT PROPERTY LINE
6. INSTALL 4" THICK X 6' WIDE CONC. SIDEWALK
7. 4' WIDE ENTRY SIDEWALK TO HOME
8. STOPPING SIGHT VISIBILITY TRIANGLE
25 MPH SPEED LIMIT
9. RESIDENTIAL DWELLING UNIT
10. 6" STAMPED CONCRETE CROSSWALK, SEE LANDSCAPE PLANS
11. ACCESSIBLE RAMP
12. PARKING SPACE 9'-0" X 18'-0"
13. NEW 6' HIGH BUILDER WALL, SEE LANDSCAPE PLAN
14. 2 SPACE BIKE RACK, PER CITY OF SCOTTSDALE DTL 2285
15. DRIVEWAY PER C.O.S. STD DTL #2235,
TYPE CH-1, MODIFIED WITHOUT TAPER, SIDEWALK AT
BACK OF ENTRANCE PER C.O.S. STD DTL #2231-1
16. PEDESTRIAN GATE, SEE LANDSCAPE PLANS
17. EXISTING SITE WALL TO REMAIN
18. EXISTING DRIVE ACCESS FOR ADJACENT
PROPERTY
19. EXISTING WATERLINE EASEMENT TO REMAIN
20. EXISTING EASEMENT TO BE ABANDONED
21. CONDOMINIUM LINES
22. ADA PARKING SPACE IN GARAGE, SEE DETAIL THIS SHEET
23. EXISTING ELECTRICAL TRANSFORMER
24. MECHANICAL UNIT WITH SCREENING BY WALLS

LEGEND

CURB AND GUTTER	PROPOSED
REVERSE GUTTER	
MANHOLE	
CURB / YARD DROP INLET	
FLARED END SECTION	
FIRE HYDRANT	
VALVE	
REDUCER	
TEE	
BEND	
SIAMENSE CONNECTION	
STORM DRAINAGE LINE	
SANITARY SEWER LINE	
WATER LINE	
CLEANOUT	
SPOT ELEVATION	
CONCRETE WALK	
HEAVY DUTY CONCRETE	
HEAVY DUTY PAVEMENT	
SWALE	
PROPERTY LINE	
ROADWAY CENTERLINE	
LIGHTPOLE	
WATER METER	
BACKFLOW PREVENTER	
1' CONTOUR	
10' CONTOUR	
DRAINAGE FLOW DIRECTION	



20 10 0 20 40
GRAPHIC SCALE IN FEET
1" = 20'



16815 S. DESERT FOOTHILLS PKWY.
SUITE 138
PHOENIX, AZ 85048
480.598.0270
480.598.0273 FAX
CIVIL & SITE ENGINEERING SERVICES



PRELIMINARY SITE PLAN
FOR
PALM LANES RESIDENCES PHASE I
7300 E PALM LANE
SCOTTSDALE
ARIZONA

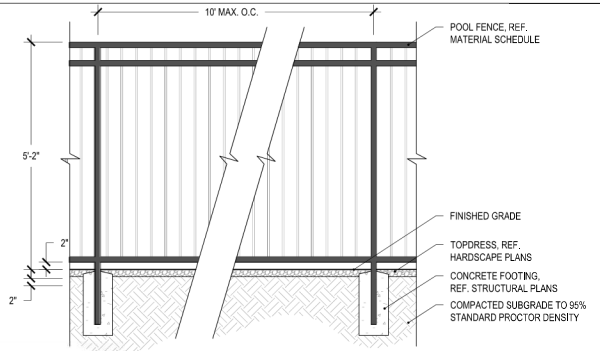
PROJECT NO. 24-034-50
DRAWING NO. 00000
DATE: 7/22/24
DRAWN BY: LJR/SWR
CHECKED BY: JSR/SWR
REVISIONS:

SHEET NO.

PRELIMINARY
SITE PLAN

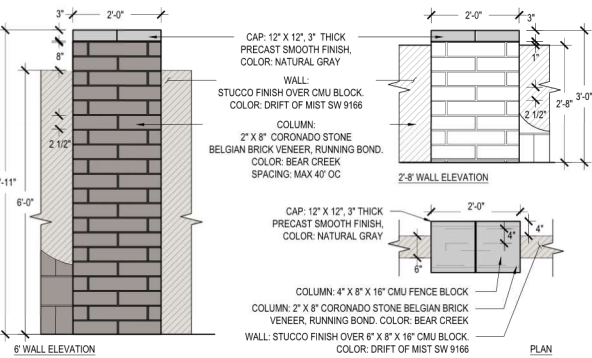
C1

27-DR-2024



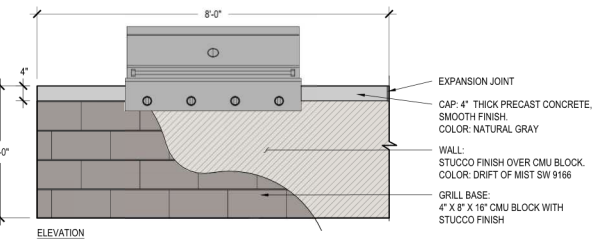
3 POOL FENCE

SCALE: 3/4" = 1'-0"



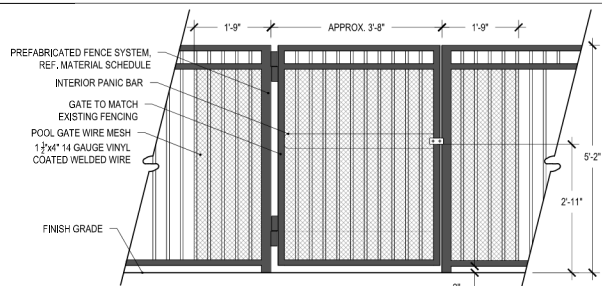
6 SITE WALL & COLUMNS

SCALE: 3/4" = 1'-0"



9 GRILL

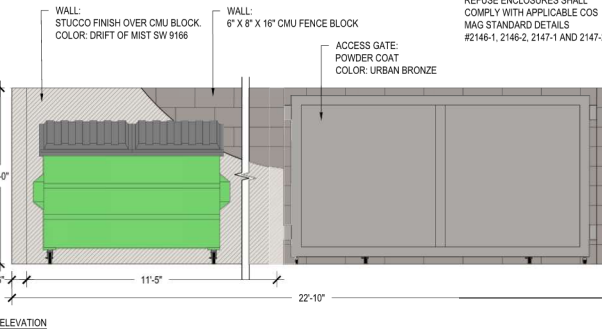
SCALE: 3/4" = 1'-0"



2 POOL FENCE GATE

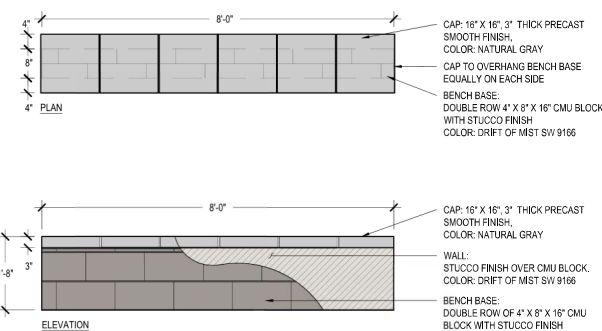
SCALE: 3/4" = 1'-0"

NOTES:
1. ALL GATES TO BE SELF CLOSING WITH CODE COMPLIANT PANIC HARDWARE LOCATED ON PUSH SIDE OF GATE FOR EGRESS. CONTRACTOR SHALL FURNISH AND INSTALL AUTOMATIC FOB-KEY LOCK SYSTEM FOR EXTERIOR OF GATE (PULL SIDE). FOB KEY SYSTEM SHALL BE PROGRAMMABLE WITH CLUBHOUSE FOR SEAMLESS INTERACTION.
2. ALL FENCING AROUND POOL AREA SHALL MEET CURRENT STATE AND IBC POOL ENCLOSURE CODE REQUIREMENTS.
3. FOB KEY SYSTEM SHALL BE INSTALLED TO MEET ALL ADA HEIGHT REQUIREMENTS.



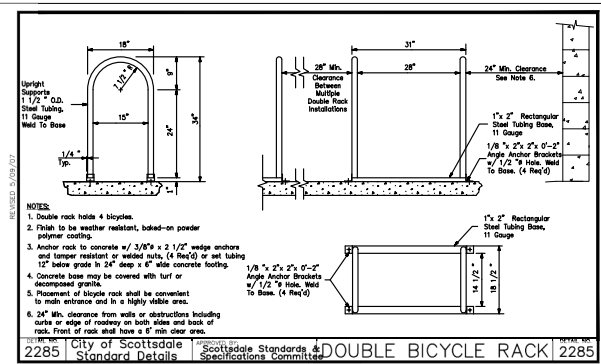
5 TRASH ENCLOSURE

SCALE: 1/2" = 1'-0"



8 8' BENCH

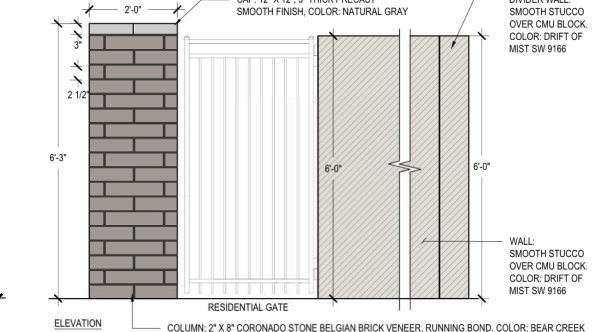
SCALE: 3/4" = 1'-0"



1 BIKE RACK

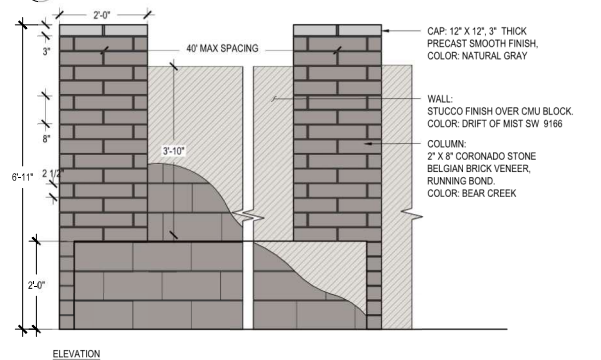
NOTES:
1. Double rack holds 4 bicycles.
2. Finish to be weather resistant, based-on powder polymer coating.
3. Anchor rack to concrete w/ 3/8" x 2 1/2" wedge anchors and tamper resistant or welded nuts, (4 Req'd) or set tubing 12" below grade in 24" deep x 6" wide concrete footing.
4. Concrete base may be covered with turf or decomposed granite.
5. Placement of bicycle rack shall be convenient to main entrance and in a highly visible area.
6. 24" Min. clearance from walls or obstructions including curbs or edge of roadway on both sides and back of rack. Front of rack shall have a 6' min clear area.

2285 City of Scottsdale Standards Committee Scottsdale Standards Specifications Committee DOUBLE BICYCLE RACK 2285



4 RESIDENT PATIO WALL

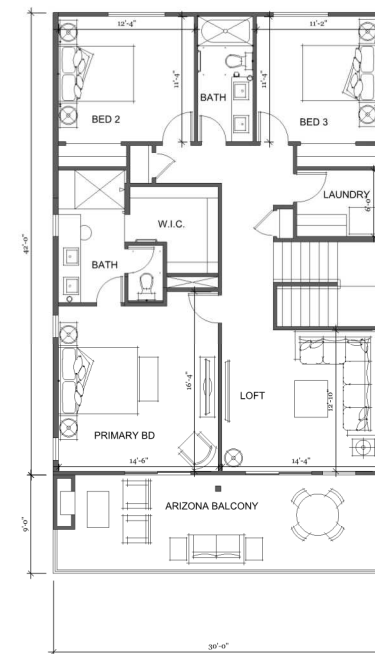
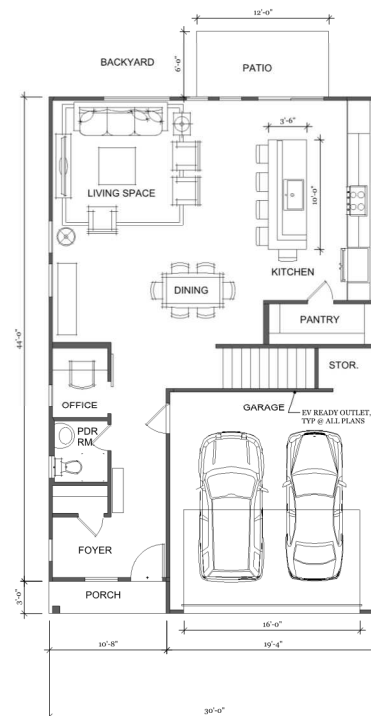
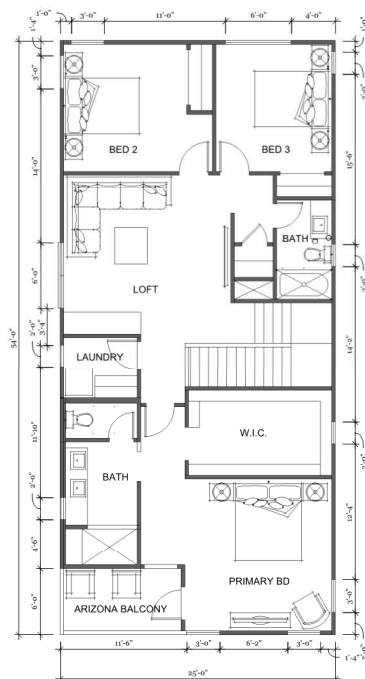
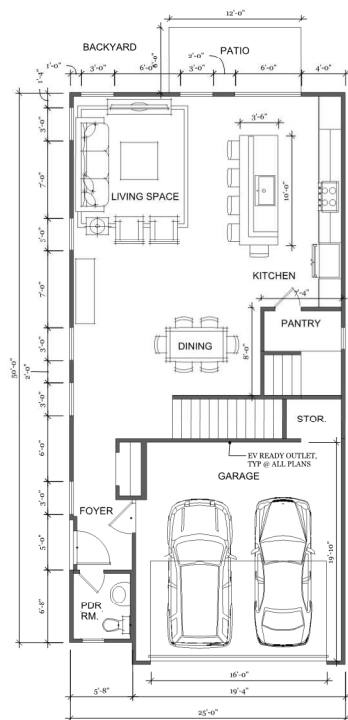
SCALE: 3/4" = 1'-0"



7 ENTRY MONUMENT

SCALE: 3/4" = 1'-0"

ATTACHMENT 8

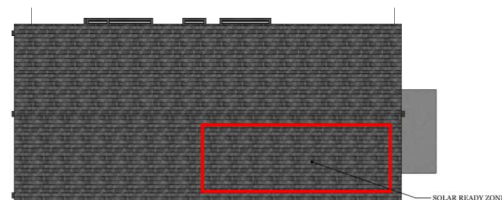
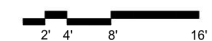


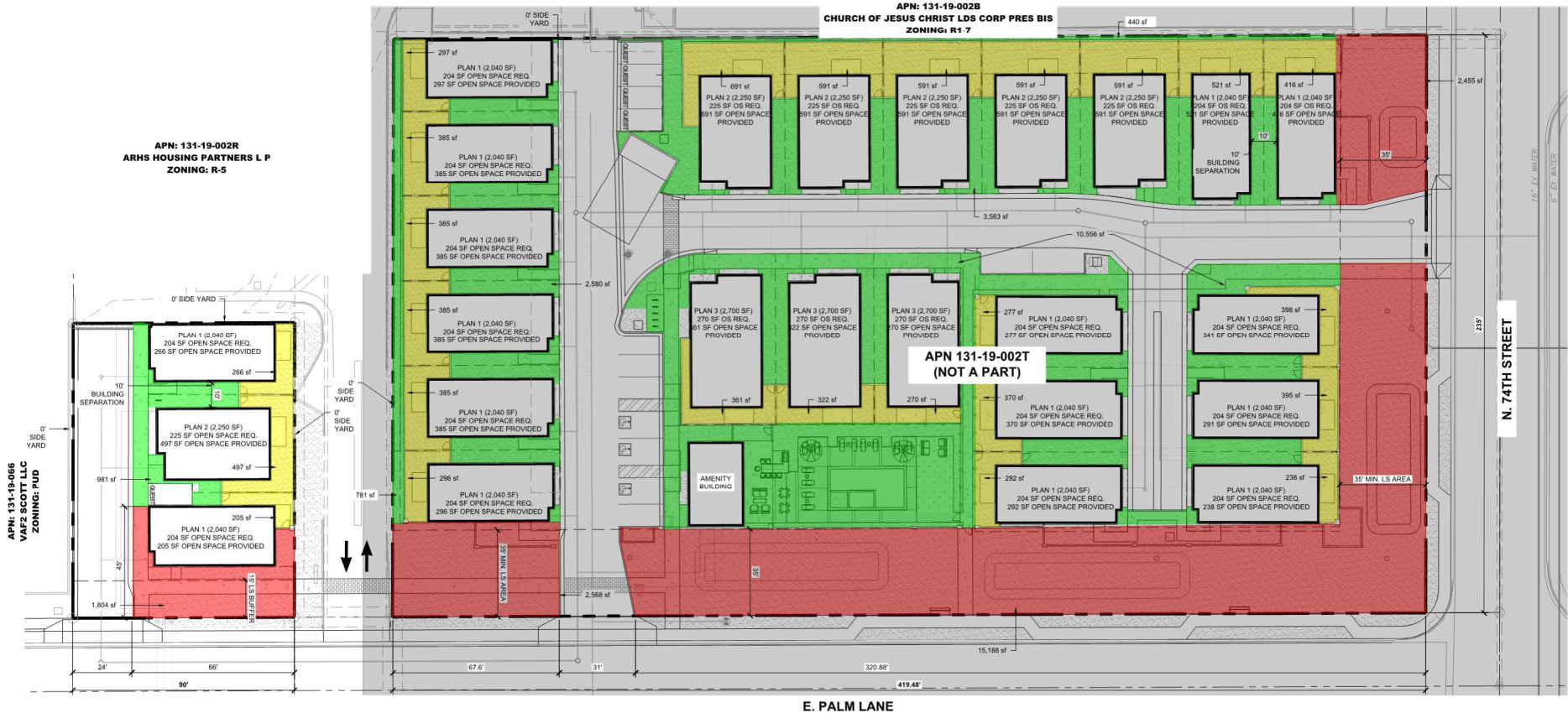
GENERAL NOTES:

SOLAR READY - ALL PLANS TO BE DESIGNED TO BE SOLAR
READY WITH 300 SQFT MIN ZONE FOR PANELS. FINAL CDS WILL
SHOW LOCATIONS FOR SOLAR PANELS

EV CHARGER - ALL PLANS WILL HAVE A OUTLET SLEEVED FOR
A EV CHARGER IN THE GARAGES, PANELS TO BE DESIGNED
FOR OUTLET

SOME PLANS ARE ROTATED ON SITE - ELEVATION TAGS TIE
BACK TO THE BASIC PLANS SHOWN ABOVE


$$3/16'' = 1'-0''$$
[illegible]



REV	DESCRIPTION	BY	DATE	APP

OPEN SPACE PLAN

PALM LANE RESIDENCES
PREPARED FOR
7320 E. PALM LANE
SCOTTSDALE, ARIZONA

PROJECT NO.	24027
SCALE: PL	PER PLAN
SCALE: DOW	NONE
DRAWN BY	HMC
DESIGN BY	HMC
CHECK BY	BAR
DATE	06/17/2025



L1.00

APN: 131-19-006
VAF2 SCOTT LLC
ZONING: PUD

APN: 131-19-002R
ARHS HOUSING PARTNERS L P
ZONING: R-5

APN: 131-19-002B
CHURCH OF JESUS CHRIST LDS CORP PRES BIS
ZONING: R1-7

APN 131-19-002T
(NOT A PART)



LANDSCAPE REQUIREMENTS & CALCULATIONS

STREET FRONTAGE	FRONTAGE (LF)	LF PER TREE	REQ'D TREES	PROVIDED TREES
SOUTH PERIMETER (E. PALM LANE) 65 LF 1 Tree per 25 LF (24 if removed for drive aisle)	65	25	26	3
MINIMUM TREE SIZE 15 gal minimum container size At least 50% must be mature Palm Trees 12ft tall Single Trunk 3" caliper, Multiple Trunk 1.5" average cal	PROVIDED Confirmed	REQUIRED Confirmed	PROVIDED 2 mature trees 3 mature trees provided	
MINIMUM SHRUB SIZE 5 gal minimum container size	Confirmed			
PARKING LOT LANDSCAPE At least 15% of parking lot shall be landscaped 5' min. buffer between parking lot and street 1 landscape island per 15 parking spaces Area abutting parking lot (up to 10') may be counted towards required landscaping	AREA 54 N/A N/A N/A	REQUIRED 8.1 N/A N/A N/A	PROVIDED 10 sf Confirmed Confirmed Confirmed	

NOTES:
1. THORNY TREES, SHRUBS AND CACTI SHALL BE PLANTED SO THAT THEIR MATURE SIZE/CANOPY WILL BE AT LEAST 4 FEET AWAY FROM ANY WALKWAYS OR PARKING AREA CURBING. PLEASE REFER TO DSDM SEC. 2-1.501.L NOTE 2
2. PLEASE NOTE THAT ALL SPECIES SHALL BE SELECTED SOLELY FROM THE ARIZONA DEPARTMENT OF WATER RESOURCES LOW WATER USE / DROUGHT TOLERANT PLANT LIST FOR THE PHOENIX ACTIVE MANAGEMENT AREA PLANT LIST. (P&SD POLICY).

MATURE TREES:
4 TREES PROVIDED
2 TREES REQUIRED TO BE MATURE
3 MATURE TREES PROVIDED
1 DATE PALMS
2 VACHELLIA FARNESIANA

PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL / COMMON NAME	PLANTING SIZE	CALIPER	SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE
TREES					ACCENTS & GRASSES			
	1	Acacia willardiana Palo Blanco	15 gal	0.5"-1.0"		7	Hesperaloe funifera Giant Hesperaloe	5 gal
	2	Existing Tree to Remain Preserve In Place Offsite	Existing	varies		2	Baileya multiradiata Desert Marigold	5 gal
	1	Phoenix dactylifera Date Palm	15' TRUNK HEIGHT			4	Eremophila glabra 'Mingenew Gold'	5 gal
	2	Vachellia farnesiana 'Sweet Sierra' Podless Sweet Acacia	36" Box	1.5" Min.		4	Outback Sunrise Emu Lantana montevidensis	5 gal
						4	Purple Trailing Lantana	5 gal
						5	Leucophyllum x Heavenly Cloud	5 gal
						5	Heavenly Cloud Texas Ranger	5 gal
						11	Sphaeralcea ambigua Globemallow	5 gal

SCALE: 1" = 20'



REV	DESCRIPTION	BY	DATE

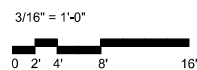
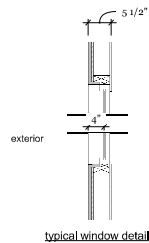
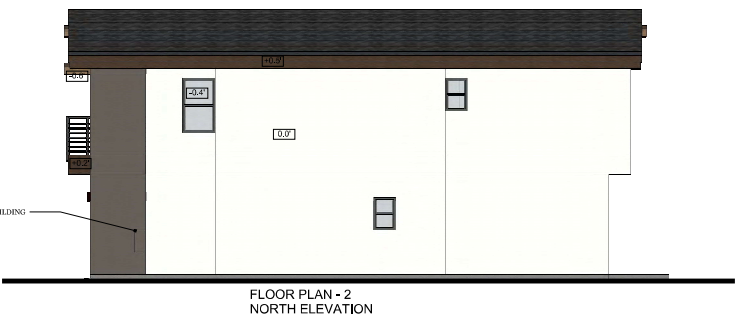
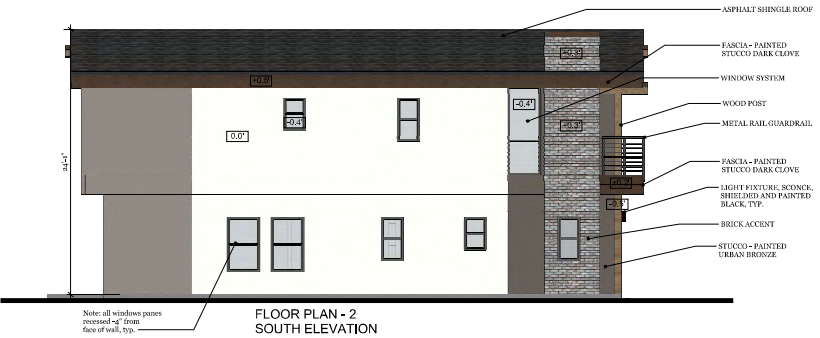
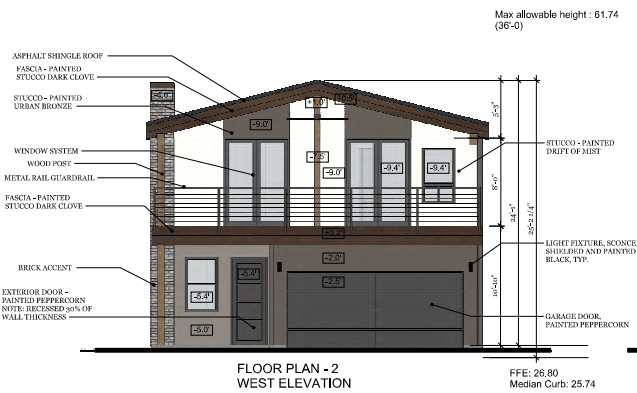
LANDSCAPE PLAN
(COLOR)

PALM LANE RESIDENCES
PREPARED FOR
7320 E. PALM LANE
SCOTTSDALE
ARIZONA

PROJECT NO:
24027

SCALE: 1" = 20'
DATE: 05/17/2023
DRAWN BY: HMC
CHECKED BY: HMC
DATE: 05/17/2023

L1.01

[illegible]

	MAJORITY	REMARKS
1	$\frac{1}{2} \frac{f_1}{f_1 + f_2}$	...
2	$\frac{1}{2} \frac{f_1}{f_1 + f_2}$	...
3	$\frac{1}{2} \frac{f_1}{f_1 + f_2}$	...
4	$\frac{1}{2} \frac{f_1}{f_1 + f_2}$	...
5	$\frac{1}{2} \frac{f_1}{f_1 + f_2}$	...

DESIGN

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24200



FLOOR PLAN - 1
SOUTH (FRONT) PERSPECTIVE



FLOOR PLAN - 1
NORTH (BACK) PERSPECTIVE



FLOOR PLAN - 2
SOUTH (FRONT) PERSPECTIVE



FLOOR PLAN - 2
NORTH (BACK) PERSPECTIVE

REVISIONS	
NO.	REVISIONS
1	ISSUED
2	
3	
4	
5	
6	
7	
8	
9	

**Palm Lane Residences
7300 - PH1**



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**BUILDING
PERSPECTIVES**

24200



SOUTHEAST AERIAL VIEW



SOUTHWEST AERIAL VIEW



SOUTH ENTRY VIEW - CLUBHOUSE IN BACKGROUND

NOTES:

- LANDSCAPE HIDDEN FOR CLARITY
- BOTH PHASES SHOWN TOGETHER FOR CLARITY



SOUTH STREET VIEW TO AMENITY

PHASE 2
22 UNITS
(UNDER SEPARATE
SUBMITTAL)

PHASE 1
3 UNITS
(UNDER SEPARATE
SUBMITTAL)



REVISIONS	
NO.	REVISIONS
1	ISSUED
2	
3	
4	
5	

Palm Lane Residences
7300 - PH1



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SITE
PERSPECTIVES

24200

A

11



NOTE: ENTIRE PROJECT SHOWN IN RENDERINGS FOR CLARITY ON FINAL BUILDOUT.
PHASE 1 (3 UNITS) AND PHASE 2 (22 UNITS) SHOWN IN RENDERINGS

LANDSCAPE IN RENDERINGS IS CONCEPTUAL, REFER TO LANDSCAPE PLANS FOR ACTUAL PLANTINGS, LOCATIONS AND QUANTITIES

[illegible]



AMENITY VIEW



AMENITY VIEW



SOUTHEAST CORNER AERIAL



SOUTHWEST VIEW AERIAL

NOTE: ENTIRE PROJECT SHOWN IN RENDERINGS FOR CLARITY ON FINAL BUILDOUT.
 PHASE 1 (3 UNITS) AND PHASE 2 (22 UNITS) SHOWN IN RENDERINGS

LANDSCAPE IN RENDERINGS IS CONCEPTUAL, REFER TO LANDSCAPE PLANS FOR
 ACTUAL PLANTINGS, LOCATIONS AND QUANTITIES

A	13	24200	SITE PERSPECTIVES	These drawings are instruments of service of the architect and are prepared by him in collaboration with the client. They are not to be distributed, modified, or reproduced without the written consent of the architect. These drawings are the property of the architect and are not to be used for any other project without the written consent of the architect. These drawings are the property of the architect and are not to be used for any other project without the written consent of the architect.	JVP DESIGN	Palm Lane Residences 7300 - PH1	<table><thead><tr><th 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Window system
12% reflectivity
low-e glazing



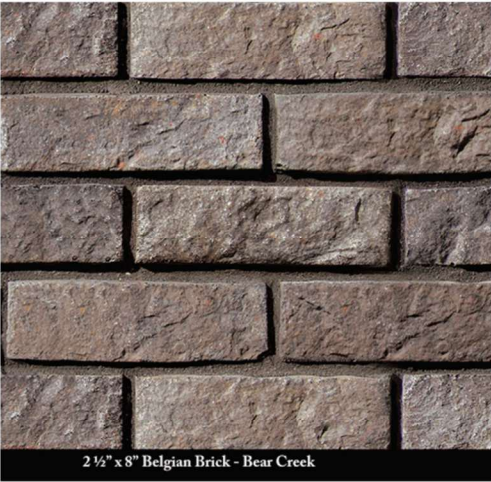
Roof Shingles
Weathered Wood - GAF



Spanish
Lace Stucco
Finish

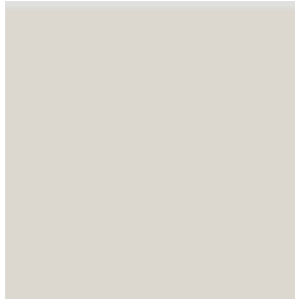


Metal guardrail
painted
black



2 1/2" x 8" Belgian Brick - Bear Creek

Brick Accent:
Coronado Belgian
Brick
Bear Creek



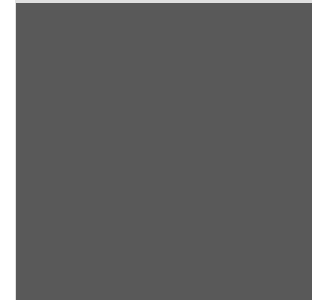
Stucco Body
Drift of Mist
SW9166
LRV: 66



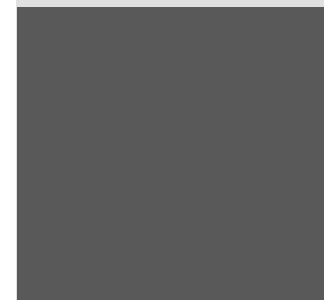
Stucco Accent
Urbane Bronze
SW7048
LRV: 8



Fascia
Dark Clove
SW9183
LRV: 5



Door
Peppercorn
SW7674
LRV: 10



Door
Peppercorn
SW7674
LRV: 10



Stucco Accent
Gauntlet Grey
SW7019
LRV: 17

THESE DRAWINGS AND SPECIFICATIONS ARE THE SOLE PROPERTY OF
H:\2024\24257-Polm Lane SE\24257-SE_West Parcel.dwg



NO SCALE

NOTE: ALL FIXTURES ARE 3000 KELVIN AND DIRECTED DOWNWARD. COLOR OF FIXTURES, POLES, AND HARDWARE TO BE SPECIFIED ON FUTURE SUBMITTAL, COLOR WILL BE BLACK.



BUILDING MOUNTED LIGHT

NO SCALE. FOR REFERENCE ONLY. SEE BUILDING PLANS FOR DETAILS.

[illegible]

PROJECT NO:

24257

DESIGN BY: CJ

DRAWN BY: CJ

WRIGHT
engineering corporation
ELECTRICAL, ENGINEERING AND DESIGN
165 EAST CHILTON DRIVE • CHANDLER, ARIZONA 85225

PROJECT: TIT

SCOTTSDALE, ARIZONA
PALM LANE
E PALM LN & N 74TH ST

NO.	DATE	SUBMITTALS/REVISIONS (DESCRIPTIONS)
1	9-17-24	DRB SUBMITTAL
2	1-22-25	DRB SUBMITTAL
3	3-13-25	DRB SUBMITTAL



DRAWING NO:

SE3.1

OF 3



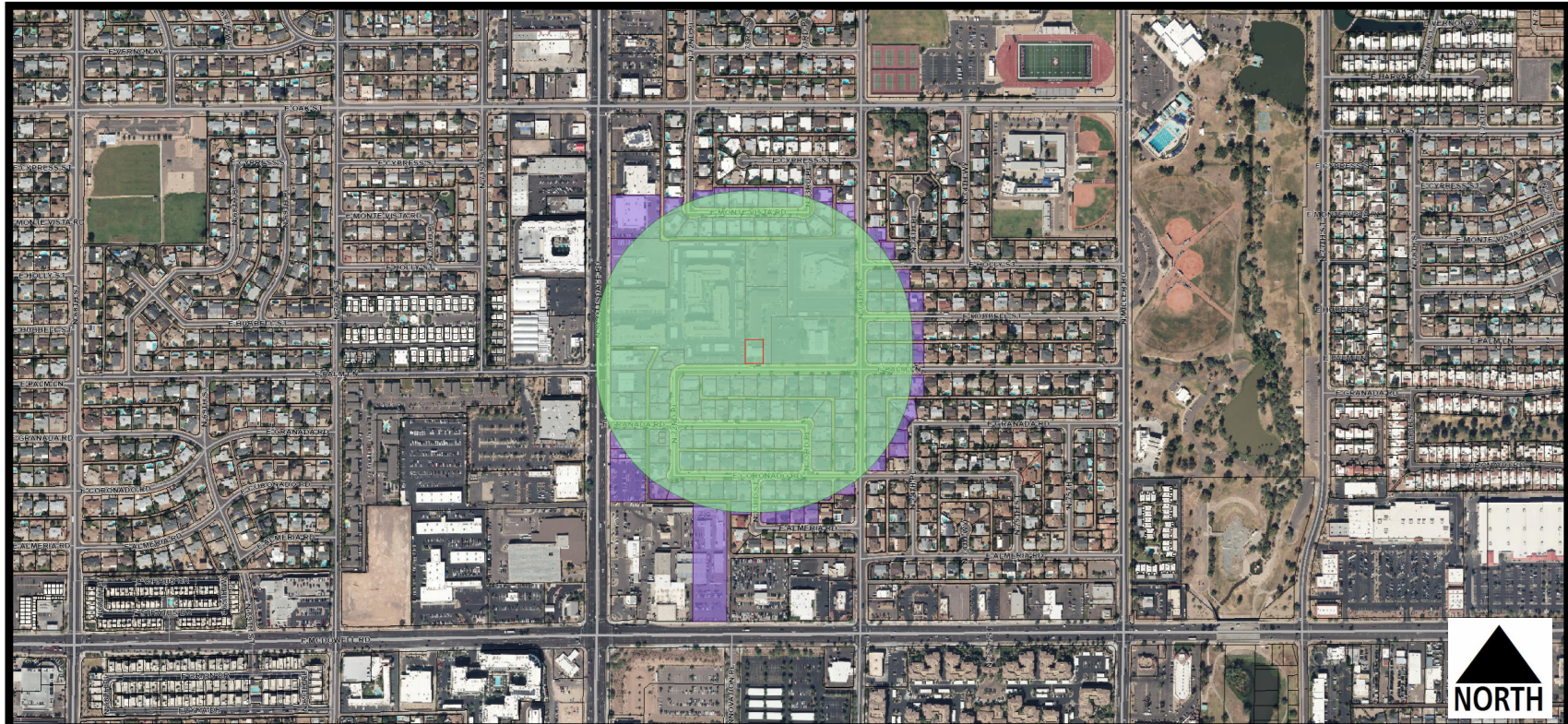


Zoning Aerial

27-DR-2024

City Notifications – Mailing List Selection Map

Palm Lane Towns - Phase 1 DR



Additional Notifications:

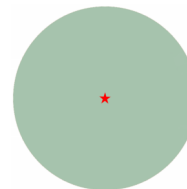
Interested Parties List
Adjacent HOA's
P&Z E-Newsletter
Facebook
Nextdoor.com
City Website-Projects in the hearing process

Labels Pulled
October 7, 2024

Map Legend:



Site Boundary



Properties within 750-feet

Postcards: 172

27-DR-2024

From: [NoReply](#)
To: [Projectinput](#)
Subject: Case-6-ZN-2024,Palm Lane Towns Phase 2;Case 27-DR-2024 & Case 28 DR 2024 Palm Lane Towns Phase 1 and
Date: Monday, March 31, 2025 7:11:44 AM



I am familiar with the Scottsdale Rd and McDowell Rd area as I take exercise classes nearby.
We don't need more new residential ! -- sent by Carolyn Kinville (case# 6-ZN-2024)

City of Scottsdale



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Kelly, John

From: NoReply
Sent: Monday, February 3, 2025 6:23 AM
To: Projectinput
Subject: 27-DR-2024 PALM LANE TOWNS - PHASE 1

Categories: Jack



Hello, I recently re-read the April 2022 Identifying Strategies for a Cooler Scottsdale Project Report. It has made me sensitive to heat sinks in south Scottsdale where there is more development and fewer open spaces to help with keeping the place cooler than in the north part of the city. I notice that this project has very dark roofs. Is it possible to ask for lighter roofs that act less like a heat sink? "Cool roofs" reflect heat to keep the area ambient temperature lower as well as lower the cost of cooling the building. If the objectives of the Cooler Scottsdale Project are to be met, it seems to me that P&Z needs to be aware of the suggested strategies and support them. Cathy Davis480-431-9785 -- sent by Cathy Davis (case# 27-DR-2024)



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July 1, 2024

Seller Letter of Support

Re: 7300 E. Palm Lane .25 AC Parcel Number (131-19-002S)

7320 E. Palm Lane 2.26 AC Parcel Number (131-19-002T)

To: City of Scottsdale Planning and Zoning/ Design Review

As the Seller of the above referenced property, we wish to extend our support of the proposed project by Curve Development.

The representatives from Curve Development have been diligent in understanding the history of the site and have shown a great degree of interest in the surrounding community. They have worked to design a product that would be an enhancement to the neighborhood and ultimately to the City of Scottsdale. They have shown respect for the design elements of the existing architecture and the surrounding community within the neighborhood. We feel as though the single-family design proposed will be a great addition to the existing neighborhood.

The representatives from Curve Development have communicated effectively every step of the way in the process and we support their proposed site and home design.

Sincerely

DocuSigned by:

047B89F4587547B...
Julie Johnson

7/1/2024

Cornerstone Christian Fellowship, an Arizona non-profit corporation

ARHS Housing Partners, L.P.

July 7, 2024

Letter of Support

RE: 7300 E. Palm Lane .25 AC Parcel Number (131-19-002S)

7320 E. Palm Lane 2.26 AC Parcel Number (131-19-002T)

To: City of Scottsdale Planning and Zoning/Design Review

As a neighbor to the above referenced property, we wish to extend our support of the proposed project by Curve Development.

The Representatives from Curve Development have been diligent in understanding the history of the site and have shown a great degree of interest in the surrounding community. They have worked to design a product that would be an enhancement to the neighborhood and ultimately to the City of Scottsdale. They have shown respect for the design elements of the existing architecture and the surrounding community within the neighborhood. We feel as though the single-family design proposed will be a great addition to the existing neighborhood.

The representatives from Curve Development are addressing our limited concerns, and by so doing we support their proposed site and home design.

Sincerely,

ARHS Housing Partners, L.P.

X *Ajay Nayar*

Ajay Nayar

Managing Member