

DEVELOPMENT REVIEW BOARD REPORT



Meeting Date: November 3, 2022
General Plan Element: *Character and Design*
General Plan Goal: *Foster quality design that enhances Scottsdale as a unique southwestern desert community.*

ACTION

Minnezona Lofts 45-DR-2021	Request for approval of a new 2-building, 3-story-tall, 9-unit condominium development, with approximately 22,354 square feet of building area, with a proposed amendment to reduce the required setback by 10 percent, on a +/- 0.29-acre site.
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SUMMARY

Staff Recommendation

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

Key Issues

- Amended Property Development Standards – Stepback reduction
- Orientation of the main building entrances should face E. Minnezona per the OTSUDAG
- The facades of buildings facing the street should incorporate articulated architectural features per the OTSUDAG

Items for Consideration

- Conformance with Development Review Board Criteria – staff confirms
- Integration of Sensitive Design Principles – staff confirms
- Old Town Scottsdale Urban Design and Architectural Guidelines (OTSUDAG)
- One e-mail received as of the date of this report

BACKGROUND

Location: 7314 E Minnezona Av

Zoning: Multiple-family Residential, Downtown Overlay (R-5 DO)

Adjacent Uses

North: An alley abuts the site to the north. Beyond the alley as an existing multi-family residential development constructed in 1979.

East: Existing single family residential, constructed in 1957.

South: E. Minnezona Avenue abuts the site to the south. Beyond E. Minnezona Avenue is existing multi-family residential units developed in 1957.

West: Existing 3-story, multi-residential units, developed in 2017



Property Owner

Scott Graden

Architect/Designer

Kontexture, LLC

Applicant

Kontexture, LLC
(602) 875-6221

Engineer

G-mar Engineering Consultants, LLC

DEVELOPMENT PROPOSAL

The applicant is seeking approval of the site plan, landscape plan, and building elevations for a new 9-unit townhome development on the 12,789-square-foot site. Additionally, the applicant is requesting a reduction in stepback as outlined in Zoning Ordinance Sections 6.1206. and 5.3007.A.

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, roof overhangs, use of low water use plant species.

STAFF RECOMMENDED ACTION

Staff recommends that the Development Review Board approve the Minnezona Lofts development proposal per the attached stipulations, finding that the Character and Design Element of the General Plan and Old Town Character Area and Development Review Board Criteria have been met.

RESPONSIBLE DEPARTMENTS

Planning and Development Services
Current Planning Services


STAFF CONTACTS

Meredith Tessier
Senior Planner
480-312-4211 mtessier@ScottsdaleAZ.gov

APPROVED BY


Meredith Tessier, Senior Planner

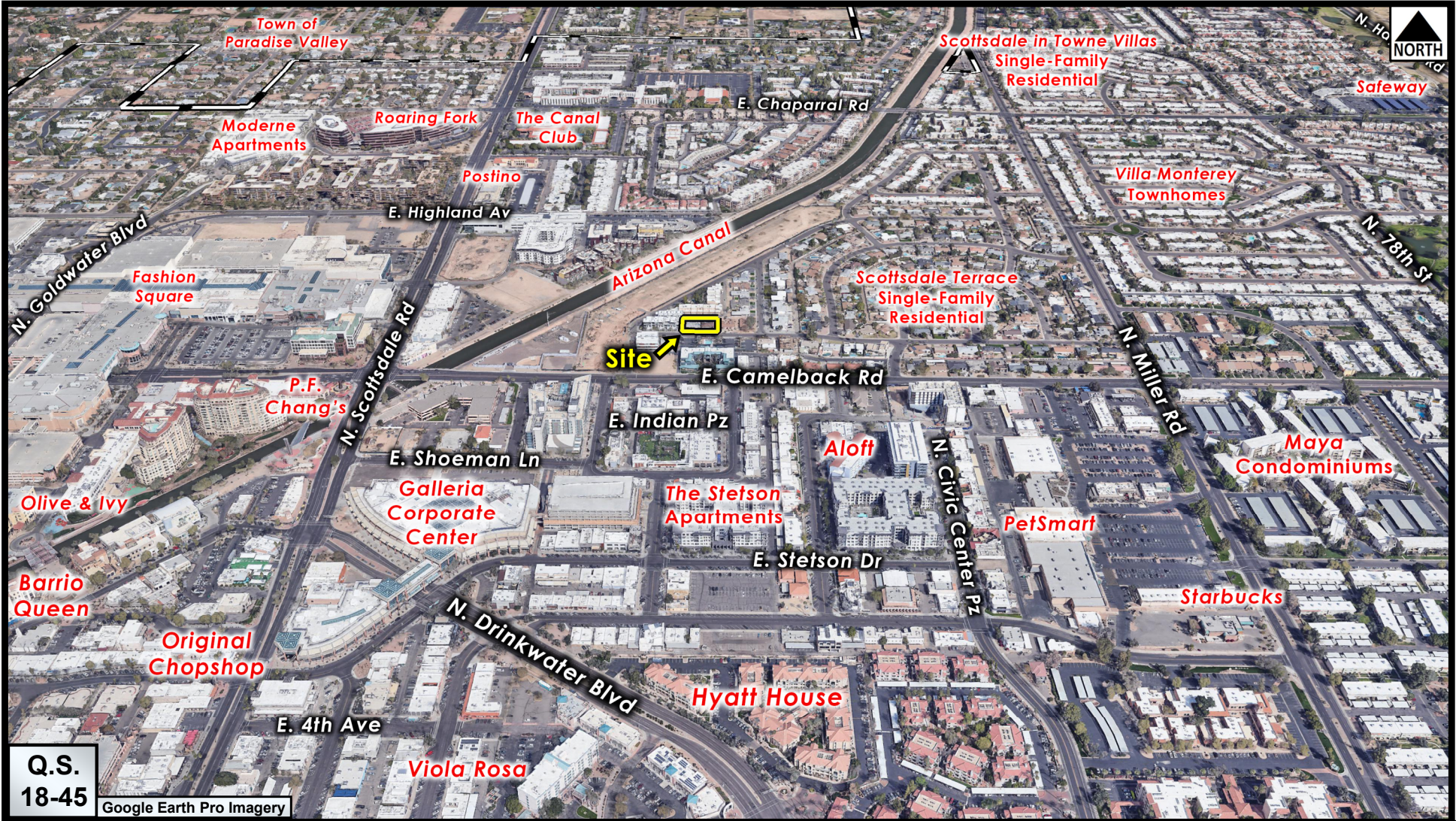
10/24/2022
Date


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

10/27/2022
Date

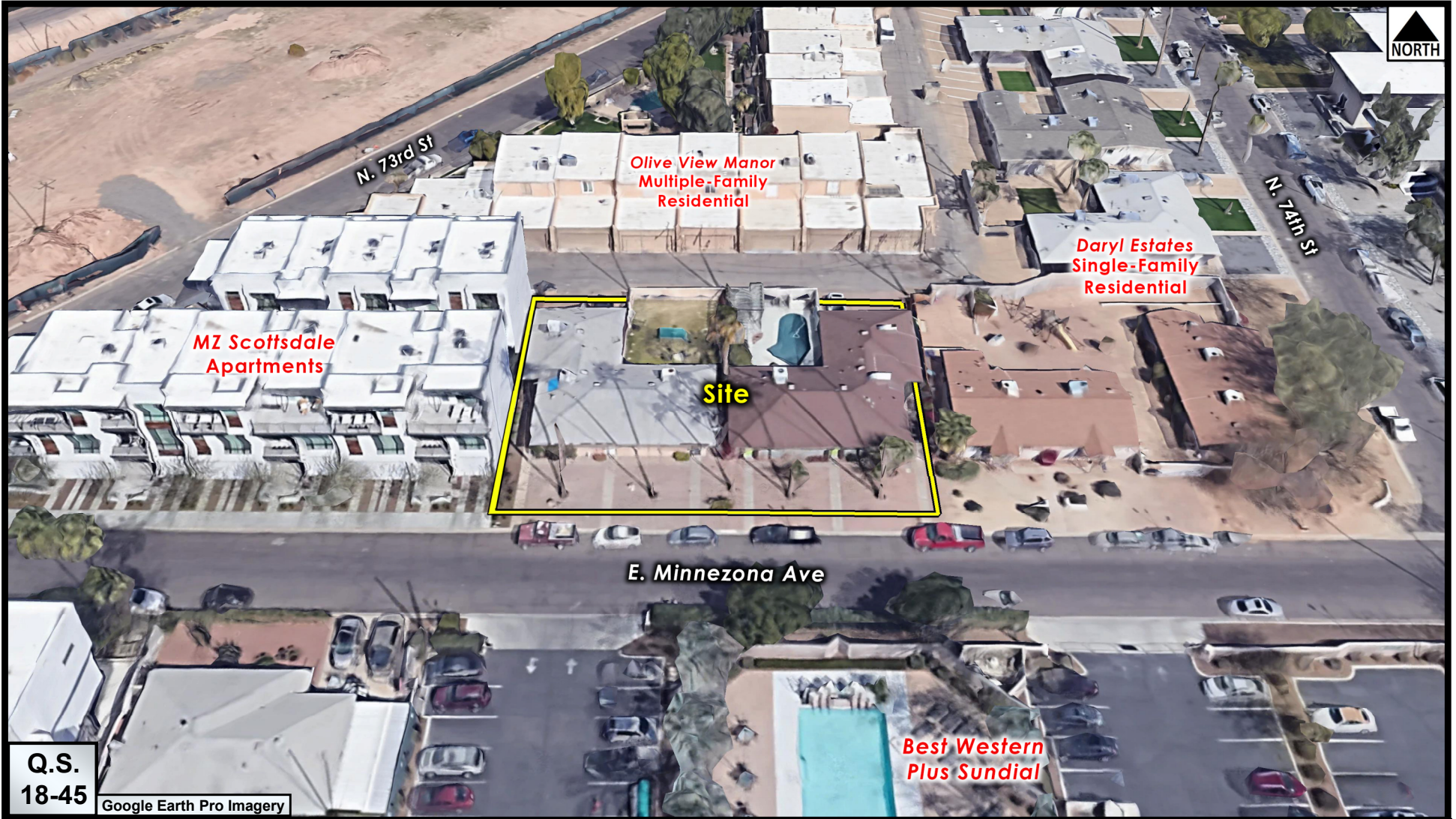
ATTACHMENTS

1. Context Aerial
2. Close-up Aerial
3. Applicant's Narrative
4. Development Review Board Criteria Analysis
5. Development Information
6. Stipulations / Zoning Ordinance Requirements
7. Site Plan
8. Landscape Plan
9. Building Elevations (black & white)
10. Building Elevations (color)
11. Perspectives
12. Materials and Colors Board
13. Zoning Map
14. Community Involvement



Context Aerial

45-DR-2021



Close-up Aerial

45-DR-2021

September 8, 2022

City of Scottsdale
Planning and Development Services
7447 E. Indian School Road, Suite #105
Scottsdale, AZ 85215

Project Narrative

**Re: Minnezona Condominiums
7314 E. Minnezona Ave.
Scottsdale, AZ 85215**

The Minnezona Condominiums project will consist of three (3) buildings with the two buildings facing Minnezona Ave. connected by an architectural feature to emphasize articulation that demonstrates the minimum 25% façade setback, with a total footprint of 7,034 square feet. The new buildings will be placed on two lots (to be replatted) on the north side of Minnezona Avenue in Scottsdale, Arizona. All parking and circulation will be on site. Refuse, landscape, utilities/lighting, and rainwater retention will be in accordance with the City of Scottsdale codes and ordinances. The building will house nine (9) residential live/work units with work area and private bathrooms/kitchens on the lower level, and a full two (2) bedroom living unit split between the upper two levels. A roof deck will also be provided in accordance with the City of Scottsdale ZO section 5.3006 for each tenant.

Note that we would like to reduce the setbacks by 10% along Minnezona Avenue to give as much outdoor living space to the tenants as possible (both at the courtyard and at the roof).

This project uses simple, clean architectural features, reminiscent of native desert architecture, and provides each tenant with both living and workspaces for a modern lifestyle—fit for those who prefer to balance both in one place. Each unit provides the opportunity for business ventures, in which the tenant can provide business needs in a separate space while not going far from home. The units are designed in two layouts, which work as a modular design that is utilized throughout the two structures. As seen in the building elevations, this module keeps the overall design unique and engaging for tenants and visitors alike.

The open spaces are designed to minimize water use, maximize water retention, and provide room for shared amenities. Tenants will have the opportunity to use a pool in hot weather, share time with friends on the roof deck, or just relax in the landscaped courtyard. The residents will also have pedestrian access to the street. Along Minnezona Avenue a row trees have been added at the southern property line to enhance shading at the sidewalk. An enclosed parking garage would be made available per tenant to limit sun exposure for vehicles during the summer months. These parking garage spaces are accessible through drives at the street elevation and alley elevation. A portion of the alley will be dedicated to the alley right-of-way per the City of Scottsdale requirements.

Mechanical equipment is housed on the roof of the structures, while undercover down-lighting is primarily integrated into the building design to reduce light pollution. All utilities and landscape lighting will conform to the City of Scottsdale codes and ordinances as required. These will be shown on the final plans, which will be completed as part of the full construction documents.

If any further information regarding the design of the architecture, site, or utilities is preferred at this stage, please let us know.

If you have any questions or comments regarding this project, please contact:
Jorge Toscano, AIA Associate, Principal, at (602)875-6221 or jorge.toscano@kontexture.com

DEVELOPMENT REVIEW BOARD CRITERIA ANALYSIS

Per Section 1.904. of the Zoning Ordinance, in considering any application for development, the Development Review Board shall be guided by the following criteria:

1. The Board shall examine the design and theme of the application for consistency with the design and character components of the applicable guidelines, development standards, Design Standards and Policies Manual, master plans, character plan and General Plan.
 - *The applicant states that the refuse, landscape, utilities/lighting and rainwater retention will be in accordance with the City of Scottsdale codes and ordinances.*
 - *Staff finds that the proposal is consistent with the Zoning Ordinance as well as the Character and Design Element of the General Plan. Additionally, the proposal is generally responsive to the goals and policies of both the Old Town Scottsdale Character Area Plan (OTSCAP), and the Old Town Scottsdale Urban Design & Architectural Guidelines (OTSUDAG). The site is designated as a Type-2 by the OTSCAP, which supports higher scale mixed-use projects.*
2. The architectural character, landscaping and site design of the proposed development shall:
 - a. Promote a desirable relationship of structures to one another, to open spaces and topography, both on the site and in the surrounding neighborhood;
 - b. Avoid excessive variety and monotonous repetition;
 - 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 that the project uses simple, clean architectural features, reminiscent of native desert architecture, and provided each tenant with both living and workspaces for a modern lifestyle.*
 - *Staff finds that the proposed material, color and finishes are consistent with the Scottsdale Sensitive Design Principles and the OTSUDAG. Architectural details respond to the context of adjacent land uses including similar materials and colors. However, the facades of buildings facing the street should incorporate articulated architectural features per the OTSUDAG*
3. Ingress, egress, internal traffic circulation, off-street parking facilities, loading and service areas and pedestrian ways shall be designed as to promote safety and convenience.
 - *The applicant states that residents will have pedestrian access to the street. Along Minnezona Avenue a row trees have been added at the southern property to enhance shading at the sidewalk. An enclosed parking garage is available for each tenant to limit sun exposure for vehicles during the summer months. The parking garages spaces are accessible through drives at the street elevation and alley elevation. A portion of the alley will be dedicated per the City of Scottsdale requirements.*
 - *Staff finds that vehicular access to garage for each unit is provided along E. Minnezona Avenue for the southern units and on the north side of site will be from the existing alley. Pedestrian circulation is provided along the perimeter and internal to the site*
4. If provided, mechanical equipment, appurtenances and utilities, and their associated screening shall be integral to the building design.

- *The applicant states that the mechanical equipment is housed on the roof of the structures, while down-lighting is integrated into the building design to reduce light pollution.*
 - *Staff finds that the mechanical equipment is integrated into the building design and rooftop units are fully screened with a solid stucco parapet wall.*
5. Within the Downtown Area, building and site design shall:
- a. Demonstrate conformance with the Oldtown 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.
- *Staff finds that the architectural design, site layout and landscape design reflect similar design features and materials of the adjacent properties. The buildings are oriented to provide a strong visual presence on the main frontage of E. Minnezona Avenue with garage entry and balconies along the south sides of the buildings. The sidewalk along E. Minnezona Avenue is anchored with six (6), three-inch Desert Museum Palo Verde Trees to provide pedestrian shade. Additionally, the common open space is comprised of pedestrian amenities and low-water native species plant materials such as Acacia, Desert Spoon, and Agave.*
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 is zoned Multiple-family Residential, Downtown Overlay (R-5 DO). The R-5 zoning district is intended to provide development of multi-family residential through aesthetically oriented property development standards. The Downtown Overlay is intended to provide increased intensities to revitalized Downtown Area properties.

Community Involvement

With the submittal of the application, surrounding property owners within 750 feet of the site has been notified and the site has been posted with a hearing sign. As of the publishing of this report, staff has received one e-mail regarding the application. For additional information, please see attached correspondence.

Context

Located on the north side of E. Minnezona Avenue, approximately 200 feet east of N. 73rd Street in southern Scottsdale, the surrounding developments are different scales of residential development, including multi-family, single-family, duplex and triplex developments. The site is comprised of two parcels currently occupied by single-family residences built in the 1960s.

Amended Property Development Standards

The Zoning Ordinance allows the Development Review Board to reduce the setbacks and stepbacks up to 10% for properties that are 20,000 square feet or less in size. As such, the applicant is requesting to reduce the stepback along E. Minnezona Avenue to accommodate larger outdoor living space. The table below indicates the proposed Property Development Standards:

Development Standard (Zoning Ordinance Sec. 5.3006.C)	Zoning Ordinance Requirement	Proposed Property Development Standard
Minimum stepback for Buildings Adjacent to Public Streets, except alleys	1:1	0.9:1

Project Data

- Existing Use: Two, single family residences
- Proposed Use: Multi-family Residential
- Parcel Size: 18, 119 square feet / 0.42 acre (gross)
12,789 square feet / 0.29 acre (net)
- Residential Building Area: 22,354 square feet
- Building Height Allowed: 36 feet (inclusive of rooftop appurtenances)
- Building Height Proposed: 35 feet 2 inches (inclusive of rooftop appurtenances)
- Parking Required: 16 spaces
- Parking Provided: 18 spaces
- Frontage Open Space Required: 2,860 square feet / .06 acre
- Frontage Open Space Provided: 2,992 square feet
- Private Open Space Required: 1,470 square feet
- Private Open Space Provided: 6,133 square feet

- Number of Dwelling Units Allowed: 9 units
- Number of Dwelling Units Proposed: 9 units
- Density Allowed: 23 dwelling units per acre
- Density Proposed: 21.4 dwelling units per acre

**Stipulations for the
Development Review Board Application:
Minnezone Lofts
Case Number: 45-DR-2021**

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 Kontexture, with a city staff date of 09/12/2022.
 - b. The location and configuration of all site improvements shall be consistent with the site plan submitted by Kontexture, with a city staff date of 09/12/2022.
 - c. Landscape improvements, including quantity, size, and location shall be installed to be consistent with the preliminary landscape plan submitted by Kontexture, with a city staff date of 09/12/2022.
 - d. The case drainage report submitted by g-mar consulting and accepted in concept by the Stormwater Management Department of the Planning and Development Services.
 - e. The water and sewer basis of design report submitted by Kontexture and accepted in by the Water Resources Department.

RELEVANT CASES:

Ordinance

- A. At the time of review, the applicable Zoning and DRB cases for the subject site were: 5-ZN-2002 and 25-DR-2011.

ARCHAEOLOGICAL RESOURCES:

Ordinance

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

ARCHITECTURAL DESIGN:

Ordinance

- C. Building height shall not exceed 36 feet, including any rooftop appurtenances. Building height shall be defined as outlined in Section 3.100 of the Zoning Ordinance.

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 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 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. At time of final plans, the applicant shall identify the locations of the electrical service entrance section or electrical meters and service panels for each unit. Service entrance sections (SES) or electrical meters and service panels shall be incorporated into the design of the building, either in a separate utility room, or faced of the SES shall be flush with the building face. An SES that is incorporated into the building with the face of the SES flush with the building, shall not be located on the side of a building that is adjacent to public right-of-way, roadway easement, or private street.

SITE DESIGN:

DRB Stipulations

5. Refuse service for the development shall be through containerized automatic residential service.

LANDSCAPE DESIGN:

Ordinance

- D. Pursuant to ZO Section 10.501.B., in developments where buildings have more than one (1) story, fifty (50) percent of the trees shall meet the following standards: Single trunk trees: three (3) inch caliper; and Multiple trunk trees: one and one-half (1½) inch caliper average trunk. On revised plans, please include the quantity and caliper inches of each tree species.

DRB Stipulations

6. 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.
7. 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

- E. Any exterior luminaire with a total initial lumen output of greater than 1600 lumens shall have an integral lighting shield.
- F. Any exterior luminaire with a total initial lumen output of greater than 3050 lumens shall be directed downward and comply with the Illuminating Engineering Society of North America (IES) requirements for full cutoff.

DRB Stipulations

8. 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.
9. Incorporate the following parking lot and site lighting into the project's design:
 - a. The maintained average horizontal luminance level, at grade on the site, shall not exceed 2.0 foot-candles. All exterior luminaires shall be included in this calculation
 - b. The maintained maximum horizontal luminance level, at grade on the site, shall not exceed 8.0 foot-candles. All exterior luminaires shall be included in this calculation
 - c. The initial vertical luminance at 6-foot above grade, along the entire property line shall not exceed 0.8 foot-candles. All exterior luminaires shall be included in this calculation.
 - d. All exterior lighting shall have a color temperature of 3,000 Kelvin or less.
 - e. The total lumen per luminaire shall not exceed 24,000 lumens.

STREET INFRASTRUCTURE:

Ordinance

- G. 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

10. 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

- H. 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.
- I. 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 public sewer system extension improvements in conformance with the Water Resources approved sewer basis of design report for project.

DRB Stipulations

11. 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.

DRAINAGE AND FLOOD CONTROL:

DRB Stipulations

12. With the civil construction document submittal, the property owner shall submit a final drainage report and G/D plan that demonstrate consistency with the DSPM and the case drainage report accepted in concept by the stormwater manager or designee. The Volume required and Volume

provided of 100 years 2 hours storm runoff for the proposed condition should be shown on the G/D plan.

13. The owner shall be dedicated to the city on the final plan, and all easements necessary to serve the site, in conformance with the Scottsdale Revised Code and the Design Standards and Policies Manual.
14. Also, the proposed underground stormwater storage facility shall be designed and provide the required information based on the City's underground stormwater Storage policy as provided in chapter 4 of the Design Standards and Policies Manual.

EASEMENTS DEDICATIONS:

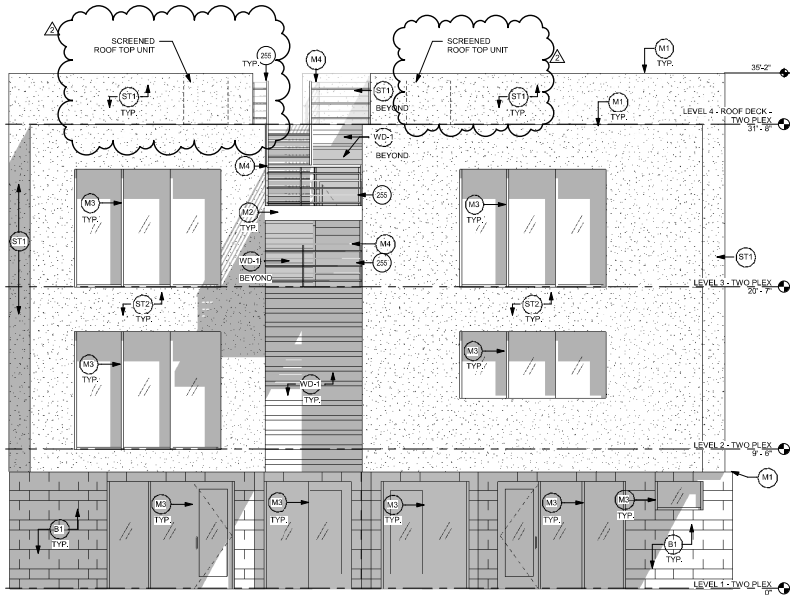
DRB Stipulations

15. 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 and Sewer Facilities Easement to contain public water and sewer infrastructure located outside public right-of-way.

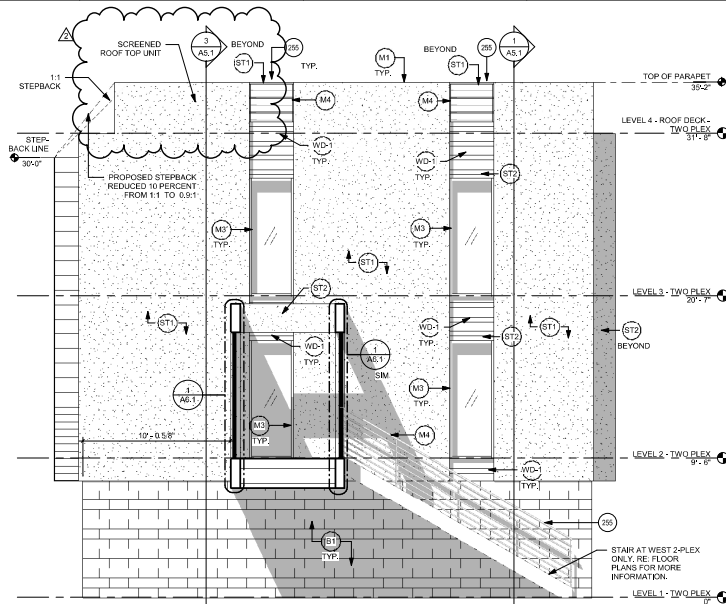
ADDITIONAL ITEMS

DRB Stipulations

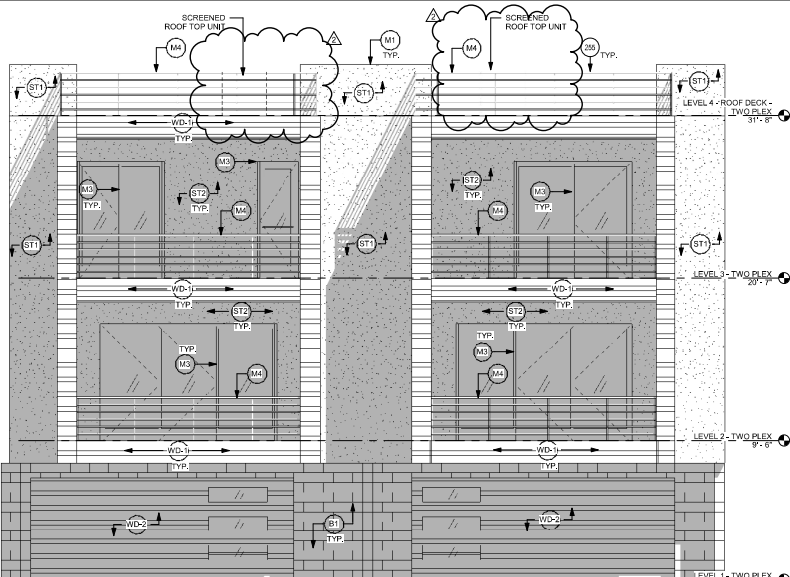
16. With the final plans submittal, the owner shall submit a copy of the recorded Covenants, Conditions, & Restrictions (CC&Rs) for the site for final plan review staff. The CC&R's shall prohibit vehicular parking on the driveways fronting E. Minnezona Avenue.
17. CONSTRUCTION MANAGEMENT PLAN. Prior to any permit issuance, a construction management plan that includes construction traffic routes, work force vehicle parking, and construction vehicle parking shall be provided to staff for review and approval.
18. MARSHALLING AND STORAGE YARD(S). Any use of City right-of-way, including alleys, for marshalling and/or storage yards shall require prior approval of the City's Transportation Department and payment of any associated fees through the application of a Marshalling and Storage yard permit.



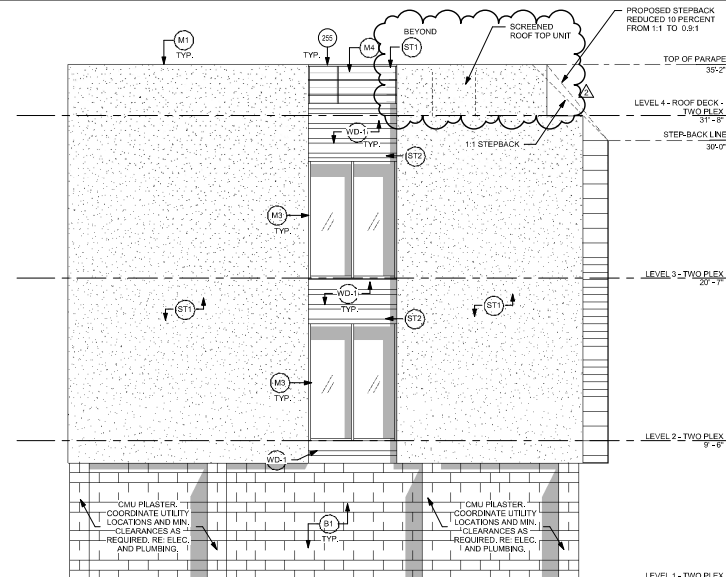
3 COURTYARD-FACING ELEVATION
1/4" = 1'-0"



4 POOL-SIDE ELEVATION
1/4" = 1'-0"



2 STREET-FACING ELEVATION
1/4" = 1'-0"



1 END-UNIT ELEVATION
1/4" = 1'-0"

GENERAL NOTES:

- A. REFER TO SHEET A-0 FOR GENERAL NOTES.
- B. FIELD VERIFY ALL CONDITIONS AND NOTIFY CONSULTANT OF ANY DISCREPANCIES.
- C. ALL AND ANY EXISTING CONDITIONS SHALL BE IN ACCORDANCE TO CIVIL, STATE, AND/OR FEDERAL LAWS.
- D. THE CONTRACTOR SHALL PROPERLY COORDINATE WITH THE TENANT. PROVIDE 3/8" THICK GYPSUM BOARD SHEATHING AND FINISH SURFACE W/ (1) COAT PRIMER AND (2) COATS SEMI-GLOSS LATEX REFER ALSO TO GENERAL NOTES FOR ADDITIONAL NOTES.
- F. PROVIDE 3 1/2" SOUND BATT. INSULATION IN ALL NEW CONSTRUCTION.
- G. NOT USED
- H. NOT USED
- I. USE MOISTURE RESISTANT GYPSUM BOARD AT WET WALLS AND BEHIND PLUMBING FIXTURES. DIMENSIONS ARE TO FACE OF STUD. UNO.
- J. ALL GLAZING SHALL BE FIRMLY SUPPORTED ON ALL FOUR EDGES.
- K. CONTRACTOR TO VERIFY ALL EXISTING OR LANDSCAPE PROVIDED WALL SUBSTRATE IS INSTALLED MIN 8" ABOVE FINISH CEILING. CONTRACTOR SHALL PROVIDE 4" BY 8" SYMBOL OF ACCESSIBILITY AT PRIMARY ENTRANCES.
- N. ALL EXTERIOR DOOR LANDING GRADES SHALL HAVE A SMOOTH TRANSITION TO THE ADJACENT PAVED SURFACES AND THE MAX. CROSS SLOPE OF ALL LANDINGS, RAMPS, OR WALKS WILL BE 2%.
- O. ALL ANGLES AT 45° OR 90° UNLESS NOTED OTHERWISE.
- P. CONTRACTOR SHALL PROVIDE BACKING / BLOCKING AT ALL WALL MOUNTED EQUIPMENT OR ACCESSORIES.
- Q. EXIT DOOR IN ENTIRE SPACE TO BE EQUIPPED WITH EGRESS HARDWARE.
- R. ALL EXTERIOR ARCHITECTURAL LIGHTING TO BE UNDER COVER DOWN LIGHTING TO MINIMIZE EXTERIOR LIGHT POLLUTION.

KEYNOTES:

- 255 GUARD RAIL WITH HAND RAIL INTEGRATED.

PROJECT FINISHES:

PAINT:

Metal Fringe
DEFER TO SPEC
Color: Neutral, Architectural Series, Stainless, Master, Stainless / Home Office / Living, Living Room / Dining Room, Teen, Teen & Parents®
 UN21
 Material: ALU-11 / VALUE#2 / CHROME-8

Miner's Dust
DEFER TO SPEC
Color: Neutral, Architectural Series, Warm / Cook, Neutral, Perfect Paints®
 UN29
 Material: RB-2 BR / VALUE#3 / CHROME-6

STUCCO - RE MATERIALS SCHEDULE FOR PAINT COLOR

WOOD SIDING - BEECH WOOD / STAIN

MASONRY - EXPOSED CMU / DARK GRAY

TAG	MATERIAL	COLOR	FINISH	NOTES
ST-1	STUCCO	METAL FRINGE	EGGSHELL	EXTERIOR GRADE
ST-2	STUCCO	MINER'S DUST	EGGSHELL	EXTERIOR GRADE
WD-1	WOOD RAIL / SCREEN	ASH / PINE-WOOD	BRNSH / CLEAR OIL	ARBOR WOOD CO.
WD-2	WOOD DOOR	ASH / PINE OR BASS-WOOD	BRNSH / CLEAR OIL	MATCH WOOD SIDING
M-1	METAL FLASHING	MATCH ADJ.	GALVANIZED, PAINTED	-
M-2	METAL STAR	MATCH ADJ.	GALVANIZED, PAINTED	-
M-3	METAL TRIM	MATTE BLACK	RE DOOR / WINDOW SCHEDULE	RE DOOR / WINDOW SCHEDULE
M-4	METAL RAILING	MATTE BLACK	GALVANIZED, PAINTED	-
B-1	CMU BLOCK	DARK GRAY	SMOOTH	-

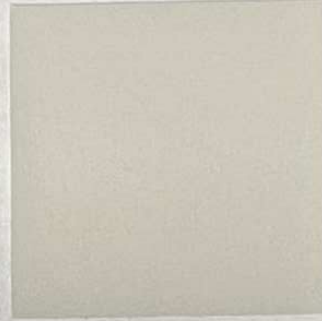
MINNEZONA CONDOMINIUMS
 7274 E. MINNEZONA AVE.
 SCOTTSDALE, ARIZONA 85261



RAIN SCREEN - METAL OR WOOD
BEECH WOOD / STAIN
OVERHANGS / ACCENT WALLS



METAL FRINGE - DUNN-EDWARDS
DET626 RL #923 - LRV 21
ACCENT WALLS



MINER'S DUST - DUNN-EDWARDS
DEC786 RL #631 - LRV 58
UPPER LEVEL WALLS



EXPOSED CMU / DARK GRAY
MASONRY
LOWER LEVEL WALLS

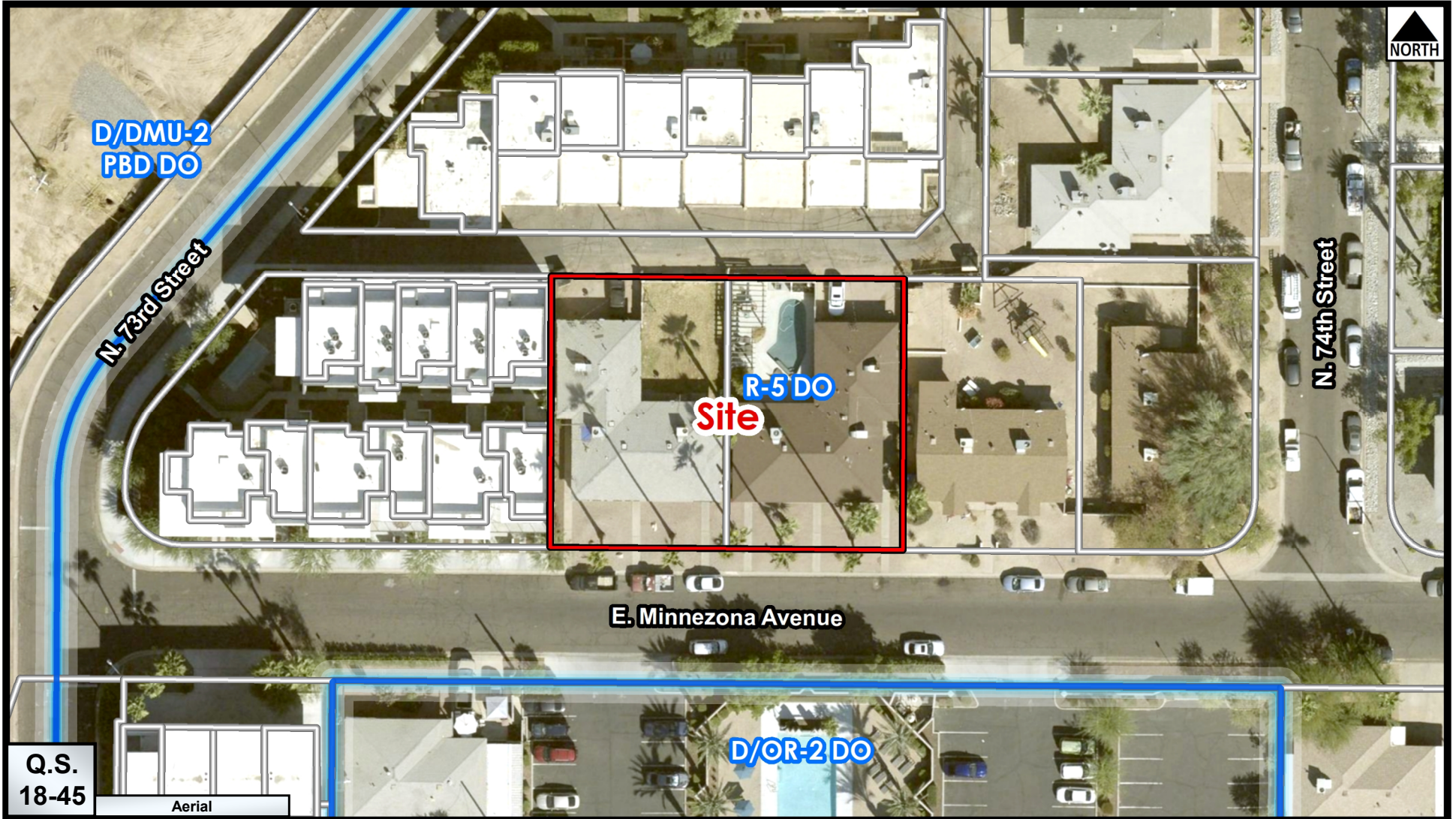
ATTACHMENT #12

KONTEXTURE

architecture | interiors | urban planning
3334 N. 20TH STREET PHOENIX, AZ,
85016 T: 602.875.6221 F:602.875.6239

**MINNEZONA
CONDOMINIUMS**

APN: 173-38-060 & 173-38-061
7314 E. MINNEZONA AVE.
SCOTTSDALE, ARIZONA 85251



Zoning Aerial

45-DR-2021

KONTEXTURE, LLC
3334 N. 20th Street
Phoenix, AZ 85016
602-875-6221

April 5th, 2021

Notification Letter

April 5th, 2021

Dear **Property Owner** or **Neighborhood Association President**:

The purpose of this letter is to inform you that we have had a pre-application meeting **992-PA-2020** at City of Scottsdale and we received approval to proceed with plans for a site located at **7314 East Minnezona Avenue, Scottsdale AZ 85251** to propose a new multi-family 10-plex, that would consist of two separate buildings on a 12,789 sq.ft (0.29 acres) lot, zoned R-5.

The city will post public hearing sign and provide other public notification including mailing out postcards to property owners within 750 feet.

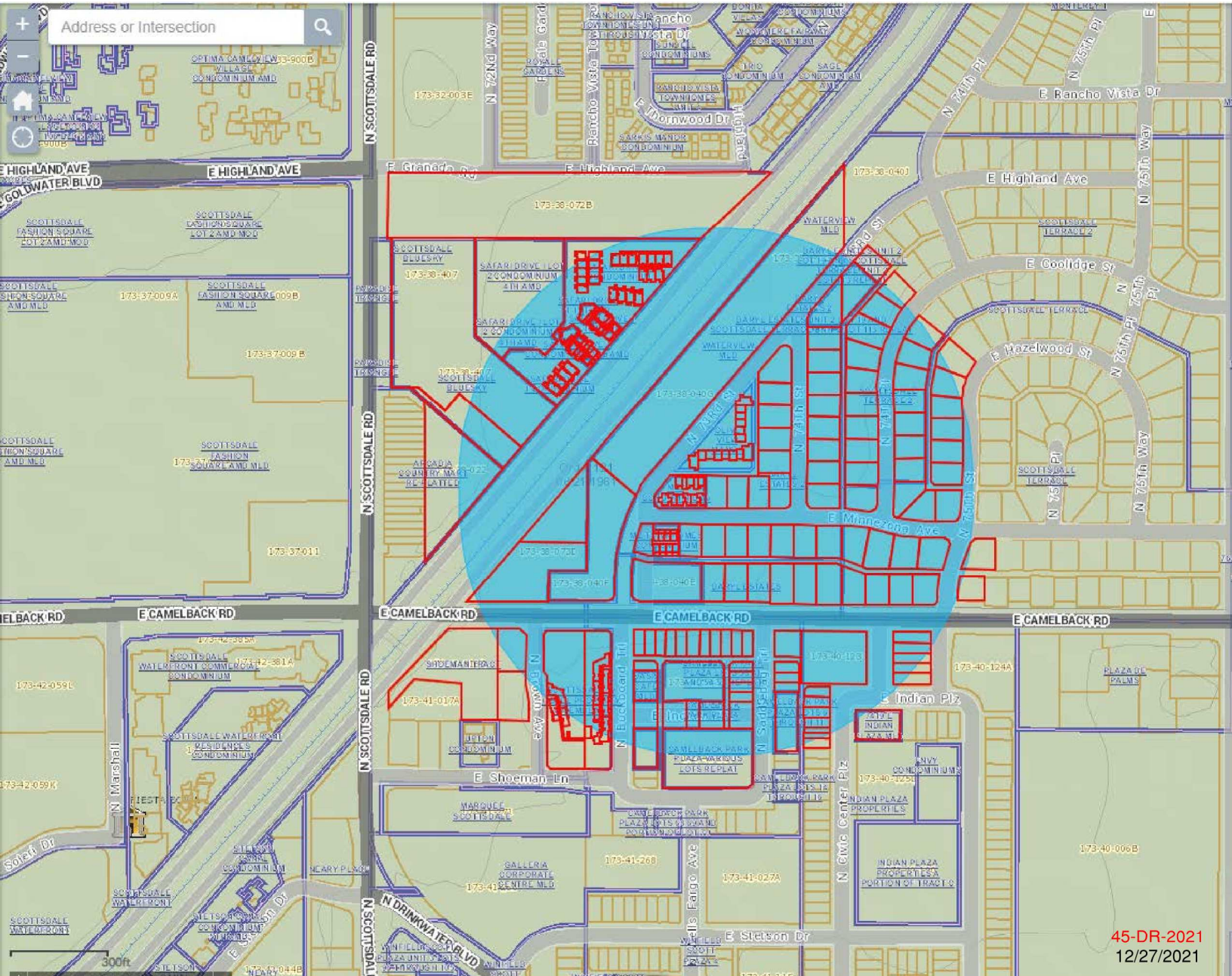
I would be happy to answer any questions or hear any concerns that you may have regarding this proposal. You may reach me at 602-875-6231 or daniel.istrate@kontexture.com or by fax at 602-875-6239.

You can also contact the city's project coordinator Meredith Tessier at 480-312-4211 or mtessier@scottsdaleaz.gov.

Sincerely,

Daniel Istrate, AIA
Architect

Please see attached conceptual site plan and elevations.



45-DR-2021
12/27/2021

Tessier, Meredith

From: Ruenger, Jeffrey
Sent: Monday, September 19, 2022 9:53 AM
To: Tessier, Meredith
Subject: RE: Case45-DR-2021 Minnezona Lofts

Follow Up Flag: Follow up
Flag Status: Flagged

jckn1746@gmail.com

From: NoReply <NoReply@Scottsdaleaz.gov>
Sent: Saturday, September 17, 2022 7:57 AM
To: Projectinput <Projectinput@Scottsdaleaz.gov>
Subject: Case45-DR-2021 Minnezona Lofts



The answer is "no". We are in a 21 + year drought, and we don't need more new residential developments. -- sent by Carolyn Kinville (case# 45-DR-2021)



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