

DEVELOPMENT REVIEW BOARD REPORT



Meeting Date: November 20, 2025
General Plan Element: *Character and Design*
General Plan Goal: *Foster quality design that enhances Scottsdale as a unique southwestern desert community.*

ACTION

**The Arden Scottsdale
32-DR-2024** | Request for approval of a site plan, landscape plan, and building elevations for a new 23-unit multi-family development in 5 three-story buildings on a +/- 1-acre site.

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
- Building setback- pursuant to Zoning Ordinance section 5.1004.E.2.
- Public comments received in support and opposition to proposal

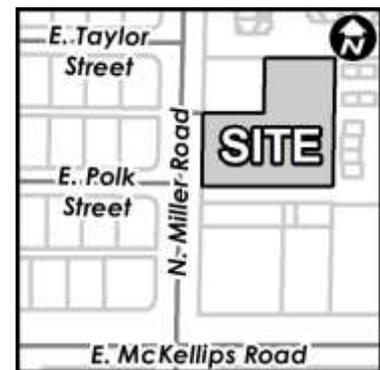
BACKGROUND

Location: 7601 E. Polk Street, 7607 E. Polk St, and 7616 E. Polk St (APNs: 131-15-001S, 131-15-001F, 131-15-001N, and 131-15-001L)

Zoning: Multiple-family Residential (R-5)

Adjacent Uses:

- North: Multiple-family Residential (R-5)- Scottsdale Casitas, 22 2-story multi-family residential buildings with a total of 126 dwelling units constructed around 2003 (23-DR-2002)
- East: Multiple-family Residential (R-5)- Casa De Amigos Condominiums, 6 2-story multi-family residential buildings with a total of 36 dwelling units constructed around 1980 (158-DR-1979)
- South: Directly south is the Casa De Amigos condominium development and further south is the McKellips Plaza multi-tenant commercial development consisting of a single-story building and Circle K gas station with Central Business (C-2) zoning built around 1975 (35-DR-1975)
- West: New Papago Parkway Unit 12 Single-family residential subdivision with Single-family Residential (R1-7) zoning



Property Owner

Polk Devco, LLC

Applicant

David Free
(602) 799-7711

Architect/Designer

Tomecak Design

Engineer

Jacobs Wallace, LLC

DEVELOPMENT PROPOSAL

Goal/Purpose of Request

The applicant seeks approval for a new multi-family development project, consisting of 5 three-story buildings with 23 total units. This application was originally heard by the Development Review Board at the October 9, 2025 where the Board continued the case with direction to the applicant to further refine the proposal with the goal of providing additional setback and open space on the eastern side of the site. As a result, the applicant has revised the application to provide a greater setback along the eastern side of the site, which is now fourteen (14) feet.

Neighborhood Communication

Property owners within 750 feet of the site have been notified by mail of the applicant’s request and the site is posted with the required signage. Staff has received 5 email and phone correspondences from the public in regard to this project, most in opposition to more dwelling units. The public comment received expressed concerns with the proposed design, its proposed proximity to the existing condominiums to the east, and how this development fits within the context and character of the surrounding areas (refer to Attachment #15). Since that time, the applicant has coordinated with the adjacent property owners to try and address their concerns with the proposal.

Significant Updates to Development Proposal Since Initial Submittal

During staff review of the development proposal, comments were provided to the applicant to update the development proposal which resulted in the following updates:

- Reconfigured site to better accommodate a larger setback adjacent to the eastern property line
- Reconfigured site to better accommodate vehicular traffic and new building configuration
- Reconfigured site to increase building setback from nearby single-family residences

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 recessed windows, deep roof overhangs, use of low water use plant species, and use of low energy consumption LED lighting.

STAFF RECOMMENDED ACTION

Staff recommends that the Development Review Board approve the Arden Scottsdale development proposal per the attached stipulations, finding that the Character and Design Element of the General Plan, Southern Scottsdale character area plan, and Development Review Board Criteria have been met.

RESPONSIBLE DEPARTMENTS

STAFF CONTACTS

Planning and Development Services
Current Planning Services

Chris Zimmer
Senior Planner
480-312-2347 czimmer@ScottsdaleAZ.gov

APPROVED BY



Chris Zimmer, Report Author

11/12/2025

Date



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

11/12/2025

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. 10/9 Site Plan
8. Updated Site Plan
9. Open Space Plan
10. 10/9 Landscape plan
11. Updated Landscape Plan
12. Building Elevations (color)
13. Perspectives
14. Materials and Colors Board
15. Exterior Photometrics Plan and Exterior Lighting Cutsheets
16. Zoning Map
17. Community Input



Context Aerial

32-DR-2024

ATTACHMENT #1



Close-up Aerial

32-DR-2024

The Arden Scottsdale - Project Narrative
7601 East Polk Street Scottsdale, Arizona 85257
Revised: October 2, 2025

I. Introduction

Request - The request is for consideration by the Development Review Board for approval of a new development consisting of twenty-three single-family attached townhomes, each containing a balcony and a private two-car garage. At a total of 2,165 square feet, with approximately 1700 sf of livable space plus two balconies for each unit (on the second and third floors), these units are very generous and far exceed many others on the market in the area. The proposed site consists of four vacant parcels that will be assembled as one parcel for a total of approximately 1.143 gross acres with a density of approximately 21 dwelling units per acre.

The development is proposed as a series of three-story buildings for townhome living located just north of the NEC of McKellips Rd. and N. Miller Rd. This proposal contemplates a contemporary urban design theme that is stylish yet timeless with its minimal forms, eliciting a sense of a higher-end development located in the up and coming area of South Scottsdale.



The project seeks to embody a higher level of design through a minimalistic approach, utilizing simple forms to help create a catalytic development that reflects the tone of other recent redevelopments further north along Miller and Hayden Roads. This includes developments such as Treo on Miller Road, Scottsdale Hayden Road Townhomes, and the Macallister along Hayden Road.

Circulation - The site is well situated near the Indian Bend Wash and has easy access to the loop 101 and 202, along with many other multimodal transportation options, due to its proximity to the Scottsdale Greenbelt. The surrounding area is an established older neighborhood that is ripe for fresh new redevelopment. Such new redevelopment will help lift the entire area and encourage design renovations of existing buildings.

Ingress and egress will be from a single point along Miller Road at the midpoint of between the two western streets of Taylor and Polk , almost aligning directly with the alley to the west. This is the location of the portion of the old Polk Street which has recently been approved for abandonment. New curbs and gutter will be provide along a private accessway that will serve the development.

Internal traffic circulation with 24 foot wide accessways allows for two-way traffic and for cars to back out of garages and onto the accessway before proceeding either north or south to the central east-west drive that exits onto Miller Road. Enhanced streetscape has been provided south of the main drive to help the community blend into the fabric of the area and harmonize with other streetscapes along Miller road to the north. Both fire department and solid waste representatives assisted with and reviewed the planned movements within the internal circulation.

Loading and service areas have been reviewed and design to accommodate both service vehicles and emergency vehicles. Refuse trucks will be able to access key locations for trash removal. A diagram of a fire truck is shown on the site plan, detailing the anticipated movements for these vehicles in the event of an emergency.

Pedestrian circulation occurs with a combination of existing and proposed sidewalks that are positioned along the edges of the travel ways, and along the perceived fronts of each of the townhomes. An effort was made to keep pedestrian circulation separate from vehicles when possible. New sidewalks are proposed at a width of 6'-0" for the development, keeping pedestrians safe, while providing simple, convenient, and easy pathway to navigate the site on foot.

Both private garage parking and unreserved guest parking has been planned to meet the developments need for parking and the City of Scottsdale's parking ordinance. No parking variance or deviation has been sought.

The site is located in an area that has no environmental concerns and is well suited for this type of redevelopment.

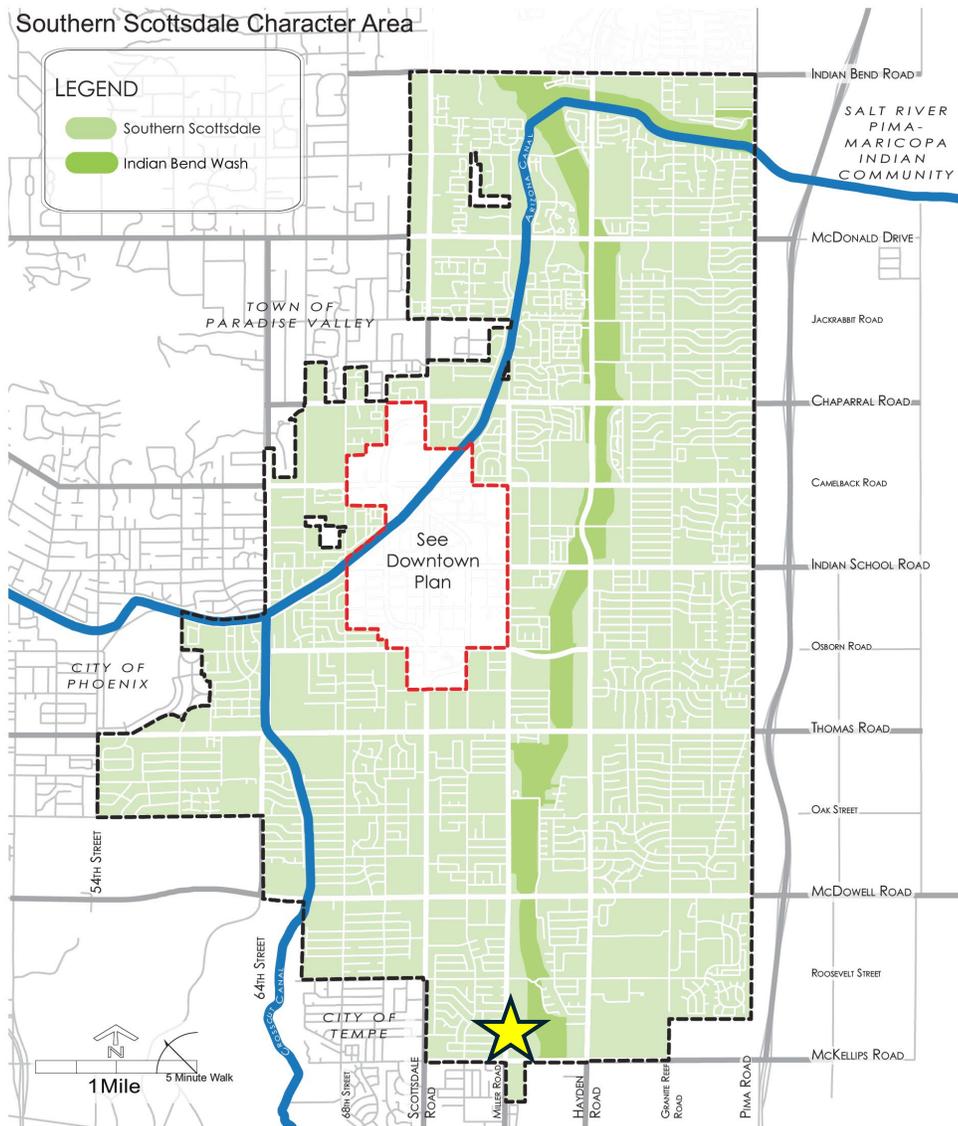
The current property is an approximately 44,485 square foot parcel of land (APN 131-15-001S, 131-15-001F, 131-15-001N, & 131-15-001L) that will be assembled as one parcel. That single development parcel will include the area shown in lime green above, which is public right of way that was approved for abandonment on September 30, 2025 by the Scottsdale City Council. This approval allows that small strip to become private land and to be joined into the single, unified development parcel. Note that access will be preserved for the apartment building on the northwest corner of the site through an access easement, which those owners support.

The property is currently vacant and unused. We believe the proposed design is a natural fit and will complement the fabric of existing developments found within the area. The proposed project sits within the South Scottsdale Character Area, which is surrounded by single-family, multi-family, recreational, sports, entertainment, retail, restaurant, and office, making the proposal a great fit for this neighborhood.

The site is less than a quarter of a mile from the Scottsdale greenbelt, an 11-plus-mile stretch of interconnected linear parks, with bike paths, ramadas, playgrounds, sports fields, and a disc-golf course. We believe the proposed projects' density and demographics will blend well into the surrounding fabric of this south Scottsdale neighborhood with multiple modes of transportation and numerous walkability opportunities.



View of the Scottsdale Indian Bend Wash Greenbelt, less than a quarter mile away



South Scottsdale Character Area Map – Site shown with yellow star

III. Contextual Conformance to Development Review Board Criteria

The South Scottsdale Character Area Plan puts forth the vision that South Scottsdale is a diverse, sustainable community built upon vibrant neighborhoods, thriving economic corridors and innovative businesses. Values for the plan include reinvestment in residential properties, providing diversity in housing choice, connecting, and enhancing transportation choices/options, providing opportunities for open space and public gathering places, and providing shaded, pedestrian and bicycle-friendly streets and parking area. Based upon a deep understanding of these values, we have provided below responses to the

how the DRB criteria are met in context to the South Scottsdale Character Area Plan.

Development Review Board Criteria

1. Describe how the proposed development is consistent with the design and character components of the applicable guidelines, development standards, Design Standards and Policy Manual, master plans, character plans and General Plan.

The Scottsdale General Plan designates this property within the “McDowell Road/Scottsdale Road Growth Area,” which encourages redevelopment and reinvestment to occur in these corridors. This area promotes strong access to multiple forms of transportation, major regional access to services and has a focus on human scale development (2 to 6 story redevelopments). The project is served with a variety of transportation options that regularly service this area including bus, trolley, pedicab and bicycle as well as other non-motorized opportunities along the ‘Scottsdale Indian Bend Wash Greenbelt.’

The Character and Design Element of the Scottsdale General Plan 2035 places extraordinary value on the diverse character and unique design qualities of our Sonoran Desert Community. Good design sensitively responds to and strikes a balance with the character of the surrounding natural and built environment and the community’s historical, cultural, and environmental resources. Well-designed neighborhoods, businesses, recreational and cultural facilities, and public spaces combine to further make Scottsdale a desirable and memorable community. Relevant Character and Design (CD Goals) from the General Plan have been incorporated into the design and development of our proposal and are described further below.

Goal CD 1 - Determine the appropriateness of all development in terms of community goals, surrounding area character, and context. Respond to regional and city-wide contexts with the new and revitalized development in terms of the following: Scottsdale as a southwestern community; Scottsdale as a part of a large metropolitan area with unique reputation, image, character, and identity within its regional setting; . . . consistently high community quality expectations; . . . physical scale relating to the human perception at different points of experience

As shown on the development plans and project elevations, the project is consistent with what may be termed a contemporary urban design that is compatible to, yet distinct from, other precedent redeveloped properties in the area. This builds upon Scottsdale’s design ethos for quality development and upscale urban living. Balconies have been recessed to minimize solar gain on windows and appropriate landscape for older areas include the use of deciduous

trees and large shrubs to provide shade and respond to the regional character of the southwest desert environment.

Our high-end development is designed on a human scale and does not exceed three stories. This height, which is within the R-5 allowance, allows for substantial living area within each unit. At 1700 sf of livable space *plus* balcony space, our units provide greater livable area than what neighboring apartments and condominiums contain.

Goal CD 2 – Develop, maintain, and refine Character Areas and Character Area Plans to foster quality development and consistent character and context within various areas of the community. *Character Area Plans should address “edges,” places where two areas meet or where Scottsdale’s boundaries abut other governmental jurisdictions, to ensure compatible transitions of character and connections.*

Here the proposed development seeks to build upon the successes of areas further north along Miller and Hayden Roads, which respond to their proximity to the border with Tempe. The development seeks to foster quality development that is consistent with the character and context of its boundary with Tempe. The proposed development successfully employs an elegant, modern design formal like those seen in developments in north Tempe.

Goal CD 4 – Enhance the design of streets and public spaces to improve Scottsdale’s visual quality, experience, Sonoran Desert context, and social life. *Encourage “streetscapes” for major roadways that promote the city’s visual quality and character, and blend into the character of the surrounding area. Streetscape is a term used to describe the combination of individual design elements that give character to the street frontages of the city. Some examples of these elements are landscaping, street furniture, lighting, and sidewalk design.*

As mentioned above, the property is a unique group of parcels in this area as it is on the edge of south Scottsdale near the border of Tempe. This property is located near Scottsdale’s Greenbelt and the lower Salt River, which offers many recreational infrastructural amenities, including proximity downtown Tempe. These recreational edges are a main design driver for this project. This area will continue to grow with density and vertical living which will enhance the growth of streetscape improvements and walkability opportunities to the surrounding modes of transportation & recreation. The McDowell area corridor, the greenbelt, and even Miller Road has over time, implemented many changes that have improved the quality of life and character of the area. Most importantly it has transformed the area along the greenbelt from an auto-centric environment to a more residential living environment, where people can bike and walk to nearby amenities and leave the car behind. We intend to tether the proposed design to

the on-going growth of this area by proposing appropriate desert landscaping, combined with context sensitive planting design, which reflects the historic use of shade trees, which improves the viability of proposed amenities on site. A tree lined turf area has been featured as part of the streetscape along Miller Road, further emphasizing the value of Miller Road as a bikeable and walkable corridor. As previously mentioned, and described above, the project imbues the following companion guidelines of Scottsdale's Sensitive Design Principles and the South Scottsdale Character Area Plan.

South Scottsdale Character Area Plan – Character & Design

Approved in 2010 this document provide an overarching layer of design guidelines specific to the area where the project is located. The project has applied the following design goals and policies for Character and Design.

The design character of any area should be enhanced and strengthened by new development that promotes contextual compatibility. Development should respect and respond to the unique climate and context of the southwestern Sonoran Desert strengthen the pedestrian character and create strong pedestrian linkages create coherent and consistent streetscapes incorporate a regional landscape palette that complements Scottsdale's character.

The proposed development will contribute to the general health, welfare, safety, and convenience of persons residing or working in the vicinity by the development of these vacant properties, which have attracted trespassing and vagrants, will improve the safety of nearby residents, especially as we bring in high-end residential development that puts "eyes on the street" for the neighborhood.

This high-quality townhome development will act as a catalyst for future developments in this area. We expect this development to encourage landowners to reinvest in their properties with either new development or rehabs of existing development. This leads to an increase in property values and livability of this area.

The spatial relationship that will exist between nearby structures and the proposed development has been design to understand the surrounding context. Even with the assemblage of several parcels, the development is on a very small, J-shaped parcel that is very difficult to develop.

Despite these challenges, the design team has created a high-quality product that utilizes the height and setbacks allowed under R-5 to ensure each unit will have 1700sf of livable square footage, plus two balconies for each unit on the

second and third floors and garage space, while responding to the immediate context of the developments surrounding the site. The height is appropriate and the setback mirrors that of the development to the east.

The setbacks along the east side of the project are a function of the tight fit of this development. The development required us to provide a hammerhead turnaround within the internal circulation system. And we needed to double load the street in order to achieve the necessary density to make the project pencil (which density is within the zoning allowance).

There is only 130 feet of width between the apartment property to our west and the condominiums to our east. That is just enough space for a double-loaded internal drive. That block of development then sets the location for the units to the south because the north-south portion of our internal driveway (shown in gold) must be straight in order for the hammerhead turnaround to function (as illustrated by the truck images on the site plan). All of this creates significant challenges for development on the site.



Additionally, the condominiums to the east were developed with what appear to be setbacks of approximately 13-15 feet. Our setbacks of 10 feet, with a four-foot allowed overhang, are in compliance with R-5 development standards and will result in approximately 20 feet of separation between the second-story of the condominiums and the second-story of the proposed units. This type of separation is typical of development in single-family homes, where side yards of 5-10 feet are frequently next to each other and create a separation of between 10 and 20 feet between two-story homes.

The architectural characteristics of the proposed development relate to character elements and design features of the structures that are within the surrounding context.

The high level of design diversity of this part of Scottsdale is maintained and strengthened with this proposed development. The scale and materials directly

complement the surrounding Southwest feel while adding a contemporary design feel that adds to the vibrant redevelopment of properties in this area of Southern Scottsdale.

The design features and details of the proposed development have been utilized to screen all mechanical equipment, appurtenances, and utilities.

An effort has been made to screen mechanical equipment, appurtenances, and utilities from public view by placing them on the rooftop with a parapet wall that is insulated to minimize noise.

The proposed development is consistent with the Sensitive Design Principles, pertinent Architectural Design Guidelines, and other design guidelines.

In keeping with the Sensitive Design Principles, the character of the area will be enhanced by this new development having created an attractive design that will complement the future redevelopment of the area, as other area developments are either redeveloped or rehabilitated.

The proposed development is a successful showcase of how to develop a small, remnant, infill parcel with attractive, high-end development. We believe we will act as a positive catalyst for future improvements to this area.

Conclusion

The ownership and design team have spent a year carefully working through design with City staff. Small, infill parcels are very difficult to develop. But the ownership team took the extra time to make sure the resulting product was high-end and reflective of Scottsdale's tradition for quality. It took repeated iterations with staff to make it all fit and work and to make sure the design was of exceptional quality. A year is a long time to work through design, but we believe the result was well worth it. The community will be a small enclave of sophisticated, single-family attached townhomes that will provide a boost of quality, modern design in the area.

The project will be a welcomed addition to the immediate area and contribute to the vibrancy of uses and design excellence in this upcoming area of Southern Scottsdale.

Thank you for your time and consideration in our proposal to improve this small but important portion of South Scottsdale. We believe that this development hits all of the right notes in achieving new home opportunities with an appropriate density that fits well withing the context of this R-5 zoned area.

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 The Scottsdale General Plan designates this property within the “McDowell Corridor” which is located in areas with strong access to multiple forms of transportation and major regional access and services, and have a focus on human scale development. The project is served with a variety of transportation options that regularly service this area including bus, trolley, pedicab and bicycle as well as other non-motorized opportunities along the ‘Scottsdale Indian Bend Wash Greenbelt’.*
 - *Staff finds that the proposed development is consistent and conforms to the R-5 development standards. The development provides a large open space/gathering area along N. Miller Rd that serves a dual purpose to meet the frontage open space requirements of the zoning district and to comply with the single-story limitation when a property is within 50’ of single-family zoning districts which exist on the west side of N. Miller Rd. The unique site configuration pushes and limited frontage pushes the buildings further toward the east. The Southern Scottsdale Character area plan encourages redevelopment and infill projects to promote new housing types that will serve future residents of south Scottsdale.*
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;
 - c. Recognize the unique climatic and other environmental factors of this region to respond to the Sonoran Desert environment, as specified in the Sensitive Design Principles;
 - 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 new building design has a contemporary urban theme providing a stylish but conservative high-end environment befitting of its location near Old Town Scottsdale. Rather than the property developing in concert with the extremely dated properties that surround this site, this project will establish the design character for those properties in the future and will create vibrancy and full-time residential activities. The scale and materials directly complement the surrounding Southwest feel while the contemporary design adds to the vibrant redevelopment of properties in this area.*
 - *Staff finds that the proposed development consists of modern contemporary architectural style that is compatible with the surrounding southwest style of Scottsdale. The elevations consist of a linear design with vertical and horizontal planer differentiation to create visual interest and a contemporary appearance. Consistent with the Sensitive Design Principles and Goal CD 4 of the Southern Scottsdale Character Area Plan (SSCAP), the primary colors for the building (Fine grain and Renwick brown) are muted and representative of the surrounding southwest desert context. The proposed landscaping and open space mesh at the front of the subject site which will provide shaded areas for the future residents.*

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 Ingress and egress will be from a single point along Miller Road at the midpoint of between the two western streets of Taylor and Polk , almost aligning directly with the alley to the west. This is the location of the portion of the old Polk Street which has recently been approved for abandonment. New curbs and gutter will be provide along a private accessway that will serve the development.*
 - *Staff finds that the ingress, egress, and circulation will be located internal to the site and provide the most adequate pedestrian circulation for this proposal. 6-foot sidewalks surround the project and allow ease of access on site for the residents. The trash receptacle is located behind an enclose to minimize view from off site. An 8-foot detached sidewalk along N. Miller Road will enhance the public realm surrounding the subject site.*
4. If provided, mechanical equipment, appurtenances and utilities, and their associated screening shall be integral to the building design.
 - *The applicant states all mechanical equipment, appurtenances and utilities have been screened from public view by placing them on the rooftop with a parapet wall that is insulated to minimize noise.*
 - *Staff finds that the mechanical equipment, appurtenances and utilities associated with the proposed development will be located behind the building, out of public view, or located on the roof behind a parapet to be fully screened.*
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

The site was annexed into the City in 1963 (Ord.#176) and zoned to the Light Industrial District (I-2) zoning designation. Subsequently in 1966 the subject property was rezoned from Light industrial (I-2) to Multiple-family Residential (R-5), by zoning case 21-ZN-1966. There have been no other zoning actions that have occurred since then. A dead-end roadway on the site was abandoned by the City Council on September 30, 2025 (associated abandonment case is 9-AB-2024).

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 received 5 public comments both by email and several phone calls. The email correspondence can be found in Attachment #15 and the phone calls received had similar concerns to the email correspondence which includes proximity of the new proposed development, lack of solar exposure to the existing buildings once the new development is built, lack of guest parking spaces, need for additional landscaping and spacing, and a request to add a fish pond to this development for public use.

Context

The subject site is located on the east side of N. Miller Road, approximately 425 feet north of E. McKellips Road. The site is situated in an area of residential and low-intensity office uses. The site was originally occupied by 3 single-family residences built in the 1960s (recently demolished) and is bounded on two sides by parcels with similar medium to high-density residential zoning. To the east and north are two townhome projects consisting of two-story buildings that were constructed in the early 1980s and early 2000's, respectfully. The parcel to the south is occupied by a multi-tenant single-story commercial building and Circle K gas station, constructed between the late 1980s to early 1990s. To the west there is the existing single-family residential subdivision New Papago Parkway Unit 12, consisting of 114 single family homes that were constructed in the early 1960s.

Project Data

- Existing Use: Vacant
- Proposed Use: 5- Three-story buildings consisting of 23 units
- Parcel Size: 49,813 square feet / 1.143 acre (gross)
44,477 square feet / 1.02 acre (net)
- Residential Building Footprint: 17,848 square feet
- Building Height Allowed: 36 feet (exclusive of rooftop appurtenances)
- Building Height Proposed: 33 feet 4 inches (exclusive of rooftop appurtenances)
- Parking Required: 50 spaces (46 unit spaces and 4 guest spaces)
- Parking Provided: 50 spaces (46 unit spaces and 4 guest spaces)
- Open Space Required: 8,465 square feet / 0.194 acre
- Open Space Provided: 8,794 square feet / 0.202 acre
- Frontage Open Space Required: 6,657 square feet / 0.153 acre
- Frontage Open Space Provided: 6,670 square feet / 0.153 acre
- Number of Dwelling Units Allowed: 26 units
- Number of Dwelling Units Proposed: 23 units
- Density Allowed: 23 dwelling units per acre
- Density Proposed: 21 dwelling units per acre

**Stipulations for the
Development Review Board Application:
The Arden Scottsdale
Case Number: 32-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 submitted by TOMECAK DESIGN, with a city staff date of 10/1/2025.
 - b. The location and configuration of all site improvements shall be consistent with the Site Plan submitted by TOMECAK DESIGN, with a city staff date of 10/1/2025.
 - c. Landscape improvements, including quantity, size, and location shall be installed to be consistent with the preliminary landscape plan submitted by TOMECAK DESIGN, with a city staff date of 10/1/2025.
 - d. The case drainage report submitted by Jacobs Wallace, LLC and accepted in concept by the Stormwater Management Department of the Planning and Development Services. Updated drainage report may be deemed necessary at time of final plans submittal but to the satisfaction of the review staff.
 - e. The water and sewer basis of design report submitted by Jacobs Wallace, 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: 21-ZN-1966.

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.

PROPERTY RIGHTS:

Ordinance

- C. Prior to permit issuance the owner shall have submitted and caused to be recorded a city approved final plat assembling project parcels as depicted in the Site Plan and in conformance with a city council approved case 9-AB-2024.
- D. Prior to permit issuance, the owner shall have caused the recordation of the twenty-five foot (25) private access easement, in perpetuity and deed restriction, to the benefit of assessor's parcel number 131-15-011Y, located in conformance with the Site Plan.

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. All exterior shade devices shall be designed so that the shade material provides a shading density of 75%, or greater. With the final plans submittal, the property owner shall provide section drawings of all exterior shade devices that demonstrate the minimum shading density.

SITE DESIGN:

DRB Stipulations

- 5. At time of final plan submittal, the applicant shall update and provide a grading and drainage plan that demonstrates the necessary north/south directional pedestrian ramps along N. Miller Rd to the satisfaction of review staff.
- 6. All drive aisles that are fire lanes shall have a width of twenty-four (24) feet.
- 7. Refuse service route, per staff approved Refuse Plan – Sheet A1.03, dated 11.4.2025 by Tomecak Design, shall have a width of twenty-four feet and vertical clearance of fourteen feet and to the satisfaction of the review staff.
- 8. 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 2146-1.

LANDSCAPE DESIGN:

Ordinance

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

DRB Stipulations

9. 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.
10. Prior to the issuance of any building permit for the development project, the property owner shall submit landscape improvement plans that demonstrate the utilization of the City of Scottsdale Supplement to MAG Standard Specifications for the landscape and irrigation improvements within the public right-of-way median(s).
11. Landscape pots and/or raised landscape planters, with a minimum of 36 inches in diameter, a sufficient depth to support the root system of the plants located in the pots/planters, and an automatic irrigation system, shall be provided in the plaza area and pedestrian nodes that are shown on the site plan.
12. 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

- F. All exterior luminaires shall have integral lighting shield and be directed downward, including landscape lighting.
- G. All exterior luminaires mounted eight (8) feet or higher above finished grade, shall be directed downward and have an integral lighting shield.
- H. Any exterior luminaire with a total initial lumen output of greater than 1600 lumens shall have an integral lighting shield.
- I. 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.
- J. The initial vertical luminance at 6-foot above grade, along the north and east property line shall not exceed 0.8 foot-candles. All exterior luminaires shall be included in this calculation.

DRB Stipulations

13. 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.
14. 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.

15. At time of final plans submittal, staff shall pay special attention to the lighting fixtures along the property boundaries to ensure no adverse ambient lighting trespass affects the surrounding multi-family and single-family residences, to the satisfaction of review staff.
16. At time of final plans submittal, the applicant shall provide additional screening/shielding devices to ensure no light trespass occurs across property lines.

AIRPORT:

DRB Stipulations

17. With the construction document submittal, the property owner shall submit an FAA FORM 7460-1 to the FAA for any proposed structures, appurtenances and/or individual construction cranes that penetrate the 100:1 slope. The elevation of the highest point of those structures, including the appurtenances, must be detailed on the FAA form 7460-1 submittal. The property owner shall provide Aviation staff a copy of the FAA determination letter prior to building permit issuance.
18. With the construction document submittal, the property owner shall submit an aircraft noise and overflight disclosure notice that is to be provided to occupants, potential homeowners, employees and/or students. The disclosure form shall be in a form acceptable to the Scottsdale Aviation Director, prior to the issuance of any building permit, not including a native plant permit.
19. With the construction document submittal, the property owner shall submit plans, and any other pertinent documentation, demonstrating that the development has been designed to reduce interior to exterior noise by at least 25 decibels, in accordance with the most recent noise attenuation measures at the time of the construction document submittal, and set forth in Section 4.00 of Appendix F of the FAA part 150 noise Compatibility Study, as amended.

STREET DEDICATIONS:

Ordinance

- K. Prior to the issuance of any building permit for the development project, the property owner shall make a forty foot N Miller Road east half street fee simple right-of-way dedication to the City of Scottsdale if existing in easement form only.

STREET INFRASTRUCTURE:

Ordinance

- L. 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.

DRB Stipulations

20. Prior to the issuance of any building permit for the development project, the property owner shall submit and obtain approval of civil construction documents to construct the project's driveway connection to N Miller Road located at the old Polk Street Intersection, in conformance with the city's CH driveway standard and with north-south directional ramps.
21. 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 brick red or terracotta.

WATER AND WASTEWATER:

Ordinance

M. 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.

DRB Stipulations

22. 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.
23. Prior to the issuance of any building permit for the development project, the property owner shall submit and obtain approval of civil construction documents to construct water and sewer infrastructure in conformance with Approved as Noted Basis of Design Reports.

DRAINAGE AND FLOOD CONTROL:

DRB Stipulations

24. 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.

EASEMENTS DEDICATIONS:

DRB Stipulations

25. 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.
 - c. A minimum twenty (20) foot wide Water + Sewer Facilities Easement to contain public water and sewer infrastructure located outside public right-of-way.
 - d. A minimum twenty-four (24) foot emergency and services access easement located atop the private access easement stipulated herein.

SITE PLAN FOR "THE ARDEN SCOTTSDALE" PROJECT

SITE PLAN NOTES:

- DRIVEWAY ENTRY.
- ADA PATH 6'-0" WIDE TO PUBLIC RIGHT OF WAY.
- LANDSCAPE AREA.
- BUILDING SETBACK LINE.
- CENTER LINE OF STREET.
- CURB & GUTTER.
- 6'-0" WIDE CONCRETE SIDEWALK.
- EXISTING 6'-0" HIGH PERIMETER WALL.
- ASPHALT PRIVATE DRIVEWAY.
- PROPERTY LINE.
- FIRE HYDRANT.
- GUEST PARKING.
- 5 YARD BIN IN ENCLOSURE.
- NEW 3'-0" HIGH WALL.
- COMMUNITY MAILBOXES.
- ADA GARAGE 8'-2" CLEAR.
- S.E.S.
- INTERNAL ROOF DRAIN WITH ROOF OVERFLOW.
- UNDERGROUND ELECTRICAL POWER LINES.
- BICYCLE RACKS PER CITY OF SCOTTSDALE NO. 2285, TYPICAL.
- ELECTRICAL TRANSFORMER.
- REMOVE EXISTING ROLL CURB AND REPLACE WITH VERTICAL CURB.

PARKING SUMMARY

PARKING REQUIRED:	RESIDENCE PARKING	(23) 2 PER UNIT	46.0 STALLS
	GUEST PARKING	1 PER 6 UNITS	4.0 STALLS
	TOTAL REQUIRED:		50.0 STALLS
	PARKING PROVIDED:		
	GARAGE STALLS		46.0 STALLS
	ADA STALLS		1.0 STALL
	STANDARD STALLS		3.9 STALLS
	TOTAL PROVIDED:		50.0 STALLS
	BICYCLE PARKING:		
	PARKING REQUIRED:	6 SPACES (3 LOOPS)	
	PARKING PROVIDED:	8 SPACES (4 LOOPS)	

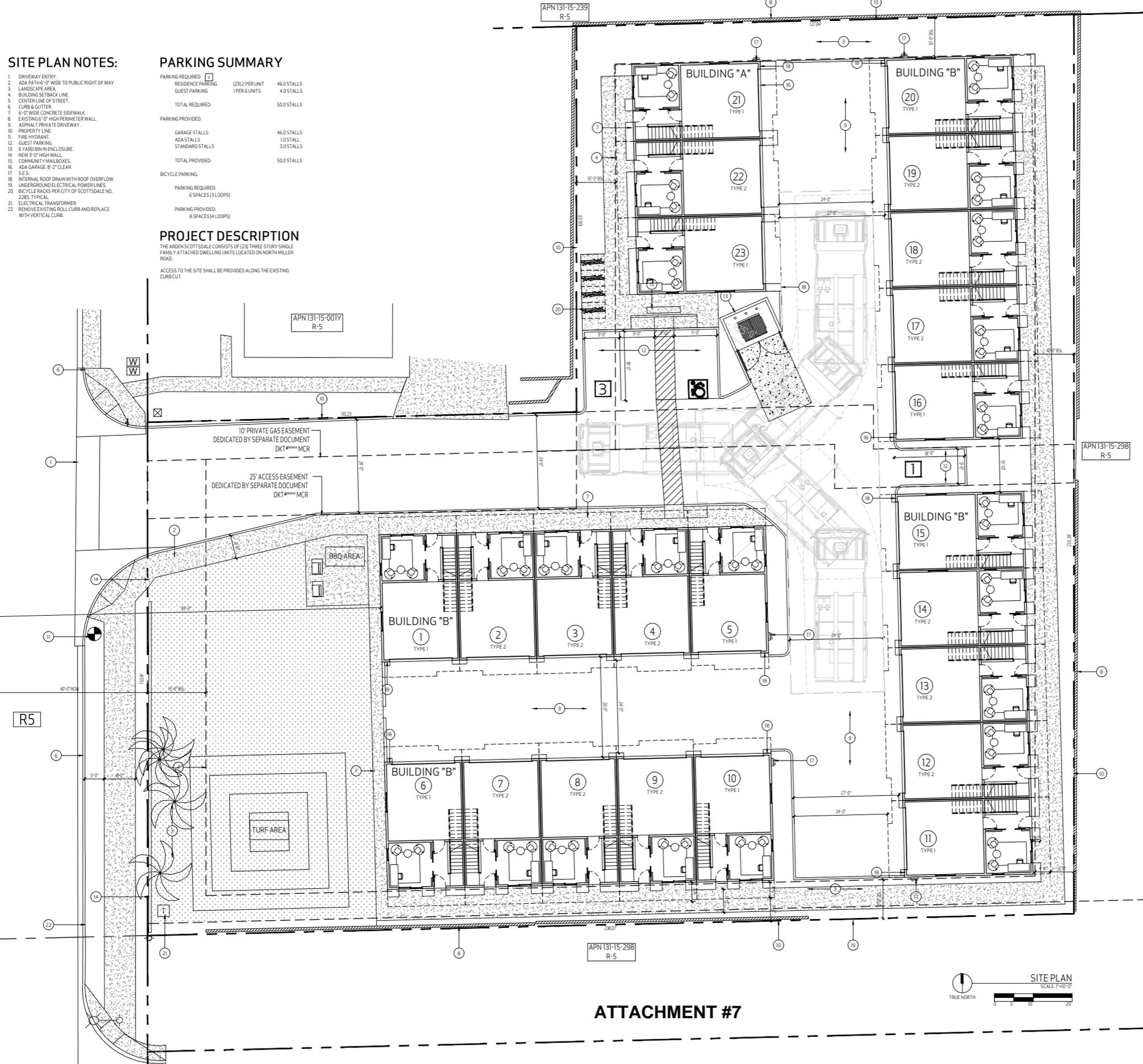
PROJECT DESCRIPTION

THE ARDEN SCOTTSDALE CONSISTS OF (23) THREE STORY SINGLE FAMILY ATTACHED DWELLING UNITS LOCATED ON NORTH MILLER ROAD.

ACCESS TO THE SITE SHALL BE PROVIDED ALONG THE EXISTING CURB CUT.

MILLER ROAD

R1-7



ATTACHMENT #7

CODE REVIEW

AUTHORITY	CITY OF SCOTTSDALE, ARIZONA
CODE	2021 INTERNATIONAL FIRE CODE 2021 INTERNATIONAL BUILDING CODE 2021 INTERNATIONAL RESIDENTIAL CODE 2021 INTERNATIONAL MECHANICAL CODE 2021 INTERNATIONAL PLUMBING CODE 2021 INTERNATIONAL ENERGY CONSERVATION CODE 2021 INTERNATIONAL GREEN CONSTRUCTION CODE 2020 NATIONAL ELECTRIC CODE
OCCUPANCY:	R-2
OCCUPANCY USE:	NON-SEPARATED
CONSTRUCTION TYPE:	V-B

PROJECT INFORMATION

PROJECT NAME:	THE ARDEN SCOTTSDALE
ADDRESS:	7601 EAST POLK STREET SCOTTSDALE, ARIZONA 85257
APN:	131-15-001L, 131-15-001S, 131-15-001F, 131-15-001N
ZONING:	R5
PROPOSED USE:	SINGLE FAMILY ATTACHED PROJECT
NUMBER OF UNITS:	(23) TWENTY THREE UNITS
STORIES:	(3) THREE STORIES
BUILDING HEIGHT:	36'-0" HIGH
ALLOWED:	33'-4" HIGH (38'-4" WITH MECHANICAL PER ARTICLE 7)
PROPOSED:	
LOT SIZE:	
NET ACRES:	44.477 SF (1.02 ACRES)
GROSS ACRES:	49.813 SF (1.143 ACRES)
BUILDING FOOTPRINT:	
TOTAL BUILDING FOOTPRINT:	17,848 SF TOTAL (23) 776 SF
FIRE SUPPRESSION:	
SPRINKLERS:	YES (13R)
FIRE ALARM:	NO
DENSITY: (21.00 UNITS/ACRE)	
ALLOWED:	24 UNITS (1.143 AC * 21 DU/AC) 49,789 SF / 2,074 SF = 24 UNITS
PROPOSED:	23 UNITS 49,789 SF / 23 = 2,165 SF
OPEN SPACE:	
REQUIRED:	
FRONTAGE OPEN SPACE:	6,657 SF
COMMON OPEN SPACE:	8,465 SF
TOTAL:	15,122 SF (34.0%)
PROPOSED:	
FRONTAGE OPEN SPACE:	6,670 SF
COMMON OPEN SPACE:	8,794 SF
TOTAL:	15,464 SF (34.7%)
PARKING LOT LANDSCAPE AREA:	
REQUIRED:	310 SF (15%)
PROVIDED:	310 SF (15%)
REFUSE:	COMMUNITY PICK-UP

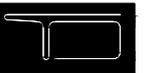
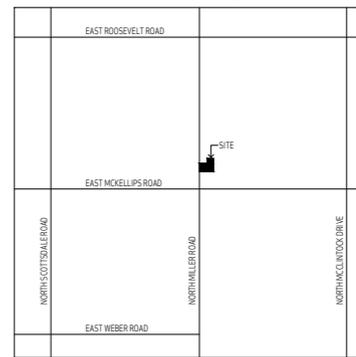
AMENITY LIST

- A. TURF
- B. BBQ AREA

PROJECT TEAM

OWNER:	POLK DEVCO LLC 15721 N. GREENWAY HAYDEN LOOP SUITE 5 SCOTTSDALE, ARIZONA 85260 CONTACT: DAVID FREE PHONE: 602.799.7711
ARCHITECT:	TOMECAK DESIGN 4368 NORTH CIVIC CENTER PLAZA SUITE 201 SCOTTSDALE, ARIZONA 85251 CONTACT: MARK TOMECAK PHONE: 602.619.7751
CIVIL ENGINEER:	JACOBS WALLACE, LLC 2233 WEST BETHANY HOME ROAD PHOENIX, ARIZONA 85015 CONTACT: CHUCK JACOBS PHONE: 602.757.5964
LANDSCAPE ARCHITECT:	T.J. MCQUEEN 8433 EAST CHOLLA STREET SCOTTSDALE, ARIZONA 85260 CONTACT: T.J. MCQUEEN PHONE: 602.266.6619
ELECTRICAL ENGINEER:	RLM DESIGN LLC 820 SOUTH BRIDGER DRIVE CHANDLER, ARIZONA 85225 CONTACT: BOBBY MARIN PHONE: 602.741.1047

VICINITY MAP



TOMECAK DESIGN

4368 NORTH CIVIC CENTER PLAZA
SUITE 201
SCOTTSDALE, ARIZONA 85251
T 602.619.7751
F 480.718.8387
E INFO@TOMECAKDESIGN.COM



PROJECT:
THE ARDEN SCOTTSDALE
7601 EAST POLK STREET
SCOTTSDALE, ARIZONA 85257

REVISED:

JOB #: 2407

DATE: 9.25.2025

CONTENTS: SITE PLAN

SHEET NO: **A1.00**

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SITE PLAN FOR "THE ARDEN SCOTTSDALE" PROJECT

SITE PLAN NOTES:

- DRIVEWAY ENTRY.
- ADA PATH 6'-0" WIDE TO PUBLIC RIGHT OF WAY.
- LANDSCAPE AREA.
- BUILDING SETBACK LINE.
- CENTER LINE OF STREET.
- CURB & GUTTER.
- 6'-0" WIDE CONCRETE SIDEWALK.
- EXISTING 6'-0" HIGH PERIMETER WALL.
- ASPHALT PRIVATE DRIVEWAY.
- PROPERTY LINE.
- FIRE HYDRANT.
- GUEST PARKING.
- 5 YARD BIN IN ENCLOSURE.
- NEW 3'-0" HIGH WALL.
- COMMUNITY MAILBOXES.
- NOT USED.
- S.E.S.
- INTERNAL ROOF DRAIN WITH ROOF OVERFLOW.
- UNDERGROUND ELECTRICAL POWER LINES.
- BICYCLE RACKS PER CITY OF SCOTTSDALE NO. 2285, TYPICAL.
- ELECTRICAL TRANSFORMER.
- REMOVE EXISTING ROLL CURB AND REPLACE WITH VERTICAL CURB.
- RETENTION WALL.
- NEW PERIMETER WALL OVER RETENTION WALL.
- CURB.
- RETENTION AREA.

PARKING SUMMARY

PARKING REQUIRED:	RESIDENCE PARKING	(23) 2 PER UNIT	46.0 STALLS
	GUEST PARKING	1 PER 6 UNITS	4.0 STALLS
	TOTAL REQUIRED:		50.0 STALLS
PARKING PROVIDED:			
	GARAGE STALLS		46.0 STALLS
	ADA STALLS		1.0 STALL
	STANDARD STALLS		4.0 STALLS
	TOTAL PROVIDED:		51.0 STALLS
BICYCLE PARKING:			
	PARKING REQUIRED:	6 SPACES (3 LOOPS)	
	PARKING PROVIDED:	8 SPACES (4 LOOPS)	

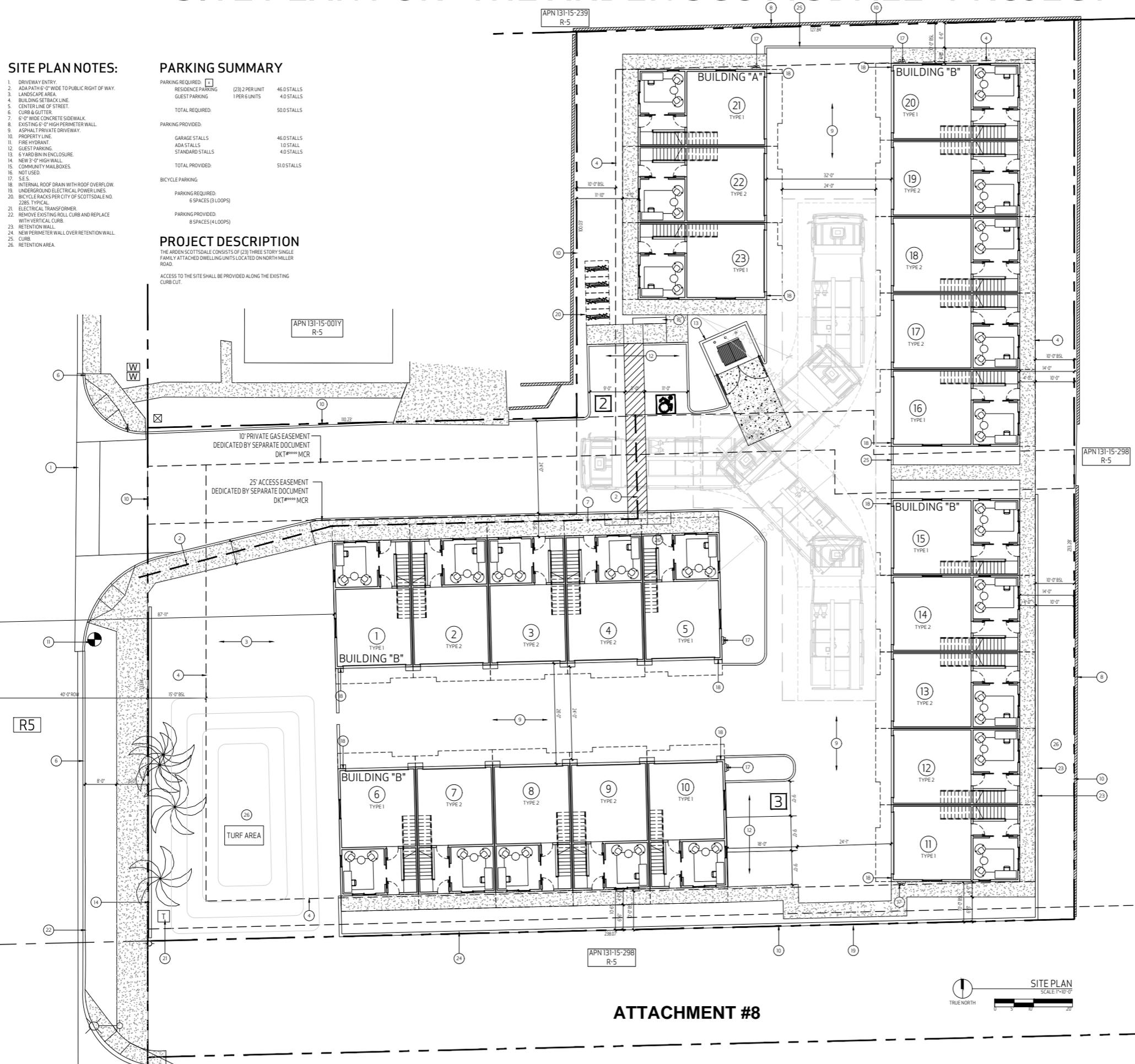
PROJECT DESCRIPTION

THE ARDEN SCOTTSDALE CONSISTS OF (23) THREE STORY SINGLE FAMILY ATTACHED DWELLING UNITS LOCATED ON NORTH MILLER ROAD.

ACCESS TO THE SITE SHALL BE PROVIDED ALONG THE EXISTING CURB CUT.

MILLER ROAD

R1-7



ATTACHMENT #8

CODE REVIEW

AUTHORITY	CITY OF SCOTTSDALE, ARIZONA
CODE	2021 INTERNATIONAL FIRE CODE 2021 INTERNATIONAL BUILDING CODE 2021 INTERNATIONAL RESIDENTIAL CODE 2021 INTERNATIONAL MECHANICAL CODE 2021 INTERNATIONAL PLUMBING CODE 2021 INTERNATIONAL ENERGY CONSERVATION CODE 2021 INTERNATIONAL GREEN CONSTRUCTION CODE 2020 NATIONAL ELECTRIC CODE
OCCUPANCY:	R-2
OCCUPANCY USE:	NON-SEPARATED
CONSTRUCTION TYPE:	V-B

PROJECT INFORMATION

PROJECT NAME:	THE ARDEN SCOTTSDALE
ADDRESS:	7601 EAST POLK STREET SCOTTSDALE, ARIZONA 85257
APN:	131-15-001, 131-15-005, 131-15-001F, 131-15-001N
ZONING:	R5
PROPOSED USE:	SINGLE FAMILY ATTACHED PROJECT
NUMBER OF UNITS:	(23) THREE UNITS
STORIES:	(3) THREE STORIES
BUILDING HEIGHT:	36'-0" HIGH
ALLOWED:	33'-0" HIGH (38'-4" WITH MECHANICAL PER ARTICLE 7)
PROPOSED:	
LOT SIZE:	NET ACRES: 44.477 SF (1.02 ACRES) GROSS ACRES: 49.813 SF (1.143 ACRES)
BUILDING FOOTPRINT:	TOTAL BUILDING FOOTPRINT: 17,848 SF TOTAL (23) 776 SF
FIRE SUPPRESSION:	YES (13R)
SPRINKLERS:	NO
FIRE ALARM:	NO
DENSITY: (21.00 UNITS/ACRE)	ALLOWED: 24 UNITS (1.143 AC*21 DU/AC) 49,789 SF / 2,074 SF = 24 UNITS 23 UNITS 49,789 SF / 23 = 2,165 SF
PROPOSED:	
OPEN SPACE:	REQUIRED: 6,651 SF FRONTAGE OPEN SPACE: 8,650 SF COMMON OPEN SPACE: 15,311 SF (34.2%)
TOTAL:	
PARKING LOT LANDSCAPE AREA:	REQUIRED: 202 SF (55%) PROVIDED: 447 SF
REFUSE:	COMMUNITY PICK-UP

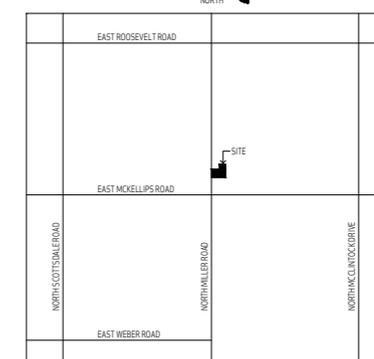
AMENITY LIST

- A. TURF

PROJECT TEAM

OWNER:	POLK DEVELO LLC 15721 N. GREENWAY HAYDEN LOOP SUITE 5 SCOTTSDALE, ARIZONA 85260 CONTACT: DAVID FREE PHONE: 602.799.7711
ARCHITECT:	TOMECAK DESIGN 4368 NORTH CIVIC CENTER PLAZA SUITE 201 SCOTTSDALE, ARIZONA 85251 CONTACT: MARK TOMECAK PHONE: 602.619.7751
CIVIL ENGINEER:	JACOBS WALLACE, LLC 2233 WEST BETHANY HOME ROAD PHOENIX, ARIZONA 85015 CONTACT: CHUCK JACOBS PHONE: 602.757.5964
LANDSCAPE ARCHITECT:	T.J. MCQUEEN 8433 EAST CHOLLA STREET SCOTTSDALE, ARIZONA 85260 CONTACT: TIM MCQUEEN PHONE: 602.266.6619
ELECTRICAL ENGINEER:	RLM DESIGN LLC 820 SOUTH BRIDGER DRIVE CHANDLER, ARIZONA 85225 CONTACT: BOBBY MARIN PHONE: 602.741.1047

VICINITY MAP



TOMECAK DESIGN

4368 NORTH CIVIC CENTER PLAZA
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PROJECT:
THE ARDEN SCOTTSDALE
7601 EAST POLK STREET
SCOTTSDALE, ARIZONA 85257

REVISED:

JOB #: 2407

DATE: 11.4.2025

CONTENTS: SITE PLAN

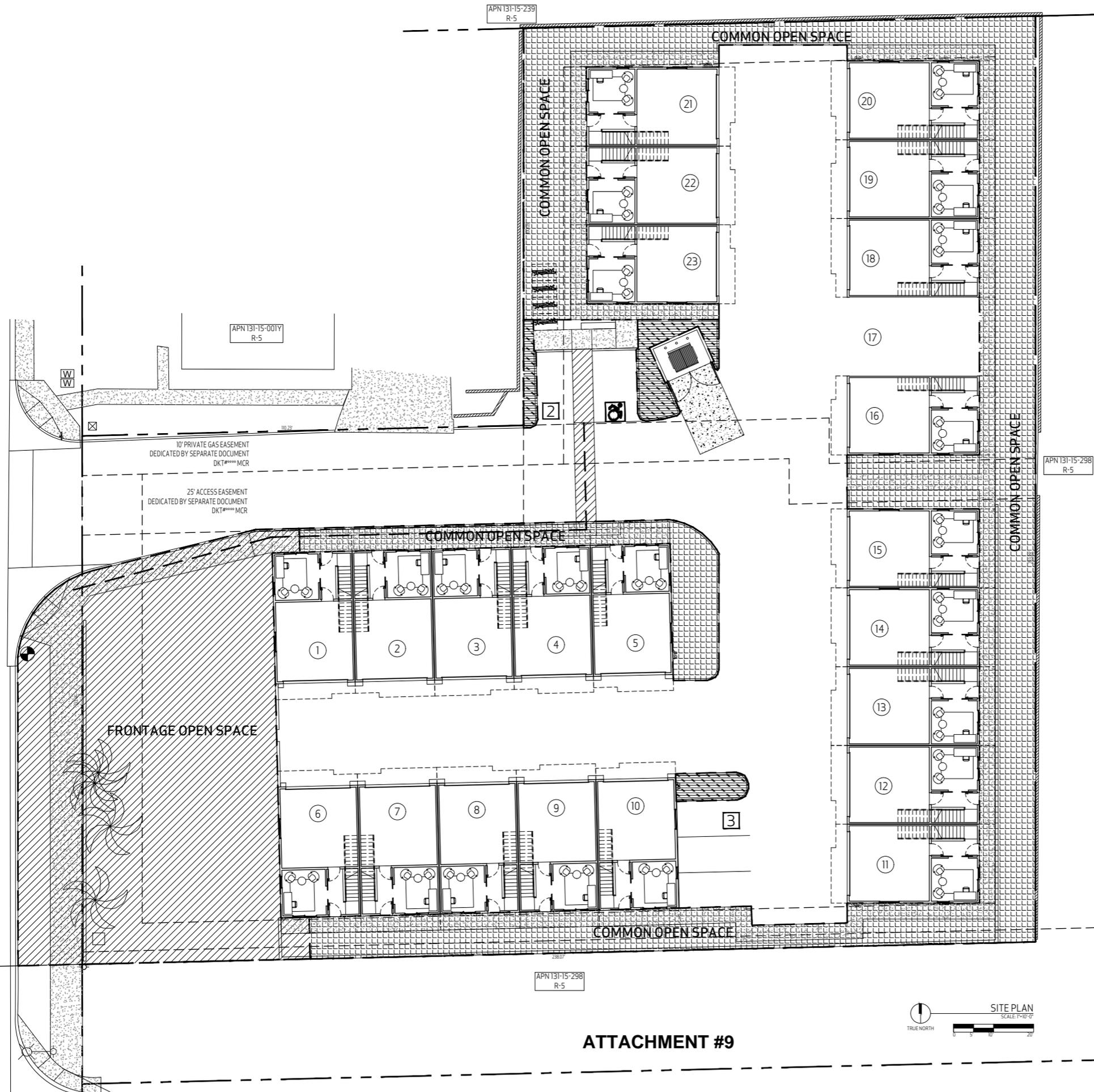
SHEET NO: A1.00

OPEN SPACE PLAN FOR "THE ARDEN SCOTTSDALE" PROJECT



**TOMECAK
DESIGN**

4368 NORTH CIVIC CENTER PLAZA
SUITE 201
SCOTTSDALE, ARIZONA 85251
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OPEN SPACE CALCULATION

PROJECT DATA

ZONING:	R-5
NET LOT AREA:	44,477 SF (1.02 ACRES)
GROSS LOT AREA:	49,813 SF (1.14 ACRES)
NUMBER OF UNITS:	23 UNITS
UNITS SIZE:	
1ST FLOOR:	250 SF
2ND FLOOR:	725 SF
3RD FLOOR:	725 SF
TOTAL:	1,700 SF
DENSITY:	21 DU/AC

OPEN SPACE CALCULATIONS:

MINIMUM FRONTAGE OPEN SPACE:
15,122.18 / (2 - 7.56) = 09 SQ.FT. REQUIRED FRONTAGE OPEN SPACE

1. CANNOT PROVIDE LESS THAN +/- 133'20" - 2,660 SQ.FT.
BUT CANNOT REQUIRE MORE THAN +/- 133'50" - 6,650 SQ.FT.

REQUIRED:	6,650 SF
PROVIDED:	6,651 SF

COMMON OPEN SPACE:

REQUIRED:	8,465 SF
PROVIDED:	8,660 SF

TOTAL OPEN SPACE:

REQUIRED:	15,122 SF (34%)
PROVIDED:	15,311 SF

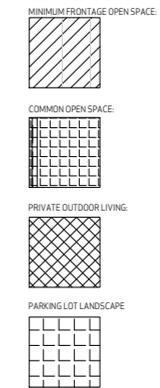
PARKING LOT LANDSCAPE:

PARKING LOT AREA:	1,343 SF
REQUIRED:	202 SF (15%)
PROVIDED:	447 SF

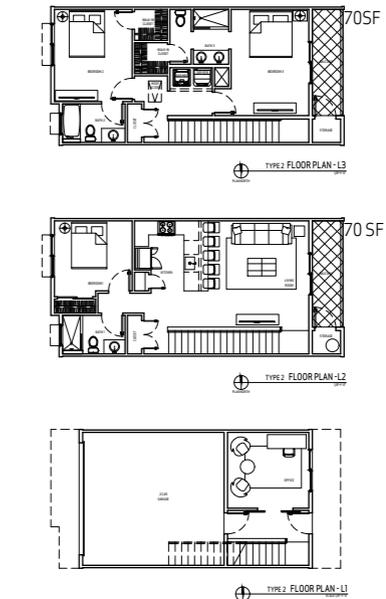
PRIVATE OUTDOOR LIVING:

REQUIRED:	98 SF
(0.10) 1ST FLOOR AREA	
(0.05) ABOVE 1ST FLOOR AREA	
PROVIDED:	140 SF
(70 SF BALCONY EACH FLOOR)	

LEGEND



PRIVATE OPEN SPACE



PROJECT:
THE ARDEN SCOTTSDALE
7601 EAST POLK STREET
SCOTTSDALE, ARIZONA 85257

REVISED:

JOB #.: 2407

DATE: 11.4.2025

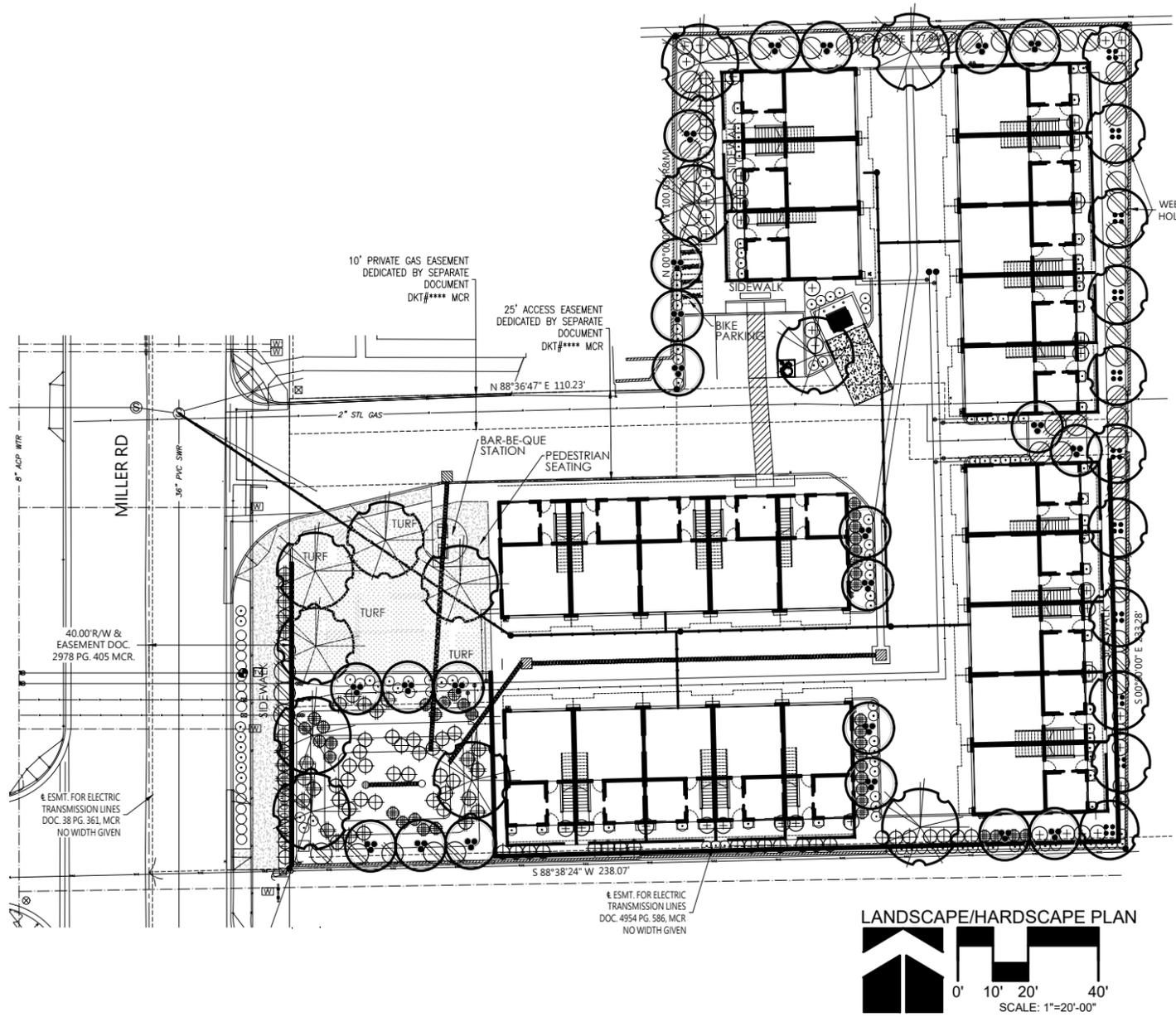
CONTENTS: OPEN SPACE PLAN

SHEET No: **A1.02**

ATTACHMENT #9



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- ### LANDSCAPE LEGEND
- TREES**
- PISTACIA X 'RED-PUSH' RED PUSH PISTACHE 36" BOX, 2" CALIP., 6.5T, 4'W (18)
 - CAESALPINIA CACALACO 'SMOOTHIE' CASCALOTE 24" BOX, 1.5" CALIP. (MULTI) 4T, 3.5'W (27)
 - ACACIA STENOPHYLLA SHOESTRING ACACIA 36" BOX 2" CALIP. 9T, 5'W
- LARGE SHRUBS**
- TECOMA 'ORANGE JUBILEE' ORANGE JUBILEE 5 GALLON (36)
 - DODONEA VISCOSA 'GREEN HOP BUSH' 5 GALLON (25)
- MEDIUM SHRUBS**
- EREMOPHILA MACULATA 'VALENTINE EMU BUSH' 5 GALLON (45)
- ACCENTS**
- HESPERALOE PARVIFLORA RED YUCCA 5 GALLON (55)
 - MUHLENBERGIA 'REGAL MIST' REGAL MIST DEER GRASS 5 GALLON (38)
 - DASYLIRON LONGISSIMA 'TOOTHLESS DESERT SPOON' 5 GALLON (29)
- GROUND COVER**
- LANTANA MONTEVIDENSIS 'GOLD MOUND' 1 GALLON (135)
 - LANTANA MONTEVIDENSIS 'TRAILING PURPLE' 1 GALLON (14)
- INERT MATERIALS**
- 1/2" SCREENED ROCK PROS CARMEL DECOMPOSED GRANITE 2" DEPTH IN ALL LANDSCAPE AREAS
 - TURF
 - TURF MID-IRON SOD
 - TURF OVERSEED AS SEASON DICTATES
- 6" EXTRUDED CURB CONCRETE HEADER SEE DETAIL

CITY OF SCOTTSDALE LANDSCAPE NOTES:

AN AUTOMATIC IRRIGATION SYSTEM WILL BE INSTALLED GUARANTEEING 100% COVERAGE TO ALL LANDSCAPE AREAS.

ALL LANDSCAPE AREAS WILL BE TOP-DRESSED WITH A 2" DEPTH OF DECOMPOSED GRANITE.

PROVIDE 8% SLOPE AWAY FROM WALK OR CURB FOR 5' ALONG ALL STREETS.

ALL RIGHT OF WAYS ADJACENT TO THIS PROPERTY SHALL BE LANDSCAPED AND MAINTAINED BY THE PROPERTY OWNER

ANY EXISTING LANDSCAPE MATERIALS INCLUDING TREES DAMAGED OR DESTROYED AS A RESULT OF THIS CONSTRUCTION SHALL BE REPLACED, TO THE SATISFACTION OF CITY STAFF, WITH LIKE KIND AND SIZE PRIOR TO RECEIVING A CERTIFICATE OF OCCUPANCY.

AREAS WITHIN THE SIGHT DISTANCE TRIANGLES IS TO BE CLEAR OF LANDSCAPING, SIGNS, OR OTHER VISIBILITY OBSTRUCTIONS WITH A HEIGHT GREATER THAN 1'-6". TREES WITHIN THE SAFETY TRIANGLE SHALL HAVE A CANOPY THAT BEGINS AT 8 FEET IN HEIGHT UPON INSTALLATION. ALL HEIGHTS ARE MEASURED FROM NEAREST STREET LINE ELEVATION.

ALL RIGHT-OF-WAY ADJACENT TO THIS PROPERTY SHALL BE LANDSCAPED AND MAINTAINED BY THE PROPERTY OWNER.

ALL SLOPES ON SITE ARE 4:1 MAX
NO TURF AREAS ARE TO BE PROVIDED.

SEE ARCHITECTURAL SITE PLAN FOR SETBACK DIMENSIONS.

SEE ARCHITECTURAL FOR SITE LIGHTING LOCATIONS. SEE ELECT. DRAWINGS FOR ALL LIGHTING SPECIFICATIONS.

SEE ARCHITECTURAL FOR SITE WALL ELEVATIONS, COLORS

SEE CIVIL DRAWINGS FOR ALL RETENTION AREAS, SECTIONS, AND SLOPE RATIOS.

SEE ARCHITECTURAL FOR BIKE RACK DETAILS.

ALL SIGNS REQUIRE SEPARATE APPROVALS & PERMITS.

"SETBACK ALL SPRAY & STREAM TYPE IRRIGATION HEADS 1'-0" FROM BACK OF CURB OR SIDEWALK TO REDUCE OVER SPRAY".

A MINIMUM 80 PERCENTAGE (UNLESS OTHERWISE STIPULATED BY THE DEVELOPMENT REVIEW BOARD, and/or THE ZONING ORDINANCE REQUIREMENTS) OF THE PROVIDED TREES SHALL BE MATURE TREES, PURSUANT TO THE CITY OF SCOTTSDALE'S ZONING ORDINANCE ARTICLE X, SECTION 10.301, AS DEFINED IN THE CITY OF SCOTTSDALE'S ZONING ORDINANCE ARTICLE III, SECTION 3.100.

A SINGLE TRUNK TREE'S CALIPER SIZE, THAT IS TO BE EQUAL TO OR LESS THAN 4-INCHES, SHALL BE DETERMINED BY UTILIZING THE SMALLEST DIAMETER OF THE TRUNK 6-INCHES ABOVE FINISHED GRADE ADJACENT TO THE TRUNK.

A TREE CALIPER SIZE, FOR SINGLE TRUNK TREES WHICH HAVE A DIAMETER GREATER THAN 4-INCHES, SHALL BE DETERMINED BY UTILIZING THE SMALLEST DIAMETER OF THE TRUNK 12-INCHES ABOVE FINISHED GRADE ADJACENT TO THE TRUNK.

A MULTI TRUNK TREE'S CALIPER SIZE IS MEASURED AT 6-INCHES ABOVE THE LOCATION THAT THE TRUNK SPLITS ORIGINATES, OR 6-INCHES ABOVE FINISHED GRADE OF ALL TRUNKS ORIGINATE FROM THE SOIL.

RETENTION/DETENSION BASINS SHALL BE CONSTRUCTED SOLELY FROM THE APPROVED CIVIL PLANS. ANY ALTERATION OF THE APPROVED DESIGN (ADDITIONAL FILL, BOULDERS, ECT.) SHALL REQUIRE ADDITIONAL FINAL PLANS STAFF REVIEW AND APPROVAL.

NO LIGHTING IS APPROVED WITH THE SUBMITTAL

THE LANDSCAPE SPECIFICATION SECTION(S) OF THESE PLANS HAVE NOT REVIEWED AND SHALL NOT BE A PART OF THE CITY OF SCOTTSDALE'S APPROVAL.

NEW LANDSCAPING, INCLUDING SALVAGED PLANT MATERIAL, AND LANDSCAPING INDICATED TO REMAIN, WHICH IS DESTROYED, DAMAGED, OR EXPIRES DURING CONSTRUCTION SHALL BE REPLACED WITH LIKE SIZE, KIND, AND QUALITY PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY / LETTER OF ACCEPTANCE TO THE SATISFACTION OF THE INSPECTION SERVICES STAFF.

CITY OF SCOTTSDALE GREEN BUILDING NOTES:

CITY OF SCOTTSDALE
IgCC AMENDED SECTION 601.3.1.2
IRRIGATION SYSTEMS

- SHALL BE BASED ON HYDROZONES. TURFGRASS AREAS SHALL BE ON THEIR OWN IRRIGATION STATIONS. TREES IN TURFGRASS SHALL HAVE A SEPARATE DRIP IRRIGATION ZONE.
- SHALL HAVE BACKFLOW PREVENTION IN ACCORDANCE WITH CITY PLUMBING CODE (IPC)
- SHALL HAVE A MASTER VALVE ON MUNICIPALLY SUPPLIED WATER SOURCES THAT ALLOWS PRESSURIZATION OF THE IRRIGATION MAINLINE ONLY WHEN IRRIGATION IS SCHEDULED. THE MASTER VALVE SHALL BE INSTALLED IMMEDIATELY DOWNSTREAM OF THE BACK FLOW PREVENTION DEVICE.
- SHALL HAVE AN ISOLATION VALVE INSTALLED IMMEDIATELY UPSTREAM OF EACH IRRIGATION CONTROL VALVE

IRRIGATION TURFGRASS SPRINKLERS

- SHALL NOT SPRAY WATER DIRECTLY ON BUILDINGS OR HARDSCAPE AREA.
- SHALL BE PROHIBITED ON LANDSCAPE AREAS HAVING ANY DIMENSION LESS THAN 8FT.
- SHALL BE LIMITED TO USE WITH TURFGRASS.
- SPRINKLER HEADS INCLUDING ROTORS, HEADS WITH ROTATING AND FIXED SPRAY NOZZLES SHALL CONTAIN PRESSURE REGULATING SPRINKLER BODIES.

LANDSCAPE EMITTERS

- THE DRIP IRRIGATION CONTROL VALVE SHALL BE EQUIPPED WITH A PRESSURE REGULATOR AND A CLEANABLE WYE STRAINER FILTER.
- AT THE END OF EACH LATERAL, A FLUSH CAP SHALL BE INSTALLED IN A SIX (6) INCH ROUND PIT BOX.
- DRIP EMITTERS SHALL BE OF PRESSURE COMPENSATING TYPE.

IRRIGATION CONTROLLERS

ALL IRRIGATION SYSTEMS SHALL USE A WEATHER BASED SMART IRRIGATION CONTROLLER THAT IS WATERSENSE LABELED OR EQUIVALENT AND CAPABLE OF FREQUENCY ADJUSTMENT AND DAY EXCLUSION. THE FOLLOWING SETTINGS AND SCHEDULE FOR THE IRRIGATION CONTROL SYSTEM SHALL BE POSTED ON OR ADJACENT TO THE CONTROLLER:

- PRECIPITATION RATE OF EACH IRRIGATION STATION.
- PLANT FACTORS FOR EACH HYDROZONE.
- SOIL TYPE.
- RAIN SENSOR SETTINGS.
- PEAK DEMAND SCHEDULE, INCLUDING RUN TIMES, CYCLE STARTS, AND SOAK TIMES.
- MAXIMUM RUNTIMES TO PREVENT WATER RUNOFF AND STANDING WATER.
- GALLONS PER MINUTE FOR EACH IRRIGATION STATION.

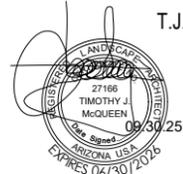
ATTACHMENT #10

LANDSCAPE PLAN
APPROVED
CITY OF SCOTTSDALE

CASE NUMBER APPROVED DATE

CONSTRUCTION AND INSTALLATION SHALL BE IN ACCORDANCE WITH THIS PLAN AND ANY AND ALL DEVIATIONS WILL REQUIRE REAPPROVAL. LANDSCAPE INSTALLATION TO BE APPROVED BY CITY OF SCOTTSDALE INSPECTION SERVICES BEFORE CERT. OF OCCUPANCY IS ISSUED.

Case No: 32 - DR - 2024



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E info@tomecakdesign.com

project: RADLEY SCOTTSDALE
500 NORTH MILLER ROAD
SCOTTSDALE, ARIZONA 85257

revised:

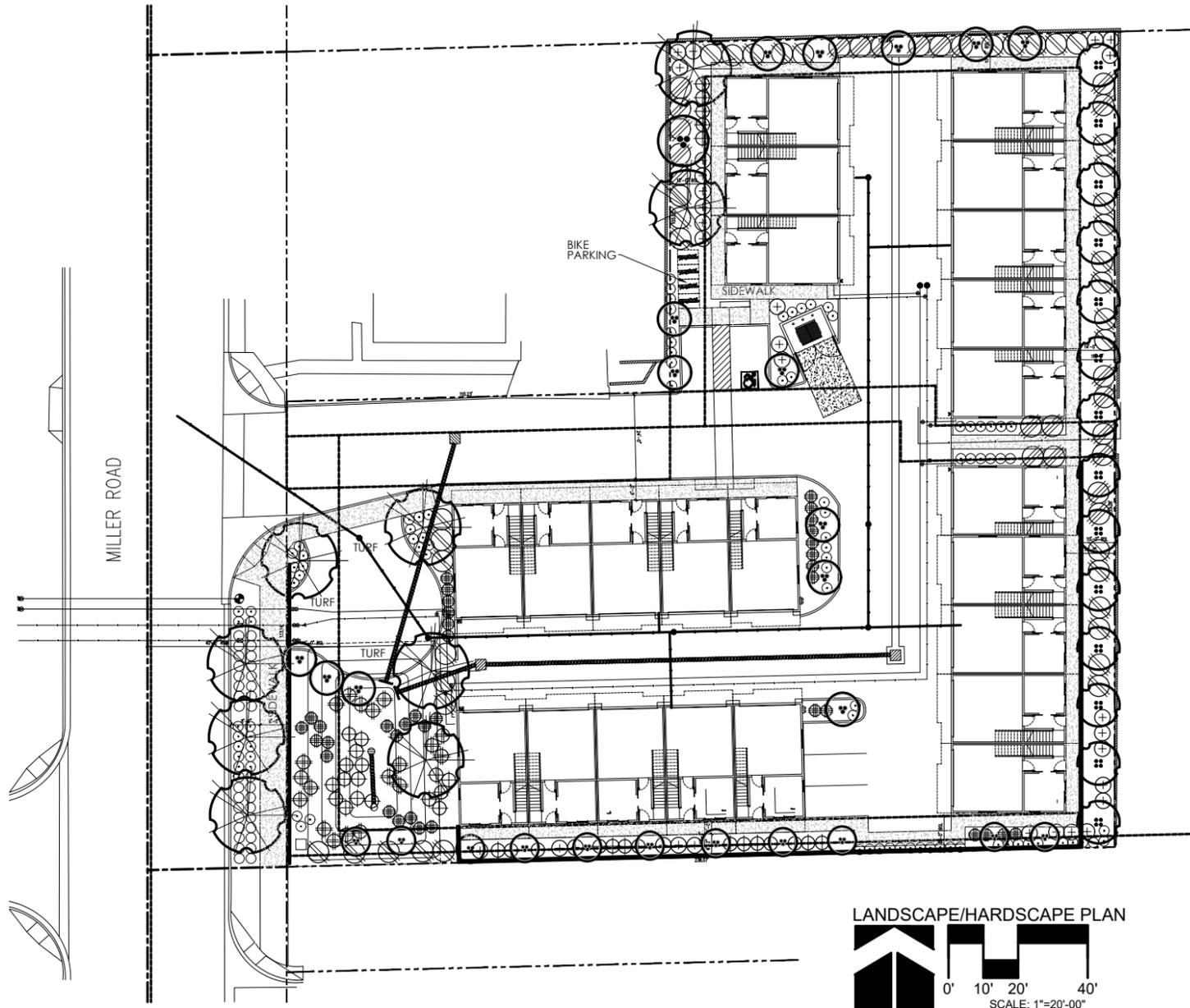
job #: 2407

date: 01.23.25

contents: LANDSCAPE PLAN
LANDSCAPE PLAN

sheet No: **La.01**

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LANDSCAPE LEGEND

- TREES**
- PISTACIA X 'RED-PUSH' RED PUSH PISTACHE 36" BOX, 2" CALIP., 6.5T, 4'W (9)
 - CAESALPINIA CACALACO 'SMOOTHIE' CASCALOTE 24" BOX, 1.5" CALIP. (MULTI) 4T, 3.5'W (260)
 - ACACIA STENOPHYLLA SHOESTRING ACACIA 36" BOX 2" CALIP. 9T, 5'W (14)
- LARGE SHRUBS**
- TECOMA 'ORANGE JUBILEE' ORANGE JUBILEE 5 GALLON (36)
 - DODONEA VISCOSA 'GREEN HOP BUSH' 5 GALLON (23)
- MEDIUM SHRUBS**
- EREMOPHILA MACULATA 'VALENTINE EMU BUSH' 5 GALLON (31)
- ACCENTS**
- HESPERALOE PARVIFLORA RED YUCCA 5 GALLON (36)
 - MUHLENBERGIA 'REGAL MIST' REGAL MIST DEER GRASS 5 GALLON (37)
 - DASYLIRION LONGISSIMA 'TOOTHLESS DESERT SPOON' 5 GALLON (19)
- GROUND COVER**
- LANTANA MONTEVIDENSIS 'GOLD MOUND' 1 GALLON (95)
 - LANTANA MONTEVIDENSIS 'TRAILING PURPLE' 1 GALLON (32)
- INERT MATERIALS**
- 1/2" SCREENED ROCK PROS CARMEL DECOMPOSED GRANITE 2" DEPTH IN ALL LANDSCAPE AREAS
- TURF**
- MID-IRON SOD
 - OVERSEED AS SEASON DICTATES
- 6" EXTRUDED CURB CONCRETE HEADER SEE DETAIL**

LANDSCAPE/HARDSCAPE PLAN



CITY OF SCOTTSDALE LANDSCAPE NOTES:

AN AUTOMATIC IRRIGATION SYSTEM WILL BE INSTALLED GUARANTEEING 100% COVERAGE TO ALL LANDSCAPE AREAS.

ALL LANDSCAPE AREAS WILL BE TOP-DRESSED WITH A 2" DEPTH OF DECOMPOSED GRANITE.

PROVIDE 8% SLOPE AWAY FROM WALK OR CURB FOR 5' ALONG ALL STREETS.

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ATTACHMENT #11

LANDSCAPE PLAN
APPROVED
CITY OF SCOTTSDALE

CASE NUMBER APPROVED DATE

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Case No: 32 - DR - 2024



T.J. McQUEEN & ASSOCIATES, INC.

LANDSCAPE ARCHITECTURE
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SITE PLANNING

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project:
RADLEY SCOTTSDALE

500 NORTH MILLER ROAD
SCOTTSDALE, ARIZONA 85257

revised:

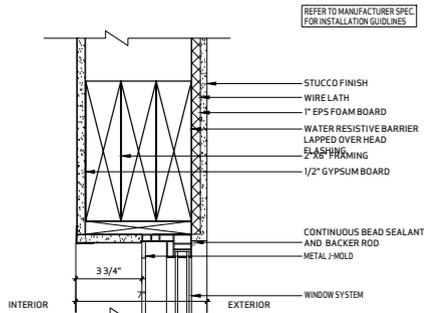
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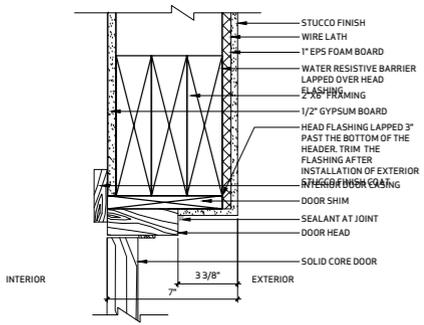
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LANDSCAPE PLAN
HARDSCAPE PLAN

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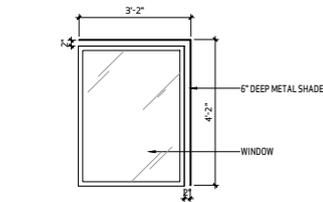
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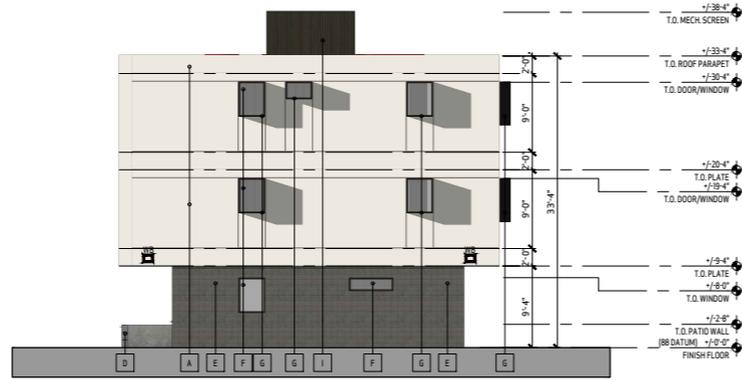
1 WINDOW HEAD
SCALE: 3/4"=1'-0"



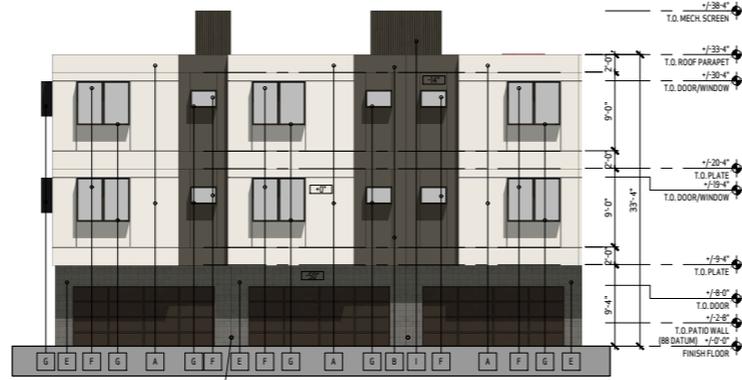
2 DOOR HEAD
SCALE: 3/4"=1'-0"



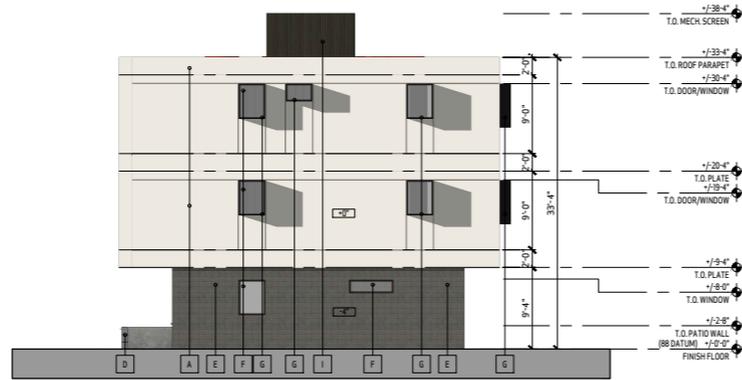
3 WINDOW SHADE
SCALE: 1/2"=1'-0"



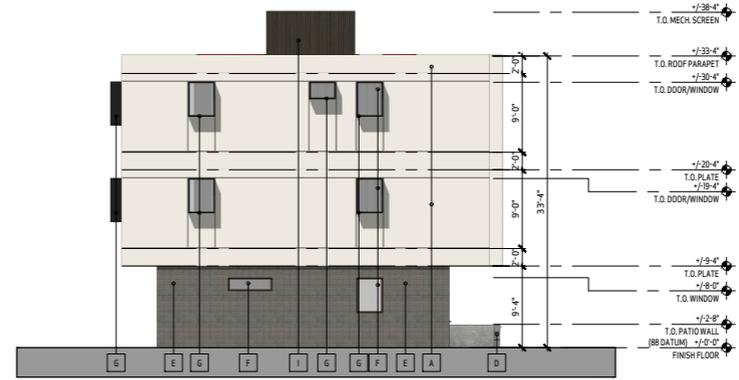
SIDE ELEVATION - TYPES A
SCALE: 1/8"=1'-0"



REAR ELEVATION - TYPE A
SCALE: 1/8"=1'-0"



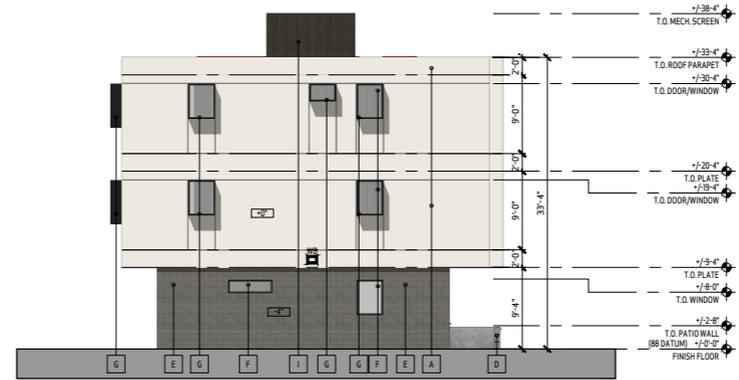
SIDE ELEVATION - TYPE B
SCALE: 1/8"=1'-0"



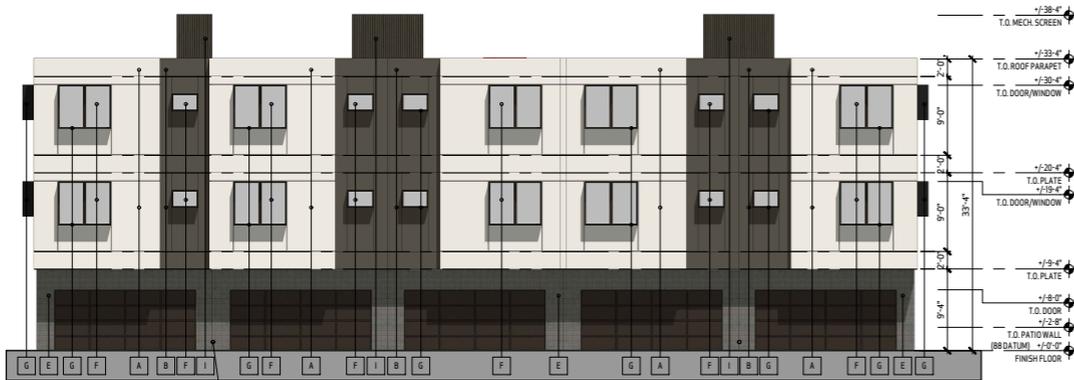
SIDE ELEVATION - TYPES A
SCALE: 1/8"=1'-0"



FRONT ELEVATION - TYPE A
SCALE: 1/8"=1'-0"



SIDE ELEVATION - TYPE B
SCALE: 1/8"=1'-0"



REAR ELEVATION - TYPE B
SCALE: 1/8"=1'-0"



FRONT ELEVATION - TYPE B
SCALE: 1/8"=1'-0"

GENERAL NOTES:

- ALL MATERIAL NOTE CALLOUTS ARE TYPICAL UNLESS NOTED OTHERWISE.
- SIGNAGE BY OTHERS - UNDER SEPARATE REVIEW AND PERMIT. BUILDING ADDRESS IS TO BE PROVIDED PER FIRE DEPARTMENT REQUIREMENTS AND SUBJECT TO ARCHITECT'S APPROVAL.
- ALL ROOF MOUNTED EQUIPMENT SHALL BE FULLY SCREENED BY SCREEN WALL.
- INSTALL ALL MATERIALS PER MANUFACTURER SPECIFICATIONS.
- ALL ROOF TOP DRAINS SHALL BE INTERNALLY PIPED.
- ROOF ACCESS SHALL BE PROVIDED FROM INTERIOR OF BUILDING. ROOF ACCESS SHALL NOT BE EXPOSED TO PUBLIC VIEW.
- FINISH GRAD TO SLOPE AWAY FROM STRUCTURE TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING.

MATERIAL SCHEDULE

MATERIAL	MANUFACTURER	COLOR	LRV
PAINTED STUCCO	DUNN EDWARDS	DE 520 'FINE GRAIN'	59
PAINTED STUCCO - TO MATCH MITL' FASCIA	DUNN EDWARDS	DE 1530 'RENNICK BROWN'	8
PAINTED STUCCO	DUNN EDWARDS	DE C795 'GRAY PEARL'	49
DECORATIVE BREEZE BLOCK PATIO WALL	OLD CASTLE	GRAY	35
CMU 'STACKED BOND W/ RAKED JOINTS'	OLD CASTLE	BONE	49
DOORS & WINDOWS (LOW-E)	T.B.D.	DARK BRONZE ANODIZED	30
GUARDRAILS & WINDOW BUCKETS	CUSTOM METAL	BLACK/MATE	30
CLADDING	TBD	MATT PATINA	39
METAL CLADDING @ MECH. SCREEN	WESTERN STATES	'CORRUGATED' SPECKLED RUST	39
DECORATIVE STUCCO	DUNN EDWARDS	DE A148 'SUNKEN SHIP'	39
DECORATIVE STUCCO	DUNN EDWARDS	DE 1691 'HOT CHOCOLATE'	39

- GARAGE DOORS TO BE PAINTED TO MATCH DARK BRONZE COLOR @ DOORS/WINDOWS - TYPICAL.
- ALL EXTERIOR LIGHTING SHALL HAVE A KELVIN TEMPERATURE OF 3000 OR LESS.
- ALL FIXTURES AND ASSOCIATED HARDWARE, INCLUDING POLES, SHALL BE FLAT BLACK OR DARK BRONZE.

NOTE: EXTERIOR CEILINGS TO BE PAINTED.
MATERIAL: EXTERIOR GYP.
MANUFACTURER: DUNN EDWARDS
COLOR: DE 5375 'CASTLE ROCK'
LRV: 37



TOMECAK DESIGN

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SUITE 201
SCOTTSDALE, ARIZONA 85251
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PROJECT: THE ARDEN SCOTTSDALE

7601 EAST POLK STREET
SCOTTSDALE, ARIZONA 85257

REVISED:

JOB #: 2407

DATE: 9.25.2025

CONTENTS: BUILDING ELEVATIONS

SHEET No: **A5.00**

ATTACHMENT #12

PERSPECTIVES FOR "THE ARDEN SCOTTSDALE" PROJECT



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SCOTTSDALE, ARIZONA 85251
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RENDERING ONE

SCALE: N.T.S.



RENDERING TWO

SCALE: N.T.S.



RENDERING THREE

SCALE: N.T.S.

ATTACHMENT #13



PROJECT:
THE ARDEN SCOTTSDALE
7601 EAST POLK STREET
SCOTTSDALE, ARIZONA 85257

REVISED:

JOB #: 2407

DATE: 9.25.2025

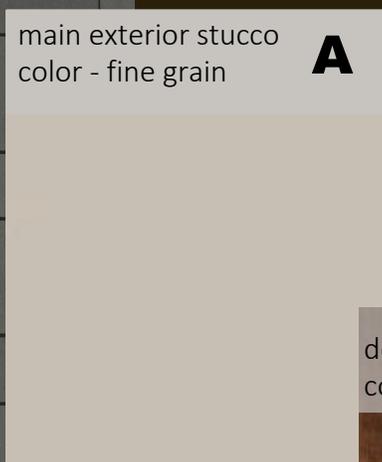
CONTENTS: PERSPECTIVES

SHEET No: **A6.00**

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cladding
'matte patina' **H**



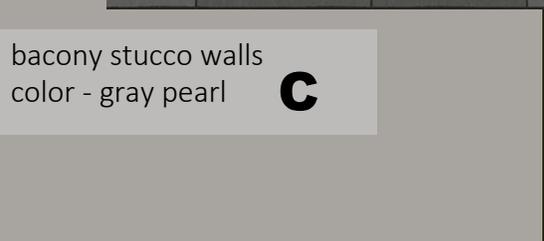
main exterior stucco
color - fine grain **A**



decorative stucco **J**
color - sunken ship



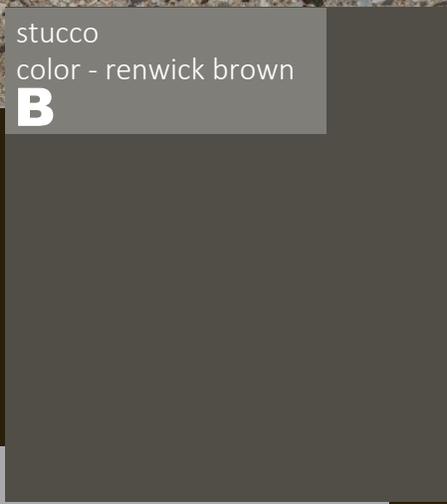
doors & windows
dark bronze aluminum **F**



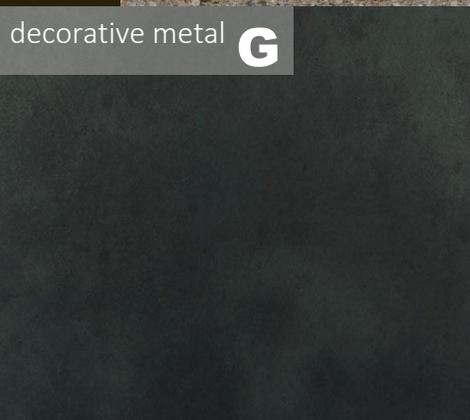
bacony stucco walls
color - gray pearl **C**



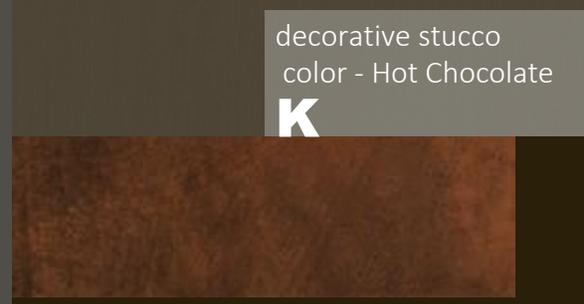
ground faced cmu
'bone color' **E**



stucco
color - renwick brown **B**

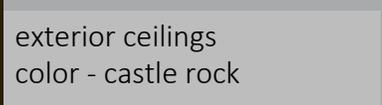


decorative metal **G**



decorative stucco
color - Hot Chocolate **K**

ATTACHMENT #14



exterior ceilings
color - castle rock



TOMECAK
DESIGN



Q.S.
11-46

Aerial

Zoning Aerial

32-DR-2024

ATTACHMENT #16

From: [NoReply](#)
To: [Projectinput](#)
Subject: Case 32 DR 2024 The Arden Scottsdale
Date: Monday, March 24, 2025 11:02:15 AM



Don't need more new residential in Scottsdale. I don't care if this will be in south Scottsdale. -- sent by Carolyn Kinville (case# 32-DR-2024)

City of Scottsdale



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From: commissionerkaminski@gmail.com
Sent: Wednesday, March 26, 2025 7:25 AM
To: Zimmer, Christopher
Subject: 32-DR-2024 The Arden

External Email: Please use caution if opening links or attachments!

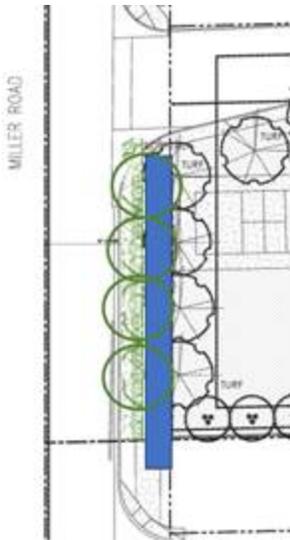
Good Morning Chris,

I realize this may not come to the Commission but I wanted to provide some input on the design of the proposed project.

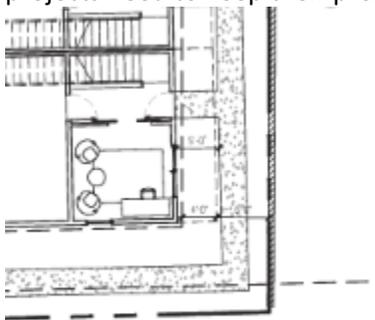
I'm wondering if any consideration was given to orientation of the buildings to accommodate more open space around the buildings, or protection of views to the residents to the east? A reorientation of the units might provide room for landscape areas between unit drives and adjacent to patios, to provide a cooler environment with more open space. The main drive could be lined by patio trees in planter strips between drives. This configuration provides a more varied street front and variation in building massing.



I like the landscape design and that they have open space at the street front with real turf and trees at the west end of the site. Is it possible to get the street trees on west side of the sidewalk by shifting the planter strip to increase planting area to provide shade to the public sidewalk? Also, the ramps for ADA/stroller use point into Miller Road, they are not oriented to provide directional access north/south to the sidewalk, can we use directional ramps at the driveway to facilitate safer pedestrian driveway crossing? These corner ramps are not ideal for sight impaired pedestrians, or those in wheelchairs or crutches.



One concern I have is the distance between the east side apartments to the property line on the east where there are existing condominiums (owner occupied product). At the narrowest point it appears the Building B will be 10' from the property line and at the widest 19' from the property line, inclusive of a 3' wide sidewalk, leaving limited room for tree growth between the perimeter wall and the new buildings. I'm wondering if Ghost Gum might be more appropriate as a fast growing screen tree on the east side. This would provide more biodiversity and tie into the existing landscape character of the area with existing eucalyptus trees. I would suggest changing the pistache to ghost gum on the east side. As a separate note, looking at an aerial, Scottsdale Casitas to the north is missing landscape in their landscape islands and south side perimeter. Can you please mention this to code enforcement? Existing projects need to keep their properties up to maintain the appearance.



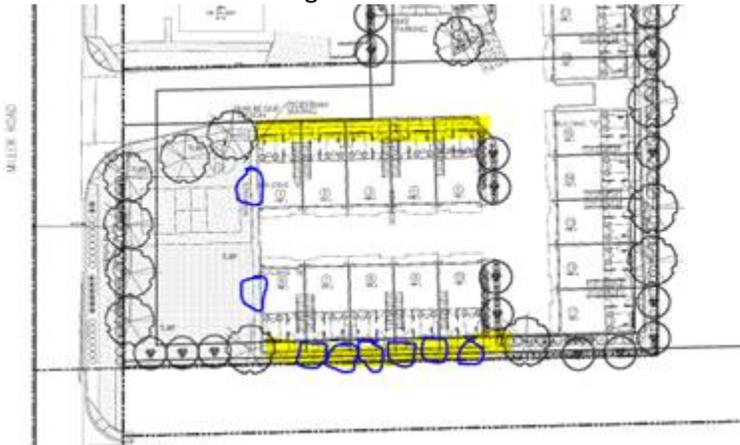
The existing condominiums are 2 story and have some trees along the west side for privacy, but what is the long term sustainability of the proposed landscape plan in relationship to the existing trees? Pistach canopies will need to be trimmed to prevent encroachment onto the adjacent landscape, and as a deciduous tree will provide sunlight to the existing plants for a portion of the year (but will also not provide privacy during that time). The proposed trees cascalote will fit the space but not provide privacy on the upper floors, as they are a patio tree. Can the landscape plan show the relationship of the existing buildings and trees to the east as a 50% screened image to show the relationship of windows on each project and relationship of tree plantings, hopefully staggered to accommodate healthy mature growth of plants on both sites?

The site plan references an existing 6' high perimeter wall, this is not the case on the south side of the site, where new residences are being built adjacent to a commercial site. I would recommend that they

provide a 6' CMU wall with 2' of steel picket on top to secure the new apartments from access from the parking area to the south.



The units on the south of the site have no landscape at all separating them from the commercial uses to the south. This also provides no shade on the southern side of these buildings. Why is there no landscape shown adjacent to the patios on these units on the main drive into the site? there should be landscape along the drive in front of these units. There should also be trees on the western side of the units to shade the building.



Regarding the architecture, I'm hoping we can get some modifications so that this doesn't look like all of the other grey stucco box projects we have. The dark black fez cap on top of the building is out of scale and draws attention to what is mechanical rooftop equipment. I realize they are working within a limited building height, but is it possible to have a more architecturally integrated rooftop design that does not stand out but blends more with the building in terms of materials, proportions and scale? The projected windows are a neat feature, but on any south or west facing windows, they really need to be recessed, not projected, to provide shade to the glazing, as it is the glazing is shading the stucco wall. These also appear on a flat stucco surface as appendages on the narrow ends of the building. I like the score lines shown in the stucco but do not know if they will be visually meaningful. What is the depth and width of these, and are they using a black fry reglet reveal to create this? Score lines by themselves will not show up at a distance. If this is part of the architectural articulation then it should be noted. I like the use of breezeblock on the patios/balconies and the masonry on all floors. The detailing at the

balconies and patios is nice. Can the garage doors have lites in the top or sides to break up the dark mass of the door and allow natural light into the garage? Is the metal panel painted to look like rust or patinaed finish? The reason I ask is that a patina finish will need to be repeatedly sealed to prevent staining on the adjacent materials, if it is painted to look rusted it will be a cleaner application long-term. Lastly, if these can be designed to be condo-ready in the future, this area would benefit by additional owner-occupied opportunity, as long as the design takes into account requirements for condo construction so that this conversion can happen in the future.



Thank you for your consideration of these design suggestions.
 Thank you,
 Diana

From: [NoReply](#)
To: [Projectinput](#)
Subject: Case 32-DR-2024 The Arden Scottsdale
Date: Wednesday, November 6, 2024 10:13:57 AM



I have some serious concerns with this proposed townhouse development. It appears on the site plan that there are only two regular parking spaces allotted for visitors and perhaps one disabled parking space. With the obvious density of the development there will be a large number of visitors and full-time live-in people in addition to the multi-family residents intended for the townhouses. That would mean the overflow of cars would be pushed into the neighboring streets. Those streets are already stressed and clogged by the number of residents living in the houses neighboring this development. I urge the planning committee to take a serious look at what this will mean to the existing neighborhood. The density seems extreme for the space. I also want to point out that there is NO nearby bus or trolley service. The closest access is approximately 1/2 mile away. Bus/trolley service was discontinued for this end of the neighborhood at least five years ago. Thank you. -- sent by Wanda Loveless (case# 32-DR-2024)

City of Scottsdale



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Re: Proposed design at 7601 E Polk Street, Scottsdale 85257

From Sarah Utley <sarah.lu.koehler@gmail.com>

Date Tue 10/29/2024 1:20 PM

To Posler, Kathryn <kposler@scottsdaleaz.gov>

⚠External Email: Please use caution if opening links or attachments!

I also see there is no pool in the plans, and am concerned that people will walk next door to our community pool and use that as well.

Overall, 24 townhomes is too many for the lot if there isn't an appropriate number of guest parking spaces nor a pool for the community.

Thanks!

On Tue, Oct 29, 2024 at 12:38 PM Sarah Utley <sarah.lu.koehler@gmail.com> wrote:

Hi Kathryn,

I am a homeowner at 525 N Miller Rd, Scottsdale, AZ 85257, and got a mailer about a proposed design for the nearby vacant lot on Polk Street, your email was included for comments!

My primary concern is the number of guest parking spots in the design - I see only 4, including one accessible parking space. Seems very likely that guests for this community may attempt to park in our community next door, taking up precious guest parking that is already too limited in my community.

This seems like nowhere near enough for 24 homes, understanding that many of those homeowners may have not only overnight guests, but possibly more than 2 vehicles themselves.

Can one or more units be removed from the design to create additional guest parking spaces?

Thanks,
Sarah



Hi! I've got a letter about the new project in miller road if the 3story townhomes

From Jerry Doss <jerry.doss1@icloud.com>

Date Thu 10/31/2024 11:25 AM

To Posler, Kathryn <kposler@scottsdaleaz.gov>

⚠️External Email: Please use caution if opening links or attachments!

I was wondering if you guys could add a lilttle stocked pond with fish In the plot of land because my family lives near this area and it's hard to find new spots to fish if you guys could do this it would me wonderful !

Sent from my iPhone

Zimmer, Christopher

From: Mailen P <luz.mailen@gmail.com>
Sent: Thursday, September 11, 2025 9:44 AM
To: Zimmer, Christopher
Subject: 32-DR-2024
Attachments: 32-DR-2024 south scottsdale 3.pdf

External Email: Please use caution if opening links or attachments!

My name is Mailen Pankiewicz and I am a resident of 303 N Miller Rd, adjacent to the proposed Arden development. I oppose the design and layout of the Arden development, which tightly packs the highest amount of units in an awkward space for maximum profit, while disregarding the neighborhood precedent and wellbeing of all residents.

Below are my concerns:

Privacy: the design of this development features 5 contiguous, 3 story box units creating a wall of balconies that, rather than being oriented towards this development, which would mostly face the internal street, they are oriented to face our 2 story community's bedroom windows at a distance of 21 ft. This creates a condition where both developments' second story windows and proposed balcony become unusable, lack solar access, and the proposed development's 2nd and 3rd story balconies can be used to invade our residents' privacy.

Open space: the walkways around the buildings are accessible to all. As much as I support this and I dislike fences, given the activity in our area, this creates a hiding corridor along the East side of this development. In the past year we've had several cases of people experiencing homelessness living and hiding in our parking lots, adjacent to and in this very site.

This brings up the issue of lighting: the proposed Arden path, accessible to everyone, is only 15 feet from our bedroom windows, the lighting plan for the development has not been provided for review to the public. It is unclear how the development would balance the competing priorities of safety while shielding our residents from unwanted additional lighting at night.

In addition, the proposed perimeter trees, *Caesalpinia cacalaco* and *Pistacia X* only grow to a height of 10 and 20 feet respectively under ideal weather conditions in this climate and after decades. It will take many years of perfect care for the desired height of the trees to provide our development minimal privacy. A larger setback and broken up buildings would be more effective at doing so.

Neighborhood precedent (see attached PDF with images of all the neighborhood examples): Looking at all R-5 developments along Miller Rd, from McKellips to McDowell, whenever there are 2 multi family developments next to each other, care has been given in the design of buildings to provide stepbacks (recessed 2nd and 3rd stories) to allow solar access, improve views, and minimize walling off and completely restricting solar access for the established communities. This development is not respecting this precedent and rather than providing step backs, it features a grotesque pop out at the 2nd and 3rd stories that brings the building and its balconies closer, instead of further away from our windows.

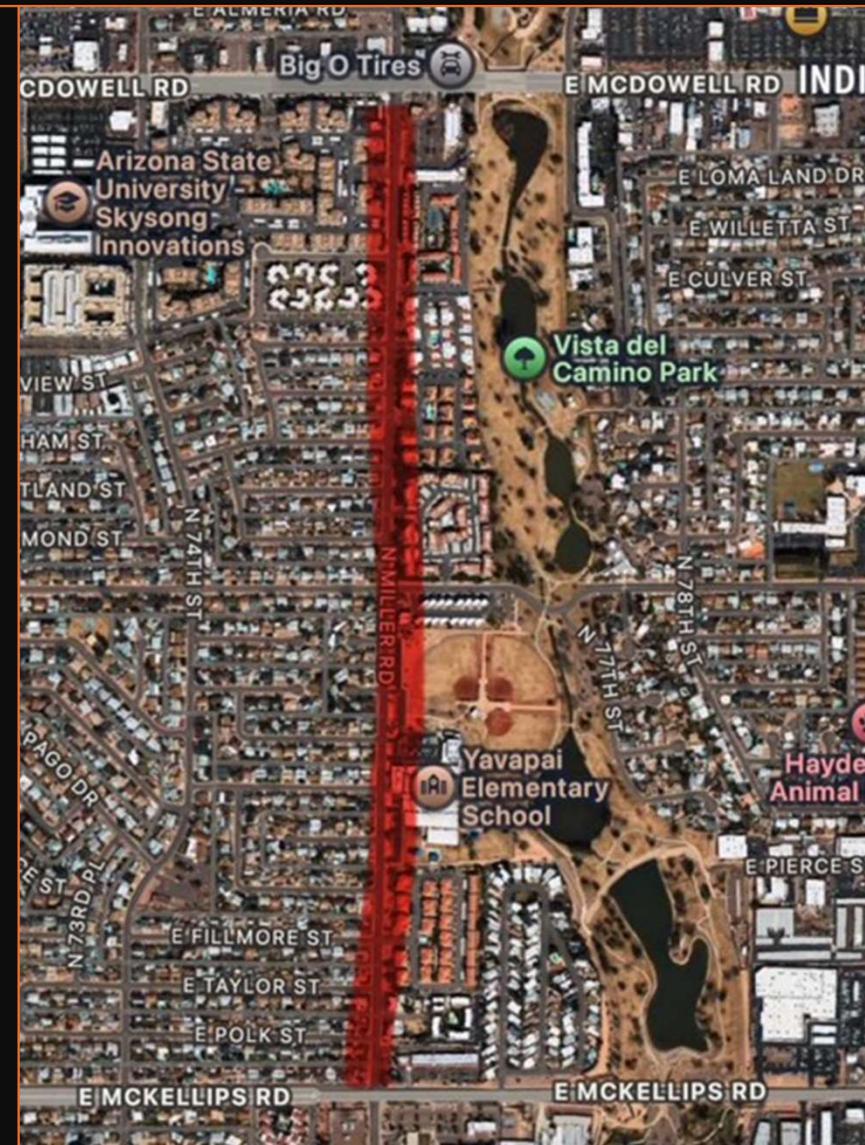
Parking: similar units to the ones in the Arden are currently listed at \$750,000 selling price or higher in our neighborhood and are also listed as short term rentals. However, with such minimal setbacks, poor layout and high density, it is rare for homeowners to buy them as a home. Much better options with larger setbacks between buildings are plentiful provided and for much cheaper, so investors, rather than homeowners, end up buying the units and renting them out for short and long term. In the long term case, the units end up being split by 3 or more people who are likely to each own a vehicle. The guest parking becomes insufficient and overrun, spilling over to our community. This is already occurring in our community due to the high cost of rents.

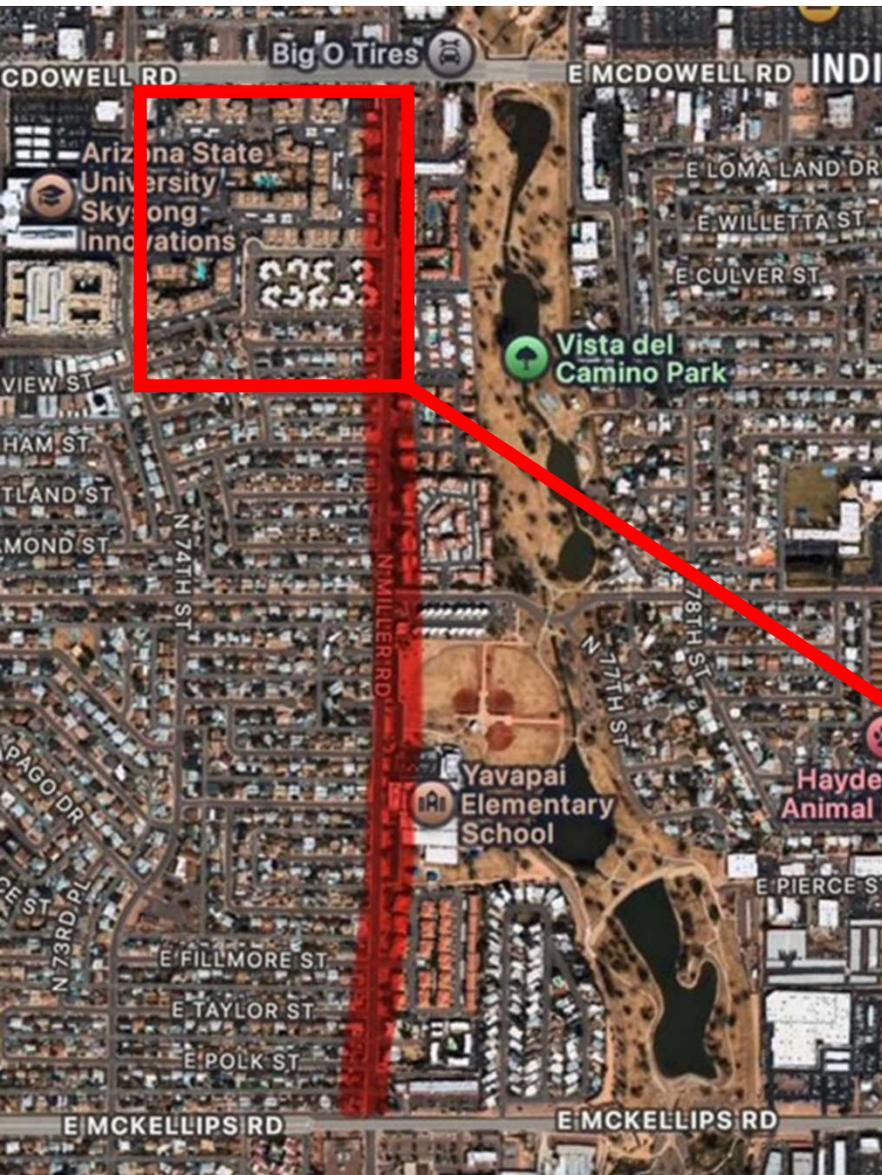
I am requesting that the board denies this request and the developer provides a new design that's consistent with the existing and established neighborhood layout, providing solar access, privacy and appropriate setbacks.

Thank you

In the mile long corridor along Miller Rd between McDowell and McKellips, whenever a multi-family development (R-5 and denser) like the Arden has been built next to an existing R-5 community like the Arden's adjacent developments, the following have always been accounted for:

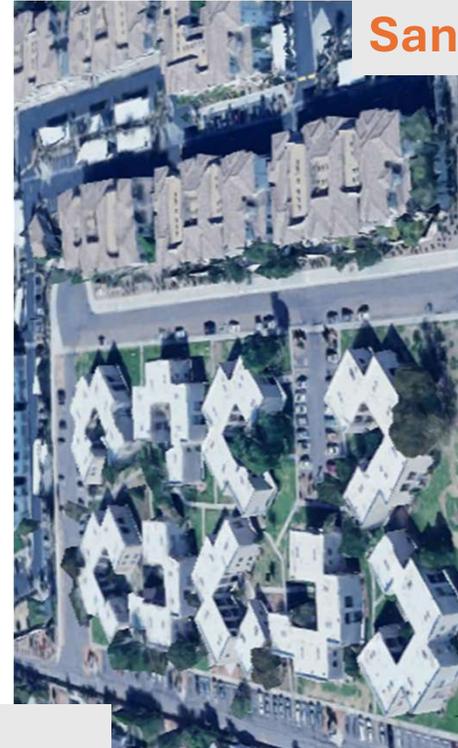
- Setbacks more than double of what the Arden is proposing
- Stepbacks of at least 10ft at 2nd and 3rd stories
- When a setback of more than 20 ft is not possible, buildings are broken up (no more than 20ft long walls) and windows are not provided at these close point sites





**San Travesia (7501 E McDowell Rd)and
Hacienda de los Arcos (7523 E Culver Rd)**

**3 story
San Travesia**



**2 story
Hacienda de
los Arcos**

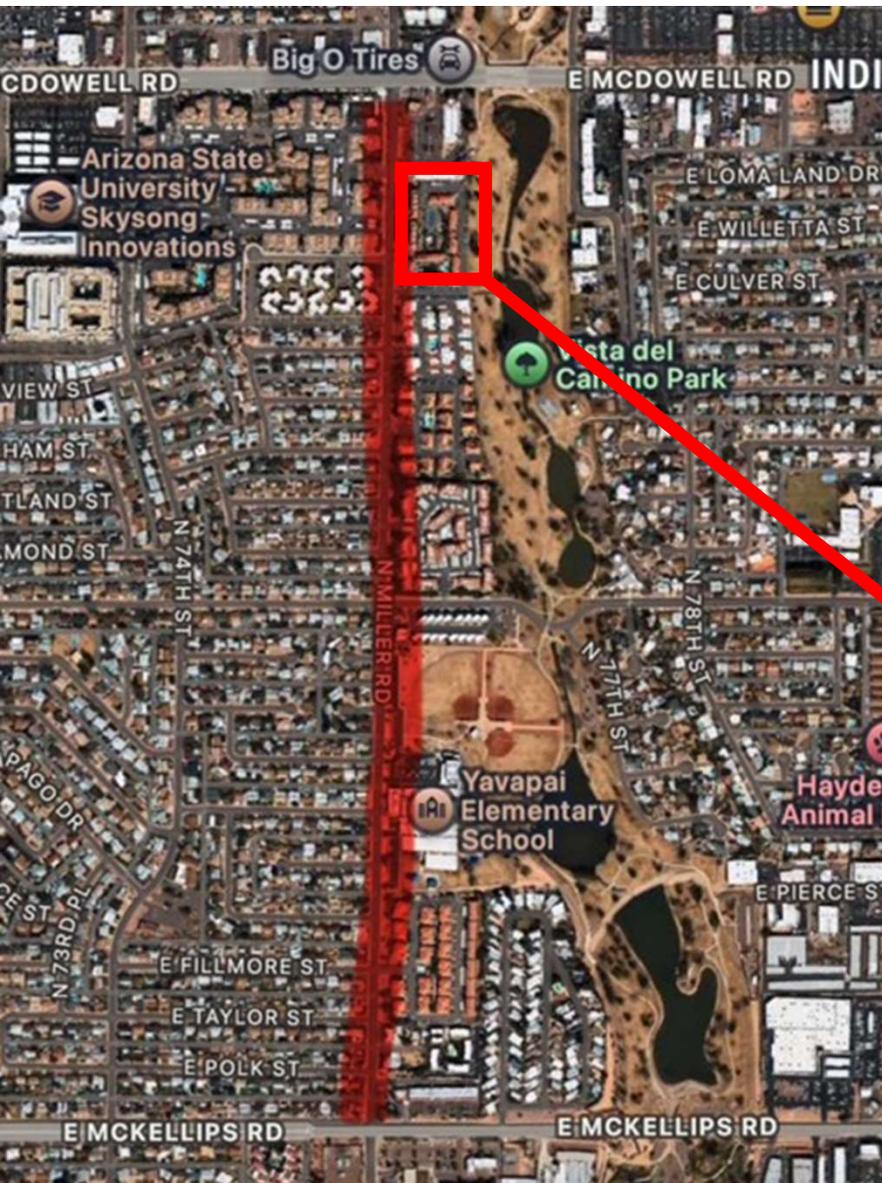


70 ft setback at closest point



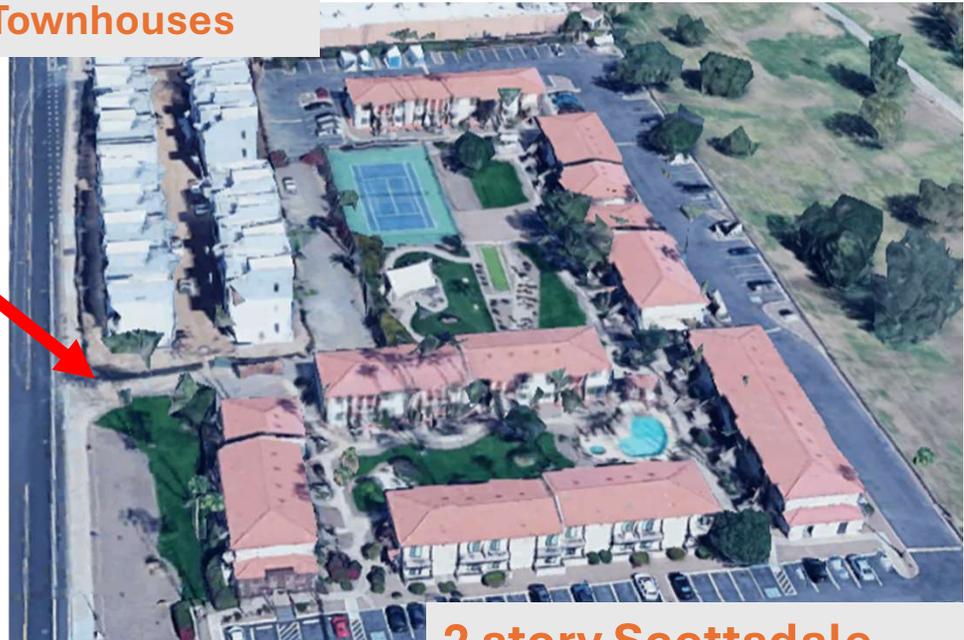
Hacienda de los Arcos (R-5)	San Travesia (C-3; C-S)
2 stories	3 stories
No stepback	Some stepback to break up building mass

No direct view from balconies at San Travesia into windows at Hacienda de los Arcos



**Papago Lux Townhouses (1501 N Miller Rd) and
Scottsdale Park Suites (1251 N Miller Rd)**

**3 story +
rooftop deck
Papago Lux
Townhouses**



**2 story Scottsdale
Park Suites**



Papago Lux Townhouses (R-5)	Scottsdale Park Suites (R-5)
3 stories + rooftop deck	2 stories
No setback	No setback

Some balconies in Papago Lux overlook windows at Scottsdale Park Suites but are separated by a distance of 160 ft, which encompasses a tennis court and open space



By the way, here is how the new multi-family, 3 story Papago Lux Townhouses are faring for the neighborhood.....



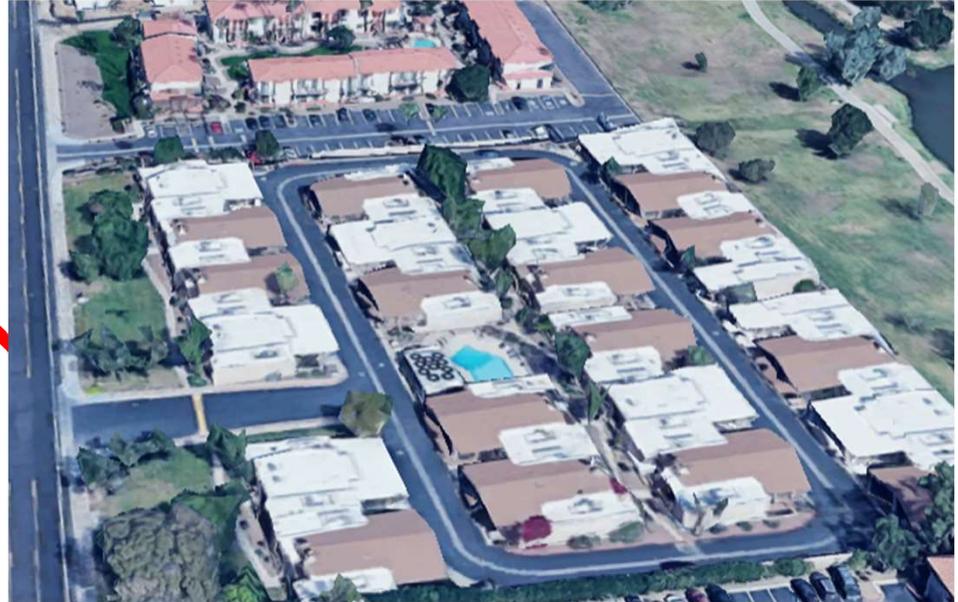
A screenshot of a travel website showing two listings. The top listing is on Expedia for 'Papago Lux Townhouse 4level Oasis w Rooftop Lounge'. It features a kitchen, a living area, and a rooftop lounge. The bottom listing is on Airbnb for 'Hot Tub Haven with Desert vibes and Mountain views'. It features a hot tub, a pool, and a modern interior. Red arrows point from the Airbnb listing to the Expedia listing and from the Airbnb listing to the photograph of the townhouse building.

Listed on Expedia,
Airbnb, and
Booking.com as
short term rentals



**Scottsdale Park Suites (1251 N Miller Rd) and
Scottsdale Gardens (1217 N Miller Rd)**

**2 story Scottsdale
Park Suites**



**1 story
Scottsdale
Gardens**



85 ft at closest point

Scottsdale Park Suites (R-5)	Scottsdale Gardens (R-5C)
2 stories	1 story
No stepback	No stepback

No direct view from balconies at Scottsdale Park Suites into windows at Scottsdale Gardens

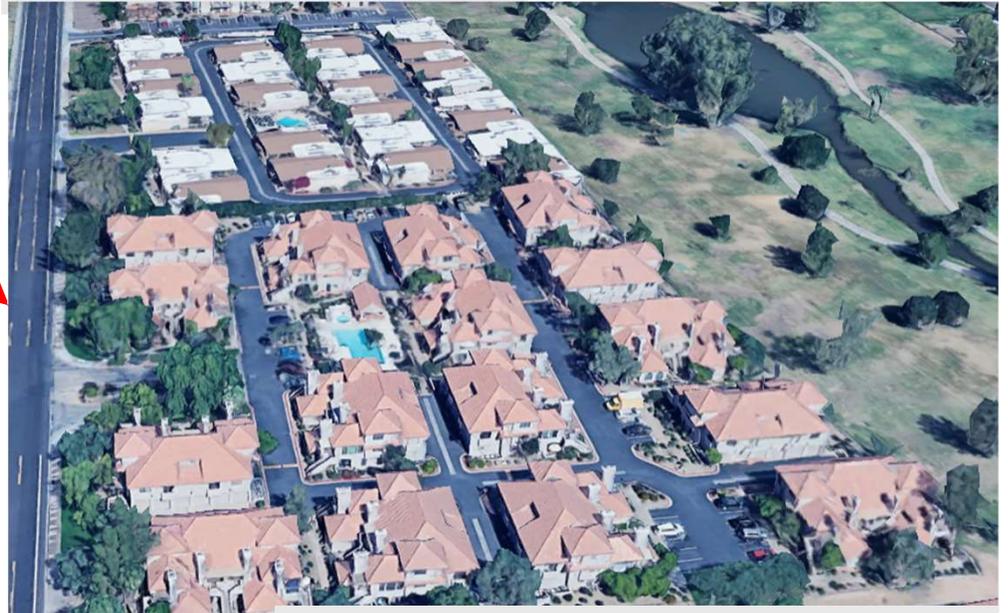


85 ft setback at closest point



**Scottsdale Gardens (1217 N Miller Rd) and
Parkview Villas (1211 N Miller Rd)**

**1 story Scottsdale
Gardens**



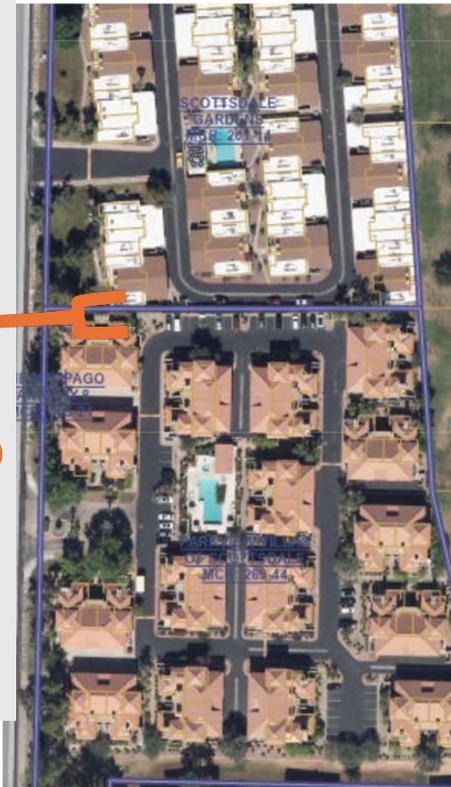
2 and 3 story Parkview Villas

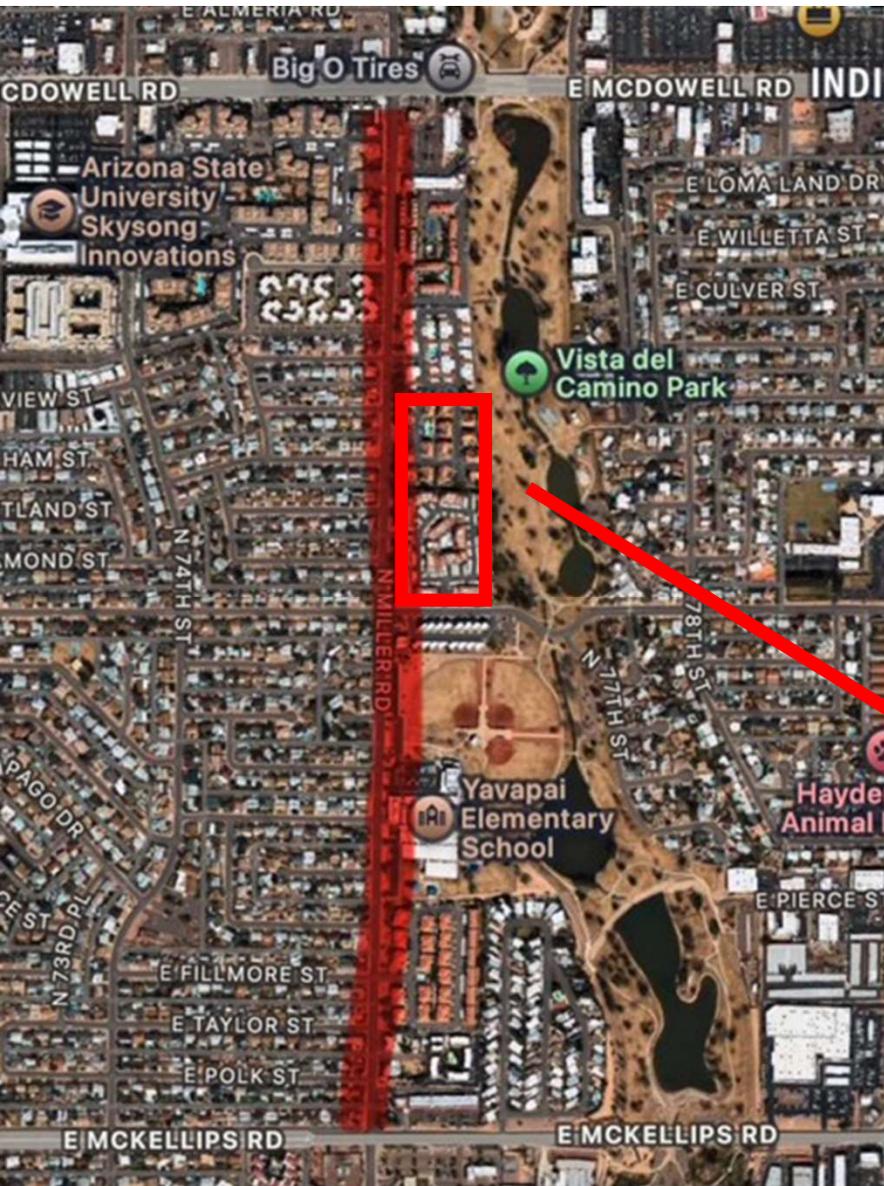


Scottsdale Gardens (R-5C)	Parkview Villas (R-5)
1 story	2 and 3 stories
No stepback	Stepbacks to break up building mass

No direct view from balconies at Parkview Villas into windows at Scottsdale Gardens

15 ft setback at closest point for a total length of less than 20 ft





Parkview Villas (1211 N Miller Rd) and Chazal Apartments (1075 N Miller Rd)

2 and 3 story Parkview Villas



2 and 3 story Chazal Apartments



50 ft setback at closest point

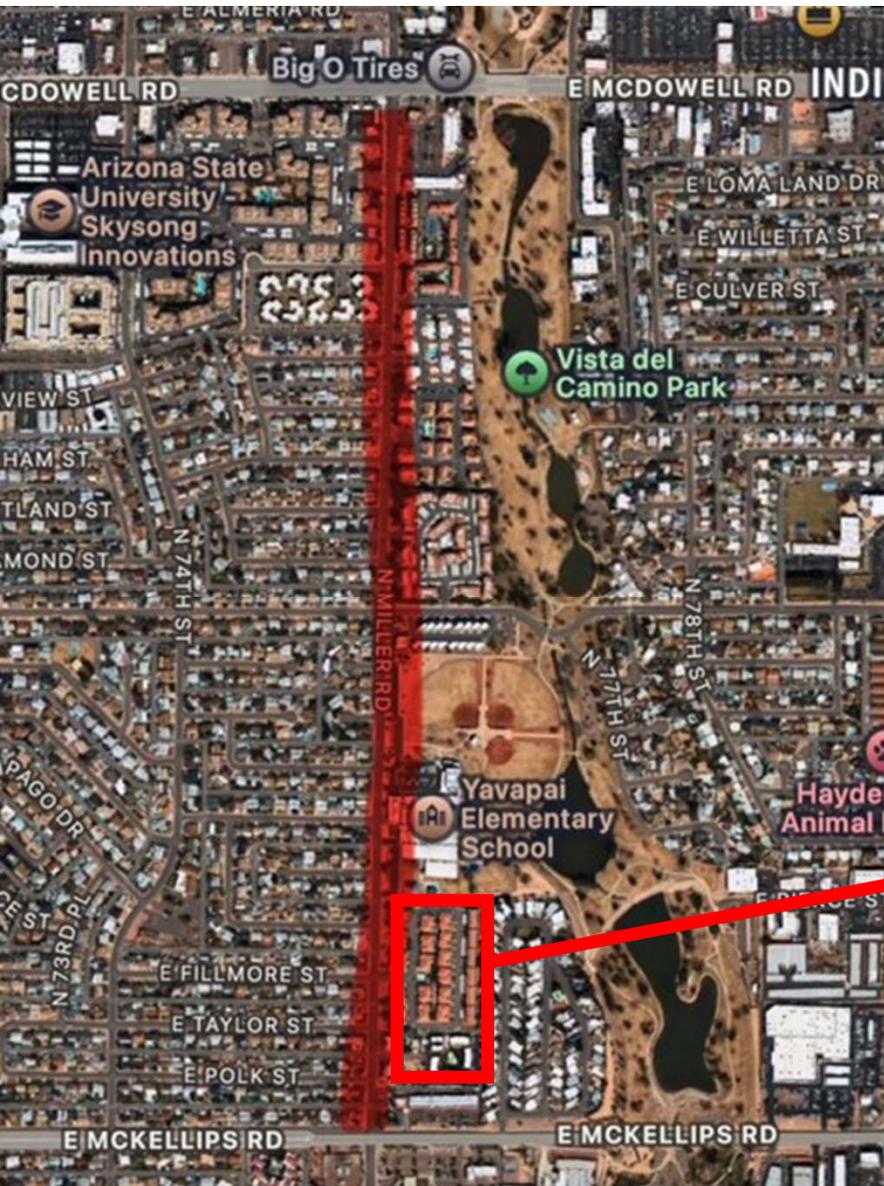
Parkview Villas(R-5)	Chazal apartments (R-5)
2 and 3 stories	2 and 3 stories
Stepbacks to break up building mass	Stepbacks to break up building mass

Direct view from balconies in Parkview Villas into windows and balconies at Chazal at a minimum distance of 50 ft, separated by green open space



50 ft setback at closest point

E ROOSEVELT ST



Scottsdale Casitas (505 N Miller Rd) and Casa de Amigos (303 N Miller Rd)

2 story Scottsdale Casitas



2 story Casa de Amigos



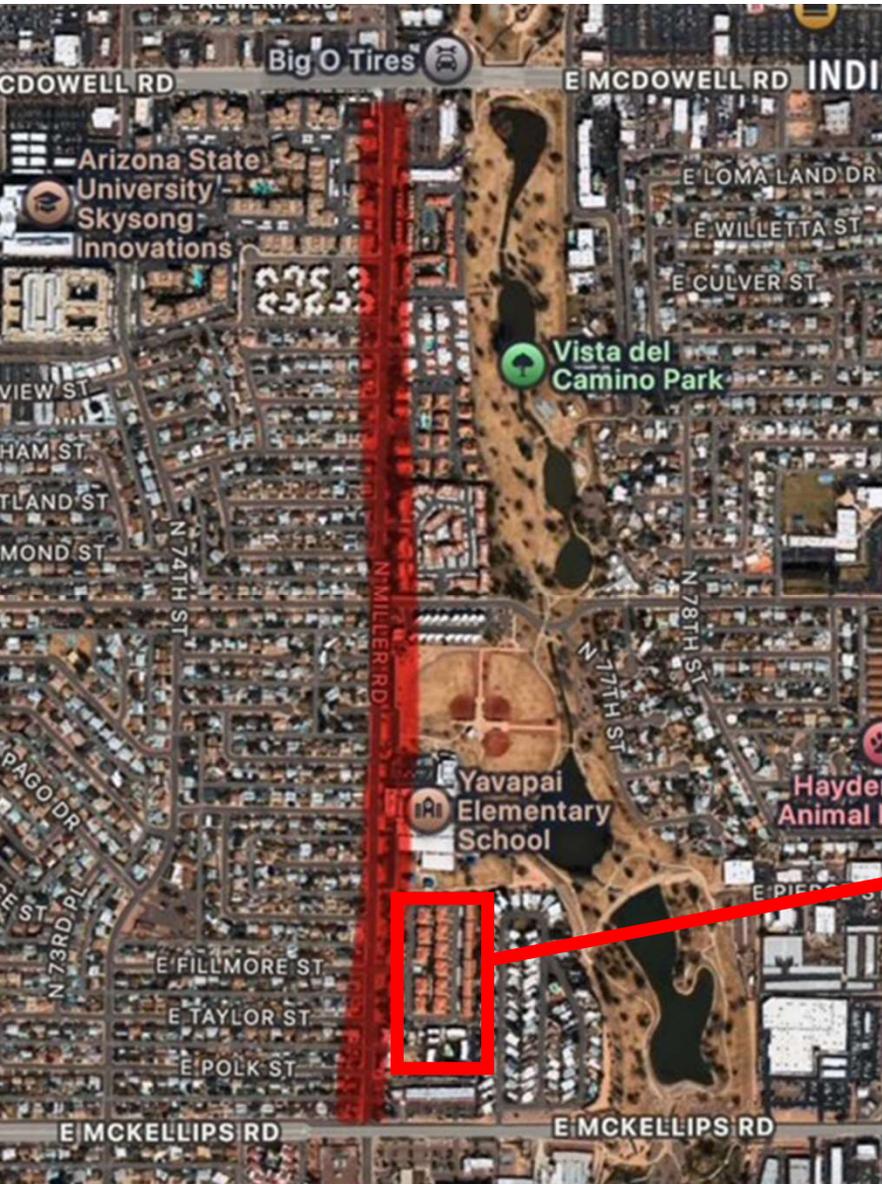
75 ft setback at closest point

Scottsdale Casitas (R-5)	Casa de Amigos (R-5)
2 stories	2 stories
No stepbacks	No stepbacks

Direct view from balconies and windows at Scottsdale Casitas into windows at Casa de Amigos at a minimum distance of 75 ft

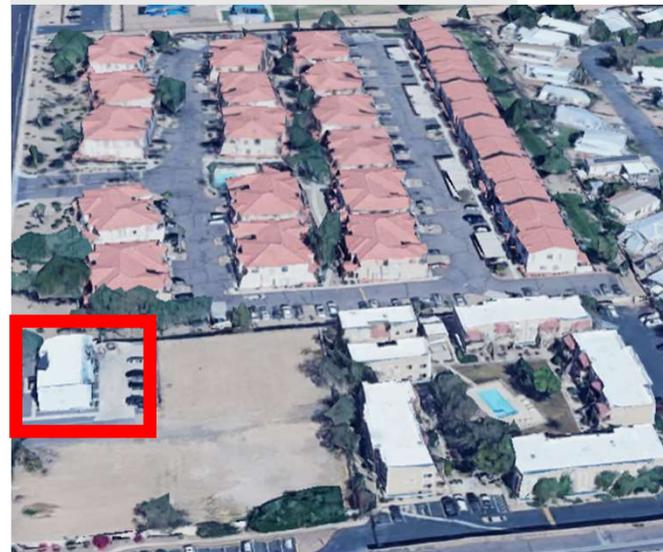


75 ft setback at closest point



Scottsdale Casitas (505 N Miller Rd) and Ethos at Polk (7602 E Polk St)

2 story Scottsdale Casitas



2 story Ethos at Polk

60 ft setback at closest point



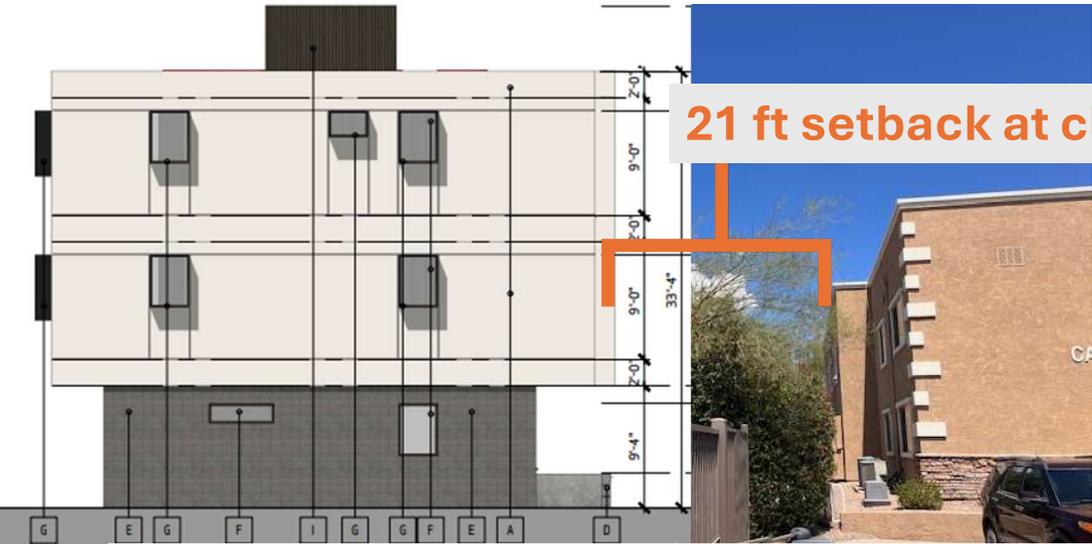
Scottsdale Casitas (R-5)	Ethos at Polk (R-5)
2 stories	2 stories
No stepbacks	No stepbacks

No direct view from balconies and windows at Scottsdale Casitas into windows at Ethos at Polk

60 ft setback at closest point



Now that you've seen how the all the multi-family developments in my neighborhood have accommodated proper design, layout, and privacy for residents, with appropriate setbacks and removal of windows, take a look at the proposed Arden:

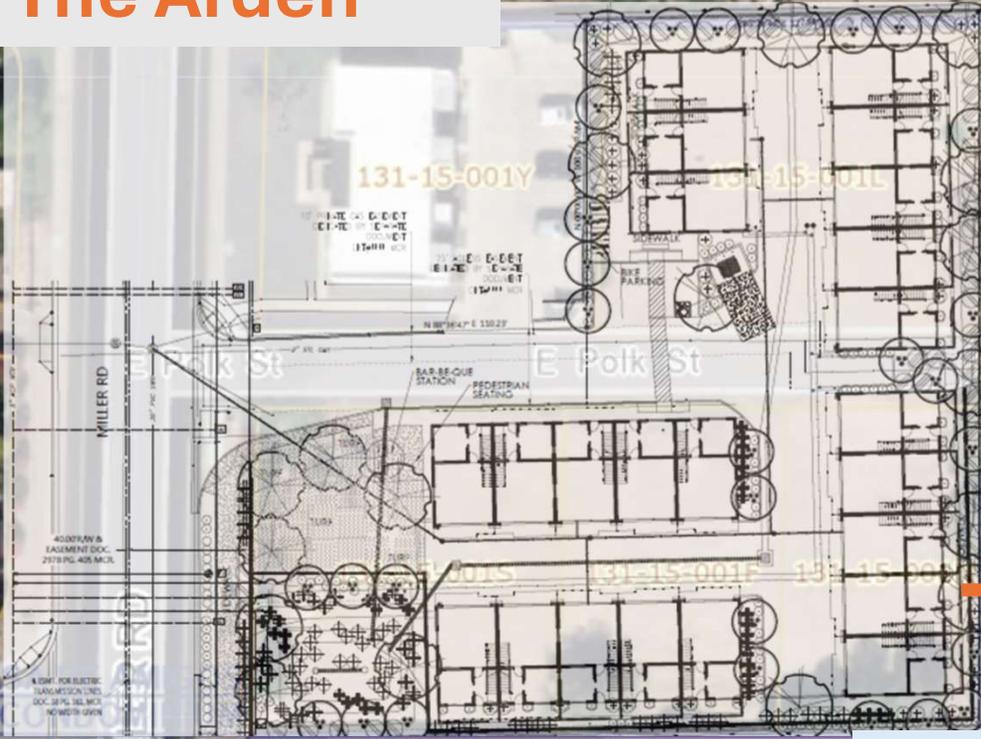


21 ft setback at closest point

Direct view from balconies at the Arden into bedroom windows at Casa de Amigos at less than 21 ft distance

The Arden (R-5)	Casa de Amigos (R-5)
3 stories	2 stories
No stepbacks, instead, a pop out at 2 nd and 3 rd stories	No stepbacks

The Arden



21 ft
Setback

Casa de
Amigos

Unprecedented neighborhood design

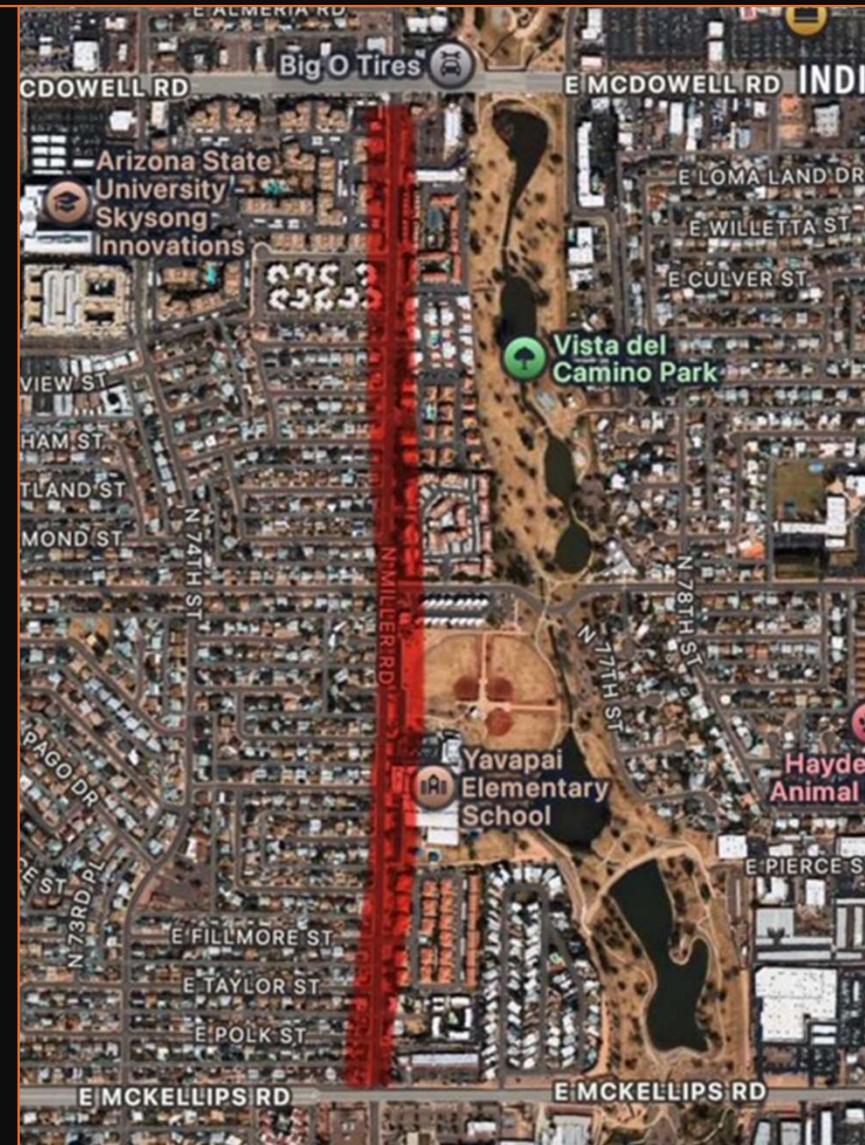


These will be two, 100 ft long, 33 ft high walls of contiguous balconies looking into our bedroom windows. In my case, the balconies will be 21 ft away from my bedroom windows

Just because a piece of land is already zoned R-5 it doesn't mean that existing neighborhood design and layout precedent should be disregarded in favor of the bare minimum requirements of R-5.

This encourages **new developments that only cater to the short-term financial gain of a developer while leaving behind permanent consequences of:**

- Poorly planned building locations with minimal setbacks, no consideration to surroundings, and restricted solar access
- Devalue of all properties, including the one being built and foment a more transient community
- New precedent for developers to follow bare minimal requirements while overlooking overall neighborhood layout and wellbeing



From: dmdmkamin@gmail.com
Sent: Sunday, September 28, 2025 11:06 PM
To: Zimmer, Christopher
Cc: Curtis, Tim; Carr, Brad; Cluff, Bryan
Subject: RE: 32-DR-2024 The Arden

External Email: Please use caution if opening links or attachments!

Hello Chris,

Would you please forward this email to the Design Review Board so they have time to consider this prior to hearing The Arden on the 9th of October?

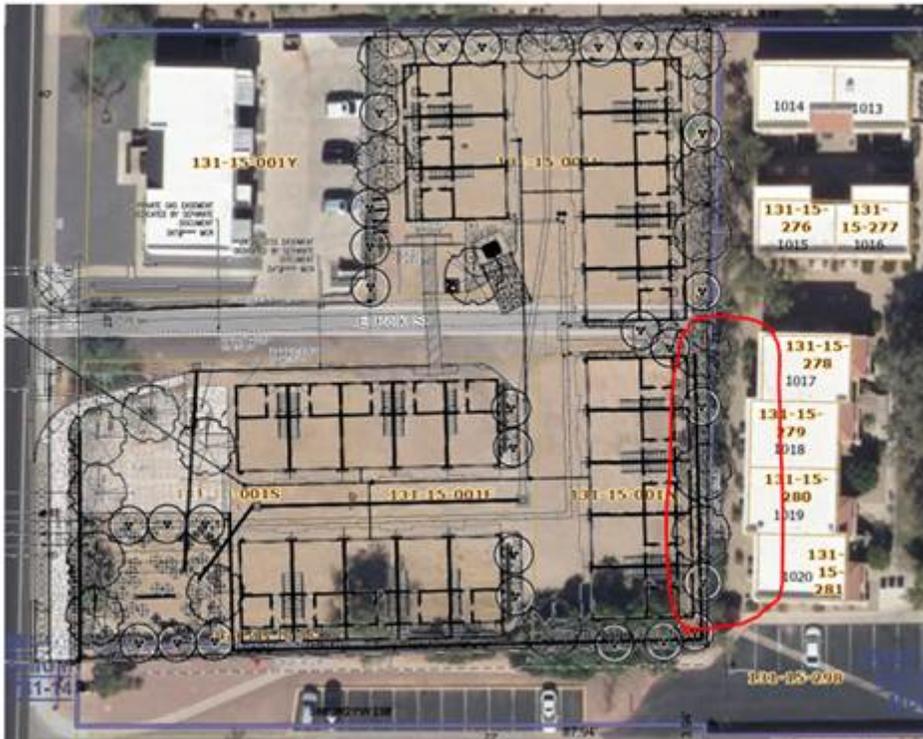
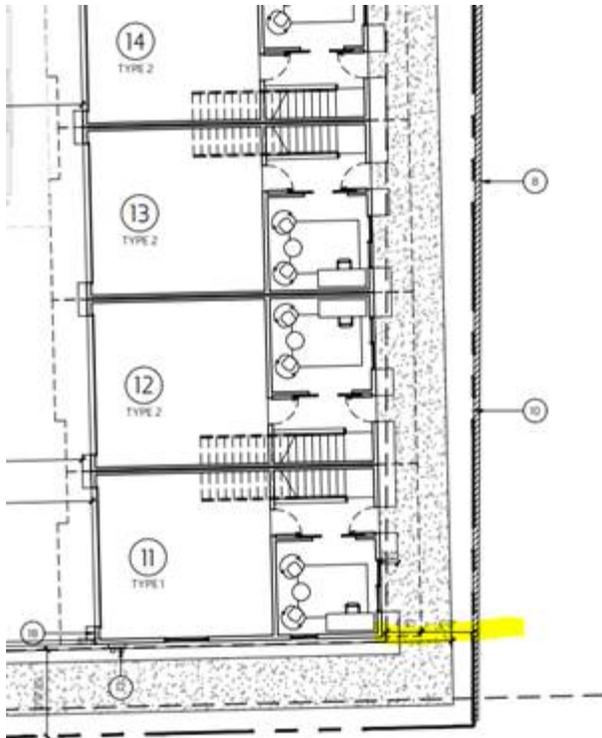
Please clarify if these are apartments, multi-family not single-family product. The building type is non-separated and it did not appear to have property lines being platted. The site plan calls these single-family residences which is misleading; it does not appear that these are owner-occupied opportunities but apartments made to look like townhomes. I wish staff would require applicants to clearly identify the product type and not misrepresent what is being built.

I would like to propose the following conditions of approval be added by the Design Review Board:

1. Based on the site plan notation of single-family townhome product, the project be platted as individual fee-simple lots with fire separation walls and individual utilities and mechanical systems as an owner-occupied product with applicable CC&Rs for the establishment of an HOA.
2. The eastern buildings shall be shifted west to equal the setback of the CASA DE AMIGOS CONDOMINIUM.
3. The east side shall provide a landscape strip a minimum of 8' in width, with sufficient room for tree canopy growth without encroachment into the adjacent condominium property on the eastern side of the site.
4. The eastern side of the development shall provide 2" caliper Ghost Gum trees spaced approximately 20 feet on center and aligned with the windows and balconies of the units.
5. The street front sidewalk on Miller Road be shifted east to accommodate a minimum of 6' landscape strip with non-deciduous (evergreen species) trees to provide shade to the sidewalk.
6. No artificial turf shall be used in the street frontage of the project; real turf shall be provided to help cool the amenity area and provide a living ecosystem.
7. The street front accessible ramps shall be oriented to directionally point where people need to cross to connect to the opposite side of the drive using directional ramps.
8. The developer shall coordinate with the adjacent owner of 131-15-298 to provide a 6' cmu privacy wall with 2' steel vertical pickets for security on the south side of the property adjacent to the convenience store.
9. The mechanical screening be architecturally integrated into the building and utilize materials and colors to blend into the structure, not draw attention to the mechanical boxes on the roof.

Below is a summary of concerns that were sent to staff April 9th of this year, which are the foundation of the aforementioned conditions. The applicant has made little to no effort to modify the design to address concerns. *They had five months and chose to move forward with the plan rather than improve it.*

One concern is the distance between the east side apartments to the property line on the east where there are existing condominiums (owner occupied product). At the narrowest point it appears the Building B will be 6' from the property line on the upper floors where bedroom windows are on units to the east. The dimensions are misleading, and inclusive of a sidewalk, leave limited room for tree growth between the perimeter wall and the new buildings. The plans do not dimension the allowable planting area at the south east corner but it appears to be less than 2' of earth, the rest is paved; this is not a sustainable landscape solution. The owners of the condominiums to the east should expect at least the same setback that they have. There is sufficient room to shift all of the units west to provide enough room to let natural light into the east side. I provided an alternative site configuration in April hoping there would be design sensitivity to the existing residents to the east.



The existing condominiums are 2-story and have trees along the west side, but what is the long-term sustainability of the proposed landscape plan in relationship to the existing trees? Pistache canopies will need to be trimmed to prevent encroachment

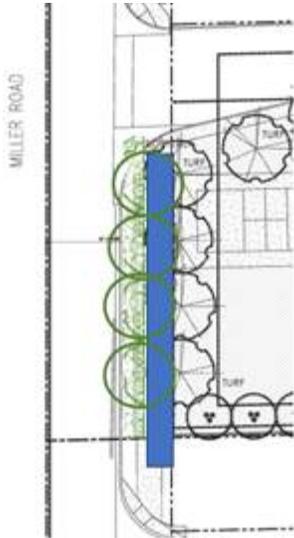
onto the adjacent landscape, (since they are only given 2' of earth and have a building overhang on the upper floor, the 25' wide canopy is expected to grow in 6' of space. As a deciduous tree it will provide sunlight to the existing plants to the east for a portion of the year (but will also not provide privacy during that time). The cascalote would fit the space but not provide privacy on the upper floors where bedrooms are located, as they are a patio sized tree. The landscape plan needs to show the relationship of the existing buildings and trees to the east as a 50% screened image to show the relationship of windows on each project and relationship of tree plantings, hopefully staggered to accommodate healthy mature growth of plants on both sites. I'm wondering if Ghost Gum might be more appropriate as a fast-growing screen tree on the east side. This would provide more biodiversity and tie into the existing landscape character of the area with existing eucalyptus trees. I would suggest changing the Pistache to ghost gum on the east side.

I previously suggested an orientation of the buildings to accommodate more open space around the buildings, or protection of views to the residents to the east? A reorientation of the units might provide room for landscape areas between unit drives and adjacent to patios, to provide a cooler environment with more open space. The main drive could be lined by patio trees in planter strips between drives. This configuration provides a more varied street front and variation in building massing. Referring to our General Plan and goals and objectives for sustainability, the proposed design misses the mark on several key factors.



Since the prior submittal the landscape design has changed and the real turf has become artificial turf, adding to the heat gain and reduced aesthetics of the area, this is not an improvement and should not be supported at the street front of the development. I asked in April if it were possible to get the street trees on west side of the sidewalk by shifting the planter strip to increase planting area to provide shade to the public sidewalk, instead, we have no shade and fake grass. The ramps for

ADA/stroller use point into Miller Road, they are not oriented to provide directional access north/south to the sidewalk, I asked if we could have directional ramps at the driveway to facilitate safer pedestrian driveway crossing. These corner ramps are not ideal for sight impaired pedestrians, or those in wheelchairs or crutches.

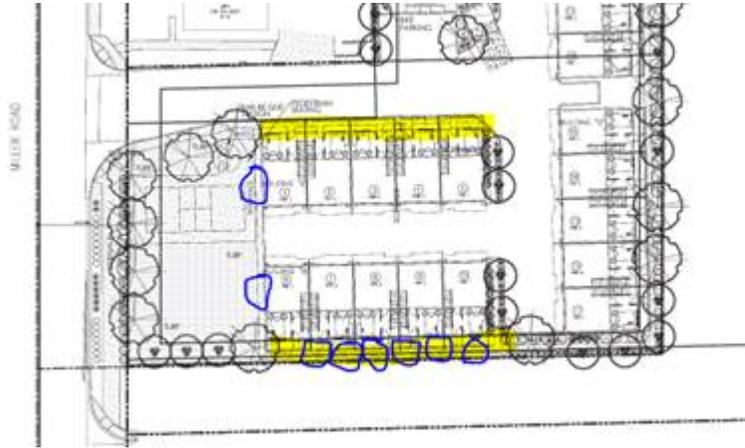


As I noted in April, and this has not been corrected, the site plan references an existing 6' high perimeter wall, this is not the case on the south side of the site (see photo below). New residences are being built adjacent to a convenience store, which may have loitering of people in the parking lot late at night. I would recommend that they provide a 6' CMU wall with 2' of steel picket on top to secure the new residences from access from the parking area to the south. The proposed design relies on the existing perimeter screen wall for security of the units, this is insufficient.



The units on the south of the site have very little landscape separating them from the commercial uses to the south. This also provides no shade on the southern side of

these buildings. Why is there no landscape shown adjacent to the patios on these units on the main drive into the site? there should be landscape along the drive in front of these units. There should also be trees on the western side of the units to shade the building.



Regarding the architecture, I'm hoping we can get some modifications so that this doesn't look like all of the other grey stucco box projects we have. The dark black cap on top of the building is out of scale and draws attention to what is mechanical rooftop equipment. I realize they are working within a limited building height, but is it possible to have a more architecturally integrated rooftop design that does not stand out but blends more with the building in terms of materials, proportions and scale? The projected windows are a neat feature, but on any south or west facing windows, they really need to be recessed, not projected, to provide shade to the glazing, as it is the glazing is shading the stucco wall. These also appear on a flat stucco surface as appendages on the narrow ends of the building. I like the score lines shown in the stucco but do not know if they will be visually meaningful. What is the depth and width of these, and are they using a black fry reglet reveal to create this? Score lines by themselves will not show up at a distance. If this is part of the architectural articulation then it should be noted. I like the use of breezeblock on the patios/balconies and the masonry on all floors. The detailing at the balconies and patios is nice. Can the garage doors have lites in the top or sides to break up the dark mass of the door and allow natural light into the garage? Is the metal panel painted to look like rust or patinaed finish? The reason I ask is that a patina finish will need to be repeatedly sealed to prevent staining on the adjacent materials, if it is painted to look rusted it will be a cleaner application long-term. Lastly, if these can be designed to be condo-ready in the future, this area would benefit by additional owner-occupied opportunity, as long as the design takes into account requirements for condo construction so that this conversion can happen in the future.



Thank you for your consideration of these design suggestions. Since these were submitted April 9th for consideration and they chose to disregard them, I would ask that the Design Review Board listen to residents who live with the design solutions imposed upon the community and add the conditions of approval for furtherance of this project to the next step in the process.

Thank you,
 Diana Kaminski

Dear Scottsdale Development Review Board:

We are writing in full support of 32-DR-2024, a development review request for a small single-family attached residential townhome development on Miller Road. We own the residential property adjacent to the proposed development (on the northwest corner). Over the last several years, as this small group of parcels has become vacant, it has become a haven for vagrants and trespassers. This is a serious problem for the residents who live on our property.

With R-5 zoning, many types of development could have been proposed here. What this developer is proposing will be a positive contribution to the neighborhood. We appreciate and welcome its high-quality design aesthetic.

Sincerely,

DocuSigned by:
 10/9/2025
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Elijah Brown
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DocuSigned by:
 10/9/2025
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From: Mailen P <luz.mailen@gmail.com>
Sent: Tuesday, November 4, 2025 12:34 PM
To: Zimmer, Christopher
Cc: trevor@eruditellc.com; Carr, Brad
Subject: 32-DR-2024 - The Arden

⚠ External Email: Please use caution if opening links or attachments!

Hello Chris,

I see that the Arden case has been scheduled for the 11/20 Development Review Board, however no new plans are available online and the developer has not communicated with us since the Oct 9th meeting, other than to request our photos of the flooding that occurred on their lot and onto ours during the September and October rains.

Will this 11/20 presentation be information for the Board or will this meeting be for approval of a plan?

Please attach this email for the case file and let us know.

Thank you,

Mailen Pankiewicz