



Project Narrative

This document will be uploaded to a Case Fact Sheet on the City's web site.

Date: _____

Project No.: 602 - PA - 2005

Coordinator: Greg Williams

Case No.: 26-PP-2005

Project Name: Buffalo Ranch

Project Location: 12855 N. 94th Street

Property Details:

Single-Family Residential Multi-Family Residential Commercial Industrial

Current Zoning: R1-10 PRD Proposed Zoning: NO CHANGE

Number of Buildings: 23 Parcel Size: _____

Gross Floor Area/Total Units: _____ Floor Area Ratio/Density: 2.3 d.u./a.

Parking Required: _____ Parking Provided: _____

Setbacks: N - _____ S - _____ E - _____ W - _____

Description of Request:

This proposed, gated, twenty-three lot, single-family residential sub-division is located on approx. ten acres at the South-East corner of 94th St. and Sweetwater. The average lot size within the development is greater than ten thousand square feet and the design is in complete compliance with the existing R1-10 PRD zoning requirements.

The development of this in-fill site with low density housing brings very significant benefit to the surrounding neighborhood which is of a higher density. This vacant property was formerly an "urban ranch" for buffalo, wolves and horses. This use became less and less appropriate in this community and was the source of much neighborhood complaint.

The project is laid out as a single loop road, with sidewalks on both sides, from the controlled entry on Sweetwater, opposite the 94th Place intersection to the north. The circle shall have eighteen lots on the outside perimeter and five within the center island.

Almost twenty-five thousand square feet of natural wash area adjacent to the entry gate shall be dedicated, dramatically enhancing and protecting this part of the Sweetwater streetscape. There will be two retention/recreation areas for residents use within the development.

It is expected that there will be at least four floor plans available from which to choose, each with optional adjustments. Each plan will offer useable open space in both the front and rear yards of the house, with room for swimming pools. The appearance of all the houses will be unique, with the use of different while architecturally complimentary designs and materials, ensuring an interesting street appeal with a clear sense of variety and individuality.

Planning and Development Services Department

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

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Provide verification that GLO Patents have been abandoned, or that there are no conflicts

The building envelope does not correspond exactly with setback requirements, and has not bearing on this application

Landscaping plans submitted with the joint DRB and Preliminary Plat application shall treat all common tracts

A preliminary native plant submittal will be required with the application if protected species exist on site. The subdivision design and landscape plans shall demonstrate the preservation in place of as many of these protected species as possible.

Trail alignment will need to be approved by the C O S Trails Coordinator, Scott Hamilton

Elevations showing dimensioned heights, materials, colors, and finishes will need to be provided for all common site walls, structures, and buildings

Configuration of gated entry shall be to the satisfaction of the Fire Department and assigned C O S Engineering staff

Proposed driveway location of lot one could need to be disclosed to demonstrate minimal conflict with subdivision traffic. The location will be stipulated as part of the DRB / PP application

Recreation amenities for retention / open space along 94th St will need to be disclosed on plans with the application. This amenity was one of the justifications for amended development standards, and will need to be a meaningful amenity

Tracts C and D must be restored to the plan per Zoning Case stipulation. The area and purpose of these and all other tracts must be indicated

The preliminary plat will need to show the required dedications as a proposed condition per Zoning Case stipulations, and other easements as needed

A conceptual site plan will need to be submitted with the application that shows the location of common improvements in conformance with Zoning Case stipulations, including the meandering wall (stipulation number 7). This plan will need to demonstrate the visibility of the open space tracts A, B, and E to the street per Zoning Case stipulation number 7

With the DRB application, a pedestrian circulation plan must receive a Staff Approval per zoning case stipulations

Drew & Wendy