

# PLANNING COMMISSION REPORT



Meeting Date: November 9, 2016  
General Plan Element: *Land Use*  
General Plan Goal: *Create a sense of community through land uses*

## ACTION

### Cattletrack Village 19-ZN-2016

#### Request to consider the following:

1. A recommendation to City Council regarding a request by owner for a zoning map amendment on a +/- 2.1-acre site from the Single-family Residential District (R1-43), to the Single-family Residential District, Planned Residential District (R1-18/PRD), with a Development Plan and amended development standards, to allow a for a 4-lot subdivision, on a site located at 5713 N. Cattletrack Road.

#### Goal/Purpose of Request

The request will allow the owner to create a 4-lot subdivision community, with amended development standards to reduce the net lot area and required setbacks.

#### Key Items for Consideration

- PRD Findings
- Two existing single-family structures located on subject property to be removed and replaced with a 4-lot gated subdivision
- Central Arizona Project (CAP) canal located along eastern boundary
- Public comment concerns with landscaping and two-story structures

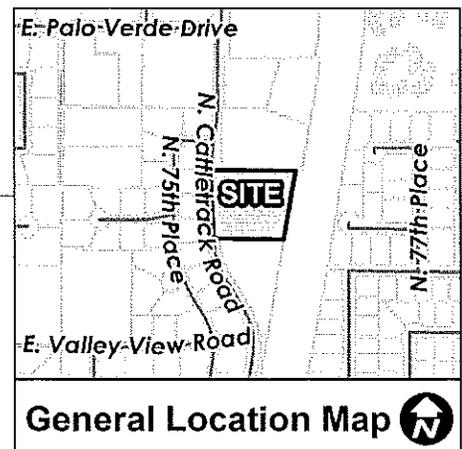
## OWNER

True Homes, LLC.  
602-751-6733

## APPLICANT CONTACT

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

Action Taken \_\_\_\_\_



## LOCATION

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5713 N Cattletrack Road

## BACKGROUND

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### General Plan

The General Plan Land Use Element designates the property as suburban neighborhoods. This category includes medium to small-lot single-family neighborhoods or subdivisions. Densities in Suburban Neighborhoods are usually more than one house per acre, but less than eight houses per acre. This category also includes some townhouses and can also be used for small lot single-family homes such as patio homes.

### Character Area Plan

The property is generally located in the, un-adopted, Monterey/Arcadia Character Area. This category includes some of the oldest residential areas in the City, yet significant infill development is commonly occurring. The area has a dense pattern of major streets and a complex mix of land uses.

### Zoning

The subject site was annexed into the City in June of 1961, through Ordinance Number 121. Case history suggests that the site, and the associated annexed areas, were assigned the City's R1-43, acre-lot, zoning designation, which was the equivalent to the, then existing, County assigned zoning. The site is zoned Single-family Residential District (R1-43). The R1-43 zoning districts allows for single-family residential uses.

### Context

The subject property is generally located at the southeast corner of E. McDonald Drive and N. Miller Road (N. Cattletrack Road). Please refer to context graphics attached. The Central Arizona Project (CAP) canal borders the property on along the eastern boundary.

### Adjacent Uses and Zoning

- North: Single-family Residential District, zoned R1-43; single-family home.
- South: Single-family Residential District, Planned Residential Development, zoned R1-18/PRD; Privado Village subdivision amenities (tennis courts, parking areas, and open space).
- East: Single-family Residential District, zoned R1-43, and various zoning categories; Park Lane IV subdivision and the CAP Canal.
- West: Single-family Residential District, Planned Residential Development, zoned R1-18/PRD; Privado Village subdivision.

### Other Related Policies, References:

Scottsdale General Plan 2001, as amended  
Zoning Ordinance

## APPLICANTS PROPOSAL

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### Development Information

The development proposal includes the zoning map amendment, from R1-43 to R1-18/PRD, to allow for a 4-lot, gated, subdivision. The proposal will provide landscape track along the N. Cattletrack frontage, and a private, gated, entrance into the community. The site plan will provide a pedestrian connection to the path located along the canal bank, for internal residents.

- Existing Use: Single-family Residential
- Proposed Use: 4-lot Subdivision
- Parcel Size: 2.09+/- acres (Gross)
- Building Height Allowed: 30 feet
- Building Height Proposed: 30 feet
- Density Allowed: 1.90 du/ac (1.900 to 2.000 with 1 criteria factor for base density increase)
- Density Proposed: 1.91 du/ac

## IMPACT ANALYSIS

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### Land Use

The subject site currently contains a single-family residence, a swimming pool, and associated accessory structures. Currently, the 2+/-acre property has been developed in a similar character to the five parcels located to the north/northwest, and the two parcels located further to the southwest. These seven parcels are surrounded by half-acre and three-quarter-acre parcels. The applicant's request is to amend the zoning map to allow for a density similar to the majority of the surrounding properties.

### PRD Findings

Before approval or modified approval of an application for a proposed PRD, the Planning Commission and City Council must find:

- A. **That the development proposed is in substantial harmony with the General Plan of the City of Scottsdale, and can be coordinated with the existing planned development of the surrounding areas.**
  - The proposed density of 1.91 dwelling units per acre is consistent with the intent of the Suburban Neighborhoods designation, and with the density of the surrounding area. This is an infill subdivision that is surrounded by existing single-family neighborhoods; and is able to utilize existing infrastructure and streets without relying on surrounding neighborhoods for utilities or access.
- B. **That streets and thoroughfares proposed are suitable and adequate to serve the proposed uses and the anticipated traffic which will be generated hereby.**
  - One street ending in a cul-de-sac is proposed for this subdivision. The street and cul-de-sac are designed to meet the City's standards for Local Residential streets. Transportation staff has reviewed the design and deemed it suitable and adequate to handle anticipated traffic generated by this development.

- C. **The Planning Commission and City Council shall further find that the facts submitted with the application and presented at the hearing will establish beyond a reasonable doubt that the Planned Residential Development will constitute a residential environment of sustained desirability and stability that will be in harmony with the character of the surrounding area; and that the sites proposed for public facilities, such as schools, playgrounds and parks are adequate to serve the anticipated population.**
- The proposed density and lot design are consistent with the majority of the surrounding neighborhood, promoting a residential environment that is sustainable and desirable. As this is a relatively small infill subdivision, no public facilities are needed or proposed. The existing Privado Village subdivision amenities (tennis courts, parking areas, and open space) are located to the immediate south of the subject property.

### **PRD Design Criteria**

The planned residential development shall observe the following design criteria:

1. The overall plan shall be comprehensive, embracing the land, buildings, landscape and their interrelationships and shall conform in all respects to all adopted plans of all governmental agencies for the area in which the proposed development is located.
  - **The Cattletrack Village project, as requested, complies with the existing General Plan land use of Suburban Neighborhoods.**
2. The plan shall provide open space, circulation, off-street parking, and pertinent amenities. Buildings, structures and facilities in the parcel shall be well integrated, oriented and related to the topographic and natural landscape features of the site.
  - **The proposed open space, Tract "D," is located in a manner that is accessible to all the proposed lots, and not be impeded by the residential parking, which will occur on each individual lot. The future final plat will be stipulated to not allow for "on-street" parking (See Exhibit A to Attachment #2).**
3. The proposed development shall be compatible with existing and planned land use, and with circulation patterns on adjoining properties. It shall not constitute a disruptive element to the neighborhood and community.
  - **The request is to amend the zoning map to allow for a density similar to the majority of the surrounding developments. The subject site is predominantly surrounded by half-acre and three-quarter-acre parcels.**
4. The internal street system shall not be a dominant feature in the overall design, rather it should be designed for the efficient and safe flow of vehicles without creating a disruptive influence on the activity and function of any common areas and facilities.
  - **The proposed street system provides access to the common open space via internal sidewalks. The common open space area, Tract "D," is not disrupted by the proposed street system, and has direct access from all proposed lots. The proposal will also provide a 6-foot wide path, leading to the canal path and N. Cattletrack Road, which is easily accessible to the residents of the development.**
5. Common areas and recreation areas shall be so located so as to be readily accessible to

the occupants of the dwelling units and shall be well related to any common open spaces provided.

- **The “factor” that the project will be providing to justify the density over 1.900 is in line with the provision of “common open space.” The ordinance states that common open space shall be distinguishable by its quantity or quality and accessibility to the residents. The proposed site plan identifies a common open area, and a connection to the existing trail path located along the CAP canal.**
6. Architectural harmony within the development and within the neighborhood and community shall be obtained so far as practicable.
- **The proposed zoning map amendment will require the architectural theme for the proposed project application to be reviewed by the Development Review Board at the time of the preliminary plat application. The applicant will provide architectural wall elevations and landscape plans at the time of the preliminary plat submittal.**

### **Amended Property Development Standards**

The application shall be accompanied by written terminology and graphic material, and will illustrate the conditions that the modified standards will produce, so as to enable the Planning Commission and City Council to make a determination that the modification will produce a living environment, landscape quality and lifestyle superior to that produced by the existing standards.

- **The proposed Development Plan includes a Project Narrative and plans necessary for the Planning Commission and City Council to make a determination on the living environment and lifestyle quality of the proposed PRD development. The introduction of a new subdivision with similar characteristics and density to the surrounding neighborhood, as well as the introduction of landscape tracts along the street frontage, should enhance the living environment and lifestyle for the future residents and the surrounding neighborhood.**

The proposed density is slightly over the maximum PRD district base density. The maximum base density for the proposed R1-18 district is 1.900 dwelling-units per acre, and the applicant is proposing a density of 1.91 dwelling-units per acre. The ordinance allows for an increase in density if the project provides a “base density increase factor” that meets certain criteria. An increase in density anywhere from 1.900 dwelling-units per acre to 2.000 dwelling-units per acre would require the project to provide one (1) “factor.” A factor can be an amenity from the following group: preservation of natural features, provision of common open space, innovative site plan, interior amenities, and a substantial public benefit. The proposed site plan identifies providing a common open area and a connection to the existing trail path located along the CAP canal. These amenities could be categorized in two of the five possible “factors.”

The two northern bordering property lines will not provide an amended rear yard setback, as to not encroach closer to the existing residential use than the requested zoning district. The proposed structures within the 4-lot subdivision will be detached, and will be limited to one-story dwelling units.

### **Open Space**

The proposal identifies 0.31 acres (13,939 square feet) of open space; the majority being located in private tracts. The open space plan displays two 10-12 foot tracts, located on the north and south sides of the site's entrance, as open space areas (See Exhibit A to Attachment #2). The owner has agreed to maintain this area with a specific number of trees, and has agreed to maintain that number of trees in a healthy state (See Exhibit A to Attachment #2). These tracts will be lined with a decorative wall, which provides a wrought iron finish, and varies in height, as the walls approach the subdivision entrance. (See Exhibit A to Attachment #2).

### **Water/Sewer**

The proposed zoning map amendment will not affect the existing improvement requirements for the area. The stipulated sewer-line extensions along N. Cattle Track Road, and into the proposed cul-de-sac, will be public mains designed to the criteria in Chapter 7 of the City's Design Standards and Policies Manual. The applicant has agreed to coordinate with Edmond Power Corporation (EPCOR) for water service.

### **Public Safety**

Design of the internal streets will conform to the local residential street designation in the Design and Standards Policies Manual. Additionally, an Emergency and Service Access Vehicle Easement will be provided over all internal street tracts.

### **School District Comments/Review**

The Scottsdale School District has been notified of this application.

### **Community Involvement**

Notifications were sent by mail to all property owners within 750 feet of the proposed subdivision site. City staff received a couple inquiries regarding this case. The two residents shared similar concerns about the landscaping to be provided along the subject property's N. Cattletrack frontage, and the allowance of a two-story product. The applicant has agreed to not have a second story product through a private restriction for the two northern bordering lots (See Exhibit A to Attachment #2).

The applicant also conducted an open house on Tuesday, April 26, 2016, at the Mohave Middle School. The applicant states in their Citizen Involvement report (See Attachment #7) that six (6) residents attended the meeting. The report states that the residents were curious about the development, access to the canal, and construction timeline.

## **STAFF RECOMMENDATION**

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### **Recommended Approach:**

Staff recommends that the Planning Commission find that the Zoning District PRD criteria have been met, and determine that the proposed zoning district map amendment with Development Plan and Amended Development Standards is consistent and conforms with the adopted General Plan, and make a recommendation to City Council for approval of the Site Plan, per the attached stipulations.

**RESPONSIBLE DEPARTMENTS**

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Planning and Development Services  
Current Planning Services

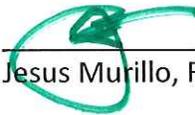
**STAFF CONTACTS**

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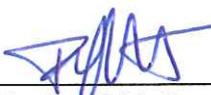
Jesus Murillo  
Senior Planner  
480-312-7849  
E-mail: jmurillo@scottsdaleAZ.gov

**APPROVED BY**

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\_\_\_\_\_  
Jesus Murillo, Report Author

11-3-2016  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Tim Curtis, AICP, Current Planning Director  
480-312-4210, tcurtis@scottsdaleaz.gov

11/3/2016  
\_\_\_\_\_  
Date

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

11/3/16  
\_\_\_\_\_  
Date

## ATTACHMENTS

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1. Context Aerial
- 1A. Aerial Close-Up
2. Stipulations
  - Exhibit A to Attachment 2: Cattletrack Village Development Plan
3. Additional Information
4. Applicant's Narrative
5. General Plan Land Use Map
6. Existing Zoning Map
7. Proposed Zoning Map
8. Citizen Involvement
9. City Notification Map



# Cattletrack Village

ATTACHMENT #1

19-ZN-2016



Q.S.  
20-46

Google Earth Pro Imagery

**Cattletrack Village**

ATTACHMENT #1A

**19-ZN-2016**

**Stipulations for the Zoning Application:  
Cattletrack Village  
Case Number: 19-ZN-2016**

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

**SITE DESIGN**

1. CONFORMANCE TO DEVELOPMENT PLAN. Development shall conform with the Development Plan, entitled "Cattletrack Village Development Plan," which is on file with the City Clerk and made a public record by Resolution No. 10651 and incorporated into these stipulations and ordinance by reference as if fully set forth herein, as Exhibit A.
2. CONFORMANCE TO AMENDED DEVELOPMENT STANDARDS. Development shall conform with the amended development standards that are included as part of the Development Plan. All structures are limited to **one-story**.
3. CONFORMANCE TO ENTRY CONCEPT PLAN. Development shall conform with the Entry Concept Plan that is included as part of the Development Plan. The owner/homeowners association shall maintain a minimum of thirteen (13), mature, 48-inch box, native, trees within Tracts "B" and "C." Each tree shall be replaced immediately if the tree dies or is damaged by natural or unnatural causes, unless otherwise determined by the Development Review Board.
4. CONFORMANCE TO ENTRY CONCEPT PLAN. Development shall conform with the Entry Concept Plan that is included as part of the Development Plan. The owner/homeowners will stagger the proposed wall, and provide wrought iron section of fence in accordance with the provided Entry Concept Plan. The proposed wall shall step down in height as it approaches the subdivision entrance, unless otherwise determined by the Development Review Board.
5. CONFORMANCE TO LANDSCAPE PLAN. Development shall conform with the landscape plan that is included as part of the Development Plan. The proposed number of trees, shrubs, grasses, and cacti shall be maintained in good health within Tracts "B" and "C." These plant materials shall be replaced immediately if the material dies or is damaged by natural or unnatural causes, unless otherwise determined by the Development Review Board.
6. CONFORMANCE TO LANDSCAPE PLAN. Development shall conform with the landscape plan that is included as part of the Development Plan. With the preliminary plat submittal, the plans shall illustrate the location and dimensions any proposed public utility easement that may be located within the streetscape landscape, the themed community open space, and the privately owned/maintained landscape that are illustrated on the open space plan. If the proposed public utility easement overlaps and conflicts with the proposed open space/landscape areas, then any overlap of the public utility easement and the open space/landscape areas which will result in a limitation related to the landscape improvements shall be subject to the Development Review Board.
7. MAXIMUM DWELLING UNITS/MAXIMUM DENSITY. Maximum dwelling units and maximum density shall be as indicated on the Land Use Budget Table below.

Land Use Budget Table						
Parcel	Gross Acres	Zoning	Proposed DU/AC	Max DU/AC	Proposed # of Units / Lots	Max # of Units / Lots
173-03-007R	2.09+/- acres gross	R1-18/PRD	1.91 du/ac	1.91 du/ac	4 lots	4 lots

**INFRASTRUCTURE AND DEDICATIONS**

8. CIRCULATION IMPROVEMENTS. Before any certificate of occupancy is issued for the site, the owner shall make the required dedications and provide the following improvements in conformance with the Design Standards and Policies Manual and all other applicable city codes and policies.

a. STREETS. Dedicate the following right-of-way and construct the following street improvements:

Street Name	Street Type	Dedications	Improvements	Notes
N. Cattletrack Road	Local Collector	Dedicate existing 16-foot-wide roadway easement as "fee simple" right-of-way	Insert only improvements that are required.	a.1.
Internal Street	Local Residential	46-foot Full street and 46.5-foot radii cul-de-sac	Full street and cul-de-sac	a.2., a.3., a.4., a.5.

- a.1. The sidewalk ramps shall be relocated, or have the proposed entry island shortened, so that the proposed island does not block the path between the two ramps.
- a.2. Provide a 6-foot-wide concrete pedestrian connection from the cul-de-sac to the planned path along the Arizona Canal.
- a.3. Provide a fire hydrant in accordance with Fire Ord. 4045, 507.5.1.2.
- a.4. Dedicate an Emergency and Service Access Vehicle Easement (ESVAE) over the entire Tract "A."
- a.5. Dedicate a Public Utilities Easement (PUE) over the entire Tract "A."

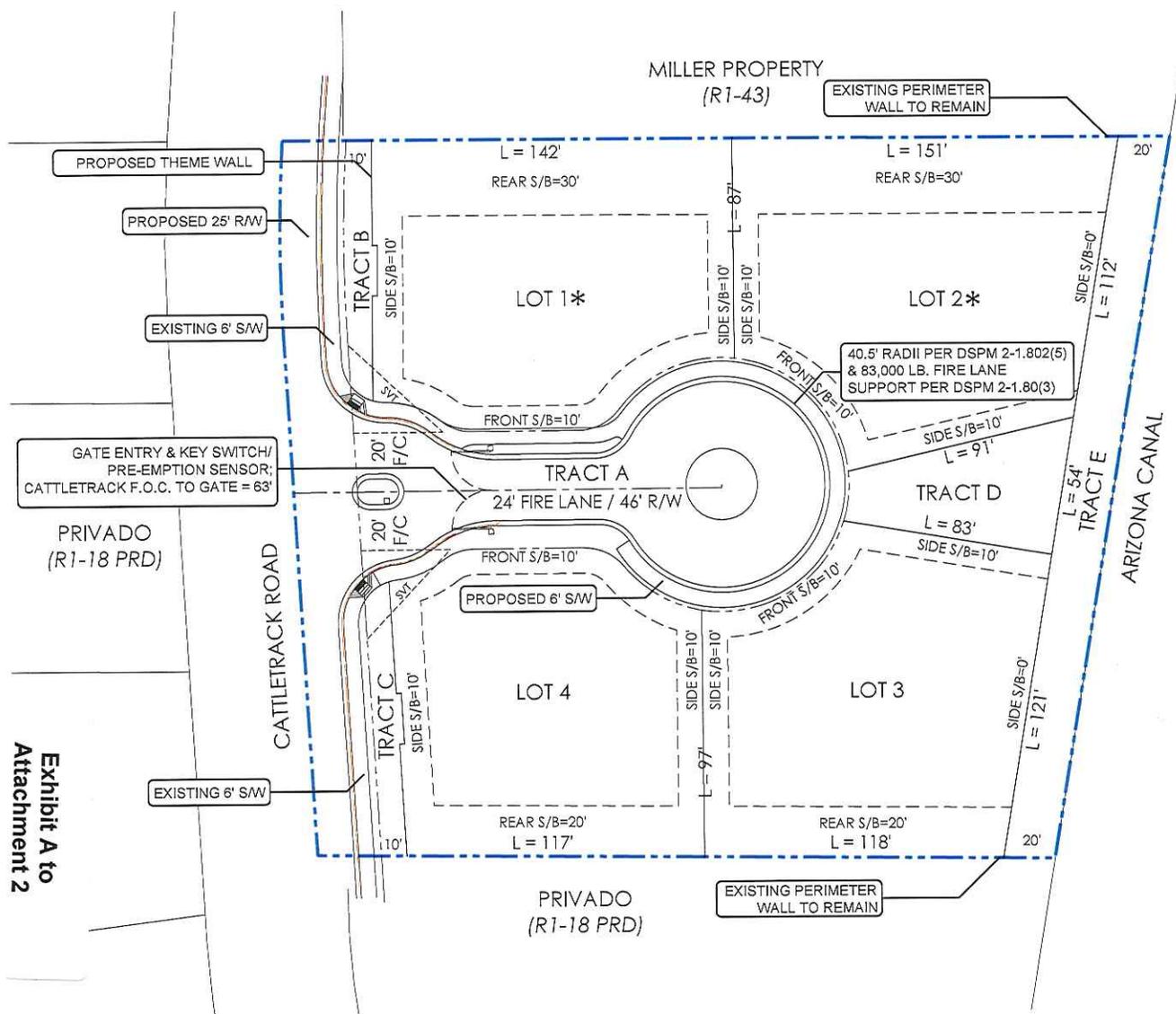
b. VEHICLE NON-ACCESS EASEMENT. Dedicate a one foot wide vehicular non-access easement on N. Cattletrack Road except at the approved street entrance(s).

9. DRAINAGE REPORT. In the required drainage report, the owner shall address:

- a. Calculate the compensatory storage volumes for flood zone AH areas and compare it to the compensatory storage volume for flood zone A areas. Provide a typical cross section

full size sheet across the site with the Flood Zone AH, similar to the full size sheet for Section A-A.

- b. Label all the full size exhibits with specific titles in the drainage report.
10. BASIS OF DESIGN REPORT (WATER). Submit three copies of a final water design report with the preliminary plat case per DSPM Sec. 7-1.200. In the required basis of design report, the owner shall address:
    - a. The applicant will be required to coordinate with EPCOR for water service.
  11. BASIS OF DESIGN REPORT (WASTEWATER). Submit three copies of a final wastewater design report with the preliminary plat case per DSPM Sec. 7-1.200. In the required basis of design report, the owner shall address:
    - a. The sewer extensions along Cattle Track and into the cul-de-sac will be public mains designed to the criteria in Chapter 7 of the City's Design Standards and Policies Manual.



## SITE DATA

**EXISTING**  
 ZONING: R1-43  
 GROSS AREA: 2.09 ± ACRES  
 NET AREA: 1.92 ± ACRES

**PROPOSED**  
 ZONING: R1-18 PRD  
 # OF LOTS: 4  
 GROSS DENSITY: 1.9 DU/AC  
 PARKING: 2 SPACES/UNIT TO BE PROVIDED IN GARAGE

**AMENDED DEVELOPMENT STANDARDS**  
 MIN. LOT AREA: 14,000 SF  
 MIN. LOT WIDTH: 100'  
 MAX BUILDING HEIGHT: 30'

\* - BUILDING HEIGHT LIMITED TO ONE-STORY (24 FEET)

LOT / BLDG. SETBACK TABLE				
LOT	AREA (SF)	PROPOSED SETBACKS		
		FRONT	SIDE	REAR
1	14,945	10'	10'	30'
2	16,152	10'	10' (WEST)/0'(EAST)	30'
3	15,001	10'	10' (WEST)/0'(EAST)	20'
4	13,748	10'	10'	20'

**FIRE CONFORMANCE INFORMATION**  
 \* ON-SITE STREET TRACTS ARE DESIGNATED 24' FIRE LANES.  
 \* FIRE LANE SURFACE TO SUPPORT 83,000 LB GVW  
 \* UNOBSTRUCTED VERTICAL CLEARANCE MIN. 13'-6"  
 \* KEY SWITCH/PRE-EMPTION SENSOR REQUIRED FOR ALL GATES  
 \* GATE DETAIL CONSISTENT WITH DS&PM  
 \* ALL PRIVATE ACCESSWAYS TO MEET MINIMUM 40.5' OUTSIDE EDGE RADIUS

TRACT TABLE			
TRACT	AREA (SF)	USE	MAINTENANCE
A	13,042	PRIVATE STREET	HOA
B	1,087	COMMUNITY O/S	HOA
C	1,095	COMMUNITY O/S	HOA
D	3,079	COMMUNITY O/S	HOA
E	5,764	O/S & DRAINAGE	HOA

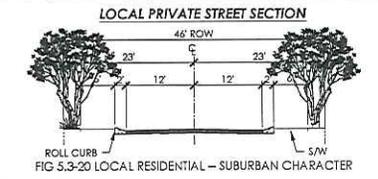
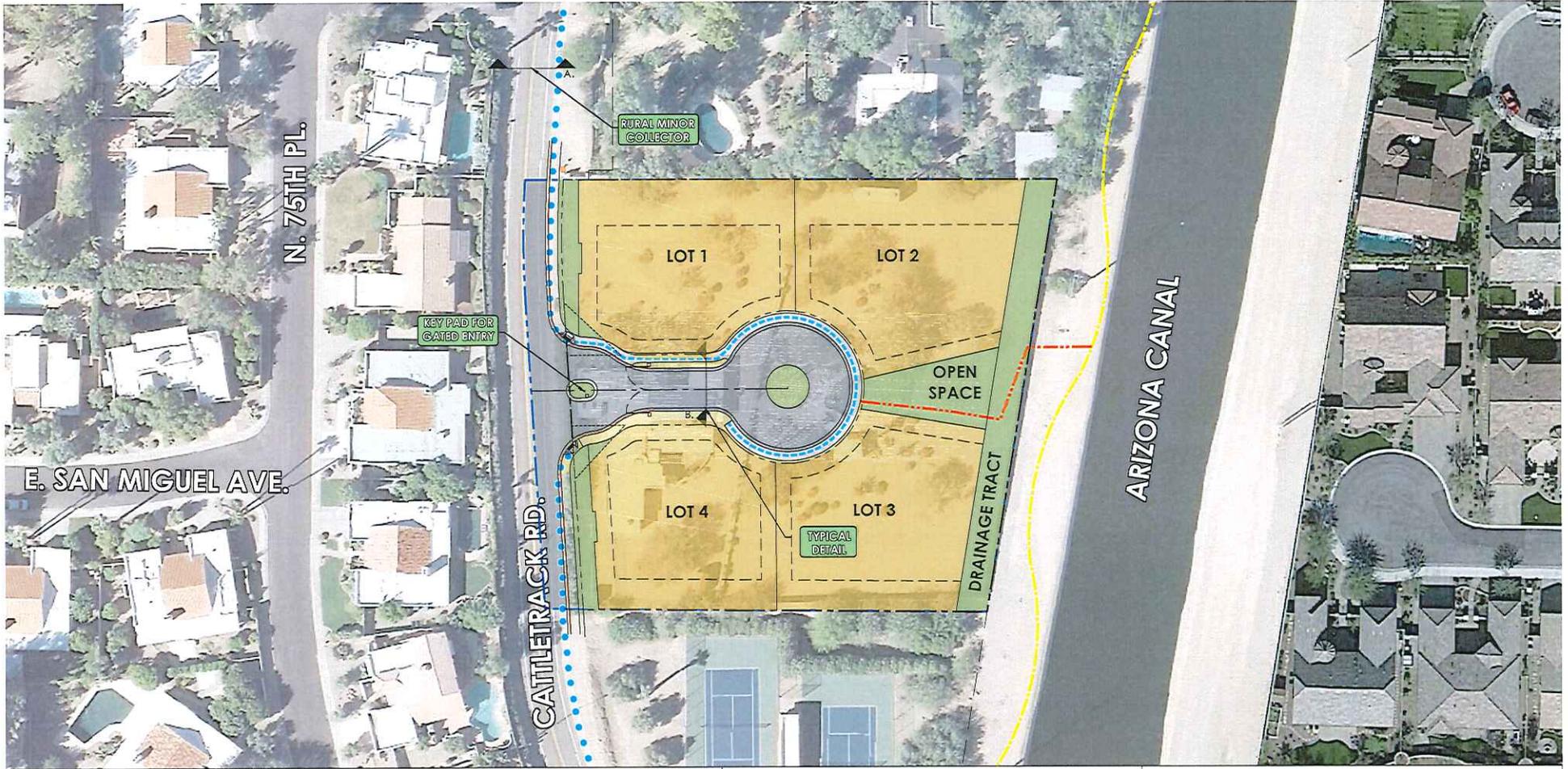


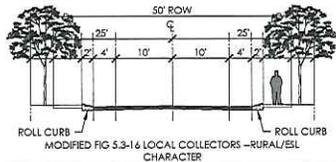
Exhibit A to Attachment 2



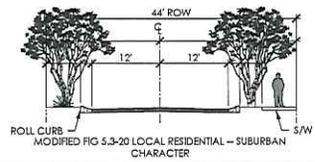
- ● ● 6' EXISTING PUBLIC SIDEWALK
- — — 6' PROPOSED PRIVATE SIDEWALK
- — — 8'-10' EXISTING PUBLIC MULTI-USE PATH
- — — 6' PROPOSED TRAIL CONNECTION SIDEWALK

2 PARKING SPACES PER UNIT TO BE PROVIDED IN GARAGE

A.



B.

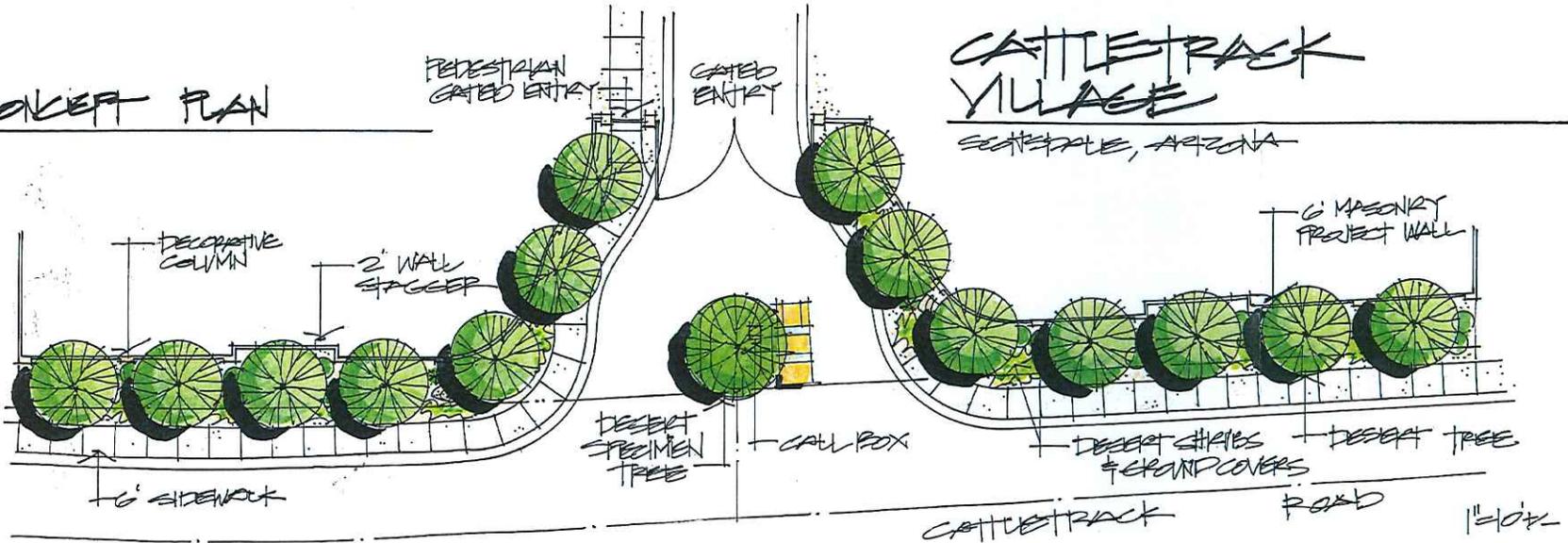








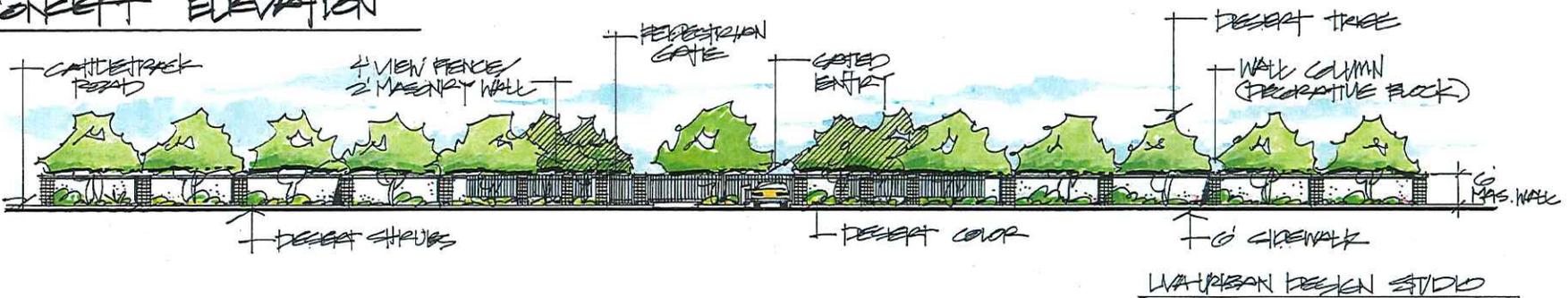
# CONCEPT PLAN



# CATTLETRACK VILLAGE

SCOTTSDALE, ARIZONA

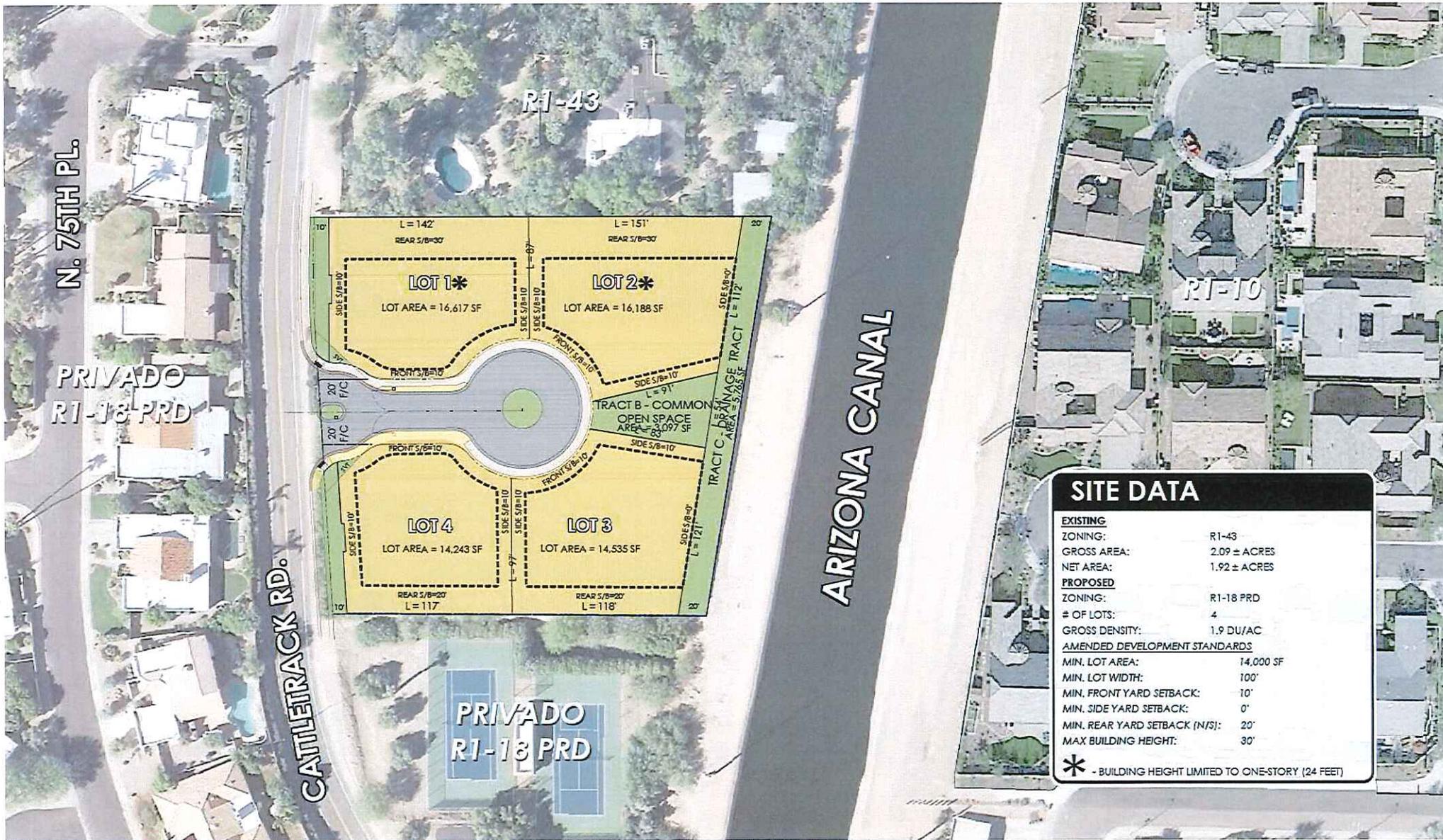
# CONCEPT ELEVATION



19-ZN-2016  
09/14/16



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011606-CATTLETRACK VILLAGE (CADD/PLANNING/1606-0001) CONCEPT.dwg Sep 14, 2016



SITE DATA	
<b>EXISTING</b>	
ZONING:	R1-43
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NET AREA:	1.92 ± ACRES
<b>PROPOSED</b>	
ZONING:	R1-18 PRD
# OF LOTS:	4
GROSS DENSITY:	1.9 DU/AC
<b>AMENDED DEVELOPMENT STANDARDS</b>	
MIN. LOT AREA:	14,000 SF
MIN. LOT WIDTH:	100'
MIN. FRONT YARD SETBACK:	10'
MIN. SIDE YARD SETBACK:	0'
MIN. REAR YARD SETBACK (N/S):	20'
MAX BUILDING HEIGHT:	30'
* - BUILDING HEIGHT LIMITED TO ONE-STORY (24 FEET)	

## **Additional Information for:**

### **Cattletrack Village**

**Case: 19-ZN-2016**

#### **PLANNING/DEVELOPMENT**

1. **DEVELOPMENT CONTINGENCIES** Each element of this zoning case—including density/intensity, lot/unit placement, access and other development contingencies—may be changed as more information becomes available to address public health, safety and welfare issues related to drainage, open space, infrastructure and other requirements.
2. **DEVELOPMENT REVIEW BOARD.** The City Council directs the Development Review Board's attention to:
  - a. wall design,
  - b. the type, height, design, and intensity of proposed lighting on the site, to ensure that it is compatible with the adjacent use,
  - c. improvement plans for common open space, common buildings and/or walls, and amenities such as ramadas, landscape buffers on public and/or private property (back-of-curb to right-of-way or access easement line included), and
  - d. stormwater management systems,
3. **EASEMENTS.**
  - a. **EASEMENTS DEDICATED BY PLAT.** The owner shall dedicate to the city on the final plat, all easements necessary to serve the site, in conformance with the Scottsdale Revised Code and the Design Standards and Policies Manual.
  - b. **EASEMENTS CONVEYED BY SEPARATE INSTRUMENT.** Before any building permit is issued for the site, each easement conveyed to the city separate from a final plat shall be conveyed by an instrument or map of dedication subject to city staff approval, and accompanied by a title policy in favor of the city, in conformance with the Design Standards and Policies Manual
4. **RESPONSIBILITY FOR CONSTRUCTION OF INFRASTRUCTURE.** The developer shall be responsible for all improvements associated with the development or phase of the development and/or required for access or service to the development or phase of the development. Improvements shall include, but not be limited to washes, storm drains, drainage structures, water systems, sanitary sewer systems, curbs and gutters, paving, sidewalks, streetlights, street signs, and landscaping. The granting of zoning/use permit does not and shall not commit the city to provide any of these improvements.
5. **FEES.** The construction of water and sewer facilities necessary to serve the site shall not be in-lieu of those fees that are applicable at the time building permits are granted. Fees shall include, but not be limited to the water development fee, water resources development fee, water recharge fee, sewer development fee or development tax, water replenishment district charge, pump tax, or any other water, sewer, or effluent fee.

6. **ARCHAEOLOGICAL.** Based on Scottsdale Revised Code, Chapter 46, Article VI, Protection of Archaeological Resources, Section 46-132 - Surveys of archaeological sites and exemptions, this development proposal will be exempt from the requirement to provide an archaeological resources survey and report. Regardless of the exemption, any development on the property is subject to the requirements of Scottsdale Revised Code, Chapter 46, Article VI, Protection of Archaeological Resources, Section 46-134 - Discoveries of archaeological resources during construction.
7. **CONSTRUCTION COMPLETED.** Before any BUILDING PERMIT is issued for the site, the owner shall complete all the infrastructure and improvements required by the Scottsdale Revised Code and these stipulations, in conformance with the Design Standards and Policies Manual and other applicable standards

# CATTLETRACK VILLAGE

5713 N. CATTLETRACK RD.  
SCOTTSDALE, ARIZONA

R1-18 PRD ZONING NARRATIVE

FIRST SUBMITTAL – JULY 2016

SECOND SUBMITTAL – SEPTEMBER 2016

## *PROJECT TEAM*

TRUE HOMES, LLC

7831 E. BUENA TERRA WAY  
SCOTTSDALE, AZ 85250

LVA URBAN DESIGN  
STUDIO  
120 S. ASH AVE.  
TEMPE, AZ 85255

DAVID EVANS &  
ASSOCIATES

4600 E. WASHINGTON ST.#250  
PHOENIX, AZ 85034

**ATTACHMENT #4**

**19-ZN-2016**  
**09/14/16**

CATTLETRACK VILLAGE

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**R1-18 PRD REZONING  
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# INTRODUCTION

## PURPOSE OF REQUEST

This proposal is requesting consideration for a rezoning of a +/- 2.1 acre parcel located adjacent to Cattletrack Road south of Palo Verde Lane, and backs to the Arizona Canal. The request would seek to rezone the property from R1-43 to R1-18 Planned Residential District (PRD) to allow for a 4-lot community in a manner that is consistent with the character and density of adjacent communities. The community will be accessed via a gated entry onto a single interior cul-de-sac and will include a community open space area with shaded seating areas and a pedestrian walkway connection to the Arizona Canal public pathway, allowing residents of Cattletrack Village to access this regional recreational amenity and promote the use of non-vehicular transportation to nearby restaurants and shopping to the south.

## PROPERTY LOCATION & RELATIONSHIP TO SURROUNDING PROPERTIES

The subject site is approximately 2.1 acres located at 5713 N. Cattletrack Rd., located adjacent on the west side of the Arizona Canal, between Palo Verde Lane and Valley View Road within the City of Scottsdale. The site consists one parcel, APN#173-03-007R and has an existing residence and accessory structures. A legal description and ALTA Survey have been included with this application.

The property is primarily surrounded by established residential neighborhoods and common use space for the neighboring Privado community. **Table 1** below provides a summary of the existing and surrounding land uses, General Plan Designations, and existing zoning.

	Existing Land Use(s)	General Plan Land Use Designation(s)	Existing Zoning Designation(s)
<b>Site</b>	SF Residence	Suburban Neighborhood	R1-43
<b>South of Site</b>	Privado Community Amenity	Suburban Neighborhood	R1-18 PRD
<b>West of Site</b>	SF Residential	Suburban Neighborhood	R1-18 PRD
<b>North of Site</b>	SF Residence	Suburban Neighborhood	R1-43
<b>East of Site</b>	Arizona Canal, SF Residential Further East	Cultural/Public Use, Suburban Neighborhood	R1-10 PRD

Much of the property within the vicinity of the site consists of existing and planned single-family residential development, including several established neighborhoods such as Privado Village, Park Lane, Del Prado, Woodleaf, and multifamily development Villa Antano. This highly appealing area is experiencing infill and redevelopment of lots similar in scale to the proposed development.

## EXISTING CONDITIONS

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As stated previously the site hosts a single family home, with detached a pool and accessory structures. The residence is completely walled/fenced off from surrounding properties and gated at the northwest corner. In addition to the existing residence, the site does contain a limited number of existing mature trees but the overall vegetation density on the property is very low.

The site is relatively flat with minor topography sloping from northwest to southeast with no significant natural features. A portion of the property is encumbered with a mapped FEMA floodplain adjacent and parallel to the Arizona Canal.

The property currently accesses Cattletrack Road, a local collector roadway with approximately 50 feet of existing public right-of-way. The applicant will be requesting an abandonment of a portion of excess right-of-way along the frontage of the site and will pursue this under separate process.

Water service for the property is provided by EPCOR, with existing water lines located immediately north of the northwest corner of the property. The property is currently on a septic system, but City of Scottsdale sewer lines are located nearby to the north of the property, servicing the Privado neighborhood.

# GENERAL PLAN/CHARACTER AREA PLAN GOALS & POLICES

## SITE DESIGNATION

The property is currently designated as “Suburban Neighborhood” on the 2001 Scottsdale General Plan Land use Map. This designation supports residential densities between 1-8 dwelling units per acre. Suburban Neighborhood land use is a consistent pattern throughout the area which defines the surrounding medium to small-lot single-family communities.

The property is also located within the 2010 Southern Scottsdale Character Area Plan. This plan includes about 15 square miles of Scottsdale’s southern-most land proximate to the Downtown. The Southern Scottsdale Area Plan is bounded on the north by Indian Bend Road; on the east by the Salt River Pima-Maricopa Indian Community; on the south by the City of Tempe, and on the west by the City of Phoenix and the Town of Paradise Valley.

The Southern Scottsdale Area Plan is “a community of residential neighborhoods intersected by major corridors where reinvestment and redevelopment is to be encouraged.” The Character Plan sets goals towards renewal and reinvestment opportunities in the area. High quality housing, stable neighborhoods with prominent identities, and appropriate densities and intensities are focuses for meeting the community’s housing needs.

The proposed project has 4 residential units on the 2 acre parcel, resulting in a density of 2 du/ac. This residential density conforms to the Suburban Neighborhood Land Use designation density of 1-8 du/ac and this proposal will not require a general plan amendment. The proposed R1-18 PRD zoning is appropriate for this location, emphasizing conformance with the Character Area Plan. The Six Guiding Principles of the General Plan to be analyzed are:

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

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### VALUE SCOTTSDALE'S UNIQUE CHARACTER & LIFESTYLE

#### Character & Design

The Character and Design Element of the General Plan states that development shall be in terms of community goals, surrounding area character, and the specific context of the surrounding neighborhood. Cattletrack Village has been planned with the influence of adjacent communities' design and the nearby McDonald Activity Area and Scottsdale Road High Capacity Transit Corridor as described in the Southern Scottsdale Character Area Plan. The proposed path connection to the Arizona Canal will encourage non-vehicular transportation alternatives to destinations and recreation corridors throughout the region. The ranch style, small community character is appropriate given the surrounding areas. Cattletrack Village strives to respect and incorporate the surrounding character and design by enhancing the existing desert landscaping and complying with single story ranch style floor plans as seen nearby.

#### Land Use

The Land Use General Plan states "...maintain a balance of land uses that support a high quality of life, a diverse mixture of housing and leisure opportunities..." The 2 acre project emphasizes connectivity opportunities by establishing regulated access to the Arizona Canal. This element adds to the quality and diverse lifestyle residents will experience. The small community is unique to multi-family housing developments northeast of the site, reinforcing a diverse and balanced land use pattern in the area.

### SUPPORT ECONOMIC VITALITY

#### Economic Vitality

The General Plan's Economic Vitality Principle is intended to protect Scottsdale's future as a desirable place to live, work, play, and visit. The General Plan stresses the intent to address deterioration of mature neighborhoods before it becomes a significant impediment to a high quality of life. The plan proclaims, "Retaining and enhancing the vitality of maturing areas of the city is a critical priority in maintaining the city's economic health."

The subject site is an opportunity to implement these goals of the General Plan by revitalizing an older property and transform the site into a newly restored 4 home community. This development is expected to continue a rejuvenating trend to the mature surrounding area, in order to keep relevance and desirability. The proposed construction is targeted to support economic sustainability and prosperity by implementing the adjacent Downtown and McDonald activity area plans into the overall concept.

Cattletrack Village will offer residents proximity to recreational and mobility opportunities that the Arizona Canal offers, while concurrently being conveniently located close to Scottsdale Road (approximately ½ mile), for more regional services and attractions.

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### ENHANCE NEIGHBORHOODS

#### Community Involvement

In order to adequately gauge the community's feedback, the development team has hosted one public meeting. This meeting was held prior to formal submittal on Tuesday, April 26, 2016 at 6pm in Mohave School's Media/Library room. The feedback from the community was very positive and suggested that nearby residents were very supportive of the Cattletrack Village proposal. Complete outreach efforts and community comments are documented in the Citizen Public Outreach which is provided with this application.

#### Housing

Scottsdale embraces quality housing opportunities that enhance the character and diversity of the area. Preserving and incorporating the natural Sonoran Desert into communities promotes sustainable and environmentally sensitive qualities that residents have grown to appreciate.

The proposed community will include 4, larger lot, custom homes which will feature individually styled architectural character and lush landscaping. This new custom home community will add a variety of housing options while also contributing to the socioeconomic fabric of the larger area. As a whole, this development will heighten to the mature neighborhood and provide a safe and attractive community for future residents.

#### Neighborhoods

The City of Scottsdale has defined its neighborhood character by reinforcing its core qualities. Scottsdale's mature neighborhoods model traditional neighborhoods that promote educational, recreational, and commercial opportunities integrated into the residential areas, or within close proximity in order to create a balanced reinforced local economy and community.

The close proximity to the Arizona Canal encourages the use, growth and connection to Scottsdale's multi-use trail and open space network. These natural pathways connect communities while giving residents added social, mental and physical health benefits. The revitalized property will host a small 4 home community in a mature and established neighborhood, maintaining the traditional design of this larger area. This infill proposal revitalizes and reinvests in the current community by introducing opportunities for an updated and varied housing product within an established community.

### PRESERVE MEANINGFUL OPEN SPACE

#### Open Space and Recreation

The proposed infill project works to highlight existing open space by creating an open and simple site concept. The enhanced entry, common open space, and linear street design presents an open concept feel that highlights all useable landscaped areas. Covered patios and large rear yards will give homeowners a private area to engage and relax, while the common amenity area and connection to the Arizona Canal are opportunities to be active and promote interactions between neighbors. Existing vegetation on the property will be salvaged and re-located within the project to encourage a mature

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native landscape aesthetic and shading in common areas. This re-located vegetated will be complimented with additional landscape to provide for a lush environment, particularly in the common open space and eastern retention areas.

### SEEK SUSTAINABILITY

#### Preservation and Environmental Planning

Cattletrack Village understands and embraces Scottsdale's long term commitment to environmental preservation. Future residences will consider the implementation of climate sensitive building techniques like deep overhangs, recessed windows, and shade elements will minimize the harsh desert living effects. Appropriate and natural landscaping will also contribute to energy and water conservation elements that align with Scottsdale's Sensitive Design Principles.

The proposed internal multi-use trail is likely to reduce automobile reliance for local destinations, therefore reducing negative air-quality impacts.

#### Cost of Development

The City of Scottsdale's philosophy of development "should pay for itself" and not burden existing residents with the provision of infrastructure and public services is honored in the proposed neighborhood. Cattletrack Village is proposed on an infill parcel that will be able to utilize existing infrastructure and add to the revenue base that aids the maintenance of that infrastructure.

#### Growth Areas

This infill project conforms to Scottsdale's growth area guidelines by not contributing to sprawl, and revitalizing an existing neighborhood. Cattletrack Village is situated to support established local employment, recreational, and retail businesses without creating the need for additional services.

### ADVANCE TRANSPORTATION

#### Community Mobility

Scottsdale's Community Mobility Element's policies focus on efficient and accessible choices for the movement of people, goods, and information. The networks that move people are regional, citywide, local, and neighborhood systems.

Cattletrack Village residents will be able to take advantage of existing regional and citywide mobility networks because of its centralized location. The proposed internal trail provides a larger connection to local and neighborhood destinations.

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# DESCRIPTION & JUSTIFICATION FOR REQUEST

## R1-18 ZONING

The applicant is proposing a rezoning from R1-43 to R1-18 PRD with amended development standards. The request and proposed density is appropriate given the existing residential pattern and recent redevelopment of the area. Higher density development is evident on both sides of the Arizona Canal, which is a response to the growing urban core of Old Town Scottsdale. The R1-18 zoning district *“is intended to promote and preserve residential development. Lot size is such that a low density of population is still maintained. Land use is composed chiefly of individual homes, together with required recreation, religious and educational facilities as the basic elements of a balanced neighborhood,”* as described in Section 6.2 of the Scottsdale Zoning Ordinance. The zoning amendment will allow four dwelling units on the two acre property, resulting in a density of 2.1 dwelling units per acre.

The proposed community abides by all R1-18 use and parking regulations. Two parking spaces will be provided per unit with excess guest parking in driveways.

## PRD OVERLAY

The Planned Residential District Overlay has been incorporated into this rezoning request to adjust development standards in order to accommodate the four lots, a street that meets City of Scottsdale standards, provides meaningful common open space area and appropriately meets setbacks to protect the existing large-lot residence to the north. The proposed lot sizes and requested setbacks are consistent with amended standards approved on adjacent properties utilizing the PRD overlay. Setbacks are intended to provide sufficient separation between future Homesites and adjoining properties. A building setback of 30 feet is provided along the north property edge, and 20 feet along the southern edge adjacent to the Privada community amenity area. Side setbacks are typically 10', but in specific locations have been reduced to 0' where homes will be adjacent to internal community open space areas and will not affect nearby homes.

In exchange for reductions in development standards, the applicant has provided for embellished community open space and amenity areas. Open space tracts along the Cattletrack frontage will allow for a meaningful open space treatment and shading of the existing public sidewalk. The frontage area will also include a theme wall that will include variation in the horizontal alignment to provide visual interest and opportunities for additional vegetative planting and vertical column elements.

The community open space at the terminus of the internal street will include seating elements and tree plantings that will promote shaded passive use areas to be enjoyed by community residents. A five

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foot concrete sidewalk will traverse the space and provide an accessible connection through a gate to the Arizona Canal and the recently constructed multi-use path. The community open space will also manage on-site stormwater runoff.

The table below shows the R1-18 PRD Cattletrack Village Development Standards. *Exhibit 12, Setback Exhibit*, displays how these standards are applied throughout the community since setbacks vary for each proposed lot. A legislative draft of the proposal is also included in this submittal, *Appendix A*.

R1-18 PRD DEVELOPMENT STANDARDS			
	ORDINANCE	AMENDED STANDARDS	AMENDED %
MIN. LOT AREA	18,000 SF	14,000 SF	-22%
MIN. LOT WIDTH	120'	100'	-17%
MAX BLDG. HEIGHT	30'	30'*	NO CHANGE
MIN. YARD SETBACKS	F=35', S=10', R=30'	SEE BELOW	

\*Lots along the northern edge of the property will be limited to one-story and 24 feet.

BUILDING SETBACK TABLE			
LOT #	FRONT	SIDE	REAR
1	10'	10'	30'
2	10'	10' (West); 0' (East)	30'
3	10'	10' (West); 0' (East)	20'
4	10'	10'	20'

Design Criteria

Cattletrack Village, as a Planned Residential District, will observe the following design criteria:

- The overall plan will be comprehensive, embracing the land, buildings, landscape and their interrelationships and will conform in all respects to all adopted plans of all governmental agencies for the area in which the proposed development is located.
- The plan will provide open space, circulation, off-street parking, and pertinent amenities. Buildings, structures and facilities will be well integrated, oriented and related to the topographic and natural landscape features of the Site.
- The proposed development will be compatible with existing and planned land use, and with circulation patterns on adjoining properties.
- The internal street system will not be a dominant feature in the overall design, rather it will be designed for the efficient and safe flow of vehicles without creating a disruptive influence on the activity and function of any common areas and facilities.
- Common areas and recreation areas will be so located so as to be readily accessible to the occupants of the dwelling units and will be well related to the common open spaces provided.

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- Architectural harmony within the development and within the neighborhood and community will be achieved so far as practicable.

In order to achieve these characteristics, Cattletrack Village will be applying amended R1-18 development standards to support the unique design elements within the community, elements which would not be required under standard zoning. As proposed, the amended standards would allow for reductions in yard setbacks and lot sizes, see above table.

### **FACTORS**

The proposed site plan reflects a density of 1.9 dwelling units per acre. This density is slightly above the 1.9 DU/AC base density of the R1-18 zoning district requiring one PRD "factor" in order to amend the density by .1 du/ac. This project goes above and beyond the traditional R1-18 requirements by providing provision of common open space and interior amenities.

#### **Provision of Common Open Space**

A private amenity area will be located centrally at the western edge of the community comprising approximately 5,764 square feet within an HOA owned tract. It will serve a dual purpose of activated community open space and community retention. This area will be coupled by a linear retention and stormwater management tract, extending along the eastern perimeter of the site and comprising approximately 3,079 square feet of community owned area.

The lush open space of this area will be visible from the entry and will contribute to the neighborhood aesthetic as an enhanced community gathering space. This common open space will offer a 5 foot pathway with decorative paving that leads from the terminus of the internal street to a gated entry to the Arizona Canal trail system. Within the open space area will be passive seating elements for community gathering, turf for active recreation with selected trees to provide shading.

Additional tracts along the Cattletrack frontage will be provided for community owned landscape purposes.

#### **Exterior Amenities**

The residents of Cattletrack Village will be able to access bike, equestrian, and walking paths through the expansion and extension of the Scottsdale trail system. This system runs adjacent to the property along the eastern edge, on the Arizona Canal. The proposed site plan is designed in order to maximize this area and emphasize the recreational opportunities by providing complimenting open space.

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# METHODOLOGY TO ADDRESS DESIGN PRINCIPLES & GUIDELINES

## ARCHITECTURAL CHARACTER

The four lots in Cattletrack Village will be custom homes, leaving the building footprint and architectural details undetermined at this time. However, the homebuilder, True Homes, has demonstrated their style throughout the Phoenix area. True Home developments are typically one story ranch style houses with architectural styles that complement their community. The anticipated use of cool neutral colors palettes will seek to contrast with the natural warm desert whereby creating a timeless and classic community.

## ENVIRONMENTAL RESPONSE

The applicant understands the importance of a sustainable neighborhood, and will seek to incorporate climate-sensitive building techniques such as deep over hangs, recessed windows, and shade elements. Adding climate sensitive landscaping will contribute to Scottsdale's Sensitive Design Principles and contribute in reducing energy and water consumption.

The direct trail connection as provided in our concept will help to encourage residents to participate in utilizing alternative modes of transportation by providing ease of access to the canal path network that is rapidly taking shape within the city and surrounding municipalities. The resulting reduction in use of vehicles as a mode of transportation will relieve the impact of traffic on adjacent streets and promote a healthier environment.

## SITE DEVELOPMENT CHARACTER

The entry of the proposed community will be identified with monument signage that flank the entry gates. Theme walls and view fencing with horizontal variation and columns along the Cattletrack road frontage will also serve to establish and identify the character of the community. The single vehicular entry gate will be complimented with a gated pedestrian entry on the north side of the street. This pedestrian entry will serve as a connection to the six foot public sidewalk that runs along the Cattletrack road frontage. Past the entry gates the home sites are arranged around a cul-de-sac with a round central median that will contain a large specimen Tree and natural desert boulders as focal point.

Cattletrack Village is designed to be a small but active neighborhood in a centrally located part of Scottsdale. Future residents will enjoy the convenience offered by living close to their favorite Old

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Town restaurants, and nightlife as well as the many recreational activities that this area offers. While proximity to outside amenities is a major draw to Cattletrack Village, it is equally significant that the community will incorporate amenities internal to the development for use by its residents. The trail that is provided gives residents access to the Arizona Canal which in turn can be used for transportation to other destinations or for recreational activities such as walking, jogging, or bike riding.

The trail connection will be made of a 5 foot concrete sidewalk that will be colored to blend in with the natural Sonoran desert character of the plants and native rock used on the site. This path will flow from the neighborhood through a small park-like retention basin that is designed to offer a place for varied activities. Within the basin there is large open turf area that can be used for both active and passive activities. This basin is also large enough that common lawn games such as croquet or playing catch can be comfortably accomplished.

Large flat-top boulders will be buried into the side slopes along the trail and adjacent to the turf area to provide a large flat surface for seating and community gathering. This seating area will be surrounded by native plants and shade trees and will serve as resting place for walkers and a respite for users of the turf area.

### LANDSCAPE CHARACTER

The use of native desert plants will serve to blend the community into the established landscape character of Scottsdale while the select use of some more colorful desert adapted species will help distinguish the individual character of the community. Landscaping along Cattletrack Road will include large box size vegetation establishing a more mature streetscape character representative of the established neighborhood. These trees and shrubs will be supported by a low water-use xeriscape system in order to help conserve water use in our desert community. Accent landscape lighting will be used in strategic areas to accentuate specimen trees and plantings that lend themselves to establishing character. Sidewalks within the community will be integrally colored to match the natural desert patina of surrounding boulders and decomposed granite. Colors chosen for walls and other site elements will also be selected for their ability to blend in with natural desert colors of the surrounding area.

# FINDINGS

**THAT THE DEVELOPMENT PROPOSED IS IN SUBSTANTIAL HARMONY WITH THE GENERAL PLAN OF THE CITY OF SCOTTSDALE, AND CAN BE COORDINATED WITH EXISTING AND PLANNED DEVELOPMENT OF SURROUNDING AREAS.**

Cattletrack Village will comply with the existing General Plan land use of Suburban Neighborhoods and will consist of 4 lots on 2.1 acres, 1.9 DU/AC. The land use designation of Suburban Neighborhoods is described as "... medium to small-lot single-family neighborhoods or subdivisions, densities in Suburban Neighborhoods are usually more than one house per acre, but less than eight per acre." This designation and description proves the substantial harmony with Scottsdale's General Plan.

**THAT THE STREETS AND THOROUGHFARES PROPOSED ARE SUITABLE AND ADEQUATE TO SERVE THE PROPOSED USES AND THE ANTICIPATED TRAFFIC WHICH WILL BE GENERATED THEREBY.**

The development's small size moderately increases homes in the area by four. This will not significantly impact traffic or congestion in the immediate or surrounding areas. The private entry is designed to serve the proposed residents and anticipated traffic counts are limited.

**THE PLANNING COMMISSION AND CITY COUNCIL SHALL FURTHER FIND THAT THE FACTS SUBMITTED WITH THE APPLICATION AND PRESENTED AT THE HEARING WILL ESTABLISH BEYOND A REASONABLE DOUBT THAT THE PLANNED RESIDENTIAL DEVELOPMENT WILL CONSTITUTE A RESIDENTIAL ENVIRONMENT OF SUSTAINED DESIRABILITY AND STABILITY THAT IT WILL BE IN HARMONY WITH THE CHARACTER OF THE SURROUNDING AREA; AND THAT THE SITES PROPOSED FOR PUBLIC FACILITIES SUCH AS SCHOOLS, PLAYGROUNDS AND PARKS, ARE ADEQUATE TO SERVE THE ANTICIPATED POPULATION.**

The proposed project is a continuation of a revitalization of the surrounding area. The four lot community will feature a shared amenity, an enhanced gated entry, and direct access to public trail networks. The property is sensitive to adjacent setbacks and uses, and will blend with the character of the surrounding neighborhood. There are no public facilities proposed as part of this development as existing facilities have proved to be adequate to serve the future residences.



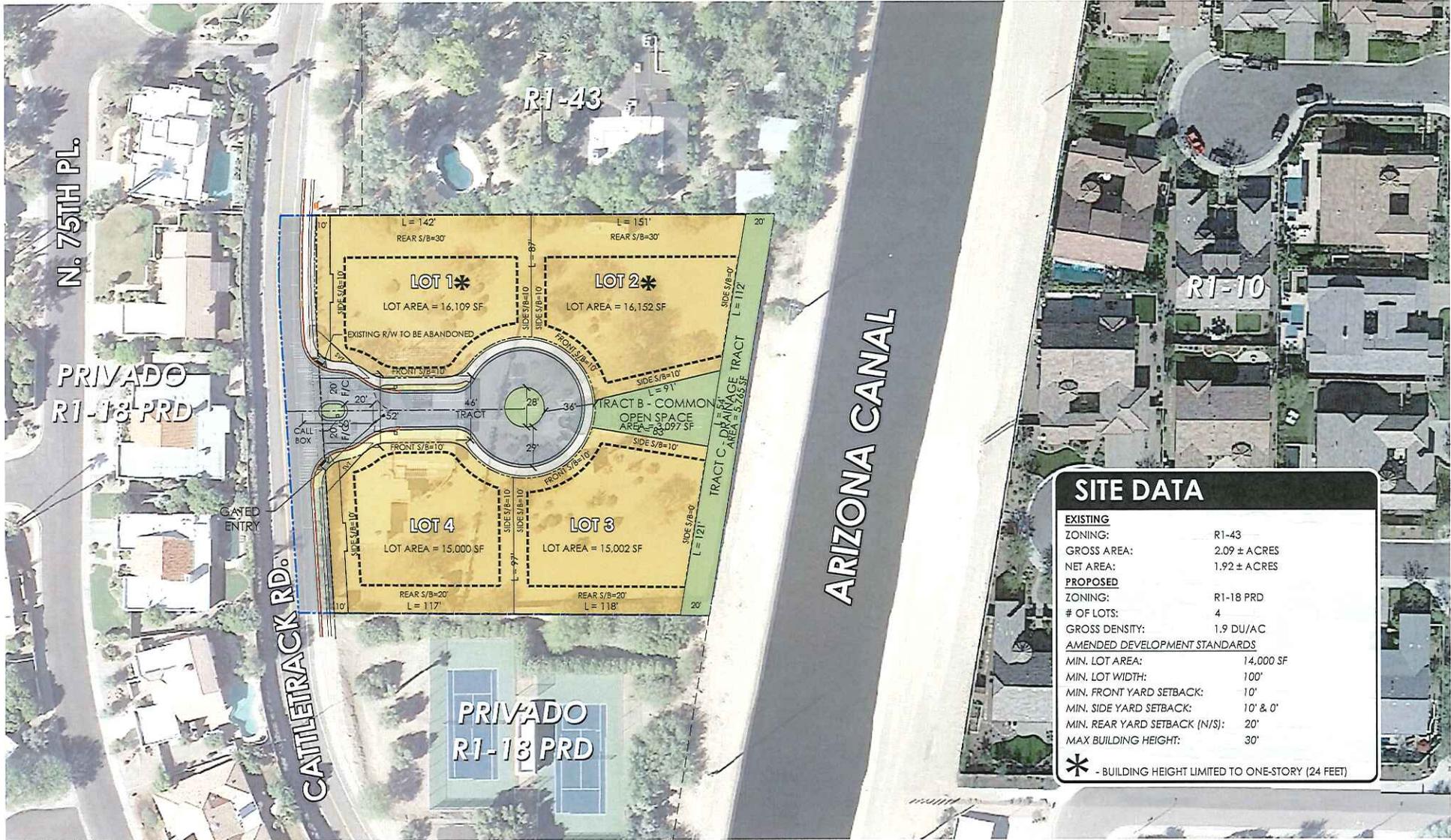
# CONCLUSION

The applicant respectfully requests the approval of this rezoning application as it promotes the objects outlined by the City through the General Plan, South Scottsdale Area Plan, R1-18 zoning district, and the Planned Residential District.

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# EXHIBIT 1



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# EXHIBIT 2



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CONTEXT MAP

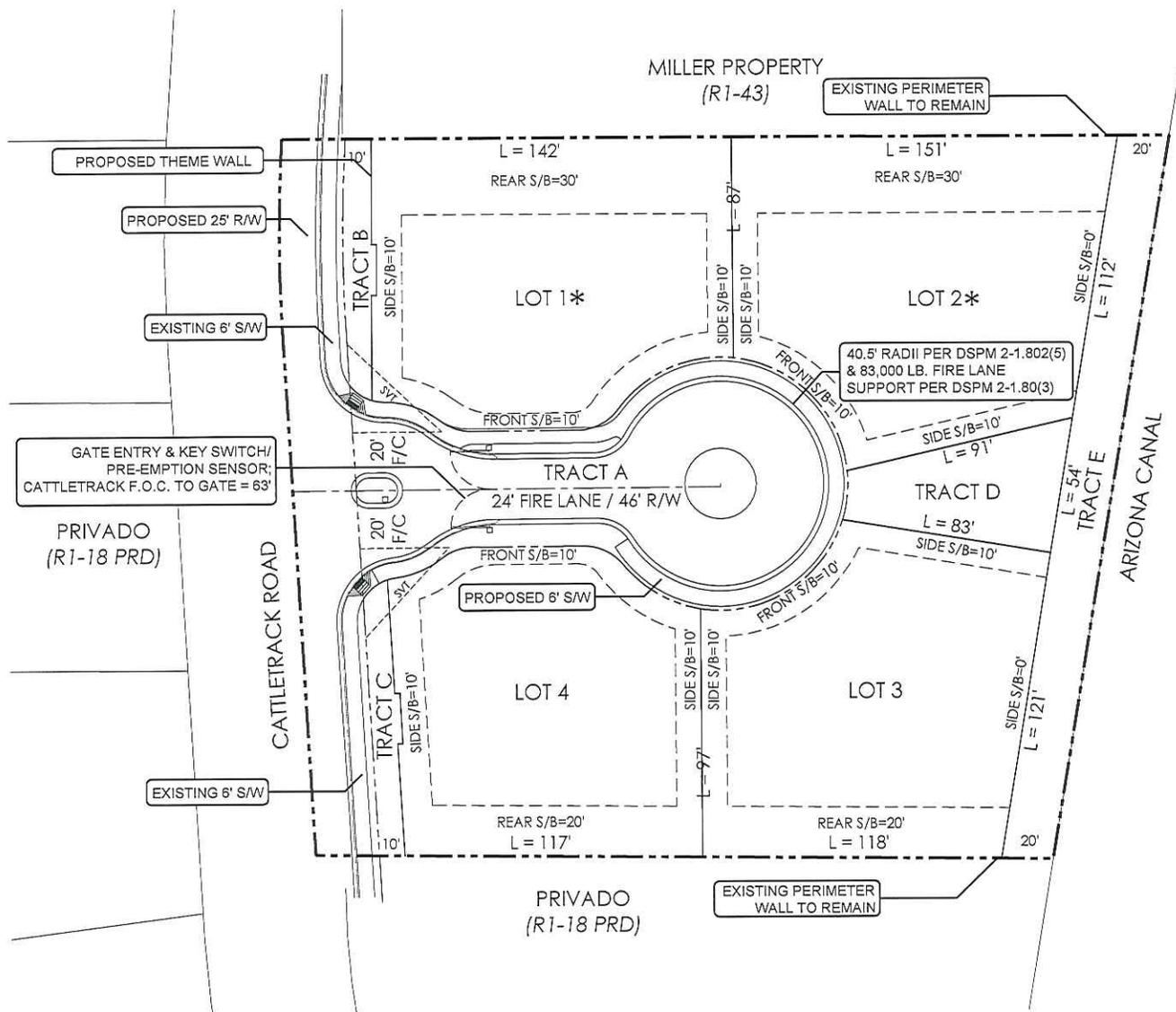
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# EXHIBIT 3

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## SITE DATA

**EXISTING**  
 ZONING: R1-43  
 GROSS AREA: 2.09 ± ACRES  
 NET AREA: 1.92 ± ACRES

**PROPOSED**  
 ZONING: R1-18 PRD  
 # OF LOTS: 4  
 GROSS DENSITY: 1.9 DU/AC  
 PARKING: 2 SPACES/UNIT TO BE PROVIDED IN GARAGE

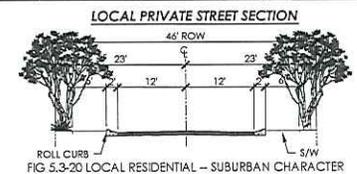
**AMENDED DEVELOPMENT STANDARDS**  
 MIN. LOT AREA: 14,000 SF  
 MIN. LOT WIDTH: 100'  
 MAX BUILDING HEIGHT: 30'

\* - BUILDING HEIGHT LIMITED TO ONE-STORY (24 FEET)

LOT / BLDG. SETBACK TABLE				
LOT	AREA (SF)	PROPOSED SETBACKS		
		FRONT	SIDE	REAR
1	14,945	10'	10'	30'
2	16,152	10'	10' (WEST)/0' (EAST)	30'
3	15,001	10'	10' (WEST)/0' (EAST)	20'
4	13,748	10'	10'	20'

**FIRE CONFORMANCE INFORMATION**  
 \* ON-SITE STREET TRACTS ARE DESIGNATED 24' FIRE LANES.  
 \* FIRE LANE SURFACE TO SUPPORT 83,000 LB G/W  
 \* UNOBSTRUCTED VERTICAL CLEARANCE MIN. 13'-6"  
 \* KEY SWITCH/PRE-EMPTION SENSOR REQUIRED FOR ALL GATES  
 \* GATE DETAIL CONSISTENT WITH DS&PM  
 \* ALL PRIVATE ACCESSWAYS TO MEET MINIMUM 40.5' OUTSIDE EDGE RADIUS

TRACT TABLE			
TRACT	AREA (SF)	USE	MAINTENANCE
A	13,042	PRIVATE STREET	HOA
B	1,087	COMMUNITY O/S	HOA
C	1,095	COMMUNITY O/S	HOA
D	3,079	COMMUNITY O/S	HOA
E	5,764	O/S & DRAINAGE	HOA



# CATTLETRACK VILLAGE

SITE PLAN & SUBDIVISION PLAN

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# EXHIBIT 4



# CATTLETRACK VILLAGE

OPEN SPACE PLAN

**19-ZN-2016**  
**09/14/16**

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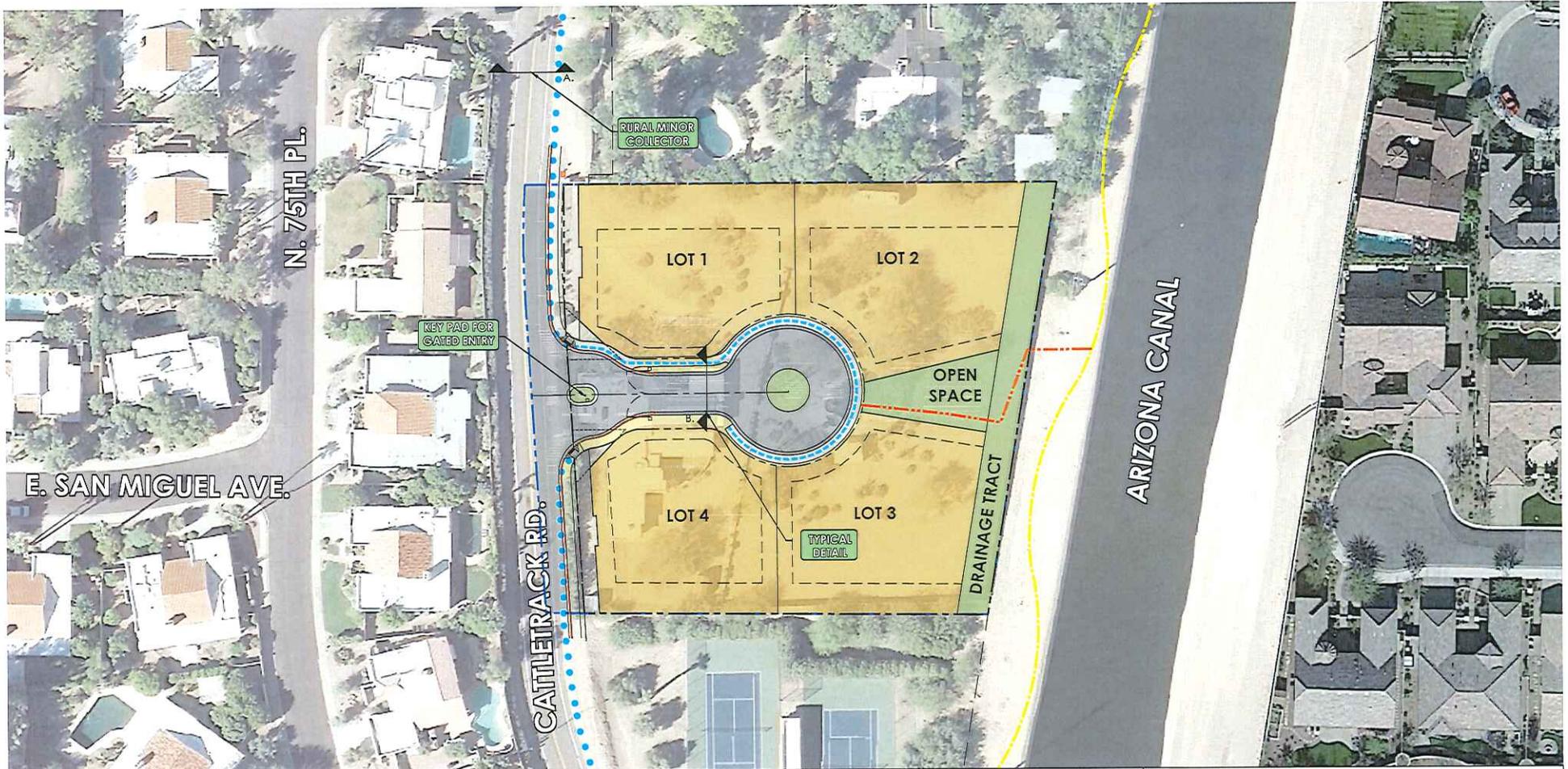
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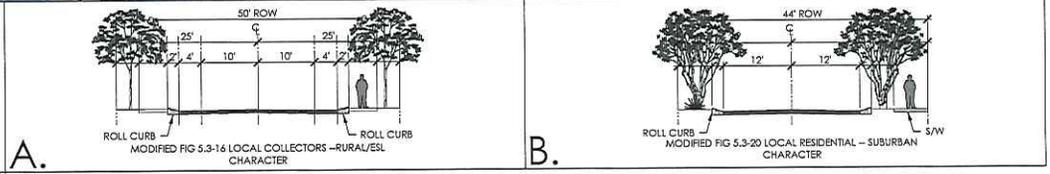
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# EXHIBIT 6



- ● ● 6' EXISTING PUBLIC SIDEWALK
- — — 8'-10' EXISTING PUBLIC MULTI-USE PATH
- — — 6' PROPOSED PRIVATE SIDEWALK
- — — 6' PROPOSED TRAIL CONNECTION SIDEWALK

2 PARKING SPACES PER UNIT TO BE PROVIDED IN GARAGE



**LVA** urban design studio  
 land planning • development entitlements • landscape architecture  
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## CATTLETRACK VILLAGE

PEDESTRIAN & VEHICULAR CIRCULATION PLAN

APPROX. SCALE: 1" = 30'  
 1606 DRAWN BY: AH 9/9/16

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# EXHIBIT 7

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**09/14/16**

**GENERAL NOTES:**

- ALL DISTURBED AREAS ARE TO HAVE 'DESERT FLOOR' DECOMPOSED GRANITE, MATCH COLOR AND SIZE OF SURROUNDING AREAS.
- ALL BERMS ARE TO HAVE MAXIMUM 4:1 SIDE SLOPES.
- BOULDERS ARE TO BE SURFACE SELECT SITE BOULDERS, 1/3 BURIED IN SOIL, TYP.
- 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.
- ALL SPECIES SHALL BE SELECTED SOLELY FROM THE ARIZONA DEPT. OF WATER RESOURCES LOW WATER USE / DROUGHT TOLERANT PLANT LIST.
- NO SHRUB OR GROUND COVER WITHIN SIGHT VISIBILITY TRIANGLE SHALL EXCEED 2'-0" IN HEIGHT AT MATURITY, TYP.
- MEDIANS LANDSCAPING SHALL BE PROVIDED IN ACCORDANCE WITH THE DS&PM.
- EMERGENCY ACCESS TO BE KEPT CLEAR.
- THORNY TREES, SHRUBS, CACTI SHALL BE PLANTED SO THAT THEIR MATURE SIZE - CANOPY WILL BE AT LEAST 4' AWAY FROM ANY WALKWAYS OR PARKING AREA CURBING (DSPM SEC. 2-1.1001.13).
- THE DEDICATION OF PUBLIC UTILITY EASEMENTS MAY RESTRICT THE LOCATION AND TYPE OF VEGETATIVE MATERIALS ALLOWED WITHIN THESE AREAS.

**VICINITY MAP**

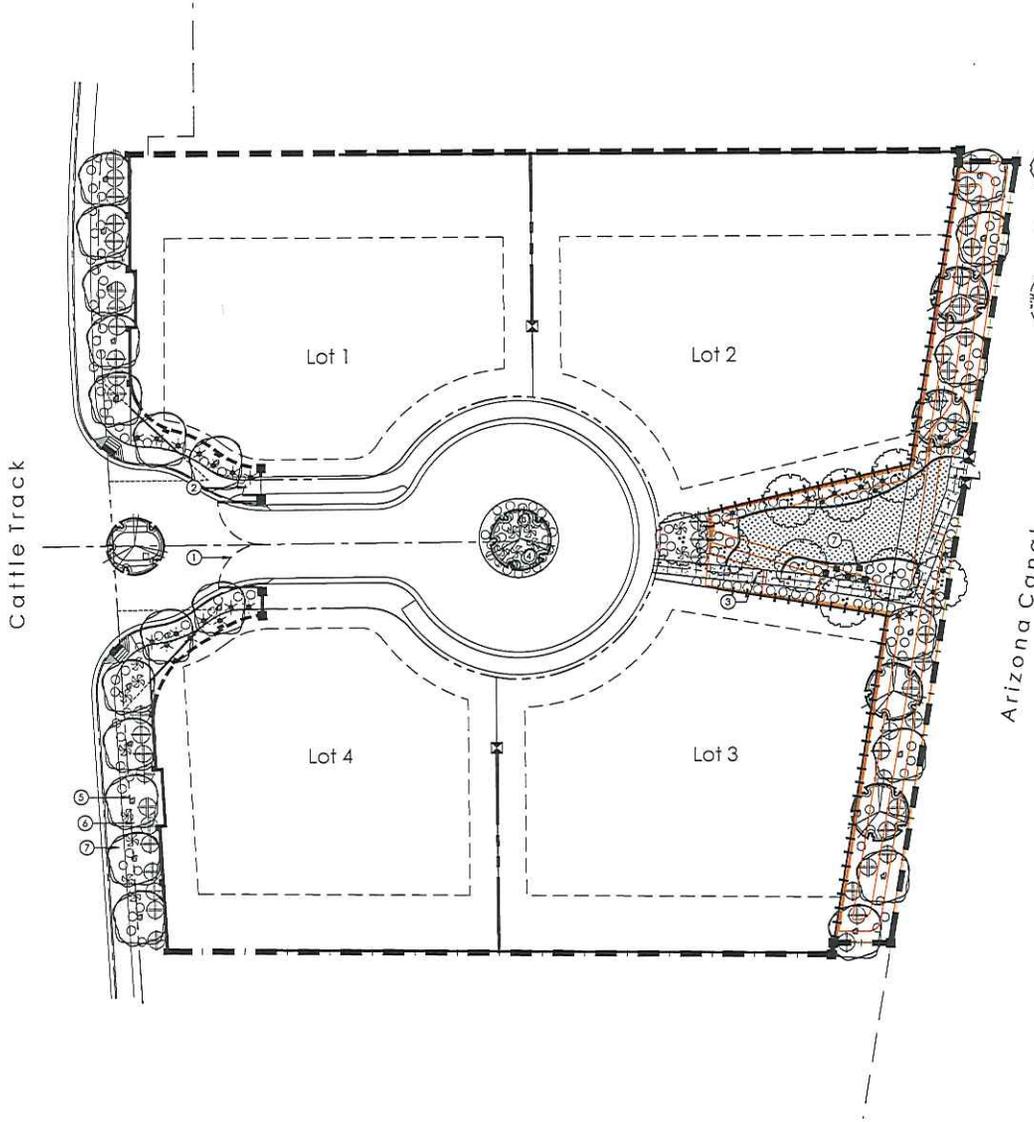


**PROJECT TEAM**

Discipline	Company Contact Info.
Developer	True Homes LLC David Reich 7831 E. Buena Terra Way Scottsdale, AZ, 85250 602.751.6793
Landscape Architect	LVA Urban Design Studio Keith Jankovsky, RLA, 120 South Ash Avenue Tempe, Arizona 85281 480.994.0994 kjankovsky@lvadesign.com
Civil Engineer	David Evans & Associates Ronal Georges 4600 E. Washington St., Suite 250 Phoenix, AZ 85034 602.474.9237

**LANDSCAPE KEYNOTE LEGEND**

- ENTRY GATES
- PEDESTRIAN GATE
- TRAIL CONNECTION SIDEWALK-COLORED CONCRETE
- PROPOSED RETENTION
- ROW
- PUE
- EXISTING SIDEWALK
- FLAT-TOP BOULDERS FOR SEATING



**PLANTING LEGEND**

TREES		SIZE	QTY.	CALIPER
ACACIA GREGGII	CATCLAW ACACIA	24" BOX	-	1.0"-1.75"
CELTIS RETICULATA	WESTERN HACKBERRY	24" BOX	-	1.0"-1.5"
CHILOPSIS LINEARIS	DESERT WILLOW	24" BOX	-	1.0"-1.5"
OLNEYA TESOTA	IRONWOOD	24" BOX	-	2.5"-3.5"
PARKINSONIA FLORIDA	BLUE PALO VERDE	24" BOX	-	1.0"-1.5"
PARKINSONIA MICROPHYLLA	FOOTHILLS PALO VERDE	24" BOX	-	0.75"-1.25"
PROSOPIS VELUTINA	VELVET MESQUITE	24" BOX	-	1.0"-1.5"
QUERCUS TURBINELLA	SCRUB OAK	24" BOX	-	1.0"-1.5"
SHRUBS		SIZE	QTY.	
AMBROSIA AMBROSIOIDES	GIANT BURSAGE	5 GAL.	-	
AMBROSIA DELTOIDEA	BURSAGE	5 GAL.	-	
CALLIANDRA CALIFORNICA	BAJA FAIRY DUSTER	5 GAL.	-	
CALLIANDRA ERIOPHYLLA	PINK FAIRY DUSTER	5 GAL.	-	
ERICAMERIA LARICIFOLIA	TURPENTINE BUSH	5 GAL.	-	
HOLACANTHA EMORYI	EMORY'S CRUCIFIXION THORN	5 GAL.	-	
HYPTIS EMORYI	DESERT LAVENDER	5 GAL.	-	
JUSTICIA CALIFORNICA	CHUPAROSA	5 GAL.	-	
LARREA TRIDENTATA	CREOSOTE BUSH	5 GAL.	-	
PENSTEMON SP.	DESERT PENSTEMON	1 GAL.	-	
PSILOSTROPHE COOPERI	PAPERFLOWER	5 GAL.	-	
SPHAERALCEA AMBIGUA	DESERT GLOBE MALLOW	5 GAL.	-	
SIMMONDSIA CHINENSIS	JOJOBA	5 GAL.	-	
VIGUIERA DELTOIDEA	GOLDENEYE	5 GAL.	-	
ACCENTS		SIZE	QTY.	
AGAVE WEBERI	WEBER AGAVE	5 GAL.	-	
CARNEGIEA GIGANTEA	SAGUARO	SPEAR	-	
DASYLIRION WHEELERI	DESERT SPOON	5 GAL.	-	
FEROCACTUS CYLINDRACEUS	COMPASS BARREL	5 GAL.	-	
FOUQUERIA SPLENDENS	OCOTILLO - 12 CANE MIN.	5 GAL.	-	
OPUNTIA ENGELMANNI	ENGELMANN'S PRICKLY PEAR	5 GAL.	-	
OPUNTIA FULGIDA	CHAIN FRUIT CHOLLA	5 GAL.	-	
YUCCA BACCATA	BANANA YUCCA	5 GAL.	-	
GROUNDCOVERS		SIZE	QTY.	
BAILEYA MULTIRADIATA	DESERT MARIGOLD	1 GAL.	-	
DALEA GREGGII	TRAILING INDIGO BUSH	1 GAL.	-	
DYSSODIA PENTACHAETA	GOLDEN DYSSODIA	1 GAL.	-	
MELAMPODIUM LEUCANTHUM	BLACKFOOT DAISY	1 GAL.	-	
VERBENA RIGIDA	SANDBAPER VERBENA	1 GAL.	-	
LANDSCAPE MATERIALS			QTY.	
TURF	SOD		150 S.F.	
DECOMPOSED GRANITE	1/2" MINUS	GOLD	-S.F.	
SURFACE SELECT BOULDERS	1, 2, 3, 4 TON	TO MATCH/D.G.		

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

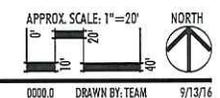


FLAT-TOP BOULDERS FOR SEATING CHARACTER

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**CATTLETRACK VILLAGE**

CONCEPTUAL LANDSCAPE PLAN  
SHEET 1 OF 2



0000.0 DRAWN BY: TEAM 9/13/16

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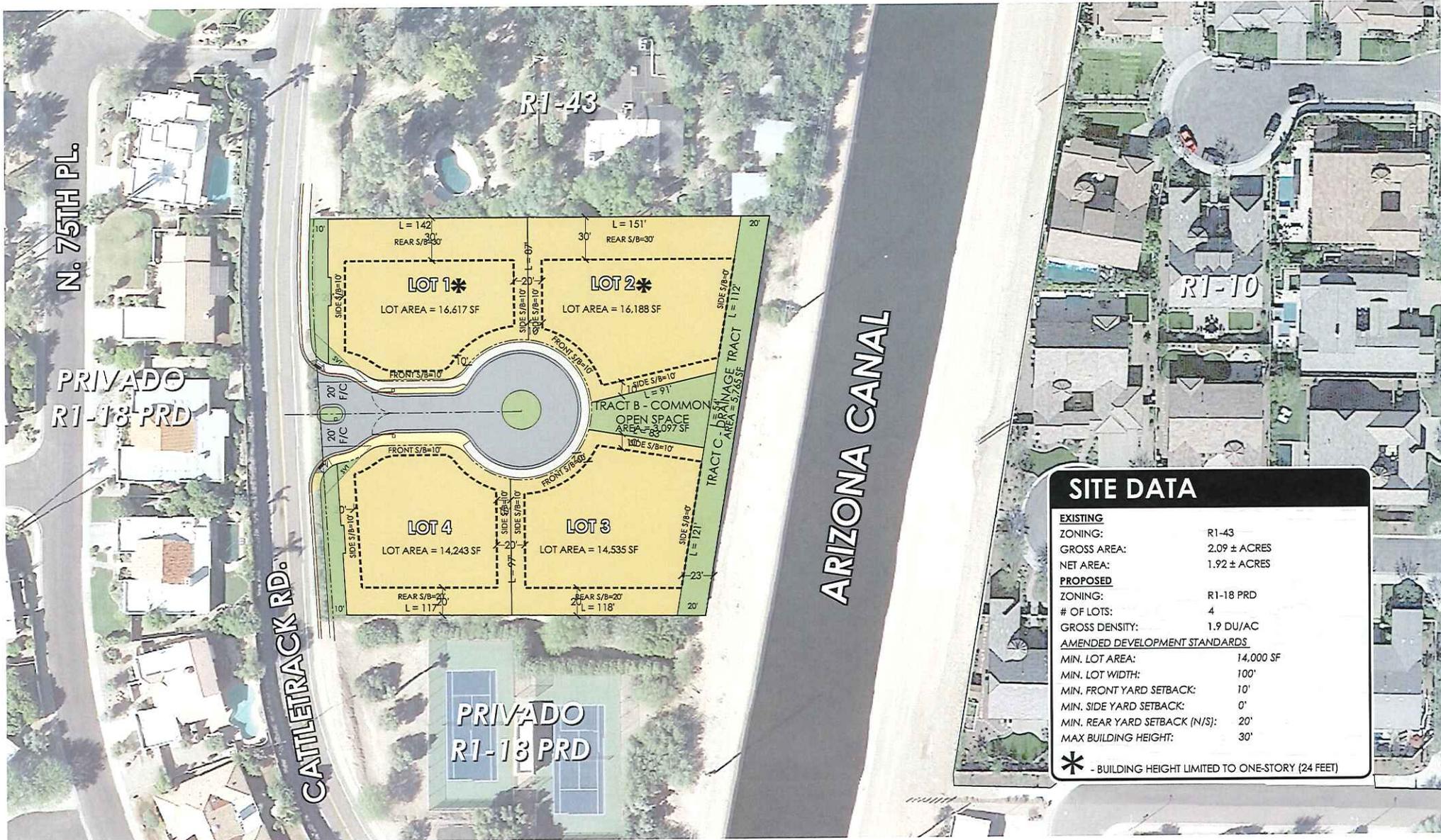
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**19-ZN-2016**  
**09/14/16**

CATTLETRACK VILLAGE

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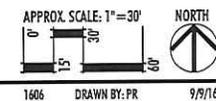
# EXHIBIT 8



SITE DATA	
<b>EXISTING</b>	
ZONING:	R1-43
GROSS AREA:	2.09 ± ACRES
NET AREA:	1.92 ± ACRES
<b>PROPOSED</b>	
ZONING:	R1-18 PRD
# OF LOTS:	4
GROSS DENSITY:	1.9 DU/AC
<b>AMENDED DEVELOPMENT STANDARDS</b>	
MIN. LOT AREA:	14,000 SF
MIN. LOT WIDTH:	100'
MIN. FRONT YARD SETBACK:	10'
MIN. SIDE YARD SETBACK:	0'
MIN. REAR YARD SETBACK (N/S):	20'
MAX BUILDING HEIGHT:	30'
* - BUILDING HEIGHT LIMITED TO ONE-STORY (24 FEET)	

# CATTLETRACK VILLAGE

SETBACK EXHIBIT



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 01/16/16-CATTLETRACK VILLAGE/CAO/PLANNING/LVA-1608-SETBACK EXHIBIT.dwg Sep 9, 2016

**19-ZN-2016**  
**09/14/16**

CATTLETRACK VILLAGE

• • •

# APPENDIX A

**19-ZN-2016**  
**09/14/16**

**LEGISLATIVE DRAFT OF THE PROPOSED AMENDED DEVELOPMENT STANDARDS**

Sec. 5.300. - Single-family Residential (R1-18).

(Ord. No. 4005, § 1(Res. No. 8947, Exh. A, § 32), 4-3-12)

Sec. 5.301. - Purpose.

This district is intended to promote and preserve residential development. Lot size is such that a low density of population is still maintained. Land use is composed chiefly of individual homes, together with required recreation, religious and educational facilities as the basic elements of a balanced neighborhood.

Sec. 5.302. - Use regulations.

- A. Permitted uses. Buildings, structures or premises shall be used and building and structures shall hereafter be erected, altered or enlarged only for the following uses:
  - 1. Any use permitted in the (R1-43) single-family residential district. (see section 5.102A).
- B. Permitted uses by conditional use permit. Any use permitted by conditional use permit in the (R1-43) single-family residential district. (see section 5.102B).

(Ord. No. 3048, § 2, 10-7-97; Ord. No. 3034, § 1, 11-4-97; Ord. No. 3103, § 1, 1-6-98; Ord. No. 3493, § 1, 3-4-03)

Sec. 5.303. - Reserved.

**Editor's note**— Ord. No. 4164, § 1(Res. No. 9857, § 1, Exh. A, § 10), adopted Aug. 25, 2014, repealed § 5.303 which pertained to approvals required and derived from Ord. No. 3225, § 1, adopted May 4, 1999.

Sec. 5.304. - Property development standards.

The following property development standards shall apply to all land and buildings in the R1-18 district:

- A. Lot area.
  - 1. Each lot shall have a minimum area of not less than fourteen thousand (14,000) ~~eighteen thousand (18,000)~~ 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.
  - 1. Width. All lots shall have a minimum width of one hundred (100) ~~one hundred twenty (120)~~ feet.
- C. Density. There shall not be 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 ten (10) ~~thirty-five (35)~~ feet.
  - b. Where lots have a double frontage on two (2) streets, the required front yard of ten (10) ~~thirty-five (35)~~ feet shall be provided on both streets.
  - c. On a corner lot, the required front yard of ten (10) ~~thirty-five (35)~~ feet shall be provided on each street. 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 on each side of a building having a width of not less than zero (0) ~~ten (10)~~ feet.
  - 3. Rear Yard. There shall be a rear yard having a depth of not less than twenty (20) ~~thirty (30)~~ 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 not be less than twenty (20) 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 or rear yard. 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 facing 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.

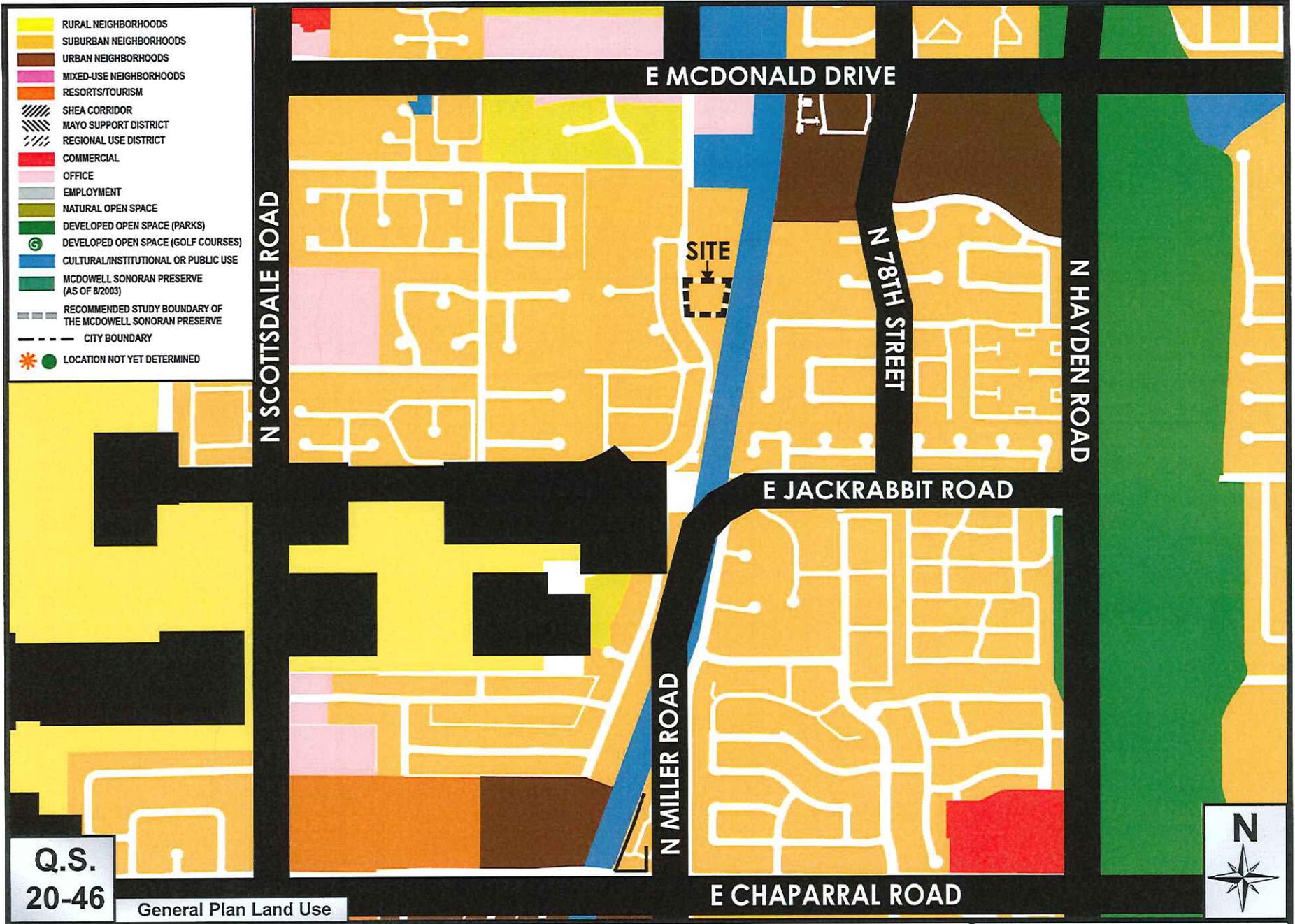
(Ord. No. 2509, § 1, 6-1-93; Ord. No. 4005, § 1(Res. No. 8947, Exh. A, § 33), 4-3-12)

Sec. 5.305. - Off-street parking.

The provisions of article IX shall apply.

Sec. 5.306. - Signs.

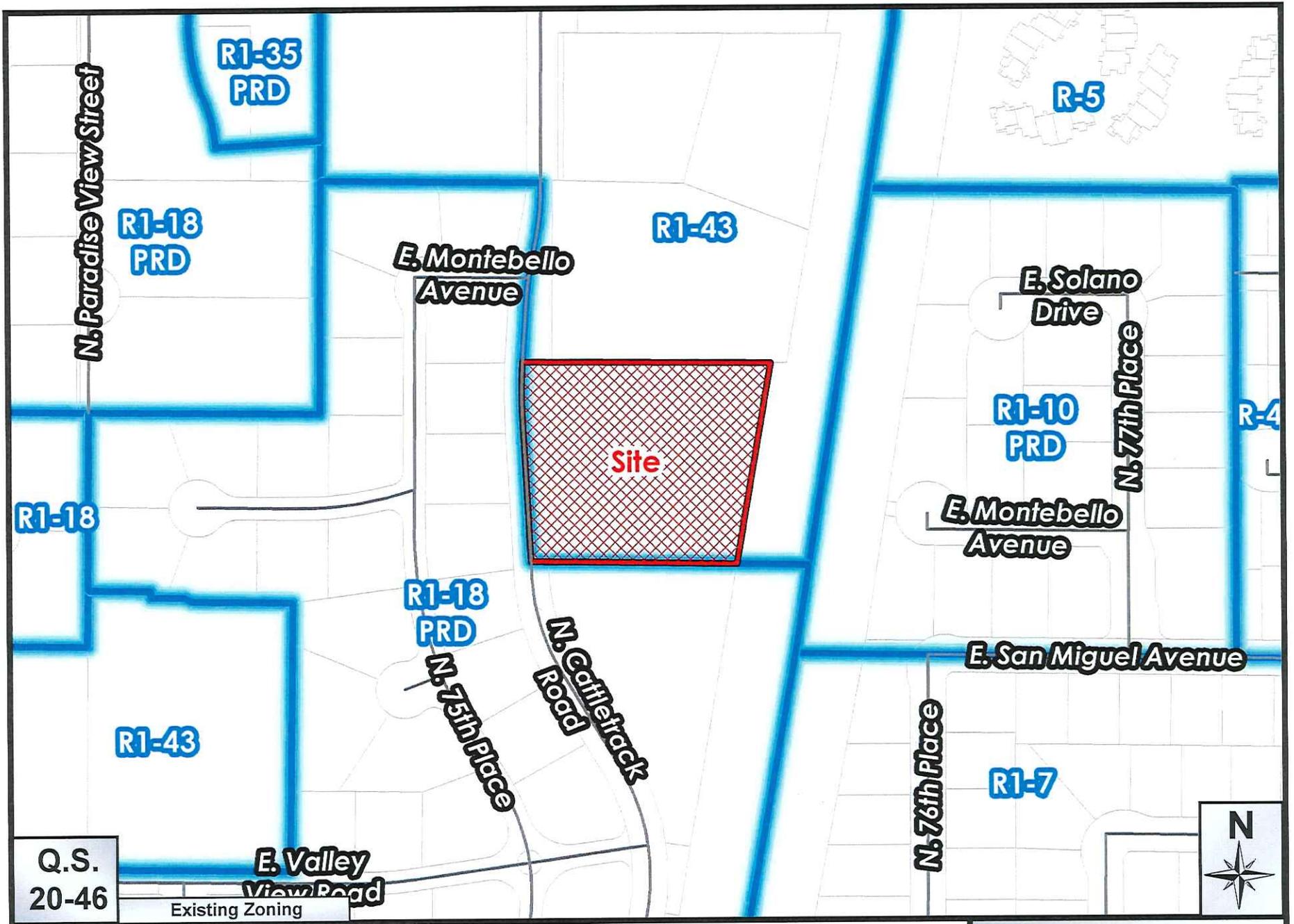
The provisions of article VIII shall apply.



Cattletrack Village

ATTACHMENT #5

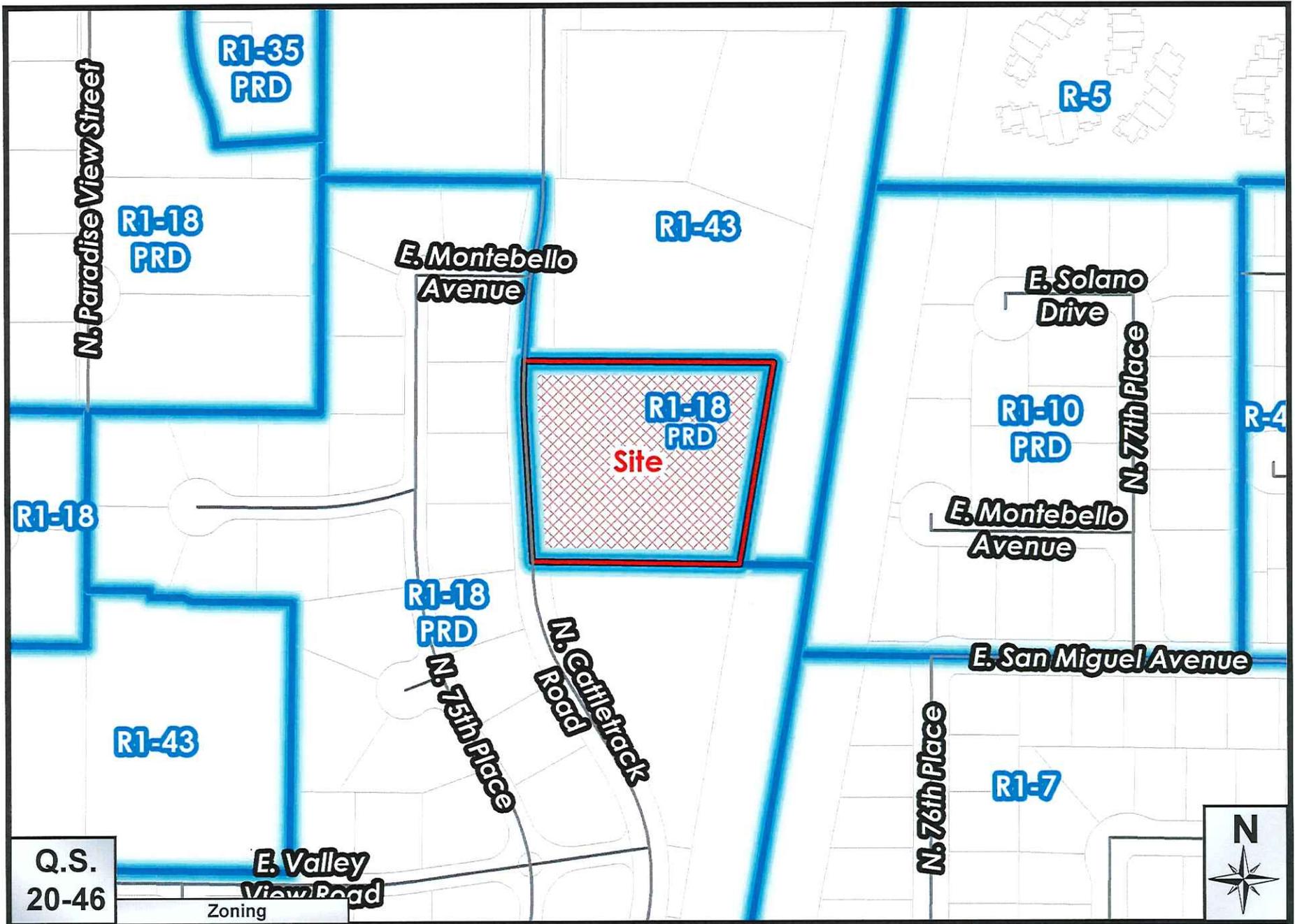
19-ZN-2016



Cattletrack Village

ATTACHMENT #6

19-ZN-2016



Cattletrack Village

ATTACHMENT #7

19-ZN-2016

## CATTLETRACK VILLAGE - CITIZEN REVIEW REPORT

### **1. MEETING 1 – April 26, 2016**

On Tuesday, April 26, 2016, a public neighborhood meeting was held at Mohave Middle School's library/media room from 6:00pm-7:00pm. Letters with an attached site plan were mailed to; residents within a 750' radius and City of Scottsdale "additional to be informed" on April 11<sup>th</sup>, fifteen days prior to the meeting.

Five exhibit boards (context, general plan, zoning, site plan, and elevations) were posted around the library. Participants were encouraged to sign in, tour the exhibits with the applicant team, and ask or write comments or concerns. Six residents attended the meeting. Two written comments/concerns have been received from SRP and ADOT.

Most participants were from the Privado Village neighborhood, west of the site. The neighbors that attended the meeting were mostly curious about the proposed development, some residents verbalized their support for the redevelopment, saying that the area was in need of gentrification. Conversations about the community tying into the Arizona Canal trail system, future of the current home on the site, construction timeline, price point of homes, and overall architecture lead the discussion.

At this time the applicant remains sensitive to the community's opinions, but does not see any prominent concerns to four lot site plan.

### **ATTACHEMENTS**

1. Map of notified neighbors (750 feet)
2. List of names and contact information for contacted parties
3. Notification Letters
4. Open house sign-in sheets
5. Comment responses
6. Affidavit of sign posting



April 11, 2016

Re: Cattletrack Village: Neighborhood Meeting Announcement

Dear Neighbor/Property Owner:

We are Landscape Architects and Land Planners seeking approval for a 4-lot community near your home/property. The site is currently occupied by a residential home, located at 5713 N. Cattletrack Rd. in Scottsdale, AZ.

We are inviting you to an upcoming neighborhood meeting to provide information about our design and the application process.

Within the coming weeks, we will be submitting an application to the City of Scottsdale requesting to amend the zoning on the property from the existing R1-43 (Single Family Residential, 1 dwelling unit per acre) to R1-18 PRD (Single Family Residential Planned Residential District, 2 dwelling units per acre). The proposed zoning change is in conformance with the City's General Plan that identifies the land use on the property as Suburban Neighborhoods (1-8 dwelling units per acre). Our proposal intends to maintain conformance with this requirement by providing 4 single family homes on the 2+/- acre property.

The requested zoning change will allow for large lot, single story private homes, enhanced community open space located along the Arizona Canal, and a gated vehicular access from Cattletrack Road.

As part of our ongoing effort to provide information and address questions from neighbors and property owners, we will be hosting a neighborhood meeting to discuss our plans and to gather feedback.

**DATE: Tuesday, April 26, 2016**

**TIME: 6:00pm**

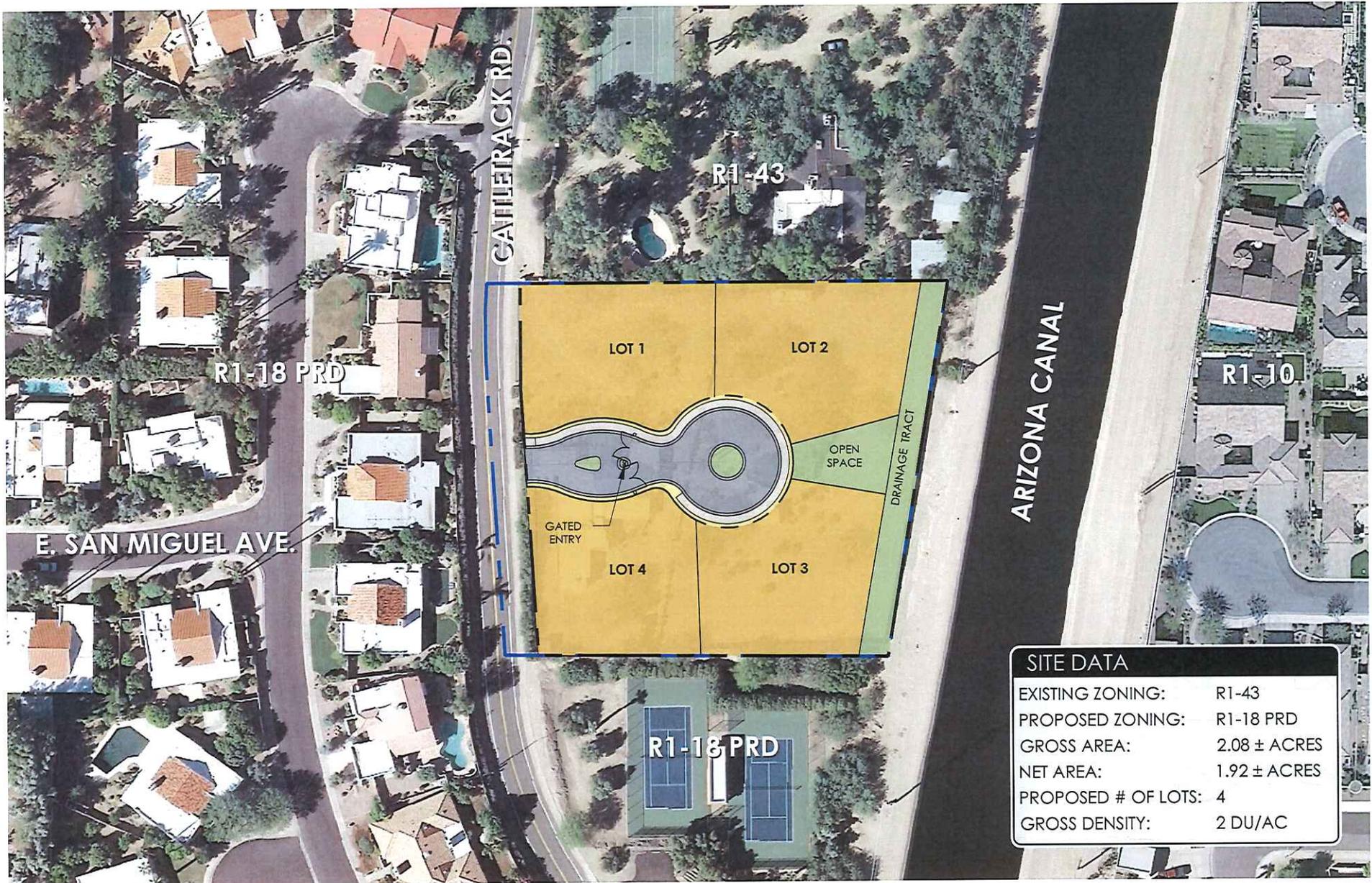
**LOCATION: Mohave Middle School's Library/Media Room  
(8490 E Jackrabbit Rd, Scottsdale, AZ 85250)**

Thank you for your time and interest! If you are unable to attend the neighborhood meeting and wish to provide input, please contact myself or the City of Scottsdale. Comments will be made part of the public record for inclusion in the case file.

Sincerely,



Alex Stedman  
Planning Manager  
**LVA Urban Design Studio**  
Email: [astedman@lvadesign.com](mailto:astedman@lvadesign.com)

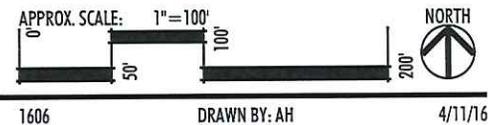


SITE DATA	
EXISTING ZONING:	R1-43
PROPOSED ZONING:	R1-18 PRD
GROSS AREA:	2.08 ± ACRES
NET AREA:	1.92 ± ACRES
PROPOSED # OF LOTS:	4
GROSS DENSITY:	2 DU/AC

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# CATTLETRACK VILLAGE

## CONCEPTUAL SITE PLAN



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 U:\1606-CATTLETRACK VILLAGE\CAD\PLANNING\LVA-1606-CONCEPTUAL LOTTING STUDY.dwg Apr 11, 2016

April 1, 2016

Superintendent  
Scottsdale School District  
3811 N. 44<sup>th</sup> St.  
Phoenix, AZ 85018

Dear Madam or Sir,

This letter is being sent to you pursuant to City of Scottsdale Zoning Code (Ordinance No. 455), Article 1, Administration and Procedures, Section 1.1500, Collaborative City and School Planning.

Please be advised that we are applying for a rezoning application that will seek to modify the residential zoning on a 2 acre property resulting in greater residential density allowed on the subject property. The property is currently zoned as R1-43 (one residential unit per acre). Our application will result in a total of four units allowed, an increase of three homes.

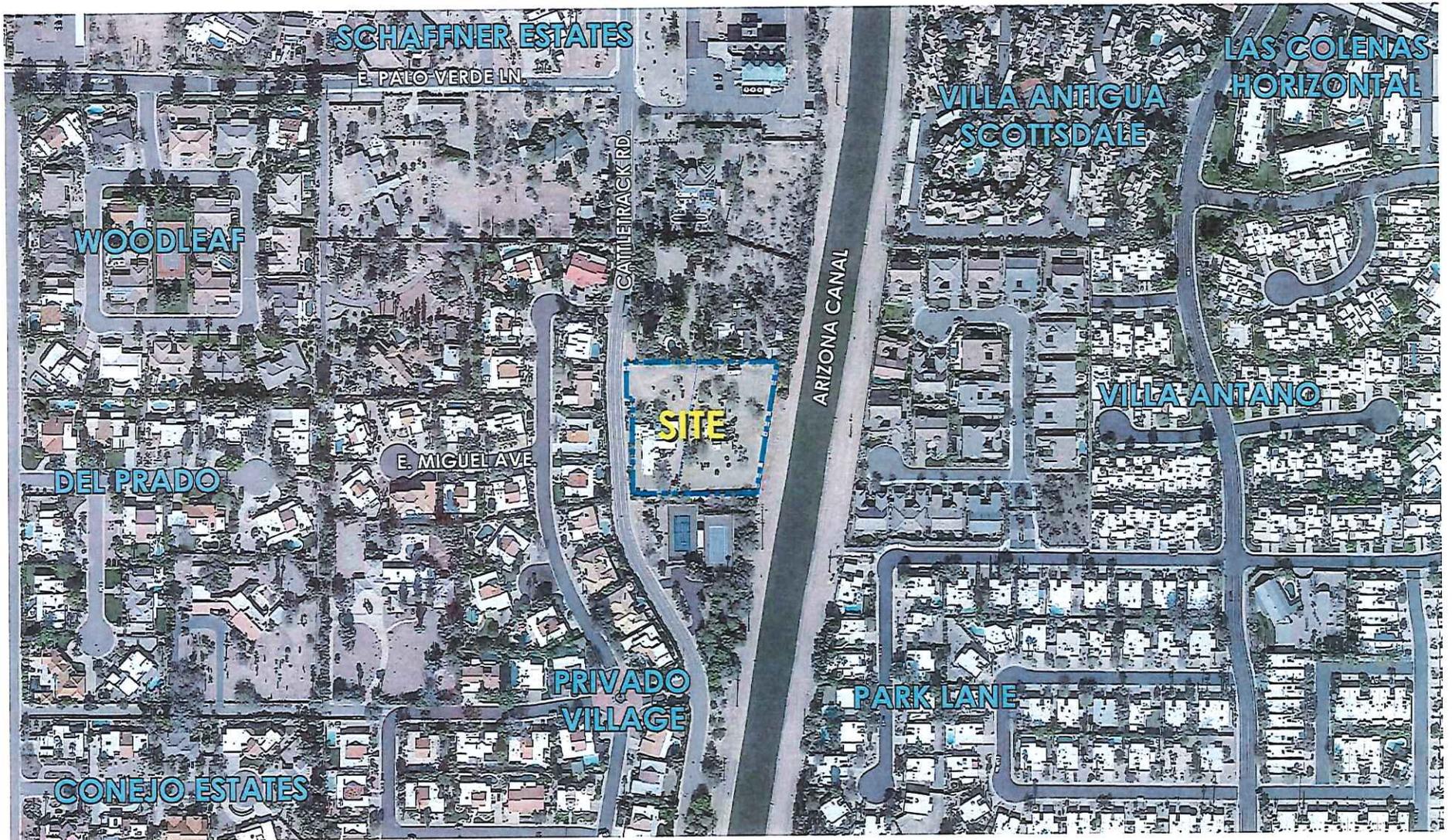
Enclosed please find a location map, site plan, and the Determination Form required by the City per the above Ordinance. If you would like to schedule a meeting to discuss the proposal I can be reach by the below contact information.

Sincerely,



Alex Stedman  
LVA Urban Design Studio LLC  
(480) 994-0994  
[astedman@lvadesign.com](mailto:astedman@lvadesign.com)

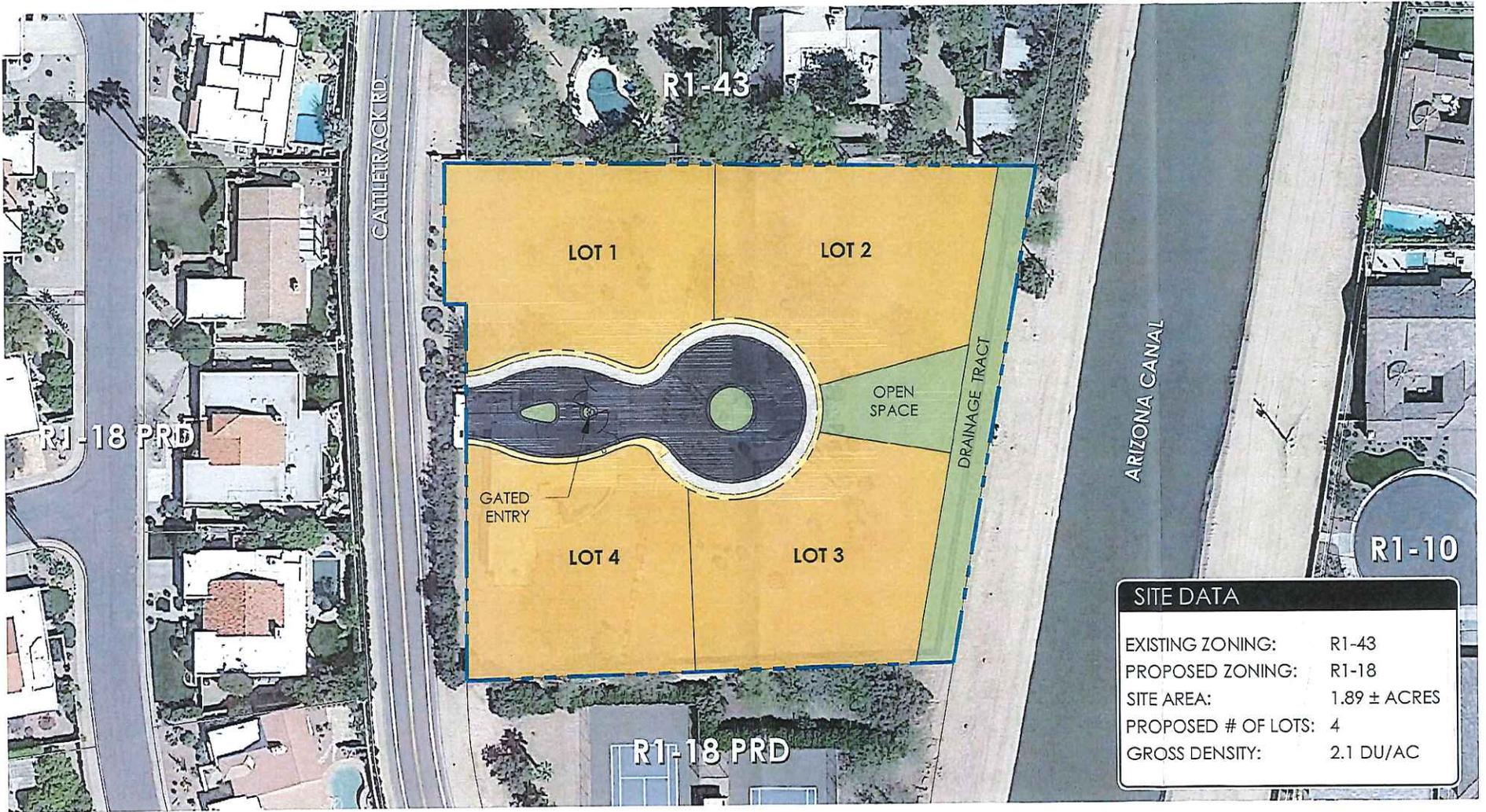
Cc: City of Scottsdale Current Planning Department



# CATTLETRACK VILLAGE

CONTEXT MAP



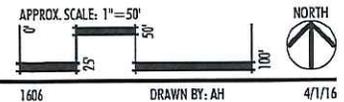


SITE DATA	
EXISTING ZONING:	R1-43
PROPOSED ZONING:	R1-18
SITE AREA:	1.89 ± ACRES
PROPOSED # OF LOTS:	4
GROSS DENSITY:	2.1 DU/AC

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# CATTLETRACK VILLAGE

OUTREACH CONCEPTUAL PLAN



1606 DRAWN BY: AH 4/1/16

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# SCHOOL DISTRICT

## Determination of Adequate Facilities

City of Scottsdale Project Number: 55 -PA- 2016

Project name: Cattletrack Village

Project Location 5713 N. Cattletrack Rd. Scottsdale, AZ 85250

Applicant Name: Alex Stedman - LVA Urban Design Studio, LLC Phone: (480)994-0994

Applicant E-mail: astedman@lvadesign.com Fax: \_\_\_\_\_

School District: Scottsdale School District

I, \_\_\_\_\_ hereby certify that the following determination has been made in regards to the Referenced project:

- The school district had adequate school facilities to accommodate the projected number of additional students generated by the proposed rezoning within the school district's attendance area; or
- The school district will have adequate school facilities via a planned capital improvement to be constructed within one year of the date of notification of the district and located within the school district's attendance area; or
- The school district has determined an existing or proposed charter school as contracted by the district can be provide adequate school facilities for the projected increase in students; or
- The applicant and the school district have entered into an agreement to provide, or help to provide, adequate school facilities within the school district's attendance area in a timely manner (a copy said agreement is attached hereto); or
- The school district does not have adequate school facilities to accommodate projected growth attributable to the rezoning.

Attached are the following documents supporting the above certification:

- Maps of the attendance areas for elementary, middle and high schools for this location.
- Calculations of the number of students that would be generated by the additional homes.
- School capacity and attendance trends for the past three years.

Or;

I, \_\_\_\_\_, hereby request a thirty (30) day extension of the original discussion and response time.

\_\_\_\_\_  
Superintendent or Designee

\_\_\_\_\_  
Date

### Planning and Development Services Department

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

Project: Neighborhood Meeting – Cattletrack Village - 1606

Location: Mohave Middle School – Media/Library Room

Date and Time: Tuesday, April 26, 2016

### PUBLIC MEETING SIGN-IN SHEET

	Name	Address	Phone	Email
1	Joe Veranth	7501 E Arlington Rd	480-483-0192	veranth@aloh.mit.edu
2	Lauren Veranth	" " "	480-483-0192	t2@veranth.org
3	ELLEN LEWIS	7718 E. VALLEY VIEW RD		ellenlewis@earthlink.net
4	Walt & Keshy Johnson	5519 N. 75 <sup>th</sup> Place	480-947-2080	
5	Steve Conster	Laguna San Juan - Pecos Ln	480-254-2748	
6	Terry Lerpentier	7513 E. BUENA TERRA	602-810-1784	tjlarp@gmail.com
7				
8				
9				
10				



Alisse Highley <ahighley@lvadesign.com>

---

**Fwd: Cattletrack Village, Neighborhood Meeting**

1 message

---

**Alex Stedman** <astedman@lvadesign.com>  
To: Alisse Highley <ahighley@lvadesign.com>

Mon, Apr 18, 2016 at 2:16 PM

Alex Stedman  
LVA Urban Design Studio  
Cell: (602) 292-8168

Begin forwarded message:

**From:** Bob Patoni <BPatoni@azdot.gov>  
**Date:** April 18, 2016 at 8:04:26 AM MST  
**To:** "astedman@lvadesign.com" <astedman@lvadesign.com>  
**Cc:** Vanessa Nunez <VNunez@azdot.gov>  
**Subject:** **Cattletrack Village, Neighborhood Meeting**

RE: Cattletrack Village

Proposed zoning change thru City of Scottsdale

Attention: Alex Stedman, Planning Manager; LVA Urban Design Studio

Thank you for the notice of proposed zoning change for the above-referenced development.

ADOT has no comment on zoning matters.

Thank you for the opportunity to review and comment.

**Bob Patoni, SR/WA**

4/18/2016

LVA Urban Design Studio LLC Mail - Fwd: Cattletrack Village, Neighborhood Meeting

**Right of Way Project Coordinator**

205 S. 17<sup>th</sup> Ave. MD: 612E

Phoenix, AZ 85007

602-712-6126

WWW.AZDOT.GOV



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April 14, 2016

Alex Stedman  
LVA Design Studios  
120 South Ash Ave  
Tempe Arizona 85281

RECEIVED

APR 14 16

LVA Urban Design

RE: Cattletrack Village 5713 N Cattletrack Rd, Scottsdale Arizona; Section 14, T2N, R4E NE; NW

Dear Mr. Stedman:

We have received your letter of April 11, 2016 regarding the approval process of the above referenced development.

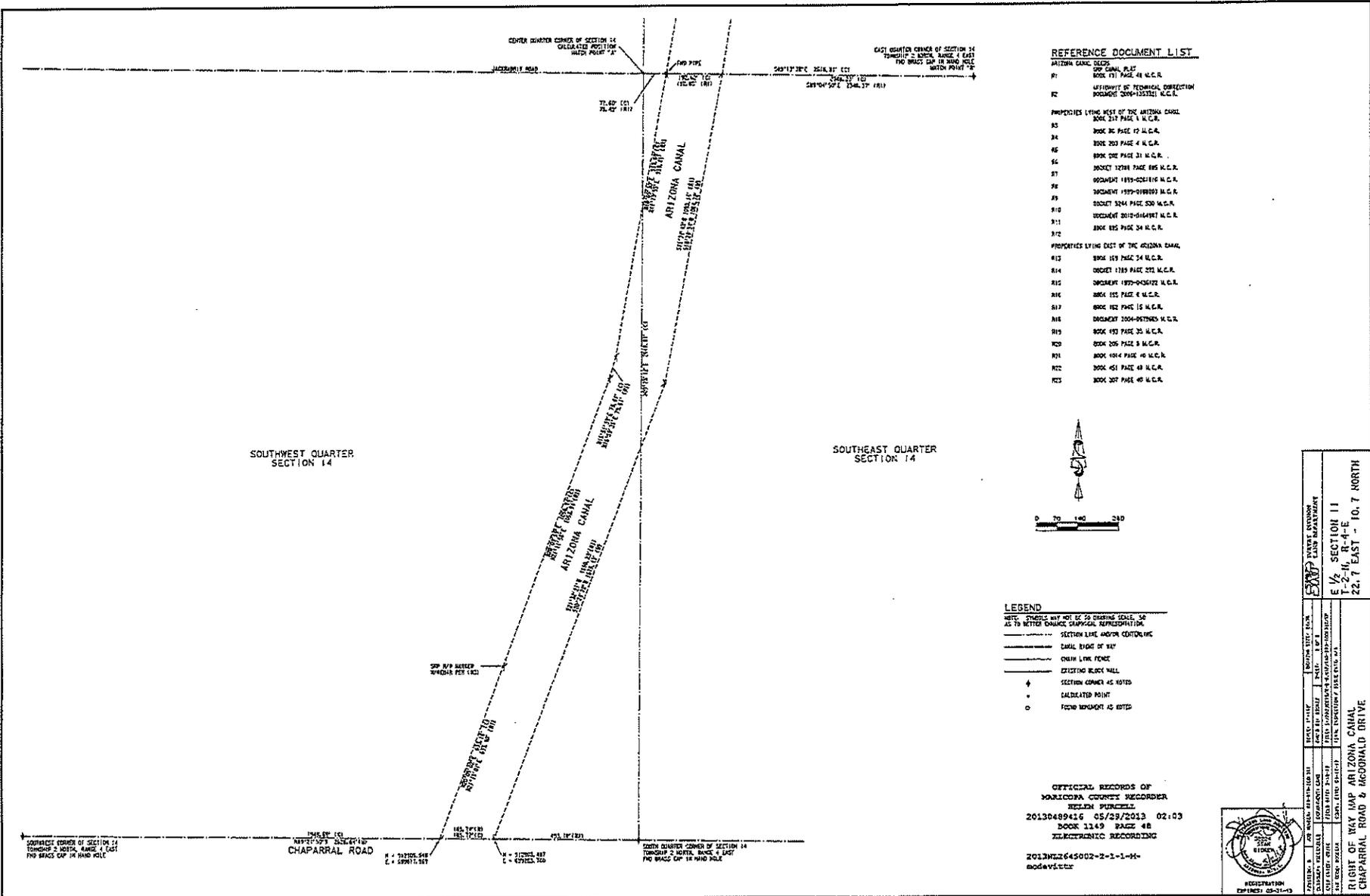
Enclosed for your reference is an Amended Right of Way Map showing the operational limits of the Arizona Canal; the map was recorded May 29, 2013. Please don't hesitate to contact me if you have questions about the boundaries of the United States land adjacent to our development.

Sincerely,

A handwritten signature in blue ink, appearing to read "Joel Gilmore", is written over the word "Sincerely,". The signature is fluid and extends to the right.

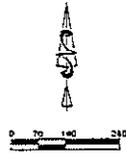
Joel Gilmore  
Supervisor  
Land Rights Management-Water  
602-236-3150  
[Joel.Gilmore@srpnet.com](mailto:Joel.Gilmore@srpnet.com)





**REFERENCE DOCUMENT LIST**

- ARIZONA CANAL DUDS  
 81 JOB CANAL, PLAN BOOK 171 PAGE 48 N.C.R.  
 82 AFFIDAVIT OF TECHNICAL CORRECTION DOCUMENT 2009-133321 N.C.R.  
 PROPERTIES LYING WEST OF THE ARIZONA CANAL  
 83 BOOK 217 PAGE 1 N.C.R.  
 84 BOOK 26 PAGE 12 N.C.R.  
 85 BOOK 269 PAGE 4 N.C.R.  
 86 BOOK ONE PAGE 21 N.C.R.  
 87 BOOKET 1284 PAGE 185 N.C.R.  
 88 DOCUMENT 1889-062416 N.C.R.  
 89 DOCUMENT 1989-018880 N.C.R.  
 90 DOCUMENT 2044 PAGE 530 N.C.R.  
 91 DOCUMENT 2010-044947 N.C.R.  
 92 BOOK 185 PAGE 24 N.C.R.  
 PROPERTIES LYING EAST OF THE ARIZONA CANAL  
 93 BOOK 189 PAGE 24 N.C.R.  
 94 DOCUMENT 1789 PAGE 271 N.C.R.  
 95 DOCUMENT 1870-062422 N.C.R.  
 96 BOOK 185 PAGE 6 N.C.R.  
 97 BOOK 182 PAGE 15 N.C.R.  
 98 DOCUMENT 2004-097085 N.C.R.  
 99 BOOK 473 PAGE 25 N.C.R.  
 100 BOOK 205 PAGE 5 N.C.R.  
 101 BOOK 404 PAGE 40 N.C.R.  
 102 BOOK 451 PAGE 49 N.C.R.  
 103 BOOK 207 PAGE 40 N.C.R.



**LEGEND**

- NOTE: DIMENSIONS MAY NOT BE TO DRAWING SCALE, SO AS TO REFLECT CHANGE IN ORIGINAL REPRESENTATION.  
 --- SECTION LINE AND/OR CENTERLINE  
 --- CANAL RIGHT OF WAY  
 --- CHAIN LINK FENCE  
 --- EXISTING BLOCK WALL  
 \* SECTION CORNER AS NOTED  
 + CALCULATED POINT  
 o FENCE ENDPOINT AS NOTED

OFFICIAL RECORDS OF  
 MARICOPA COUNTY RECORDER  
 WELLS PUNZELL  
 201304890416 05/29/2013 02:03  
 BOOK 1249 PAGE 48  
 ELECTRONIC RECORDING  
 2013MEX645002-2-1-1-H-  
 modvictor



DATE: 05/29/2013	BOOK: 1249	PAGE: 48	FILE: 2013MEX645002-2-1-1-H-modvictor
FILE: 2013MEX645002-2-1-1-H-modvictor	BOOK: 1249	PAGE: 48	FILE: 2013MEX645002-2-1-1-H-modvictor
FILE: 2013MEX645002-2-1-1-H-modvictor	BOOK: 1249	PAGE: 48	FILE: 2013MEX645002-2-1-1-H-modvictor
FILE: 2013MEX645002-2-1-1-H-modvictor	BOOK: 1249	PAGE: 48	FILE: 2013MEX645002-2-1-1-H-modvictor

ARIZONA CANAL  
 E 1/2 SECTION 11  
 T-2-N, R-4-E  
 22.7 EAST - 10.7 NORTH  
 CHAPARRAL ROAD & MCGOWAN DRIVE



# Affidavit of Posting

**Required: Signed, Notarized originals.**  
Recommended: E-mail copy to your project coordinator.

Project Under Consideration Sign (White)       Public Hearing Notice Sign (Red)

Case Number: 55-PA-2016

Project Name: \_\_\_\_\_

Location: 5713 N. Cattletrack Rd.

Site Posting Date: April 13, 2016

Applicant Name: LVA Urban Design Studio

Sign Company Name: Dynamite Signs, Inc.

Phone Number: 480-585-3031

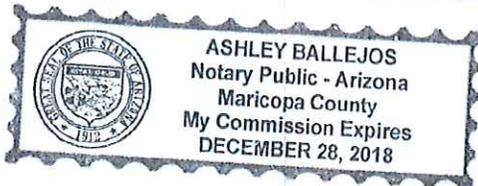
I confirm that the site has been posted as indicated by the Project Manager for the case as listed above.

*Pamela Sawyer*  
Applicant Signature

4-13-16  
Date

Return completed original notarized affidavit AND pictures to the Current Planning Office no later than 14 days after your application submittal.

Acknowledged before me this the 13 day of April 2016



*Ashley Ballejos*  
Notary Public  
My commission expires: 12-28-2018

## City of Scottsdale -- Current Planning Division

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

# Early Notification of Project Under Consideration

## Neighborhood Open House Meeting:

Date: Tuesday, April 26, 2016

Time: 6:00 P.M.

Location: Mohave Middle School Library/Media Room

**Site Address:** 5713 N. Cattletrack Rd., Scottsdale, AZ 85250

### Project Overview:

- Description of Request: A request to rezone the subject property from R1-43 to R1-18 PRD
- Description of Project and Proposed Use: The proposal would create a 4-lot single-family residential community on 2 acres.
- Site Acreage: 2.0 Acres
- Site Zoning: R1-43

### Applicant Contact:

Alex Stedman 480-994-0994  
astedman@lwadesign.com

### City Contact:

Jesus Murillo 480-312-7849  
jmurillo@scottsdaleaz.gov

Pre-Application #: 55-PA-2016 Available at City of Scottsdale: 480-312-7000

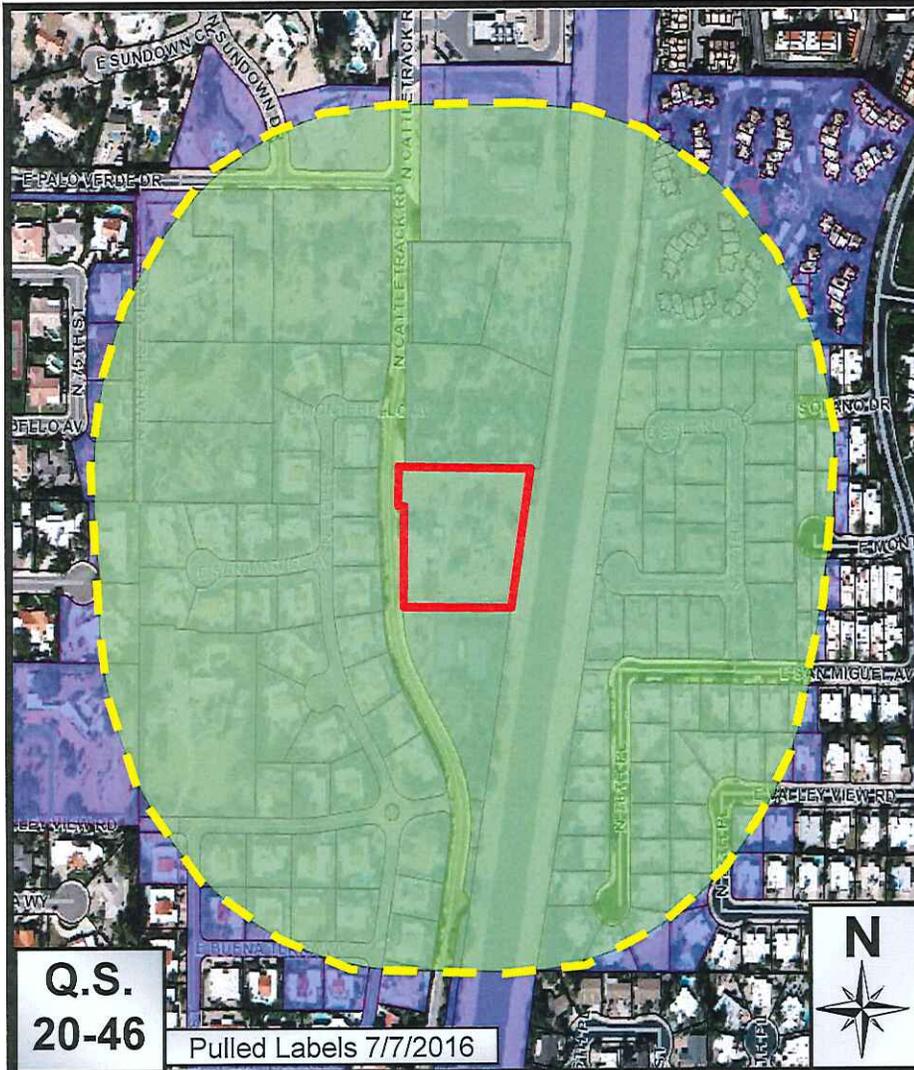
Project information may be researched at:

<http://www.scottsdaleaz.gov/projects/>

Posting Date: 4/13/16

Penalty for removing or defacing sign prior to date of last hearing - Applicant Responsible for Sign Removal.

# City Notifications – Mailing List Selection Map



## Map Legend:



Site Boundary



Properties within 750-foot  
208 Postcards

## Additional Notifications:

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

# Cattletrack Village

# 19-ZN-2016

ATTACHMENT #9