

3-ZN-94

## LARSON, VOSS ASSOCIATES, INC.

16212 RED MOUNTAIN TRAIL, FOUNTAIN HILLS, ARIZONA 85268 (602) 837-0837  
POST OFFICE BOX 2061, SANTA FE, NEW MEXICO 87504 (505) 820-6950

### PROJECT NARRATIVE: TROON NORTH RESORT PARCEL PARCELS V1 & V2

#### INTRODUCTION

The subject resort site ( $\pm$  55 Ac.) is located immediately west of the new Troon North Golf Course club house currently under construction. This proposal involves the modification of the amended development standards for both parcels and rezoning of Parcel V2 from R1-7 (Resort/Townhomes) to R-4R (Resort). The topography and natural features are more suitable for villa style units than a traditional "stacked" hotel unit or traditional R1-7 style development.

Included with this application are conceptual site plans that illustrate how various resort use options may be developed. The various resort-style units may include casitas/villas, multi-plex or attached townhouse-style units available for rent, sale or lease. The configuration of the resort parcel and topography allows for approximately 3 to 6 different products to be introduced on the 55 acres (see illustrative site plan). Specific products will be addressed by various developers and operators for each parcel. Subsequent reviews by City Staff and the Development Review Board will ensure conformance to the zoning stipulations, Amended Development Standards and the Hillside Ordinance requirements.

The existing zoning (last update: 28-ZN-89) reflects a maximum of 424 total units/rooms allowed on Parcels V1 & V2. The proposed application would maintain the same maximum number of units/rooms originally approved.

Parking requirements will be based on the ultimate use proposed for each parcel and will meet all City Ordinance requirements. Various parking options anticipated include small surface parking areas, garage or underground parking, and/or shared parking (w/valet service) with the club house.

Access to the site will be from the Club House Drive off of Dynamite. A "T" intersection with the Club House Drive will provide access into V2 via a manned Guard House. A secondary exit from the project will be provided directly to Dynamite west of Club House Drive. The second access, a right in/right out

**NARRATIVE REPORT:  
TROON NORTH RESORT - PARCELS V1 & V2  
PAGE 2**

entry, will be a card-activated gate. A traffic analysis of the various options has been submitted with this application.

**BED TAX REGULATION APPLICATION**

The City of Scottsdale's bed tax regulations shall apply to units within Parcels 1, 2 and 6. It is anticipated that a maximum of 225 units (but no less than 80 units) at any given time will be part of the rental pool. Those units not within the "Resort Rental Pool" will conform with the projects overall Amended Development Standards and guidelines as they relate to setbacks, building heights, etc., while remaining available for sale, lease or seasonal rentals by the owner. This system will provide the project with the flexibility to respond to broader market demands over variable economic cycles and protect a predictable bed tax revenue base for the City. The resort rental pool developer shall coordinate all monitoring and bed tax revenue schedules with the City of Scottsdale as a condition of Building Permit Approval unless otherwise stipulated by the City.

**ENVIRONMENT**

As stated, the 55 Ac. parcel is uniquely configured between existing golf (holes 1 and 9), Hillside Conservation areas, the new club house and Dynamite Boulevard. Topography is typical of this area with gently rolling terrain, hillside conditions, small drainage features and small granite boulder formations. The most significant "natural" feature present on the site is the scar left from the 1992 fire that burned nearly all of Parcel V1. All native ground covers nearly all significant trees have been destroyed as a result of the fire. Many of the Saguaros on the site are still standing but are substantially scarred. It may be several years before the impact on the Saguaros is known. The applicant will work with the Project Review Staff and Development Review Board to restore these areas.

Drainage has been addressed in the attached report.

This project was approved as part of the Troon North Master Plan in 1985. As such, this site falls under the regulations of the City's Hillside Ordinance (not E.S.L.O.). A slope analysis has been prepared by the Master Developer's engineer to determine the amount of N.A.O.S. required for the site. (Note: All Hillside Conservation Areas have been previously identified and approved by the City's Project Review Staff. Any proposed changes to the H.C. areas will be reviewed by the Project Review staff and the Development Review Board.) The

**NARRATIVE REPORT:**

**TROON NORTH RESORT - PARCELS V1 & V2**

**PAGE 3**

N.A.O.S. requirement for this parcel is  $\pm 19.9$  acres (34 %). Some N.A.O.S. may be provided from the surplus N.A.O.S. on the golf course, however, a specific N.A.O.S. allocation table will be identified by the master developer as part of this application.

**PHASING**

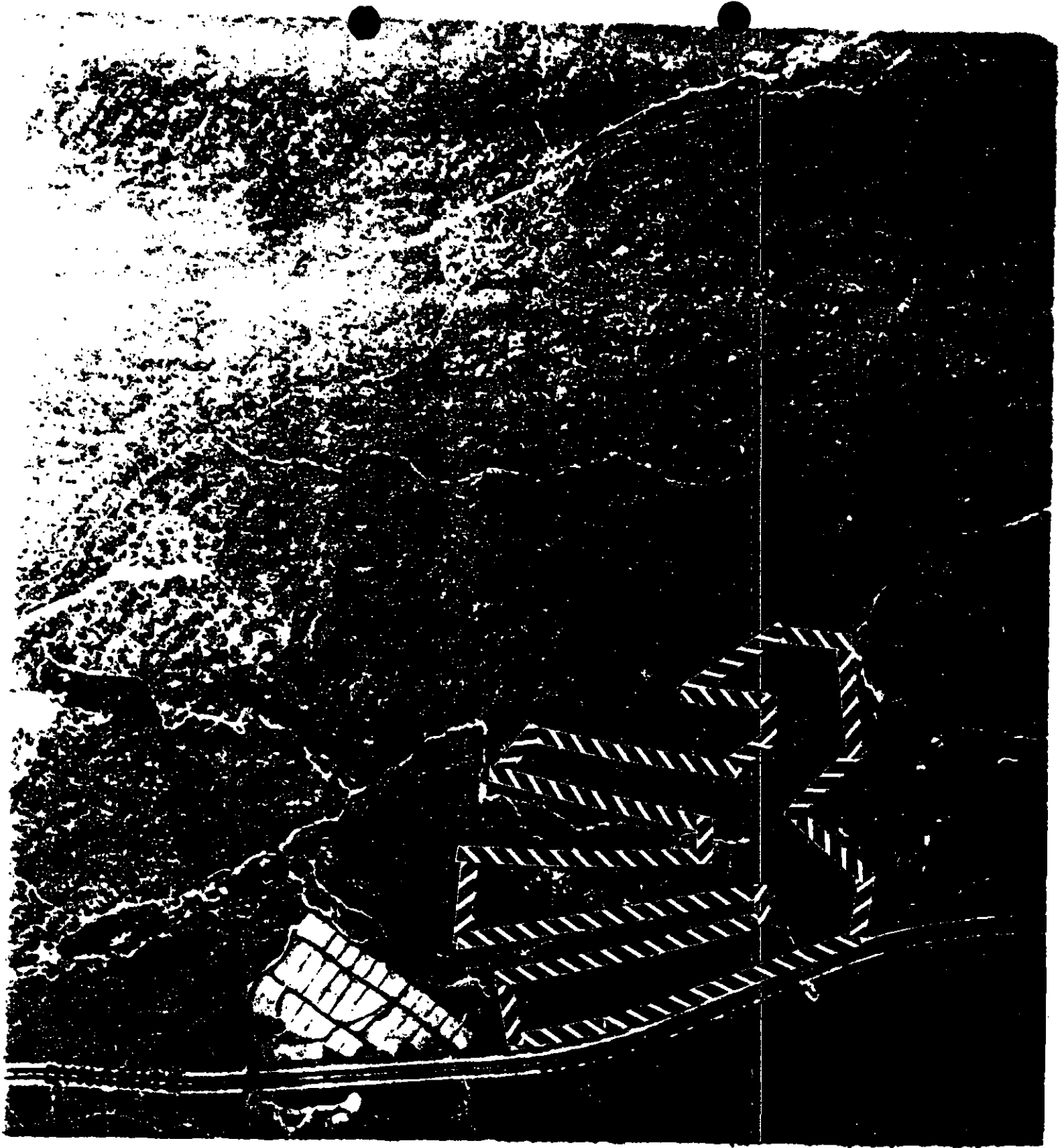
Anticipated phasing for this project is as follows:

1994	Project Entry and Parcels 1, 2, 3, and 6
1995	Parcels 4 and 5

**LAND USE CONFORMANCE**

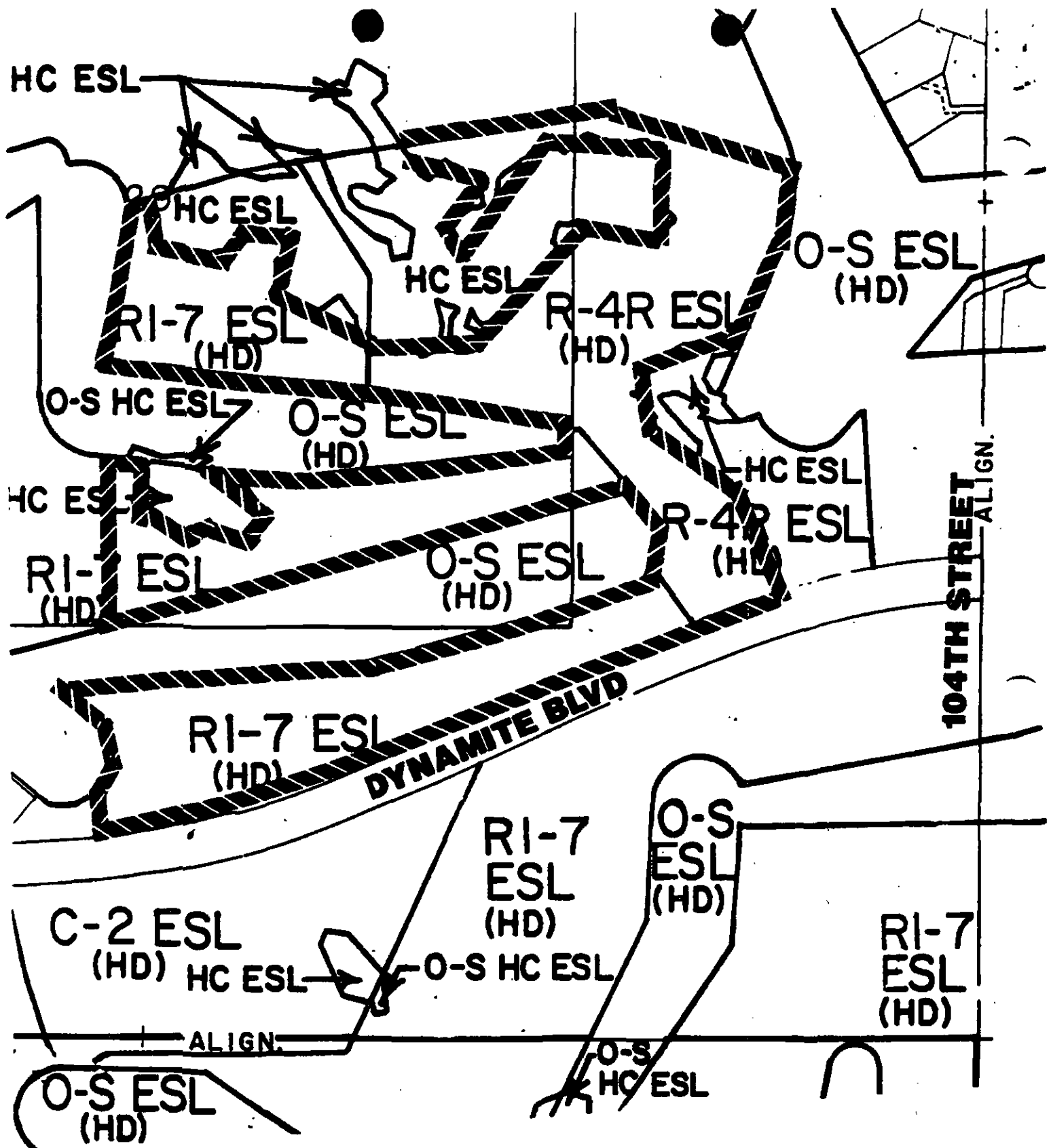
This proposal conforms to the original intended use for this area as a unique resort style use that supports the golf course as well as fitting comfortably within with existing environmental amenity present on the site.

Please refer to attached site plans and perspective drawings.



**3-ZN-94**

**1"=800' 1991 ATTACHMENT #1**



**3-ZN-94**  
**REQUESTS REZONING FROM R1-7 ESL HD**  
**TO R-4R ESL HD**

RESOLUTION NO. 4015

A RESOLUTION OF THE CITY OF SCOTTSDALE, MARICOPA COUNTY, ARIZONA, ADOPTING AN AMENDMENT TO THE GENERAL PLAN LAND USE ELEMENT FOR THE CITY OF SCOTTSDALE, MARICOPA COUNTY, ARIZONA TO AMEND THE LAND USE PLAN FOR TROON NORTH PARCELS V1 AND V2

WHEREAS, the Planning Commission and City Council of the City of Scottsdale have authorized the preparation of a General Plan Amendment (2-GP-94) relating to Case 3-ZN-94; and

WHEREAS, the City Council, Planning Commission, and city staff have held public hearings with interested parties and have incorporated, whenever possible, the concerns expressed by those persons; and

WHEREAS, the Planning Commission has held a public hearing on March 21, 1994 concerning the General Plan amendment, and has recommended approval; and

NOW, THEREFORE, LET IT BE RESOLVED by the City Council of the City of Scottsdale, Maricopa County, Arizona, as follows:

Section 1. That the City Council hereby amends General Plan Land Use Element for the City of Scottsdale, as provided on the attached map, Exhibit A, and in case no. 2-GP-94

Section 2. That copies of the General Plan amendment shall be on file in the Office of the City Clerk.

PASSED AND ADOPTED by the Council of the City of Scottsdale, Maricopa County, Arizona this 5th day of April 1994.

ATTEST:  
Sonia Robertson  
City Clerk

CITY OF SCOTTSDALE  
A MUNICIPAL CORPORATION

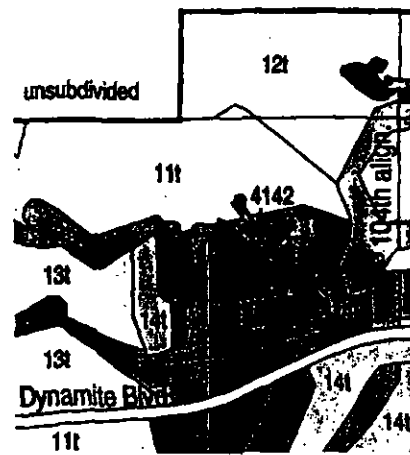
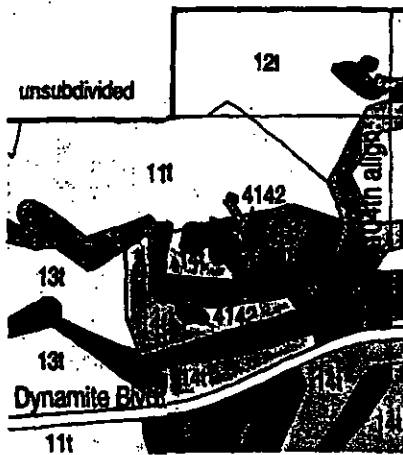
By: \_\_\_\_\_  
City Clerk

By: \_\_\_\_\_  
Herbert R. Drinkwater  
Mayor

APPROVED AS TO FORM:

By: Richard W. Garnett, III  
Richard W. Garnett, III  
City Attorney

ATTACHMENT #6



## Existing Land Use Plan

## Proposed Land Use Plan

**2-GP-94**  
(3-ZN-94)

- 11** 1/3 - 1/2 DU/AC
- 13** 1 - 2 DU/AC
- 14** 2 - 4 DU/AC
- 15** Tourist Accommodations
- 22** General Commercial
- 42** Developed Open Space

**11/42** Natural Open Space  
and/or Limited Use Area

ORDINANCE NO. 2650

AN ORDINANCE OF THE COUNCIL OF THE CITY OF SCOTTSDALE,  
MARICOPA COUNTY, ARIZONA, AMENDING ORDINANCE NO. 455,  
THE ZONING ORDINANCE OF THE CITY OF SCOTTSDALE, BY AND  
FOR THE PURPOSE OF CHANGING THE ZONING ON THE "DISTRICT  
MAP" TO ZONING APPROVED IN CASE NO. 3-ZN-94

WHEREAS, the zoning case no. 3-ZN-94, has been properly noticed for public hearing, pursuant to the requirements of the Scottsdale Zoning Ordinance and the statutes of the State of Arizona, and the necessary hearings have been completed, and

WHEREAS, the Council of the City of Scottsdale instructed the zoning staff to prepare an ordinance and map changing the zoning on the properties described in the aforementioned case from R1-7 ESL HD (Single-Family Residential/Environmentally Sensitive Lands/Hillside District) to R4-R ESL HD (Single-Family Residential/Environmentally Sensitive Lands/Hillside District) with amended development standards, and,

WHEREAS, it is now necessary that the comprehensive zoning map of the City of Scottsdale be amended to conform with the decision of the Scottsdale City Council in case no. 3-ZN-94

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Scottsdale, Arizona, that the "District Map" adopted as a part of Ordinance No. 455, showing the zoning district boundaries in the City of Scottsdale, is amended, subject to compliance with all stipulations, as illustrated on the attached zoning map, attached hereto as Exhibit A and incorporated herein by reference,

PASSED AND ADOPTED by the Council of the City of Scottsdale this 5th day of April, 1994.

CITY OF SCOTTSDALE  
A MUNICIPAL CORPORATION

By: \_\_\_\_\_  
Herbert R. Drinkwater, Mayor

ATTEST:

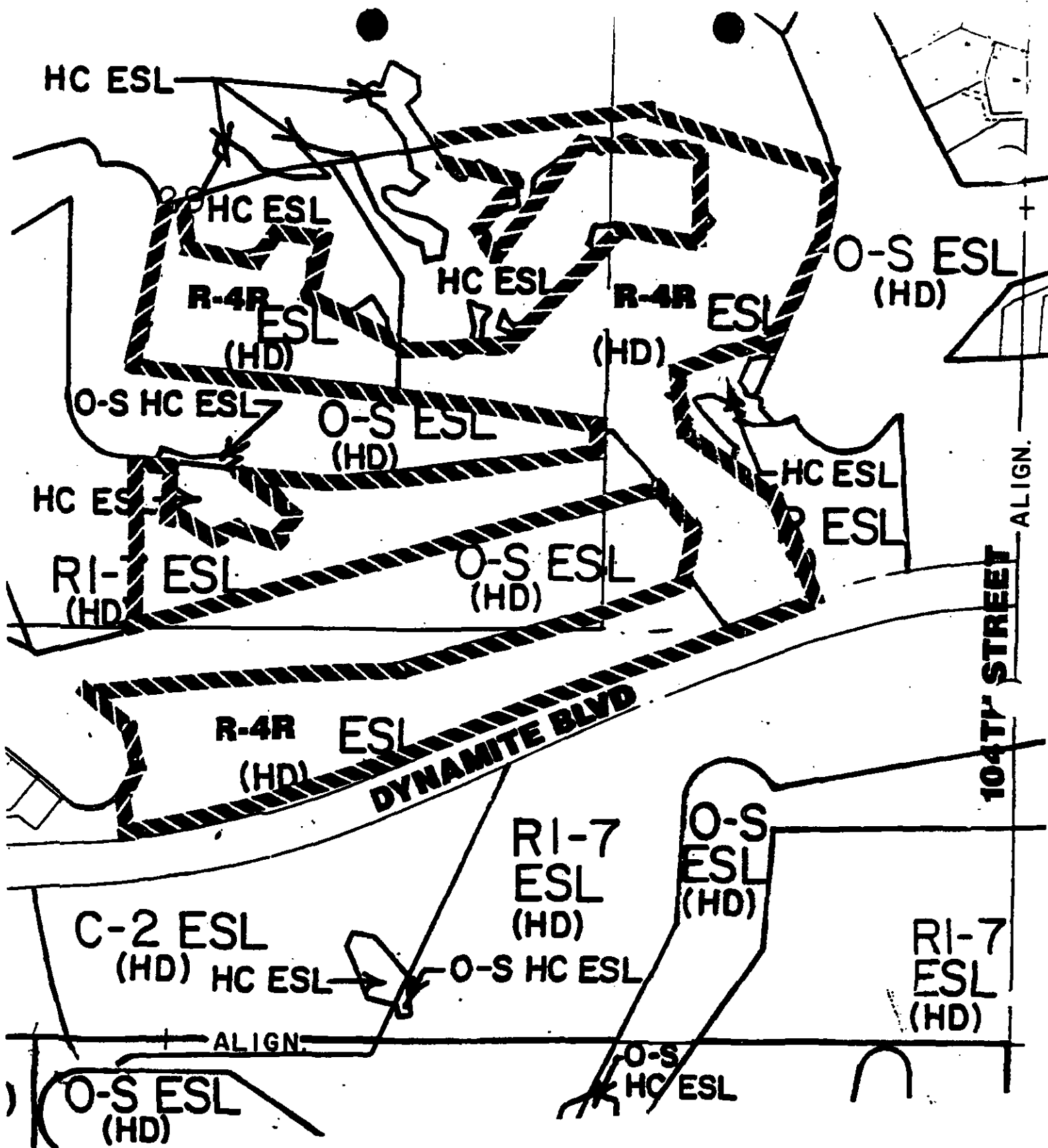
Sonia Robertson  
City Clerk

By: \_\_\_\_\_  
City Clerk

APPROVED AS TO FORM:

By: Richard W. Garnett, III  
Richard W. Garnett, III  
City Attorney





**3-ZN-94**

Heffernan.

6. 2-GP-94 -- General Plan amendment from 2-4 du/ac to Resort  
and  
3-ZN-94 -- rezoning from R1-7 ESL HD (Single-Family Residential/Environmentally Sensitive Lands/Hillside District) to R4-R ESL HD (Resort District/Environmentally Sensitive Lands/Hillside District) with amended development standards -- Troon North Resort, Parcels VI and V2

Mr. Hadder presented this request to amend the General Plan to shift the use from a residential use of 2 to 4 units to the acre to a resort use on a General Plan. He stated that other part of it is to rezone a portion of a parcel from R1-7 to R4-R, and also to amend the development standards for that particular site, as well as provide for a specific site plan. He stated that the site is located in the middle of an 1,800 acre Master Plan development commonly referred to as Troon North. He added that the site is located on the north side of Dynamite Boulevard, west of the clubhouse on the Troon North Development and east of some of the residential areas that are currently under development.

Mr. Hadder stated that the site is a fairly unusual shape. He stated that shape has been dictated by a number of features, including golf holes that occur through and around the parcel, as well as some major terrain features; for example, there is a large rock formation to the north, as well as rock formations to the east and to the west of this particular site. He added this site has been identified essentially as the core of activity, the core of focus for the Troon North Development.

Mr. Hadder stated that as part of this overall development, you'll also notice that there is C-2 on the south side on Dynamite that was designated for support retail uses in the future that would serve not only this, but also the proposed resort on the development project to the south. He stated that the graphic represents the basic layout of the Natural Area Open Space as proposed on the site plan. He added that the site plan is proposed of basically four types of units, including one type of unit that would occur on the southern two arms of the project. He said the second one on this northern leg runs east/west, and then two others generally on the east to northeast portions of the site. He stated that the graphic more illustratively depicts the kind of site plan that's being proposed.

Mr. Hadder stated that on this particular development he anticipates a series of both condominium-style developments as well as resort-style developments that will provide a core of activity to support the golf course and the clubhouse kinds of functions that are the center of the Troon North Development. He stated that it would provide flexibility to the site plan to accommodate transition to the various uses and to accommodate the ability to

relate to the terrain on this particular site.

Mr. Hadder stated that most of the northern portion of the site of was severely affected by one of the brush fires of the summer of 1992, and there was very substantial damage to the vegetation in that area. He stated that ultimately, as this area develops, we can anticipate a good deal of that area being restored. He added that that area would be retained as a natural area and would be restored in various fashions to help enhance that setting in that particular area. He stated that the project is appropriate for this area and that it is in the spirit of the concept that was originally developed for Troon North. He stated that he is recommending approval subject to the stipulations. He added that staff did hand out revised stipulations at the study session which reflects some further refinements with how the details of this case need to be handled.

Vice-Chairman Heffernan asked the applicant if he agreed with the proposed stipulations. He stated that he did.

BEVERLY JORDANO, 9253 East Via Del Sol, Scottsdale, addressed the Commission and stated that she is Vice President of the greater Pinnacle Peak Homeowner's Association and a member of the Area Planning Committee. She stated that she couldn't pass up this opportunity to say something nice for a change. She specifically wanted to make three points about this particular case, more in regard to how it was handled with the committee than the project itself. She stated that she does approve of this project.

Ms. Jordano stated that Roger Tornow and Scott Kusy contacted the committee, allowing enough time to meet, discuss the project and respond. She stated that they didn't have to track them down, they came to them. She added that the plans that they used in the meeting were of superior quality in that they were very detailed and complete with extremely accurate elevations. She stated they depicted a realistic view of the project. She said that many questions did not have to be asked because of their skillful, professional approach. She stated that this applicant is also using topography as a guide to design, instead of the other way around, something she also would like to see more of. In closing, she asked other applicants to use this as a model and to please follow suit.

Vice-President Heffernan stated she felt it would be appropriate to have a separate motion for this case so that Chairman Simonson could return.

Mr. Paston stated that he had a question for Mr. Voss he'd like to put on the record. He stated that this is an outstanding effort and a well-designed experience for people who will be coming to Scottsdale to enjoy the high Sonoran desert and the golfing experience there. He stated that according to the narrative and other staff information provided, the resort property will take up approximately 50 percent of the tee times available at Troon North.

He added that other tee times will then go to the members in the club and the residents in the area. He stated that Troon North has been a uniquely successful golf course, and the only one that's currently available to people coming into Scottsdale to enjoy a golfing experience in the Sonoran desert. He added that he would like it commented for the record what future opportunities those people will have who are not staying at the resort property or who do not live in that area, in terms of additional development that will be forthcoming at Troon North.

Steven Voss, 16212 Red Mountain Trail, Fountain Hills, addressed the Commission and stated that from the standpoint of where golf players can go in the north area, currently the membership structure is such that first priority is for private players; second, is the resort which was mentioned as 50 percent having access to the play of the golf course, and third is residential within Troon North and then finally public. He stated that he wanted to make it very clear that the golf course, although it is a private golf course, does have public play. He said that he anticipates that there will be future golf courses in the area, potentially in Troon North and also adjacent to the site that will have a provision for public golf in the area.

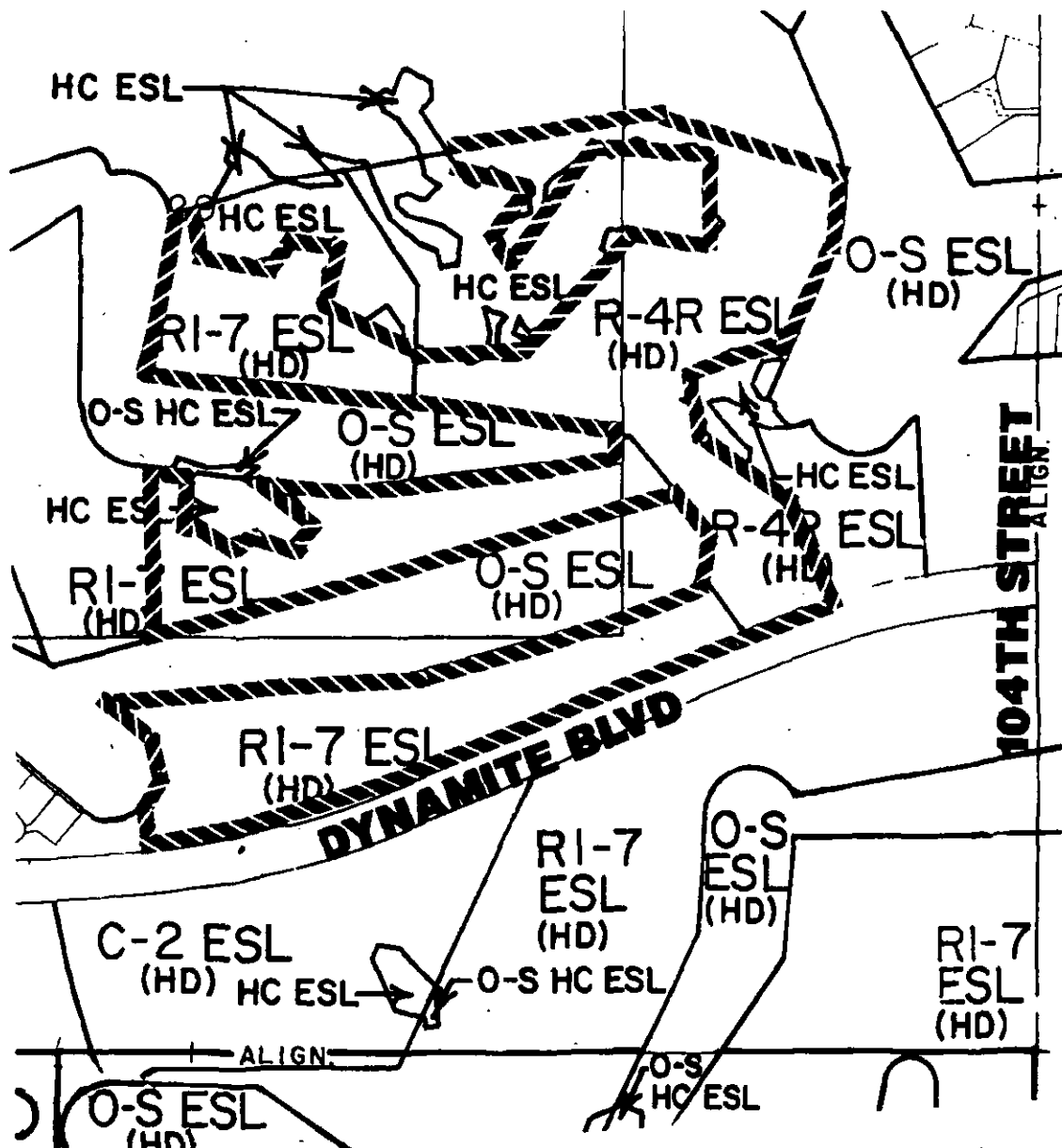
MOTION by Commissioner Paston to forward case 2-ZN-94 and 3-ZN-94 to City Council with recommendation to Planning Commission for approval. Motion was seconded by Commissioner Ryan, and passed unanimously.

#### USE PERMITS

7. 21-up-93#2 -- use permit approval for a golf course for a maintenance building, temporary clubhouse and temporary golf cart storage facility -- parcel 3C Core North, west of the southwest corner of Thompson Peak Parkway and Pima Road

Ms. Padian presented this request for an amendment to the use permit for a golf course. She stated that case 21-UP-93#2 is a request for an amendment to the original case 21-UP-93 which is use permit for a golf course. She stated that the property which was previously known as Core North, is now known as Grayhawk. She stated that Core North is a 2,300 acre development between Deer Valley and the Outer Loop in Scottsdale Road and Pima Road. She added that the golf course was approved last year, and it was located on the south side of Thompson Peak Parkway and over to the west from Pima Road. She stated that it's an 18-hole golf course which winds its way from Thompson Peak down to the south. She said that there are also future plans for another 18-hole golf course to the north of the Thompson Peak Parkway.

Ms. Padian stated that at the time that this came through the public hearing, the applicant had not yet designed the specifics for the clubhouse and for the maintenance building, and that is what this amendment is for. She stated that the Thompson Peak



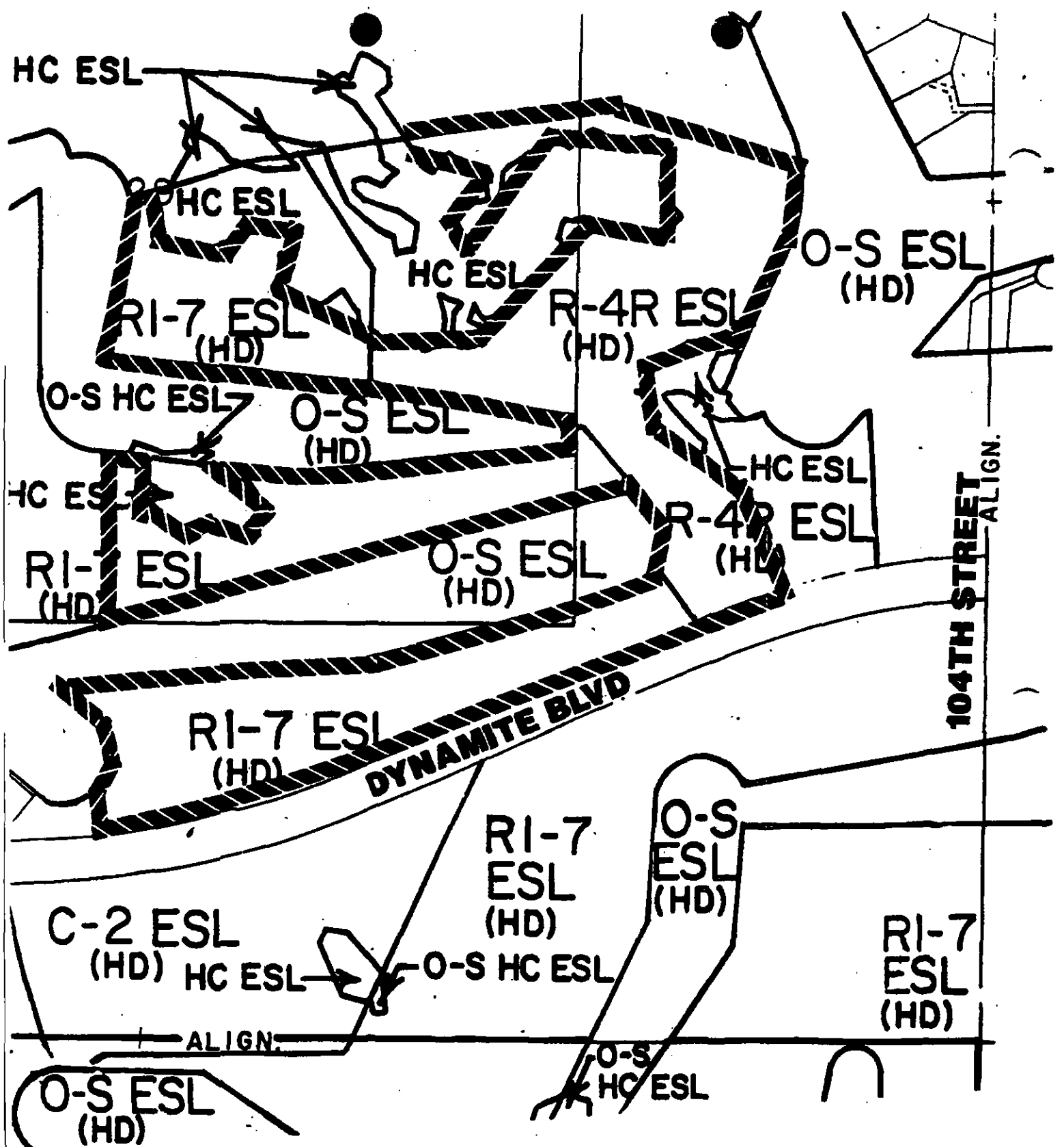
**SITE LOCATION MAP**

**3-ZN-94**



**3-ZN-94**

**1"=800' 1991 ATTACHMENT #1**



**3-ZN-94**  
**REQUESTS REZONING FROM R1-7 ESL HD**  
**TO R-4R ESL HD**





# **LARSON, VOSS ASSOCIATES, INC.**

16212 RED MOUNTAIN TRAIL, FOUNTAIN HILLS, ARIZONA 85268 (602) 837-0837  
POST OFFICE BOX 2061, SANTA FE, NEW MEXICO 87504 (505) 820-6950

## **PROJECT NARRATIVE: TROON NORTH RESORT PARCEL PARCELS V1 & V2**

### **INTRODUCTION**

The subject resort site ( $\pm$  55 Ac.) is located immediately west of the new Troon North Golf Course club house currently under construction. This proposal involves the modification of the amended development standards for both parcels and rezoning of Parcel V2 from R1-7 (Resort/Townhomes) to R-4R (Resort). The topography and natural features are more suitable for villa style units than a traditional "stacked" hotel unit or traditional R1-7 style development.

Included with this application are conceptual site plans that illustrate how various resort use options may be developed. The various resort-style units may include casitas/villas, multi-plex or attached townhouse-style units available for rent, sale or lease. The configuration of the resort parcel and topography allows for approximately 3 to 6 different products to be introduced on the 55 acres (see illustrative site plan). Specific products will be addressed by various developers and operators for each parcel. Subsequent reviews by City Staff and the Development Review Board will ensure conformance to the zoning stipulations, Amended Development Standards and the Hillside Ordinance requirements.

The existing zoning (last update: 28-ZN-89) reflects a maximum of 424 total units/rooms allowed on Parcels V1 & V2. The proposed application would maintain the same maximum number of units/rooms originally approved.

Parking requirements will be based on the ultimate use proposed for each parcel and will meet all City Ordinance requirements. Various parking options anticipated include small surface parking areas, garage or underground parking, and/or shared parking (w/valet service) with the club house.

Access to the site will be from the Club House Drive off of Dynamite. A "T" intersection with the Club House Drive will provide access into V2 via a manned Guard House. A secondary exit from the project will be provided directly to Dynamite west of Club House Drive. The second access, a right in/right out

**NARRATIVE REPORT:**

**TROON NORTH RESORT - PARCELS V1 & V2**

**PAGE 2**

entry, will be a card-activated gate. A traffic analysis of the various options has been submitted with this application.

**BED TAX REGULATION APPLICATION**

The City of Scottsdale's bed tax regulations shall apply to units within Parcels 1, 2 and 6. It is anticipated that a maximum of 225 units (but no less than 80 units) at any given time will be part of the rental pool. Those units not within the "Resort Rental Pool" will conform with the projects overall Amended Development Standards and guidelines as they relate to setbacks, building heights, etc., while remaining available for sale, lease or seasonal rentals by the owner. This system will provide the project with the flexibility to respond to broader market demands over variable economic cycles and protect a predictable bed tax revenue base for the City. The resort rental pool developer shall coordinate all monitoring and bed tax revenue schedules with the City of Scottsdale as a condition of Building Permit Approval unless otherwise stipulated by the City.

**ENVIRONMENT**

As stated, the 55 Ac. parcel is uniquely configured between existing golf (holes 1 and 9), Hillside Conservation areas, the new club house and Dynamite Boulevard. Topography is typical of this area with gently rolling terrain, hillside conditions, small drainage features and small granite boulder formations. The most significant "natural" feature present on the site is the scar left from the 1992 fire that burned nearly all of Parcel V1. All native ground covers nearly all significant trees have been destroyed as a result of the fire. Many of the Saguaros on the site are still standing but are substantially scarred. It may be several years before the impact on the Saguaros is known. The applicant will work with the Project Review Staff and Development Review Board to restore these areas.

Drainage has been addressed in the attached report.

This project was approved as part of the Troon North Master Plan in 1985. As such, this site falls under the regulations of the City's Hillside Ordinance (not E.S.L.O.). A slope analysis has been prepared by the Master Developer's engineer to determine the amount of N.A.O.S. required for the site. (Note: All Hillside Conservation Areas have been previously identified and approved by the City's Project Review Staff. Any proposed changes to the H.C. areas will be reviewed by the Project Review staff and the Development Review Board.) The

**NARRATIVE REPORT:**

**TROON NORTH RESORT - PARCELS V1 & V2**

**PAGE 3**

N.A.O.S. requirement for this parcel is  $\pm$  19.9 acres (34 %). Some N.A.O.S. may be provided from the surplus N.A.O.S. on the golf course, however, a specific N.A.O.S. allocation table will be identified by the master developer as part of this application.

**PHASING**

Anticipated phasing for this project is as follows:

1994	Project Entry and Parcels 1, 2, 3, and 6
1995	Parcels 4 and 5

**LAND USE CONFORMANCE**

This proposal conforms to the original intended use for this area as a unique resort style use that supports the golf course as well as fitting comfortably within with existing environmental amenity present on the site.

Please refer to attached site plans and perspective drawings.

RESOLUTION NO. 4015

A RESOLUTION OF THE CITY OF SCOTTSDALE, MARICOPA COUNTY, ARIZONA, ADOPTING AN AMENDMENT TO THE GENERAL PLAN LAND USE ELEMENT FOR THE CITY OF SCOTTSDALE, MARICOPA COUNTY, ARIZONA TO AMEND THE LAND USE PLAN FOR TROON NORTH PARCELS V1 AND V2

WHEREAS, the Planning Commission and City Council of the City of Scottsdale have authorized the preparation of a General Plan Amendment (2-GP-94) relating to Case 3-ZN-94; and

WHEREAS, the City Council, Planning Commission, and city staff have held public hearings with interested parties and have incorporated, whenever possible, the concerns expressed by those persons; and

WHEREAS, the Planning Commission has held a public hearing on March 21, 1994 concerning the General Plan amendment, and has recommended approval; and

NOW, THEREFORE, LET IT BE RESOLVED by the City Council of the City of Scottsdale, Maricopa County, Arizona, as follows:

Section 1. That the City Council hereby amends General Plan Land Use Element for the City of Scottsdale, as provided on the attached map, Exhibit A, and in case no. 2-GP-94

Section 2. That copies of the General Plan amendment shall be on file in the Office of the City Clerk.

PASSED AND ADOPTED by the Council of the City of Scottsdale, Maricopa County, Arizona this 5th day of April 1994.

ATTEST:  
Sonia Robertson  
City Clerk

CITY OF SCOTTSDALE  
A MUNICIPAL CORPORATION

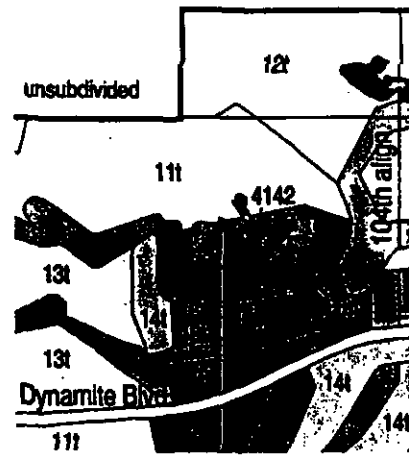
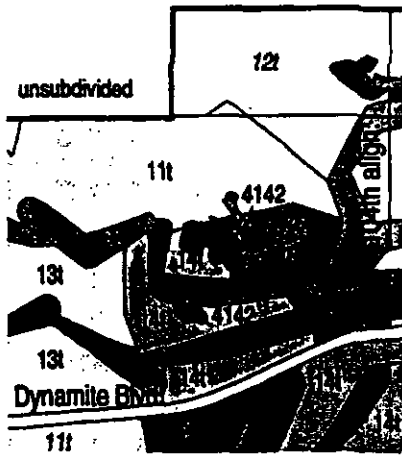
By: \_\_\_\_\_  
City Clerk

By: \_\_\_\_\_  
Herbert R. Drinkwater  
Mayor

APPROVED AS TO FORM:

By: Richard W. Garnett, III  
Richard W. Garnett, III  
City Attorney

ATTACHMENT #6



## Existing Land Use Plan

## Proposed Land Use Plan

**2-GP-94**  
(3-ZN-94)

- 11** 1/3 - 1/2 DU/AC
- 13** 1 - 2 DU/AC
- 14** 2 - 4 DU/AC
- 18** Tourist Accommodations
- 22** General Commercial
- 23** Developed Open Space

**11/42** Natural Open Space  
and/or Limited Use Area

ORDINANCE NO. 2650

AN ORDINANCE OF THE COUNCIL OF THE CITY OF SCOTTSDALE,  
MARICOPA COUNTY, ARIZONA, AMENDING ORDINANCE NO. 455,  
THE ZONING ORDINANCE OF THE CITY OF SCOTTSDALE, BY AND  
FOR THE PURPOSE OF CHANGING THE ZONING ON THE "DISTRICT  
MAP" TO ZONING APPROVED IN CASE NO. 3-ZN-94

WHEREAS, the zoning case no. 3-ZN-94, has been properly noticed for public hearing, pursuant to the requirements of the Scottsdale Zoning Ordinance and the statutes of the State of Arizona, and the necessary hearings have been completed, and

WHEREAS, the Council of the City of Scottsdale instructed the zoning staff to prepare an ordinance and map changing the zoning on the properties described in the aforementioned case from R1-7 ESL HD (Single-Family Residential/Environmentally Sensitive Lands/Hillside District) to R4-R ESL HD (Single-Family Residential/Environmentally Sensitive Lands/Hillside District) with amended development standards, and,

WHEREAS, it is now necessary that the comprehensive zoning map of the City of Scottsdale be amended to conform with the decision of the Scottsdale City Council in case no. 3-ZN-94

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Scottsdale, Arizona, that the "District Map" adopted as a part of Ordinance No. 455, showing the zoning district boundaries in the City of Scottsdale, is amended, subject to compliance with all stipulations, as illustrated on the attached zoning map, attached hereto as Exhibit A and incorporated herein by reference,

PASSED AND ADOPTED by the Council of the City of Scottsdale this 5th day of April, 1994.

CITY OF SCOTTSDALE  
A MUNICIPAL CORPORATION

By: \_\_\_\_\_  
Herbert R. Drinkwater, Mayor

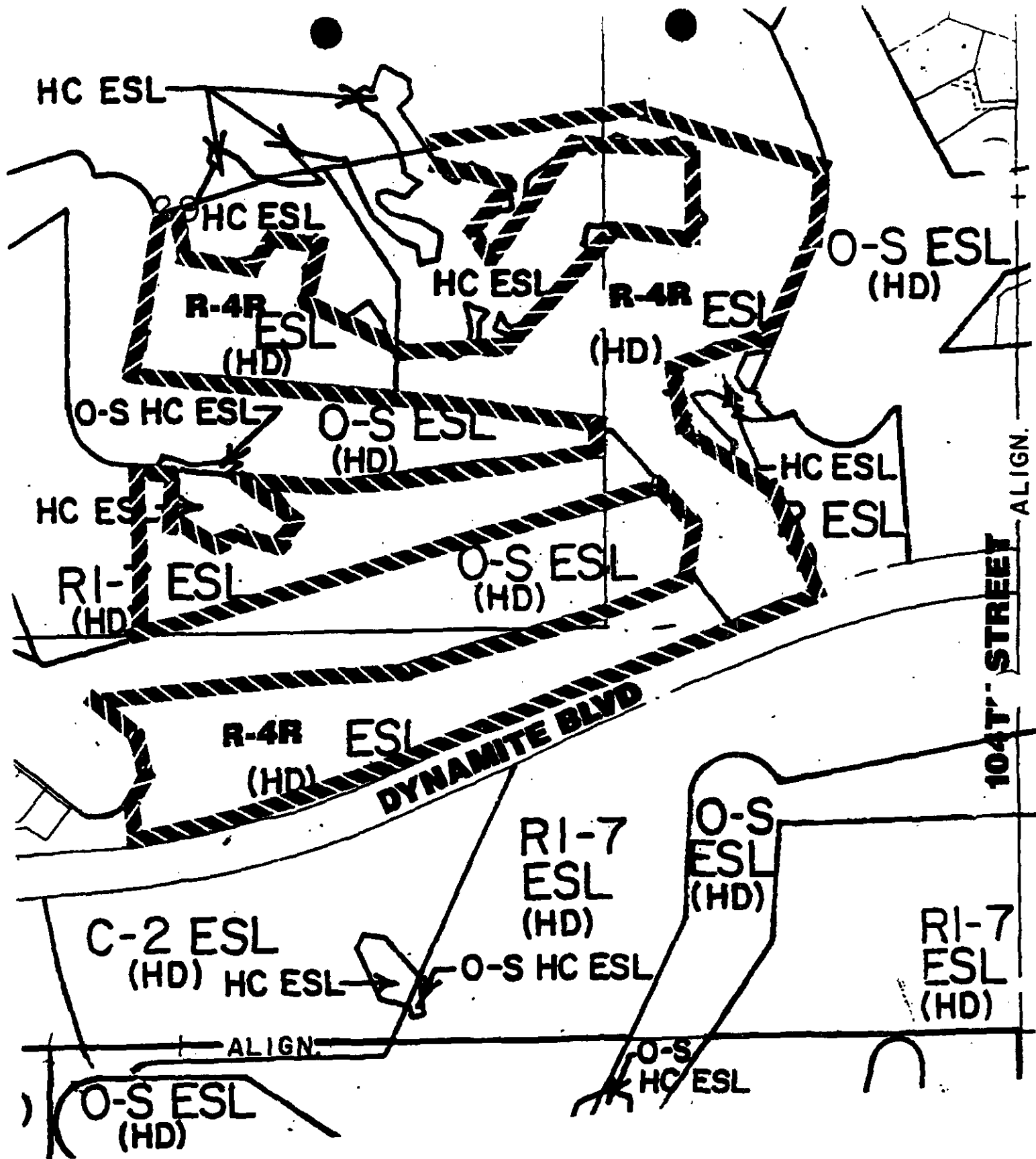
ATTEST:

Sonia Robertson  
City Clerk

By: \_\_\_\_\_  
City Clerk

APPROVED AS TO FORM:

By: Richard W. Garnett, III  
Richard W. Garnett, III  
City Attorney



3-ZN-94

EXHIBIT A

KIVA-CITY HALL  
3939 CIVIC CENTER BOULEVARD  
MONDAY, MARCH 21, 1994

PRESENT: Douglas Simonson, Chairman  
Kathryn Heffernan, Vice Chairman  
Keith Holben  
Kristen Ryan  
Carolyn Allen  
Harry Paston

ABSENT: Robert Pettycrew

STAFF: Don Hadder  
Connie Padian

CALL TO ORDER

The regular meeting of the Scottsdale Planning Commission was called to order at 6:00 p.m.

MINUTES APPROVAL

Motion by Commissioner Paston to approve the February 22, 1994 and March 7, 1994 minutes with the approved changes. The motion was seconded by Commissioner Ryan and passed unanimously.

WITHDRAWALS

3. 20-AB-94 -- abandonment of a certain portion of Oak Road right-of-way -- north of 6th Street and west of Marshall Way.

Mr. Hadder stated that case 20-AB-94 has been withdrawn, and no further action is required.

CONTINUANCES

4. 85-ZN-85#2 -- amendment to the stipulations of case 85-ZN-85 and site plan approval -- southeast corner of Pima and Pinnacle Peak Roads (Pinnacle Peak Village) -- TO BE CONTINUED TO MAY 23, 1994
5. 1-AB-94 -- abandonment of a certain portion of 4th Street right-of-way -- north of 6th Street and west of Marshall Way -- TO BE CONTINUED TO APRIL 11, 1994

MOTION to continue case 85-ZN-85#2 and 1-AB-94 to dates so stated. Motion seconded by Commissioner Ryan, and passed unanimously.

EXPEDITED AGENDA -- ZONING, USE PERMITS, ABANDONMENTS

ZONING

\* Chairman Simonson stated that he would not participate in case 2-GP-94 and 3-ZN-94. He turned the Chair over to Vice-President



Heffernan.

6. 2-GP-94 -- General Plan amendment from 2-4 du/ac to Resort  
and  
3-ZN-94 -- rezoning from R1-7 ESL HD (Single-Family Residential/Environmentally Sensitive Lands/Hillside District) to R4-R ESL HD (Resort District/Environmentally Sensitive Lands/Hillside District) with amended development standards -- Troon North Resort, Parcels V1 and V2

Mr. Hadder presented this request to amend the General Plan to shift the use from a residential use of 2 to 4 units to the acre to a resort use on a General Plan. He stated that other part of it is to rezone a portion of a parcel from R1-7 to R4-R, and also to amend the development standards for that particular site, as well as provide for a specific site plan. He stated that the site is located in the middle of an 1,800 acre Master Plan development commonly referred to as Troon North. He added that the site is located on the north side of Dynamite Boulevard, west of the clubhouse on the Troon North Development and east of some of the residential areas that are currently under development.

Mr. Hadder stated that the site is a fairly unusual shape. He stated that shape has been dictated by a number of features, including golf holes that occur through and around the parcel, as well as some major terrain features; for example, there is a large rock formation to the north, as well as rock formations to the east and to the west of this particular site. He added this site has been identified essentially as the core of activity, the core of focus for the Troon North Development.

Mr. Hadder stated that as part of this overall development, you'll also notice that there is C-2 on the south side on Dynamite that was designated for support retail uses in the future that would serve not only this, but also the proposed resort on the development project to the south. He stated that the graphic represents the basic layout of the Natural Area Open Space as proposed on the site plan. He added that the site plan is proposed of basically four types of units, including one type of unit that would occur on the southern two arms of the project. He said the second one on this northern leg runs east/west, and then two others generally on the east to northeast portions of the site. He stated that the graphic more illustratively depicts the kind of site plan that's being proposed.

Mr. Hadder stated that on this particular development he anticipates a series of both condominium-style developments as well as resort-style developments that will provide a core of activity to support the golf course and the clubhouse kinds of functions that are the center of the Troon North Development. He stated that it would provide flexibility to the site plan to accommodate transition to the various uses and to accommodate the ability to

relate to the terrain on this particular site.

Mr. Hadder stated that most of the northern portion of the site of was severely affected by one of the brush fires of the summer of 1992, and there was very substantial damage to the vegetation in that area. He stated that ultimately, as this area develops, we can anticipate a good deal of that area being restored. He added that that area would be retained as a natural area and would be restored in various fashions to help enhance that setting in that particular area. He stated that the project is appropriate for this area and that it is in the spirit of the concept that was originally developed for Troon North. He stated that he is recommending approval subject to the stipulations. He added that staff did hand out revised stipulations at the study session which reflects some further refinements with how the details of this case need to be handled.

Vice-Chairman Heffernan asked the applicant if he agreed with the proposed stipulations. He stated that he did.

BEVERLY JORDANO, 9253 East Via Del Sol, Scottsdale, addressed the Commission and stated that she is Vice President of the greater Pinnacle Peak Homeowner's Association and a member of the Area Planning Committee. She stated that she couldn't pass up this opportunity to say something nice for a change. She specifically wanted to make three points about this particular case, more in regard to how it was handled with the committee than the project itself. She stated that she does approve of this project.

Ms. Jordano stated that Roger Tornow and Scott Kusy contacted the committee, allowing enough time to meet, discuss the project and respond. She stated that they didn't have to track them down, they came to them. She added that the plans that they used in the meeting were of superior quality in that they were very detailed and complete with extremely accurate elevations. She stated they depicted a realistic view of the project. She said that many questions did not have to be asked because of their skillful, professional approach. She stated that this applicant is also using topography as a guide to design, instead of the other way around, something she also would like to see more of. In closing, she asked other applicants to use this as a model and to please follow suit.

Vice-President Heffernan stated she felt it would be appropriate to have a separate motion for this case so that Chairman Simonson could return.

Mr. Paston stated that he had a question for Mr. Voss he'd like to put on the record. He stated that this is an outstanding effort and a well-designed experience for people who will be coming to Scottsdale to enjoy the high Sonoran desert and the golfing experience there. He stated that according to the narrative and other staff information provided, the resort property will take up approximately 50 percent of the tee times available at Troon North.

He added that other tee times will then go to the members in the club and the residents in the area. He stated that Troon North has been a uniquely successful golf course, and the only one that's currently available to people coming into Scottsdale to enjoy a golfing experience in the Sonoran desert. He added that he would like it commented for the record what future opportunities those people will have who are not staying at the resort property or who do not live in that area, in terms of additional development that will be forthcoming at Troon North.

Steven Voss, 16212 Red Mountain Trail, Fountain Hills, addressed the Commission and stated that from the standpoint of where golf players can go in the north area, currently the membership structure is such that first priority is for private players; second, is the resort which was mentioned as 50 percent having access to the play of the golf course, and third is residential within Troon North and then finally public. He stated that he wanted to make it very clear that the golf course, although it is a private golf course, does have public play. He said that he anticipates that there will be future golf courses in the area, potentially in Troon North and also adjacent to the site that will have a provision for public golf in the area.

MOTION by Commissioner Paston to forward case 2-ZN-94 and 3-ZN-94 to City Council with recommendation to Planning Commission for approval. Motion was seconded by Commissioner Ryan, and passed unanimously.

#### USE PERMITS

7. 21-up-93#2 -- use permit approval for a golf course for a maintenance building, temporary clubhouse and temporary golf cart storage facility -- parcel 3C Core North, west of the southwest corner of Thompson Peak Parkway and Pima Road

Ms. Padian presented this request for an amendment to the use permit for a golf course. She stated that case 21-UP-93#2 is a request for an amendment to the original case 21-UP-93 which is use permit for a golf course. She stated that the property which was previously known as Core North, is now known as Grayhawk. She stated that Core North is a 2,300 acre development between Deer Valley and the Outer Loop in Scottsdale Road and Pima Road. She added that the golf course was approved last year, and it was located on the south side of Thompson Peak Parkway and over to the west from Pima Road. She stated that it's an 18-hole golf course which winds its way from Thompson Peak down to the south. She said that there are also future plans for another 18-hole golf course to the north of the Thompson Peak Parkway.

Ms. Padian stated that at the time that this came through the public hearing, the applicant had not yet designed the specifics for the clubhouse and for the maintenance building, and that is what this amendment is for. She stated that the Thompson Peak

## CITY COUNCIL ACTION REPORT



TO: MAYOR AND CITY COUNCIL DATE: 4/19/94  
FROM: PLANNING & COMMUNITY DEVELOPMENT  
SUBJECT: CASE TROON NORTH RESORT ADOPTION  
ORDINANCE NO. 2660

AGENDA ITEM NO. 18  
DON HADDER  
JOHN FARAMELLI

STAFF

**REQUEST:** ADOPT Ordinance No. 2660 affirming the approved zoning cases. All stipulations required to be met prior to zoning adoption have been satisfied.

**APPLICANT:** City of Scottsdale

**RECOMMENDATION:**

It is recommended that the City Council approve Ordinance No. 2660 adopting the zoning for parcels within the Troon Resort site (Case 3-ZN-94).

**DISCUSSION:**

The zoning for this site was approved in March of this year. Given the unusual shapes of the parcels, additional time was needed to prepare the accurate legal descriptions for the parcels in order to proceed with adoption. There is clear interest for development to proceed over a majority of the parcels in the near future.

**COMMUNITY IMPACT:**

Adoption of the zoning affirms and details the original approval of R-4R ESL (HD) for this site.

  
John Faramelli  
Community Development Administrator

  
Richard A. Bowers  
City Manager

**ATTACHMENTS:** #1 - Ordinance No. 2660  
Exhibit A - Zoning Map

ACTION TAKEN \_\_\_\_\_

AN ORDINANCE OF THE COUNCIL OF THE CITY OF SCOTTSDALE,  
MARICOPA COUNTY, ARIZONA, AMENDING ORDINANCE NO. 455,  
THE ZONING ORDINANCE OF THE CITY OF SCOTTSDALE, BY AND  
FOR THE PURPOSE OF CHANGING THE ZONING ON THE "DISTRICT  
MAP" TO ZONING APPROVED IN CASE NO. 3-ZN-94

WHEREAS, the zoning cases no. 3-ZN-94, has been properly noticed for public hearing, pursuant to the requirements of the Scottsdale Zoning Ordinance and the statutes of the State of Arizona, and the necessary hearings have been completed, and

WHEREAS, the Council of the City of Scottsdale instructed the zoning staff to prepare an ordinance and map changing the zoning on the properties described in the aforementioned cases from R1-7 ESL HD (Single-Family Residential/Environmentally Sensitive Lands/Hillside District) to R4-R ESL HD (Resort District/Environmentally Sensitive Lands/Hillside District) with amended development standards, and,

WHEREAS, it is now necessary that the comprehensive zoning map of the City of Scottsdale be amended to conform with the decision of the Scottsdale City Council in case no. 3-ZN-94,

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Scottsdale, Arizona, that the "District Map" adopted as a part of Ordinance No. 455, showing the zoning district boundaries in the City of Scottsdale, is amended, subject to compliance with all stipulations, as illustrated on the attached zoning map, attached hereto as Exhibit A and incorporated herein by reference,

PASSED AND ADOPTED by the Council of the City of Scottsdale this 19th day of April, 1994.

CITY OF SCOTTSDALE  
A MUNICIPAL CORPORATION

By: \_\_\_\_\_  
Herbert R. Drinkwater, Mayor

ATTEST:

Sonia Robertson  
City Clerk

By: \_\_\_\_\_  
City Clerk

APPROVED AS TO FORM:

By: \_\_\_\_\_  
Richard W. Garnett, III  
City Attorney

ATTACHMENT #1

PLAT

