

PROJECT NARRATIVE
(February, 2014)

This application requests the approval of a 40-lot preliminary plat on approximately 16.4 acres of vacant land located at the northeast corner of Scottsdale Road & Westland Drive in north Scottsdale. The proposed single family residential community is part of the Boulders PCD, a master planned community that includes approximately 1,000 acres of mixed land uses. The proposed site plan is consistent with a previously approved preliminary plat from 2006 (6-PP-2004#2), but has recently modified the zoning and General Plan land use on the property to remove the commercial designation. The other notable modification from the 2006 plat is to replace a “business center” use with two additional single family residential lots near the western perimeter of the property. Site access and general lotting configuration has been maintained. The applicant also seeks the re-approval of the previous entry gate and project theming elements that were initially included with 6-PP-2004#2.

Existing Site Conditions

The site is generally vacant and undisturbed, but includes existing disturbance associated with a golf course maintenance yard operation located within the central portion of the property. The terrain on the property is relatively flat and gently slopes to the western property edge. A defined wash corridor bisects the property from east to west immediately south of the adjacent commercial development. A smaller and less defined wash corridor bisects the central portion of the property. Both wash corridors cross beneath Scottsdale Road via existing culverts and continue through the Terravita community within defined corridors. The property does not contain boulder features or hillside areas.

Previous Case History

A rezoning and Major General Plan amendment request was recently approved per City of Scottsdale Case #4-GP-2013 and #11-ZN-2013 in November, 2013. The General Plan amendment modified the land use of the property from Commercial to Suburban Residential. The zoning was amended from C-2 PCD and PNC PCD to R-4 PCD with amended development standards. The site plan approved with the recent zoning and General Plan amendment is consistent with the site plan proposed with this application.

18-PP-2013
2/10/2014

Development Plan

The proposed community will include 40 single family homesites within the 16.4 acre property with a density of 2.4 dwelling units per acre. All homes will be limited to a maximum height of 24 feet from finished building pad elevation as permitted by the approved amended development standards.

The community will be gated with primary access from Westland Drive. This access point will utilize the existing curb cut and median cut that aligns with the office park development to the south. A secondary gated access point for the community will be maintained through the commercial development that adjoins the northern edge of the property. Both access points are consistent with previous approvals on this property.

Internal streets will be private and the entry design will be consistent a previous design that was approved by the Development Review Board in 2006 in association with case #6-PP-2004#2. Entry monumentation will be located at the Westland Drive entry

Open Space

The approved development standards for the property allow for open space requirements that are not subject to typical ESL provisions for determining the natural area open space requirement. The development standards require that 25% of the property be established as NAOS. The subject 16.3 acre property has an open space requirement of 4.1 acres of NAOS (or 25% of property) and will be provided in the areas generally defined by the Conceptual Open Space exhibit.

Natural area open space will be provided in the most sensitive portions of the property including the wash corridors that bisect the property. Per the slope analysis and open space calculations submitted with #11-ZN-2013, the NAOS requirement on the property is 4.1 acres. The combined acreage of revegetated and undisturbed open space provided with this application is 4.1 acres

The applicant will continue to support a previously agreed to 30 foot open space buffer along the eastern perimeter of the property adjacent to Boulders Parkway and the Greythorn residential community. In addition, the scenic corridor setback will be maintained along the site's Scottsdale Road frontage. An open space buffer of 50 feet shall be maintained adjacent

to Westland Road. Within proposed revegetated areas, including areas re-contoured for drainage basins, salvaged vegetation will be utilized to enhance the vegetation densities.

Vehicular & Pedestrian Circulation

Primary access to the property is from Westland Road via a gated entry. A secondary access gate will be built to accommodate access from the northern perimeter of the property via Scottsdale Road through the existing Boulders Commercial area. The intersection of Westland Road and Scottsdale Road is currently signalized, and the project proposes no additional improvements to the existing intersection.

A traffic study included with the 2006 preliminary plat indicates that a majority of the site traffic will access through the site's primary gate on Westland Drive. Only a limited number of overall trips are anticipated to utilize the site's secondary access gate through the existing commercial area.

Pedestrian circulation will be enhanced through a combination of on-site and off-site improvements. A multi-use pathway (8' wide) and trail (8' wide) will be completed adjacent to both Scottsdale Road and Westland Drive. The multi-use pathway will be aligned within the existing scenic corridor area immediately east of the proposed sidewalk improvements. Internal pedestrian connections will utilize 6' sidewalks (on one side of typical street only) with access through the entry gates and an additional linkage to the Scottsdale Road pathway in the southern portion of the project.

Project Phasing

The applicant is proposing three phases for the project. The Phase 1 area encompasses a majority of the property, constituting areas in the north and south halves of the property including all entry and internal roadway improvements. Phase 2 will consist of 18, 19, 30, 39 and 40. The second phase includes lots currently within the mapped FEMA floodplain. An ongoing effort being made to apply for a Conditional Letter of Map Revision (CLOMR). This application seeks to remove these lots from the floodplain. Phase 3 constitute the northern portion of property (north of the wash corridor).

Amended Development Standards

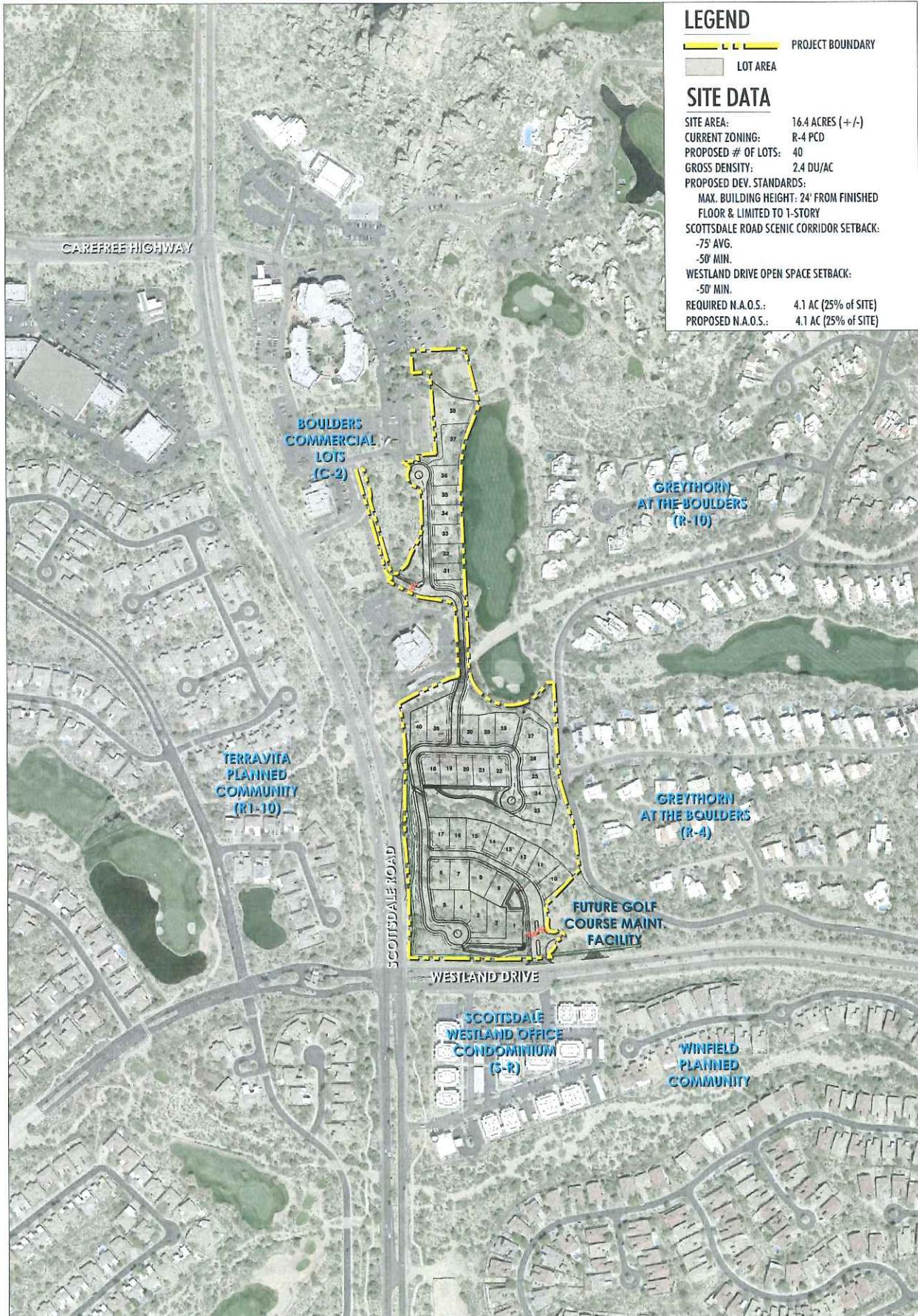
The Boulders Master Plan, covering nearly 1,000 acres of overall community, was approved in 1992 and included amended development standards for the R-4 PCD district. The recent

rezoning of the subject property was approved with an amendment to the original R-4 PCD amended standards. A copy of these amended standards has been included with this application for reference only and is not subject to DRB approval.

Conclusion

The applicant respectfully requests approval of the proposed downzoning and amendment to the General Plan to support a 40-lot residential community that is in conformance with adjacent land uses. Benefits of the proposed site plan include:

- Single Family residential development in conformance with previously approved plat.
- Perimeter buffers that exceed typical setbacks.
- Limitation of all building heights to single story and a maximum of 24 feet.



LEGEND

- PROJECT BOUNDARY
- LOT AREA

SITE DATA

SITE AREA:	16.4 ACRES (+/-)
CURRENT ZONING:	R-4 PCD
PROPOSED # OF LOTS:	40
GROSS DENSITY:	2.4 DU/AC
PROPOSED DEV. STANDARDS:	
MAX. BUILDING HEIGHT:	24' FROM FINISHED FLOOR & LIMITED TO 1-STORY
SCOTTSDALE ROAD SCENIC CORRIDOR SETBACK:	
	-75' AVG.
	-50' MIN.
WESTLAND DRIVE OPEN SPACE SETBACK:	
	-50' MIN.
REQUIRED N.A.O.S.:	4.1 AC (25% OF SITE)
PROPOSED N.A.O.S.:	4.1 AC (25% OF SITE)

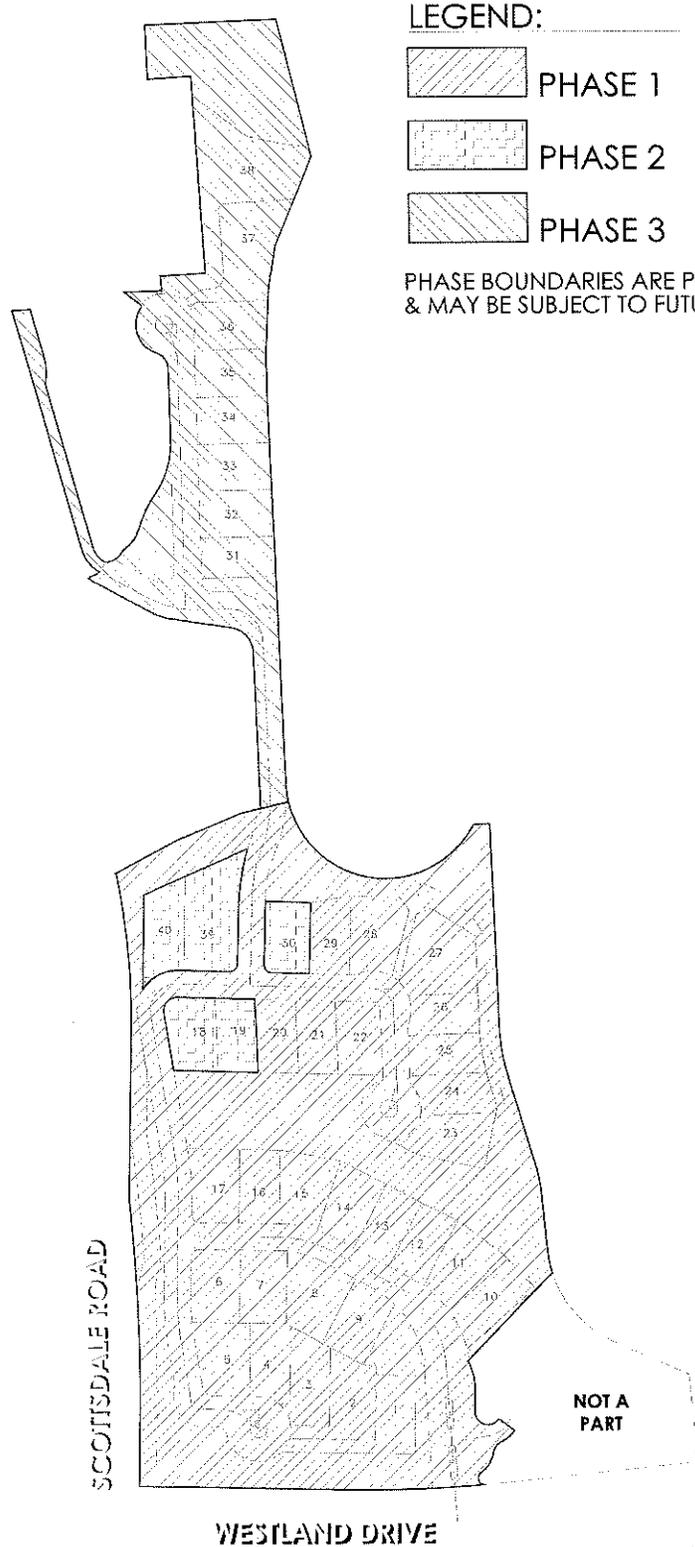
BOULDERS VILLAS - PRELIMINARY PLAT

CONTEXT AERIAL PLAN

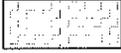
SCALE: 1" = 150'
 75' 150' 300'
 Date: 11/11/13
 Project No: 1321
 Drawn By: PR
 Revised:

PRELIMINARY NOT FOR CONSTRUCTION - COPYRIGHT LVA URBAN DESIGN STUDIO, LLC
 This document, together with the concepts and designs presented herein, is an instrument of service, is intended only for the specific purpose and client for which it is prepared. No use of said instrument without the written authorization and approval of LVA Urban Design Studio, LLC shall be without liability to LVA Urban Design Studio, LLC.
 11/11/13 Boulder Villas PRELIMINARY PLAT PP-18-2013 2/10/2014 1-12pm

18-PP-2013
2/10/2014



LEGEND:

-  PHASE 1
-  PHASE 2
-  PHASE 3

PHASE BOUNDARIES ARE PRELIMINARY
& MAY BE SUBJECT TO FUTURE REVISION

Subject to engineering and City review and approval.

CVA urban design studio
land planning • landscape architecture

120 scottsdale avenue 4007 e paradise falls dr, #210
tucson, arizona 85718
phone: 480.994.8281 phone: 520.261.2994
www.ivodesign.com

BOULDERS VILLAS - PRELIMINARY PLAT

PRELIMINARY PHASING PLAN

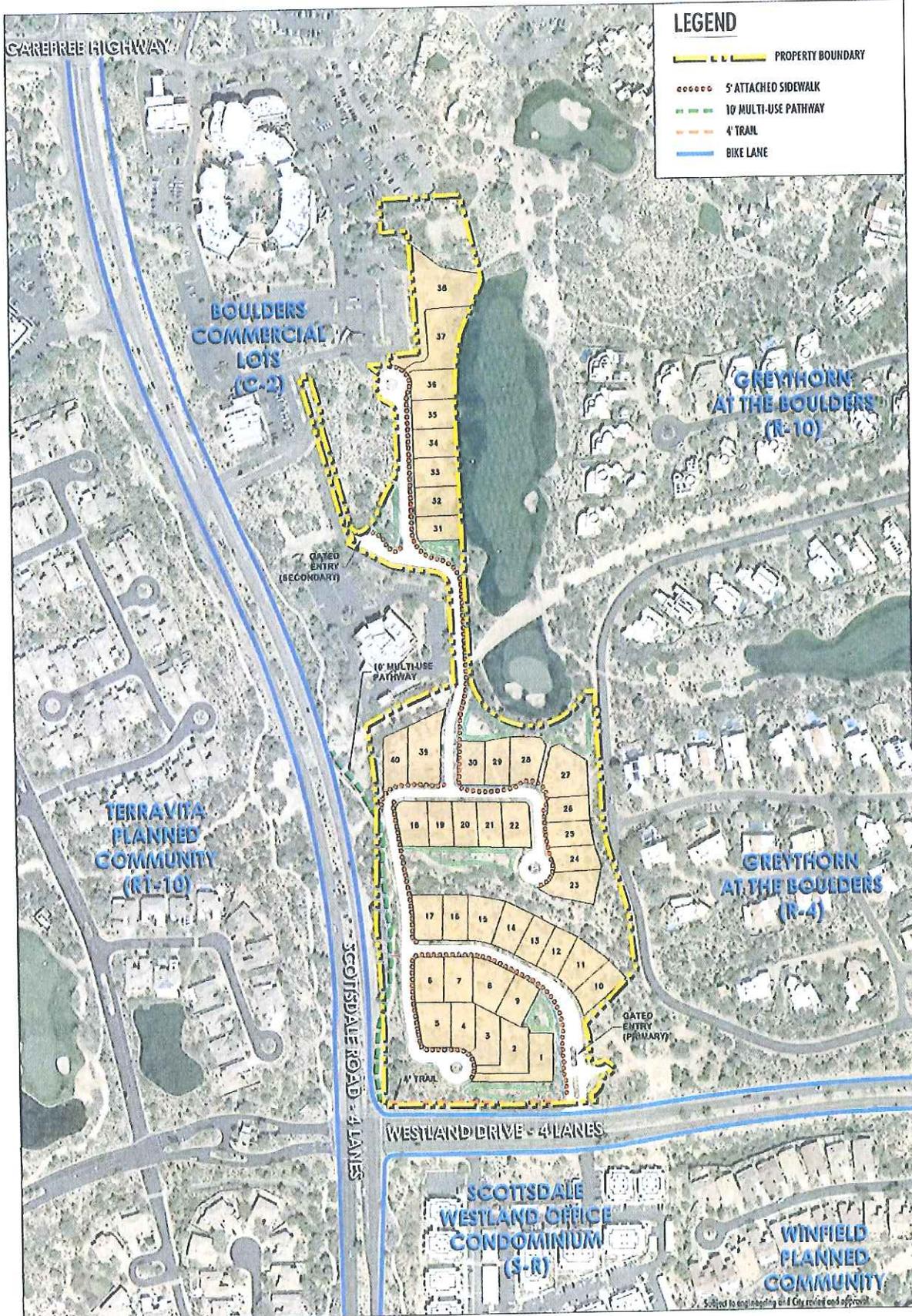
SCALE: N.T.S.



Date: 11/11/13
Project No: 1321
Drawn By: PR
Series:

PRELIMINARY - NOT FOR CONSTRUCTION - COPYRIGHT CVA URBAN DESIGN STUDIO, L.L.C.
This document, together with the outline and design presented herein, is an instrument of service.
It is intended only for the specific use herein and shall be void if it is proposed, revised and/or
replaced on this document without written authorization and approval by CVA Urban Design Studio,
L.L.C. shall be without liability for CVA Urban Design Studio, L.L.C.
© 2013 Boulder Villas/Scottsdale/PP-PP-Phasing Aug. 18. 2011 - 1321

**18-PP-2013
2/10/2014**



LEGEND

- PROPERTY BOUNDARY
- 5' ATTACHED SIDEWALK
- 10' MULTI-USE PATHWAY
- 4' TRAIL
- BIKE LANE

LVA urban design studio
 land planning • landscape architecture

120 South 48th Street, Suite 1000 Phoenix, AZ 85018
 Phone: 602.954.6974

4027 Paradise Valley Blvd., Suite 1000 Phoenix, AZ 85018
 Phone: 602.954.6974

www.lvadesign.com

BOULDERS VILLAS - PRELIMINARY PLAT

VEHICLE & PEDESTRIAN CIRCULATION

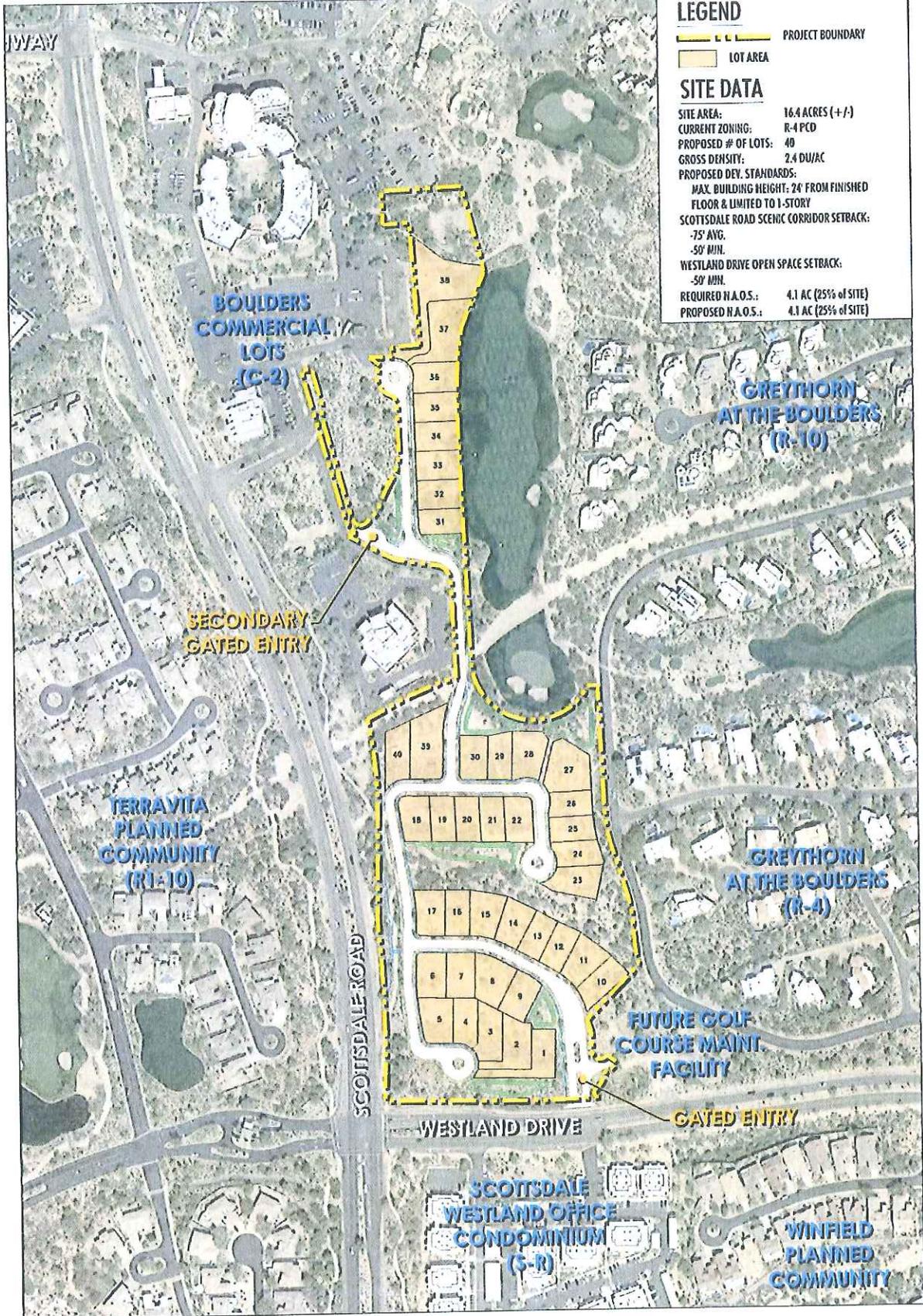
SCALE: 1"=100'

Date: 11/1/13
 Project No: 1301
 Drawn by: FR

NORTH

Revised:
 11/1/13
 11/13/13

18-PP-2013
 11/13/2013



LEGEND

--- PROJECT BOUNDARY

□ LOT AREA

SITE DATA

SITE AREA: 16.4 ACRES (+/-)

CURRENT ZONING: R-4 PCD

PROPOSED # OF LOTS: 40

GROSS DENSITY: 2.4 DU/AC

PROPOSED DEV. STANDARDS:

MAX. BUILDING HEIGHT: 24' FROM FINISHED FLOOR & LIMITED TO 1-STORY

SCOTTSDALE ROAD SCENIC CORRIDOR SETBACK: -75' AVG. -50' MIN.

WESTLAND DRIVE OPEN SPACE SETBACK: -50' MIN.

REQUIRED N.A.O.S.: 4.1 AC (25% OF SITE)

PROPOSED N.A.O.S.: 4.1 AC (25% OF SITE)

LVA urban design studio
 land planning • engineering • landscape architecture

120 south oak center 4070 n. peridot hills dr, #210
 phoenix, arizona 85021
 phone: 480.994.0294 phone: 520.261.2294
 www.lva-design.com

BOULDERS VILLAS - PRELIMINARY PLAT

PRELIMINARY SITE PLAN

SCALE: 1" = 100'

DATE: 11/11/13

ENGIN. NO. 1321

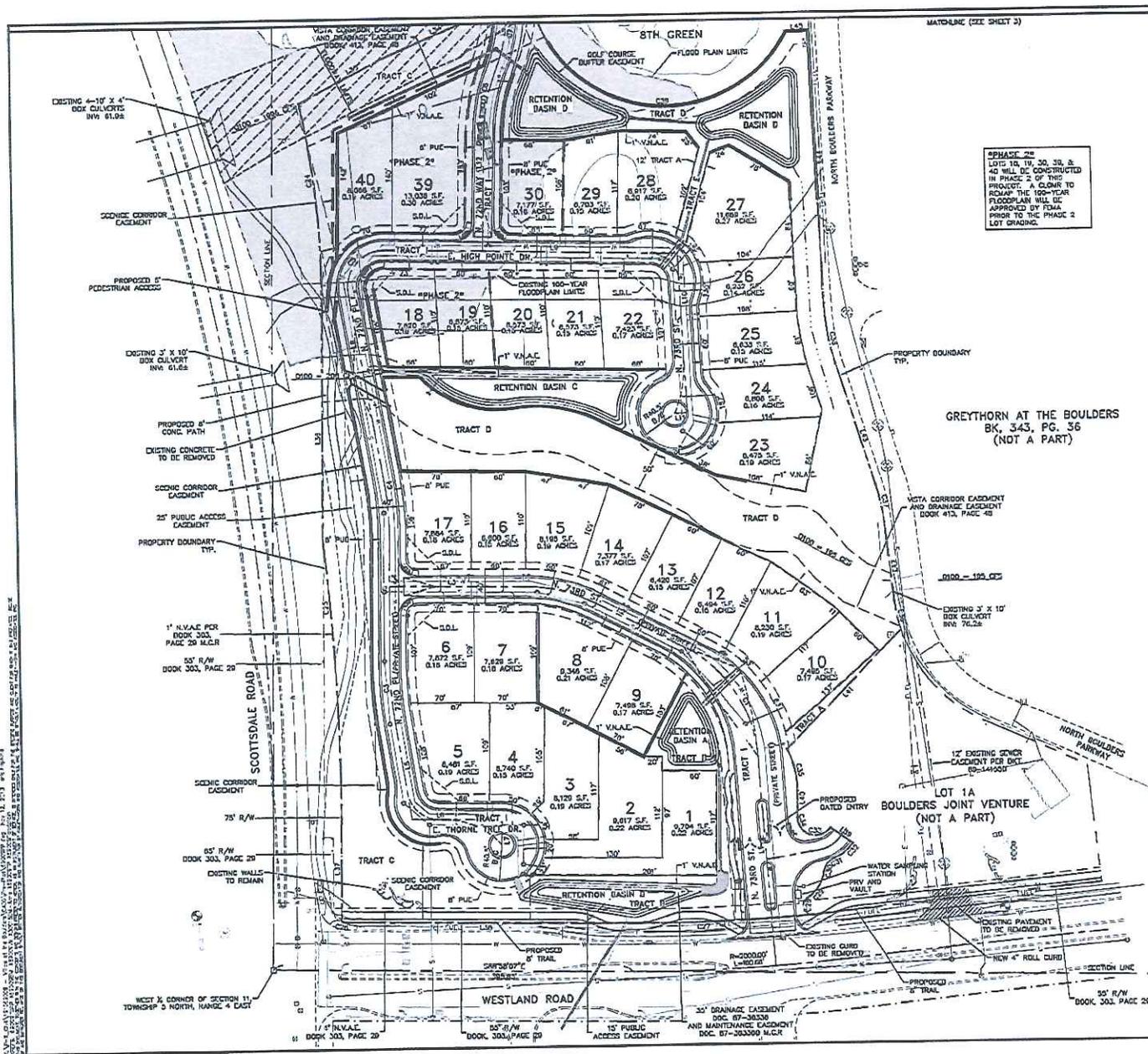
CREATED BY: PR

PROJECT: BOULDERS VILLAS

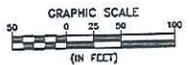
PREPARED FOR: CONSTRUCTION

THIS DOCUMENT IS THE PROPERTY OF LVA DESIGN STUDIO LLC. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED IN THE TITLE HEREON. ANY REUSE OR REPRODUCTION OF THIS DOCUMENT WITHOUT THE WRITTEN PERMISSION OF LVA DESIGN STUDIO LLC IS STRICTLY PROHIBITED.

18-PP-2013
 11/13/2013



MATCHLINE (SEE SHEET 3)



PHASE 2
 LOTS 18, 19, 30, 39, &
 40 WILL BE CONSTRUCTED
 IN PHASE 2 OF THIS
 PROJECT. A CLUMP TO
 REMOVE THE 100-YEAR
 FLOODPLAIN WILL BE
 APPROVED BY FEMA
 PRIOR TO THE PHASE 2
 LOT GRADING.

LINE TABLE		CURVE TABLE					
LINE	LENGTH	BEARING	CURVE	RADIUS	LENGTH	DELTA	TANGENT
L1	236.09	S27°12'25.58"E	C1	150.00	152.30'	58°12'18"	83.50'
L2	109.47	N82°02'41.32"W	C2	102.00	76.00'	27°54'20"	38.75'
L3	122.05	N82°03'01.02"W	C3	404.80'	69.00'	9°47'53"	34.83'
L4	155.44	N03°2'49.02"E	C4	462.00'	73.14'	10°28'40"	36.98'
L5	106.87	N83°24'32.27"W	C5	48.00'	70.20'	101°08'24"	48.82'
L6	99.29	N89°28'07.90"W	C6	200.00'	60.83'	20°00'15"	33.27'
L7	28.30	N101°33.00"E	C7	200.00'	83.59'	33°59'48"	42.41'
L8	207.63	S23°35'39.77"E	C8	53.80'	75.43'	78°34'35"	45.00'
L9	302.88	N89°23'31.40"W	C9	100.00'	32.05'	18°52'48"	16.02'
L10	177.92	N27°48.60"E	C10	80.00'	22.48'	12°08'24"	11.30'
L11	13.82	N87°32'11.40"E	C11	45.00'	60.16'	109°41'20"	83.91'
L12	134.23	S19°28'28.00"W	C12	28.00'	30.32'	69°56'26"	17.49'
L13	213.29	S22°04.45"E	C13	135.80'	77.09'	32°40'20"	39.20'
L14	87.08	N81°00'30.88"W	C14	200.00'	46.07'	14°03'22"	24.85'
L15	98.42	N82°00'00.00"W	C15	50.00'	26.49'	32°38'37"	14.64'
L16	33.49	S17°33.29"E	C16	45.00'	15.83'	20°09'08"	8.00'
L17	354.89	S17°33.29"E	C17	29.32'	24.93'	48°43'28"	13.28'
L18	17.53	N88°46'33.24"E	C18	38.00'	30.43'	69°56'26"	16.09'
L19	22.06	S50°2'39.00"E	C19	81.50'	38.75'	27°54'20"	20.28'
L20	56.38	S88°09'59.00"W	C20	39.00'	44.18'	48°11'44"	23.38'
L21	33.62	S52°08'33.00"E	C21	72.00'	11.75'	82°10'11"	9.89'
L22	114.05	S17°33.29"E	C22	72.00'	24.28'	19°12'03"	12.26'
L23	10.08	S19°15'05.00"W	C23	38.00'	52.39'	79°00'00"	31.32'
L24	203.83	N16°05'48.00"W	C24	1809.94'	227.80'	12°52'41"	113.98'
L25	74.49	N86°09'40.00"W	C25	2776.00'	308.72'	6°42'31"	164.20'
L26	27.09	S85°39'24.00"W	C26	12.00'	1.06'	82°12'59"	8.08'
L27	80.00	S18°00'40.00"E	C27	1949.00'	201.74'	5°30'34"	100.93'
L28	292.02	S19°00'40.00"E	C28	10.80'	26.13'	149°43'16"	38.96'
L29	10.89	S63°37'54.00"W	C29	44.80'	30.73'	47°49'30"	19.21'
L30	100.00	S82°08'00.00"E	C30	18.87'	17.63'	51°21'40"	9.46'
L31	84.24	S87°27'23.86"E	C31	19.87'	2.46'	7°59'21"	1.23'
L32	234.13	S27°23.00"E	C32	48.37'	27.89'	32°02'06"	13.91'
L33	32.05	S78°11'29.98"W	C33	28.00'	36.11'	103°27'53"	25.43'
L34	102.01	S67°08'10.00"W	C34	25.00'	14.68'	42°03'10"	7.59'
L35	104.04	S61°53'50.00"W	C35	84.00'	47.19'	28°46'40"	24.18'
L36	289.96	S08°2'49.00"E	C36	188.70'	33.44'	11°21'20"	16.77'
L37	99.81	S07°2'43.99"E	C37	229.00'	44.10'	11°22'53"	22.15'
L38	315.64	S85°58'01.00"E	C38	271.00'	88.82'	14°34'21"	24.85'
L39	29.09	N54°31'57.00"W	C39	150.00'	303.11'	134°52'42"	351.85'
L40	20.22	N109°28.00"E	C40	130.00'	29.14'	14°37'00"	18.88'
L41	182.83	N44°11'48.00"E					
L42	87.80	N52°50'10.00"W					
L43	142.87	N17°01'44.00"W					
L44	203.36	N27°23.00"W					
L45	24.24	S87°33'03.00"W					
L46	257.38	N27°23.00"W					
L47	82.51	N130°51.00"W					
L48	80.63	N23°00'00.00"E					
L49	18.27	N23°00'00.00"E					
L50	84.38	N83°47.00"E					
L51	144.00	N82°30'00.00"E					
L52	21.71	N112°29.00"W					
L53	192.54	S87°30'00.00"E					
L54	80.88	S23°30'00.00"E					
L55	84.74	N80°11'44.00"E					
L56	294.87	S25°15.00"E					
L57	87.32	S86°17'31.00"E					

GREYTHORN AT THE BOULDERS
 BK. 343, PG. 36
 (NOT A PART)

LOT 1A
 BOULDERS JOINT VENTURE
 (NOT A PART)

THE VILAS AT THE BOULDERS
 PRELIMINARY PLAN
 SCOTTSDALE, ARIZONA

Kimley-Horn
 and Associates, Inc.

SCALE: 1" = 40'-0" (SEE SHEET 3)
 DATE: 08/11/2010
 PROJECT NO.: 101060000
 DRAWING NAME: 430018PPO2

2 OF 3

