

Case Research



Pre-Application Request

Purpose:

The purpose of the Pre-Application submittal, and meeting, is for the applicant and City Staff to discuss a proposed Development Application, and the information and process that is necessary for City Staff to process the proposal.

In accordance with the Zoning Ordinance, no development application shall be accepted before a Pre-Application has been submitted, and a Pre-Application meeting has been conducted with City Staff, unless the Pre-Application meeting has been waived by the Zoning Administrator.

Submittal:

The completed Pre-Application request form, all required materials and fees should be submitted in person to the One-Stop-Shop located at 7447 East Indian School Road; or, may they be submitted digitally at following website:

<https://eservices.scottsdaleaz.gov/eServices/PreApps/Default.aspx>

All checks shall be payable to "City of Scottsdale."

Scheduling

After the Pre-Application packet has been accepted at the One-Stop-Shop, a staff member will contact the Applicant within five (5) Staff Working Days to schedule a Pre-Application meeting with the assigned staff member(s). Generally, a Pre-Application meeting is scheduled within five (5) to fifteen (15) Staff Working Days from the date of the submittal.

Project Name: <u>Aerium Encore II</u>	
Property's Address: <u>3214 N. 70th St. Scottsdale AZ</u>	APN: <u>130-14-011</u>
Property's Zoning District Designation: <u>R-5</u>	
Property Details:	
<input type="checkbox"/> Single-Family Residential	<input checked="" type="checkbox"/> Multi-Family Residential
<input type="checkbox"/> Commercial	<input type="checkbox"/> Industrial <input type="checkbox"/> Other
Has a 'Notice of Compliance' been issued? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <small>If yes, provide a copy with this submittal</small>	
Owner: <u>God's Grace Church</u>	Applicant: <u>Keith Nichter</u>
Company:	Company: <u>LVA Urban Design Studio</u>
Address: <u>3214 N. 70th St. Scottsdale, AZ 85251</u>	Address: <u>120 S. Ash Ave. Tempe, AZ 85281</u>
Phone:	Phone: <u>480-994-0994</u>
Fax:	Fax:
E-mail:	E-mail: <u>knichter@lvadesign.com</u>
Owner Signature	Applicant Signature
Official Use Only	Submittal Date: _____ Application No.: <u>1011-PA-2015</u>
Project Coordinator: _____	

Planning and Development Services Department

7447 E Indian School Road Suite 105, Scottsdale, Arizona 85251 Phone: 480-312-7000 Fax: 480-312-7088



Pre-Application Request

Development Application Type:
Please check the appropriate box of the Type(s) of Application(s) you are requesting

Zoning	Development Review	Signs
<input type="checkbox"/> Text Amendment (TA)	<input checked="" type="checkbox"/> Development Review (Major) (DR)	<input type="checkbox"/> Master Sign Program (MS)
<input type="checkbox"/> Rezoning (ZN)	<input checked="" type="checkbox"/> Development Review (Minor) (SA)	<input type="checkbox"/> Community Sign District (MS)
<input type="checkbox"/> In-fill Incentive (II)	<input type="checkbox"/> Wash Modification (WM)	Other
<input type="checkbox"/> Conditional Use Permit (UP)	<input type="checkbox"/> Historic Property (HP)	<input type="checkbox"/> Annexation/De-annexation (AN)
Exemptions to the Zoning Ordinance	Land Divisions	<input type="checkbox"/> General Plan Amendment (GP)
<input type="checkbox"/> Hardship Exemption (HE)	<input type="checkbox"/> Subdivisions (PP)	<input type="checkbox"/> In-Lieu Parking (IP)
<input type="checkbox"/> Special Exception (SX)	<input type="checkbox"/> Subdivision (Minor) (MD)	<input type="checkbox"/> Abandonment (AB)
<input type="checkbox"/> Variance (BA)	<input type="checkbox"/> Perimeter Exceptions (PE)	<input type="checkbox"/> Single-Family Residential
<input type="checkbox"/> Minor Amendment (MA)		<input type="checkbox"/> Other

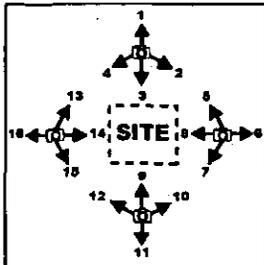
Submittal Requirements: (fees subject to change every July)

- Pre-Application Fee: \$ ~~750~~ 51
(No fees are changed for Historic Preservation (HP) properties.)
- Records Packet Fee: \$ 21
Processed by staff. The applicant need not visit the Records desk to obtain the packet.
(Only required for ZN, II, UP, DR, PP, AB applications, or otherwise required by Staff)

Application Narrative:
The narrative shall describe the purpose of the request, and all pertinent information related to the request, such as, but not limited to, site circulation, parking and design, drainage, architecture, proposed land use, and lot design.

Property Owner Authorization Letter
(Required for the SA and MS Pre-Applications)

- Site / Context Photographs
 - Provide color photographs showing the site and the surrounding properties. Use the guidelines below for photos.
 - Photos shall be taken looking in towards the project site and adjacent to the site.
 - Photos should show adjacent improvements and existing on-site conditions.
 - Each photograph shall include a number and direction.
 - Sites greater than 500 ft. in length, also take the photo locations shown in the dashed lines.
 - Photos shall be provided 8 1/2 x 11 paper, max. two per page.



Other
CONTEXT AERIAL

- *The following list of Additional Submittal Information is not required for a Pre-Application meeting, unless indicated below by staff prior to the submittal of this request.*
- *Applicants are advised to provide any additional information listed below. This will assist staff to provide the applicant with direction regarding an application.*

Additional Submittal Information

- Site Plan
- Subdivision plan
- Floor Plans
- Elevations
- Landscape plans
- H.O.A. Approval letter
- Sign Criteria Regulations & Language
- Material Samples – color chips, awning fabric, etc.
- Cross Sections – for all cuts and fills
- Conceptual Grading & Drainage Plan
- Exterior Lighting – provide cut sheets, details and photometrics for any proposed exterior lighting.
- Boundary Survey (required for minor land divisions)
- Areal of property that includes property lines and highlighted area abandonment request.
- One copy of the recorded document for the area that is requested to be abandoned. Such as: subdivision plat, map of dedication, GLO (General Land Office) federal patent roadway easement, or separate dedication document. A copy of most recorded documents to be abandoned may be purchased at the City of Scottsdale Records Dept. (480-312-2356), or the Maricopa County Recorder's Office (602-506-3535). A copy of the General Land Office (GLO) federal patent roadway easement may be purchased from the Bureau of Land Management (602-417-9200).

Planning and Development Services Department

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Aerium Encore II

urban | infill

PRE-APP NARRATIVE

October 28, 2015

Project Description

LVA Urban Design Studio is representing Landmark Homes in this proposal to seek Development Review approval on the .94 acre site located at 3214 N. 70th Street on the Northwest corner of N. 70th Street and the Monterey Way (alignment). The proposed three-story, sixteen unit townhome/condominium development will be similar to the recently approved Aerium Encore development, which is under construction across 70th St. to the East. Each proposed unit will include a two car garage as well as a private yard. The proposed development at 16.8 du/ac is consistent with the existing R-5 zoning (allowing 23 du/ac) and the urban neighborhoods General Plan Land Use designation. Aerium Encore II will provide significant buffers to the single family development to the West while complimenting the surrounding existing multi-family developments.

SITE DATA

LOCATION: NWC OF 70TH ST. & MONTEREY WY. ALIGNMENT
 ADDRESS: 3214 N. 70TH STREET
 PARCEL #: 130-14-011
 ZONING: R-5
 CURRENT USE: GODS GRACE CHURCH
 PROPOSED USE: TOWNHOMES
 GROSS ACRES: 0.947 ACRES (41,267.95 S.F.)
 NET ACRES: 0.844 ACRES (36,793.43 S.F.)
 DWELLING UNITS: 16
 ALLOWED DU/AC: <23
 PROPOSED DU/AC: 16.8

REQUIRED OPEN SPACE (NET): 22% (8,094.55 S.F.)
 PROPOSED OPEN SPACE (NET): +/-27.1% (10,000 S.F.)
 REQUIRED FRONTAGE OPEN SPACE: 3,000 S.F.
 20 S.F. PER 1 L.F. OF PUBLIC FRONTAGE (20X150)
 PROPOSED FRONTAGE OPEN SPACE: 3,110 S.F.
 REQUIRED PRIVATE OPEN SPACE: TBD
 10% OF 1ST FLOOR S.F. (TBD)+5% OF 2ND FLOOR S.F. (TBD)
 PROPOSED PRIVATE OPEN SPACE: TBD
 REQUIRED PARKING LOT L/S: 102 S.F.
 15% OF PARKING AREA (680 S.F.)
 PROPOSED PARKING LOT L/S: >102 S.F.

ALLOWED HEIGHT: (36') 3 STORY
 PROPOSED HEIGHT: (35.6') 3 STORY
 ALLOWED WALL HEIGHT: VARIES (8' MAX)
 PROPOSED WALL HEIGHT: VARIES (8' MAX)
 ALLOWED DISTANCE BETWEEN BUILDINGS: 10' MIN.
 PROPOSED DISTANCE BETWEEN BUILDINGS: <10'
 REQUIRED BICYCLE PARKING (1/10 REQ. V.P.): 3
 PROPOSED BICYCLE PARKING: 4

PERIMETER SETBACKS:	REQUIRED	PROVIDED
WEST:	15'	>15'
N., E. & S.:	10'	>10'
SURFACE PARKING:		4 STALLS
GARAGE PARKING:		32 STALLS
TOTAL PARKING:	27 STALLS	36 STALLS
ADA PARKING:	1.44 STALLS	2 STALLS



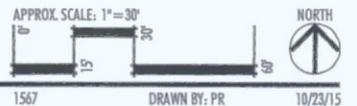
70TH ST.

NOTE: THIS PLAN IS CONCEPTUAL AND IS SUBJECT TO CHANGE BASED ON DETAILED SITE PLANNING, ENGINEERING AND CITY APPROVALS.

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AERIUM ENCORE II

CONCEPTUAL SITE PLAN



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1567 DRAWN BY: PR 10/23/15

SITE DATA

LOCATION: NWC OF 70TH ST. & MONTEREY WY. ALIGNMENT

ADDRESS: 3214 N. 70TH STREET

PARCEL #: 130-14-011

ZONING: R-5

CURRENT USE: GODS GRACE CHURCH

PROPOSED USE: **TOWNHOMES**

GROSS ACRES: **0.947 ACRES** (41,267.95 S.F.)

NET ACRES: **0.844 ACRES** (36,793.43 S.F.)

DWELLING UNITS: **16**

ALLOWED DU/AC: ≤23

PROPOSED DU/AC: **16.8**

REQUIRED OPEN SPACE (NET): 22% (8,094.55 S.F.)

PROPOSED OPEN SPACE (NET): **+/-27.1% (10,000 S.F.)**

REQUIRED FRONTAGE OPEN SPACE: 3,000 S.F.

20 S.F. PER 1 L.F. OF PUBLIC FRONTAGE (20X150)

PROPOSED FRONTAGE OPEN SPACE: **3,110 S.F.**

REQUIRED PRIVATE OPEN SPACE: TBD

10% OF 1ST FLOOR S.F. (TBD)+5% OF 2ND FLOOR S.F. (TBD)

PROPOSED PRIVATE OPEN SPACE: **TBD**

REQUIRED PARKING LOT L/S: 102 S.F.

15% OF PARKING AREA (680 S.F.)

PROPOSED PARKING LOT L/S: **≥102 S.F.**

ALLOWED HEIGHT: (36') 3 STORY

PROPOSED HEIGHT: (35.6') **3 STORY**

ALLOWED WALL HEIGHT: VARIES (8' MAX)

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ALLOWED DISTANCE BETWEEN BUILDINGS: 10' MIN.

PROPOSED DISTANCE BETWEEN BUILDINGS: **≤10'**

REQUIRED BICYCLE PARKING(1/10 REQ. V.P.): 3

PROPOSED BICYCLE PARKING: **4**

PERIMETER SETBACKS:

	REQUIRED	PROVIDED
WEST:	15'	≥15'
N.,E. & S.:	10'	≥10'

SURFACE PARKING: **4 STALLS**

GARAGE PARKING: **32 STALLS**

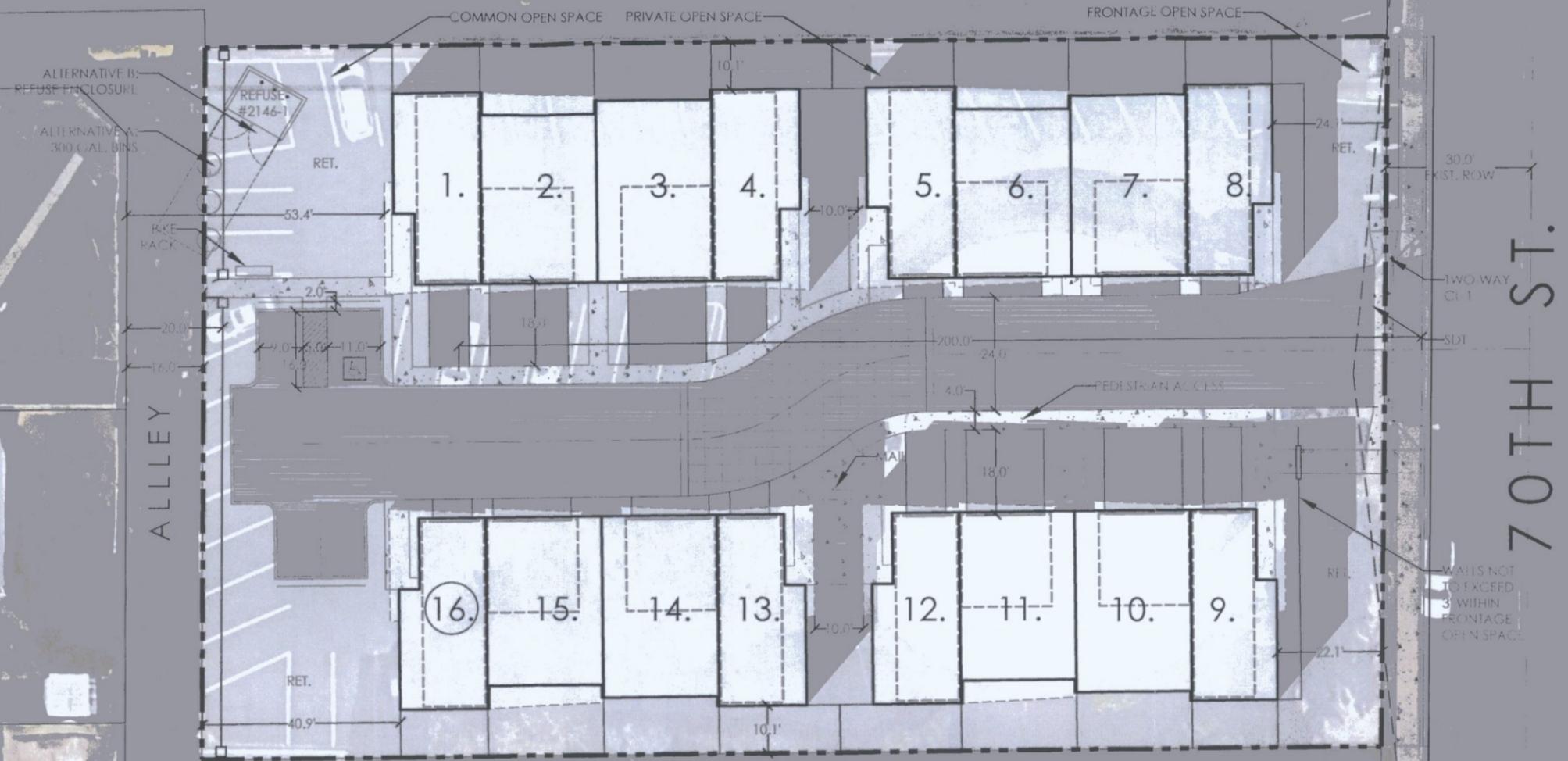
TOTAL PARKING: 27 STALLS **36 STALLS**

16(2BR)X1.7

ADA PARKING: 1.44 STALLS **2 STALLS**

(4% x 36)

LANDMARK HOMES USA



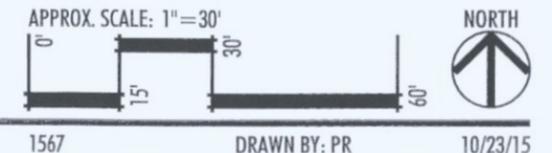
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AERIUM ENCORE II

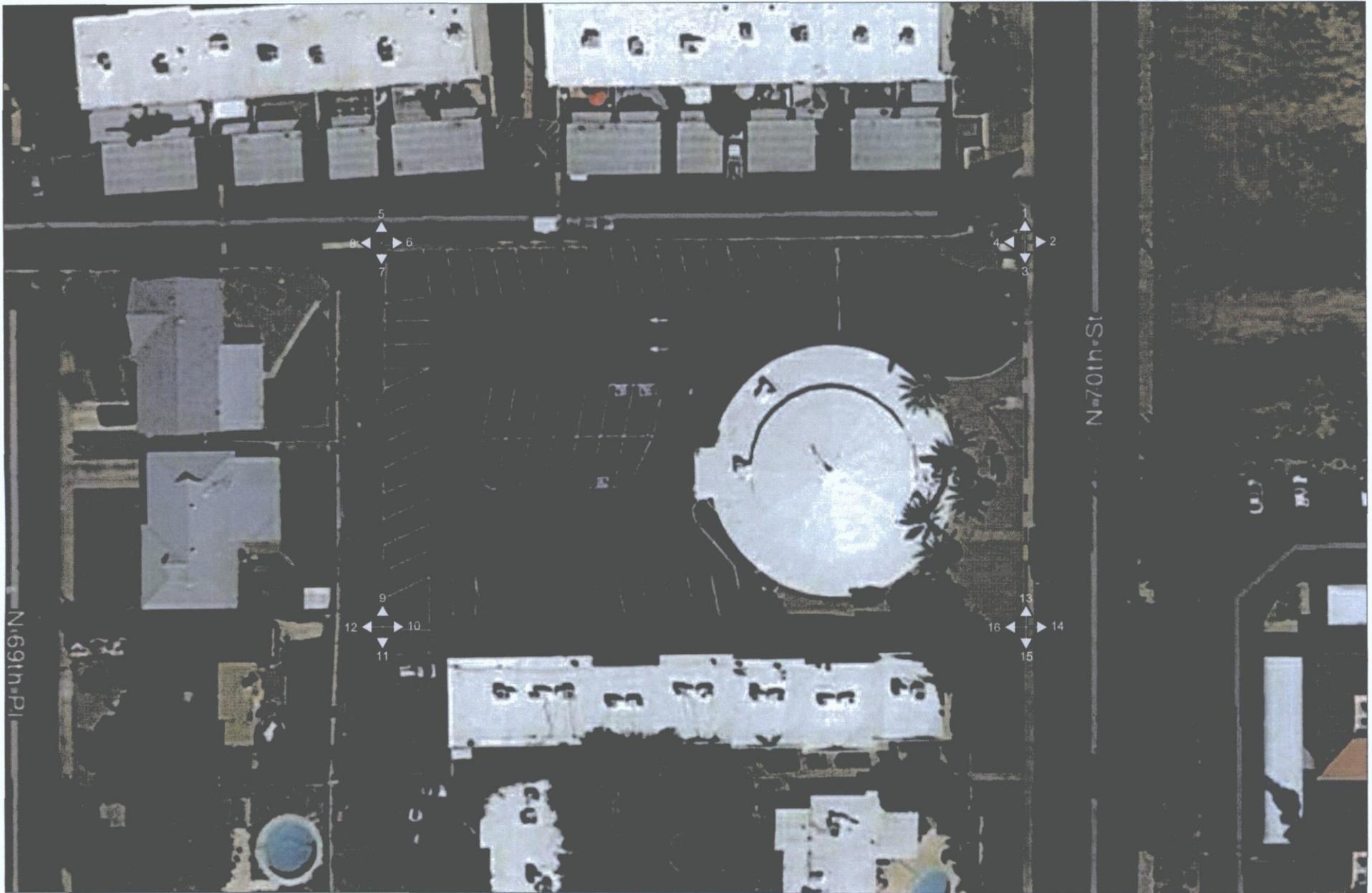
CONCEPTUAL SITE PLAN



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AERIUM ENCORE II

PHOTO CONTEXT EXHIBIT - KEY MAP

1567

DRAWN BY: AH

9/30/15

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PHOTO 01-LOOKING NORTH

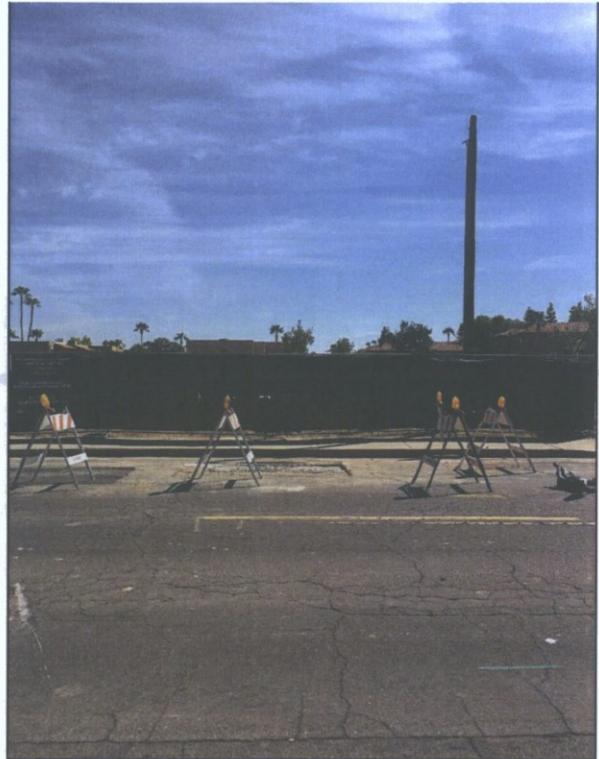


PHOTO 02-LOOKING EAST



PHOTO 03-LOOKING SOUTH

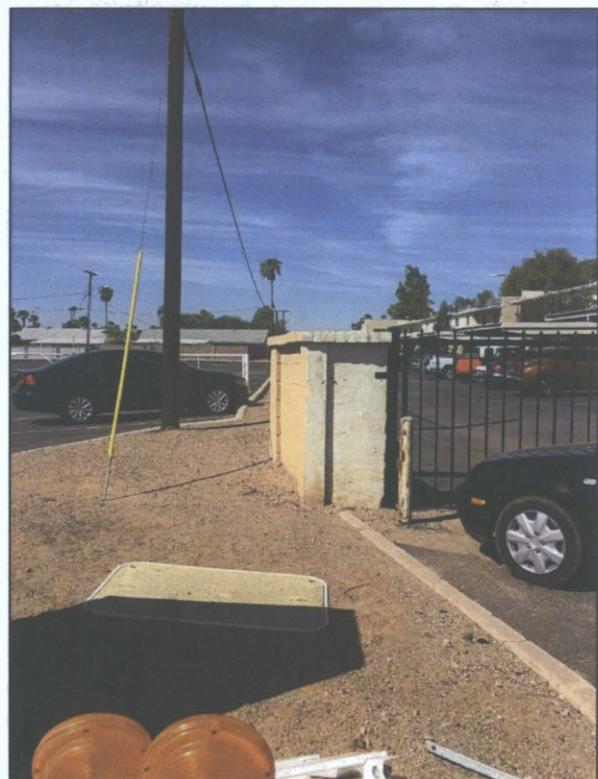


PHOTO 04-LOOKING WEST

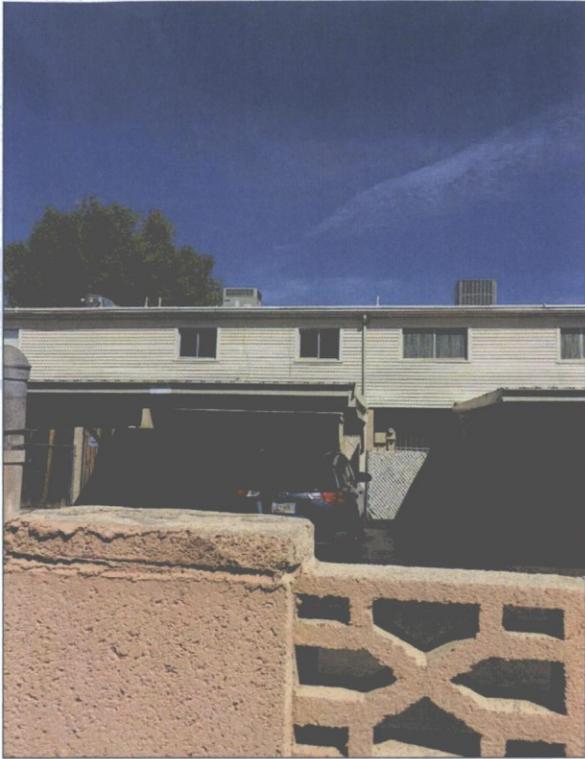


PHOTO 05-LOOKING NORTH

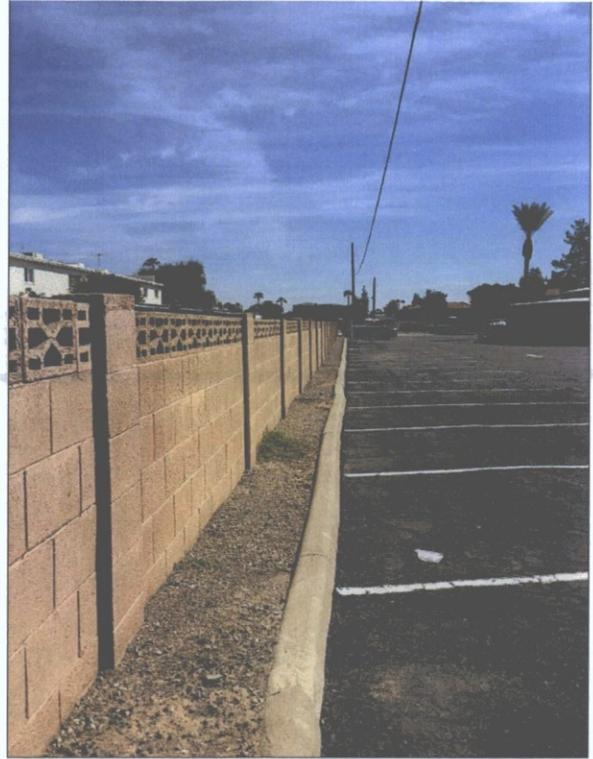


PHOTO 06-LOOKING EAST



PHOTO 07-LOOKING SOUTH

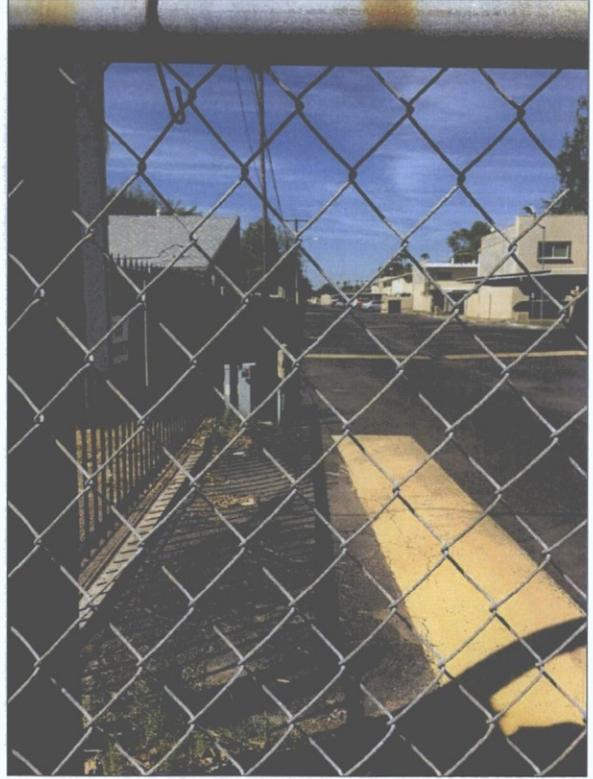


PHOTO 08-LOOKING WEST



PHOTO 09-LOOKING NORTH

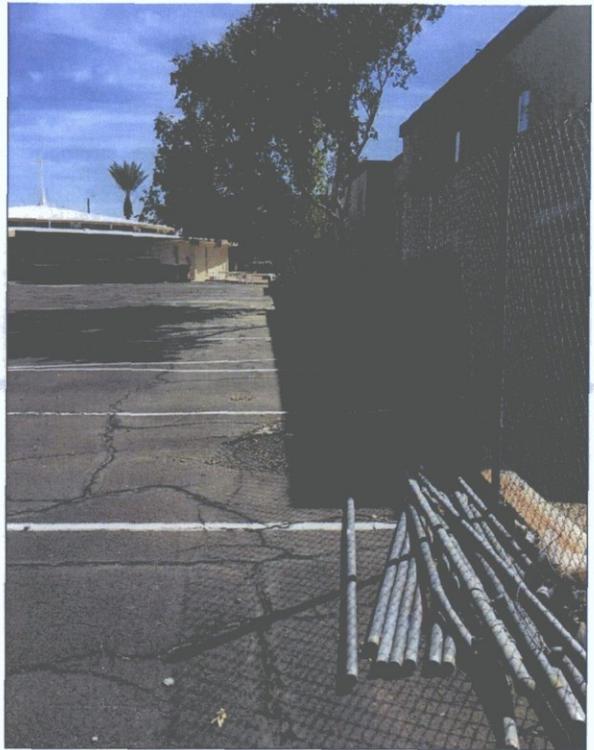


PHOTO 10-LOOKING EAST



PHOTO 11-LOOKING SOUTH

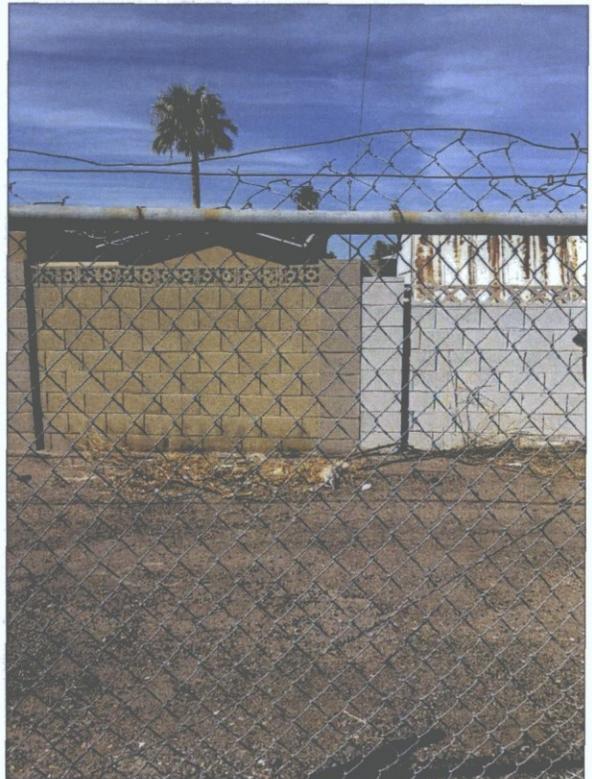


PHOTO 12-LOOKING WEST

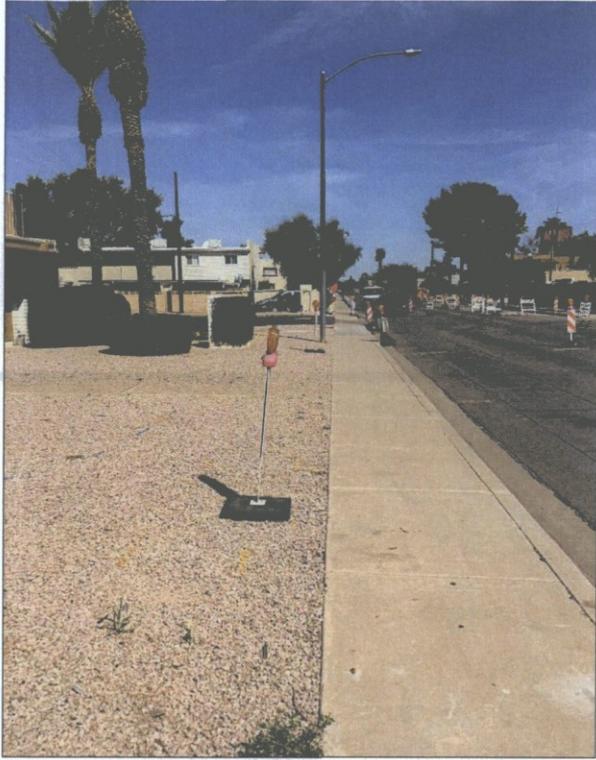


PHOTO 13-LOOKING NORTH

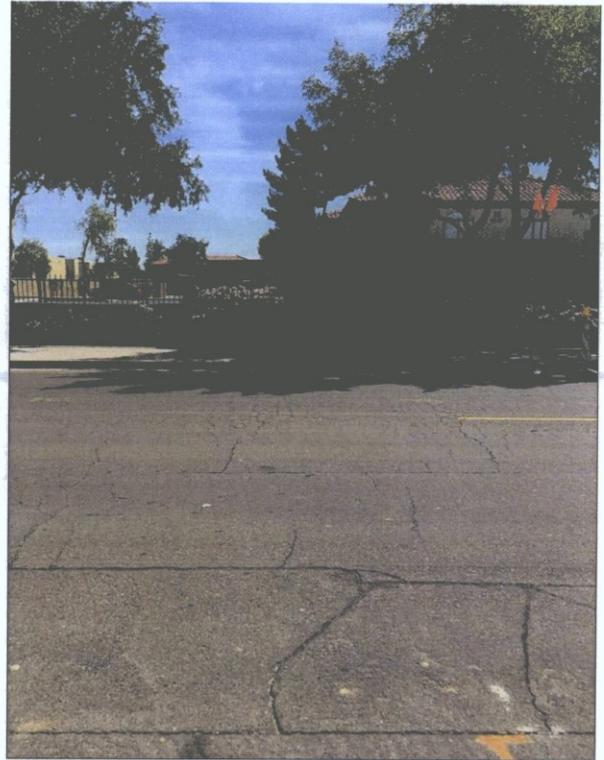


PHOTO 14-LOOKING EAST

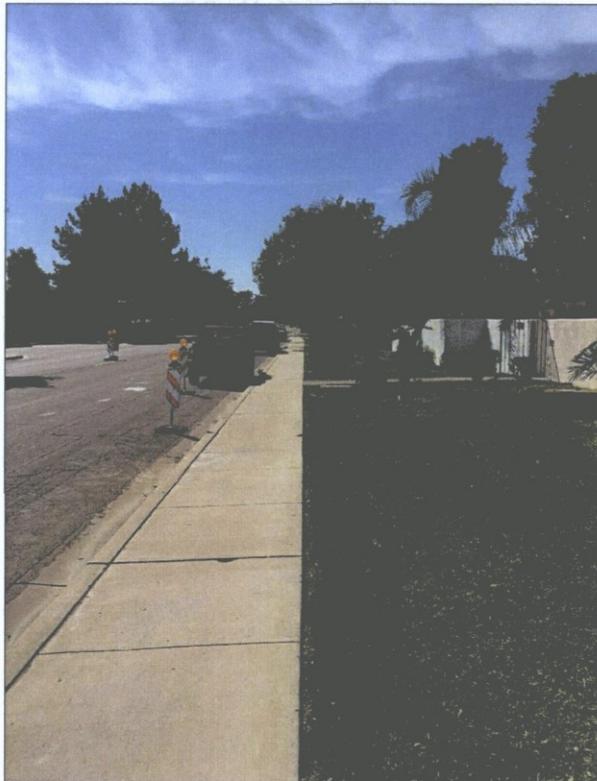


PHOTO 15-LOOKING SOUTH

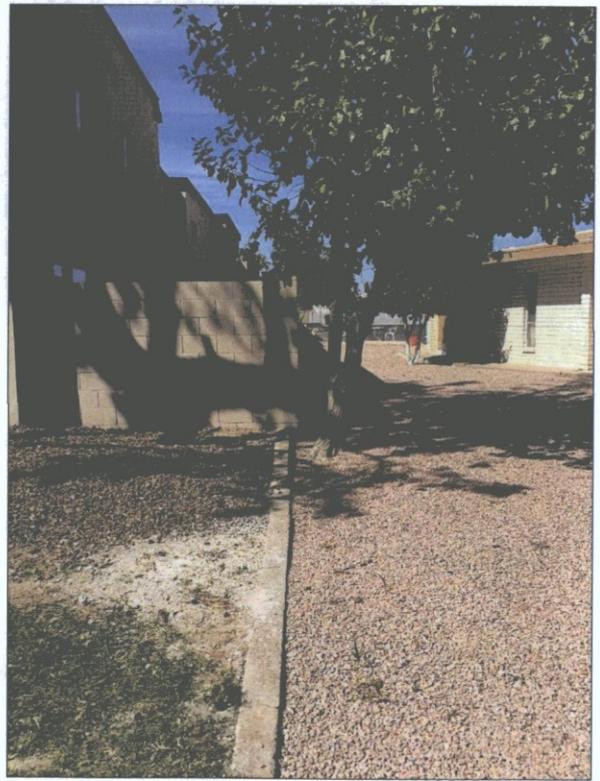
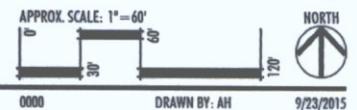


PHOTO 16-LOOKING WEST



N. 70TH & MONTEREY ALIGNMENT

CONTEXT AERIAL



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Untitled map
Write a description for your map.



CASA GRANADA
TOWNHOMES

AERIUM ENCORE
CONDOMINIUM &
TOWNHOMES

SCOTTSDALE
TOWNHOUSE

COLONIAL GRAND
AT OLD TOWN
SCOTTSDALE

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N. 70TH & MONTEREY ALIGNMENT

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APPROX. SCALE: 1"=60'

0000 DRAWN BY: AH 9/23/2015

NORTH

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