

DEVELOPMENT REVIEW BOARD REPORT



Meeting Date: June 16, 2016 Item No. 3
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

Silverstone Parcel F 9-PP-2015

Request to consider the following:

1. Request approval of the preliminary plat, landscape plan, circulation plan, and open space plan for a 174, multi-story, community, all on approximately 21.82 acres. Dwelling units will consist of duplex and multi-unit townhouse buildings.

Related Policies, References:

7-GP-2005, 2-MP-2006, 2-MP-2006#2, 2-MP-2006#3, 6-MS-2014, 15-ZN-2005, 15-ZN-2005#2, and 15-ZN-2005#3.

OWNER

Silverstone Development, Inc.
602-230-1051

APPLICANT CONTACT

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

LOCATION

7360 E. Silverstone Drive

BACKGROUND

Zoning

This site is zoned Multiple-family Residential District, Planned Community District (R-5/PCD), which allows multi-family residential, higher density population, municipal uses, and places of worship. The Planned Community District designation is designed and intended to encourage the development of large tracts of land, usually under unified ownership, to achieve land development

patterns that will be beneficial to a particular area of the city. The Planned Community District designation is usually accompanied by an approved development plan.

This site was previously the location of the Rawhide western theme park. The theme park had existed at this location since before the city annexed the area into its municipal boundary in January of 1982. The 160-acre site was rezoned from the County Designation (C-2 and R-43) to the City's Western Theme Park zoning category (W-P) in July of that same year. In 2006, the entire Rawhide site, which includes Parcel F, was approved for a zoning map amendment from Western Theme Park District (W-P) to Multiple-family Residential District, Planned Community District (R-5/PCD), Central Business District, Planned Community District (C-2/PCD), and Commercial Office District, Planned Community District (C-O/PCD). The Environmentally Sensitive Lands (ESL) zoning overlay abuts the site along the northern boundary.

Although this site is not located within the ESL overlay area, the approved Master Environmental Design Concept Plan (MEDCP) refers to the ESL ordinance for design sensitivity.

Context

This site is located at the southeast corner of E. Pinnacle Peak Road and N. 74th Street. The City of Phoenix is located to the west, across N. Scottsdale Road. The Pinnacle Peak Office condominium project is located to the north, and the Appaloosa Library is located to the south. The Classic Residences at Silverstone assisted living facility is located to the southeast of the site, and vacant land to the east.

Adjacent Uses and Zoning

- North Commercial Office District, Environmentally Sensitive Lands (C-O/ESL); Pinnacle Peak Office Condominium
- South Commercial Office District, Planned Community District (C-O/PCD); Appaloosa Library
- East Multiple-family Residential District, Planned Community District (R-5/PCD); Classic Residences at Silverstone
- West Commercial Office District, Planned Community District (C-O/PCD); vacant lands and farther north, The Sprout's Commercial Center

Key Items for Consideration

- General Plan
- Silverstone MEDCP
- Building elevations will be submitted for separate DRB review and approval

APPLICANTS PROPOSAL

Goal/Purpose of Request

The request is for a preliminary plat to establish a 174-unit duplex and townhouse community to be located at the southeast corner of E. Pinnacle Peak Road and N. 74th Street. The multi-family complex will provide community amenities for the residents. The request is for approval of the preliminary plat, circulation plan, landscape plan, and open space plan. The site is located within the Silverstone development.

Development Information

- Existing Use: Vacant Property, former Rawhide site
- Proposed Use: 174 Multi-family and Duplex Units
- Parcel Size: 23.9 gross acres
- Parking Required: 348 spaces
- Parking Provided: 380 spaces
- Frontage Open Space Required: 63,162 square feet / 1.45 acres (at 36-foot height)
- Frontage Open Space Provided: 63,162 square feet / 1.45 acres
- Open Space Required: 189,921,164 square feet / 4.36 acres (at 36-foot height)
- Open Space Provided: 189,921,164 square feet / 4.36 acres
- Number of Dwelling Units Allowed: 186 units
- Number of Dwelling Units Proposed: 174 units
- Density Allowed: 8.5 dwelling units per acre
- Density Proposed: 7.3 dwelling units per acre

IMPACT ANALYSIS

Land Use

The General Plan amendment Case 7-GP-2005 amended the General Plan from its previous Cultural/Institutional or Public Land Use Element designation to the existing Mixed Use Neighborhoods Land Use Element designation. The zoning category designation for this property was then amended (15-ZN-2005) from the Western Theme Park (W-P) to the Planned Community District, with the comparable Multiple-family Residential District (R-5/PCD) zoning category, to be in accordance with the General Plan amendment. Specific standards were approved for the Silverstone (Rawhide) project through case 21-DR-2007. This case established a Master Environmental Design Concept Plan (MEDCP) for this 160-acre site (2-MP-2006). The MEDCP established densities, landscape/plant zones, circulation plans, and design guidelines. The proposed project meets the designation and intent of the General Plan and the zoning category specific to Parcel F.

The proposed project nearly maximizes the allowed density for this parcel as identified by the approved General Plan amendment, zoning case, and approved MEDCP. Zoning Case 15-ZN-2005 assigned 186 units to this parcel, and the owner/applicant is proposing 174 units with this request. The site plan identifies 98 townhouse units, and 76 duplex units. The MEDCP states that the nearer the requested density is to the maximum allowed, the project should provide amenities in proportion to the requested densities. Amenities being provided include two pools, pool ramadas, and retention basins that will also act as turf open space.

The proposed parcels have been laid out to conform to, and to maximize, the site's slightly unique shape, and to be divided into two distinct neighborhood areas. Approximately half of the parcels, proposed duplex community, are located in the southern portion of the site, and the multi-family structures are located in the northern portion of the site (Refer to Attachment #5). The parcels have been laid out and located throughout the site to create two internal open space areas and courtyards (one in each neighborhood area). The courtyards, open space, and angled structure

locations will be encouraged and stipulated to have 360-degree architectural design on the site. Internal sidewalks are provided, on both sides of the internal streets, and pedestrian connections will lead to the existing trails within the Rawhide Wash and paths found on E. Pinnacle Peak Road and N. 71st Street. The existing trail and proposed sidewalks are critical in completing the pedestrian circulation within the City trail system. The site plan and landscape plans also identify a pedestrian connection from the Silverstone/Rawhide Apartments project to the Appaloosa Library destination, through the existing pathway system installed by the original developer. The preliminary plat provides a 50-foot-wide Scenic Corridor along the E. Pinnacle Peak Road frontage to further complete the trail and pedestrian connection system.

The Silverstone MEDCP, approved through cases 15-ZN-2005 and 2-MP-2006, requires all landscape plans proposed for the Silverstone site to be reviewed by the Silverstone Development Review Committee (SDRC) before submittal to the City. The owner/applicant has provided confirmation of submittal, review, and approval by the SDRC. Proposed plant material is in accordance with the approved MEDCP (Refer to Attachment #11).

Overall design of the site plan is consistent with the approved MEDCP for the Silverstone project. The proposed project meets the intent of the General Plan, zoning designation, and the scenic corridor guidelines. Although the site is not zoned within the ESL overlay area, the MEDCP was approved to help guide the design of projects on this site due to the transitional nature of the Silverstone project area.

Policy Implications

This final plat is consistent in density, street alignment, and open space previously approved in the preliminary plat. All stipulations and ordinance requirements have been addressed. Approval of this request will enable the final plat to be recorded, establishing lots, streets, easements and common tracts.

Community Involvement

The Applicant sent notification to property owners within 750 feet of the site and other interested parties.

Staff also sent notification to property owners within 750 feet of the site and other interested parties. Staff has emails and calls from the Classic Residences at Silverstone assisted living facility located to the east. The resident stated concerns over the location of the additional proposed “exit only” driveway locations proposed early in the projects design. The proposed “exit only” driveway locations will only be used for emergency vehicle access.

OPTIONS & STAFF RECOMMENDATION

Recommended Approach:

Staff recommends that the Development Review Board approve the Silverstone/Rawhide Apartments per the attached stipulations, finding that the provisions of Silverstone MEDCP and the Development Review Criteria have been met.

RESPONSIBLE DEPARTMENT

Planning and Development Services
Current Planning Services

STAFF CONTACT

Jesus Murillo Senior Planner 480-312-7849 E-mail: jmurillo@scottsdaleAZ.gov

APPROVED BY

 Jesus Murillo, Report Author

Phone: 480-312-7849 E-mail: jmurillo@ScottsdaleAZ.gov

5-24-16
Date



Steve Venker, Development Review Board Coordinator

Phone: 480-312-2831 E-mail: svenker@ScottsdaleAZ.gov

5/24/16
Date

 Randy Grant, Director

Planning and Development Services

480-312-2664, rgrant@scottsdaleaz.gov

5/25/16
Date

ATTACHMENTS

1. Stipulations
Exhibit A, to Attachment 1: Preliminary Subdivision Plat
Exhibit B to Attachment 1: Open Space Plan
2. Applicant's Narrative
3. Context Aerial
- 3A. Aerial Close-Up
4. Zoning Map
5. Site Plan
6. Vehicular and Pedestrian Circulation
7. Landscape Plan
8. Citizen Involvement
9. City Notification Map

**Stipulations for Case:
Silverstone Parcel F
Case: 9-PP-2015**

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. Architectural Building elevations, including dimensions, materials, form, color, and texture shall return to the Development Review Board for final approval.
 - b. The location and configuration of all site improvements shall be consistent with the site plan submitted by LVA Urban Design Studio, with a City staff date of 4-22-2016.
 - c. Landscape improvements, including quantity, size, and location shall be consistent with the preliminary landscape plan submitted by LVA Urban Design Studio, with a City staff date of 4-22-2016.
 - d. The case drainage report submitted by Kimley-Horne and accepted in concept, with the date of 5-12-2016, by the Stormwater Management Department of the Planning and Development Services.
 - e. The water and sewer basis of design report submitted by Kimley-Horne and accepted in concept, with a date of 3-20-2015, by the Water Resources Department.
 - f. The cuts and fills details as located on the preliminary plat by Kimley-Horne, with a city staff date of 4-22-2016.

RELEVANT CASES:

Ordinance

- A. At the time of review, the applicable Zoning, DRB, and MEDCP cases for the site were: At the time of review, the applicable cases for the site were cases: 15-ZN-2005, 2-MP-2006, 15-ZN-2005#2, 2-MP-2006, 2-MP-2006#2, 2-MP-2006#3, 2-MP-2006#4, and 15-ZN-2005#3.

SUBDIVISION PLAT REQUIREMENTS

SUBDIVISION DESIGN AND ARCHITECTURAL DESIGN

Ordinance

- B. Structures shall not exceed twenty-four (24 ft.) feet (within first 100 feet of E. Pinnacle Peak Road) and thirty-six (36) feet in height, as measured from the natural grade. The reference point for measuring finished floor elevation should be established at least 2 feet above natural grade, and may be adjusted to accommodate on-site drainage.
- C. Roof drainage systems shall be interior to the building, per Zoning Ordinance Section 7.105

DRB Stipulations

- 2. The Owner must provide a sidewalk connection to the adjacent “park tract” located to the south of the site. Connect to the existing pathway in the wash tract or propose modifying the existing connection (2008 Transportation Master Plan Ch. 7, Sec. 8; and DSPM 2-1.808).
- 3. Refuse enclosures shall be constructed in conformance with the City of Scottsdale Supplements to MAG Standard Details. Details for construction of refuse enclosures can be found in the City of Scottsdale Supplements to MAG Standards Details, standard detail #2146-1, 2 (2 is grease containment) for single enclosures, and #2147-1, 2 (2 is grease containment) for double enclosures.

STREETS AND RELATED DEDICATIONS:

DRB Stipulations

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

Street Name	Street Type	Dedications	Notes
E. Pinnacle Peak Road	Minor Arterial (Rural)	1 foot Vehicular Non-Access Easement (VNAE)	a., b.
N. 74 th Street			
Internal Streets	Local Residential (Suburban Character)	Dedicate a 46-foot-wide private tract, and a 50-foot radius tract for at all cul-de-sac locations	

- a. The owner shall dedicate to the City of Scottsdale, a continuous 1-foot-wide vehicular non-access easement along the property frontage on E. Pinnacle Peak Road.
- b. The owner shall submit an application to release existing public access easement at the existing site driveway on E. Pinnacle Peak Road.

EASEMENTS DEDICATIONS:

Ordinance

- D. The owner shall dedicate to the city on the final plat a sight distance easement over the sight distance triangle(s) in conformance with DSPM Section 5.3.

DRB Stipulations

5. The owner shall dedicate to the city on the final plat a Scenic Corridor Easement for the Desert Scenic Roadway setback width along E. Pinnacle Peak Road. The easement shall be a minimum of 50 feet wide, measured from E. Pinnacle Peak Road right-of-way. Unless otherwise approved by the Development Review Board, the Desert Scenic Roadway setback shall be left in a natural condition.
6. The owner shall dedicate to the city on the final plat a minimum 50-foot-wide public non-vehicle access easement, to accommodate a multi-use path along E. Pinnacle Peak Road, as shown on the submitted Circulation Plan with the city staff date of 4-22-2016.

OTHER PROPERTY DEDICATIONS:

DRB Stipulation

- E. Owner shall dedicate an Emergency and Service Vehicle Access Easement (ESVAE) over all proposed drive aisles. The ESVAE to be dedicated shall be a minimum of twenty-four feet in width with final plans submittal.
- F. The owner shall dedicate a drainage easement over the limits of the scenic corridor easement within the limits of the property along E. Pinnacle Peak Road, with final plans submittal, as identified in the final drainage report.

ARCHAEOLOGICAL RESOURCES:

Ordinance

- G. 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

WALLS AND FENCES:

DRB Stipulations

7. Walls within an Intersection and Driveway Sight Distance Triangle and/or a Traffic Safety Triangle shall conform with Section 5.3 of the DSPM.
8. With the final plans submittal, all plans shall be updated to provide the 'Theme Columns' to the 'Full View Fence 'A'' that is located along the Rawhide Wash, western edge, of the development; and "Theme Columns" shall also be provided at the northwest and southwest corners of the development. Please refer to Scottsdale Design Standards & Policies Manual Section 2-1.401.5.
9. With the final plans submittal, all plans shall be updated to provide the 'Theme Columns' to the 'Partial View Fence 'B'' that is located along the Pinnacle Peak Road, northern edge, and the Linear Park, southern edge, of the development. Please refer to Scottsdale Design Standards & Policies Manual Section 2-1.401.5.

LANDSCAPE DESIGN:

DRB Stipulations

10. Landscape improvements, including quantity, size, and location shall be submitted to Staff for final approval. Landscape plans shall be updated to include comments as follow in the "Landscape Design - DRB Stipulations" portion of Attachment "A."
11. Prior to the issuance of a building 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.
12. Update proposed landscape plans to identify the "Theme Areas" approved through the Silverstone MEDCP, and identify the plant palette accordingly. All plant material and hardscape shall be in conformance with the Silverstone MEDCP and Design Elements. Provide updated landscape plans with final plans submittal.

EXTERIOR LIGHTING:

Ordinance

- H. All exterior luminaires mounted eight (8) feet or higher shall be directed downward and have an integral lighting shield.
- I. Any exterior luminaire with a total initial lumen output of greater than 1600 shall have an integral lighting shield.
- J. 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

13. All exterior luminaires shall meet all IES requirements for full cutoff, and shall be aimed downward and away from property line except for sign, parking lot canopy lighting, and landscape lighting.
14. Incorporate the following parking lot and site lighting into the project's design:
Parking Lot and Site Lighting:
 - a. The maintained average horizontal luminance level, at grade on the site, shall not exceed 2.0-foot-candles. All exterior luminaires shall be included in this calculation
 - b. The maintained maximum horizontal luminance level, at grade on the site, shall not exceed 8.0-foot-candles. All exterior luminaires shall be included in this calculation. All exterior luminaires shall be included in this calculation.
 - c. The initial vertical luminance at 6-foot above grade, along the entire property line shall not exceed 0.8-foot-candles. All exterior luminaires shall be included in this calculation
 - d. The total lumen per luminaire shall not exceed 24,000 lumens.

VEHICULAR AND BICYCLE PARKING:

DRB Stipulations

15. Provide (20) bicycle parking spaces per city of Scottsdale Zoning Ordinance Article IX. – Parking and Loading Requirements, Sec. 9.103. - Parking requirements, C. – Required bicycle parking. Refer to city of Scottsdale Standard Detail #2285. Show bicycle parking calculation and bicycle parking locations on site plan.
16. The developer shall provide (4) bicycle spaces (2 racks) at both amenity areas. Bicycle racks shall be designed and constructed conformance to City of Scottsdale Standard detail# 2285 or the developer can proposed a design that blends with the architectural context of development. The developer shall contact City of Scottsdale Transportation Department for review and approval of alternative design and to ensure functionality of racks and dimension of placement prior to installation.
17. The site driveways should be designed in general conformance with City of Scottsdale, Type CH-1. COS Standard Detail #2257.

DRAINAGE AND FLOOD CONTROL:

Ordinance

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

DRB Stipulations

18. 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. Reference is made to the approved addendum 2 to the Silverstone Drainage Master Plan under plan check 3476-06-18 which reduces the required stormwater storage volume and revised the location of outfall for the parcel.
19. Demonstrate consistency with the accepted master drainage plan and report.
 - a. For any design that modifies the accepted master drainage report, the owner shall submit a site-specific addendum to the final drainage report and plan, subject to review and acceptance by the Stormwater Manager, or designee.
 - b. An addendum generated by the final drainage analysis for this site shall be added to the appendix of the final drainage report.

STREETS AND RELATED IMPROVEMENTS:

DRB Stipulations

20. Prior to the issuance of an encroachment permit, the owner shall submit plans to construct the following street improvements:

Street Name	Street Type	Improvements	Notes
E. Pinnacle Peak Road	Minor Arterial (Rural)	Remove existing driveway and deceleration lane and replace with curb, gutter and sidewalk. Modify the existing median and provide a pork chop median design with a refuge area.	a., b.

Street Name	Street Type	Improvements	Notes
N. 74 th Street	Local Residential (Suburban Character)	Driveway	c.
Internal Streets	Local Residential (Suburban Character)	Street improvement including pavement, curb and sidewalk on both sides of the street	d., e.

- a. The developer shall remove the existing driveway and deceleration lane on E. Pinnacle Peak Road that will not be utilized by the proposed development and replace them with vertical curb, gutter and 6-foot-wide sidewalk to match the existing improvement.
 - b. The developer shall modify the existing median on E. Pinnacle Peak Road at the existing site entrance and replace it with a pork chop design median with a refuge area. The median design shall be submitted to City of Scottsdale Transportation Department for review and approval prior to submitting the final improvement plans for review.
 - c. The developer shall construct two site driveways on N. 74th Street, one for the northern portion of the development and one for southern portion as shown on the Grading and Drainage Plan with staff receipt date of 4/22/2016. The developer shall remove any existing driveway that will not be utilized by the proposed development and replace it with vertical curb, gutter and sidewalk to match the existing improvement.
 - d. The developer shall design and construct internal streets to conform to Sec. 5-3.107C "Local Residential – Suburban Character" (Figure 5.3-20) of the DSPM. Internal streets shall be minimum 28 feet wide from back-of-curb to back-of-curb, with roll curb and minimum 6-foot-wide sidewalk along both sides of the street, and shall be contained within a minimum 46-foot-wide street tract.
 - e. Bubbles shall be provided on internal streets in conformance to DSPM Sec. 5-3.1100, Figure 5.3-51.
21. Circulation design shall be in conformance with the Silverstone Master Circulation Plane and Zoning Case 15-ZN-2005.
 22. Five single refuse enclosures are required for the northern portion of the development. Refuse enclosures shall be designed and constructed in conformance with the City of Scottsdale Supplements to MAG Standard Details# 2146-1 for single enclosure and 2147-1 for double enclosure. Enclosures shall be oriented at 30 degree angle to facilitate pick-up.
 23. Pedestrian ramps at intersections shall be designed and constructed per City of Scottsdale Standard Details# 2232, #2234 and #2235.
 24. The developer shall provide a pedestrian connection from the internal sidewalk in the southwest corner of the site to the existing sidewalk within the park along Silverstone Drive as shown on the Grading and Drainage Plan with a staff receipt date of 4/22/16.

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25. The developer shall provide a pedestrian connection from the internal sidewalk in the northwest corner of the site to existing sidewalk along E. Pinnacle Peak Road.
26. The developer shall provide bus stop facilities (shelter, bench, and trash can) on the south side of E. Pinnacle Peak Road 300 feet west of N. 74th Street intersection. The transit facilities shall be approved by City of Scottsdale Transportation Engineering Department staff prior to installation.
27. Striping and signing plans shall be submitted with final improvement plans for review and approval. The developer shall be responsible for the modification of pavement markings and signing resulting from the required offsite improvement.
28. The proposed driveway curb returns do not seem to match the existing driveway curb returns. New curb ramps should be located on the mid-point of the curb return and be perpendicular to the curb, instead of directional as shown on the site plan.
29. Entry gates must meet the City standard; call box must be 75 feet from the adjacent street instead of two lanes of 30 feet (DSPM Sec. 2-1.806; Fig. 2.1-3).
30. Provide an internal 6-foot-wide sidewalk to connect units to the adjacent streets and site amenities (2008 Transportation Master Plan Ch. 7, Sec. 8 and DSPM 2-1.808).

WATER AND WASTEWATER STIPULATIONS

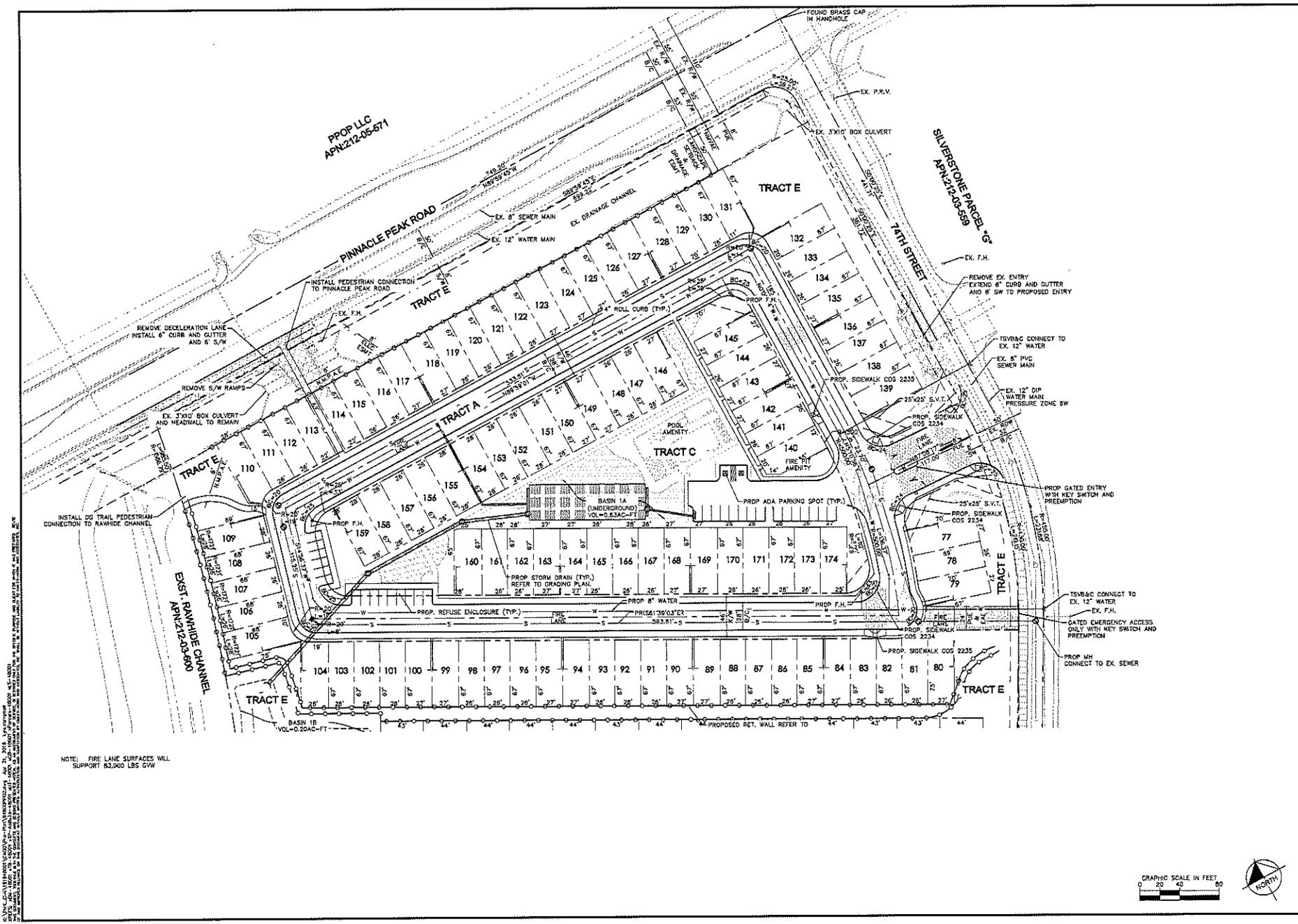
DRB Stipulations

31. Any existing water and sewer service lines to this site shall be utilized, or shall be disconnected at the main and removed pursuant to the Water Resources Services Department requirements.
32. Before the improvement plan submittal to the Plan Review and Permit Services Division, the owner shall obtain approval of the master water and wastewater reports. The improvement plans shall be consistent with the approved master water and wastewater reports. Any design that modifies an approved master water or wastewater report will require from the owner a site-specific addendum to the respective master report, subject to review and approval by City staff.

WATER AND WASTEWATER STIPULATIONS

DRB Stipulations

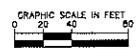
33. With final plan submittal the developer shall demonstrate and provide Fire Road access per Ord. 4045 Sec 503.2.1.
34. With final plan submittal the developer shall demonstrate Knox and Pre-emption device per 503.6.1.
35. With final plan submittal the developer shall demonstrate turning radii (DSPM 2-1.801(5)).



PPPOP LLC
APN:212-05-571

SILVERSTONE PARCEL 'G'
APN:212-03-559

NOTE: FIRE LANE SURFACES WILL
SUPPORT 83,000 LBS GVW



NO.	DATE	BY

Kimley Horn
© 2018 KIMLEY-HORN AND ASSOCIATES, INC.
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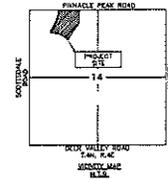
SILVERSTONE PARCEL F
PRELIMINARY PLAT
SCOTTSDALE, ARIZONA



PROJECT NO. 1485PPDZ
DRAWING NAME 8485PPDZ
2 OF 3

PRELIMINARY PLAT GRADING PLAN FOR SILVERSTONE PARCEL F

A PORTION OF THE NORTHWEST QUARTER OF SECTION 14, T-4-N,
R-4-E, OF THE GILA AND SALT RIVER BASE AND MERIDIAN,
MARICOPA COUNTY, ARIZONA



ENGINEER
KIMLEY-HORN & ASSOCIATES
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CONTACT: ANDREW JAPP, P.E.

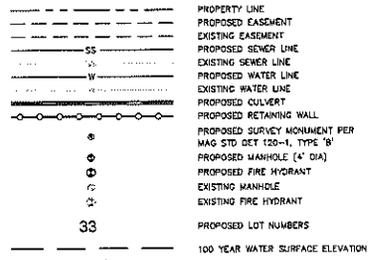
OWNER/DEVELOPER
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PHOENIX, AZ 85028
TELEPHONE: (480) 974-4175
CONTACT: CHUCK CHISHOLM

SURVEYOR
ALLIANCE LAND SURVEYING, LLC.
7900 N. 70TH AVENUE, SUITE 104
GLENDALE, AZ 85303
TELEPHONE: (602) 972-2200
CONTACT: G. BRYAN GOETZBERGER

SITE DATA
GROSS AREA 22.07 AC
NET AREA 22.07 AC
TOTAL NUMBER OF LOTS 174
MAXIMUM LOT AREA 5,991 S.F.
MINIMUM LOT AREA 1,407 S.F.
AVERAGE LOT AREA 2,872 S.F.
DENSITY 7.89 DU/AC

UTILITIES
WATER & SEWER
ELECTRIC TELEPHONE
GAS
CITY OF SCOTTSDALE
APS
CENTURY LINK
SOUTHWEST GAS CO.
COX COMMUNICATIONS

LEGEND



LEGAL DESCRIPTION

PARCEL F OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 3 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN MARICOPA COUNTY, ARIZONA;

BASIS OF BEARING

THE BASIS OF BEARING IS THE MONUMENT LINE OF SCOTTSDALE ROAD, ALSO BEING THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 14, USING A BEARING OF NORTH 02 DEGREES 00 MINUTES 24 SECONDS EAST, PER THE MAP OF DEDICATION AND PARCEL MAP FOR SILVERSTONE AT PINNACLE PEAK, RECORDED IN BOOK 883, PAGE 17, M.C.R.

ZONING

R-3 (RESIDENTIAL)

SETRBACK TABLE

FRONT	0 FT
REAR	0 FT
SIDE	0 FT

ABBREVIATIONS

- AC ACRE
- AE ACCESS EASEMENT
- A.P.N. ASSESSOR'S PARCEL NUMBER
- C/L CENTERLINE
- CDR CORNER
- G.O.S. CITY OF SCOTTSDALE
- DE DRAINAGE EASEMENT
- E.A.E. EMERGENCY ACCESS EASEMENT
- ELEV ELEVATION
- EP EDGE OF PAVEMENT
- EX EXISTING
- FND FOUND
- FT FOOT
- G.L.O. GOVERNMENT LAND OFFICE
- N.A.S. NATURAL AREA OPEN SPACE
- NVAPE NON-MOTORIZED PUBLIC ACCESS EASEMENT
- NVAE NON-VEHICULAR ACCESS EASEMENT
- PUE PUBLIC UTILITY EASEMENT
- P/L PROPERTY LINE
- R/W RIGHT-OF-WAY
- S SOUTH
- SCS SCENIC CORRIDOR EASEMENT
- SE SE
- SEC SECTION
- S.F. SQUARE FEET
- S/D/SR SHOULDER
- SS SANITARY SEWER
- SO SQUARE
- SW SIDEWALK
- TYP TYPICAL
- WT WATER

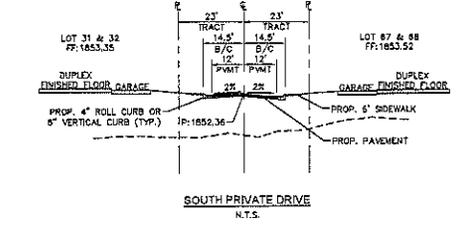
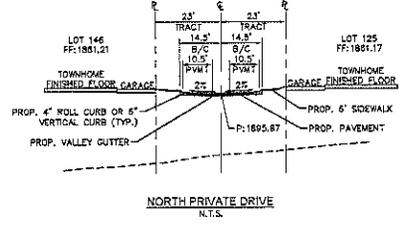
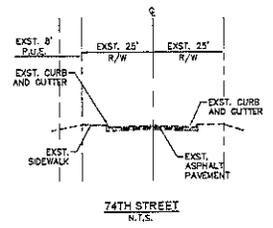
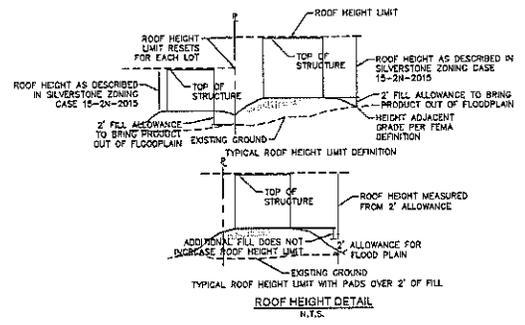
NOTES

- ALL STREETS WILL BE PRIVATE. ALL STREETS AND ANY STREET LIGHTS TO BE LOCATED WITHIN THIS PRIVATE TRACT ARE TO BE MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION.
- FOR DISCHARGES AND RETENTION VOLUME CALCULATIONS, REFER TO "PRELIMINARY DRAINAGE REPORT FOR SILVERSTONE PARCEL F" PREPARED BY KIMLEY-HORN AND ASSOCIATES, INC.
- ALL AREA SET ASIDE FOR DETENTION WILL BE WITHIN A DEDICATED DRAINAGE EASEMENT. THESE DRAINAGE EASEMENTS WILL BE CONTIGUOUS TO THE SUBDIVISION'S CIRCULATION TRACTS. THE MAINTENANCE OF THESE DEDICATED DRAINAGE EASEMENTS WILL BE THE RESPONSIBILITY OF THE HOMEOWNER'S ASSOCIATION. THE CITY OF SCOTTSDALE RETAINS THE RIGHT TO ACCESS THE DETENTION BASINS FOR INSPECTION OR MAINTENANCE PURPOSES FROM SAID CIRCULATION TRACTS.
- ALL SITE CONSTRUCTION WILL OCCUR IN ONE PHASE.
- ALL ROOF HEIGHTS SHALL CONFORM TO "HEIGHT ANALYSIS" (ATTACHMENT B) FOR STRUCTURE HEIGHT MEASUREMENT (15'-20'-2005) AND ROOF HEIGHT DETAIL ON THIS SHEET.

FLOOD INFORMATION

COMMUNITY NUMBER	PANEL NUMBER	SUFFIX	DATE OF FIRM	FIRM ZONE	BASE FLOOD ELEVATION
045012	1310	L	10/16/2013	"A0"	1'

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 REVISED CODE, CHAPTER 37 - FLOODPLAIN AND STORMWATER REGULATIONS.



DATE: 04/21/2016
 SCALE: 1" = 10'-0"
 DRAWN BY: ANJ
 CHECKED BY: ANJ
 DATE: 04/21/2016

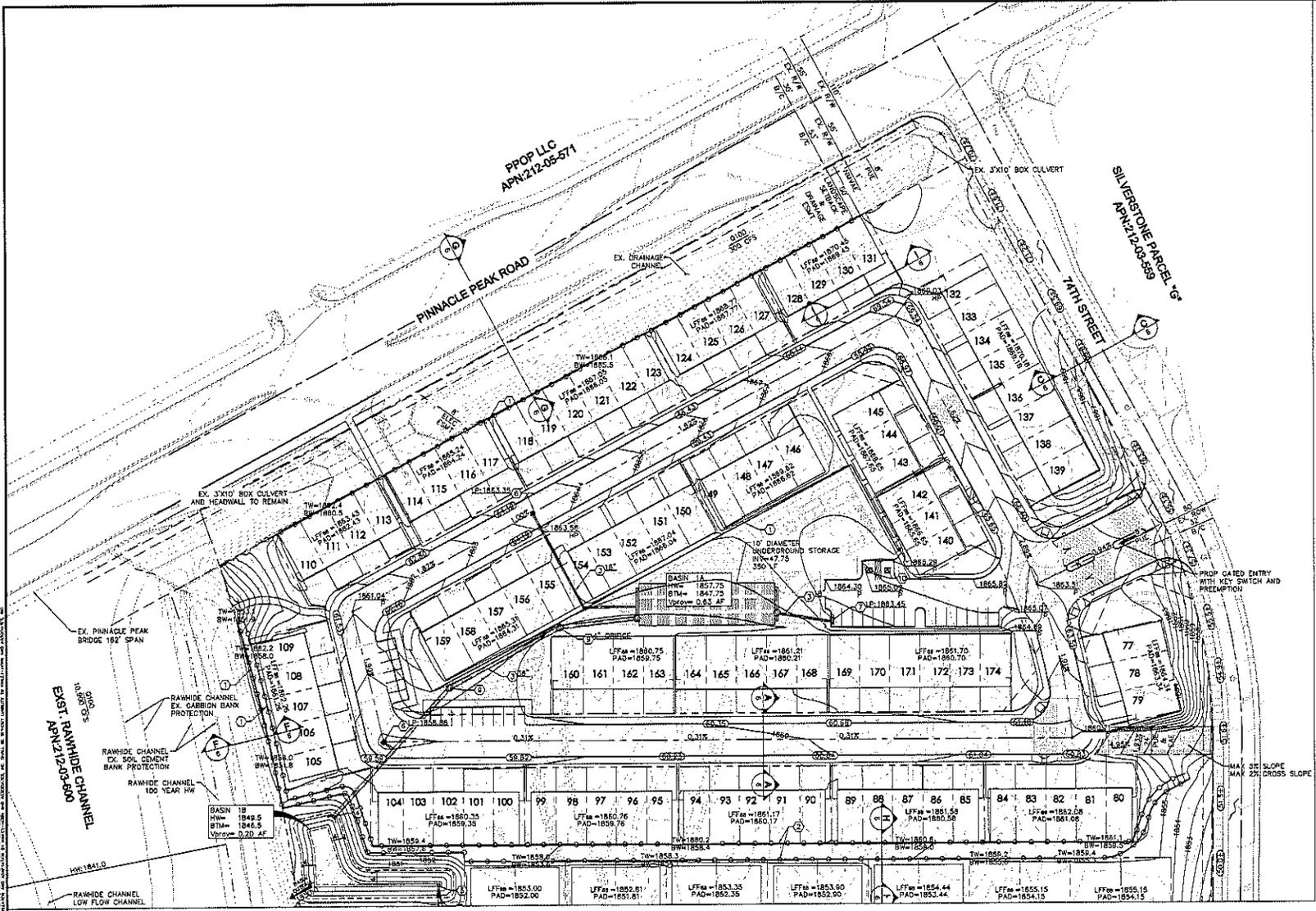
NO.	REVISION	BY DATE

Kimley-Horn
 KIMLEY-HORN & ASSOCIATES, INC.
 7742 N. 16TH STREET, SUITE 300
 PHOENIX, ARIZONA 85020 (602) 844-5500

SILVERSTONE PARCEL F
 GRADING AND DRAINAGE
 COVER SHEET
 SCOTTSDALE, ARIZONA



PROJECT NO. 248600000
DRAWING NAME 248600000



- CONSTRUCTION NOTES**
- ① PROPOSED TIERED RETAINING WALL
 - ② PROPOSED TIERED RETAINING WALL
 - ③ PROPOSED HDPE STORM DRAIN
 - ④ PROPOSED MAG 501 HEADWALL
 - ⑤ PROPOSED MAG 545 FLARED END SECTION
 - ⑥ PROPOSED MAG 535 DROP INLET
 - ⑦ PROPOSED CONTROL STRUCTURE
 - ⑧ PROPOSED MAG 520 STORM DRAIN MAN HOLE
 - ⑨ ADA PARKING STALL MAX 2% IN ANY DIRECTION

NO.	DATE	BY	APPR.

Kimley»Horn
 CONSULTING ENGINEERS
 7142 North 16th Street, Suite 300
 Phoenix, Arizona 85020 (602) 344-5000

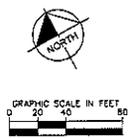
SILVERSTONE PARCEL F
 GRADING AND DRAINAGE
 SCOTTSDALE, ARIZONA

SCALE: 1"=40'
 SCALE OF: N/A
 DESIGNED BY: SAC
 DRAWN BY: GSK
 CHECKED BY: JAL
 DATE: 04/17/2016

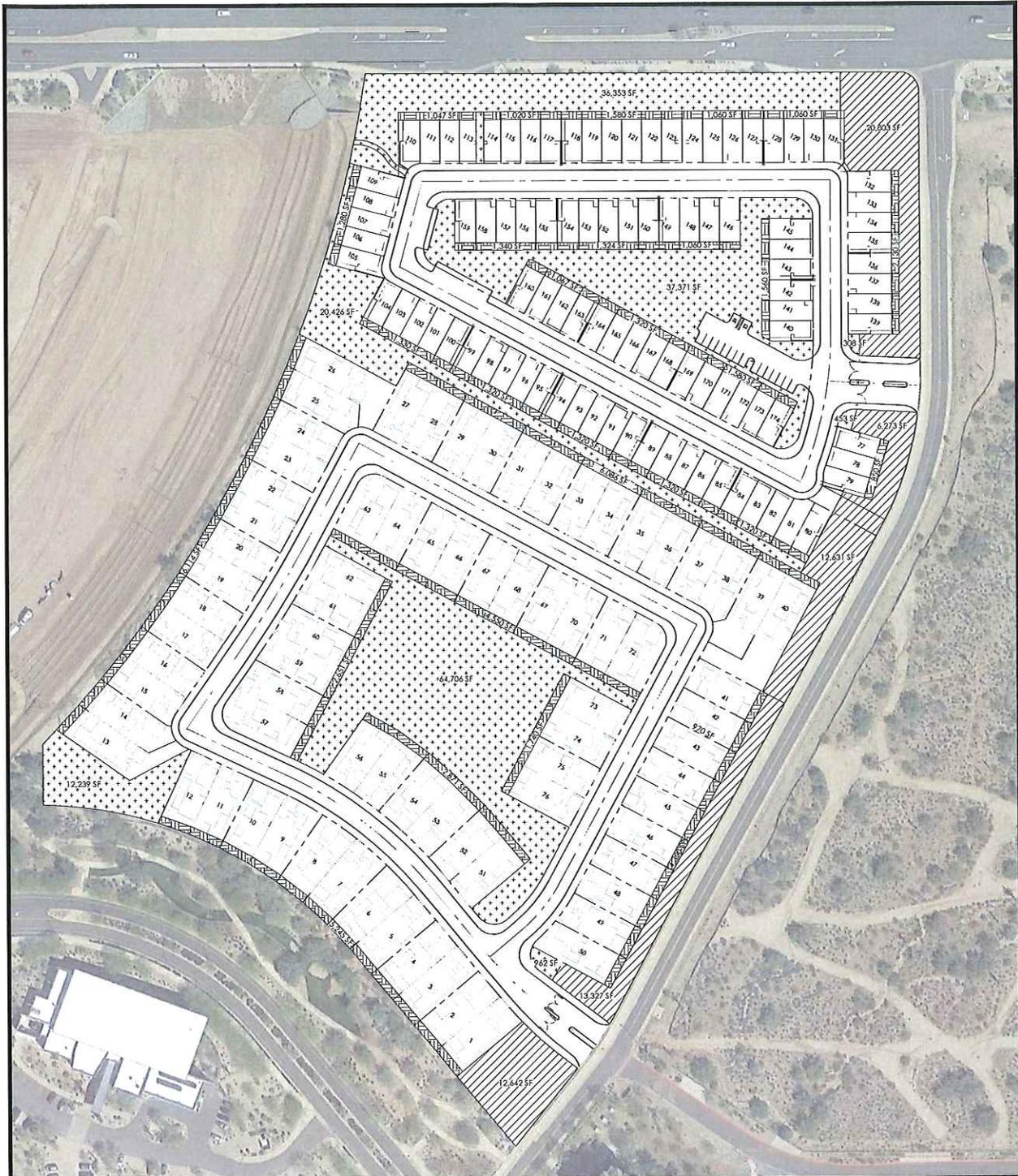
PROJECT NO. 94850001
 DRAWING NAME 94850001

2 OF 4

NOTES:
 1. REFER TO TABLE ON SHEET 6 FOR GARAGE FLOOR ELEVATIONS

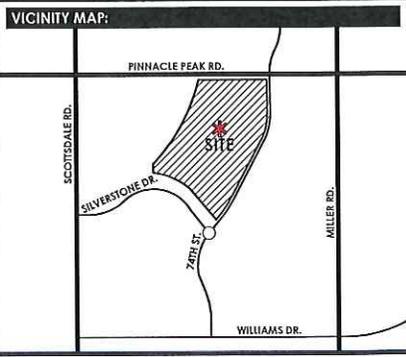


THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES.



OPEN SPACE CALCULATIONS	
	FRONTAGE OPEN SPACE REQUIRED: 1.45 AC. (63,162 SF.) (1/3 OF 22% OF NET) PROVIDED: 63,162 SF.
	COMMON OPEN SPACE REQUIRED: 4.36 AC. (189,921 SF.) (22% OF NET) PROVIDED: 189,921 SF. [ALL NON-PRIVATE O/S]
	PRIVATE OPEN SPACE REQUIRED: TBD BASED ON ARCHITECTURE (FIRST STORY DWELLING UNITS, MINIMUM 0.10 MULTIPLIED BY THE GROSS FLOOR AREA OF THE UNIT, DWELLING UNITS ABOVE THE FIRST STORY, MINIMUM 0.05 MULTIPLIED BY THE GROSS FLOOR AREA OF THE UNIT.) MIN. PROVIDED: +/- 53,351 SF

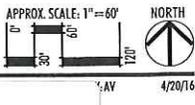
SITE DATA:	
ADDRESS:	7350 E SILVERSTONE DR.
SITE AREA (NET):	1,041,087 SF (23.9 AC)
SITE AREA (GROSS):	960,976 SF (22.0 AC)
GROSS DENSITY:	7.9 DU/AC.
ZONING:	R-5 P-C
PROPOSED # OF LOTS:	174
TOWN HOME:	98
DUPLEX:	76
PARKING REQUIRED:	2 SPACES/UNIT TO BE PROVIDED IN GARAGE
GUEST PARKING:	32 OFF STREET SPACES (INCLUDES 2 ACCESSIBLE SPACES)
REFUSE COLLECTION:	INDIVIDUAL BINS



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SILVERSTONE - PARCEL F

OPEN SPACE PLAN



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04/22/16

Exhibit B to Attachment 1

**K. Hovnanian Homes
Silverstone Parcel F
Project Narrative**

THE REQUEST

This application requests Development Review Board approval of a Preliminary Plat for Parcel F of Silverstone at Pinnacle Peak. The proposed preliminary plat seeks to subdivide the property into a 174 unit single family community on approximately 21.8 acres.

In association with a proposal for subdivision of the property, this narrative shall address elements of the approved Master Environmental Design Concept Plan (MEDCP) that was approved with the original zoning and seeks to establish guidance for the development character and identity of the Silverstone community. Although many of the MEDCP elements will be discussed in this narrative, the application does not seek approval for the residential architecture and instead seeks to focus on the development plan and landscape design.

INTRODUCTION

K. Hovnanian Homes is proposing a 174 unit single family community to be located on Parcel F of the Silverstone at Pinnacle Peak Planned Community. The property is approximately 21.82 acres (net) and is zoned Planned Community District (P-C) with a comparable zoning of Multi-family residential (R-5). The property was originally rezoned per zoning case #15-ZN-2005, and is subject to amended development standards. The applicant has reviewed these materials to ensure conformance with the approved zoning stipulations.

THE SITE

Because of its historic use, much of the site including the natural vegetation has been removed or damaged. This evidence of scarring dates back to the 1970's when the Rawhide Western Theme Park first began its operations. The footprint of disturbance on the property grew gradually as the Rawhide use continued its expansion over subsequent decades.

The property gently slopes in a southwesterly direction and many of the small braided ephemeral washes are still evidenced across the site in spite of historic flows being diverted to the Rawhide via cutoff channel in Pinnacle Peak Road. There are no major landforms present on the site.

CONTEXT

The site is located on the southwest corner of Pinnacle Peak Road and 74th Street and the northern gateway to the Silverstone community. The Silverstone property was historically used for the Rawhide western theme park and has subsequently evolved into a master planned community that includes a public library, extensive open space, residential, office and retail uses.

Prior to its conversion into a premiere mixed use community, the overall property was subject to a significant amount of disturbance related to the original theme park uses. As a result of the extensive scarring on the property, it was determined that the property was not a suitable candidate for the Environmentally Sensitive Lands (ESL) designation and is therefore not subject to the development regulations typical for this area.

The subject property, Parcel F of the Silverstone Planned Community, constitutes approximately 21.8 acres adjacent to the reconstructed Rawhide Wash corridor. This corridor has been improved to include native vegetation and public pathways, creating an open space amenity for the community. The site is bounded along its southern edge by the Silverstone Park, a passive open space area established as a central gathering space within the Silverstone

community. Parcel G is located immediately east of the subject property and is currently undeveloped. A small office-condo park is located north of the subject property across Pinnacle Peak Road.

OPEN SPACE

The proposed open space for the community has been segmented into three types: Common, Frontage and Private Open Space. Since the community is not located within an ESL area, the Natural Area Open Space (NAOS) standards are not applicable on this property. The open space requirements for Parcel F have been identified through the Silverstone amended development standards and Land Use Budget Summary table.

Common Open Space: This open space type is provided throughout the community and includes a combination of interior and perimeter space not committed to roadways or residences. These areas will be planted with various densities of native plant vegetation depending on the specific area's use, but primarily there will be a strong design approach to emulate the character of the native Sonoran Desert environment. Community amenity areas will also be sited within the common areas to provide an oasis of passive and active amenity space. Such areas will include community pools and inviting gathering places with sufficient shade and seating for residents. The community's common open space will comprise a minimum of 22% of the site's net area, or approximately 4.36 acres.

Frontage Open Space: 74th Street serves as the primary access road for the community and represents the community's eastern boundary. The Silverstone Master Plan requires that at least 1/3 of the site's required open space be provided along this frontage, allowing for a meaningful landscape setback and buffer to the community. The frontage area is also identified within the Silverstone MEDCP as a "Modified Natural" landscape character area which shall consist of a more regional plan palette that includes species that are more colorful and will enhance the aesthetics of the project's roadway frontages. The species located within these areas are intended to compliment the more natural components of the community.

Private Open Space: Within individual yards to the project's residences, areas are encapsulated that represent spaces that are private and are subject to individual tastes and treatments. The minimum size of these areas will be predicated on the architecture of the proposed residences.

CIRCULATION

The proposed community is separated into two distinct product types that will appeal to a broad spectrum of potential homebuyers. Each area will have a primary gated entry from 74th Street that allows for two way ingress and egress. These entry areas are designed to conform to the minimum entry standards defined in the City's DS&PM. A secondary access for each of the areas is proposed as an exit only condition due to the limitations in ability to meet turnaround and queuing requirement for vehicles entering the community. These exit only gates can be opened from the exterior by emergency vehicles if necessary.

The interior street network conforms to the Local Suburban Residential street standards and provides improvements within a 46 private street tract. This street section includes 6 foot sidewalks on both sides of the street. External to the project 74th Street is consistent with a Local Collector street section within 50 feet of right-of-way and includes attached eight foot wide sidewalks. Pinnacle Peak Road is defined as a Minor Arterial with an existing 55 foot half street dedication and detached 8 foot sidewalk. The Rawhide Wash corridor located along the site's western edge is programmed to include a 10 foot meandering multi-use path.

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CONFORMANCE WITH GENERAL AND CHARACTER PLANS AND GUIDELINES

General Plan

The City of Scottsdale General Plan designates the property as a mixed-use neighborhood. The mixed use designation encompasses the overall Silverstone at Pinnacle Peak master planned property and envisions a combination of commercial, public and residential uses. The subject property is consistent with the residential use type and will encourage non-vehicular connections to the other use types planned or existing within the community. The proposed development plan also responds to the guiding principles of adding to the variety of housing options, and providing connectivity to the surrounding community and to various uses.

Zoning

The proposed residential use is consistent with the existing R-5 (P-C) zoning on the property per the 2005 Silverstone at Pinnacle Peak rezoning (#15-ZN-2005). The currently entitlement for Parcel F allows for a maximum of 186 units with a maximum density range of 8 to 10 du/ac. This development approval allows a net density of up to 8.5 dwelling units per acre. The subject property is surrounded by R-5 PCD to the east, south and west to include the wash and park buffers along the west and south. North of the site, the office condo development is zoned C-O ESL which is shared by the extension of the Rawhide wash.

The following proposal will allow Parcel F of Silverstone and Pinnacle Peak to be subdivided into 174 single family residential lots at a gross density of 7.3 du/ac.

Master Environmental Design Concept Plan (MEDCP)

A MEDCP document was produced in conjunction with the rezoning of the Silverstone property in 2005. This Council approved document provides guidance regarding streetscape character for collector roadways.

In accordance with the MEDCP, 50% of the trees utilized throughout the community shall be mature. The plant species selected for this project will consist of species identified on the Silverstone Design Guideline's approved plant list. This list includes, "both native and transitional plant species" and have been selected to allow for a vegetative diversity which will be complementary of existing development and the surrounding Sonoran Desert Character. A Native Plant Inventory has been complete for this site in line with MEDCP guidelines and a majority of the salvageable trees will be reutilized at strategic locations within the site.

The MEDCP establishes scenic corridors, parks, and community open space. The Silverstone – Parcel F development will adhere to the MEDCP in that it establishes a 50' scenic corridor along Pinnacle Peak Road, and provides pedestrian linkages to the Rawhide Wash to the west of the parcel and to the community park and library to the south. These pedestrian connections combined with robust pedestrian improvements within the community will allow users of all ages and physical conditions accessibility to the system, making it easier for residents to navigate throughout the development without vehicular dependency, provide a variety of hardscape elements, establish gathering space for pedestrian interaction, and enhance overall community connectivity.

GENERAL CONTRIBUTION TO THE NEIGHBORHOOD

K. Hovnanian Homes, an industry leading homebuilder with multiple high quality projects within Scottsdale, is proposing the development of a single family community that compliments the land use types and residential densities envisioned for this area. The proposal will include two distinct product types, a two-story townhome and a two-story duplex residence. Both unit types will express elevated design quality through the use of select materials and modern building practices that match the expectations of buyers within the Scottsdale marketplace. Residences will promote parity with the development character and vision defined by the Silverstone MEDCP document. This document contemplates the principles of community connectivity, relationships and transitions to the natural environment and establishment of architectural themes.

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All residences within the project will be for sale and will be placed on individual lots, all within an amenitized community that includes walking paths, private pool area, an abundance of mature native vegetation to be salvaged from the property and access to pedestrian facilities that extend in a well-developed network throughout the Silverstone community.

SENSITIVE DESIGN PRINCIPLES, CLIMATE / ENVIRONMENTAL FACTORS

1. The design character of any area should be enhanced and strengthened by new development.

This property, in association with the overall Silverstone community, has been witness to extensive man-made impacts over many decades that have degraded the natural character of the property. Through the adoption of the Silverstone Master Plan, the City has acknowledged this widespread impact and is focused on landscape and sound development practices that will emulate the quality of the larger community. The proposed development plan for Parcel F strengthens the community by establishing varied landscape corridors along the site's perimeter and reinforces pedestrian connections with sidewalks and pathways that link to existing paths and trails located outside of the community.

2. Development, through appropriate siting and orientation of buildings, should recognize and preserve established major vistas as well as protect natural features.

Many of the proposed residences within the community will orient towards the Rawhide Wash corridor along the site's western perimeter. This corridor has been reborn as both a natural wash corridor supporting native vegetation and wildlife, and as a passive recreational amenity. Similarly, units that orient to the southern perimeter of the site will enjoy the existing natural open space of Silverstone Park.

3. Development should be sensitive to existing topography and landscaping.

As a result of the currently mapped FEMA floodplain that extends across a majority of the Silverstone property, residential development must be slightly elevated to meet federal floodplain requirements. This designation will result in a site development concept that is consistent with the existing slope of the site, but requires re-contouring to elevate development pads. Natural vegetation that will be salvaged from the site will be re-located throughout the community to support the native species themes that will be present within and fronting the proposed community.

4. Development should protect the character of the Sonoran Desert by preserving and restoring natural habitats and ecological processes.

Through the re-establishment of native materials on-site, the proposed development will protect and promote the character of the Sonoran Desert. Open space areas adjacent to the community have taken great strides in recreating similar native vegetation character types consistent with the approved Silverstone plant list.

5. The design of the public realm, including streetscapes, parks, plazas and civic amenities, is an opportunity to provide identity to the community and to convey its design expectations.

The site is surrounded by many elements of the public realm including a public library, parks, wash corridors and public trail connections that link to a broad network of other trails and pathways. The subject property will promote connections to this network through internal open space corridors and sidewalks.

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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.**

The Silverstone Master Plan and MEDCP documents have outlined a framework for a connected pedestrian network and the proposed development plan will seek to advance these principles through on-site pedestrian connections.

7. **Development should show consideration for the pedestrian by providing landscaping and shading elements as well as inviting access connections to adjacent developments.**

The proposed development plan includes provisions for concentrated landscaping in common areas that will facilitate shading and a positive pedestrian experience for the community's residents.

8. **Buildings should be designed with a logical hierarchy of masses.**

Not applicable.

9. **The design of the built environment should respond to the desert environment.**

The proposed Community's common open space areas will be embellished with native vegetation salvaged from the site. The colors and materials used within the community will reflect characteristics typical of the Southwest and desert environments.

10. **Developments should strive to incorporate sustainable and healthy building practices and products.**

The incorporation of energy efficient building materials and sustainable building practices will be emphasized where possible to reduce energy consumption and promote techniques that seek best building techniques.

11. **Landscape design should respond to the desert environment by utilizing a variety of mature landscape materials indigenous to the arid region.**

The site will utilize native plant materials that are salvaged from the subject property and/or are selected from the Silverstone plant list.

12. **Site design should incorporate techniques for efficient water use by providing desert adapted landscaping and preserving native plants.**

On site irrigation of native materials will utilize efficient water use techniques and practices to provide for the successful use of materials salvaged from the property and that are suitable for the area.

13. **The extent and quality of lighting should be integrally designed as part of the built environment.**

Site lighting shall be in conformance with standards identified in the ESL Ordinance to promote low light levels and conducive to a "dark skies" environment, while maintaining a safe and navigable environment for residents.

14. **Signage should consider the distinctive qualities and character of the surrounding context in terms of size, color, location and illumination.**

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Monumentation signage and project identification for the subject property shall be limited to ingress and egress locations and shall seek to be contextually appropriate and conducive to the design principles suggested by the MEDCP document.

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Q.S.
44-45

Google Earth Pro Imagery

Silverstone Parcel F

ATTACHMENT #3

9-PP-2015

ATTACHMENT #3



Silverstone Parcel F

ATTACHMENT #3A

9-PP-2015

ATTACHMENT #3A



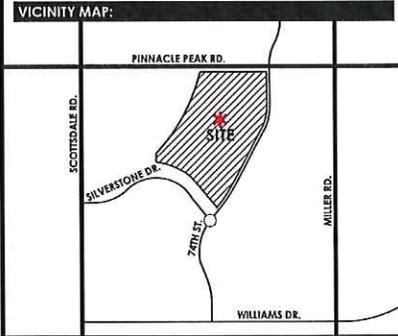
Silverstone Parcel F

ATTACHMENT #4

9-PP-2015



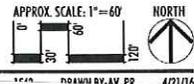
SITE DATA:		FRONTAGE OPEN SPACE	
ADDRESS:	7350 E SILVERSTONE DR.	REQUIRED:	1.45 AC. (63,162 SF.)
SITE AREA (GROSS):	1,041,087 SF (23.9 AC)	(1/3 OF REQUIRED O/S TO BE LOCATED AS FRONTAGE O/S ADJACENT TO INTERNAL STREETS I.E. 74TH STREET)	
SITE AREA (NET):	960,976 SF (22.0 AC)	PROVIDED:	63,162 SF.
GROSS DENSITY:	7.3 DU/AC.		
ZONING:	R-5 P-C (NO CHANGE)	COMMON OPEN SPACE	
PROPOSED # OF LOTS:	174	REQUIRED:	4.36 AC. (189,921 SF.)
TOWN HOME (NORTH HALF):	98	(22% OF NET)	
DUPLEX (SOUTH HALF):	76	PROVIDED:	189,921 SF.
REFUSE COLLECTION:	INDIVIDUAL BINS	(ALL NON-PRIVATE O/S)	
PARKING REQUIRED:	2 SPACES/UNIT TO BE PROVIDED IN GARAGE	PRIVATE OUTDOOR LIVING SPACE	
		REQUIRED:	TBD BASED ON ARCHITECTURE (FIRST STORY DWELLING UNITS, MINIMUM 0.10 MULTIPLIED BY THE GROSS FLOOR AREA OF THE UNIT, DWELLING UNITS ABOVE THE FIRST STORY, MINIMUM 0.05 MULTIPLIED BY THE GROSS FLOOR AREA OF THE UNIT.)
		MIN. PROVIDED:	+/- 53,351 SF
GUEST PARKING	TOWN HOME (NORTH HALF): 32 OFF STREET SPACES (INCLUDES 2 ACCESSIBLE SPACES)		
	DUPLEX (SOUTH HALF): 152 SPACES (IN DRIVEWAY)		



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SILVERSTONE - PARCEL F

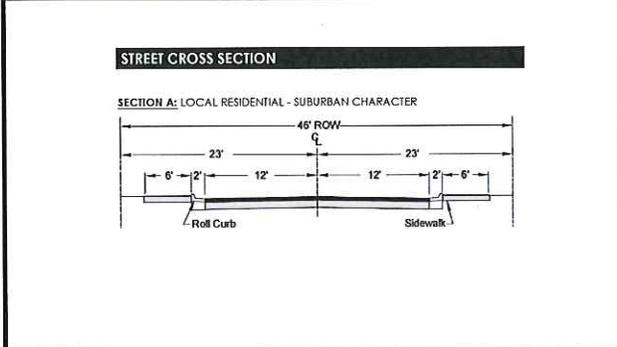
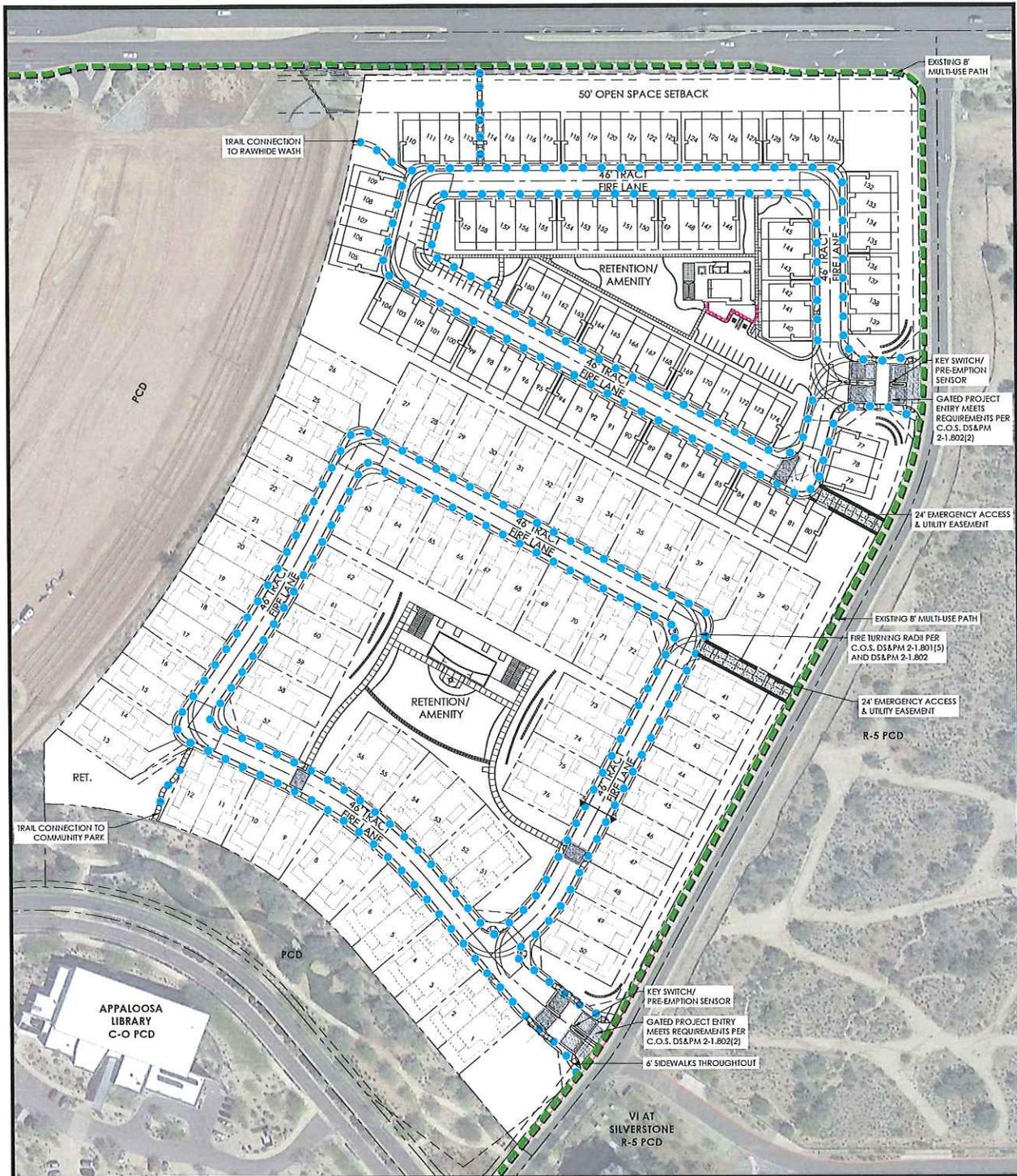
CONCEPTUAL SITE PLAN



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 This document, together with the concepts and design presented herein, is intended only for the specific purpose and client for which it is prepared. No use of all or any portion of this document without written authorization and adoption by LVA Urban Design Studio is permitted. Silverstone CAD LVA SITE ANALYSIS 1514-1514-CONCEPTUAL SITE PLAN 2016-04-19.dwg Apr 21, 2016

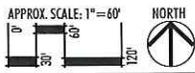
ATTACHMENT #5

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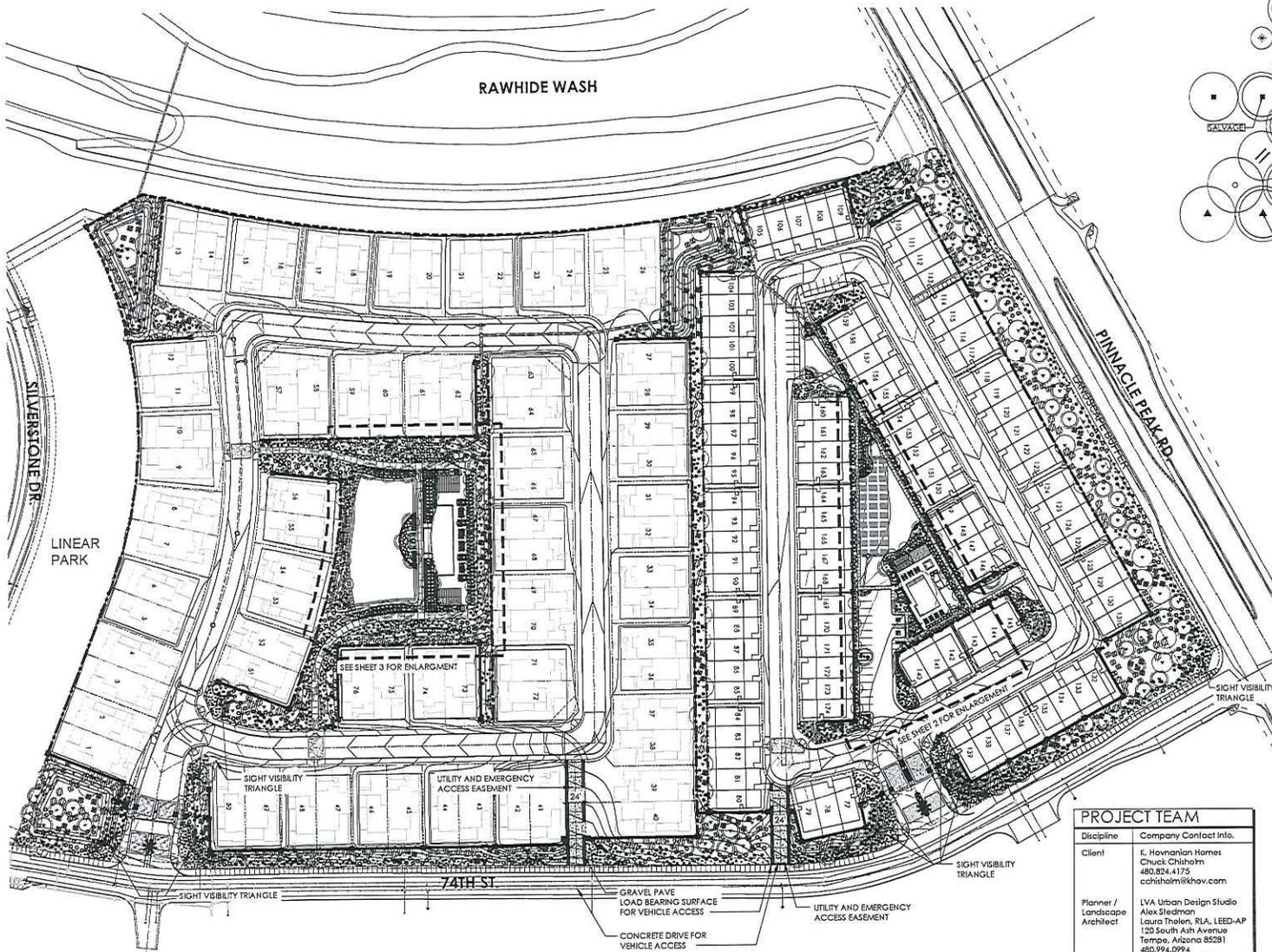
SILVERSTONE - PARCEL F
 PEDESTRIAN AND VEHICULAR CIRCULATION PLAN



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ATTACHMENT #6

9-PP-2015
04/22/16



PLANT LEGEND

TREES	SIZE	CALLER	QTY
ACACIA GREGGII**	CAT CLAW ACACIA	SALVAGE	3' MIN. 2
BALANITA CONGESTA**	ANACACHO ORCHID	24" BOX	1.25' 25
CAESALPINA MEXICANA	YELLOW BIRD OF PARADISE	24" BOX	1.0' 49
CERCIDIUM FLORIDUM	BLUE PALO VERDE	24" BOX / SALVAGE	1.0' / 3' MIN. 7
CERCIDIUM MICROPHYLLA	FOOTHILLS PALO VERDE	SALVAGE	3' MIN. 39
CHILOPSIS LINEARS	DESERT WILLOW	24" BOX	1.0' 8
OLNEYA TESOTA	IRONWOOD	60" BOX SALVAGE	7.0' / 3' MIN. 8
PROSPERS VELLITINA	ARIZONA MESQUITE	24" BOX SALVAGE	3.0' / 3' MIN. 79
SALVAGE SHRUBS & ACCENTS			
* AGAVE GEMINIFLORA**	TWIN FLOWERED AGAVE	5 GAL.	23
* AGAVE MURPHER	MURPHY AGAVE	5 GAL.	4
* AGAVE WEBER	WEBER AGAVE	5 GAL.	5
* CALLIANDRA ERIOPHYLLA**	PINK FAIRY DUSTER	5 GAL.	129
* CARNEGIEA GIGANTEA	SAGUARO	SALVAGE	111
* DASYLIRION WHEELERI	DESERT SPOON	5 GAL.	53
* ERICAMERIA LARICIFOLIA	TURPENTINE BUSH	5 GAL.	49
* EUPHORBIA ANTYPHYLLICA**	CANDELLILLA	5 GAL.	40
* FEROCACTUS WISLIZENII	FISHHOOK BARREL	SALVAGE	9
* FOUQUIERIA SPLENDENS	OCOTILLO	12 CANE MIN.	2
* HYPTIS EMORY**	DESERT LAVENDER	5 GAL.	181
* JUSTICIA CALIFORNICA	CHUPAROSA	5 GAL.	253
* LARREA TRIDENIATA	CRESSOTE	5 GAL.	192
* MIMULUS BERBERIA CAPILLARS	REGAL MIST	5 GAL.	346
* MIMULUS BERBERIA RIGENS	DEER GRASS	5 GAL.	398
* OPUNTIA ENGELMANNII	ENGELMANN'S PRICKLY PEAR	5 GAL.	18
* PEDILANTHUS MACROCARPUS**	SUPPLER PLANT	5 GAL.	84
* SIMONDISIA CHINENSIS	JO JOB	5 GAL.	203
* SPHAERALCEA AMBIGUA	DESERT GLOBEMALLOW	5 GAL.	141
* VICQUBA BELLOIDEA	GLOBEMALLOW	5 GAL.	240
* YUCCA SACCOLATA	SAVANNA YUCCA	5 GAL.	45
GROUNDCOVERS			
* BAILEYA MULTIRADIATA	DESERT MARIGOLD	1 GAL.	287
* DYSODIA PENTACHAETA	DYSODIA	1 GAL.	221
* LANIANA MONTEVIDENSIS	PURPLE TRAILING LANIANA	1 GAL.	264
* LANIANA 'NEW GOLD'	NEW GOLD LANIANA	1 GAL.	189
* MELAMPodium LEUCANTHUM	BLACKFOOT DASTY	1 GAL.	215
* PENSTEMON PARRYII	PARRY'S PENSTEMON	1 GAL.	61
* TRACHELOPERMUM JASMINOIDES*	STAR JASMINE	1 GAL.	9
* VERBERNA GOODENICII	GOODENIA'S VERBERNA	1 GAL.	146
* WEDELIA TRILOBATA	YELLOW DOT	1 GAL.	39
LANDSCAPE MATERIALS			
TURF	MID-IRON - SOD		22,100 S.F.
SYNTHETIC TURF			3405 S.F.
2" DEEP GRANITE TOP DRESSING 'DESERT FLOOR' SURFACE			188,450 S.F.
SURFACE SELECT SITE BOULDERS	1 TON / 2 TON / 3 TON / 4 TON		2 / 1 / 1 / 1

* NOT ON THE ARIZONA DEPARTMENT OF WATER RESOURCES LOW WATER USE PLANT LIST
 ** NOT ON THE SILVERSTONE DESIGN GUIDELINES PLANT LIST

NOTE:
 * SALVAGED TREES ARE ASSUMED TO BE 3" CALLER OR GREATER AND COUNT TOWARDS FULFILLING CITY OF SCOTTSDALE MATURE TREE REQUIREMENTS PER 10.5023.3 & 5.1004-D (50% OF TOTAL TREES TO BE MATURE WITH 3" CALLER OR GREATER & EQUAL TO 185 TREES)
 * 253 TREES OUT THE PROVIDED 370 TREES ARE MATURE WITH 3" CALLER OR GREATER
 * 66% OF THE TREES PROVIDED ARE MATURE WITH 3" CALLER OR GREATER

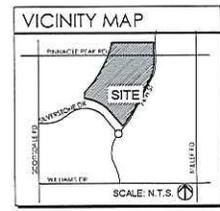
PROJECT TEAM

Discipline	Company Contact Info.
Client	L. Hovanian Homes Chuck Chisham 480.824.4175 cchisham@khov.com
Planner / Landscape Architect	LVA Urban Design Studio Alex Stedman Laura Thaler, P.L.A., LEED-AP 120 South Ash Avenue Tempe, Arizona 85281 480.994.0994 alex@lvaurbanstudio.com lthaler@lvaurbanstudio.com

PROJECT DATA

TOTAL TREES PROVIDED: 333
 MATURE TREES REQUIRED: 185
 MATURE TREES PROVIDED: 210

Pursuant to Section 10.501.5, all trees shall have a 15 gallon minimum container size and at least 50% must be mature. For developments where buildings have more than one story, 50% of the trees shall meet the following standards:
 Palm Trees: 12 inch tall
 Single-Trunk Trees: 3 inch caliper
 Multiple-Trunk Trees: 1-1/2" caliper average trunk



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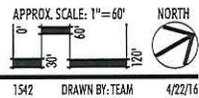
SILVERSTONE

CONCEPTUAL LANDSCAPE PLAN
 OVERALL LANDSCAPE - SHEET 1 OF 8

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 5/15/2016 - Silverstone/SCOTTSDALE/010101/Conceptual LS Plan.dwg Apr 22, 2016

ATTACHMENT #7

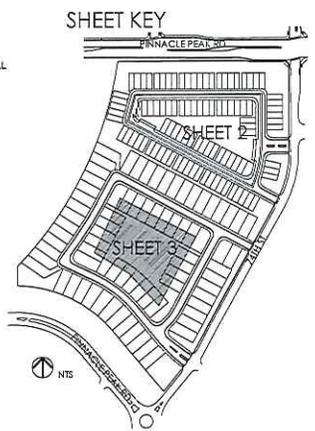
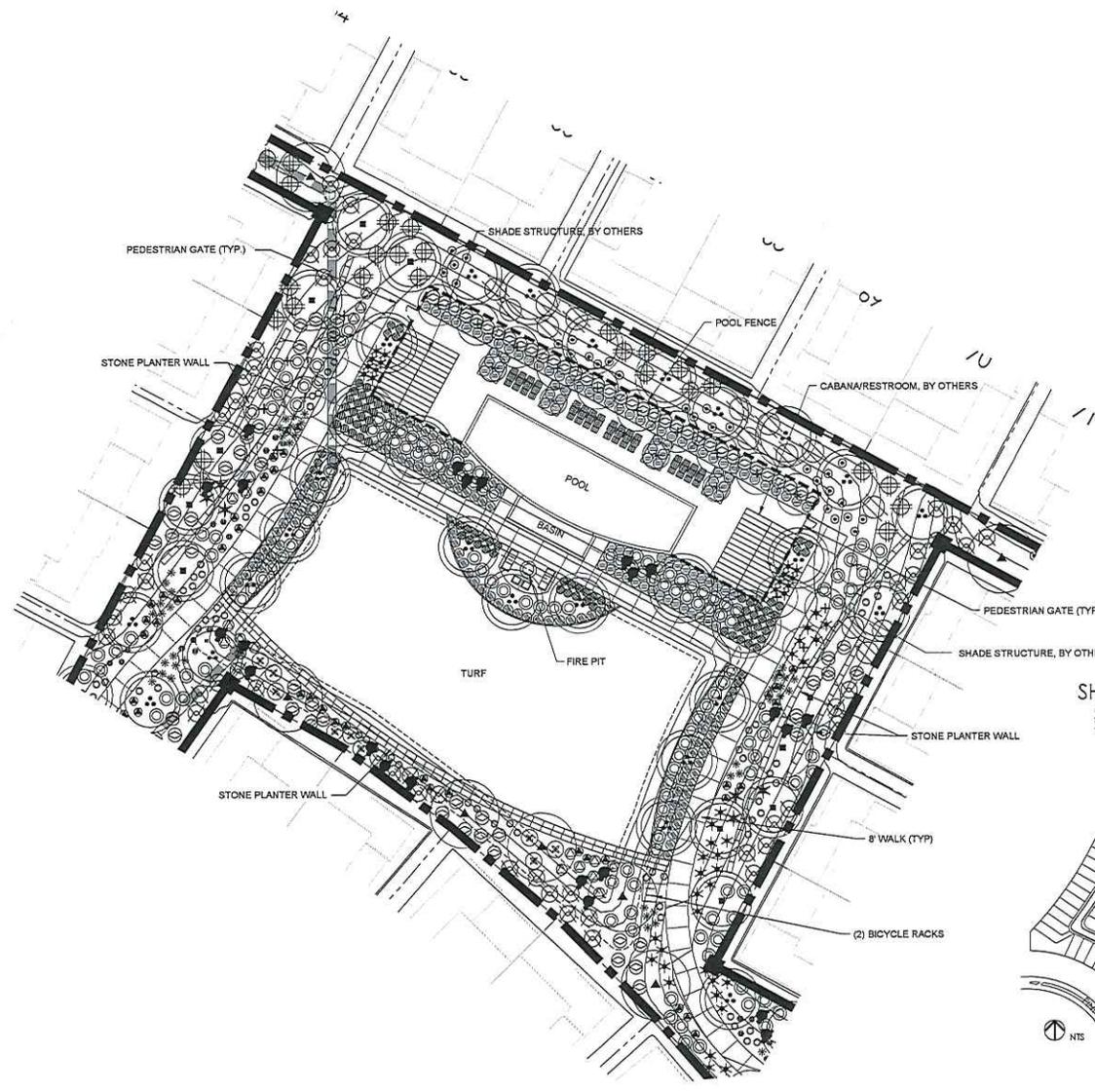
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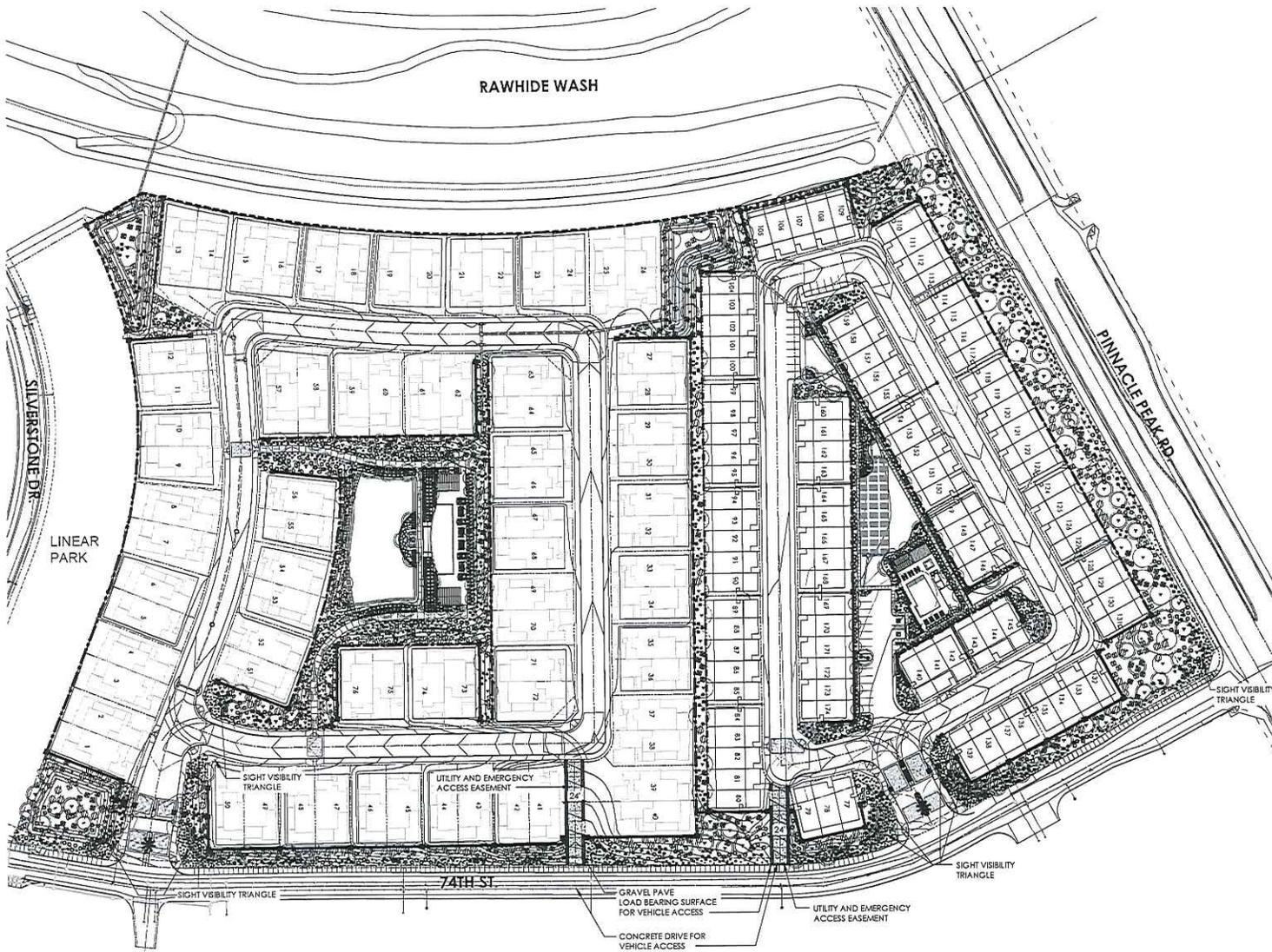


PLANT LEGEND

TREES	SITE	CALIPER	QTY.
ACACIA GREGGII**	CAT CLAW ACACIA	SALVAGE 3" MIN.	2
SALVAGE			
BAUHINIA CONGESTA**	ANACACHO ORCHID	24" BOX 1.25'	25
CAESALPINA MEXICANA	YELLOW BIRD OF PARADISE	24" BOX 1.0'	49
CERCIDIUM FLORIDUM	BLUE PALO VERDE	24" BOX / SALVAGE 1.0' / 3" MIN.	7
CERCIDIUM MICROPHYLLA	FOOTHILLS PALO VERDE	SALVAGE 3" MIN.	107
SALVAGE			
CHILOPSIS LINEARIS	DESERT WILLOW	24" BOX 1.0'	8
OLNEYA TESOTA	IRONWOOD	60" BOX SALVAGE 7.0' / 3" MIN.	8
SALVAGE			
PROSOPIA VELUTINA	ARIZONA MESQUITE	24" BOX SALVAGE 3.0' / 3" MIN.	78
SALVAGE			
SHRUBS & ACCENTS		SIZE	QTY.
AGAVE CEMINIFLORA**	TWIN FLOWERED AGAVE	5 GAL.	23
AGAVE MURPHYI**	MURPHY AGAVE	5 GAL.	4
AGAVE WEBERI	WEBER AGAVE	5 GAL.	5
CALLIANDRA ERIOPHYLLA**	PINK FAIRY DUSTER	5 GAL.	129
CARNEGIEA GIGANTEA	SAGUARO	SALVAGE	111
DASYLIRION WHEELERI	DESERT SPOON	5 GAL.	53
ERICAMERIA LARICIFOLIA	TURPENTINE BUSH	5 GAL.	49
EUPHORBIA ANTISYPHILITICA**	CANDELLA	5 GAL.	40
FEROCACTUS WISLIZENII	FISHHOOK BARREL	SALVAGE	9
FOUQUERIA SPLENDENS	OCOTILLO	12 CANE MIN.	2
HYPTIS SMORIKII**	DESERT LAVENDER	5 GAL.	181
JUSTICIA CALIFORNICA	CHELRPAROSA	5 GAL.	253
LARREA TRIDENTATA	CREOSOTE	5 GAL.	192
MUHLENBERGIA CAPILLARIS	REGAL MIST	5 GAL.	346
MUHLENBERGIA RIGENS	DEER GRASS	5 GAL.	398
OPUNTIA ENGELMANNII	ENGELMANN'S PRICKLY PEAR	5 GAL.	18
PEDILANTHUS MACROCARPUS**	SUPPER PLANT	5 GAL.	84
SIMMONDSIA CHINENSIS	JOJOBA	5 GAL.	203
SPHAERALCEA AMBIGUA	DESERT GLOBEMALLOW	5 GAL.	141
VICQUERA DELTOIDEA	GOLDBERRY	5 GAL.	240
YUCCA BACCATA	BANANA YUCCA	5 GAL.	45
GROUNDCOVERS		SIZE	QTY.
BAILEYA MULTIRADIATA	DESERT MARIGOLD	1 GAL.	287
DYSSODIA PENFACHAETA	DYSSODIA	1 GAL.	221
LANTANA MONTEVIDENSIS	PURPLE TRAILING LANTANA	1 GAL.	264
LANTANA 'NEW GOLD'	NEW GOLD LANTANA	1 GAL.	189
MELAMPODIUM LEUCANTHUM	BLACKFOOT DASY	1 GAL.	215
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VERBENA GOODINGII	GOODING'S VERBENA	1 GAL.	146
WEDELIA TRILOBATA	YELLOW DOT	1 GAL.	39
LANDSCAPE MATERIALS		QTY.	
TURF	MID-IRON - 50D	22,100 S.F.	
SYNTHETIC TURF		340 S.F.	
2" DEEP GRANITE TOP DRESSING 'DESERT FLOOR' SURFACE		188,450 S.F.	
SURFACE SELECT SITE BOULDERS	1 TON / 2 TON / 3 TON / 4 TON	2 / 1 / 1 / 1	

* NOT ON THE ARIZONA DEPARTMENT OF WATER RESOURCES LOW WATER USE PLANT LIST
 ** NOT ON THE SILVERSTONE DESIGN GUIDELINES PLANT LIST
 NOTE:
 * SALVAGED TREES ARE ASSUMED TO BE 3" CALIPER OR GREATER AND COUNT TOWARDS FULFILLING CITY OF SCOTTSDALE MATURE TREE REQUIREMENTS PER 10.502.B.3 & 5.1004.D (50% OF TOTAL TREES TO BE MATURE WITH 3" CALIPER OR GREATER IS EQUAL TO 185 TREES)
 * 25% TREES OUT THE PROVIDED 370 TREES ARE MATURE WITH 3" CALIPER OR GREATER
 * 60% OF THE TREES PROVIDED ARE MATURE WITH 3" CALIPER OR GREATER





WALL LEGEND

WALL TYPE	QUANTITY
THEME COLUMN REFER TO DETAIL 3, SHEET 6	96
MOUNTAIN SIGNAGE REFER TO DETAIL 2, SHEET 5	2
VEHICULAR ENTRY GATES REFER TO DETAIL 2, SHEET 5	2
ACCESS GATE REFER TO DETAIL 1, SHEET 6	2
PEDESTRIAN GATE REFER TO DETAIL 2, SHEET 6	10
RETAINING WALL / PLANTING TERRACES 1.00x REFER TO DETAIL 3, SHEET 5	
THEME WALL REFER TO DETAIL 3, SHEET 6	2,487 LF.
FULL VIEW FENCE 'A' REFER TO DETAIL 4, SHEET 6	1,795 LF.
PARTIAL VIEW FENCE 'B' REFER TO DETAIL 5, SHEET 6	3,781 LF.
PARTIAL VIEW FENCE 'C' REFER TO DETAIL 6, SHEET 6	660 LF.
ENTRY WALL REFER TO DETAIL 1, SHEET 5	110 LF.

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CONCEPTUAL WALL PLAN
 OVERALL LANDSCAPE - SHEET 4 OF 8

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 S:\1542 - Silverstone\CAD\VALS\EXHIBITS\Conceptual LS Plan.dwg Apr 22, 2016



APPROX. SCALE: 1"=60'
 15' 30' 45' 60' 75' 90' 120'
 NORTH
 1542 DRAWN BY: TEAM 4/22/16

9-PP-2015
04/22/16

CITIZEN REVIEW & NEIGHBORHOOD INVOLVEMENT REPORT
SWC OF PINNACLE PEAK ROAD & 74TH STREET
“SILVERSTONE – PARCEL F”

April 8, 2016

This Citizen Review and Neighborhood Involvement Report is being prepared as a part of the request for preliminary plat approval of +/- 22 acres at the southwest corner of Pinnacle Peak Road and 74th Street. The parcel (APN# 212-03-598) is a part of the Silverstone at Pinnacle Peak Master Plan. The applicant is proposing two distinct communities within this parcel. The northern section of the parcel will be named “The Summit” and will consist of 98 townhome units. At the south end, 76 luxury duplexes will make up “The Pinnacle” community. Both communities will be gated and will feature distinctive amenity areas. The site is zoned R-5 P-C and has a general plan land use designation of “Mixed Use Neighborhoods”. The proposed development plan, featuring 174 units at 7.3 dwelling units/acre, conforms to these existing designations.

The developer and project team understand the value of incorporating new construction with surrounding context. To facilitate this, the team is committed to establishing constructive dialogue between neighbors, property owners, surrounding businesses & organizations, as well as with community stakeholders.

To begin this process, on December 1, 2015 a letter was mailed via first class post to the 85 property owners within a 750 foot boundary of the project site. The letter was also mailed to the list of additional addresses provided by the City of Scottsdale. The letter included a description of the proposed request, a rendered conceptual site plan of the proposed development, and contact information for the development team team and the City of Scottsdale project coordinator. A copy of the letter and mailing list is attached to this report.

Members of the development team have been available via phone and email to keep interested neighbors updated as the project moves forward. As of April 8, 2016, one letter has been received from the community related to this

application (see attached). The letter expressed concerns traffic cutting through the Vi property. The applicant has examined this condition and has determined that because the road in question is a public street, adjusting the southern entry will have limited effect on reducing the possibility of cut-through traffic and therefore the applicant, under direction from staff, has made the determination to leave the southern entry in its current location.

Moving forward, our project team will continue to remain open and available to meet and/or engage in productive conversation with any interested parties willing to discuss the project in more detail throughout the public hearing process.

Attachments:

1. Neighborhood Notification Letter
2. 750' Neighborhood Notification Mailing List
3. Community Feedback Letter

December 1, 2015

Re: Silverstone Parcel F – Preliminary Plat Application Notification

Dear Neighbor/Landowner:

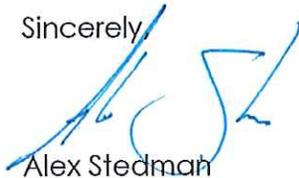
We are pleased to tell you about an upcoming request to be filed with the city of Scottsdale (740-PA-2015) for a new +/- 22 acre project by K. Hovnanian Homes located within the Silverstone at Pinnacle Peak master planned community at the southwest corner of Pinnacle Peak Road and 74th Street. The property is currently zoned R-5 P-C and has a General Plan land use designation of "Mixed Use Neighborhoods." The proposed development plan conforms to these existing designations.

The applicant is proposing two distinct communities on this parcel for a total of 174 units and an overall density of 7.3 dwelling units/acre. The northern section will consist of 98 two-story, for sale townhomes surrounding a central community amenity. The southern section will be composed of 76 two-story, luxury duplexes and a resort-style amenity area. Each community will be separately gated and will include significant open space buffer areas.

The proposed community exceeds the 4.4 acres of common open space required within the Silverstone at Pinnacle Peak Master Plan. Given the market demand and surrounding land uses, as well as its conformance to the existing Silverstone Master Plan, the development team feels that the proposed site plan is an appropriate use for the site.

Attached is a preliminary site plan for the proposed single-family residences. If you have any questions about this new community, please contact us by email (astedman@LVAdesign.com) or by phone at (480) 994-0994. You may also contact Jesus Murillo with the City of Scottsdale at jmurillo@scottsdaleAZ.gov or by phone at (480) 312-7000 and reference pre-application #740-PA-2015.

Sincerely,



Alex Stedman
LVA Urban Design Studio, LLC

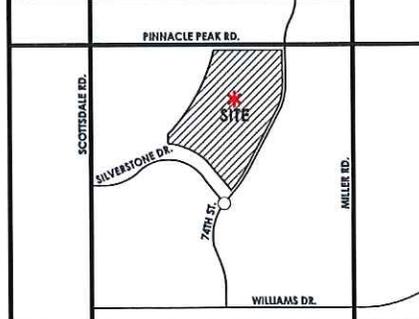
9-PP-2015
04/22/16



SITE DATA:

ADDRESS: 7350 E SILVERSTONE DR.
 SITE AREA (GROSS): 23.9 AC
 SITE AREA (NET): 22.0 AC
 GROSS DENSITY: 7.3 DU/AC.
 ZONING: R-5 P-C (NO CHANGE)
 PROPOSED # OF LOTS: 174
 TOWN HOME (NORTH HALF): 98
 DUPLEX (SOUTH HALF): 76
 PARKING REQUIRED: 2 SPACES/UNIT TO BE PROVIDED IN GARAGE
 GUEST PARKING: 17 OFF STREET SPACES

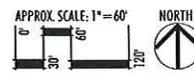
VICINITY MAP:



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SILVERSTONE - PARCEL F

CONCEPTUAL SITE PLAN



1542 DRAWN BY: AV / PR 11/30/15

9-PP-2015
 04/22/16

Silverstone - Parcel F
750' Neighborhood Notification List

OWNER	ADDRESS	CITY	STATE	ZIP	COUNTRY
ANDERSON FAMILY TRUST	21797 N 82ND PL	SCOTTSDALE	AZ	85255	USA
AN-KY PROPERTIES LLC	7450 E PINNACLE PEAK RD STE 154	SCOTTSDALE	AZ	85255	USA
ASR LLC	10915 E LILLIAN LN	SCOTTSDALE	AZ	85255	USA
ATS HOLDING COMPANY LLC	7500 E PINNACLE PEAK RD UNIT 103	SCOTTSDALE	AZ	85255	USA
BGY ASSOCIATES L C	PO BOX 900580	SANDY	UT	84090	USA
BIERL KEVIN A/MAYR-BIERL MARGARET	PO BOX 3343	CAREFREE	AZ	85377	USA
BOKHARI FAMILY TRUST	23542 N 73RD PL	SCOTTSDALE	AZ	85255	USA
BYRNE SHAWN G/SUSAN Y	6654 E HORNED OWL TRL	CAVE CREEK	AZ	85331	USA
CARR FREDRICK L/LINDA	7371 E ADELE CT	SCOTTSDALE	AZ	85255	USA
CAT HOLDINGS LLC	7378 E SONORAN TRL	SCOTTSDALE	AZ	85266	USA
CB REAL ESTATE HOLDINGS LLC	7450 E PINNACLE PEAK STE 254	SCOTTSDALE	AZ	85255	USA
CC/PDR SILVERSTONE LLC	PO BOX 2196	CHICAGO	IL	606902196	USA
CHALLENGER PROPERTIES XXXIII LLC	9319 N 94TH WY STE 300	SCOTTSDALE	AZ	85258	USA
CHAN ANNIE WING TSZ	9271 ROMANIUK DR	RICHMOND	BC	V7E5G6	CANADA
CHANDLER JARED M	7502 E PINNACLE PEAK RD UNIT B116	SCOTTSDALE	AZ	85255	USA
COTTONWOOD CANYON LAND COMPANY LLC	8876 E PINNACLE PEAK RD NO 102	SCOTTSDALE	AZ	85255	USA
DELARATO MARCIA	23518 N 73RD PL	SCOTTSDALE	AZ	85255	USA
DELFINO DEVELOPMENT LLC	16042 N 32ND ST STE D9	PHOENIX	AZ	85032	USA
DOMINICI JULIE A	23505 N 75TH PL	SCOTTSDALE	AZ	85255	USA
DOYLE GIGI M	23556 N 75TH ST	SCOTTSDALE	AZ	85255	USA
DPLB INVESTMENTS LLC	18835 N THOMPSON PEAK PKWY SUITE 206	SCOTTSDALE	AZ	85255	USA
EXCION CORPORATION	4626 E SHEA BLVD NO C-160	PHOENIX	AZ	85028	USA
FIORE DIANNE	7389 E ADELE CT	SCOTTSDALE	AZ	85255	USA
FONTI FRANCES	23575 N 73RD PL	SCOTTSDALE	AZ	85255	USA
FRESH & UP PROPERTIES LLC	7450 E PINNACLE PEAK RD UNIT 256	SCOTTSDALE	AZ	85255	USA
GALEKOVIC KATHLEEN A	7383 E ADELE CT	SCOTTSDALE	AZ	85255	USA
GOULD TIMOTHY TR/ELLEN ELIZABETH TR/ETAL	11491 KASTREL DR	RICHMOND	BC	V7E-4E3	CANADA
GREEN NANCY D	23535 N 75TH PL	SCOTTSDALE	AZ	85255	USA
GREG A HEMSTREET REVOCABLE LIVING TRUST	7440 E PINNACLE PEAK RD	SCOTTSDALE	AZ	85255	USA
HELMANDOLLAR ROBERT L/ANGELA M	7353 E ADELE CT	SCOTTSDALE	AZ	85255	USA
J MYREN III LLC	7500 E PINNACLE PEAK RD STE A209	SCOTTSDALE	AZ	85255	USA
KESTER WILLIAM C/JANET E	P O BOX 12791	SCOTTSDALE	AZ	852672791	USA
KFDT LLC	7500 E PINNACLE PEAK RD STE 100	SCOTTSDALE	AZ	85255	USA
KRAMER CHARLENA	23528 N 75TH ST	SCOTTSDALE	AZ	85255	USA
KURTZ DAVID/PAMELA	9373 E VEREDA SOLANA	SCOTTSDALE	AZ	85255	USA
LEXBROOKE PROPERTIES LLC	10892 E GOLD DUST AVE	SCOTTSDALE	AZ	85259	+
LOS PORTONES COMMUNITY ASSOCIATION INC	PO BOX 62073	PHOENIX	AZ	85082	USA
LOS PORTONES TOWNHOMES ASSOCIATION INC	16441 N 91ST STE 104	SCOTTSDALE	AZ	85260	USA
MCCARTHY PROPERTIES LLC	26224 N TATUM BLVD NO 9	PHOENIX	AZ	85050	USA
MCCARTHY PROPERTIES LLC	8743 E APPALOOSA TRL	SCOTTSDALE	AZ	85258	USA
MESQUITE REAL ESTATE LLC	28580 N 92ND PL	SCOTTSDALE	AZ	85262	USA
MICHAEL JAMES CORP DEFINED BENEFIT PLAN	7315 E LOWER WASH PASS	SCOTTSDALE	AZ	85262	USA
MILLER BRIAN	7983 E SOFTWIND DR	SCOTTSDALE	AZ	85255	USA
MILLER MADELYN N	25363 N 73RD PL	SCOTTSDALE	AZ	85255	USA
MT PINNACLE LLC	6623 N SCOTTSDALE RD	SCOTTSDALE	AZ	85250	USA
NGJK LLC	27224 N 65TH PL	SCOTTSDALE	AZ	85262	USA
NICHOLAS CRAIG M /JUDITH A TR	23551 N 73RD PL	SCOTTSDALE	AZ	85255	USA
NOTARO STELLA	11 DORAL DR	MANHASSET	NY	11030	USA
ODELOT LLC	7500 E PINNACLE PEAK RD STE G120	SCOTTSDALE	AZ	85255	USA
ODELOT LLC	7502 E PINNACLE PEAK RD STE B 214	SCOTTSDALE	AZ	85255	USA
ODELOT LLC	8924 E PINNACLE PEAK RD G5-426	SCOTTSDALE	AZ	85255	USA
PARALLEL 49 HOLDINGS LLC	26833 N 115TH PL	SCOTTSDALE	AZ	85262	USA
PATHFINDER TRF SIX LLC	21 E 6TH ST STE 706	TEMPE	AZ	85281	USA
PINNACLE PE+A51:B55AK PROPERTY LLC	740 N 52ND ST	PHOENIX	AZ	85008	USA
PINNACLE PERIODONTIC REAL ESTATE LLC	10555 N TATUM BLVD SUITE A106	PARADISE VALLEY	AZ	85253	USA
PINNACLE PERIODONTIC REAL ESTATE LLC	7500 E PINNACLE PEAK RD STE A 200	SCOTTSDALE	AZ	85255	USA
PINNACLE PROPERTY INVESTORS LLC	9377 E BELL RD SUITE 379	SCOTTSDALE	AZ	852601505	USA
PPOP LLC	8707 E VISTA BONITA DR STE 230	SCOTTSDALE	AZ	85255	USA
PREMIERE AT PINNACLE PEAK HOMEOWNERS ASS	PO BOX 62073	PHOENIX	AZ	85082	USA
REBOUND PHYSICAL THERAPY INC	324 W GLENEAGLES DR	PHOENIX	AZ	85023	USA
REESE CLASSIC HOMES INC	PO BOX 25157	SCOTTSDALE	AZ	85255	USA
RHVT LIMITED PARTNERSHIP	1550 E MISSOURI STE 300	PHOENIX	AZ	85014	USA
RISING STAR TUTORING LLC	7500 E PINNACLE PEAK RD UNIT A109	SCOTTSDALE	AZ	85255	USA
ROBERTSON KRISTI	23566 N 73RD PL	SCOTTSDALE	AZ	85255	USA
SCOTTSDALE CITY OF	7447 E INDIAN SCHOOL RD STE 100	SCOTTSDALE	AZ	85251	USA
SCOTTSDALE CITY OF	7447 E INDIAN SCHOOL RD STE 205	SCOTTSDALE	AZ	85251	USA
SEIXAS HELGA TR	23500 N 75TH PL	SCOTTSDALE	AZ	85255	USA
SHEERIN HOWARD H/KASSANDRA K	23233 N PIMA RD STE 113 PMB 174	SCOTTSDALE	AZ	85255	USA
SILVERSTONE DEVELOPMENT INC	PO BOX 16460	PHOENIX	AZ	85011	USA
SILVERSTONE PROPERTY OWNERS ASSOCIATION	PO BOX 16460	PHOENIX	AZ	85011	USA
SONORAN DENTAL DESIGN BUILDING LLC	7500 E PINNACLE PEAK RD STE A204	SCOTTSDALE	AZ	85255	USA
SPAVELOUS LLC	PO BOX 12702	SCOTTSDALE	AZ	85267	USA
STONEBURNER DEAN W/MARTHA G	23542 N 75TH ST	SCOTTSDALE	AZ	85285	USA
TE FISHER REALTY LLC	7410 E PINNACLE PEAK RD STE 116	SCOTTSDALE	AZ	85255	USA
TERRA VERDE REAL ESTATE HOLDING LLC	7400 E PINNACLE PEAK RD STE 100	SCOTTSDALE	AZ	85255	USA

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THOMAS DESIGN GROUP LLC	7500 E PINNACLE PEAK RD STE-H221	SCOTTSDALE	AZ	85255	USA
TUCKER BARBARA J	23570 N 75TH ST	SCOTTSDALE	AZ	85255	USA
TUTTLEMAN ETHEL LEAH	23584 N 75TH ST	SCOTTSDALE	AZ	85255	USA
VIA DE CRISTO UNITED METHODIST FELLOWSHIP	7430 E PINNACLE PEAK RD STE 134	SCOTTSDALE	AZ	85255	USA
WALO DOUGLAS M/PATRICIA M	23515 N 75TH PL	SCOTTSDALE	AZ	85255	USA
WEINGARTEN ALFRED S/PHYLLIS V	23530 N 73RD PLACE	SCOTTSDALE	AZ	85255	USA
WHITESTONE PINNACLE OF SCOTTSDALE LLC	2600 S GESSNER RD STE 500	HOUSTON	TX	77063	USA
WISSEL MARIA E	23578 N 73RD PL	SCOTTSDALE	AZ	85255	USA
WR REALTY LLC	7420 E PINNACLE PEAK RD STE 126	SCOTTSDALE	AZ	85255	USA
Cave Creek School District	P.O. Box 426	Cave Creek	Az	85327	
Scottsdale Postmaster	1776 N. Scottsdale Road	Scottsdale	Az.	85257-2115	
Salt River Project attn: Susana Ortega	Mail Stop PAB 106 P.O. Box 52025	Phoenix	Az.	85072-2025	
Salt River Project attn: Bill Santistevan,	Mail Stop XCT 330 P.O. Box 52025	Phoenix	Az.	85072-2025	
Arizona Public Service	P.O. Box 53933	Phoenix,	Az.	85072-3933	
AZ Department of ADOT Transportation attn: Right-of-way-group	205 S. 17 Ave.	Phoenix	Az.	85007	
Southwest Gas Cpororation	10851 N. Black Canyon Highway	Phoenix	Az.	85029-4755	
Maricopa County Environmental Services	1001 N. Central Ave	Phoenix,	Az.	85004	
Maricopa County Planning & Development	501 N. 44th Street # 200	Phoenix	Az.	85008	
Maricopa County Flood control	2801 W. Durango St.	Phoenix	Az.	85009	
Central AZ Water Conservation Disrict Bereau of Reclamation	P.O.Box 43020	Phoenix	Az.	85080-3020	
Century Link	135 W. Orion Street	Tempe	Az.	85283	
Paradise Valley School District	15002 N. 32nd Street	Phoenix	Az.	85032	

9-PP-2015
04/22/16

FROM THE DESK OF
DAVID C. ROWLEY

March 18, 2016

Mr. Jesus Murillo
Senior Planner
Planning & Development Services Division
City of Scottsdale
Scottsdale, AZ

**RE: 9-PP-2015 Silverstone Parcel F Development
Application by Hovnanian Homes**

From: Vi at Silverstone Residents

Dear Mr. Murillo,

Silverstone Parcel F developer Hovnanian Homes is proposing to build an entrance/exit on 74th Street directly across from a Vi at Silverstone private street that connects to Miller Road and Williams Drive. This will create numerous safety hazards for our residents as well as those living in the new housing development.

We are aware of Ordinance Section 1.305.C.1. As affected citizens, we are hereby submitting our concerns directly to the City early in the review process.

Although appropriate signage can be installed, as well as traffic calming devices, vehicles from outside our community will certainly use our private streets to travel to and from Miller Road. Our streets are not designed for such through traffic. They have relatively narrow width, one side is marked "Fire Lane, No Parking". The other side allows parking but this leaves no room for vehicles to safely pass each other in opposite directions.

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A traffic circle on 74th Street is in close proximity to the aforesaid entrance/exit proposed for Parcel F. The traffic circle already presents a safety hazard for vehicles and pedestrians because the entrance to and exit from the Vi at Silverstone apartment building is directly on the circle.

The traffic to and from Silverstone Parcel E and Parcel G will substantially exacerbate the above concerns.

We propose Hovnanian Homes eliminate the entrance/exit directly across from the Vi private street. Seventy-four homes surely do not need an entrance/exit plus an additional exit. The current exit could become an entrance/exit and the space saved used for a turnaround and queuing space.

Sincerely,

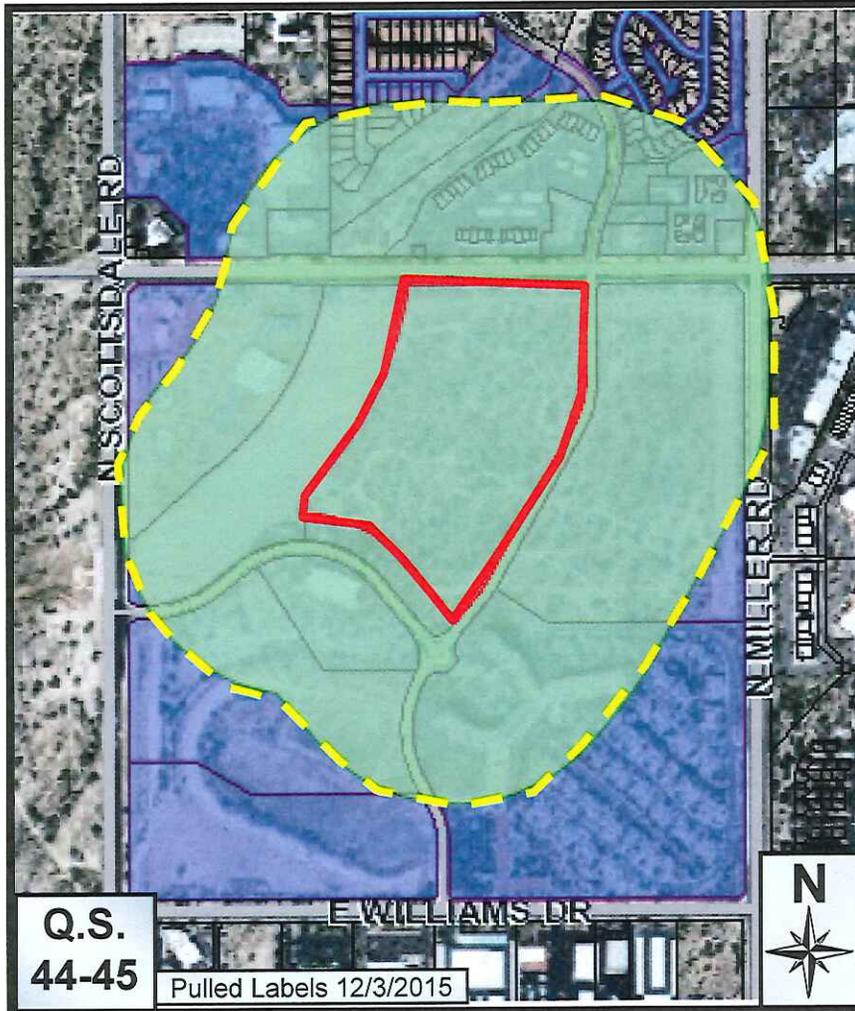
David C. Rowley

Chairperson, Vi at Silverstone

Building and Grounds Committee

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City Notifications – Mailing List Selection Map



Map Legend:



Site Boundary



Properties within 750-foot
HUP Postcards - 124

Additional Notifications:

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

Silverstone Parcel F

9-PP-2015

ATTACHMENT #9