

PLANNING COMMISSION REPORT



MEETING DATE: March 14, 2007

ITEM NO. _____ GOAL: Coordinate Planning to Balance Infrastructure

SUBJECT

Sereno Canyon Abandonment - 27-AB-2006

REQUEST

Request to consider the following:

- Abandon the south 55-foot wide Public Utility and Roadway Easement along the northern property boundary (East Happy Valley Road Alignment), beginning at the western property boundary of North 126th Street extending east to a point 330 feet east of East 122nd Street. (See Street Identification Map, Attachment #5 Street "1")
- Abandon the entire 40-foot wide Public Utility and Roadway Easement located 1,308 feet south of East Happy Valley Road, beginning at the western property boundary of N. 126th Street extending east to a point 330 feet east of E. 122nd Street. (See Attachment #5 Street "2")
- Abandon the south 20-foot wide Public Utility and Roadway Easement located 1,308 feet south of East Happy Valley Road, beginning at the eastern property boundary of N. 122nd Street for a distance of 330 feet. (See Attachment #5 Street "2a")
- Abandon the entire 40-foot wide Public Utility and Roadway Easement (East Alameda Road Alignment), beginning at N. 122nd Street and terminating at N. 126th Street. (See Attachment #5 Street "3")
- Abandon the entire 40-foot wide Public Utility and Roadway Easement along East Mariposa Grande Drive, between N. 122nd Street and 124th Street, and the eastern boundary of the exception parcel to N. 126th Street. (See Attachment #5 Street "4")
- Abandon the 20-foot wide Public Utility and Roadway Easement along East Mariposa Grande Drive for 660 feet, north of the exception parcel. (See Attachment #5 Street "4a")
- Abandon the 20-foot wide Public Utility and Roadway Easement along the south half of East Mariposa Grande Drive, beginning at N. 126th Street and terminating at N. 128th Street. (See Attachment #5 Street "4b")
- Abandon the south 55-foot wide Public Utility and Roadway Easement along the southern property boundary (East Pinnacle Peak Road Alignment), beginning at the western property boundary of N. 122nd Street to N. 124th Street, and a point 660 feet east of N. 124th Street and terminating at N. 128th Street. The easement will remain along the boundary of the exception parcel. (See Attachment #5 Street "5")
- Abandon the 15-foot wide Public Utility and Roadway Easement along the eastern property boundary (North 122nd Street) from a point located 1,320 feet south of the East Happy Valley Road Alignment

and terminating at the East Pinnacle Peak Road Alignment. (See Attachment #5 Street “6”)

- Abandon the entire 40-foot wide Public Utility and Roadway Easement along the N. 124th Street Alignment Beginning at the East Happy Valley Road Alignment and terminating at the East Mariposa Grande Drive Alignment. (See Attachment #5 Street “7”)
- Abandon the east 20-foot wide Public Utility and Roadway Easement located along the N. 124th Street Alignment beginning at the East Mariposa Grande Drive Alignment and terminating at the East Pinnacle Peak Road Alignment. (See Attachment #5 Street “7a”)
- Abandon the east 15-foot wide Public Utility and Roadway Easement along the eastern half of N. 126th Street from the East Happy Valley Road Alignment and terminating at the East Mariposa Grande Drive Alignment. (See Attachment #5 Street “8”)
- Abandon the entire 30-foot wide Public Utility and Roadway Easement along the N. 126th Street Alignment beginning at the East Mariposa Grande Drive Alignment and terminating at the East Pinnacle Peak Road Alignment. (See Attachment #5 Street “8a”)
- Abandon the west 15-foot wide Public Utility and Roadway easement located along the N. 128th Street Alignment beginning at the East Mariposa Grande Drive Alignment and terminating at the East Pinnacle Peak Road Alignment. (See Attachment #5 Street “9”)

Related Policies, References:

Dynamite Foothills Character Area plan, General Plan-Community Mobility Element, Trails Plan, Environmentally Sensitive Land Ordinance, The Portero Subdivision and Abandonment (1-PP-2006, 21-AB-2006), The Vivienda Subdivision and Abandonment (2-PP-2006, 20-AB-2006), the Sereno Canyon Subdivision (22-PP-2005). Circulation Master Plan for Sereno Canyon.

OWNER

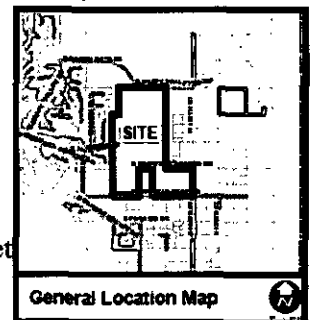
Crown Community Development
630-851-5490

APPLICANT CONTACT

Land Development Services LLC
480-946-5020

LOCATION

Pinnacle Peak Road, N. 122nd Street through N. 128th Street and north to Happy Valley Road



BACKGROUND

Background.

The existing property is the approved Sereno Canyon Subdivision ~~Preliminary~~ Plat consisting of 14 parcels of land totaling approximately 330 gross acres. There have been four individual land division cases creating 12 of the existing lots.

Zoning.

The site is zoned Single Family Residential District with Environmentally Sensitive Lands Overlay (R1-130 ESL). The zoning district is intended for large lot, single-family residential dwelling units.

Context.

This subdivision is located to the east of the Troon and Troon Ridge developments in east central Scottsdale.

Adjacent Uses and Zoning:

- North: Vacant R1-130 ESL – Single family neighborhoods in the ESL overlay (owned by the State Land Trust)
- South: Vacant R1-130 ESL – Single family neighborhoods in the ESL overlay (partially owned by the City of Scottsdale)
- East: Vacant R1-130 ESL – Single family neighborhoods in the ESL overlay
- West: Developing subdivisions with R1-130 ESL zoning – Single family neighborhoods in the ESL overlay (the neighborhood further to the west zoned R1-18 ESL (HD))

South of the eastern portion of this site is land that is part of the McDowell Sonoran Desert Preserve. The McDowell Mountains are about ½ mile to the south of the property. This Preserve area extends northward about ¾ of a mile east of the property and one mile to the east is the large McDowell Mountain Regional Park, which is operated by the Maricopa County Parks Department.

This site is in the drainage divide between the Indian Bend Wash and Verde River watersheds. It is a site with rolling slopes and several wash corridors. In the southern two-thirds of the site there are a number of ridges and hills topped by granite boulder formations. The site was burned extensively by the Rio fire of several years ago.

Key Items for Consideration:

- The abandonment is being requested for the Sereno Canyon final Plat
- The Public Utility and Roadway Easements were dedicated on the Goldie Brown Pinnacle Peak Ranch Unit Two Plat recorded in Maricopa County on January 13, 1978.
- This site is located within the Dynamite Foothills Character Area Plan.
- This site is in the Upper Desert landform and has some significant ridges and boulder features.
- The abandoned area will be incorporated into the proposed lots and will provide additional land for preservation.
- This new development/subdivision is proposed on vacant land with no impact to neighboring properties.
- The abandonment of the subject roadway easements will reduce the amount of area that can be used for roadway purposes, and will not prevent access to neighboring properties.
- The abandonment will allow the assembling of the existing 14-lots that currently have limited access.
- The East Pinnacle Peak Road Alignment has environmental constraints that prevent access to existing parcels.
- The zoning case had very extensive neighborhood involvement, focusing particularly on the nature of the extension of Alameda Road.
- The City of Scottsdale Preservation Department policy is not to have streets or rights-of-way (ROW) along the Preserve boundary and to avoid the need for any ROW or improvements along the boundary whenever possible.
- This abandonment, along with the Vivienda Abandonment (20-AB-2006) and the Portero Abandonment (21-AB-2006), has provided the

opportunity to study the circulation patterns in this area in regards to the proximity of the three subdivisions to each other and the existing environmental constraints for establishing access. A circulation plan has been proposed that will provide access to all undeveloped lots exterior to the subdivisions. See Area Circulation Plan , Attachment #6

APPLICANT'S PROPOSAL

Goal/Purpose of Request.

This request is to abandon all roadway and public utility easements within the boundary of the approved Sereno Canyon Preliminary Plat. This request will also eliminate portions of N. 122nd Street, East Happy Valley Road alignment, East Pinnacle Peak Road alignment, and N. 128th Street.

IMPACT ANALYSIS

Departmental Responses.

City Department/Division participants concur with this abandonment request. See Department Issues Checklist (Attachment #1).

Open space, scenic corridors.

The project provides substantial areas of NAOS. Much of the NAOS provided includes a scenic corridor along N. 128th St., along the larger washes and on and around the larger boulder features on the site.

Policy Implications.

All improvements in the proposed subdivision shall meet City of Scottsdale Design Standards and Policies Manual requirements.

Community Involvement.

The city conducted a mailing to property owners within 750 feet of the proposed abandonment.

Neighborhood Impact.

The abandonment of the subject public utility and roadway easements will reduce the amount of area that can be used for roadway purposes. The Sereno Canyon plat will incorporate the abandoned areas into lots and tracts. An Area Circulation Plan has been developed to assure that no properties within close proximity of this abandonment will be denied access.

STAFF RECOMMENDATION

Recommended Approach:

Staff recommends approval.

RESPONSIBLE DEPT(S)

Planning and Development Services Department

STAFF CONTACT(S)

Greg Williams
Senior Planner
480-312-4205
E-mail: gwilliams@ScottsdaleAZ.gov

APPROVED BY



Greg Williams
Report Author

Date



Lusia Galav, AICP

3/8/07

Date

Director, Current Planning

ATTACHMENTS

1. Departmental Checklist
2. Context Aerial
3. Detail Aerial
4. Rights-of-Way and Easements
5. Street Identification Map
6. Area Circulation Plan
7. Area Trails Plan
8. Preliminary Plat
9. City Notification Map

CASE 27-AB-2006

Department Issues Checklist

Transportation

Support

Transportation staff supports this request based upon two conditions being satisfied. One, the proposed development plan for this site, if approved, will provide access to all internal parcels, eliminating the need to maintain these existing rights-of-ways. Two, an access agreement must be provided to ensure that the exception parcels within the planned development will be served by the proposed street system. Staff has worked with the applicant to determine the necessary right-of-way dedications to provide access to the parcels adjacent to this site. The applicant has submitted a Circulation Master Plan for the proposed development that identifies which rights-of-way are required to be maintained and which must be dedicated. This application conforms to that approved master plan.

Trails

Support

The Trails Master Plan has located North 128th Street, and the eastern portion of the East Happy Valley Road Alignment as a major trail route.

Adjacent Property Owner Notification

Support

The City conducted a mailing to property owners within 750 feet of the project.

Public Utilities

Support

Letters of consent to the abandonment are on file from the affected areas.

Emergency/Municipal Services

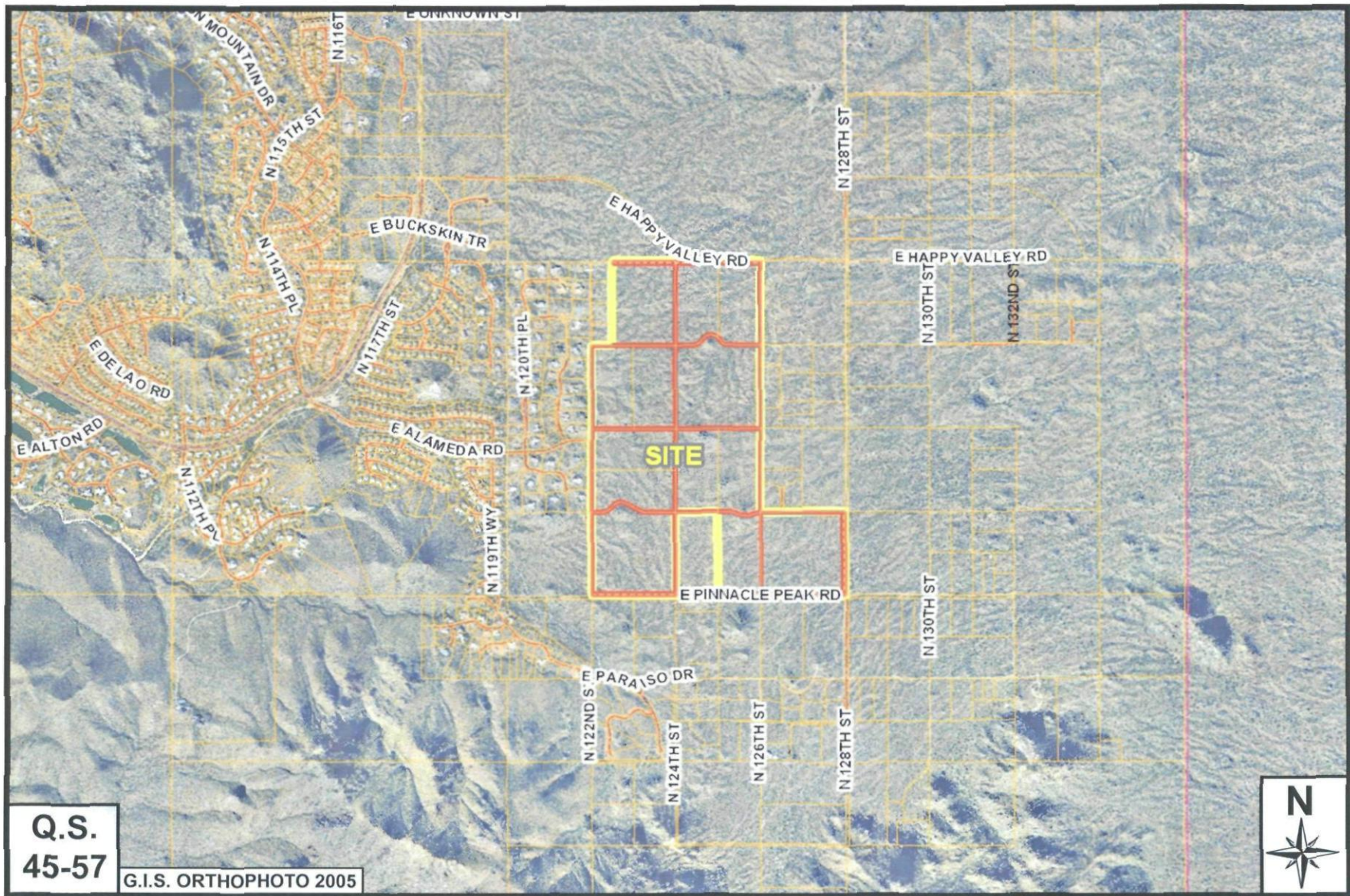
Support

Emergency service vehicle access is being provided along the proposed private streets. Police and fire facilities are located in the area of Alma School Road south of Dynamite Boulevard.

Water/Sewer Services

Support

Water and sewer services have no objection to the proposed abandonment.



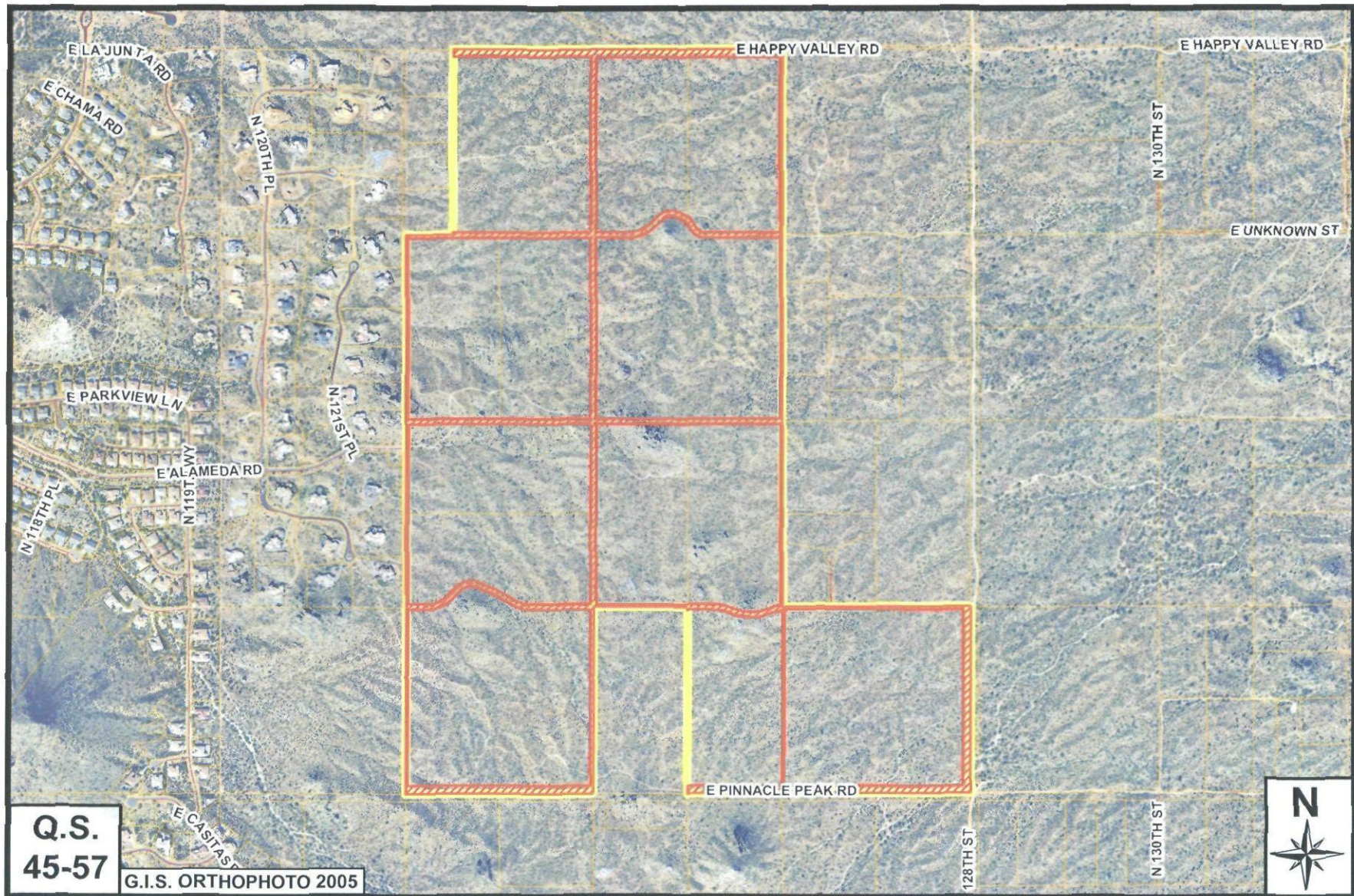
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45-57

G.I.S. ORTHOPHOTO 2005

Sereno Canyon Abandonment

27-AB-2006

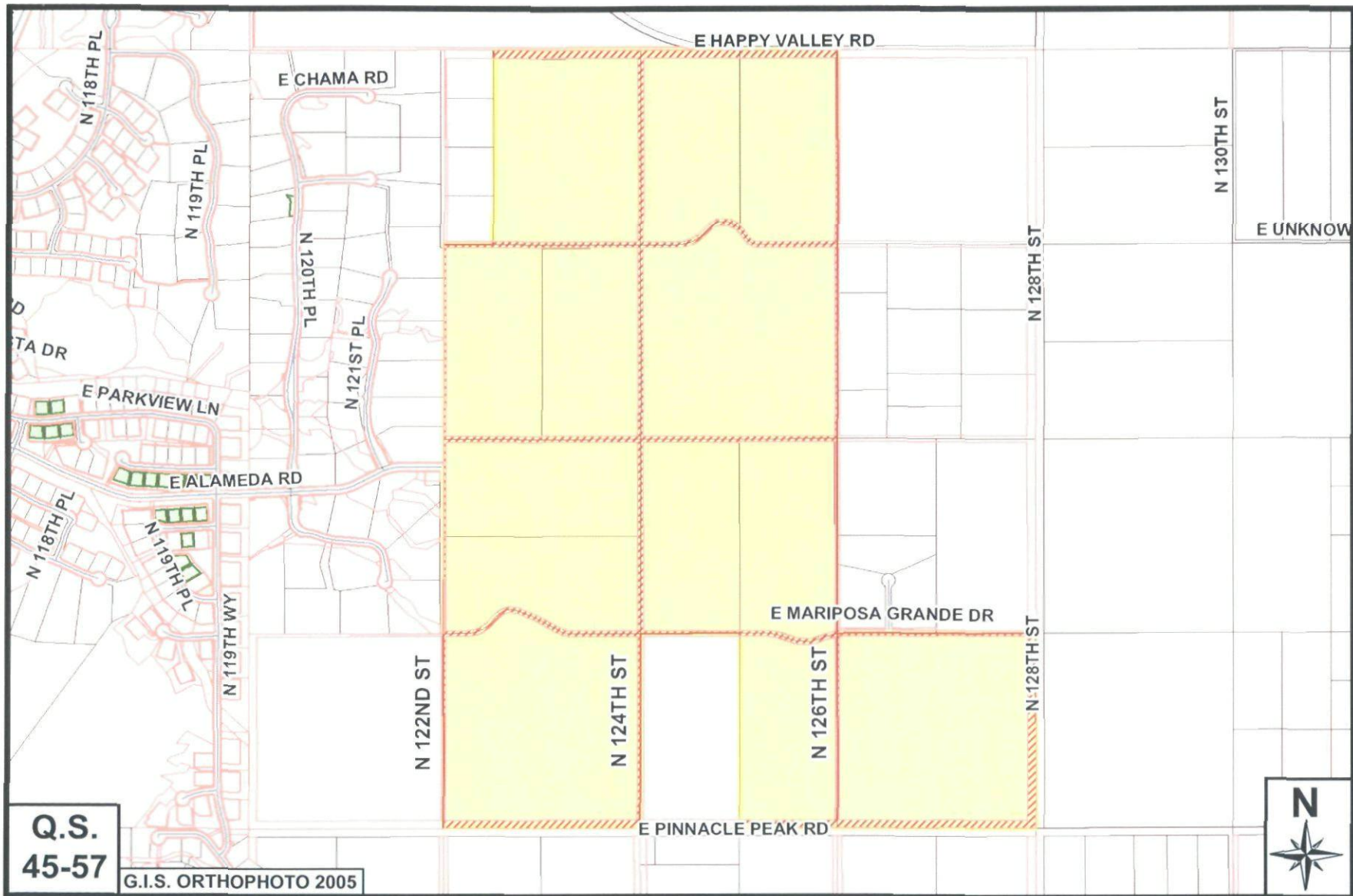
ATTACHMENT #2



Sereno Canyon Abandonment

27-AB-2006

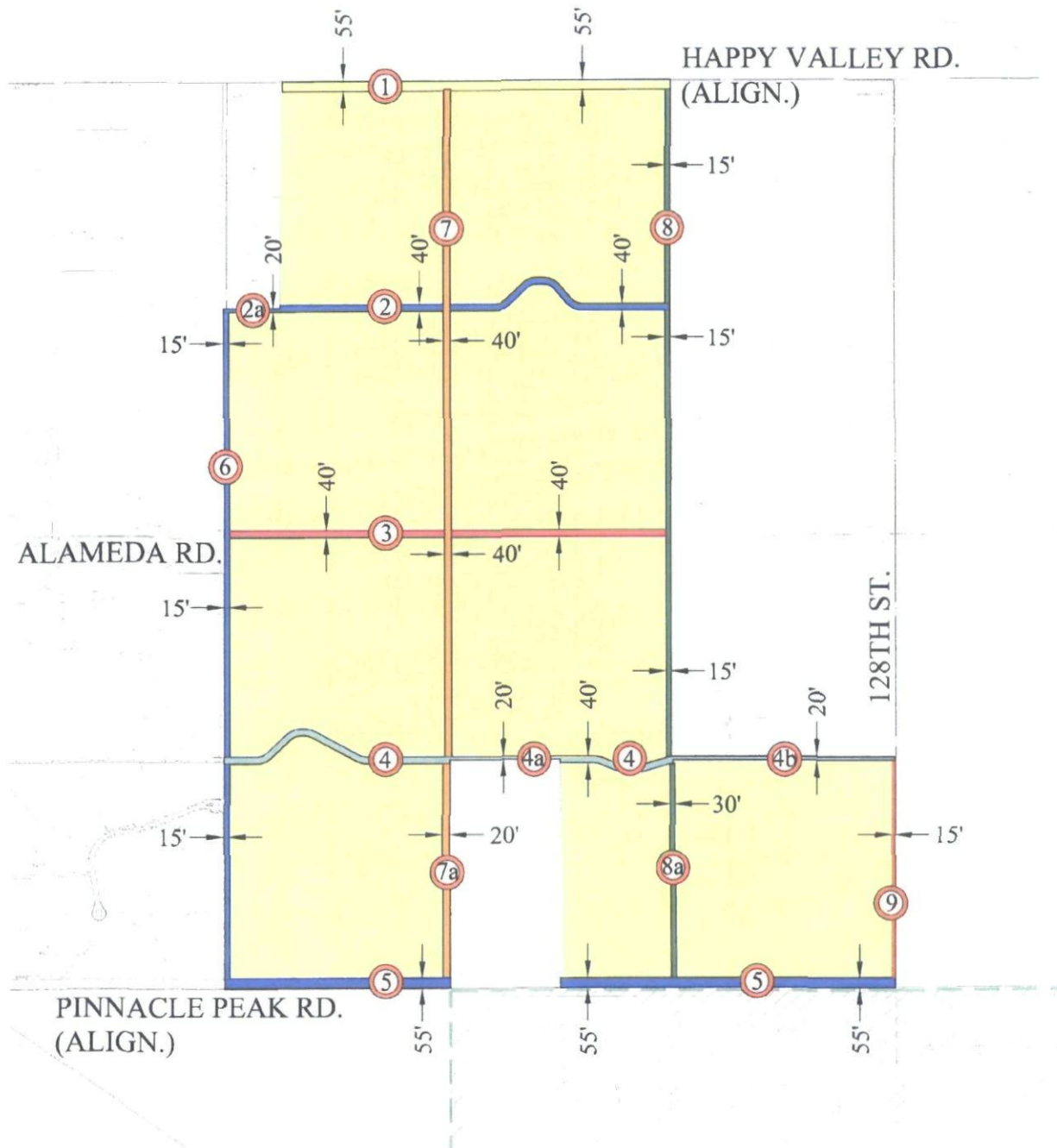
ATTACHMENT #3



Sereno Canyon Abandonment

27-AB-2006

ATTACHMENT #4



SERENO CANYON ABANDONMENTS

- | | | |
|--|--|--|
| <ul style="list-style-type: none"> □ SITE AREA ▨ McDOWELL SONORAN PRESERVE | <ul style="list-style-type: none"> ① ABANDON SOUTH 55' EASEMENT ② ABANDON FULL 40' EASEMENT ②a ABANDON SOUTH 20' EASEMENT ③ ABANDON FULL 40' EASEMENT ④ ABANDON FULL 40' EASEMENT ④a ABANDON NORTH 20' EASEMENT ④b ABANDON SOUTH 20' EASEMENT | <ul style="list-style-type: none"> ⑤ ABANDON NORTH 55' EASEMENT ⑥ ABANDON EAST 15' EASEMENT ⑦ ABANDON FULL 40' EASEMENT ⑦a ABANDON WEST 20' EASEMENT ⑧ ABANDON WEST 15' EASEMENT ⑧a ABANDON FULL 30' EASEMENT ⑨ ABANDON THE WEST 15' OF THE WEST 55' EASEMENT |
|--|--|--|

SERENO CANYON
SCOTTSDALE, ARIZONA

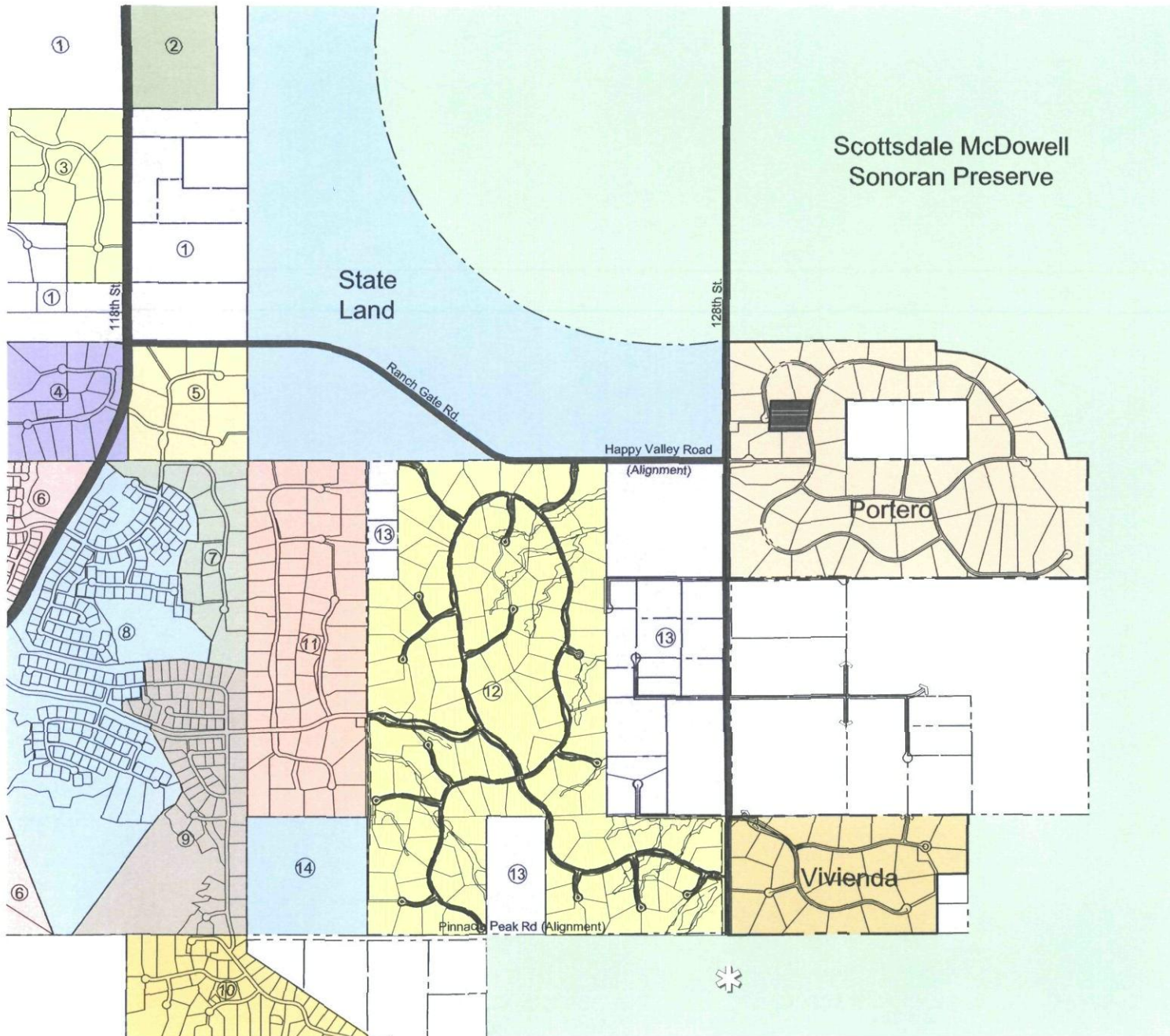
27-AB-2006
2nd: 2/16/2007

SCALE: (---)
1" = 300'

NORTH

LVA
Urban Design
Studio L.L.C.

DATE: 12.12.06
JOB: 27-AB-2006
SHEET: 001
BY: [Signature]
CHECKED: [Signature]
DATE: 12.12.06



Portero and Vivienda

Scottsdale, AZ

Context Aerial



Legend



Project Names:

- ① Goldie Brown
- ② Cantabrica
- ③ Yearling Estates
- ④ Boulder Mountain
- ⑤ Troon Canyon Estates
- ⑥ Troon Ridge Estates
- ⑦ Estates At Desert Crest
- ⑧ Desert Crest At Troon
- ⑨ Saguard Canyon At Troon
- ⑩ Troon Highlands
- ⑪ Sonoran Crest
- ⑫ Sereno Canyon
- ⑬ Goldie Brown
- ⑭ Troon Canyon Estates II

Source:

Sereno Canyon lot layout obtained from Wood Patel on December, 21, 2006.

Note:

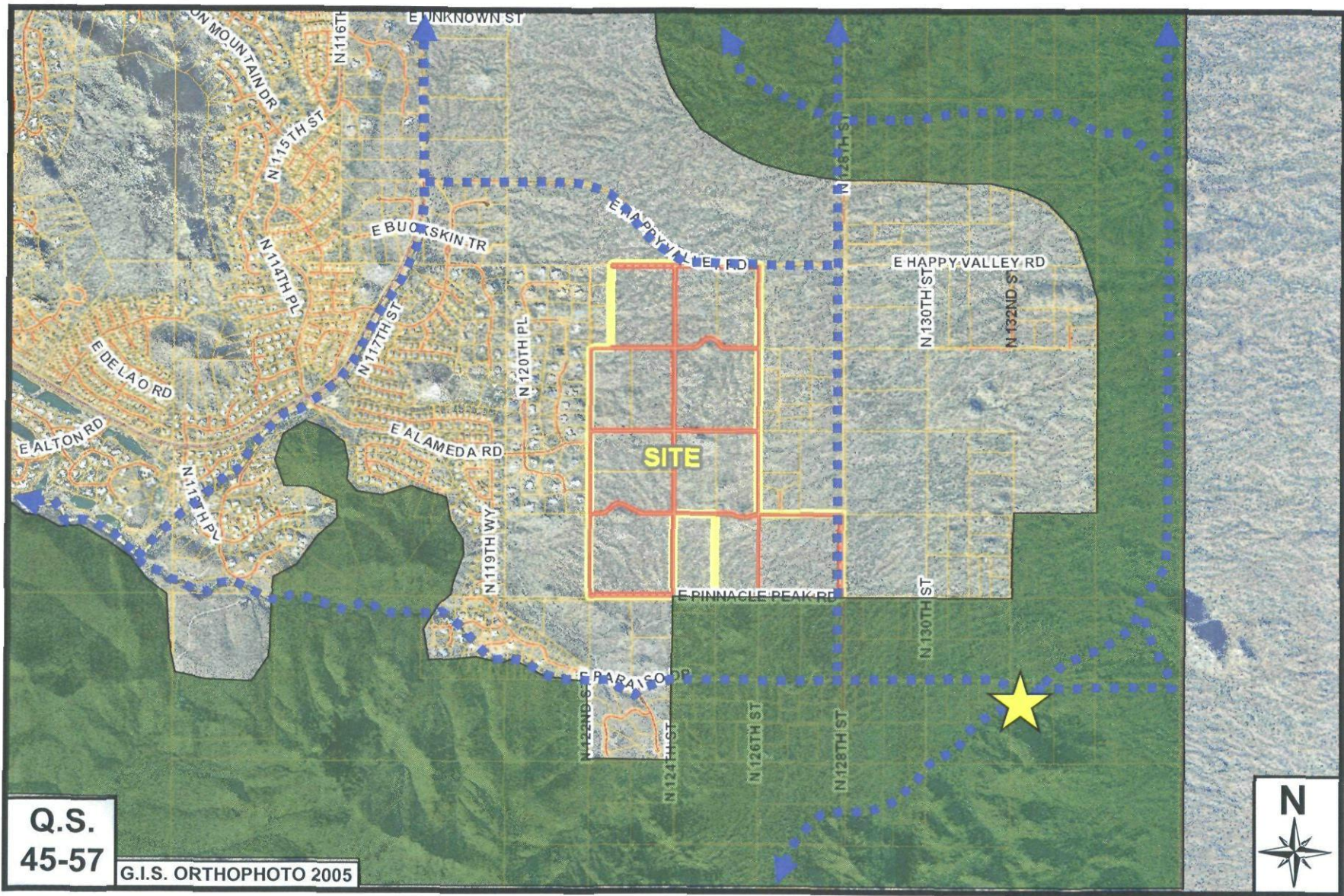
Conceptual Street Circulation depicted between Happy Valley Road and Pinnacle Peak Road along the East and West side of 128th Street is for illustration purposes only. Actual circulation pattern may change during the development process.



Planners
Surveyors
Construction Management

January 5, 2007
CMX Project Number: 7195
Project Manager: L. Dever
Designed By: A. Pangu
Graphics By: N/A
Drawn By: S. Posillico

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Q.S.
45-57

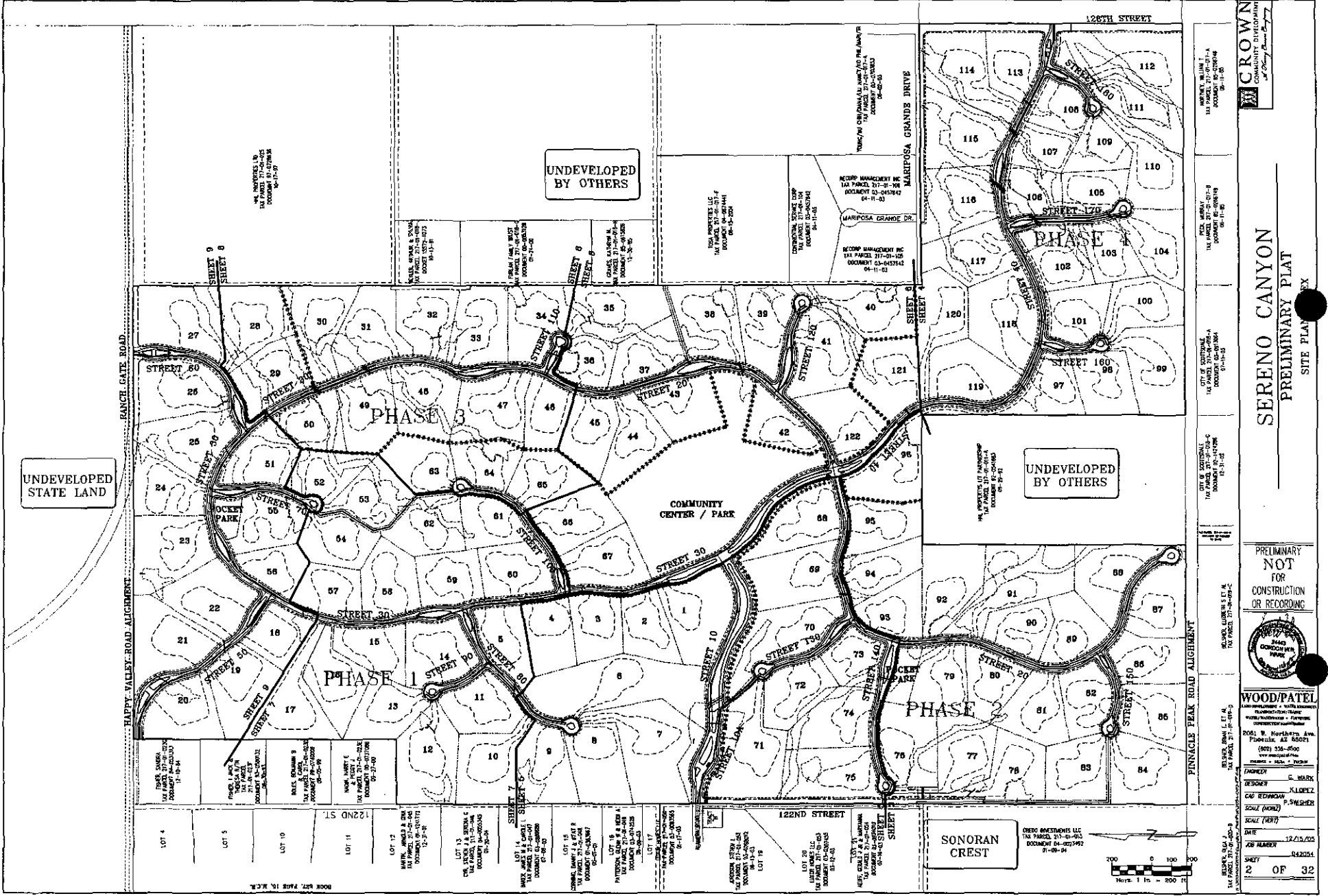
G.I.S. ORTHOPHOTO 2005

Sereno Canyon
Abandonment

- ■ ■ ■ Master Planned Trails
- Planned McDowell Sonoran Preserve
- ★ Planned Preserve Access Area

27-AB-2006

ATTACHMENT #7



CROWN CONSULTING ENGINEERS
 11111 N. 27th Ave., Suite 100
 Phoenix, AZ 85028
 (602) 998-1111
 www.crown-engineers.com

WOOD/PATEL ENGINEERS
 2001 W. Northern Ave.
 Phoenix, AZ 85021
 (602) 536-6500
 www.woodpatel.com

PRELIMINARY NOT FOR CONSTRUCTION OR RECORDING

WOOD/PATEL ENGINEERS
 2001 W. Northern Ave.
 Phoenix, AZ 85021
 (602) 536-6500
 www.woodpatel.com

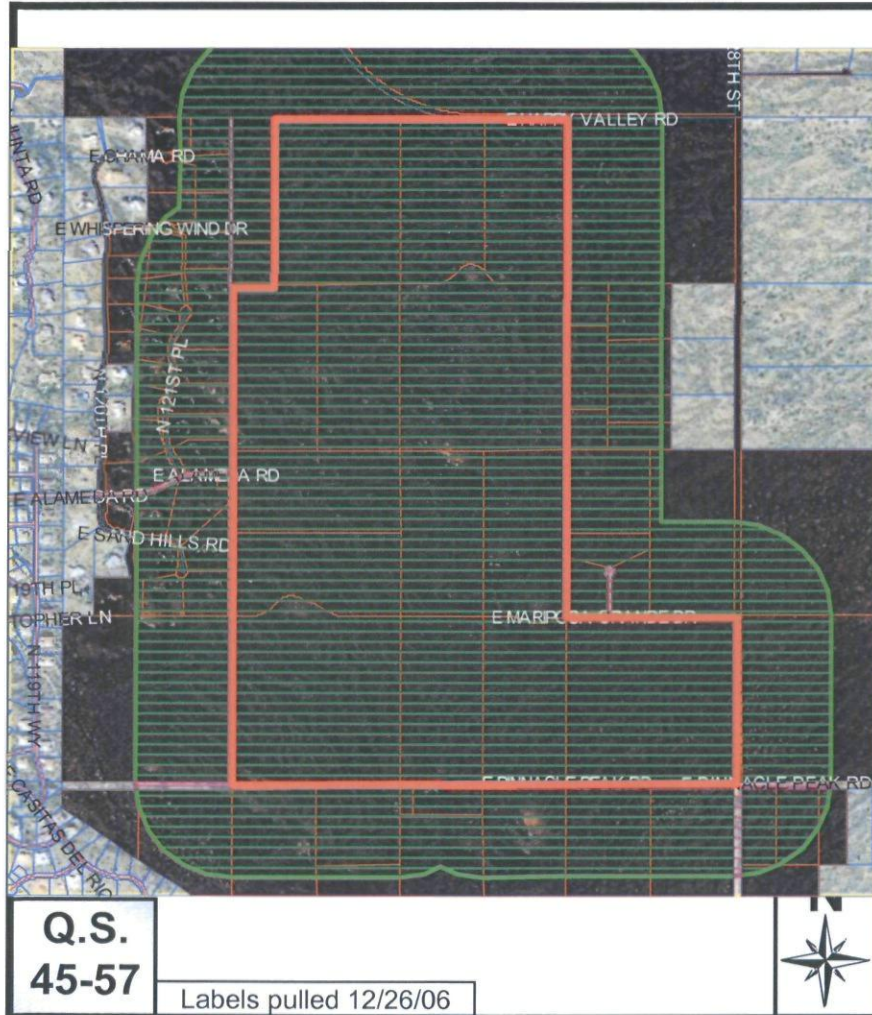
SONORAN CREST

SERENO CANYON PRELIMINARY PLAN SITE PLAN

2 OF 32

DATE: 12/15/05
 SHEET: 042024

City Notifications – Mailing List Selection Map



Map Legend:



Site Boundary



Properties within 750-feet

Additional Notifications:

- *Interested Parties List*
- *Adjacent HOAS*

Sereno Canyon Abandonment

27-AB-2006

ATTACHMENT #9