

**Marked Agendas
Approved Minutes
Approved Reports**

**The April 21, 2016
Development Review Board
Meeting Agenda and
Minutes can be found at**

<http://www.scottsdaleaz.gov/boards/development-review-board>

DEVELOPMENT REVIEW BOARD REPORT



Meeting Date: April 21, 2016 Item No: 5

General Plan Element: *Character and Design*

General Plan Goal: *Determine the appropriateness of all development in terms of community goals, surrounding area character, and the specific context of the surrounding neighborhood.*

ACTION

**Aire on McDowell
8-PP-2015**

Request to consider the following:

1. Approval of the preliminary plat for an 81-lot single-family residential subdivision, including landscape plans, a thematic art wall around the perimeter of the project, 10-foot-tall decorative light masts and streetscape improvements, all on approximately 6.8 acres.

Related Policies, References:

- Zoning Ordinance
- 4-GP-2015: Approval of a non-major General Plan amendment to change the land use designation from Mixed-use Neighborhoods to Urban Neighborhoods
- 15-ZN-2015: Approval of a rezone from C-3 to R-5

OWNER

EJG Investments, LLC - Elliott Glasser
480-947-6600

APPLICANT CONTACT

John Berry
Berry Riddell, LLC
480-385-2753

LOCATION

6802-6880 E. McDowell Road

BACKGROUND

Zoning

The zoning is R-5 (15-ZN-2015), which allows high-density residential development, as well as other uses such as travel accommodations, places of worship, and schools. The project site was annexed into the City in 1965 and was rezoned from County residential zoning to C-3. It has been used primarily for vehicle sales and repair since it was annexed.

General Plan

The General Plan Land Use Element designates the property as Urban Neighborhoods (4-GP-2015). These areas are typically located near retail centers, offices or other compatible non-residential uses, and densities are typically greater than eight dwelling units per acre. The density proposed for this development is 11.8 dwelling units per acre.

Southern Scottsdale Character Area Plan

The General Plan establishes Character Area Planning as a means to ensure quality of development and consistency of character within the context of community-wide goals. The site is located within the Southern Scottsdale Character Area Plan on a Regional Corridor (McDowell). In Southern Scottsdale, Regional Corridors only occur within General Plan designated Growth Areas, as these corridors support greater residential density that complements Regional Center land uses, such as dining, employment, business incubation, technology and innovation services, entertainment, higher density vertical mixed-use residential, office, commercial, and retail development.

Context

Located at the northeast corner of 68th Street & McDowell Road, the project site is situated in an area consisting of a mix of uses, including single-family residential, retail and auto sales.

Adjacent Uses and Zoning

- North Single-family residential, zoned R1-7
- South Vehicle sales, zoned C-3 and C-4
- East Vehicle Sales, zoned C-3
- West Retail, zoned C-3

Key Items for Consideration

- Themed Art Wall and 10-foot-tall decorative light masts proposed along perimeter of project
- Landscape tracts proposed along all street frontages
- Project includes significant improvements to the streetscape to enhance the pedestrian environment along McDowell Road
- Open space accessible to the public proposed at the southeast and southwest corners of the project
- All lots with yards adjacent to McDowell Road to include gated pedestrian connections to the street.
- Public comment related to this request received by staff

APPLICANTS PROPOSAL

Goal/Purpose of Request

The applicant seeks approval of the preliminary plat for a new 81-lot gated subdivision on 6.8 acres. This proposal will convert parcels currently being used for vehicle sales to attached single-family residential on fee-title lots. The subdivision will be gated with private internal streets, and primary access is proposed off McDowell Road; with secondary access provided off 68th Street. The internal streets will also serve as required fire lanes. As such, vehicles will not be allowed to park on the streets. To accommodate guest parking, the plan includes a long row of parallel parking along the north property line, as well as a small row of accessible guest parking spaces located near the eastern edge of the site. Unique to this project, the plan includes a proposal for a themed Art Wall to serve as the perimeter wall for the project, as well as 10-foot-tall decorative light masts, to be provided at strategic points to frame the main entrance as well as the project perimeter. Other site plan features include a central amenity area with pool and spa, pedestrian connections to all external streets and open space areas at the southeast and southwest corners of the site that will not be enclosed by barriers of any kind; thus allowing them to be enjoyed by the public.

Development Information

- Existing Use: Vacant
- Proposed Use: Attached Single-Family Residential
- Parcel Size: 298,775 square feet (6.8 gross acres)
222,314 square feet (5.11 net acres)
- Building Height Allowed: 36 feet
- Building Height Proposed: 36 feet
- Open Space Required: 48,874 square feet
- Open Space Provided: 48,902 square feet
- Frontage Open Space Required: 27,220 square feet
- Frontage Open Space Provided: 27,589 square feet
- Density Allowed: 23 dwelling units per acre (gross)
- Density Allowed (15-ZN-2015): 11.8 dwelling units per acre (gross)
- Density Proposed: 11.8 dwelling units per acre (gross)
- Number of Lots Allowed: 81 lots
- Number of Lots Proposed: 81 lots

IMPACT ANALYSIS

Traffic

The City Transportation Division reviewed this proposal as part of the zoning district map amendment request and determined that the proposed subdivision will not have an adverse impact on existing traffic patterns. As part of this request, existing medians in the McDowell Road right-of-way will be modified, and a new median added, to accommodate the change in turning movements.

Water/Sewer

Basis of Design Reports for water and sewer were reviewed and accepted by the City Water Resources Division as part of the zoning district map amendment request. The applicant will construct all water and sewer improvements needed to serve the proposed subdivision.

Public Safety

The City public safety divisions reviewed the proposal as part of the zoning district map amendment request and determined there is adequate ability to provide emergency services for the proposed subdivision. The nearest fire station is located at 2301 N. Miller Road, approximately 0.85 mile from the site; and the nearest police station is located at 3700 N. 75th Street, approximately 1.7 miles from the site. No impacts to existing service levels are anticipated.

School District Comments/Review

The Scottsdale Unified School District reviewed the proposal as part of the zoning district map amendment request and has determined existing facilities are sufficient to serve the proposed residential density.

Open Space

The most prominent feature of this subdivision is open space, specifically the frontage open space along the streets, highlighted by two large areas of open space and landscaping at the southwest and southeast corners of the site. These areas will not be enclosed, making them accessible to the public, and include sidewalks connecting residents to the perimeter streets as well as shade trellises. Consistent with the City Design Standards and Policies Manual, landscape tracts are proposed along all street frontages to provide additional buffering for the residents from traffic on the streets.

Policy Implications

This preliminary plat is consistent in density, street alignment, and open space with the requirements of the Zoning Ordinance and case 15-ZN-2015. All stipulations and ordinance requirements have been addressed.

Community Involvement

Property owners within 750 feet of the site have been notified of the request and the site is posted with the required signage. During the zoning district map amendment process, the applicant held an Open House at SkySong on July 20, 2015. According to the applicant's report, 10 interested parties attended the Open House to learn about the project, ask questions and voice concerns. According to the report, a couple of neighbors asked questions about the proposed building height

and views toward adjacent properties.

STAFF RECOMMENDATION

Recommended Approach:

Staff recommends the Development Review Board approve the proposed preliminary plat for Aire on McDowell, per the attached stipulations, finding that the provisions of the Development Review Board Criteria have been met.

RESPONSIBLE DEPARTMENT

Planning and Development Services
Current Planning Services


STAFF CONTACT

Greg Bloemberg Senior Planner 480-312-4306 E-mail: gbloemberg@ScottsdaleAZ.gov

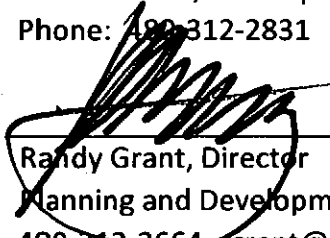
APPROVED BY


Greg Bloemberg, Report Author

4-2-16
Date


Steve Venker, Development Review Board Coordinator
Phone: 480-312-2831 E-mail: svenker@ScottsdaleAZ.gov

4/5/16
Date


Randy Grant, Director
Planning and Development Services
480-312-2664, rgrant@scottsdaleaz.gov

4/5/16
Date

ATTACHMENTS

1. Stipulations
2. Applicant's Narrative
3. Context Aerial
- 3A. Aerial Close-Up
4. Zoning Map
5. Context Aerial (with plat)
6. Preliminary Plat/Site Plan
7. Landscape Plan
8. Open Space Plan
9. Art Wall and Pedestrian Gate Detail
10. Light Mast Detail
11. McDowell Road Perspective
12. Circulation Plan
13. Citizen Involvement
14. City Notification Map

**Stipulations for Case:
Aire on McDowell
Case: 8-PP-2015**

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

Stipulation 1.b eliminated by the Development Review Board

Stipulation in bold print and strikethrough amended by the Development Review Board

APPLICABLE DOCUMENTS AND PLANS:

1. Except as required by the Scottsdale Revised Code, the Design Standards and Policies Manual (DSPM), and the other stipulations herein, the improvement plans and plat shall substantially conform to the following documents:
 - a. The preliminary plat provided by Sustainability Engineering Group, with a city staff date of 1/19/2016.
 - ~~b. The conceptual art wall design provided the applicant, with a city staff date of 3/17/2016.~~
 - c. The light mast design provided by the applicant, with a city staff date of 3/17/2016.
 - d. The conceptual landscape plan provided by LVA Urban Design Studio, with a city staff date of 3/1/2016
 - e. The Case Drainage Report for Aire on McDowell provided by Sustainability Engineering Group, accepted on 2/8/2016.
 - f. The Case Grading and Drainage Plan for Aire on McDowell provided by Sustainability Engineering Group, accepted on 2/8/2016.
 - g. The Water System Basis of Design Report for Aire on McDowell provided by Sustainability Engineering Group, accepted on 9/10/2015.
 - h. The Wastewater System Basis of Design Report for Aire on McDowell provided by Sustainability Engineering Group, accepted on 9/10/2015.

RELEVANT CASES:

Ordinance

- A. At the time of review, the applicable General Plan and Zoning cases for the site were: 4-GP-2015 and 15-ZN-2015.

SUBDIVISION PLAT REQUIREMENTS

SUBDIVISION DESIGN

Ordinance

- B. A minimum of 10% of the gross floor area of the dwelling unit shall be set aside as private outdoor living space on each lot, in accordance with Section 5.1004(B)(b)(i) of the Zoning Ordinance.
- C. As stipulated in zoning case #15-ZN-2015, pedestrian connections shall be provided from each lot to the street for lots with rear yards adjacent to McDowell Road.
- D. As stipulated in zoning case #15-ZN-2015, the open space areas at the southwest and southeast corners of the subdivision shall not be enclosed by a barrier and shall remain open to the street; and shall include pedestrian amenities, including but not limited to, a sidewalk, shade trellises, and seating.

DRB Stipulations

- 2. The final plat and improvement plans shall identify ownership, use and maintenance responsibility of any land not used for residential lots.
- 3. The future lot owners and/or homeowner's association shall be responsible for maintenance and upkeep of the perimeter walls (including the art wall) and landscape tracts along all external street frontages. This requirement shall be noted on the final plat.

STREETS AND RELATED DEDICATIONS:

DRB Stipulations

- 4. The owner shall dedicate to the city on the final plat the following right-of-way:

Street Name	Street Type	Dedications	Notes
N. 68 th Street	Minor Collector	5 feet of additional right-of-way along northern half of frontage to match 45-foot half-street to the south	

- 5. Design of internal private streets shall be consistent with the cross-sections shown on the conceptual site plan, with a staff date of 1/19/2016.
- 6. Alterations to any medians in the McDowell Road right-of-way shall be the responsibility of the applicant, and shall include replacement of any landscaping disturbed by construction. Design of median alterations shall receive approval from the Transportation Division prior to submittal of civil improvement plans.

EASEMENTS DEDICATIONS:

Ordinance

- E. The owner shall dedicate to the city on the final plat a sight distance easement over the sight distance triangle(s) in conformance Section 5.3 of the DSPM.

DRB Stipulations

7. The owner shall dedicate a 25-foot-by-25-foot Corner Safety Triangle at the intersection of 68th Street and McDowell Road.
8. The owner shall dedicate one-foot-wide Vehicular Non-Access Easement along all three street frontages, except at approved driveway entrances.

BUILDING ELEVATIONS

DRB Stipulations

9. The applicant shall coordinate with the Current Planning Department and submit a separate application for approval of the building elevations, **art wall and main entry gate**. The design of building elevations, **art wall and main entry gate** shall be approved by the Development Review Board prior to ~~City Council approval of the final plat~~ issuance of on-lot building permits.

IMPROVEMENT PLANS REQUIREMENTS

LANDSCAPE DESIGN:

Ordinance

- F. A minimum of 40% of provided trees shall be "mature", as defined in Article III of the Zoning Ordinance.

DRB Stipulations

10. Landscape and hardscape improvements along the McDowell Road frontage shall be consistent with the "Traditional Resort Theme", as specified in the McDowell Road Streetscape Design Guidelines.
11. Prior to the issuance of an encroachment permit, the owner shall submit landscape improvement plans that require the utilization of the City of Scottsdale's Supplement to MAG Standard Specifications for the landscape and irrigation improvements within the public right-of-way median(s).
12. Revise the layout and design of the proposed walls and gates that are indicated on the 68th Street and 69th Street frontages so that they match the layout and design of the proposed walls and gates that are indicated on the McDowell Road frontage.

EXTERIOR LIGHTING:

DRB Stipulations

13. With submittal of final plans, provide photometric information and foot-candle information for all lighting elements that are noted as 'light mast wrapped in parasoleil decorative panel' that are proposed for this project.

14. After the proposed light masts have been installed, the applicant shall make arrangements with Current Planning staff for an evening inspection to allow staff to analyze impacts of the proposed lighting on the surrounding area.
15. The following shall be incorporated into the project's design for any landscape lighting:
 - a. All landscape lighting that is directed upward shall include extension visor shields to limit the light source from off-site view.
 - b. Fixtures shall be dark bronze or black.
 - c. Landscape lighting shall only be utilized to accent plant materials.
 - d. Maximum output shall not exceed 20 watts per fixture.

VEHICULAR AND BICYCLE PARKING:

Ordinance

- G. Parallel parking spaces shall be a minimum of 9 feet in width and 21 feet in length, per Figure 9.106(B) of the Zoning Ordinance.
- H. The final plat shall include a note informing future residents that vehicular parking is not permitted on internal streets, except in designated guest parking spaces.

DRB Stipulations

16. Required bicycle parking spaces shall be placed in close proximity to the proposed central amenity area.

DRAINAGE AND FLOOD CONTROL:

DRB Stipulations

17. A final drainage report demonstrating consistency with the DSPM and the case drainage report accepted in concept by the Storm Water Management Division shall be submitted with the final civil improvement plans.
18. With the final drainage report, the civil engineer shall provide evaluation of the potential for off-site flows entering the site at the southwest corner of the project. If it is determined that off-site flows enter the site, the project will be required to convey historic flows through the site. If the off-site flows are determined to be greater than 25 CFS, a drainage easement dedication will be required.

STREETS AND RELATED IMPROVEMENTS:

DRB Stipulations

19. Prior to the issuance of an encroachment permit, the owner shall submit plans to construct the following street improvements:

Street Name	Street Type	Improvements	Notes
E. McDowell Road	Major Arterial	Detached 8-foot-wide sidewalk, curb and gutter, deceleration lane for westbound traffic at project	a,b,c

		entrance	
N. 68 th Street	Minor Collector	Detached 6-foot-wide sidewalk, curb and gutter	a,b,d,e

- a. All existing obsolete driveway entrances shall be removed and replaced with pedestrian and streetscape improvements to match the rest of the street frontage.
- b. A Non-Motorized Public Access Easement shall be dedicated over any portion of the street sidewalk that encroaches onto the project site.
- c. Prior to submittal of civil improvement plans, the applicant shall secure approval of a design concept for vehicular circulation on McDowell Road from the Transportation Division.
- d. The existing transit facilities on 68th Street shall be removed and replaced with pedestrian and streetscape improvements to match the rest of the street frontage.
- e. With the civil improvement plan submittal, the applicant shall provide a design concept for access and gate configuration on 68th Street for review and approval by the Transportation Division.

WATER AND WASTEWATER STIPULATIONS

DRB Stipulations

20. Existing water and sewer service lines to this site shall be utilized, or shall be disconnected at the main and removed pursuant to the Water Resources Services Department requirements.
21. Final Basis of Design (BOD) Reports for both water and wastewater shall be accepted by the Water Resources Division prior to submittal of civil improvement plans. The final BODs shall address the following:
 - a. The water system shall be looped through the six-inch line in 69th Street at the northeast corner of the project.
 - b. Potholing of the utilities in McDowell Road to determine the sewer outfall location for the project.
 - c. Each unit shall be separately metered and may utilize the service line for both domestic and fire protection, provided a continuous firewall is provided between each unit.

Aire on McDowell

NEC of 68th Street & McDowell Road

Preliminary Plat Project Narrative

643-PA-2015

Prepared for:

K. Hovnanian Homes

Prepared by:

Berry Riddell, L.L.C.

John V. Berry, Esq.
Michele Hammond, Principal Planner

6750 East Camelback Road
Suite 100
Scottsdale, Arizona 85251
480-385-2727

**8-PP-2015
12/2/15**

Table of Contents:

I. Property Information-----3

II. Property General Plan/Zoning-----3

III. Project Overview-----3

IV. Scottsdale’s Sensitive Design Principles-----4

V. DRB Criteria-----7

I. Property Information

Location: 6850 E. McDowell Road, northeast corner of 68th Street and McDowell Road

Property Size: 6.86 (+/-) gross acres and 5.11 (+/-) net acres

II. Property General Plan/ Zoning:

- **General Plan (4-GP-2015):** Urban Neighborhoods
- **Zoning (15-ZN-2015):** R-5 (Multifamily Residential)

Surrounding Uses:

- **North:** R1-7, Single-Family Residential
- **East:** C-3 Dealership
- **South:** C-3/C-4 Dealership
- **West:** C-3 Circle K with Gas Station & Offices

III. Project Overview

About the Site:

The proposed application is a request for Preliminary Plat for 81 lots on approximately 6.86 +/- gross acres located at 6850 E. McDowell road, the NEC of 68th Street & McDowell Road (the "Property"). This Property is also under separate application (4-GP-2015 and 15-ZN-2015) for a Minor (non-Major) General Plan Amendment from the Mixed Use designation to Urban Neighborhoods and a rezoning request from C-3 to R-5, which has been filed and is currently under review with City Staff.

The Property was previously occupied by the Right Toyota car dealership; however, the dealership buildings have been vacant for several years. The Property is dilapidated and the subject of complaints from neighborhoods and area businesses. The proposal to redevelop the 6.86 +/- acre Property with 81 +/- single-family homes (11.8 du/ac) will bring additional revitalization to the McDowell Corridor and fulfill a demand for new housing in Southern Scottsdale.

K. Hovnanian has taken special consideration with the site plan by providing a single-family lot configuration that is sensitive to the existing single-family residential homes to the north. The proposed density provides a logical transition from McDowell Road (a 6-lane major arterial) to the R1-7 residential development to the north. The site location is ideal for residential development with close proximity to Downtown Scottsdale, Downtown Phoenix, and Tempe. The proposed residential community will benefit from the nearby canal linkage, nearby Papago

Park and close proximity to the Phoenix Zoo and Desert Botanical Gardens. Additionally, the integration of additional homes along the McDowell Corridor will strengthen the nearby existing retail and commercial businesses, as well as implement the City's goals and policies set forth in the recently adopted Southern Scottsdale Character Area Plan ("SSCAP"). The buildings and site layout were designed with attention to buffering the existing single-family neighborhood to the north and enhancing the McDowell Road street frontage with a fresh modern/contemporary design, balconies, projections and sustainable building methods and materials.

IV. Scottsdale's Sensitive Design Principles

The City has established a set of design principles, known as the Scottsdale's Sensitive Design Principles, to reinforce the quality of design in our community. The following Sensitive Design Principles are fundamental to the design and development of the Property.

- 1. The design character of any area should be enhanced and strengthened by new development.***

Response: The development plan for this urban infill Property is designed in a manner that is compatible with both the adjacent residential community and adjacent commercial properties established along the McDowell Corridor. The architecture, color palette and building materials of the proposed single-family homes will be in harmony with the single family residential neighborhood to the north and compliant with the SSCAP. The streetscape design for Aire is still evolving, but the goal will be to balance the functional requirements (such as privacy, security, and noise attenuation) with the aesthetics of the development through the application and selection of landscaping, street furniture, lighting and hardscape design. The landscape design will conform to the McDowell Road Streetscape Design Guidelines utilizing the specified plant palette recognizing the significance of a shaded pedestrian experience within the urban context.

The mix of housing along McDowell Road has already begun to take shape with the recently approved Las Aguas (PUD), SkySong (PCD) and Mark Taylor (PUD) developments which are all multifamily residential. This for-sale, attached single-family development will further expand and upgrade the housing options along the McDowell Road Corridor integrating modern residential development on a vacant underutilized parcel acting as a catalyst for further redevelopment along McDowell Road.

- 2. Development, through appropriate siting and orientation of buildings, should recognize and preserve established major vistas, as well as protect natural features.***

Response: Although the setting of this site is urban in character and does not have natural features such as washes and natural area open space, the developer has taken special consideration in providing meaningful open space and recreational amenities for the residents. Buildings will be separated from the single family property line to the north by 70+/- feet, including a landscape buffer (with the exception of lot 38 with a setback 54 feet). The

architecture and building placement is respectful of the existing homes to the north in terms of height, massing and setback.

3. *Development should be sensitive to existing topography and landscaping.*

Response: The Property is a relatively flat urban infill site with an existing car dealership building that will be demolished with the redevelopment of the site. Mature, low-water use landscaping will be integrated throughout the development with the goal of providing a vegetated buffer to the adjacent single-family residential to the north, and enhancing the streetscape along McDowell Road acknowledging the speed at which it will be experienced by vehicles while still providing a meaningful and shaded environment for pedestrians. The amount of mature landscaping planned with the redevelopment of the site will vastly increase the amount of vegetation and open space (proposing approximately 22% of the site) on this Property, as compared to the hard surfaces of the existing dealership building, surface and parking structures, thereby, greatly reducing the heat island effect.

4. *Development should protect the character of the Sonoran Desert by preserving and restoring natural habitats and ecological processes.*

Response: The proposed development will preserve and restore natural habitats and ecological processes through the inclusion of desert appropriate landscaping (as well as integration of native plants). Desert landscaping and additional open space (than what currently exists on site) will contribute to the urban habitat for wildlife and improved air quality. Also, desert appropriate plants will be able to withstand the variations of the local climate and as they mature they will become self-sustaining relative to water demand.

5. *The design of the public realm, including streetscapes, parks, plazas and civic amenities, is an opportunity to provide identity to the community and to convey its design expectations.*

Response: Pedestrian circulation along both the perimeter and internal to the community is an important feature of this residential community, as numerous retail, restaurant, and recreational uses are within walking distances from this site (see pedestrian circulation plan). The design of these public spaces will be in the character of surrounding developments and will comply with the SSCAP.

6. *Developments should integrate alternative modes of transportation, including bicycles and bus access, within the pedestrian network that encourage social contact and interaction within the community.*

Response: Redevelopment of this Property will include improvements to the pedestrian connectivity along the McDowell Road street frontage with a detached, widened sidewalk and landscaping consistent with the McDowell Road Streetscape Guidelines. As properties along McDowell Road redevelop, the connectivity opportunities are enhanced strengthening the link between Papago Park and Southern Scottsdale. Additionally, integrating residential along

McDowell Road will activate the corridor by increasing pedestrian synergy with new residents who will utilize the sidewalks, canal paths, and Papago Park amenities.

The Property is located within close proximity to an array of land uses (office, retail, support services) and the proposed pedestrian connections enhance the environment for residential development. The integration of more residential development along McDowell Road will naturally result in reduced travel distances, vehicle trips and promote walking and cycling via nearby trails, sidewalks and recreational amenities such as the canal path system, Papago Park and Indian Bend Wash. Additionally, the site is an ideal location for residents to live close to Downtown Scottsdale, Downtown Phoenix, Sky Harbor Airport and Tempe.

7. *Development should show consideration for the pedestrian by providing landscaping and shading elements as well as inviting access connections to adjacent developments.*

Response: The proposed development will incorporate design elements that respect human-scale, providing shade and shelter through building, site and landscaping with the design of the homes. Connectivity will be provided via sidewalk connections along McDowell and 68th Street as well as internal to the community. To the extent possible, shade trees will be provided along these connection points.

8. *Buildings should be designed with a logical hierarchy of masses.*

Response: Buildings will be separated from the single family property line to the north by 70+/- feet, including a landscape buffer (with the exception of lot 38 with a setback 54 feet). The architecture and building placement is respectful of the existing homes to the north in terms of height, massing and setback.

9. *The design of the built environment should respond to the desert environment.*

Response: The proposed development will utilize a variety of desert appropriate textures and building finishes, incorporate architectural elements that provide solar shading and overhangs, and celebrate the climate by creating abundant outdoor living spaces and common amenities for its residents.

10. *Developments should strive to incorporate sustainable and healthy building practices and products.*

Response: Sustainable strategies and building techniques, which minimize environmental impact and reduce energy consumption, will be emphasized.

11. *Landscape design should respond to the desert environment by utilizing a variety of mature landscape materials indigenous to the arid region.*

Response: Context appropriate native plant materials will be utilized with the development of the Property. The desert character will be upheld through the careful selection of plant materials in terms of scale, density, and arrangement. Also, refer to 3. and 4. above.

- 12. Site design should incorporate techniques for efficient water use by providing desert adapted landscaping and preserving native plants.**

Response: The proposed development will maintain a low-water use plant palette consistent with the permitted McDowell Road plant list.

- 13. The extent and quality of lighting should be integrally designed as part of the built environment.**

Response: Lighting will be designed in a manner that is respectful of the surrounding context while maintaining safety for future residents

- 14. Signage should consider the distinctive qualities and character of the surrounding context in terms of size, color, location and illumination.**

Response: Project identification will be low-scale and contextually appropriate.

V. DRB Criteria

Sec. 1.904. - Criteria.

A. 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.***

Response: The proposed Preliminary Plat for Aire on McDowell is consistent with the McDowell Road Streetscape Design Guidelines, DS&PM, SSCAP goals and policies, and General Plan goals and policies as established in the GPA and zoning case.

- 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;***
-and-
b. Avoid excessive variety and monotonous repetition;

Response: From its inception, the proposed Aire on McDowell residential community utilized the SSCAP as a guiding tool to the overall design and architectural character. Bringing new residential living opportunities to the McDowell Road Corridor will strengthen the economic

core of Southern Scottsdale and enhance the existing character of the surrounding neighborhoods. The project was designed with a focus on walkability and also promotes a modern, contemporary architectural style sensitive to the surrounding context while responding to the current market demand. The applicant seeks to build a sustainable, desert sensitive project by incorporating recessed windows and low-water use plant materials. The existing sidewalk along McDowell Road will be replaced with a detached 8' sidewalk and landscaping will be provided between the curb and sidewalk to enhance the pedestrian experience. All of the internal streets will have sidewalks as well with connection points to McDowell at the center entry drive and at each open space corner of the site.

Although a specific design for McDowell Road streetscape is still evolving. The design team is looking to enhance the McDowell Road streetscape with a theme of "desert skies" using texture to create abstract forms that have motion. The design will tie into the light masts that will be integrated into the entry monuments and amenity areas. There will also be some green-screen elements to soften all of the hardscape and possibly some mirrored elements to reflect the sky. As for theme, the team is looking to incorporate references to a particular species of a native and endangered agave plant, and their dependence upon the rain as form-givers to the design.

- 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;***

Response: Refer to Section IV Scottsdale's Sensitive Design Principles above and response for a. and b. above.

- d. Conform to the recommendations and guidelines in the Environmentally Sensitive Lands (ESL) Ordinance, in the ESL Overlay District; and***

Response: Not applicable.

- e. Incorporate unique or characteristic architectural features, including building height, size, shape, color, texture, setback or architectural details, in the Historic Property Overlay District.***

Response: Not applicable.

- 3. Ingress, egress, internal traffic circulation, off-street parking facilities, loading and service areas and pedestrian ways shall be so designed as to promote safety and convenience.***

Response: Redevelopment of this Property will include improvements to the pedestrian connectivity along the McDowell Road street frontage with a detached, widened sidewalk and landscaping consistent with the McDowell Road Streetscape Guidelines. As properties along McDowell Road redevelop, the connectivity opportunities are enhanced strengthening the link between Papago Park and Southern Scottsdale. Additionally, integrating residential along

McDowell Road will activate the corridor by increasing pedestrian synergy with new residents who will utilize the sidewalks, canal paths, and Papago Park amenities.

The Property is located within close proximity to an array of land uses (office, retail, support services) and the proposed pedestrian connections enhance the environment for residential development. The integration of more residential development along McDowell Road will naturally result in reduced travel distances, vehicle trips and promote walking and cycling via nearby trails, sidewalks and recreational amenities such as the canal path system, Papago Park and Indian Bend Wash. ~~As identified in the traffic study included with this application,~~ the proposed residential development will reduce the daily weekday trips from 1,487 (existing use) to 865; a reduction of 622 daily trips.

- 4. If provided, mechanical equipment, appurtenances and utilities, and their associated screening shall be integral to the building design.***

Response: Mechanical equipment and appurtenances will be fully screened and integrated within the building design.

- 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.***

Response: 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 the 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.***

Response: Not applicable.

B. The property owner shall address all applicable criteria in this section.



Aire on McDowell

8-PP-2015



Aire on McDowell

8-PP-2015

ATTACHMENT #3A



Aire on McDowell

8-PP-2015

ATTACHMENT #4



LVA urban design studio
 land planning • development entitlements • landscape architecture
 120 south ash avenue • tempe, arizona 85281 • 480.994.0994



AIRE ON MCDOWELL
 CONTEXT AERIAL

APPROX. SCALE: 1"=100'

 1517 DRAWN BY:AV 11/30/15

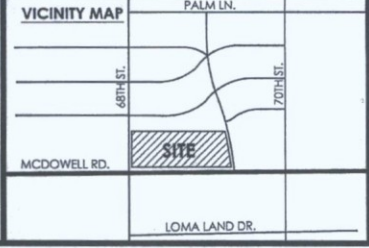
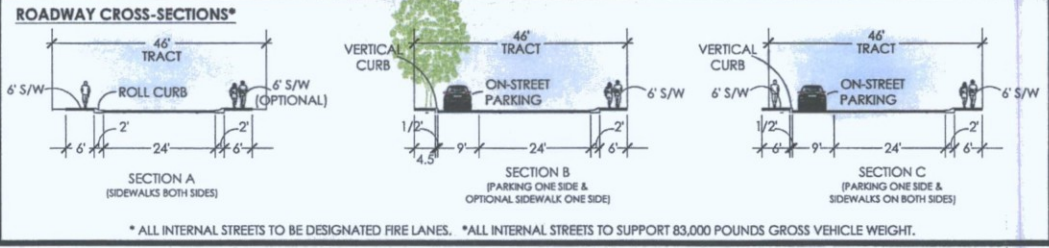
PRELIMINARY-NOT FOR CONSTRUCTION - SUBJECT TO ENGINEERING AND CITY REVIEW AND APPROVAL - © COPYRIGHT LVA URBAN DESIGN STUDIO, L.L.C.
 This document, together with the concepts and designs presented herein, is an instrument of service, is intended only for the specific purpose and client for which it is prepared. No use of said instrument or reliance on this document without written authorization and adoption by LVA Urban Design Studio, LLC shall be without liability to LVA Urban Design Studio, LLC.
 S:\1517-48A & MCDowell\CAD\1517A\STATE ANALYSIS\02\Aerial.dwg Nov 30, 2015

4-GP-15/15-ZN-15
01/13/16



SITE DATA

ADDRESS: 6850 E MCDOWELL RD.
 SITE AREA (NET): 222,314 (5.11 AC)
 SITE AREA (GROSS): 298,775 SF (6.86 AC)
 PROPOSED # OF LOTS: 81
 NET DENSITY: 15.8 DU/AC
 GROSS DENSITY: 11.8 DU/AC
 CURRENT ZONING: C-3
 PROPOSED ZONING: R-5
 RESIDENT PARKING: 2 GARAGE SPACES/UNIT
 GUEST PARKING: 25 SPACES (INCLUDES 2 ACCESSIBLE SPACES)
 MAX. BUILDING HEIGHT: 36' PER ZONING
 TYP. LOT DIMENSIONS: 24'x48', 20'x50'
 OPEN SPACE: SEE OPEN SPACE PLAN



LVA urban design studio
 land planning • development entitlements • landscape architecture
 120 south oak avenue • tempe, arizona 85281 • 480.994.0994

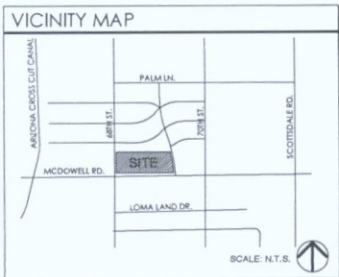
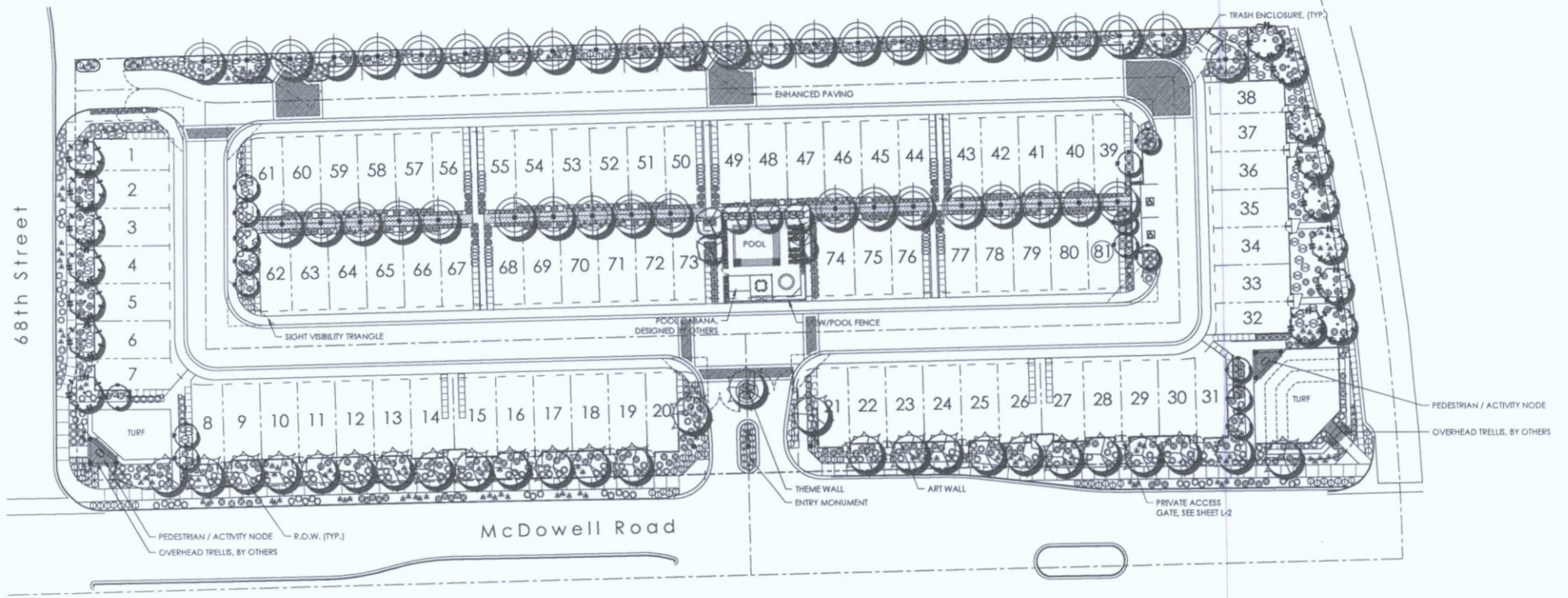


AIRE ON MCDOWELL
 CONCEPTUAL SITE PLAN

APPROX. SCALE: 1" = 30'
 1517 DRAWN BY: AV 1/17/16

PRELIMINARY-NOT FOR CONSTRUCTION - SUBJECT TO ENGINEERING AND CITY REVIEW AND APPROVAL. © COPYRIGHT LVA URBAN DESIGN STUDIO, L.L.C.
 This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it is prepared. No use of and no reliance on this document without written authorization and adoption by LVA Urban Design Studio, L.L.C. shall be without liability to LVA Urban Design Studio, L.L.C.
 5/15/17-00A & McDowellCADUVA SITE ANALYSIS/Establish Site Plan.dwg Jun 18, 2016

8-PP-2015
 1/19/15



PROJECT TEAM	
Discipline	Company Contact Info.
Client	K. Hovnanian Homes Chuck Chiholm 480.824.4175 cchiholm@khov.com
Planner / Landscape Architect	LVA Urban Design Studio Alex Stedman Laura Thelen, P.L.A., LEED-AP 120 South Ash Avenue Tempe, Arizona 85281 480.994.0994 alexst@lvaesign.com lthelen@lvaesign.com

PROJECT DATA	
ON-SITE LANDSCAPE AREA:	35,215 SF
RIGHT-OF-WAY LANDSCAPE AREA:	6,362 SF
TOTAL TREES PROVIDED:	98
MATURE TREES REQUIRED:	49
MATURE TREES PROVIDED:	82
Pursuant to Section 10.508B, all trees shall have a 15 gallon minimum container size and of least 50% must be mature. For developments where buildings have more than one story, 50% of the trees shall meet the following standards: Palm Trees: 12 feet tall Single-Trunk Trees: 3 inch caliper Multiple-trunk Trees: 1-1/2" caliper average trunk	

CONCEPTUAL PLANT LEGEND			
TREES		SIZE	
ULMUS PARVIFOLIA	EVERGREEN ELM	24" BOX (1.5" cal.)	
CAESALPINIA CACALACO	CASCALOTE	36" BOX (2" cal.)	
EUCALYPTUS PAPIUANA	GHOST GUM EUCALYPTUS	24" BOX (2" cal.)	
THEVETIA PERUVIANA	YELLOW OLEANDER	24" BOX (1.5" cal.)	
CAESALPINIA MEXICANA	YELLOW BIRD OF PARADISE	15 GAL (1" cal.)	
	THEME WALL		
	ART WALL		
	VIEW / POOL FENCE		
SHRUBS / VINES / ACCENTS			
● TECOMARIA CAPENSIS	CAPE HONEYSUCKLE (ON TRELLIS)	5 gal.	
● EQUISETUM HYMENALE	HORSETAIL REED	1 gal.	
● HESPERALOE PARVIFLORA "PERPA"	BRAKELIGHTS YUCCA	1 gal.	
● HIBISCUS ROSS-SINENSIS	CHINESE HIBISCUS	5 gal.	
● MUHLBERGIA CAPILLARIS	REGAL MIST	1 gal.	
● MUHLBERGIA RIGENS	DEER GRASS	1 gal.	
● SANSEVIERIA TRIFOLIATA	SNAKE PLANT	5 gal.	
GROUNDCOVERS			
● LANTANA "NEW GOLD"	GOLD LANTANA	1 gal.	
● LANTANA MONTEVIDENSIS	TRAILING PURPLE LANTANA	1 gal.	
● RUELLIA BRITTONIANA "KATIE"	KATIE RUELLIA	1 gal.	
● TRACHELOSPERMUM JASMINOIDES	STAR JASMINE	1 gal.	
● WEDELIA TRILOBATA	YELLOW DOT	1 gal.	
INSERT GROUNDCOVERS			
MID-IRON SOD			
DECOMPOSED GRANITE IN ALL PLANTER BEDS			
* NOT ON THE ARIZONA DEPARTMENT OF WATER RESOURCES LOW WATER USE PLANT LIST (APPROX. 1,897 S.F. OF PLANT MATERIAL SHOWN ON PLAN IS NOT ON LOW WATER USE LIST)			

LVA urban design studio
land planning • development entitlements • landscape architecture
120 south ash avenue • tempe, arizona 85281 • 480.994.0994

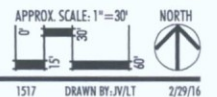
AIRE ON MCDOWELL

PRELIMINARY LANDSCAPE PLAN
SHEET L-1

PRELIMINARY-NOT FOR CONSTRUCTION - SUBJECT TO ENGINEERING AND CITY REVIEW AND APPROVAL - © COPYRIGHT LVA URBAN DESIGN STUDIO, L.L.C.

This document, together with the concepts and designs presented herein, is an instrument of service, is intended only for the specific purpose and client for which it is prepared. No use of and no copies of this document without the express written authorization and adoption by LVA Urban Design Studio, L.L.C. shall be without liability to LVA Urban Design Studio, L.L.C.

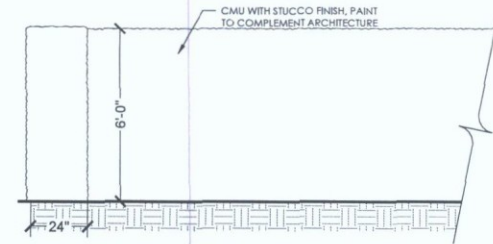
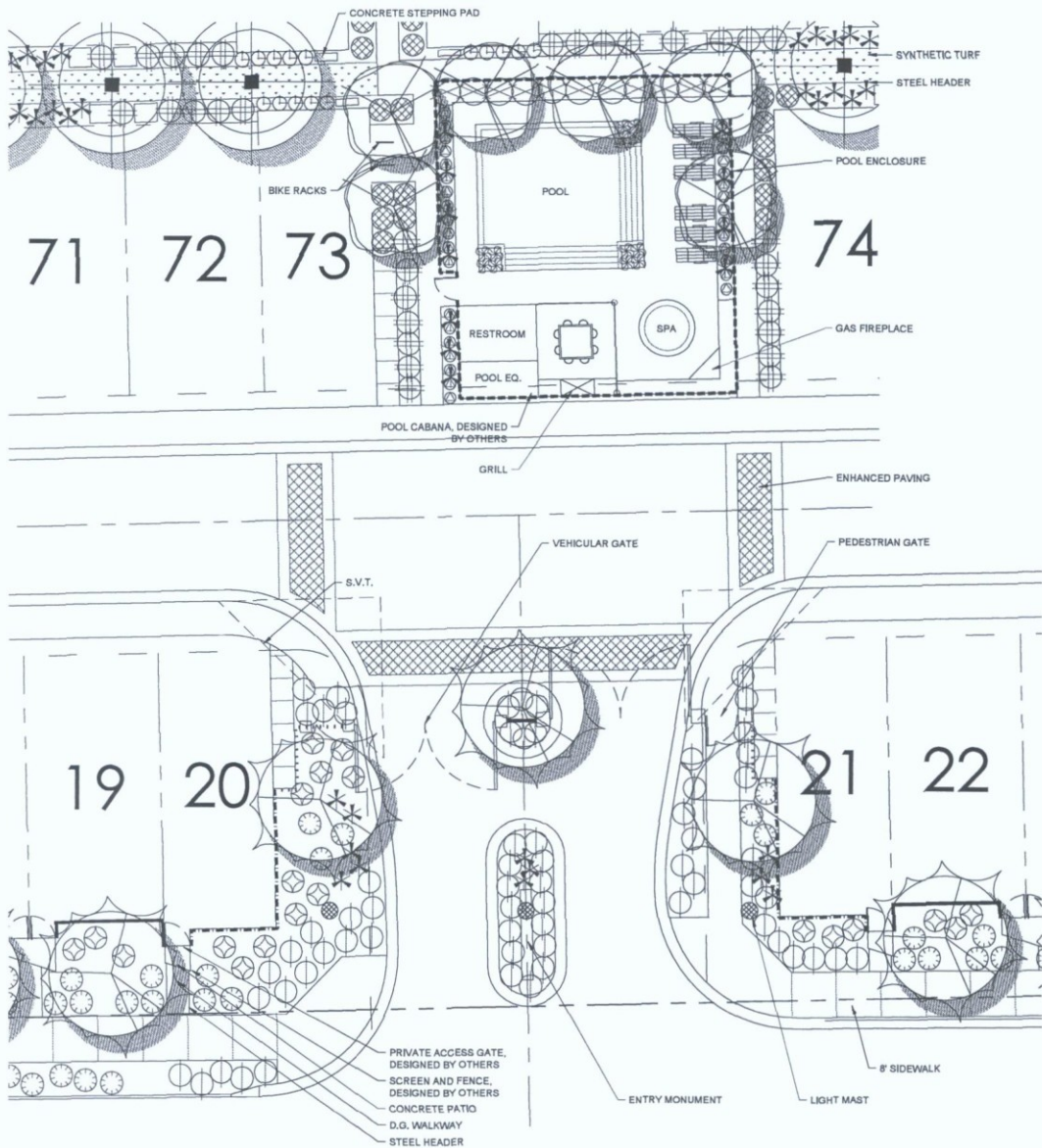
5/15/17-686 & McDowell/CAO/LVA/LS/EDH/HTS/Conceptual Landscape Plan - Aire.Dwg Feb 29, 2016



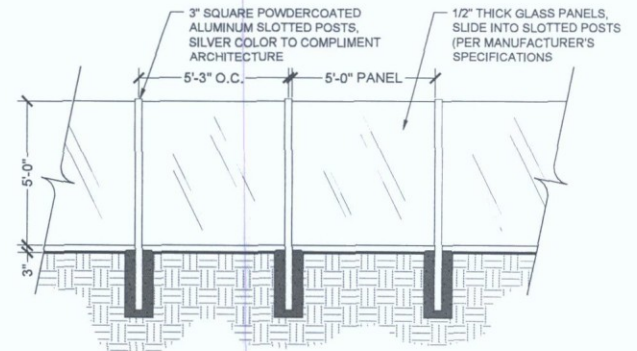
1517 DRAWN BY: JVL/T 2/29/16

ATTACHMENT #7

8-PP-2015
3/1/2016



1 THEME WALL
SCALE: N.T.S.



2 POOL FENCE
SCALE: N.T.S.

AIRE ON MCDOWELL

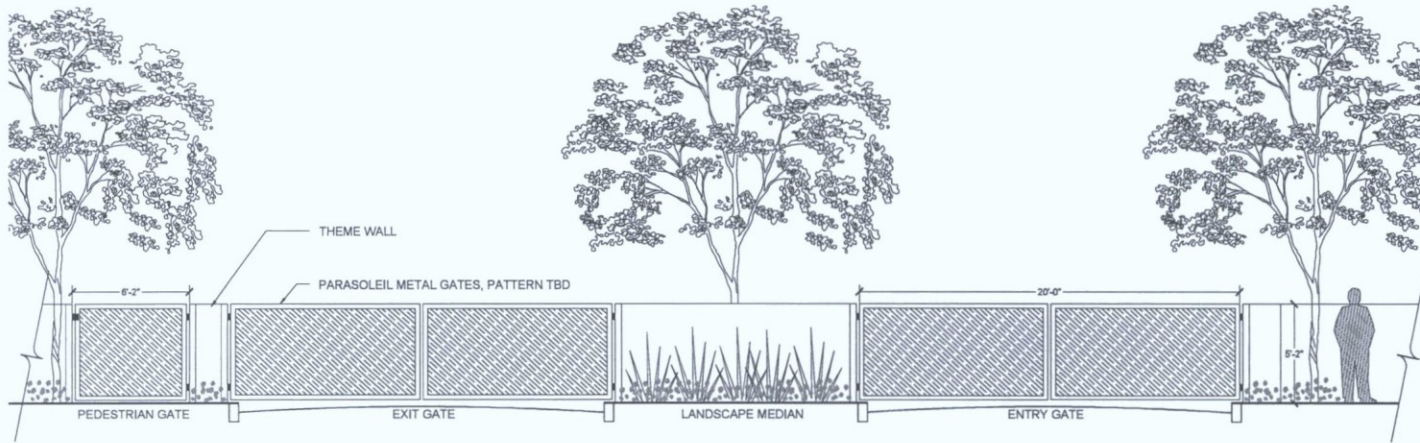
PRELIMINARY LANDSCAPE PLAN
SHEET L-2

PRELIMINARY-NOT FOR CONSTRUCTION - SUBJECT TO ENGINEERING AND CITY REVIEW AND APPROVAL - © COPYRIGHT LVA URBAN DESIGN STUDIO, L.L.C.

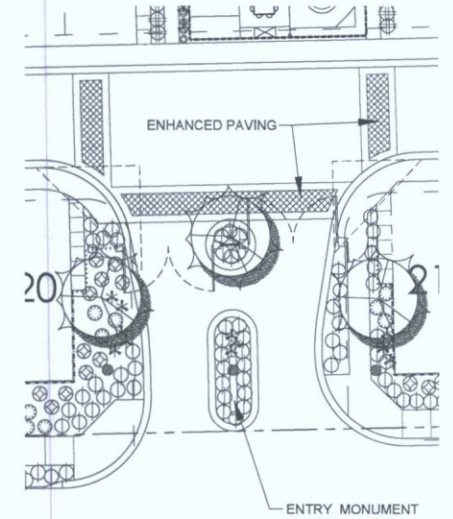
This document, together with the concepts and designs presented herein, is an instrument of service, is intended only for the specific purpose and client for which it is prepared. Re-use of and improper reliance on this document without written authorization and adoption by LVA Urban Design Studio, LLC shall be without liability to LVA Urban Design Studio, LLC. S:\1017-0816 & McDowell\CAD\LANDSCAPE\CONCEPTS\Conceptual Landscape Plan - Aire.dwg Feb 29, 2016



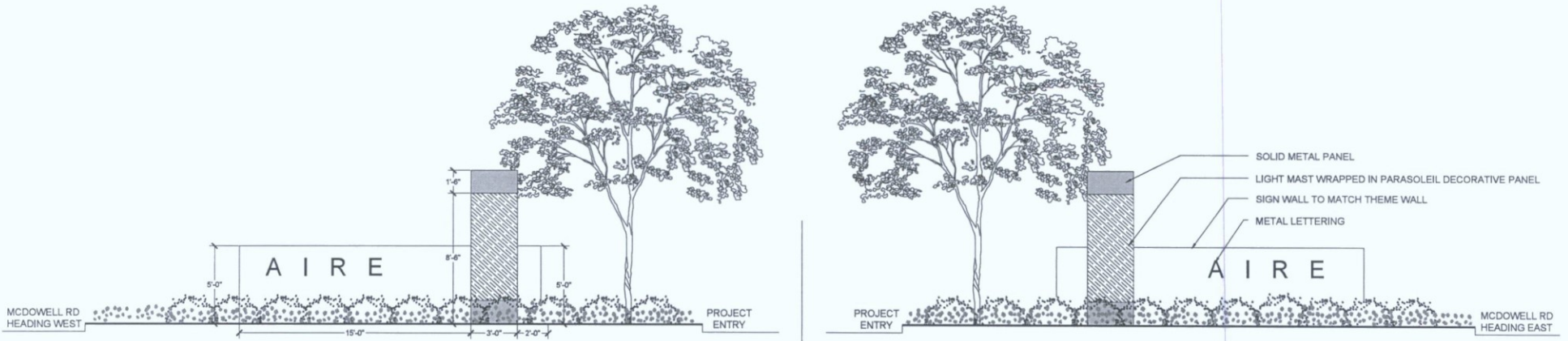
8-PP-2015
3/1/2016



1 ENTRY GATES
SCALE: N.T.S.

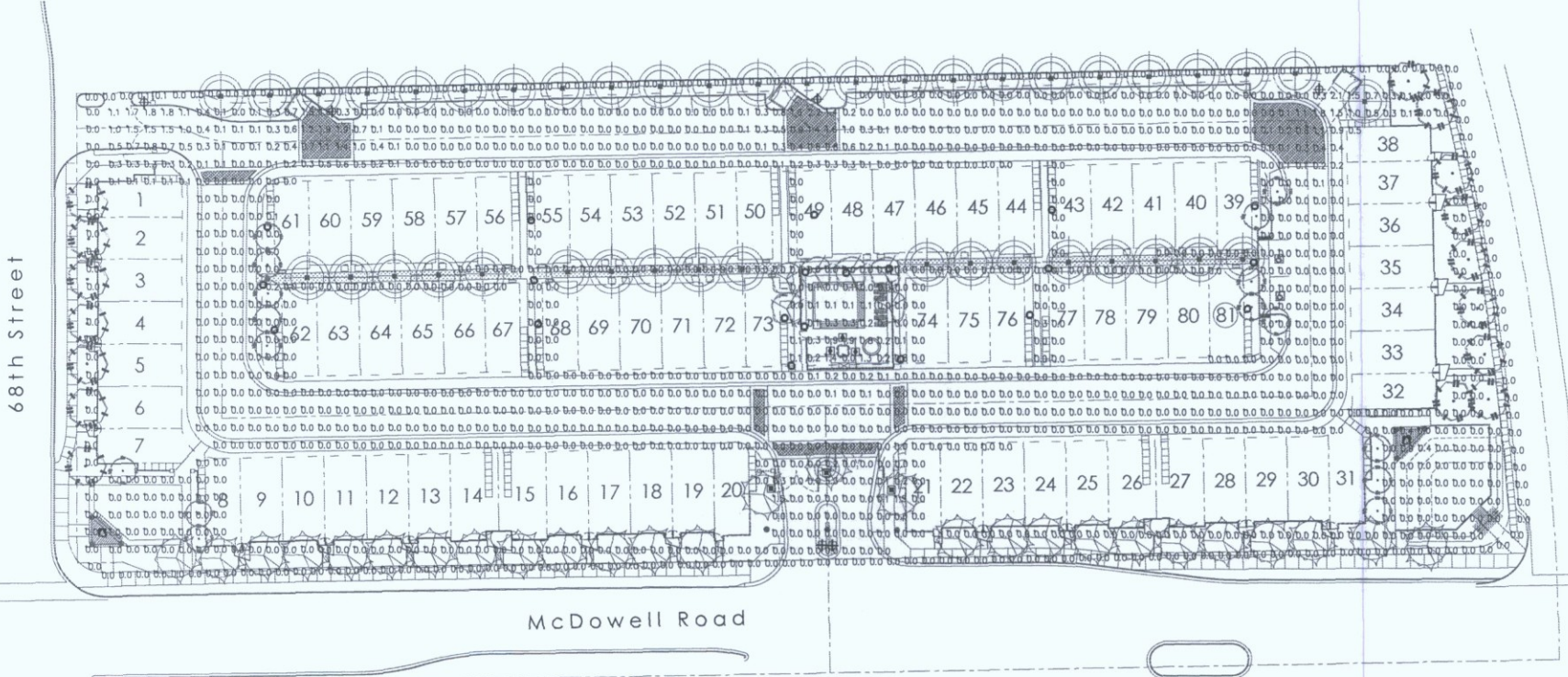


2 ENTRY AREA CONTEXT
SCALE: N.T.S.



3 ENTRY MONUMENT
SCALE: N.T.S.





Symbol	Qty	Catalog Number	Description	Lamp	File	Lumens	LLF	Watts
⊕	2	HYDREL DALTON A M20 12 NFL L3 BRS	INGRADE UPLIGHT	GREEN CREATIVE 7MR16G4DM/B30FL36	PDX10_22LED_WHT53K_MF Lies	Absolute	1.00	7
⊞	3	HYDREL MILLERTON M20 12 NFL L3 C2 CSL BRS	DOWNLIGHT	GREEN CREATIVE 7MR16G4DM/B30FL36	7.5MR16G4DM M930FL36_ES NA2002_ES	507	1.00	7
⊕	4	USARCHITECTUR AL R2R-NW-24LED-NW-350-HS/SS12	FULL CUTOFF AREA LIGHT MOUNTED AT 12 FT AFG	4000K LED	R2R-NW-24LED-NW-350 Lies	Absolute	1.00	27
⊞	3	USARCHITECTUR AL LNR20 E28 A19 RALB019T	FULL CUTOFF WALL MOUNT AT 84 INCHES	RETROFIT LED	9A19G4DM-840_RESHA200 2_ES	960	1.00	9.4
○	20	SLV 423214SU	27.5 INCH HIGH BOLLARD	LED	232135 Lies	87	1.00	6
⊞	2	BEGA 6402LED	FULL CUTOFF LED CEILING MOUNT	LED	6402LED_ES	Absolute	1.00	8.6
⊞	0	HYDREL BPTA 60LED	INGRADE TRANSFORMER	NA	PDX10_22LED_WHT53K_MF Lies	Absolute	0.01	7

LIGHTING CONTACT: BOB STAMPER, R.C. LURIE COMPANY, 602-81-71918

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
fc values at grade	+	0.1 fc	5.3 fc	0.0 fc	N/A	N/A
Property line calculations	+	0.0 fc	0.2 fc	0.0 fc	N/A	N/A

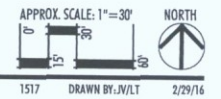
LIGHT MASTS ARE A CUSTOM ELEMENT. PHOTOMETRICS AND LIGHT VALUES WILL BE COORDINATED BETWEEN FABRICATOR, LANDSCAPE ARCHITECT, AND ELECTRICAL ENGINEER DURING IMPROVEMENT PLAN DEVELOPMENT TO MEET CITY REQUIREMENTS

AIRE ON MCDOWELL

PRELIMINARY LANDSCAPE PLAN
 SHEET L-5

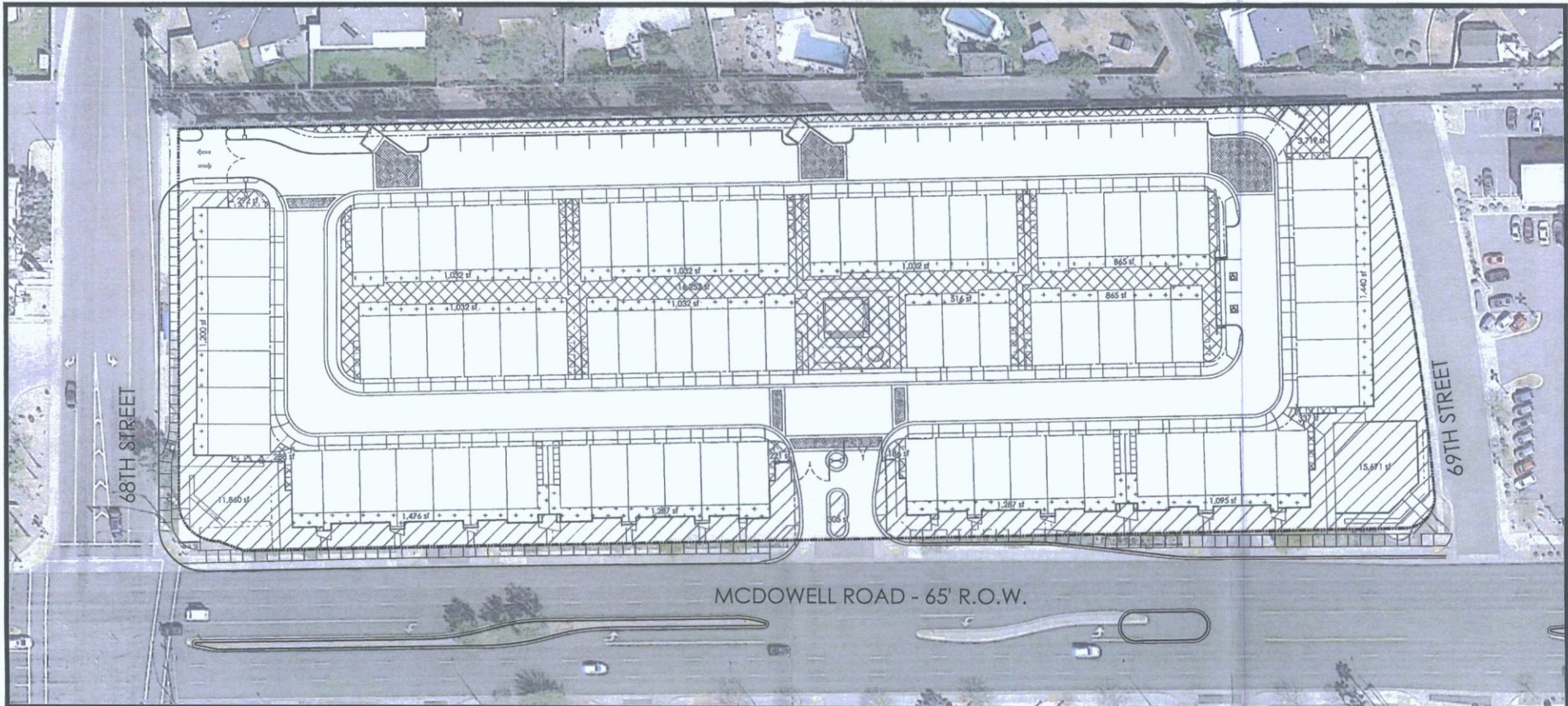
PRELIMINARY-NOT FOR CONSTRUCTION - SUBJECT TO ENGINEERING AND CITY REVIEW AND APPROVAL - © COPYRIGHT LVA URBAN DESIGN STUDIO, L.L.C.

This document, together with the concepts and designs presented herein, is an instrument of service, is intended only for the specific purpose and client for which it is prepared. Re-use of and improper reliance on this document without written authorization and adoption by LVA Urban Design Studio, LLC shall be without liability to LVA Urban Design Studio, LLC. 5/13/17-4866 & McDowell/CAO/LVA/LS/ENR/HT/TS/Conceptual Landscape Plan - Aire.dwg Feb 29, 2016



1517 DRAWN BY: JVL/T 2/29/16

8-PP-2015
 3/1/2016



MCDOWELL ROAD - 65' R.O.W.

OPEN SPACE ANALYSIS:

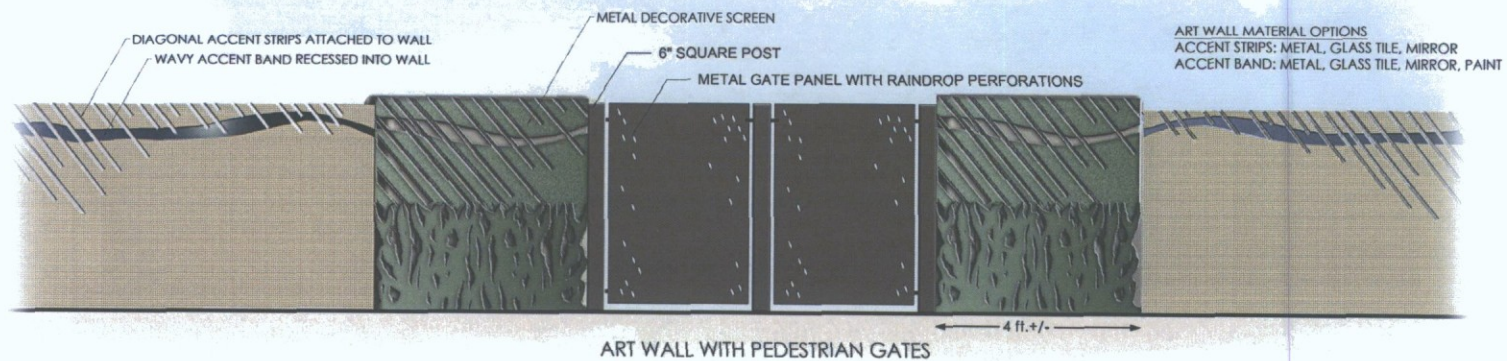
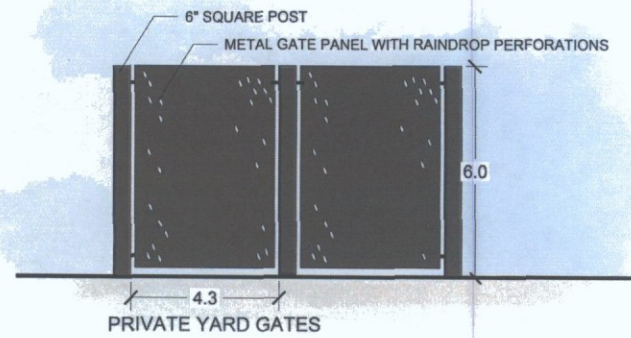
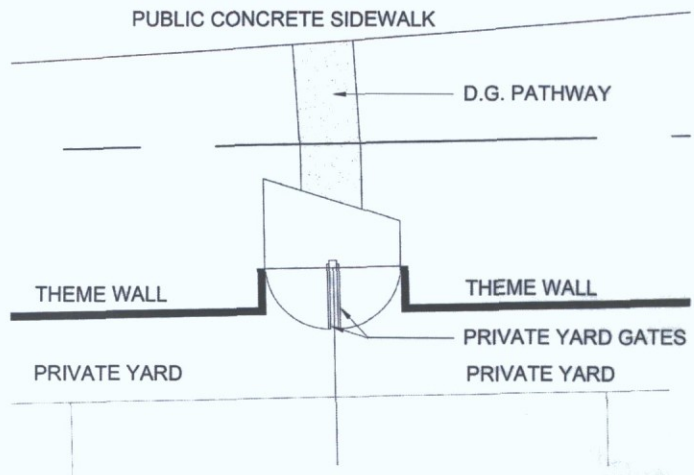
FRONTAGE OPEN SPACE
 REQUIRED: 1,361 LF X 20= 27,220 SQ FT
 PROVIDED: 27,220 SF

COMMON OPEN SPACE
 REQUIRED: 48,874 SF (22% OF NET)
 PROVIDED: 48,874 SF

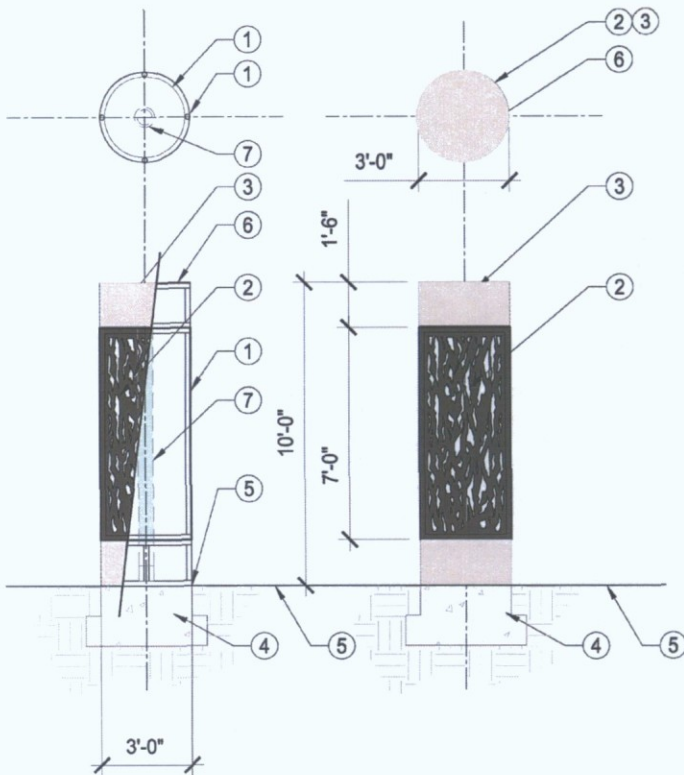
PRIVATE OUTDOOR LIVING SPACE*
 REQUIRED: +/- 13,655 SF
 PROVIDED: +/- 20,702 SF
 *MINIMUM: 240 SF/UNIT

SITE DATA:

ADDRESS: 6850 E MCDOWELL RD.
 SITE AREA (NET): 222,314 (5.11 AC)
 SITE AREA (GROSS): 298,775 SF (6.86 AC)
 PROPOSED # OF LOTS: 81
 NET DENSITY: 15.8 DU/AC
 GROSS DENSITY: 11.8 DU/AC
 CURRENT ZONING: C-3
 PROPOSED ZONING: R-5
 RESIDENT PARKING: 2 GARAGE SPACES/UNIT
 GUEST PARKING: 25 SPACES (INCLUDES 2 ACCESSIBLE SPACES)
 MAX. BUILDING HEIGHT: 36' PER ZONING
 TYP. LOT DIMENSIONS: 24'x48', 20'x50'
 OPEN SPACE: SEE OPEN SPACE PLAN



8-PP-2015
3/1/2016



- ① LIGHT MAST LANTERN FRAME. TUBE STEEL, PROVIDE ENGINEERED SHOP DRAWINGS FOR MEMBER SIZE AND CONNECTIONS.
- ② LIGHT MAST LANTERN, WRAP IN PARASOLEIL DECORATIVE METAL PANEL "QUIET WOOD" PATTERN, COLOR SHERWIN WILLIAMS #7048 URBANE BRONZE. USE 2 HALF ARC PANELS FOR FULL CIRCUMFERENCE, FASTENERS TO FRAME INTERIOR POSTS.
- ③ SOLID METAL WRAP, 1/8" THK., COLOR SHERWIN WILLIAMS #7551 GREEK VILLA (CREAM-TAN).
- ④ CONCRETE FOOTING, REF. STRUCTURAL ENGINEER.
- ⑤ FINISH GRADE.
- ⑥ STEEL PLATE CAP. 1/8" THK., PAINT TO MATCH TRIM METAL FINISH, ATTACH TO UPPER WRAP FRAME WITH STAINLESS STEEL VANDAL RESISTANT FASTENERS.
- ⑦ LIGHT FIXTURE AND CONNECTOR TUBE, REF. ELECTRICAL PLANS.

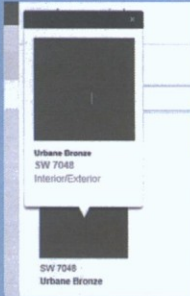
NOTE:

1. REFER TO LIGHTING PLANS FOR FIXTURE TYPE AND INSTALLATION REQUIREMENTS.
2. PROVIDE 2 COATS OF PAINT, ALL METAL SURFACES.


LIGHT COLUMN - AIRE
SCALE: N.T.S.

PAINT COLOR AND FINISHES

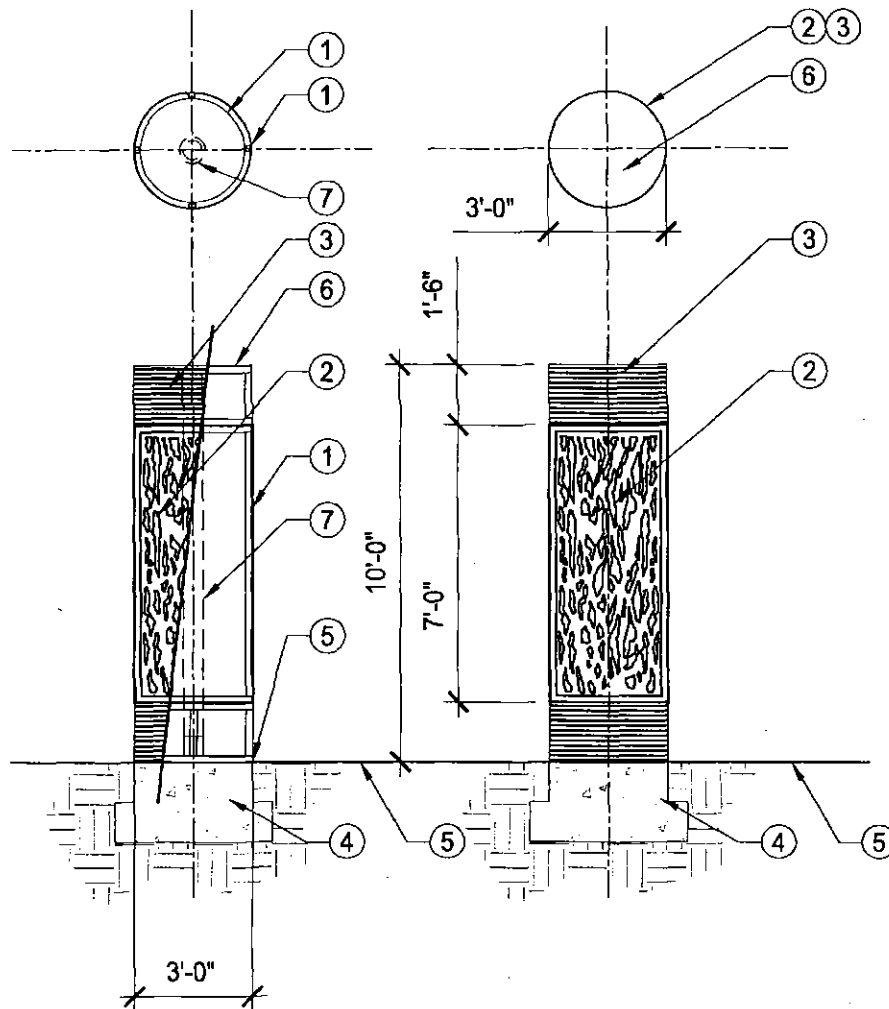
SHERWIN WILLIAMS
URBANE BRONZE #7048



SHERWIN WILLIAMS
GREEK VILLA #7551







- ① LIGHT MAST LANTERN FRAME. TUBE STEEL, PROVIDE ENGINEERED SHOP DRAWINGS FOR MEMBER SIZE AND CONNECTIONS.
- ② LIGHT MAST LANTERN, WRAP IN PARASOLEIL DECORATIVE METAL PANEL "QUIET WOOD" PATTERN, COLOR SHERWIN WILLIAMS #7048 URBANE BRONZE. USE 2 HALF ARC PANELS FOR FULL CIRCUMFERENCE, FASTENERS TO FRAME INTERIOR POSTS.
- ③ SOLID METAL WRAP, 1/8" THK., COLOR SHERWIN WILLIAMS #7551 GREEK VILLA (CREAM-TAN).
- ④ CONCRETE FOOTING, REF. STRUCTURAL ENGINEER.
- ⑤ FINISH GRADE.
- ⑥ STEEL PLATE CAP. 1/8" THK., PAINT TO MATCH TRIM METAL FINISH, ATTACH TO UPPER WRAP FRAME WITH STAINLESS STEEL VANDAL RESISTANT FASTENERS.
- ⑦ LIGHT FIXTURE AND CONNECTOR TUBE, REF. ELECTRICAL PLANS.

NOTE:

- 1. REFER TO LIGHTING PLANS FOR FIXTURE TYPE AND INSTALLATION REQUIREMENTS.
- 2. PROVIDE 2 COATS OF PAINT, ALL METAL SURFACES.

○ LIGHT COLUMN - AIRE
SCALE: N.T.S.



ATTACHMENT #11



LEGEND

--- 4' PRIVATE PATHWAYS

..... 6' PRIVATE SIDEWALK

----- 8' ATTACHED PUBLIC SIDEWALK

----- 8' DETACHED PUBLIC SIDEWALK

PEDESTRIAN NODE

COMMERCIAL TURNING RADII (49')

SIGNALIZED INTERSECTION

EXISTING DRIVEWAY TO BE REMOVED

PROPOSED TURNING MOVEMENT

LVA urban design studio
 land planning • development entitlements • landscape architecture
 120 south ash avenue • tempe, arizona 85281 • 480.994.0994



AIRE ON MCDOWELL/SKYE ON MCDOWELL

MASTER CIRCULATION PLAN

APPROX SCALE: 1"=50'

 1543 DRAWN BY: AV 1/19/16

PRELIMINARY-NOT FOR CONSTRUCTION - SUBJECT TO ENGINEERING AND CITY REVIEW AND APPROVAL - © COPYRIGHT LVA URBAN DESIGN STUDIO, L.L.C.
 This document, together with the concepts and designs presented herein, is an instrument of service, is intended only for the specific purpose and client for which it is prepared. No use of and no reliance on this document without written authorization and adoption by LVA Urban Design Studio, LLC shall be without liability to LVA Urban Design Studio, LLC.
 5:1545-006 4/18/16 & McDowell/CDL/TRAFFIC ANALYSIS/LVA-1545-MASTER CIRCULATION PLAN.dwg Jan 19, 2016

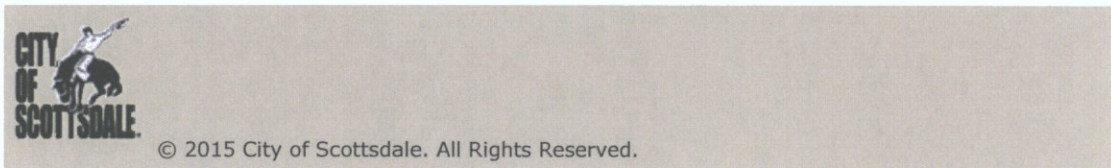
8-PP-2015
1/19/15

Bloemberg, Greg

From: rjlmstet@msn.com
Sent: Wednesday, December 09, 2015 12:57 PM
To: Bloemberg, Greg
Subject: Aire on McDowell



Mr. Bloemberg, I am a resident of lot within direct view of the proposed development. My residence is located at 1702 North 69th Street. My concern is the proposed lots will have direct view into the backyards of all the homes located on 69th Street and Almeria Road which are North of this development. I would appreciate to know if this subject will be addressed within the review of this project. Thank you, Ronald Stetson



Bloemberg, Greg

From: Ruenger, Jeffrey
Sent: Tuesday, December 29, 2015 8:47 AM
To: Castro, Lorraine; Perone, Steve; Bloemberg, Greg
Subject: FW: 70th St and McDowell traffic changes

From: Janet Jacobsen [mailto:janet@cox.net]
Sent: Monday, December 28, 2015 9:57 PM
To: Projectinput
Subject: 70th St and McDowell traffic changes

RE: Aire on McDowell (Case # 8-PP-2015) and

Skye on McDowell (Case #6-GP-2015 & 18-ZN-2015)

Dear City of Scottsdale staff:

When considering the new residential and subdivision proposals for McDowell and 70th Street, I would like to request that you study the potential traffic impact for Loma Land Drive, especially the corner of Loma Land and 70th Street.

When going east on Loma Land it currently requires extra care to make a safe turn to go north onto 70th. The curve in 70th between McDowell and Loma Land severely limits visibility of traffic approaching from the north. If the south bound car is going fast and/or not paying attention, the situation can be hazardous.

The addition of traffic from 130+ residences – especially from Skye on McDowell – is likely to increase that risk unless care is taken to resolve the visibility problems.

I appreciate your attention to this issue.

Janet Jacobsen

6802 E Loma Land Dr

Scottsdale 85257

480-949-7125