

SIENNA HILLS

NWC of SAHUARO ROAD & 124TH STREET

Rezoning Application Narrative

(2nd Submittal: 12/10/13)

Request:

The applicant respectfully requests a modification of the existing R1-43 ESL zoning on a 17-acre property located at the Northwest corner of Sahuaro Road and 124th Street (1/4 mile north of Shea Boulevard) to the R1-18 ESL zoning district to allow for up to 21 single family residential homes. The overall density of the proposal is approximately 1.2 dwelling units per acre and is consistent with the current General Plan land use of "Suburban Neighborhoods". The property is also located within the boundary of the Shea Corridor Overlay as depicted on the General Plan.

A portion of the property was platted in 2009 in a configuration similar to the proposed site plan. The property will continue to provide natural open space along the western and eastern edges of the property. The current plan intends to take vehicular access from Sahuaro Road through a gated entry. The previous plat on the property was approved for access from Gail Road through a gated entry directly across from existing residences to the north.

Site Location & Existing Conditions

The subject property is located on 17.3 acres (+/-) of vacant land surrounding the existing McDowell Mountain Community Church located on the northwest corner of 124th Street and Shea Boulevard. The property is bounded by Gail Road on the north, 124th Street along a portion of the east edge, Shea Boulevard to the south and the Desert Hills community to the west.

The property is vacant/undeveloped. An incised wash corridor extends along the eastern portion of the site from Gail Road to Shea Boulevard.

Existing General Plan & General Plan Context

The Sienna Hills property is designated as Suburban Neighborhoods by the City of Scottsdale General Plan Land Use Map. The Suburban Neighborhoods use encourages a diversity of residential use types with a density range between 1 and 8 dwelling units per acre. Surrounding the property, the existing church use on the NWC of 124th & Shea is designated as Rural Residential. Properties to the east including the Catholic Church and the high school are institutional uses. The Desert Hills neighborhood to the west and properties north of Gail Road are general planned for Suburban Neighborhoods.

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The Suburban Neighborhoods designation, as described by the General Plan, is defined as the following:

This category includes medium to small-lot single-family neighborhoods or subdivisions. Densities in Suburban Neighborhoods are usually more than one house per acre, but less than eight houses per acre. This category also includes some townhouses and can also be used for small lot single-family homes, such as patio homes. It can be incorporated into neighborhoods near the Downtown area and in or adjacent to other non-residential activity centers. These uses may be used as a transition between less intense residential areas and non-residential areas, such as offices or retail centers. The terrain should be relatively flat, or gently sloping, to accommodate this density. Preservation of environmental features (particularly in desert settings near the mountains) is a key consideration and in the past has often been accommodated through master-planned communities or clustering.

The proposed site plan is in conformance with the "Suburban Neighborhoods" land use designation by providing transitional density between less intense residential density to the north and the medium density residential developments to the west and south. The project is designed in a manner that is sensitive to the existing on-site environmental features, and will integrate appropriately into the existing adjacent suburban context through perimeter open space buffering.

Shea Corridor Overlay

The Shea Corridor Overlay is depicted as a cross-hatch pattern on the City's General Plan, extending along the length of East Shea Boulevard. The overlay is described by the adopted **Shea Area Plan** as applying to the area ¼-mile north and south of Shea Boulevard. The Plan was adopted by the City Council in 1993 with several key objectives are met by this request.

- **Umbrella Goals, Policies and Guidelines of the Shea Area Plan - Goal: Enhance and Protect Existing Neighborhoods**

The proposed project will complement the existing development character and densities found immediately adjacent to the subject property and neighborhoods located along the perimeter of Shea Study area to the north. The proposed R1-18 zoning is less intensive than the existing R1-10 ESL zoning to the west. In addition to zoning compatibility, the applicant has agreed to provide an open space setback along the western edge of the property to enhance both neighborhoods through a meaningful NAOS buffer.

The properties north of Gail Road with R1-43 zoning will benefit from the proposed relocation of the project entry to Sahuaro Road, whereby avoiding driveway conflicts. The number of lots along this edge has not been increased over previously approved

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plans and perimeter setbacks and open space buffering along this edge has been provided.

- **Umbrella Goals, Policies and Guidelines of the Shea Area Plan- Goal: Encourage site planning that is sensitive to environmental features**

The Sienna Hills community is consistent with the objectives set forth by the ESL Ordinance by protecting high value environmental features on site. The proposed site plan provides for additional NAOS in excess of City requirements and maintains the natural integrity of the wash corridors that extends through the property. Self-imposed setbacks along the project perimeter will serve as open space buffers to adjacent properties.

- **Shea Corridor Goals, Policies and Guidelines - Goal: A Variety of Residential Housing Options Should Be Provided.**

Through the approval of this zoning request, the property will complement adjacent communities to the west and north by offering diversity in housing product in a manner that is consistent with existing residential development pattern in the area.

- **Umbrella Goals, Policies and Guidelines of the Shea Area Plan – Policy Statement for the Shea Scenic Corridor: The Scenic Corridor for Shea Boulevard Should Be a Minimum Width of 50' for Residential Areas with an average width of 60'.**

The applicant is providing a scenic corridor setback that provides a minimum setback of 85 feet representing a 40% increase in setback from the Shea Boulevard right-of-way over the requirements of the Plan. This setback will provide a meaningful open space setback between the roadway and future residences and will be enhanced with vegetative buffering and screening.

Existing & Proposed Zoning / Zoning Context

The subject property is currently zoned R1-43 ESL as illustrated on the zoning map submitted with the application. The applicant is requesting a modification of the existing zoning to the R1-18 district. This district is consistent with the pattern of zoning on adjacent properties and will allow for a reduced development footprint and promote the preservation of the large wash areas that extend through the site. The maximum density permitted in the R-18 ESL district is 1.87 dwelling units per acre. The Sienna Hills site plan will limit the maximum density on the property to 1.2 dwelling units per acre.

The applicant will also be requesting amended development standards on the site to allow for the promotion of open space preservation through site flexibility. Requested amendments to the existing R1-18 standards include front and rear setbacks, minimum lot width and area. As a justification for amended standards, the applicant is providing Natural Area Open Space (NAOS) in excess of amounts required by the City's Environmentally Sensitive Lands (ESL) Ordinance.

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Adjacent zoning includes:

- West: R1-10 ESL (Desert Hills)
- North: R1-43 ESL (McDowell Acres)
- South: R1-5 (Montacino) / R1-43 (Church)
- East: R1-43 ESL (Church)

Development Plan & Character

The Sienna Hills property is proposed as a gated community of 21 homes on 17 acres. Access to the property will be from Sahuaro Road through an access point to be shared with the McDowell Mountain Community Church. Homesites will be located in areas outside of the wash corridor, allowing for the preservation of this high value natural amenity. Additional open space buffering will be provided along the western and northern edge of the property to reduce impacts on existing residences. Internal streets will be private, and water/wastewater utilities will be public.

Stormwater will be managed through a series of small basins staged throughout the site and will be re-landscaped with native materials to promote consistency with undisturbed desert areas.

A portion of the property abuts the Shea Boulevard Scenic Corridor. A setback of 100 feet along the south edge of the property has been provided and will be dedicated as a scenic corridor. No direct vehicular access is proposed to Shea Boulevard. Internal streets will meet City of Scottsdale improvement standards for Rural/ESL local streets. Due to the low density character of the project, the applicant is proposing the elimination of sidewalk improvements along all internal private streets. Pedestrian connections will be provided to allow direct access to Gail Road from the northern project cul-de-sac. Off-site sidewalk improvements will be provided along 124th Street, and in conjunction with Gail Road improvements.

Vehicular & Pedestrian Circulation

The previously approved plat for the Sienna Hills property identified access to the community from Gail Road, adjacent from existing residences on the north side of the street. The applicant is proposing to relocate the project entry and establish access from the Sahuaro Road alignment as the community ingress & egress points, which will reduce vehicular impacts to existing residences on Gail Road.

Access will be controlled via a single access gate originating from the Sahuaro Road alignment. The applicant is requesting the abandonment of a portion of the existing Sahuaro Road segment to retract the previous concept for a wash crossing on the Sahuaro Road alignment. In discussions with City staff, it has been determined that crossing of the wash utilizing the Sahuaro alignment may result in significant hydraulic challenges due to the character of the wash alignment in this location. The applicant has agreed to terminate Sahuaro Road at the existing church driveway location and construct

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a segment of private roadway that crosses the wash in a more viable location slightly further to the north. This concept will maintain the use efficiency of the church driveway in conjunction with proposed project traffic.

As indicated on the proposed site plan, through access will be provided by Sienna Hills to the 5-acre vacant property immediately west of the project (APN# 217-29-035). This access will meet all City of Scottsdale standards and will provide the owner of the 5-acre property with a viable alternative to the Shea Boulevard access.

This plan will require the abandonment of existing G.L.O. easements and portions of the Sahuaro Road right-of-way. A request for abandonment will be processed prior to the approval of the final plat and will involve obtaining the necessary support and approval of the McDowell Mountain Community Church to the south.

Public sidewalks and/or trails will be provided along the northern, southern and eastern perimeters of the property. A 6-foot sidewalk will be constructed along the southern edge of Gail Road with a segment of private sidewalk connecting the northern cul-de-sac within Sienna Hills to the Gail Road segment. Adjacent to 124th Street, an 8-foot detached sidewalk will be constructed that will closely match the alignment of an existing informal trail where appropriate. Finally, a segment of 10-foot wide multi-use pathway will be constructed along the project's Shea Boulevard frontage. This segment will extend the existing segment to the east. Internal 6-foot sidewalks will be provided on both sides of the private streets throughout the project.

ESLO Landform

Sienna Hills is located within the upper desert landform area of the Environmentally Sensitive Lands Ordinance area of Scottsdale

Topography and Slope

The topography of the Sienna Hills property generally slopes from north to south at an average slope of 3 to 5%. A slope analysis for the property has been prepared by LVA and has been submitted with this application for staff review. Through this analysis, it has been determined that a minimum of 5.7 acres of dedicated NAOS easement area will be required on the property.

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Drainage

A wash corridor is located along the eastern edge of the property and runs from the northeast corner, generally paralleling the eastern boundary of the site before exiting the property at Shea Boulevard. The corridor is identified as a significant environmental feature and will remain largely undisturbed.

Vegetation

A majority of the plant materials found on-site is located within the limits of the wash corridor and will be left in their existing location and condition, pending any site improvements. A native plant inventory identifying the type and location of qualifying plant material has been prepared with this application and has been submitted for staff review. Plant material that is salvaged from the site will be supplemented into perimeter open space areas and retention basins to provide buffering and increase the natural aesthetic of the site. Any new plant materials introduced to the site will meet ESL native species requirements.

Natural Area Open Space (NAOS)

A significant amount of natural open space will be provided with this application, intended to create a community that is sensitively situated within the natural environment. Special preservation emphasis has been directed to the maintenance of wash corridor areas and areas with enhanced vegetation densities. Additional consideration has been provided to improved and unimproved areas on adjacent properties, resulting in meaningful open space buffer setbacks and connectivity with adjacent open space areas and corridors.

The minimum NAOS requirement on the property per the findings of the slope analysis is 5.7 acres. The applicant is electing to increase the provided amount to approximately 6.5 acres (an 14% increase). This additional amount will be applied throughout the site to increase perimeter buffers and protect sensitive natural areas.

Proposed Amended Development Standards Table

<u>Development Standards</u>	<u>Existing Standard</u>	<u>Proposed Standard</u>	<u>Reduction(%)</u>
Minimum Lot Size	18,000 Sq.Ft.	13,500 Sq.Ft.	25%
Minimum Lot Width	120 Feet	90 Feet	25%
Front Yard Setback	35 Feet	26 Feet	25%
Rear Yard Setback	30 Feet	No Change	No Change
Side Yard Setback	10 Feet	No Change	No Change

Design Guidelines and CC&Rs

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The Sienna Hills property will be subject to privately regulated development guidelines and CC&Rs. These elements will be formalized during the final plat process prior to residential permitting.

Neighborhood Contact & Input

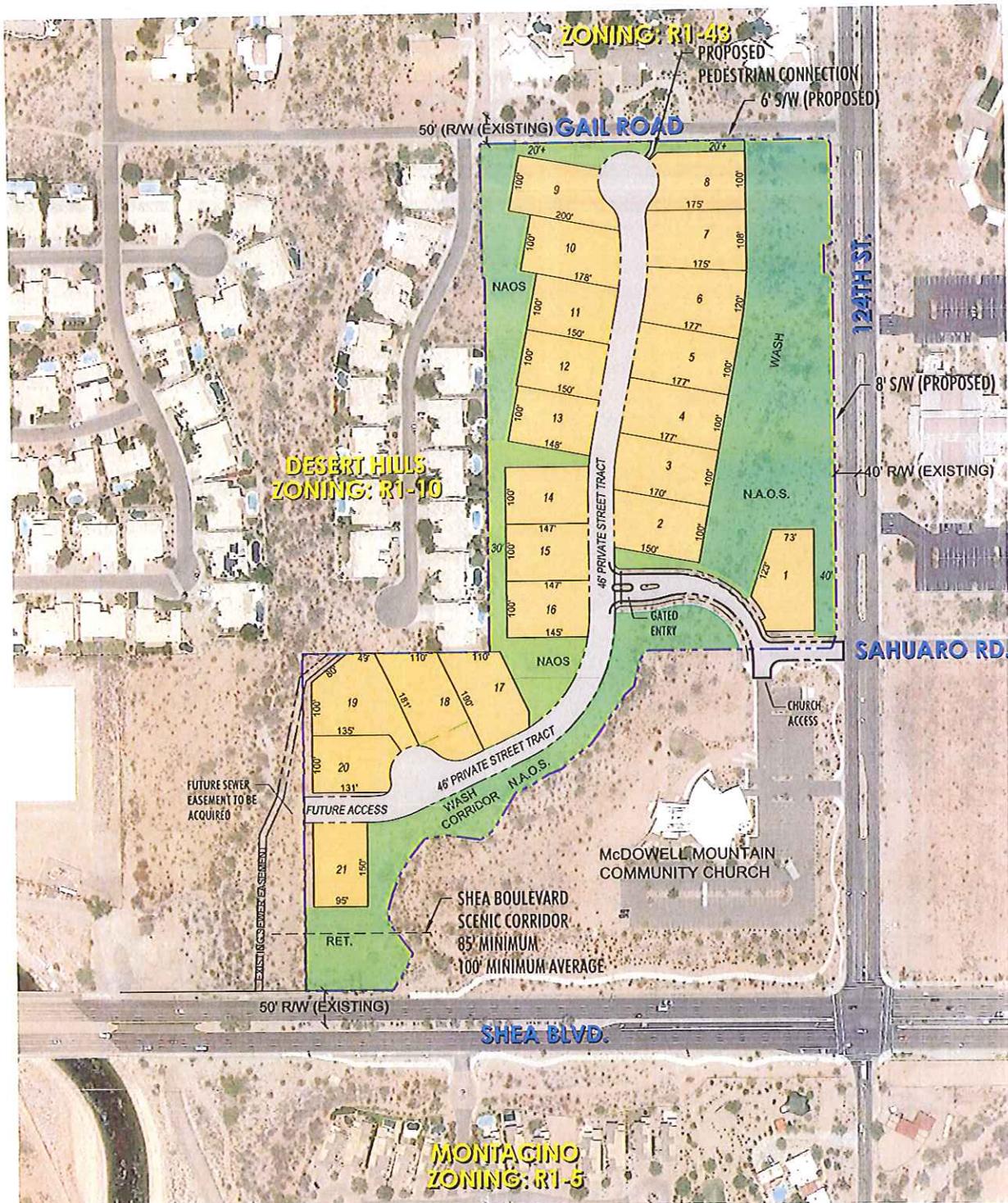
The applicant has been in contact with adjacent property owners through individual outreach and neighborhood meetings. A neighborhood meeting was held on August 26th at the Palomino Public Library. The meeting was attended by approximately 15 residents and property owners. A summary of the meeting and a list of attendees have been provided with the Public Outreach report included with this application submittal. Any additional outreach and community contact will be noted in the Public Outreach report and provided to City Staff.

Existing General Land Office (G.L.O.) Easement Abandonment

The applicant is aware that existing GLO easements exist along the perimeter of the project parcels as noted on the ALTA survey that has been included with this application. Before development can be initiated on the property in the configuration as shown, the abandonment of these easements must be finalized. The applicant anticipates that this abandonment request will be submitted to the City of Scottsdale before or concurrent with the final plat approval.

Project Benefits:

- Relocation of the community entry from the previously approved location on Gail Road, to the Sahuaro Road location. This relocation will reduce impacts on existing residences to the north and west.
- Open space buffering along the project perimeter to the east is intended to reduce impacts on existing adjacent homes in the Desert Hills community. A minimum of 30 feet of natural area open space will be provided between the rear walls of the Sienna Hills and Desert Hills communities. These areas may be supplemented with additional vegetative material to enhance the open space buffer and screening.
- Sensitive natural wash areas will be preserved within natural area open space (NAOS) easements.
- An increase in the overall NAOS requirement by 14%.
- Requesting zoning category that represents a viable transitional district consistent with the pattern of zoning and land uses in the area. In addition, the proposed use is consistent with the City's General Plan's "Suburban Neighborhoods" land use designation.
- The General Plan land use designation of "Suburban Neighborhoods" suggests a density range of 1 to 8 dwelling units per acre. This proposal would limit the overall density on the property to 1.2 dwelling units per acre.



LEGEND

--- SITE/ ZONING BOUNDARY

■ LOT AREA

PROPOSED DEVELOPMENT STANDARDS

- MINIMUM LOT AREA: 13,500 SQ FT
- MINIMUM LOT WIDTH: 90'
- FRONT SETBACK: 26'
- SIDE SETBACK: 10' (NO CHANGE)
- REAR SETBACK: 30' (NO CHANGE)

SITE DATA

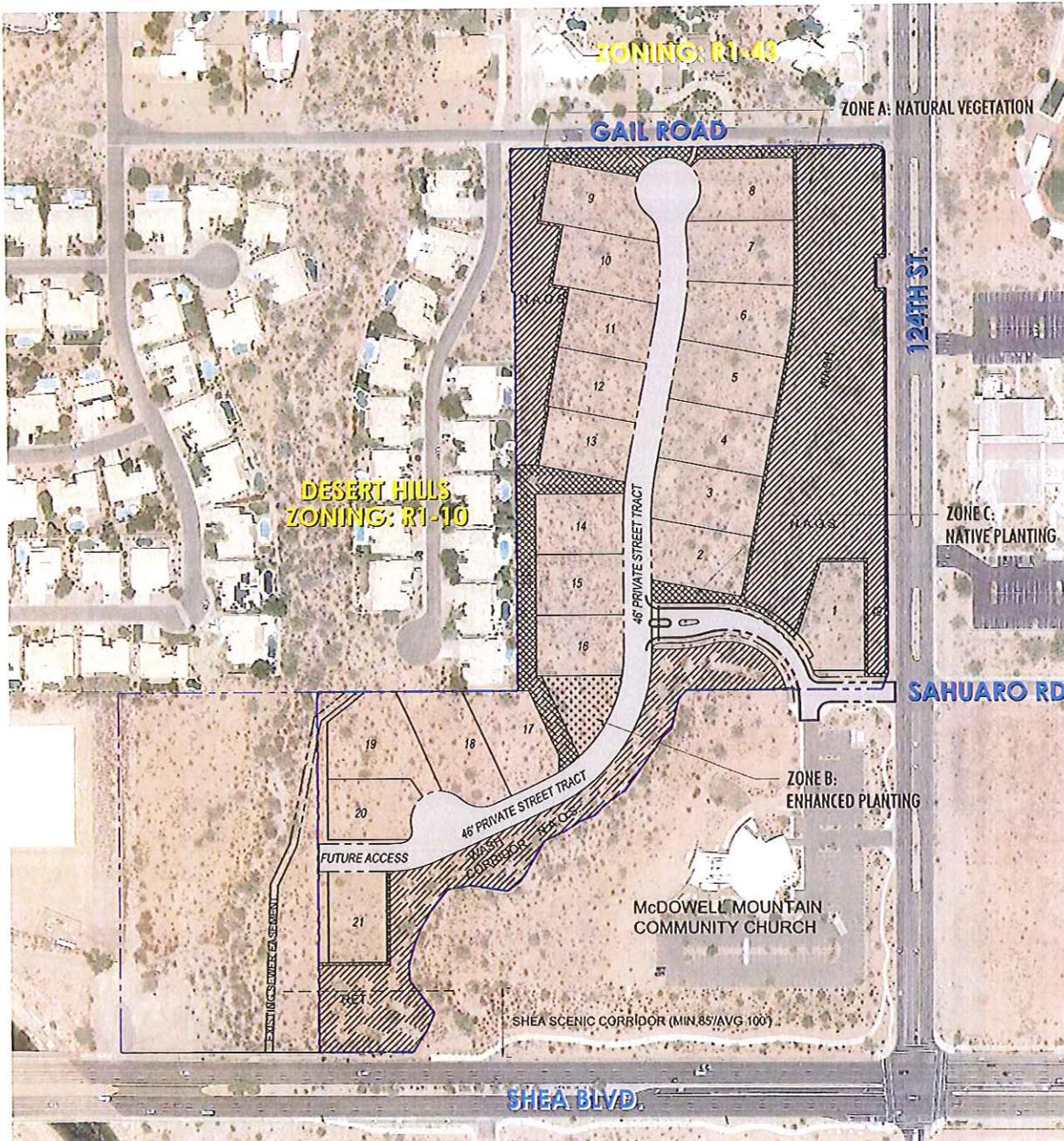
- GROSS SITE AREA: 18.9 ACRES (+/-)
- NET SITE AREA: 17.3 ACRES (+/-)
- CURRENT ZONING: R1-43 ESL
- PROPOSED ZONING: R1-18 ESL
- PROPOSED # OF LOTS: 21
- GROSS DENSITY: 1.2 DU/AC
- TYPICAL LOT SIZE: 100' x 150' (15,000 sq.ft.)
- MAXIMUM BUILDING HEIGHT: 24' / SINGLE STORY

SHEA BOULEVARD SCENIC CORRIDOR
SETBACK: MINIMUM AVERAGE OF 100'

MINIMUM PERIMETER BUFFER ADJACENT TO
DESERT HILLS EAST BOUNDARY: 30 FEET OF
NATURAL OPEN SPACE

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CONCEPTUAL SITE PLAN / SUBDIVISION PLAN



LEGEND



ZONE A: NATURAL VEGETATION
The identified areas are intended to depict undisturbed portion of the property which will remain in the current natural state.



ZONE B: ENHANCED PLANTING
Concentrated at the project entry, this zone will be irrigated and planted with nursery grown landscape plant material. Plant selections will be designed to complement the naturally occurring vegetation, but will be planted more densely. Salvaged plant material from onsite may be used in this zone.



ZONE C: NATIVE PLANTING
The identified areas will be revegetated to visually mitigate the disturbance caused by construction. The plant selection and density will be designed to appear similar to the Natural Vegetation Zone. Salvaged plant material from onsite may be used in this zone.

LANDSCAPE NOTES:

1. ALL PLANT MATERIAL TO COMPLY WITH CITY OF SCOTTSDALE ESL PLANT LIST.
2. ALL DISTURBED AREAS TO BE TOP DRESSED WITH 'DESERT FLOOR' DECOMPOSED GRANITE TO MATCH COLOR AND SIZE OF ADJACENT INERT MATERIAL.
3. ALL BERMS TO HAVE MAXIMUM 4:1 SIDE SLOPES.
4. BOULDERS ARE TO BE SURFACE SELECT SITE BOULDERS, 1/3 BURIED IN SOIL, TYP.

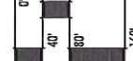
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SIENNA ESTATES

CONCEPTUAL LANDSCAPE CHARACTER ZONES

SCALE: NTS

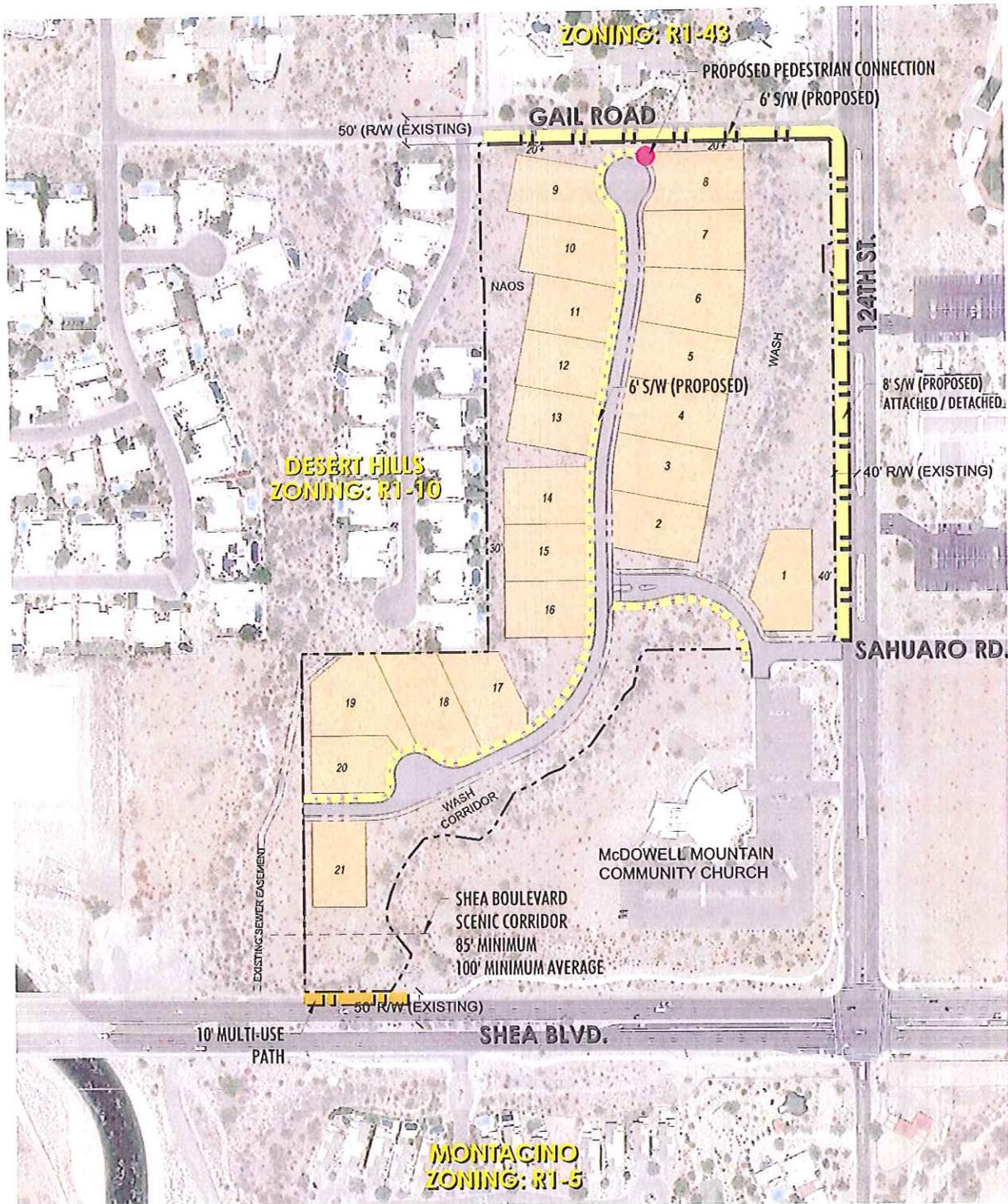


Date: 08/28/13
Project No: 1312
Drawn By: LT
Revised: ...



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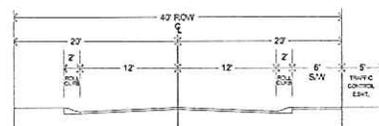
15-ZN-2013
12/10/2013



LEGEND

- SITE/ ZONING BOUNDARY
- 10' MULTI-USE PATH ADJACENT TO SHEA BOULEVARD
- 6' SIDEWALK ADJACENT TO GAIL ROAD - ATTACHED
- 8' SIDEWALK ADJACENT TO 124TH STREET - DETACHED & ATTACHED
- 6' INTERNAL STREET SIDEWALK - ADJACENT TO ONE SIDE OF STREET ONLY
- PEDESTRIAN CONNECTION

INTERNAL STREET CROSS-SECTION



TYP. INTERNAL STREET SECTION
LOCAL COLLECTOR - RURAL/ESL CHARACTER (40' R/W)
6' SAW ON ONE SIDE ONLY

SOURCE: CITY OF SCOTTSDALE DS&PM.

SCALE: NTS

DATE: 08/08/13

PROJECT NO: 1312

DRAWN BY: FR

REVIEWED: 12/10/13

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