

Application Narrative

Palm Lane Residences

Project Address: 7320 E Palm Lane

412-PA-2024 Code: 84Z85

Goals and Policies of the General Plan

Project Overview:

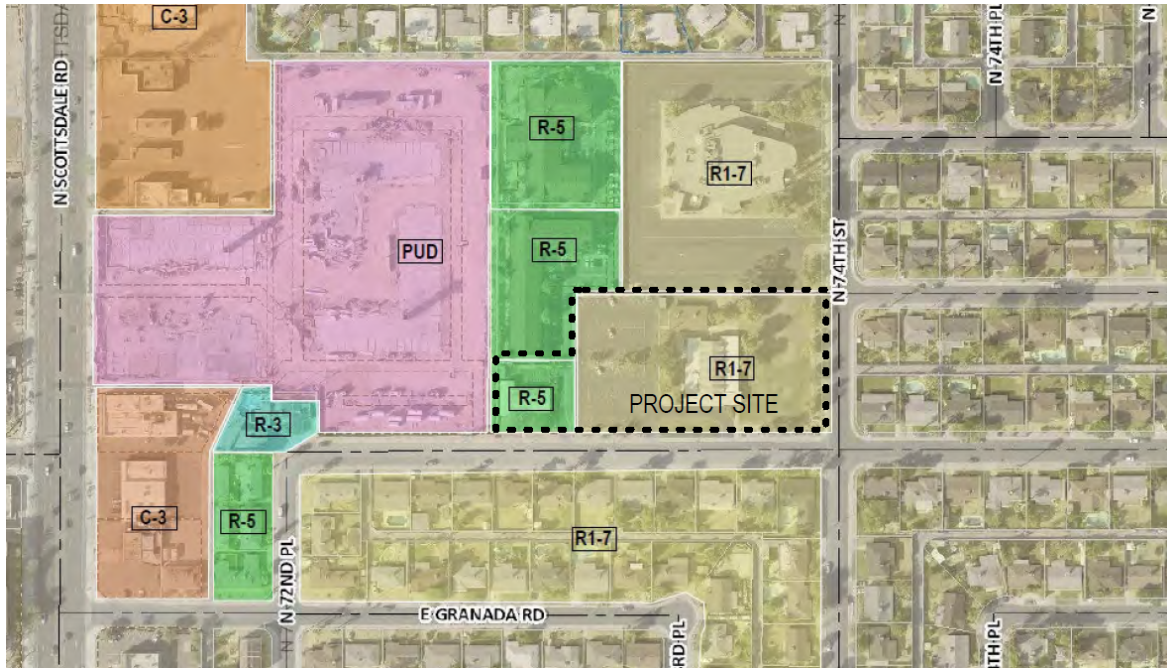
We are excited and honored to work with the city of Scottsdale on our new proposed residential project at Palm Lane & 74th street. The project proposes 22 new two-story single family detached homes with a main common amenity featuring a pool and shared gym/clubhouse. The community will be highlighted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

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

The project proposes a minor rezone of the existing R1-7 zoning to R3 zoning preserving the suburban land use to suburban land use. The primary zoning request is due to the smaller size of the lot and adjacent connection to the existing LDS church to the north and multi-family community to the east. The existing criteria for R1-7 zoning does not allow for an internal public road system due to the size and geometry of the lot.

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

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



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

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

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

‘As land for housing development becomes increasingly limited, the community will need to focus attention on the revitalization and preservation of established housing stock and seek creative infill development strategies to accommodate Scottsdale’s multiple

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

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

The proposed three-bed approx. 2200 sf homes will feature high quality designs and layouts while providing first class specs and finishes. The homes plans are thoughtfully designed with modern amenities and offer zero maintenance exteriors for owners. The common areas and shared amenities will be professionally managed through the HOA ensuring a high quality of maintenance and quality. The architecture of the homes will reflect upon the mid-century modern design aesthetics by pulling in features such as low-profile roofs and clean simple lines. This design approach will tie back to the character and culture of not only the immediate adjacent neighborhood but also the City of Scottsdale. The building structure, design and landscaping will complement the relationship between existing and new construction.

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

Goals and Policies of the Applicable Character Area Plan

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

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

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

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

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

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

‘Maintaining existing and developing new housing options are important considerations for planning Southern Scottsdale’s future’ SSCAP pg37. The model for our development looks to rework the typical residential subdivision site plan but still provide single family

detached homes with typical features such as 2-car garages and usable backyards. The main common area pool/gym space provides an extra layer of amenity not typically found in standard detached home communities. This first-class amenity will allow residents to have access to a full gym, cabana clubhouse, pool/spa and play area fostering community engagement. These amenities reach all prospective home buyers expanding the home ownership pool by not segmenting to a targeted demographic. This housing product will help expand southern Scottsdale mix of housing types. SSCAP pg38.

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

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

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

Street frontage landscaping will incorporate species from the ADWR's Phoenix Active Management Area plant list. Architecturally, the landscape design is a major component to the site's curb appeal and integration to the existing community. Existing neighboring design, as well as neighborhood participation have aided in our landscape design development. Neighborhood meetings and online Teams presentations have been conducted to engage the community and incorporate feedback. Exterior elevations demonstrate subtle variety via color blocking that will not be a stark contrast to each other while still avoiding palette monotony.

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

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

Historic Property – existing or potential historic property

-See Historic Report

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

Respectfully,

Curve Development



1/24/2025

Justin Pasternak
Curve Development
1661 E Camelback Rd 275
Phoenix, AZ 85016

RE: **6-ZN-2024**

Palm Lane Towns - Phase 2 ZN
J6073 (Key Code)

Justin:

Planning & Development Services has completed review of the above referenced development application submitted (payment accepted) on **10/02/2024**. The following comments represent issues or deficiencies identified by the review team and are intended to provide you with guidance for compliance with city codes, policies, and guidelines as categorized below:

Zoning Ordinance or Scottsdale Revise Code Issues

These are issues that must be addressed with the resubmittal. Addressing these items is critical to determining the application for a public hearing, or an administrative approval, and may affect Staff's recommendation. These comments are typically associated with pertinent code sections.

Policy Issues

These are issues that are incompatible with the City's adopted guidelines and policies. Though these issues may not be as critical to determining the application for a public hearing, or an administrative approval, they affect Staff's recommendation for approval and should be addressed with the resubmittal. These comments are typically associated with design standards and guidelines.

Technical Issues

These are issues that can be addressed on final plans prior to issuance. Though these items may not be as critical to scheduling the case for a public hearing, or issuing an administrative approval, they may affect a decision on the construction plan submittal and should be addressed as soon as possible. These comments are typically associated with technical items in preparation for the final plans process.

Considerations

These are issues that are identified as a project concern. Though these considerations are not dictated by any specific City ordinance, policy or guideline, they may improve quality of design and respond favorably to community expectations. Additionally, they may reduce delays in determining the case for a public hearing, or an administrative approval. These comments are typically associated with Staff suggestions & recommendations.

Current Planning:

Wayland Barton - wbarton@scottsdaleaz.gov, 480-312-2817

1. A distance of no less than ten (10) feet is required between two (2) main buildings, per ZO Sec. 5.704.E. It appears that only 5.5' exists between the main buildings on the development site. Please see the attached Zoning Ordinance section for more info and address with resubmittal. Staff encourages further outreach with the neighboring community to ensure that the intended proposal (in adherence with the Basic Zoning Ordinance – Property Development Standards) is consistent with the community's expectations from the prior outreach efforts. Significant changes should be coordinated more closely prior to the public hearing notification process.

Response: The site plan has been redesigned to provide a minimum of 10' clear between all building on site.

2. Please revise the site plan to demonstrate compliance with the building setbacks (add BSL callouts) and the distances of the structures to the property lines consistent with the R-3 requirements of ZO Sec.5.704.D. Please address with resubmittal.

Response: See Site Plan/Landscape plans demonstrating compliance with the required setbacks. Dimensions with notes have been provided.

3. Please provide the net and gross acreage on the site plan. Gross lot area shall mean the area of a lot including one-half (½) of all dedicated streets and alleys abutting the property, per Article III. Please address with resubmittal.

Response: Gross and net lot areas have been provided on the site plan.

4. Please provide the density calculations on the site plan demonstrating the maximum allowed and actual proposed du/ac. It appears that that the minimum gross land area per dwelling unit is 3,370 sf, per ZO Sec. 5.704.C. Additionally, it appears that 8.05 du/ac is proposed with the project which exceeds the 7.99 du/ac consistent with a Suburban Neighborhood, per the 2035 General Plan. Please address with resubmittal.

Response: Density Calculations have been provided on the site plan.

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

22 units/2.7620 ac = 7.965 du/ac

5. The provided open space calculations are incorrect. Please ensure that all required/allowable open space and frontage open space calculations comply with the Zoning Ordinance Section 5.704.A. It appears that a minimum 36% of the net lot area shall be maintained as open space, or +/-33,446 square feet with 12% (or 11,815 sf) contained as frontage open space at a minimum 20:1 per street frontage (not to exceed 50:1) with the remainder reserved as common open space. Please also review the requirements for private open space as the proposed private backyard spaces should not be counted as "common" open space for the development community. Parking areas and parking lot landscaping shall not be included in the required open space (ZO Sec. 5.704.A.3). Please address with resubmittal.

Response: Open space area calculations have been provided on the site plan – see site plan

6. A landscape area not less than thirty-five (35) feet deep from any street line shall be provided for any R-3 zoned property, per ZO Table 10.401.A. It appears only 25-feet of landscape area is provided along 74th and Palm. Please note that the updated orientation of the development proposal appears to climate the possibility of front courtyards. Now, a tall wall separates the frontage open space from the community with no units fronting the street. Please revisit the requirements of the R-3 with this updated development proposal and address with resubmittal.

Response: As discussed with planners the 6' high architectural wall is allowed per code to be within the landscape buffer. All buildings/structures have been set back a minimum of 35' from the back of curb to comply with the intent of the landscape buffer. Landscaping occurs on both sides of the architectural wall satisfying the 35' landscape buffers. The landscape frontage open space is also labeled on the site plan

7. Please provide the private outdoor living space calculations consistent with the R-3 requirements of ZO Sec. 5.704.A.2.

Response: Outdoor private living space calculations added to the site plan. All units are in compliance with the ordinance. – see site plan

8. Please identify the location of all screen walls on the site plan with height call-outs. Please refer to Zoning Ordinance Sections 5.704.F, 7.105, 9.106.F, and 10.501.H.

Response: Top of wall heights have been added to the site plan.

9. Walls taller than 3-feet in height shall not be located within the required frontage open space area, per ZO Sec. 5.704.F.1. Please address with resubmittal.

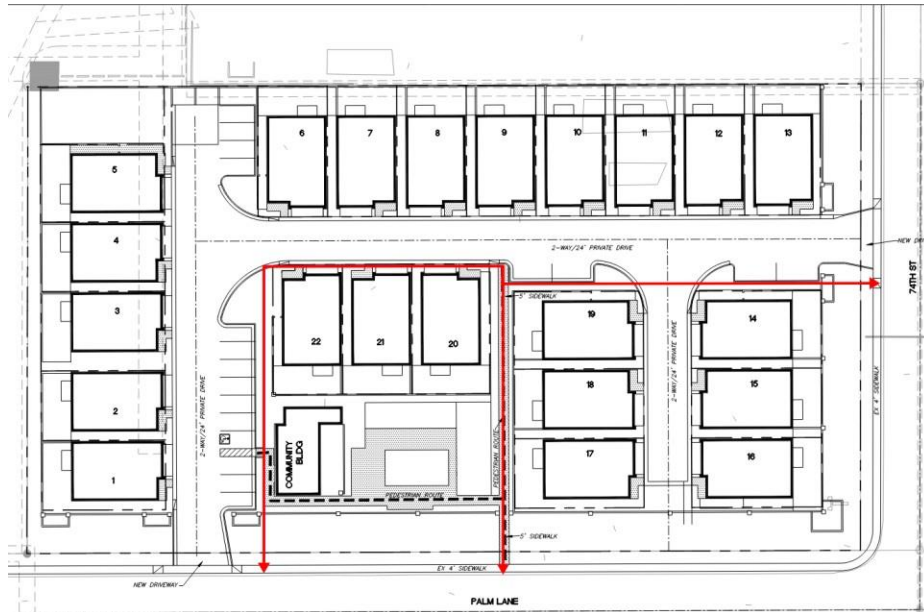
Response: No walls taller than 3' are located on the frontage open space – see site plan. The only 3' high 'walls' are the raised 2' high planters located at the entrances by the driveways

10. Please note that a minimum of forty percent (40%) of trees shall be mature, as defined in Article III of the Zoning Ordinance, per ZO Sec. 10.501.B. Indicate both the compliant caliper and industry standard box-size for that caliper in the plant palette, based on the provisions within Section

10.501.B of the Zoning Ordinance -i.e. 3-inch single trunk and / or 1.5-inch multi trunk.

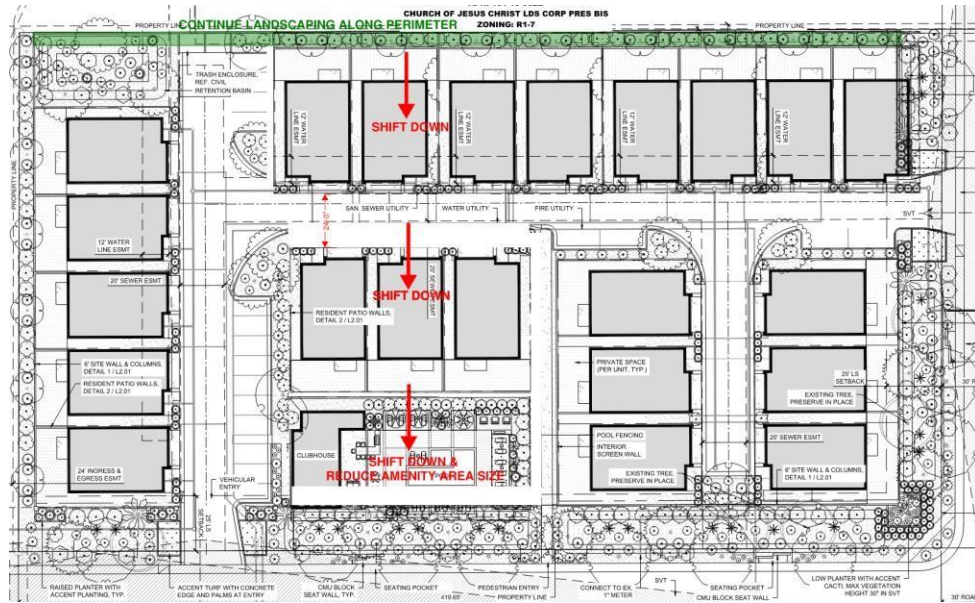
Response: Revised landscape plans to address the min 40% mature trees

11. The proposed pedestrian connectivity plan does not appear to provide a safe and convenient network over the development site. Please update the proposal to include sidewalk connections near the driveway entrances to avoid shared pedestrian & vehicle access points consistent with ZO Sec. 1.904.A.3 (DRB Criteria #3 – Ingress, Egress, On-Site Circulation, Parking, and Pedestrians).



Response: New sidewalks have been incorporated in the site plan per notes. With conversations with planners and staff we agree to provide 4' wide sidewalks on the interior of the site. The exterior sidewalks and connections will be 6' wide sidewalks to the property lines. See site plan and circulation plan

12. The use of landscaping and mature trees is encouraged to provide an immediate impact especially when used in buffering adjacent uses with infill-type development projects within an existing community (landscape design guidelines). Please update the proposal to continue wrapping the western perimeter landscaping around the development site to the north. Shift down the northern units and reduce the size of the amenity area to accommodate a more integral design concept that aims to contribute to the overall appearance and functionality of the community.



Response: In conversations with the LDS church to the north they are in full support of our project as designed. The resubmittal proposed a row of landscaping in the existing landscape island that exists to the north to help soften the wall from the exterior – See landscape plans

13. Please revise the accessible parking stall count to be 4% of the provided consistent with ZO Sec.

9.105.B. This would appear to be two (2) accessible parking spaces. Please address with resubmittal.
Response: 18 common parking spaces (including one loading/temp parking space) provided for the development. (note each unit has 2 spaces in the garages which satisfy the ordinance)
18 spaces * 4% = .72 spaces required to be ADA. 1 ADA space provided – see site plan

14. The proposed accessible parking space does not appear to meet the dimensional standards of ZO Sec. 9.105.F. Please revise the accessible parking spaces to meet the required parking space dimensions.

Response: Revised to show the dimensions of the ADA parking space – see site plan.

15. Please revise to include bicycle parking calculations consistent with ZO Sec. 9.103.C. It appears that the site will require more than forty (40) parking spaces resulting in at least 1 bicycle parking spot space for every ten (10) required vehicle parking spaces. Please address with resubmittal.

Response: New bike parking has been added to the site plan – see site plan and landscape plans.

A total of 10 common bike parking spaces have been provided which is more than the required amount. More bike parking is added to promote alternate forms of transportation.

16. It appears a drainage basin is proposed within the frontage open space areas of the subject site. Please show the proposed extents of the required drainage easement(s) over the new basins. Additionally, please ensure that there will be minimal slopes near the sidewalk paths as fall-protection guardrails are discouraged along the frontage sidewalk areas. Cross sections of the basin should be provided at the case-level to assess potential impacts to the adjacent sidewalk & paths. See other comment above regarding additional sidewalk connections.

Response: Drainage basins have been revised per comments

17. It appears turf is proposed. Be advised, for a non-ADWR plant palette (like grass), please provide the total allowable square feet of water intensive plant material (any non-ADWR-PHX plant) in accordance with the City of Scottsdale's Revised Code 49-241 – 49-252, and the total provided water intensive plant material. Suggest updating the plans to remove all water-intensive turf areas using drought-tolerant desert-friendly alternatives.

Response: all natural turf areas removed from project

18. Undergrounding of utility lines will be required, per DS&PM 5-2.607. Please update project plans to demonstrate conformance with this requirement.

Response: All utilities will be underground, see utility plans. Existing above ground electrical will be removed and new routing will be underground – see utility plans.

Long Range Planning:

Ben Moriarity - BMoriarity@Scottsdaleaz.gov, (480) 312-2836

RESPONSE: please reference revised narrative that address comments below for long range planning in format provided below. (previous narrative is included at the end of the document for reference)

1. Please format the narrative to respond to the Scottsdale General Plan 2035 goals and policies. Please include the enumerated goal and policy as well as discussion as to how the proposal intends to implement the cited goal or policy.

EXAMPLE:

CHARACTER & DESIGN ELEMENT

Policy CD 1.3: Ensure that all development is a part of and contributes to established Character Types.

Response: I.e., "The proposed development provides..."

2. Staff would encourage that a resubmittal specifically respond to the following goals and their supporting policies found within the City of Scottsdale General Plan 2035 as well as other applicable goals and policies of the Plan :
 - a) Character & Design Element, Goal CD 1
 - b) Land Use Element, Goal LU 2
 - c) Preservation & Environmental Planning, Goal EP 5, EP 7
3. Please format the narrative to respond to the Southern Scottsdale Character Area Plan goals and strategies. Please include the enumerated goal or policy as well as discussion as to how the proposal intends to implement the cited goal or strategy.

EXAMPLE:

Policy CD 1.2 Architectural housing character should not be restricted to, but remain complementary with, existing neighborhood design.

Response: I.e., “The proposed development provides...”

4. Staff would encourage that a resubmittal specifically respond to the following goals and their supporting strategies found within the Southern Scottsdale Character Area Plan:
 - a) Housing Element, Goal H2
 - b) Character & Design Element, Goal CD 1, CD 4, CD 5, CD 7
 - c) Community Mobility, Goal CM 6
 - d) Preservation & Environmental Planning, Goal PE 1, PE 2
5. The proposed request is a zoning change from Single Family Residential (R1-7) to Medium Density Residential (R-3) zoning. Scottsdale General Plan 2035 designates the site as Suburban Neighborhoods, where densities are typically more than one dwelling unit per acre, but less than eight dwelling units per acre. The R-3 zoning district, if maximized, may permit up to 12 dwelling units per acre, which would not align/conform with the Suburban Neighborhoods land use designation but rather Urban Neighborhoods which typically allow for densities greater than eight dwelling units per acre. Please clarify within the revised narrative how the proposed development and change in density implements the definition of Suburban Neighborhoods as defined within the General Plan 2035 (Page 52).

Response: see narrative

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

Response: see narrative

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

Response: See narrative

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

Response: See Narrative

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

10. If further outreach has been conducted since the original submittal, and as a response to Goal CI 1 of the Community Involvement Element as well as Policy LU 3.5 of the Land Use Element, with a resubmittal, please provide an updated Citizen Involvement Report that describes the key issues that have been identified through the public involvement process and how the forthcoming resubmittal has responded to such items.

Response: see narrative

Transportation:

Stephanie Croker - SCroker@Scottsdaleaz.gov, (480) 312-7802

19. Please update the site plan to reflect the appropriate driveway for this development, per DSPM 5-3.204. Multi-family residential development driveways should be a CL type driveway on local streets and a CH driveway on collector or arterial streets. Refer to city standard detail drawings for driveway details.

Response: Driveways are updated per city standards noted above – see civil/site plans

20. Please update project plans with a min. 6-foot-wide sidewalk provided along both Palm Lane and 74th Street, per DSPM 5-3.110.

Response: Plans are updated to show 6' wide sidewalks along Palm Lane and 74th Street

21. Please update the project plans with a min, 6-foot-wide sidewalk on one side of the drive aisle for connectivity, per DSPM 5-3.111.

Response: 6' sidewalks are incorporated on the plans along the drive aisle to the site walls. Note: in working with the planners we are showing 4' wide internal sidewalks and pathways. Everything on the exterior of the site walls will be 6' wide. See site plan and circulation plan

22. Please provide Phase 1 with onsite connectivity to the public sidewalk along Palm Lane, per DSPM 5-8.200.

Response: A new internal sidewalk has been added to phase 1 connecting to the Palm Lane – see site plan and circulation plan.

23. Please provide Phase 2 with onsite connectivity to the public sidewalk along 74th Street, per DSPM 5-8.200:

Response: New internal sidewalks have been added per city notes to provide onsite connectivity to 74th street and palm lane, see site plan and circulation plan.

24. Please ensure Phase 1 driveway spacing meets standards with the adjacent development driveway to the west, per DSPM 5-3.201.

Response: Phase 1 driveway spacing meets the standards with adjacent development driveway to the west. Note – the driveway to the west is only for fire department access and is permanently locked and only has access for FD vehicles.

25. Please update the site plan with required site distance triangles with documentation of speed limit and lane configurations used for the calculation, per DSPM 5-3.123.

Response: Site distance triangles have been added to the site plan – see site plan.

Traffic Study (TIMA):

Stephanie Croker - SCroker@Scottsdaleaz.gov, (480) 312-7802

26. The site plan shows a separate driveway for Phase 1. Please revise the study.

Response – Traffic Report has been updated – see report

27. Please be advised, we have received a concern from a resident in the community regarding speeding on 74th Street south of the development and the additional trips that will come from the Palm Lane Towns development. The resident was asking if there will be any proposals to slow down traffic on 74th Street. If you are providing any traffic calming to help get the community on board with your project, please include that in the study or any other supporting information as to why this development will have a positive impact on the roadway network. These are ideas that may help support your project but not required: obtaining speed data and including NTMP program information in the study, crash data, and/or including trip distribution/assignment to show the impact of daily trips on 74th Street. City staff has directed them to our NTMP program already as well.

Response: We will work with planners on some potential solutions. We propose adding street signs for traffic calming along 74th street. Final solutions will be shown in civil permitting plans.

Civil Engineering:

Eliana Hayes - EHayes@Scottsdaleaz.gov, (480) 312-2757

28. Please be advised that any required ROW dedications will need to be done in fee simple through a final plat submittal into plan review and city recordation, per SRC 47 +48. Applicant to acknowledge accordingly.

Response: We will not subdivide the properties. The proposed project we incorporate a condo plat to divide homes. No onsite ROWs will be dedicated

29. Please be advised that off-site transportation, stormwater, + water resources improvements along property frontages to existing supporting infrastructure, with associated dedications, will be required, per SRC 48-7, 47-10, + 49-219. Accordingly, a sewer extension along 74th and Palm Lane is required. Please update the preliminary G+D plan accordingly with this zoning case resubmittal.

Response: Prelim G+D plans have been updated per comments above.

30. A covenant to construct and assurances for public infrastructure will be required prior to final plat recordation, per SRC Ch 48. Dollar value will be based on city costs to complete infrastructure. Applicant to acknowledge.

Response: No Final Plat will be filed. We will condo plat both lots. Acknowledged a covenant to construct and assurances will be required for the public water and sewer lines to be built with the project.

31. Please be advised, the submittal of on-site civil work is required in the same plan set as all the off-site improvements, per DSPM 1. Applicant to acknowledge accordingly.

Response: confirmed

32. REFUSE: A city standard detail double enclosure is required for number of units and club house SF proposed, DSPM 2-1.309. Please update all case materials accordingly.

Response: A city standard detail double enclosure has been added to the plans – see site plan and landscape for architectural detail and materials

33. Please update the site plan with a min. 6-foot-wide sidewalk from the main entry of the development to each 74th and Palm Lane, per DSPM 2-1.310. Please be advised that a min. 5' is not acceptable and no connection is proposed to 74th. Please update all case materials in conformance with this development requirement.

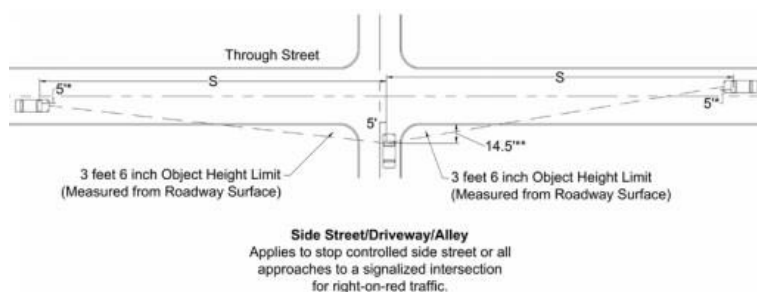
Response: all public sidewalks to the site exterior site walls have been updated to 6' wide. See site plan and circulation plan

34. BENCHMARKS: Please make sure to use the McDOT benchmark system and in accordance with the FEMA Benchmark Maintenance criteria, per DSPM 3-1.701, I. Please update with submittal.

Response: McDOT benchmarks have been coordinated, attached control statement included in resubmittal/

35. Please update the site plan with the required site distance triangles under DSPM 5-3.123 D meeting the requirements of these intersection sight distance requirements and:

Response: Site distance Triangles have been added to plans



* 5 feet measured to nearest lane line or centerline.

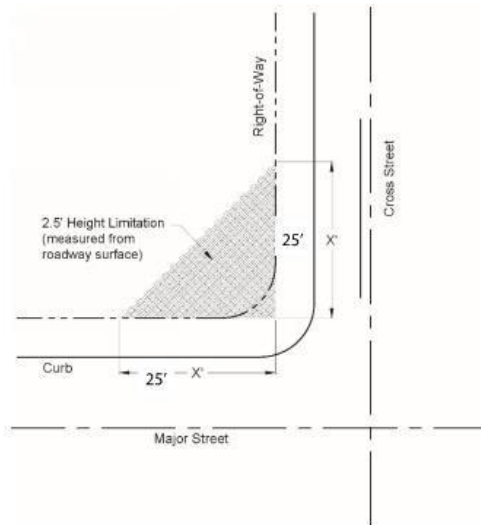
** 14.5 feet measured from face-of-curb or edge-of-travel way.

S = Intersection sight distance in feet on driver's left and right for right turns, left turns and through traffic.

(See AASHTO Geometric Design of Highways and Streets for additional sight distance requirements)

(See, Appendix 5-3B for distance S)

FIGURE 5-3.26 INTERSECTION DEPARTURE SIGHT DISTANCE REQUIREMENTS



* If the standard right-of-way (46 ft. local residential, 60 ft. local collector) is not available, the safety triangle (X) shall measure 60 ft. on local residential streets and 70 ft. on local collector streets from the centerlines of the streets.

FIGURE 5-3. 27 TRAFFIC SAFETY TRIANGLE ON CORNER PROPERTY

36. Please be advised, the Preliminary Basis of Design Reports must be reviewed and accepted by the Water Resources Department prior to zoning approval, per DSPM 6-1.202 + 7-1.201. Please update BODs accordingly.

Response: Prelim Basis of Design Reports are updated

Fire

Doug Wilson - DoWilson@Scottsdaleaz.gov, (480) 312-2507

37. Fire sprinkler system for residential units may be fed by domestic if residences are single family homes constructed in accordance with the IRC. Clubhouse dedicated fire service to remain, NFPA 13 type system. Please note with resubmittal.

Response: Confirmed, homes will be constructed in accordance to the IRC with sprinklers being fed off the domestic line. The clubhouse will have its own dedicated fire service.

38. An on-site fire hydrant is required. Fire hydrant spacing is 700 feet on center for commercial/multi-family. (Ord 507.5.1.2) One hydrant near the entrance off E Palm is acceptable. Can tap into public main or possibly use proposed fire service line feeding clubhouse if min 6 inch.

Response: New fire hydrant located on SW corner of site next to south entry drive – see site plan and utility plans.

Storm Water:

Jennifer Lynch - JLynch@Scottsdaleaz.gov, (480) 312-7903

39. Please address the comments included in the following correction files uploaded into the digital portal:

- a) "6-ZN-2024_1-CORR-STORMWATER-Preliminary Drainage Report.pdf" and
- b) "6-ZN-2024_1-CORR-STORMWATER-Site Plan.pdf".

Response – See revised plans to that address comments

Water Resources:

Levi Dillon - LDillon@Scottsdaleaz.gov, (480) 312-5319

40. Water BOD V1, LDillon 10/29/24

- a) You cannot manifold meters either off of same service line side or on downstream side of

multiple meters servicing the same development. If using a master meter it should be one

single meter for one single development or group of buildings i.e. multiple independent unmanifolded meters serving sections of the development could also be used . DS&PM 6-1.416 Note: If a meter is not needed a development fee credit proportional to the size of the meter can be issued to offset the development fee of a new single meter.

Response: No more master meters are being used. The new water routing will be public and utilize standard water meters at each unit

- b) Add note to utility plan: sections of existing 6-inch ACP public main to be replaced as required per DSPM 6-1.408 & 6-1.413
- c) Confirm min fire line loop diameter with fire plan reviewers, provide comment response in resubmittal. For reference min City public main size is 6-inch.
Response: Fire Loop is not required, homes will be feed off domestic line
- d) If building condos to townhome building code standards individual combined water services + fire lines may be able to be provided for each unit. If confirmed this could eliminate the need for a separate fire line loop. Confirm with fire plan reviewer and provide a comment response in the resubmittal.
Response: confirmed we will feed fire sprinklers off public water line.
- e) Call out water service and fire line for community building. Community building should probably have a dedicated fire line off of the public main. Confirm with fire plan reviewer and provide comment response in re-submittal. **Response:** added to plans
- f) Call out pool, where is pool equipment and water meter and service? Indicate location.
- g) Place new hydrant per fire dpt. (or on internal public main if vehicle access is adequate). If cross access not granted on drive off of Palm Lane the hydrant may be need near access drive on 74th St (applicant needs to verify). Confirm with fire plan reviewer and provide a comment response in the resubmittal. This was a preapplication meeting comment from fire dpt. **Response:** New FH is added to south entrance off of palm lane.
- h) Address other comments on utility plan within the water BOD.

41. Wastewater BOD V1, LDillon 10/29/24

- a) Conditions for Phase 1 sewer options: The sewer solution for Phase 1 (west parcel) cannot include a private sewer across a non-project parcel per the provisions of private sewer servicing multiple parcel described under SRC 49-118,d., namely that the ordinance applies only to contiguous parcels.

Response: Sewer is connected in palm lane in the public row. See utility plans for routing

- b) A stipulated private easement connecting the project parcel across the non-project parcel will NOT be acceptable as a stipulation under the zoning case, nor approved to hearing, as there can be no absolute assurance that a private easement will ultimately be granted by the owner of the non-project parcel post rezoning. SRC 49-118, d (related, result of Phase 1 and 2 not being contiguous parcels)

Response: Private access easement has been recorded. This will allow the connection between parcels for the new 6' wide sidewalk. Recorded easement included in resubmittal.

- c) Acceptable Phase 1 sewer options that shall be verified within this zoning case BOD include: Option A: Extending public sewer from the public sewer located in the alley southwest of the site (approx. 300 linear feet); Option B: extending public sewer within the ROW south on 74th St and then west on Palm Lane (approx. 630 linear feet). SRC 49-212/49-219

Response: A public sewer/water line will be installed along the main internal common driveway on phase. See utility plans for routing. Phase 1 sewer will extend into Palm lane and then tie into a public line/easement on phase 2. Propose that phase 1 gets reviewed with BOD and can get approved with stipulation of approval on phase 2.

- d) The proposed Phase 2 onsite sewer shall be a private sewer. If you desire or need to extend

public sewer, public sewer shall to be extended along 74th St and Palm Lane per the City's extension requirements. SRC 49-212/49-219

Response: Sim note to above. We will dedicate a public water/sewer line across the large lot/phase 2. See utility plans.

- e) Within this zoning case BOD the sewer solution for Phase 1 (west parcel) has to first be fully resolved/confirmed for the sewer requirements for Phase 2 (east parcel) to be determined. Any/all sewer solutions shall be fully verified for feasibility under this zoning case as directed and approved by the City Water Resources Department. DS&PM 7-1.201. The next comments below set the conditions and options for the Phase 1 sewer.
- f) Conditions for Phase 1 sewer options: The sewer solution for Phase 1 (west parcel) cannot include a private sewer across a non-project parcel per the provisions of private sewer servicing multiple parcel described under SRC 49-118,d., namely that the ordinance applies

only to contiguous parcels. Also, per DS&PM 7-1.400 "SS lines shall not be privately owned if a future connection to those lines can serve adjacent parcels." Phase 1 is considered a future connection in configuration.

Response: Proposed to have phase 1 reviewed and approved with stipulation of approval of phase 2 BOD.

- g) A stipulated private easement connecting the project parcel across the non-project parcel will NOT be acceptable as a stipulation under the zoning case, nor approved to hearing, as there can be no absolute assurance that a private easement will ultimately be granted by the owner of the non-project parcel post rezoning. SRC 49-118, d (related, result of Phase 1 and 2 not being contiguous parcels)

Response: Recorded easement is included in submittal. Please note that this will only apply to the pedestrian crossing.

- h) Acceptable Phase 1 sewer options that shall be verified within this zoning case BOD include: Option A: Extending public sewer from the public sewer located in the alley southwest of the site (approx. 300 linear feet); Option B: extending public sewer within the ROW south on 74th St and then west on Palm Lane (approx. 630 linear feet). SRC 49-212/49-219, DS&PM 7-1.400

Response: Addressed above

- i) To confirm the feasibility for both Phase 1 and Phase 2 sewer extension plans for public and/or private + offsite and/or onsite, provide a basic pipeline profile through to the public sewer connection point/service. Existing sewer pipeline inverts, top of manholes, and several grade elevations shall be surveyed or accurately measured to confirm the submitted pipeline profile. DS&PM 7-1.200, B.,3.

Response: We have provided sewer slope and rim and invert data for the proposed sewer route. Since very little of the extension is within the street right of way there seems to be no point in preparing a sewer profile at this point. We do have crossing with public waterline lines or storm drain where there would be substantial benefit in providing a profile

- j) The proposed Phase 2 onsite sewer shall be a private sewer. If you desire or need to extend public sewer, public sewer shall to be extended along 74th St and Palm Lane per the City's extension requirements. SRC 49-212/49-219, DS&PM 7-1.400.

Response: Phase 2 sewer will be public and extend across site, see utility plans.

- k) Pool and pool equipment location need to be called out on the site plan and backwash flows of 100gpm need to be applied to a required capacity analysis of all impacted sewers (both existing and proposed) that needs to be included within the BOD to verify pipe sizing requirement. DS&PM 7-1.202,G,5

Response: Pool equipment location shown on site plan, backwash flows have been applied to capacity analysis.

- l) A logical phasing plan for the development and the corresponding phased sewer infrastructure needs to be provided within the report i.e. element of master plan. DS&PM 7-1.200

Notes: If you need to serve Phase 1 with infrastructure that is included with Phase 2 then phasing order needs to switch with the east parcel infrastructure being the first phase. The Phase 1 (27-DR-2024) and Phase 2 (28-DR-2024) sewer BODs cannot be approved until this 6-ZN-2024 sewer BOD is approved.

Response: Phase 1 and phase 2 to stay consistent with current phasing. Propose to have phase 1 conditionally approved with phase 2 BOD approval.

- m) No reference provided for basis of peaking factor. Provide. DS&PM 7-1.403

Response: basis of peaking factor provided see report.

- n) The city enforces 8-inch min size for private sewer serving multiple buildings, thus matching minimum diameter for public sewer design. 8-inch will also require less slope. Confirm with civil plan reviewer and respond to comment in resubmittal.

Response: Plans have been updated to show public sewer connection.

- o) The utility plan conflicts with the report body. Conflicting information provided. Update/coordinate.
- p) The report TOC conflicts with the report body. Update/coordinate.
- q) Address comments on the utility plan within the sewer BOD.

Please re-submit the revised application requirements and supplemental information identified in Attachment A. Once reviewed, Staff will determine if the application is ready to be determined to a public hearing (or an administrative approval), or if additional information is needed.

The Zoning Administrator may consider an application withdrawn if a resubmittal has not been received within 180 days of the date of this letter (Section 1.305. of the Zoning Ordinance).

If you have any questions, please contact the reviewers identified above.

Regards,

A handwritten signature in black ink, appearing to read 'Wayland Barton', with a stylized, cursive script.

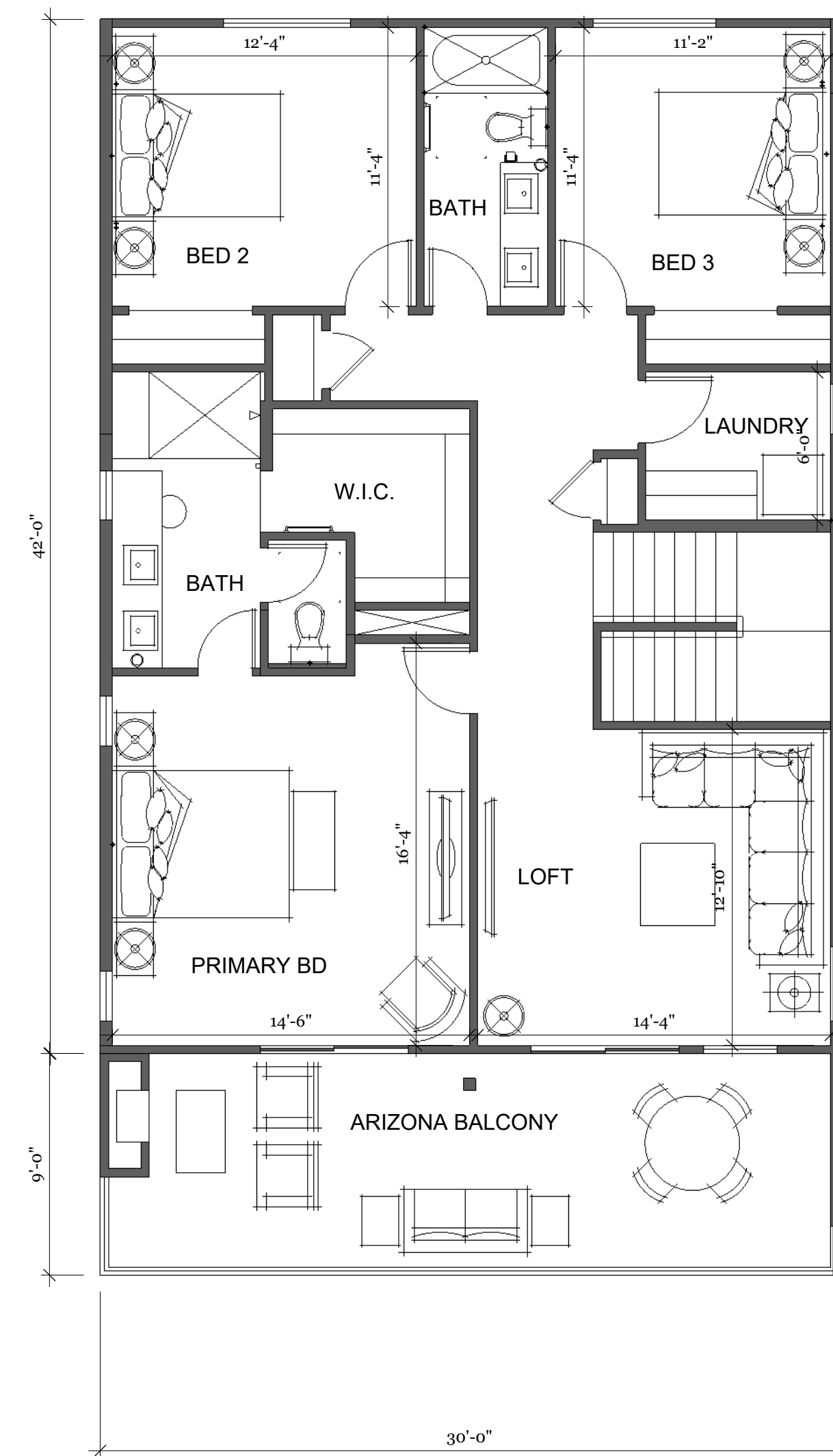
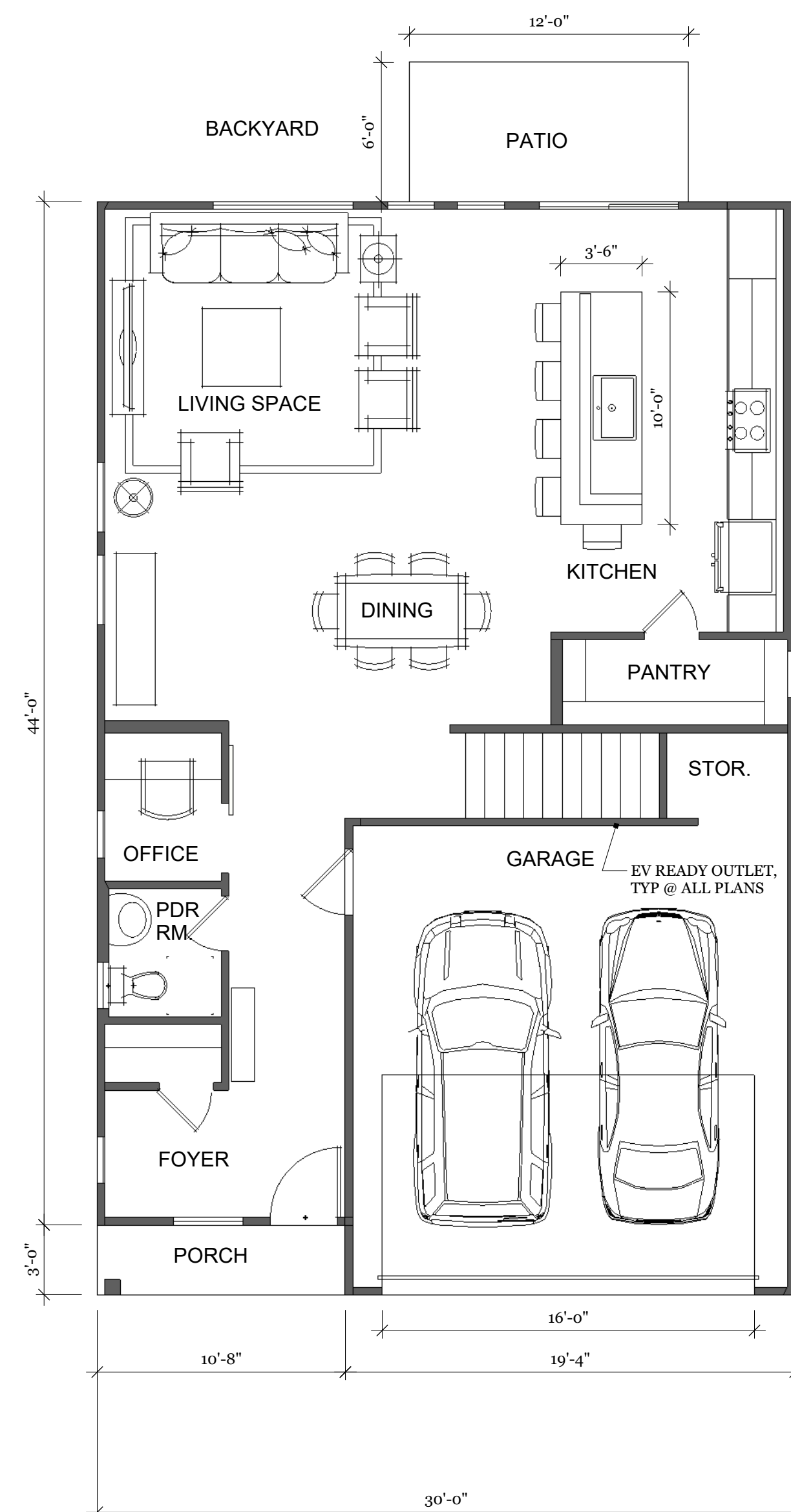
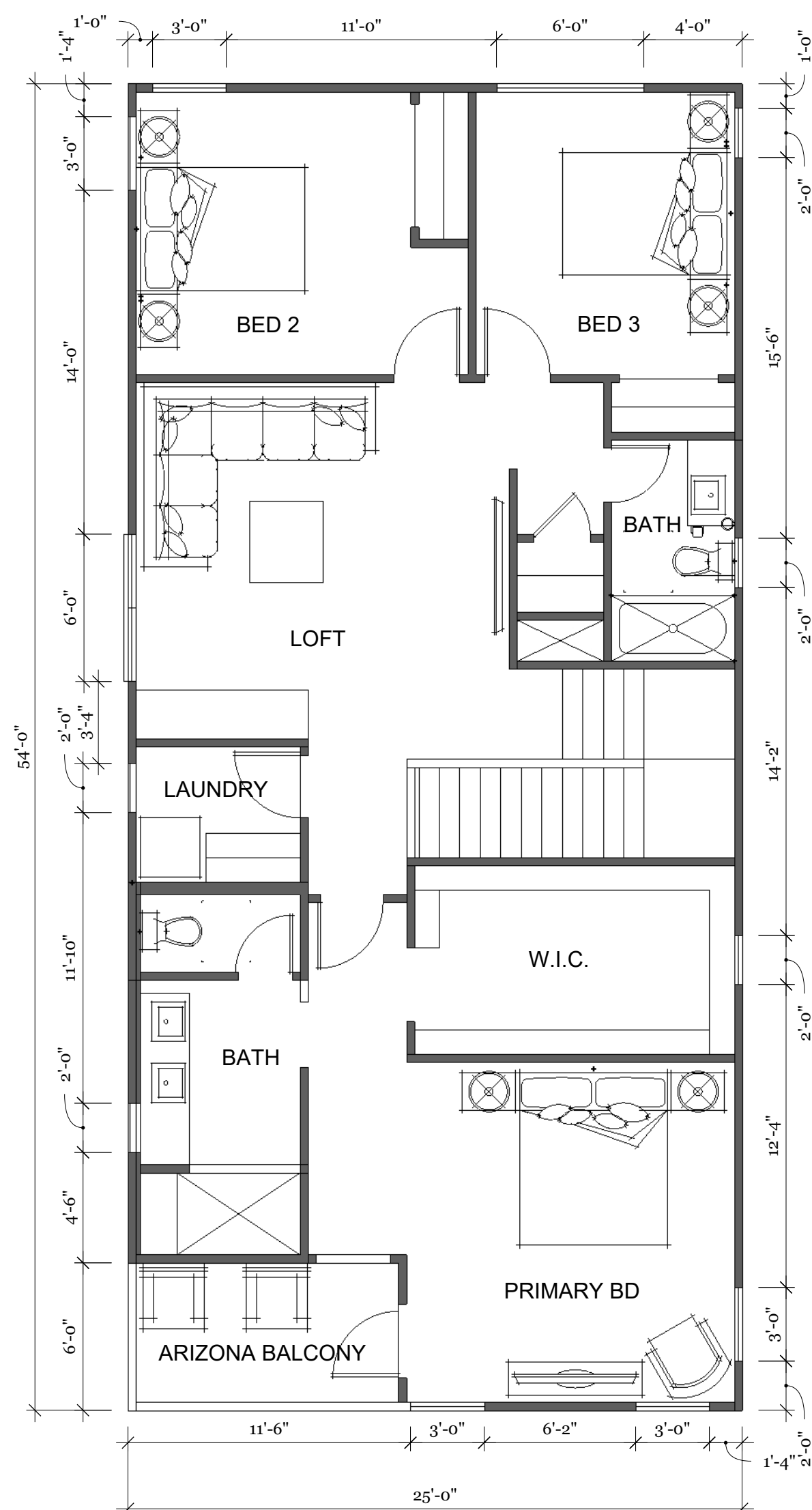
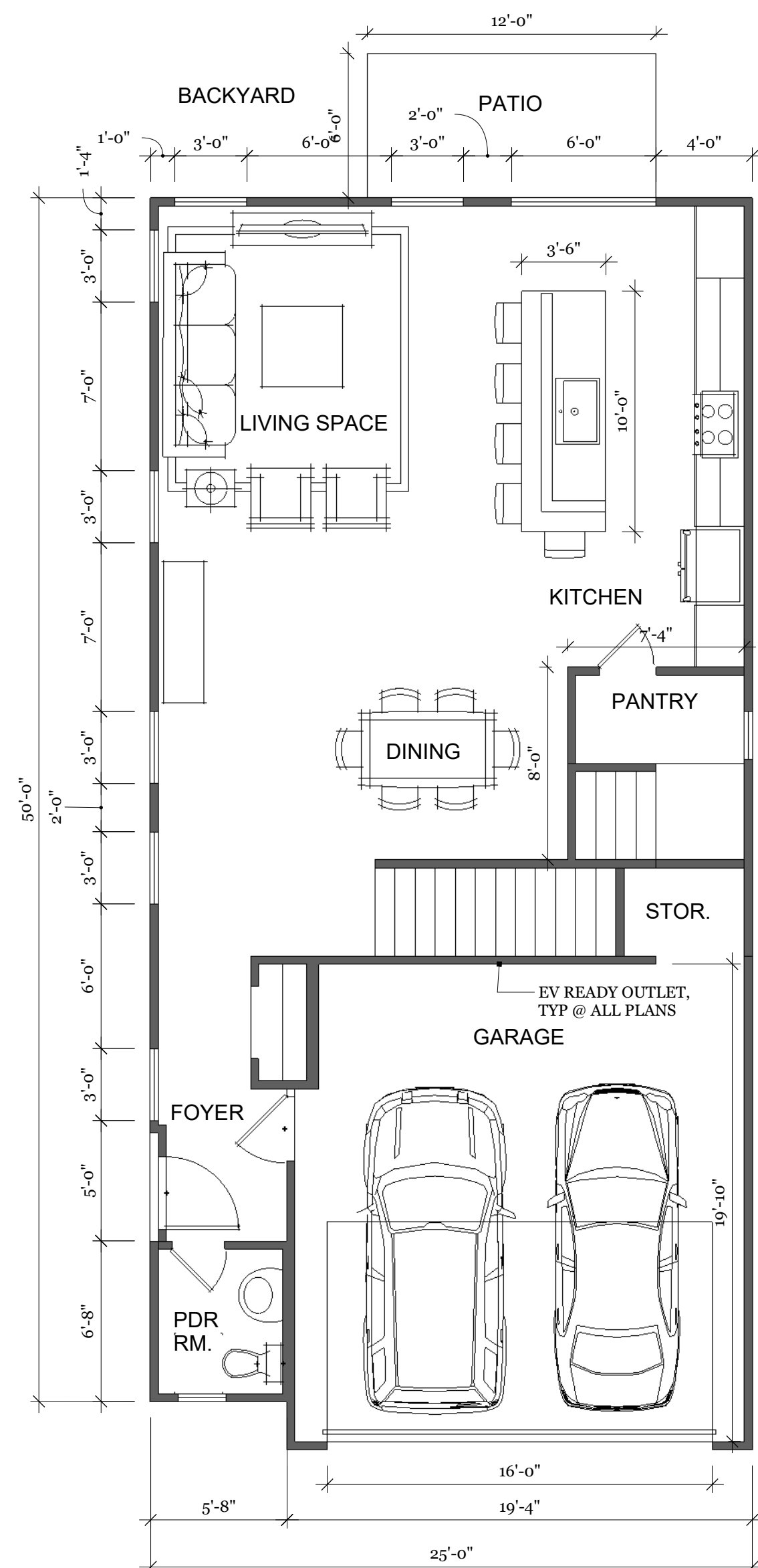
Wayland Barton
Senior Planner

ATTACHMENT A
Resubmittal Checklist

Submit digitally at: <https://eservices.scottsdaleaz.gov/bldgresources/Cases/DigitalLogin>

All files shall be uploaded in PDF format. Application forms and other written documents or reports should be formatted to 8.5 x 11, and plans should be formatted to 11 X 17.

- Comment Response Letter – Provide responses to the issues identified in this letter
- Summary of modifications made resulting from Public Input and staff comments
- Project Narrative
- Traffic Impact Mitigation Analysis (TIMA)
- Basis of Design Report (water)
- Basis of Design Report (sewer)
- Drainage Report
- Grading & Drainage Plan
- Context Aerial with the proposed Site Plan superimposed
- Site Plan
- Site Plan Details
 - See landscape Plans for site details
- Open Space Plan
 - See landscape plans
- Landscape Plan
- Refuse Plan
 - See site plan
- Circulation Plan

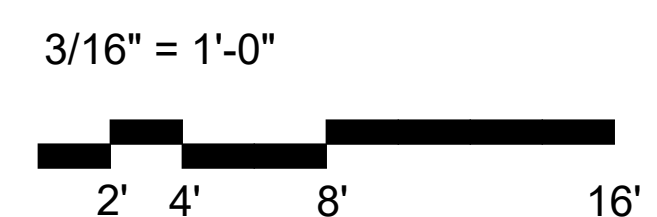
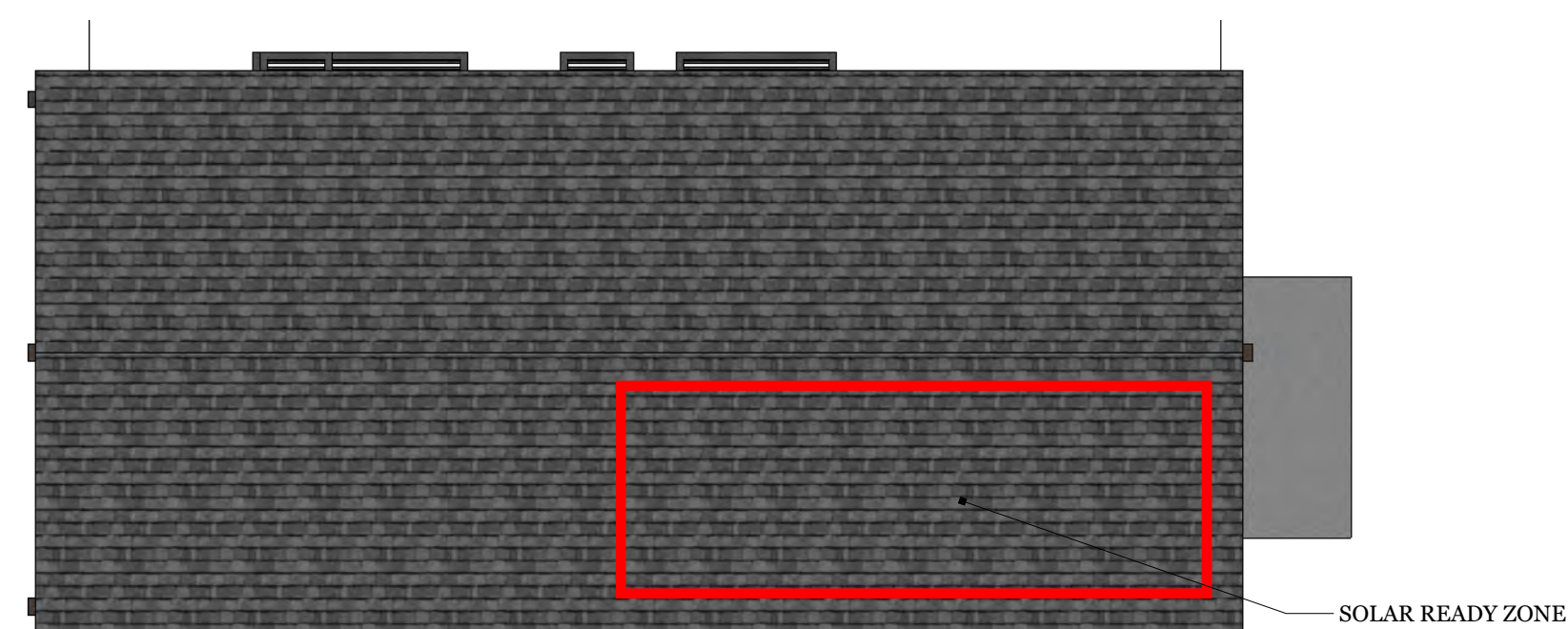



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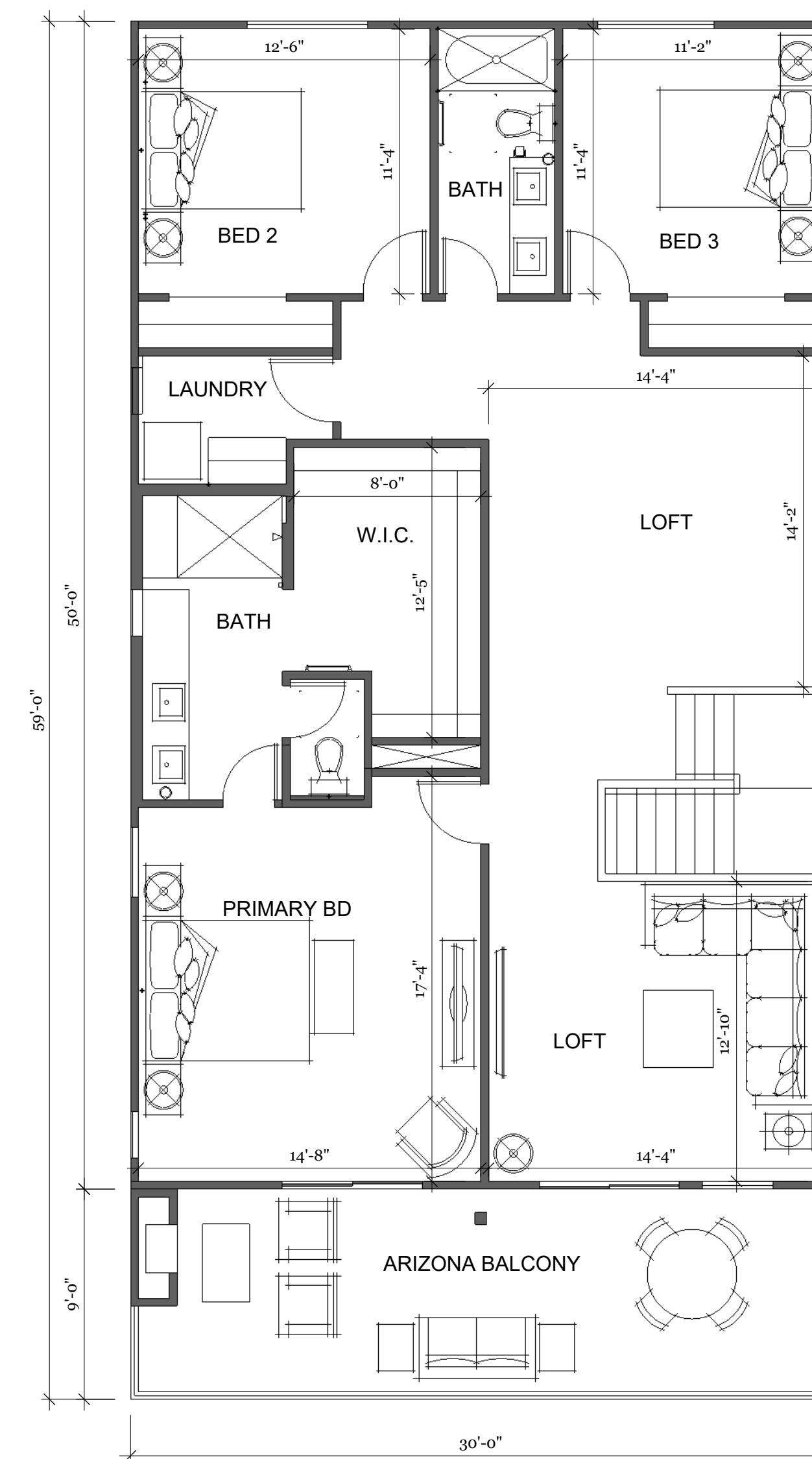
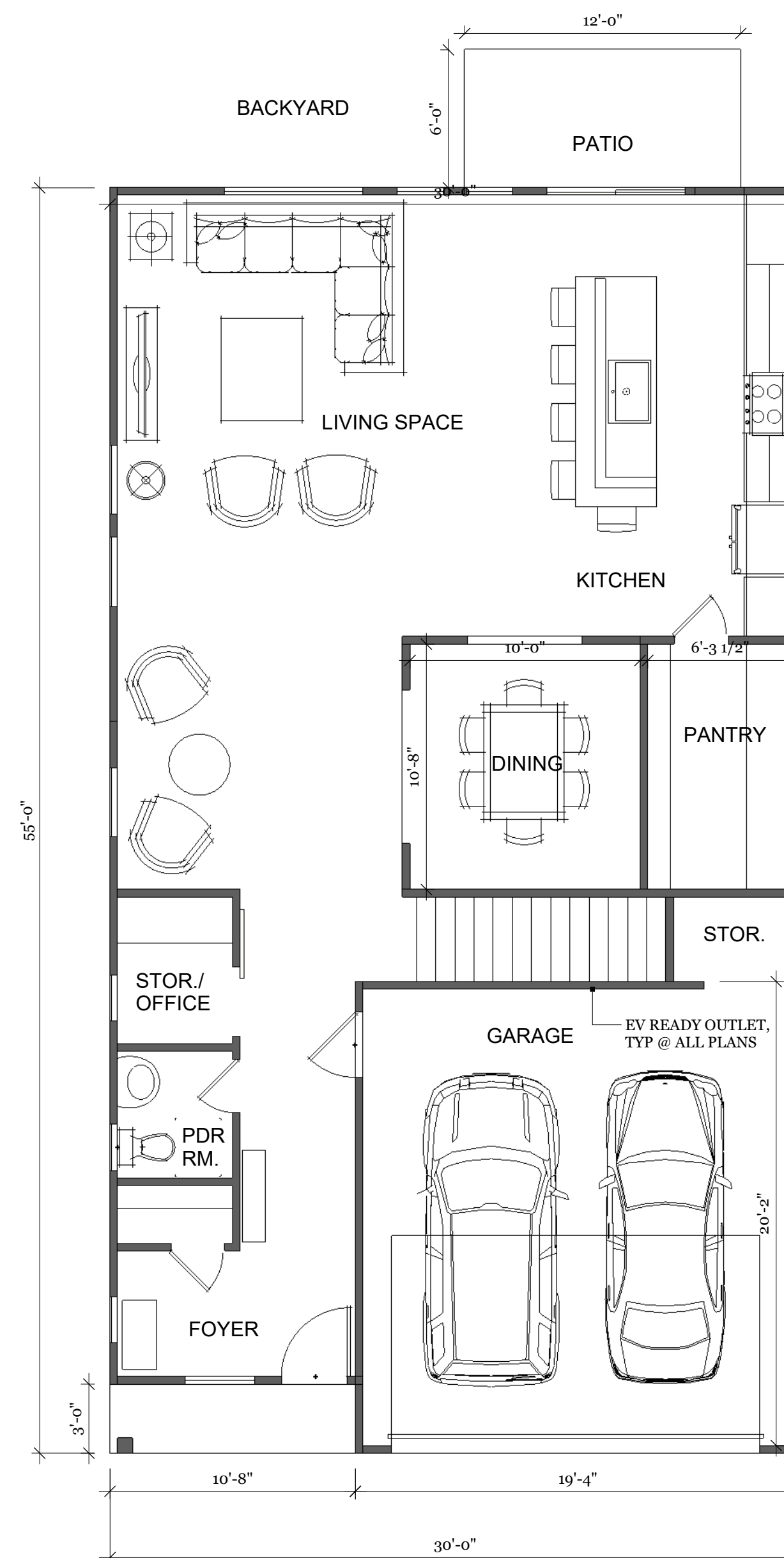
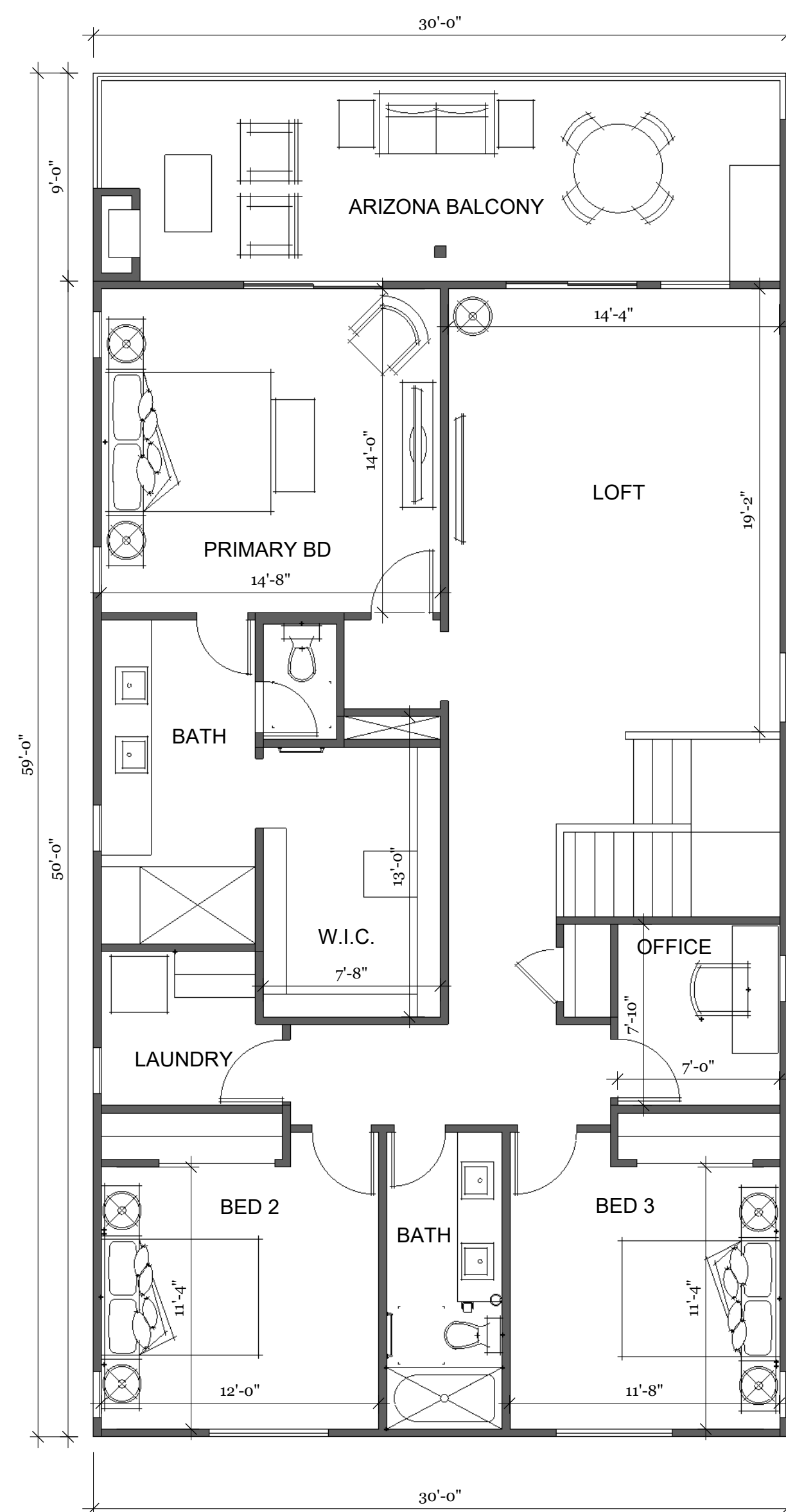
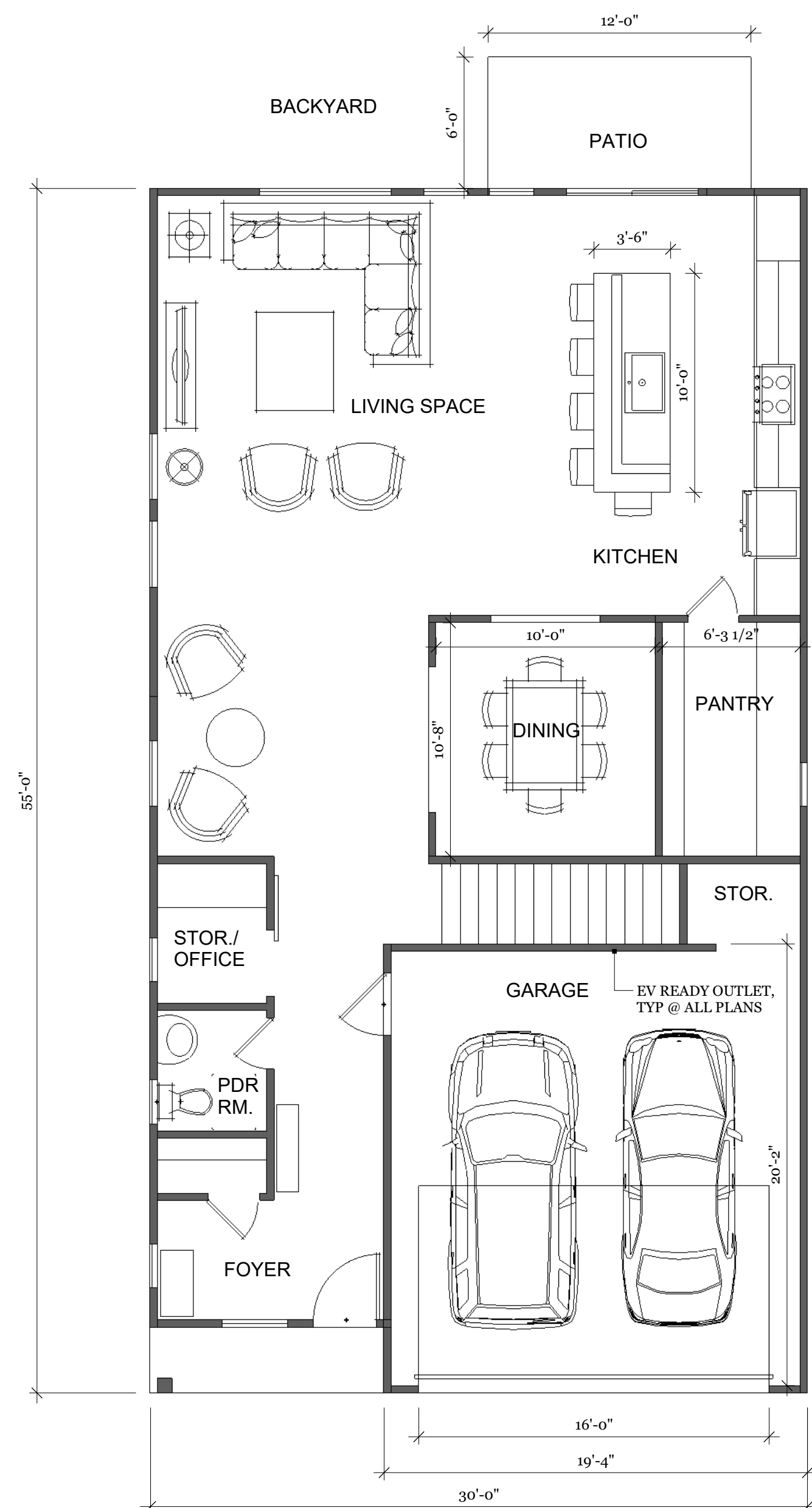
SOLAR READY - ALL PLANS TO BE DESIGNED TO BE SOLAR
READY WITH 300 SQFT MIN ZONE FOR PANELS. FINAL CDS WILL
SHOW LOCATIONS FOR SOLAR PANELS

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

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



A	01	24200	FLOOR PLANS DIMENSIONED	<p>these documents are instruments of service of the authors and are for use on this project only. They are not to be used for any other purpose without the prior written permission of the author.</p> <p>with the author's interpretations.</p> <p>administration as described in the file doc 3/201, without which dissemination, reproduction, and alteration reproduction, or use in part or in whole, for other purposes may violate existing legal statutes.</p>		<h1>Palm Lane Residences 7320 - PH2</h1>	<table><tr><th colspan="3">REVISIONS</th></tr><tr><th></th><th>MDDVVY</th><th>REMARKS</th></tr><tr><td>1</td><td>-- / -- / --</td><td>...</td></tr><tr><td>2</td><td>-- / -- / --</td><td>...</td></tr><tr><td>3</td><td>-- / -- / --</td><td>...</td></tr><tr><td>4</td><td>-- / -- / --</td><td>...</td></tr><tr><td>5</td><td>-- / -- / --</td><td>...</td></tr></table>	REVISIONS				MDDVVY	REMARKS	1	-- / -- / --	...	2	-- / -- / --	...	3	-- / -- / --	...	4	-- / -- / --	...	5	-- / -- / --	...
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GENERAL NOTES:

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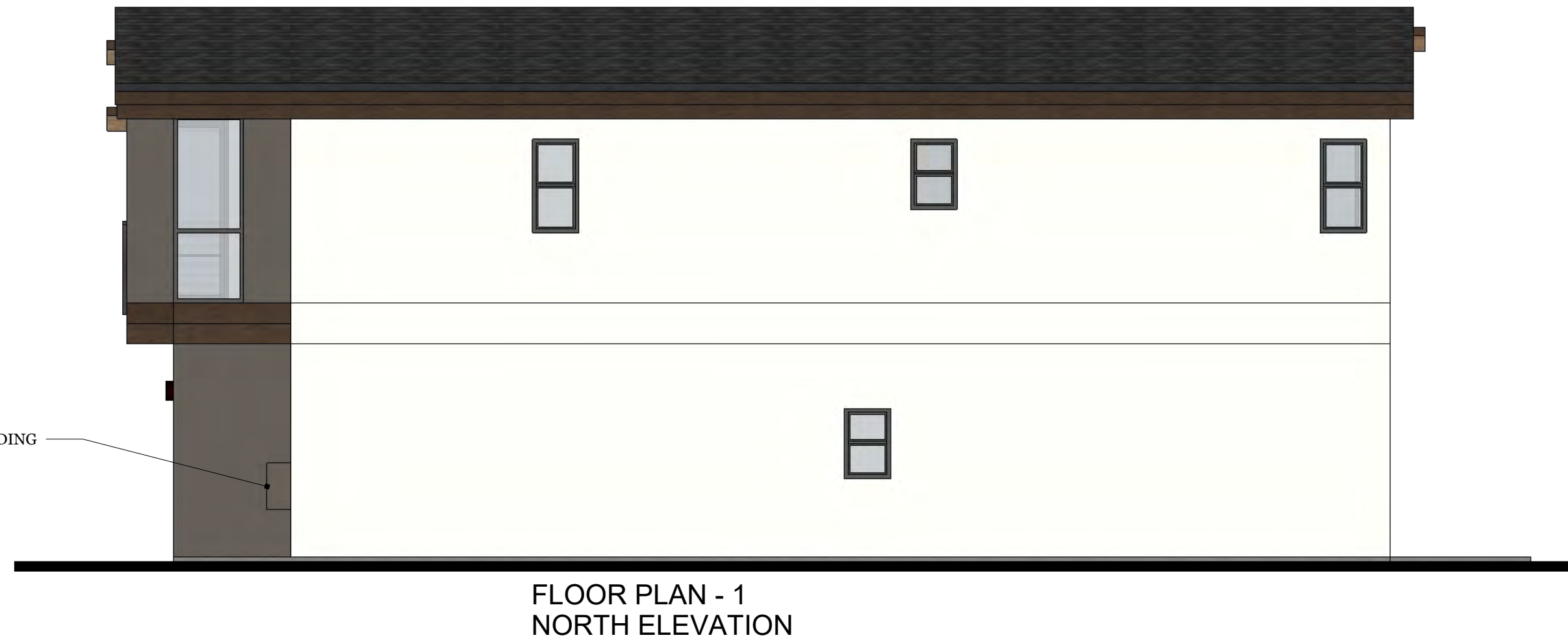
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02



ASPHALT SHINGLE ROOF

FASCIA - PAINTED STUCCO DARK CLOVE

STUCCO - PAINTED URBAN BRONZE

WINDOW SYSTEM

WOOD POST

METAL RAIL GUARDRAIL

FASCIA - PAINTED STUCCO DARK CLOVE

BRICK ACCENT

EXTERIOR DOOR - PAINTED PEPPERCORN
NOTE: RECESSED 30% OF WALL THICKNESS

Max allowable height : 55.74 (30'-0)

5'-3"

8'-0"

2'-4"

25'-3 1/4"

STUCCO - PAINTED DRIFT OF MIST

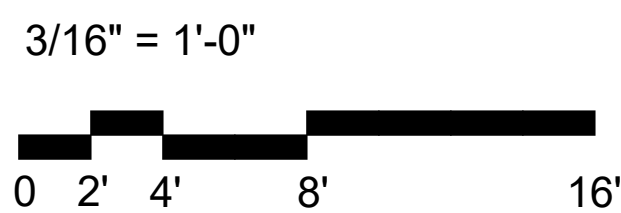
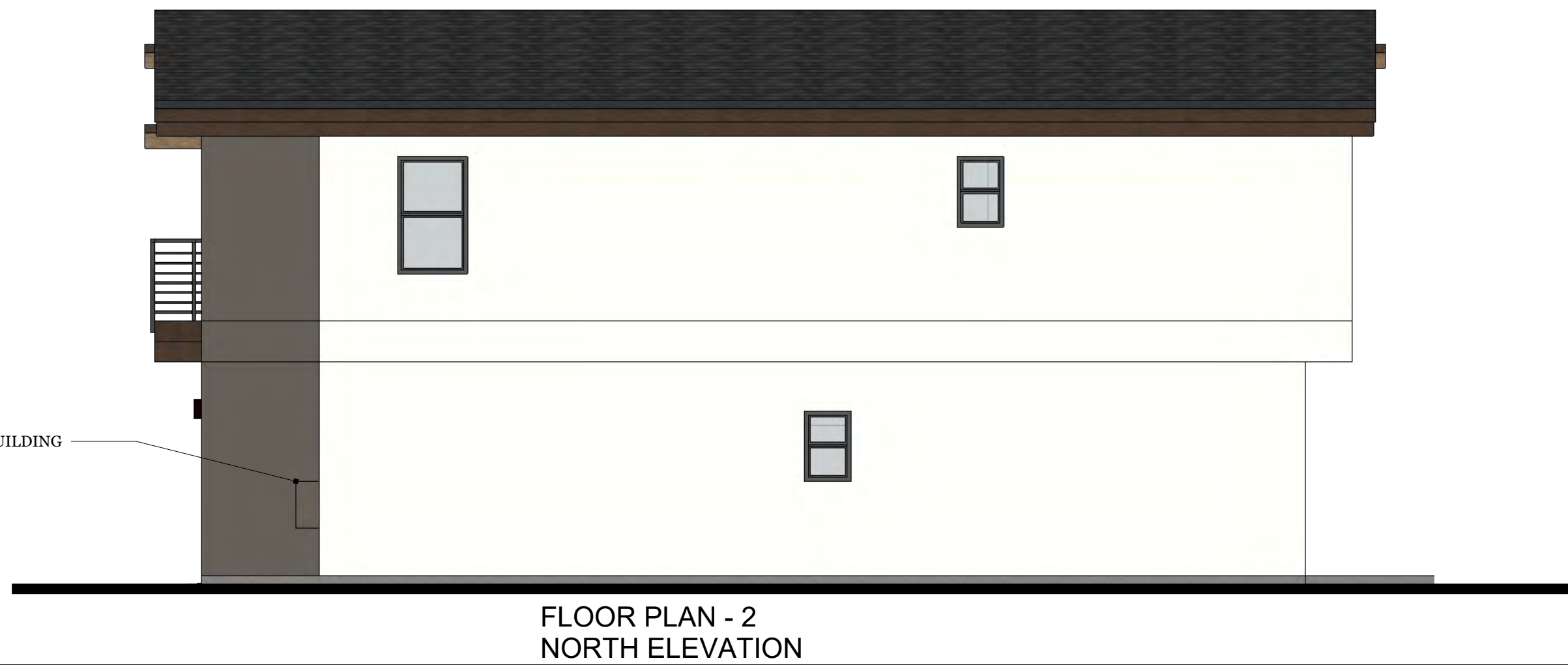
10'-10"

LIGHT FIXTURE, SCOS SHIELDED AND PAINT BLACK, TYP.

GARAGE DOOR, PAINTED PEPPERCORN

FLOOR PLAN - 2
WEST ELEVATION

FFE: 26.80
Median Curb: 25.74



**Palm Lane Residences
7320 - PH2**



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ELEVATIONS

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FLOOR PLAN - 1
SOUTH (FRONT) PERSPECTIVE



FLOOR PLAN - 1
NORTH (BACK) PERSPECTIVE



FLOOR PLAN - 2
SOUTH (FRONT) PERSPECTIVE



FLOOR PLAN - 2
NORTH (BACK) PERSPECTIVE

REVISIONS		REMARKS
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5	MM/DD/YY	...

Palm Lane Residences

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JM7

DESIGN

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BUILDING PERSPECTIVES

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6-ZN-2024

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REVISIONS

REMARKS

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BUILDING
PERSPECTIVES

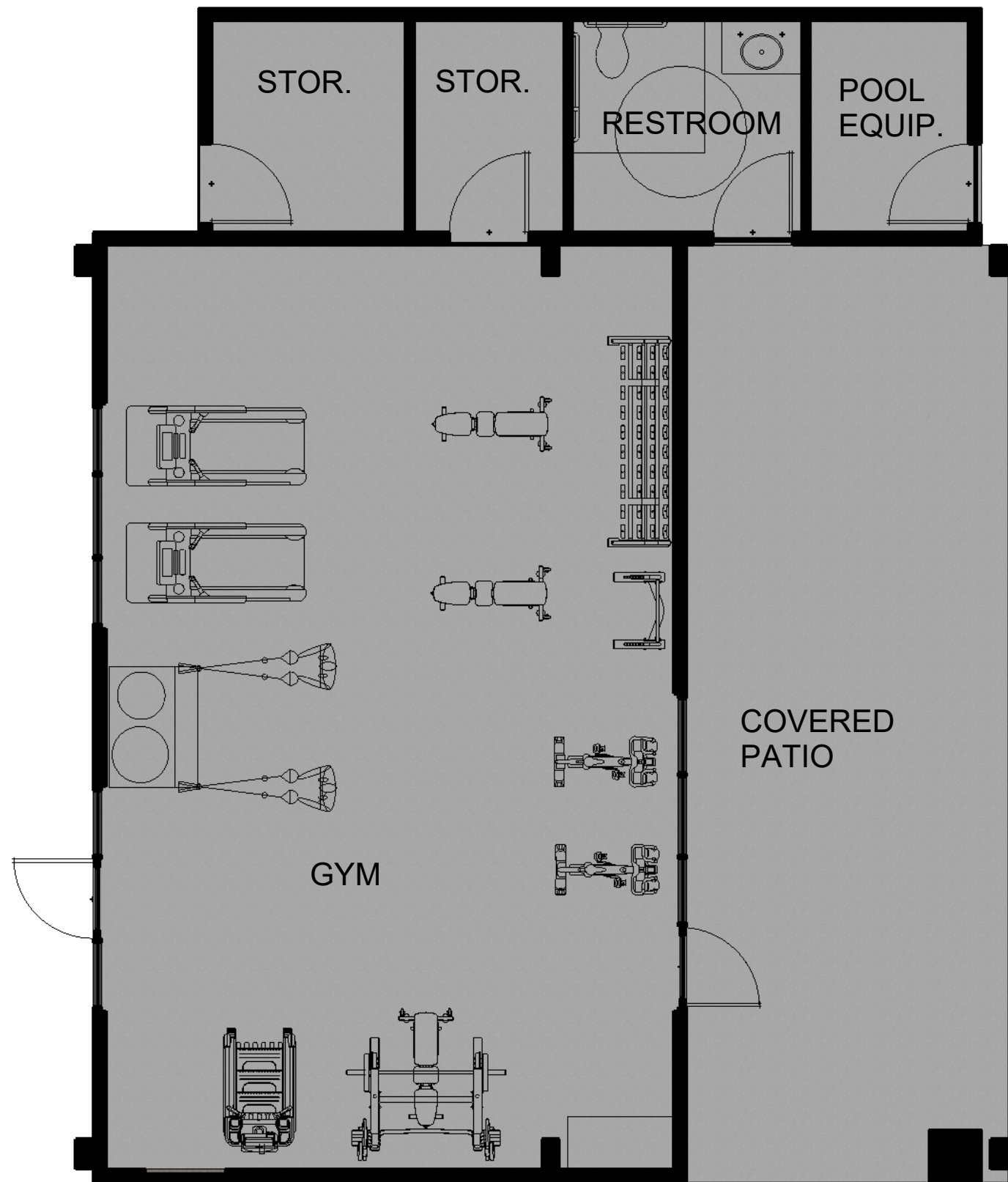
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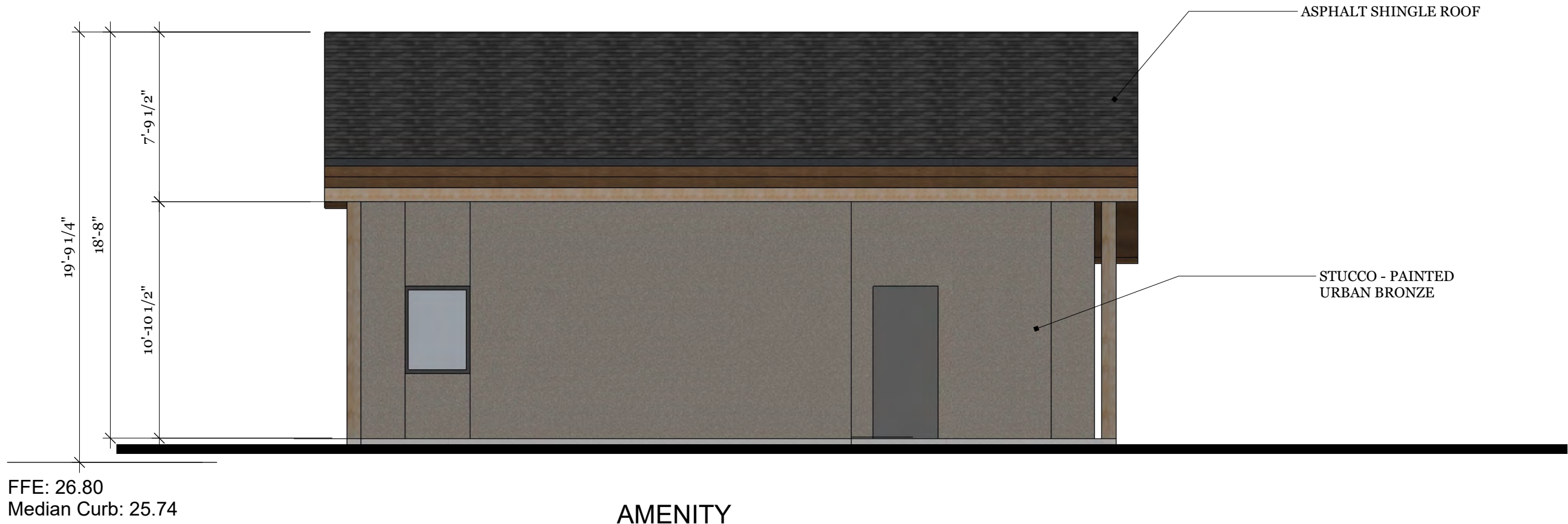
AMENITY
PERSPECTIVE



AMENITY
FLOOR PLAN



Max allowable height : 55.74
(30'-0)



AMENITY
SOUTH ELEVATION



AMENITY
NORTH ELEVATION



AMENITY
EAST ELEVATION



AMENITY
WEST ELEVATION

REVISIONS		REMARKS
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Palm Lane Residences
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AMENITY

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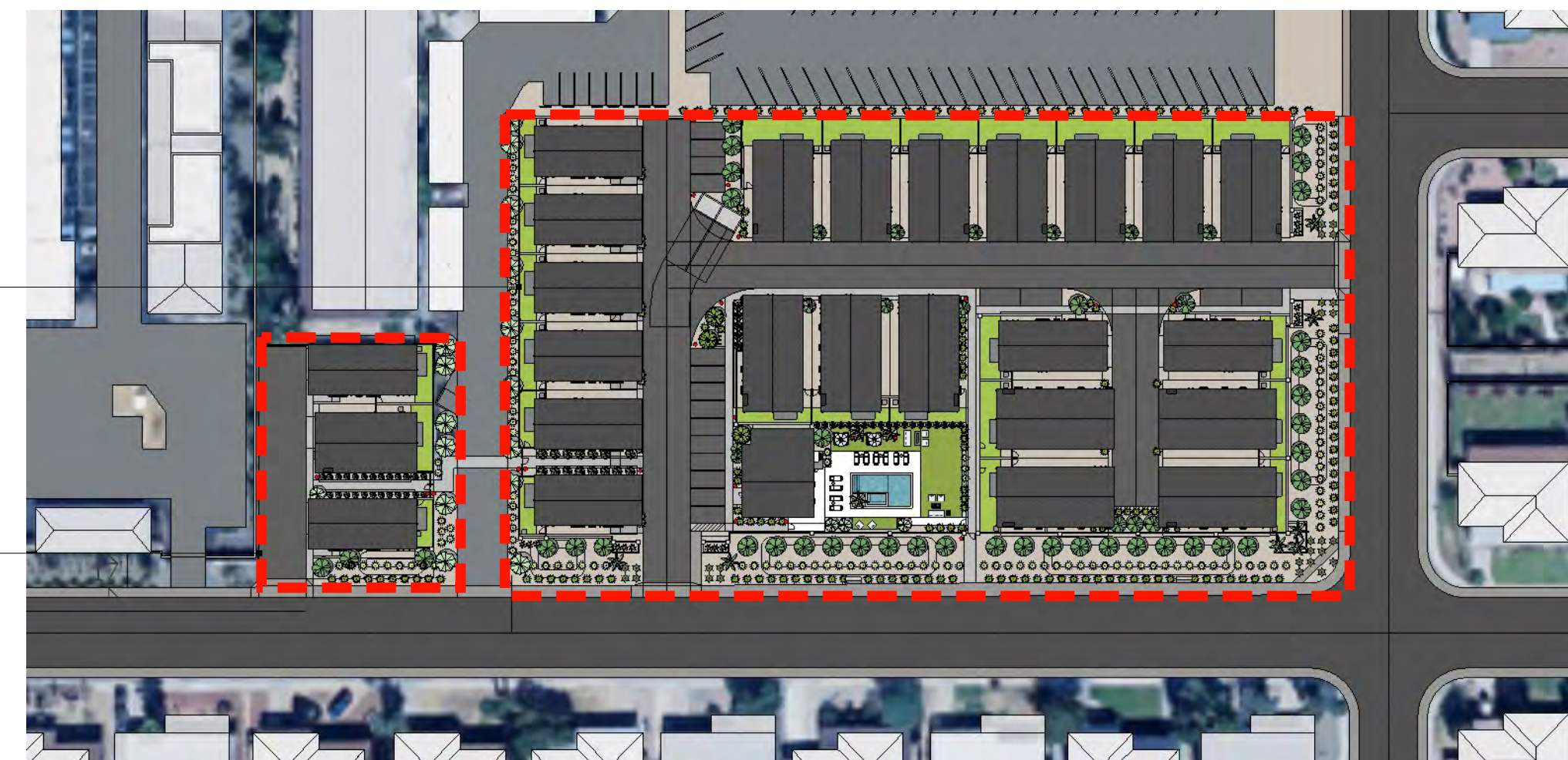
SOUTH ENTRY VIEW - CLUBHOUSE IN BACKGROUND


NOTES:

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

PHASE 2
22 UNITS
(UNDER SEPARATE
SUBMITTAL)

PHASE 1
3 UNITS
(UNDER SEPARATE
SUBMITTAL)



A	24200	SITE PERSPECTIVES	<p>these documents are instruments of the project and they are prepared for use in conjunction with the project, and they are for use on this project only.</p> <p>These documents are prepared for use in conjunction with the project, and they are prepared for use in conjunction with the project, and they are prepared for use in conjunction with the project.</p>		<h1>Palm Lane Residences</h1> <h2>7320 - PH2</h2>	REVISIONS	
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NOTE: ENTIRE PROJECT SHOWN IN RENDERINGS FOR CLARITY ON FINAL BUILDOUT.
PHASE 1 (3 UNITS) AND PHASE 2 (22 UNITS) SHOWN IN RENDERINGS

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

REVISIONS		REMARKS
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5	-- I_{max} I_{min} --	1994

Palm Lane Residences
7320 - PH2



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

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

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**Palm Lane Residences
7320 - PH2**



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