

DEVELOPMENT REVIEW BOARD REPORT



Meeting Date: October 6, 2016 Item No. 4
General Plan Element: *Character and Design*
General Plan Goal: *Determine the appropriateness of all development in terms of community goals, surrounding area character, and the specific context of the surrounding neighborhood.*

ACTION

Cielo Stellato
3-PP-2016

Request to consider the following:

1. Request approval of a preliminary plat for a new 14-lot residential subdivision, with Amended Standards for a reduction in lot area, lot width, front and side yard setback, distance between main buildings on adjacent lots, a Landscape Plan, Pedestrian & Vehicular Circulation Plan, Wall Elevations and Site Details, Natural Area Open Space Plan, and Cuts and Fills over eight (8) feet Plan, all on a 20 acre site.

Related Policies, References:

Zoning Ordinance
Environmentally Sensitive Lands Ordinance
Zoning Case: 2-Z-1985

OWNER

Lone Mountain DDMJ, LLC
602-820-4511

APPLICANT CONTACT

Alex Stedman
LVA Urban Design Studio, LLC
480-994-0994

LOCATION

36755 N. Lone Mountain Parkway

BACKGROUND

Zoning

The site is zoned Single-family Residential, Environmentally Sensitive Lands, R1-43 ESL. Single-family dwellings, as well as religious and educational facilities are permitted uses in the R1-43 District. The Environmentally Sensitive Lands (ESL) zoning overlay provides additional standards that govern development to preserve the natural desert environment.

General Plan

The General Plan Land Use Element designates the property as Rural Neighborhoods. This category includes medium- to small-lot family neighborhoods or subdivisions which can be used as a transition between less intense residential areas and non-residential areas such as office or retail centers.

Context

Located at the northeast corner of N. Lone Mountain Parkway and E. Via Cortana Road, the 20-acre parcel is currently undeveloped and is surrounded by existing residential communities (Treviso and Mirabel). The site slopes gently from the northeast to the southwest and includes desert wash corridors that bisect the property.

Adjacent Uses and Zoning

- North Single-family Residential, Environmentally Sensitive Lands, zoned R1-43 ESL (Mirabel Village 8 West).
- South Single-family Residential, Environmentally Sensitive Lands, zoned R1-43 ESL (Treviso).
- East Single-family Residential, Environmentally Sensitive Lands, zoned R1-43 ESL (Treviso Amended).
- West Single-family Residential, Environmentally Sensitive Lands, zoned R1-43 ESL (Treviso).

Key Items for Consideration

- Amended development standards.
- The applicant is proposing 0.9 acre of additional Natural Area Open Space (NAOS).
- 1.7 acres of NAOS are located in Tracts.

APPLICANTS PROPOSAL

The applicant's request is for approval of a Preliminary Plat for a 14-lot, gated, single-family residential subdivision to be established on a parcel that is approximately 20 acres in size. As part of the Preliminary Plat approval by the Development Review Board, the applicant is requesting approval for cuts and fills over eight (8) feet and amended development standards to reduce lot area, lot width, and front and side yard setback requirements up to, but not exceeding 25 percent, in accordance to the Zoning Ordinance Sec. 6.1083. As justification for amending the development standards, the applicant will provide an additional 0.92 acre of Natural Area Open Space.

The applicant proposes to amend the R1-43 development standards as follows: 14% reduction to

the minimum lot area (37,000 square feet); 25 percent reduction to the minimum lot width (113 feet); 25 percent reduction to the front yard setback (30 feet); 25 percent reduction to the side setback (15 feet) and 25 percent reduction to distance between main buildings on adjacent lots (30 feet). The applicant is not amending the rear yard setback and only reducing the minimum lot width by 14 percent to emulate the existing development standards of the adjacent residential subdivisions.

Vehicular access is by-way of Via Cortana Road that will extend north through the neighborhood to a cul-de-sac at the northeast corner of the property. The Scottsdale Sensitive Design Principles encourages “development, through appropriate siting and orientation of buildings, should recognize and preserve established major vistas, as well as protect natural features”. Currently undeveloped, the 20 acre parcel slopes gently from the northeast to the southwest of the property and is bisected with desert wash corridors and single desert wash crossing in the center of site. Lot layout considers the existing desert wash corridors and mature vegetation to avoid impacts to the most sensitive areas of the site.

Natural Area Open Space (NAOS) within the community is provided through a combination of tract and on-lot easements. A minimum of 7.64 acres of NAOS is required and the applicant is providing 8.56 acres. A total of 1.7 acres will be dedicated in Tracts of the required NAOS. There is a stipulation requiring the owner to dedicate an additional 0.92 acres of NAOS.

Desert landscaping conforms to the requirements of the Environmentally Sensitive Lands Ordinance. Disturbed NAOS will be revegetated to a natural condition with salvaged materials. Trees canopies from native plant species such as Mesquite, Blue Palo Verde and Ironwood will provide pedestrian shade for the new sidewalk along Lone Mountain Parkway. A pedestrian gate

Development Information

- Existing Use: Undeveloped vacant land
- Proposed Use: 14-lot single-family subdivision
- Parcel Size: 864,666 square feet / 19.85 gross acres / 18.49 net acres
- Building Height Allowed: 24 feet (measured from natural grade)
- NAOS Required: 332,798 square feet / 7.64 acres
- NAOS Provided: 372, 873 square feet / 8.56 acres
- Density Allowed: 0.62 dwelling units/acre
- Density Proposed: 0.76 dwelling units/acre

IMPACT ANALYSIS

Traffic

Arizona Department of Transportation and the City Transportation Department reviewed this proposal and determined that the proposed subdivision will not have an adverse impact on existing traffic patterns.

Water/Sewer

Water and Sewer Design Report was accepted and approved.

School District Comments/Review

Cave Creek Unified School District has been notified of this application.

Natural Area Open Space

The minimum NAOS requirement was based on a slope analysis of the entire site that identified that a minimum of 7.64 acres of NAOS is required. The applicant is proposing to dedicate 8.56 acres which exceeds the minimum requirement by 12 percent or 0.9 acres. Undisturbed NAOS tracts are located along the west side of the proposed community and in the northwest and southwest corners. These tract areas total 1.7 acres of NAOS. Pursuant to Zoning Ordinance Sec. 6.1083., the applicant believes amended development standards are justified.

Policy Implications

This preliminary plat is consistent in density, street alignment, and open space with the requirements of the Zoning Ordinance, and the Design Standards and Policies Manual. The developer will need to have the final plat and final improvement plans reviewed and approved by City staff before the final plat can be presented to the City Council for final approval.

Community Involvement

The applicant and City staff mailed postcards to property owners within 750 feet of the proposed subdivision site. City staff received inquiries and written comments on this case specifically regarding the request for the amended development standards.

STAFF RECOMMENDATION

Recommended Approach:

Staff recommends that the Development Review Board approve the proposed Preliminary Plat, per the attached stipulations, finding that the provisions of the Development Review Board criteria have been met.

RESPONSIBLE DEPARTMENTS

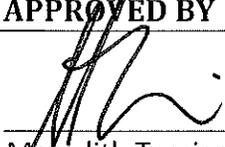
Planning and Development Services

- Current Planning Services
- Stormwater Management
- Traffic Engineering
- Fire and Life Safety

STAFF CONTACT

Meredith Tessier Planner 480-312-4211 E-mail: mtessier@ScottsdaleAZ.gov

APPROVED BY



Meredith Tessier, Report Author

09/27/2016
Date



Steve Venker, Development Review Board Coordinator
Phone: 480-312-2831 E-mail: svenker@ScottsdaleAZ.gov

9/28/16
Date



Randy Grant, Director
Planning and Development Services
480-312-2664, rgrant@scottsdaleaz.gov

7/28/16
Date

ATTACHMENTS

1. Stipulations
2. Context Aerial
- 2A. Aerial Close-Up
3. Zoning Map
4. Applicant's Narrative
5. Preliminary Plat
6. Legislative Draft of Amended Development Standards
7. NAOS/Construction Envelope
8. Landscape Plan
9. Pedestrian & Vehicular Circulation Plan
10. Wall Elevations and Site Details
11. Cuts and Fills
12. Neighborhood Notification Report
13. Correspondence
14. City Notification Map

**Stipulations for Case:
Cielo Stellato
Case: 3-PP-2016**

These stipulations are intended to protect the public health, safety, welfare, and the City of Scottsdale.

APPLICABLE DOCUMENTS AND PLANS:

1. Except as required by the Scottsdale Revised Code, the Design Standards and Policies Manual (DSPM), and the other stipulations herein, the improvement plans and plat shall substantially conform to the following documents:
 - a. The Preliminary Plat submitted by LVA Urban Design Studio, LLC, with a city staff date of 07/29/2016.
 - b. The Amended Development Standards submitted by LVA Urban Design Studio, LLC, with a city staff date of 07/29/2016.
 - c. The Natural Area Open Space (NAOS) analysis exhibit and plan submitted by LVA Urban Design Studio, LLC, with a city staff date of 07/29/2016.
 - d. The construction envelope exhibit submitted by LVA Urban Design Studio, LLC,, with a city staff date of 07/29/2016.
 - e. The conceptual walls design submitted by LVA Urban Design Studio, LLC, with a city staff date of dated 07/29/2016.
 - f. The cut and fill exhibit submitted by LVA Urban Design Studio, LLC, with a city staff date of 07/29/2016.
 - g. The conceptual landscape plan submitted by LVA Urban Design Studio, LLC, with a city staff date of 07/29/2016.
 - h. Case Drainage Report for Cielo Stellato; submitted by Kimley Horn, accepted on 8/16/2016.
 - i. Water System Basis of Design Report for Cielo Stellato; submitted by Kimley Horn, accepted on 06/08/2016.
 - j. Wastewater System Basis of Design Report for Cielo Stellato; submitted by Kimley Horn, accepted on 06/08/2016.

RELEVANT CASES:

Ordinance

- A. At the time of review, the applicable Zoning cases for the site were 2-ZN-1985.

SUBDIVISION PLAT REQUIREMENTS

SUBDIVISION DESIGN

Ordinance

- B. On parcels 35,000 square feet or larger in size, individual lot or site walls shall be setback a minimum of fifteen (15) feet from a side or rear property line unless the parcel is adjacent to an NAOS easement within a separate tract as part of the subdivision. Prior to the issuance of any on-site wall permits, the developer shall demonstrate conformance with this requirement.

DRB Stipulations

2. Prior to final plat submittal, the applicant shall submit an Abandonment application for the request to abandon the existing 20-foot-wide Roadway and Public Utility Easement located along southern parcel line. The roadway abandonment shall be approved by City Council, and the developer shall address any applicable abandonment stipulations prior to the recordation of the final plat.
3. With the final plat, the owner shall dedicate minimum 8.5 acres of Natural Area Open Space (NAOS) area for this project.
4. The final plat and final improvement plans shall identify the ownership, use and maintenance responsibilities of any land not used for residential lots.
5. The homeowners association shall be responsible for the maintenance of the exterior perimeter walls, stormwater basins and tracts. The developer shall note this requirement on the final plat.
6. Provide the following note to the final plat: Land designated as Natural Area Open Space (NAOS) shall be permanently maintained as natural desert space, pursuant to the City of Scottsdale Environmentally Sensitive Lands Ordinance. Designated NAOS areas shall not be accepted for maintenance or property ownership by the City of Scottsdale, without expressed action of the Scottsdale City Council. Before any improvement is accepted, it shall meet City standards. Failure to maintain the designated NAOS areas could result in a civil action brought by the City for costs incurred by the City of Scottsdale for maintenance and preservation.
7. Provide the following note to the final plat: Each lot contains a maximum building construction envelope approved by the City of Scottsdale's Development Review Board. The building construction envelope exhibit is on file at the City of Scottsdale. No buildings shall be located outside of the building construction envelope.
8. In the event phasing is proposed, the applicant shall submit a master phasing plan for staff approval of a phasing timeline, interim access, drainage, infrastructure, and landscaping.

STREETS AND RELATED DEDICATIONS:

DRB Stipulations

9. The owner shall dedicate to the city on the final plat the following right-of-way:

| Street Name | Street Type | Dedications | Notes |
|---|-------------------------------|---|-------|
| N. Lone Mountain Parkway | Minor Collector (Rural/ESL) | 45-foot-wide right-of-way (DSPM Figure 5.3-11). | a. |
| Internal Streets: N. 108 th Place | Local Residential (Rural/ESL) | 40-foot-wide right-of-way (DSPM Figure 5.3-19) | b. |

- a. Construction of half street improvements along the site frontage shall match the existing cross section street improvements to the north and south with an 8-foot-wide sidewalk at the back of curb per DSPM Figure 5.3-11; Scottsdale Revised Code Sec. 47-10.
- b. Construction of N. 108th Place shall be in conformance with Local Residential Streets, Rural/ESL (Scottsdale Revised Code Sec. 47-21 and 47-22, DSPM Sec. 5-3.100).

EASEMENTS DEDICATIONS:

DRB Stipulations

10. Before the issuance of any building permit for the site, the developer shall dedicate to the City, in conformance with the Scottsdale Revised Code and the Design Standards and Policies Manual, all water and sewer easements necessary to serve the site (DSPM Sections 6.419 and 7.412).
11. The owner shall dedicate to the city, on the final plat, a Sight Distance easement over the sight distance triangle(s) in conformance Section 5.3 of the DSPM.

ARCHAEOLOGICAL RESOURCES:

Ordinance

- C. Any development on the property is subject to the requirements of Scottsdale Revised Code, Chapter 46, Article VI, Section 46-134 - Discoveries of archaeological resources during construction.

IMPROVEMENT PLANS REQUIREMENTS

CUTS AND FILLS:

DRB Stipulations

12. The design of cut areas may be modified to slopes as steep as 1:1 if a Registered Soils Geologist verifies that such slopes will be stable. If the cuts are into bedrock the final treatment may focus on desert varnish applications (such as Eonite) instead of revegetation.

WALLS AND FENCES:

DRB Stipulations

13. All walls shall match the architectural color, materials, and finish of the plan submitted by LVA with a date provided by city staff of 07/29/2016.
14. Walls within an Intersection & Driveway Sight Distance Triangle and/or a Traffic Safety Triangle shall conform to Section 5.3 of the DSPM.
15. All walls and fence plans shall be reviewed by the Stormwater Management Division prior to issuance of a permit.
16. No on-site walls are permitted within the required fifteen (15) feet side and rear yard setback.

NATURAL AREA OPEN SPACE (NAOS):

Ordinance

- D. Land stripped of natural vegetation or scarred prior to January 1, 1990 shall be used to reduce the required NAOS by two (2) square feet for every one (1) square foot of revegetated NAOS (2:1).
- E. The developer shall provide a separate, dimensioned, building envelope and NAOS exhibit with the final plat review.

DRB Stipulations

17. At time of final plans, the applicant shall update the NAOS exhibit by applying the allowed NAOS reduction (2:1) over the scarred land located in Tract D.
18. NAOS that is dedicated over a Public Utility easement shall be considered as revegetated NAOS.
19. With the final plat, the owner shall dedicate minimum 8.5 acres of Natural Area Open Space (NAOS) area for this project.
20. At time final of plat, the owner shall demonstrate that NAOS areas dedicated within 5 feet of any wall shall be considered as revegetated NAOS.

CONSTRUCTION ENVELOPE EXHIBIT:

Ordinance

- F. The developer shall provide a separate dimensioned construction envelope exhibit with the improvement plan review.

DRB Stipulation

21. Add the following note to the final construction envelope exhibit: Modification to the building envelope exhibit shall require the approval of the Development Review Board.

LANDSCAPE DESIGN:

Ordinance

- G. Plant materials that are not indigenous to the area shall not exceed twenty (20) feet in height and shall be limited to yards enclosed by walls or solid fences that are a minimum three (3) feet in height.
- H. The property owner shall obtain approval of a Salvage/Native Plant Plan Application, and obtain a permit to remove any trees.

DRB Stipulations

- 22. Prior to the issuance of an encroachment permit, the owner shall submit landscape improvement plans that demonstrate how the salvaged vegetation from the site will be incorporated into the design of the landscape improvements.
- 23. Prior to the issuance of an encroachment permit, the owner shall submit landscape improvement plans that require the utilization of the City of Scottsdale Supplement to MAG Standard Specifications for the landscape and irrigation improvements within the public right-of-way median(s).
- 24. Landscaping and revegetation on all exposed cuts and fills shall comply with the ESL recommended plant list and DSPM Chapter 2-2.
- 25. All roadway tracts shall be landscaped and maintained by the developer and/or homeowner's association.
- 26. Public Right-of-Way median landscaping and irrigation shall be installed and constructed in accordance with the City of Scottsdale Supplement to MAG Standard Specification.
- 27. Trees planted within the N. Lone Mountain Parkway median shall be provided at the minimum rate of 1 tree per each 35 lineal feet of median length. The minimum size shall be 15 gallon with 50 percent to be provided as mature trees or larger.
- 28. The placement of trees and shrubs within the right of way shall comply with the DSPM Figure 8.1-2.

EXTERIOR LIGHTING:

Ordinance

- I. All exterior luminaires shall have integral lighting shield and be directed downward, including landscape lighting)
- J. All exterior luminaires mounted eight (8) feet or higher shall be directed downward and have an integral lighting shield.
- K. Any exterior luminaire with a total initial lumen output of greater than 1600 shall have an integral lighting shield.
- L. Any exterior luminaire with a total initial lumen output of greater than 3050 shall be directed downward and comply with the Illuminating Engineering Society of North America (IES) requirements for full cutoff.

DRB Stipulations

29. All exterior luminaires shall meet all IES requirements for full cutoff, and shall be aimed downward and away from property line except for sign lighting, parking lot canopy lighting
30. Incorporate the following landscape lighting into the project's design:

Landscape Lighting:

- a. All landscape lighting directed upward shall utilize the extension visor shields to limit the view of the lamp source.
- b. Fixtures shall be a flat black or dark bronze finish.
- c. Landscaping lighting shall only be utilized to accent plant material.
- d. All landscape lighting directed upward, shall be aimed away from property lines.
- e. All landscape lighting hanging in vegetation, shall contain recessed lamps, and be directed downward and away from property lines.
- f. The landscape lighting lamp shall be an incandescent or halogen incandescent source, and shall not exceed 20 watts.
- g. Path light fixtures shall meet al IESNA requirements for cutoff.
- h. Path light fixtures shall utilize an incandescent, halogen incandescent or compact fluorescent lamps source.
- i. Fixtures shall be flat black or dark bronze finish.

DRAINAGE AND FLOOD CONTROL:

DRB Stipulations

31. Submit a final drainage report that demonstrates consistency with the DSPM and the case drainage report accepted in concept by the Stormwater Manager, or designee.

STREETS AND RELATED IMPROVEMENTS:

Ordinance

- M. When an owner is responsible for constructing the public improvements, before the city issues any building permit, the owner shall execute an agreement with the city to construct the public improvements, and provide the city a cash deposit, letter of credit, or bond for constructing the public improvements.

DRB Stipulations

32. Assurance of construction shall be provided by the owner prior to the recording of the plat.
33. Prior to the issuance of an encroachment permit, the owner shall submit plans to construct the following street improvements:

CASE NO. 3-PP-2016

| Street Name | Street Type | Dedications | Notes |
|---|-------------------------------|--|-------|
| N. Lone Mountain Parkway | Minor Collector (Rural/ESL) | 45-foot-wide right-of-way (DSPM Figure 5.3-11) | a. |
| Internal Streets: N. 108 th Place | Local Residential (Rural/ESL) | 40-foot-wide right-of-way (DSPM Figure 5.3-19) | b. |

- a. Construction of half street improvements along the site frontage shall match the existing cross section street improvements to the north and south with an 8-foot-wide sidewalk at the back of curb per DSPM Figure 5.3-11; Scottsdale Revised Code Sec. 47-10.
- b. Construction of N. 108th Place shall be in conformance with Local Residential Streets, Rural/ESL (Scottsdale Revised Code Sec. 47-21 and 47-22, DSPM Sec. 5-3.100).

BRIDGES/WASH CROSSINGS AND HEAD WALLS:

DRB Stipulations

34. All headwalls and drainage structures shall be integrally colored concrete to blend with the color of the surrounding natural desert.

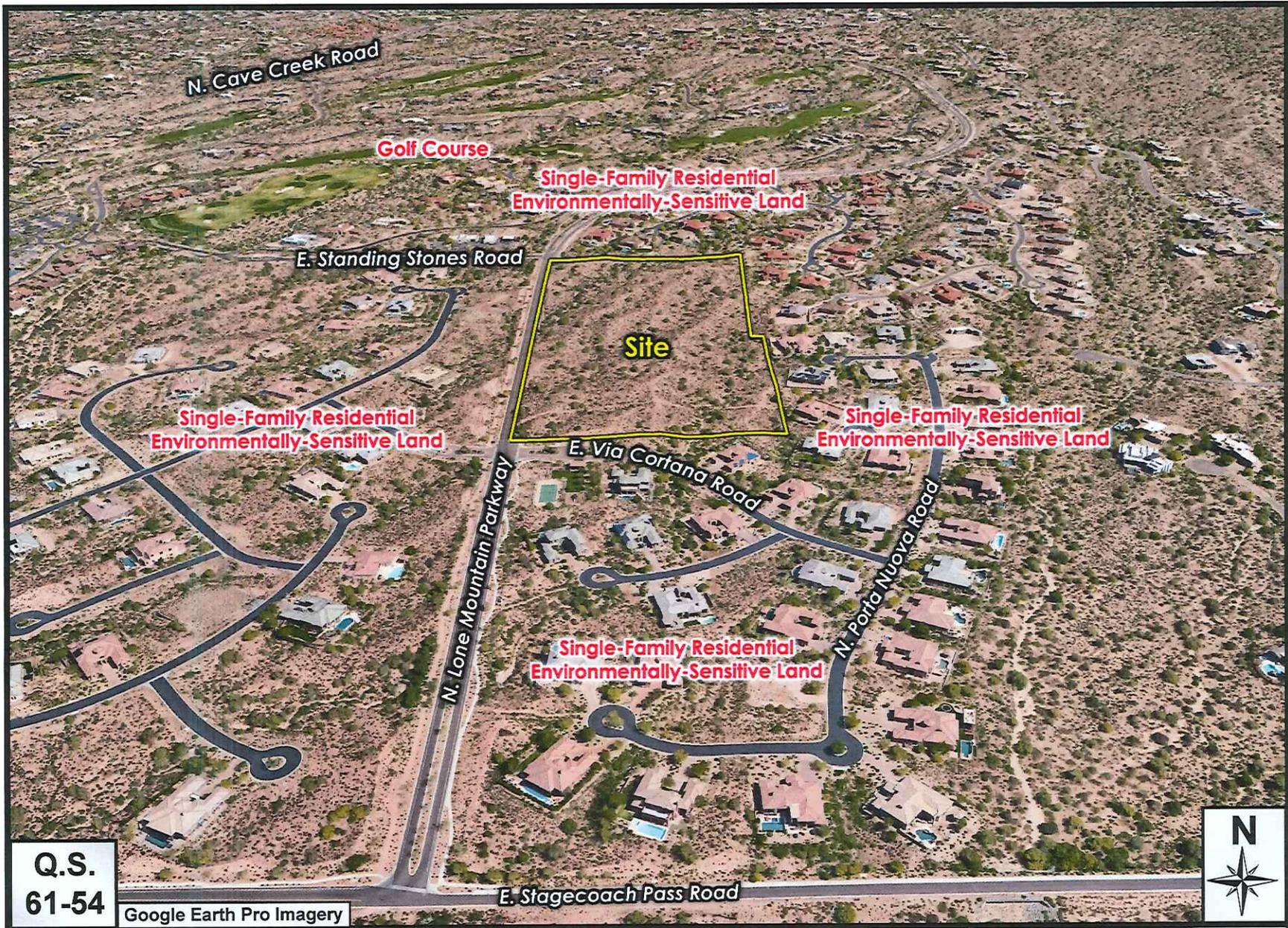
WATER AND WASTEWATER STIPULATIONS

DRB Stipulations

35. Prior to improvement plan submittal to the Plan Review and Permit Services Division, the owner shall submit Final of Basis of Design reports (Water and Wastewater) to One Stop Shop for review and acceptance by City of Scottsdale Water Resources Department staff.

Summary of Development Standards

| Subdivision Name | Cielo Stellato | | | |
|--|------------------------------------|----------------------------------|--------------------------|-------------------------------|
| Zoning | R1-43 ESL | | | |
| | Ordinance Requirements | Maximum Reduction Allowed | Amended Standards | (%) Proposed Reduction |
| Min. Lot Area | 43,000 sf. | 14% | 37,000 sf. | 25% |
| Min. Lot Width | | | | |
| Standard Lot | 150 ft. | 25% | 113ft. | 25% |
| Flag Lot | n/a | n/a | n/a | n/a |
| Maximum Building Height | 24 ft. measured from natural grade | n/a | n/a | n/a |
| Min. Yard Setbacks | | | | |
| Front Yard | | | | |
| Front (to face of building) | 40 ft. | 25% | 30 ft. | 12.5% |
| Front (to face of garage) | 40 ft. | 25% | 30 ft. | 12.5% |
| Front (corner lot, side street) | 40 ft. | 25% | 30 ft. | 12.5% |
| Front (corner lot, adjacent to key lot, side street) | 40 ft. | 25% | 30 ft. | 12.5% |
| Front (double frontage) | 40 ft. | 25% | 30 ft. | 12.5% |
| Side Yard | | | | |
| Minimum | 20 ft. | 25% | 15 ft. | 25% |
| Rear Yard | | | | |
| Standard Depth | 35 ft. | n/a | n/a | n/a |
| Distance Between Buildings (Min) | | | | |
| Accessory & Main | 10 ft. | n/a | n/a | n/a |
| Main Buildings/Adjacent Lots | 40 ft. | 25% | 30 ft. | 25% |
| Maximum Wall Height | | | | |
| Front | 3 ft. | n/a | n/a | n/a |
| Side | 8 ft. | n/a | n/a | n/a |
| Rear | 8 ft. | n/a | n/a | n/a |
| Corner side not next to key lot | 8 ft. | n/a | n/a | n/a |
| Corral fence height (on prop line) | 6 ft. | n/a | n/a | n/a |
| Notes & Exceptions: | | | | |



Q.S.
61-54

Google Earth Pro Imagery

Cielo Stellato

3-PP-2016



ATTACHMENT #2A

Q.S.
61-54

Google Earth Pro Imagery

Cielo Stellato

3-PP-2016

CIELO STELLATO – PRELIMINARY PLAT APPLICATION
PROJECT NARRATIVE
(SEPTEMBER, 2016)

Project Introduction

The request is for preliminary plat approval for a 14-lot subdivision on 20 acres +/-, located on the Northeast corner of Via Cortana Road and Lone Mountain Parkway. The property is comprised of two parcels (APN# 219-11-344 & 219-11-007Z).

The property is currently undeveloped, vacant land and is surrounded by existing residential communities (Treviso and Mirabel). The site slopes gently from the northeast to the southwest and includes multiple wash corridors that bisect the property.

The Scottsdale General Plan Land Use Map designation is for the subject property Rural Neighborhood. This application is being submitted under the current R1-43 ESL zoning with amended development standards, and will remain in conformance with the General Plan and zoning density of 0.83 dwelling units per acre.

Vehicular access will be taken off of Via Cortana Road, which will extend through the neighborhood to a cul-de-sac at the northeast corner of the property. The site plan preserves major wash corridors and a single wash crossing occurs in the center of the site. Homesites are strategically placed evenly throughout the 20 acre site, giving each potential home a natural open space buffer.

Land Use Context

General Plan Land Use Designation

The General Plan Land Use Map designates the subject property as “Rural Neighborhoods”. The Cielo Stellato community as proposed is consistent with the single family residential development densities of less than 1 dwelling unit per acre as suggested in the General Plan. No amendment to the City’s General Plan is needed with this proposed pre-plat.

Conformance with the Goals & Approached of the General Plan

Character & Design Element

The Cielo Stellato community is compatible with the character of Rural/Rural desert Character Type and the Environmentally Sensitive Lands and Native Desert Character Type, as described by the General Plan. The proposed site plan supports the objectives of these area types by promoting sensitivity and protection of significant natural elements typical of the Upper Sonoran Desert. The project will also encourage enhanced streetscapes that buffer development through use of open space setbacks from adjacent roadways. The community proposes a minimum average open space setback along Lone Mountain Road of 40 feet.

Land Use Element

Cielo Stellato represents a residential community that promotes compatibility with adjacent development through the use of perimeter setbacks and transitions, preservation of natural wash corridors already established in the area, and development densities that are similar to densities in adjacent communities. The proposed site plan is in conformance with existing General Plan land use designation and zoning designations.

Housing Element

The proposed Cielo Stellato community conforms to the Housing Element Goals & Approaches of the General Plan by offering housing options that “blend with the character of the surrounding community”. This conformance is achieved by meeting and exceeding the quality of surrounding residential development, and matching residential development densities of adjacent communities and doing so in a manner that is sensitive to existing environmental features and provides meaningful open space buffers to adjacent properties. These elements, combined with quality construction and community regulations will ensure ongoing property maintenance to sustain neighborhood vitality and value.

Open Space Element

The character of the Cielo Stellato community is defined through provisions for preserving and maintaining extensive and high-quality open space within the overall property. The site has been planned to promote the unique character of the site by orienting lots towards natural washes and open space areas, and protecting the most sensitive portions of the landscape through a balanced development approach.

Rural Desert Character Type Designation

The subject property is located within an area designated by the City’s General Plan as a Rural/Rural Desert Character Type. This character type is defined as “...relatively low-density and large lot development, including horse privilege neighborhoods and low-density resorts as well as areas with particularly sensitive and unique natural environments. These districts provide a rural lifestyle that includes preservation of the desert character. The identity and natural desert character of this district should be strengthened and maintained by preventing encroachment of nonconforming uses and architectural styles, protecting open spaces and vistas, encouraging conservation of desert vegetation, building low profile structures, discouraging walls, and limiting road access...”

The proposed Cielo Stellato community is consistent with the intent of the Character Type area by adhering to a low-density and large-lot development proposal. Setbacks to adjacent properties will be respectful of adjacent existing uses. Building heights are sensitive to surrounding properties, and with approximately 43% of the property committed to Natural Area Open Space there is exceptional emphasis on preservation of natural vegetation and wash corridors. The proposed site plan fully supports the objectives of the Rural/Rural Desert Character Type as described.

Zoning

The Cielo Stellato property is currently zoned R1-43 ESL. This zoning designation surrounds the proposed parcels and is consistent with the pattern of existing zoning in the surrounding community.

Adjacent Uses & Zoning:

- North: R1-43 ESL; Mirabel Village Residential Community and Golf Club.
- South: R1-43 ESL; Treviso Residential Community
- East: R1-43 ESL; Treviso Residential Community
- West: R1-43 ESL; Treviso Residential Community

Amended Development Standards

The applicant shall seek the amended development standards of the R1-43 ESL district as permitted by the Environmentally Sensitive Lands Ordinance. These amendments shall benefit the property by allowing for development envelope flexibility to ensure that environmentally sensitive portions of the property can be maintained through contiguous open space. Amendments to the standards will ensure that perimeter buffering is enhanced, wash corridors encroachment is minimized, and natural open space dedicated in tracts is maximized. The requested amended development standards are as follows:

- Minimum Lot Area: 37,000 Square Feet (14% reduction)
- Minimum Lot Width: 113 Feet (25% reduction)
- Front Yard Setback: 30 Feet (25% reduction)
- Side Yard Setback: 15 Feet (25% reduction)
- Rear Yard Setback: 35 Feet (0% reduction) – Consistent with Mirabel Village & Treviso building setback

The applicant is not seeking to amend the rear yard setback and only reducing the minimum lot area by 14% in order keep land use patterns consistent and match adjacent communities.

Site Plan

The proposed site plan is sensitive to the existing natural terrain and seeks to avoid impacts to the site's most sensitive areas as depicted on the Site Plan exhibit. The Cielo Stellato community will take access through a gated entry off of E. Via Cortana Road. Water and sewer connections will be made at the community entrance and will extend to the northeast corner of the property allowing the community to gravity sewer.

The proposed site plan includes a limited number of areas in which site cuts and fill will exceed the eight foot maximum identified in the ESL Ordinance, primarily as a result of the site's varied topography. The applicant has made a concerted effort to reduce the overall amount of excessive cut/fill throughout the site in general, and only proposed in an effort to reduce encroachment into sensitive areas and drainage corridors.

Areas subject to grading disturbance will be treated revegetated materials to blend these areas into the adjacent natural desert. In locations where terraced retaining walls are necessary, walls will be separated a minimum of six feet with a bench area to include selected re-vegetated native materials to mask wall massing to the greatest extent possible.

Natural Area Open Space

N.A.O.S. within the community is provided through a combination of tract and on-lot easements. The Cielo Stellato community intends to meet and exceed City of Scottsdale minimum Natural Area Open Space (NAOS) requirements by defining undisturbed and revegetated open space in meaningful and contiguous areas. NAOS is provided between the development envelopes of adjoining lots at a minimum width of 30 feet in conformance with the ESL Ordinance. The property is located within the Upper Desert Landform of the Environmentally Sensitive Lands Ordinance.

A slope analysis of the property was required to determine the minimum NAOS requirements. The analysis identified that a minimum of 7.64 acres of NAOS is required. The applicant is providing a minimum of 8.56 acres (or 43% of the overall site), which exceeds the city minimum requirement by 12% (or 0.9 acres).

The applicant recognizes the importance of natural open space in dedicated tracts in order to reduce future property owner confusion and potential for on-lot disturbance, but also is sensitive to the comments from adjacent property owners that seek uniformity in minimum lot size. The applicant is confident that the Cielo community's future CC&R's (in combination with easements dedicated to the City) will provide a meaningful self-regulatory component to ensure that encroachment and disturbance of on-lot N.A.O.S. areas are prevented through awareness and education of the City's NAOS policies regarding treatment of these areas.

Undisturbed N.A.O.S tracts are located along the west side of the proposed community and in the southeast corner. These tract areas total 1.7 acres (or 8.5% of the total site area) and 20% of the total N.A.O.S dedication. The proposed community has provided N.A.O.S tracts with as much area as possible while maintaining complimenting lot sizes to surrounding communities.

Pedestrian and Vehicular Circulation

The Cielo Stellato community will include half street improvements to N. Lone Mountain Parkway. Improvements will be constructed for the east half of Lone Mountain to include a minimum of 16 feet of asphalt (one lane and a bicycle lane) median construction and landscaping, and curb and attached sidewalk along the west edge of the property frontage. Roadway improvements will extend north and south to meet existing improvements (approximately 1,800 feet of construction). A half street dedication of 45 feet of right-of-way will be provided for Lone Mountain Road, generally in conformance with the City of Scottsdale typical street section 5.3-16 (Rural/ESL Character Minor Collector).

Improvements to Via Cortana Road will be limited to construction of a new six foot sidewalk on the north side of the street with a complimenting pedestrian ramp to Via Cortana Road and potential improvements associated with the project entry. Access to the Cielo Stellato Community from Via Cortana will extend north from the existing entry across an existing public easement (see tract DD of Treviso plant). Vehicular circulation internal to the project will utilize the City of Scottsdale typical street section 5.3-19 (Local Residential Rural/ESL Character). Due to the low density character of the Cielo Stellato community, internal sidewalks will not be provided.

Sensitive Design Principles

The following responses to the Sensitive Design Principles demonstrate the intent of the Cielo Stellato community to comply and exceed the City's objective of helping to improve and reinforce the quality of design within the overall community.

1. *The design character of any area should be enhanced and strengthened by new development.*
 - The conceptual site plan for the Cielo Stellato community clearly demonstrates recognition of environmentally sensitive design and sensitive buffering to adjacent properties. The level of NAOS provided throughout the property will exceed minimum City requirements and the most sensitive portions of property will be preserved through protective N.A.O.S. easements. A large portion of the site's dedicated N.A.O.S area will be in tracts in order to maximized preservation.
2. *Development, through appropriate siting and orientation of buildings, should recognize and preserve established major vistas, as well as protect natural features.*
 - The preservation of the three wash corridors will enhance the quality of the open space and will ensure that viewsheds along these corridors are maintained. Equally, setbacks along the perimeter of the property will ensure meaningful open space buffers for adjacent properties and establish view corridors from planned homesites.

3. *Development should be sensitive to existing topography and landscaping.*
 - The existing topography and vegetation of the site was analyzed and evaluated for preservation prior to the commencement of site planning and development envelope siting. The result is a community that balances the protection of sensitive areas with the appropriate designation of footprints for future homes and roadways.
4. *Development should protect the character of the Sonoran desert by preserving and restoring natural habitats and ecological processes.*
 - Vegetative materials that are salvaged from areas of impact may be relocated to areas where density enhancement will benefit the future buffering and ecology within designated natural areas. Preservation of the natural washes will also serve as wildlife corridors.
5. *The design of the public realm, including streetscapes, parks, plazas and civic amenities, is an opportunity to provide identity to the community and convey its design expectations.*
 - The Cielo Stellato community will promote theming and character that compliments the Upper Sonoran Desert environment. These details will be integrated within the build out of Lone Mountain Parkway through the monument sign and internal landscaping.
6. *Developments should integrate alternative modes of transportation, including bicycles and bus access, within the pedestrian network that encourage social contact and interaction within the community.*
 - Sidewalk improvements along Lone Mountain Parkway, and Via Cortana Road will enhance the connectivity of the pedestrian circulation network throughout the area.
7. *Developments should show consideration for the pedestrian by providing landscaping and shading elements as well as inviting access connections to adjacent developments.*
 - A pedestrian access connection will be provided along the southern perimeter of the property. A pedestrian access gate is being provided at the community gate located adjacent to the Treviso community, providing connectivity to existing and proposed sidewalks along Lone Mountain Parkway.
8. *Buildings should be designed with a logical hierarchy of masses*
 - Homes constructed within Cielo Stellato will meet or exceed the quality and character of homes presently located in the area.
9. *The design of the built environment should respond to the desert environment.*
 - Proposed elements of the landscape and hardscape design for Cielo Stellato will compliment the colors and materials native to the existing desert environment.
10. *Developments should strive to incorporate sustainable and healthy building practices and products.*
 - The use of native materials for the project's hardscape and landscape materials will promote the environmentally sustainable character of the Cielo Stellato community.
11. *Landscape design should respond to the desert environment by utilizing a variety of mature landscape materials indigenous to the arid region.*

- Areas of the property that are subject to revegetation shall utilize mature materials salvaged from the disturbed portions of the property.
12. *Site design should incorporate techniques for efficient water use by providing a desert-adapted landscaping and preserving native plants.*
- Through adherence to the ESL Plant Checklist, the property will designate the use of native plant materials for project landscaping. The applicant will utilize salvaged plant material from the site and revegetate in areas that incur disturbance.
13. *The extent and quality of lighting should be integrally designed as part of the built environment.*
- The Cielo Stellato community will promote the Dark Skies character of North Scottsdale by restricting the level and visibility of landscape lighting. The use of quality lighting elements shall be implemented to compliment the elevated design character proposed on-site.
14. *Signage should consider the distinctive qualities and character of the surrounding context in terms of size, color, location and illumination.*
- Project Signage shall be designed to compliment the natural character of the community and shall be limited to the single community entry location along Via Cortana Road.

Community Involvement

In association with this development application, the applicant has engaged in communications, including a mailed letter of project notification, with the Treviso Homeowner's Association as well as all property owners within 750 feet of the subject property.

Homeowners Association Maintenance Responsibilities & CC&Rs

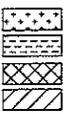
The future Cielo Stellato Homeowners Association will be the party responsible for the future maintenance of all private infrastructure, landscaping, open space and internal roadways. Public infrastructure and publicly dedicated property will be the responsibility of the City of Scottsdale unless otherwise noted. Design Guidelines and project-specific development standards have not yet been drafted for this project.

Community Benefits:

- Preservation and enhancement of natural wash corridors.
- Natural Area Open Space amounts that exceed minimum City of Scottsdale Requirements and will result in approximately 43% of the site committed to natural open space.
- Approximately 1.7 acres of N.A.O.S to be dedicated off lot and in tracts.
- Single Access Point from Via Cortana Rd.
- Full half-street improvements (including median, bike lane, sidewalk, and sidewalk ramp) on Lone Mountain Parkway.
- Proposed 14-lot community with densities and lot sizes that are like adjacent communities.

LEGEND

| | | | |
|---------|---|-------|---|
| --- | PROPERTY/LOT LINE | ⊙ | PROPOSED SURVEY MONUMENT |
| - - - - | PROPOSED EASEMENT | ⊙ | PROPOSED FIRE HYDRANT |
| - - - - | EXISTING EASEMENT | ⊙ | PUBLIC UTILITY EASEMENT |
| - - - - | PROPOSED WATER LINE | R/W | RIGHT-OF-WAY |
| - - - - | EXISTING WATER LINE | B/C | BACK OF CURB |
| - - - - | PROPOSED STORM DRAIN | TYP. | TYPICAL |
| - - - - | PROPOSED SWALE | EVAE | EMERGENCY VEHICLE ACCESS EASEMENT |
| - - - - | PROPOSED RIGHT-OF-WAY | AE | ACCESS EASEMENT |
| - - - - | PROPOSED SEWER LINE | DE | DRAINAGE EASEMENT |
| - - - - | EXISTING SEWER LINE | SE | SEWER EASEMENT |
| - - - - | PROPOSED CENTERLINE | R/SB | REAR YARD SETBACK |
| - - - - | BUILDING SETBACK | S/SB | SIDE YARD SETBACK |
| - - - - | LIMITS OF DISTURBANCE (CONSTRUCTION ENVELOPE) | FSB | FRONT SETBACK |
| - - - - | NACS LIMITS | C/S | CURB FEET PER SECOND |
| - - - - | NACS REVEGETATED LIMITS | LB&P | PAVEMENT SPOT ELEVATION AT FINISHED GRADE |
| - - - - | PROPOSED RETAINING WALL | FL | FLOW LINE |
| - - - - | PROPOSED FENCE | EG | EXISTING GRADE |
| - - - - | PROPOSED CUT-OFF WALL | 0.85% | SLOPE AT FINISHED GRADE |
| - - - - | EROSION HAZARD SETBACK | 10 | PROPOSED LOT NUMBERS |
| - - - - | 100-YEAR INUNDATION LIMITS | | |
| - - - - | 100-YEAR BASIC FLOOD ELEVATION AND CROSS SECTION LOCATION | | |



APPROX. LIMITS OF 100 YEAR INUNDATION

LOT QUANTITIES

| LOT # | AREA (SF) | AREA (AC) |
|-------|-----------|-----------|
| 1 | 37,223 | 0.85 |
| 2 | 40,150 | 0.92 |
| 3 | 45,450 | 1.04 |
| 4 | 47,961 | 1.10 |
| 5 | 47,245 | 1.08 |
| 6 | 56,683 | 1.30 |
| 7 | 58,733 | 1.37 |
| 8 | 59,782 | 1.37 |
| 9 | 80,736 | 1.86 |
| 10 | 45,557 | 1.05 |
| 11 | 40,909 | 0.94 |
| 12 | 43,953 | 1.00 |
| 13 | 42,685 | 0.98 |
| 14 | 50,922 | 1.17 |

TRACT TABLE

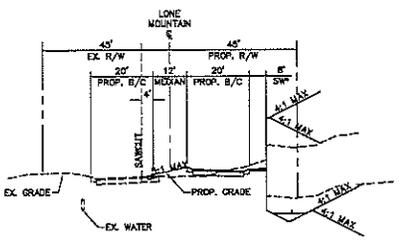
| TRACT | AREA (SF) | AREA (AC) | USE |
|---------|-----------|-----------|----------------------------|
| TRACT A | 53,988 | 1.24 | EVAE, PUE, PRIVATE ROADWAY |
| TRACT B | 5,737 | 0.22 | DRAINAGE, NAOS |
| TRACT C | 40,239 | 0.92 | NAOS |
| TRACT D | 22,890 | 0.52 | NAOS |

NOTES

1. E, B & F INDICATE ANTICIPATED CUT AND FILL HEIGHTS AT THE LOCATION FROM PROPOSED PAD ELEVATION TO EXISTING GROUND.

FIRE DEPARTMENT NOTES

1. UNSTRUCTURED VERTICAL CLEARANCE MIN. 13'6"
2. KEY SWITCH/FIRE-EXTINGUISHER REQUIRED
3. MIN. HYDRANT SPACING PER ISAFPM 8-1.5(2)
4. THE FIRE LANE SURFACE SHALL BE SUITABLE FOR ALL-WEATHER USE, WITH A MINIMUM LEAKING DESIGN OF 6,000 LB. GROSS VEHICLE WEIGHT INCLUDING ANY BRIDGE OR CULVERT.

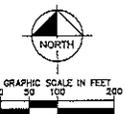
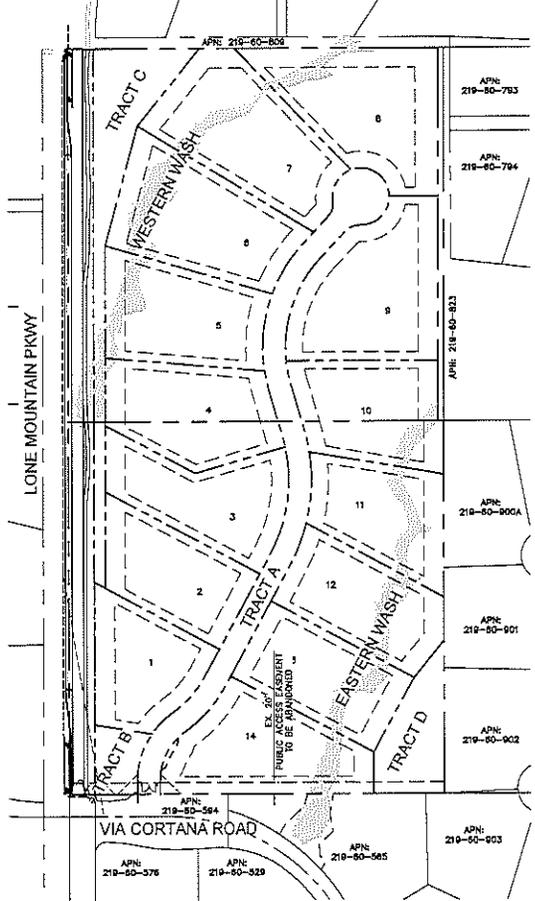


TYPICAL PROPOSED LONE MOUNTAIN SECTION

*6' WIDE SIDEWALK SHALL BE DETACHED WHERE FEASIBLE WITH EXISTING GRADE.

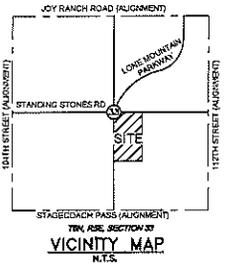
PRELIMINARY PLAT FOR CIELO STELLATO

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 6 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA



SHEET INDEX

| SHEET NO. | TITLE |
|-----------|----------------------------|
| 01 | COVER SHEET |
| 02 | PRELIMINARY PLAT |
| 03 | PRELIMINARY GRADING PLAN |
| 04 | PRELIMINARY CROSS SECTIONS |



ENGINEER

KIMLEY-HORN & ASSOCIATES
7740 N. 16TH STREET, SUITE 300
PHOENIX, ARIZONA 85020
TELEPHONE: (602) 968-1375
CONTACT: ANDREW JUPP, P.E.

SURVEYOR

HUBBARD ENGINEERING
1201 S. ALMA SCHOOL RD. SUITE #12000
MESA, AZ 85210
TELEPHONE: (480) 893-3313
CONTACT: ADRIAN BURCHAM, P.L.S.

OWNER/DEVELOPER

Pinnacle Land Development, LLC
1201 E. PINNACLE PEAK ROAD #142
SCOTTSDALE, AZ 85255
TELEPHONE: (480) 941-0800
CONTACT: RANDY CLARKE

UTILITIES

WATER CITY OF SCOTTSDALE
SEWER CITY OF SCOTTSDALE
ELECTRIC ARIZONA PUBLIC SERVICE CO
TELEPHONE CENTURY LINK
CABLE T.V. COX COMMUNICATIONS
GAS SOUTHWEST GAS

SITE DATA

GROSS AREA 18.85 AC±
NET AREA 18.49 AC±
TOTAL NUMBER OF LOTS 14
TYPICAL LOT SIZE N/A
MINIMUM LOT AREA 37,223 S.F.
AVERAGE LOT AREA 13,707 S.F.
DENSITY 0.78 DU/AC

ZONING

CURRENT: R1-43 ESL
SETBACK TABLE

| | |
|-------|-------|
| FRONT | 30 FT |
| REAR | 33 FT |
| SIDE | 15 FT |

BENCHMARK

CITY OF SCOTTSDALE BENCHMARK:
GLO BRASS CAP (1.2 UP) LOCATED AT THE SOUTHEAST QUARTER CORNER OF SECTION 33, TOWNSHIP 6 NORTH, RANGE 5 EAST, AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.
SADD ELEVATION = 2849.336 (N.A.V.D.88)

BASIS OF BEARING

THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 6 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.
MEASURED BEARING=N89°58'44"W

NAOS DEDICATION

A MAJORITY OF THE AREAS OUTSIDE OF BUILDING ENVELOPES AND TRACTS WILL BE DEDICATED ON THE FINAL PLAT AS NATURAL AREA OPEN SPACE (NAOS) / GRASSLAND EASEMENTS.

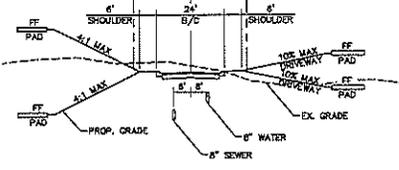
FLOOD INFORMATION

| COMMUNITY NUMBER | PANEL NUMBER | SUFFIX | DATE OF FIRM | FIRM ZONE | BASE FLOOD ELEVATION |
|------------------|--------------|--------|--------------|-----------|----------------------|
| 045012 | 0903 | L | 10/16/2013 | "X" | N/A |

THE LOWEST FLOOR ELEVATIONS AND/OR FLOOD PROOFING ELEVATIONS ON THIS PLAN ARE SUFFICIENTLY HIGH TO PROVIDE PROTECTION FROM FLOODING CAUSED BY A 100-YEAR STORM, AND ARE IN ACCORDANCE WITH SCOTTSDALE REVISION CODE, CHAPTER 37 -- FLOODPLAIN AND STORMWATER REGULATIONS.

LEGAL DESCRIPTION

THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 6 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.
APN: 279-11-344
AND
THE NORTH HALF OF THE WEST HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 6 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, EXCEPT THE EAST 9.57 FEET THEREOF.
APN: 279-11-067Z



TYPICAL PROPOSED LOCAL ROAD SECTION

Kimley-Horn
 PRELIMINARY PLAT COVER SHEET
 SCOTTSDALE, ARIZONA



PROJECT NO. 201905009
DRAWING NAME: 5009P-CV-DWG
DATE: SEPT 2019

CIELO STELLATO

AMENDED DEVELOPMENT STANDARDS – LEGISLATIVE DRAFT

Sec. 5.100. - Single-family Residential (R1-43).

(Ord. No. 4005, § 1(Res. No. 8947, Exh. A, § 24), 4-3-12)

Sec. 5.101. - Purpose.

This district is intended to promote and preserve residential development. Large lots are required to maintain a low density of population. The principal land use is single-family dwellings and uses incidental or accessory thereto together with required recreational, religious and educational facilities.

Sec. 5.102. - Use regulations.

- A. *Permitted uses.* Buildings, structures or premises shall be used and buildings and structures shall hereafter be erected, altered or enlarged only for the following uses:
1. Accessory buildings, swimming pools, home occupations and other accessory uses. The landing and taking-off of aircraft is not a valid accessory use in residential districts and is prohibited.
 2. Adult care homes; subject to the following criteria:
 - a. Floor area ratio: Is limited to thirty-five hundredths (0.35) of the net lot area.
 - b. Capacity: The maximum number of residents other than the manager or property owner at the home is ten (10).
 - c. Location: An adult care home shall not be located within seven hundred fifty (750) feet of another adult care home on the same street frontage or within five hundred (500) feet in any other direction of another adult care home.
 - d. Compatibility: The home and its premises shall be maintained in a clean, well-kept condition that is consistent in materials and design style with homes in the surrounding or adjacent neighborhood.
 - e. Parking: All parking for the property owner and any employees shall be provided in off-street locations but in no case shall parking occupy more than three-tenths (0.3) of the required front yard.
 3. Charter school located on property with a net lot size of one (1) acre or more.
 4. Day care home.
 5. Day care group home.
 6. Dwelling units, single-family.
 7. Guest houses, as an accessory use subject to the following criteria:
 - a. No more than one (1) per lot shall be permitted.
 - b. The square footage shall be no greater than one-half (½) the square footage of the principal building.
 - c. The guest house shall not be rented or offered for rent independent of the main building.
 - d. A guest house that is a portion of the main building shall comply with the yard requirements of the main building.

8. Model homes.
9. Municipal uses.
10. Wireless communications facilities; Types 1, 2, and 3, subject to the requirements of Sections 1.906, 3.100 and 7.200.
11. Private tennis courts.
12. Public, elementary and high schools.
13. Temporary sales office buildings and buildings for uses incidental to construction work, to be removed upon completion or abandonment of construction work.
14. Churches and places of worship; subject to Development Review Board approval and compliance with the following standards, as well as those otherwise required in the R1-43 District:
 - a. Lot area: The minimum lot area shall be equal to that required for the district, except that no lot shall be less than twenty thousand (20,000) square feet (net).
 - b. Floor area ratio: In no case shall the gross floor area of the structure(s) exceed an amount equal to 0.20 multiplied by the net lot area.
 - c. Building height: Development Review Board may allow building heights, including towers, spires, and mechanical equipment (such equipment must be screened) limited to thirty (30) feet in height, and may allow a maximum of ten (10) percent of the roof area to exceed the height limit by fifteen (15) feet. Height and location are subject to the Development Review Board review and approval for compatibility with the established neighborhood character. Maximum permissible heights may not be achievable in all neighborhoods. (This provision supersedes Sections 7.100 through 7.102, exceptions to height restrictions, which shall not apply to churches within this district.)
 - d. Required open space.
 - i. Minimum: 0.24 multiplied by the net lot area.
 - ii. For building heights over twenty (20) feet: the minimum open space requirement plus 0.004 multiplied by the net lot area for each foot of building height over twenty (20) feet.
 - iii. NAOS may be included in the required open space.
 - e. Parking: Parking shall observe the minimum front yard setbacks of the district for all frontages. On streets classified in the Transportation Master Plan as major arterial or greater, parking may be located between the established front building line and the front yard setback. On all other street classifications, parking shall be located behind the established front building line(s).
 A minimum of fifteen (15) percent of all parking areas shall be landscaped.

 A ten-foot minimum landscape setback shall be provided where parking is adjacent to residential districts shown on Table 4.100.A., or the residential portion of a Planned Community P-C or any portion of a Planned Residential Development PRD with an underlying zoning district comparable to the residential districts shown on Table 4.100.A.
 - f. Lighting: All pole mounted lighting shall be directed down and shielded and shall be a maximum of sixteen (16) feet in height.

 All lighting adjacent to residential districts shown on Table 4.100.A., or the residential portion of a Planned Community P-C or any portion of a Planned Residential Development PRD with an underlying zoning district comparable to the residential districts shown on

Table 4.100.A., shall be set back a minimum of thirty (30) feet from the property line. All lighting, other than security, shall be shut off by 10:00 p.m.

- g. Screening: There shall be a minimum six-foot high masonry wall and/or landscape screen, as approved by the Development Review Board, on the side and rear property lines that are adjacent to residential districts shown on Table 4.100.A., or the residential portion of a Planned Community P-C or any portion of a Planned Residential Development PRD with an underlying zoning district comparable to the residential districts shown on Table 4.100.A.

There shall be a three-foot high landscaped berm along all street frontages where parking occurs.

- h. Access: All churches must have primary access to a street classified in the Transportation Master Plan as a minor collector or greater.

Access to a local or local collector residential street is prohibited when the primary worship center, auditorium or other major gathering place exceeds three thousand (3,000) square feet.

- i. Operations: No outdoor activities shall be permitted after 10:00 p.m.
- j. Noise: Outdoor speakers or paging systems are not allowed.

B. *Uses subject to conditional use permit.*

1. Cemetery (see section 1.403 for criteria).
2. Community buildings and recreational facilities not publicly owned, such as: Athletic fields, boys' clubs, etc.
3. Farms.
4. Golf course (except miniature golf course or commercial driving range).
5. Ham transmitting or receiving radio antennas in excess of seventy (70) feet.
6. Wireless communications facilities; Type 4, subject to requirements of Sections 1.400, 3.100 and 7.200.
7. Private colleges and universities having a regular curriculum, with their related services and activities.
8. Private school having no room regularly used for housing or sleeping overnight. Subject to Development Review Board approval and compliance with standards, including, but not limited to, the following as well as those otherwise required in the R1-43 District.
 - a. Lot area: The minimum lot area shall be equal to that required for the district, except that no lot shall be less than eighty-six thousand (86,000) square feet minimum lot size.
 - b. Floor area ratio: In no case shall the gross floor area of the structure(s) exceed an amount equal to 0.20 multiplied by the net lot area.
 - c. Noise: Outdoor speaker systems or bells are not allowed.
 - d. Required open space:
 - i. Minimum: 0.24 multiplied by the net lot area.
 - ii. For building heights over twenty (20) feet: the minimum open space requirement plus 0.004 multiplied by net lot area for each foot of building height over twenty (20) feet.
 - iii. NAOS may be included in the required open space.

- e. Parking: Parking shall be allowed in the front yard setbacks of the district for schools on streets classified in the Transportation Master Plan as minor collector or greater. There shall be a three-foot high landscaped berm or wall along the street frontage where parking occurs. On all other street classifications, parking shall be located behind the established front building line(s). A minimum of fifteen (15) percent of all parking areas in addition to open space in d. above shall be landscaped. A twenty-foot minimum landscaped setback shall be provided where parking is adjacent to residential districts shown on Table 4.100.A., or the residential portion of a Planned Community P-C or any portion of a Planned Residential Development PRD with an underlying zoning district comparable to the residential districts shown on Table 4.100.A.
 - f. Lighting: All pole mounted lighting shall be directed down and shielded and shall be a maximum of sixteen (16) feet in height. All lighting adjacent to residential districts shown on Table 4.100.A., or the residential portion of a Planned Community P-C or any portion of a Planned Residential Development PRD with an underlying zoning district comparable to the residential districts shown on Table 4.100.A., shall be setback a minimum of thirty (30) feet from the property line. All lighting, other than security, shall be turned off by 10:00 p.m., unless otherwise approved through a special event permit.
 - g. Screening: There shall be a minimum six-foot high masonry wall and/or landscape screen, as approved by the Development Review Board, on the side and rear property lines adjacent to residential districts shown on Table 4.100.A., or the residential portion of a Planned Community P-C or any portion of a Planned Residential Development PRD with an underlying zoning district comparable to the residential districts shown on Table 4.100.A.
 - h. Access: All private schools shall have frontage on a street classified in the Transportation Master Plan as a minor collector or greater. Side street access to a local collector residential street is prohibited when the number of students allowed to attend the school is greater than two hundred fifty (250). A drop off area shall be provided that accommodates a minimum of five (5) cars at one (1) time.
 - i. Operations: No outdoor activities shall be permitted after 8:00 p.m. unless otherwise approved through a special event permit. Any additions to, expansions of or proposed playgrounds or outdoor activity areas shall be setback fifty (50) feet from the property line (including right-of-way width) of any single-family residential district shown on Table 4.100.A., or the single-family residential portion of a Planned Community P-C or any portion of a Planned Residential Development PRD with an underlying zoning district comparable to the single-family residential districts shown on Table 4.100.A. or setback twenty-five (25) feet from any Two-family Residential R-2, Medium Density Residential R-3, Townhouse Residential R-4, Resort/Townhouse Residential R-4R, Multi-family Residential R-5 or Manufactured Home M-H district property line (including right-of-way width). All playgrounds and outdoor activity areas shall be screened from any residential district shown on Table 4.100.A., or the residential portion of a Planned Community P-C or any portion of a Planned Residential Development PRD with an underlying zoning district comparable to the residential districts shown on Table 4.100.A. by a minimum six-foot high screen wall and/or landscape screen, as approved by the Development Review Board.
 - j. Building design: All buildings shall be designed to be compatible with the surrounding residential neighborhood. All building elevations shall be approved by the Development Review Board.
 - k. Circulation plan: The applicant shall submit a circulation plan to ensure minimal conflicts between the student drop-off area, potential van and bus drop-off area, parking, access driveways, pedestrian and bicycle paths on site.
9. Public utility buildings, structures or appurtenances thereto for public service uses.

10. Recreational uses including commercial stables, ranches and tennis clubs (see section 1.403 for specific uses and development criteria for each).

(Ord. No. 2394, § 1, 9-16-91; Ord. No. 2430, § 1, 1-21-92; Ord. No. 2431, § 1, 1-21-92; Ord. No. 2470, § 1, 6-16-92; Ord. No. 2636, § 1, 2-15-94; Ord. No. 2858, § 1, 12-5-95; Ord. No. 3048, 10-7-97; Ord. No. 3034, § 1, 11-4-97; Ord. No. 3103, § 1, 1-6-98; Ord. No. 3225, § 1, 5-4-99; Ord. No. 3493, § 1, 3-4-03; Ord. No. 3697, § 1(Exh. 1), 9-26-06; Ord. No. 3879, § 1(Exh. § 6), 3-2-10; Ord. No. 3899, § 1(Res. No. 8342, Exh. A, § 4), 8-30-10; Ord. No. 3920, § 1(Exh. §§ 24, 25), 11-9-10; Ord. No. 4005, § 1(Res. No. 8947, Exh. A, §§ 25, 26), 4-3-12; Ord. No. 4140, § 1(Res. No. 9643, Exh. A, § 2), 2-25-14; Ord. No. 4143, § 1(Res. No. 9678, Exh. A, §§ 74, 75), 5-6-14)

Sec. 5.103. - Reserved.

Editor's note— Ord. No. 4164, § 1(Res. No. 9857, § 1, Exh. A, § 8), adopted Aug. 25, 2014, repealed § 5.103 which pertained to approvals required and derived from Ord. No. 3225, § 1, adopted May 4, 1999.

Sec. 5.104. - Property development standards.

The following property development standards shall apply to all land and buildings in the R1-43 District:

A. *Lot area.*

1. Each lot shall have a minimum lot area of not less than ~~forty-three thousand (43,000)~~ **thirty seven thousand (37,000)** square feet.
2. If a parcel of land or a lot of record in separate ownership has less width or area than herein required and has been lawfully established and recorded prior to the date of the passage of this ordinance, such lot may be used for any purpose permitted in this section.

B. *Lot dimensions.*

Width. All lots shall have a minimum lot width of ~~one hundred fifty (150)~~ **one hundred thirteen (113)** feet.

C. *Density.* There shall be not more than one (1) single-family dwelling unit on any one (1) lot.

D. *Building height.* No building shall exceed thirty (30) feet in height, except as otherwise provided in article VII.

E. *Yards.*

1. Front Yard.

- a. There shall be a front yard having a depth of not less than ~~forty (40)~~ **thirty (30)** feet.
- b. Where lots have a double frontage on two (2) streets, the required front yard of ~~forty (40)~~ **thirty (30)** feet shall be provided on both streets.
- c. On a corner lot, the required front yard of ~~forty (40)~~ **thirty (30)** feet shall be provided on each street. No accessory buildings shall be constructed in a front yard. *Exception:* On a corner lot which does not abut a key lot or an alley adjacent to a key lot, accessory buildings may be constructed in the yard facing the side street.

2. Side Yard. There shall be a side yard of not less than ~~twenty (20)~~ **fifteen (15)** feet on each side of a building.

3. Rear Yard. There shall be a rear yard having a depth of not less than thirty-five (35) feet.
 4. Other requirements and exceptions as specified in article VII.
- F. *Distance between buildings.*
1. There shall be not less than ten (10) feet between an accessory building and the main building.
 2. The minimum distance between main buildings on adjacent lots shall be not less than forty ~~(40)~~ **thirty (30)** feet.
- G. *Walls, fences and landscaping.* Walls, fences and hedges up to eight (8) feet in height are allowed on the property line or within the required side and rear yard. Walls, fences and hedges up to twelve (12) feet in height are allowed subject to a twenty-foot setback from the side and rear property line. Walls, fences and hedges up to three (3) feet in height are allowed on the front property line or within the required front yard, except as provided in Article VII. The height of the wall or fence is measured from within the enclosure. Exception: Where a corner lot does not abut a key lot or an alley adjacent to a key lot, the height of walls, fences and hedges in the yard of the longer street frontage need only conform to the side yard requirements.
- H. *Access.* All lots shall have vehicular access on a dedicated street, unless a secondary means of permanent vehicular access has been approved on a subdivision plat.
- I. *Corral.* Corral not to exceed six (6) feet in height shall be permitted on the property line or within the required front, side or rear yard.

(Ord. No. 2509, § 1, 6-1-93; Ord. No. 4005, § 1(Res. No. 8947, Exh. A, §§ 27, 28), 4-3-12)

Sec. 5.105. - Off-street parking.

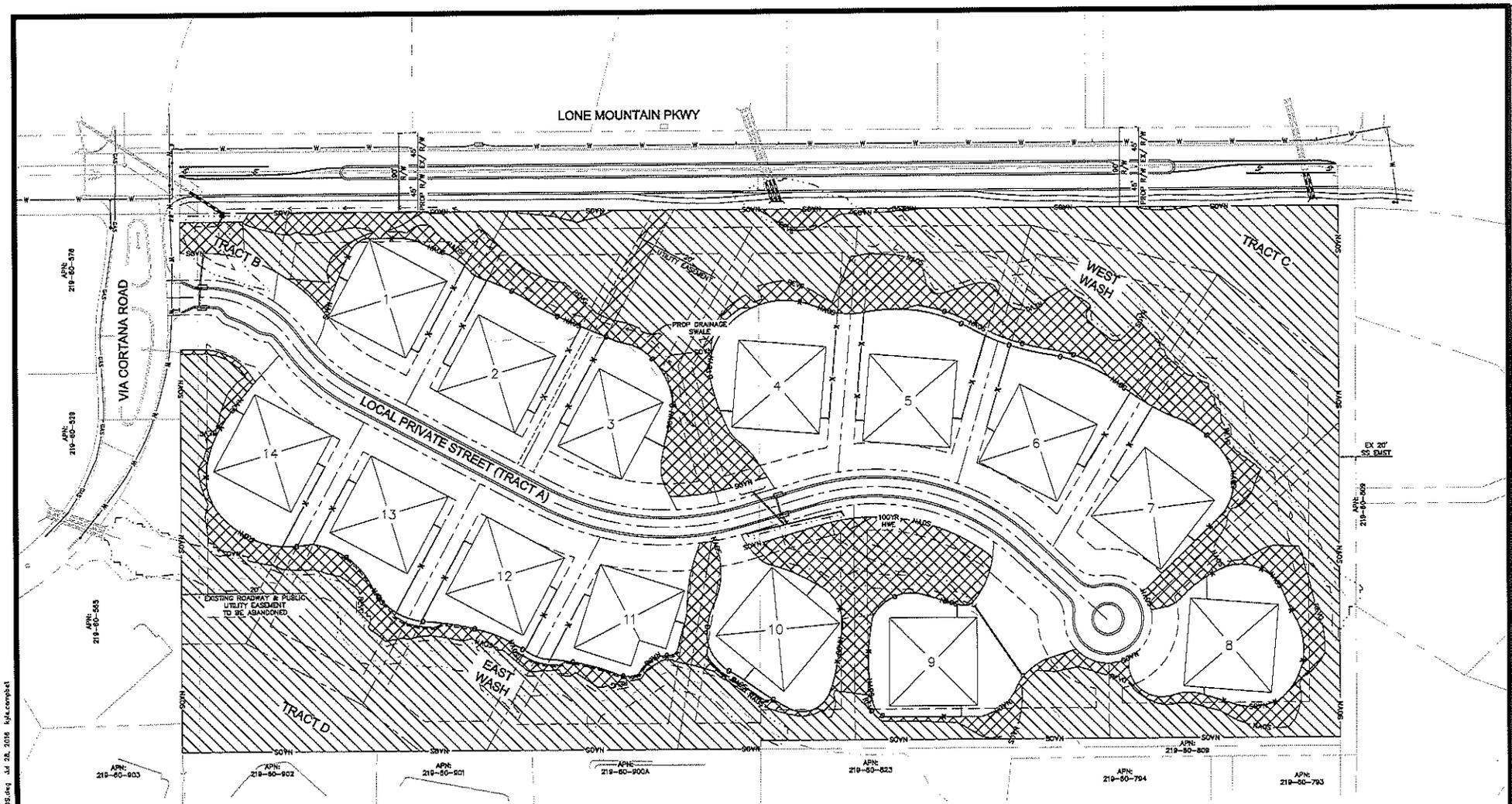
The provisions of article IX shall apply.

Sec. 5.106. - Signs.

The provisions of article VIII shall apply.

Sec. 5.107.

[Repealed by Ordinance No. 1575.]



NAOS SUMMARY

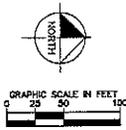
| | AREA (AC) | PERCENT OF TOTAL |
|--------------------|-------------|------------------|
| NAOS REVEG | 2.55 | 29.8% |
| NAOS UNDIST | 6.01 | 70.2% |
| TOTAL NAOS* | 8.56 | |
| REQUIRED NAOS | 7.64 | |
| EXCESS NAOS | 0.92 | |

*TOTAL NAOS PROVIDED IS 12% ABOVE REQUIRED.

LEGEND

| | |
|--|-----------------------------|
| | CONCEPTUAL RETAINING WALL |
| | CONCEPTUAL FENCE |
| | RIGHT OF WAY |
| | CENTERLINE |
| | SETBACK |
| | FLOW LINE |
| | 100 HVE |
| | PROP CULVERT |
| | EX CULVERT |
| | CONCEPTUAL BUILDING PRODUCT |

| Type | # | Square Feet | | | Acres | | |
|--------------|----|-----------------|------------------|-----------------|-----------------|------------------|-----------------|
| | | Area Reveg (SF) | Area Undist (SF) | Area Total (SF) | Area Reveg (AC) | Area Undist (AC) | Area Total (AC) |
| Lot 1 | 1 | 5486 | 4139 | 9625 | 0.12 | 0.09 | 0.22 |
| Lot 2 | 2 | 5425 | 6198 | 11623 | 0.12 | 0.21 | 0.33 |
| Lot 3 | 3 | 9073 | 12429 | 21502 | 0.21 | 0.28 | 0.49 |
| Lot 4 | 4 | 9680 | 10730 | 20410 | 0.22 | 0.24 | 0.47 |
| Lot 5 | 5 | 8299 | 10703 | 18942 | 0.20 | 0.24 | 0.43 |
| Lot 6 | 6 | 9930 | 17783 | 27713 | 0.23 | 0.41 | 0.64 |
| Lot 7 | 7 | 8054 | 20764 | 28818 | 0.18 | 0.50 | 0.70 |
| Lot 8 | 8 | 10932 | 25870 | 36802 | 0.25 | 0.59 | 0.84 |
| Lot 9 | 9 | 18755 | 11233 | 29988 | 0.43 | 0.26 | 0.69 |
| Lot 10 | 10 | 11117 | 10742 | 21859 | 0.26 | 0.24 | 0.51 |
| Lot 11 | 11 | 2285 | 13162 | 15447 | 0.05 | 0.30 | 0.36 |
| Lot 12 | 12 | 2307 | 15423 | 17730 | 0.05 | 0.35 | 0.40 |
| Lot 13 | 13 | 2188 | 12786 | 14974 | 0.05 | 0.29 | 0.34 |
| Lot 14 | 14 | 2851 | 16240 | 19091 | 0.07 | 0.37 | 0.43 |
| Tract A | 16 | 3432 | 1481 | 4913 | 0.08 | 0.04 | 0.12 |
| Tract B | 15 | 3582 | 3951 | 7533 | 0.08 | 0.09 | 0.18 |
| Tract C | 15 | 2929 | 2599 | 5528 | 0.07 | 0.06 | 0.13 |
| Tract D | 15 | 2929 | 2599 | 5528 | 0.07 | 0.06 | 0.13 |
| TOTAL | | 111076 | 95279 | 206355 | 2.55 | 6.01 | 8.56 |



CIELO STELLATO
NAOS EXHIBIT
7/28/2016
Kimley»Horn

APN: 219-00-003, 219-00-002, 219-00-001, 219-00-900A, 219-00-823, 219-00-794, 219-00-793

GENERAL NOTES:

1. ALL DISTURBED AREAS ARE TO HAVE 'DESERT FLOOR' DECOMPOSED GRANITE MATCH COLOR AND SIZE OF SURROUNDING AREAS.
2. ALL BERMS ARE TO HAVE MAXIMUM 4:1 SIDE SLOPES.
3. BOULDERS ARE TO BE SURFACE SELECT SIZE 8 BOULDERS. 1/3 BURIED IN SOIL, TYP.
4. FIFTY PERCENT OF PROPOSED TREES SHALL BE MATURE, AS DEFINED IN ARTICLE III, DEFINITIONS, OF THE ZONING ORDINANCE. INDICATE BOTH THE COMPLIANT CALIPER AND 'INDUSTRY STANDARDS' BOX SIZE FOR THAT CALIPER IN THE PLANT PALETTE.
5. ALL SPECIES SHALL BE SELECTED SOLELY FROM THE ARIZONA DEPT. OF WATER RESOURCES LOW WATER USE / DROUGHT TOLERANT PLANT LIST.
6. NO SHRUB OR GROUND COVER WITHIN SIGHT VISIBILITY TRIANGLE SHALL EXCEED 2'-0" IN HEIGHT AT MATURITY, TYP.
7. MEDIANS LANDSCAPING SHALL BE PROVIDED IN ACCORDANCE WITH THE OSD&PM.
8. EMERGENCY ACCESS TO BE KEPT CLEAR.
9. PLANTS INSTALLED IN DETENTION BASINS AND DRAINAGE CHANNELS TO CONFORM TO CITY OF SCOTTSDALE OSD&PM, SECTION 2-1.903.
10. LANDSCAPE PLAN CONFORMS WITH ZONING ORDINANCE SECTION 10.200.B.
11. LANDSCAPE DESIGN GUIDELINES FOR NEW LONE MOUNTAIN PARKWAY TO BE INSTALLED PER DSPM SECTION 8-1.100 AND 8-1.200.
12. TREES IN LONE MOUNTAIN PARKWAY SHALL BE PLANTED 1 PER EACH 35 LINEAR FEET OF MEDIAN LENGTH. THE MINIMUM SIZE @ 12 GAL. W/50% TO BE PROVIDED AS MATURE TREES OR LARGER PER ARTICLE III OF ZONING ORDINANCE.
13. CUL-DESAC LANDSCAPE SHALL BE PLANTED PER ZONING ORDINANCE SECTION 1-303 REFER TO PLAN AND REPORTS REQUIREMENTS FOR DEVELOPMENT APPLICATIONS.
14. SITE LINE TRIANGLES SHALL BE IDENTIFIED PER SCOTTSDALE DESIGN STANDARDS AND POLICIES MANUAL SECTION 3-3.1.19. REFER TO ZONING ORDINANCE SECTION 1.303.
15. ALL ABOVE GROUND UTILITY EQUIPMENT AND VAULTS ARE OBSERVED PER ZONING ORDINANCE SECTION 1.303. SEE DESIGN POLICIES MANUAL SEC. 2-1.401.1
16. EEL PLANT MATERIALS SHOWN WITHIN BENCHES OR TERRACES WALLS PER DSPM SEC. 2-2.405.1C
17. PER THIS DSPM SEC. 2-1.504, HEAD WALLS, SHOT-CRETE AND DRAINAGE APPLICATIONS SHALL BE INTEGRALLY COLORED (ADBE-DAVIS COLOR)

RE-VEGETATION TECHNIQUES AND IRRIGATION METHOD:

1. PLANT SPECIES SELECTED FOR THIS PROJECT WILL BE CHOSEN FROM A NATIVE SONORAN DESERT PALETTE AS REFERENCED IN THE DESIGN GUIDELINES AND POLICIES FOR ENVIRONMENTALLY SENSITIVE LANDS MANUAL. FOR REVEGETATED PORTIONS OF THE SITE, A HYDROSEED MIX WILL BE USED TO ALLOW QUICK, EFFICIENT RE-GROWTH OF PLANT MATERIAL WITHIN DISTURBED LANDSCAPE AREAS. HYDROSEED PLANNING AREAS MAY ALSO BE SUPPLEMENTED WITH CONTAINERIZED PLANTS TO ENHANCE VISUAL AESTHETICS.
2. ALL RE-VEGETATED NAOS AREAS SHALL BE WATERED FOR THREE YEARS MAXIMUM. AT THE END OF THREE YEARS (OR THE PLANT MATERIAL LOCATED WITHIN THE NAOS AREAS HAVE BECOME ESTABLISHED), THE IRRIGATION SYSTEM TO THE NAOS AREA SHALL BE PERMANENTLY DISCONNECTED.
3. IRRIGATION METHODS WILL VARY DEPENDING UPON PLANT TYPES. CONTAINER-GROWN PLANT MATERIAL SHALL BE IRRIGATED WITH DRIP IRRIGATION. DEPENDING UPON THE SEASON AT TIME OF HYDROSEED INSTALLATION, EITHER TEMPORARY SPRAY HEADS MAY BE INSTALLED OR WATERING FROM WATER TRUCKS MAY BE USED TO ASSIST HYDROSEED GERMINATION.

KEYNOTE LEGEND

- | | |
|-----------------------------|--|
| ① NAOS EASEMENT | ⑪ RETAINING WALL AND VIEW FENCES (SEE ISLANDY-HORN PRELIMINARY GRADING PLAN, 3 OF 4) |
| ② UNDISTURBED NAOS TRACTS | ⑫ BUILDING SETBACK |
| ③ DRAINAGE EASEMENT | ⑬ SITE LINE TRIANGLE |
| ④ DEVELOPMENT ENVELOPE | ⑭ STORMWATER HEADWALL |
| ⑤ FREESTANDING MAILBOX | ⑮ STORM CULVERT |
| ⑥ PROPOSED SIDEWALK | ⑯ GATE KEY PAD |
| ⑦ PROPOSED RETENTION | ⑰ STORMWATER PIPE |
| ⑧ ROW | ⑱ LANDSCAPE IN BENCH |
| ⑨ EXISTING PAVING | ⑲ EXISTING STORMWATER CULVERT |
| ⑩ EXISTING LANDSCAPE ISLAND | |

PROJECT TEAM

| Discipline | Company Contact Info. |
|---------------------|---|
| Client | Pinnacle Land Development, LLC Randy Clarno 7440 E. Pinnacle Peak Road Suite 142, Scottsdale, AZ 85255 |
| Landscape Architect | LVA Urban Design Studio Arlene Hennington, RLA, LEED-AP 120 South Ash Avenue Tempe, Arizona 85281 480.994.0994 ahennington@lvadesign.com |
| Civil Engineer | Kimley-Horn Andrew Jupp P.E. 7740 N. 16th Street, Suite 300 Phoenix, Arizona 85020 602.214.2332 Andrew.Jupp@kimley-horn.com |

VICINITY MAP



PLANT LEGEND

| TREES | MIN. SIZE | CITY |
|-----------------------|---------------------|------|
| ACACIA GREGGII | 3/4" CALIPER | 9 |
| CELESTIS REICULATA | 3/4" CALIPER | 15 |
| CERCIDIUM FLORIDUM | 3" CALIPER | 14 |
| CERCIDIUM MICROPHYLLA | FOOTBALL PALO VERDE | 9 |
| CHILOPSIS LINEARS | DESERT WILLOW | 13 |
| QUINEYA TESOTA | IRONWOOD | 7 |
| PROSORPUS VELUTINA | MESQUITE | 9 |

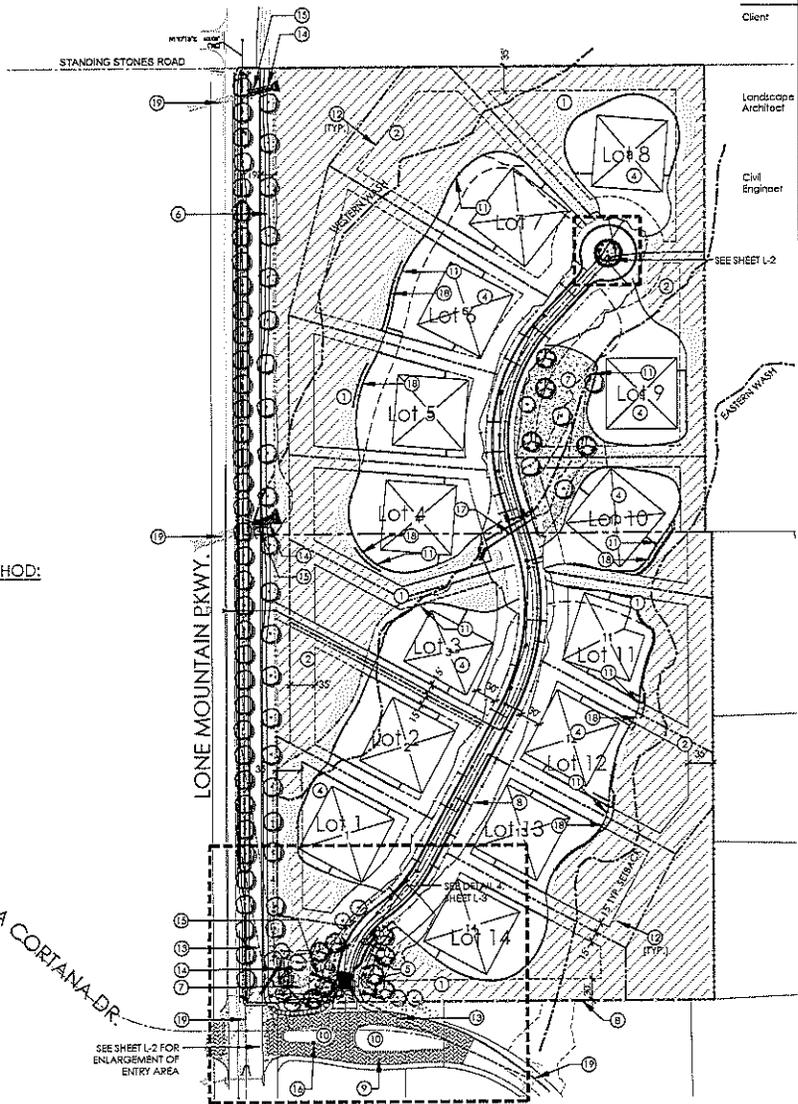
| SHRUBS & ACCENTS | MIN. SIZE | CITY |
|------------------------|-----------------|--------|
| AGAVE SP. | 5 GAL. | 8 |
| AMBROSIA AMBRIGOIDES | 5 GAL. | 34 |
| AMBROSIA DELTOIDEA | 5 GAL. | 23 |
| CALLIANDRA ERIOPHYLLA | FARRY DUSTER | 5 GAL. |
| CARNEGIA GIGANTEA | SAGUARO | 8 |
| CYLINDROPUNTIA FULGIDA | CHOLLA | 5 |
| DASYLIRION WHEELERII | DESERT SPOON | 5 GAL. |
| ERICAMERIA LARICIFOLIA | TURPENTINE BUSH | 5 GAL. |
| FEROCACTUS WILZII | BARRE, CACTUS | 5 GAL. |
| FOUQUIERIA SPLENDENS | OCOTILLO | 5 GAL. |
| HOLACANTHA EMORYI | CRUCIFORM THORN | 5 GAL. |
| HYRTIS EMORYI | DESERT LAVENDER | 5 GAL. |
| JUSTICIA CALIFORNICA | CHILIPAROSA | 5 GAL. |
| LARREA TRIDENTATA | CREOSOTE | 5 GAL. |
| OSBESCUS SP. | SCRUB OAK | 5 GAL. |
| OPUNTIA ENGELMANNI | PRICKLY PEAR | 5 GAL. |
| SIMMONSIA CHINENSIS | JOJOBA | 5 GAL. |
| VIGUERA DELTOIDEA | GOLDEN-EYE | 5 GAL. |
| YUCCA ELATA | SOAPFREE YUCCA | 5 GAL. |
| YUCCA BACCATA | BANANA YUCCA | 5 GAL. |

| GROUNDCOVERS | MIN. SIZE | CITY |
|------------------------|--------------------|--------|
| BAILEYA MULTIRADIATA | DESERT MARIOLD | 1 GAL. |
| DYSSODIA PANICHIATA | DOGWEED | 1 GAL. |
| MELAMPYRUM LEBICANTHUM | BLACKFOOT DAISY | 1 GAL. |
| PENTSTEMON SP. | PENTSTEMON | 1 GAL. |
| PSILOSTROPHES COOPERI | PAPERFLOWER | 1 GAL. |
| SPHAERALCEA AMBIGUA | DESERT GLOBEMALLOW | 1 GAL. |
| VERBENA SP. | VERBENA | 1 GAL. |

| INERT MATERIALS | MIN. SIZE | CITY |
|-------------------------|-----------------------------|------|
| SURFACE SELECT BOULDERS | TO MATCH ON-SITE ROCK COLOR | |
| RAKED NATIVE SOIL | IN ALL PLANNING AREAS | |

| HYDROSEED MIX - APPLY AT RATE OF 16 PLS/L BBS/ACRE | PLS/LBS/ACRE | |
|--|-----------------------|-----|
| AMBROSIA DELTOIDEA | TRIANGLE-LEAF BURSAGE | 3.0 |
| ATRIplex CANESCENS | FOUR-WING SALT BUSH | 3.0 |
| ENCYCLA FARINOSA | BRITTLERUSH | 2.0 |
| ERICAMERIA LARICIFOLIA | TURPENTINE BUSH | 1.0 |
| LARREA TRIDENTATA | CREOSOTE BUSH | 2.0 |
| SENNA COVESII | DESERT SENNA | 2.0 |
| SPHAERALCEA AMBIGUA | GLOBEMALLOW | 2.0 |

PLANTS INSTALLED IN DETENTION BASINS AND DRAINAGE CHANNELS TO CONFORM TO CITY OF SCOTTSDALE OSD&PM, SECTION 2-1.903.

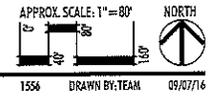


ATTACHMENT #8

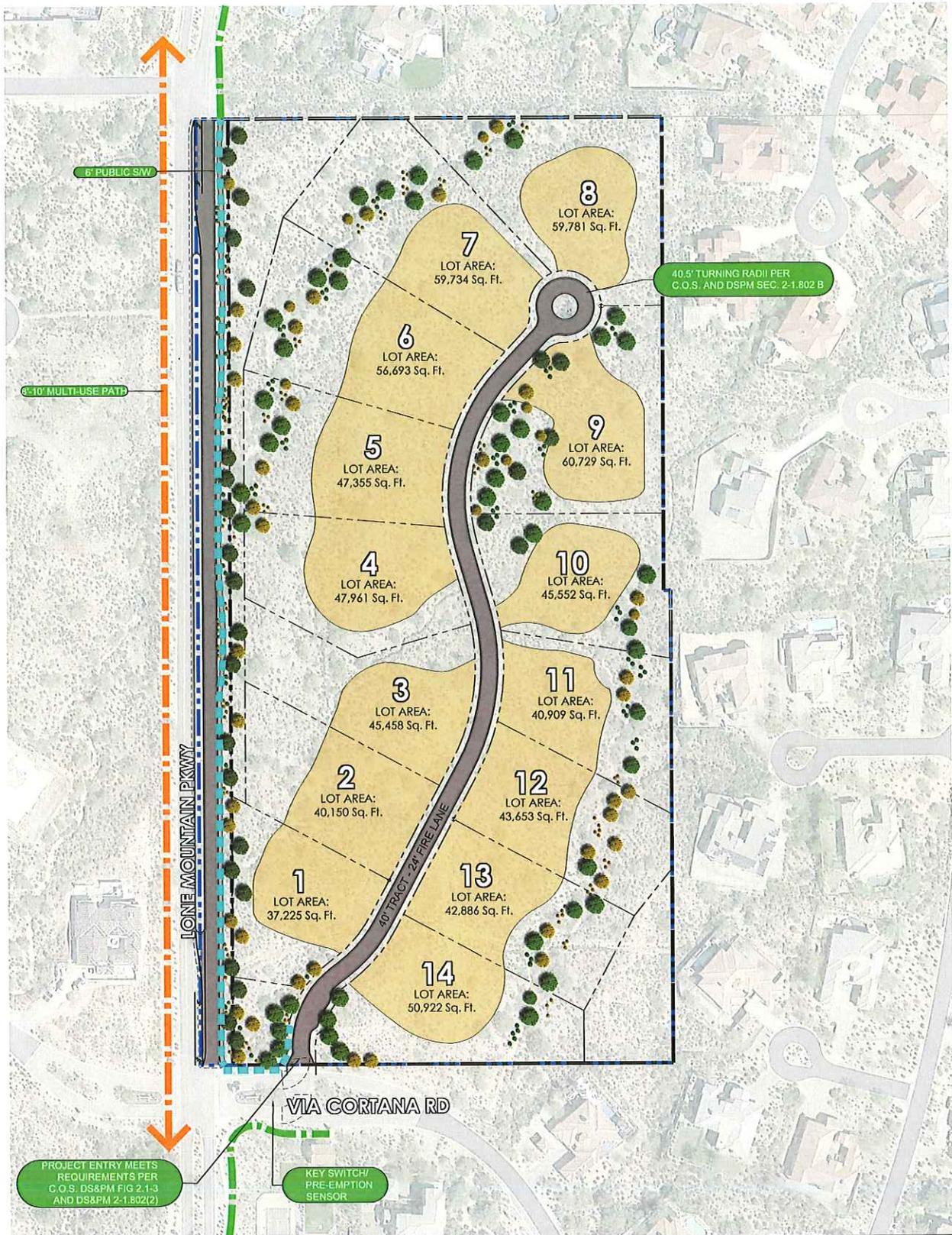
LVA urban design studio
land planning • development entitlements • landscape architecture
120 south ash avenue • tempe, arizona 85281 • 480.994.0994

CIELO STELLATO

CONCEPTUAL LANDSCAPE PLAN
SHEET 1 OF 4 - OVERALL LANDSCAPE

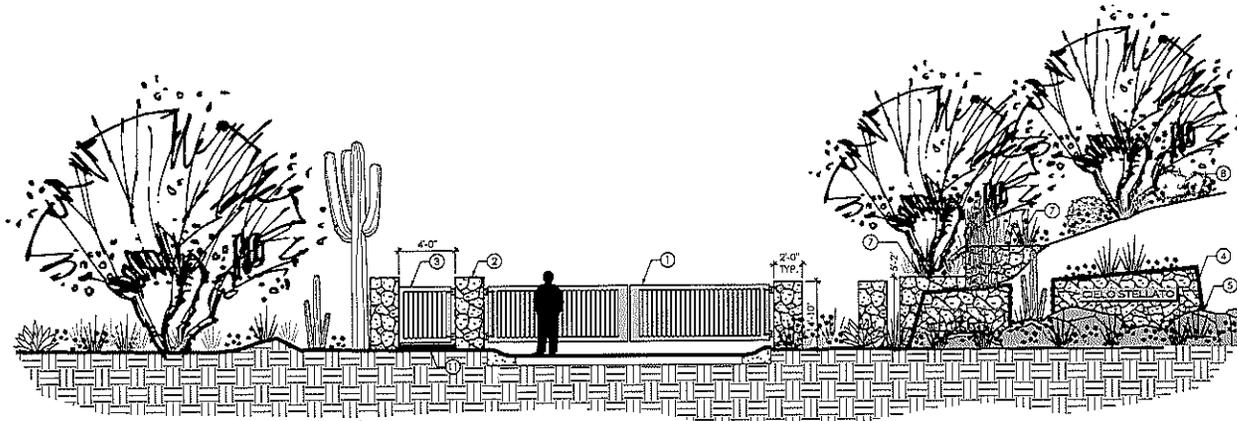


PRELIMINARY-NOT FOR CONSTRUCTION - SUBJECT TO ENGINEERING AND CITY REVIEW AND APPROVAL - © COPYRIGHT LVA URBAN DESIGN STUDIO, LLC.
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615556-Lone Mountain CADD\PLANS\2024\11\15-1556-Conceptual LS Plan.dwg Sep 2, 2024



- 5' EXISTING PUBLIC SIDEWALK
- 6' PROPOSED ATTACHED & DETACHED PUBLIC SIDEWALK
- 8'-10' EXISTING PUBLIC MULTI-USE PATH

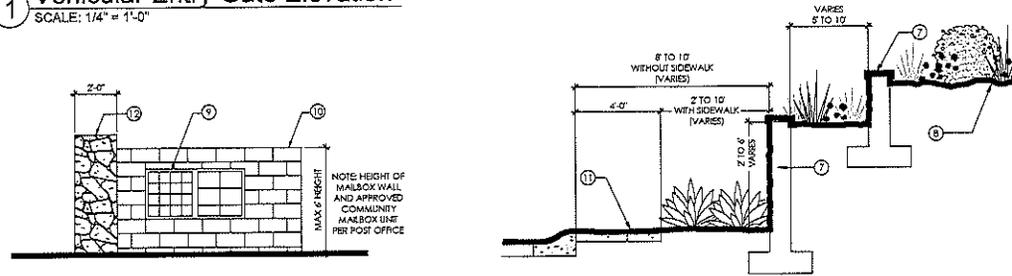
3-PP-2016
07/29/16



1 Vehicular Entry Gate Elevation
SCALE: 1/4" = 1'-0"



Sign Image
SCALE: NTS

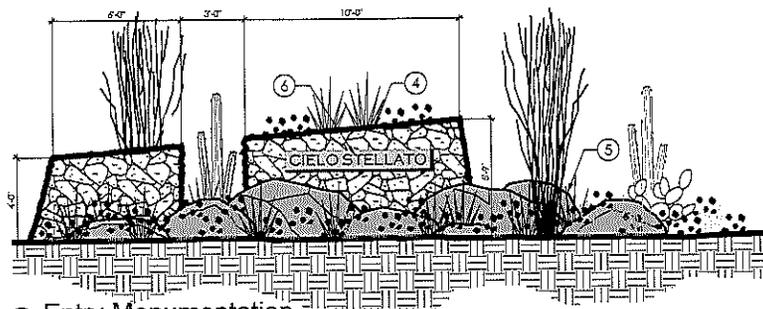


2 Free Standing Parcel Mailbox
SCALE: 3/8" = 1'-0"

4 Retaining wall @ Entry
SCALE: 3/8" = 1'-0"

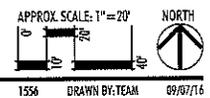
LEGEND

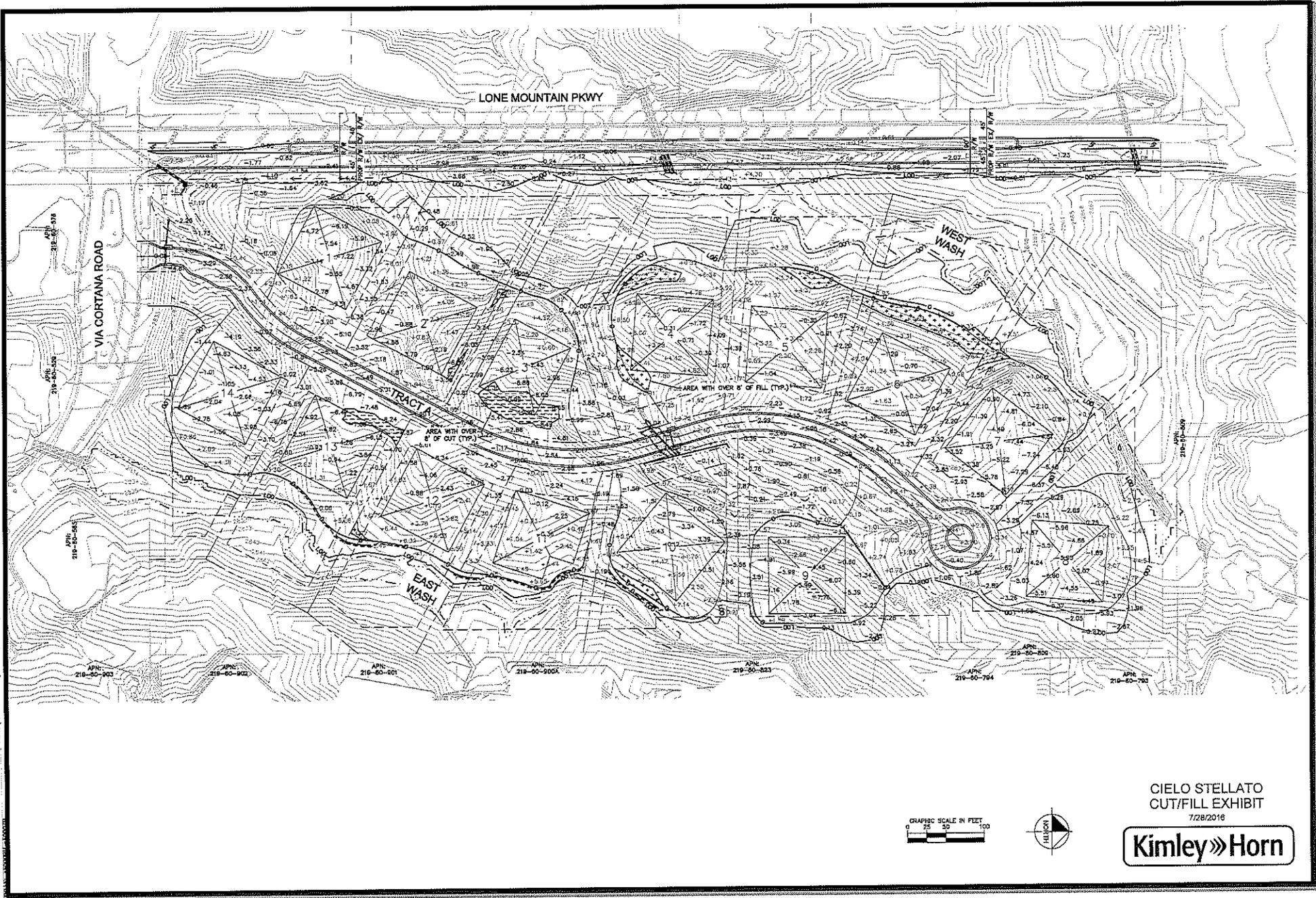
- ① VEHICULAR GATE (WEATHERING MILD STEEL)
- ② DRY-STACK STONE PILASTER, TYP. (CMU BASE)
- ③ PEDESTRIAN GATE (WEATHERING MILD STEEL)
- ④ DRY-STACK STONE ENTRY MONUMENT (CMU BASE)
- ⑤ SURFACE SELECT BOULDERS (ON-SITE)
- ⑥ CUSTOM CONCRETE PANEL; W/ LETTERING CAST INTO CONCRETE
- ⑦ DRY-STACK STONE RETAINING WALL (CMU BASE) HEIGHT VARIES 2'-6"
- ⑧ NATURAL GRADE, N.A.O.S. AREA
- ⑨ DARK BRONZE FRONT LOAD COMMUNITY MAILBOX
- ⑩ SPLIT FACE CMU BLOCK; UMBER INTERGRAL COLOR
- ⑪ SIDEWALK



3 Entry Monumentation
SCALE: 3/8" = 1'-0"

ATTACHMENT #10





**NEIGHBORHOOD NOTIFICATION REPORT
CIELO STELLATO**

September, 2016

This Citizen Review and Neighborhood Involvement Report is being prepared as a part of the request for Preliminary Plat approval for 14 lots on +/- 19.9 acres at the northeast corner of Lone Mountain Parkway and Via Cortana Road. The site (APN# 219-11-344 & 219-11-007Z) is currently vacant with surrounding residential communities on all adjacent sides. The community will maintain the existing R1-43 ESL zoning and Rural Neighborhood General Plan designation. The community will include large lot homes with single gated access from Via Cortana Road.

On June 1, 2016 a letter was mailed via first class post to the 114 property owners within 750 feet of the project site. The letter included a description of the proposed request, a conceptual site plan, and contact information for the development team and the City of Scottsdale project coordinator. A copy of the letter and mailing list is attached to this report.

On July 26, 2016 Ms. Jessica Bonelli, resident of the Mirabel Community, was contacted by the applicant to discuss and request information on the proposed development. Ms. Bonelli was interested in the Cielo Stellato's proposed lot sizes, setbacks, and potential sale price. This conversation in construction with staff comments has prompted a revision to the perimeter setbacks to match approved building setbacks for the adjacent Treviso and Mirabel communities. After addressing the Ms. Bonelli's questions, the applicant agreed to follow up with Ms. Bonelli to provide a copy of the revised site plan with the second submittal.

In response to a letter received by the City from an adjacent property owner (in the Treviso community), regarding concerns about development standards and drainage conveyance, the applicant reached out to Mr. Salvatore Rubino via email on September 16th. The email offered to meet with Mr. Rubino at his convenience, and explained that the proposed Cielo Stellato development standards are consistent with those previously approved in the adjacent Treviso community.

There has been no other community response regarding the proposed community. Moving forward, the applicant will continue to remain open and available to meet and/or engage in productive conversation with any interested parties regarding the project.

Attachments:

1. Neighborhood Notification Letter and Site Plan
2. 750' Neighborhood Notification Mailing List

Perone, Steve

From: Ruenger, Jeffrey
Sent: Monday, June 27, 2016 2:13 PM
To: Tessier, Meredith; Perone, Steve
Subject: FW: case # 3-PP-2016

From: salrubino [mailto:salrubino@cox.net]
Sent: Monday, June 27, 2016 1:01 PM
To: Projectinput
Cc: lmorlan@cityproperty.com
Subject: RE: case # 3-PP-2016

We would like to voice our objection to the city of Scottsdale and solicit your assistance in denying their(builder unknown?) request to "amend development standards for a reduction of lot area, lot width, and setbacks.

I am confused about the actual acreage upon which they want to build. The sale sign which was on Lone Mountain parkway specified a plot of 10 acres but yet your information dated June 3, 2016, suggests that the plot is 20 acres +/-.

In any case, reducing the lot size endangers the environmentally sensitive lands around us. In the six years that I have live in Treviso, wildlife that comes through has diminished significantly. Also there is wash to the east of their plot. During Monsoon season it rages with "feet" not inches of water. We are afraid that as the construction is undertaken, debris whether intentional or not, may divert the some of the water to my property. Someone has to watch this closely.

I guess the bottom line is we cannot stop them from building. However, they should be measured against the same standards that were imposed on the current Treviso community. We rely on your sensitivity to protect current ecological standards and reject these reductions in lot sizes, etc. to ensure that what is left of the current environment is protected!

NB: I attached a communique from our HOA. I highlighted the important message in red below.

Thank you for your consideration.

Salvatore (Sal) Rubino
10872 E Via Cortana Rd
Scottsdale, AZ 85262
480-361-8978

From: City Property Management Company [mailto:lmorlan@cityproperty.com]
Sent: Tuesday, June 14, 2016 11:44 AM
To: salrubino@cox.net
Subject: Treviso Land Development Notification

TREVISO



Community Association

LAND DEVELOPMENT NOTIFICATION

To All Treviso Community Homeowners,

Many of you have received a notification from a company by the name of LVA Urban Design Studio Land Developers, in regards to the development of a new community adjacent to the Treviso East, at the North East corner of Lone Mountain Parkway & Via Cortana Drive.

The Treviso Community Association, Toll Brothers and City Property Management Company knew nothing about this information being sent out to the homeowners of Treviso. This information has been brought to our attention by a resident in the community who received their brochure information.

There was a Land Development Company who did contact me earlier this year in regards to the 10 acres of land in this particular area. They were doing their due diligence in obtaining more information about the area. This was a couple of months ago. I was told that if they were to move forward with the development, they would contact us to arrange a meeting with the Board of Directors and the Treviso community of homeowners to explain their proposal and have a Questions & Answer session. This has not happened.

Yesterday afternoon, I did reach out to the developers who were in contact with me before. I requested they make contact with us as soon as possible to find out why we were not given this information or notified prior to any contact by mail or otherwise with the Treviso homeowners.

I apologize for any communication from this company being sent out to you prior to any notifications being given from your Board of Directors and Community Management Company. Our intent is to keep you informed. We will notify the entire Treviso community of homeowners as soon as we receive more information and any definitive plans.

If you have any questions or concerns, please don't hesitate to contact me at any time. I will do my best to answer them.

Thank You



CITY PROPERTY MANAGEMENT COMPANY

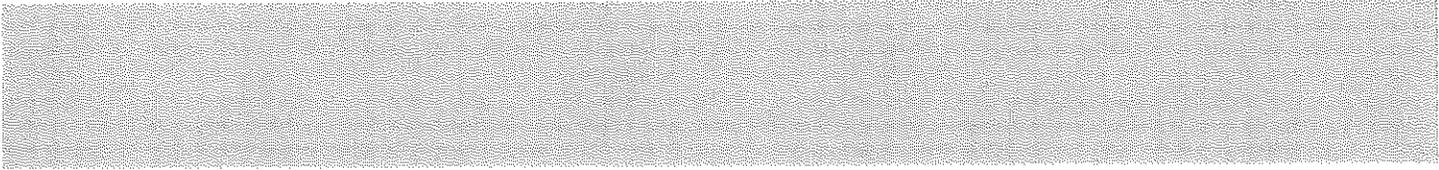
4645 E Cotton Gin Loop | Phoenix, AZ 85040

O 602.437.4777 | F 602.437.4770

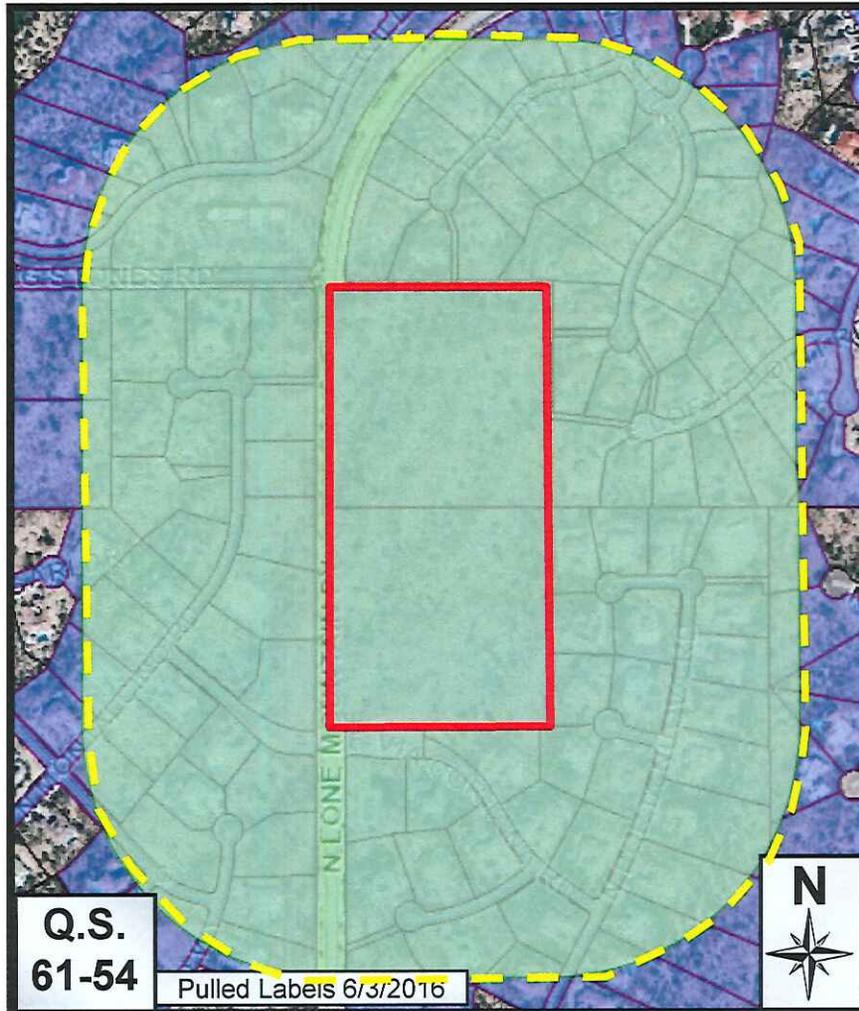
Community Manager

Lee Ann Morlan, ext. 2112 | lmorlan@cityproperty.com

www.cityproperty.com



City Notifications – Mailing List Selection Map



Map Legend:



Site Boundary



Properties within 750-foot
144 Postcards

Additional Notifications:

- Interested Parties List
- Adjacent HOA's
- P&Z E-Newsletter
- Facebook
- Twitter
- Nextdoor
- City Website-Projects in the hearing process

Cielio Stellato

3-PP-2016