Project Narrative

This document will be uploaded to a Case Fact Sheet on the City's web site.

Date: 09/28/05

Coordinator: Kira Wauwie

Project Name: Baraca Estates

Project No.: 322-PA-2005

Case No.: 18-PP-2005

Project Location: NWC Pima Road and Hawknest Road

Property Details:

☑ Single-Family Residentail ☐ Multi-Family Residential ☐ Commercial ☐ Industrial

Current Zoning: R1-43 Proposed Zoning: _____

Number of Buildings: _____ Parcel Size: 19.94 Acres Gross

Gross Floor Area/Total Units: 16 Lots Floor Area Ratio/Density: 0.802 DU/Acre Gross

Parking Required: _____ Parking Provided: _____

Setbacks: N - (front) 40' S - (rear) 27' E - (st ad) 40' W - (lot ad) 15'

Description of Request:

The subject property comprises approximately 20 acres at the northwest corner of Hawknest and Pima Roads. Woodley Way serves as the property's northern boundary and Hawknest Trail Subdivision (R1-35) is just west of the site. The area east of Pima Road is undeveloped desert range land zoned R1-43. All areas are classified as Environmentally Sensitive Land.

Baraca Estates currently consists of desert rangeland, with the northwest quadrant being occupied with a single home site, which is to be removed. Two meandering braided washes convey off site flow through the development area and into the residential area to the west.

The general topography of the site is relatively flat with west to southwest slopes ranging from 2% to 3%. The majority of this site is composed of undeveloped desert rangeland, with a home site that takes up approximately 3.5 acres in the northwest quadrant of the property.

Off-site flows are conveyed under Pima Road through two culvert locations, with exception of one area which flows over Pima Road. Currently, most of the site drains into one of the two braided washes that run the width of the site, and onto the adjacent property. Both wash corridors have been identified for preservation on the proposed site plan, although lot 14 and 3 are proposed to impact small portions of the southern-most wash.

Please see Sheet 2.

Project Narrative

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Project No.: 322-PA-2005 Pg 2

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Description of Request:

Continued from Sheet 1:

The development plan for the subject property proposed 16 single family lots under the existing R1-43 ESL zoning district. One access point from Hawknest Road is proposed. This access will be gated and the street will be privately maintained. The internal street has been designed to minimize impact, and building envelopes have been delineated to promote a sense of openness and reduce impact to the natural area.

The natural area open space designation will be applied to most of the land area within the wash corridors and the 100-foot scenic easement provided along Pima Road, in addition, along the Hawknest Road frontage, along Woodley Way, and along the rear of the lots that abut the adjacent property. The NAOS requirement was calculated by conducting a slope analysis of the property and applying the findings within the standards for the upper desert landform classification as provided by the City of Scottsdale Zoning Ordinance.

In conclusion, the proposed site plan meets the requirements of the existing zoning ordinance for the R1-43 ESL district within the provisions for amended development standards. The application includes a request to administratively amend development standards for lot width, lot size, and rear yard setback. Please see the proposed *Amended Development Standards Table* and *Amended Development Standards Justification Form* for a detailed analysis of proposed modifications to the R1-43 standards.

Planning and Development Services Department

7447 E Indian School Road, Suite 105, Scottsdale, AZ 85251 • Phone: 480-312-7000 • Fax: 480-312-7088

Baraca Estates
Proposed Amended Development Standards
NWC Hawknest Road and Pima Road

City of Scottsdale Case No. 322-PA-05
Zoning R1-43 with Administrative Amended Development Standards

	Ordinance Requirements	Amended Standards	Maximum ESLO Reduction
A. Minimum Lot Area	43,000 Sq Ft	32,250 Sq Ft	25%
B. Minimum Lot Width	150 Ft	130 Ft	13%
C. Maximum Building Height	24 Ft	24 Ft	
D. Minimum Yard Setbacks			
Front to Building	40 Ft	40 Ft	
Font to Garage	40 Ft	40 Ft	
Front, corner lot side street	40 Ft	40 Ft	
Front, Double Frontage	40 Ft	40 Ft	
Side Yard	20 Ft	15 Ft	25%
Aggregate Between Buildings	40 Ft	30 Ft	25%
Rear Yard	35 Ft	27 Ft	25%
E. Minimum Distance Between Buildings			
Accessory and Main	10 Ft	10 Ft	
Main Bldgs/Adjacent Lots	40 Ft	30 Ft	25%

Baraca Estates
Proposed Amended Development Standards
NWC Hawknest Road and Pima Road

Which of the following development standards are requested for amendment?

X Lot size: % of increase or decrease 25%	Minimum Lot Size	32,250 SF
X Lot width: % of increase or decrease 13%	Minimum Lot Width	130 Ft
X Setbacks: % of increase or decrease 25%	Minimum Rear SB	27 Ft
	Minimum Side SB	15 Ft

What are the major environmental features of the site?
The site contains two major wash corridors that are incorporated into the site plan as natural open space amenities within the development. Impacts to these areas will be generally restricted, with exception of necessary wash crossing for internal vehicular circulation, and two areas on lots 14 and 3, where a small portion of the southern-most wash may be filled in order to provide a more homogeneous building envelope.

Describe how these reductions result in better protection of environmental features than if the property were developed using standard lot sizes and setbacks.
The proposed development standards will minimize the proposed disturbed areas. Building envelopes will be reduced in order to maintain natural, environmentally sensitive areas and to create a more seamless integration of development and open space.

What is the minimum NAOS required per ordinance? 7.24 AC
What is the amount NAOS provided by the client? 7.53 AC
What is the percentage of the overall site (gross parcel size) being dedicated in NAOS? 38%

Will the NAOS be shown in common tracts and dedicated on the Final Plat? No.

Will the NAOS be dedicated with each lot as it comes in for development? Yes.
If yes, explain how the City might achieve assurance that NAOS dedications are logical and connect with NAOS areas that will be or have been dedicated.

The Final Plat will include an NAOS Easement dedication.

Is the amount of NAOS being dedicated as part of the NAOS Density Incentive Provision of ESLO? No.

PRELIMINARY PLAT
FOR
BARACA ESTATES
SCOTTSDALE, AZ

A PORTION OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 5 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

LEGAL DESCRIPTION

PARCEL 1

THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 5 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

EXCEPTING ALL THE COAL AND OTHER MINERALS AS RESERVED TO THE UNITED STATES OF AMERICA, AS SET FORTH IN THE RECORDED PATENT OF SAID LAND.

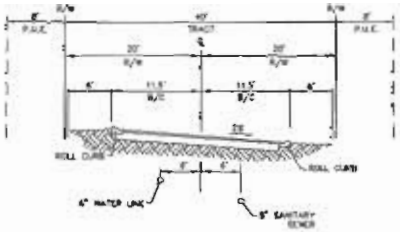
PARCEL 2

THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 5 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

EXCEPTING ALL THE COAL AND OTHER MINERALS AS RESERVED TO THE UNITED STATES OF AMERICA, AS SET FORTH IN THE RECORDED PATENT OF SAID LAND.

BASIS OF BEARING

NORTH 00°00'14" EAST, ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 5 NORTH, RANGE 4 EAST, GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, PER RECORD OF SURVEY PLAT SUBDIVISION RECORDED IN BOOK 572, PAGE 3, MARICOPA COUNTY RECORDS.

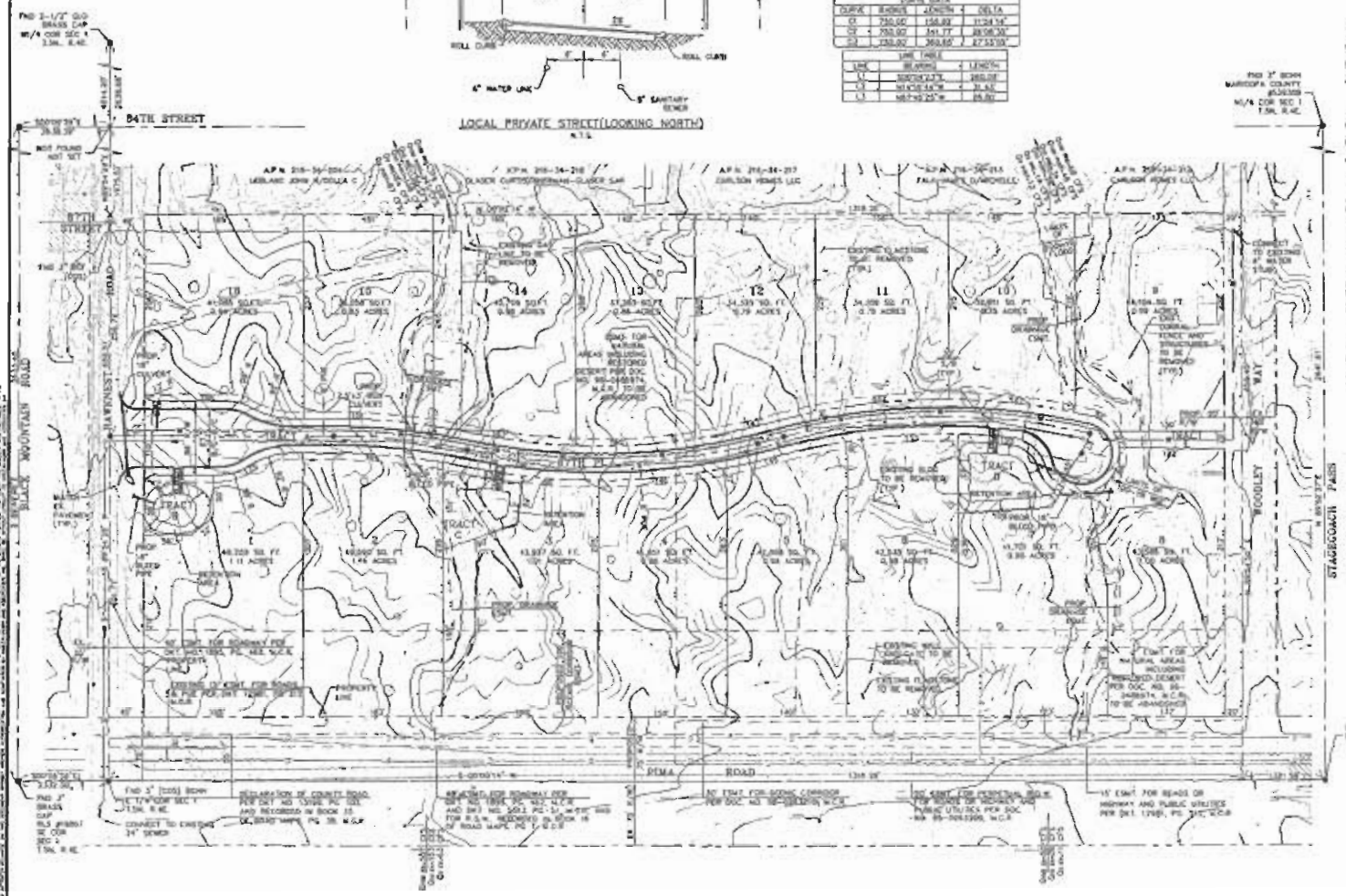


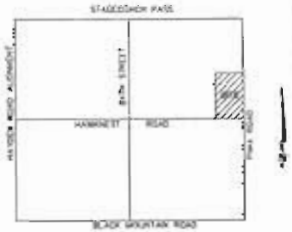
LOCAL PRIVATE STREET(LOOKING NORTH)

GRAPHIC SCALE
(IN FEET)

CURVE DATA			
CURVE	RADIUS	LENGTH	DELTA
C1	750.00'	158.89'	11°24'34"
C2	750.00'	341.77'	26°06'30"
C3	750.00'	360.85'	27°33'09"

LINE TABLE		
LINE	BEARING	LENGTH
L1	N00°00'14"E	280.00'
L2	N14°06'14"W	31.84'
L3	N87°49'25"W	25.00'





VICINITY MAP
N.T.S.

ENGINEER
KIMLEY-HORN & ASSOCIATES, INC.
7878 N. 16TH ST., SUITE #300
PHOENIX, ARIZONA 85020
TELEPHONE: (602) 944-5500
CONTACT: MICHAEL L. DELMARTER, P.E.

OWNER/DEVELOPER
BARON DEVELOPMENT
15850 N. HORNTOWN BLVD.
STE #109
SCOTTSDALE, ARIZONA 85260
TELEPHONE: (480) 419-8090
CONTACT: BARON K. BRANDSTROM

LAND PLANNER
KIMLEY-HORN & ASSOCIATES, INC.
7878 N. 16TH ST., SUITE #300
PHOENIX, ARIZONA 85020
TELEPHONE: (602) 944-5500
CONTACT: MICHAEL L. DELMARTER, P.E.

SURVEYOR
HORIZON CONSULTANTS OF ARIZONA
7878 N. 16TH ST., STE #295
PHOENIX, ARIZONA 85020
TELEPHONE: (602) 675-1857
CONTACT: WALTER BURBY

SITE DATA

GROSS AREA	- 18.94 AC
NET AREA	- 15.41 AC
TRACT A	- 1.27 AC
TRACT B	- 0.12 AC
TRACT C	- 0.18 AC
TRACT D	- 0.21 AC
TRACT E	- 0.02 AC
TOTAL LOT AREA	- 13.07 AC
TOTAL LOT COUNT	- 18
MAXIMUM LOT AREA	- 43,560 SF
MINIMUM LOT AREA	- 33,614 SF
AVERAGE LOT AREA	- 43,988 SF
GROSS DENSITY	- 0.952 DU/AC

BENCHMARK
MARICOPA COUNTY BRASS CAP IN HANDHOLE BORN 0.54' @ THE INTERSECTION OF PIMA RD. (80th STREET) AND STAGECOACH PASS
ELEVATION= 1261.17' (CITY OF SCOTTSDALE DATUM-NAVD 88)

CITY OF SCOTTSDALE BRASS CAP IN HANDHOLE @ THE INTERSECTION OF PIMA RD. AND HAWKNEST ROAD AT THE EAST EDGE OF THE PAVEMENT ELEVATION=1242.46 (CITY OF SCOTTSDALE DATUM-NAVD 88)

UTILITIES

WATER & SEWER	CITY OF SCOTTSDALE
ELECTRIC	APS
TELEPHONE	QWEST
GAS	SOUTHWEST GAS
CABLE T.V.	COX COMMUNICATIONS

SETBACK TABLE

FRONT	40'
REAR	37'
SIDE	
(ADJ. LOT)	15'
(ADJ. STREET)	40'

ZONING
R1-43 (SINGLE FAMILY RESIDENTIAL)
CITY OF SCOTTSDALE ZONING
MIN. 43,0? SIZE PER PROPOSED AMENDED DEVELOPMENT STANDARDS
ADDITIONAL 10% AREA PROVIDED

LEGEND

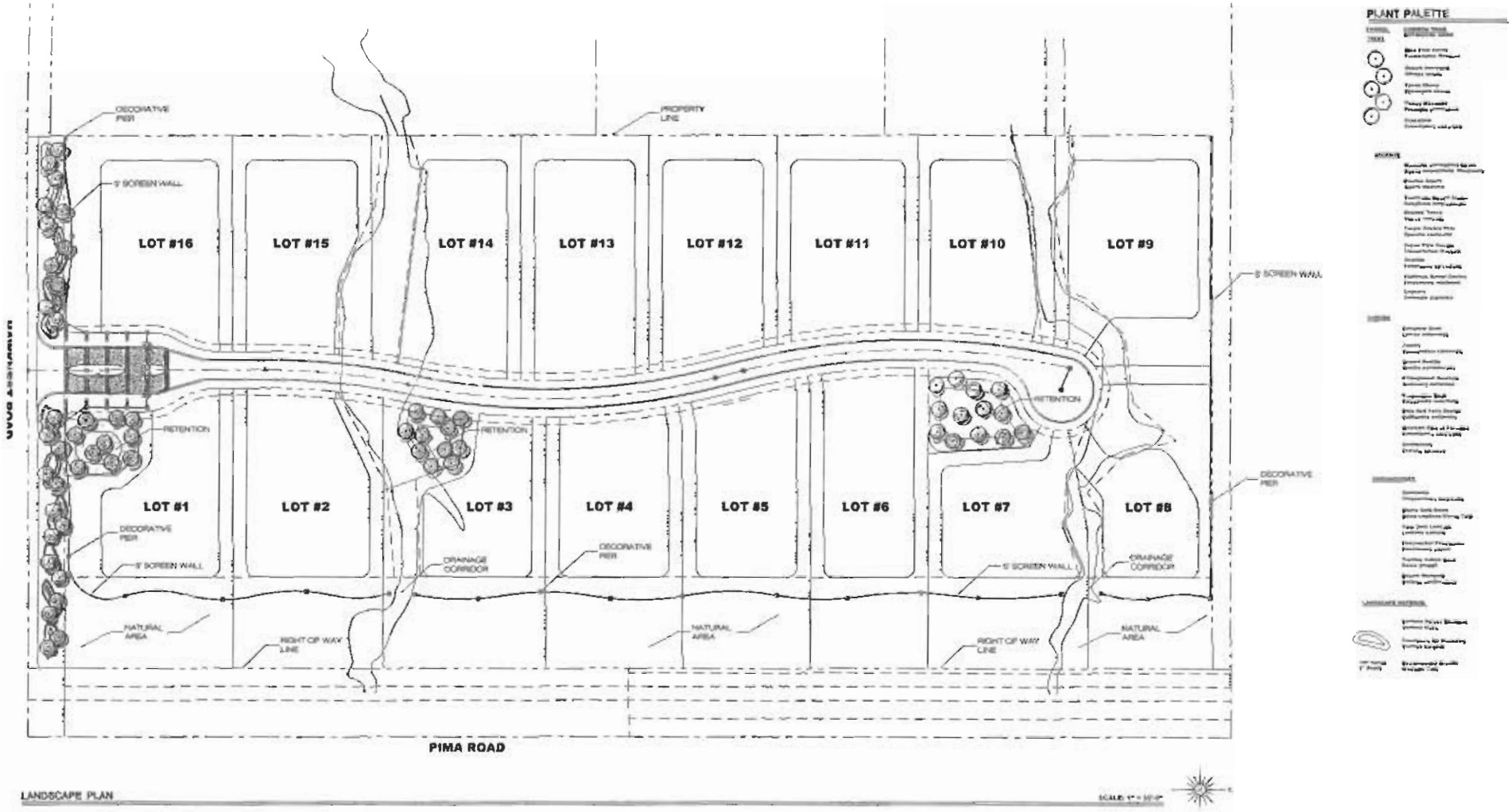
	PROPERTY LINE
	PROPOSED EASEMENT
	EXISTING EASEMENT
S	PROPOSED SEWER LINE
S	EXISTING SEWER LINE
W	PROPOSED WATER LINE
W	EXISTING WATER LINE
	PROPOSED CULVERT
	PROPOSED LOT LINE
	PROPOSED RIGHT-OF-WAY
	PROPOSED EDGE OF PAVEMENT
	EXISTING EDGE OF PAVEMENT
	PROPOSED CENTERLINE
	EXISTING FENCE LINE
	PROPOSED SURVEY MONUMENT
	PROPOSED MANHOLE
	PROPOSED FIRE HYDRANT
	EXISTING MANHOLE
	EXISTING FIRE HYDRANT
PUE	PUBLIC UTILITY EASEMENT
R/W	RIGHT-OF-WAY
B/C	BACK OF CURB
TYP.	TYPICAL
10	PROPOSED LOT NUMBERS
	EXISTING ASPHALT PAVEMENT

18-PP-2005
10/05/05

Kimley-Horn and Associates, Inc.

BARACA ESTATES
PRELIMINARY PLAT
SCOTTSDALE, ARIZONA

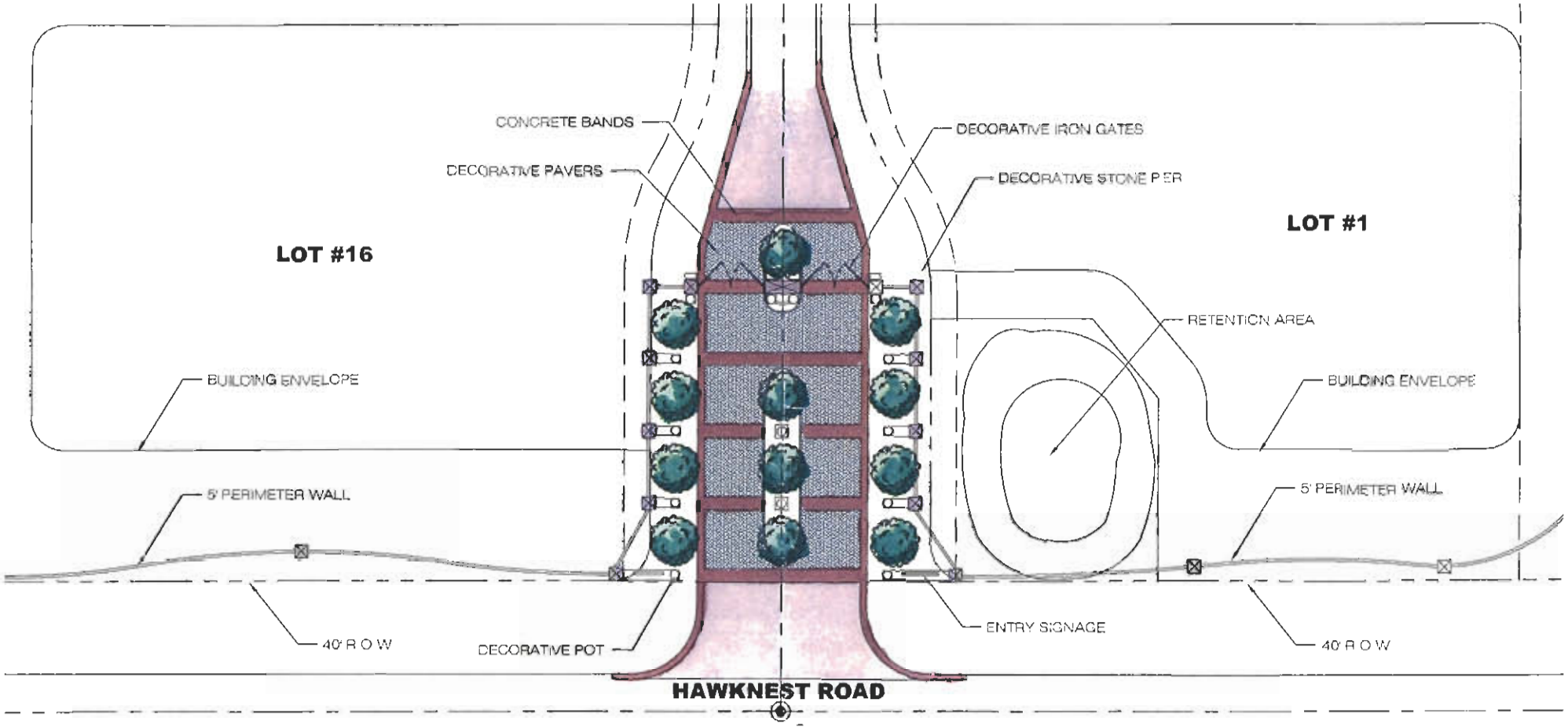
PROJECT NO. 095124000
DRAWING NAME 42HOOPPP01
1 OF 1



BARACA ESTATES

CONCEPTUAL PLAN

18-PP-2005
10/05/05



ENTRY CONCEPT #1

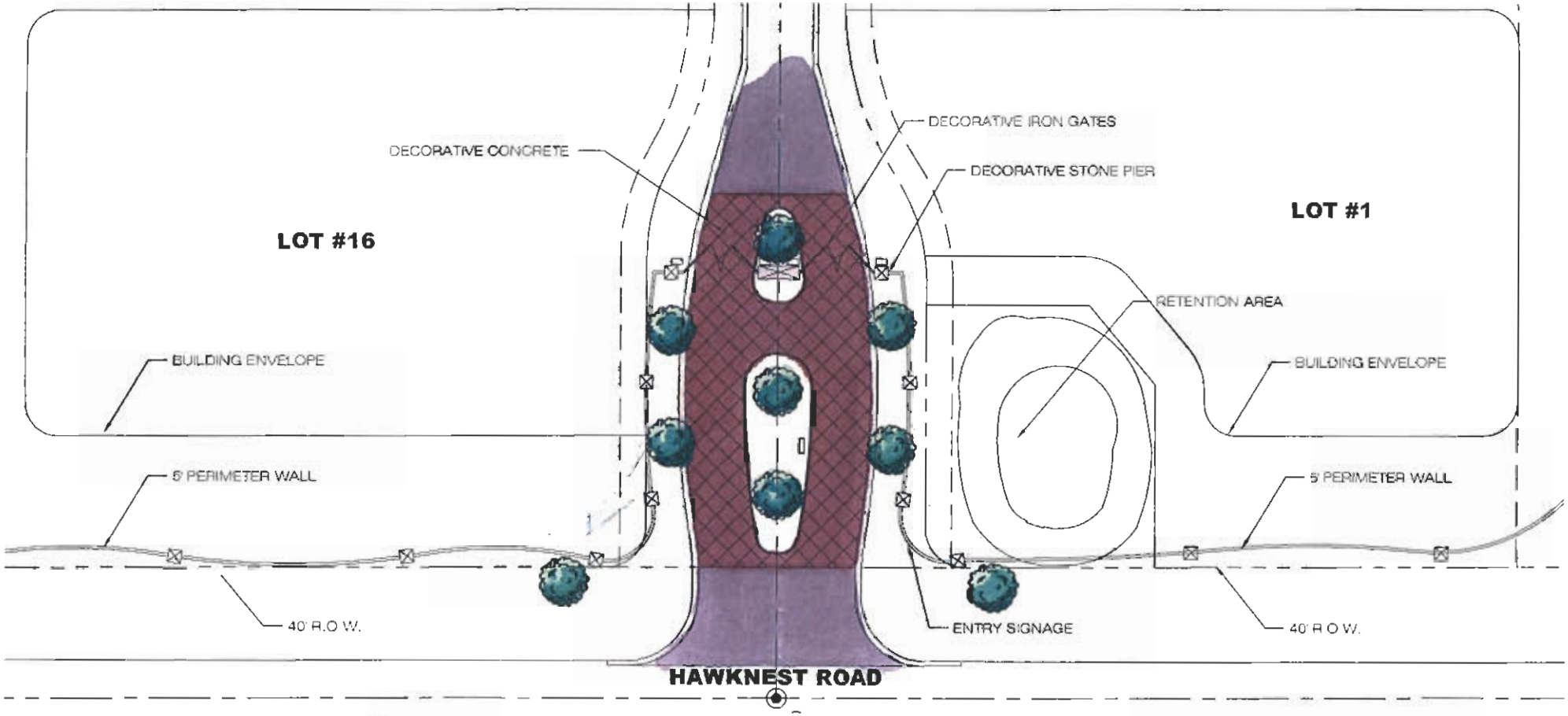
SCALE: 1" = 30'-0"

BARACA ESTATES

CONCEPTUAL PLAN

PROJECT NUMBER: 05-0010c
ISSUE DATE: 06-30-05

18-PP-2005
10/05/05



ENTRY CONCEPT #2

SCALE: 1" = 30'-0"

B A R A C A E S T A T E S

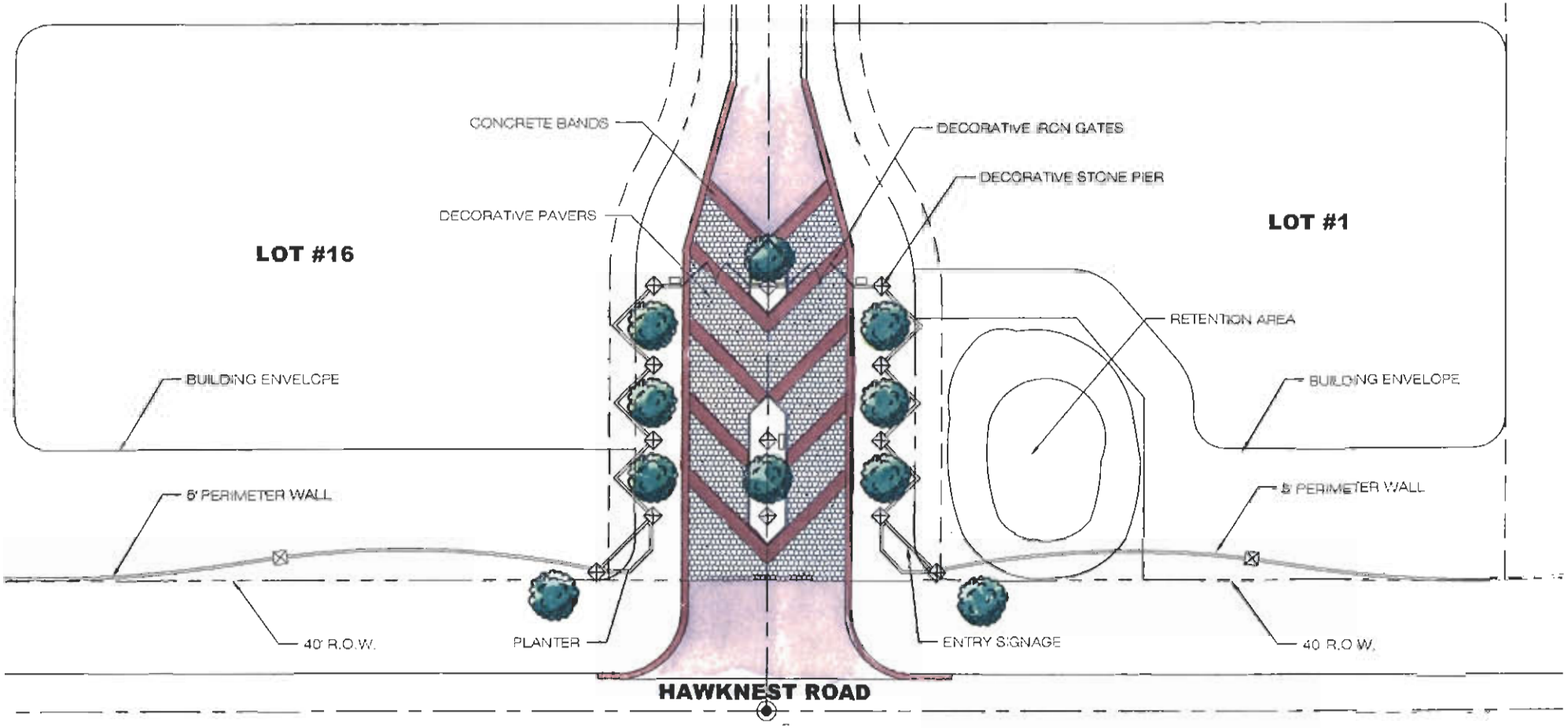
CONCEPTUAL PLAN

PROJECT NUMBER:
05-0019c

ISSUE DATE:
08-30-05

studio L.L.C.

18-PP-2005
10/05/05



ENTRY CONCEPT #3

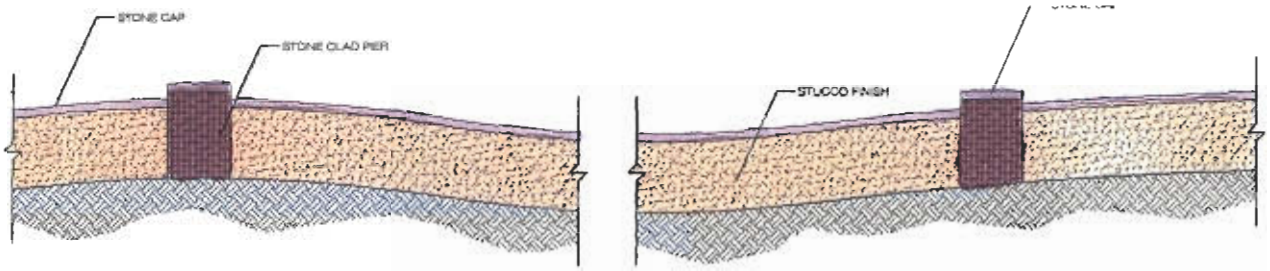
SCALE: 1" = 30'-0"

B A R A C A E S T A T E S

PROJECT NUMBER: 05-0019a
ISSUE DATE: 06-30-05

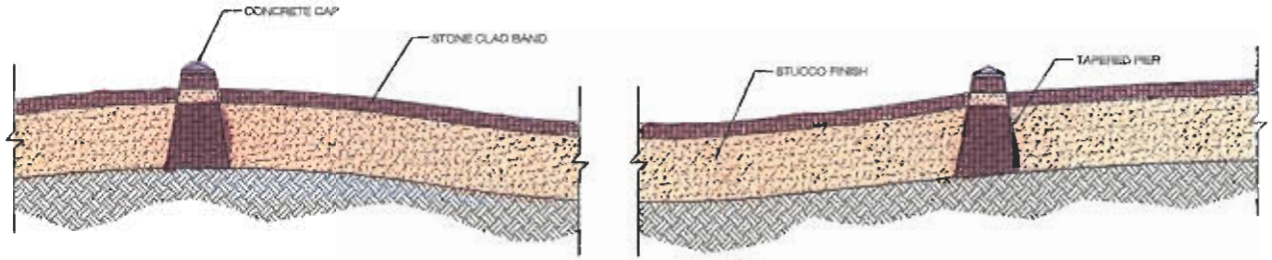
CONCEPTUAL PLAN

18-PP-2005
10/05/05



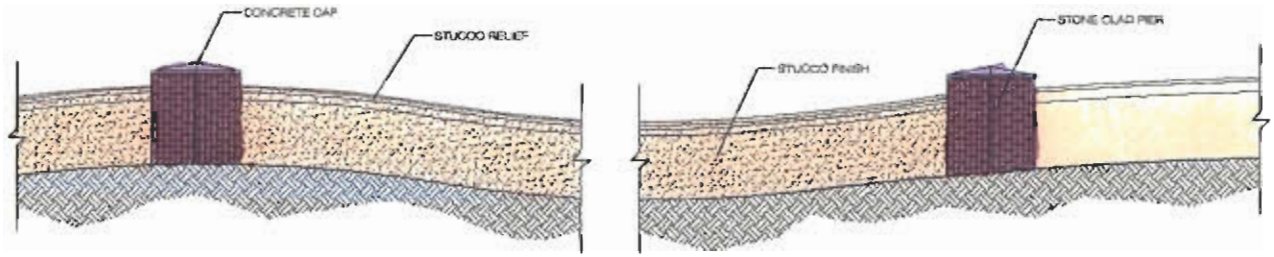
WALL CONCEPT #1

SCALE: 1/8" = 1'-0"



WALL CONCEPT #2

SCALE: 1/8" = 1'-0"



WALL CONCEPT #3

SCALE: 1/8" = 1'-0"

B A R A C A E S T A T E S

PROJECT NUMBER
03-0010c

ISSUE DATE
09-30-05

CONCEPTUAL PLAN

18-PP-2005
10/05/05