DEVELOPMENT REVIEW BOARD



Meeting Date:	July 17, 2025
General Plan Element:	Character and Design
General Plan Goal:	Foster quality design that enhances Scottsdale as a unique
	southwestern desert community.

Density Residential (R-3) zoning.

ACTION

Palm Lane	Request for approval of a site plan, landscape plan, and building			
Residences - Phase 2	elevations for a new multi-family residential development project			
28-DR-2024	comprised of twenty-two (22) detached units at 2-stories in height on a			
	+/- 2.26-acre site located at 7320 E. Palm Lane, with proposed Medium			

SUMMARY

Staff Recommendation

Approve, subject to the attached stipulations (Attachment #6)

Items for Consideration

- Conformance with Development Review Board Criteria staff confirms
- Integration of Sensitive Design Principles staff confirms
- Community input received

BACKGROUND

Location:	7320 E. Palm Lane	
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Zoning: Medium Density Residential (R-3)

Adjacent Uses

- North: An existing place of worship and a 2-story residential healthcare facility; zoned Multi-family Residential (R-5) and Single-family Residential (R1-7)
- East: N. 74th Street abuts the property to the east. Beyond N. 74th Street are existing single-family residences (Scottsdale Estates Three), zoned Single-family Residential (R1-7).
- South: E. Palm Lane abuts the property to the south. Beyond E. Palm Lane are existing single-family residences (Scottsdale Estates Amended), zoned Single-family Residential (R1-7).
- West: An existing 2-story assisted living facility; zoned Multi-family Residential (R-5)

Property Owner

Palm Lane Devco, LLC, Dan Harach 480-254-9209

E. Palm Lane

Architect/Designer

Curve Development

Applicant

Huellmantel & Affiliates/Lauren Proper Potter 480-921-2800

Engineer

RCC Design Group LLC-Stuart Rayburn 480-598-0270

DEVELOPMENT PROPOSAL

The applicant is requesting approval for a new residential development comprised of twenty-two (22) detached units at 2-stories in height, with a main common amenity featuring a pool and shared gym/clubhouse.

Significant Updates to Development Proposal Since Initial Submittal

From the initial submittal to the current configuration, the applicant revised and refined the site layout that resulted in a reduction in density and building height to accommodate for single family detached homes with backyards. Building elevations were revised to incorporate a more desert appropriate design including shades of tans and browns. The site was also redesigned to comply with the required 35-foot-wide landscape setback along both street frontages that will be comprised of mature trees and landscape. Lastly, the residential development will be platted as condominiums to provide a for-sale community.

Development Review Board Criteria

Staff confirms that the development proposal generally meets the applicable Development Review Board Criteria. For a detailed analysis of the Criteria, please see Attachment #4.

Sustainability

The City of Scottsdale promotes the goal of sustainability through the incorporation of appropriate design considerations in the development of the built environment. This development proposal incorporates several design elements that align with the City's goal of sustainability including energy code compliant homes with solar ready roofs and garages outfitted with outlets for charging stations, deep roof overhangs and a landscape palette consisting of low water use, drought tolerant species. Additionally, shade trees wrap the perimeter of the site providing shade for the sidewalks and common areas.

STAFF RECOMMENDED ACTION

Staff recommends that the Development Review Board approve the Palm Lane Residences Phase 2 development proposal per the attached stipulations, finding that the Character and Design Element of the General Plan and the Southern Scottsdale Character Area Plan and Development Review Board Criteria have been met.

RESPONSIBLE DEPARTMENTS	STAFF CONTACTS			
Planning and Development Services Current Planning Services	Meredith Tessier Senior Planner 480-312-4211 Email: mtessier@ScottsdaleAZ.gov			
Public Works Traffic Engineering	Sam Taylor Traffic Engineer Principle 480-312-7010 Email: <u>STaylor@scottsdalea</u>			
Planning & Development Services Stormwater Management	Edward Gookin Senior Stormwater Engineer 480-312-4308	Email: <u>EGookin@scottsdaleaz.gov</u>		
Engineering Services Water Resources	Levi Dillon Senior Water Resource Engineer 480-312-5319	Email: <u>LDillon@scottsdaleaz.gov</u>		
Planning & Development Services Plan Review	Eliana Hayes Development Engineering Manager 480-312-2757	Email: <u>ehayes@scottsdaleaz.gov</u>		
Public Safety – Fire Fire & Life Safety Services	Doug Wilson Senior Plans Examiner 480-312-2507	Email: <u>DoWilson@scottsdaleaz.gov</u>		

APPROVED BY

Meredith Tessier, Senior Planner

Brad Carr, AICP, LEED-AP, Planning & Development Area Manager Development Review Board Liaison Phone: 480-312-7713 Email: bcarr@scottsdaleaz.gov 06/11/2025

Date

7/10/2025 Date

ATTACHMENTS

- 1. Context Aerial
- 2. Close-up Aerial
- 3. Applicant's Narrative
- 4. Development Review Board Criteria Analysis
- 5. Development Information
- 6. Stipulations / Zoning Ordinance Requirements
- 7. Site Plan
- 8. Site Plan Details
- 9. Floor Plans
- 10. Open Space Plan
- 11. Landscape Plan
- 12. Building Elevations (black & white)
- 13. Building Elevations (color)
- 14. Perspectives
- 15. Materials and Colors Board
- 16. Exterior Photometrics/Cutsheets
- 17. Zoning Map
- 18. City Notification Map
- 19. Correspondence



Context Aerial

ATTACHMENT 1



Close-up Aerial

ATTACHMENT 2

Project Narrative 4-17-25

Palm Lane Residences Project Address: 7320 & 7300 E Palm Lane 412-PA-2024 Code: 84Z85

3/17/25 Narrative Update:

Revised Site Plan – 4th Submittal

All comments we very minor and updated and included in revised submittal package

Revised Site Plan – 3rd Submittal

Initial submittals on the project included proposed 3 story townhomes with roof decks. Since the initial proposals we have revised and refined the proposal to reduce the density, reduce the heights, reduce the stories, and most importantly allow for single family detached homes with backyards. The site plan has been redesigned to flip the original intent of units facing palm lane and 74th street to aggregate the majority of the units to the north and west which currently have 2 story apartments (back by 4 story apartments – Lucent apartments) to the west/north and the LDS Church to the north which averages around 30' high with a tower approximately 58' tall. Our proposed community offers an appropriate step down in heights as you transition from northwest to southeast.

Our project offers a low-profile roof and a lower plate height than industry standard on the second floor to assist in minimizing the overall height. The overall height of the units is well below the maximum height permitted by the R3 and R5 zoning. With the approval of the DRB 2-story units are permitted adjacent to R1-7 Zoning districts. The existing R1-7 zoning to the north does not have residential units but rather a church and large parking lot. The reduced amount of units (6 total) to the south and east are over 50' from the street and are additionally separated by the street width and ROW from adjacent R1-7 zoning across the streets.

The site has been redesigned to add a greater landscape area buffer between 74th street and Palm lane providing a large landscaped setback from the street consisting of lush landscaping and meandering sidewalks with benches. The 35' landscape setback from property line provides a net landscaping area of almost 46' across the main street frontages. Select existing mature trees are to be preserved along the street frontage adding to the immediate landscape impact.

Larger interior sidewalks have been incorporated into the designs promoting pedestrian access to and from the site. The sidewalks help promote walking and accessibility across the site.

Character and Design Element

Policy Goal CD 1: Determine the appropriateness of all development in terms of community goals, surrounding area character, and context.

Response: The surrounding context to the site is primarily residential containing a blend of multi-family to the north and west and single family detached to the south and east. The multi-family combines 4 story multi-family and two-story multi-family apartments structures. The apartments directly to the north and west are workforce age restricted units. The lot directly to the north houses a large LDS church.

Our site serves as the connecting piece between these varied uses, aiming to blend the characters of the structures and seamlessly integrate into the neighborhood. Our project proposes single family detached homes which are consistent with the neighborhood's character and goals of providing housing and places for families and individuals to call a home.

Our buildings match the scale of the homes in the neighborhood and propose two story units, offering a transition from the multifamily structures to the single family homes existing in the neighborhood. The homes match the low-profile roofs of the existing homes to tie into the character while also minimizing the overall height of the homes.

The Landscape palette will feature a blend of native plants and focus on low water use and sustainable practices. The layout will enhance the streetscape and provide a visual buffer from the streetscape.

Land Use Element

Policy Goal LU 2: Sensitively transition and integrate land uses with the surrounding natural and built environments.

Response: The neighborhood edge is very important to the project, with the goal of seamlessly integrating into the existing neighborhood fabric. The proposed project is residential, and since we are building in a primarily residential area, it is important to keep themes and design principles that are currently present in the new design. The main landscape buffer along the south and west property lines will provide a nice transition to the existing neighborhood and to the new residential community. The project will pick upon existing themes from existing landscape buffer to the southwest of the project and pull it across the streetscape along our property line consisting of a blend of low water use trees and shrubs. The landscape buffer will be backed by an architectural 6' high landscape wall providing a buffer between the new and existing homes, multi-family and church to the north.

The project proposes two curb cuts which reduce the amount of curb cuts along the south and east entrances and matches the total amount currently existing. The existing sidewalks will be extended from 4' wide sidewalks to 6' wide sidewalks, promoting walkability in the neighborhood. New bicycle parking will be provided within the new community, promoting cycling and other forms of transportation.

Preservation and Environmental Planning

Policy Goal EP 5: Encourage environmentally sound green buildings and low-impact site plans that support sustainable desert living.

Response: The site and homes are designed with sustainability and green practices at the forefront. The homes will feature compact two-story designs that promote natural insulating practices and allow for better and more efficient heating and cooling. The second story will feature a large, covered patio, allowing residents to enjoy the exterior while providing a substantial overhang to provide shade and natural cooling methods. The buildings will also provide shade for each other allowing for more efficient cooling of the units. The homes will all be solar-ready and have vehicle charging outlets in the garages. The backyards will be near zero maintenance and require very low water use.

The site reduces the new paving sections by condensing the common driveway sections and smaller private drives reducing the heat island effect. The current site has a massive asphalt parking lot with little to no landscaping. The new community will promote low maintenance and low water use in the residential layout by providing one large common area amenity that will be managed by the HOA. All landscaping will be low water use.

Policy Goal EP 7: Identify and reduce heat islands.

Response: The existing site has a current large asphalt parking lot with little to no landscape areas. The new residential project reduces the amount of paving and incorporates new trees and landscaping areas. Trees will be provided in all landscape areas helping to soften the visual appearance of the site and mitigate heat gain. Two car garages are provided for all units which helps reduce the amount of exposed surface parking. The pavers at the amenity/pool area will be lighter in color to help reduce the heat gain effect.

Southern Scottsdale Character Area Plan:

Housing Element, Goal H2

H2: EMBRACE A WIDE RANGE OF HOUSING OPTIONS.

Response: The main goal of the project is to provide new for sale homes to allow people to plant roots in the city of Scottsdale. The site is at a unique crossroads of existing residential, multi-family and workforce housing options that vary in scale and application. The new project aims to provide a new option for future and existing residents of Scottsdale by providing a place that is low-maintenance, sustainable, highly amenitized and somewhere they can call home. The pricing will generally be in line with market costs per sqft commonly found in that area.

Character and Design Element, Goal CD1, CD4, CD5, CD6, CD7

CD1: NEW AND REDEVELOPED RESIDENTAIL HOUSING SHOULD RESPECT EXISTING NEIGHBORHOOD CHARACTER AND DESIGN.

Response: The new community proposes residential homes compatible in scale and size to the existing homes in the neighborhood. The new homes will range from 2100 sqft to 2700 sqft and consist of two-story compact designs with two car garages. The new homes have low profile roofs that match the existing one story residential to the south and east and the two-story multifamily to the northwest. The new homes do not copy the architecture of the existing homes but reflect on the classic mid-century modern design. Simple lines and low-profile roofs with large, covered balconies tie back to the classic mid-century architecture commonly found in Scottsdale. The community offers a nice transition from not only the residential but also the large 4 story apartments to the west and the large church to the north by providing an interstitial scale development.

CD4: SITE AND BUILDING DESIGN OF NEW DEVELOPMENT AND REDEVELOPMENT SHOULD RESPOND TO THE SONORAN DESERT CLIMATE.

Response: Large second story covered balconies will be one of the primary features of the home designs. The large functional covered balconies incorporate passive cooling and provide ample amounts of shade.

The buildings will incorporate a blend of materials with accents of brick and visual locations to help soften the streetscapes.

The landscape palette and design are critical to the project to help promote connectivity to the site and Sonoran Desert. See the landscape plans for the full palette.

CD5: MAINTAIN, PROTECT, AND ENHANCE THE CHARACTER, QUALITY, AND CONNECTIVITY OF THE PUBLIC REALM AND OPEN SPACE AREAS.

Response: A large, centralized amenity space consisting of a pool, cabana structure, gym and play area will provide the backbone to the new community offering a shared common space to promote interaction and community. This area provides a common space for families and individuals to come together to promote neighborhood engagement.

The project will also provide new 6' wide sidewalks along palm lane and 74th street which enhances the current 4' sidewalks that exist today. The sidewalk will also be lined with shade trees and shrubs to provide shade and soften the landscape.

The homes take advantage of some of the views to Papago park and camelback mountain.

CD6: PROMOTE, PLAN, AND IMPLEMENT DESIGN STRATEGIES THAT ARE SUSTAINABLE.

Response: The overall site plan promotes a more compact sustainable site layout while providing al of the opportunities and amenities of a traditional single family detached home. The site layout minimize the typically unused side yards and front yards of traditional homes and give in return more space to the shared common area amenity. The homes also provide shading for each other to make the homes easy to cool in the summer months.

The homes will also incorporate an area for future home batteries as the technology becomes more accessible and functional.

CD7: PROTECT LOW-SCALE SINGLE-FAMILY NEIGHBORHOODS WITHIN SOUTHERN SCOTTSDALE BY UTILIZING LANDSCAPE BUFFERS AND TRANSITIONAL BUILDING FORMS, SHAPES, AND SIZES IN THE DESIGN OF NEW DEVELOPMENT AND REDEVELOPMENT.

Response: The site will feature a large landscape buffer along the south and east streets, providing a visually appealing streetscape backed by a 6' high architectural wall. The wall provides privacy to both the existing homes and new homes. The site plan is laid out to reduce the impact of new homes with direct adjacent connections to the existing homes.

The low profile roofs and overall design of the new homes tie back directly to the traditional design aesthetics of the existing neighborhood.

Community Mobility, Goal CM 6

CM 6: MITIGATE THE IMPACTS OF SOUTHERN SCOTTSDALE'S VEHICULAR TRAFFIC ON ADJACENT RESIDENTIAL NEIGHBORHOODS.

Response: A full traffic study was conducted to show the impact of the new development. Since the development is residential, it has one of the lowest impacts on the site as it relates to traffic. Alternate design scenarios were provided that included a proposed school which would have a greater impact on the amount of traffic to the site.

The project proposes two main common driveway connections which reduce the amount of new curb cuts along the streets. The driveways are also strategically positioned away from the main intersection at Palm ln and 74th Street for safety.

Preservation and Environmental Planning, Goal PE1, PE2

PE1: PROMOTE CONSERVATION AND SUSTAINABILITY WITHIN NEIGHBORHOODS.

Response: The site design incorporates a compact site layout with minimal paving sections around a large common area amenity space that can be shared by all new residents. The code requires the homes to be energy efficient and will focus on energy star compliance. Low maintenance, low water use backyards and common areas will promote sustainability. Shade trees will help provide shade for walkways and common areas. No grass will be proposed on the project eliminating the need for high water use and maintenance. The desert palette of trees and shrubs will not only tie back to the Sonoran desert theme but provide sustainable appropriate plantings. Common bike parking spaces will be provided to help promote alternative means of transportation for the community.

PE2: MITIGATE THE URBAN HEAT ISLAND EFFECT.

Response: The common area driveways will be private allowing for a smaller paving second compared to the large 50' row sections reducing the heat island effect. Two car enclosed driveways will help reduce the amount of exposed paving. Lighter color brown roof shingles will be used to help reduce heat gain while tying back to the existing neighborhood. Lighter color pavers will be used at the common area amenity to also assist in mitigating the heat gain.

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: The proposed development has a density of 7.965 du/ac which is below the 8.0 du per the designation of Suburban Neighborhoods which is in compliance with the intent of suburban neighborhoods. The R-3 zoning allows us flexibility with the site layout to achieve and efficient and responsible site plan. Density Calculation below:

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

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: Building height analysis and map provided above. The project proposes 2-story homes which fit into the context of the site. The north and west buildings range from 2 to 4 stories in height with a max existing height of 51' at the Lucent Apartments and the LDS church which average around 30' (note: has a tower element that is much taller). The existing retirement home to the northwest is two stories and averages 25'11" which our buildings are slightly lower in overall height. The remainder of the existing residential homes to the east and south are primarily one story.

Our project fits into these existing heights by being lower than all the multi-family units and church to the north and west. Our buildings feature a 3:12 low profile roof pitch which reduces height and matched the

roof lines of the existing homes. Our homes also have a 2nd story plate height of 8' which is lower than typical new builds which assists in reducing the overall height.

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: <u>Historic Marker & Plaque Design Guidelines (scottsdaleaz.gov)</u>

Response: The new amenity building will reuse beams from the existing church structure. Although they will not be structural, we will architecturally expose these beams on the exterior and interior of the new amenity building. We will also try to salvage some bricks and reuse them in the new amenity. We can add a plaque for the church to the new amenity building. – Note will be added to site plan for reference.

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: The note for the minor rezone was referencing the intent to keep zoning suburban to suburban to not require an amendment to Scottsdale General Plan. The LDS Church has been a great partner on working with us as we develop our plans. They have stated that they support our project and do not want any physical connection between the projects. We will landscape the existing north parking island to enhance the offsite appearance of the project.

9. The provided application materials do not address the existing overhead electrical lines and power poles 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.

Response: We propose to underground all new and existing utilities. The new utilities plans will show the routing and location of the utilities. Note: this was always the intent just note properly shown on the first submittal. – See Utility plans.

10. If further outreach has been conducted since the original submittal, and as a response to Goal CI1 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: No formal outreach/mailers have been sent out. We have been in constant communication with fellow neighbors and have a good working relationship with them. We have been diligently working to incorporate all comments and questions into our plans.

Previous Response with first application below:

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 twostory 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 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

DEVELOPMENT REVIEW BOARD CRITERIA ANALYSIS

Per Section 1.904. of the Zoning Ordinance, 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.
 - The applicant states that project aligns with the goals of the General Plan and Southern Scottsdale Character Area as the residential development focuses on respecting the surrounding character with a site that is emblematic of the existing design principles of the existing communities.
 - Staff finds that the General Plan Land Use Element 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. This category includes townhomes and small-lot single family homes, such as patio homes. Suburban Neighborhoods may be used as transitions among less intense residential areas to non-residential uses. The subject site is located within the Southern Scottsdale Character Area Plan (SSCAP), which is a plan that promotes revitalization, reinvestment and infill projects.
- 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;
 - b. Avoid excessive variety and monotonous repetition;
 - 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;
 - d. Conform to the recommendations and guidelines in the Environmentally Sensitive Lands (ESL) Ordinance, in the ESL Overlay District; and
 - e. Incorporate unique or characteristic architectural features, including building height, size, shape, color, texture, setback or architectural details, in the Historic Property Overlay District.
 - The applicant states the design of the residential development will be compatible with the established neighborhood in proportion and size, blending the multi-family to the northwest to the more residential scale to the southeast. Shallow roof lines and elevation design will share the style of traditional Arizona gable construction, while supporting an outdoor living space. The orientation and site layout of the homes will provide natural shading from home-to-home minimizing expansive southern wall utilizing passing cooling. Street trees will be provided in all open spaces and drive aisles to soften the buildings and provide shade.
 - Staff finds that The Scottsdale Sensitive Design Principles encourage design that "responds to the desert environment" using "colors and coarse textures associated with the region" and "a variety of textures and natural materials" that "provide visual

interest and richness". The design of the residential development reflects a contemporary design utilizing muted earth tones that are consistent with the City policies and guidelines.

- 3. Ingress, egress, internal traffic circulation, off-street parking facilities, loading and service areas and pedestrian ways shall be designed as to promote safety and convenience.
 - The applicant states that the project proposed two main common driveway connections which reduce the amount of new curb cuts along the streets. The driveways are also strategically positioned away from the main intersection at Palm Land and 74th Street for safety.
 - Staff finds that access to the site will be served with two full access driveways, one along each street frontage. Parking for the proposed site accounts for providing 57 parking spaces and 4 guest parking spaces to meet the minimum parking requirements. Pedestrian circulation is enhanced with a new 6-foot-wide sidewalk along both street frontages.
- 4. If provided, mechanical equipment, appurtenances and utilities, and their associated screening shall be integral to the building design.
 - The applicant states that they will underground all new and existing utilities. Additionally, the refuse area will be screened from public view to maintain a clean aesthetic.
 - Staff finds that mechanical equipment is proposed to be ground-mounted in the rear private open space of each unit and will be concealed behind a screen wall.
- 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.
 - This criterion is 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 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.
- This criterion is not applicable.

DEVELOPMENT INFORMATION

Zoning History

Zoning 6-ZN-2024 rezoned the from Single-family Residential (R1-7) zoning to Medium Density Residential (R-3) zoning. The R-3 zoning district, if maximized, may permit up to 12 dwelling units per acre, while the proposed development has a density of 7.3965 dwelling units per acre which is below the 8.0 dwelling units per the designation of Suburban Neighborhoods as defined by the 2035 General Plan.

Community Involvement

With the submittal of the application, staff notified all property owners within 750 feet of the site. In addition, the applicant has been in communication with property owners surrounding the site. As of the publishing of this report, staff has not received any community input regarding the application.

Context

Located at the northeast corner of the intersection of E. Palm Lane and N. 74th Street, the surrounding developments are a place of worship, single-family residential, residential healthcare facility and multi-family residential uses. Please refer to context graphics attached.

Project Data

•	Existing Use:	Place of Worship
•	Proposed Use:	22-unit detached residential development
•	Building/Description:	Two-story, detached residences with amenity building
•	Parcel Size:	120,2225.6 square feet / 2.76 acre (gross)
		98,445.6 square feet / 2.26 acre (net)
•	Building Height Allowed:	30 feet excluding rooftop appurtenances or one-story as determined by the Development Review Board
•	Building Height Proposed:	25 feet 2 1/4 inches (inclusive of rooftop appurtenances)
•	Parking Required:	44 spaces and 4 guest spaces
•	Parking Provided:	57 spaces and 4 guest spaces
•	Open Space Required:	35, 488 square feet / 0.81 acre
•	Open Space Provided:	38, 270 square feet / 0.87 acre
•	Frontage Open Space Required:	13,080 square feet / 0.30 acre
•	Frontage Open Space Provided:	20,340 square feet /0.46 acre
•	Number of Dwelling Units Allowed:	35.6 units
•	Number of Dwelling Units Proposed:	22 units
•	Density Allowed:	12.92 dwelling units per acre
•	Density Proposed:	7.96 dwelling units per acre

Stipulations for the Development Review Board Application: Palm Lane Residence - Phase 2 Case Number: 28-DR-2024

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

APPLICABLE DOCUMENTS AND PLANS:

- 1. Except as required by the Scottsdale Revised Code (SRC), the Design Standards and Policies Manual (DSPM), and the other stipulations herein, the site design and construction shall substantially conform to the following documents:
 - a. Architectural elements, including dimensions, materials, form, color, and texture shall be constructed to be consistent with the building elevations prepared by RCC Design Group, LLC, with a city staff date of 04/24/2025.
 - b. The location and configuration of all site improvements shall be consistent with the site plan prepared by RCC Design Group, LLC, with a city staff date of 04/24/2025.
 - c. Landscape improvements, including quantity, size, and location shall be installed to be consistent with the preliminary landscape plan submitted by Werk Urban Design with a city staff date of 04/24/2025.
 - d. The case drainage report submitted by RCC DESIGN GROUP, LLC dated March 14, 2025 and accepted in concept by the Stormwater Management Department of the Planning and Development Services.
 - e. The water and sewer basis of design report submitted by RCC Design Group, LLC and approved as noted by the Water Resources Department.

RELEVANT CASES:

Ordinance

A. At the time of review, the applicable zoning case for the subject site was: 6-ZN-2024.

ARCHAEOLOGICAL RESOURCES:

Ordinance

B. Any development on the property is subject to the requirements of Scottsdale Revised Code, Chapter 46, Article VI, Section 46-134 - Discoveries of archaeological resources during construction.

ARCHITECTURAL DESIGN:

DRB Stipulations

2. All exterior window glazing shall be recessed a minimum of fifty (50) percent of the wall depth, including glass windows within any tower/clerestory elements. The amount or recess shall be measured from the face of the exterior wall to the face of the glazing, exclusive of external detailing.

With the final plan submittal, the developer shall provide head, jamb and sill details clearly showing the amount of recess for all window types.

- 3. All exterior doors shall be recessed a minimum of thirty (30) percent of the wall depth, the amount of recess shall be measured from the face of the exterior wall to the face of the glazing, exclusive of external detailing. With the final plan submittal the developer shall provide head, jamb and sill details clearly showing the amount of recess for all door types.
- 4. There shall be no exterior roof drainage systems or downspouts.

SITE DESIGN:

Ordinance

- C. CONFORMANCE TO PRELIMINARY SITE PLAN. Development shall conform with the preliminary site plan prepared by RCC Design Group, LLC, attached as Exhibit 2 to Attachment A. Any proposed significant change to the conceptual site plan, as determined by the Zoning Administrator, shall be subject to additional action and public hearings before the Planning Commission and City Council.
- D. OVERHEAD UTILITY AND COMMUNICATION LINES. Existing overhead utility and communication lines along the northern property line shall be buried or removed if no longer necessary to serve the site.
- E. REFUSE. Project refuse shall be in conformance with Preliminary Site Plan, by Stuart W. Rayburn with a sign and seal date of 03/14/2025.
- F. CONDOMINIUM PLAT. Prior to issuance of any permit for the development project, the property owner shall submit and obtain approval and recordation of a condominium plat with public water and sewer systems contained with a common element tract.

DRB Stipulations

- 5. All drive aisles that are fire lanes shall have a width of twenty-four (24) feet.
- 6. Prior to issuance of any building permit for the development project, the property owner shall submit plans and receive approval to construct all refuse enclosures in conformance with the City of Scottsdale Supplements to MAG Standard Details, detail 2147-1.
- 7. At time of final plans, the applicant shall provide stamped concrete or pavers where pedestrian cross vehicular traffic.

LANDSCAPE DESIGN:

Ordinance

G. The property owner shall obtain approval of a Salvage/Native Plant Plan Application, and obtain a permit to remove any tree.

DRB Stipulations

- 8. Prior to the issuance of any building permit for the development project, the property owner shall submit landscape improvement plans that demonstrate how the salvaged vegetation from the site will be incorporated into the design of the landscape improvements.
- 9. With the final plans submittal, the property owner shall update the landscape plans to show all utility lines and ensure that all new trees are placed at least eight (8) feet away from any utility lines.

EXTERIOR LIGHTING:

Ordinance

- H. All exterior luminaires shall have integral lighting shield and be directed downward, including landscape lighting.
- I. All exterior luminaires mounted eight (8) feet or higher above finished grade, shall be directed downward and have an integral lighting shield.
- J. All exterior luminaires mounted above three (3) feet shall be directed downward, have an integral lighting shield, and comply with the Illuminating Engineering Society requirement for full cutoff.
- K. Any exterior luminaire with a total initial lumen output of greater than 1600 lumens shall have an integral lighting shield.
- L. Any exterior luminaire with a total initial lumen output of greater than 3050 lumens shall be directed downward and comply with the Illuminating Engineering Society of North America (IES) requirements for full cutoff.

DRB Stipulations

- 10. All exterior luminaires shall meet all IES requirements for full cutoff and shall be aimed downward and away from property line except for sign and landscape lighting.
- 11. Incorporate the following parking lot and site lighting into the project's design:
 - a. The maintained average horizontal luminance level, at grade on the site, shall not exceed 2.0 foot-candles. All exterior luminaires shall be included in this calculation.
 - b. The maintained maximum horizontal luminance level, at grade on the site, shall not exceed 8.0 foot-candles. All exterior luminaires shall be included in this calculation.
 - c. The initial vertical luminance at 6-foot above grade, along the entire property line shall not exceed 0.8 foot-candles. All exterior luminaires shall be included in this calculation.
 - d. All exterior lighting shall have a color temperature of 3,000 Kelvin or less.
 - e. The total lumen per luminaire shall not exceed 24,000 lumens.

STREET INFRASTRUCTURE:

Ordinance

- M. All street infrastructure improvements shall be constructed in accordance with this City of Scottsdale (COS) Supplement to MAG Specifications and Details, and the Design Standards and Policies Manual.
- N. CIRCULATION IMPROVEMENTS. Prior to issuance of any permit for the development project, the property owner shall submit and obtain approval of construction documents to construct the improvements depicted and called for in preliminary site plan, by RCC Design Group, LLC with a date of 7/22/24.
- O. CONSTRUCTION COMPLETED. Prior to issuance of any Certificate of Occupancy or Certification of Shell Building, whichever is first, for the development project, the property owner shall complete all the infrastructure and improvements required by the Scottsdale Revised Code and these stipulations.

DRB Stipulations

12. All curb ramps for public and pedestrian sidewalks that intersect public and private streets, or driveways that intersect public and private streets, shall have truncated domes that are colored to match OSHA Safety Yellow, FED-STD-595C, 13591.

WATER AND WASTEWATER:

Ordinance

- P. All water and wastewater infrastructure improvements shall be constructed in accordance with this City of Scottsdale (COS) Supplement to MAG Specifications and Details, and the Design Standards and Policies Manual.
- Q. WATER AND WASTEWATER SYSTEM IMPROVEMENTS. Prior to issuance of any permit for the development project, the property owner shall submit and obtain approval of construction documents to construct water and waste water systems in conformance with the Phase 1 and 2 Master Water and Sewer basis of design reports as approved by the Water Resources Department and the Preliminary Utility Plan by Stuart W. Rayburn, signed and sealed on 03/14/2025.
- R. WATER AND WASTEWATER SEPARATION. The property owner shall provide a minimum of nine (9) feet separation between sewer manholes and water mains, center to center, for a minimum of six (6) feet separation, outside to outside.
- S. FIRE HYDRANT. The property owner shall provide fire hydrant(s) and related water infrastructure adjacent to lot, in the locations determined by the Fire Department Chief, or designee.

DRB Stipulations

- 13. Existing water and sewer service lines to this site shall be utilized, or shall be disconnected at the main pursuant to the Water Resources Department requirements.
- 14. Prior to issuance of any permit for the development project, the property owner shall submit and obtain approval of construction documents to construct water and waste water systems in conformance with approved as noted comments within approved, as noted, water and sewer basis of design reports.

DRAINAGE AND FLOOD CONTROL:

DRB Stipulations

- 15. With the civil construction document submittal, the property owner shall submit a final drainage report that demonstrates consistency with the DSPM and the case drainage report accepted in concept by the Stormwater Manager or designee.
- 16. A Stormwater Pollution Prevention Plan with its NOI and associated report will need to be submitted with the civil construction document submittal.
- 17. Drainage & Flood Control easements will need to be dedicated around any retention basins or underground storage systems.

EASEMENTS DEDICATIONS:

Ordinance

T. WATER AND SEWER FACILITIES EASEMENT. Prior to issuance of any permit for the development project, the property owner shall dedicate a minimum twenty (20) foot minimum wide continuous Water and Sewer Facilities Easement within all drive aisles and a twelve (12) foot minimum wide

continuous Water and Sewer Facilities Easement along the project's eastern boundary, following path of proposed public sewer system per the Preliminary Utility Plan by Stuart W. Rayburn, signed and sealed on 03/14/2025.

DRB Stipulations

- 18. Prior to the issuance of any building permit for the development project, the property owner shall dedicate the following easements to the City of Scottsdale on a final plat or map of dedication:
 - a. A sight distance easement, in conformance with figures 5.3-26 and 5.3-27 of Section 5.3 of the DSPM, where a sight distance triangle(s) cross on to the property.
 - b. A continuous Public Non-Motorized Access Easement to the City of Scottsdale to contain any portion of the public sidewalk in locations where the sidewalk crosses on to the lot.
- 19. Prior to permit issuance, the owner is to have caused the release of existing waterline easement in conflict with proposed improvements, only.

ADDITIONAL ITEMS:

DRB Stipulations

- 20. All signs including monument signs require separate staff review, approval and permit.
- 21. CONSTRUCTION MANAGEMENT PLAN. Prior to any permit issuance, a construction management plan that includes construction traffic routes, work force vehicle parking, and construction vehicle parking shall be provided to staff for review and approval.
- 22. MARSHALLING AND STORAGE YARD(S). Any use of City right-of-way, including alleys, for marshalling and/or storage yards shall require prior approval of the City's Transportation Department and payment of any associated fees through the application of a Marshalling and Storage yard permit.



SHEET NO.

PRELIMINARY SITE PLAN

28-DR-





ATTACHMENT 8



ATTACHMENT 9



GENERAL NOTES:

SOLAR READY - ALL PLANS TO BE DESIGEND 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



16'

3/16" = 1'-0" 0 2' 4'

8'

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FLOOR PLANS DIMENSIONED

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REQUIRED OPEN SPACE:		OS AREA	OS AREA	OS AREA	AREA
36% Total Area Required	98,579.00	35,488.44		17,930 sf	38,270 sf
12% Frontage Open Space Required or Linear Frontage 654/X20	98,576.00	11,829 sfor 13,080 sf		20,340 sf	
PRIVATE OUTDOOR LIVING SPACE:					8,961 sf
Plan 1 - 14 total units (2.040 sf)		204 st/unit	2,856 sf	5,040 sf	
Plan 2 - 5 total units (2,250 sf)		225 st/unit	1,125 sf	3,055 sf	
Plan 3 - 3 total units (2,700 sf)		270 st/unit	810 sf	953 sf	
See plan above for individual unit square footages					

GENERAL 1. SEE CIVIL SHEET C1 FOR FRONTAGE AREA RETENTION CALCULATION



ATTACHMENT 10

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L2.01

ATTACHMENT 12














FLOOR PLAN - 1 SOUTH (FRONT) PERSPECTIVE



FLOOR PLAN - 1 NORTH (BACK) PERSPECTIVE



FLOOR PLAN - 2 SOUTH (FRONT) PERSPECTIVE



FLOOR PLAN - 2 NORTH (BACK) PERSPECTIVE ~ N 01 4

REVISIONS





24200 A 07



FLOOR PLAN - 3 SOUTH (FRONT) PERSPECTIVE

FLOOR PLAN - 3 NORTH (BACK) PERSPECTIVE



Palm Lane Residences 7320 - PH2

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BUILDING PERSPECTIVES

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Palm Lane Residences 7320 - PH2

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SOUTHWEST ENTRANCE



SOUTHEAST STREETVIEW

EAST ENTRY

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

EXTERIOR AMENITY BUILDING









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Palm Lane Residences 7320 - PH2

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AMENITY VIEW

AMENITY VIEW





SOUTHEAST CORNER AERIAL

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

SOUTHWEST VIEW AERIAL





low-e glazing



Roof Shingles Weathered Wood - GAF



2¹/₂" x 8" Belgian Brick - Bear Creek



Stucco Accent Gauntlet Grey SW7019 LRV: 17









Zoning Aerial

28-DR-2024

City Notifications – Mailing List Selection Map

Palm Lane Towns - Phase 2



July 1, 2024

Seller Letter of Support

Re: 7300 E. Palm Lane .25 AC Parcel Number (131-19-002S)

7320 E. Palm Lane 2.26 AC Parcel Number (131-19-002T)

To: City of Scottsdale Planning and Zoning/ Design Review

As the Seller of the above referenced property, we wish to extend our support of the proposed project by Curve Development.

The representatives from Curve Development have been diligent in understanding the history of the site and have shown a great degree of interest in the surrounding community. They have worked to design a product that would be an enhancement to the neighborhood and ultimately to the City of Scottsdale. They have shown respect for the design elements of the existing architecture and the surrounding community within the neighborhood. We feel as though the single-family design proposed will be a great addition to the existing neighborhood.

The representatives from Curve Development have communicated effectively every step of the way in the process and we support their proposed site and home design.

Sincerely DocuSigned by:

7/1/2024

Cornerstone Christian Fellowship, an Arizona non-profit corporation

ARHS Housing Partners, L.P.

July 7, 2024

Letter of Support

RE: 7300 E. Palm Lane .25 AC Parcel Number (131-19-002S)

7320 E. Palm Lane 2.26 AC Parcel Number (131-19-002T)

To: City of Scottsdale Planning and Zoning/Design Review

As a neighbor to the above referenced property, we wish to extend our support of the proposed project by Curve Development.

The Representatives from Curve Development have been diligent in understanding the history of the site and have shown a great degree of interest in the surrounding community. They have worked to design a product that would be an enhancement to the neighborhood and ultimately to the City of Scottsdale. They have shown respect for the design elements of the existing architecture and the surrounding community within the neighborhood. We feel as though the single-family design proposed will be a great addition to the existing neighborhood.

The representatives from Curve Development are addressing our limited concerns, and by so doing we support their proposed site and home design.

Sincerely,

ARHS Housing Partners, L.P.

Ajay Nayar

Managing Member

From: To: Subject: Date:	NoReply Projectinput Case-6-ZN-2024,Palm Lane Towns Phase 2;Case 27-DR-2024 & Case 28 DR 2024 Palm Lane Towns Phase 1 and Monday, March 31, 2025 7:11:44 AM
?	
I am familiar with the Scottsdale Rd and McDowell Rd area as I take exercise classes nearby. We don't need more new residential ! sent by Carolyn Kinville (case# 6-ZN-2024)	
City of Scottsdale	
?	
	© 2025 City of Scottsdale. All Rights Reserved.