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**Hi! I've got a letter about the new project in miller road if the 3story townhomes**

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**From** Jerry Doss <jerry.doss1@icloud.com>

**Date** Thu 10/31/2024 11:25 AM

**To** Posler, Kathryn <kposler@scottsdaleaz.gov>

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

I was wondering if you guys could add a lilttle stocked pond with fish In the plot of land because my family lives near this area and it's hard to find new spots to fish if you guys could do this it would me wonderful !

Sent from my iPhone

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**Re: Proposed design at 7601 E Polk Street, Scottsdale 85257**

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**From** Sarah Utley <sarah.lu.koehler@gmail.com>

**Date** Tue 10/29/2024 1:20 PM

**To** Posler, Kathryn <kposler@scottsdaleaz.gov>

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

I also see there is no pool in the plans, and am concerned that people will walk next door to our community pool and use that as well.

Overall, 24 townhomes is too many for the lot if there isn't an appropriate number of guest parking spaces nor a pool for the community.

Thanks!

On Tue, Oct 29, 2024 at 12:38 PM Sarah Utley <[sarah.lu.koehler@gmail.com](mailto:sarah.lu.koehler@gmail.com)> wrote:

Hi Kathryn,

I am a homeowner at 525 N Miller Rd, Scottsdale, AZ 85257, and got a mailer about a proposed design for the nearby vacant lot on Polk Street, your email was included for comments!

My primary concern is the number of guest parking spots in the design - I see only 4, including one accessible parking space. Seems very likely that guests for this community may attempt to park in our community next door, taking up precious guest parking that is already too limited in my community.

This seems like nowhere near enough for 24 homes, understanding that many of those homeowners may have not only overnight guests, but possibly more than 2 vehicles themselves.

Can one or more units be removed from the design to create additional guest parking spaces?

Thanks,  
Sarah

**From:** commissionerkaminski@gmail.com  
**Sent:** Wednesday, March 26, 2025 7:25 AM  
**To:** Zimmer, Christopher  
**Subject:** 32-DR-2024 The Arden

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

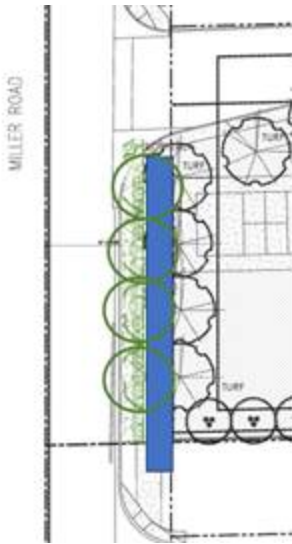
Good Morning Chris,

I realize this may not come to the Commission but I wanted to provide some input on the design of the proposed project.

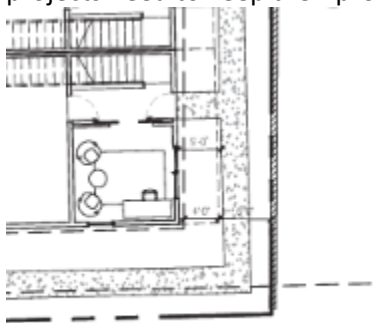
I'm wondering if any consideration was given to orientation of the buildings to accommodate more open space around the buildings, or protection of views to the residents to the east? A reorientation of the units might provide room for landscape areas between unit drives and adjacent to patios, to provide a cooler environment with more open space. The main drive could be lined by patio trees in planter strips between drives. This configuration provides a more varied street front and variation in building massing.



I like the landscape design and that they have open space at the street front with real turf and trees at the west end of the site. Is it possible to get the street trees on west side of the sidewalk by shifting the planter strip to increase planting area to provide shade to the public sidewalk? Also, the ramps for ADA/stroller use point into Miller Road, they are not oriented to provide directional access north/south to the sidewalk, can we use directional ramps at the driveway to facilitate safer pedestrian driveway crossing? These corner ramps are not ideal for sight impaired pedestrians, or those in wheelchairs or crutches.



One concern I have is the distance between the east side apartments to the property line on the east where there are existing condominiums (owner occupied product). At the narrowest point it appears the Building B will be 10' from the property line and at the widest 19' from the property line, inclusive of a 3' wide sidewalk, leaving limited room for tree growth between the perimeter wall and the new buildings. I'm wondering if Ghost Gum might be more appropriate as a fast growing screen tree on the east side. This would provide more biodiversity and tie into the existing landscape character of the area with existing eucalyptus trees. I would suggest changing the pistache to ghost gum on the east side. As a separate note, looking at an aerial, Scottsdale Casitas to the north is missing landscape in their landscape islands and south side perimeter. Can you please mention this to code enforcement? Existing projects need to keep their properties up to maintain the appearance.



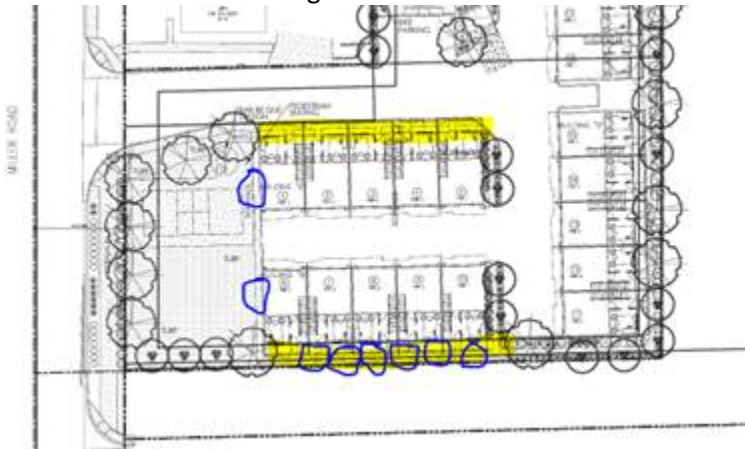
The existing condominiums are 2 story and have some trees along the west side for privacy, but what is the long term sustainability of the proposed landscape plan in relationship to the existing trees? Pistach canopies will need to be trimmed to prevent encroachment onto the adjacent landscape, and as a deciduous tree will provide sunlight to the existing plants for a portion of the year (but will also not provide privacy during that time). The proposed trees cascalote will fit the space but not provide privacy on the upper floors, as they are a patio tree. Can the landscape plan show the relationship of the existing buildings and trees to the east as a 50% screened image to show the relationship of windows on each project and relationship of tree plantings, hopefully staggered to accommodate healthy mature growth of plants on both sites?

The site plan references an existing 6' high perimeter wall, this is not the case on the south side of the site, where new residences are being built adjacent to a commercial site. I would recommend that they

provide a 6' CMU wall with 2' of steel picket on top to secure the new apartments from access from the parking area to the south.



The units on the south of the site have no landscape at all separating them from the commercial uses to the south. This also provides no shade on the southern side of these buildings. Why is there no landscape shown adjacent to the patios on these units on the main drive into the site? there should be landscape along the drive in front of these units. There should also be trees on the western side of the units to shade the building.



Regarding the architecture, I'm hoping we can get some modifications so that this doesn't look like all of the other grey stucco box projects we have. The dark black fez cap on top of the building is out of scale and draws attention to what is mechanical rooftop equipment. I realize they are working within a limited building height, but is it possible to have a more architecturally integrated rooftop design that does not stand out but blends more with the building in terms of materials, proportions and scale? The projected windows are a neat feature, but on any south or west facing windows, they really need to be recessed, not projected, to provide shade to the glazing, as it is the glazing is shading the stucco wall. These also appear on a flat stucco surface as appendages on the narrow ends of the building. I like the score lines shown in the stucco but do not know if they will be visually meaningful. What is the depth and width of these, and are they using a black fry reglet reveal to create this? Score lines by themselves will not show up at a distance. If this is part of the architectural articulation then it should be noted. I like the use of breezeblock on the patios/balconies and the masonry on all floors. The detailing at the

balconies and patios is nice. Can the garage doors have lites in the top or sides to break up the dark mass of the door and allow natural light into the garage? Is the metal panel painted to look like rust or patinaed finish? The reason I ask is that a patina finish will need to be repeatedly sealed to prevent staining on the adjacent materials, if it is painted to look rusted it will be a cleaner application long-term. Lastly, if these can be designed to be condo-ready in the future, this area would benefit by additional owner-occupied opportunity, as long as the design takes into account requirements for condo construction so that this conversion can happen in the future.



Thank you for your consideration of these design suggestions.  
 Thank you,  
 Diana



# REQUEST TO SPEAK

2

Request to Speak cards must be submitted to City Staff **BEFORE** public testimony begins.

Public testimony is limited to three (3) minutes per speaker.

Additional time **MAY** be granted to speakers representing two or more persons.

Cards for designated speakers and the person(s) they represent must be submitted together.

NAME (print) Barbara Bonilla MEETING DATE 10/14/2025

NAME OF GROUP/ORGANIZATION (if applicable) Casa De Amigos

ADDRESS 303 N Main Rd ZIP \_\_\_\_\_

HOME PHONE \_\_\_\_\_ WORK PHONE 480-859-8100

E-MAIL ADDRESS (optional) \_\_\_\_\_

I WISH TO SPEAK ON AGENDA ITEM # 3  I WISH TO DONATE MY TIME TO Maiten

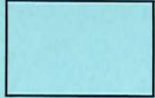
I WISH TO SPEAK DURING "PUBLIC COMMENT"\* CONCERNING \_\_\_\_\_

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

This card constitutes a public record under Arizona law.



# REQUEST TO SPEAK



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NAME (print) Carmen Kaloush MEETING DATE 10/9/25

NAME OF GROUP/ORGANIZATION (if applicable) \_\_\_\_\_

ADDRESS 8702 E. Via de Belleza ZIP 85258

HOME PHONE \_\_\_\_\_ WORK PHONE 602-614-1692

E-MAIL ADDRESS (optional) \_\_\_\_\_

I WISH TO SPEAK ON AGENDA ITEM # 3  I WISH TO DONATE MY TIME TO NAllen

I WISH TO SPEAK DURING "PUBLIC COMMENT"\* CONCERNING \_\_\_\_\_

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# REQUEST TO SPEAK

2

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Cards for designated speakers and the person(s) they represent must be submitted together.

NAME (print) MAILEN PANKIEWICZ MEETING DATE 8/18/25

NAME OF GROUP/ORGANIZATION (if applicable) \_\_\_\_\_

ADDRESS 303 N. MILLER RD #2018 ZIP 8525

HOME PHONE 414-731-7455 WORK PHONE \_\_\_\_\_

E-MAIL ADDRESS (optional) \_\_\_\_\_

I WISH TO SPEAK ON AGENDA ITEM # \_\_\_\_\_  I WISH TO DONATE MY TIME TO \_\_\_\_\_

I WISH TO SPEAK DURING "PUBLIC COMMENT"\* CONCERNING 32-DR-2024

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# REQUEST TO SPEAK

1

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NAME (print) MAILEN PANKIEWICZ MEETING DATE 10/9/25

NAME OF GROUP/ORGANIZATION (if applicable) CASA DE AMIGOS

ADDRESS 303 N. MILLER RD #2019 ZIP 85257

HOME PHONE 48-731-7455 WORK PHONE \_\_\_\_\_

E-MAIL ADDRESS (optional) \_\_\_\_\_

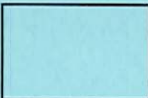
I WISH TO SPEAK ON AGENDA ITEM # 3  I WISH TO DONATE MY TIME TO \_\_\_\_\_

I WISH TO SPEAK DURING "PUBLIC COMMENT"\* CONCERNING \_\_\_\_\_

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# REQUEST TO SPEAK



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Additional time MAY be granted to speakers representing two or more persons.

Cards for designated speakers and the person(s) they represent must be submitted together.

NAME (print) MAILEN PANKIEWICZ MEETING DATE 9/11/25

NAME OF GROUP/ORGANIZATION (if applicable) \_\_\_\_\_

ADDRESS 303 N MILLER RD ZIP 85257

HOME PHONE 414-731-7455 WORK PHONE \_\_\_\_\_

E-MAIL ADDRESS (optional) WZ.MAILEN@GMAIL.COM

I WISH TO SPEAK ON AGENDA ITEM # \_\_\_\_\_  I WISH TO DONATE MY TIME TO \_\_\_\_\_

I WISH TO SPEAK DURING "PUBLIC COMMENT"\* CONCERNING development

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



# REQUEST TO SPEAK



*"As a member of the Scottsdale community, I will genuinely listen; speak respectfully; and be accountable for my words and actions."*

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NAME (print) MARIO RODRIGUEZ MEETING DATE 10-9-2025

NAME OF GROUP/ORGANIZATION (if applicable) \_\_\_\_\_

ADDRESS 303 N. MIURA RD ZIP ~~8500~~ 85257

PHONE 4805678452 E-MAIL ADDRESS mario92228@hotmail.com

I WISH TO SPEAK ON AGENDA ITEM # \_\_\_\_\_  I WISH TO DONATE MY TIME TO TREVOR KRAUSE

I WISH TO SPEAK DURING "PUBLIC COMMENT"\* CONCERNING \_\_\_\_\_

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# REQUEST TO SPEAK

3

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Cards for designated speakers and the person(s) they represent must be submitted together.

NAME (print) Trevor Krause MEETING DATE 10/9/25

NAME OF GROUP/ORGANIZATION (if applicable) Casa de Amigos AOA

ADDRESS 303 N. Miller Rd #1019 Scottsdale ZIP 85257

HOME PHONE 480/234-8439 WORK PHONE \_\_\_\_\_

E-MAIL ADDRESS (optional) \_\_\_\_\_

I WISH TO SPEAK ON AGENDA ITEM # 3  I WISH TO DONATE MY TIME TO \_\_\_\_\_

I WISH TO SPEAK DURING "PUBLIC COMMENT"\* CONCERNING \_\_\_\_\_

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# REQUEST TO SPEAK



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Cards for designated speakers and the person(s) they represent must be submitted together.

NAME (print) Irevor Krause MEETING DATE 9/18/25

NAME OF GROUP/ORGANIZATION (if applicable) Casa de Amigos HOA

ADDRESS 303 N. Miller Rd ZIP 85257

HOME PHONE \_\_\_\_\_ WORK PHONE 480) 234-8439

E-MAIL ADDRESS (optional) \_\_\_\_\_

I WISH TO SPEAK ON AGENDA ITEM # \_\_\_\_\_  I WISH TO DONATE MY TIME TO \_\_\_\_\_

I WISH TO SPEAK DURING "PUBLIC COMMENT"\* CONCERNING 32-DR-2024

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**From:** [NoReply](#)  
**To:** [Projectinput](#)  
**Subject:** Case 32 DR 2024 The Arden Scottsdale  
**Date:** Monday, March 24, 2025 11:02:15 AM

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Don't need more new residential in Scottsdale. I don't care if this will be in south Scottsdale. -- sent by Carolyn Kinville (case# 32-DR-2024)

City of Scottsdale



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**From:** dmdmkamin@gmail.com  
**Sent:** Sunday, September 28, 2025 11:06 PM  
**To:** Zimmer, Christopher  
**Cc:** Curtis, Tim; Carr, Brad; Cluff, Bryan  
**Subject:** RE: 32-DR-2024 The Arden

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

Hello Chris,

Would you please forward this email to the Design Review Board so they have time to consider this prior to hearing The Arden on the 9<sup>th</sup> of October?

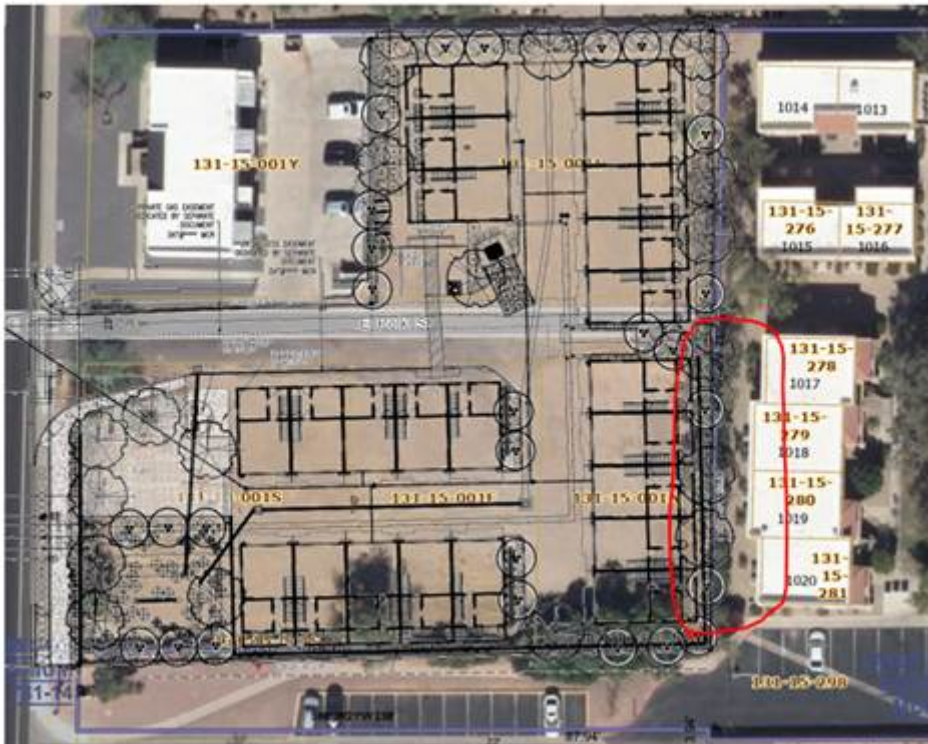
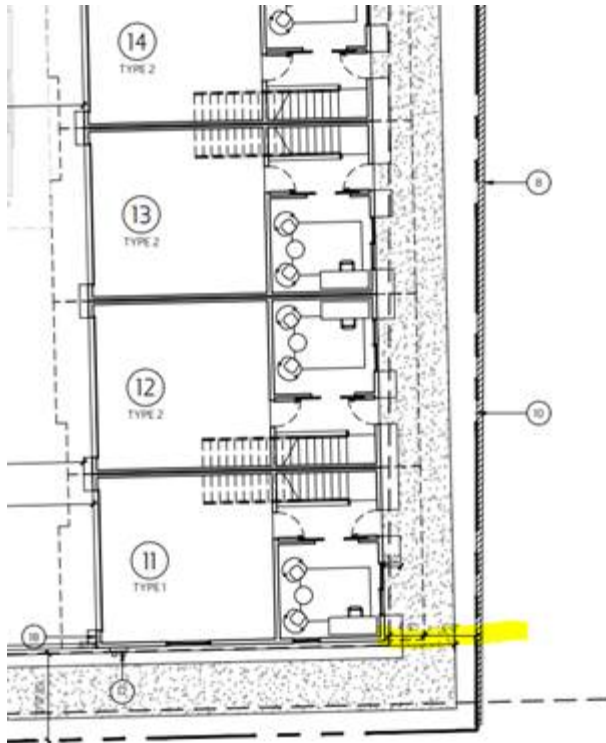
Please clarify if these are apartments, multi-family not single-family product. The building type is non-separated and it did not appear to have property lines being platted. The site plan calls these single-family residences which is misleading; it does not appear that these are owner-occupied opportunities but apartments made to look like townhomes. I wish staff would require applicants to clearly identify the product type and not misrepresent what is being built.

**I would like to propose the following conditions of approval be added by the Design Review Board:**

1. Based on the site plan notation of single-family townhome product, the project be platted as individual fee-simple lots with fire separation walls and individual utilities and mechanical systems as an owner-occupied product with applicable CC&Rs for the establishment of an HOA.
2. The eastern buildings shall be shifted west to equal the setback of the CASA DE AMIGOS CONDOMINIUM.
3. The east side shall provide a landscape strip a minimum of 8' in width, with sufficient room for tree canopy growth without encroachment into the adjacent condominium property on the eastern side of the site.
4. The eastern side of the development shall provide 2" caliper Ghost Gum trees spaced approximately 20 feet on center and aligned with the windows and balconies of the units.
5. The street front sidewalk on Miller Road be shifted east to accommodate a minimum of 6' landscape strip with non-deciduous (evergreen species) trees to provide shade to the sidewalk.
6. No artificial turf shall be used in the street frontage of the project; real turf shall be provided to help cool the amenity area and provide a living ecosystem.
7. The street front accessible ramps shall be oriented to directionally point where people need to cross to connect to the opposite side of the drive using directional ramps.
8. The developer shall coordinate with the adjacent owner of 131-15-298 to provide a 6' cmu privacy wall with 2' steel vertical pickets for security on the south side of the property adjacent to the convenience store.
9. The mechanical screening be architecturally integrated into the building and utilize materials and colors to blend into the structure, not draw attention to the mechanical boxes on the roof.

Below is a summary of concerns that were sent to staff April 9<sup>th</sup> of this year, which are the foundation of the aforementioned conditions. The applicant has made little to no effort to modify the design to address concerns. *They had five months and chose to move forward with the plan rather than improve it.*

One concern is the distance between the east side apartments to the property line on the east where there are existing condominiums (owner occupied product). At the narrowest point it appears the Building B will be 6' from the property line on the upper floors where bedroom windows are on units to the east. The dimensions are misleading, and inclusive of a sidewalk, leave limited room for tree growth between the perimeter wall and the new buildings. The plans do not dimension the allowable planting area at the south east corner but it appears to be less than 2' of earth, the rest is paved; this is not a sustainable landscape solution. The owners of the condominiums to the east should expect at least the same setback that they have. There is sufficient room to shift all of the units west to provide enough room to let natural light into the east side. I provided an alternative site configuration in April hoping there would be design sensitivity to the existing residents to the east.



The existing condominiums are 2-story and have trees along the west side, but what is the long-term sustainability of the proposed landscape plan in relationship to the existing trees? Pistache canopies will need to be trimmed to prevent encroachment

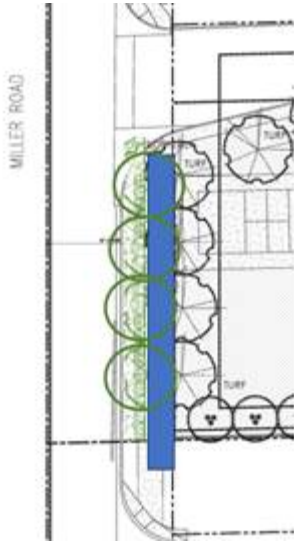
onto the adjacent landscape, (since they are only given 2' of earth and have a building overhang on the upper floor, the 25' wide canopy is expected to grow in 6' of space. As a deciduous tree it will provide sunlight to the existing plants to the east for a portion of the year (but will also not provide privacy during that time). The cascalote would fit the space but not provide privacy on the upper floors where bedrooms are located, as they are a patio sized tree. The landscape plan needs to show the relationship of the existing buildings and trees to the east as a 50% screened image to show the relationship of windows on each project and relationship of tree plantings, hopefully staggered to accommodate healthy mature growth of plants on both sites. I'm wondering if Ghost Gum might be more appropriate as a fast-growing screen tree on the east side. This would provide more biodiversity and tie into the existing landscape character of the area with existing eucalyptus trees. I would suggest changing the Pistache to ghost gum on the east side.

I previously suggested an orientation of the buildings to accommodate more open space around the buildings, or protection of views to the residents to the east? A reorientation of the units might provide room for landscape areas between unit drives and adjacent to patios, to provide a cooler environment with more open space. The main drive could be lined by patio trees in planter strips between drives. This configuration provides a more varied street front and variation in building massing. Referring to our General Plan and goals and objectives for sustainability, the proposed design misses the mark on several key factors.



Since the prior submittal the landscape design has changed and the real turf has become artificial turf, adding to the heat gain and reduced aesthetics of the area, this is not an improvement and should not be supported at the street front of the development. I asked in April if it were possible to get the street trees on west side of the sidewalk by shifting the planter strip to increase planting area to provide shade to the public sidewalk, instead, we have no shade and fake grass. The ramps for

ADA/stroller use point into Miller Road, they are not oriented to provide directional access north/south to the sidewalk, I asked if we could have directional ramps at the driveway to facilitate safer pedestrian driveway crossing. These corner ramps are not ideal for sight impaired pedestrians, or those in wheelchairs or crutches.

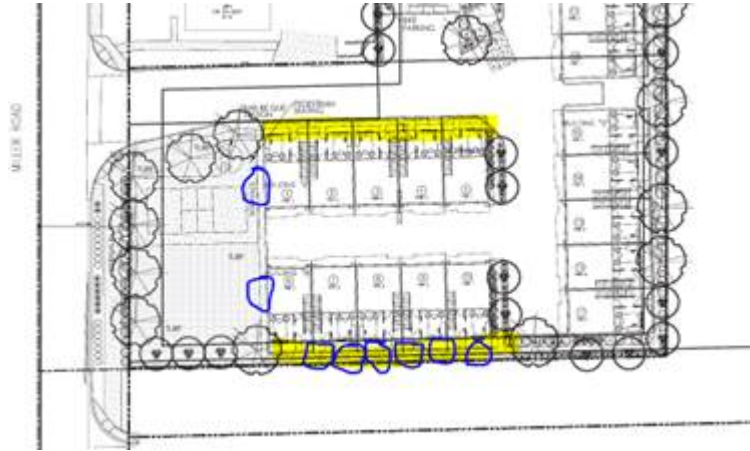


As I noted in April, and this has not been corrected, the site plan references an existing 6' high perimeter wall, this is not the case on the south side of the site (see photo below). New residences are being built adjacent to a convenience store, which may have loitering of people in the parking lot late at night. I would recommend that they provide a 6' CMU wall with 2' of steel picket on top to secure the new residences from access from the parking area to the south. The proposed design relies on the existing perimeter screen wall for security of the units, this is insufficient.

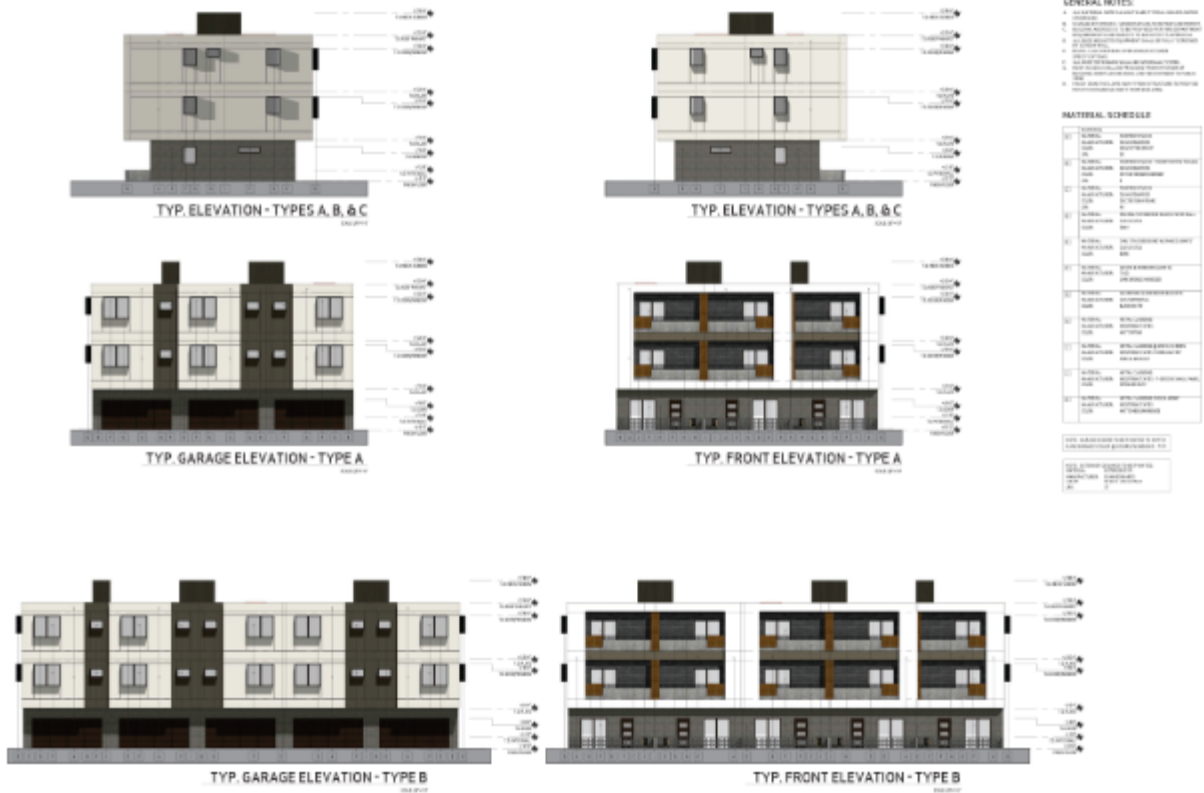


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these buildings. Why is there no landscape shown adjacent to the patios on these units on the main drive into the site? there should be landscape along the drive in front of these units. There should also be trees on the western side of the units to shade the building.



Regarding the architecture, I'm hoping we can get some modifications so that this doesn't look like all of the other grey stucco box projects we have. The dark black cap on top of the building is out of scale and draws attention to what is mechanical rooftop equipment. I realize they are working within a limited building height, but is it possible to have a more architecturally integrated rooftop design that does not stand out but blends more with the building in terms of materials, proportions and scale? The projected windows are a neat feature, but on any south or west facing windows, they really need to be recessed, not projected, to provide shade to the glazing, as it is the glazing is shading the stucco wall. These also appear on a flat stucco surface as appendages on the narrow ends of the building. I like the score lines shown in the stucco but do not know if they will be visually meaningful. What is the depth and width of these, and are they using a black fry reglet reveal to create this? Score lines by themselves will not show up at a distance. If this is part of the architectural articulation then it should be noted. I like the use of breezeblock on the patios/balconies and the masonry on all floors. The detailing at the balconies and patios is nice. Can the garage doors have lites in the top or sides to break up the dark mass of the door and allow natural light into the garage? Is the metal panel painted to look like rust or patinaed finish? The reason I ask is that a patina finish will need to be repeatedly sealed to prevent staining on the adjacent materials, if it is painted to look rusted it will be a cleaner application long-term. Lastly, if these can be designed to be condo-ready in the future, this area would benefit by additional owner-occupied opportunity, as long as the design takes into account requirements for condo construction so that this conversion can happen in the future.



Thank you for your consideration of these design suggestions. Since these were submitted April 9<sup>th</sup> for consideration and they chose to disregard them, I would ask that the Design Review Board listen to residents who live with the design solutions imposed upon the community and add the conditions of approval for furtherance of this project to the next step in the process.

Thank you,  
Diana Kaminski

Dear Scottsdale City Council:

We are writing in full support of 9-AB-2024, an abandonment request for a small portion of Polk Street. We own the residential property adjacent to the abandonment area (on the northwest corner). Over the last several years, this small section of City roadway has descended in a condition of total disrepair. It has become a haven for vagrants and trespassers. We are powerless to remove people from that area because it is technically a public street—even though it no longer resembles one. This is a serious problem for the residents who live on our property. It creates an environment that can make residents feel unsafe (see photo of our property and the portion of Polk Street below).



The abandonment the applicant is proposing here is welcome relief. It is a commonsense solution that will lead to improved security for our property and the neighborhood. We do not see any reason the public would want the City to retain ownership and be responsible for maintaining this small finger of remaining roadway for years to come when it does not serve any public purpose and when the applicant is willing to take over maintenance.

They have worked with us to make sure our residents' access is fully protected through non-revocable easement rights. This will allow us to retain full access protection while also achieving a safer environment and a better maintained access drive. Please approve this abandonment.

DocuSigned by:  
**ELIJAH BROWN** 9/18/2025  
AB903F2CCFD34F4...  
Elijah Brown  
7602 E Polk Street, Scottsdale AZ  
707-601-8081  
elijah@goldhawk.us

DocuSigned by:  
**David Isaacs** 9/18/2025  
9205CEC18B8147D...  
David Isaacs  
7602 E Polk Street, Scottsdale AZ  
707-601-8081  
dave@goldhawk.us

**From:** Mailen P <luz.mailen@gmail.com>  
**Sent:** Tuesday, November 4, 2025 12:34 PM  
**To:** Zimmer, Christopher  
**Cc:** trevor@eruditellc.com; Carr, Brad  
**Subject:** 32-DR-2024 - The Arden

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

Hello Chris,

I see that the Arden case has been scheduled for the 11/20 Development Review Board, however no new plans are available online and the developer has not communicated with us since the Oct 9th meeting, other than to request our photos of the flooding that occurred on their lot and onto ours during the September and October rains.

Will this 11/20 presentation be information for the Board or will this meeting be for approval of a plan?

Please attach this email for the case file and let us know.

Thank you,

Mailen Pankiewicz

**From:** Mailen P <luz.mailen@gmail.com>  
**Sent:** Tuesday, November 4, 2025 12:34 PM  
**To:** Zimmer, Christopher  
**Cc:** trevor@eruditellc.com; Carr, Brad  
**Subject:** 32-DR-2024 - The Arden

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

Hello Chris,

I see that the Arden case has been scheduled for the 11/20 Development Review Board, however no new plans are available online and the developer has not communicated with us since the Oct 9th meeting, other than to request our photos of the flooding that occurred on their lot and onto ours during the September and October rains.

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Thank you,

Mailen Pankiewicz

## Zimmer, Christopher

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**From:** Mailen P <luz.mailen@gmail.com>  
**Sent:** Thursday, September 11, 2025 9:44 AM  
**To:** Zimmer, Christopher  
**Subject:** 32-DR-2024  
**Attachments:** 32-DR-2024 south scottsdale 3.pdf

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

My name is Mailen Pankiewicz and I am a resident of 303 N Miller Rd, adjacent to the proposed Arden development. I oppose the design and layout of the Arden development, which tightly packs the highest amount of units in an awkward space for maximum profit, while disregarding the neighborhood precedent and wellbeing of all residents.

Below are my concerns:

**Privacy:** the design of this development features 5 contiguous, 3 story box units creating a wall of balconies that, rather than being oriented towards this development, which would mostly face the internal street, they are oriented to face our 2 story community's bedroom windows at a distance of 21 ft. This creates a condition where both developments' second story windows and proposed balcony become unusable, lack solar access, and the proposed development's 2nd and 3rd story balconies can be used to invade our residents' privacy.

**Open space:** the walkways around the buildings are accessible to all. As much as I support this and I dislike fences, given the activity in our area, this creates a hiding corridor along the East side of this development. In the past year we've had several cases of people experiencing homelessness living and hiding in our parking lots, adjacent to and in this very site.

This brings up the issue of lighting: the proposed Arden path, accessible to everyone, is only 15 feet from our bedroom windows, the lighting plan for the development has not been provided for review to the public. It is unclear how the development would balance the competing priorities of safety while shielding our residents from unwanted additional lighting at night.

In addition, the proposed perimeter trees, *Caesalpinia cacalaco* and *Pistacia X* only grow to a height of 10 and 20 feet respectively under ideal weather conditions in this climate and after decades. It will take many years of perfect care for the desired height of the trees to provide our development minimal privacy. A larger setback and broken up buildings would be more effective at doing so.

**Neighborhood precedent** (see attached PDF with images of all the neighborhood examples): Looking at all R-5 developments along Miller Rd, from McKellips to McDowell, whenever there are 2 multi family developments next to each other, care has been given in the design of buildings to provide stepbacks (recessed 2nd and 3rd stories) to allow solar access, improve views, and minimize walling off and completely restricting solar access for the established communities. This development is not respecting this precedent and rather than providing step backs, it features a grotesque pop out at the 2nd and 3rd stories that brings the building and its balconies closer, instead of further away from our windows.

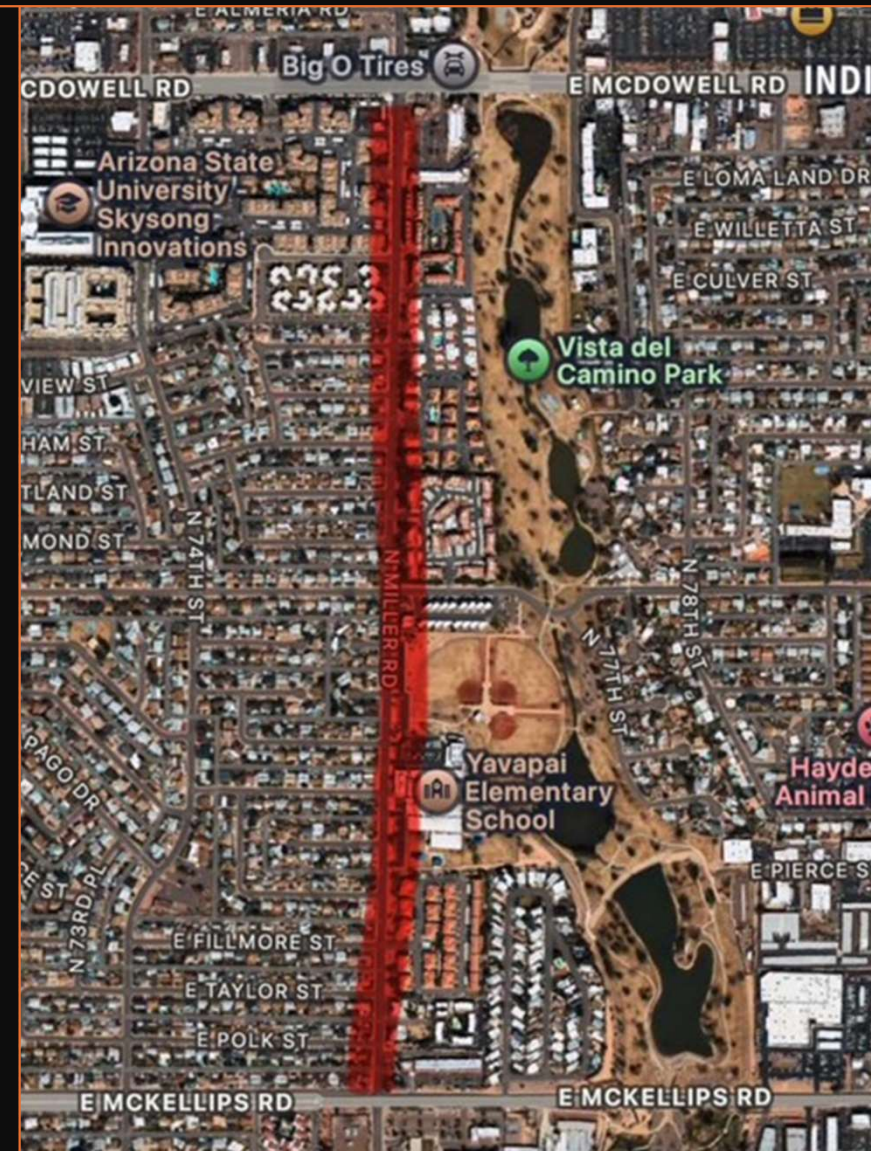
Parking: similar units to the ones in the Arden are currently listed at \$750,000 selling price or higher in our neighborhood and are also listed as short term rentals. However, with such minimal setbacks, poor layout and high density, it is rare for homeowners to buy them as a home. Much better options with larger setbacks between buildings are plentiful provided and for much cheaper, so investors, rather than homeowners, end up buying the units and renting them out for short and long term. In the long term case, the units end up being split by 3 or more people who are likely to each own a vehicle. The guest parking becomes insufficient and overrun, spilling over to our community. This is already occurring in our community due to the high cost of rents.

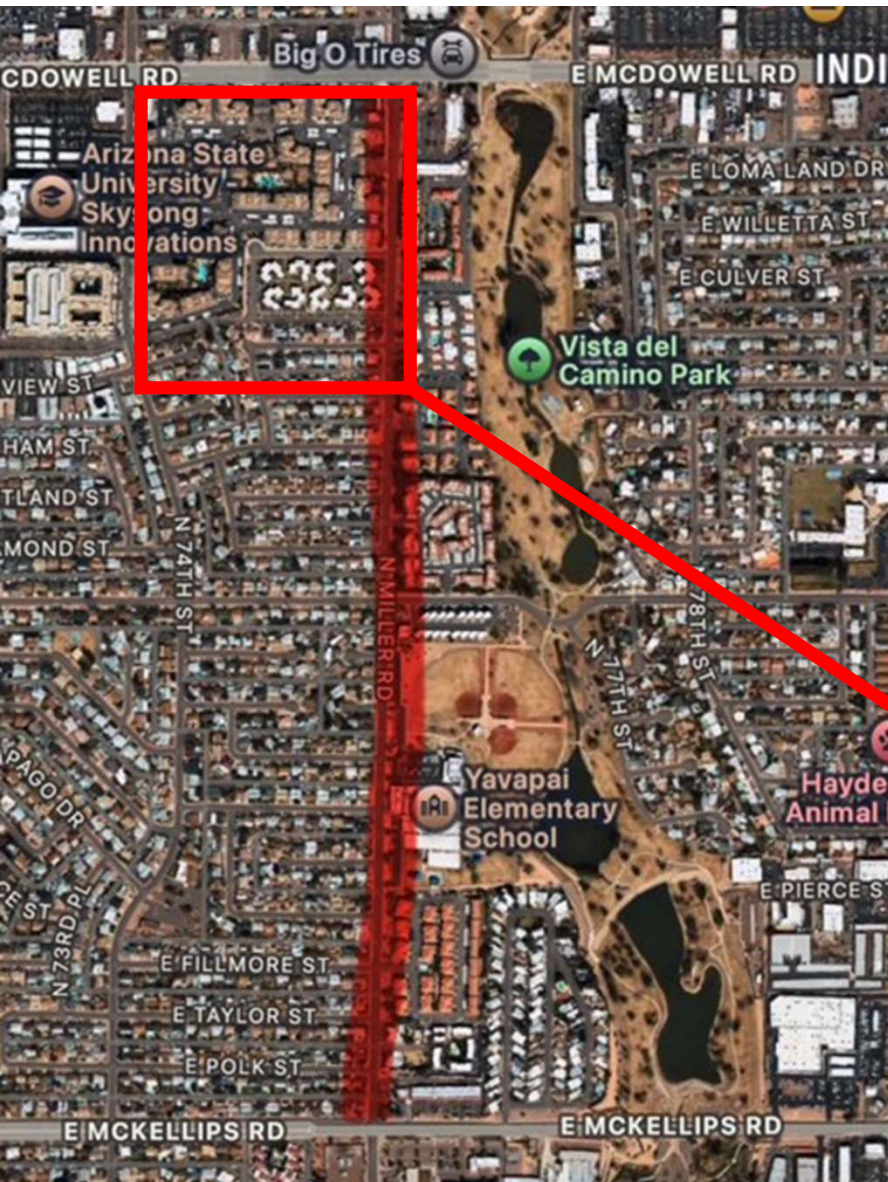
I am requesting that the board denies this request and the developer provides a new design that's consistent with the existing and established neighborhood layout, providing solar access, privacy and appropriate setbacks.

Thank you

In the mile long corridor along Miller Rd between McDowell and McKellips, whenever a multi-family development (R-5 and denser) like the Arden has been built next to an existing R-5 community like the Arden's adjacent developments, the following have always been accounted for:

- Setbacks more than double of what the Arden is proposing
- Stepbacks of at least 10ft at 2<sup>nd</sup> and 3<sup>rd</sup> stories
- When a setback of more than 20 ft is not possible, buildings are broken up (no more than 20ft long walls) and windows are not provided at these close point sites





**San Travesia (7501 E McDowell Rd )and  
Hacienda de los Arcos (7523 E Culver Rd)**

**3 story  
San Travesia**



**2 story  
Hacienda de  
los Arcos**

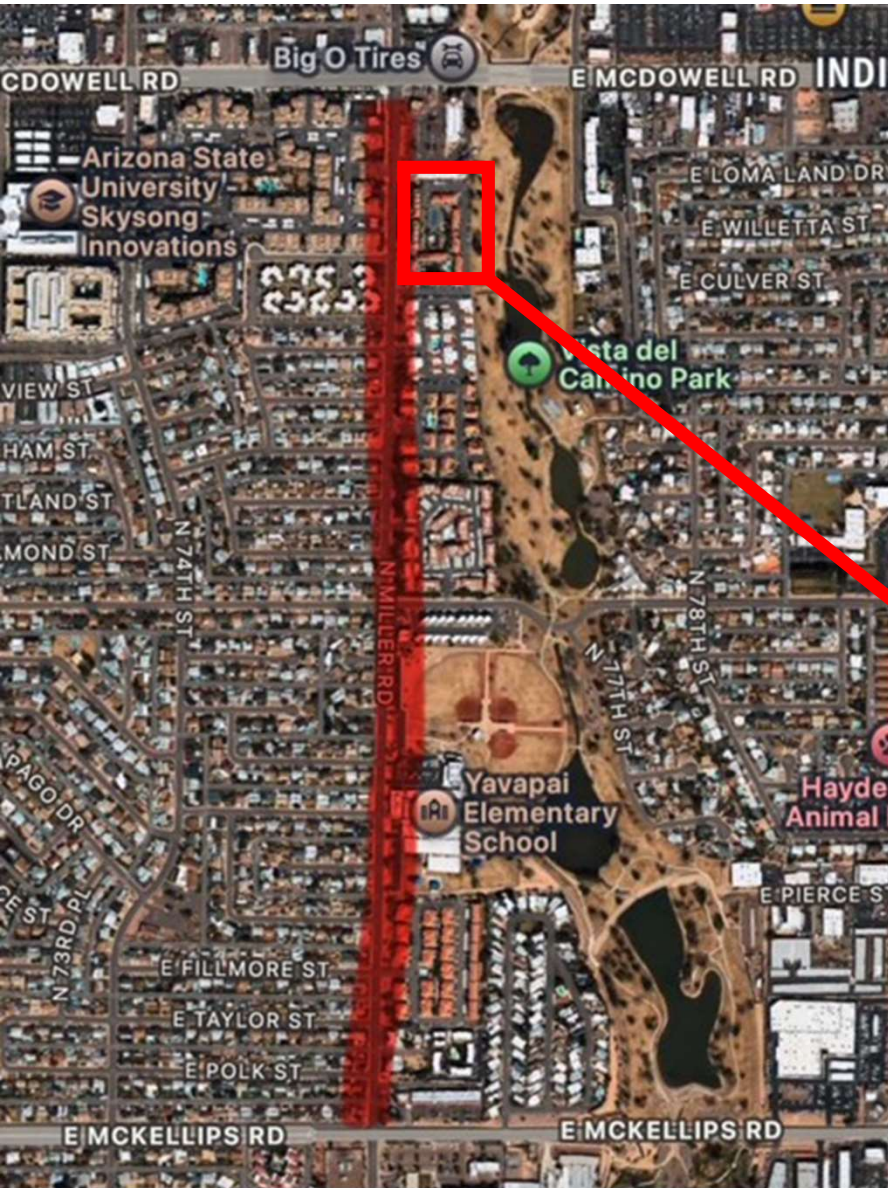


70 ft setback at closest point



Hacienda de los Arcos (R-5)	San Travesia (C-3; C-S)
2 stories	3 stories
No stepback	Some stepback to break up building mass

No direct view from balconies at San Travesia into windows at Hacienda de los Arcos



**Papago Lux Townhouses (1501 N Miller Rd) and  
Scottsdale Park Suites (1251 N Miller Rd)**

**3 story +  
rooftop deck  
Papago Lux  
Townhouses**



**2 story Scottsdale  
Park Suites**



Papago Lux Townhouses (R-5)	Scottsdale Park Suites (R-5)
3 stories + rooftop deck	2 stories
No setback	No setback

Some balconies in Papago Lux overlook windows at Scottsdale Park Suites but are separated by a distance of 160 ft, which encompasses a tennis court and open space



By the way, here is how the new multi-family, 3 story Papago Lux Townhouses are faring for the neighborhood.....



A screenshot of a travel website showing two listings. The top listing is on Expedia for 'Papago Lux Townhouse 4level Oasis w Rooftop Lounge'. It features a kitchen, a bedroom, and a rooftop lounge. The bottom listing is on Airbnb for 'Hot Tub Haven with Desert vibes and Mountain views'. It features a hot tub, a pool, and a modern interior. Red arrows point from the Airbnb listing to the Expedia listing and from the Airbnb listing to the text on the right.

Listed on Expedia,  
Airbnb, and  
Booking.com as  
short term rentals



**Scottsdale Park Suites (1251 N Miller Rd) and  
Scottsdale Gardens (1217 N Miller Rd)**

**2 story Scottsdale  
Park Suites**



**1 story  
Scottsdale  
Gardens**



Scottsdale Park Suites (R-5)	Scottsdale Gardens (R-5C)
2 stories	1 story
No stepback	No stepback

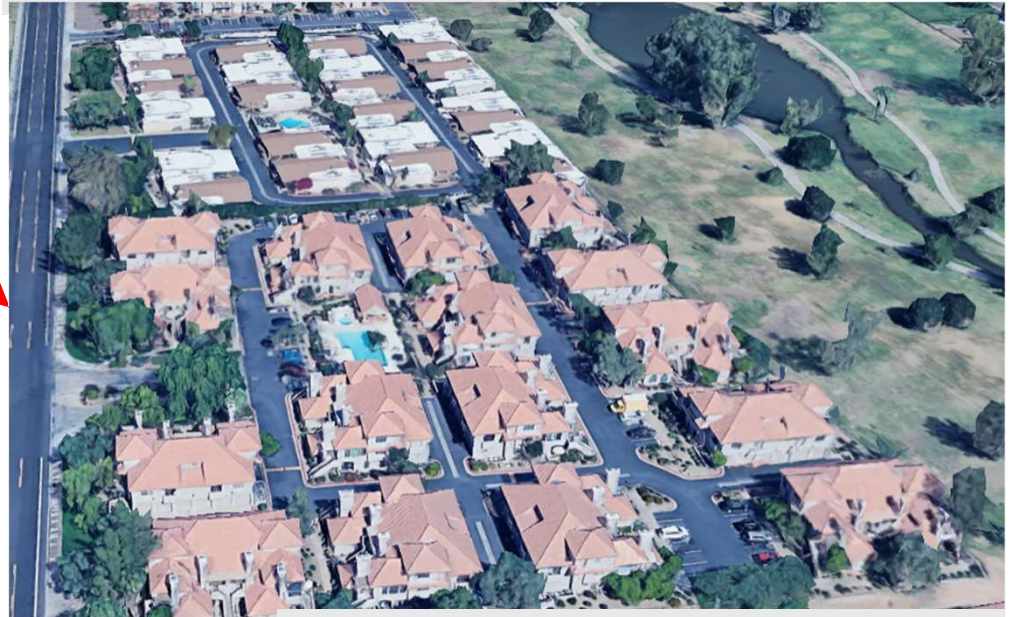
No direct view from balconies at Scottsdale Park Suites into windows at Scottsdale Gardens





**Scottsdale Gardens (1217 N Miller Rd) and  
Parkview Villas (1211 N Miller Rd)**

**1 story Scottsdale  
Gardens**



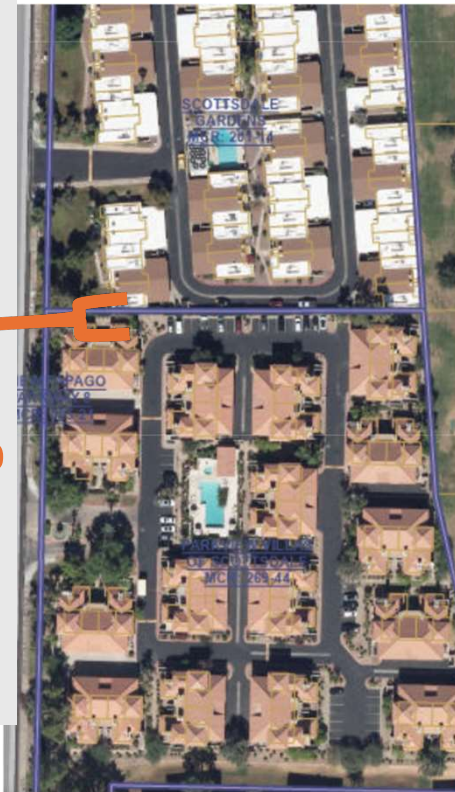
**2 and 3 story Parkview Villas**



Scottsdale Gardens (R-5C)	Parkview Villas (R-5)
1 story	2 and 3 stories
No stepback	Stepbacks to break up building mass

No direct view from balconies at Parkview Villas into windows at Scottsdale Gardens

15 ft setback at closest point for a total length of less than 20 ft







50 ft setback at closest point

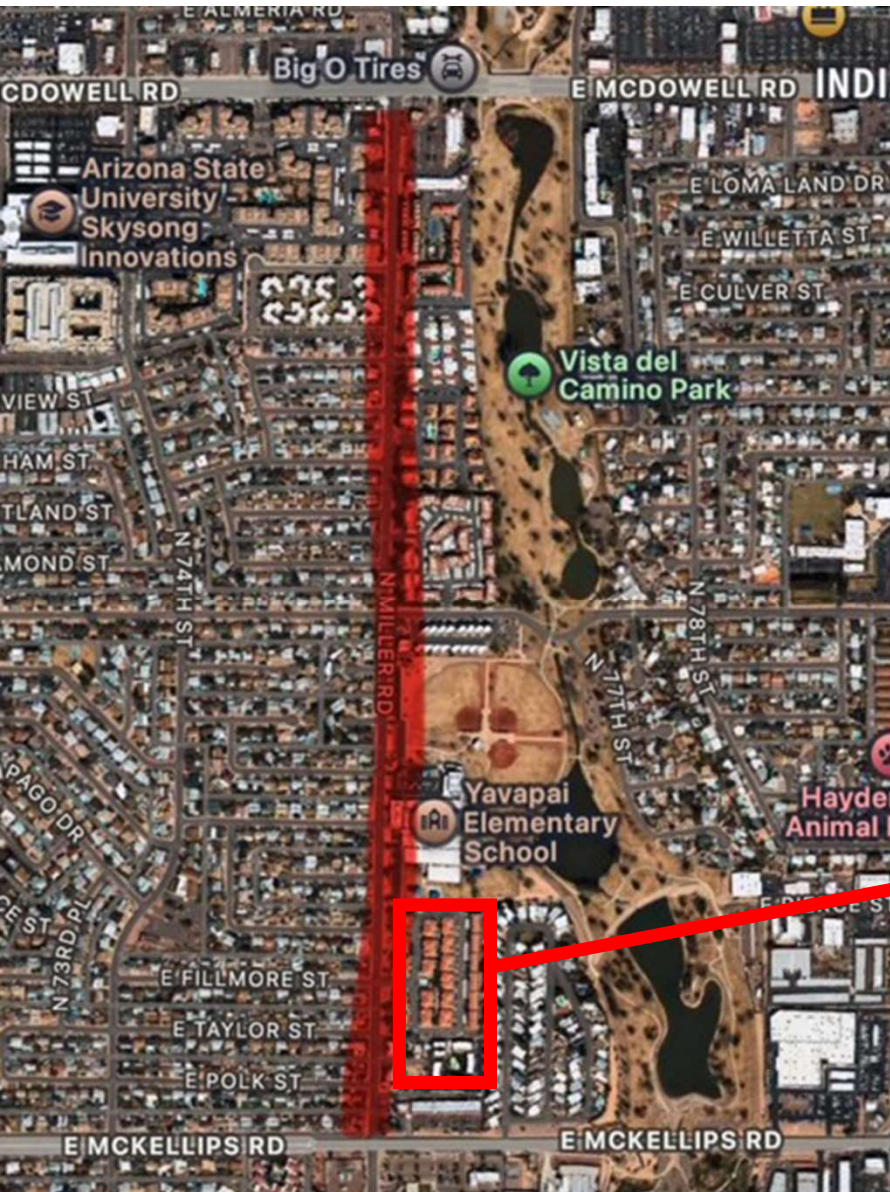
Parkview Villas(R-5)	Chazal apartments (R-5)
2 and 3 stories	2 and 3 stories
Stepbacks to break up building mass	Stepbacks to break up building mass

Direct view from balconies in Parkview Villas into windows and balconies at Chazal at a minimum distance of 50 ft, separated by green open space



50 ft setback at closest point

E ROOSEVELT ST



Scottsdale Casitas (505 N Miller Rd) and Casa de Amigos (303 N Miller Rd)

2 story Scottsdale Casitas



2 story Casa de Amigos



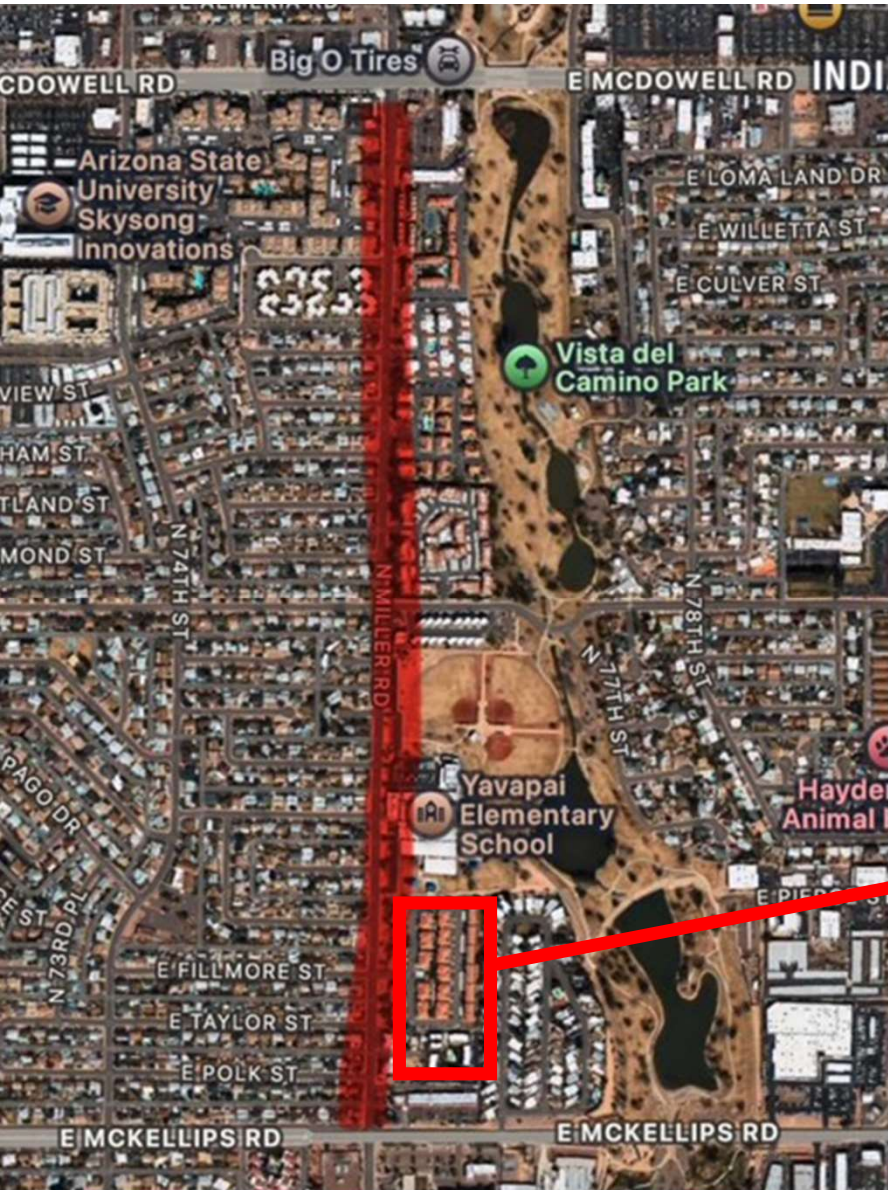
75 ft setback at closest point

Scottsdale Casitas (R-5)	Casa de Amigos (R-5)
2 stories	2 stories
No stepbacks	No stepbacks

Direct view from balconies and windows at Scottsdale Casitas into windows at Casa de Amigos at a minimum distance of 75 ft

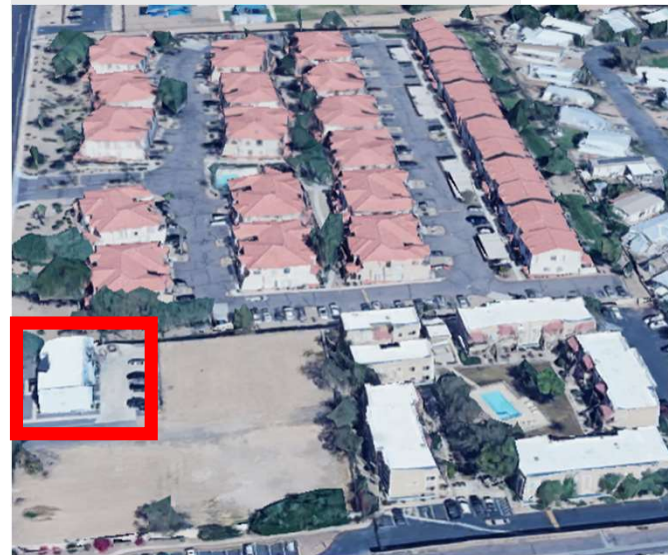


75 ft setback at closest point



**Scottsdale Casitas (505 N Miller Rd) and Ethos at Polk (7602 E Polk St)**

**2 story Scottsdale Casitas**



**2 story Ethos at Polk**

60 ft setback at closest point



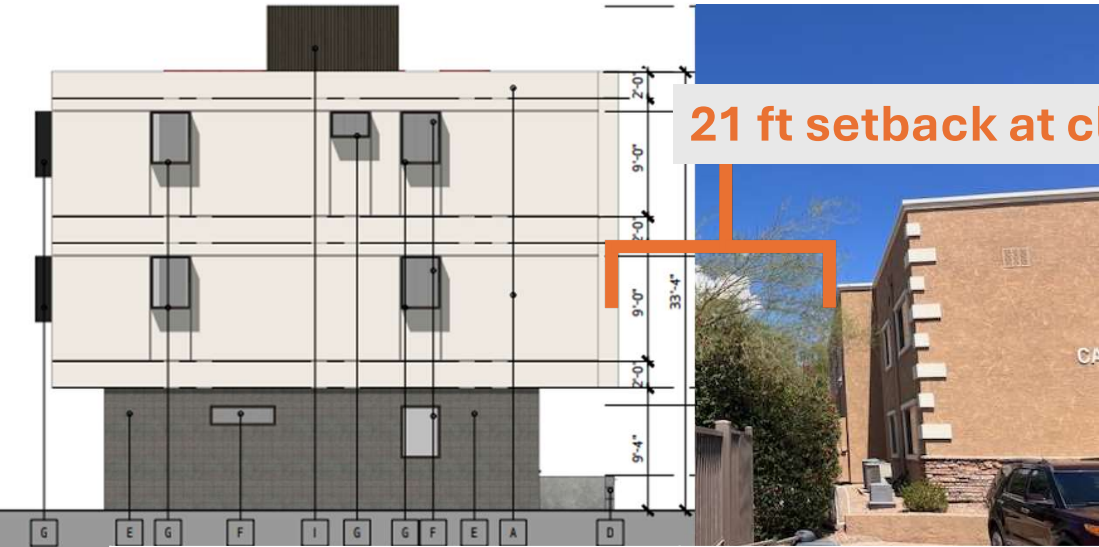
Scottsdale Casitas (R-5)	Ethos at Polk (R-5)
2 stories	2 stories
No stepbacks	No stepbacks

No direct view from balconies and windows at Scottsdale Casitas into windows at Ethos at Polk

60 ft setback at closest point



Now that you've seen how the all the multi-family developments in my neighborhood have accommodated proper design, layout, and privacy for residents, with appropriate setbacks and removal of windows, take a look at the proposed Arden:

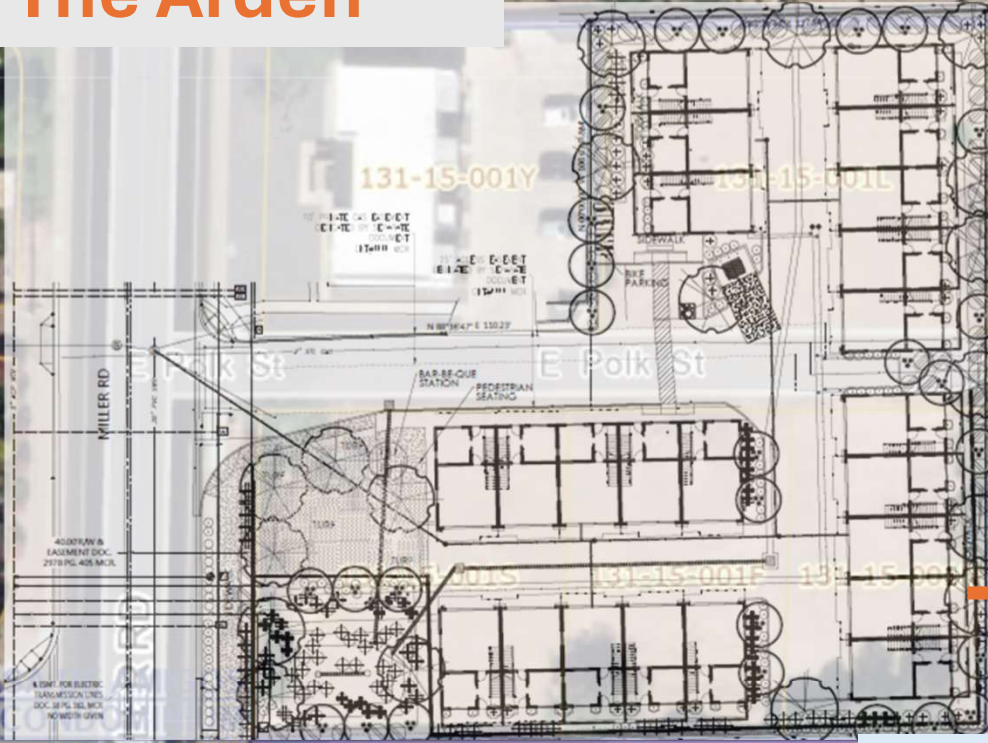


**21 ft setback at closest point**

Direct view from balconies at the Arden into bedroom windows at Casa de Amigos at less than 21 ft distance

The Arden (R-5)	Casa de Amigos (R-5)
3 stories	2 stories
No setbacks, instead, a pop out at 2 <sup>nd</sup> and 3 <sup>rd</sup> stories	No setbacks

# The Arden



**21 ft  
Setback**

**Casa de  
Amigos**

# Unprecedented neighborhood design

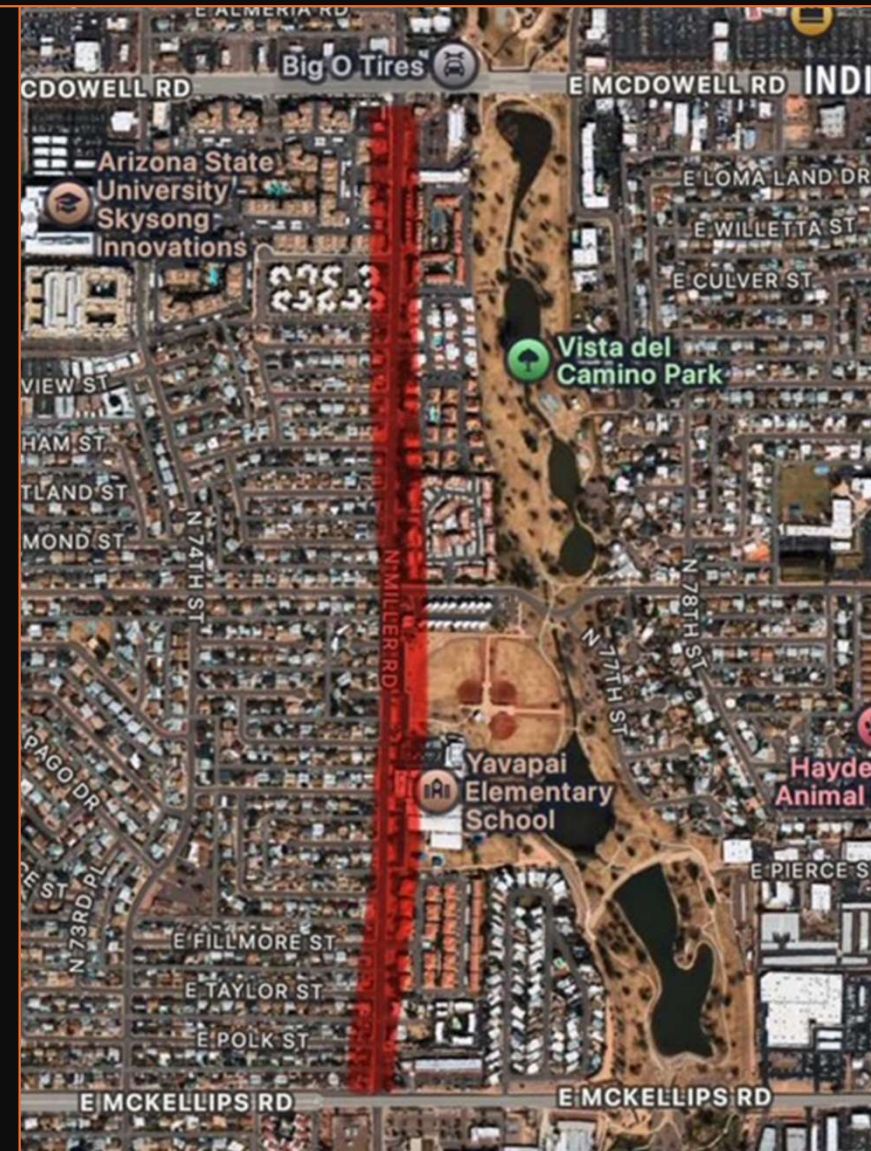


These will be two, 100 ft long, 33 ft high walls of contiguous balconies looking into our bedroom windows. In my case, the balconies will be 21 ft away from my bedroom windows

Just because a piece of land is already zoned R-5 it doesn't mean that existing neighborhood design and layout precedent should be disregarded in favor of the bare minimum requirements of R-5.

This encourages **new developments that only cater to the short-term financial gain of a developer while leaving behind permanent consequences of:**

- Poorly planned building locations with minimal setbacks, no consideration to surroundings, and restricted solar access
- Devalue of all properties, including the one being built and foment a more transient community
- New precedent for developers to follow bare minimal requirements while overlooking overall neighborhood layout and wellbeing



## Zimmer, Christopher

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**From:** Mailen P <luz.mailen@gmail.com>  
**Sent:** Thursday, October 9, 2025 3:13 PM  
**To:** Zimmer, Christopher  
**Cc:** McAllen, Maryann  
**Subject:** Flooding at Casa de Amigos

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

Chris,

Please find attached the photos for the flooding condition we experienced a few weeks ago on the proposed Arden site, flowing over to our guest parking path.

Please distribute to the DRB members.

Thank you



**From:** [NoReply](#)  
**To:** [Projectinput](#)  
**Subject:** Case 32-DR-2024 The Arden Scottsdale  
**Date:** Wednesday, November 6, 2024 10:13:57 AM

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I have some serious concerns with this proposed townhouse development. It appears on the site plan that there are only two regular parking spaces allotted for visitors and perhaps one disabled parking space. With the obvious density of the development there will be a large number of visitors and full-time live-in people in addition to the multi-family residents intended for the townhouses. That would mean the overflow of cars would be pushed into the neighboring streets. Those streets are already stressed and clogged by the number of residents living in the houses neighboring this development. I urge the planning committee to take a serious look at what this will mean to the existing neighborhood. The density seems extreme for the space. I also want to point out that there is NO nearby bus or trolley service. The closest access is approximately 1/2 mile away. Bus/trolley service was discontinued for this end of the neighborhood at least five years ago. Thank you. -- sent by Wanda Loveless (case# 32-DR-2024)

City of Scottsdale



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