

PROJECT NARRATIVE for Sereno Canyon Community Center

Project Overview:

This request is for Development Review Board approval of the Community Center @ Sereno Canyon, a 330 ac. planned community located east of 122nd Street between Pinnacle Peak Road and Happy Valley Road, zoned R1-130 ESL (1-ZN-05). The 11+ ac. Community Center site is designed as the centerpiece of the community providing recreational and social amenities for residents of the neighborhood:

- The Community Center is internally located and surrounded by open space. The facility is private, serving only residents of Sereno Canyon providing passive indoor & outdoor activities.
- The facility has been designed to compliment the character of the overall Sereno Canyon community and architecturally respond to the unique environmental characteristics of the property.
- Building walls are integrally colored desert brown with a troweled finish stucco. Dark patina copper fascia & flashing add detail along with natural stone veneer & site harvested boulders. The roof material is a natural buff flagstone system.
- Decorative pavers will be used in the roadways/driveways entering Community Center & Guardhouse. Additionally, stabilized decomposed granite and pavers will be incorporated into the parking lot; **consistent with the Dynamite Foothills Character Area.**
- Low-level lighting will be incorporated into the landscape areas around the Community Center & Guardhouse.
- The Guardhouse follows the same architectural character with stucco walls, stone veneer & boulder accents with a flagstone roof & canopy .
- Entry gates are rusted steel & copper.
- Community trails have been established and provide non-vehicular access to the Center.
- Boulder easements have been established and dedicated on the final plat.