

# PLANNING COMMISSION REPORT



Meeting Date: October 23, 2024  
General Plan Element: *Land Use*  
General Plan Goal: *Create a sense of community through land uses*

## ACTION

### The CLAYTON on Earll 3-ZN-2024

#### Request to consider the following:

1. A recommendation to City Council regarding a request by owner for a zoning district map amendment from Highway Commercial Downtown Overlay (C-3 DO) to Downtown / Downtown Multiple Use Type 2 Downtown Overlay (D/DMU-2 DO) zoning, on a +/- 2.93-gross-acre site located at 7330 E. Earll Drive, 7332 E. Earll Drive, 3126 N. Civic Center Plaza, and 3134 N. Civic Center Plaza.

#### Goal/Purpose of Request

The applicant's request is to rezone and combine 5 parcels for redevelopment as a new 4-story mixed-use residential project, with 6,300 square-feet of ground floor office space and 89 dwelling units on the upper levels.

#### Key Items for Consideration

- Adding residential units to the site and keeping some commercial/office space
- Undergrounding existing overhead utility lines (both street frontages)
- Project location at the edge of the Old Town boundary
- Letter of opposition received.

## OWNER

The Clayton Companies

## APPLICANT CONTACT

Kristjan Sigurdsson  
K&I Homes, LLC.  
(602) 505-2525

Action Taken \_\_\_\_\_



## LOCATION

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7330 E. Earll Drive  
7332 E. Earll Drive  
3126 N. Civic Center Plaza  
3134 N. Civic Center Plaza

## BACKGROUND

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### General Plan

The City of Scottsdale General Plan 2035 Future Land Use Map designates the property as Mixed-Use Neighborhoods. In these areas of the city, development is expected to focus on the human-scale and have strong access to multiple modes of transportation and major regional services. This land use accommodates higher-density housing combined with complementary office or retail uses. Mixed-Use Neighborhoods are most suitable near and within Growth and Activity Areas – the subject property is located within the General Plan designated, Old Town Growth Area. Growth Areas are specific locations within the community that are most appropriate for the highest intensity of development, and will best accommodate future growth, new development, revitalization, and redevelopment. The Old Town Growth Area includes a collection of interconnected, mixed-use districts, and denotes locations for some of the greatest development intensity within the community.

### Character Area Plan

The subject property is located within the boundary of the Old Town Scottsdale Character Area Plan (OTSCAP), a policy document that guides growth and development decisions for Scottsdale’s Old Town area. The site is designated as Downtown Multiple Use, within a Type 2 Development Type, and located within the OTSCAP designated Medical District. Multiple Use areas provide a mix of activities through the development of mutually supportive land uses. Type 2 areas support intermediate, higher scale development within Old Town. The Medical District is generally defined as an area within Old Town that includes the hospital and land uses that support the medical focus of this area such as housing, hotels, service-oriented businesses, childcare, assisted living and long-term care facilities.

The subject site is adjacent to the Old Town boundary to the south and east, where new development and redevelopment should transition in scale, height, and intensity to the surrounding Southern Scottsdale areas.

### Zoning

The site is currently zoned Highway Commercial Downtown Overlay (C-3 DO). The C-3 district is intended to permit most types of commercial activities located along major streets, including shopping and service needs. This district promotes high quality development, including on-site and streetscape landscape areas, and standards for an attractive setting for commercial activities and adjacent uses. The DO is intended to promote the goals and policies of the Old Town Plan and provide increased intensities to revitalize Old Town Area properties. This district encourages urban design forms to accommodate additional dwelling units in mixed-use developments and stimulates sustainable live/work lifestyles within a vital urban environment.

The proposed zoning designation of Downtown / Downtown Multiple Use Type 2 Downtown Overlay (D/DMU-2 DO) aligns with the 2035 General Plan and Old Town Scottsdale Character Area plan designations for the location of this site within the Old Town area. The D district is intended to provide use regulations and development standards to implement the Old Town Plan and the Old Town Scottsdale Urban Design & Architectural Guidelines. The Old Town Area is planned as a concentration of a variety of uses and community interests in a small geographic area comprised of several sub-districts. The DO is intended to promote the goals and policies of the Old Town Plan and provide increased intensities to revitalize Old Town Area properties. This district encourages urban design forms to accommodate additional dwelling units in mixed-use developments and stimulates sustainable live/work lifestyles within a vital urban environment.

**Context**

The subject property is located at the northwest corner of E. Earll Drive and N. Civic Center Plaza. The site is currently comprised of 5 parcels with various single-story commercial office buildings making up the total project area. Please refer to context graphics attached.

**Adjacent Uses and Zoning**

- North: Existing single-story office complex; zoned Highway Commercial Downtown Overlay (C-3 DO)
- South: Existing single-story office complex; zoned Highway Commercial (C-3)
- East: Casa Requena, existing 3-story residential condominium project; zoned Multiple-family Residential (R-5)
- West: Inspire on Earll, existing 4-story residential condominium project; zoned Downtown/Office Residential Type 2 Downtown Overlay (D/OR-2 DO)

**Other Related Policies, References:**

Scottsdale General Plan 2035, as amended  
Old Town Scottsdale Character Area Plan (OTSCAP)  
Zoning Ordinance

**APPLICANT’S PROPOSAL**

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**Development Information**

The development proposal includes rezoning the site to allow for combining 5 parcels, demolishing the existing buildings, and developing a new 4-story mixed-use residential project.

- Existing Use: Multiple Commercial and Office buildings
- Proposed Use: Mixed-use Development
- Parcel Size: 2.28-acres (net) / 2.93-acres (gross)
- Building Height Allowed: 66-feet
- Building Height Proposed: 56-feet (4-stories)
- Parking Required: 168 spaces
- Parking Provided: 168 spaces

- Open Space Required: None (Downtown Overlay)
- Open Space Provided: 18,710 sqft
- Proposed Commercial/Office Space: 6,300 sqft
- Gross Floor Area: 0.05 provided (1.3 max. allowed)
- Density Allowed: 50 du/ac (146 units)
- Density Proposed: 30.4 du/ac (89 units)

## **IMPACT ANALYSIS**

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### **Land Use**

The General Plan 2035 designates the entirety of Old Town as Mixed-Use Neighborhoods, areas encouraged to include higher density housing combined with office, retail, and other uses. The plan supports redevelopment that maintains a balance of land uses in mixed-use neighborhoods and Growth Areas to support a jobs/housing balance (Land Use Element Goal LU 3 and Policy LU 3.2; Conservation, Rehabilitation, & Redevelopment Element Goal CRR 2; and, Growth Areas Element Policy GA 5.4). Further, the Old Town Scottsdale Character Area Plan (OTSCAP) encourages redevelopment and infill that strengthens the Old Town’s mix of uses and activities through mutually supportive land uses (OTSCAP Policy LU 2.3).

The requested zoning designation of Downtown / Downtown Multiple Use – Type 2 Downtown Overlay (D/DMU-2 DO) is consistent with the General Plan and Old Town Plan. The applicant’s proposal for redevelopment includes 89 dwelling units and approximately 6,300 square feet of leasable commercial space. Accordingly, the proposal would bring redevelopment of an existing, underutilized site within the Old Town boundary, and the provision of additional residential opportunities within the Old Town area to support existing services, retail, and restaurant uses in the surrounding area.

### **Transportation/Trails**

Parking for the proposed site accounts for providing 168 parking spaces to meet the parking requirements, including parking for residents, guests, and the commercial office space in a combination of internal parking garage and on-site surface parking spaces. The provided parking calculations do not include existing on-street parking spaces, which are also proposed to be restriped creating 3 additional on-street parking spaces.

### **Water/Sewer**

The applicant provided Basis of Design reports for water and sewer, which have been accepted by the Water Resources Division. The City of Scottsdale is an Arizona Department of Water Resources designated provider with a 100 years Assured Water Supply and will supply water in accordance with City codes, ordinances, and the City’s Drought Management Plan. All infrastructure upgrades necessary to serve this project will be completed by the applicant.

### **Overhead Utility Lines**

The City has goals and policies that support the burial of existing overhead utility lines; the objective being to provide a public benefit and minimize visual impact. The 2035 General Plan (Public Services and Facilities Element: Policy PSF 2.3) and the Old Town Scottsdale Character Area Plan (Character & Design: Goal CD 11, Policy CD 11.2) recommend and encourage burial of existing overhead utility lines, on-site and within utility easements as part of a redevelopment project. These are also requirements reflected within the Scottsdale Revised Code (Section 47-80) for utility lines in the right-of-way (including alleys). A stipulation to bury overhead utility lines along both street frontages adjacent to this site is included with this report.

### **Fire/Police**

The nearest fire station is within 1 mile of the site and located at E. Indian School Road and N. 75<sup>th</sup> Street. The subject site is served by the McKellips Police District, Beat 03. As with any project that contributes to growth, the Fire Department and Police Department continually anticipate and evaluate resource needs for the city's budget process.

### **Open Space**

Although there is no specified open space requirement for properties located within the Downtown Overlay, the development proposal accounts for providing 18,710 square feet of open space throughout the site, with tree-shaded sidewalks along both street frontages. The proposal accounts for utilizing the retention area as an activity space, with shaded grass and seat walls, located midway along the N. Civic Center Plaza frontage.

### **School District Comments/Review**

The Scottsdale Unified School District has been notified of the proposal to serve the proposed residential density.

### **Housing Cost**

Approval of the zoning district map amendment proposed by the applicant enables the construction of more housing and will introduce the opportunity for a mixed-use development in place of a group of existing commercial and office buildings. In conjunction with state law, staff has considered the scope of the zoning district map amendment, as well as aspects which would affect the cost of construction. Staff has not identified any factors that would substantially impact the cost to construct housing for sale or rent.

### **Community Involvement**

The City of Scottsdale promotes public participation in the development of the built environment and has used multiple public outreach methods. The applicant has attempted to comply with the city's suggested best practices for public outreach, with the exceptions that their first open house meeting was held on the same night as a City Council meeting, and that they opted to hold an additional open house meeting but staff was not notified until 9 days prior and that date also happened to be the same night as a special meeting of the City Council. As of the writing of this report, staff has received some phone inquiries as to the details of this proposal from residents/owners in the area, and one written comment in opposition from a resident/owner in the adjacent residential condominiums across N. Civic Center Plaza to the east of this site.

**Significant Updates to Development Proposal Since Initial Submittal**

There were not any significant changes made to the proposal during the public/staff review period.

**Community Impact**

The proposed zoning change and redevelopment will result in undergrounding existing overhead utility lines along the street frontages of the project site, adding needed streetlights to each frontage of the project, and providing tree-shaded sidewalks along the project frontages. This project will introduce additional residential dwelling units to the area while maintaining commercial office space.

**Policy Implications**

This proposal will align the zoning of this site with the 2035 General Plan and Old Town Scottsdale Character Area plan land use designations for this area.

**STAFF RECOMMENDATION**

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**Recommended Approach:**

Staff recommends that the Planning Commission find that the proposed zoning district map amendment is consistent and conforms with the adopted General Plan, and make a recommendation to City Council for approval, per the attached stipulations.

**RESPONSIBLE DEPARTMENT**

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**Planning and Development Services**

Current Planning Services

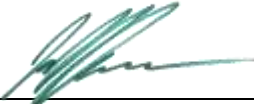
**STAFF CONTACT**

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Jeff Barnes  
Principal Planner  
480-312-2376  
E-mail: [jbarnes@ScottsdaleAZ.gov](mailto:jbarnes@ScottsdaleAZ.gov)

**APPROVED BY**

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Jeff Barnes, Report Author

9/26/2024

Date



Tim Curtis, AICP, Current Planning Director  
Planning Commission Liaison  
Phone: 480-312-4210      Email: tcurtis@scottsdaleaz.gov

10/14/2024

Date



Erin Perreault, AICP, Executive Director  
Planning and Development Services  
Phone: 480-312-7093      Email: eperreault@scottsdaleaz.gov

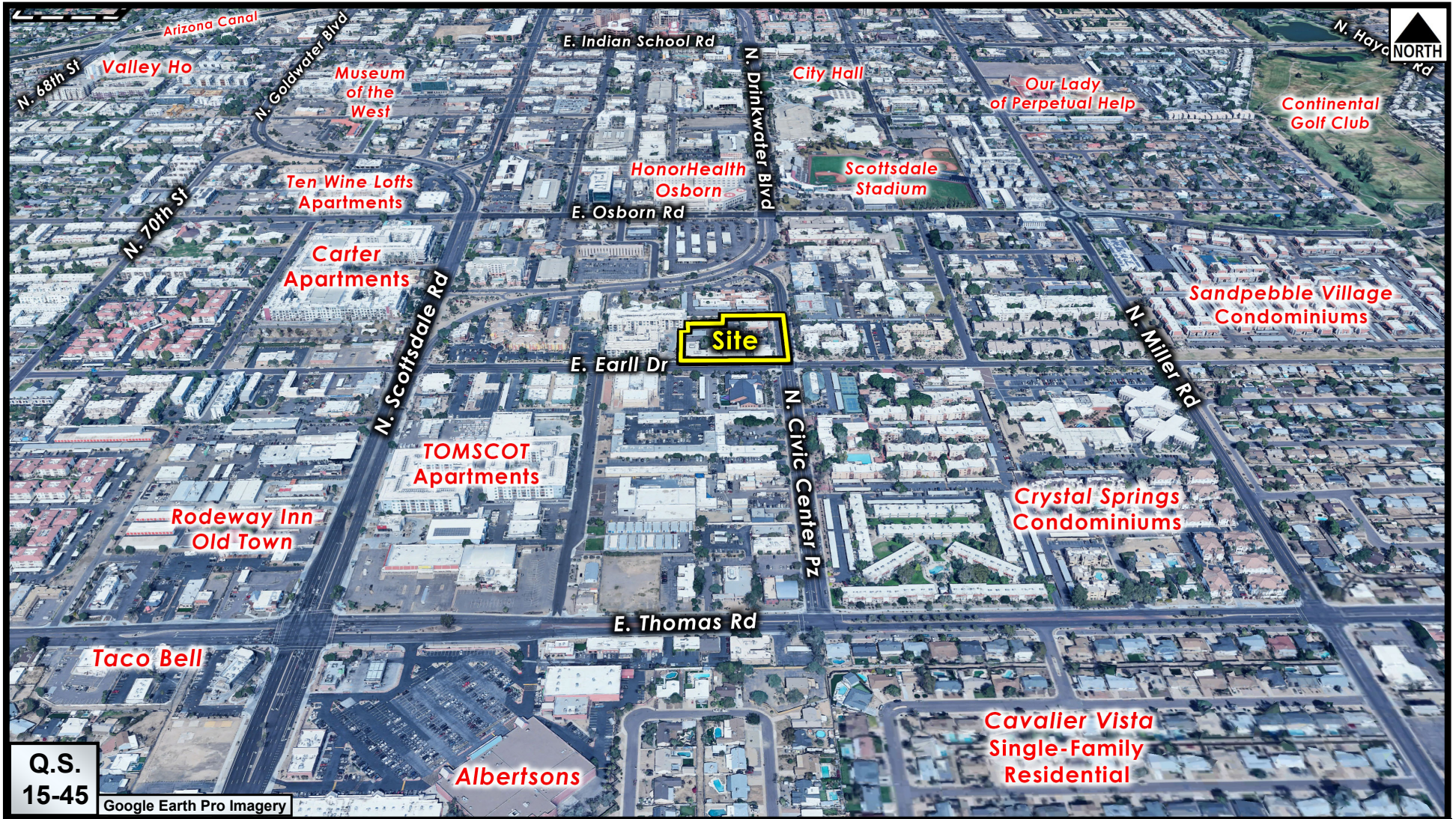
10/11/2024

Date

**ATTACHMENTS**

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1. Context Aerial
- 1A. Aerial Close-Up
2. Ordinance No. 4653
  - Exhibit 1: Zoning Map
  - Exhibit 2: Stipulations
  - Attachment A to Exhibit 2: Site Plan
3. General Plan Land Use Map
4. Old Town Scottsdale Character Area Plan
5. Old Town Land Use Plan
6. Old Town Development Types Plan
7. Existing Zoning Map
8. Project Narrative
9. Conceptual Building Elevations
10. Building Step-backs Exhibit
11. Conceptual Building Perspectives
12. Conceptual Floor Plans
13. Landscape/Hardscape Plan
14. Traffic Impact Summary
15. Community Involvement
16. City Notification Map
17. Public Comment



Context Aerial

3-ZN-2024

ATTACHMENT #1



Q.S.  
15-45  
Google Earth Pro Imagery

Close-up Aerial

3-ZN-2024

ATTACHMENT #1A

ORDINANCE NO. 4653

AN ORDINANCE OF THE COUNCIL OF THE CITY OF SCOTTSDALE, MARICOPA COUNTY, ARIZONA, AMENDING ORDINANCE NO. 455, THE ZONING ORDINANCE OF THE CITY OF SCOTTSDALE, BY AND FOR THE PURPOSE OF CHANGING THE ZONING ON THE "DISTRICT MAP" TO ZONING APPROVED IN CASE NO. 3-ZN-2024 FROM HIGHWAY COMMERCIAL DOWNTOWN OVERLAY (C-3 DO) TO DOWNTOWN / DOWNTOWN MULTIPLE USE TYPE 2 DOWNTOWN OVERLAY (D/DMU-2 DO) ZONING, ON A +/- 2.93-GROSS-ACRE SITE LOCATED AT 7330 E. EARLL DRIVE, 7332 E. EARLL DRIVE, 3126 N. CIVIC CENTER PLAZA, AND 3134 N. CIVIC CENTER PLAZA.

WHEREAS, the Planning Commission held a hearing on October 23, 2024; and

WHEREAS, the City Council has considered the probable impact of Zoning Ordinance No. 4653 on the cost to construct housing for sale or rent; and

WHEREAS, the City Council finds that the proposed development is in substantial harmony with the General Plan of the City of Scottsdale and will be coordinated with existing and planned development; and

WHEREAS, it is now necessary that the comprehensive zoning map of the City of Scottsdale ("District Map") be amended to conform with the decision of the Scottsdale City Council in Case No. 3-ZN-2024.

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Scottsdale, as follows:

Section 1. That the "District Map" adopted as a part of the Zoning Ordinance of the City of Scottsdale, showing the zoning district boundaries, is amended by rezoning a +/-2.93-acre site, located at 7330 E. Earll Drive, 7332 E. Earll Drive, 3126 N. Civic Center Plaza, and 3134 N. Civic Center Plaza. and marked as "Site" (the Property) on the map attached as **Exhibit 1**, incorporated herein by reference, from Highway Commercial Downtown Overlay (C-3 DO) to Downtown / Downtown Multiple Use Type 2 Downtown Overlay (D/DMU-2 DO) zoning.

Section 2. That the above rezoning approval is conditioned upon compliance with all stipulations attached hereto as **Exhibit 2** and incorporated herein by reference.

PASSED AND ADOPTED by the Council of the City of Scottsdale, Maricopa County, Arizona this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

ATTEST:

CITY OF SCOTTSDALE, an Arizona municipal corporation

By: \_\_\_\_\_  
Ben Lane  
City Clerk

By: \_\_\_\_\_  
David D. Ortega  
Mayor

APPROVED AS TO FORM:  
OFFICE OF THE CITY ATTORNEY

By: \_\_\_\_\_  
Sherry R. Scott, City Attorney  
By: Joe Padilla, Deputy City Attorney

DRAFT



C-3DO

S-R

D/OR-2DO

Site

D/DMU-2DO

R-5

N. Civic Center Plaza

E. Earll Drive

Q.S.  
15-45

Zoning Graphic

C-3

S-R

Zoning

Ordinance 4653  
Exhibit 1

3-ZN-2024

**Stipulations for the Zoning Application:  
The CLAYTON on Earll  
Case Number: 3-ZN-2024**

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

**SITE DESIGN**

1. **CONFORMANCE TO CONCEPTUAL SITE PLAN.** Development shall conform with the conceptual site plan submitted by K&I Homes, LLC, attached as Attachment A to Exhibit 2. Any proposed significant change to the conceptual site plan, as determined by the Zoning Administrator, shall be subject to additional action and public hearings before the Planning Commission and City Council.
2. **MAXIMUM DWELLING UNITS –** Maximum dwelling units shall not exceed 89 dwelling units.
3. **OVERHEAD UTILITY AND COMMUNICATION LINES.** Existing overhead utility and communication lines along both of the project frontages of E. Earll Drive and N. Civic Center Plaza shall be buried, including undergrounding existing lines crossing the intersection of those streets to the east and south. This also accounts for the removal of the overhead line feeding a singular street light pole on the south side of E. Earll Drive and removing that light pole, to be replaced as indicated below.
4. **STREETLIGHTS.** The final plans submittal shall include a streetlighting plan and streetlighting photometrics plan for the project providing new streetlight poles/fixtures as indicated below:
  - a. Install two new 32-foot-tall streetlight galvanized poles each along both the E. Earll Drive frontage and the N. Civic Center Plaza frontage, per COS standard detail 2171-1, for a total of 4 poles.
  - b. Install GE ERL1-0-08C5-30-A GRAY (59W-7600 Lumens – Type III – 3000K) luminaires on the 4 new poles.
  - c. Remove existing light pole SS711 on the south side of E. Earll Drive.
5. **LAND ASSEMBLAGE.** The existing 5 parcels that make up the project boundaries shall be assembled into one singular parcel through a land assemblage final plat process prior to any project development permit issuance.
6. **REFUSE.** Refuse infrastructure and servicing for the development project shall conform to the Site Plan, as stipulated.
7. **ACCESS RESTRICTIONS.** Access to the development project shall conform to the Site Plan, as stipulated.
8. **PUBLIC ON-STREET PARKING.** No public on-street parking may be used or designated as rideshare-only parking.
9. **PROTECTION OF ARCHAEOLOGICAL RESOURCES.** Any development on the property is subject to the requirements of Scottsdale Revised Code, Chapter 46, Article VI, Protection of Archaeological Resources, Section 46-134 - Discoveries of archaeological resources during construction.

**DEDICATIONS**

10. DRAINAGE AND FLOOD CONTROL EASEMENT. Prior to the issuance of any permit for the development project, the property owner shall dedicate the necessary Drainage and Flood Control and any related Access easements to the City of Scottsdale, in a form acceptable to the City Attorney, or designee.

**INFRASTRUCTURE**

11. CONSTRUCTION COMPLETED. Prior to issuance of any Certificate of Occupancy or Certification of Shell Building, whichever is first, for the development project, the property owner shall complete all the infrastructure and improvements required by the Scottsdale Revised Code and these stipulations.
12. STANDARDS OF IMPROVEMENTS. All improvements (curb, gutter, sidewalk, curb ramps, driveways, pavement, concrete, water, wastewater, etc.) shall be constructed in accordance with the applicable City of Scottsdale Supplements to the Maricopa Association of Governments (MAG) Uniform Standard Specifications and Details for Public Works Construction, Maricopa Association of Governments (MAG) Uniform Standard Specifications and Details for Public Works Construction, the Design Standards and Policies Manual (DSPM), and all other applicable city codes and policies.
13. TRANSPORTATION, WATER, AND WASTEWATER IMPROVEMENTS. Prior to issuance of any permit for the development project, the property owner shall submit and obtain approval of construction documents to construct infrastructure in conformance with the Site Plan, as stipulated, including the following clarifications:
  - a. Unutilized fire lines shall require the replacement of the two tees in the public main with DIP spool pieces. Existing tees, tapping sleeves and related appurtenances that are not utilized by a development shall be removed by the contractor. Remove all services up to the corp stop on the public main.
  - b. A 60-inch diameter manhole is required when connecting to a sewer line 15-inches and larger. Such a manhole (base, cylinder, cone, and chimney) shall be polymer concrete from Olson precast or Armorock. Manhole to pipe connection boots shall be cast in-place. If a cast base is required for installation (i.e. for doghouse style installation or other) it shall be coated with City approved polymer coating and manhole to pipe connection boots would be expansion ring insert style.
  - c. The 8-inch sewer service connection requires the utilization of a MAG external drop connection with the MAG Standard Detail No. 426, modified for drops up to and including 5-feet, the utilization of Type "A" drop connections is permissible, and for drops greater than 5-feet, the utilization of Type "B" drop connections is required.
14. WATER AND WASTEWATER IMPROVEMENTS. The property owner shall provide all water and wastewater infrastructure improvements, including any new service lines, connection, fire-hydrants, and manholes, necessary to serve the development.
15. FIRE HYDRANT. The property owner shall provide fire hydrant(s) and related water infrastructure adjacent to lot, in the locations determined by the Fire Department Chief, or designee.

**REPORTS AND STUDIES**

16. DRAINAGE REPORT. With the Development Review Board submittal, the property owner shall submit a Drainage report in accordance with the Design Standards and Policies Manual for the development project. The submitted drainage report shall address the following:
  - a. Ensure that first flush storm runoff will be detained on site and on-site basin will be completed dry out within 36-hours of rainfall. Additionally, the engineer should confirm that relocating the existing catch basin at the E. Earll Drive will not reduce its efficiency for roadway pavement drainage and will need to verify there will be no negative impact on the city's existing storm drain system. The engineer should also provide the necessary calculations or reference information to support the proposed catch basin relocation.
17. BASIS OF DESIGN REPORT (WATER). With the Development Review Board submittal, the property owner shall submit a Final Basis of Design Report for Water for the development project in accordance with the Design Standards and Policies Manual.
18. BASIS OF DESIGN REPORT (WASTEWATER). With the Development Review Board submittal, the property owner shall submit a Final Basis of Design Report for Wastewater for the development project in accordance with the Design Standards and Policies Manual.

**GENERAL SITEPLAN NOTES - CITY OF SCOTTSDALE**

- SIGHT DISTANCE TRIANGLES SHALL BE SHOWN ON FINAL PLANS FOR DRIVEWAYS FROM COMMERCIAL SITES AND ANY INTERSECTIONS. AREA WITHIN THE SAFETY TRIANGLE IS TO BE CLEAR OF LANDSCAPING, SIGNS, OR OTHER VISIBILITY OBSTRUCTIONS WITH A HEIGHT GREATER THAN 1.5 FEET. TREES WITHIN THE SAFETY SHALL BE SINGLE TRUNK AND HAVE A CANOPY THAT BEGINS AT 6' IN HEIGHT UPON INSTALLATION. ALL HEIGHTS ARE MEASURED FROM NEAREST STREET LINE ELEVATION.
- TEMPORARY SECURITY FENCING THAT IS REQUIRED OR IS OPTIONALLY PROVIDED SHALL BE IN ACCORDANCE WITH THE ZONING ORDINANCE AND THE DESIGN STANDARDS AND POLICIES MANUAL.
- THE TEMPORARY SECURITY FENCE LOCATION SHALL NOT BE MODIFIED OR THE TEMPORARY SECURITY FENCE SHALL NOT BE REMOVED WITHOUT THE APPROVAL OF THE PLANNING AND DEVELOPMENT SERVICES DIVISION.
- ALL RIGHT OF WAYS ADJACENT TO THIS PROPERTY SHALL BE LANDSCAPED AND MAINTAINED BY THE PROPERTY OWNER.
- ALL SIGNS REQUIRE SEPARATE PERMITS AND APPROVALS.
- A MASTER SIGN PROGRAM SHALL BE SUBJECT TO THE APPROVAL OF THE DEVELOPMENT REVIEW BOARD PRIOR TO THE ISSUANCE OF A SIGN PERMIT FOR MULTI-TENANT BUILDINGS.
- NO EXTERIOR VENDING OR DISPLAY SHALL BE ALLOWED.
- FLAGPOLES, IF PROVIDED, SHALL BE ONE PIECE CONICAL TAPERED.
- NO EXTERIOR PUBLIC ADDRESS OR SPEAKER SYSTEM SHALL BE ALLOWED.
- PATIO UMBRELLAS, IF PROVIDED, SHALL BE SOLID COLORS AND SHALL NOT HAVE ANY ADVERTISING IN THE FORM OF SIGNAGE OR LOGOS.
- ALL EXTERIOR MECHANICAL, UTILITY AND COMMUNICATION EQUIPMENT SHALL BE SCREENED TO THE HEIGHT OF THE TALLEST UNIT BY PARAPET OR SCREEN WALL THAT MATCHES THE ARCHITECTURAL COLOR AND ARCHITECTURAL FINISH OF THE BUILDING. GROUND MOUNTED MECHANICAL, UTILITY, AND COMMUNICATION EQUIPMENT SHALL BE SCREENED BY A SCREEN WALL THAT MATCHES THE ARCHITECTURAL COLOR AND ARCHITECTURAL FINISH OF THE BUILDING, WHICH IS A MINIMUM OF 1'-0" HIGHER THAN THE HIGHEST OF THE TALLEST UNIT.
- ALL EQUIPMENT UTILITIES OR OTHER APPURTENANCES ATTACHED TO THE BUILDING SHALL BE AN INTEGRAL PART OF THE BUILDING DESIGN INTERMS OF FORM, COLOR, AND TEXTURE.
- NO EXTERIOR VISIBLE LADDERS SHALL BE ALLOWED.
- ALL POLE MOUNTED LIGHTING SHALL BE A MAXIMUM OF 20' IN HEIGHT.
- NO CHAIN LINK FENCING SHALL BE ALLOWED.
- NO TURF AREAS SHALL BE PROVIDED.

**GENERAL NOTES - SCOTTSDALE REVISED CODE**

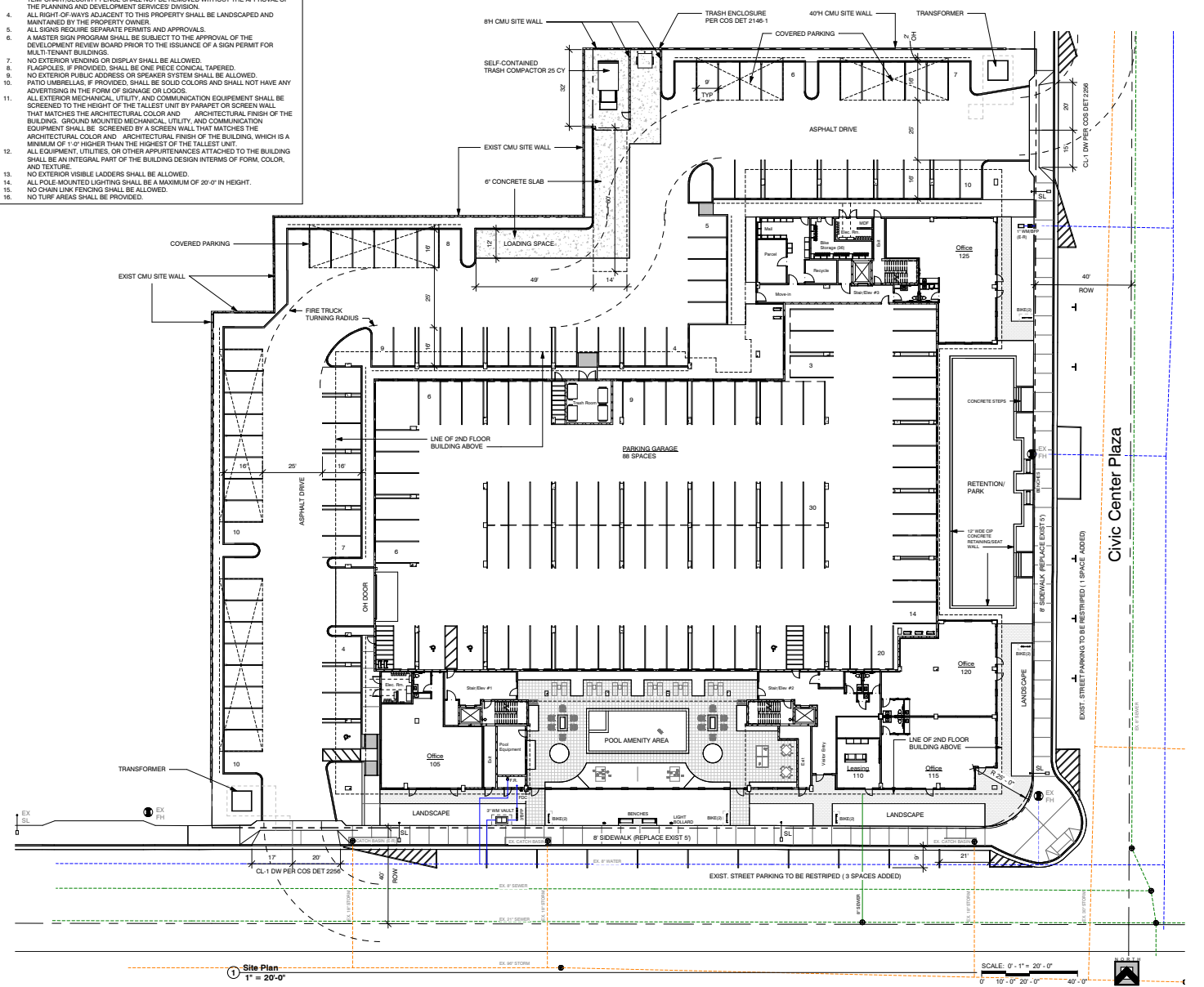
- IN ACCORDANCE WITH SEC. 47-80
- ALL EXISTING OVERHEAD ELECTRIC AND COMMUNICATIONS LINES WITHIN PROJECT BOUNDARY AND IN THE RIGHT OF WAY ALONG PROJECT BOUNDARY SHALL BE REMOVED AND INSTALLED UNDERGROUND, EXCEPT ELECTRIC LINES EQUAL TO OR GREATER THAN 12 KVVA CAPACITY.
- ALL NEW/PROPOSED ELECTRIC AND COMMUNICATIONS LINES WITHIN PROJECT BOUNDARY AND IN THE RIGHT OF WAY ALONG PROJECT BOUNDARY SHALL BE INSTALLED UNDERGROUND.

**PROJECT TEAM**

DEVELOPER	ARCHITECT	CIVIL	LANDSCAPE ARCHITECT
Company: CLAYTON COMPANIES Address: 7340 E. MAIN ST. #200 SCOTTSDALE, AZ 85251 Phone Number: 480-941-2260 Contact: MAX FRIEWEL Email: max@claytoncompanies.com	Company: K&I HOMES, LLC Address: 6521 N 4th St PHOENIX, AZ 85012 Phone Number: 602-505-5255 Contact: KRISTIAN SCOTTSDALE Email: kristian@kandihomes.com	Company: CIVIL DESIGN SOLUTIONS, LLC Address: 15925 W GLENROSA AVE. GOODYEAR, AZ 85395 Phone Number: 602-214-4854 Contact: BRIAN BERNARD Email: bbernard@cdsl-az.net	Company: WERK Urban Design Address: 7520 E 2ND ST #1004 SCOTTSDALE, AZ 85251 Phone Number: 520-249-7234 Contact: JESSE WESTAD Email: jesse@werkurbandesign.com

**PROJECT INFO**

**PROJECT NAME:** The Clayton On Earl  
**SITE ADDRESS:** 7340 E. EARLL DRIVE (PROPOSED)  
**LEGAL DESCRIPTION:** SEE ALTA SURVEY  
**PROPOSED USE / SCOPE:** MIXED USE REDEVELOPMENT PROJECT INCLUDING:  
 1. GROUND FLOOR POOLUM PARKING, WITH COMMERCIAL OFFICES FRONTING STREETS  
 2. 3 STORY APARTMENT BUILDING ABOVE WITH 89 UNITS TO BE COMBINED



**PARCEL #:** 130-21-001X, 130-24-002B, 130-21-002A, 130-21-007, 130-21-003A

**PARCEL SIZE:** NET SITE AREA 4.1, GROSS SITE AREA 4.1  
 TOTAL: 96,324 SF = 2.28 ACRES, 127,664 SF = 2.93 ACRES

**CURRENT ZONING:** C-3 DO  
**PROPOSED ZONING:** D/DMU-2 DO

**DWELLING UNIT DENSITY:** 89 DU/2.93 AC = 30.4, 50 DU/AC MAX. ALLOWED

**BUILDING HEIGHT:** 4 STORIES / 56', 66' MAX. ALLOWED

**LOT COVERAGE (NET SITE AREA):** 57,576 SF / 96,324 SF = 59.7%

**BUILDING OCCUPANCY, FLOOR AREA AND CONSTRUCTION TYPE:**

FLOOR	OCCUPANCY	DESCRIPTION	GROSS FLOOR AREA	IBC AREA	TYPE
1ST FLOOR	B / S-2 / R-2	MIXED USE	42,750 SF	SF	I/A
2ND FLOOR	R-2 / B / A-3	APARTMENTS	41,200 SF	SF	V/A
3RD FLOOR	R-2	APARTMENTS	41,200 SF	SF	V/A
4TH FLOOR	R-2	APARTMENTS	39,666 SF	SF	V/A
TOTAL			164,756 SF		

**FLOOR AREA RATIO:** 158,755 / 99,324 = 1.60  
**GFAR:** 6,557 / 127,664 = 0.05, 1.3 MAX. ALLOWED

**FIRE SPRINKLES:** YES NFPA 13

**UNIT MIX:**

TYPE	QTY	RATIO	AVE. SIZE (NET L/VABLE)
1 BEDROOM	48	54%	807 SF
2 BEDROOM	41	46%	1,299 SF
TOTAL	89		

**TYPE OF UNITS:** APARTMENTS  
 TYPE 'A' UNITS REQUIRED PER IBC SEC. 1108.6.2.2.1 = 2 UNITS  
 ALL OTHER UNITS ARE TYPE 'B' UNITS

**OPEN SPACE REQUIRED:** NONE

**OPEN SPACE PROVIDED:** FRONT OPEN SPACE 12,220 SF  
 COMMON AREAS 6,490 SF  
 TOTAL OPEN SPACE 18,710 SF

**PRIVATE OPEN SPACE REQUIRED:** 6' DEEP AND 60 SF MINIMUM EA. UNIT

**PRIVATE OPEN SPACE PROVIDED:** 7' DEEP AND 84 SF MINIMUM EA. UNIT

**PARKING LOT LANDSCAPING:** REQUIRED 15% OF PARKING LOT AREA = 22,127 SF, 15 = 3,319 SF PROVIDED 3,375 SF = 15.3%

**PARKING REQUIRED AND PROVIDED:**

Parking Required	Quantity	Ratio	Required	Ratio	BI-CYCLE
RESIDENTIAL	48	1.3 SP/UNIT	62	1.10 PS	6.0
Commercial	41	2.0 Bed	1.7 SP/UNIT	68	1.10 PS
Guest			1.8 Units	14.8	1.10 PS
Total	89		147		14.7
COMMERCIAL					
Office	6,300	GSP	1,930 SF	21.0	1.10 PS
Total					2.1
Total Required			168		16.8

**Accessible Spaces required:** 4% of total Commercial spaces provided = 1  
 2% of total Residential spaces provided = 3

**Parking Provided:**

RESIDENTIAL	VEHICLES	ACCESSIBLE	TOTAL	BI-CYCLE
Garage	85	3	88	
Covered	31	0	31	
Surface	28	0	28	
Commercial	20	1	21	
Surface	20	1	21	
Total Parking Provided	164	4	168	0

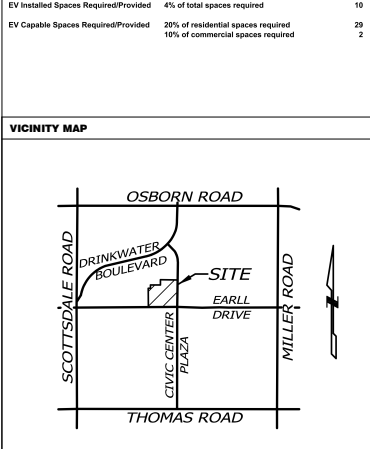
**EV Installed Spaces Required/Provided:** 4% of total spaces required = 10  
**EV Capable Spaces Required/Provided:** 20% of residential spaces required = 29  
 10% of commercial spaces required = 2

**Ownership of Documents**

SHALL REMAIN THE PROPERTY OF THE ARCHITECT UNLESS THE PROJECT JOB WHICH THEY WERE PREPARED IS EXCLUDED OR NOT THEY ARE NOT TO BE USED ON OTHER PROJECTS. BY AGREEMENT IN WRITING AND WITH APPROPRIATE COMPENSATION TO K&I HOMES, LLC.

**JOB NUMBER:** 2303  
**ISSUE DATE:** 07/26/24

**SHEET TITLE:** Site Plan  
**SHEET NUMBER:** A1.1



**Ordinance 4653  
 Attachment A to Exhibit 2**

**3-ZN-2024  
 8/7/2024**

**K&I HOMES, LLC**

6521 N 4TH STREET  
 PHOENIX, AZ 85012  
 PH: 602-505-5255

**The CLAYTON**  
 On Earl  
 Scottsdale, AZ

**Revisions**

#	Description	Date

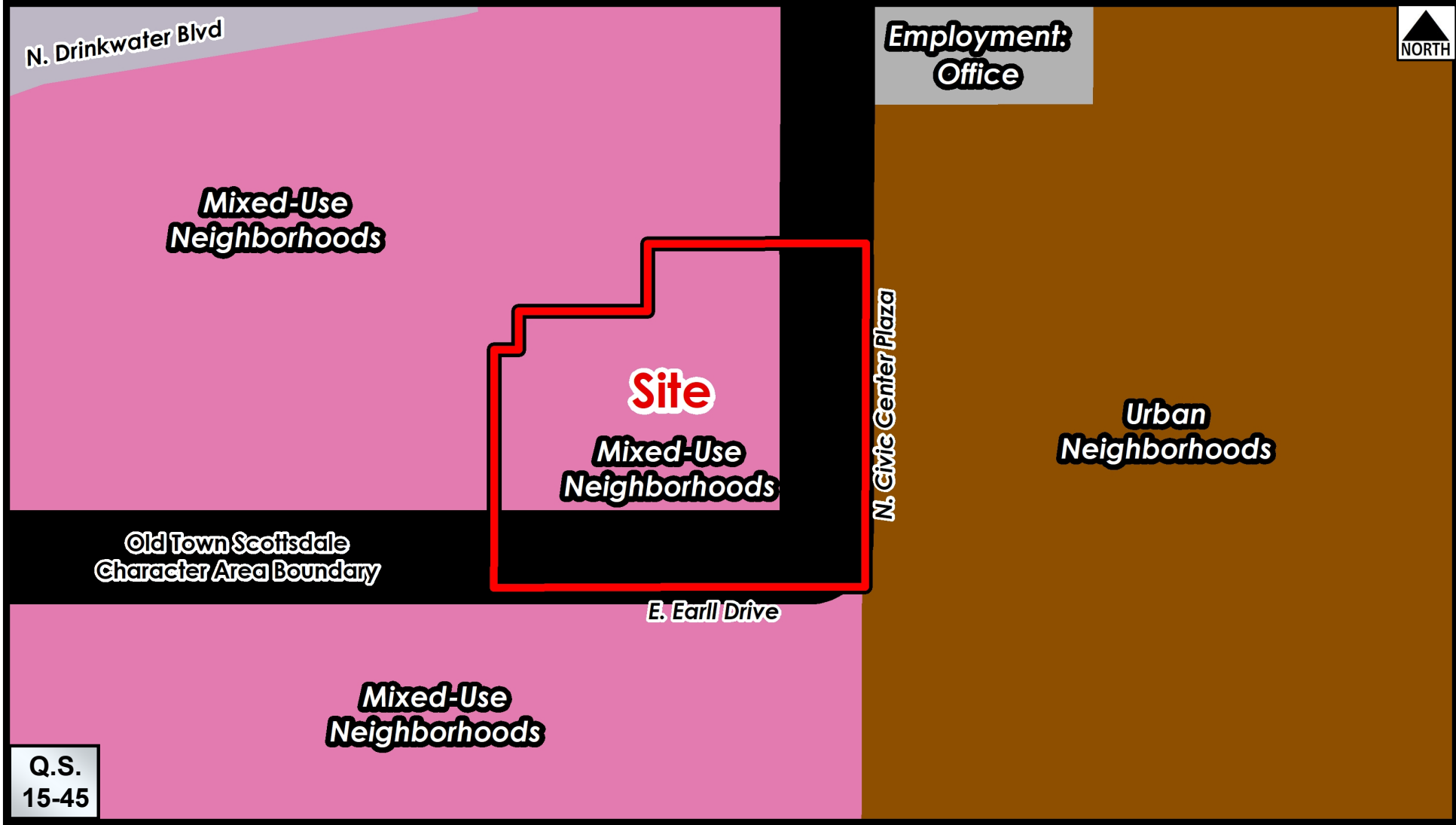
**OWNERSHIP OF DOCUMENTS**

SHALL REMAIN THE PROPERTY OF THE ARCHITECT UNLESS THE PROJECT JOB WHICH THEY WERE PREPARED IS EXCLUDED OR NOT THEY ARE NOT TO BE USED ON OTHER PROJECTS. BY AGREEMENT IN WRITING AND WITH APPROPRIATE COMPENSATION TO K&I HOMES, LLC.

**JOB NUMBER:** 2303  
**ISSUE DATE:** 07/26/24

**SHEET TITLE:** Site Plan  
**SHEET NUMBER:** A1.1

**Re-Zone**



Q.S.  
15-45

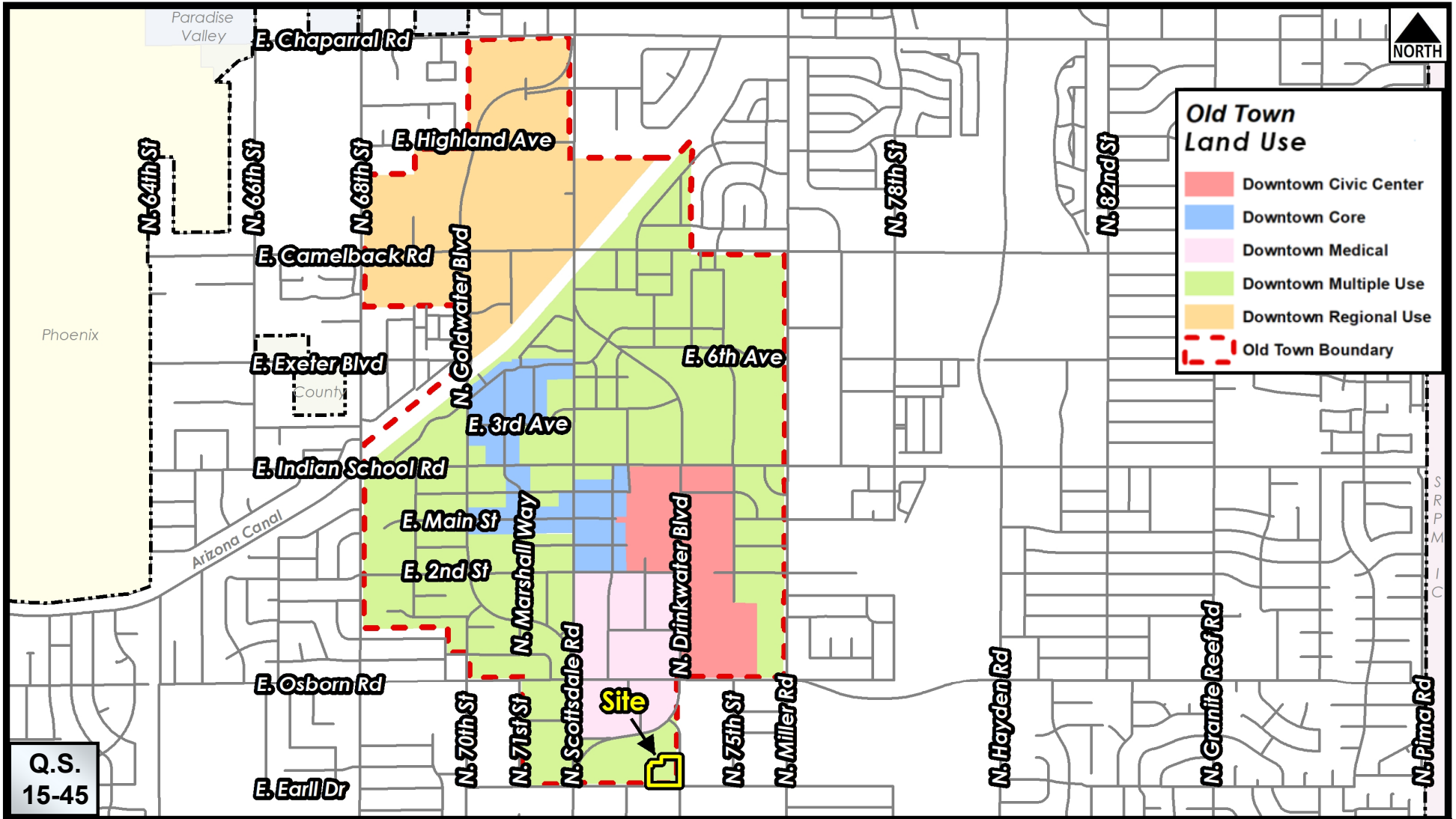
Existing General Plan 2035 Future Land Use Map  
+/- 2.93-acres of Mixed-Use Neighborhoods

3-ZN-2024



**Old Town Character  
Area Plan**

**3-ZN-2024**

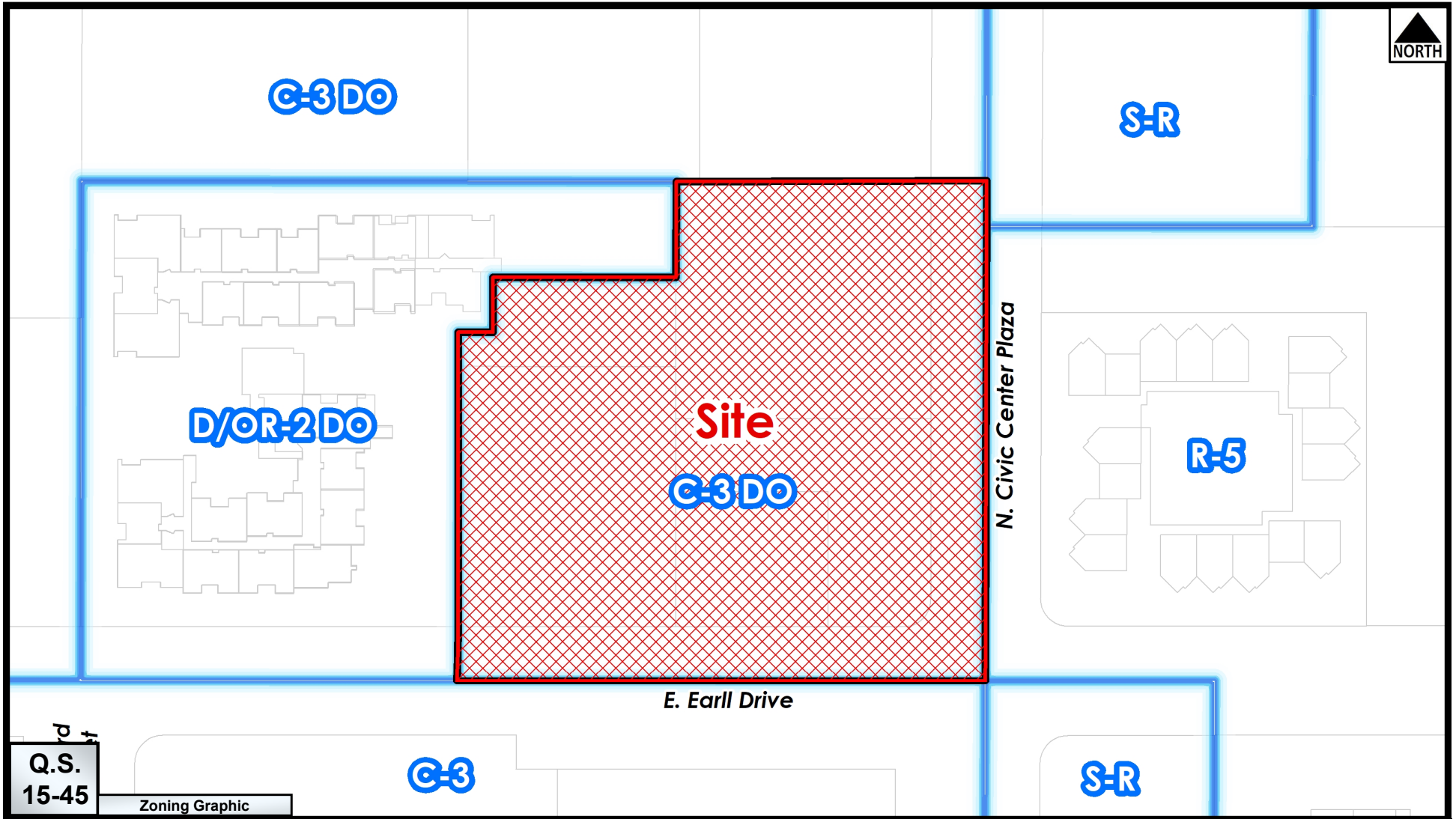


Old Town Land Use

ATTACHMENT #5

3-ZN-2024





Existing Zoning

3-ZN-2024

# Project Narrative

3-ZN-2024

Rezoning and Design Review for:

## The CLAYTON on Earll A Mixed-Use Infill Development

Location: Northeast Corner of Earll Dr & Civic Center Plaza  
7340 E Main Street & 7319 E 1<sup>st</sup> Avenue

Request: Rezone from **C-2 DO** (Central Business Downtown Overlay)  
to **D/DMU-2 DO** (Downtown / Downtown Multiple Use Type 2 Downtown  
Overlay)

Prepared for: The Clayton Companies  
Tom Frenkel  
7340 E. Main St. #200  
Scottsdale, AZ 85251

Prepared by: K&I Homes, LLC  
Kristjan Sigurdsson, Principal Architect  
6521 N 4<sup>th</sup> St.  
Phoenix, AZ 85012

Date: August 2, 2024 2nd Submittal



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**VI. Conclusion.....48**

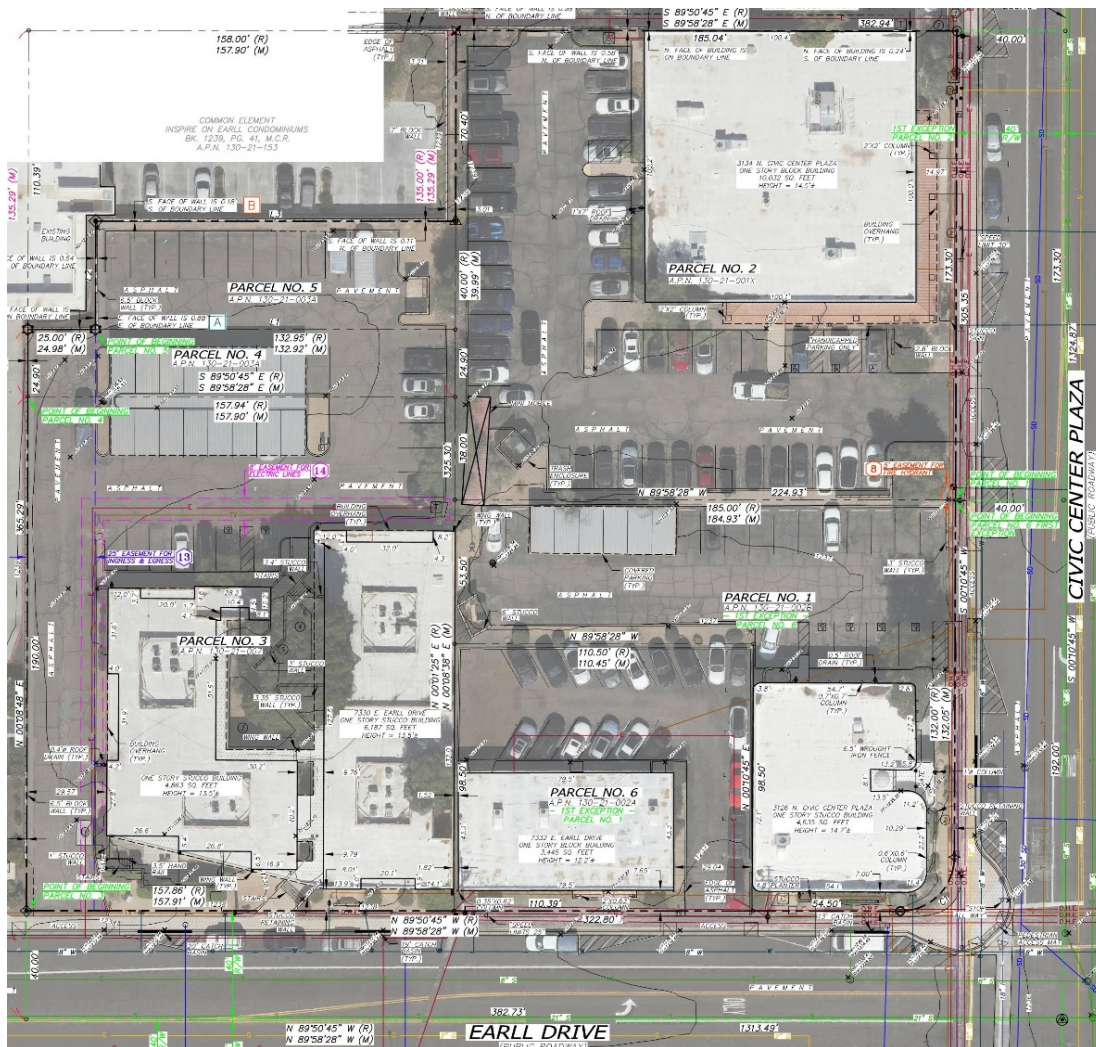
## Overview

### The Request

This request is for a rezoning of 5 contiguous parcels, from **C-2 DO** (Central Business Downtown Overlay) to **D/DMU-2 DO** (Downtown / Downtown Multiple-Use, Type 2, Downtown Overlay) on approximately 3 Gross acre site, located on the Northwest corner of Earll Dr. and Civic Center Plaza, on the border of Old Town Scottsdale.

The existing parcels contain 5 old office buildings. The existing buildings and all existing site improvements are scheduled to be demolished and removed as part of this development.

### Existing Site Survey



The current owner, Clayton Companies, is planning to re-develop the site into a high-quality mixed-use building, as per the attached plans. The Clayton Companies, headed by Tom Frenkel, have developed, or redeveloped numerous high-quality projects throughout Scottsdale over the last 3 decades.

Notable Commercial Developments in Downtown Scottsdale include:

The CLAYTON on the Park on Civic Center Plaza



The CLAYTON House SEC of 75<sup>th</sup> & 2<sup>nd</sup> St



Peppin Redevelopment on Civic Center Plaza under construction



Notable Residential Developments in Downtown Scottsdale include:

**The Clayton on 2<sup>nd</sup>**

NEC of 75<sup>th</sup> & 2<sup>nd</sup> St

Recently Completed



The Clayton Companies goals are to build long-term relationships with both their tenants and the community. They look beyond short-term gains, and design and build for a long-term hold, retaining ownership of their buildings for decades.

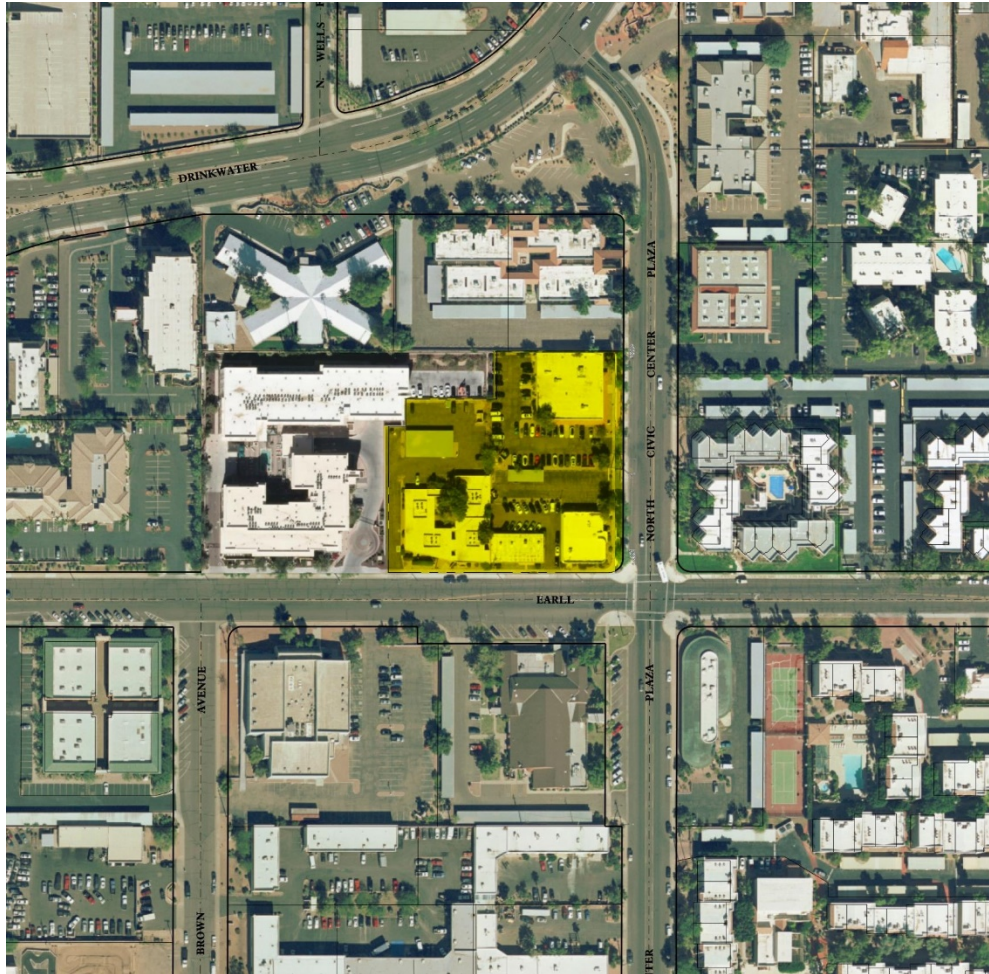
This proposed project is a Mixed-Use development that will contain 6,300 SF of commercial office space at ground level fronting the streets. The upper floors 2-4 will include 89 living units, a mix of 1- and 2-bedroom units, ranging in size from 850-1350 SF. Associated amenity areas will be included on the deck park overlooking Earl Dr. and the pool amenity area at ground level. Majority of the required parking will be provided in a podium parking garage at grade, tucked behind the commercial offices and amenity areas fronting the streets. The parking garage will be reserved for residents, with remaining parking provided along the access drive around the side and back of the building.

## The Context

The property is adjacent to a mix of commercial and residential properties of varying age, character, condition, scale, and density.

To the East and Southeast are two-three story older residential condos and apartment buildings. To the South and Southwest are several one-two story commercial office buildings. To the West is the Inspire on Earll condominiums, that is of similar size, height, and density.

## Context Aerial



The Old Town District provides regional appeal for future commercial tenants and residents. This application is driven by the site's prime location and a strong demand for new residential living units in the area.

The proposed project is a natural fit and compliments the fabric of existing land uses found within the area. It will promote an integrated, sustainable character for the area with a strong live, work and play component.

## The Site Design

The design of the site was driven by the dual street frontage, ease of access and circulation, and the screening of parking, service, and utility areas.

## Proposed Site Plan



The design goal was to create a unified streetscape, with inviting transitions, and a cohesive identity. The commercial spaces are strategically located on the ends and corner of the building for visibility, separated by outdoor activity areas in between that provide relief to the building mass and activate the streetscape, while concealing the parking garage. The retention area along the Civic Center Plaza frontage has been designed as a pocket park with shaded grass area and seat walls.

## The Building Design

The Building Style can be considered as Modern or Contemporary with a Mid-Century Modern twist. It is a timeless design characterized by straight edges and smooth rectilinear forms in a balanced composition that expresses the form and functionality of its components. The building has a demanding, yet sophisticated street presence that will provide a unique and attractive streetscape. The street side perimeter incorporates outdoor patios and amenity spaces for residents and visitors.

The building mass is extruded, recessed, and stepped in both the horizontal and vertical planes, providing relief, visual interest, and a multitude of separately identifiable components. To properly transition to existing adjacent properties, the building height steps down from 4 stories in the middle to 3 stories on the South and East along the streets defining the Downtown Area Boundary.

Color and materials have been carefully selected to complement the existing context, as well as to provide a unique identity. The main building materials include smooth stucco, exposed concrete columns, woodgrain metal siding and exposed CMU block in various shapes, sizes, and colors. A mid-century modern breeze block is used to screen the interior of the parking garage. The orange and teal blue accent colors are classic mid-century modern colors that reinforce the architecture and provide a unique identity for the building.

Public Art in the form of two large murals is integrated into both street elevations. The murals will be painted by an emerging local artist, and reviewed through the Development Review process.



### The Open Space / Landscaping

The proposed project promotes the value of usable open space on several levels and creates a walkable community with connectivity to the surrounding land uses. While Open Space, other than the building setback are not required by ordinance, the project includes approximately 20% of the net site area as hardscape, landscape, and other open space. The Earll Dr, frontage includes the pool/amenity area, creating a gathering place that fosters social interaction among residents. While a safety/security fencing is needed around the pool area, it is visually open to the street. A large activity deck is also provided on the 2<sup>nd</sup> floor above the pool area, that also fronts on the street. A surface retention area, designed to function as a public pocket park, is located along the Civic Center Plaza frontage, providing a large tree shaded grassy area, surrounded with cast in place concrete seat walls.

In addition to that, all the living units have large private balconies or patios averaging 120 SF, twice the size required by ordinance. These balconies become outdoor living extensions of the units, rather than just a required ordinance appendix. They are sure to be frequently utilized by residents, supporting leisure and a high quality of life.

The landscaping for the development will be in conformance with city standards and approved palette. Low water use indigenous plants and trees will be used throughout the project. Landscaping along the streets will continue the theme established by The Inspire Condominiums to the east. This will create a unified landscape character for a significant stretch on both streets.



### The Environment

The design will respect and enhance the unique climate using solar shading, landscaping, recessed and covered balconies, large overhangs, articulation, material selection, textures, and light colors.

The development anticipates achieving a high level of sustainability, utilizing recognized green building features, including solar panels covering the entire roof, generating enough energy to power all the public, commercial and common areas of the project.

### The Pedestrian

The site is ideally located within close walking distance to abundant retail, restaurant, entertainment, and services, to create a sustainable, walk friendly environment. Multiple pedestrian connections are provided from the building to the new 8' wide city sidewalk that will replace the currently 5' wide sidewalk along the entire frontage.

This encourages residents to walk, bike and utilize transit opportunities. The adjacent streets provide a framework for pedestrian and bicycle connections between the project and other surrounding land uses. This promotes reduced vehicular trip generation, and a sustainable, walkable community.

### The Parking

Majority of the required parking is provided in a podium level parking garage. The garage is accessed from the service drive around the west side of the building, minimizing the need for curb cuts, and keeping pedestrian and vehicular circulation clearly separated. Convenient surface parking is provided on both sides of the service drive for residents, visitors, and commercial tenants, along with service and delivery areas. Two existing driveways/curb-cuts will be removed, and the adjacent street parking restriped to add two additional public parking spaces, and two designated rideshare spaces.

## Scottsdale General Plan 2035

The Scottsdale General Plan designates the property as 'Mixed-Use Neighborhoods'

**MIXED-USE NEIGHBORHOODS:** Mixed-Use Neighborhoods focus on human-scale development and are located in areas with strong access to multiple modes of transportation and major regional services. These areas accommodate higher-density housing combined with complementary office or retail uses. Mixed-Use Neighborhoods are most suitable near and within Growth and Activity Areas

Below is an outline of how the proposed project aligns with and reinforces some of the key goals and policies of the General Plan.

### CHARACTER AND DESIGN ELEMENT

#### Goal CD 1

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Determine the appropriateness of all development in terms of community goals, surrounding area character, and context.

New and revitalized development should respond to the regional, citywide, and neighborhood contexts in terms of:

- Scottsdale's southwestern, Sonoran Desert characteristics, such as climate, native plants, topography, and history/culture.
- Relationships and sensitivity to surrounding landforms, land uses and transportation corridors.
- Compatibility with and sensitive integration into established neighborhood character, including historical preservation policies.
- Contributions to city wide linkages of open space, Growth Areas, and Activity Areas.
- Physical scale relating to the human experience.
- Visual impacts (views, lighting, etc.) upon public settings and neighboring properties.
- Visual impacts on and accessibility to public settings, significant natural features, and neighboring properties

Consider the effects of building height, overall development density, and building orientation on adjacent neighborhood character, privacy, and viewsheds.

Ensure that all development is a part of and contributes to established Character Types.

Encourage transitions and blending of character between Character Types, including, open space areas, building height, massing, and orientation.

The Old Town Districts provide regional appeal for future residents. This application is driven by the site's prime location and a strong demand for high quality commercial and residential rentals in the area.

The site is ideally located at the Downtown Boundary, in close walking distance to a variety of civic, cultural, sports, entertainment, and service related activities and businesses, as well as two of Scottsdale's largest employers (Honor Health and City of Scottsdale). Bus and trolley services are also available within short walking distance.

Adjacent streets provide connectivity to and from Old Town Public Spaces for pedestrians and bicyclists alike.

The site is also very close to three major arterials (Scottsdale Rd., Thomas Rd. and Indian School Rd.), as well as the Loop 101, providing easy regional access.

The Clayton on Earll is carefully designed to be responsive to the unique local climate using building orientation, solar shading, landscaping, recessed and covered balconies, large overhangs, articulation, material selection, textures, and light paint colors.

The design will respect and enhance the unique character of Scottsdale, with high quality context appropriate design. Color and materials have been carefully selected to complement the existing context, as well as to provide a unique identity.

The building is recessed back, both at the ground level and top floor, to widen the perceived distance. Two large hand painted wall murals are planned for the south and east elevation facing the streets, bridging aesthetic to current culture, and incorporating Public Art.

To enhance the pedestrian experience, the sidewalks along both street frontages have been widened from 5' to 8', and a landscape buffer has been added between the building and the sidewalk. Shade trees with large canopies will be provided along both streets to provide maximum shade along the pedestrian walkways. Landscaping along the streets will continue the theme established by The Inspire condominiums to the West. This will create a unified landscape character for a significant stretch on both sides of the street.

#### **Goal CD 4**

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Enhance the design of streets and public spaces to improve Scottsdale's visual quality, experience, Sonoran Desert context, and social life.

- Promote contextually compatible streetscapes that correspond with the following classifications:
  - Urban Streetscapes** encourage pedestrian comfort, safety, and accessibility using decorative elements, such as arcade-covered walkways, shade, pedestrian lighting, decorative paving and street crossings, transit shelters, seating, waste receptacles, and landscaping. Urban Streetscapes strive for equality among pedestrians, bicyclists, and automobiles in the design of the public realm
- Identify and establish consistent entrances to Scottsdale and, as appropriate, key gateways to neighborhoods and Character Areas so that residents and visitors have a sense of arrival.

The Clayton on Earll has almost 700 linear feet of Urban Streetscapes, wrapping the corner of the Downtown Boundary. Wide, tree-lined shaded sidewalk is provided along the entire frontage.

The Earll Dr, frontage includes the pool/amenity area, that is visually open to the street, creating a gathering place that fosters social interaction among residents. A surface retention area, designed to function as a public pocket park, is located along the Civic Center Plaza frontage, providing a large tree shaded grassy area, surrounded with cast in place concrete seat walls.

Located at a corner intersection of the Southeast Downtown Boundary, the building has a demanding yet sophisticated presence that provides a clear sense of arrival to the downtown area.

## **Goal CD 5**

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### **Promote the value and visual significance landscaping has on the character of the community.**

- Employ appropriate heat island reduction techniques to reduce the effects of reflective heat and glare on buildings and paved surfaces. Maintain the landscaping materials and pattern within a character area.

The landscape palette has been selected to complement the adjacent area and create a unified landscape character along the streets. Native & low water use plants have been chosen to provide a large variety of texture and form. Shade trees with large canopies are strategically placed to provide maximum shade coverage along Pedestrian walkways. Understory plantings have been selected to provide seasonal interest with a variety of bloom periods.

## **Goal CD 6**

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### **Minimize light and noise pollution.**

Encourage creative and high quality designs for outdoor lighting fixtures and standards that reflect the character of the local context.

- Support Scottsdale's dark sky areas and designation as an Outdoor Light Control
- City by reducing light pollution, glare, and trespass where possible, while still attending to public safety needs. Allow for lighting systems that support active pedestrian uses and contribute to public safety.
- Encourage creative, energy-efficient, and high-quality designs for outdoor lighting that reflect the character of the local context.

The lighting will be carefully designed to minimize glare and intrusion into neighboring property and the dark sky above. Safety and security lights will be provided for the parking areas and access. Indirect Up/down accent lighting is provided along the commercial storefronts, and at all the balconies, highlighting their wood paneled wall cladding. All on site lighting is energy efficient LED with consistent 3000K color throughout. Wall grazing accent lighting is provided to accentuate the verticality and shadow reliefs of the stair and elevator towers.

## LAND USE

### Goal LU 1

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**Enhance Scottsdale’s economic viability by encouraging land uses that reinforce the city’s reputation as the premier international tourist destination in the Southwest and sustain the city’s role as a regional cultural center and economic hub. Land uses should be compatible with Scottsdale’s character and physical appearance.**

- Encourage land uses that preserve a high quality of life and further define Scottsdale’s sense of place within the region.
- Promote development patterns that integrate with and reinforce the character of an area. The city will continually review development patterns to ensure consistency of development in areas with fragmented or evolving patterns.

The downtown area is a major tourist destination, that does all those things.

The Clayton on Earll, located at the downtown boundary, integrates, and reinforces the character of the area and exudes the high-quality lifestyle Scottsdale is known for.

### Goal LU 2

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**Sensitively transition and integrate land uses with the surrounding natural and built environments.**

- Ensure neighborhood “edges” transition to one another through compatible land uses and development patterns.

The Clayton on Earll defines the Downtown Boundary, and transitions harmoniously to the surrounding neighborhood, by stepping down from 4 stories in the middle to 3 stories along the street frontage.

### Goal LU 3

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**Maintain a balance of land uses that support a high quality of life**

- Allow for the diversity and innovative development patterns of residential uses and supporting services to provide for the needs of the community.
- Integrate housing, employment, and supporting infrastructure, primarily in mixed-use neighborhoods and Growth and Activity Areas, to support a jobs/ housing balance.
- Provide an interconnected, accessible open space system, which includes pedestrian and equestrian links, recreation areas, canals, and drainage ways.

The general plan land use is designated as a mixed-use neighborhood and located in the Old Town Growth Area. The true mixed nature of the project will provide employment and services to the area and new high-quality housing options.

The new 8’ wide city sidewalk along the entire frontage provides tree-lined shaded pedestrian links to the rest of downtown. The retention area along Civic Center Plaza has been designed as a pocket park, providing a shaded grassy area with seat walls along the perimeter.

#### **Goal LU 4**

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##### **Develop context appropriate land use patterns that support a variety of compatible mobility choices and services.**

- Integrate land uses and transportation systems to allow for a variety of mobility choices. Encourage non-motorized (pedestrian and bicycle) access/circulation within and to mixed-use centers to reduce reliance on the automobile.
- Provide opportunities for pedestrian-oriented development, reduced parking demand, and context appropriate mobility choices.

The Site is located within a short walking distance to abundant retail, restaurants, recreational areas, and services. An ideal place to create a sustainable, walk friendly environment that takes advantage of the huge employment and service base in the vicinity of the property.

A large, secure, indoor bike storage and repair area is provided for residents and commercial tenants.

#### **Goal LU 5**

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##### **Promote land use patterns that conserve resources, including land, clean air, water, and energy.**

- Encourage a variety of compatible mixed-use land uses within or next to Growth and Activity Areas, along major streets, and within particular Character Areas to reduce automobile use and improve air quality.
- Concentrate greater development intensities in Growth and Activity Areas, thereby reducing development pressures in low-density areas and conserving energy.

The general plan land use is designated as a mixed-use neighborhood and located in the Old Town Growth Area of the Old Town Character Area. The location, onsite and nearby amenities will attract residents that work and play in the nearby vicinity and will not require the use of an automobile to do so.

#### **Goal LU 6**

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##### **Attract and retain diverse employment, business, and retail land uses to improve the economic well-being of Scottsdale's residents.**

- Promote opportunities for the expansion and revitalization of employment and commercial uses within the city.
- Encourage commercial land uses of similar scale and character in proximity to or within medium- to high-density residential areas to promote walkable connections.

The proposed 6,300 SF of commercial office space will expand the employment base and services offered within the area. The great variety of commercial, retail and service activities within the area encourages residents to walk and bike, reducing unnecessary automobile trips.

## ARTS, CULTURE & CREATIVE COMMUNITY ELEMENT

### **Goal ACC 2**

---

**Build on Scottsdale’s reputation as the regional leader and widely recognized destination in arts, culture, and creativity.**

- Increase promotion of Scottsdale’s vibrant arts and cultural programs.
- Welcome new districts that celebrate the city’s tradition of arts and culture, and support the revitalization of existing arts-related districts.
- Strengthen Old Town arts destinations through physical improvements, promotion, the adaptive reuse of unique spaces, and collaboration among arts and cultural entities.

The Clayton on Earll celebrates the vibrant art culture of downtown Scottsdale, by integrating public art into the building design. Two large murals are integrated into both street elevations, framing both sides of the open space along each street frontage. The murals will be painted by an emerging local artist, and reviewed through the Development Review process.

### **Goal ACC 3**

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**Promote creative placemaking to revitalize neighborhoods, enhance sense of place, celebrate cultural heritage, and strengthen community character.**

- Integrate art into public programs, natural features, civic buildings, infrastructure, and other community assets to strengthen sense of place.
- Integrate public art at various scales into the built environment citywide.

Two large murals are integrated into both street elevations, framing both sides of the open space along each street frontage.

## OPEN SPACE ELEMENT

### Goal OS 1

---

**Provide four primary public and private open space types: the Scottsdale McDowell Sonoran Preserve, natural open spaces, developed open spaces, and continuous open spaces.**

- **Developed Open Space.** Offer public and private parks and open spaces to accommodate both active and passive recreation

The Clayton on Earll provides two large developed open spaces. The Pool Amenity Area along Earll Dr. provides for active recreation for the residents and their guest. The retention Park along Civic Center plaza provides a large shaded grassy area for passive recreation.

### Goal OS 5

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**Provide developed open space and outdoor opportunities in Scottsdale neighborhoods, giving priority to areas that are most lacking open space.**

- Capitalize on opportunities to create new, or connect and expand existing, open spaces in established areas when redevelopment occurs.

The Clayton on Earll will include two large open space areas, where none exist today.

### Goal OS 8

---

**Acquire new, expand existing, and improve established open spaces for public use.**

- Create usable open spaces from existing rights-of-way, sidewalk widening, street realignment, development of trails, and other creative solutions.

The Clayton on Earll provides a large usable open space along Civic Center Plaza, in addition to the Pool amenity area along Earll Rd.

The existing right-of-way will be redeveloped with wider tree-lined shaded sidewalks, and tree shaded bench seating will be provided along both street frontages.

## ENVIRONMENTAL PLANNING ELEMENT

### Goal EP 3

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#### Participate in local and regional efforts to improve air quality.

- Expand the use of alternative mobility options, for example electric and clean fuel alternatives, through investment in environmental infrastructure such as electrical recharge and clean-fuel refilling stations, to achieve or exceed regional clean air goals.

Electric charging stations will be provided for 10 vehicles inside the parking garage for use by the residents, with additional capacity designed in future use as needed.

### Goal EP 4

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#### Expand the circular economy by maximizing resource recovery, reuse and recycling, and promoting use of recycled, recyclable, and renewable materials.

- Maintain and expand citywide recycling programs, particularly for tourist areas, businesses, multi-family housing, institutional facilities, special events, and public spaces.
- Encourage private establishments to minimize waste generation, and establish effective programs for waste reduction, reuse, and recycling of resources.
- Promote commercial and multi-family recycling and green waste diversion.

The Clayton on Earll promotes recycling for both commercial tenants and residents. Every unit will include built-in recycling waste bins. A dedicated recycling area will also be provided adjacent to the parcel and mail room. A 6 CY container will be provided for shared use.

### Goal EP 5

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- Construct durable and sustainable buildings using green building principles.
- Promote passive solar site and building design strategies that recognize and respond to the Sonoran Desert climate.
- Expand Green Building construction standards to include all new and remodeled residential and commercial buildings.

The design will respect and enhance the unique climate using solar shading, landscaping, recessed and covered balconies, large overhangs, articulation, material selection, textures, and light colors.

Majority of the residential units have their main frontage facing due North or due South.

All of the private balconies are recessed and fully covered, providing shade for outdoor living,

The development anticipates achieving a high level of sustainability, utilizing recognized green building features, including solar panels covering the entire roof.

## **Goal EP 7**

---

### **Identify and reduce heat islands.**

- Develop and support programs, such as a Tree Canopy Plan, that identify and increase vegetation and shading in areas of high pedestrian activity.
- Promote the long-term management and maintenance of urban and open area vegetation and protect and expand the provision of private and public open spaces to reduce the heat island effect.

The Clayton on Earll will provide tree lined shaded sidewalks along the entire street frontage, as well as a shaded private and public open spaces.

## **ENERGY ELEMENT**

### **Goal E 1**

---

#### **Work toward becoming a net-zero energy community that balances energy efficiency with renewable energy generation.**

- Encourage and provide incentives for efficient use of energy, including the use of solar energy.

The Clayton on Earll intends to install as big of a solar panel system that will physically fit on the roof. The estimated 120 KW system will generate enough renewable energy to power all of the public, commercial and common areas of the development.

### **Goal E 3**

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#### **Promote building and site designs that maximize energy efficiency.**

- Promote solar energy opportunities in building and site design
- Improve the energy efficiency of the building envelope, heating and cooling systems, lighting, and appliances.

The Clayton on Earll intends to install as big of a solar panel system that will physically fit on the roof.

The building envelope, heating and cooling systems will be designed with high energy efficiency. All the lighting used will be low energy LED. Residential appliances will have Energy Star rating, and all the living units will be designed for Energy Star Certification.

## COMMUNITY INVOLVEMENT ELEMENT

### Goal CI 1

---

**Seek early and ongoing community involvement through broad public input in project and policy-making discussions.**

- Maximize opportunities for early notification of proposed projects using a variety of methods.
- Use public involvement plans to identify and engage interested parties, and provide opportunities for information exchange.
- Require project sponsors to conduct community involvement programs, and encourage them to show responsiveness to community comments, and demonstrate how comments are ultimately addressed.

The development team conducted extensive community outreach to involve the neighboring public, and other interested parties. Significant changes have been made to the proposal because of community concerns and input. Please refer to the Citizen Review Report included with this submittal for details.

## HOUSING ELEMENT

### Goal H 1

---

**Support diverse, safe, resource-efficient, and high-quality housing options.**

- Support the creation of mixed-use projects, primarily in Growth and Activity Areas, to increase housing supply within walking distance of employment, transportation options, and services.
- Encourage a variety of housing densities in context-appropriate locations throughout Scottsdale to accommodate projected population growth.
- Maintain, improve, and create high-quality and safe housing for all citizens
- Encourage developments to incorporate the highest possible cost- and quality- effective level of amenities, sustainable design, durability, and architectural quality.

The Clayton on Earll provides attractive new housing options in the downtown area, within walking distance of the large employment base in the vicinity. The 89 living units range in size from 850-1,370 SF, and include a large attached private outdoor space (balcony or patio), ranging in size from 100-400 SF. The units are designed with many high-end features not seen in the typical apartment building that will attract and retain long term residents. The building is designed for a long-term hold, not build and flip, and so it includes materials selected for low maintenance and durability, along with many sustainable design features.

## CIRCULATION ELEMENT

### Goal C 1

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**Design and improve transportation corridors to safely and efficiently move people and goods.**

- Coordinate transportation and land use planning to enhance an integrated, sustainable transportation system that promotes livable neighborhoods, economic vitality, safety, efficiency, mode choice, and adequate parking.
- Reduce conflict points between various modes of travel, for example, where the paths of vehicles and bicycles, pedestrians, or equestrians, cross, diverge, or merge.

The property is close to many multi-modal transportation networks, including pedestrian /bicycle paths, bus and trolley routes, as well as three arterial streets and the 101 freeway.

The projects design provides a clear, convenient, and safe connection to these established networks and other surrounding land uses.

Adequate parking is located towards the back of the site with a single access point looping between both streets. This will minimize automobile and pedestrian conflicts.

### Goal C 2

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**Reduce the number, length, and frequency of automobile trips to improve air quality, reduce traffic congestion, and enhance quality of life and the environment.**

- Encourage a mix of land uses that will reduce the distance and frequency of automobile trips and support mobility choices.

Many residents will most likely work in the near vicinity and will choose to bike or walk instead of using their automobile.

## BICYCLING ELEMENT

### Goal B 1

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**Provide convenient and comfortable bicycle facilities to encourage bicycling.**

- Promote a variety of accessible bicycle facilities, such as bicycle parking and lockers into the transit system throughout the community.

The adjacent streets with 8' wide sidewalks provide a safe and convenient route for bicyclists to and from the site. Secure indoor bicycle storage and repair facility will be provided at the ground level for residents and tenants. Additional bicycle racks will also be provided for the public and visitors in convenient visible locations.

## NEIGHBORHOOD PRESERVATION & REVITALIZATION ELEMENT

### Goal NPR 1

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**Preserve and enhance the character, identity, and quality of Scottsdale's diverse neighborhoods.**

- Support innovative, well-designed, sustainable building construction and rehabilitation to enhance neighborhood character and identity.
- New construction and exterior remodels or renovations should sensitively address neighborhood character and transition areas.

The Clayton on Earll is both innovative, well-designed, and highly sustainable building project that will substantially enhance the neighborhood character and identity, while seamlessly blending into the downtown area.

### Goal NPR 5

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**Promote neighborhood interaction to help create and maintain strong communities.**

- Preserve existing and create new public gathering spaces within walking distance of residential areas.

The Clayton on Earll project is designed to interact with the neighborhood, providing new and interesting public gathering spaces along both street frontages.

## CONSERVATION, REHABILITATION, & REDEVELOPMENT ELEMENT

### Goal CRR 1

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**Support high-quality, context-appropriate redevelopment, rehabilitation, and conservation to promote long-term neighborhood stability.**

- Support redevelopment that is sensitive to the identity and character of Scottsdale's maturing neighborhoods.

The Clayton on Earll is a natural fit that compliments the fabric of existing land uses found within the area. Massing, height and building orientation are sensitive to adjacent properties. Color and materials have also been carefully selected to complement the existing context and character

### Goal CRR 2

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**Sustain long-term economic well-being through redevelopment, rehabilitation, and conservation.**

- Encourage reinvestment that positively impacts the visual impressions and experiences of residents, businesses, and visitors.

The Clayton project is a redevelopment of an under-utilized parcel in a prime downtown location. In addition to providing a much more effective and appropriate use for the area, it is a substantial reinvestment that will positively impact the area. The scale and quality of the proposed project will be a huge visual improvement that will continue to revitalize the area.

## GROWTH AREAS ELEMENT

### Goal GA 1

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**Direct growth in areas of the city that can support a concentration of development density and intensity, as well as a broad mix of uses.**

- Accommodate the highest intensity of development in designated Growth Areas.
- Identify Growth and Activity Area “edges,” and incorporate context-appropriate transitions between these “edges” and adjacent neighborhoods to minimize the impacts of higher-intensity development.

The general plan land use is designated as a mixed-use neighborhood and located in the Old Town Growth Area of downtown. Massing, height and building orientation are sensitive to adjacent properties. The building is both stepped and recessed back from the street to provide a buffer transition zone at the downtown boundary.

### Goal GA 3

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**Conserve and incorporate significant natural, open space, historic, and cultural resources in Growth and Activity Areas.**

- Provide useable public open space as an integral part of Growth and Activity Areas to encourage public gathering, enhance aesthetics, preserve viewsheds, and serve as buffers between differing land uses and intensities.
- Identify and strengthen open space connections within and outside of Growth and Activity Areas.
- Integrate art, historic, and cultural amenities into Growth and Activity areas.

The retention park along Civic Center Plaza provides usable, shaded outdoor space for passive recreation.

The wide tree-lined shaded sidewalks along the entire perimeter strengthen the connection from the site to the downtown area.

The project integrates public art into the building design. Two large murals are integrated into both street elevations, framing both sides of the open space along each street frontage.

### Goal GA 5

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**Recognize and build on the character and diversity of Scottsdale’s various Growth and Activity Areas.**

- Support land use compatibility with nearby neighborhoods through context- appropriate development within Growth and Activity Areas.
- Support compact development patterns which minimize the need for added public facilities in Growth and Activity Areas.
- Promote new development, revitalization, and redevelopment within Growth and Activity Areas that maintains fiscal sustainability, promotes long-term economic development goals, and enhances quality of life.

Located in the Old Town Growth Area of downtown, The mixed-use Clayton project is a natural fit that compliments the fabric of existing land uses found within the area.

It is a substantial reinvestment that will positively impact and continue to revitalize the area. All major infrastructure is already in place and can easily support the proposed uses.

## ECONOMIC VITALITY ELEMENT

### Goal EV 3

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**Sensitively manage land uses to provide and enhance economic development, fiscal health and job growth, while simultaneously protecting the integrity and lifestyle of neighborhoods.**

- Maintain and create distinctive business, shopping, and cultural/entertainment clusters.
- Identify and promote opportunities for infill development and ensure that infill development projects sensitively integrate into the environmental and neighborhood setting.

The Clayton on Earl will add 6,300 SF of commercial office uses to the cluster of business uses fronting or within the Civic Center Plaza, contributing to the job growth and economic vitality of the area. It is an infill redevelopment project that sensitively integrates into the neighboring context.

## Old Town Scottsdale Character Area Plan

The Old Town Scottsdale Plan establishes the vision for Old Town Scottsdale.

Below is an outline of how the proposed project aligns with and reinforces some of the key goals and policies of the Character Area Plan.

### LAND USE

#### **GOAL LU 1**

MAINTAIN OLD TOWN SCOTTSDALE AS THE COMMERCIAL, CULTURAL, CIVIC, AND SYMBOLIC CENTER OF THE COMMUNITY, THAT SUPPORTS THE NEEDS OF ITS RESIDENTS, BUSINESSES, AND VISITORS.

#### **Policy LU 1.1**

As a General Plan designated Mixed-Use Neighborhood, Old Town Scottsdale should offer access to multiple modes of transportation and major regional destinations, accommodate higher density housing combined with complementary office and retail uses, in vertical mixed-use structures, with a focus on pedestrian-scale architectural design at the ground level.

The Clayton on Earll includes higher density housing, combined with commercial uses in a vertically mixed-use structure. The ground floor commercial space and outdoor activity areas along with tree-lined shaded sidewalks provide for an interactive pedestrian environment at ground level.

#### **GOAL LU 2**

ENCOURAGE THE DEVELOPMENT OF OLD TOWN AS A COLLECTION OF MIXED LAND USES AND DISTRICTS.

#### **Policy LU 2.3**

Encourage new development, redevelopment and infill that strengthens Old Town Scottsdale's mix of activities through the development of mutually supportive land uses within ***Downtown Multiple Use*** areas.

The Clayton on Earll is in a Type-2 Multiple Use Area along the southeast downtown border, near the Downtown Medical Area, and part of the Medical District. The proposed mixed-use supports both areas. It is anticipated that the commercial area will be medically related uses, and the apartments will attract residents that work in the medical district.

#### **GOAL LU 3**

CONTINUE THE USE OF DEVELOPMENT TYPES TO GUIDE THE PHYSICAL AND BUILT FORM OF OLD TOWN.

#### **Policy LU 3.2**

Support Type 2 as the intermediate, higher scale development in Old town.

The Clayton on Earll is in a Type-2 Multiple Use Area along the southeast downtown border.

**GOAL LU 5**

PROMOTE DIVERSITY IN OLD TOWN HOUSING OPTIONS.

**Policy LU 5.1**

Develop a variety of housing types such as apartments, condominiums, lofts, townhomes, patio homes, and live/work units.

**Policy LU 5.2**

Encourage housing developments that meet the socioeconomic needs of people who live and work in Old Town.

The Clayton on Earll is a unique, high quality mixed-use apartment project with 89 units and extensive amenities.

**GOAL LU 6**

ENCOURAGE A MIX OF LAND USES TO SUPPORT A WALKABLE AND SUSTAINABLE DOWNTOWN.

**Policy LU 6.1**

Encourage development to provide a mix of uses and active street frontages, particularly in the Downtown Core, along Scottsdale Road, adjacent to primary open space areas, and within the more active Old Town districts. For development that may not be able to support a mix of uses with active frontages, encourage features that create visual interest at the pedestrian level.

**Policy LU 6.2**

Support interconnected, pedestrian-oriented Old Town districts that are comprised of a balanced mix of activities and land uses within optimal walking distance (approximately one-quarter mile).

The Clayton on Earll is a vertical mixed-use development that includes active frontages along two street frontages.

The current site is under-utilized, and all infrastructure is in place to support the proposed redevelopment.

The site is within optimal walking distance to two major intersections (Scottsdale Rd & Indian School Rd. and Scottsdale Rd. & Thomas Rd.)

## **CHARACTER & DESIGN**

### **GOAL CD 1**

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STRENGTHEN AND ENHANCE OLD TOWN DISTRICT CHARACTER WITH CONTEXTUALLY COMPATIBLE DEVELOPMENT.

#### **Policy CD 1.1**

Incorporate the distinctive qualities and character of the surrounding, and/or evolving district context into building and site design.

#### **Policy CD 1.2**

Promote transitions and blending of character between developments, including, building location, open space areas, building height, massing, and orientation.

#### **Policy CD 1.3**

Encourage public and private development to establish new urban design and architectural character in areas where downtown development patterns are fragmented or are evolving.

#### **Policy CD 1.6**

Maintain the pedestrian-oriented small town character and human-scale in the Downtown Core. Incorporate similar elements of pedestrian character and scale at the street level in all downtown districts.

This area of downtown is in the early phases of redevelopment and revitalization, transitioning from older low scale/density office and residential to the newer designated Type 2 development area. While being considerate of the existing context and adjacent buildings, The Clayton on Earl will continue to establish the architectural character for the area started by recent redevelopment projects. Color and materials have been carefully selected to complement the existing context, as well as to provide a unique identity.

### **GOAL CD 2**

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DEVELOPMENT SHOULD SENSITIVELY TRANSITION IN SCALE, HEIGHT, AND INTENSITY AT THE OLD TOWN BOUNDARY AND BETWEEN DIFFERENT DEVELOPMENT TYPES

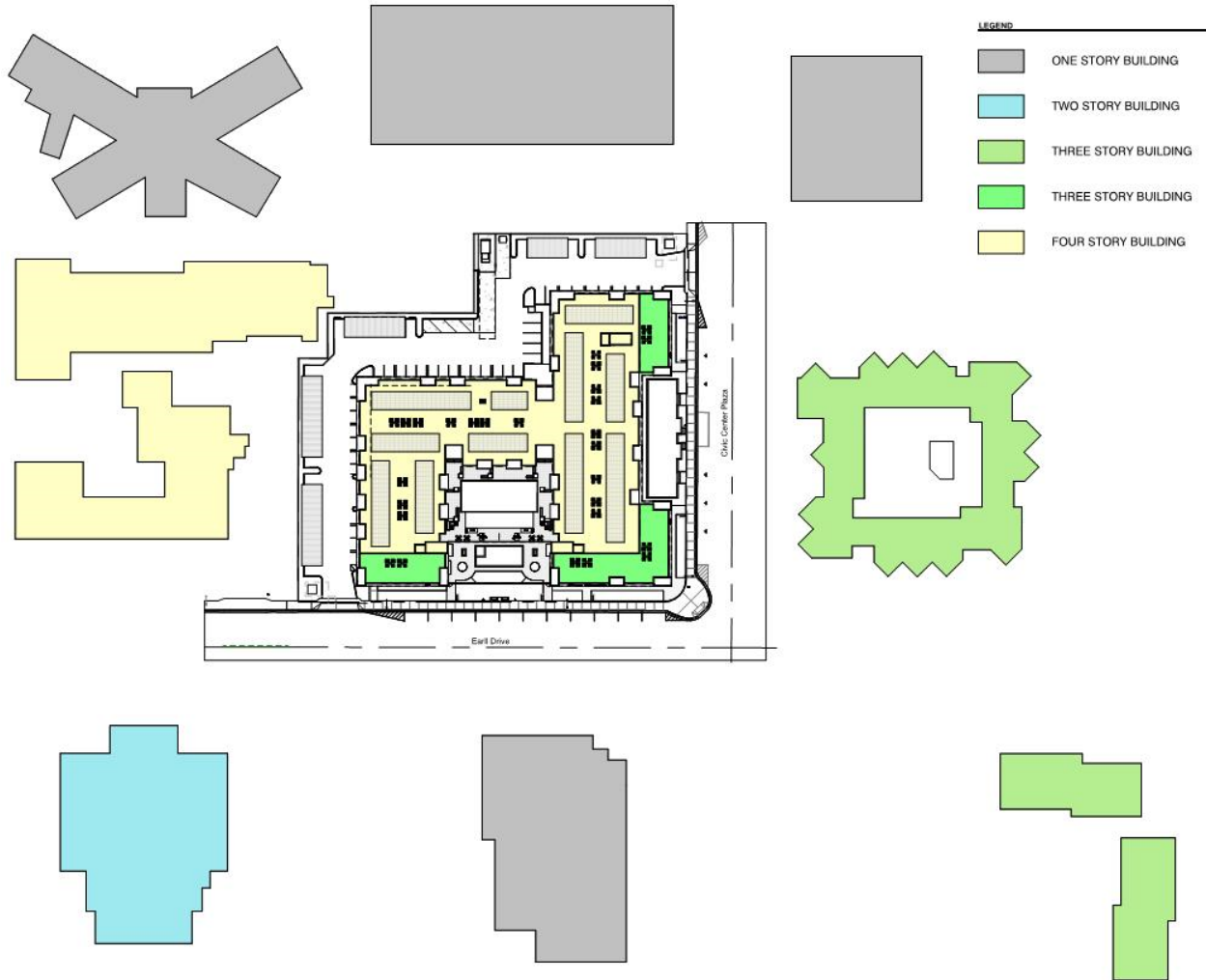
#### **Policy CD 2.1**

The scale of existing development adjacent to the Old Town boundary should be acknowledged and respected through transitional development types, landscape buffers, and/or sensitive architectural design solutions to mitigate the larger building mass and height of downtown development.

The building mass is extruded, recessed, and stepped in both the horizontal and vertical planes, providing relief, visual interest, and a multitude of separately identifiable components. To properly transition to existing adjacent properties, the building height steps down from 4 stories in the middle to 3 stories on the South and East along the streets defining the Downtown Area Boundary. This puts the building envelope within an incline slope of 1:3 from the ground level of adjacent buildings across both streets.

Along Civic Center Plaza, the three-story portion of the building is 115' from the one-three story buildings across the street to the East, and the 4 story portion is back 140'.

Along Earl Dr., the three-story portion of the building is 134' from the one-two story buildings across the street, and the 4-story portion is back 160'.



**TRANSITION PLAN**

### **GOAL CD 3**

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OLD TOWN DEVELOPMENT SHOULD RESPECT AND RESPOND TO THE UNIQUE CLIMATE AND CONTEXT OF THE SOUTHWESTERN SONORAN DESERT.

#### **Policy CD 3.1**

Promote downtown urban and architectural design that is influenced by, and responds to, the character and climate of the Sonoran Desert.

#### **Policy CD 3.2**

Enhance outdoor pedestrian comfort through the creation of microclimates that incorporate a variety of shade, trees, and other drought-tolerant landscape features to create passively cooler temperatures.

#### **Policy CD 3.3**

Pursue building and development strategies that reduce the heat island effect within downtown.

#### **Policy CD 3.5**

Encourage the use of renewable energy within downtown.

The Clayton on Earll is carefully designed to be responsive to the unique local climate using building orientation, solar shading, landscaping, fully recessed and covered balconies, large overhangs, articulation, material selection, textures, and light colors.

The current site includes over an acre of asphalt parking lots. The proposed plan puts a majority of the provided parking within a parking garage, and reduces asphalt paving by more than half, limited to just the service drive around the building with adjacent parking. This will significantly reduce the heat island effect.

### **GOAL CD 4**

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CREATE A DYNAMIC AND CONNECTED WALKABLE DOWNTOWN THROUGH URBAN AND ARCHITECTURAL DESIGN.

#### **Policy CD 4.1**

Encourage urban and architectural design that is human scale and provides pedestrian comfort.

#### **Policy CD 4.2**

Retain and expand the tradition of covered walkways throughout the Downtown Core (Type 1). Encourage the use of covered walkways, cantilevered awnings, and tree canopies in all other districts (Type 2, Type 2.5, and Type 3).

#### **Policy CD 4.3**

Improve the pedestrian experience on arterial roadways with features such as increased and consistent sidewalk width, shade, trees, on-street parking, landscape buffers, landscape medians, and pedestrian refuge islands.

The building design along with the associated hardscape and landscape improvements provide a visually interesting and comfortable walking experience along the building frontage, enhanced by a variety of building materials, textures and sculptural shadow patterns. The street sidewalks will be widened along a significant stretch of the downtown boundary, lined with shade trees and integrated pedestrian seating areas.

## **GOAL CD 5**

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ESTABLISH AN INVITING AND INTERCONNECTED DOWNTOWN PUBLIC REALM AND OPEN SPACE NETWORK THAT IS USEFUL, SAFE, INTERESTING, WALKABLE, AND COMFORTABLE TO ALL.

### **Policy CD 5.1**

Provide high-quality, multi-functional open space areas within old town that include central gathering places, a series of smaller, intimate spaces, as well as active and passive recreational use opportunities

### **Policy CD 5.2**

Private and public development should contribute to the creation of new, and/or the expansion of existing, public realm and open space areas throughout Old Town.

### **Policy CD 5.3**

Provide a variety of public realm and open space areas that accommodate multiple activities and special events for downtown residents, visitors and workers of all ages.

### **Policy CD 5.5**

Improve, expand, or create new public realm and open space areas that can be enhanced by art and interactive opportunities, such as pocket art parks and temporary art trails.

The proposed sidewalk and landscape improvements along both street frontages, as discussed above (Goal CD4) and below (Goal CD6) will significantly contribute to this goal.

The commercial spaces are strategically located on the ends and corner of the building for visibility, separated by outdoor activity areas in between that provide relief to the building mass and activate the streetscape. The retention area along the Civic Center Plaza frontage has been designed as a pocket park with shaded grass areas and seat walls for passive recreation.

## **GOAL CD 6**

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CREATE SAFE, COMFORTABLE, AND INTERESTING STREET SPACES.

### **Policy CD 6.1**

Create a unified public realm experience through the design of downtown streets, building setback areas, and building frontages.

### **Policy CD 6.2**

Connect downtown street spaces with other pedestrian spaces and linkages.

### **Policy CD 6.3**

Street spaces should provide continuity for the pedestrian across different developments along the same street. This continuity can be established through the provision of themed streetscapes and consistent landscape improvements that include shade elements, decorative paving, street furniture, public art, and other integrated infrastructure elements.

### **Policy CD 6.5**

Develop walkable blocks by providing new streets, pedestrian paths, courtyards, pocket parks, and plazas that connect with other streets and public or common open spaces.

### **Policy CD 6.6**

Create, or maintain, a defined building location to establish the public realm with a clear visual identity, and activate storefront areas to increase pedestrian comfort.

Building setbacks are guided by the Downtown Ordinance, and are consistent with surrounding properties, new and old.

To better the pedestrian experience, the sidewalk along both streets has been widened, and a landscape buffer has been added between the sidewalk and the building. Landscaping and hardscape improvements along both streets will continue the theme established by The Inspire Condos to the west. This will create a unified landscape character for a significant stretch of the downtown border.

## **GOAL CD 7**

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INCORPORATE A REGIONAL LANDSCAPE PALETTE THAT COMPLEMENTS THE URBAN AND PEDESTRIAN CHARACTER OF OLD TOWN.

### **Policy CD 7.1**

Old Town open space and landscape elements should project a desert oasis character, providing an abundance of shade, color, varied textures and forms.

### **Policy CD 7.2**

Landscape materials should complement the built environment, land uses, and other downtown activities. Careful selection of downtown plant materials should take into account attributes such as scale, density, placement, arrangement, and maintenance requirements.

The landscape palette has been selected to complement the architecture and surrounding area. Native & low water use plants have been chosen to provide a large variety of texture and form. Plant selection specifically includes plants that are used by neighboring properties to help create a consistent neighborhood theme. Shade trees with large canopies are strategically placed to provide maximum shade coverage along Pedestrian walkways. Understory plantings have been selected to provide seasonal interest with a variety of bloom periods.

The native plant palette selected promotes a more natural landscape requiring minimal maintenance requirements to keep the landscape more natural & healthier.

## **GOAL CD 8**

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INTEGRALLY DESIGN LIGHTING INTO THE BUILT ENVIRONMENT.

### **Policy CD 8.1**

Achieve a balance between ambient light levels and designated lighting needs to ensure safe lighting levels while reducing light pollution and glare.

### **Policy CD 8.2**

Encourage lighting that is energy efficient and designed to serve both pedestrian and vehicular safety in public and private spaces.

### **Policy CD 8.3**

Use lighting to provide a safe and inviting nighttime environment for residents, businesses, visitors, and nighttime special events and activities.

The lighting will be carefully designed to minimize glare and intrusion into neighboring property and the dark sky above. Safety and security lights will be provided for the parking areas and access.

Indirect Up/down accent lighting is provided at all the ground floor storefronts, and unit balconies above, highlighting their wood paneled walls. All on site lighting is energy efficient LED with consistent 3000K color throughout. Wall grazing accent lighting is provided to accentuate the verticality and shadow reliefs of the stair and elevator towers.

## **GOAL CD 9**

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IMPLEMENT HIGH QUALITY URBAN AND ARCHITECTURAL DESIGN IN OLD TOWN.

### **Policy CD 9.2**

Incorporate the *Scottsdale Sensitive Design Principles* and the *Old Town Urban Design and Architectural Guidelines* in all development.

### **Policy CD 9.3**

Achieve high quality urban and architectural design through the development review process.

### **Policy CD 9.4**

Integrate art into downtown urban design and architecture

The Clayton on Earll incorporates many of the Sensitive Design Principals and Urban Design Guidelines as detailed in Section IV and V of this application.

The Clayton on Earll celebrates the vibrant art culture of downtown Scottsdale, by integrating public art into the building design. Two large murals are integrated into both street elevations, framing both sides of the open space along each street frontage. The murals will be painted by an emerging local artist.

## **GOAL CD 10**

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INCORPORATE SUSTAINABLE BUILDING PRACTICES IN OLD TOWN DEVELOPMENT.

### **Policy CD 10.2**

Incorporate sustainable planning, design and building techniques into downtown development and use durable indigenous materials that will endure over time.

### **Policy CD 10.3**

Encourage green building and biophilic design strategies such as building orientation, passive solar and cooling techniques, natural daylighting, and the integration of regional plant materials as part of downtown development.

### **Policy CD 10.4**

Promote the use of energy efficient systems, construction methods, and renewable energy sources in downtown development. Encourage strategies that provide multiple benefits, such as solar parking canopies.

### **Policy CD 10.6**

Use existing urban resources, such as infrastructure systems, underutilized sites, buildings, and transportation networks to minimize the use of new resources.

### **Policy CD 10.8**

Develop and maintain sustainable solid waste collection, recycling, and disposal delivery systems downtown. Encourage the use of shared waste containers and compactors among businesses to reduce the number of containers in downtown and their negative aesthetic, olfactive and circulation impacts.

### **Policy CD 10.9**

Encourage downtown recycling and other waste reduction and diversion programs in civic spaces, at special events, and in commercial and multifamily residential developments.

The Clayton on Earll incorporates sustainable planning and design using durable materials that are locally sourced and require minimal maintenance, such as exposed integrally colored masonry, cast in place concrete, locally manufactured aluminum siding, and integrally colored stucco.

The Clayton incorporates green building strategies using building orientation, solar shading, landscaping, fully recessed and covered balconies, and deep roof overhangs. The development anticipates achieving a high level of sustainability, exceeding the energy efficiency prescribed by the Scottsdale Green Building Code.

The building envelope, heating and cooling systems will be designed with high energy efficiency. All the lighting used will be low energy LED. Residential appliances will have Energy Star rating, and all the living units will be designed for Energy Star Certification. In addition, The Clayton on Earll intends to install as big of a solar panel system that will physically fit on the roof. The estimated 120 KW system will generate enough renewable energy to power all the public, commercial and common areas of the development.

The Clayton on Earll is located on an underutilized site in a prime location with all utility and transportation infrastructure in place. As an infill redevelopment project, The Clayton on Earll will provide revitalization and more productive use for this core area of Scottsdale.

Solid waste collection is provided with shared containers, out of sight, inside the building. The containers will be emptied by maintenance staff into a shared compactor on the north side of the building, the least visible portion of the site.

## **GOAL CD 11**

**INFRASTRUCTURE SHOULD POSITIVELY CONTRIBUTE TO OLD TOWN IDENTITY.**

### **Policy CD 11.2**

Encourage the undergrounding of overhead utilities to reduce the negative visual impacts in the downtown.

### **Policy CD 11.3**

Minimize the aesthetic and circulation impacts of power and communication system equipment located in rights-of-way.

Two out of the four existing driveways will be removed and replaced with a new sidewalk segment, associated landscape improvements and on street parallel parking, improving the sidewalk aesthetic and pedestrian experience along the street.

All existing overhead utilities services within the property ROW will be removed and all new utility services will be placed underground.

Proposed power transformers are located at each end of the property, adjacent to the driveways, behind the street trees.

## MOBILITY

### GOAL M1

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DEVELOP COMPLETE STREETS THROUGH PUBLIC AND PRIVATE INFRASTRUCTURE INVESTMENTS AND IMPROVEMENTS.

**Policy M 1.1**

Maintain a well-connected downtown circulation grid, comprised of complete streets to enhance connectivity for all.

**Policy M 1.2**

Provide pedestrian and bicycle facilities within large projects and connect them to adjacent development and the greater downtown circulation system.

**Policy M 1.3**

Provide continuity in downtown wayfinding, through the addition of landmarks, public art, distinct streetscape improvements, maps, directions, symbols, signage and information systems for both pedestrians and motorists.

**Policy M 1.4**

Accommodate the movement of freight goods and services, truck delivery access and operations, solid waste collection, and emergency response vehicles on private development sites, and out of the public right-of-way.

The Clayton on Earll will provide complete streets for over 325' along both street frontages, including wide tree lined public sidewalks and on street parking (4 new spaces added).

A secure indoor bicycle storage and repair facility will be provided at the ground level for residents and tenants. Additional bicycle racks will also be provided for visitors in convenient visible locations.

The large public art murals on both street frontages will undoubtedly become an easily recognizable point of reference for both pedestrians and motorists, living, working, or visiting.

A loading area is provided for the residents and commercial tenants. Refuse and fire truck access has been designed around the back of the site.

### GOAL M2

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CREATE COMPLETE, COMFORTABLE, AND ATTRACTIVE PEDESTRIAN CIRCULATION SYSTEMS

**Policy M 2.1**

Design the public realm to include wide sidewalks that accommodate meeting and passing other pedestrians, queuing, pedestrian waiting areas, street furniture, pocket parks, patio areas and other desired levels of activity.

**Policy M 2.2**

Encourage pedestrian oriented design that includes pedestrian comfort amenities such as trees, shade, seating, shelter, wayfinding and lighting, to encourage strolling, lingering, and promenading, especially in areas where there is a high concentration of pedestrian activity.

**Policy M 2.4**

Develop an attractive, accessible, interconnected network of safe and walkable pedestrian linkages to, within, and between downtown districts.

**Policy M 2.5**

Provide enhanced pedestrian access and connections between adjacent developments

8' wide sidewalks will be provided along the entire street frontage, lined with shade trees, passive and active recreation and seating/waiting areas, providing safe and walkable linkage to the downtown area.

### **GOAL M3**

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MAINTAIN A CONVENIENT AND ADEQUATE PARKING SUPPLY OLD TOWN.

#### **Policy M3.4**

Create new public parking supply through public/private partnerships to maintain free public parking downtown.

The Claton on Earll will add 4 new public parking spaces along the street frontage.

### **GOAL M5**

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CREATE A HIERARCHY OF PEDESTRIAN SPACES WITHIN OLD TOWN.

#### **Policy M5.1**

Pedestrian Place – Street environments and publicly-accessible spaces within Old Town that are the most inviting to pedestrians. Adjacent land uses within these areas typically include active, ground-level uses, where buildings embrace the pedestrian realm. These areas include ample shade, which is provided by way of wide awnings, trees, and arcades. Roadways within these areas include low traffic speeds, where pedestrian crossing opportunities are frequent and oftentimes on-street parking buffers the pedestrian. The pedestrian realm within these areas includes sidewalks that are separated from vehicular traffic and are wide enough to accommodate the highest levels of use, including formal and informal gathering spaces and other pedestrian amenities.

8' wide sidewalks will be provided along the entire street frontage, lined with shade trees, passive and active recreation and seating/waiting areas, providing safe and walkable linkage to the downtown area. On-street parking along both street frontages buffer the pedestrian from the adjacent street traffic.

### **GOAL M7**

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PROVIDE BICYCLE INFRASTRUCTURE AND FACILITIES TO ENCOURAGE INCREASED DOWNTOWN RESIDENT, EMPLOYEE AND VISITOR BICYCLING.

#### **Policy M 7.1**

Incorporate accessible bicycle infrastructure and facilities into public and private development.

The new 8' wide public sidewalk provides a safe and convenient route for bicyclists to and from the site. Secure indoor bicycle storage and repair facility will be provided at the ground level for residents and tenants. Additional bicycle racks will also be provided for visitors in convenient visible locations.

## ARTS & CULTURE

### GOAL AC 1

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ADVANCE OLD TOWN SCOTTSDALE AS AN ARTS AND CULTURAL HUB WITH REGIONAL, NATIONAL, AND INTERNATIONAL SIGNIFICANCE.

#### Policy AC 1.1

Support a diverse range of arts and culture experiences downtown

#### Policy AC 1.2

Revitalize, expand and develop new arts, cultural, and educational facilities that enhance Old Town Scottsdale's artistic landscape.

#### Policy AC 1.4

Continue to invest in, improve, celebrate, and promote the Scottsdale Arts District, Scottsdale Civic Center, and the Arizona Canal as prominent downtown arts and culture destinations.

The integrated art murals will contribute significantly to this goal.

### GOAL AC 2

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ENCOURAGE CREATIVE PLACE-MAKING IN OLD TOWN, WHERE ALL CAN PARTICIPATE

#### Policy AC 2.1

Encourage investment in public art and cultural destinations that preserve, educate, and celebrate Scottsdale's diverse history, culture, Sonoran Desert environment, and people.

#### Policy AC 2.2

Serve diverse community interests by supporting a variety of monumental art pieces, emerging artists, and temporary event-based programs downtown.

#### Policy AC 2.3

Utilize public art to strengthen interconnectivity between downtown districts and cultural facilities through way-finding, space activation, temporary art trails, and pocket art park opportunities.

#### Policy AC 2.4

Facilitate public art integration into Old Town architecture and urban design.

Two large murals are integrated into both street elevations, framing both sides of the open space along each street frontage. The murals will be painted by an emerging local artist.

### GOAL AC 3

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PROMOTE AND SUPPORT INITIATIVES THAT FOSTER OLD TOWN AS AN INTERACTIVE ARTS DISTRICT.

#### Policy AC 3.7

Support work/live development in the downtown that is flexible enough to accommodate the needs of creative professionals.

The Clayton on Earl is a true mixed-use development with a strong work/live component. The ground floor office space is ideal for creative professionals.

## ECONOMIC VITALITY

### **GOAL EV 1**

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SUPPORT OLD TOWN'S PROMINENT ECONOMIC ROLE AS A HUB FOR ARTS, CULTURE, RETAILING, DINING, ENTERTAINMENT, TOURISM, EVENTS, AND EMPLOYMENT.

#### **Policy EV 1.4**

Appeal to residents, visitors, and workers by creating and delivering programs and services that support a high quality, year-round, successful mix of retail, dining, entertainment, emerging enterprises, and small businesses that contribute to Old Town's unique character.

The Clayton on Earll is a mixed-use development, that includes 6,300 SF of commercial office space that will appeal to residents and visitors alike. Presumably several of the employees and/or business owners will also reside within the development.

### **GOAL EV 2**

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PROMOTE PRIVATE INVESTMENT IN, AND ATTRACT NEW DEVELOPMENT TO, OLD TOWN.

#### **Policy EV 2.1**

Encourage investment in residential and commercial development that ensures Old Town's economic competitiveness regionally and nationally.

#### **Policy EV 2.2**

Promote a mix of daytime/nighttime activities year-round through residential and commercial development in Old Town.

#### **Policy EV 2.8**

Enhance Old Town's quality of life amenities and housing choices, to appeal to a skilled workforce and promote business attraction.

The Clayton on Earll is a unique high-quality mixed-use development that will attract young professionals to live and work in the area. The location, quality and amenities included will be sure to appeal to a skilled workforce.

## Old Town Scottsdale – Urban Design & Architectural Guidelines

The primary purpose of these Guidelines is to establish the vision for Old Town Scottsdale and establishes the values that guide and support the vision.

Below is an outline of how the proposed project aligns with and reinforces some of the key goals and policies of the Guidelines

### HUMAN CONNECTIVITY

#### ENHANCE THE PEDESTRIAN ENVIRONMENT

##### 1. Create an interconnected, walkable downtown.

- 1.1 Provide circulation connections to, from, and within a site to support pedestrian activity and other mobility options, and enhance interconnectivity within Old Town.
- 1.2 Expand the pedestrian network throughout Old Town by incorporating pedestrian links to neighboring developments through the use of covered or shaded walkways, passageways, courtyards, and plazas.
- 1.3 Design street-spaces that support the pedestrian. Incorporate pedestrian amenities such as safe, comfortable surfaces, seating, lighting, shade, landscape and hardscape, crosswalk refuge areas, and curb and sidewalk extensions into Old Town design.
- 1.4 Coordinate the design of pedestrian, auto, parking, and service areas to minimize pedestrian interruption and pedestrian-vehicular conflicts.

The Clayton on Earll provides almost 700 linear feet of new 8' wide tree-lined shaded sidewalk along the street frontage, significantly enhancing the interconnectivity from the downtown border to the downtown area. Passive and active outdoor recreation areas are provided along both street frontages, including a shaded pocket park and other seating areas.

Pedestrian circulation is limited to the street frontage, separated from vehicular access and parking areas to minimize conflict between the two.

##### 2. Maintain a consistent street edge and continuity of street-spaces

- 2.1 Align new buildings with existing buildings, and minimize the space between buildings to define a continuous building-street edge.
- 2.2 Locate the majority of building frontage to a common setback line and parallel to the street. Variations to the building setback that support the pedestrian experience may be considered.
- 2.3 Create a defined street-space where building frontages do not exist by incorporating design elements such as site walls, landscaping, overhead trellis, or covered walkway.
- 2.4 Convey a unified street appearance through the provision of complementary street furniture, paving, lighting, and landscape plantings.
- 2.5 Locate linear and rhythmic landscape planting at the street edge, and at site features such as intersections, entry drives, sidewalks, and courtyards.

The Clayton on Earll is aligned with existing buildings on both sides of the street to the East and West. Majority of the building is located at the common setback line and parallel to the street, while the center portion of the building along both streets is recessed in the middle to provide relief and both active and passive recreation areas. Complimentary street furniture, built in seat walls, decorative paving and rhythmic landscape plantings create a unified and attractive street appearance.

## **OPEN SPACES**

### **3. Incorporate open landscaped spaces in Old Town to encourage human interaction.**

- 3.1 Provide open space for public and private outdoor activities, special events, and day-to-day activities. Incorporate temporary and permanent infrastructure into open space and streetscape designs to support activities and events year-round.

The Clayton on Earll provides significant open space for outdoor activities. The active recreation pool amenity area is located along the Earll Dr. frontage. A pocket park is provided along Civic Center Plaza for passive recreation.

### **4. Connect Old Town open spaces to the surrounding context.**

- 4.1 Visually and physically connect open spaces to other spaces such as walkways, gathering and activity areas, and adjacent development sites.
- 4.2 Understand the relationship between open spaces and adjacent buildings. Connect public open space with adjacent private space, such as ground floor uses. Design adjacent buildings as the “walls” that frame open spaces, where covered walkways, vertical plant materials, or other design treatments define this vertical edge.
- 4.3 Distinguish between public and private spaces. Design public spaces to be transparent and welcoming, and design private spaces to have a larger sense of privacy. Provide a clearly defined transition between public and private space

The Clayton on Earll visually and physical connects private and public open spaces to and from the city sidewalk with multiple access points of decorative pavers. The building walls frame both the private and public open spaces, and the pool activity area is separated from the street by a storefront wall, that allows visual connection while clearly separating the semi-private pool area from the public realm.

## SITE & SURROUNDING CONTEXT

### INTEGRATION INTO THE NATURAL ENVIRONMENT

#### 5. Manage access and exposure to sunlight; provide shade.

- 5.2 Manage the seasonal solar exposure of site features through building orientation, vegetation, and architectural design.
- 5.3 Provide shade along pathways, in public and private outdoor spaces, and as part of building design.

The Clayton on Earll manages solar exposure through building orientation and architectural design, providing recessed and covered balconies, large overhangs, material selection, textures, and light colors.

Majority of the residential units have their main window frontage facing due North or due South. All the private balconies are recessed and fully covered, providing shade for outdoor living.

Large trees provide shading for public pathways and outdoor spaces.

#### 6. Design with context-appropriate vegetation

- 6.1 Emphasize a variety of drought tolerant and Sonoran Desert plants that provide water conservation, shade, seasonal color, and a variety of textures and forms.
- 6.2 Take into account mature vegetation sizes, characteristics, and maintenance requirements with site layout and design.
- 6.3 Design landscape elements and palette to relate closely to the character and function of site architecture, and coordinate with neighboring properties and adjacent public areas.

The landscape palette has been selected to complement the architecture and surrounding area. Native & low water use plants have been chosen to provide a large variety of texture and form. Plant selection specifically includes plants that are used by neighboring properties to help create a consistent neighborhood theme. Shade trees with large canopies are strategically placed to provide maximum shade coverage along Pedestrian walkways. Understory plantings have been selected to provide seasonal interest with a variety of bloom periods.

### INCORPORATION INTO THE BUILT ENVIRONMENT

#### 7. Ensure continuity of site development.

- 7.1 Orient buildings and active uses toward streets, pedestrian corridors, and other public areas.
- 7.2 Incorporate courtyards and other outdoor spaces into site design and link them with outdoor spaces on neighboring sites, and to the street.

The building is located parallel to both streets. Commercial spaces and outdoor recreation areas front both streets at ground level and link to the street, while the residential units are on the floors above.

**8. Design new development to be compatible and complementary to existing development.**

- 8.1 Design buildings to reflect and enhance the existing character of an area. Establish new urban design and architectural character where downtown development patterns are fragmented or evolving.
- 8.2 Create a balance between new design elements and existing architectural features and materials.

The Clayton on Earl defines the Downtown Boundary, and transitions harmoniously to the surrounding neighborhood, by stepping down from 4 stories in the middle to 3 stories along the street frontage. Color and materials have been carefully selected to complement the existing context, as well as to provide a unique identity.

**9. Minimize the visual and physical impacts of utility equipment and building service areas.**

- 9.1 Locate building service areas so as to minimize visibility from public view, and reduce potential conflicts with on-site circulation.
- 9.2 Conceal utility equipment, such as mechanical, electrical, solar, and communications equipment, from public view, other on-site users, and neighboring properties.
- 9.3 Locate utility equipment and building services and delivery areas on the development site – along the alley or within the site’s interior.

Most building services areas are internal to the building. The loading zone and refuse pick-up is located behind the building outside of public view. All mechanical equipment and solar panels are completely screened by the building parapets.

**10. Contribute to the ambiance, character, and safety of Old Town through architectural and site lighting.**

The design of a nighttime environment that instills feelings of both safety and enjoyment is important to the economic and cultural vitality of Old Town. Lighting is a key factor in creating this urban nightscape

- 10.1 Reinforce architectural design of a building, and the surrounding context, through complimentary exterior decorative light fixtures.
- 10.2 Emphasize architectural features when illuminating building facades via concealed lighting.
- 10.3 Design lighting systems to minimize glare, excessive brightness and visual hot spots; and, incorporate transitional light levels between lower and higher illuminance.
- 10.4 Encourage exterior and interior building lights that illuminate windows and doors and contribute to increasing the light levels in pedestrian areas.
- 10.6 Provide evenly-distributed lighting beneath covered walkways. Fixtures that produce light at a warm color temperature are preferred (2700- 3000 Kelvin).
- 10.7 Emphasize artwork in the public realm through complementary exterior lighting.

The lighting will be carefully designed to minimize glare, excessive brightness and visual hot spots. Safety and security lights will be provided for the parking areas behind the building. Indirect Up/down accent lighting is provided at all ground level storefronts, and the balconies

above, highlighting their wood paneled walls. All on site lighting is energy efficient LED with consistent 3000K color throughout. Wall grazing accent lighting is provided to accentuate the verticality and shadow reliefs of the stair and elevator towers. The large art wall murals will be illuminated at night with evenly distributed wall wash fixtures.

**11. Utilize signage that supports Old Town character and function.**

- 11.1 Incorporate signage that complements development design and the surrounding area.
- 11.2 Coordinate sign locations with building and landscape design to ensure visibility
- 11.3 Provide permanent business signage at the primary street frontage.
- 11.6 Illuminate wall signs with indirect lighting from a shielded light source.

The signage has been carefully designed to complement the building design. Permanent business signage is provided above the storefronts along the street frontage, and the project name is prominently provided above the main entrance.

## **BUILDING DESIGN**

### **BUILDIGN MASS, FORM AND SCALE**

**12. Design Buildings to compliment the exiting development fabric.**

- 12.1 Provide compatible transition in building scale, height, and mass.
- 12.2 Although new buildings may be different sizes, design the first few stories to visually relate to adjacent buildings and the surrounding context, by integrating architectural elements and design details of similar scale and proportion.
- 12.4 Utilize building form as the primary method to make compatible transitions between different Development Types, internal to the Old Town boundary.

The Clayton on Earl is designed within the prescribed setback and stepback planes of the ordinance, which considers adjacent different development types. The building defines the Downtown Boundary, and transitions harmoniously to the surrounding neighborhood, by stepping down from 4 stories in the middle to 3 stories along the street frontage.

**13 Reduce apparent building size and mass**

- 13.1 Reducing apparent size and mass of buildings through architectural design that subdivides the building into horizontal components consisting of a base, middle, and top is preferred.
- 13.2 Incorporate setbacks and stepbacks into building design to reduce their visual impact.
- 13.3 Subdivide large building mass through the addition of architectural features and material articulation
- 13.4 Utilize building form as the primary method to make compatible transitions between different Development Types, internal to the Old Town boundary. Avoid long or continuous blank wall planes and monotonous wall treatments. Incorporate projections, recesses, or other architectural variation into wall planes to provide strong shadows and visual interest and help the eye divide the

- building into smaller parts.
- 13.5 Provide physical and visual access points every 100- to 300-feet, subdividing building mass at regular vertical intervals.

The building design is clearly subdivided into horizontal components of base, middle and top. The first floor includes continuous storefront, exposed concrete columns, burnt wood metal siding and a variety of integrally colored masonry walls, in sharp contrast to the lighter stucco portion of the building above. The balconies are recessed into the building, and the back wall is clad with simulated wood metal panels, sharply dividing the building into smaller vertical parts. The middle section of the building is recessed substantially from the ends and corner providing visual relief to the building mass along the street frontage.

## **PARKING**

### **15. Design parking facilities that fit within the surrounding context.**

Parking facilities, as infrastructure assets, support the civic, business, and residential functions within Old Town. The design of these facilities should also contribute to the architectural and urban design of the neighborhood in which they are located.

15.2 When developed above-grade, design the parking structure to integrate into the neighborhood context:

- Delineate sections in the building design;
- Recess or offset the wall plane horizontally;

The proposed single level podium parking garage is located behind the commercial spaces and recessed to the back open space activity areas. Access to and from the garage is from the rear service drive. The only visible garage walls are recessed back substantially from the street as backdrop to the landscaped outdoor activity areas. These walls are designed with decorative mid-century modern breeze block for the full length and height, adding textural interest, and filtering any light from the garage into interesting lighting and shadow patterns.

## **ARCHITECTURAL ELEMENTS AND DETAILS**

### **16. Design building facades and architectural features to fit within the surrounding context**

- 16.1 Design similar floor to floor building heights to define the visual continuity of an area.
- 16.2 Align architectural features such as window bands, cornice lines, belt courses, moldings, and other features, as appropriate.
- 16.5 Outside of the Downtown Core, provide a continuous shaded walkway along pedestrian corridors.
- 16.6 Utilize variety in building design that integrates surface detail, articulated architectural features, and other elements that enrich character, visual interest, shadow, contrast, and color.

The floor-to-floor height is very similar to the Inspire Condos to the east. Windows, balconies, material, and color changes are lined up both horizontally and vertically to emphasize the horizontal or vertical nature of the elements.

The building mass is extruded, recessed, and stepped in both the horizontal and vertical planes, providing relief, visual interest, shadow patterns and a multitude of separately identifiable components, accentuated by change in material, texture and color of the different components.

### **17. Design buildings that are inviting**

Building design should be to human scale, and add interest to the pedestrian experience.

- 17.1 Activate the ground floor of buildings to provide interest and a safer pedestrian environment.
- 17.2 Provide a clearly defined public entrance to the building façade that reflects the existing scale of surrounding building entrances
- 17.3 Orient the main entrance of a building toward the street.
- 17.4 Provide frequent building entrances to minimize blank walls and other dead spaces.  
For Type 2 Developments, incorporate at least one entrance for every 30-50 feet of building frontage, but not to exceed 100 feet.

Commercial office storefront and wide shaded sidewalks is provided along majority of the building frontage. Storefront entrances are placed 30 feet or less apart. The front entrance is oriented towards Earll Dr, and clearly defined by the building façade treatment and signage.

## **MATERIALS**

### **18. Use context appropriate materials, colors, and textures in Old Town development.**

- 18.1 Use materials with colors and coarse textures that are associated with the desert southwest.
- 18.2 Use materials that complement the existing area in texture, finish, scale, color, and other design aspects.
- 18.6 Exterior finish materials such as concrete, brick, and tile to be left in their natural color or colored integrally, as opposed to being painted, stained or coated
- 18.8 Changes in paint color, building material, and/or texture that occur with a change in horizontal wall plane, or with strongly pronounced scoring, expansion joints, reveals or other similar wall details are encouraged.
- 18.9 Vertically-stacked materials ordered by perceived material weight, with the “heaviest” materials at the bottom, and the “lightest” materials towards the top, are encouraged. This ordering method contributes to the appearance of the building being anchored to the ground plane, and upper levels being supported by the building base.

The design includes a variety of context appropriate materials, colors, and textures, including exposed concrete, exposed and integrally colored masonry, metal siding, steel and stucco, all of which complement the existing area. Changes in color, material and texture are emphasized between the base and upper floors of the building.

## Scottsdale's Sensitive Design Principles

The proposed development will embrace and implement the following Sensitive Design Principles, that improve and reinforce the quality of design in the community:

1. The design character of any area should be enhanced and strengthened by new development.

The design complements and significantly enhances the existing urban fabric of the surrounding area. Color and materials have been carefully selected to complement the existing context, as well as to provide a unique identity.
  
5. The design of the public realm, including streetscapes, parks, plazas and civic amenities, is an opportunity to provide identity to the community and to convey its design expectations.
  - Streetscapes should provide continuity among adjacent uses through use of cohesive landscaping, decorative paving, street furniture, public art and integrated infrastructure elements.

The building has a demanding, yet sophisticated street presence that will provide a unique and attractive streetscape. The proposed project is a natural fit and compliments the fabric of existing land uses found within the area. The proposed development will promote an integrated, sustainable character for the area with a strong live, work and play component.
  
6. Developments should integrate alternative modes of transportation, including bicycles and bus access, within the pedestrian network that encourage social contact and interaction within the community.

The site is located within close proximity to abundant retail, restaurant and services, to create a sustainable, walk friendly environment that takes advantage of the huge employment and service base in the vicinity of the property. The design encourages residents to walk, bike and utilize transit opportunities. The adjacent streets provide a framework for pedestrian and bicycle connections between the project and other surrounding land uses.
  
7. Development should show consideration for the pedestrian by providing landscaping and shading elements as well as inviting access connections to adjacent developments.

The design provides elements that cater to the pedestrian through the use of building character, connectivity, landscaping, hardscape, and lighting.  
The site is ideally located within close walking distance to abundant retail, restaurant, entertainment, and services, to create a sustainable, walk friendly environment.  
Multiple pedestrian connections are provided from the building to the new 8' wide city sidewalk shaded with trees.
  
8. Buildings should be designed with a logical hierarchy of masses:
  - To control the visual impact of a building's height and size
  - To highlight important building features, such as the building entry.

The building mass is extruded, recessed, and stepped in both the horizontal and vertical planes, providing relief, visual interest, and a multitude of separately identifiable components. The front entrance is oriented towards the street, and clearly defined by the building façade and signage.

9. The design of the built environment should respond to the desert environment:

- Interior spaces should be extended into the outdoors both physically and visually when appropriate

Large, recessed balconies and patios are a very important component of the design and building character. Ranging in size from 90 to over 400 SF, these balconies and patios become outdoor living extensions of the units.

- A variety of textures and natural materials should be used to provide visual interest and richness, particularly at the pedestrian level. Materials should be used honestly and reflect their inherent qualities

Color and materials have been carefully selected to complement the architectural design and the existing context, using a variety of materials and textures, including exposed concrete, exposed and integrally colored masonry, metal siding, laser fiber cement panels, steel and stucco.

- Features such as shade structures, deep roof overhangs and recessed windows should be incorporated.

The design includes deep roof overhangs, as well as several shade structures of varying sizes at different floor levels.

10. Developments should strive to incorporate sustainable and healthy building practices and products.

The Clayton on Earll incorporates sustainable planning and design using durable materials that are locally sourced and require minimal maintenance, such as exposed integrally colored masonry, cast in place concrete, locally manufactured aluminum siding, and integrally colored stucco.

The Clayton incorporates green building strategies using building orientation, solar shading, landscaping, fully recessed and covered balconies, and deep roof overhangs. The development anticipates achieving a high level of sustainability, exceeding the energy efficiency prescribed by the Scottsdale Green Building Code.

11. Landscape design should respond to the desert environment by utilizing a variety of mature landscape materials indigenous to the arid region.

- The character of the area should be emphasized through the careful selection of planting materials in terms of scale, density, and arrangement
- The landscaping should compliment the built environment while relating to the various uses.

12. Site design should incorporate techniques for efficient water use by providing desert adapted landscaping and preserving native plants.

The landscape palette has been selected to complement the architecture and surrounding area. Native & low water use plants have been chosen to provide a large variety of texture and form. Plant selection specifically includes plants that are used by neighboring properties to help create a consistent neighborhood theme. Shade trees with large canopies are strategically placed to provide maximum shade coverage along Pedestrian walkways. Understory plantings have been selected to provide seasonal interest with a variety of bloom periods.

13. The extent and quality of lighting should be integrally designed as part of the built environment.

The lighting will be carefully designed to minimize glare, excessive brightness and visual hot spots. Safety and security lights will be provided for the parking areas behind the building. Indirect Up/down accent lighting is provided at all ground level storefronts, and the upper level balconies, highlighting their wood paneled walls. All on site lighting is energy efficient LED with consistent 3000K color throughout. Wall grazing accent lighting is provided to accentuate the verticality and shadow reliefs of the stair and elevator towers. The large public art wall murals will be evenly illuminated at night with wall wash lighting fixtures.

14. Signage should consider the distinctive qualities and character of the surrounding context in terms of size, color, location and illumination.

- Signage should be designed to be complementary to the architecture, landscaping and design theme for the site, with due consideration for visibility and legibility.

The project identification signs compliment and are an integral part of the architectural design.

## Conclusion

This request is for a rezoning of 5 contiguous parcels, from **C-2 DO** (Central Business Downtown Overlay) to **D/DMU-2 DO** (Downtown / Downtown Multiple Use, Type 2, Downtown Overlay) on approximately 3 Gross acre site, located on the Northwest corner of Earll Dr. and Civic Center Plaza, on the border of Old Town Scottsdale.

This proposed project is a true Mixed-Use development that will contain 6,300 SF of commercial space. The entire ground floor is dedicated to commercial uses and outdoor activity areas. The upper floors 2-4 will include 89 living units, a mix of 1- and 2-bedroom units, ranging in size from 850-1350 SF. Associated amenity areas will be included on the deck park overlooking Earl Dr. and the pool amenity area at ground level. Majority of the required parking will be provided in a podium parking garage at grade, tucked behind the commercial offices and amenity areas fronting the streets.

The proposed development achieves a wide range of goals including revitalizing an underutilized property, integrating high-quality, high-design, vibrant architecture and site planning to the area, and creating pedestrian synergy that will complement the surrounding land uses, and contribute to the live/work/play land use balance promoted by the Old Town Scottsdale Character Area Plan.

The development of this site will continue the revitalization of the surrounding community and provide attractive new housing options. It will also be a catalyst for future redevelopment in the area. Reinvestment and redevelopment in this mature area of the city is critical to its future success.

The development team is committed to delivering a sustainable development that will enrich and revitalize the character and success of the surrounding area and of the City of Scottsdale in general.

This application includes a range of exhibit including the site plan, elevations, perspective views, and landscape plans that demonstrate the character and high-level of design proposed for this site



1 North Elevation  
1/16" = 1'-0"



2 East Elevation  
1/16" = 1'-0"



3 South Elevation  
1/16" = 1'-0"



4 West Elevation  
1/16" = 1'-0"

**KEYNOTES**

- BUILDING/TENANT SIGNAGE - UNDER SEPARATE PERMIT AND SUBMITTAL
- 12" ADDRESS NUMBERS - INDIVIDUALLY MOUNTED - COLOR BLACK
- WALL MOUNTED LIGHT FIXTURE - SEE ELECTRICAL/PHOTOMETRICS
- PAINTED MURAL - IMAGE BY SELECTED ARTIST - EXACT IMAGE TBD
- HIGH SPEED ROLLING DOOR - RYTECH SPIRAL LH - FACTORY FINISH SILVER
- 
- 
- 
- 
- 
- 

**GENERAL NOTES**

- ALL CONTROL JOINTS & REVEALS TO TERMINATE ON INSIDE CORNERS ONLY
- ALL STUCCO COLOR CHANGES TO TERMINATE ON INSIDE CORNERS ONLY
- PAINT ALL EXTERIOR MOUNTED ELECTRICAL AND MECHANICAL PANELS/BOXES TO MATCH ADJACENT SURFACE OF THE BUILDING.
- PAINT ALL VENTS, FLASHING, ETC. TO MATCH ADJ. BUILDING COLOR. U.N.O.
- ALL EXPOSED DRYER AND EXHAUST VENTS TO BE ALIGNED HORIZONTALLY AT EACH FLOOR, AND VERTICALLY (FROM FLOOR TO FLOOR) AND PAINTED TO MATCH ADJACENT STUCCO COLOR

**MATERIALS / COLORS**

**STUCCO**  
SYSTEM TO BE WESTERN 1-KOTE (CRS) OVER 1" INSULATION BOARD, WITH FINE INTEGRAL COLORED FINISH TO MATCH PAINT COLOR SPECIFIED. SYSTEM TO BE INSTALLED OVER TYVEK WATER RESISTIVE BARRIER PER THE FOLLOWING EVALUATION REPORTS:  
UES-382 WESTERN 1-KOTE STUCCO SYSTEM  
ESR-2875 DUPONT TYVEK STUCCOPAP

A1	MAIN FIELD	P1	DE6229	FOGGY DAY	LRV 70
A2	ACCENT	P2	DET625	RECLAIMED WOOD	LRV 47
A3	ACCENT	P3	DES377	BOAT ANCHOR	LRV 14
A4	ACCENT	P4	DE5229	CLAY TERRACE	LRV 29

**ALUMINUM DOORS AND WINDOWS:**  
B1 RESIDENTIAL ALUMINUM WINDOW AND/OR SLIDING GLASS PATIO DOORS  
MILGARD 4200 THERMALLY IMPROVED ALUMINUM - BRONZE ANODIZED  
WINDOWS TO HAVE DUAL INSULATED GLAZING WITH SUNCOAT LOW-E  
MIN. U-FACTOR: 0.41 - MIN. SHGC: .31  
B2 STOREFRONT DOOR/WINDOW SYSTEM  
ARCADA 48" STD DARK BRONZE ANODIZED  
STOREFRONT GLAZING TO BE 1" DUAL INSULATED CLEAR GLAZING  
MIN. U-FACTOR: 0.50 FIXED / .85 ENTRANCE DOOR MIN. SHGC: 0.25

**MASONRY: SUPERFINE PRESSION, INTEGRAL COLOR, RAKED JOINTS**

C1	8X4X16	PEBBLE BEACH		
C2	8X4X16	BLACK MOUNTAIN		
C3	10X4X16	PEBBLE BEACH	OFFSET CORE SHADOW BLOCK	
C4	4X12X12	PEBBLE BEACH	SQUARE ON SQUARE DECORATIVE BLOCK	

**METAL PANEL SIDING:**

D1	WOOD GRAIN SIDING	FASTPLANK	6" PLANK	LIGHT CHERRY D2
D2	WOOD GRAIN SIDING	WESTERN STATES MR	8" PLANK	BURNED WOOD

**METAL PANEL: CUSTOM**

D4	BALCONY ROOF AND POOLIM EDGE	DARK BRONZE ANODIZED ALUMINUM		
----	------------------------------	-------------------------------	--	--

**BALCONY RAILING AND REFUGE GATE SCREEN PANELS: EQUITONE FIBER CEMENT PANELS**

E1	CUT TO SIZE	EQUITONE (TECTIVA)	COLOR TE 85	
----	-------------	--------------------	-------------	--

**CONCRETE: CAST IN PLACE**

F1	COLUMN	SMOOTH	NATURAL GRAY	
F2	COLUMN	SMOOTH	PAINTED PS DETERAS OASIS	LRV 29
F3	BUILDING WALL	SMOOTH	NATURAL GRAY	
F4	RETAINING WALL	TEXTURED	NATURAL GRAY	

**FITZGERALD FORMLINERS: PATTERN 18927 GRAPE STAKE, ROUGH SPLIT PLANK - VERTICAL**

**STEEL:**

G1	RAILING/GUARDRAIL	PAINTED PS	DE6385	BLACK BEAN	LRV 7
G2	SHADE CANOPY	PAINTED PS	DE6385	BLACK BEAN	LRV 7
G3	GATE	PAINTED PS	DE6385	BLACK BEAN	LRV 7
G4	COLUMN	PAINTED PS	DE6385	BLACK BEAN	LRV 7
G5	BEAM	PAINTED PS	DE6385	BLACK BEAN	LRV 7

**DOORS:**

H1	HOLLOW METAL DOOR	PAINTED P1	DE6226	FOGGY DAY	LRV 70
H2	HOLLOW METAL DOOR	PAINTED P2	DET625	RECLAIMED WOOD	LRV 47
H3	HOLLOW METAL DOOR	PAINTED P3	DES377	BOAT ANCHOR	LRV 14
H5	HOLLOW METAL DOOR	PAINTED P5	DE6385	BLACK BEAN	LRV 7

**KEY PLAN**

**K & I HOMES, LLC**  
6524 N 4TH STREET  
PHOENIX, AZ 85012  
PH: 602-505-2825

**The CLAYTON**  
On Entry  
Scottsdale, AZ

**Revisions**

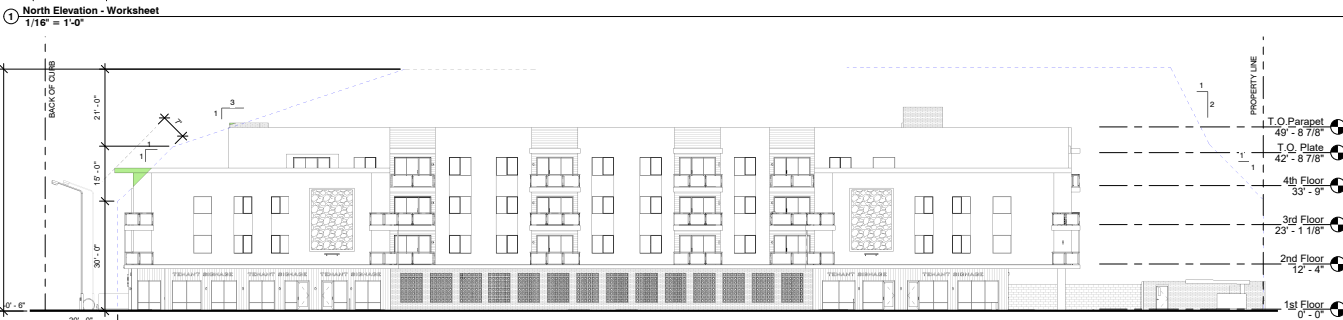
#	Description	Date

OWNERSHIP OF DOCUMENTS  
DRAWINGS AND SPECIFICATIONS AS INSTRUMENTS OF SERVICE ARE HEREBY RELEASED TO THE PROPERTY OF THE ARCHITECT OR OTHERS THE PROJECT FOR WHICH THEY WERE PREPARED. EXCLUDED OR NOT, THEY ARE NOT TO BE USED ON OTHER PROJECTS OR BY AGREEMENT IN WRITING AND WITH APPROPRIATE CONSENT FROM TO A-1.  
HOMES, LLC

JOB NUMBER: 2303  
ISSUE DATE: 07/26/24

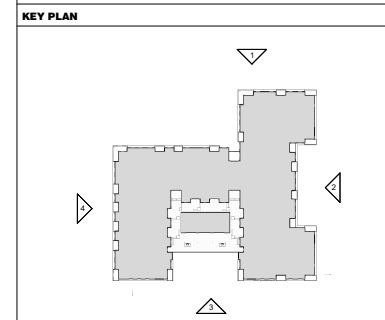
**NOTED FOR CONSTRUCTION**

1-2024  
K. SIMON  
SHEET TITLE:  
**Elevations**  
SHEET NUMBER:  
**A3.1**  
Re-Zone



- LEGEND**
- INDICATES ALLOWABLE EXCEPTIONS TO BUILDING STEPBACK STANDARDS PER SUBSECTION 5.3006.1.2 (EAVES, PARAPETS, CANOPIES, BALCONY WALLS AND RAILINGS) AND 5.3006.1.4 (STAIRS AND ELEVATORS).
  - INDICATES ALLOWABLE EXCEPTIONS TO BUILDING STEPBACK STANDARDS PER SUBSECTION 5.3006.1.3 (PROJECTIONS).

- GENERAL NOTES**
- FINISH FLOOR ELEVATION OF 0'-0" ESTABLISHED AT 18" ABOVE AVERAGE TOP OF CURB ALONG STREET FRONTAGE.  
AVERAGE TOP OF CURB ALONG EARLL DRIVE = 1237.17  
BUILDING HEIGHT MEASURED FROM FFE = 1238.50  
STEPBACK PLANE SHOWN STARTING AT 4" BELOW
  - AVERAGE TOP OF CURB ALONG CIVIC CENTER PLAZA = 1237.00  
BUILDING HEIGHT MEASURED FROM FFE = 1238.50  
STEPBACK PLANE SHOWN STARTING AT 4" BELOW



**K & I HOMES, LLC**  
6524 N 47TH STREET  
PHOENIX, AZ 85012  
PH: 602-505-2825



**Clayton**

**The CLAYTON**  
On Earll  
Scottsdale, AZ

**Revisions**

#	Description	Date

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JOB NUMBER: 2303  
ISSUE DATE: 07/26/24

SHEET TITLE:  
**Elevation Worksheet**

SHEET NUMBER:  
**A3.3**

Re-Zone



① 3D View - Overall from NW  
12" = 1'-0"



② 3D View - Overall from SE  
12" = 1'-0"

K & I HOMES, LLC

6524 N 4TH STREET  
PHOENIX, AZ 85012  
PH: 602-505-2825



Clayton

The CLAYTON  
On Eastrl  
Scottsdale, AZ

Revisions

#	Description	Date

OWNERSHIP OF DOCUMENTS  
DRAWINGS AND SPECIFICATIONS AS INSTRUMENTS OF SERVICE ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT UNLESS THE PROJECT JOB WHICH THEY WERE PREPARED IS EXCLUDED OR NOT. THEY ARE NOT TO BE USED ON OTHER PROJECTS OR BY AGREEMENT IN WRITING AND WITH APPROPRIATE COMPENSATION TO K & I HOMES, LLC.

JOB NUMBER: 2303  
ISSUE DATE: 05/31/24



SHEET TITLE:  
3D Views

SHEET NUMBER:

A3.2

Re-Zone



RENDER VIEW - FROM SW



RENDER VIEW - FROM NW



RENDER VIEW - FROM SE



RENDER VIEW - EARLL DR. FRONTAGE - FROM SE

K & I HOMES, LLC

6524 N 4TH STREET  
PHOENIX, AZ 85012  
PH: 602-501-2828



Clayton

The CLAYTON  
On Earll  
Scottsdale, AZ

Revisions

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JOB NUMBER: 2303  
ISSUE DATE: 05/31/24

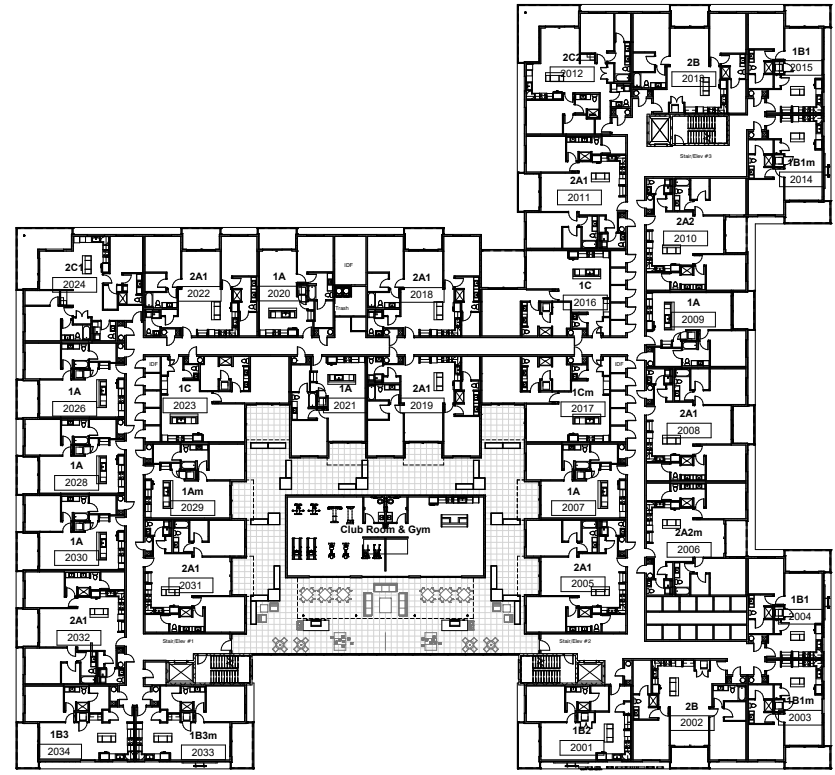
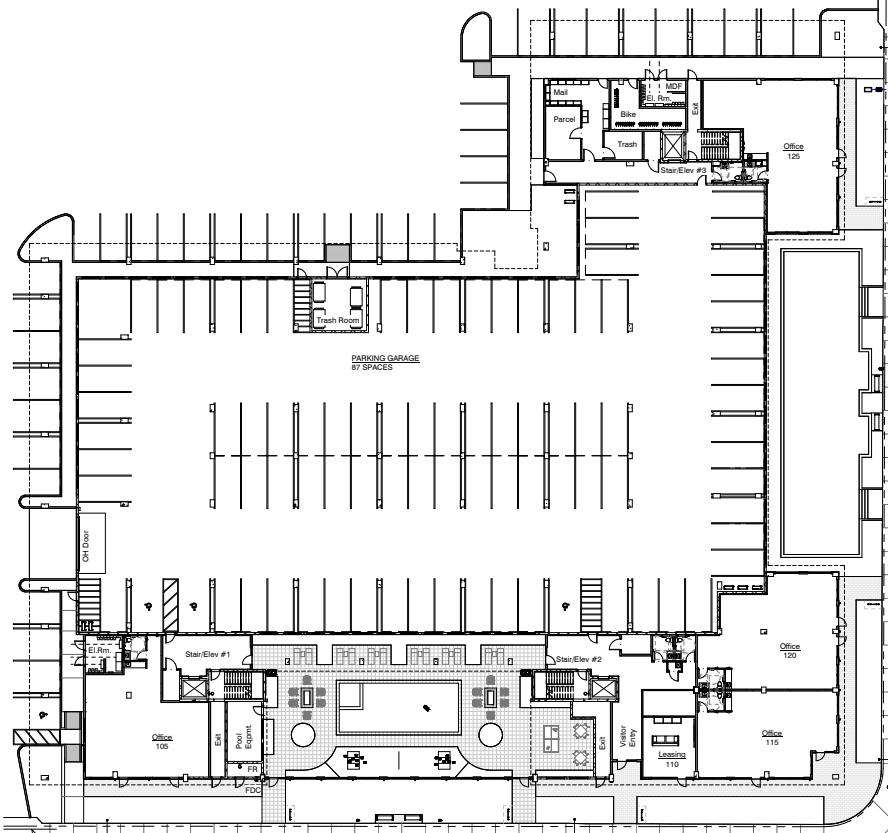
NOTED  
CORRECTED  
K. SIMON  
K. Simon

SHEET TITLE:  
Renderings

SHEET NUMBER:

A4.1

Re-Zone




1 1st Floor Plan  
1" = 20'-0"

SCALE: 0" = 1" = 30'-0"  
0 15'-0" 30'-0" 60'-0"

2 2nd Floor Plan  
1" = 20'-0"

**K & I HOMES, LLC**  
6524 N 4TH STREET  
PHOENIX, AZ 85012  
PH: 602-505-5825




**Clayton**

**The CLAYTON**  
On Esrlri  
Scottsdale, AZ

Revisions		
#	Description	Date

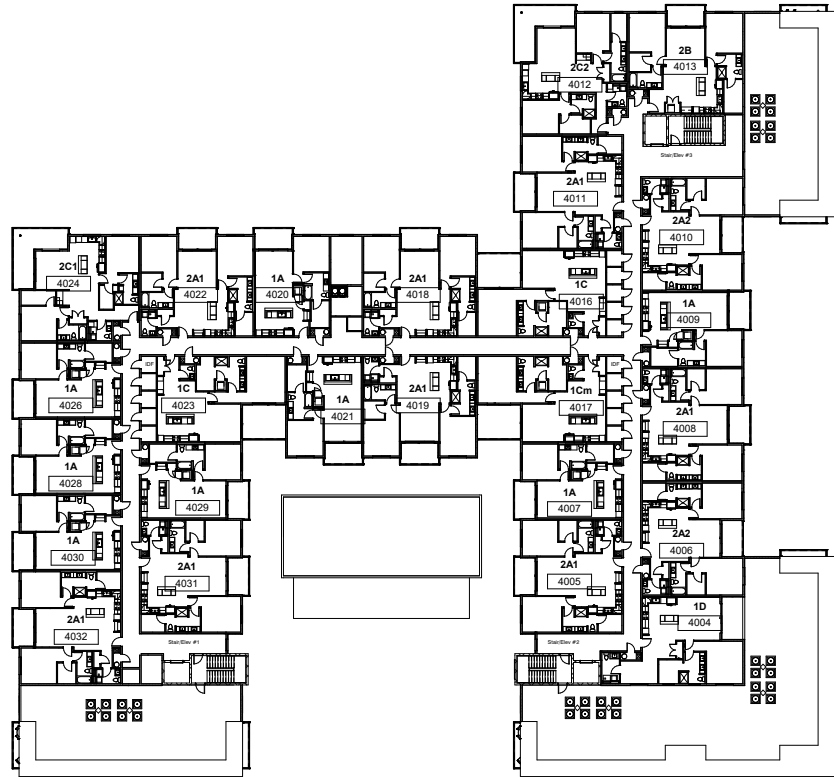
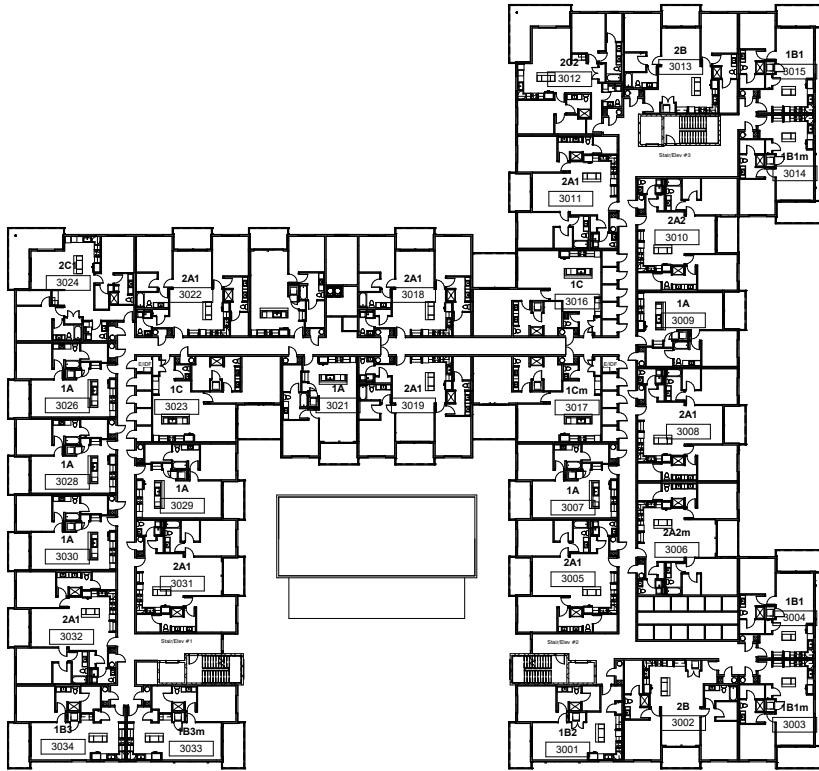
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JOB NUMBER: 2303  
ISSUE DATE: 07/26/24



*K. S. Gussakov*  
SHEET TITLE:  
**1st & 2nd Floor Plans**  
SHEET NUMBER:  
**A2.1.1**

Re-Zone



1 3rd Floor Plan  
1" = 20'-0"

SCALE: 0" = 1" = 30'-0"  
0' 10' 20' 30' 40' 50' 60' 70' 80' 90'

2 4th Floor Plan  
1" = 20'-0"

K & I HOMES, LLC  
6524 N 4TH STREET  
PHOENIX, AZ 85012  
PH: 602-505-2825



Clayton

The CLAYTON  
On Enrll  
Scottsdale, AZ

Revisions		
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OWNERSHIP OF DOCUMENTS  
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JOB NUMBER: 2303  
ISSUE DATE: 07/26/24



SHEET TITLE:  
3rd & 4th Floor Plans

SHEET NUMBER:  
**A2.1.2**

Re-Zone

# THE CLAYTON ON EARLL 7300 E EARLL DRIVE, SCOTTSDALE, AZ 85521

## PROJECT TEAM

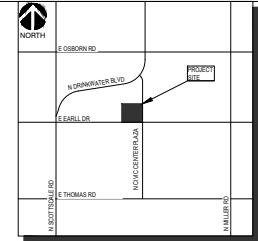
**OWNER / DEVELOPER**  
CLAYTON COMPANIES  
7340 E MAIN STREET ST #200  
SCOTTSDALE, ARIZONA 85251  
CONTACT: MAX FRENKEL  
PHONE: (480) 941-2269  
EMAIL: MAX@CLAYTONCOMPANIES.COM

**ARCHITECT**  
K&I HOMES, LLC  
6521 N 4TH ST  
PHOENIX, ARIZONA 85012  
CONTACT: KRISTJAN SIGURDSSON  
PHONE: (602) 505-2525  
EMAIL: KRISTJAN@KANDIHOMES.COM

**LANDSCAPE ARCHITECT**  
WERK | URBAN DESIGN  
7520 E. 2ND STREET, SUITE 1004,  
SCOTTSDALE, AZ, 85251  
CONTACT: JESSE WESTAD  
PHONE: (602) 429-9922  
EMAIL: JESSE@WERKURBANDESIGN.COM

## PROJECT INFORMATION

ADDRESS: 7300 E EARLL DRIVE, SCOTTSDALE, AZ 85251  
EXST. ZONING: C-3 DO  
PROP. ZONING: DIDMU-2 DO  
A.P.N.: 130-21-001X, 130-24-002B, 130-21-002A, 130-21-007,  
130-21-003A TO BE COMBINED  
GROSS AREA 127,664 SQ. FT., 2.93 AC  
NET AREA 99,324 SQ. FT., 2.28 AC



**VICINITY MAP**  
CITY OF SCOTTSDALE  
N.T.S.

## PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL / COMMON NAME	PLANTING SIZE	CALIPER	HEIGHT	WIDTH	MATURE SIZE
<b>TREES</b>							
	6	Caesalpinia calcalco 'Smoothie' Thornless Cascalote	24" Box	1.0"-1.5"	5.0'-8.0'	3.0'-4.0'	15' x 15'
	21	Pistacia x 'Red Push' Pistache	48" Box	3.0"-4.0"	12.0'-14.0'	6.0'-8.0'	25' x 25'
	2	Sophora secundiflora Texas Mountain Laurel	36" Box	1.25"-2.0"	5.0'-6.0'	2.0'-3.0'	15' x 15'
	4	Ulmus parvifolia Evergreen Elm	36" Box	1.75"-2.5"	10.0'-12.0'	6.0'-8.0'	30' x 30'
<b>ACCENTS &amp; GRASSES</b>							
	24	Asclepias subulata Desert Milkweed	5 gal				
	6	Euphorbia antisyphilitica Candelilla	5 gal				
	99	Muhlenbergia capillaris 'Regal Mist' TM Regal Mist Muhly	5 gal				
	26	Muhlenbergia rigens Deer Grass	5 gal				
	16	Pedilanthus bracteatus Tail Slipper Plant	5 gal				
	34	Portulacaria afra Elephant Food	5 gal				
	7	Yucca pallida Pale Yucca	5 gal				
<b>GROUND COVER &amp; SHRUBS</b>							
	5	Bailey multiradiata Desert Marigold	5 gal				
	18	Calliandra eriophylla Fairy Duster	5 gal				
	13	Dodonaea viscosa Hop Bush	5 gal				
	20	Encelia farinosa Brittlebush	5 gal				
	125	Lantana montevidensis Purple Trailing Lantana	5 gal				
	93	Ruellia brittoniana Purple Ruellia	5 gal				
	30	Sphaeralcea ambigua 'Orange Crush' Orange Crush Desert Globemallow	5 gal				
	29	Sphagnetocola trilobata Yellow Dot	5 gal				
	5	Tecoma stans 'Gold Star' Yellow Bells	5 gal				
<b>GROUND COVERS</b>							
	2,739 sf	Lippia nodiflora 'Kurapia New White' Kurapia®	Plugs				

## HARDSCAPE SCHEDULE

SYMBOL	Site Furnishings DESCRIPTION	QTY
	BIKE RACK Anova Model: CIRCLEBRING Circle Powder Coated Bike Rack Inground Mount. Size: 32"H x 5"W x 36"L	5
<b>BENCH:</b>		
	Anova Model: INF24L6R Infinity Powder coated linear bench. Size: 19in. H x 24in. W x 72in. L Frame: Teal Texture Coated Slat: Mahogany Recycled Plastic	4
<b>Aggregate Surfacing</b>		
	TOPDRESS 1/2" Screened, 2" Depth Color: Mahogany	12,427 sf
<b>Athletic and Recreational Surfacing</b>		
	ARTIFICIAL TURF Product: Synfescue 60 Manufacturer: Synlawn	464 sf

## LANDSCAPE CALCULATIONS

ZONING: DIDMU-2 DO	REQUIRED TREES	REQUIRED SHRUBS PROVIDED
<b>STREET FRONTAGE</b> CIVIC CENTER PLAZA, 212 LF	8.48	N/A
1 Tree per 25 LF		10
<b>EARLL DR, 286 LF</b>	10.32	N/A
1 Tree per 25 LF		11
<b>SIGHT VISIBILITY TRIANGLE: Project Specifications</b> No shrubs >36" mature height		
<b>MINIMUM TREE SIZE</b>		
50% Min. 3-inch caliper (single trunk), Min. 1 1/2-inch caliper (multi trunk)	Confirmed	
Min. 15-gal		
<b>MINIMUM SHRUB SIZE</b>		
Min. 5-gal	Confirmed	
<b>PARKING LOT LANDSCAPE</b>		
1 island per 10 parking spaces	Confirmed	
<b>OVERLAY SPECIAL DISTRICTS:</b> Type 2 Old Town Medical District		

## SHEET INDEX

L0.00	LANDSCAPE COVER SHEET
L1.01	LANDSCAPE PLAN
L2.01	HARDSCAPE PLAN

## CITY OF SCOTTSDALE GENERAL LANDSCAPE NOTES

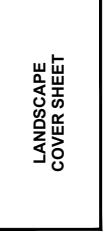
- AREAS OF DECOMPOSED GRANITE WITHOUT PLANT MATERIALS/GROUNDCOVERS SHALL NOT EXCEED DIMENSIONS OF MORE THAN 7 FEET IN ANY ONE DIRECTION, MEASURED BETWEEN PLANT CANOPIES AND/OR COVERAGE.
- A MINIMUM OF 50 PERCENTAGE (UNLESS OTHERWISE STIPULATED BY THE DEVELOPMENT REVIEW BOARD, AND/OR THE ZONING ORDINANCE 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'S CALIPER SIZE, FOR SINGLE TRUNK TREES THAT ARE TO 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 MULTIPLE TRUNK TREE'S CALIPER SIZE IS MEASURED AT 6" ABOVE THE LOCATION THAT THE TRUNK SPLITS ORIGINATES, OR 6" ABOVE FINISHED GRADE IF ALL TRUNKS ORIGINATE FROM THE SOIL.
- AREA WITHIN THE SIGHT DISTANCE TRIANGLES IS TO BE CLEAR OF LANDSCAPING, SIGNS, OR OTHER VISIBILITY OBSTRUCTIONS WITH A HEIGHT GREATER THAN 1.5 FEET. TREES WITHIN THE SIGHT TRIANGLE SHALL HAVE A SINGLE TRUNK AND A CANOPY THAT BEGINS 8 FEET IN HEIGHT UPON INSTALLATION. ALL HEIGHTS ARE MEASURED FROM NEAREST STREET LINE ELEVATION.
- NO TURF AREAS ARE TO BE PROVIDED.
- RETENTION/DETENTION BASINS SHALL BE CONSTRUCTED SOLELY FROM THE APPROVED CIVIL PLANS. ANY ALTERATION OF THE APPROVED DESIGN (ADDITIONAL FILL, BOLLERS, ETC.) SHALL REQUIRE ADDITIONAL FINAL PLANS STAFF REVIEW AND APPROVAL.
- ALL RIGHTS-OF-WAY ADJACENT TO THIS PROPERTY SHALL BE LANDSCAPED AND MAINTAINED BY THE PROPERTY OWNER.
- PRIOR TO THE ESTABLISHMENT OF WATER SERVICE, NON-RESIDENTIAL PROJECTS WITH AN ESTIMATED ANNUAL WATER DEMAND OF TEN (10) ACRE-FEET OR MORE SHALL SUBMIT A CONSERVATION PLAN IN CONFORMANCE WITH SECTIONS 49-245 THROUGH 49-248 OF THE CITY CODE TO THE WATER CONSERVATION OFFICE.
- TURF SHALL BE LIMITED TO THE MAXIMUM AREA SPECIFIED IN SECTIONS 49-245 THROUGH 49-248 OF THE CITY CODE AND SHALL BE SHOWN ON LANDSCAPE PLANS SUBMITTED AT THE TIME OF FINAL PLANS.
- NO LIGHTING IS APPROVED WITH THE SUBMITTAL.
- THE APPROVAL OF THESE PLANS RECOGNIZE THE CONSTRUCTION OF A LOW VOLTAGE SYSTEM AND DOES NOT AUTHORIZE ANY VIOLATION OF THE CURRENT CITY OF SCOTTSDALE ADOPTED ELECTRICAL CODE.
- THE LANDSCAPE SPECIFICATION SECTION(S) OF THESE PLANS HAVE NOT REVIEWED AND SHALL NOT BE PART OF THE CITY OF SCOTTSDALE'S APPROVAL.
- ALL SIGNS REQUIRE SEPARATE PERMITS AND APPROVALS.
- 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 QUANTITY PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY / LETTER OF ACCEPTANCE TO THE SATISFACTION OF THE INSPECTION SERVICES STAFF.
- ALL REVEGETATED NAOS SHALL BE WATERED FOR 3 YEARS. AT THE END OF 3 YEARS, THE IRRIGATION SYSTEMS TO THE REVEGETATED NAOS SHALL BE PERMANENTLY DISCONNECTED.
- NO IRRIGATION SHALL BE PROVIDED TO UNDISTURBED NATURAL AREA OPEN SPACE (NAOS) AREAS.
- PROVIDE THE NATURAL AREA OPEN SPACE (NAOS) AND LIMITS OF CONSTRUCTION (LOC) PROTECTION PROGRAM ON THE PLANS.

### NATURAL AREA OPEN SPACE (NAOS) AND LIMITS OF CONSTRUCTION (LOC) PROTECTION PROGRAM

- NO BUILDING, GRADING, OR CONSTRUCTION ACTIVITY SHALL ENCRUCH INTO AREAS DESIGNATED AS NAOS, OR OUTSIDE THE DESIGNATED LIMITS OF CONSTRUCTION ENVELOPE.
- ALL NAOS AND AREA OUTSIDE OF THE LOC SHALL BE PROTECTED FROM DAMAGE PRIOR TO, AND DURING CONSTRUCTION BY THE FOLLOW METHODS:
  - A REGISTERED LAND SURVEYOR SHALL STAKE ALL NAOS AND LOC DISTURBANCE BASED ON THIS EXHIBIT.
  - THREE (3) FOOT TALL STEEL REBAR, OR CITY OF SCOTTSDALE INSPECTION SERVICES APPROVED SIMILAR, SHALL BE SET ALONG THE NAOS AND LOC, AND CONNECTED WITH GOLD ROPING BY THE CONTRACTOR PRIOR TO ANY CLEARING OR GRADING.
  - ALL CACTUS SUBJECT TO THE CITY OF SCOTTSDALE'S NATIVE PLANT ORDINANCE DIRECTLY ADJACENT, WITHIN TWO FEET, OF THE NAOS AND LOC LINE SHALL BE FENCED WITH WIRE FENCING TO PREVENT DAMAGE.
  - THE CONTRACTOR SHALL MAINTAIN THE STAKING, ROPING, AND FENCING INTACT DURING THE DURATION OF THE CONSTRUCTION ACTIVITY.
- THE CONTRACTOR SHALL REMOVE STAKING, ROPING, AND FENCING AFTER RECEIPT OF THE LETTER OF ACCEPTANCE/CERTIFICATE OF OCCUPANCY FROM THE CITY OF SCOTTSDALE FOR ALL CONSTRUCTION WORK.



REV	DESCRIPTION	DATE	APP



THE CLAYTON ON EARLL  
PREPARED FOR  
7300 E EARLL DRIVE  
SCOTTSDALE  
ARIZONA

PROJECT No. 24010

SCALE (H) AS SHOWN

SCALE (V) NONE

DRAWN BY JSE

DESIGN BY JSE

CHECK BY JAW

DATE 08/05/24

1 OF 3 SHEETS







**Traffic Impact Statement**  
The Clayton

2<sup>nd</sup> Submittal

Northwest Corner of Civic Center  
Plaza and Earll Drive

Scottsdale, AZ

For Submittal to:  
City of Scottsdale

August 2024

1130 N Alma School Road, Suite 120  
Mesa, AZ 85201  
o: 480.503.2250

ATTACHMENT #14

## PRINCIPAL FINDINGS AND RECOMMENDATIONS

- ❖ Full build-out of the proposed 'The Clayton' development is anticipated to generate 483 weekday daily trips (entering/exiting) with 44 trips (entering/exiting) during the AM peak hour and 52 trips (entering/exiting) during PM Peak Hour.
- ❖ The proposed mixed-use development is anticipated to generate 610 less daily trips (entering/exiting), 33 less AM peak hour trips (entering/exiting) and 57 less PM peak hour trips (entering/exiting) than the existing development. The proposed development will generate less trips than the existing land use, and is therefore not expected to have a significant impact on the current operation of the adjacent street system.
- ❖ An improved driveway is proposed on Earll Drive at the same location as the existing west driveway. The existing east driveway on Earll Drive will be removed. A second site driveway is proposed on Civic Center Plaza/74<sup>th</sup> Street towards the north end of the site. The two existing driveways on Civic Center Plaza will be removed.
- ❖ Earll Drive and Civic Center Plaza are both local streets with posted speed limits of 25 mph and 30 mph respectively. Due to the projected minimal turn volumes and local street environment, dedicated turn lanes at the site driveways are not recommend.



K&I Homes, LLC

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CITIZEN REVIEW REPORT UPDATE - ZN

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August 14, 2024

via email: [jbarnes@scottsdaleaz.gov](mailto:jbarnes@scottsdaleaz.gov)

Jeff Banes  
Senior Planner  
City of Scottsdale

RE: The CLAYTON on Earll  
3-ZN-2024

This report is to update you on our Citizen Review efforts regarding the above referenced project, since our initial zoning submittal. As the scope of the project had been significantly revised/reduced from our initial open house meeting to 1<sup>st</sup> submittal, as outlined in our previously submitted citizen review report, a second open house meeting was scheduled to present the revised project design to the neighbors and other interested parties.

A. Details of Methods used to involve the public are included as attachments.

Property owners and HOA's within a 1250' radius of the site, as well as other Interested Parties were notified via 1<sup>st</sup> class letter mailed 8/2/2024.

The 'Project Under Consideration' sign was updated with the new open house date on 8/2/2024.

Neighborhood Open House Meeting was held:

Date: [Tuesday, August 13, 2024](#)  
Time: [5:30 PM](#)  
Location: [The Eleanor](#)  
[3207 N Hayden Rd, Scottsdale AZ 85251](#)

Prior to the Open House Meeting, since our 1<sup>st</sup> submittal, no inquiries have been received via phone and/or email.

B. A summary of comments, issues, concerns and problems expressed by citizens during the process:

3 people attended our second Open House Meeting (sign-in sheet attached).  
2 are current council members, and the other a neighbor that resides in the Inspire on Earll condominiums located at 7300 E Earll, directly to the West of the proposed site. We provided an overview of the project and changes that have been made since our initial open house meeting. then opened for questions and discussion. The meeting lasted around 45 min.

The two council members in attendance appeared supportive or at least neutral to the proposed project.

Our neighbor to the West is still opposed, mainly because these are proposed rentals, and not condos. The pros and cons were discussed again.

No further comments or inquiries have been received since the open house meeting.

Sincerely,



---

Kristjan Sigurdsson, Principal  
K&I Homes, LLC

Attachments: - Copy of Notification Letter  
- Updated Sign Photos  
- Open House Sign in Sheet



K & I Homes, LLC

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NOTIFICATION LETTER – ZN2

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Date: August 2, 2024

To: ***Property Owner, Neighborhood HOA, or other Interested Party***

RE: Notification of Project Under Consideration  
**The Clayton on Earll**

The purpose of this letter is to inform you that K&I Homes, on behalf of owner/developer 'The Clayton-Companies', has filed an application to re-zone five parcels of land, totaling approximately 2.3 Net Acres, located on the NWC of Earll Dr & Civic Center Plaza. The application is scheduled to be filed on or before May 10, 2024.

We would like to invite you to a neighborhood meeting to discuss the proposed development project and the rezoning request. This is a 2<sup>nd</sup>/follow-up meeting to our initial neighborhood meeting held on 4/16/24. The height and density of the proposed project have been significantly reduced.

The meeting will be held on ***Tuesday, August 13, 2024, at 5:30 PM at 'The Eleanor', 3207 N Hayden Rd, Scottsdale, AZ 85251.***

Attached is a copy of the General Plan Land Use, Existing and Proposed Zoning Exhibit, proposed Site Plan, as well as overall perspective views of the project. The following describes our request:

***Existing use:*** *The existing site is zoned C-2 DO (Central Business – Downtown Overlay) and contains four old office buildings and associated parking. All existing buildings and site improvements are scheduled to be demolished and removed as part of this development.*

***Proposed change:*** *The proposed D/DMU-2 DO (Downtown / Downtown Mixed-Use Type 2 Downtown Overlay) is for a mixed-use office/residential project that will include 89 living units, in a 3-4 story building..*

Please be advised that meetings and hearings before the City of Scottsdale Planning Commission and Design Review Board are planned to review this case. Specific meeting and hearing dates

have not yet been set, but will be posted on site once determined, at least 20 days prior to each hearing date.

The City of Scottsdale Planner assigned to this case is Jeff Barnes and you may contact him at 480-312-2376 or via email [jbarnes@scottsdaleaz.gov](mailto:jbarnes@scottsdaleaz.gov). The City Case File number (Pre-Application number) is 76-PA-2024. Once officially submitted, the case file may be viewed on the city website <http://www.scottsdaleaz.gov/projects/projectsinprocess>

I would be happy to answer any questions or hear any concerns that you may have regarding this proposal. You may reach me at **602-505-2525** or via email [kristjans@kandihomes.com](mailto:kristjans@kandihomes.com)

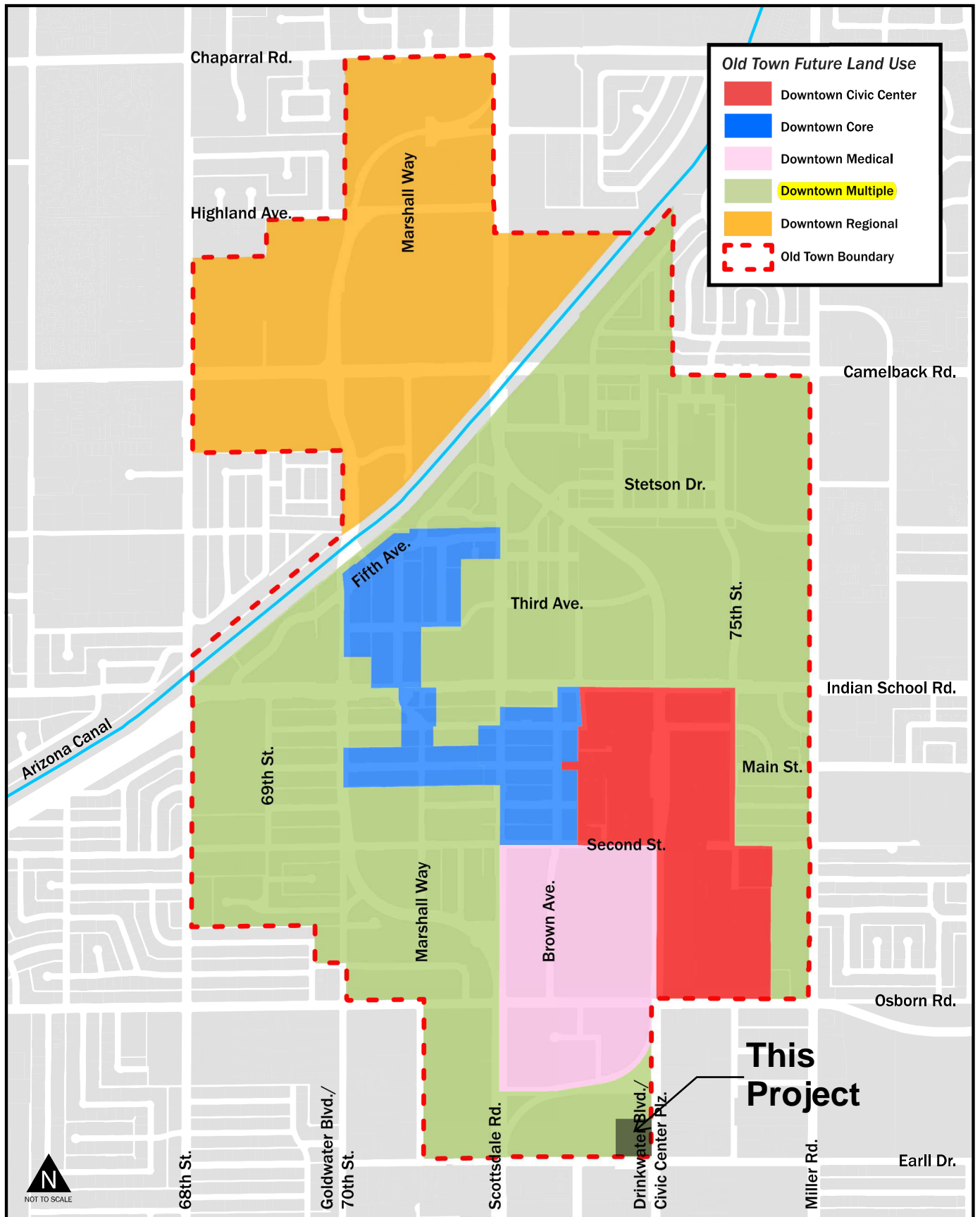
Sincerely,



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Kristjan Sigurdsson, Principal  
K&I Homes, LLC

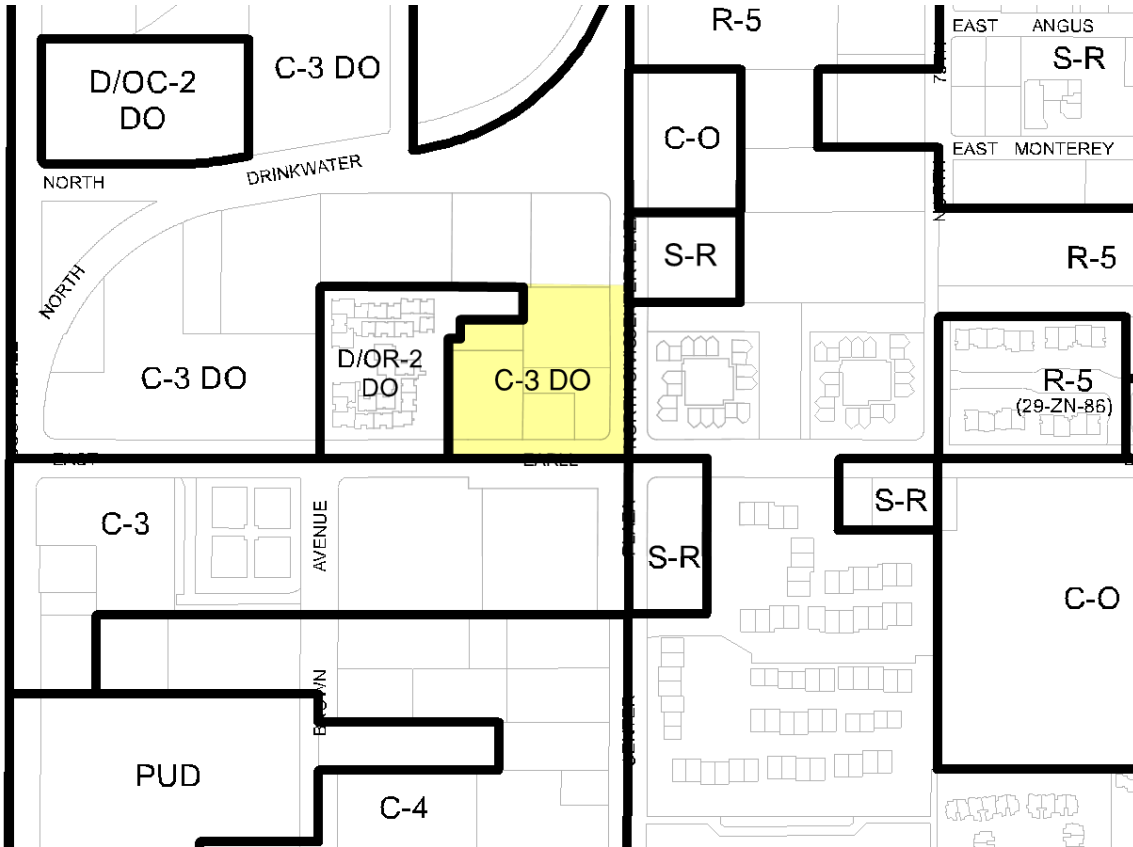
Attachments: General Plan Land Use & Zoning Exhibit  
Proposed Site Plan  
3D Concept View of proposed building



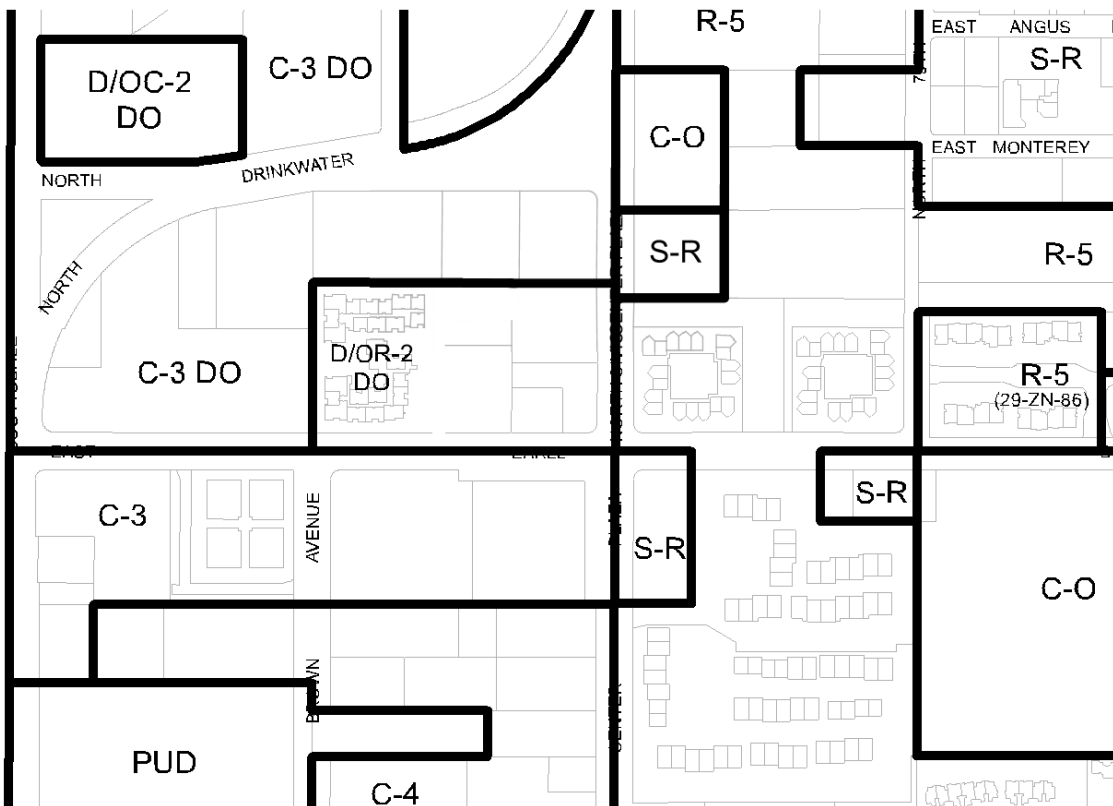
Notice: This document is provided for general information purposes only. The City of Scottsdale does not warrant its accuracy, completeness, or suitability for any particular purpose. It should not be relied upon without field verification. Map not to scale.

Map 2 - Old Town Future Land Use

## Existing Zoning



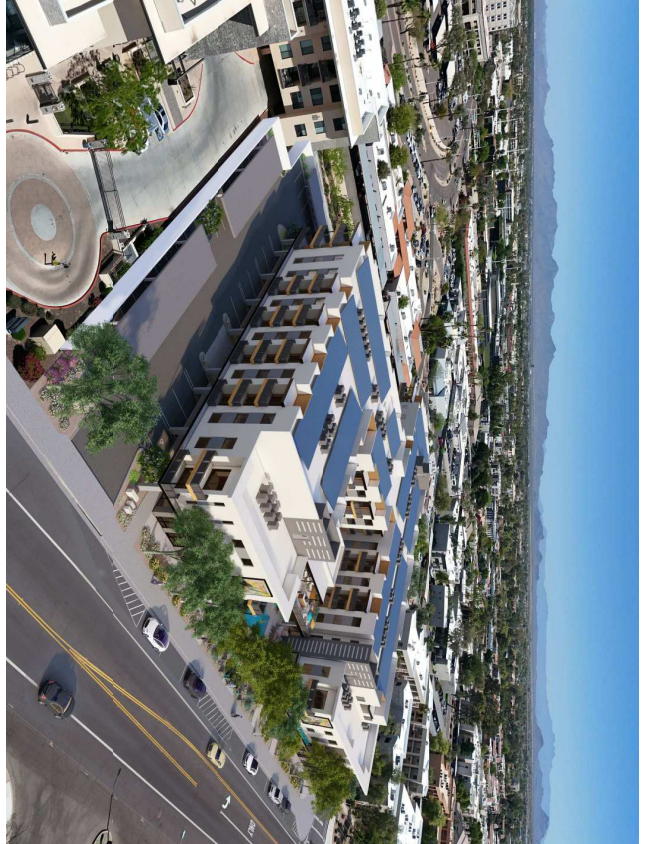
## Proposed Zoning







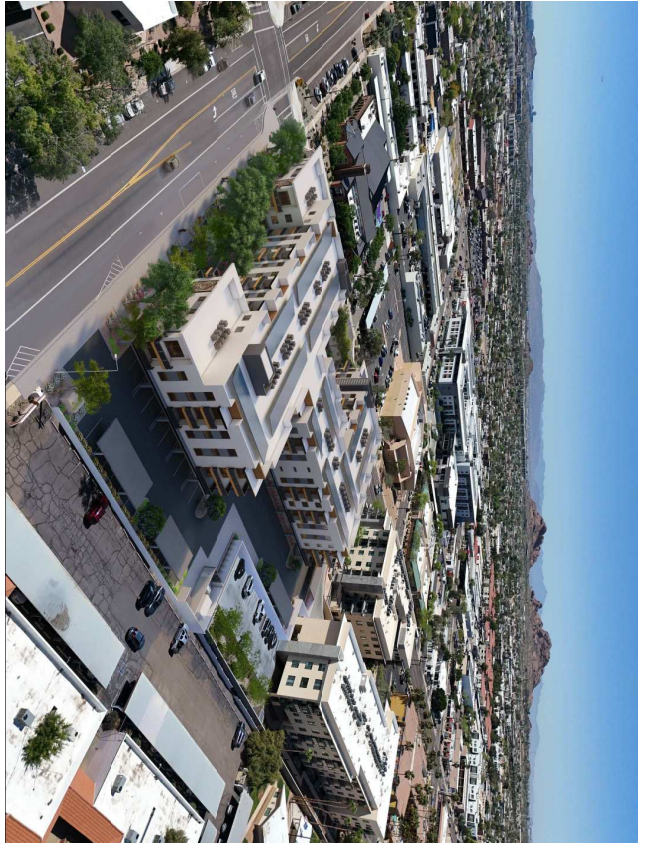
RENDER VIEW - FROM SE



RENDER VIEW - FROM SW

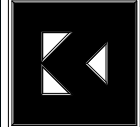


RENDER VIEW - EARL DR. FRONTAGE - FROM SE



RENDER VIEW - FROM NW

**K & I HOMES, LLC**  
 6524 N 4TH STREET  
 PHOENIX, AZ 85012  
 PH: 602-505-2525



**Clayton**

**The CLAYTON**  
 On Earl  
 Scottsdale, AZ

#	Description	Date

**CONTRACTOR'S SEAL**  
 I HEREBY CERTIFY THAT THE INFORMATION CONTAINED ON THESE PLANS IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT I AM A LICENSED ARCHITECT IN THE STATE OF ARIZONA.  
 JOHN N. BURR  
 ARCHITECT  
 LICENSE NO. 15134  
 ISSUED DATE: 06/18/2024



**SHEET TITLE**  
 Renderings

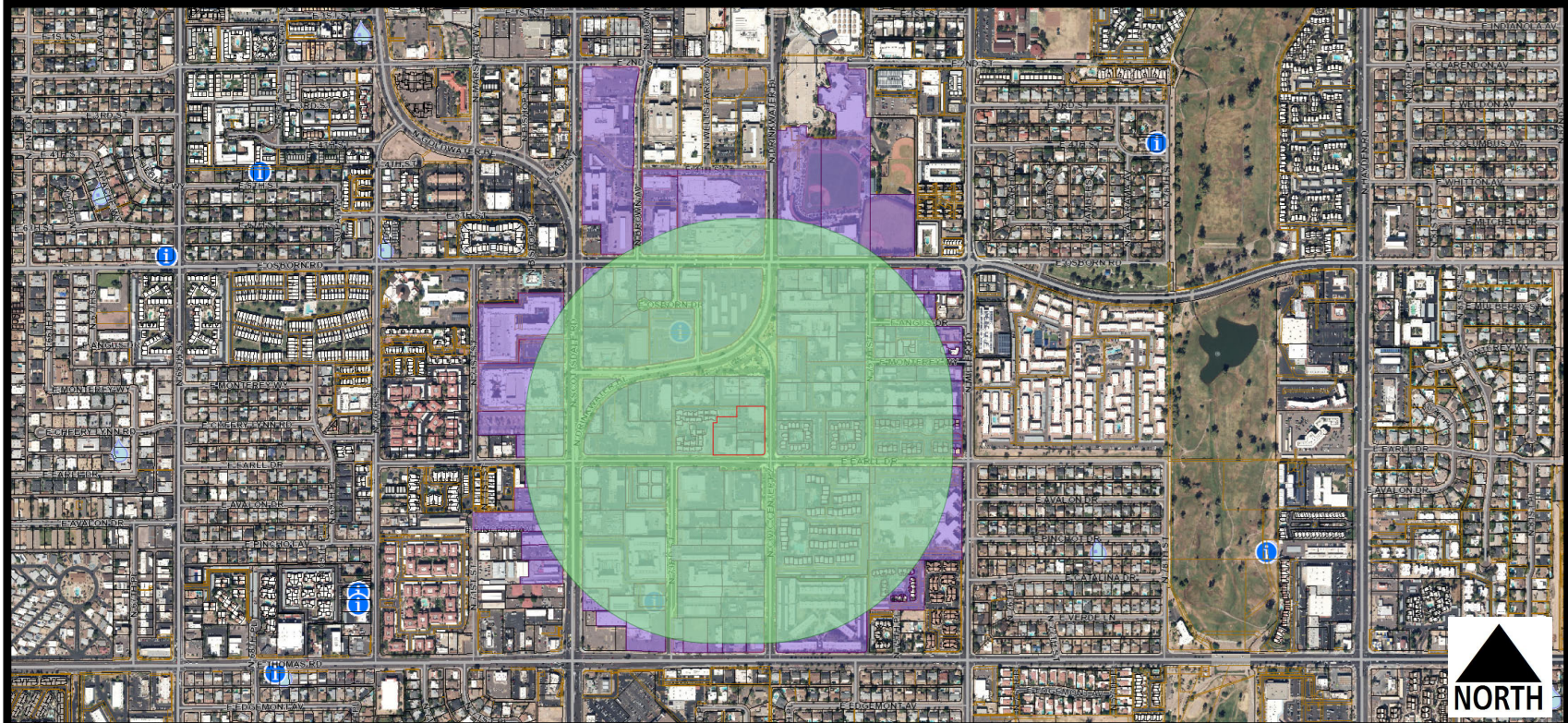
**SHEET NUMBER**  
**A4.1**

**Re-Zone**



# City Notifications – Mailing List Selection Map

## The CLAYTON on Earll


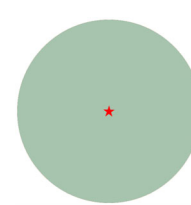


Labels pulled  
June 4, 2024

### Additional Notifications:

- Interested Parties List
- Adjacent HOA's
- P&Z E-Newsletter
- Facebook
- Nextdoor.com
- City Website-Projects in the hearing process

### Map Legend:

-  Site Boundary
-  Properties within 1,250-foot

Postcards: **538**

**3-ZN-2024**

## Barnes, Jeff

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**From:** FRANK/GLORIA VITELLI <glowfrank@comcast.net>  
**Sent:** Friday, April 12, 2024 2:06 PM  
**To:** Barnes, Jeff  
**Subject:** City Case File number (Pre-Application number 76-PA-3024)

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

Dear Mr. Barnes:

This letter is in response to the development proposal on NWC of Earll Drive & Civic Center Plaza. To start out I am totally against this development for the following reasons:

(1) it will be an over development for this area. there is already a three story complex next to the proposed site which was recently completed and fully occupied. Adding a four story complex with 124 units will bring total congestion to the area. The diagram indicates sufficient parking in the interior. That's not totally correct. Some tenants will utilize additional parking on Earll and Civic Center. During the Spring Giants games these two streets have been totally used by the attendees. What a mess it will be! The traffic and walking in this area would be dangerous. Majority of us living in the 7474 E. Earll complex are senior citizens and this would leave a safety issue for us. I also have a condo there.

( 2 ) there will be a loss of privacy for our 7474 and 7494 Earll complexes not to mention the new condo complex on Earll off of Civic Center. Also, the road will be quite narrow . The noise and dust would be awful.

( 3 ) the proposal is for four stories. Please note the emergency helicopters fly low to land on Honor Health hospital. At three above condo complexes mentioned, the helicopters need to fly low enough to land safely on its roof. They fly extremely close to our complex. What happens when there is a four story complex to fly over?

( 4 ) Lastly, there will be another rat problem. When the existing condo complex off of Earll was under construction, our complex had at 7474 Earll had an infestation of rats coming from this construction site . It took months and at an enormous expense to finally get rid of the problem. This will happen again.

There is a better use of this property. Since there are so many senior citizens in the area, why not investigate a close medical facility for walk-in patients?

I have been in the 7474 Earll complex for thirteen years being on its Board as well as its Treasurer. I have seen all the positive improvements and new construction not only in Scottsdale but in the suburbs. However, I would not see this proposal as a positive addition to the area.

Very Truly Yours,  
Frank Vitelli

**ATTACHMENT #17**