# PLANNING COMMISSION REPORT



Meeting Date: May 28, 2025 General Plan Element: Land Use

General Plan Goal: Create a sense of community through land uses

#### **ACTION**

#### Palm Lane Residence 6-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 Single-family Residential (R1-7) zoning to Medium Density Residential (R-3) zoning for a new residential development comprised of twenty-two (22) detached units at 2-stories in height on a +/-2.26-acre site located at 7320 E Palm Lane.

#### **Purpose of Request**

The applicant's request is to rezone the subject 2.2 +/- acre site for a new 2-story, residential development consisting of 22 residential detached units.

#### **Key Items for Consideration**

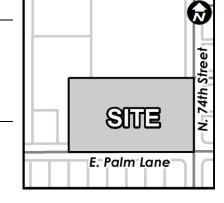
- Conformance with Scottsdale General Plan 2035 and Southern Scottsdale Character Area Plan
- Redevelopment of property within Southern Scottsdale
- No amended development standards as part of this request
- Citizen input received

#### **OWNER**

Palm Lane Devco, LLC 480-254-9209

#### APPLICANT CONTACT

Huellmantel & Affiliates/Lauren Proper Potter



Action Taken
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480-921-2800

#### LOCATION

7320 E Palm Ln

#### **BACKGROUND**

#### **General Plan**

The 2035 General Plan Land Use Element designates the site as Suburban Neighborhoods, where densities are typically more than one dwelling unit per acre, but less than eight dwelling units per acre. This category includes townhomes and small-lot single family homes, such as patio homes. Suburban Neighborhoods may be used as transitions among less intense residential areas to non-residential uses.

#### **Southern Scottsdale Character Area Plan**

The General Plan establishes Character Area Planning as a means to ensure quality of development and consistency of character within the context of community-wide goals. The subject site is located within the Southern Scottsdale Character Area Plan (SSCAP), which is a plan that promotes revitalization, reinvestment and infill projects.

#### Zoning

The site is currently zoned Single-family Residential (R1-7) zoning. The R1-7 zoning district is intended to promote and preserve urban single-family residential development with lot sizes permitting the highest density of population attainable in a single-family residential district. The proposed request is a zoning change from Single-family residential (R1-7) to Medium Density Residential (R-3) zoning. The R-3 zoning district, if maximized, may permit up to 12 dwelling units per acre, while the proposed development has a density of 7.3965 dwelling units per acre which is below the 8.0 dwelling units per the designation of Suburban Neighborhoods as defined by the 2035 General Plan.

#### Context

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

#### Adjacent Uses and Zoning

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

#### Planning Commission Report | Palm Lane Residence

#### **Other Related Policies, References:**

Scottsdale General Plan 2035, as amended 2010 Southern Scottsdale Character Area Plan (SSCAP) Zoning Ordinance

#### APPLICANT'S PROPOSAL

#### **Development Information**

The development proposal includes rezoning the site to allow for demolishing the existing buildings, and developing a new 2-story residential development.

• Existing Use: Place of Worship

Proposed Use: Residential development

• Buildings/Description: Two-story, detached residences with an amenity building

• Parcel Size: 2.76 acres gross/2.26 acres net

• Building Height Allowed (R-3): 30 feet excluding rooftop appurtenances or one-story as

determined by the Development Review Board

Building Height Proposed: 25'-2 ¼" including rooftop appurtenances

Parking Required: 44 spaces and 4 guest spaces
 Parking Provided: 57 spaces and 4 guest spaces

Open Space Required: 35,488 square feet
 Open Space Provided: 38,270 square feet

Density Allowed (R1-7): 14.1 dwelling units per acre (21.3 units)
 Density Allowed (R-3): 12.92 dwelling units per acre (35.6 units)
 Density Proposed (R-3): 7.965 dwelling units per acre (22 units)

#### **IMPACT ANALYSIS**

#### **Land Use**

The land use designation of the General Plan and Southern Scottsdale Character Area Plan encourages higher small-lot, townhome type housing and redevelopment. The requested zoning map amendment conforms to the land use map and guiding principles of the 2035 General Plan.

#### **Transportation**

The applicant provided a Traffic Impact Study corresponding to their residential development that was reviewed by city transportation staff. According to the Traffic Impact Study, the proposed zoning district map amendment is anticipated to generate 236 daily trips, with 17 AM peak hour trips and 24 PM peak hour trips. This site will be served by two full access driveways, one along each street frontage. Parking for the proposed site accounts for providing 57 parking spaces and 4 guest parking spaces to meet the parking requirements.

#### 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**

There are 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 (Conservation, Rehabilitation, & Redevelopment Element Goal CCR 1.6 and Public Services and Facilities Element Goal PSF 2.2) and the 2010 Southern Scottsdale Character Area Plan (Public Services and Facilities Element Policy PSF 3.3) both recommend and encourage burial of existing overhead utility lines, on-site and within utility easements as part of a redevelopment project. This is also a requirement of 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 the northern property line of this site is included in this report.

#### Fire/Police

The nearest fire station is within 0.3 miles of the site and located at 1901 N. Miller Road. The subject site is served by Police District McKellips, Beat 3. As with any project that contributes to growth, the fire and police departments continually anticipate and evaluate resource needs for the city's budget process.

#### **Open Space**

The development is required to provide a minimum of 35, 488 square feet of open space, the development is providing 38,270 square feet located along the street frontages. All residential units will also have private outdoor living space provided to or greater than 10% of the gross floor space of the unit.

#### **Housing Cost**

Approval of the zoning district map amendment proposed by the applicant will introduce the opportunity for additional housing. In conjunction with state law, staff has considered the scope of the zoning district map amendment and development plan, 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. The applicant has complied with the city's suggested best practices for public outreach. Property owners within 1,250 feet of the site and the city's interested parties list have been notified via mail and door-to-door outreach of the applicant's request. The applicant held an Open House on July 30, 2024 located at 1312 N. Scottsdale Road (Fate Brewing Company) between 6:30 pm-7:30 pm. According to the applicant, ongoing outreach has been conducted since the initial open house to communicate site plan updates. As of the writing of this report,

#### Planning Commission Report | Palm Lane Residence

staff has received public comments regarding this application which are included in the attachments.

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

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

#### **Community Impact**

The proposed zoning change and redevelopment will provide new housing stock in southern Scottsdale and will result in undergrounding existing overhead utility lines along the northern property line. The development provides a 35-foot-wide landscape buffer setback along both street frontages that will be comprised of mature trees and landscape.

#### STAFF RECOMMENDATION

#### **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 DEPARTMENTS**

#### **Planning and Development Services**

Current Planning Services
Long Range Planning
Traffic Engineering
Water Resources
Fire and Life Safety Services
Plan Review

#### STAFF CONTACT

Meredith Tessier Senior Planner 480-312-4211

E-mail: mtessier@ScottsdaleAZ.gov

#### Planning Commission Report | Palm Lane Residence

#### **APPROVED BY**

May 7, 2025

Meredith Tessier, Report Author Date

Tim Curtis, AICP, Current Planning Director Date

Tim Curtis, AICP, Current Planning Director Planning Commission Liaison

Phone: 480-312-4210 Email: tcurtis@scottsdaleaz.gov

Erin Perreault, AICP, Executive Director

Planning and Development Services

Phone: 480-312-7093 Email: eperreault@scottsdaleaz.gov

05/16/2025

Date

#### **ATTACHMENTS**

- 1. Context Aerial
- 1A. Aerial Close-Up
- 2. Draft Ordinance No. 4675

Exhibit 1: Zoning Map

Exhibit 2: Stipulations

Attachment A to Exhibit 2: Site Plan

- 3. Existing General Plan Land Use Map
- 4. Southern Scottsdale Character Area Plan
- 5. Existing Zoning Map
- 6. Proposed Zoning Map
- 7. Project Narrative
- 8. Conceptual Building Elevations
- 9. Conceptual Perspectives
- 10. Conceptual Floor Plans
- 11. Landscape Plans
- 12. Traffic Impact Summary
- 13. Citizen Review Report and Neighborhood Involvement
- 14. Correspondence
- 15. City Notification Map





#### ORDINANCE NO. 4675

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. 6-ZN-2024 FROM SINGLE-FAMILY RESIDENTIAL (R1-7) ZONING TO MEDIUM DENSITY RESIDENTIAL (R-3) ZONING ON A +/-2.26-ACRE SITE LOCATED AT 7320 E. PALM LANE.

WHEREAS, the Planning Commission held a hearing on May 28, 2025; and

WHEREAS, the City Council has considered the probable impact of Zoning Ordinance No. 4675 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. 6-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 +/-2.26-acre site, located at 7320 E Palm Lane. and marked as "Site" (the Property) on the map attached as **Exhibit 1**, incorporated herein by reference, from Single-family Residential (R1-7) zoning to Medium Density Residential (R-3) zoning.

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

PASSED AND ADOPTE Arizona this day of	D by the Council of the City of Scottsdale, Maricopa County, 2025.
ATTEST:	CITY OF SCOTTSDALE, an Arizona municipal corporation
By: Ben Lane City Clerk	By: Lisa Borowsky Mayor

Ordinance No. 4675 Page 1 of 2

## APPROVED AS TO FORM: OFFICE OF THE CITY ATTORNEY By: Sherry R. Scott, City Attorney By: Joe Padilla, Deputy City Attorney



### Stipulations for the Zoning Application: Palm Lane Residence

Case Number: 6-ZN-2024

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

#### **SITE DESIGN**

- 1. CONFORMANCE TO PRELIMINARY SITE PLAN. Development shall conform with the preliminary site plan prepared by RCC Design Group, LLC, attached as Exhibit 2 to Attachment A. Any proposed significant change to the conceptual site plan, as determined by the Zoning Administrator, shall be subject to additional action and public hearings before the Planning Commission and City Council.
- 2. MAXIMUM DWELLING UNITS DENSITY. Maximum dwelling units shall not exceed 22 dwelling units.
- 3. OVERHEAD UTILITY AND COMMUNICATION LINES. Existing overhead utility and communication lines along the northern property line shall be buried or removed if no longer necessary to serve the site.
- 4. INTERNATIONAL GREEN CONSTRUCTION CODE (IgCC). Final construction plans shall demonstrate compliance with the IgCC.
- 5. 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.
- 6. REFUSE. Project refuse shall be in conformance with Preliminary Site Plan, by Stuart W. Rayburn with a sign and seal date of 03/14/2025.
- 7. CONDOMINIUM PLAT. Prior to issuance of any permit for the development project, the property owner shall submit and obtain approval and recordation of a condominium plat with public water and sewer systems contained with a common element tract.

#### **DEDICATIONS**

8. WATER AND SEWER FACILITIES EASEMENT. Prior to issuance of any permit for the development project, the property owner shall dedicate a minimum twenty (20) foot minimum wide continuous Water and Sewer Facilities Easement within all drive aisles and a twelve (12) foot minimum wide continuous Water and Sewer Facilities Easement along the project's eastern boundary, following path of proposed public sewer system per the Preliminary Utility Plan by Stuart W. Rayburn, signed and sealed on 03/14/2025.

#### **INFRASTRUCTURE**

9. 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.

- 10. 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.
- 11. CIRCULATION IMPROVEMENTS. Prior to issuance of any permit for the development project, the property owner shall submit and obtain approval of construction documents to construct the improvements depicted and called for in preliminary site plan, by RCC Design Group, LLC with a date of 7/22/24.
- 12. WATER AND WASTEWATER IMPROVEMENTS. The property owner shall provide all water and wastewater infrastructure improvements, including any new service lines, connection, fire-hydrants, and man-holes, necessary to serve the development.
- 13. WATER AND WASTEWATER SYSTEM IMPROVEMENTS. Prior to issuance of any permit for the development project, the property owner shall submit and obtain approval of construction documents to construct water and waste water systems in conformance with the Phase 1 and 2 Master Water and Sewer basis of design reports as approved by the Water Resources Department and the Preliminary Utility Plan by Stuart W. Rayburn, signed and sealed on 03/14/2025.
- 14. WATER AND WASTEWATER SEPARATION. The property owner shall provide a minimum of nine (9) feet separation between sewer manholes and water mains, center to center, for a minimum of six (6) feet separation, outside to outside.
- 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 and plans in accordance with the Design Standards and Policies Manual for the development project. In the drainage report, the property owner shall address:
  - 1. All required FEMA information must be displayed on the final plans.
  - 2. As there will be over an acre of land disturbed, a SWPPP is necessary as part of final plans.
- 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.
- 19. ARCHAEOLOGY. The applicant shall submit, with the submittal of a Development Review application associated with Case 6-ZN-2024 an archaeology survey and report that is prepared by a qualified archaeologist, in conformance with Scottsdale Revised Code, Chapter 46, Article VI. Protection of Archaeological Resources.

#### **MASTER PLANS**

- 20. MASTER INFRASTRUCTURE PLANS. The property owner shall have each Master Infrastructure Plan specified below prepared by a registered engineer licensed to practice in Arizona, and in accordance with the Design Standards and Policies Manual. Each Master Infrastructure Plan shall be accepted by city staff before any Development Review Board submittal. Each Master Infrastructure Plan shall include a complete description of project phasing, identifying the timing and parties responsible for construction.
  - 1. Master Drainage Systems Plan

#### BASIS OF SURVEY

THE FOLLOWING PARAMETERS WERE SET FOR THE BASIS OF THIS SURVEY:

SYSTEM: UNITED STATES STATE PLANE NAD83 ZONE: ARIZONA CENTRAL DATUM: NORTH AMERICAN 1983

UNITS — INTERNATIONAL FEET (1 FOOT —0.3048 METERS EXACTLY)
TRUBLE RICHARY GOS COUPMENT HAN TRUBLE ST MUS USED FOR
ALL FIELD MEASUREMENTS, DIRECT CAFELLITE MEASUREMENTS WERE
MADE ON EACH POINT ON THE NORTH AMERICAN DATUM OF 1983
WITH AUTOMATIC TRANSLATIONS MADE TO THE STATE PLANE GRID
SYSTEM.

GPS CALIBRATION AND TRANSLATION TO THE SURFACE WAS PERFORMED BY LAND SURVEY SOFTWARE. A GRID ADJUSTMENT FACTOR OF 1.00015 AND SCALE ORIGIN VALUES OF N=0.00, E=0.00

ALL BEARINGS ARE GROUND/GRID BEARINGS ALL DISTANCES ARE GROUND DISTANCES (INTERNATIONAL FEET)
ALL COORDINATES ARE GROUND VALUES (INTERNATIONAL FEET)

#### BASIS OF BEARING

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#### BENCHMARKS

BENCHMARK (MCDOT POINT ID 3887)
3" CITY OF SCOTTSDALE BRASS CAP IN HAND HOLE,NO STAMPING,
LOCATED AT THE INTERSECTION OF N. SCOTTSDALE ROAD AND E.
OAK STREET,
(NAVD 88) ELEVATION=1235.88"

SITE CONTROL NO. 1
BRASS CAP FLUSH, NO STAMPING, LOCATED AT THE INTERSECTION
OF E. PALM LANE AND N.74TH STREET.
(NAVD 88) ELEVATION=1222.77'

SITE CONTROL NO. 2
BRASS CAP FLUSH, NO STAMPING, LOCATED AT THE INTERSECTION
OF E. HUBBELL STREETPALM LANE AND N.74TH STREET.
(NAVD 88) ELEVATION=1223.00'

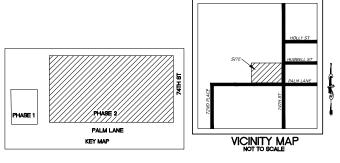
I HEREBY CERTIFY THAT ALL ELEVATIONS PRESENTED ON THIS PLAN ARE BASED ON NAVD-1988 AND MEET THE FEMA BENCHMARK MAINTENANCE (BMM) CRITERIA.

THE LOWEST FLOOR ELEVATION(S) AND/OR FLOOD PROOFING ELEVATION(S) ON THIS PLAN ARE SUFFICIENTLY HIGH TO PROVIDE PROTECTION FROM FLOODING CAUSED BY A 100-YR STORM, AND ARE IN ACCORDANCE WITH SCOTTSDALE REVISED CODE, CHAPTER 37 - STORNWATER AND FLOODINALIN MANAGEMENT.

#### PRELIMINARY SITE PLAN

#### PALM LANE RESIDENCES PHASE II SCOTTSDALE, ARIZONA

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 2 NORTH, RANGE 3 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA 7320 E. PALM LANE



SHEET INDEX: C1 - COVER SHEET C2 - PRELIMINARY SITE PLAN OWNER / DEVELOPER: CURVE DEVELOPMENT 1661 E CAMELBACK RD SUITE 175 PHOENIX, AZ 85016 ATTN: PRESTON COOLING PRESTONCE/CURVEDEVELOPMENT.COM

ATTN: STUART W. RAYBURN, P.E. 16815 S. DESERT FOOTHILLS PKWY., SUITE 138

PROJECT DESCRIPTION
22 UNIT DETACHED RESIDENTIAL CONDOMINIUM PROJECT WITH POOL AND FITNESS
CENTER. ALL UNITS TO HAVE 2 CAR GARAGE WITH ADDITIONAL GUEST PARKING, THE
SITE HAS ACCESS ONTO 74TH STREET AND PAUL ANE AND IS SERVED BY PUBLIC
WATER AND SERVER LOCATED WITHIN A PRIVATE POWLY TRACK.

ZONING: CURRENT ZOING R1-7 PROPOSED ZONING: R3

APN: 131-19-002

SITE AREA: GROSS SITE AREA = 120,313 SF OR 2.762 ACRES NET SITE AREA = 98,579 SF OR 2.263 AC

<u>DEWSITY:</u>
ALLOWED DEWSITY = 3370 SF/DU/AC = 43560/3370 = 12.92 DU/AC (GROSS)
SUBURBAN NEICHBORHOOD LAND USE: 1-8 DU/AC
PROVIDED DEWSITY = 22 UNITS/2.762 AC = 7.96 DU/AC

PARKING CALCULATIONS: REQUIRED PARKING = 2 SP X 22 UNITS = 44 SPACES REQUIRED PARKING = 2 SPX 22 UNITS = 48 SPACES
PROVIDED PARKING: 41 GARAGE SPACE SPACES
10 STANDARD SURFACE SPACE
TOTAL
57 TOTAL SPACES

TOTAL SPACES

GUEST PARKING = 1 PER 6 UNITS = 22 UNITS/6 = 3.66 SPACES REQUIRED 4 SPACES PROVIDED

BIKE PARKING REQUIRED: 2 BIKE SPACES/10 PARKING SPACES=44/10X2=8.8 SPACES PROVIDED: 10 BIKE SPACES PROVIDED

1 LOADING SPACE REQUIRED AND 1 PROVIDED 9'X18'

REFUSE REQUIRED: 1 BIN FOR EVERY 20 UNITS.

PHASE 1 = 22 UNITS + 800 SF FITNESS CENTER
PHASE 2 = 3 UNITS 2 BINS REQUIRED

FRONTAGE RETENTION AREA: ALLOWED=10,170 SF/ PROVIDED= 4761 SF SEE PRELIMINARY GRADING AND DRAINAGE PLAN FOR STORMWATER RETENTION CALCULATIONS

CURB AND GUTTER DEVEDSE CUTTED -0-MANHOLE CURB / YARD DROP INLEY FIDE HYDDANT VALVE 8 REDUCER BEND SIAMESE CONNECTION STORM DRAINAGE LINE CLEANOUT SPOT ELEVATION FL = FLOW LINE EP = EDGE OF PAVEMENT TW = TOP OF WALL P = PAVEMENT SW = SIDEWALK TF = TOP OF FOOTING BW - BOTTOM OF WALL CONCRETE WALK HEAVY DUTY CONCRETE HEAVY DUTY PAVEMENT CWALE PROPERTY LINE ROADWAY CENTERLINE WATER METER (RFP) BACKELOW PREVENTER 1' CONTOUR 10' CONTOUR DRAINAGE FLOW DIRECTION **√**-

<u>LEGEND</u>

16815 S. DESERT FOO THILLS PKWY. SUITE 138 PHOFNIN, AZ 85048 480,598,0270 480,598,0273 FAX IVIL & SITE ENGINEERING SERVICE





ARIZONA

PHASE PLAN RESIDENCES FOR PALMICANE SITE **PRELIMINARY** 

PALM

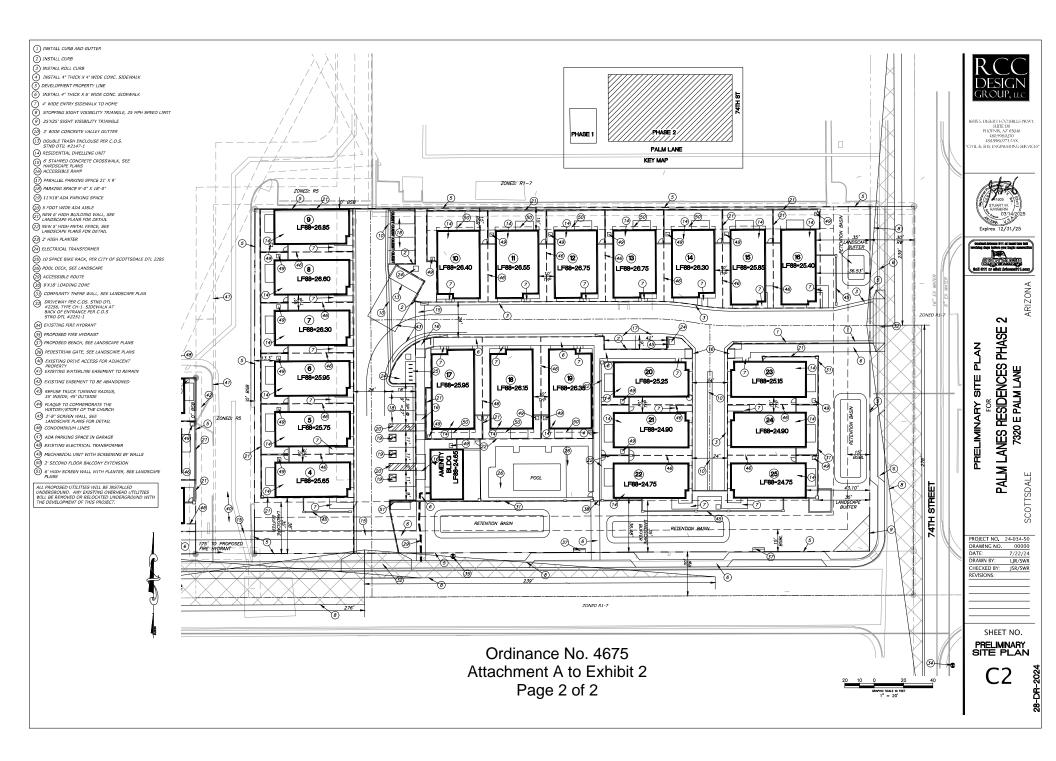
SCOTTSDALE

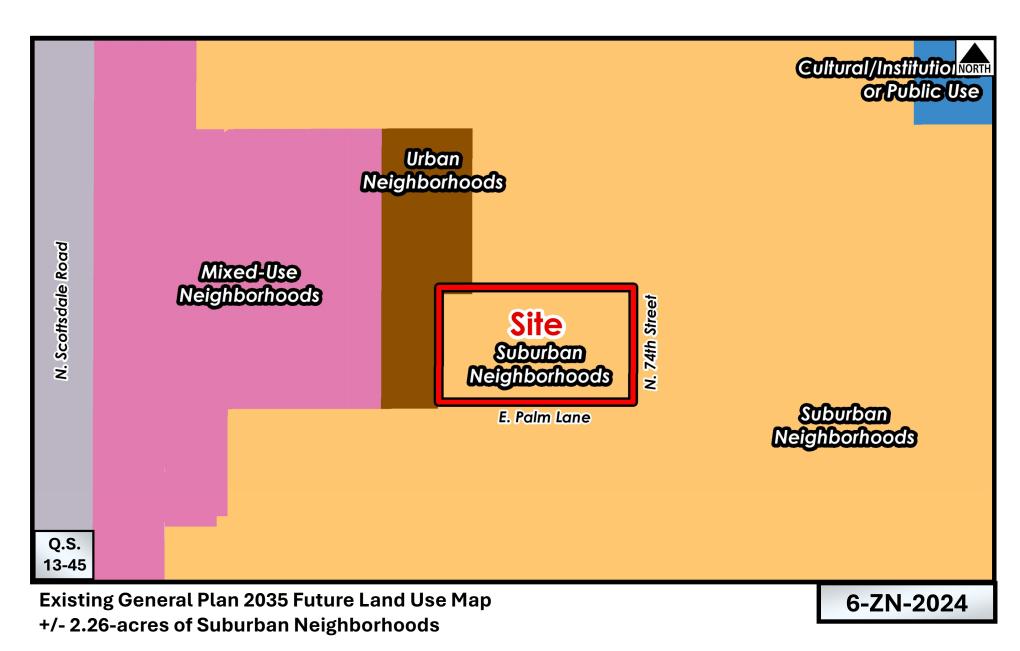
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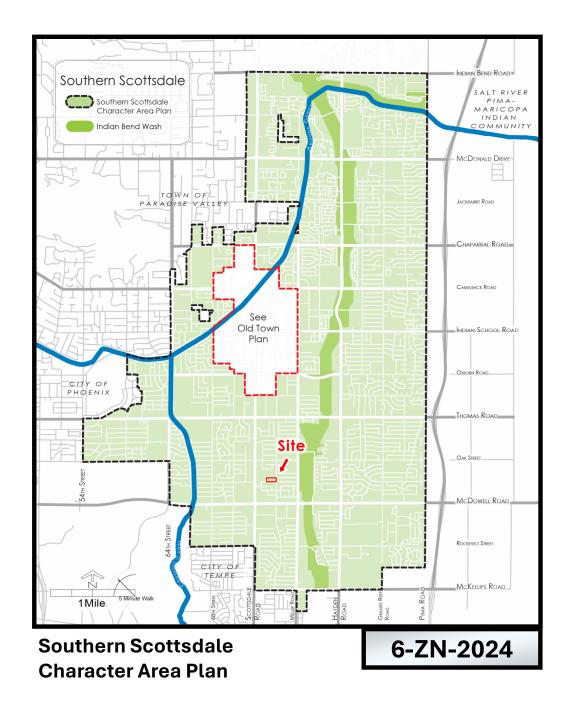
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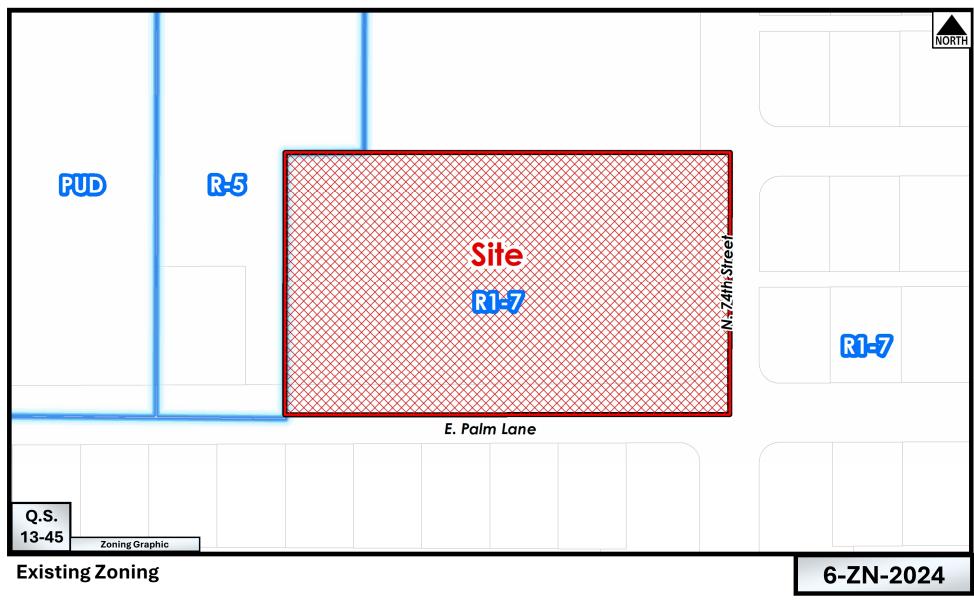
Ordinance No. 4675 Attachment A to Exhibit 2 Page 1 of 2

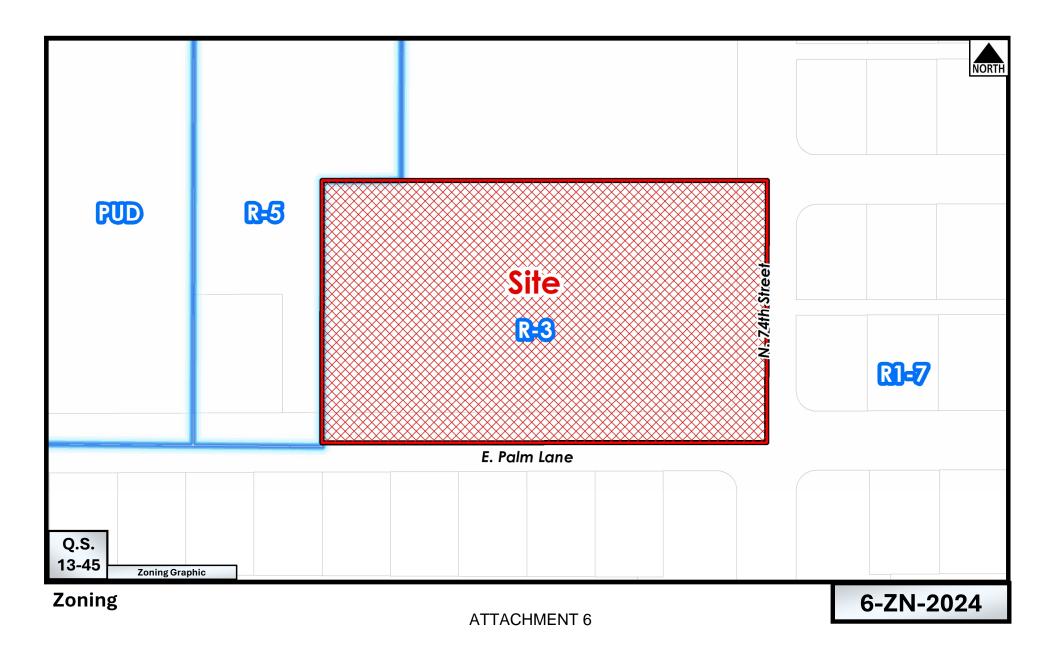






**ATTACHMENT 4** 





Project Narrative 1-23-24

**Palm Lane Residences** 

Project Address: 7320 & 7300 E Palm Lane

412-PA-2024 Code: 84Z85

#### **Character and Design Element**

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

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

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

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

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

#### **Land Use Element**

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

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

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

#### **Preservation and Environmental Planning**

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

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

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

Policy Goal EP 7: Identify and reduce heat islands.

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

#### **Southern Scottsdale Character Area Plan:**

Housing Element, Goal H2

H2: EMBRACE A WIDE RANGE OF HOUSING OPTIONS.

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

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

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

**Response**: The new community proposes residential homes compatible in scale and size to the existing homes in the neighborhood. The new homes will range from 2100 sqft to 2700 sqft and consist of two-story

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

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

**Response**: Large second story covered balconies will be one of the primary features of the home designs. The large functional covered balconies incorporate passive cooling and provide ample amounts of shade. The buildings will incorporate a blend of materials with accents of brick and visual locations to help soften the streetscapes.

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

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

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

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

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

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

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

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

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

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

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

Community Mobility, Goal CM 6

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

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

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

Preservation and Environmental Planning, Goal PE1, PE2

PE1: PROMOTE CONSERVATION AND SUSTAINABILITY WITHIN NEIGHBORHOODS.

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

PE2: MITIGATE THE URBAN HEAT ISLAND EFFECT.

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

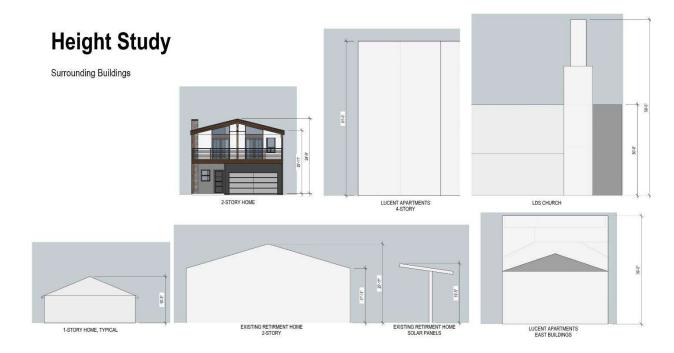
5. The proposed request is a zoning change from Single Family Residential (R1-7) to Medium Density Residential (R-3) zoning. Scottsdale General Plan 2035 designates the site as Suburban Neighborhoods, where densities are typically more than one dwelling unit per acre, but less than eight dwelling units per acre. The R-3 zoning district, if maximized, may permit up to 12 dwelling units per acre, which would not align/conform with the Suburban Neighborhoods land use designation but rather Urban Neighborhoods which typically allow for densities greater than eight dwelling units per acre. Please clarify within the revised narrative how the proposed development and change in density implements the definition of Suburban Neighborhoods as defined within the General Plan 2035 (Page 52).

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

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

22 units/2.7620 ac = 7.965 du/ac

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





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

Our project fits into these existing heights by being lower than all the multi-family units and church to the north and west. Our buildings feature a 3:12 low profile roof pitch which reduces height and matched the roof lines of the existing homes. Our homes also have a 2<sup>nd</sup> story plate height of 8' which is lower than typical new builds which assists in reducing the overall height.

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

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

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

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

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

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

10. If further outreach has been conducted since the original submittal, and as a response to Goal CI1 of the Community Involvement Element as well as Policy LU 3.5 of the Land Use Element, with a resubmittal, please provide an updated Citizen Involvement Report that describes the key issues that have been identified through the public involvement process and how the forthcoming resubmittal has responded to such items.

**Response**: No formal outreach/mailers have been sent out. We have been in constant communication with fellow neighbors and have a good working relationship with them. We have been diligently working to incorporate all comments and questions into our plans.

#### Previous Response with first application below:

#### **Project Overview:**

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

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

The project proposes a minor rezone of the existing R1-7 zoning to R3 zoning preserving the suburban land use to suburban land use. The primary zoning request is due to the smaller size of the lot and adjacent connection to the existing LDS church to the north and multi-family community to the east. The existing

criteria for R1-7 zoning does not allow for an internal public road system due to the size and geometry of the lot.

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

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



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

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

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

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

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

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

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

#### Goals and Policies of the Applicable Character Area Plan

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

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

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

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

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

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

'Maintaining existing and developing new housing options are important considerations for planning Southern Scottsdale's future' SSCAP pg37. The model for our development looks to rework the typical residential subdivision site plan but still provide single family detached homes with typical features such as 2-car garages and usable backyards. The main common area pool/gym space provides an extra layer of amenity not typically found in standard detached home communities. This first-class amenity will allow residents to have access to a full gym, cabana clubhouse, pool/spa and play area fostering community engagement. These amenities reach all prospective home buyers expanding the home ownership pool by not segmenting to a targeted demographic. This housing product will help expand southern Scottsdale mix of housing types. SSCAP pg38.

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

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

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

Street frontage landscaping will incorporate species from the ADWR's Phoenix Active Management Area plant list. Architecturally, the landscape design is a major component to the site's curb appeal and integration to the existing community. Existing neighboring design, as well as neighborhood participation have aided in our landscape design development. Neighborhood meetings and online Teams presentations have been

conducted to engage the community and incorporate feedback. Exterior elevations demonstrate subtle variety via color blocking that will not be a stark contrast to each other while still avoiding palette monotony.

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

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

#### Historic Property - existing or potential historic property

-See Historic Report

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

Respectfully,

Curve Development







FLOOR PLAN - 1 SOUTH (FRONT) PERSPECTIVE



FLOOR PLAN - 1 NORTH (BACK) PERSPECTIVE



FLOOR PLAN - 2 SOUTH (FRONT) PERSPECTIVE



FLOOR PLAN - 2 NORTH (BACK) PERSPECTIVE

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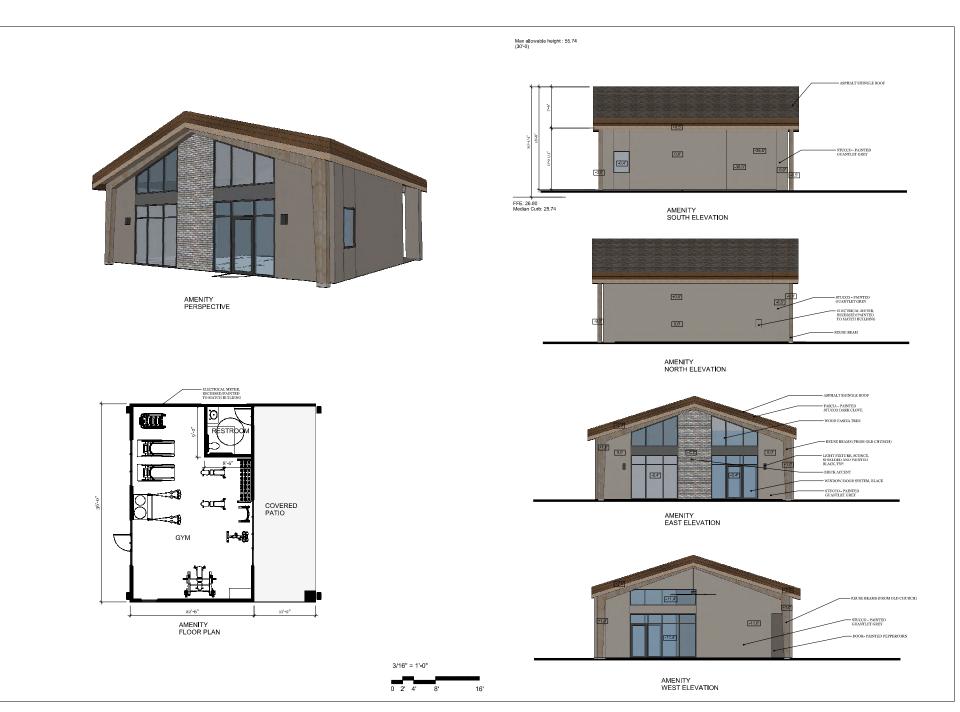


FLOOR PLAN - 3 NORTH (BACK) PERSPECTIVE



FLOOR PLAN - 3 SOUTH (FRONT) PERSPECTIVE

Palm Lane Residences 7320 - PH2



Palm Lane Residences 7320 - PH2

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SOUTHWEST ENTRANCE



SOUTHEAST STREETVIEW

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

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



EXTERIOR AMENITY BUILDING



EAST ENTRY

Palm Lane Residences 7320 - PH2



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AMENITY VIEW





SOUTHWEST VIEW AERIAL

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

SOUTHEAST CORNER AERIAL

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

Palm Lane Residences

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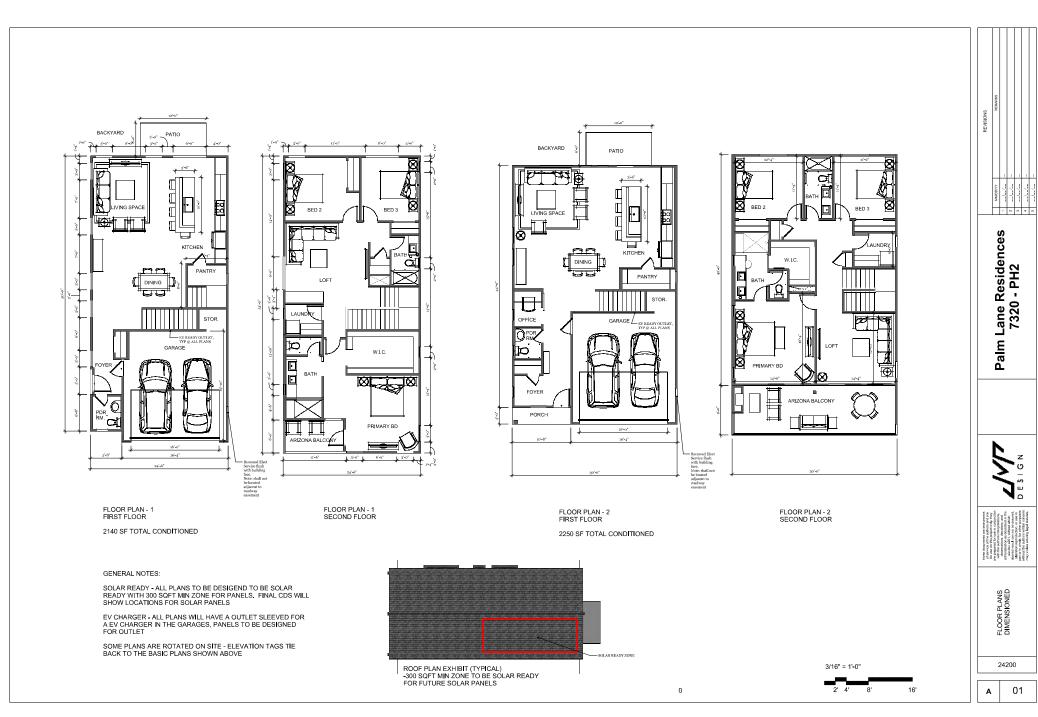
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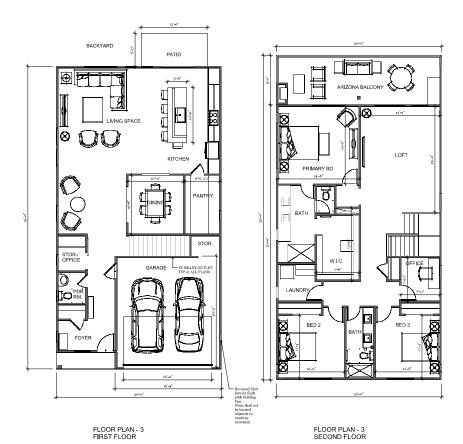
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2700 SF TOTAL CONDITIONED

#### GENERAL NOTES:

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

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

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

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Palm Lane Residences 7320 - PH2





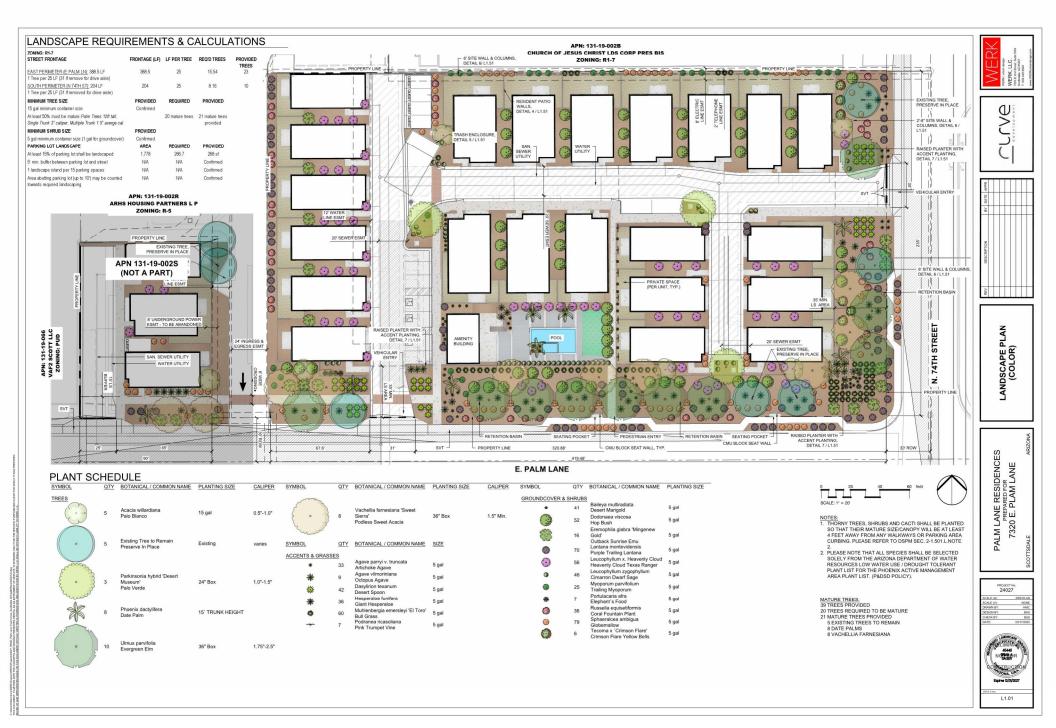
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3/16" = 1'-0"



# TRAFFIC IMPACT ANALYSIS SUMMARY Palm Lane Residential Development 74<sup>th</sup> Street & Palm Lane 6-ZN-2024

Summary Prepared by Helayne Dominguez, COS Traffic Engineering Summary Prepared on 05/12/2025

Traffic Impact Study Prepared by Christopher Williams, Y2K Engineering, Dated: 01/10/2025

Traffic Impact Study Status: Accepted

#### **Existing Conditions:**

#### Site Location

• The site is located on the northwest corner of the intersection of 74<sup>th</sup> Street and Palm Lane.

#### **Existing Development**

• This site is currently developed as Palm Lane Christian Reformed Church; APN 131-19-002T. Currently zoned as R1-7.

#### **Existing Street Conditions**

- 74<sup>th</sup> Street Two-lane local residential street.
- Palm Lane Two-lane local residential street.
- Intersection of 74<sup>th</sup> Street and Palm Lane two-way stop control for east/west direction (Palm Lane).

#### **Street Details & Collision Summary**

Street Name	Between	Classification	Volume (ADT) <sup>(1)</sup>	Speed Limit	Segment Collision Rate <sup>(1)(2)</sup>	Collision Rank <sup>(1)</sup>
74 <sup>th</sup> Street	McDowell Road & Oak Street	Local Residential	No Data	25 mph	No Data	No Data
Palm Lane	72 <sup>nd</sup> Place & Miller Road	Local Residential	No Data	25 mph	No Data	No Data

- (1) The source of the information came from the City of Scottsdale 2022 Traffic Volume and Collision Data document.
- (2) The 2022 Average Segment Collision Rate = 1.17 collisions per million vehicle miles.

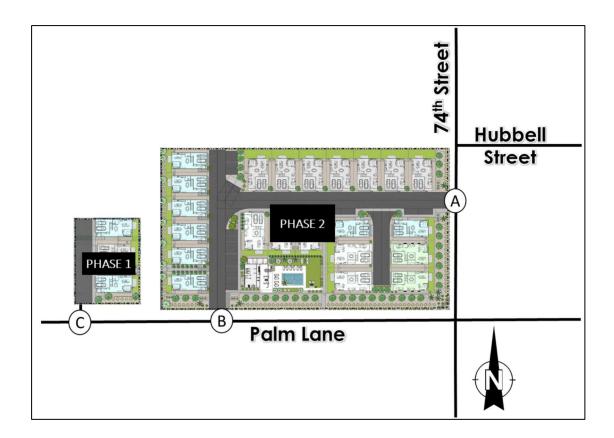
#### **Proposed Development:**

#### Description

• The proposed development plan consists of 25 residential units, where the R-5 zoned land with 3 total residents will be Phase 1 and 22 units will be constructed during Phase 2, which will be rezoned from the current R1-7 zoning to R-3 zoning.

#### **Proposed Access**

- The project proposes three full-access driveways to serve the site as listed and shown in the graphic below:
  - o Driveway A: 74<sup>th</sup> Street
  - o Driveway B: Palm Lane
  - o Driveway C: Palm Lane



#### **Trip Generation**

• The trip generation for the proposed development was estimated by City Traffic Staff utilizing the Institute of Transportation Engineers (ITE) *Trip Generation Manual, 11<sup>th</sup> Edition* and *Trip Generation Handbook, 3<sup>rd</sup> Edition*.

Land Use	ITE Code	Quantity	ADT	AM Peak Hour		PM Peak Hour					
			Total	In	Out	Total	In	Out	Total		
Current Proposed Development											
Single-Family Detached Housing	210	25 Dwelling Units	236	4	14	18	15	9	24		

#### Additional Traffic Volumes

• With the additional site generated traffic and the proposed site access, development of the site is estimated to increase daily traffic volumes along 74<sup>th</sup> Street by 82 vehicles and along Palm Lane by 166 vehicles. Both streets have adequate capacity to handle this additional traffic.

#### **Summary:**

A Traffic Impact and Mitigation Analysis ("TIMA") was submitted for the project. The TIMA dated January 2025 has been accepted. The proposed development will result in an estimated 236 trips generated per day, 18 trips (4 in/14 out) generated in the AM peak hour, and 24 trips (15 in/9 out) generated in the PM peak hour. Based on the low trip generation associated with this site, limited impacts are expected on the adjacent roadway network.



Project No: 412-PA-2024

9-20-25

Project Name: The Palms Lane Residences

#### **Public Outreach Activation Schedule**

#### Step 1: Complete Citizen Review Plan Prior to Conducting Neighborhood Outreach

- Open House: Held at Fate Brewing Company Located at 1312 N.
   Scottsdale Rd, Scottsdale, AZ 85257 between 6:30pm-7:30pm on Tuesday July 30th, 204.
- **Mailers**: Neighbors will be notified of the Open House from first class mail sent out July 17th, 2024.
- **Door to Door Outreach**: Our Development Team Knocked Door to Door to our neighbors to inform them of the project and garner additional feedback

#### Step 2: Complete Citizen Review Plan Prior to Conducting Neighborhood Outreach

- Send Open House Invite: via 1st class to 1250' of said property and to all city's interested parties list. 10 days prior to the calendar days. Send to City Project Coordinator Complete
- Post Project Under Consideration: at least 10 days prior to your open house
   Provide Sign in and comment sheets at the open house meeting

# Step 3: Complete and include a Neighborhood Involvement Report (GP)/Citizen Review Report (ZN) and Citizen Review Plan

Narrative and supporting documents attached

#### **Context Summary**

The Palm residences is a proposed single family detached development located at 7300 E Palm Lane and 7320 E Palm Lane. The goal of the project is to build a vibrant new community of for sale 25 single-family homes. The project will be built in two phases: the small lot which proposes 3 homes is currently zoned r5 and the larger lot proposes 22 homes which is currently r1-7. For clarity this report is for the 22-unit large lot but we have been presenting both phase 1 and phase 2 together to everyone for transparency.

The community will feature approximately approx. 2,200 sq. ft. two-story homes with modern, low-pitched roofs and mid-century modern architecture. Each residence will offer 3 bedrooms, a standard two-car garage, and a fenced backyard. Key design elements include lush sonoran landscaping, a pool amenity area, and a fenced perimeter to ensure privacy from both the new and existing neighborhoods. By downsizing the current use and reclassifying the larger lot, The Palms



aims to integrate seamlessly into the surrounding area, offering a blend of privacy and contemporary living that enhances the overall neighborhood.

#### **Outreach Context Summary**

As local developers committed to creating a project that harmonizes with the community, we recognize the importance of active neighborhood engagement. To ensure a transparent and inclusive process for The Palms, we adhered to the community outreach protocols established by the City of Scottsdale. Our efforts included sending mailers, conducting door-to-door outreach with surrounding neighbors and businesses, hosting a public open house, and gathering input and feedback from the community.

We have carefully considered the diverse comments and concerns received during this outreach, and we are actively addressing each point to ensure the project meets the needs of our neighbors. Our ongoing commitment to open communication and responsiveness is central to our approach, as we strive to build a development that not only enhances the neighborhood but also garners the support and approval of its residents. This proactive engagement demonstrates our dedication to working collaboratively with the community to create a development that aligns with the vision of the project.

#### **Outreach Feedback Summary**

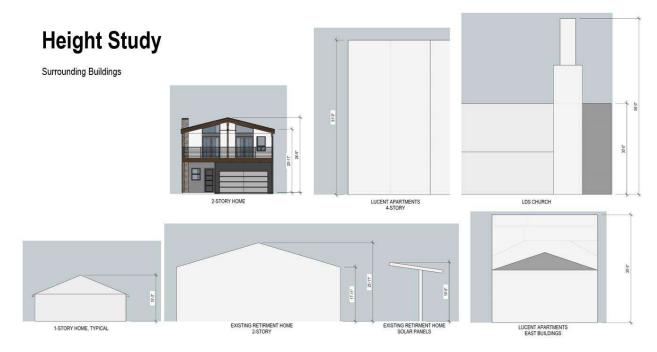
#### 1. Parking Analysis

**Response:** The project is currently well above the city parking requirements as we have full 2 car garages for each unit fulfilling the 2 spaces per each residential unit (Table 9.103.A). During the neighborhood meeting some neighbors had some questions on parking requirements. The plans we presented during the meeting had 2 spaces per unit along with 10 extra surface parking spaces for residents and guests. Since the meeting we have incorporated more 'overflow' spaces increasing the 10 extra spaces to a total count of 18 extras spaces bring the overall parking space count to 2.82 spaces per unit.

#### 2. Building Height Analysis

**Response:** During the neighborhood meeting some residents had questions about the building heights and how it translated to the product and layout. We provided a height analysis study to show how the building heights relate to the surrounding residential, multi-family and church structures that surround the site. We showed how our compact two-story designs are lower than all of the multi-family and church structures that surround the site. Our product features a 3:12 low profile pitch to not only relate back to the surrounding residences but also minimize the over height of the homes. Below is a snapshot of the slide that was presented during the meeting.





#### 3. Traffic Analysis

**Response:** We conducted as full traffic analysis and shared findings with the residents during the neighborhood meeting. Some residents had general questions about the vehicular traffic and we were able to provide key data points on peak AM/PM traffic trips. Since residential is one of the lowest generators of traffic our reports concluded 17 AM trips and 24 PM trips. We also provided alternate analysis for an elementary school which would have a far greater impact on trips generated. Our site plan is also strategically designed to only have two curb cuts for ingress/egress for the entire large lot limited the amount of intersections with the existing roads.

#### 4. Short Term Rentals

**Response:** Some residents had general questions about rental versus for sale product. The conversations tied back to existing short-term rentals that exist in the current residential community and questions about if our homes we meant for renters or homebuyers. We explained how our homes are being designed as for sale units to help promote homeownership in Scottsdale. We are going to do research on potentially restricting short term rentals to specific terms lengths to help alleviate the concerns with daily rental 'airbnb' rentals

#### 5. Landscape

**Response:** To ensure our new development is both aesthetically pleasing and seamlessly integrated into the neighborhood, we are limiting internal circulation to just two curb cuts and incorporating a substantial landscape buffer with an architectural site wall for added privacy and curb appeal, all maintained by the HOA. Additionally, we are proposing a 28-foot landscape buffer along Palm Lane and a 31.5-foot buffer along 74th Street, compared to the existing 17-foot buffer to the west, and will preserve mature trees along 74th to enhance the overall look and appeal of the



area. The existing residents were pleased to hear that a large landscape buffer was being provided along the south and east roadways.



#### 6. Access to existing multi-family to north

**Response:** We share a common driveway with the existing multi-family units to the northwest of our project. Some residents asked questions about the access for the existing multi-family building and if they would be impacted. We are preserving the existing drive so will not affect any access to that community and not change how they access there site today. We are working with the multi-family owners to actively coordinate strategies to help alleviate any impacts.

#### 7. Existing site conditions

**Response:** During the meeting some residents asked questions about existing site conditions and how they view current operations and maintenance on the community building and church. Some residents wanted to ensure that the sites were going to be maintained as they sit today. We are working with the current owners to make sure they are maintained and kept clean. Our proposed community will have an HOA so residents were pleased to know that the common area spaces would be professionally maintained once constructed ensuring a high level of appearance and quality.



Site Plan Key Design Features

Smaller Zero

along 74th and Palm Lane

Project goal: integrate seamlessly into neighborhood by downsizing permitted use on small lot and reclass large lot to provide a new community to that offers privacy for both new and current neighborhood



#### 8. Common Play Area

Response: Residents had questions about the common areas and what would be included, we presentation our preliminary concepts showing the Gym, Clubhouse Cabana, pool/spa and play. Some residents were pleased to know that these shared common areas would be incorporated into the project for future residents. They wanted to make sure that we have the pool properly fenced and we presented the early concepts on how that area would be fenced and protected with controlled access points and cameras.





#### 9. Wall Heights

**Response:** To balance privacy with design, we will collaborate with our neighbors to gather feedback on materials and fence wall options. Our goal is to maintain a 6-foot high architectural wall that ensures privacy while also achieving a seamless and aesthetically warm integration with the surrounding area. We are actively working with some residents to finalize wall designs.

#### 10. Character of Neighborhood

**Response:** The character and integrity of the neighborhood are of utmost importance to us, as we strive to preserve the existing look and feel of the area. As a local developer with a small, experienced team and a proven track record, we are committed to aligning our project with South Scottsdale. We will continue to refine our proposed home deisgns with the mid-century modern features including low-profile roof lines to match the surrounding community, and accent materials such as brick and wood detailing to seamlessly integrate with the existing architectural style.

#### **Home Design**

Prelim concepts

Mid Century Modern Design

Low Profile Roof Lines to match surrounding community and to limit height

3:12 pitch

Accent materials including brick and wood detailing



With all of the great feedback we have gathered today, we will continue to engage and gather information from the existing community and we continue to develop and refine our community. We look forward to the ongoing conversations and community engagements.



#### 2/3/25 Community Involvement Update:

Since the first submittal we have been consistently in communication with neighbors. For the most part we have been communicating via phone. Some local residents inquired about the current site plan/floor plans so we sent the current plans as requested.

We also held a zoom meeting on September 13<sup>th</sup> inviting residents that directly bordered the property to have input on the landscaping palette/design. We presented two options on the landscape plans to get initial feedback and develop a new plan following the comments.

We were also able to preserve five of the existing perimeter trees along Palm Lane and 74<sup>th</sup> street. We modified the retention areas and perimeter landscaping to incorporate the existing trees into the future plans. This will assist in providing immediate impact on the new perimeter landscaping.

A couple of neighbors keep me updated with the current conditions of the site. We hired landscapers to maintain the small lot. We had a lot of the unsightly bushes removed and the trees trimmed. The large lot has always had issues with people walking around the site and camping out under the overhangs and corners. We are in constant communication with the current owners of the land to make sure they have everything properly contained and maintained. The large lot also had a bunch of accent fences that were being destroyed so we had the existing owners remove the horizontal rails.

#### **Building Plans:**

We also modified the building plans/elevations throughout the design process. We were able to reduce the overall building height from slab by reducing the plate height of the second story to 8'-0". When we first presented the plans we were around 24'10" high. The new plans along with the reduction of the plate height results in homes that will be 23'5" and 24'1" from slab. Note: once we move into building engineering we will work with structural to see if we can further reduce the thickness of the second floor structural system to try to reduce the overall height.

#### Sewer Routing:

We had a very difficult challenge with getting sewer to work for the small lot phase 1. We were able to work with city engineers to propose a public water/sewer easement that will run across the large lot to help reduce the impact of construction with the streets. The alternative solution would have had trench cuts along all of palm lane.

#### Trash Pickup:

Through working with city engineers and staff we were able to agree upon a shared refuse enclosure on the large lot to support both phases of the project. We had a couple of questions on how the trash was going to work so this is a massive win for both the existing residents and future residents of the community. The centralized trash pickup is easy accessible for the trucks and is not tucked in a corner of the site that could promote trash accumulation. One resident expressed concern with the existing conditions of the current site with how the trash operates and how it is located.



They said the existing site and parking lot promote rats and clutter. The new proposed plan will help clean up all of these issues. The new site plan also has a 6' wide sidewalk/crossing that connects the phases which will help promote community and neighborhood engagement

#### **Existing Retirement Apartments:**

We are in constant communication with the owners reps for the apartment complex to the north. We keep them updated on the plan progression and

#### Ongoing outreach:

We intend to follow up with some of the residents that had initial questions about the process and timing. The majority of the upfront questions were about timing of everything so we intend to stay in communication with everyone now that we have a clearer picture on potential dates that the site plan package has been updated and resubmitted to the city.

We look forward to continuing our conversations with all local stakeholders.

#### Jennifer MacKenzie

From: Justin Pasternak

Sent: Tuesday, August 6, 2024 7:24 PM

**To:** Jennifer MacKenzie

**Subject:** FW: New Project - Scottsdale Palm Lane and 74th Street

#### FYI on response

From: Justin Pasternak < justinp@curvedevelopment.com>

Sent: Tuesday, August 6, 2024 7:23 PM

**To:** Whitehead, Solange <SWhitehead@Scottsdaleaz.gov> **Subject:** RE: New Project - Scottsdale Palm Lane and 74th Street

Hi Solange,

I got some photos of the dumpster so I will follow up with the current owners in the morning, thanks for keeping me in the loop.

From: Whitehead, Solange < <a href="mailto:SWhitehead@Scottsdaleaz.gov">SWhitehead@Scottsdaleaz.gov</a>>

Sent: Tuesday, August 6, 2024 9:22 AM

To: Justin Pasternak < justinp@curvedevelopment.com >

Subject: Re: New Project - Scottsdale Palm Lane and 74th Street

Really appreciate this fast response. Any chance you can encourage them move the dumpster? Back in touch. Solange



Solange Whitehead Councilwoman swhitehead@ScottsdaleAZ.gov Office: 480.312.2550

City of Scottsdale 3939 N. Drinkwater Blvd. Scottsdale, AZ 85251

From: Justin Pasternak < justinp@curvedevelopment.com >

Sent: Monday, August 5, 2024 7:54 PM

**To:** Whitehead, Solange < <u>SWhitehead@Scottsdaleaz.gov</u>> **Subject:** RE: New Project - Scottsdale Palm Lane and 74th Street

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

Hi Solange,

Thank you for sharing, we had our surveyors out at the site finishing the ALTA survey so really just a team of surveyors. I also requested the current property owners to clean up the existing site. Trim the trees, pick the weeds and get all of the debris off the site so its presentable to the neighbors. They may have ordered a temp dumpster to clean up the site.

Also I heard the unfortunate news on the recent pool accidents. I want to ensure everyone that the pool is gated and fully enclosed. We haven't gotten that far yet but we will most likely fob the access points to the pool.

We are working on a couple of other improvements to the project so would like to run some ideas by you to get your input.

Let me know if this addresses your immediate request below or if you need anything else right now, I am happy to run it down. Thanks!

-Justin Pasternak

From: Whitehead, Solange <SWhitehead@Scottsdaleaz.gov>

Sent: Monday, August 5, 2024 7:09 PM

To: Justin Pasternak < justinp@curvedevelopment.com>

Subject: Re: New Project - Scottsdale Palm Lane and 74th Street

Thank you for the follow up. One of the constituents that attended submitted very detailed notes to me. I am sharing those below.

She also mentioned that there is activity so I wondered if you can give me an update and then I will follow up with our staff.

Finally can you PLEASE move a blue dumpster that is across from many of these homes? Taking little steps to protect the neighbors sure goes a long way.

Let me know on the dumpster and thank you! Solange

#### Construction

- Workers using noisy equipment early in the morning.
- Workers parking up and down Palm Lane, leaving limited parking for residents.
- Dust and dirt caused by the construction and constant street sweeping vehicles driving up and down Palm Lane for hours at a time.

#### Retirement Home

- Limited space for emergency vehicles including firetrucks and ambulances to reach the complex with only one entrance and a small area to turn around. Paramedics frequently need to enter the complex.
- o Dumpsters for the new project placed in very close proximity to where the residents of the retirement home meet and spend time.

#### Parking - post project

There will not be enough parking for this project. Even with two-car garages, I think it's highly unlikely that two cars will be parked inside, as it's much more plausible that at least half of the space will be used for storage. The overflow parking is almost non-existent. Being that these residences will be rentals, each unit may have several cars. What can the City do to make sure there is ample parking for existing residents of Palm Lane?

#### Noise - post project

o With the large number of short-term rentals in this area, there is a great deal of noise from parties already. A 25-unit complex with a pool will undoubtedly create additional noise.

#### Pets - post project

The proposed project does not include outdoor areas for pets other than a very small patch of artificial turf in each backyard and a small community pet area, again with artificial turf. Where will the new renters' pets "go to the bathroom?"

#### Pool safety - post project

As I'm sure you are aware, there have been two child drownings at short-term rentals in Scottsdale this week, with one occurring last night on Cypress St., which is about three blocks from Palm Lane. Hopefully, the City will pass an ordinance that requires short-term rentals with pools must have fences. Will the pool at this project be gated and locked?

We were told at the meeting that this development would "take a long time" and was just in the "consideration" stage. However, this morning, a whole crew with several trucks was at the property, including the Curve representative who spoke at Tuesday's meeting. Further, they have placed a giant blue dumpster right across the street from our house. The Lucent Apartments project took away our view of Camelback Mountain and now our direct view is a dumpster.



Solange Whitehead Councilwoman swhitehead@ScottsdaleAZ.gov Office: 480.312.2550

City of Scottsdale 3939 N. Drinkwater Blvd. Scottsdale, AZ 85251

From: Justin Pasternak < justinp@curvedevelopment.com>

**Sent:** Monday, August 5, 2024 12:48 PM

To: Whitehead, Solange <<u>SWhitehead@Scottsdaleaz.gov</u>>
Cc: Morgan Mallory <<u>morganm@curvedevelopment.com</u>>
Subject: RE: New Project - Scottsdale Palm Lane and 74th Street

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

HI Solange,

Thank you for attending our Open House last Tuesday. We had a great turnout which is always positive to get all the feedback early.

We have some homework to do but I feel like we are making great progress.

Thanks again!

-Justin Pasternak

From: Whitehead, Solange < <a href="https://www.switchead@Scottsdaleaz.gov">SWhitehead@Scottsdaleaz.gov</a>>

**Sent:** Tuesday, July 23, 2024 5:19 PM

To: Justin Pasternak < justinp@curvedevelopment.com >

Subject: Re: New Project - Scottsdale Palm Lane and 74th Street

Hi Justin,

I plan to be at the open house next week. I am not available this week. Solange Whitehead



Solange Whitehead Councilwoman swhitehead@ScottsdaleAZ.gov Office: 480.312.2550

City of Scottsdale 3939 N. Drinkwater Blvd. Scottsdale, AZ 85251

From: Justin Pasternak < justinp@curvedevelopment.com >

Sent: Tuesday, July 23, 2024 4:25 PM

**To:** City Council < <u>citycouncil@scottsdaleaz.gov</u>>

Subject: New Project - Scottsdale Palm Lane and 74th Street

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

Hi,

My name is Justin Pasternak and I am a local developer/architect working on a new proposed project at Palm Lane and 74<sup>th</sup> Street. I just wanted to reach out and connect to discuss our project. If someone could reach out and call me that would be awesome to quickly run through the plans and concepts.

Thank you so much and look forward to working with the city of Scottsdale again



Justin Pasternak | Development Director 623.466.3286 1661 E Camelback Rd Suite 275 Phoenix, AZ 85016

### FW: Palm Lane - Curve Development Followup

## Justin Pasternak <justinp@curvedevelopment.com>

Fri 8/16/2024 8:58 AM

To:Jennifer MacKenzie <jenniferm@curvedevelopment.com>;Morgan Mallory <morganm@curvedevelopment.com>

From: Littlefield, Kathy <KLittlefield@Scottsdaleaz.gov>

Sent: Thursday, August 15, 2024 8:41 PM

**To:** Justin Pasternak < justinp@curvedevelopment.com > **Subject:** Re: Palm Lane - Curve Development Followup

Justin,

Thank you for your email. I enjoyed meeting with you and learning about the project.

My personal email is: <a href="www.kathy@kathylittlefield.com">www.kathy@kathylittlefield.com</a>. If you have additional info regarding your project, feel free to let me know at either or both of these addresses.

Councilwoman Kathy Littlefield

From: Justin Pasternak < justinp@curvedevelopment.com >

Sent: Thursday, August 15, 2024 9:46 AM

**To:** Littlefield, Kathy < <a href="mailto:klittlefield@ScottsdaleAZ.gov">klittlefield@ScottsdaleAZ.gov</a> <a href="mailto:Subject: Palm Lane - Curve Development Followup">Subject: Palm Lane - Curve Development Followup</a>

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

Hi Kathy,

I just wanted to follow up and thank you for taking the time to meet on Tuesday to review our proposed project. I appreciate the great feedback and insight.

We look forward to taking the next steps with the submittal process and further developing the project to make sure it's a great community.

Let me know if this is your preferred email, I know you said use you personal email but I couldn't find it.

Thanks again!



Justin Pasternak | Development Director 623.466.3286 1661 E Camelback Rd Suite 275 Phoenix, AZ 85016

#### The Palms - Project 412-PA-2024

#### Jason Beaver <jbeaver@concordinc.com>

Wed 7/31/2024 7:23 PM

To:wbarton@scottsdaleaz.gov <wbarton@scottsdaleaz.gov>;Info <info@curvedevelopment.com> Cc:greneemartacho@yahoo.com < greneemartacho@yahoo.com >

Mr. Barton and Mr. Pasternak,

We were at the community meeting last night for the proposed project on 74<sup>th</sup> and Palm, thank you for taking the time to fill us in with more information related to what you are proposing. Unfortunately, coming away from that meeting I don't think any of us that were in attendance were very pleased with what this will be meaning for the residents directly around the site and within the general area between McDowell and Oak. Below are some comments as to why we are not in support of the rezoning of the property.

- · We were drawn to Town and Country 13 years ago because of the post war mid-century modern home and welcoming neighborhood. Drive down 74<sup>th</sup> street and there aren't two-story stucco clad homes that look all the same. Instead, you see character, history - something VERY RARELY seen anywhere in the Valley.
- Developments haven't consumed the quaint neighborhood, until now. Condos are the answer in Scottsdale, look around and it's the new norm and I was hoping our little part of history in the few blocks in Town and Country and surrounding areas would easily be rejected by the City, but that's not the case.
- Three-story condos towering over the surrounding neighborhood of single level 1800 sq homes. Nothing about that makes sense and nothing about that will preserve the history you have in South Scottsdale.
- · I have lived in Town and Country for 13 years and purchased and have remained in the neighborhood because it has character, and a neighborhood feel in the middle of the Valley. I have received funds on two separate occasions to preserve the historic attributes of my home from the City of Scottsdale. That was before the City went pro-development and the historic preservation office fought to maintain the history of the neighborhood. I am proud to say I live in a home registered on list of historic places and would like to think the City maintained that same pride for the neighborhood.
- Scottsdale used to be proud of this neighborhood too, but money changes everything. While you gave funds to residences like myself to preserve our homes, you turn around the support three story stucco 'mid-century modern' condos. 25 hours on a single plot of land, in the middle of the quaint neighborhood you used to fight so hard to preserve. All so I can look out of the window of my one-story house to see condos towering over the neighborhood.
- I'm disappointed that the City thinks this development in the middle of our neighborhood is a good idea. I'm disappointed that when I moved into my home 13 years ago that the City supported the historic neighborhood of post war homes and now that designation means nothing, it simply means more money from 25 'homes' on a plot of land not nearly meant for that kind of development in this neighborhood.
- If you approve this development driving down 74<sup>th</sup> will be degrading to the neighborhood single story homes all with their own character - only to pass by three-story, out of place, stark white stucco condos that will remind me that I do in fact live in a pro-development City with total disregard to the surrounding neighborhood.
- Nothing I say or do will stop this development, but I ask that you do consider the neighborhood that you are coming into. We have put A LOT of money and hard work to preserve our homes and thankfully the City used to support the neighborhood financially. The payback on my return on the investment, as well as the City's, will all be thrown away with this development. You can build condos all you want, but why does it have to go into a neighborhood that holds so much character and history?
- If you need more information about the neighborhood you are building please visit: https://modernphoenix.net/haver/towncountry.htm - this is history, not the three-story, 25 homes, 'mid-century modern' stucco homes.

In addition, selling these homes \$1 million to make the numbers work in your favor doesn't help the rest of our real estate investments. I know you think they will bring them up but these will make selling harder with 24' high roof lines blocking what is entirely a single story community. Houses that are 5' apart wall to wall isn't a housing community, it is an apartment or condo community which isn't remotely what the zoning in our area supports.

The parking is going to be a huge impact to the streets around us, as much as you say you can control it as well as the Airbnb situation through your CC&R's we all know that isn't reality. With zero street parking within the boundaries of the neighborhood and 25 houses, we know people aren't going to park two cars in their garages. They will use half of the garage for storage like most people do. If each house averages 3 cars, as families with older kids will do we will have 75 cars with only 25 parked in the houses and 10 overflow. That means we are talking about 40 additional cars street parked in what is already a problem scenario on our streets.

Dumpsters are also going to be another nuisance with trash for 25 houses all being required to take trash to a central location that will be regularly dealing with rats which are already in the neighborhood.

Related to the specific zoning requirements to be R-3 as you are requesting we have the following questions –

- 5.704 A Open space requirements we would request that the square footage requirements of each section be labeled on the plan to ensure that the percentages are being met.
- 5.704 C Does the proposed layout ensure that the minimum 3370 square feet of land area per DU is met?
- 5.704 E Requires minimum distance of 10 feet between buildings, last night you mentioned that they were 5' apart.

Thanks,



Jason Beaver

COO/Vice President

o: 480-962-8080 | c: 480-258-1361 jbeaver@concordinc.com | concordinc.com

2240 West Broadway Road, Suite 105, Mesa, Arizona 85202

If this email contains a request for money, bank information, or wire transfer, please contact our office to confirm!

#### **Barton, Wayland**

From: Carl Aguirre <carl.aguirre@outlook.com>
Sent: Tuesday, October 15, 2024 7:18 PM

To: Barton, Wayland

**Subject:** RE: Project Number: 412-PA-2024

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

Wayland,

Thank you for reaching back to me. My concern is the amount of traffic that will be generated on 74<sup>th</sup> ST. With these new homes more traffic as well as more speeding, I see it everyday people speeding up and down 74<sup>th</sup> ST. Will there be any proposals to slow down traffic on 74<sup>th</sup> street?

#### Carl Aguirre

From: Barton, Wayland <wbarton@scottsdaleaz.gov>

**Sent:** Monday, October 14, 2024 8:34 AM **To:** Carl Aguirre <carl.aguirre@outlook.com> **Subject:** RE: Project Number: 412-PA-2024

Hi Carl.

Thank you for reaching out regarding the Palm Lane Towns development proposal located at 7320 E PALM LN & 7300 E PALM LN. It appears that neither subject site is located within a pre-existing subdivision. Although I recognize that the subject sites and the Scottsdale Estates subdivision plats were developed around the same time, I see that the 'Scottsdale Estates' subdivision boundaries do not encompass the subject sites. This would appear to include: 'Scottsdale Estates One' (as amended), 'Scottsdale Estates Two' and 'Scottsdale Estates Three' (please see linked plats for reference). Lastly, to help clarify the City's regulatory authority, The City of Scottsdale would not be able to recognize (and therefore enforce) any private HOA subdivision CC&R's as those restrictions fall under the respective governing HOA body that implemented, executed and actively maintains those Covenants. We do however enforce the City of Scottsdale Zoning Ordinance which would include the Basic Zoning Ordinance — Property Development Standards for setbacks, height, density, etc.

I hope this email was helpful in regards to the Palm Lanes Towns development proposal. Please let me know if you have any further questions or concerns. I can be reached directly at 480-312-2817 or wbarton@scottsdaleaz.gov.

Thank you,

Wayland Barton Senior Planner 480 312-2817

From: Carl Aguirre < carl.aguirre@outlook.com > Sent: Sunday, October 13, 2024 3:59 PM

To: Barton, Wayland < wbarton@scottsdaleaz.gov >

Subject: Project Number: 412-PA-2024

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

Mr. Barton,

A couple of questions about this project.

- 1. Is this part of "Scottsdale Estates"?
- 2. If so, I thought we were under a strict convenance about creating such dense homes?

Sincerely, Carl Aguirre 1710 N 74<sup>th</sup> ST Scottsdale, AZ 85257 July 1, 2024

#### Seller Letter of Support

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

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

To: City of Scottsdale Planning and Zoning/ Design Review

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

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

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

Sincerely

—ой́7в89F4587547В... Julie Johnson

DocuSigned by:

7/1/2024

Cornerstone Christian Fellowship, an Arizona non-profit corporation

# **ARHS Housing Partners, L.P.**

July 7, 2024

# **Letter of Support**

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

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

To: City of Scottsdale Planning and Zoning/Design Review

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

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

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

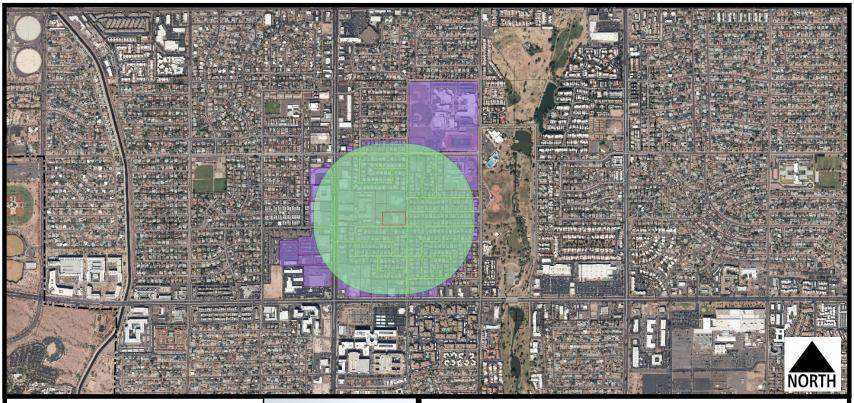
Sincerely,

ARHS Housing Partners, L.P.

Ajay Nayar

**Managing Member** 

# City Notifications – Mailing List Selection Map Palm Lane Residences

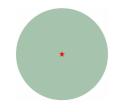


Labels Pulled October 7, 2024

## **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 1250-feet

Postcards: 457

6-ZN-2024