

CITY COUNCIL REPORT



Meeting Date: June 21, 2016

General Plan Element: *Character and Design*

General Plan Goal: *Determine the appropriateness of all development in terms of 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 a final plat for an 81-lot residential subdivision, located at 6850-6880 E. McDowell Road, zoned Multi-Family Residential District (R-5).

Key Items for Consideration

- Landscape tracts proposed along all street frontages
- Open space accessible to the public provided along E. McDowell Road
- Lots with rear yards adjacent to E. McDowell Road include gated pedestrian access to street
- Development Review Board approved Preliminary Plat with a unanimous vote of 5-0

Related Policies, References:

- 4-GP-2015 and 15-ZN-2015: approved zoning district map amendment to rezone site from Highway Commercial District (C-3) to R-5

OWNER

EJG Investments LLC
480-947-6600

APPLICANT CONTACT

MICHELE HAMMOND
BERRY RIDDELL, LLC
480-385-2753

Action Taken _____

LOCATION

6850-6880 E. McDowell Road

BACKGROUND

Zoning

The site is zoned Multi-Family residential District (R-5), which allows for higher density multi-family and single-family residential development, as well as other uses common in residential settings such as places of worship, schools and parks. The site was previously occupied by a vehicle sales operation but has been vacant for several years. Zoning approval for the subdivision was granted by City Council on May 3, 2016 under case 15-ZN-2015.

General Plan

The zoning district map amendment included an application to change the land use designation in the 2001 General Plan from Mixed-Use Neighborhoods to 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. The non-major General Plan amendment was also approved by City Council on May 3, 2016.

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 (zoning district map amendment approved under case 18-ZN-2015 to allow for similar residential development)
- East Vehicle Sales, zoned C-3
- West Retail, zoned C-3

APPLICANTS PROPOSAL

Goal/Purpose of Request

The applicant's request is for approval of a final plat for a new gated subdivision; consisting of 81 lots with attached three-story for-sale single-family residences. Internal streets will be private, with primary access to the site provided on E. McDowell Road and secondary access provided on N. 68th Street at the northwest corner of the site. A central amenity area is proposed for residents and open space areas accessible to the public are proposed at the southwest and southeast corners of the project. Additionally, a new eight-foot wide sidewalk detached from the street curb will be provided on E. McDowell Road to enhance the pedestrian experience. A total of four pedestrian connections from the project to surrounding streets are proposed and each of the lots adjacent to E. McDowell Road will include gated pedestrian access to the street. The internal streets will serve as fire lanes; as such, vehicles will not be allowed to park on the streets. To accommodate visitors,

the plan calls for a row of parallel guest parking spaces along the north property line.

IMPACT ANALYSIS

Water/Sewer

Preliminary Basis of Design Reports for water and sewer were reviewed and accepted by the City's Water Resources Division as part of the zoning district map amendment. The applicant will construct all necessary water and sewer improvements needed to accommodate this subdivision.

Open Space

The proposal meets all open space requirements of the R-5 zoning district, including the private open space requirements for each lot. Frontage open space is highlighted by two large open space areas at the southeast and southwest corners of the project that will not be fenced off; allowing for public access and enhancing the pedestrian experience. Both open space areas will include sidewalks to connect residents to E. McDowell Road. As recommended by the City's Design Standards and Polices manual, landscape tracts will be provided along both the N. 68th Street and E. McDowell Road frontages to provide additional buffering of the residences from traffic on both streets.

Policy Implications

This final plat is consistent in density, street alignment, and open space previously approved in the preliminary plat. All stipulations and ordinance requirements have been addressed. Approval of this request will enable the final plat to be recorded, establishing lots, streets, easements and common tracts

Community Involvement

Property owners within 750 feet of the site have been notified of the applicant's 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 at the time, 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.

OTHER BOARDS & COMMISSIONS

Development Review Board

The Development Review Board considered this case on April 21, 2016 and approved the preliminary plat with a unanimous vote of 5-0.

STAFF RECOMMENDATION

Recommended Approach:

Approval of a final plat for an 81-lot residential subdivision, located at 6850-6880 E. McDowell Road, zoned Multi-Family Residential District (R-5).

RESPONSIBLE DEPARTMENT(S)

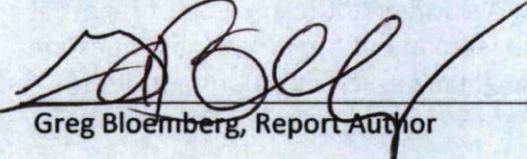
Planning, Neighborhood and Transportation
Current Planning Services

STAFF CONTACTS (S)

Greg Bloemberg
Senior Planner
480-312-4306

E-mail: gbloemberg@ScottsdaleAZ.gov


APPROVED BY



Greg Bloemberg, Report Author

5-26-16

Date



Tim Curtis, AICP, Current Planning Director
480-312-4210, tcurtis@scottsdaleaz.gov

6/2/2016

Date



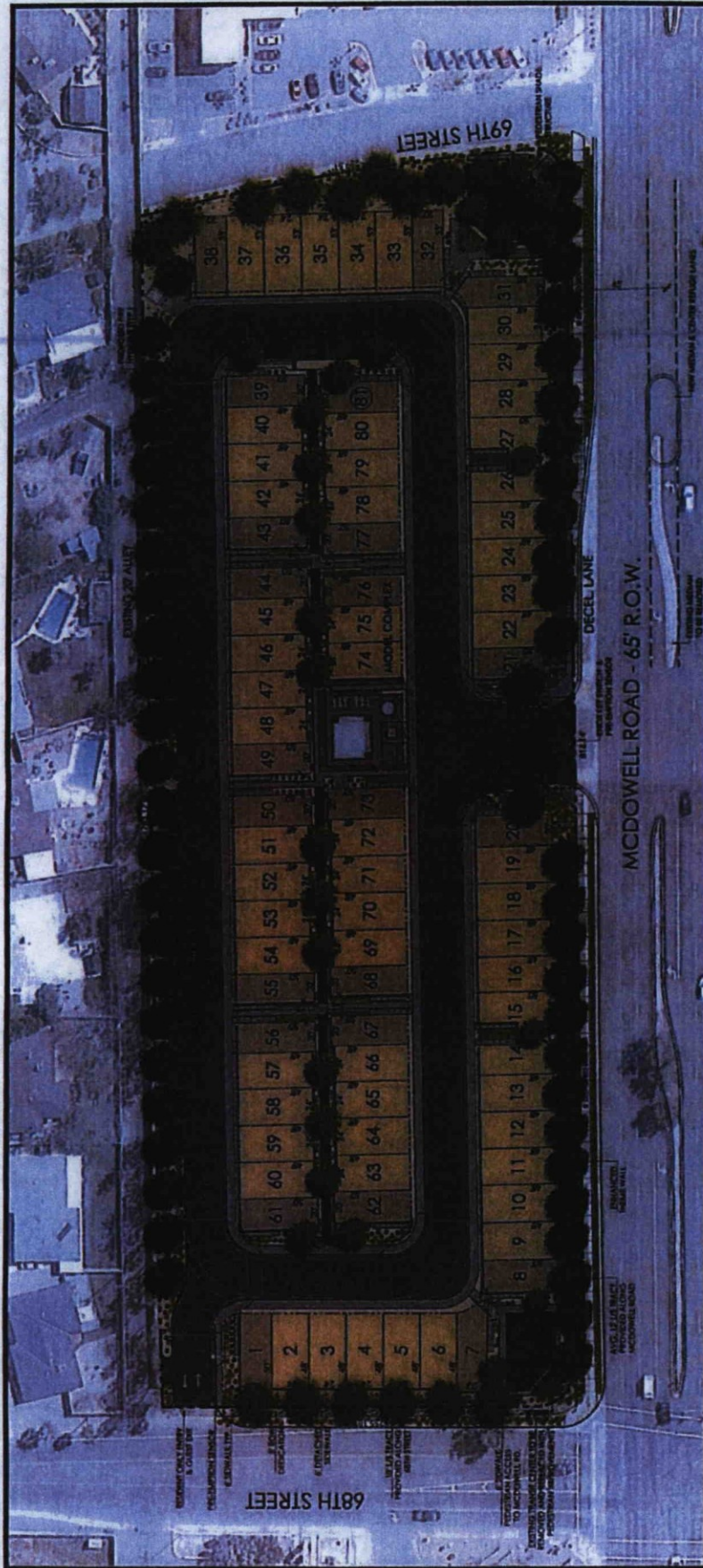
Randy Grant, Director
Planning and Development Services
480-312-2664, rgrant@scottsdaleaz.gov

6/6/16

Date

ATTACHMENTS

1. Preliminary Plat
2. Final Plat
3. April 21, 2016 Development Review Board Minutes



<p>SITE DATA</p> <p>ADDRESS: 6850 E MCDOWELL RD. 222,314 (S.11 AC) SITE AREA (GROSS): 298,775 SF (6.85 AC) 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 MAX. LOT COVERAGE: 40% OPEN SPACE: SEE OPEN SPACE PLAN</p>	<p>ROADWAY CROSS-SECTIONS*</p> <p>SECTION A (CERVALEI BOTH SIDES) SECTION B (PARKING ONE SIDE & OPTIONAL SIDEWALK ONE SIDE) SECTION C (PARKING ONE SIDE & SIDEWALK ON BOTH SIDES)</p> <p>*ALL INTERNAL STREETS TO BE DESIGNATED FIRE LANES. *ALL INTERNAL STREETS TO SUPPORT 60,000 POUNDS GROSS VEHICLE WEIGHT.</p>	<p>VICINITY MAP</p> <p>PALM BLUFF MCDOWELL RD. IOWA LAND DEP.</p>
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LVA urban design studio
 land planning • development entitlements • landscape architecture
 178 south oak avenue • north, arizona 85201 • 480.994.8994

KI Home
 Homes

AIRE ON MCDOWELL
 CONCEPTUAL SITE PLAN

APPROVAL SCALE: 1"=30'
 NORTH
 15' 30' 45' 60' 75' 90'

8-PP-2015
 1/19/15

The document, together with the process of design presented herein, is an instrument of service. It is intended to be used by the client and subject to the terms and conditions of the contract for professional services. It is not to be used for any other purpose without the written consent of the architect. © Copyright 2015 LVA Urban Design Studio, LLC. All rights reserved. No part of this document may be reproduced or transmitted in any form or by any means, electronic or mechanical, including photocopying, recording, or by any information storage and retrieval system, without the prior written permission of LVA Urban Design Studio, LLC.

FINAL PLAT AIRE ON MCDOWELL

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 2 NORTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

ENGINEER
SUNRISE ENGINEERING
1110 SOUTH WASHINGTON, SUITE 113
TULSA, OKLAHOMA 74106
PHONE: (405) 749-8800
FAX: (405) 749-8809

OWNER
AIRE INVESTMENTS, LLC
2500 W. WASHINGTON, SUITE 113
TULSA, OKLAHOMA 74106
PHONE: (405) 749-8800
FAX: (405) 749-8809

DEDICATION

STATE OF ARIZONA } S.S.
COUNTY OF MARICOPA }
AIRE INVESTMENTS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS GRANTOR, HEREBY DEDICATES A PORTION OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 2 NORTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, TO THE PUBLIC AS SHOWN ON THIS FINAL PLAT. THE DEDICATION IS SUBJECT TO THE RIGHTS AND INTERESTS OF THE PUBLIC AS SHOWN ON THIS FINAL PLAT. THE DEDICATION IS SUBJECT TO THE RIGHTS AND INTERESTS OF THE PUBLIC AS SHOWN ON THIS FINAL PLAT. THE DEDICATION IS SUBJECT TO THE RIGHTS AND INTERESTS OF THE PUBLIC AS SHOWN ON THIS FINAL PLAT.

ACKNOWLEDGMENT

STATE OF ARIZONA } S.S.
COUNTY OF MARICOPA }
THIS DOCUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 2014.
BY _____ FOR AND ON BEHALF OF _____
BY COMMISSIONER EXPRESS

ACKNOWLEDGMENT

STATE OF ARIZONA } S.S.
COUNTY OF MARICOPA }
THIS DOCUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 2014.
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BY COMMISSIONER EXPRESS

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BY COMMISSIONER EXPRESS

SITE DATA
SECTION 34, T2N, R4E
VICINITY MAP
NOT TO SCALE

LAND SURVEYOR'S CERTIFICATION

I, the undersigned, a duly licensed and sworn land surveyor, certify that the above described plat was prepared by me or under my direct supervision and that I am a duly licensed and sworn land surveyor in the State of Arizona. I certify that the plat was prepared in accordance with the laws and rules of the State of Arizona and that the plat is a true and correct representation of the survey. I certify that the plat was prepared in accordance with the laws and rules of the State of Arizona and that the plat is a true and correct representation of the survey.

ACKNOWLEDGMENT

STATE OF ARIZONA } S.S.
COUNTY OF MARICOPA }
THIS DOCUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 2014.
BY _____ FOR AND ON BEHALF OF _____
BY COMMISSIONER EXPRESS

SUNRISE ENGINEERING
1110 SOUTH WASHINGTON, SUITE 113
TULSA, OKLAHOMA 74106
PHONE: (405) 749-8800
FAX: (405) 749-8809

EJG INVESTMENTS, LLC
AIRE ON MCDOWELL
FINAL PLAT

CITY OF SCOTTSDALE
FINAL PLAT APPROVAL BLOCK

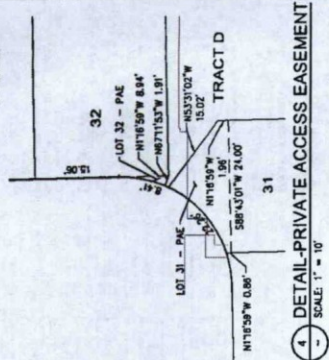
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THIS DOCUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 2014.
BY _____ FOR AND ON BEHALF OF _____
BY COMMISSIONER EXPRESS

NO.	BEARING	LENGTH
L01	N88°43'01"E	19.50
L02	S17°16'59"E	3.00
L03	N88°43'01"E	4.50
L04	N88°43'01"E	19.50
L05	S17°16'59"E	2.00
L06	N88°43'01"E	8.00
L07	N17°16'59"W	2.00
L08	S17°16'59"E	2.00
L09	N17°16'59"W	2.00
L10	N88°43'01"E	19.50
L11	N17°16'59"W	5.00
L12	S17°16'59"E	5.00
L13	N88°43'01"E	19.50
L14	N17°16'59"W	2.00
L15	S17°16'59"E	2.00
L16	S17°16'59"E	4.00
L17	N17°16'59"W	3.00
L18	S88°43'01"W	19.50
L19	S87°11'33"E	1.91

NO.	RADIUS	LENGTH	DELTA	CHORD B	CHORD L
C01	12.00'	18.80'	88°47'08"	N43°49'30"E	16.94'
C02	20.00'	31.42'	90°00'00"	N43°43'07"E	28.28'
C03	12.00'	18.85'	90°00'00"	S43°43'00"W	16.97'
C04	12.00'	18.85'	90°00'12"	S48°17'00"E	16.97'
C05	20.00'	31.42'	90°00'12"	N48°17'00"W	28.29'
C06	20.00'	32.59'	93°11'18"	N47°02'20"E	28.10'
C07	1482.36'	256.81'	8°56'48"	N07°30'10"W	256.59'



LEGEND

- SECTION CORNER
- FOUND MONUMENT AS NOTED
- CALCULATED POINT, NOTHING FOUND AND NOTHING SET
- SET SUBDIVISION CORNER
- NO BEAR & CAP PLS 54.36
- CENTERLINE MONUMENT (PER CITY OF SCOTTSDALE STD DTL 2102 TYPE 'D')
- SIGHT DISTANCE MARKER
- RIGHT-OF-WAY
- SUBDIVISION BOUNDARY
- LOT LINE
- CENTERLINE
- EASEMENT LINE
- SECTION LINE
- DRAINAGE EASEMENT
- EXISTING AND PROPOSED ACCESS EASEMENT
- GLA AND SALT RIVER MERIDIAN
- NON-MOTORIZED PUBLIC ACCESS
- PRIVATE ACCESS EASEMENT
- PUBLIC UTILITY EASEMENT
- RIGHT-OF-WAY
- NON-MOTORIZED ACCESS EASEMENT
- WATER EASEMENT



DETAIL - PRIVATE ACCESS EASEMENT

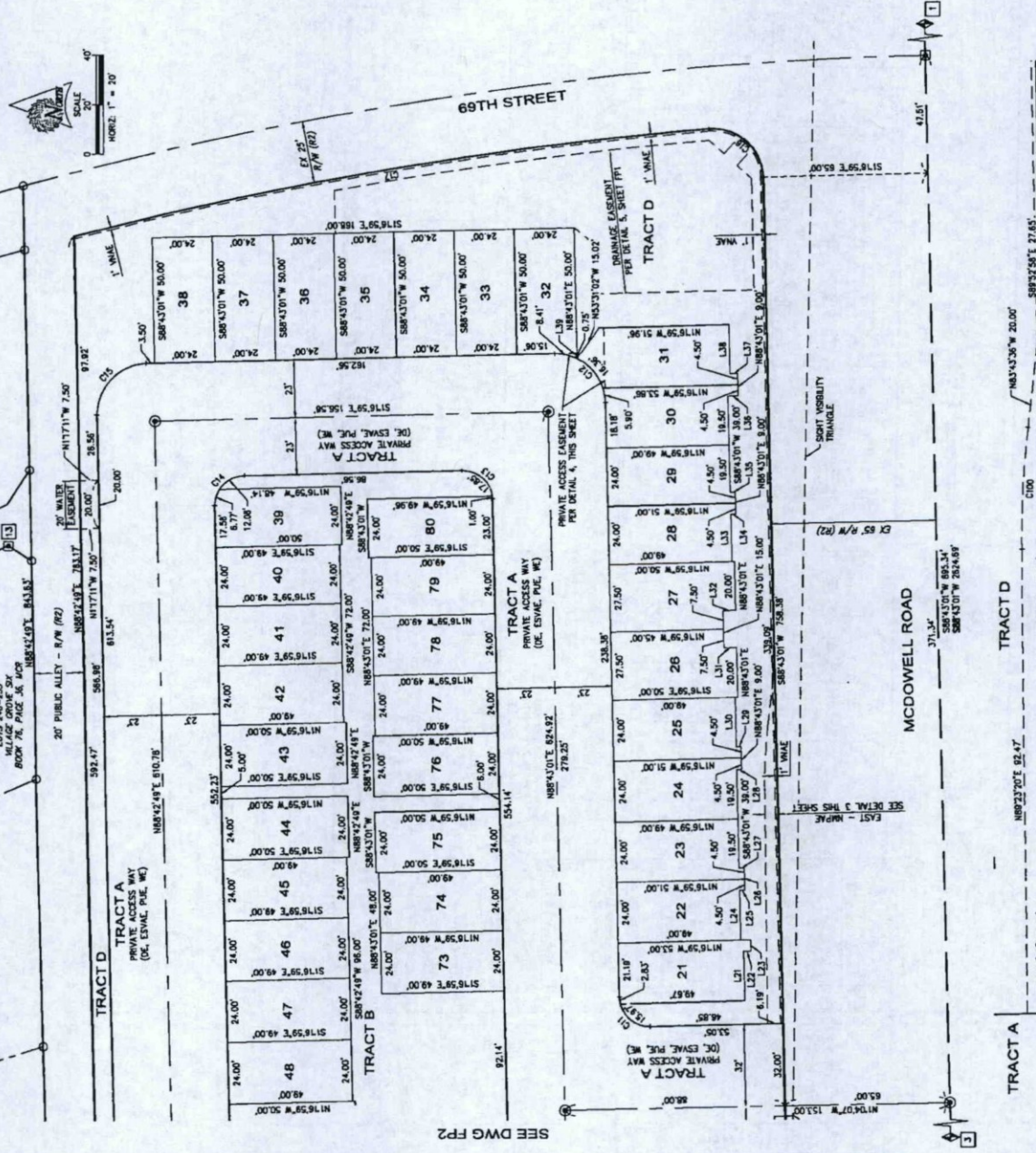
SCALE: 1" = 10'

SUNRISE ENGINEERING

1101 SOUTH UNIVERSITY AVENUE, SUITE 112
SCOTTSDALE, ARIZONA 85259
TEL: 480.348.8800 FAX: 480.348.8899

EJG INVESTMENTS, LLC
AIRE ON MCDOWELL
FINAL PLAT

DATE: 05/18/2018
DRAWN BY: DJV/DAE/BJ
CHECKED BY: JMW
SCALE: 1" = 10'



NO.	RADIUS	LENGTH	DELTA	CHORD B	CHORD L
C100	200.50'	25.17'	83°53'04"	N07°10'10"W	25.16'

DETAIL - EAST - NON-MOTORIZED PUBLIC ACCESS EASEMENT

SCALE: 1" = 20'

SUNRISE ENGINEERING

1101 SOUTH UNIVERSITY AVENUE, SUITE 112
SCOTTSDALE, ARIZONA 85259
TEL: 480.348.8800 FAX: 480.348.8899

EJG INVESTMENTS, LLC
AIRE ON MCDOWELL
FINAL PLAT

DATE: 05/18/2018
DRAWN BY: DJV/DAE/BJ
CHECKED BY: JMW
SCALE: 1" = 20'



**SCOTTSDALE DEVELOPMENT REVIEW BOARD
KIVA-CITY HALL
3939 DRINKWATER BOULEVARD
SCOTTSDALE, ARIZONA**

Thursday April 21, 2016

SUMMARIZED MEETING MINUTES

PRESENT:

Guy Phillips, Councilman/Chair
Ali Fakh, Planning Commissioner
Joe Young, Vice Chair
Kevin Bollinger, Design Member
Matthew Mason, Development Member
Prescott Smith, Development Member
Kelsey Young, Design Member

ABSENT:

All Present

STAFF:

Steve Venker
Joe Padilla
Greg Bloemberg
Dan Symer
Bryan Cluff
Steve Perone

CALL TO ORDER

Councilmember Phillips called the meeting of the Scottsdale Development Review Board to order at 1:00 p.m.

ROLL CALL

A formal roll call was conducted confirming members present as stated above.

* Note: These are summary action minutes only. A complete copy of the meeting audio/video is available on the Development Review Board website at:
http://scottsdale.granicus.com/ViewPublisher.php?view_id=36

ADMINISTRATIVE REPORT

1. Identify supplemental information, if any, related to April 21, 2016 Development Review Board agenda items, and other correspondence.

MINUTES

2. Approval of the April 7, 2016 Development Review Board Meeting Minutes

BOARD MEMBER SMITH MOVED TO APPROVE THE APRIL 7, 2016 DEVELOPMENT REVIEW BOARD MEETING MINUTES SECONDED BY BOARD MEMBER MASON THE MOTION CARRIED UNANIMOUSLY WITH A VOTE OF SEVEN (7) TO ZERO (0).

CONSENT AGENDA

3. 59-DR-2014#2 On The Waterfront

Request approval of the site plan, landscape plan, and building elevations for a new mixed-use development with approximately 19,994 square feet of building area for a restaurant, a bar, two dwelling units, and one level of below-grade parking, on a 0.41-net-acre site.

BOARD MEMBER K. YOUNG MOVED TO APPROVE 59-DR-2014#2 SECONDED BY BOARD MEMBER SMITH THE MOTION CARRIED UNANIMOUSLY WITH A VOTE OF SEVEN (7) TO ZERO (0).

4. 66-DR-2015 Hampton Inn

Request approval of the site plan, landscape plan, and building elevations for a remodel of, and addition to, an existing hotel facility to include twenty additional guest rooms, on an approximately 4-acre site.

BOARD MEMBER K. YOUNG MOVED TO APPROVE 66-DR-2015 SECONDED BY BOARD MEMBER SMITH THE MOTION CARRIED UNANIMOUSLY WITH A VOTE OF SEVEN (7) TO ZERO (0).

REGULAR AGENDA

5. 8-PP-2015 Aire on McDowell

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.

VICE CHAIR J, YOUNG MOVED TO APPROVE 8-PP-2015 SECONDED BY BOARD MEMBER BOLLINGER THE MOTION CARRIED WITH A VOTE OF FIVE (5) TO ZERO (0) WITH AMENDED STIPULATIONS, CONTINUED ART AND ENTRY GATE TO A DATE TO BE DETERMINED, AND BOARD MEMBER SMITH AND COMMISSIONER FAKIH RECUSING THEMSELVES.

NON-ACTION ITEM

6. Stormwater Ordinance Update, Phase 2

The Board will hear a presentation of the latest information regarding Stormwater Ordinance Update.

THE BOARD HEARD A PRESENTATION AND PROVIDED FEEDBACK REGARDING THE UPDATE.

ADJOURNMENT

With no further business to discuss, the regular session of the Development Review Board adjourned at 1:52 P.M.