

I. Project Introduction/Request

The request is for Preliminary Plat approval on a 14.98+/- gross acre site located at the northeast corner of 124th Street and Shea Boulevard (APN#s 217-29-031, 217-29-030B, 217-29-029) (the "Property").

This application is being filed in conjunction with 1-GP-2014 & 3-ZN-2014 which is a request for a non-major General Plan Amendment ("GPA") from Rural Neighborhoods to Suburban Neighborhoods on the western 10+/- acres and a request to rezone the subject parcels from R1-43 ESL to both R1-18 ESL PRD and R1-7 ESL on a 14.98+/- gross acre site located at the northeast corner of 124th Street and Shea Boulevard (APN#s 217-29-031, 217-29-030B, 217-29-029). The R1-18 ESL PRD portion is not exceeding 1 dwelling unit per acre ("du/ac"), and therefore, the General Plan will remain Rural Neighborhoods on the eastern portion of the site. The Property is currently undeveloped, vacant land surrounded by single-family residential to the east, St. Bernard Catholic Church to the north, McDowell Mountain Community Church to the west and single-family residential and vacant lots south of Shea.

The proposal includes a rezoning to two zoning districts, R1-18 ESL PRD along the east and R1-7 ESL on the balance of the site for a total of 32 lots on the 14.98+/- acres site with an overall combined density of 2.1 du/ac. The R1-18 ESL PRD portion will have a density of 0.8 du/ac and the R1-7 ESL portion will have a density of 2.8 du/ac. The maximum building height is restricted 24' on the R1-7 lots and 22' on the R1-18 lots. A single-story height restriction is also being imposed by the developer on several of the lots along the perimeter of the site (Lots 10-11, 18-22 and 29-32). An average 100' wide Scenic Corridor will be maintained along Shea Boulevard (minimum 67') as well as a 45' average Desert Scenic Roadway buffer along 124th Street (minimum 35'). The average width of 100' proposed along Shea Boulevard exceeds the Shea Area Plan recommendation for a 50' minimum and 60' average Scenic Corridor for single family development along Shea Boulevard. The proposed Scenic Corridor along Shea is also consistent with the Sierra Foothills II subdivision to the east.

The Preliminary Plat request for also includes a request for amended development standards. The R1-18 lot sizes are not being amended; rather, those lots will exceed 18,000 s.f. and will be a minimum of 22,000 s.f. The site plan preserves the primary wash corridor that traverses the Property (north-south) as well as a Scenic Corridor along Shea and a Desert Scenic Roadway buffer along 124th both with improved sidewalk and trail connectivity that will tie into the City's greater trail network. The developer is requesting amended development standards in keeping with the established character and context of the area. A legislative copy of the amendments is provided with the application.

II. Scottsdale's Sensitive Design Principles

The City has established a set of design principles, known as the Scottsdale's Sensitive Design Principles [emphasis added], to reinforce the quality of design in our community. The following Sensitive Design Principles are fundamental to the design and development of the Property.

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

Response: The development plan for this vacant, infill Property is designed in a manner that is consistent with the adjacent residential communities and compatible with the adjacent church properties. The architecture, color palette and building materials of the proposed single-family homes will be in harmony with the Sierra Foothills subdivision to the east and compliant with the Environmentally Sensitive Lands Ordinance ("ESLO").

2. *Development, through appropriate siting and orientation of buildings, should recognize and preserve established major vistas, as well as protect natural features.*

Response: The proposed subdivision is designed in a manner that preserves wash/ vista corridors. The existing Natural Area Open Space ("NAOS") will be protected in conformance with ESLO. The major wash corridor on the eastern one-third of the site is being incorporated as part of the undisturbed NAOS. See site plan superimposed on aerial for graphic representation. The R1-18 home sites are proposed east of the wash corridor. The R1-7 home sites are on the western two-thirds and do not impact the natural wash corridor in anyway.

3. *Development should be sensitive to existing topography and landscaping.*

Response: The proposed single-family residential community is designed with homes that will blend with the natural grade (lots that step with the slope of the land) minimizing impacts to the surrounding residential properties. With building heights limited to 22' and 24' above natural grade the development will follow the natural topography preserving view corridors, providing residential-scale massing and establishing development patterns that are consistent with the existing single-family residential along the Shea Corridor. Additionally, the subdivision has been designed to provide a buffer to adjacent existing development.

4. *Development should protect the character of the Sonoran Desert by preserving and restoring natural habitats and ecological processes.*

Response: The proposed development intends to provide a minimum of 3.9 acres of NAOS as required per 3-ZN-2014, as well as the integrity of the ESLO through site design, architectural character (low scale buildings, desert earth-tones, natural materials) and landscaping (low-water use desert appropriate vegetation only). The natural wash corridor that traverses the eastern one-third of the site is being preserved in keeping with the ESLO requirements which allows for the preservation of natural habitats and ecological processes. This wash corridor is a continuation of what has been preserved to the north of the site and provides open space connectivity.

5. *The design of the public realm, including streetscapes, parks, plazas and civic amenities, is an opportunity to provide identity to the community and to convey its design expectations.*

Response: Native landscaping and design elements will be appropriately incorporated with the development of this community both internally and along the perimeter streetscape (re-vegetated or non-ESL areas) consistent with the ESLO approved plant palette.

6. *Developments should integrate alternative modes of transportation, including bicycles and bus access, within the pedestrian network that encourage social contact and interaction within the community.*

Response: The existing multi-use (pedestrian, equestrian, bicycle) trail/sidewalk system along Shea Boulevard connects east-west and the trail/sidewalk network along 124th Street connects north along St. Bernard Catholic Church and Desert Mountain High School to the Lost Dog Wash Trailhead, which is located approximately 1 mile the north of the Property. Lost Dog Wash Trailhead is one of the primary access points to the McDowell Sonoran Preserve's multi-use trail network. This nearby trail system will provide as an excellent recreational amenity for future residents. The trail connection along Shea Boulevard will also tie into the existing underpass as a continuation of the Mountain View Trail that runs to the south of Shea Boulevard. Public transportation is available along Shea Boulevard which is located immediately adjacent to the site. Additionally, a transit stop is being requested by the City along 124th Street north of Shea.

7. *Development should show consideration for the pedestrian by providing landscaping and shading elements as well as inviting access connections to adjacent developments.*

Response: The proposed development will incorporate design elements that respect human-scale, providing residential-scale shade and shelter through building, site and landscaping with the design of the individual homes. Connectivity will be provided via trail and sidewalk connections along 124th and Shea. Where feasible, shade trees will be provided along these connection points.

8. ***Buildings should be designed with a logical hierarchy of masses.***

Response: The building character planned for the site includes a single-family residential architectural character compatible with surrounding established homes in the area with a maximum building height of 24' above natural grade (in conformance with Sec. 6.1070 B.1.b. of the Zoning Ordinance) on the R1-7 lots, a maximum building height of 22' above natural grade on the R1-18 lots, and a limitation to single-story homes on perimeter lots (Lots 10, 11, 18-22 and 29-32). Homes will step-down with the natural grade of the site and provide appropriate environmentally sensitive massing in keeping with ESLO design guidelines.

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

Response: The proposed development will utilize a variety of desert appropriate textures and building finishes, incorporate architectural elements that provide solar shading and overhangs, and celebrate the climate by creating abundant outdoor living spaces and recreational amenities for its residents.

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

Response: Sustainable strategies and building techniques, which minimize environmental impact and reduce energy consumption, will be emphasized. While a homebuilder has not been selected at this time, some of the common sustainable building methods may include overhangs, low-e glass, shaded patios, sustainable building techniques and materials, energy efficient appliances and fixtures.

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

Response: Context appropriate native plant materials will be utilized with the development of the Property. The desert character will be upheld through the careful selection of plant materials in terms of scale, density, and arrangement.

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

Response: The proposed development will maintain a low-water use plant palette consistent with the permitted ESLO plant list and will make a strong effort to preserve existing native vegetation found on site.

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

Response: Lighting will be designed in a manner that is respectful of the surrounding context and the City's dark-sky policy while maintaining safety for future residents. The maximum heights of the proposed lighting have not been determined at this time but will be commensurate with the surrounding R1 development and will be designed with full cut-off/shielded light fixtures. More information regarding lighting will be provided with the Development Review Board application.

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

Response: Project identification will be low-scale and contextually appropriate.

III. Planned Residential Development (PRD)

The R1-18 ESL PRD portion of the site (requested with the zoning application) on lots 29-32 allows for additional modifications to the front yard setback, beyond what is allowed per the ESLO. The based required front yard setback in the R1-18 district is 35 feet. The ESLO allows for a 25% reduction to 26 feet. The purpose of the PRD overlay was to allow the developer the option of providing a side-entry garage, by amending the front yard setback further to 15 feet (see amended development standards). This additional setback will only be applied to side-entry garage designs and will provide greater design options for the future homeowners.

Sec. 6.212. Findings required.

Before approval or modified approval of an application for a proposed PRD district, the Planning Commission and City Council must find:

- A. *That the development proposed is in substantial harmony with the General Plan of the City of Scottsdale, and can be coordinated with existing and planned development of surrounding areas.*

Response: This infill Property is located within Shea Corridor overlay at the hard corner of 124th and Shea Boulevard. The development of the subject Property as a distinctive Scottsdale single-family residential community will provide additional housing opportunities for the wider community along with the employees of the nearby schools and medical campuses responding to the live, work, and play concept supported by the General Plan.

B. That the streets and thoroughfares proposed are suitable and adequate to serve the proposed uses and the anticipated traffic which will be generated thereby.

Response: The existing adjacent streets are suitable and adequate to serve the proposed residential community. Shea Boulevard is designated as a major arterial and 124th Street as a minor collector, both with adequate capacity.

C. The Planning Commission and City Council shall further find that the facts submitted with the application and presented at the hearing will establish beyond a reasonable doubt that the planned residential development will constitute a residential environment of sustained desirability and stability that it will be in harmony with the character of the surrounding area; and that the sites proposed for public facilities such as schools, playgrounds and parks, are adequate to serve the anticipated population.

Response: The proposed single-family subdivision unites three 5+/- acre undeveloped parcels into one common development. The proposed residential community integrates appropriately with the surrounding land uses in terms of density and character and provides an appropriate transition from the single-family residential to the south and east to the existing church and school uses to the north and west. Compatibility was the primary focus of the site plan design, which is evidenced through the stepped-down lotting design and preservation of NAOS, Scenic Corridor (Shea), Desert Scenic Roadway buffer (124th) and wash corridors. Further, there are adequate support services including schools, parks, public facilities and retail to serve the proposed community.

IV. Shea Area Plan

The Shea Area Plan was adopted by the City Council in June 1993 and created a set of goals, policies, and guidelines for the Shea Boulevard Corridor which runs between Hayden Road east to the City's boundary with the Town of Fountain Hills. The Shea Corridor Plan focuses on lands patterns, edge conditions, transitions, open space and transportation.

Following are Shea Corridor policies which specifically relate to the proposed development for a single-family residential community.

Goal – Enhance and protect existing neighborhoods

Policy 1: New development should be compatible to existing development through appropriate transitions.

Policy 2: It is desirable to unite undeveloped, individually owned parcels into a common development.

Response: The proposed single-family subdivision unites three 5+/- acre undeveloped parcels into one common development. The proposed residential community integrates appropriately with the surrounding land uses in terms of density and character and provides an appropriate transition from the single-family residential to the south and east to the existing church and school uses to the north and west. Compatibility was the primary focus of the site plan design, which is evidenced through the stepped-down lotting design and preservation of NAOS, Scenic Corridor (Shea), Desert Scenic Roadway buffer (124th) and wash corridors. Additionally, the building heights will be restricted to 24' above natural grade for the R1-7 lots and 22' above natural grade for the R1-18 lots with perimeter lots being restricted to single-story.

Goal – Encourage site planning which is sensitive to the environmental features

Policy 1: Open Space should be provided to link neighborhoods with trails and recreational areas, act as buffers between major streets and adjacent land uses, provide for drainage, and protect significant habitat corridors, and to visually enhance the character of the area.

Response: The existing multi-use (pedestrian, equestrian, bicycle) trail/sidewalk system along Shea Boulevard connects east-west and the trail/sidewalk network along 124th Street connects north along St. Bernard Catholic Church and Desert Mountain High School to the Lost Dog Wash Trailhead, which is located approximately 1 mile the north of the Property. Lost Dog Wash Trailhead is one of the primary access points to the McDowell Sonoran Preserve's multi-use trail network. This nearby trail system will provide as an excellent recreational amenity for future residents.

Goal – A variety of residential housing choices should be provided

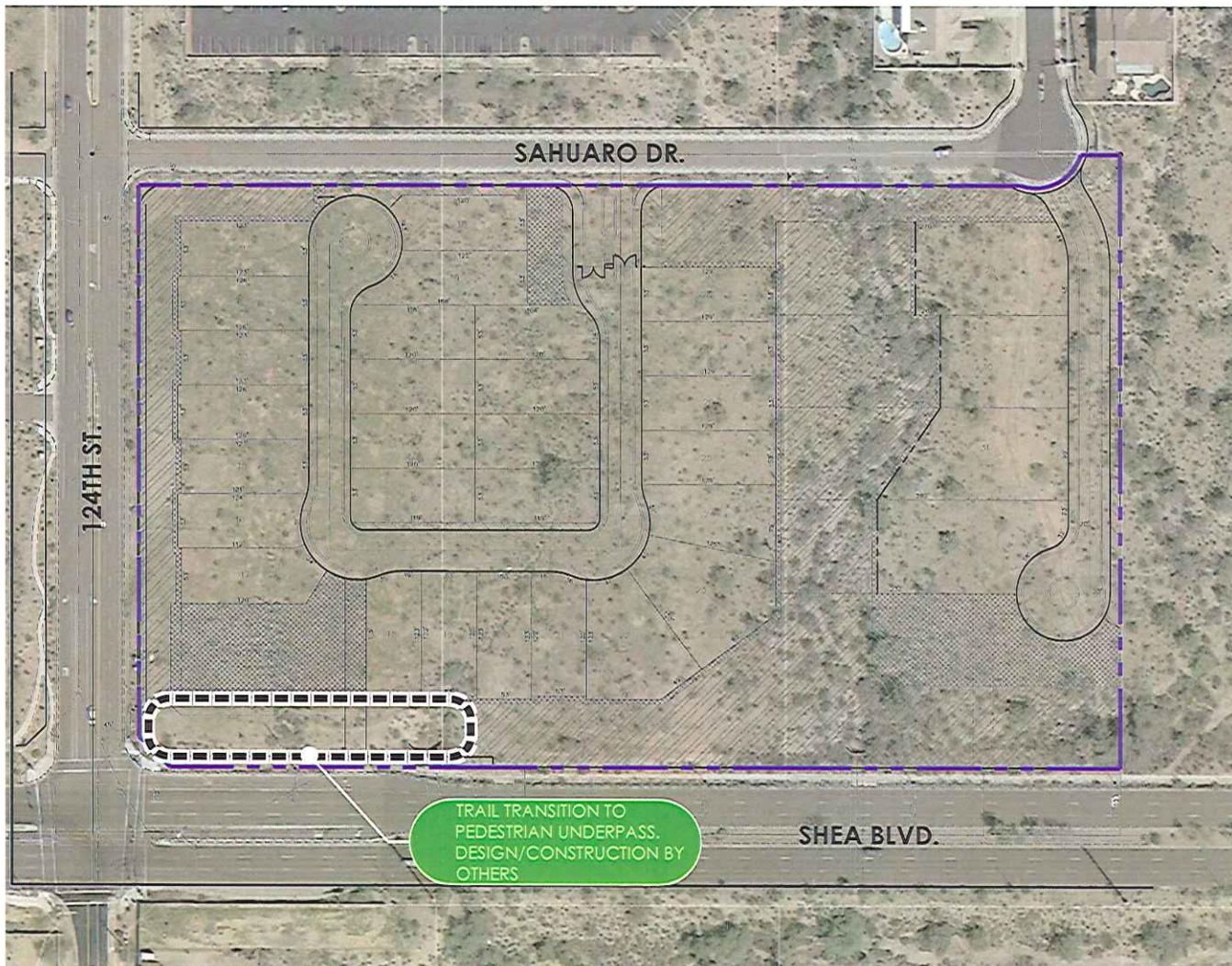
Policy 1: Enhance and protect the existing residential areas while allowing flexibility in residential parcels having Shea frontage.

- 3. Encourage a single family housing pattern that will provide a compatible buffer between low and middle density housing. Depending on how well it can blend with the existing neighborhood, a maximum of 4 du/ac could be considered for parcels where the adjoining land use is less intense.***

Response: The proposed single-family residential community will provide an aesthetic character and density commensurate with the surrounding context. The Shea Area Plan encourages single-family housing patterns that will provide a compatible buffer between low and middle density housing along the Shea frontage up to a maximum density of 4 du/ac. The proposed residential community, at an overall density of 2.1 du/ac, provides a logical transition from lower density residential on the south side of Shea to the more intense church and school land uses adjacent to the Property. As well as, providing

appropriate density and buffering along Shea, a major arterial that serves as a primary east-west transportation connection between Fountain Hills and Phoenix. The proposed residential community will provide additional housing options for the larger Scottsdale community as well as the employees, administrators and teachers of the schools and medical campuses in the nearby area who utilized Shea Boulevard as their primary transportation corridor.



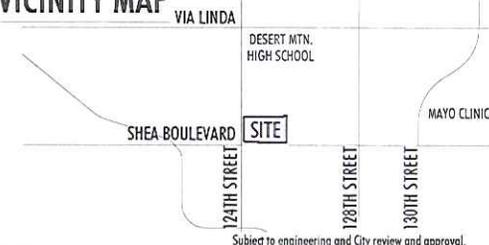


LEGEND

-  SITE/ ZONING BOUNDARY
-  N.A.O.S. UNDISTURBED
3.0 AC +/- (77%)
-  N.A.O.S. REVEGETATED
0.9 AC +/- (23%)
-  NON-N.A.O.S.

TOTAL N.A.O.S. REQUIRED: 3.9 AC (PER COS # 3-ZN-2014)
 TOTAL N.A.O.S. PROVIDED: 3.9 AC

VICINITY MAP



SUNRISE TRAIL

N.A.O.S.