

PLANNING COMMISSION REPORT



Meeting Date: August 13, 2014
General Plan Element: *Character and Design*
General Plan Goal: *Use community goals, character, and context to determine development appropriateness*

ACTION

Sierra Highlands
6-ZN-2014

Request to consider the following:

1. Find that the zoning map amendment from Single-family Residential Environmentally Sensitive Lands (R1-70/ESL) to Single-family Residential Environmentally Sensitive Lands (R1-43/ESL) on 40+/- acres is consistent and conforms with the adopted General Plan, for the subject property located at the northeast corner of N. 84th Street and E. Black Mountain Road.

Key Items for Consideration

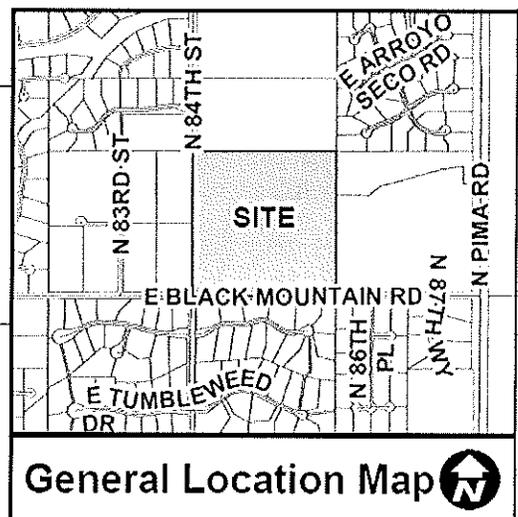
- Amended Development Standards are proposed, which will require Development Review Board approval.
- A 40-foot wide Desert Scenic Roadway Buffer is being provided along the N. 84th Street alignment and E. Black Mountain Road.
- The proposal shall provide 4 additional acres of Natural Area Open Space, beyond the required amount, to be dedicated with the final plat.

OWNER

Los Cedros Superior, LLC.
2 N. Central Ave, Ste. 200
Phoenix AZ

APPLICANT CONTACT

John Berry
Berry, Riddell, and Rosensteel
602-385-2719



LOCATION

8500 E Black Mountain Rd (Northeast Corner of the N. 84th Street alignment and E. Black Mountain Road.

BACKGROUND

General Plan

The General Plan Land Use Element designates the property as Rural Neighborhoods. This category includes areas of relatively large lot single-family neighborhoods. Densities are usually one house per one acre of land. Clustering is encouraged to preserve desert vegetation, washes, and natural features.

Character Area Plan

The subject site is located within the un-adopted Boulders Character Area. The Boulders Character area is a tourism center and destination, home to both full and part-time residents, and a service center for other areas within and outside of the city. It has a board diversity of housing types, most of which are upscale. The area street systems serve both as a major gateway to the city as well as a regional crossroads for the area.

Zoning

The site is currently zoned within the Single-family Residential, Environmentally Sensitive Lands (R1-70/ESL) zoning district designation. The R1-70/ESL zoning district allows for single-family residential uses, and the subject site has an Environmentally Sensitive Lands Overlay zoning designation.

The subject site was rezoned to R1-190/HD/HC, along with the Desert Mountain and The Boulders communities, through case 2-ZN-1985. In 1991, the Environmentally Sensitive Lands (ESL) ordinance was adopted to replace the Hillside District. The current ESL overlay took effect in 2004. The ESL ordinance categorized this site within the zoning designation of Residential Single-family, Environmentally Sensitive Lands (R1-190/ESL).

In April of 2006, an application was submitted to rezone the western 30.5 acres, of the subject 40-acre site, from the Single-family Residential, Environmentally Sensitive Lands (R1-190/ESL) district to a combination of Single-family Residential, Environmentally Sensitive Lands (R1-70 ESL) and Single-family Residential, Environmentally Sensitive Lands (R1-43 ESL) districts; case 19-ZN-2005. However, after community involvement, the applicant amended the application for the 30 acres to the Single-family Residential, Environmentally Sensitive Lands (R1-70 ESL) zoning designation. The application was eventually withdrawn at the time of City Council.

In February of 2011, there was a rezoning request to rezone the entire 40 acres from the Single-family Residential, Environmentally Sensitive Lands (R1-190/ESL) zoning district, to the Single-family Residential, Environmentally Sensitive Lands (R1-70/ESL) zoning designation. The City Council approved this request with a vote of 7-0, through case 3-ZN-2010.

Adjacent Uses and Zoning

- North Single-Family Residential, Environmentally Sensitive Lands, zoned R1-190/ESL, R1-43/ESL, and R1-35/ESL; vacant lands, approved Hawknest subdivision plat.
- South Single-Family Residential, Environmentally Sensitive Lands, zoned R1-43/ESL; the Sierra Boulders subdivision community.
- East Single-Family Residential, Environmentally Sensitive Lands, zoned R1-190/ESL; single-family resident and commercial stable.
- West Single-Family Residential, Environmentally Sensitive Lands, zoned R1-190/ESL; vacant lands.

Other Related Policies, References:

2-ZN-1985, 19-ZN-2005, 3-ZN-2010, and 9-PP-2014

Context

The subject property is located at the northeast corner of the N. 84th Street alignment and E. Black Mountain Road. Please refer to context graphics attached.

APPLICANTS PROPOSAL

Goal/Purpose of Request

The applicant's request is to rezone the subject 40-acre site from the Single-Family Residential, Environmentally Sensitive Lands (R1-70/ESL) to the Single-Family Residential, Environmentally Sensitive Lands (R1-43/ESL), in order to establish a 25-lot single-family subdivision. The owner is proposing to provide additional Natural Area Opens Space (NAOS) as justification for the rezoning request and proposed amended development standards.

The applicant will be requesting amended development standards, as allowed pursuant to Section 6.1083 in the ESL section of the Zoning Ordinance, in order to reduce the lot size, width, and setbacks. The amended development standards are subject to the subsequent Development Review Board approval at the time of preliminary plat review.

Development Information

- Existing Use: Approved 20-lot Subdivision (3-ZN-2010)
- Proposed Use: 25-lot Subdivision (9-PP-2014)
- Parcel Size: 40+/- acres
- Building Height Allowed: 24 feet
- Building Height Proposed: 24 feet
- NAOS Required: 14.74 acres
- NAOS Provided: 18.9 acres
- Density Allowed: 0.55 du/ac (current R1-70/ESL zoning)
- Density Allowed: 0.83 du/ac (R1-43/ESL as per Zoning Ordinance)
- Density Proposed: 0.63 du/ac (R1-43/ESL as per this request)

IMPACT ANALYSIS

Land Use

The owner is proposing a 25-lot subdivision with amended development standards, with a density that is equal to the density allowed by the ESL Ordinance for the proposed Single-family Residential District, Environmentally Sensitive Lands (R1-43/ESL) zoning designation. The subject request is in conjunction with a preliminary plat application, case 9-PP-2014. Although the ordinance would allow the proposed density of 0.83 dwelling units per acre, the normal development standards may propose a challenge in laying out the design of the 25-lot subdivision. The proposed amended development standards will allow the owner to achieve the allowed density and provide additional NAOS to protect environmentally sensitive areas.

Traffic/Trails

The owner will be dedicating the required right-of-way as per the Transportation Master Plan with the proposed preliminary plat: a 40-foot half-street dedication along E. Black Mountain Boulevard, and a 35-foot half-street dedication along N. 84th Street. The owner will be improving the right-of-way to the required Design Standards and Policies Manual requirements.

The owner will construct a minimum 6-foot wide multi-use trail along N. 84th Street and E. Black Mountain Road. The trail will be contained within a minimum 15-foot wide non-motorized public access easement dedicated to the city with the proposed preliminary plat.

Public Safety

Design of the internal streets will conform to ESL local residential, 40-foot tract width. Additionally, a minimum 40-foot wide Emergency and Service Access Vehicle Easement will be provided over all internal streets.

School District Comments/Review

Cave Creek and Scottsdale Unified School Districts were originally notified of this application. This site is located within the Scottsdale School District but access to the site is only through the crossing of several miles within the Cave Creek School District.

Open Space

The site has two significant desert washes dissecting the site diagonally, from southwest to northeast; both of which will be retained in open space corridors. These open space corridors will be preserved within a tract, as Natural Area Open Space (NAOS).

The owner shall dedicate a vista corridor easements over the above mentioned wash locations, and desert scenic buffers along the western and southern boundaries of the site.

The owner is proposing to dedicate 18.9 acres of NAOS with the associated preliminary plat; which is approximately 4.2 acres of additional NAOS, than that required by ordinance for this 40-acre site. There are 2.1 acres of open space, not designated as NAOS due to revegetation requirements, which will remain as undeveloped area. This will bring the total area of the site, as one form of open space or another, to 21+/- acres (reference table below). A majority of the NAOS will be provided in protected tracts.

Land Use and NAOS (Open Space) Budget Table						
	Zoning	DU/AC	LOTS	NAOS	OPEN SPACE	Total NAOS/OS
Approved 19-ZN-2005	R1-70/ESL	0.50	20	20 acres	0 acres	20 acres
Proposed 3-ZN-2010	R1-43/ESL	0.63	25	18.9 acres	2.1 acres	21 acres

Community Involvement

All property owners within 750 feet of this proposal have been notified by the applicant.

Staff received comments from a neighbor expressing concerns about possible archeological sites located on the subject property, and the improvement of N. 84th Street (Attachment #12). Staff visited the 40-acre site, in addition to the archeological report submitted by the applicant, and did not find any evidence of historically significant activity.

The improvement of N. 84th Street is a requirement of the Transportation Master Plan in order to complete the City of Scottsdale street system.

Community Impact

The maximum density in the Rural Neighborhood Land Use designation typically ranges from 0.21 dwelling units per acre (0.21 du/ac), to 1.04 dwelling units per acre. This proposal requests the density of 0.63 dwelling units to the acre, along with Natural Area Open Space, portions of desert scenic view frontage, and desert wash protection. The developer is responsible for infrastructure improvements.

OPTIONS & STAFF RECOMMENDATION

Recommended Approach:

Staff recommends that the Planning Commission find that the zoning map amendment from Single-family Residential Environmentally Sensitive Lands (R1-70/ESL) to Single-family Residential Environmentally Sensitive Lands (R1-43/ESL), on 40+/- acres is consistent and conforms with the adopted General Plan, and make a recommendation to City Council for approval of the zoning map amendment, per the attached stipulations.

RESPONSIBLE DEPARTMENT

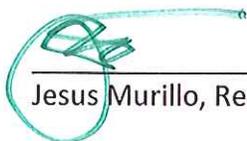
Planning, Neighborhood and Transportation

Current Planning Services

STAFF CONTACT

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

APPROVED BY



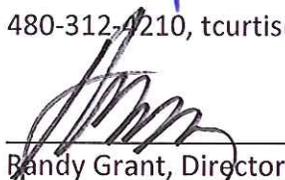
Jesus Murillo, Report Author

8/7/2014
Date



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

8/7/2014
Date



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

8/8/14
Date

ATTACHMENTS

1. Stipulations
 - Exhibit A to Attachment 1: Site Plan
 - Exhibit B to Attachment 1: Natural Area Open Space
2. Additional Information
3. Applicant's Narrative
4. Context Aerial
- 4A. Aerial Close-Up
5. General Plan Map
6. Zoning Map
7. Previously Approved Open Space Plan (3-ZN-2010)
8. Proposed Building Envelope Plan
9. Proposed Trails Plan
10. Proposed Landscape Plan
11. Proposed Vista Corridor and Buffered Roadways Plan
12. Public Comment
13. City Notification Map

Stipulations for the Zoning Application:
Sierra Highlands
Case Number: 6-ZN-2014

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

SITE DESIGN

1. CONFORMANCE TO CONCEPTUAL SITE PLAN. Development shall conform with the conceptual site plan submitted by LVA, Urban Design Studio and, with the city staff date of 6-26-2014, attached as Exhibit A to Attachment 1. Any proposed significant change to the conceptual site plan as determined by the Zoning Administrator, shall be subject to additional action and public hearings before the Planning Commission and City Council.
2. CONFORMANCE TO NATURAL AREA OPEN SPACE PLAN. Development shall conform with the conceptual Natural Area Open Space plan submitted by LVA, Urban Design Studio and, with the city staff date of 6-26-2014, attached as Exhibit B to Attachment 1. The development shall dedicate a minimum of **18.9 acres** of Natural Area Open Space. Any proposed significant change to the conceptual Natural Area Open Space plan, including tracts, as determined by the Zoning Administrator, shall be subject to additional action and public hearings before the Planning Commission and City Council.
3. 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
Parcels 216-34-004A and 216-34-004B	40+/- acres	Rezone from R1-70/ESL to R1-43/ESL	25 du/ac	25 du/ac	25 lots	25 lots

Redistribution of dwelling units is subject to the maximum density in the Land Use Budget Table and subject to city staff approval. The owner's redistribution request shall be submitted with the preliminary plat submittal to the Development Review Board and shall include a revised Master Development Plan and a revised Land Use Budget Table indicating the parcels with the corresponding reductions and increases.

4. ALTERATIONS TO NATURAL WATERCOURSES. Any proposed alteration to the natural state of watercourses with a peak flow rate of 750 cfs or less based on the 100 year – 2 hour rain event shall be subject to Development Review Board approval.

INFRASTRUCTURE AND DEDICATIONS

5. 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
E. Black Mountain Road	Local Collector Rural/ESL	Dedicate 40' of fee title right-of-way (40' roadway easement existing)	Half street construction including pavement, roll curb, trail	a.1.
N. 84 th Street	Local Collector Rural/ESL	Dedicate 35' of fee title right-of-way	Half Street construction including pavement, roll curb, trail	a.2., a.3., a.4.
Internal Streets	Local Residential Rural/ESL	40' Private Tract	Street construction including pavement, roll curb and shoulders	a.5.

- a.1. The developer shall complete the Local Collector Rural/ESL street cross section along site frontage in general conformance with City of Scottsdale DS&PM Sec. 5-3.105 (Figure 5.3-15) with 6' multiuse trail. The improvement shall tie to existing improved roadway.
- a.2. The developer shall complete half street construction for Local Collector Rural/ESL cross section in general conformance with City of Scottsdale DS&PM Sec. 5-3-105 (Figure 5.3-15) with 6' multiuse trail. Minimum width of pavement to be provided is 20 feet with roll curb.
- a.3. The developer shall extend N. 84th Street half-street improvements from existing pavement at E. Calvary Drive, approximately 360 feet north of the property to existing E. 84th Street to the south at the intersection of E. Black Mountain Road.

- a.4. With the Preliminary Plat submittal, the owner shall provide conceptual street improvement plan showing transition to the improvements to the north and south on E. 84th Street.
 - a.5. The developer shall design and construct internal streets in general conformance with City of Scottsdale DS&PM Figure 5.3-19 with 20 feet drivable surface adjacent to the raised median. 6-foot wide shoulder along both sides of the street shall be provided.
6. DESERT SCENIC ROADWAY SETBACKS LOCATION AND DEDICATION. The Desert Scenic Roadway setback width along N. 84th Street and E. Black Mountain Road shall be a minimum of 35 feet, with an average of 40 feet measured from edge of ultimate right-of-way (after right-of-way abandonment). Unless otherwise approved by the Development Review Board, the Desert Scenic Roadway setback shall be left in a natural condition. The final plat shall show all Desert Scenic Roadway setback easements dedicated to the city.
7. VISTA CORRIDOR EASEMENTS. Each Vista Corridor, a watercourse with a peak flow rate of 750 cfs or greater based on the 100 year – 2 hour rain event, shall be dedicated to the city on the final plat as a continuous Vista Corridor easement dedicated to the city. The minimum width of the easement shall be one hundred feet. Each easement shall include, at a minimum, any existing low flow channels, all major vegetation, and the area between the tops of the banks of the watercourse. At the time of the Development Review Board submittal, the owner shall stake the boundaries of the Vista Corridor easement as determined by city staff. Unless approved by the Development Review Board, all Vista Corridors shall be left in a natural state.
8. MULTI-USE TRAIL. Before any certificate of occupancy is issued for the site, the owner shall construct a minimum 6 foot wide multi-use trail along N. 84th Street and E. Black Mountain Road. The trail shall be contained within a minimum 15 foot wide public non-vehicle access easement dedicated to the city before any building permit is issued for the site. The alignment of the trail shall be subject to approval by the city's Zoning Administrator or designee prior to dedication. The trail shall be designed in conformance with the Design Standards and Policies Manual.
9. 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.

PRELIMINARY PLAT FOR SIERRA HIGHLANDS

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 1, T-5-N,
R-4-E, OF THE GILA AND SALT RIVER BASE AND MERIDIAN,
MARICOPA COUNTY, ARIZONA

LEGEND

	CENTERLINE
	RIGHT OF WAY LINE
	PROPERTY LINE
	PROPOSED EASEMENT
	EXISTING EASEMENT
	PROPOSED SEWER LINE
	EXISTING SEWER LINE
	PROPOSED WATER LINE
	EXISTING WATER LINE
	DRAINAGE EASEMENT
	CROSSCUT WALL
	GRADED SWALE
	PROPOSED CULVERT
	PROPOSED RETAINING WALL
	PROPOSED SURVEY MONUMENT PER MAD STD DCT 120-1, TYPE 'D'
	PROPOSED MANHOLE
	EXISTING MANHOLE
	EXISTING FIRE HYDRANT
	PROPOSED LOT NUMBERS
	BUILDING SETBACK
	VEHICULAR NON-ACCESS EASEMENT
	DRAINAGE EASEMENT
	SIGHT VISIBILITY TRIANGLE
	DRAINAGE FLOW ARROW
	CONSTRUCTION ENVELOPE
	PROPOSED D.G. TRAIL
	APPROX. LIMITS OF 100 YEAR INUNDATION
	FIRE TURNING RADIUS

LEGAL DESCRIPTION

THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 1,
TOWNSHIP 5 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER
BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.
EXCEPT THEREFROM THE SOUTH 40 FEET FOR PUBLIC ROAD, AND ALSO
EXCEPT THEREFROM ALL MINORALS AND ALL URANIUM, THORIUM OR
ANY OTHER MATERIALS WHICH MAY BE DETERMINED TO BE PECULIARLY
ESSENTIAL TO THE PRODUCTION OF FISSIONABLE MATERIALS AS
RESERVED BY THE UNITED STATES OF AMERICA IN PATENT
IN DOCKET 1415, PAGE 210, RECORDS OF MARICOPA COUNTY, ARIZONA.

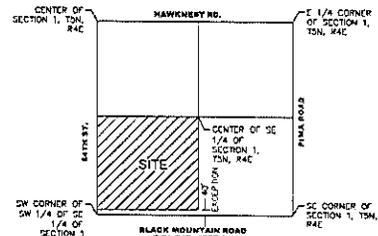
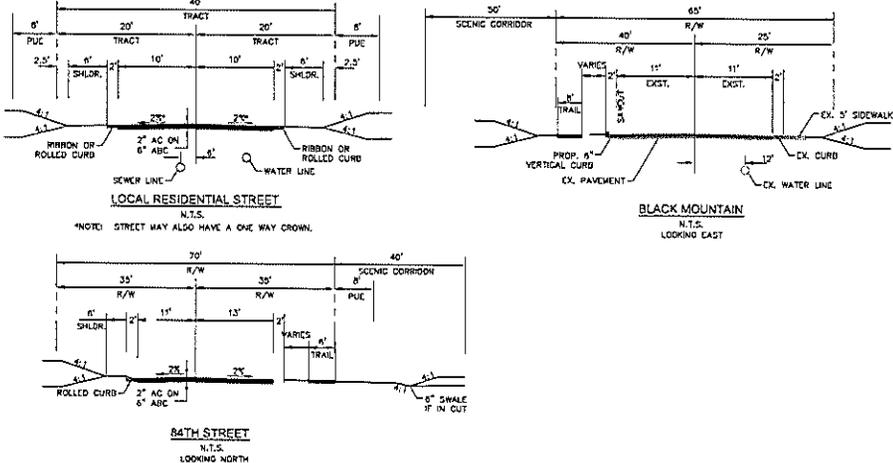
NAOS DEDICATION

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

THE AMOUNT OF NAOS TO BE DEDICATED WITH
THIS PROJECT IS 21.1 AC.

ABBREVIATIONS

AG	ACRE
A.P.N.	ASSESSOR'S PARCEL NUMBER
C/L	CENTERLINE
COR	CORNER
C.O.S.	CITY OF SCOTTSDALE
DE	DRAINAGE EASEMENT
ELEV	ELEVATION
EP	EDGE OF PAVEMENT
EX	EXISTING
FOUND	FOUND
FT	FOOT
G.L.O.	GOVERNMENT LAND OFFICE
NAOS	NATURAL AREA OPEN SPACE
NVAE	NON-VEHICULAR ACCESS EASEMENT
PUE	PUBLIC UTILITY EASEMENT
P/L	PROPERTY LINE
R/W	RIGHT-OF-WAY
S	SOUTH
SE	SOUTHEAST
SEC	SECTION
S.F.	SQUARE FEET
SHDR	SHOULDER
SS	SANITARY SEWER
SQ	SQUARE
SW	SIDEWALK
TYP	TYPICAL
WT	WATER



ENGINEER
KIMLEY-HORN & ASSOCIATES
7748 N. 16TH STREET, SUITE 300
PHOENIX, ARIZONA 85020
TELEPHONE: (602) 944-5500
CONTACT: ANDREW JUPP, P.E.

SURVEYOR
SURVEY INNOVATION GROUP, INC.
6340 E RAINBOW DRIVE, SUITE C-1A
SCOTTSDALE, AZ 85260
TELEPHONE: (480) 922-0750
CONTACT: JASON SEGHERI

OWNER/DEVELOPER
ROSKWOOD-SIERRA HIGHLANDS, LLC
2501 N. SCOTTSDALE RD., SUITE 320
SCOTTSDALE, AZ 85223
TELEPHONE: (480) 922-8586
CONTACT: DAVID KETKICK

BENCHMARK
FOUND CITY OF SCOTTSDALE DRASS
GAP IN MANHOLE ON THE EAST EDGE
OF PAVEMENT AT THE INTERSECTION
OF HANCKEST ROAD & PIMA ROAD.
ELEVATION = 2542.460 (NAVD 88)

UTILITIES
WATER & SEWER CITY OF SCOTTSDALE
ELECTRIC SRP
TELEPHONE/INTL. CENTURYPUNK
GAS SOUTHWEST GAS CO.
CABLE T.V. COX COMMUNICATIONS

ZONING
CURRENT: RT-190 CUL
PROPOSED: RT-43 CUL

SITE DATA
GROSS AREA 38.624 AC±
NET AREA 32.704 AC±
TOTAL NUMBER OF LOTS 25
TYPICAL LOT SIZE CUSTOM
HARBOR LOT AREA 81,268
MINIMUM LOT AREA 10,000 S.F.
AVERAGE LOT AREA 41,022 S.F.
DENSITY 0.65 DU/AC

SETBACK TABLE
FRONT 30 FT
REAR 25 FT
SIDE 5 FT
(AMENDED STANDARDS)

NOTES

- ALL STREETS WILL BE PRIVATE. ALL STREETS TO BE LOCATED WITHIN THIS PRIVATE TRACT ARE TO BE MAINTAINED BY THE PROPERTY OWNER'S ASSOCIATION.
- EACH LOT CONTAINS A MANHOLE BUILDING CONSTRUCTION ENVELOPE APPROVED BY THE CITY OF SCOTTSDALE'S DEVELOPMENT REVIEW BOARD. THE BUILDING ENVELOPE SHOWN IS ON FILE AT THE CITY OF SCOTTSDALE. NO BUILDING SHALL BE LOCATED OUTSIDE OF THE CONSTRUCTION ENVELOPE.
- FOR DISCHARGES AND RETENTION VOLUME CALCULATIONS, REFER TO "PRELIMINARY DRAINAGE REPORT FOR SIERRA HIGHLANDS" PREPARED BY KIMLEY-HORN AND ASSOCIATES, INC.

BLDG. ENVELOPE AREA TABLE		LOT AREA TABLE	
PARCEL #	AREA (SF)	PARCEL #	AREA (SF)
1	22,373	1	32,587
2	23,502	2	32,587
3	20,289	3	32,587
4	17,438	4	32,284
5	21,135	5	34,178
6	22,467	6	40,992
7	20,520	7	32,420
8	17,437	8	35,771
9	16,327	9	32,277
10	23,507	10	54,087
11	20,828	11	35,455
12	17,433	12	35,672
13	22,828	13	81,787

BLDG. ENVELOPE AREA TABLE		LOT AREA TABLE	
PARCEL #	AREA (SF)	PARCEL #	AREA (SF)
14	20,210	14	50,487
15	22,509	15	40,753
16	18,701	16	32,510
17	17,402	17	37,581
18	19,182	18	44,426
19	16,243	19	37,110
20	20,554	20	76,954
21	21,783	21	61,250
22	17,441	22	40,893
23	20,800	23	38,737
24	18,371	24	32,530
25	21,349	25	41,183

TRACT TABLE	
PARCEL #	AREA (SF)
TRACT A	147,234
TRACT B	31,503
TRACT C	101,869
TRACT D	5,077
TRACT E	23,844
TRACT F	6,300
TRACT G	4,034
TRACT H	98,791
TRACT I	170,257

FLOOD INFORMATION					
COMMUNITY NUMBER	PANEL NUMBER	SUFFIX	DATE OF FIRM	FIRM ZONE	BASE FLOOD ELEVATION
D40037	0505	L	10/18/2013	"C"	N/A

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

BASIS OF BEARING

THE EAST LINE OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 5 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, SAID LINE BEARS NORTH 00 DEGREES 01 MINUTES 00 SECONDS WEST.

PROJECT NO. 191822000
DRAWING NAME: 32220007P-CY-04-2
1 of 6

SCALE (3" = 30')
SCALE (3" = 30')
SCALE (3" = 30')
SCALE (3" = 30')

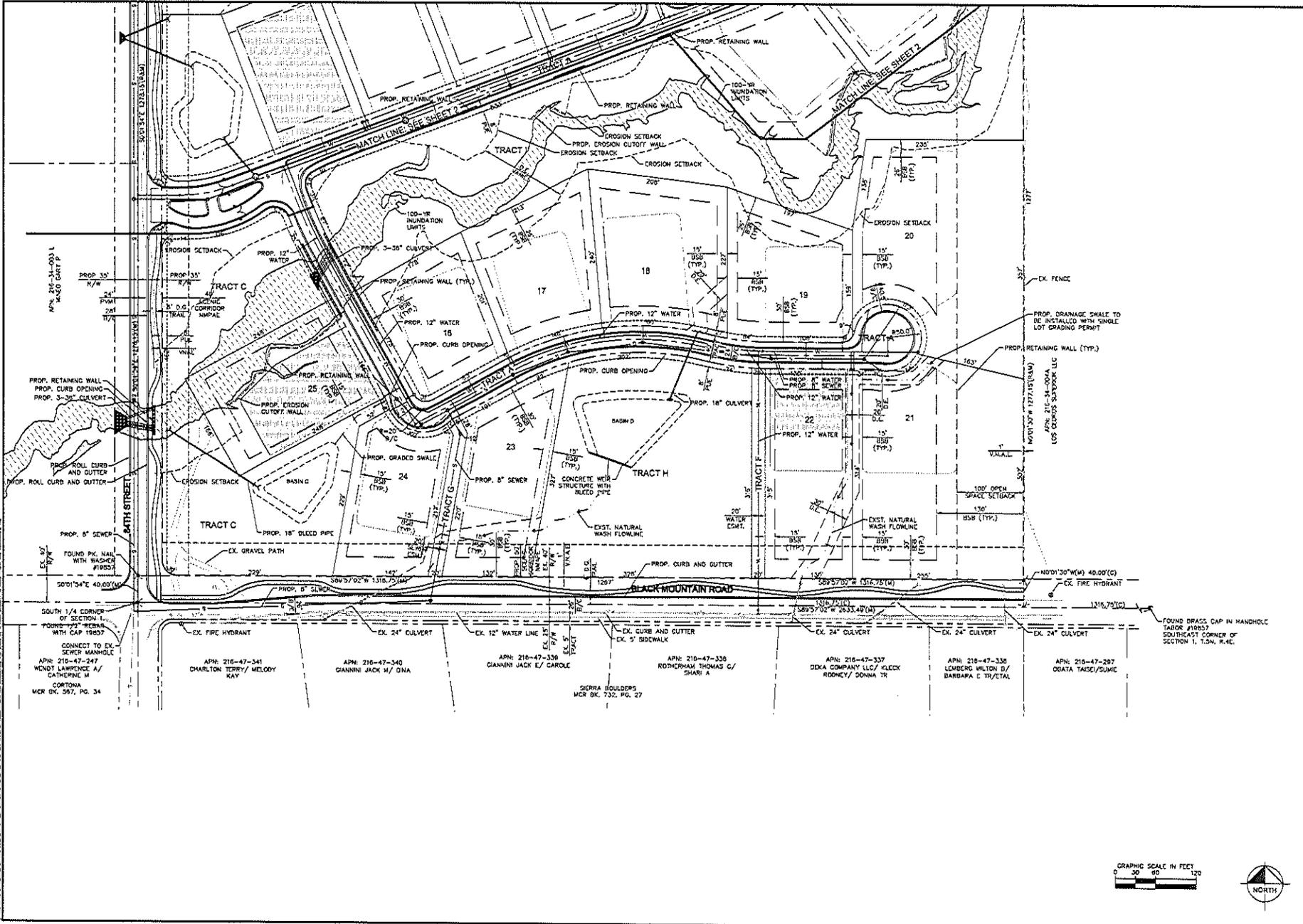
DATE: JULY 2014

Sierra Highlands Preliminary Plat Scottsdale, Arizona

Kimley Horn

PROJECT NO. 191822000
DRAWING NAME: 32220007P-CY-04-2
1 of 6

Exhibit A to
Attachment 1



Kimley»Horn
 CIVIL ENGINEERS AND ARCHITECTS
 1000 EAST 17TH AVENUE, SUITE 200
 DENVER, COLORADO 80202

SCALE (AS SHOWN)
 DATE: JULY 2014

SIERRA HIGHLANDS
 PRELIMINARY
 PLAT
 SCOTTSDALE, ARIZONA

PROJECT NO. 101022000
 DRAWING NAME 852000PP.dwg
 3 OF 6

APR: 216-34-003 L W&D CHIT P
 APR: 216-34-004 LOS COCOS SUPERIOR LLC
 APR: 216-47-341 CHARLTON TERRY/ MELODY KAY
 APR: 216-47-340 GIANNINI JACK M/ DINA
 APR: 216-47-336 GIANNINI JACK E/ CAROLE
 APR: 216-47-335 ROTHERMAN THOMAS G/ SHARI A
 APR: 216-47-337 DIXA COMPANY LLC/ KLECK RODNEY/ SONNA TR
 APR: 216-47-336 LEMBERG WILTON D/ BARBARA C TR/ETAL
 APR: 216-47-287 OBATA TAISEI/SUMIE

FOUND 1/4 CORNER OF SECTION 1, TOWNSHIP 22N, RANGE 1E, S&E 1/4, SECTION 1, T.22N, R.1E, S.1/4, CORNER WITH GAP 19857
 FOUND BRASS CAP IN HANDHOLE LABOR #18857 SOUTHEAST CORNER OF SECTION 1, T.22N, R.1E, S.1/4, CORNER

GRAPHIC SCALE IN FEET
 0 30 60 120

NORTH

Additional Information for:

Sierra Highlands

Case: 6-ZN-2014

PLANNING/DEVELOPMENT

1. **DEVELOPMENT CONTINGENCIES** Each element of this zoning case—including lot 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. a plan indicating the treatment of washes and wash crossings,
 - b. wall design,
 - c. the type, height, design, and intensity of proposed lighting on the site, to ensure that it is compatible with the adjacent use,
 - d. scenic corridors and buffered parkways,
 - e. 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).
 - f. major stormwater management systems,
 - g. Vista Corridor watercourses (all watercourses with a 100 year flow of 750 cfs or greater),
 - h. alterations to natural watercourses (all watercourses with a 100 year flow of 250 cfs to 749 cfs),
 - i. walls adjacent to Vista Corridors and NAOS tracts and corridors,
 - j. signage, and
3. **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.
4. **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.

5. PERLIMINARY GRADING AND DRAINAGE PLAN AND DRAINAGE REPORT. In conjunction with the preliminary plat application, the applicant shall provide a preliminary grading and drainage plan and preliminary drainage report for City review and approval that meets and addresses the following requirements:
 - a. The preliminary drainage report shall meet a 90% level of detail with respect to analysis and design of the stormwater management system and drainage design of the project.
 - b. The report shall include a preliminary grading and drainage plan illustrating the design and function of the stormwater management system and showing the grading and drainage design of the project.
 - c. Based on our review of the case drainage report submitted in conjunction with this zoning application, the project is proposing partial stormwater storage. As such, the applicant will need to prepare and submit a waiver application with the preliminary drainage report for City review and approval. For the waiver application, the preliminary drainage report will, as a minimum, need to illustrate attenuation of 10 and 100-year peak flows to predevelopment levels for all locations of stormwater exit for the development.
 - d. The preliminary drainage report and preliminary grading and drainage plans shall both be prepared and formatted per the requirements of the city's Design Standards and Policies Manual and Chapter 37 of Scottsdale Revised Code.
6. BASIS OF DESIGN REPORTS (WATER and WASTEWATER). Basis of Design Reports for water and wastewater must be accepted by the Water Resources Department prior to submittal of civil improvement plans to the 1-Stop Shop for review. In the required basis of design report, the owner shall address:
 - a. All appropriately sized sewer and waterline easements as per the Design Standards and Policies Manual.
7. 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.
8. ACCESS RESTRICTIONS. Access to the site shall conform to the following restrictions:
 - a. There shall be a maximum of one site driveway from 84th Street, as shown on the submitted site plan with the City of Scottsdale staff receipt date of 6/26/2014.
9. CONSTRUCTION COMPLETED. Before any Certificate of Occupancy 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.

SIERRA HIGHLANDS – REZONING APPLICATION
PROJECT NARRATIVE
(May, 2014)

Project Introduction

The request is for a rezoning of approximately 40 acres +/-, located on the Northeast corner of Black Mountain Road and 84th Street, from R1-70 ESL to R1-43 ESL. The property is comprised of two parcels (APN# 216-34-004A & 216-34-004B). Both properties are under common ownership by Los Cedros Superior, LLC.

The property is currently undeveloped, vacant land and is surrounded by a combination of developed communities and undeveloped land. The site slopes gently from the northeast to the southwest and accommodates a large wash corridor that bisects the property.

The request proposes are rezoning of the property to R1-43 ESL to permit an increase in the allowed number of single family homesites from 20 to 25 lots, resulting in an overall density of 0.6 dwelling units per acre. The maximum building height is restricted to 24 feet on a majority of the property, with some lots within the southern portion of the property restricted to 20 feet. The rezoning application also includes a request for amended of the R1-43 ESL development standards to allow for reduced setbacks and lot sizes in exchanges for additional open space. The site plan preserves the major wash corridor that extends through the property from the NEC to the western property edge.

The request for the rezoning from the existing R1-70 ESL to R1-43 ESL is supported though conformance with the existing General Plan land use designation (“Rural Neighborhoods”) which supports residential densities up to 1 dwelling unit per acres. The request is also consistent with the existing pattern of zoning of R1-43 ESL to the south, southwest and north, and R1-35 ESL to the northeast. Within each of these existing communities, the densities are higher than that of the proposed Sierra Highlands community.

The density proposed within Sierra Highlands is substantially less than is allowed by the proposed R1-43 ESL zoning in order to maintain meaningful open space buffers to adjacent existing uses (Los Cedros and adjacent neighborhoods) and to preserve high priority environmental features such as the large wash corridor that bisects the property in conformance with the Environmentally Sensitive Lands Ordinance.

Land Use Context

General Plan Land Use Designation

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

Conformance with the Goals & Approaches of the General Plan

Character & Design Element

The Sierra Highlands community is compatible with the character of Rural/Rural desert Character Type and the Environmentally Sensitive Lands and Native Desert Character Type, as described by the General Plan. The proposed site plan supports the objectives of these area

types by promoting sensitivity and protection of significant natural elements typical of the Upper Sonoran Desert. The project will also encourage enhanced streetscapes that buffer development through use of open space setbacks from adjacent roadways.

Land Use Element

Sierra Highlands represents a residential community that promotes compatibility with adjacent development through the use of perimeter setbacks and transitions, construction of trails along the project frontages that link to designated trail alignments and networks already established in the area, and development densities that are far less than densities to the north, northeast and south. The proposed site plan is in conformance with existing General Plan land use designation and zoning designations.

Housing Element

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

Open Space Element

The character of the Sierra Highlands community is defined through provisions for preserving and maintaining extensive and high-quality open space within the overall property. The site has been planned to celebrate the unique character of the site by orienting lots towards natural open space and protecting the most sensitive portions of the landscape through a balanced development approach. Residents of Sierra Highlands and adjacent communities will be able to enjoy the use of new public trails established along the west and south edges of the property

Rural Desert Character Type Designation

The subject property is located within an area designated by the City’s General Plan as a Rural/Rural Desert Character Type. The proposed Sierra Highlands community is consistent with the intent of the Character Type area by adhering to a low-density and large-lot development proposal. Setbacks to adjacent properties will be respectful of adjacent existing uses, building heights have been reduced on the southern portion of the property to protect viewsheds, and with more than 50% of the property committed to Natural Area Open Space there is exception emphasis on preservation of natural vegetation and wash corridors. The proposed site plan fully supports the objectives of the Rural/Rural Desert Character Type as described in the excerpt below from the General Plan.



Rural/Rural Desert Character Types contain relatively low-density and large lot development, including horse privilege neighborhoods and low-density resorts as well as areas with particularly sensitive and unique natural environments. These districts provide a rural lifestyle that includes preservation of the desert character. The identity and natural desert character of this district should be strengthened and maintained by preventing encroachment of nonconforming uses and architectural styles, protecting open spaces and vistas, encouraging conservation of desert vegetation, building low profile structures, discouraging walls, and limiting road access. Special care should be taken to preserve the natural character of the land and natural drainage corridors. Desert vegetation is maintained in either in common open-space areas or on individual lots. The impacts of development on desert preservation should be minimized through clustering, preserving washes, and the use of natural buffers on the perimeter of developments. Site plans for developments on larger vacant tracts should be sensitive to topography, vegetation and natural drainage area.

Zoning

The Sierra Highlands property is currently zoned R1-70 per zoning case #3-ZN-2010. Although the property abuts R1-190 ESL zoning to the west, the surrounding zoning to the north and south is a combination of R1-35 and R1-43. The Los Cedros Equestrian Facility to the east is zoned R1-190, but operates under a commercial use permit.

Adjacent Uses & Zoning:

- North: Recently rezoned to R1-35 and R1-43 ESL per case # 10-ZN-2013. Planned for single-family residential at an overall density of 1.0 dwelling units per acre.
- South: Single-family residential community of Sierra Boulders at an overall development density of 0.8 dwelling units per acre. Existing zoning is R1-43 ESL.
- East: Existing Equestrian Facility operating under use permit. Existing zoning is R1-190 ESL.
- West: Vacant 5-acre lots. Existing zoning is R1-190 ESL.

Site Plan

The proposed site plan is sensitive to the existing natural terrain and seeks to avoid impacts to the major wash corridor that extends through the site as depicted on the Conceptual Site Plan exhibit. The Sierra Highlands community will take access through a gated entry located on 84th Street. Generous open space buffers have been provided adjacent to the Los Cedros property to the east. Along this edge, the minimum natural open space buffer is 100 feet in depth and the minimum building setback is 125 feet. Water and sewer connections will extend to the northeast corner of the property allowing the Desert Springs community to gravity sewer through the Sierra Highlands property.

Natural Area Open Space

The Sierra Highlands community intends to meet and exceed City of Scottsdale minimum Natural Area Open Space (NAOS) requirements by designating a combination of undisturbed and revegetated in large, meaningful and contiguous open space areas. NAOS is provided between the development

envelopes of adjoining lots at a minimum width of 30 feet. The property is located within the Upper Desert Landform of the Environmentally Sensitive Lands Ordinance.

A slope analysis of the property is required to determine the minimum NAOS requirements. The analysis identified that a minimum of 13.7 acres of NAOS be provided. The applicant is providing a minimum of 20.0 acres (or 50% of the overall site), which is in excess of the city minimum requirement and is equal to the amount of NAOS approved with the previous rezoning of the property.

Pedestrian and Vehicular Circulation

The Sierra Highlands community will include improvements to 84th Street and Black Mountain Road. Half street improvements will be constructed for the east half of 84th Street to include a minimum of 20 feet of asphalt, curb improvement along the east edge and an 6 foot natural surface trail along the property frontage. Roadway improvements will extend north to meet existing improvements (approximately 300 north of subject property) unless already completed by others in advance of Sierra Highlands off-site construction. These street improvements will include the dedication of 25 feet of right-of-way in conformance with the City of Scottsdale typical street section 5.3-16 (Local Collector)

Improvements to Black Mountain Road will include completion of the north half street improvements in conformance with City of Scottsdale typical street section 5.3-15 (Local Collector). No additional right of way dedication along Black Mountain Road will be required. Improvements will also include an 8 foot detached natural surface trail, but no sidewalk improvements.

Vehicular circulation internal to the project will utilize the City of Scottsdale typical street section 5.3-19 (Local Residential Rural/ESL Character). Due to the low density character of the Sierra Highlands community, sidewalks will not be provided consistent with the typical street section.

Sensitive Design Principles

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

1. *The design character of any area should be enhanced and strengthened by new development.*
 - The conceptual site plan for the Sierra Highlands community clearly demonstrates a recognition of environmentally sensitive design and sensitive buffering to adjacent properties. The level of NAOS provided throughout the property will exceed minimum City requirements and the most sensitive portions of property will be preserved through protective easements.
2. *Development, through appropriate siting and orientation of buildings, should recognize and preserve established major vistas, as well as protect natural features.*
 - The preservation of the central wash corridor will enhance the quality of the open space and will ensure that viewsheds along these corridors are maintained. Equally, setbacks along the perimeter of the property will maintain viewsheds for adjacent properties and provide view corridors from planned Homesites.
3. *Development should be sensitive to existing topography and landscaping.*
 - The existing topography and vegetation of the site was analyzed and evaluated for preservation prior to the commencement of site planning and development envelope siting. The result is a

community that balances the protection of sensitive areas with the appropriate designation of footprints for future homes and roadways.

4. *Development should protect the character of the Sonoran desert by preserving and restoring natural habitats and ecological processes.*
 - Portions of the property that have been historically scarred or impacted through previous human activity will be considered for revegetation. In addition, vegetative materials that are salvaged from areas of impact may be relocated to areas where density enhancement will benefit the future buffering and ecology within designated natural areas.
5. *The design of the public realm, including streetscapes, parks, plazas and civic amenities, is an opportunity to provide identity to the community and convey its design expectations.*
 - The Sierra Highlands community will promote theming and character that conforms and compliments the Upper Sonoran Desert environment.
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.*
 - A public trail improvement will be constructed along the 84th Street alignment to enhance the connectivity of the off-street pedestrian circulation network throughout the area.
7. *Developments should show consideration for the pedestrian by providing landscaping and shading elements as well as inviting access connections to adjacent developments.*
 - Pedestrian access connections will be provided along the western and southern perimeter of the property, whereby linking to existing or proposed pedestrian improvements in adjacent communities.
8. *Buildings should be designed with a logical hierarchy of masses*
 - Homes constructed within Sierra Highlands will be limited to 1-story and will meet or exceed the quality and character of homes presently located in the area.
9. *The design of the built environment should respond to the desert environment.*
 - Proposed elements of the landscape and hardscape design for Sierra Highlands will complement the colors and materials native to the existing desert environment.
10. *Developments should strive to incorporate sustainable and healthy building practices and products.*
 - The use of native materials for the project's hardscape and landscape materials will promote the environmentally sustainable character of the Sierra Highlands community.
11. *Landscape design should respond to the desert environment by utilizing a variety of mature landscape materials indigenous to the arid region.*
 - Areas of the property that are subject to revegetation shall utilize mature materials salvaged from the disturbed portions of the property.

-
12. *Site design should incorporate techniques for efficient water use by providing a desert-adapted landscaping and preserving native plants.*
 - Through adherence to the ESL Plant Checklist, the property will designate the use of arid plant materials for project landscaping.

 13. *The extent and quality of lighting should be integrally designed as part of the built environment.*
 - The Sierra Highlands community will promote the Dark Skies character of North Scottsdale by restricting the level and visibility of landscape lighting. The use of quality lighting elements shall be implemented to compliment the elevated design character proposed on-site.

 14. *Signage should consider the distinctive qualities and character of the surrounding context in terms of size, color, location and illumination.*
 - Project Signage shall be designed to complement the natural character of the community and shall be limited to the single community entry location along 84th Street.

Amended Development Standards

The applicant shall seek the amendment of the R1-43 development standards as permitted by the Environmentally Sensitive Lands Ordinance. These amendments shall benefit the property by allowing for development envelope flexibility to ensure that environmentally sensitive portions of the property can be expanded through contiguous open space. Amendments to the standards will ensure that perimeter buffering is enhanced and wash corridors will remain largely undisturbed. The requested amended development standards are as follows:

- Minimum Lot Area: 32,250 Square Feet (25% reduction)
- Minimum Lot Width: 113 Feet (25% reduction)
- Front Yard Setback: 30 Feet (25% reduction)
- Side Yard Setback: 15 Feet (25% reduction)
- Rear Yard Setback: 26 Feet (25% reduction)

Conformance with the Buffered Roadway Requirements

The subject property is located adjacent to 84th Street and Black Mountain Road. Both of these roadways are aligned along the ½-mile interval and are therefore subject to the Buffered Roadway setback criteria. Buffered roadways typically provide open space setbacks averaging 40 feet or greater. The Sierra Highlands property proposes to provide a minimum of 40 feet along the east edge of 84th Street, and a minimum open space setback of 50' along the north edge of Black Mountain Road. These setbacks are consistent or in excess of setbacks established on adjacent properties. The Buffered Roadway open space setback shall be delineated on the final plat as an open space corridor. Below is an excerpt from the 1-GP-2004 staff report, and the case was approved by City Council on October 4, 2005 per resolution No. 6716.

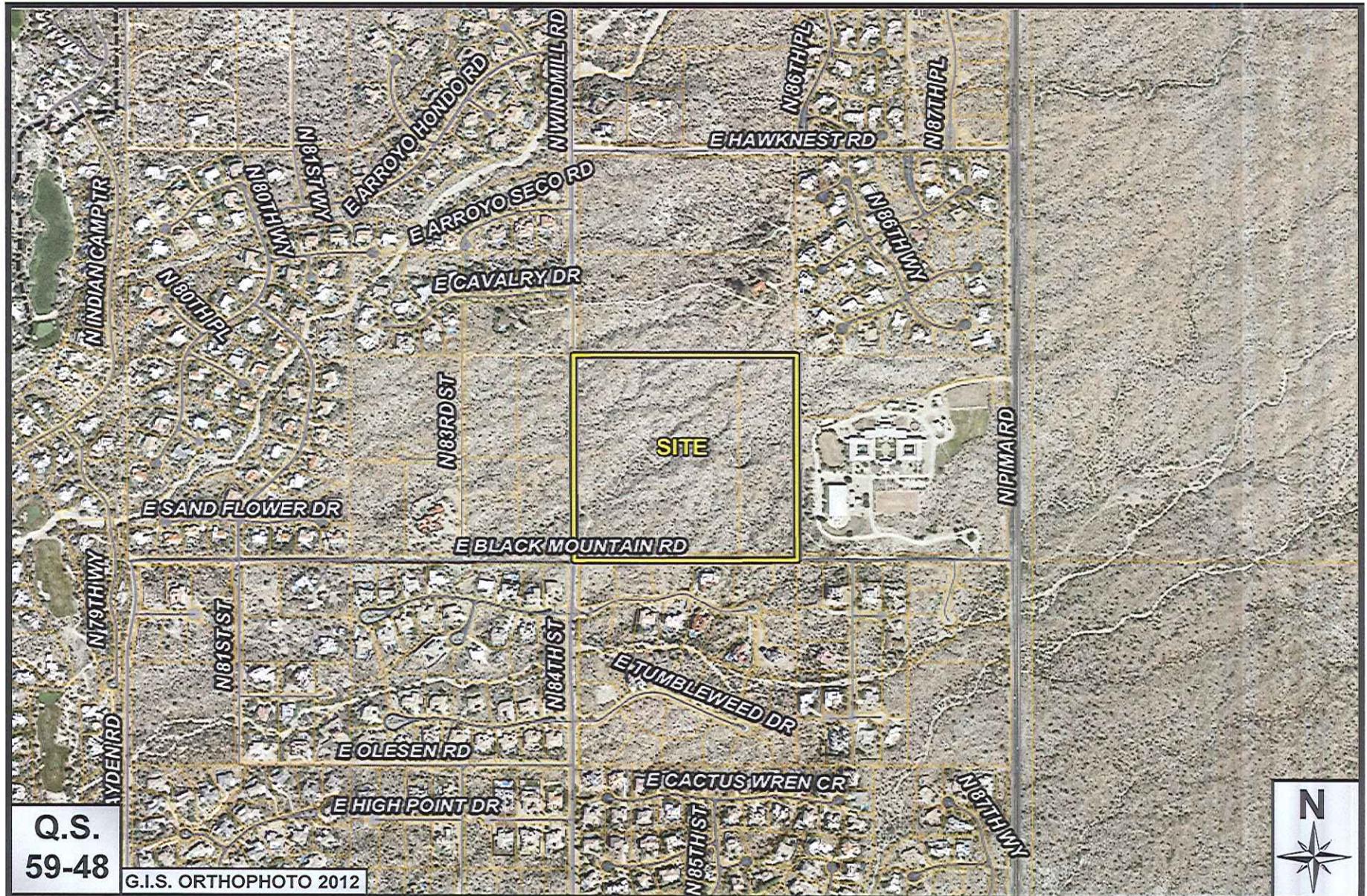
Buffered Roadways are also major roadways, but smaller in scale (usually minor arterials or major collectors), with citywide rather than regional traffic and trails. The setbacks of Buffered Roadways are usually 40 to 50 feet. Buffered Roadways do not currently have specific design guidelines like the Scenic Corridor Design Guidelines, however, that is a work program for the future and one of the recommendations of this case.

Community Involvement

The applicant has communicated with individual property owners adjacent to Sierra Highlands. In addition, the applicant has provided all property owners with 750 feet with an informational mailer and an invitation to a community meeting on February 26th hosted by the applicant. More specific documentation of these community involvement activities has been provided in the Community Outreach Report.

Community Benefits:

- Enhanced perimeter open space setbacks
- Lower density than all adjacent communities
- Natural Area Open Space amounts that exceed minimum City of Scottsdale Requirements and will result in more than 50% of the site committed to natural open space
- Single Access Point from 84th Street
- Asphalt and trail improvements on 84th Street
- High Quality, high value homes by local award-winning homebuilder – Rosewood Homes



Sierra Highlands

6-ZN-2014



Q.S.
59-48

G.I.S. ORTHOPHOTO 2012

Sierra Highlands

6-ZN-2014

ATTACHMENT #4A

Existing General Plan Land Use Map



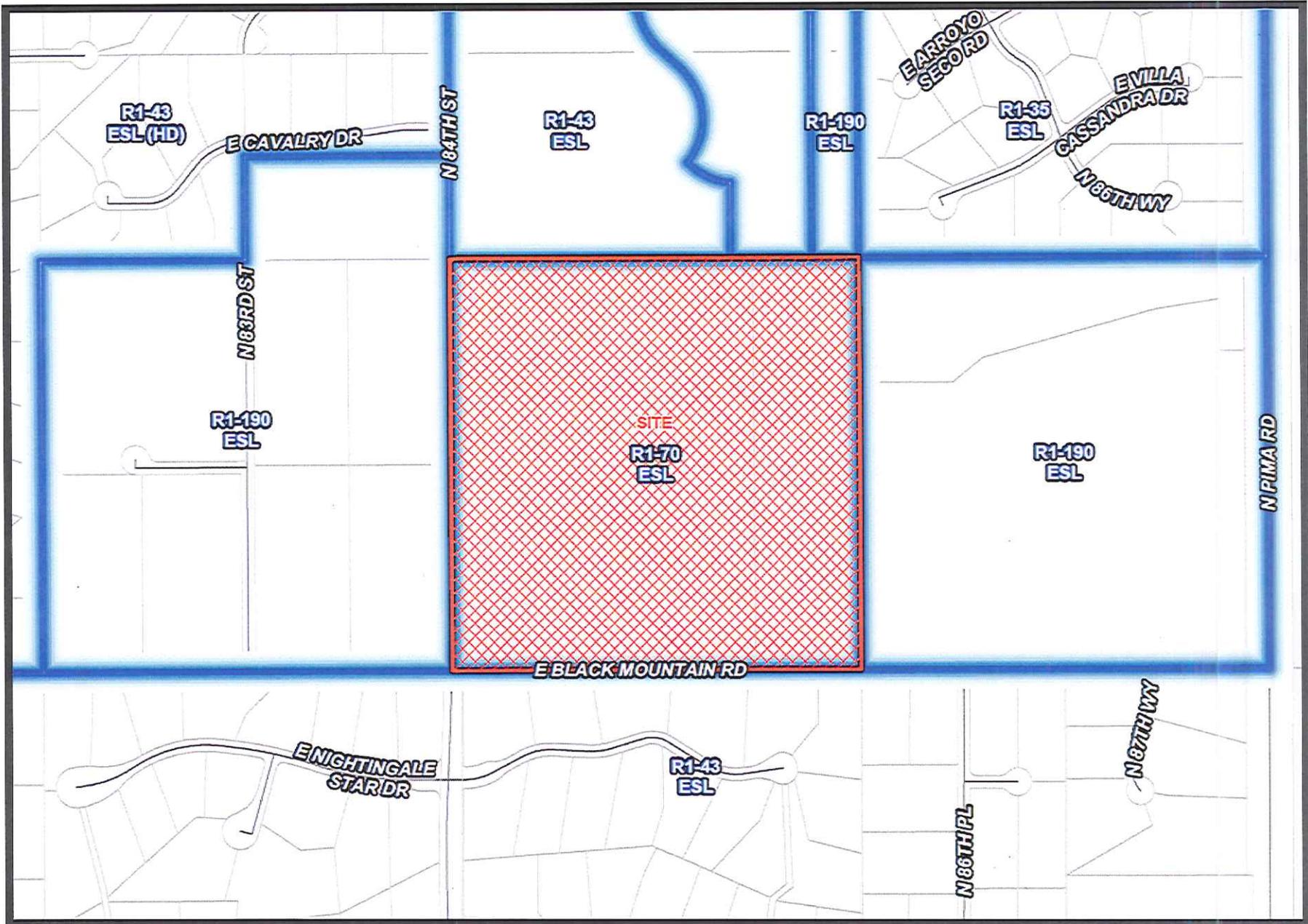
	RURAL NEIGHBORHOODS		EMPLOYMENT
	SUBURBAN NEIGHBORHOODS		NATURAL OPEN SPACE
	URBAN NEIGHBORHOODS		DEVELOPED OPEN SPACE (PARKS)
	MIXED-USE NEIGHBORHOODS		DEVELOPED OPEN SPACE (GOLF COURSES)
	RESORTS/TOURISM		CULTURAL/INSTITUTIONAL OR PUBLIC USE
	SHEA CORRIDOR		MCDOWELL SONORAN PRESERVE (AS OF 8/2003)
	MAYO SUPPORT DISTRICT		RECOMMENDED STUDY BOUNDARY OF THE MCDOWELL SONORAN PRESERVE
	REGIONAL USE DISTRICT		CITY BOUNDARY
	COMMERCIAL		LOCATION NOT YET DETERMINED
	OFFICE		



6-ZN-2014

ATTACHMENT #5

Zoning Map



6-ZN-2014

ATTACHMENT #6



LEGEND

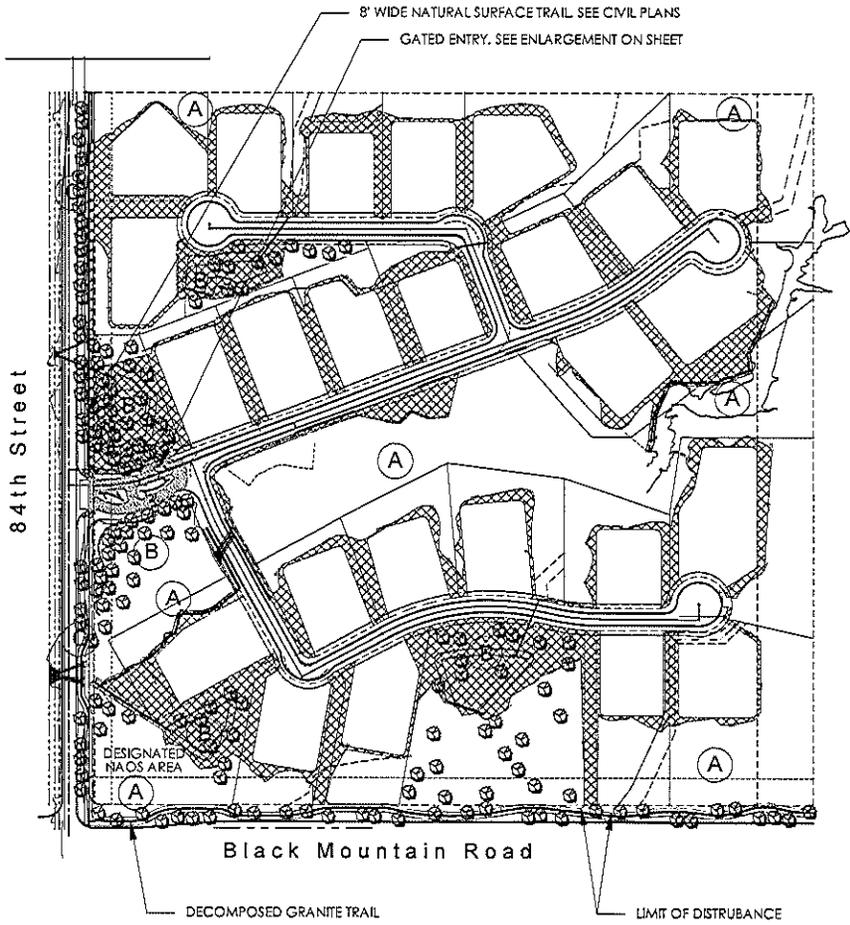
- PROPERTY BOUNDARY:
- LOT/TRACT LINE:
- EASEMENT LINE:
- UNDISTURBED N.A.O.S.:
- REVEGETATED O.S.:
- CONSTRUCTION ENVELOPE:
- D/B = DETENTION BASIN
- PATIO ENVELOPE:
- (PART OF CONSTRUCTION ENVELOPE; NO OCCUPIED STRUCTURES)

N.A.O.S.

- REQUIRED N.A.O.S.: 15.2 AC (38% OF GROSS SITE AREA)
- PROVIDED N.A.O.S.:
 - UNDIST: 18.1 AC (91% OF TOTAL N.A.O.S.)
 - REVEG: 1.9 AC (9% OF TOTAL N.A.O.S.)
 - TOTAL: 20 AC (50% OF GROSS SITE AREA)

NOTE: DEVELOPMENT ENVELOPES AND PROPERTY LINES ARE PRELIMINARY AND SUBJECT TO CHANGE BASED ON ENGINEERING AND ZONING.

This drawing, together with the associated design, is prepared for the specific project and site conditions shown. It is intended solely for the specific purpose and district within the project. It is not to be used for any other purpose without the prior written consent of the designer. The designer shall not be held responsible for any errors or omissions in this drawing or any other drawings or specifications prepared by the designer or any other person. The designer shall not be held responsible for any errors or omissions in this drawing or any other drawings or specifications prepared by the designer or any other person.



LANDSCAPE ZONES:

- (A) The identified areas are intended to depict undisturbed portion of the property and may include limited re-vegetation of salvaged or supplemental native materials around areas of adjacent disturbance.
- (B) The identified area reflects locations that will be re-vegetated as a result of off-lot grading disturbance. These areas will be supplemented with salvaged materials, or hydroseed for stabilization of slope areas. Areas of high visibility will be supplemented with salvaged large-box specimen trees.
- (C) Areas indicated adjacent to 84th Street will be supplemented with a combination of salvaged trees and cacti material to enhance screening from the existing roadway and adjacent properties. The planting palette for these areas will concur with City of Scottsdale recommend planting materials with City rights-of-way.

HYDROSEED MIX

- AMBROSIA DELTOIDEA
- ATRIPLEX CANESCENS
- ENCLELIA FARINOSA
- ERICACERIA LARICIFOLIA
- LARREA TRIDENTATA
- SENNA COVESII
- SPHAERALCEA AMBIGUA
- TRIANGLE-LEAF BURSAGE
- FOUR-WING SALT BUSH
- BRITTLEBUSH
- TURPENTINE BUSH
- CREOSOTE BUSH
- DESERT SENNA
- GLOBEMALLOW

CONCEPTUAL PLANT LIST:

- TREES**
 - SPECIMEN NATIVE TREE
 - FOOTHILLS PALO VERDE / DESERT HACKBERRY
 - DESERT WILLOW / PROSOPIS VELUTINA
- SHRUBS / GROUND COVER**
 - CATCLAW ACACIA / CRUCIFIXION THORN / JOJOBA / FAIRY DUSTER / GIANT BURSAGE / SCRUB OAK / CREOSOTE
 - GOLDENEYE / BURSAGE / CHUPAROSA / PENSTEMON / TURPENTINE BUSH / FAIRY DUSTER
- CACTI / ACCENTS**
 - SAQUARO
 - BANANA YUCCA / PRICKLY PEAR / OCOTILLO / AGAVE / BARREL CACTUS / SOAP TREE YUCCA
- GROUND COVER / WILDFLOWERS**
 - VERBENA / DESERT MARIGOLD / PENSTEMON / PAPERFLOWER / BLACKFOOT DAISY / DESERT GLOBEMALLOW

* PLANTS INSTALLED IN RETENTION BASINS TO CONFORM TO CITY OF SCOTTSDALE DS & PM, SECTION2-1.803.

RE-VEGETATION AND IRRIGATION METHOD:

Plant species selected for this project will be chosen from a native Sonoran Desert palette as referenced in the Design Guidelines and Policies for Environmentally Sensitive Lands Manual. For re-vegetated portions of the site, a hydroseed mix will be used to allow quick, efficient re-growth of plant material within disturbed landscape areas. Hydroseed planting areas may also be supplemented with containerized plants to enhance visual aesthetics.

All re-vegetated NAOs areas shall be watered for three years maximum. At the end of three years (or the plant material located within the NAOs areas have become established), the irrigation system to the NAOs area shall be permanently disconnected.

Irrigation methods will vary depending upon plant types. Container-grown plant material shall be irrigated with drip irrigation. Depending upon the season at time of hydroseed installation, either temporary spray heads may be installed or watering from water trucks may be used to assist hydroseed germination.

LOW VOLTAGE LIGHTING:

Symbol	Label	Qty	Catalog Number	Description
⊖	SA	12	BEGA 7015LED OR EQUAL	INGRADE DRIVE OVER ASYMETRIC UPLIGHT
○	SB	14	BEGA 7017LED OR EQUAL	INGRADE ACCENT UPLIGHT FOR WINDOWS
○	SC	0	BEGA 7802LED OR EQUAL	SURFACE MOUNTED ACCENT FLOODLIGHT

LIGHT FIXTURE FINISHES ARE TO BE OF EARTH TONE COLORS TO BLEND WITH LANDSCAPING, AS SELECTED BY LANDSCAPE ARCHITECT.

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.

NOTE:
Concepts are preliminary and for illustrative purposes only. Design may be subject to change prior to final approval.

Subject to engineering and City review and approval.

PRELIMINARY. NOT FOR CONSTRUCTION.
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it is prepared. Re-use of and improper reliance on this document without written authorization and adoption by LVA Urban Design Studio, LLC shall be without liability to LVA Urban Design Studio, LLC. Subject to engineering and City review and approval.
COPYRIGHT LVA URBAN DESIGN STUDIO, L.L.C.

Murillo, Jesus

From: Anne Hilton <rwhilton1@msn.com>
Sent: Tuesday, March 25, 2014 6:31 PM
To: Murillo, Jesus
Subject: RE: 6-ZN-2014

Jesus,

Thank you for your e-mail. Everyone I speak with about this development is against the continuation of paving on 84th. Many have asked why the entrance to the new community cannot be off Lone Mountain.

Is there someone with whom we could perhaps set up a meeting outside of the hearing process? Given the distance to the heart of Scottsdale for the community here to travel, it might be helpful to have someone from Planning or Transportation meet with the community here in the north end.

Kindest Regards,

Anne Hilton

From: Murillo, Jesus [<mailto:JMurillo@ScottsdaleAz.Gov>]
Sent: Tuesday, March 25, 2014 5:50 PM
To: 'rwhilton1@msn.com'
Subject: 6-ZN-2014

Hello Mrs. and Mr. Hilton

My name is Jesus Murillo, and I am the coordinator for this case. I will be sure to provide your comment to the Planning Commission as well as the City Council in each individual report. I will also keep you updated on the hearing dates. The transportation department will be the entity that requires the improvements necessary for the approval of the rezoning request. The improvements will be in accordance with the City's ordinances and policies.

Please feel free to contact me with any further questions or comments.

Sincerely,

Jesús Murillo
Senior Planner
City of Scottsdale
Planning, Neighborhood, and Transportation
7447 E. Indian School Road, Ste. 105
Scottsdale, AZ 85251
Phone: 480-312-7849
Fax: 480-312-9037

Get informed!

Subscribe to [Scottsdale P & Z Link](#) newsletter

 [follow us on Facebook](#)


ATTACHMENT #12

From: Anne Hilton [<mailto:rwhilton1@msn.com>]
Sent: Wednesday, March 19, 2014 11:13 AM
To: Projectinput
Subject: 6-ZN-2014

While we are not in favor of the rezoning, we understand that we will probably not be successful in changing this aspect of the project. We believe that in general, the north end of Scottsdale is becoming too dense, traffic is increasing with each rezoning and property was sold to us with the understanding that adjacent property was zoned for a very low density. But, that is more likely input we need to give to the overall Scottsdale plan.

We do, however, request that the plan to pave 84th all the way through not be required of the developer. Paving should only be done from Black Mountain to the egress point for the new development.

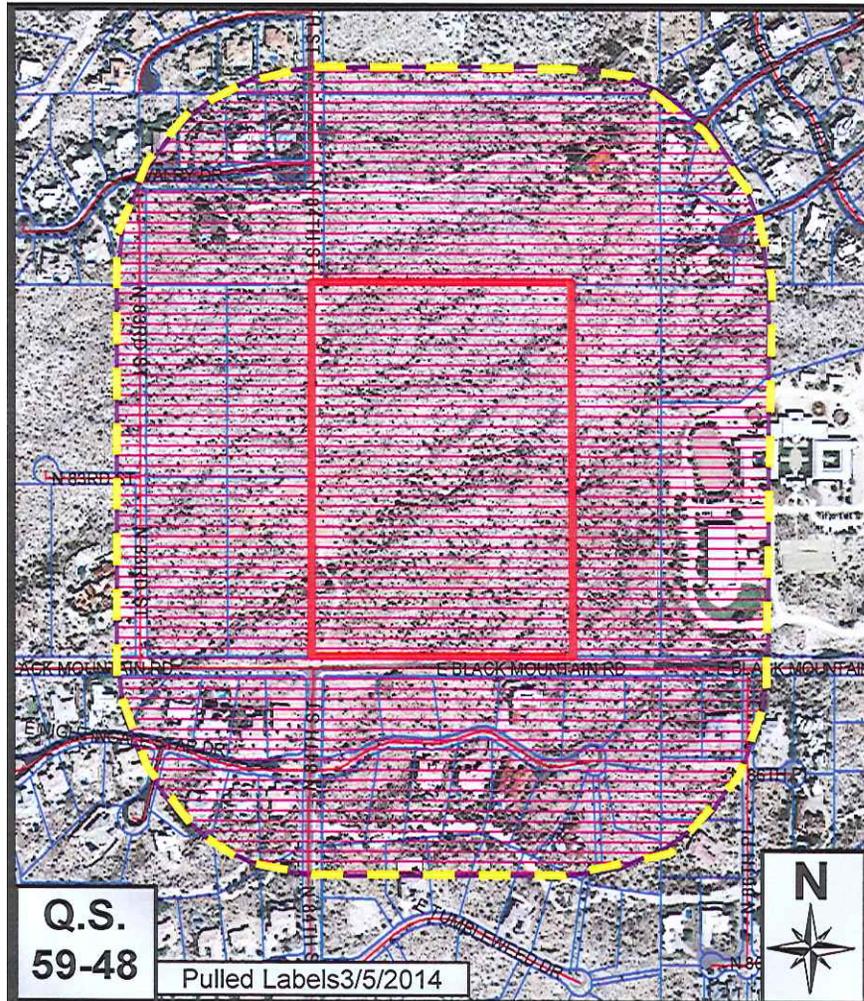
The paving of 84th will significantly increase traffic on Windmill/84th. This street is a quiet street at the moment where people walk and bike away from traffic. There are very few places in this area for walking, and 84th provides that opportunity for residents.

With two new developments going in between Hawknest and Black Mountain, 84th will become congested with traffic. Traffic needs to be funneled onto existing thoroughfares and away from Windmill. Please incorporate this request into the development plan.

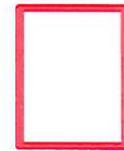
Thank you.

Anne & Bob Hilton
8285 E. Cavalry Dr.
Scottsdale

City Notifications – Mailing List Selection Map



Map Legend:



Site Boundary



Properties within 750-foot

Postcards – 102 HUP

Postcards – 102 PC

Additional Notifications:

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

Sierra Highlands

6-ZN-2014