

*The Reserve at  
Pinnacle Peak Patios*

**Project Narrative**

**2-GP-2014  
9-ZN-2014  
Resubmittal**

Location:  
10424 E. Jomax Road

Request for a Major General Plan Amendment  
from Commercial to Suburban Neighborhoods

&

Rezoning from C-2 ESL to R-4 ESL

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## **I. Request**

The request is for a Major General Plan Amendment (“GPA”) from the Commercial land use category to the Suburban Neighborhoods land use category on approximately 10.75+/- gross acres located north of the intersection of Jomax Road and Pinnacle Peak Parkway at 10424 E. Jomax Road (the “Property”) filed under case 2-GP-2014. The Property is the site of Pinnacle Peak Patio restaurant.

The companion rezoning request is to modify the existing C-2 ESL (Central Business District, Environmentally Sensitive Lands) zoning to R-4 ESL (Townhouse Residential District, Environmentally Sensitive Lands) zoning on approximately 10.0+/- gross acres as identified above to allow the development of *The Reserve at Pinnacle Peak Patios*, a 50-unit luxury patio home community. The associated Abandonment request is for the vacant triangle parcel along the south boundary of the site where Pinnacle Peak Parkway and Jomax Road intersect.

## **II. Existing Improvements/History**

The site, which is zoned Central Business District (C-2 ESL) was originally zoned by Maricopa County in the late 1950s or early 1960s. The property has been the home of Pinnacle Peak Patio restaurant for approximately 50 years. The economics no longer support a restaurant at this location and it will close regardless of the outcome of this case. Pinnacle Peak Patio, originally owned by Bill and Dottie DePew, opened on a nearby site (east of Alma School Road) in 1957. The DePew’s relocated their business across the road to the present site at the foot of Pinnacle Peak a few years later. At that time the Pinnacle Peak area was a remote, dusty, desert outpost and Pinnacle Peak Patio mainly catered to fishermen and others on their way to Bartlett Lake, Horseshoe Lake and the Verde River.

In the late 1960s and early 1970s, the restaurant and accessory “cowboy” tourist uses became a tourist destination for Scottsdale and Paradise Valley hotel and resort guests. As described in the book “Pinnacle Peak” by Les Conklin and the Greater Pinnacle Peak Association, “A newspaper advertisement from 1969 advised their guests to ‘check their guns at the bar’. Up until the 1980s, all the cooks and managers carried loaded guns to ‘handle’ people who walked out without paying their bills.” The restaurant increased its fame and unique western ambience by cutting off customer’s neckties and then hanging the ties from the ceiling rafters. The Property was annexed into the City of Scottsdale in the early 1980s.

Historical aerials show that prior to the mid-1980s the site was located on a major road at the “bend” of Alma School (previous alignment) and Jomax. Over the next decade, the curved Alma School Parkway alignment to the east of the site was completed having a negative impact on the viability of this commercial Property, which no longer fronted an arterial (see 1986 MCFCD aerial below).



Post annexation, the character of the surrounding area began to change. The Pinnacle Peak area saw the development of multiple upscale residential communities and golf courses. In 1985, Troon Village, a 2,655-acre community located just east of the Property and anchored by Troon Golf and Country Club, began development. It was soon joined by Desert Highlands, located just south and west of the Property.

In 2008, the Pinnacle Peak Patio site was combined for zoning purposes with two parcels of Arizona State Land (ASLD) located immediately to the west to form a proposed resort development known as “Capella at Pinnacle Peak”. The Capella case (14-ZN-2008) was approved by City Council on May 5, 2009 for a 27+/- acre resort, which included the 17-acre ASLD property as well as the 10-acre subject Property. Both parcels were zoned C-2 in the early 1980s prior to the time that adjacent residential subdivisions (Desert Highlands, Estancia) were platted. The Capella resort was never built and the ASLD property is not part of this application. Current entitlements on the subject Property include 90 resort units and 3 homes for a total of 93 units or 9.3 du/ac (on the 10+/- acre portion of the Capella Resort plan). In addition, the approved site plan included a parking garage located at the northeast corner of the Property. The allowed building height on the western portion of the Capella site is 30’ and permitted three-story buildings. The subject Property is currently allowed a building height of 36’ with its existing commercial zoning category.

Much of the subject site has been scarred or graded. A review of Landiscor historic aerial photographs reveals that a significant portion of this 10.75-acre Property was already scarred or mass graded in 1971. By 1980, some additional portions of the Property had been graded. 1986 aerials show that the majority of the Property was mass graded, which reflects the current condition of the site. Only small portions of the site along the north, east and west property lines and a small wash near the northeast corner of the property retain native vegetation (see context photographs/aerials of native vegetation in wash).

### III. Project Overview

#### Context:

- Crescent Moon Ranch community and Four Seasons resort to the north /northeast.
- Small retail/office center (Villages at Pinnacle Peak) to the east.
- Retail/office uses to the south and Desert Highlands community to the southwest.
- Vacant commercially-zoned State Land to the west.
- Scottsdale's Pinnacle Peak Park and trailhead located approximately ¼ mile to the west.

The Property originally had continuous frontage on Jomax Road along its southern perimeter. Due to subsequent road realignments, it no longer has any arterial road frontage. The associated abandonment request is for the vacant triangle parcel along the south boundary of the site at the intersection of Pinnacle Peak Parkway and Jomax Road.

#### Project:

The Reserve at Pinnacle Peak Patios is a residential patio home development and contains no commercial land uses. The following provides a summary of the proposal:

- Fifty single-family homes are proposed at a density of 5.0 dwelling units per acre
- The residences will be luxury patio homes
- The homes are expected to sell from \$650,000 to \$900,000.

The Reserve at Pinnacle Peak Patios will provide several benefits for its neighbors:

- The property is presently zoned C-2 Commercial, which would allow commercial uses.
- As part of this project, the property will be downzoned from C-2 to R-4.
- The residential uses proposed will result in a reduction in traffic of **82%**, compared to the current restaurant use or potential commercial uses.
- Noise from traffic, outdoor entertainment, live music and events will be eliminated.
- The developer has agreed to let Pinnacle Peak Patio operate (rent free) until construction begins, while city approvals, construction documents and permits are being processed.

The 2009 development approval for the "Capella at Pinnacle Peak" project included the closing and demolition of Pinnacle Peak Patio restaurant and associated tourist facilities to make way for the proposed resort uses. Pinnacle Peak Patio was eliminated as part of this 2009 approval; it was not incorporated into the approved resort. The 2009 approval of Ordinance 3844 approved a site plan on this property for resort use with buildings at 24' to 30' in height, **with three-story buildings along the north property boundary.** Note: The Pinnacle Peak Patio property is currently allowed a building height of 36' with its existing commercial zoning.

## **IV. General Plan Overview**

### *Criteria for a Major Amendment to the General Plan*

The Reserve at Pinnacle Peak Patios was evaluated using the four criteria identified in the General Plan's Land Use Element as described below:

#### **1. Change in Land Use Category**

This criterion is described as a change in the land use category on the land use plan that changes the land use character from one type to another. The 10.75-acre site is classified as a "Commercial" land use in **Group E** whereas the proposed land use is "Suburban Neighborhoods", which is located in **Group B**. Based on this criterion, the proposed land use change qualifies as a Major General Plan Amendment (MGPA).

#### **2a. Area of Change Criteria**

This criterion is described as a change in the land use designation that includes the following gross acreages:

- \* Planning Zones A1, A2, B - 10 acres or more
- \* Planning Zones C1, C2, C3, D, E1, E2, and E3 - 15 acres or more

The subject site is located within Planning Zone "E1" where the threshold indicated above is 15 acres or more. The proposed land use change in this case is 10.75 acres and therefore, does not qualify as a MGPA.

#### **2b. Acreage Criteria Overriding Incentives**

Certain exceptions to criteria contained in 2a are considered to be in the interest of the general public and in keeping with the mission and values of the community. There are four conditions associated with this criteria related to decreased density, additional Natural Area Open Space (NAOS), public or cultural uses and proposals in the Downtown area. These conditions are not applicable to the proposed amendment on the subject property. As a result, this proposal is a MGPA.

#### **3. Character Area Criteria**

Character areas have been added to the city's planning process in order to recognize and maintain the unique physical, visual and functional conditions that occur in distinct areas across the community. This criterion is intended to ensure compliance with certain standards and guidelines contained in approved character area plans. The subject property is located between two character area plans: the Desert Foothills Plan and Dynamite Foothills Plan. As the requested amendment does not fall within an approved character area, this criterion does not apply and would not be considered a MGPA.

#### **4. Water/Wastewater Infrastructure Criteria**

This criterion is related to a land use change that places premature increased demand on master planned water transmission or sewer collection facilities. The proposed land use change will result in decreased intensity and demand for water and wastewater infrastructure. Under this criterion the proposal is not considered a MGPA.

**Conclusion:** Based on evaluation of this proposal against the four criteria above, this request (2-GP-2014) is for a Major General Plan Amendment (MGPA) to the land use category and map contained in the Land Use Element of the General Plan. This request meets the criteria for a MGPA as it proposes a change from a Group E land use (Commercial) to a Group B land use Suburban Neighborhoods) as described on page 62 of the City's 2001 General Plan.

#### ***General Plan - Six Guiding Principles:***

Per the General Plan, six Guiding Principles articulate how the appropriateness of a land use change to the General Plan is to be qualified. These six Guiding Principles are as follows:

- 1. Value Scottsdale's Unique Lifestyle & Character**
- 2. Support Economic Vitality**
- 3. Enhance Neighborhoods**
- 4. Preserve Meaningful Open Space**
- 5. Seek Sustainability**
- 6. Advance Transportation**

Further, there are twelve "Elements" or sections of the General Plan containing the City's policies on the following sub-categories: 1) Character And Design, 2) Land Use, 3) Economic Vitality, 4) Community Involvement, 5) Housing, 6) Neighborhoods, 7) Open Space And Recreation, 8) Preservation And Environmental Planning, 9) Cost Of Development, 10) Growth Areas, 11) Public Services and Facilities and 12) Community Mobility. These Elements further breakdown the "Goals And Approaches" established in each chapter. The following section will provide a detailed description of how this request and proposed development satisfies and furthers the Guiding Principles and is consistent with the relevant Goals and Approaches found within the City's General Plan. As described in Section V of this narrative, the Reserve at Pinnacle Peak Patios is consistent with the Plan's Guiding Principles and the Goals and Approaches contained in the following Elements.

## V. The Elements of the General Plan

The General Plan sets forth a collection of goals and approaches intended to integrate the Guiding Principles into the planning process and provide a framework for proposed development and the built environment. These goals and approaches are, however, not intended to be static or inflexible and the General Plan clearly recognizes this by stating: “The General Plan is designed to be a broad, flexible document that changes as the community needs, conditions and direction change.” It is with this inherent flexibility in mind that the proposed Major GPA not only meets, but also exceeds the goals and approaches established by the City in the General Plan.

This request is for a Major General Plan Amendment to the land use category and map contained in the Land Use Element of the General Plan. As previously stated, the six Guiding Principles and twelve Elements (sub-categories of the Guiding Principles) articulate, via goals and approaches, how the appropriateness of a land use change to the General Plan is to be qualified. The following sections of the Project Narrative describe how this application and proposed development of the Property satisfies the Guiding Principles and Goals and Approaches within the General Plan.

### **Character and Design Element**

The Character and Design Element states that “Development should respect and enhance the unique climate, topography, vegetation and historical context of Scottsdale's Sonoran desert environment, all of which are considered amenities that help sustain our community and its quality of life.” This Element indicates that Scottsdale Values:

- The special characteristics of the Sonoran Desert setting, including climate, vegetation, and topography.
- Quality design that incorporates concepts, such as but not limited to context, aesthetics, craftsmanship, function, durability, and sustainability.
- Physical settings that enhance people’s sense of place and comfort. Public and private spaces incorporated within and linked to adjacent developments that enable comfort, human scale, and social interaction.

**Response:** The proposed development responds to and embraces these community values as follows:

- The development will be sensitive to the existing Sonoran desert setting and topography. The site is relatively flat and devoid of significant topographic features or quality NAOS, with the exception of the perimeter and northeast corner of the property. The proposed site plan for the patio home community will include natural NAOS, re-vegetated NAOS and developed open space. It will be designed to blend with the desert landscape palette on the adjoining residential and commercial properties.
- The development will incorporate quality design concepts that enhance the design character of the area and promote sustainability. The

redevelopment of the Pinnacle Peak Patio property with luxury residential patio homes will complement and enhance the quality of the existing neighborhood. The architecture, color palette and building materials will be compatible with the sensitive, quality design elements used throughout the Pinnacle Peak Resort Village. The applicant's intent is to restore the true desert character of this site commensurate with the intent of the Environmentally Sensitive Lands Ordinance (ESLO). Native desert landscaping and design elements will be incorporated with the development of this community both internally and along the perimeter streetscape.

- The development will establish physical settings and improvements that enhance people's sense of place and comfort. The proposed development will be low profile and will maintain views to nearby natural environmental features, including Pinnacle Peak. Previous development extensively scarred and graded the site. The proposed development not only intends to dedicate required NAOS and to maintain the integrity of the ESLO through site design, architectural character and landscaping, but will provide additional, quality developed open space as well.

The development plan will provide linkage to adjacent development and promote social interaction. The site plan provides convenient connections for residents to access the adjoining commercial uses and the existing trailhead at Pinnacle Peak Park. There is an adjacent trail along the Property's north property line that connects to the nearby Pinnacle Peak Park trailhead. A planned connection to this trail will provide as an excellent recreational amenity for future residents. Similarly, the project proposes a sidewalk or improved trail connection to the existing sidewalk along Jomax Road at the southeast corner of the site. This will provide safe and convenient access to the adjoining commercial uses.

This Major GPA is consistent with the following goals and approaches contained within the Character and Design Element:

### *Character and Design Goals and Approaches*

#### **1. Determine the appropriateness of all development in terms of community goals surrounding area character and the specific context of the surrounding neighborhood.**

- Respond to regional and citywide contexts with new and revitalized development in terms of:
  - Scottsdale as a southwestern desert community.
  - Relationships to surrounding land forms, land uses and transportation corridors.
  - Contributions to city wide linkages of open space and activity
  - Zones.
  - Consistently high community quality expectations.

**Response:** The project responds to its southwestern desert community context through desert sensitive site design and preservation of natural features and vegetation. It preserves views to surrounding landforms and provides linkages to adjacent open spaces and supporting commercial land uses. Careful and sensitive project design meets high community quality expectations. The proposal is consistent with this Goal and Approach.

- Encourage projects that are responsive to the natural environment, site conditions, and unique character of each area, while being responsive to people's needs.

**Response:** Although the project site has been extensively graded in the past, this project will maintain the existing natural wash features that remain as well as the existing mature native vegetation. It will also improve natural features through sensitive revegetation while responding to people's needs by creating trail and sidewalk connections.

- Ensure that all development is a part of and contributes to the established or planned character of the area of the proposed location.  
**-Suburban/Suburban Desert Character Types** contain medium- density neighborhoods that include a variety of commercial and employment centers and resorts.

**-Resort Villages** are concentrations of major resort facilities. A variety of tourist accommodations, quality office, specialty retail, recreation uses including golf courses and tennis courts, employment, and compatible high amenity residential neighborhoods are all components.

**Response:** The Character Types Map of the General Plan designates the Property as a Suburban/Suburban Desert Character Type within a Resort Village (Pinnacle Peak Resort Village). These character areas contain medium density neighborhoods that include a variety of commercial centers and resorts. A wide variety of recreational and leisure opportunities are integrated into the fabric of these districts. The General Plan notes that pedestrian and bicycle linkages from neighborhood to neighborhood and from neighborhood to commercial, cultural, educational and recreational components are vital in weaving these areas into a livable community. The physical character of these districts varies widely throughout the community and is based on period of construction and the surrounding topography and natural features.

As noted in the General Plan (pp. 44-45) Resort Villages fall within and are a special feature of the Suburban Desert Character Type. This Property and surrounding properties were designated as part of the Resort Village due to their proximity to Pinnacle Peak, the Four Seasons resort and the variety of high quality retail and restaurant opportunities in this area. The proposed luxury patio home community and residential land use not only accommodates a demand in this sub-market, but is arguably a more appropriate land use in this location as it will add to the existing mixture of uses with a compatible high amenity residential neighborhood. The upscale nature of the Reserve at Pinnacle Peak

Patios will complement surrounding residential, commercial, resort and recreational uses and with its open space and trail connections will be seamlessly integrated into the fabric of the Resort Village. The proposal is consistent with and furthers this Goal and Approach.

**2. Review the design of all development proposals to foster quality design that enhances Scottsdale as a unique southwestern desert community.**

- Promote, evaluate and maintain the Scottsdale Sensitive Design Principles that when followed will help improve and reinforce the quality of design in our community.

*Response:* Scottsdale's Sensitive Design Principles are fundamental to the design and development of the subject property. The redevelopment of the Pinnacle Peak Patio property with luxury residential patio homes will complement and enhance the quality of the existing neighborhood. Its architecture, color palette and building materials will be compatible with the sensitive, quality design elements used throughout Pinnacle Peak Resort Village.

The proposed development will be low profile and will maintain views to nearby natural environmental features. It is important to note that the site is devoid of any significantly Natural Area Open Space (NAOS) and with the proposed development the NAOS will be enhanced and re-vegetated, bringing back the true desert character commensurate with the intent of the Environmentally Sensitive Lands Ordinance (ESLO). The small amount of existing NAOS on site will be protected in conformance with the ESLO.

Previous development extensively scarred and graded the site. The proposed development not only intends to dedicate required NAOS and to maintain the integrity of the ESLO through site design, architectural character and landscaping, but will provide additional, quality developed open space as well. Much of the developed open space areas will use desert-adapted plant materials that will blend into the surrounding desert setting. The proposal is consistent with this Goal and Approach.

**4. Encourage "streetscapes" for major roadways that promote the city's visual quality and character, and blend into the character of the surrounding area.**

- Apply the **Scenic Corridor** designation in circumstances where a substantial landscape buffer is desired to maintain views, the desert character is a vital part of the neighborhood setting, and buffering of roadway impacts is important. This allows for a larger landscaped area that can minimize the impact of highly traveled roads adjacent to neighborhoods.
- Establish specific Scenic Corridor guidelines and policies for the design and maintenance of these visually significant roadways.
- Other visually significant roadways include roadways with buffered setbacks, Desert Scenic Roadways (in ESLO districts), and roadways with specific streetscape design themes.

**Response:** Scottsdale has established Scenic Corridors and Buffered Roadways and associated Design Guidelines. In addition, Case 1-GP-2004 identified Scenic Roadways/Designations including a third “Desert Scenic Roadways” level. Desert Scenic Roadways are the one-mile and half mile roads within the Environmentally Sensitive Lands (ESLO) overlay-zoning district that are not already designated as a Scenic Corridor or Buffered Roadway.

As noted by Scottsdale Long-Range Planning staff, both Pinnacle Peak Parkway and Jomax Road are subject to the Desert Scenic Roadway policy. Given the status of these roads the Reserve at Pinnacle Peak Patios plans to preserve views and enhance native vegetation along these frontages to provide a more rural and open feel in conformance with the city policy. As described in the policy, the objectives of the desert scenic roadway will be accomplished primarily through NAOS (natural and revegetated) and zoning setback application. The setback will vary based on specific site conditions, including previous development, and topography of the parcel.

Based on our review of the Villages at Pinnacle Peak development to the east a buffered roadway setback of 20 to 35 feet appears typical. A review of the office use at the southwest corner of Jomax and Alma School roads indicates a much narrower setback from Jomax Road. The project site plan shows about 700 lineal feet of street frontage, with an approximate buffer area of 38,000 sq. ft. The proposed average setback behind the right-of-way along the south edge is approximately 54 feet. The proposal is therefore consistent with this Goal and Approach.

**6. Recognize the value and visual significance that landscaping has upon the character of the community and maintain standards that result in substantial, mature landscaping that reinforces the character of the city.**

- Require substantial landscaping be provided as part of new development or redevelopment.
- Maintain the landscaping materials and pattern within a character area.
- Encourage landscape designs that promote water conservation, safe public settings, erosion protection, and reduce the “urban heat island” effect.
- Encourage the retention of mature landscape plant materials.

**Response** The development proposal promotes a low-water use desert landscape palette in keeping with the existing on-site and surrounding desert context. The site and landscape design will enhance the surrounding character, minimize building mass, and naturally integrate with adjacent properties while providing shade and comfort for the future residents of the community. The native and desert-adapted plant palette proposed will promote water conservation. The majority of the mature native trees existing on this site in the wash and along the perimeter will be retained with the proposed site plan. The proposal is therefore consistent with this Goal and Approach.

**7. Encourage sensitive outdoor lighting that reflects the needs and character of different parts of the city.**

- Establish lighting standards that relate to the ambient lighting designations contained within the 2000 I.E.S. standards revisions.
- Encourage lighting designs that minimize glare and lighting intrusions into neighborhood settings.
- Encourage creative and high quality designs for outdoor lighting fixtures and standards that reflect the character of the local context.

**Response:** Lighting will be designed in an appropriate manner and respectful of the nearby single-family residential developments, minimizing glare and promoting the City's dark-sky policy while maintaining safety for future residents. Lighting standards will be selected to coincide with the high quality design of the overall project. The specific light fixtures to be submitted with the Development Review application will be high-quality designs that reflect the neighborhood character and local context.

**Land Use Element**

The Land Use Element embraces the concept that land uses complement each other visually, aesthetically, socially, and economically, and to avoid conflicting, damaging or otherwise unwanted land uses from compromising the overall character of a site, a neighborhood, or the community.

The Land Use Element Vision Statement reads: *“Scottsdale is first and foremost a residential community and Southwest tourist destination where the diversity and arrangement of land uses is designed to enhance quality of life and ensure long-term prosperity. Our land uses must complement each other visually, aesthetically, socially, and economically.”*

This General Plan amendment will add to the diversity of land uses in the Pinnacle Peak area. The proposed land use will complement other uses in the area aesthetically, socially and economically.

The General Plan states “Neighborhoods” focus on a range of mostly residential classifications and “residential land uses should be designated to accommodate a mix of dwelling types and densities for the a variety of neighborhood and environmental conditions.” The proposed Reserve at Pinnacle Peak Patios is consistent with the statement above. The project will add to the mix of dwelling types and densities and is appropriate given the environmental conditions extant on the Property.

This Major GPA is consistent with and furthers the following goals and approaches contained within the Land Use Element:

## *Land Use Goals and Approaches*

### **1. Recognize Scottsdale's role as a major regional economic and cultural center, featuring business, tourism, and cultural activities.**

- Promote land uses that accommodate destination resorts along with the recreation, retail, residential, and cultural uses that support tourism activity and sustain a resort-like lifestyle.

**Response:** The proposed luxury patio home community is compatible with and will support the regional tourism-related land uses and activities within the Pinnacle Peak Resort Village. It is likely that future residents will patronize and support the nearby commercial uses that have clustered around the unique resort and recreational uses in the neighborhood. The proposal is therefore consistent with this Goal and Approach.

### **3. Encourage the transition of land uses from more intense regional and citywide activity areas to less intense activity areas within local neighborhoods.**

- Encourage the location of more intense mixed-use centers and regional employment cores along regional networks while incorporating appropriate transitions to adjoining land uses.
- Encourage transitions between different land uses and intensities through the use of gradual land use changes, particularly where natural or man-made buffers are not available

**Response:** The surrounding mix of land uses in the Pinnacle Peak Activity Area includes a range of commercial, residential and special use zoning districts and a range of residential densities. The immediate Pinnacle Peak area surrounding the subject Property contains properties zoned C-2, S-C, R-4R, O-S, R1-18 and R1-10 ESL or ESL HD. The Property is bookended by vacant and developed commercial land uses, but single-family residential, resort/townhouse uses and recreational uses are located nearby.

The Reserve at Pinnacle Peak Patios is a higher density residential use that fits well within this evolving mixed-use area. It provides an excellent and gradual transition from the more intense Commercial land uses located to the east and south to the Residential uses and the open space corridor it borders to the north.

Across the north property boundary is open space and single-family Crescent Moon Ranch neighborhood. The Villages at Pinnacle Peak center provides retail and restaurant opportunities to the east. There are additional commercial uses located to the south of Jomax Road. Immediately to the west is the vacant ASLD commercial property. The location of these vacant parcels off a major arterial street frontage, due to the realignment of Alma School in the late 1980s, will be a serious constraint to future commercial development. The Pinnacle Peak Park trailhead located west of the State Land is zoned Special Campus and was intended for the original Desert Discovery Center concept.

The proposed luxury patio home community will provide an aesthetic character and density commensurate with the surrounding context and will provide a logical transition from the variety of more intense land uses at and near the near corner of Alma School Road and Pinnacle Peak Parkway to the single-family residential neighborhoods to the north, northwest and northeast. The proposal is consistent with this Goal and Approach.

**4. Maintain a balance of land uses that support a high quality of life, a diverse mixture of housing and leisure opportunities and the economic base needed to secure resources to support the community.**

- Provide a variety of housing types and densities and innovative development patterns and building methods that will result in greater housing affordability.
- Maintain a citywide balance of land uses that support changes in community vision/dynamics (established by future community visioning processes) over time.

*Response:* Locating the proposed patio home community within the Resort Village on an underutilized commercial parcel helps establish a greater variety of housing types and a logical balance of land uses in this area. Maintaining a citywide balance of land uses is an important planning goal that stimulates the economic base of Scottsdale. The proposed development will bring a wider array of housing options to this area of the Scottsdale community. It will provide a more affordable housing option to the larger lot single-family homes in the vicinity.

**5. Develop land use patterns that are compatible with and support a variety of mobility opportunities/choices and service provisions.**

- Integrate the pattern of land uses and mobility systems in ways that allow for shorter and fewer automobile trips and greater choices for mobility.
- Support the physical integration of residential uses with retail uses to provide opportunities for pedestrian oriented development.
- Ensure Scottsdale's transportation choices respond to the land use patterns and local neighborhood lifestyles.
- Provide an interconnected open space system that is accessible to the public, including pedestrian and equestrian links, recreation areas, and drainage ways.

*Response:* The proposed development is well situated to offer greater choices for local mobility. The project proposes sidewalk connections along the segments of Jomax Road and Pinnacle Peak Parkway bordering the southern perimeter of the site. The sidewalk along Jomax will connect pedestrians to the existing sidewalk at the Villages at Pinnacle Peak retail and office center. This improvement will physically integrate the proposed residential use with adjacent retail uses, resulting in fewer automobile trips as called for in the General Plan.

This project also proposes a trail connection to the public 7/8-mile Four Seasons Connector Trail located along its northern perimeter. Scottsdale Parks & Recreation and Transportation Planning staffs have communicated the importance of this trail network to residents in this neighborhood. If deemed necessary by the City, the developer is willing

to grant a reasonable easement at the northwest corner of this site to improve trail connectivity at this common property line.

With the proposed onsite trail connection, it will be unnecessary for residents of the Reserve at Pinnacle Peak Patios to drive to the nearby Pinnacle Peak Park trailhead. They will have a convenient link to the existing public trail and will benefit from this interconnected open space system. Residents will have excellent pedestrian and bicycle access to the recreational opportunities afforded by Pinnacle Peak Park and will thus be able to participate in the active neighborhood lifestyle that this neighborhood provides. The proposal is therefore consistent with this Goal and Approach.

**7. Sensitively integrate land uses into the surrounding physical and natural environments, the neighborhood setting, and the neighborhood itself.**

- Incorporate appropriate land use transitions to help integrate into surrounding neighborhoods.
- Incorporate open space, mobility, and drainage networks while protecting the area's character and natural systems

*Response:* The development proposal meets the goal of incorporating appropriate land use transitions to better integrate into surrounding neighborhoods by providing a site design that responds to the natural flat topography and preserves view corridors. Further, the relatively small areas of existing natural open space, including a small wash will be maintained within the proposed residential community and new re-vegetated and developed interior open spaces and amenities will be incorporated with the design. The neighborhood sensitive development goals proposed for this project all contribute towards an appropriate transition with respect to development pattern, intensity and the natural desert character. The proposal is consistent with this Goal and Approach.

**Economic Vitality Element**

The Economic Vitality Guiding Principle and General Plan Element are both intended to secure Scottsdale's future as a desirable place to live, work, play and visit based on the foundation of a dynamic, diversified and growing economic base that complements the community.

This Major GPA is consistent with the following goal and approach contained within the Economic Vitality Element.

*Economic Vitality Goals and Approaches*

**7. Sustain the long-term economic well being of the city and its citizens through redevelopment and revitalization efforts.**

- Encourage and support the renovation and reuse of underutilized or vacant parcels/buildings/shopping centers.

**Response:** The C-2 commercial zoning on this property is no longer a viable land use. This land use is intended for commercial activities designed to serve the community. The Property is not ideal or even attractive for commercial use due to its location off the Alma School Road frontage as a result of the realignment in the late 1980s.

This General Plan goal and approach encourages the renovation and reuse of underutilized or vacant parcels. This is one of the goals of the proposed The Reserve at Pinnacle Peak Patios. The proposed development represents an opportunity to implement the recommendations of the General Plan by integrating medium density residential into the Pinnacle Peak Resort Village and revitalizing an underutilized commercial use that has struggled economically in recent years by providing more rooftops that will support the existing area retail and support services. The proposed patio home community will provide additional quality housing options in this desirable and developing area of the community. The proposal is consistent with this Goal and Approach.

## **Community Involvement Element**

### ***Community Involvement Goals and Approaches***

This Major GPA is consistent with the following goals and approaches contained within the Community Involvement Element:

#### **1. Seek early and ongoing involvement in project/policy-making discussions.**

**Response:** Public participation is an important component of successful planning and community building and decision making. Scottsdale prides itself as a community that encourages citizen involvement and public participation. The development team for The Reserve at Pinnacle Peak Patios has met with key neighborhood stakeholders, decision-makers and informally with City staff to discuss the proposed development. The development team continues to meet with potentially affected neighbors in the surrounding communities and other stakeholders and these efforts will be ongoing throughout the process to ensure the community is aware of the proposed development. Additionally, a public open house meeting is scheduled for Thursday June 5<sup>th</sup> at the nearby Four Seasons Resort. Citizens will be notified and encouraged to attend to gather details about the proposed residential community. A complete Citizen Outreach Report will be provided with this application documenting the outreach efforts and community feedback. (See Neighborhood Involvement/Citizen Input Report)

## **Housing Element**

The Housing Element Vision Statement reads: *“Scottsdale will be a community that embraces a variety of housing opportunities that enhance the character, diversity, and vitality of the city, as well as respect and conserve our Sonoran desert.*

Scottsdale has historically been a community that embraces a variety of housing opportunities to enhance the character, diversity, and vitality of the City, as well as respect and conserve the Sonoran Desert. Scottsdale encourages housing options that provide a wide range of opportunities for people and provide sustainable, environmentally sensitive qualities that blend with the City's natural surroundings. The Reserve at Pinnacle Peak Patios will add to the variety of housing opportunities in the core of the mixed-use Pinnacle Peak area. The development will not only integrate a unique housing product into the Resort Village, it will provide housing options for people who prefer a more affordable, low-maintenance resort lifestyle. This project will assist in achieving the City's stated vision by creating a high quality residential community that enhances the character and diversity of the neighborhood and respects the Sonoran desert environment.

This Major GPA is consistent with the following goals and approaches contained within the Housing Element:

### ***Housing Goals and Approaches***

#### **2. Seek a variety of housing options that blend with the character of the surrounding community.**

- Maintain Scottsdale's quality-driven development review standards for new housing development.
- Encourage physical design, building structure, and lot layout relationships between existing and new construction to help the new developments complement the surrounding neighborhoods.

***Response:*** This proposal offers a medium density patio home community (50 dwellings at 5.0 dwelling units/acre), which fits appropriately within the range of residential densities and intensity already developed in the area. The proposed patio home product, its architectural style low scale will harmonize with and complement the surrounding neighborhood context and Sonoran desert character. By limiting building height to 28' the new community will be consistent with the purpose and intent of the ESL district.

The proposed native and desert-adapted plant palette will conform to the ESL plant list. Undisturbed native vegetation will be maintained in place wherever possible and native plants will be used to re-vegetate portions of the site that have been graded and scarred.

Prior to site development and construction the site plan and housing product design will be reviewed by the Development Review Board for environmental sensitivity, landscape, architectural style, building scale, materials and colors. The proposal is consistent with this Goal and Approach.

**4. Encourage housing development that provides for “live, work, and play” relationships as a way to reduce traffic congestion, encourage economic expansion and increase overall quality of life for our residents.**

- Encourage a variety of housing densities throughout Scottsdale, with mixed-uses in areas of major employment and transit hubs, to offer greater live-work choices to a broader economic range of households.
- Work to adjust the housing mix based on changing demographics and economics of the city.

*Response:* The General Plan encourages a variety of housing densities throughout Scottsdale, with mixed-use, urban and suburban neighborhood areas near activity centers, such as the Pinnacle Peak Resort Village. The development of the subject Property as a distinctive Scottsdale patio home community will provide additional housing opportunities for the wider community along with the part-time residents seeking the “live, work, and play” lifestyle and land use concept supported by the General Plan. The proposal is therefore consistent with this Goal and Approach.

### **Neighborhood Element**

The Enhance Neighborhoods Guiding Principle of the General Plan identifies several goals and approaches intended to ensure Scottsdale’s long-standing commitment to providing a quality physical and social environment for its citizens. This General Plan Element recognizes that neighborhood viability and sustainability is as equally important as a strong economic foundation. Further, changes in neighborhoods should be in harmony with the existing character.

This Major GPA is consistent with the following goals and approaches contained within the Neighborhood Element:

#### *Neighborhood Goals and Approaches*

**4. Preserve and enhance the unique sense of neighborhood found in diverse areas of Scottsdale through neighborhood conservation.**

- Create, preserve and enhance pedestrian, vehicular, and alternative transportation mode connections and links between the neighborhoods and other neighborhood-supporting land uses throughout the community.
- Improve and maintain the current landscape, sign, and design standards throughout the community.

*Response:* The Reserve at Pinnacle Peak Patios will achieve this goal by connecting the development to the existing and planned sidewalk system on adjoining commercial properties and to the existing Four Seasons Connector trail system. The project will create an important link to adjacent natural open spaces and the trail system connecting the Four Seasons Resort to Pinnacle Peak Park. The project will maintain and enhance

the existing native desert landscape and will establish high-quality sign and architectural design standards that complement this unique neighborhood. The proposal is consistent with this Goal and Approach.

**5. Promote and encourage context-appropriate new development in established areas of the community.**

- Encourage new development efforts toward existing developed areas in Scottsdale.
- Encourage green building and sensitive design techniques and alternatives in conjunction with infill development.

*Response:* The proposed development satisfies the General Plan goal of encouraging new development efforts within existing developed areas in Scottsdale and the use of existing infrastructure while supporting developed areas in a manner that is complementary and sustainable. The site plan emphasizes contextually sensitive design to complement the surrounding suburban neighborhoods to the north and southwest, the commercial uses to the east, and the park to the west of the site.

This proposed MGPA for **Suburban Neighborhood land use** represents a significant improvement over the **Commercial land use** and the approved “Capella at Pinnacle Peak” project (14-ZN-2008) for the following reasons:

- 1) The proposal will reduce the unit count and density on the property from 93 units at 9.3 DU/Acre to 50 units at 5.0 DU/Acre. As such it will better complement existing development in the vicinity.
- 2) The reduction in intensity on the site will result in a significant reduction in traffic on the surrounding street network and a reduction in demands on other existing infrastructure in this area.
- 3) The approved site plan included a parking garage at the northeast corner of the site to accommodate projected parking demand. A large, visually intrusive parking garage is unnecessary with the current proposal, as parking will be better integrated with the dwelling units.
- 4) A patio home project helps achieve the stated General Plan goal of “context-appropriate” new development due to the smaller building footprint associated with this housing and the smaller amount of surface parking and paved accessways needed to serve the development.
- 5) Proposed two-story homes with 28’ building height will have less visual impact than the three-story, 30’-36’ building height allowed under the existing zoning and development plan.
- 6) The low-profile patio home community will employ sensitive design techniques related to siting and orientation of buildings that will be more

sensitive to areas of onsite NAOS and better maintain views to nearby environmental features.

Additionally, The Reserve at Pinnacle Peak Patios will respect the historic uses on the Property by incorporating Pinnacle Peak Patio design elements in the proposed community (gates and building elements). For all of the reasons noted above the proposal is consistent with this Goal and Approach and will implement it better than the approved non-residential use.

## **Open Space and Recreation Element**

The Open Space and Recreation Element of the General Plan recognizes the significance of natural and urban open spaces and recreational opportunities. By maintaining connected open space corridors, such as trail systems, the continuous visual and functional linkages within and between local neighborhoods serves to reinforce the regional open space network.

This Major GPA is consistent with the following goals and approaches contained within the Open Space and Recreation Element:

### ***Open Space & Recreation Goals and Approaches***

#### **1. Protect and improve the quality of Scottsdale's natural and urban environments as defined in the quality and quantity of its open spaces.**

- Provide a variety of opportunities for passive and active outdoor recreational activities, such as hiking, horseback riding, mountain biking, rock climbing and wildlife observation.
- Provide access areas of sufficient size and with adequate facilities for public use and open space system access.
- Preserve and integrate visual and functional connections between major city open spaces into the design of development projects.
- Consider Buffered Roadways to provide the streetscape with a unique image that should also reduce the impacts of a major street on adjacent parcels. This type of designation is primarily an aesthetic buffer.
- Apply a Desert Scenic Roadway designation along the one mile and half mile streets within the Environmentally Sensitive Lands Ordinance (ESLO) district that are not classified as scenic Corridors or Buffered Roadways to maintain and enhance open space along roadways in ESL areas.

***Response:*** The Property contains a small amount of undisturbed NAOS in a wash corridor that runs from the north property line southeasterly through the eastern portion of the site. There are also small clusters of natural desert open space at the northeast corner of the site and along the northern and eastern property line. These open space areas, although small and fragmented, provide an opportunity for people to experience and enjoy the native Sonoran Desert through the preservation of the natural wash and

native vegetation. Preserving open space also contributes to interconnectivity and buffering adjacent to neighboring properties. The proposed location and orientation of NAOS on this development is far superior to that on the approved Capella plan, which located a perimeter entry road and parking ramp along the northern and eastern perimeter of the site.

Proposed perimeter open space along the north property line will be seamlessly integrated with the adjoining Four Seasons Resort open space corridor. The Reserves at Pinnacle Peak Patio will also provide a trail connection to the existing public 7/8-mile Four Seasons Connector Trail located along its northern perimeter. In addition to maintaining visual and functional neighborhood trail connectivity and wildlife corridors, this open space and trail connection will provide excellent opportunities for passive and active outdoor recreational activities, such as hiking, horseback riding, mountain biking, rock climbing and wildlife observation as called for in this goal and approach. As the Property will not be walled, people as well as wildlife will have no impediments to accessing adjoining open spaces.

As noted previously under the Character and Design Element, both Pinnacle Peak Parkway and Jomax Road are subject to the City's Desert Scenic Roadway policy. As described in the policy, the setbacks along these mile and half-mile roadways will vary based on topography and specific site conditions. The project proposes an average Buffered Roadway Setback of approximately 54 feet along these Desert Scenic Roadways, resulting in an approximate buffer area of 38,000 sq.ft. along the subject property's 700 feet of lineal frontage. This compares favorably to the 20 to 35 feet typical for properties located immediately to the east.

The proposed Buffered Roadway Setback will be planted in native and desert-adapted landscaping and designed to provide a more rural and open feel. This setback will create a buffer for the residential use from the roadways and will maintain views to Pinnacle Peak and other nearby mountain features. The proposal is therefore consistent with this Goal and Approach.

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

The preservation of our community relies on a built environment that is sustainable and in harmony with the natural environment. There are several ways to accomplish this goal which include, but are not limited to, encouraging green building standards and environmentally sensitive design philosophies, and maintaining meaningful, connective open space.

The Preservation and Environmental Planning Element Vision Statement reads in part:

*“Scottsdale is a community that embraces conservation and preservation of the environment. The city's decision makers will work to conserve elements of the natural environment where possible and restore areas where past development has degraded it.*

As noted earlier, The Reserve at Pinnacle Peak Patios development will restore native vegetation where it has been degraded. The project's landscape designers will also recreate the contour of the existing wash where it currently runs underneath the restaurant patio and strive to match native plant densities.

This Major GPA is consistent with the following goals and approaches contained within the Preservation and Environmental Planning Element:

*Preservation and Environmental Planning Goals and Approaches*

**2. Enhance the quality of life in Scottsdale by safeguarding the natural environment.**

- Retain Scottsdale's image and heritage of the Sonoran Desert.
- Encourage developments to retain and integrate the desert ecosystem where appropriate.
- Maintain scenic views to preserve the aesthetic values of the area for all to enjoy and for its contribution to the quality of life for residents and visitors.

*Response:* The proposed residential community will seek enhance and re-establish the natural desert within a property that has seen significant historic scarring that far exceeds the level of disturbance permitted in a typical ESL community. The development will promote the creation of natural corridors to enhance viewsheds and aesthetics both within the community and along its perimeter edges. These are objectives that are inherent to Scottsdale's vision for ESL properties.

The developer intends to significantly enhance through re-vegetation, a large portion of the site, which has been graded and is currently devoid of vegetation. The portion of the existing wash corridor that is piped under the large restaurant patio will be restored to provide a more natural wash feature. Project design standards will incorporate native Sonoran desert vegetation throughout the site and will seek to maintain scenic views to nearby natural features, including Pinnacle Peak. This development proposal is consistent with this Goal and Approach.

**9. Protect and conserve native plants as a significant natural and visual resource.**

- Enhance, restore, and sustain the health, productivity and biodiversity of our Sonoran Desert ecosystem through native plant retention.
- Retain and preserve native plants to retain a Sonoran desert character.
- Encourage the retention of mature trees because trees recycle air pollutants through photosynthesis.
- Retain and protect indigenous native vegetation to reduce water consumption, stabilize the soil, and provide desert wildlife habitat.

**Response:** Native plants are considered to be a significant environmental feature that promotes the maintenance of natural conditions and enhances aesthetic benefits to the community. The NAOS areas will be preserved and significantly enhanced with the redevelopment of this site and strong efforts will be made to salvage native vegetation wherever possible. Mature native plants will be retained within the natural wash corridor onsite and within perimeter buffer areas. Where the wash corridor has been piped under the restaurant patio, it will be restored using natural contouring and native plant materials to maintain stormwater flows across the site.

Site restoration is a predominant theme of this community proposal. The applicant is seeking to create large, contiguous open space areas throughout the site that are conducive to the goals and objectives of the ESL Ordinance. Restoration of natural areas that have been impacted by historical disturbance will add significant environmental and aesthetic value to the property. The proposed central open space will allow for meaningful wildlife habitat and view corridors, and also provide for natural stormwater passage through the site.

The developer proposes to re-vegetate the denuded site to provide a meaningful, connective NAOS pattern consistent with the surrounding context. The proposed residential community will maintain a low-water use plant palette that will be integrated with the existing desert vegetation. The proposal is therefore consistent with and furthers this Goal and Approach.

### **Public Services and Facilities Element**

The Public Services and Facilities Element notes that Scottsdale Values “A community in which residents can live, work, and play in close proximity and where neighborhoods have easy connections to other neighborhoods and public facilities.”

The Reserve at Pinnacle Peak Patios development also values these elements and will assist in achieving the City’s vision for a connected and accessible open space system.

This Major GPA is consistent with the following goal and approach contained within the Public Services and Facilities Element:

#### ***Public Services and Facilities Goals and Approaches***

##### **10. Provide recreational opportunities to meet the needs of all areas of the community through public facilities.**

- Develop parks, paths, and trails with the participation of private development through required fees, dedication of land, and construction of facilities.

**Response:** The proposed residential development will develop a trail connection to the existing public 7/8-mile Four Seasons Connector Trail located along its northern

perimeter. This will provide residents with convenient access to the existing public trail network and an important public recreational facility, Pinnacle Peak Park. As noted previously, the developer is willing to grant a reasonable easement at the northwest corner of this site if deemed necessary by the City to improve trail connectivity at this common property line. The proposal is consistent with this Goal and Approach.

### **Community Mobility Element**

The Community Mobility Element relates to protecting the function and form of regional corridors and protecting the physical integrity of regional transportation networks to reduce the number, length and frequency of automobile trips. Additionally, this section of the General Plan seeks to prioritize regional connections to safely and efficiently move people and goods beyond City boundaries, to relieve traffic congestion, to optimize all forms of mobility, and to protect neighborhoods from the negative impact of regional and citywide transportation networks. Finally, the General Plan recognizes that there is diversity throughout neighborhoods and that each neighborhood may, in fact, have different mobility needs.

This MGPA is consistent with the following goals and approaches contained within the Community Mobility Element:

#### ***Community Mobility Goals and Approaches***

**2. Protect the physical integrity of regional networks to help reduce the number, length, and frequency of automobile trips, to improve air quality, reduce traffic congestion, and enhance quality of life and the environment.**

- Improve air quality, by encouraging live, work, and play relationships in land use decisions that reduce the distance and frequency of automotive generated trips.

***Response:*** The Property has no frontage on Scottsdale's arterial street system. Jomax Road and Pinnacle Peak Parkway are both collector streets with non-standard cross-sections. These frontages will be improved to provide pedestrian facilities that reduce the distance and frequency of automobile trips as directed by the City.

Due to its location in the Resort Village, it will provide housing opportunities for some people engaged in the hospitality industry as well as the larger community. Clustering housing near commercial, recreational and resort uses reduces the number and distance of automobile trips, improves air quality, thereby enhancing the quality of life for surrounding residents. The anticipated traffic counts for the proposed residential development (50 dwelling units) are substantially less than the counts associated with the existing commercial land use designation and the Capella resort development approved for the site.

The proposal is consistent with this Goal and Approach.

## **7. Maintain Scottsdale's high aesthetic values and environmental standards in the city's transportation system.**

- Ensure that the streets designated as scenic corridors are sensitively integrated into natural desert setting and the integrity of the scenic setback is preserved.

*Response:* The perimeter and internal streetscapes will provide continuity through use of cohesive native landscaping and design elements established for the proposed residential community and will uphold the aesthetic values and environmental standards of Scottsdale's transportation system. The project proposes an average Buffered Roadway Setback of approximately 54 feet along Jomax Road and Pinnacle Peak Parkway in conformance with the City's Desert Scenic Roadways policy. The design of the project will ensure that all infrastructure for the movement and parking of vehicles will be sensitively integrated into the natural and/or physical settings. The proposal is therefore consistent with and furthers this Goal and Approach.

## **VI. Conclusion**

The Reserve at Pinnacle Peak Patios will provide a luxury patio home community within the Pinnacle Peak Resort Village and revitalize an underutilized commercial site, Pinnacle Peak Patio, which has been struggling financially for years. The owners filed for bankruptcy in 2008. The economics no longer support a restaurant at this location and it will close regardless of the outcome of this case. The R-4 ESL zoning district allows up to 8.3 dwelling units/acre. However, the proposal for 50 units equates to a lower density of 5.0 dwelling units/acre designed in a manner that blends with the surrounding environment and existing development. The proposed two-story residential patio home community will provide an aesthetic character and density compatible with the surrounding context and will provide as a logical transition in land uses from the commercial uses to the south and east to the single-family residential neighborhoods and recreational uses to the north and west.

The proposed development represents an opportunity to implement the recommendations of the General Plan by integrating medium density residential into the area and revitalizing an underutilized commercial use that has struggled economically in recent years by providing more rooftops that will support the existing area retail, office and support services. The proposed patio home community will provide additional quality housing options in this desirable and developing area of the community.

This downzoning from C-2 ESL to R-4 ESL and Major GPA from Commercial to Suburban Neighborhoods will cluster housing near existing commercial, recreational and resort uses reducing the number and distance of automobile trips, improving air quality, thereby enhancing the quality of life for surrounding residents. The anticipated traffic counts for the proposed residential development (50 dwelling units) are substantially less

than the counts associated with the existing commercial land use designation and the resort development approved for the site.

The development will preserve existing NAOS and provide significant revegetated NAOS, provide additional community open space and a trail connection, maintain view corridors, preserve existing wildlife and drainage patterns, and uphold Scottsdale's Sensitive Design Principles through context appropriate southwestern architecture, building techniques and landscape design.



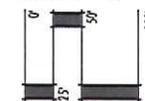
# THE RESERVE at PINNACLE PEAK PATIOS

## CONCEPTUAL SITE PLAN

GROSS SITE AREA:	10.2 AC
NET SITE AREA:	9.7 AC
CURRENT ZONING:	C-2 ESL
PROPOSED ZONING:	R-4 ESL
PROPOSED # OF UNITS:	50
GROSS DENSITY:	4.9 DU/AC
MAXIMUM BUILDING HEIGHT:	28' / 2 STORY
BUILDING SETBACKS:	
• WEST:	30'
• NORTH:	20'
• EAST:	0'
• SOUTH:	20'

Subject to engineering and City review and approval.

SCALE: 1" = 50'



NORTH



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Date: 10/2/14 Project No. 1409

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9-ZN-2014  
 10/03/2014

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## THE RESERVE at PINNACLE PEAK PATIOS

### PEDESTRIAN & VEHICULAR CIRCULATION

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#### LEGEND

- PROPERTY BOUNDARY
- 6 FOOT SIDEWALK
- - - 6 FOOT NATURAL SURFACE TRAIL (A.D.A. COMPATIBLE MATERIAL)

INTERNAL DRIVEWAY SECTION

Subject to engineering and City review and approval.

SCALE: 1" = 50'

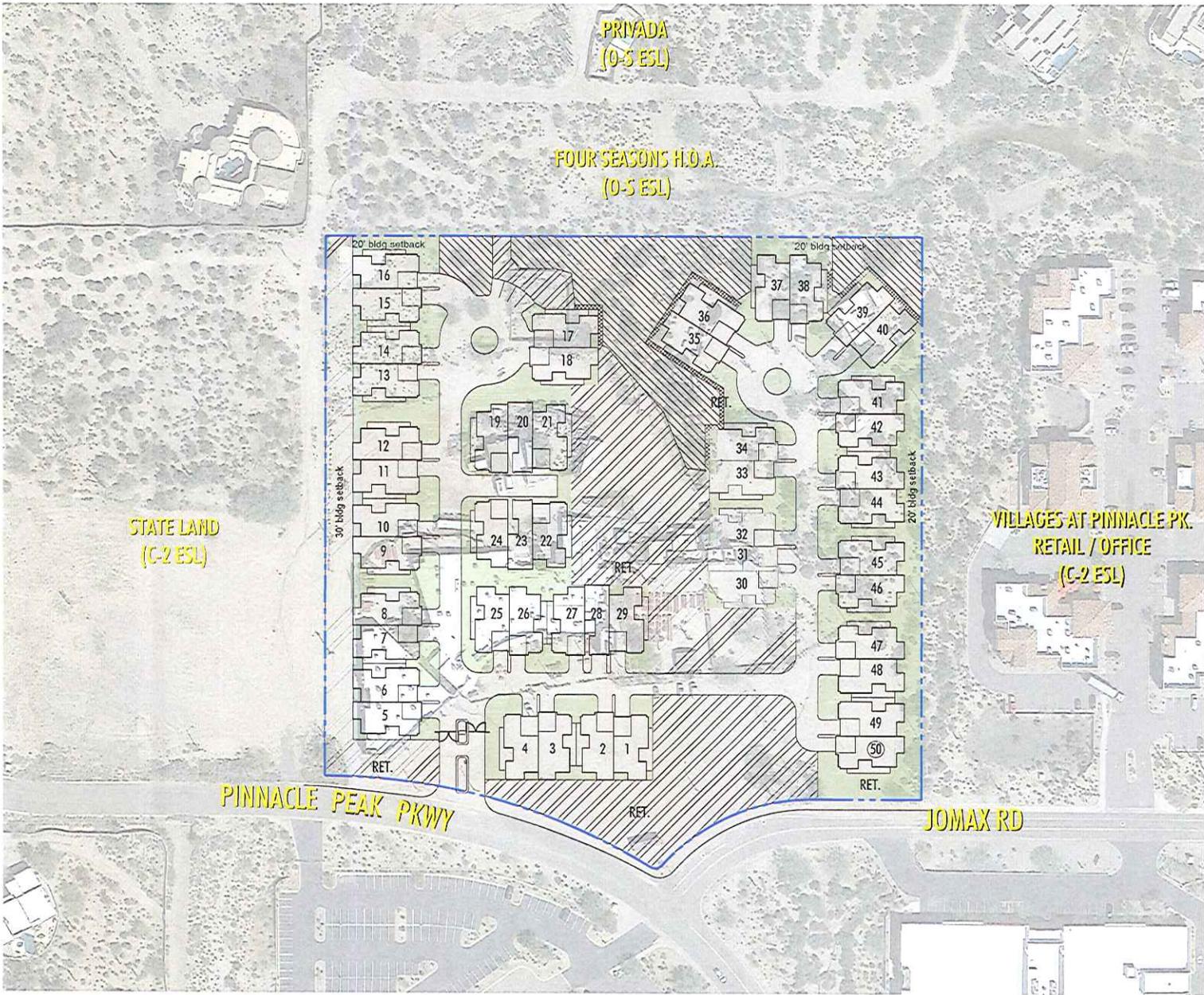
NORTH

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Date: 10/3/14	Project No. 1409
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9-ZN-2014  
10/03/2014



# PINNACLE PEAK PATIO

## NAOS ANALYSIS

### N.A.O.S. DATA TABLE:

#### REQUIRED N.A.O.S.

REQUIRED N.A.O.S. PER SLOPE ANALYSIS = 2.7 AC.  
 PER CASE # 42-24-09, NAOS REQUIREMENT IS 25% OF SITE AREA  
 2:1 SCARRED AREA OFFSET PER E.S.L. ORDINANCE:  
 2.0 AC x 200% = 4.0 AC.

NOTE: ALL ON-SITE SCARRED AREAS OCCURRED PRIOR TO JANUARY 1, 1990.

#### PROVIDED N.A.O.S.

-  N.A.O.S. UNDISTURBED = 0.7 AC
-  N.A.O.S. REVEGETATED = 0.1 AC
-  HISTORICALLY SCARRED, TO BE REVEGETATED AS  
 N.A.O.S. = 2.0 AC x 200% SCARRING CREDIT = 4.0 AC

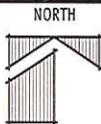
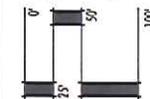
TOTAL N.A.O.S. PROVIDED: 4.8 AC  
 ACTUAL DELINEATED N.A.O.S. TO BE PROVIDED = 2.8 AC

NOTE: DEFINED NAOS AREAS ARE PRELIMINARY & MAY BE SUBJECT TO FUTURE REFINEMENT.

 NON-N.A.O.S. OPEN SPACE

Subject to engineering and City review and approval.

SCALE: 1" = 50'



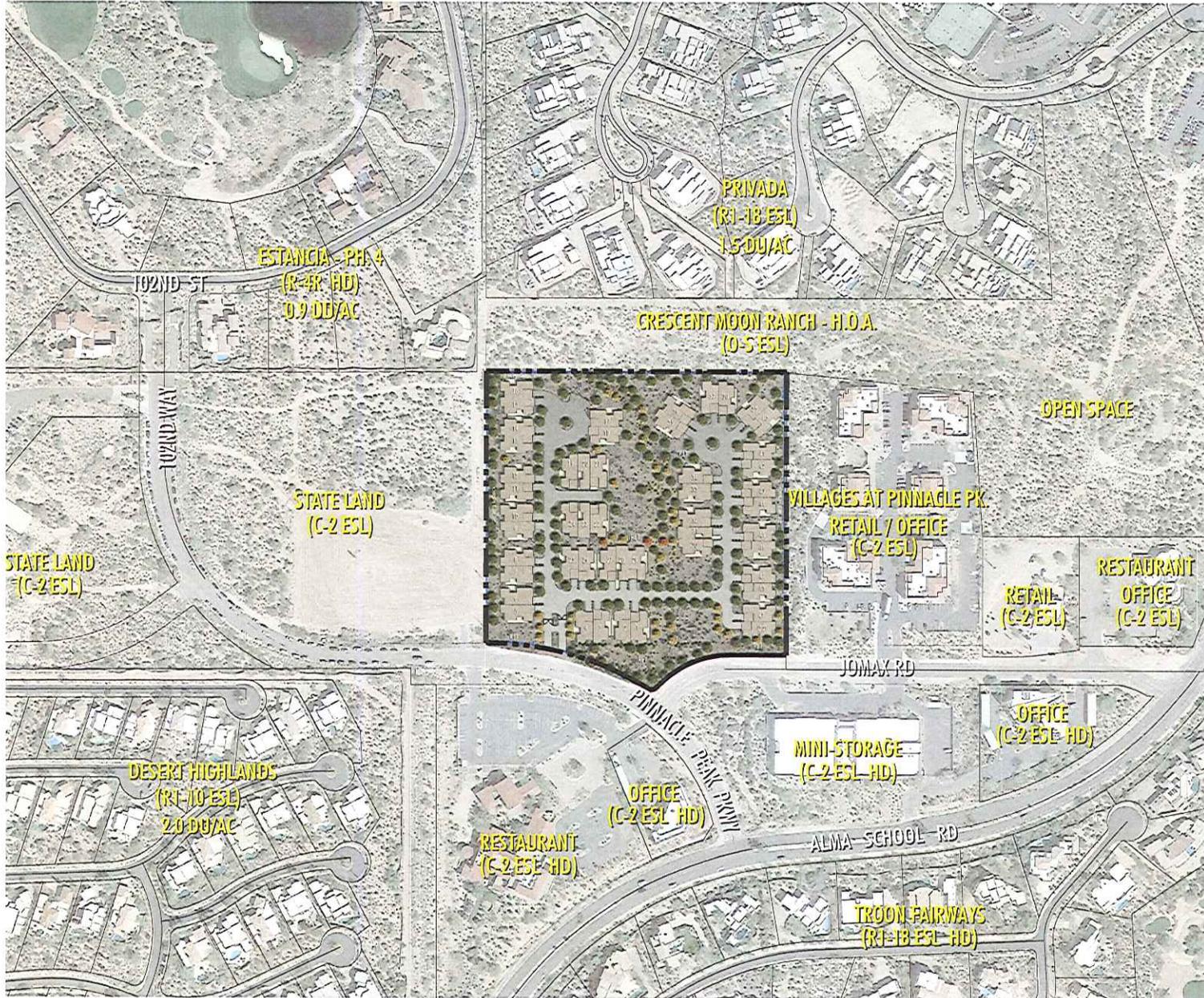
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 10/03/2014



# THE RESERVE at PINNACLE PEAK PATIOS

## CONTEXT AERIAL W/ SITE PLAN

GROSS SITE AREA:	10.2 AC
NET SITE AREA:	9.7 AC
CURRENT ZONING:	C-2 ESL
PROPOSED ZONING:	R-4 ESL
PROPOSED # OF UNITS:	50
GROSS DENSITY:	4.9 DU/AC
MAXIMUM BUILDING HEIGHT:	28' / 2 STORY
BUILDING SETBACKS:	
	<ul style="list-style-type: none"> <li>• WEST: 30'</li> <li>• NORTH: 20'</li> <li>• EAST: 0'</li> <li>• SOUTH: 20'</li> </ul>

Subject to engineering and City review and approval.

SCALE: 1" = 100'

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