

2-GP-94+3-ZN-94

# 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 \_\_\_\_\_

ORDINANCE NO. 2660

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

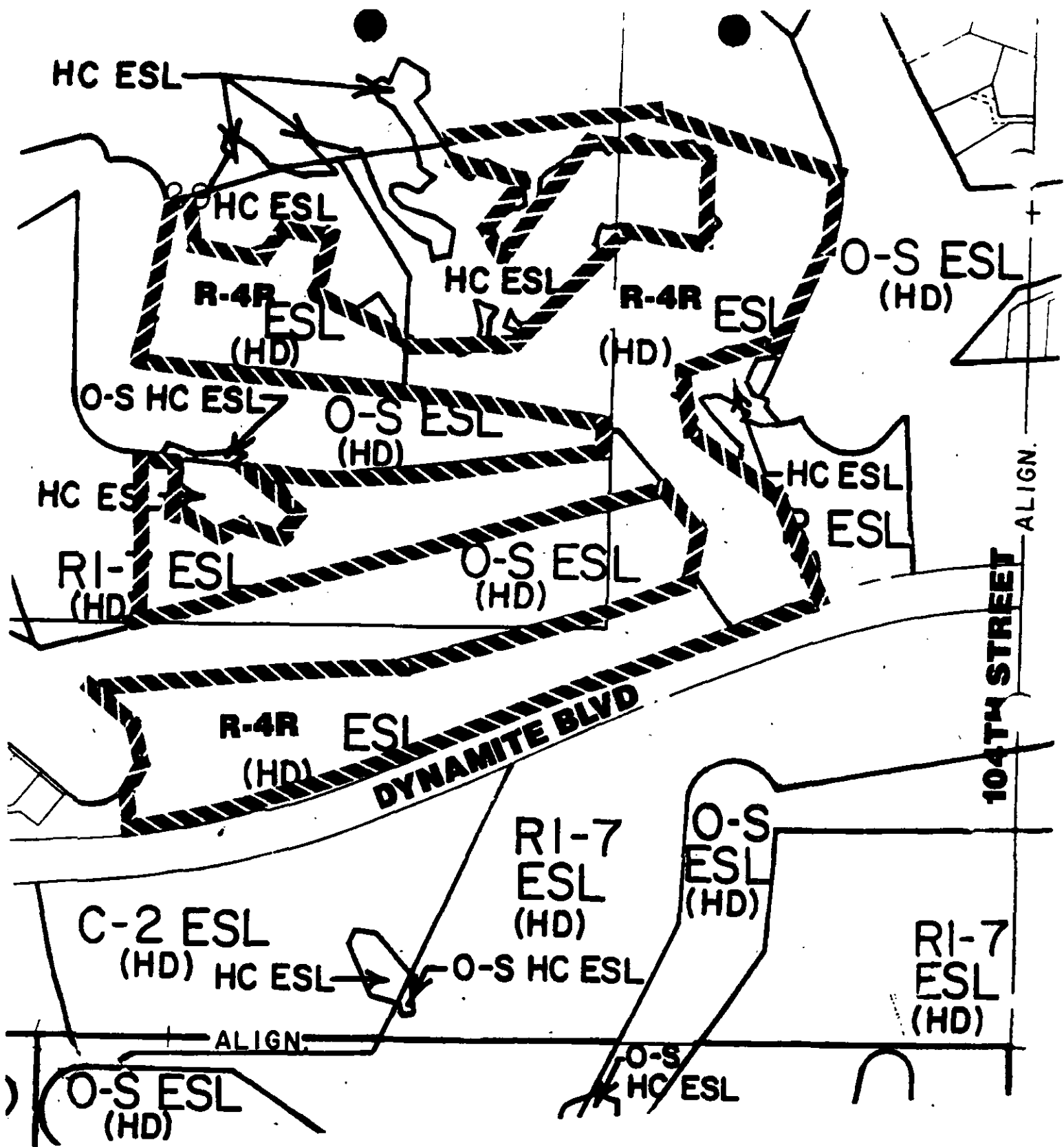
By: \_\_\_\_\_  
City Clerk

APPROVED AS TO FORM:

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

ATTACHMENT #1

**PLAT**



3-ZN-94

EXHIBIT A

## CITY COUNCIL ACTION REPORT



TO: MAYOR AND CITY COUNCIL DATE: 4/5/94  
 FROM: PLANNING & COMMUNITY DEVELOPMENT  
 SUBJECT: CASE 2-GP-94 & RESOLUTION NO. 4015 &  
 3-ZN-94 & ORDINANCE NO. 2650

AGENDA ITEM NO. 22

DON HADDER

JOHN FARAMELLI  
STAFF

**REQUEST:** General Plan amendment from 2 to 4 du/ac to Resort; and 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

**LOCATION:** Troon North Resort, Parcels V1 and V2

**APPLICANT:** Larson, Voss Associates  
 16212 Red Mountain Trail  
 Fountain Hills, AZ

**OWNER:** Diamond Land Investments, LC  
 3101 N. Central, #1030  
 Phoenix, AZ

**PLANNING COMMISSION RECOMMENDATION:** APPROVE by a vote of 5-1 (Commissioner Simonson abstained) subject to the attached stipulations and ADOPT Resolution No. 4015 and Ord. No. 2650 affirming these cases.

**STAFF RECOMMENDATION:** Per the Planning Commission

**CONCURRENCE:** None required

**PUBLIC COMMENT:** A representative of the area homeowners association spoke in favor of the process and the plan.

**ZONING HISTORY:** Annexed as R1-190 in 1983. Rezoned to R-4R and R1-7 in case 87-Z-85

**SITE DETAILS**

**USE:** Resort, townhouse, casita residential units

**PARCEL SIZE:** 55± gross acres

**DENSITY:** 7.7±/ac.

**OTHER:** 17.4 ac. natural area (32%)

**HEIGHT:** 30 ft. maximum

**SETBACKS:** Per site plan, amended standards and stipulations

**GENERAL PLAN DISCUSSION:**

Reflecting the current zoning categories, the current General Plan shows the north end of the site as resort and the south part as 2-4 du/ac residential. This proposal would in effect turn the entire site into the Resort Land Use Category. In the original plan, the medium density residential area was conceived as a support, adjunct use to the resort use. This revision technically changes the Land Use Plan map but in concept maintains the idea and intent of the plan.

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S355754 (6-90)

## CITY COUNCIL ACTION REPORT

Cases 2-GP-94 & 3-ZN-94

### DISCUSSION:

The proposal includes rezoning an R1-7 ESL parcel to R4-R ESL and amending the development standards for the overall resort/townhouse parcel. The site is located in the center of the Troon North Master Planned Development. East of the site is the Troon North Golf clubhouse, which is under construction, and the driving range. To the north is a major rock formation and very low density residential zoning. The west side of the site is typified by deep intrusions of golf holes, other significant rock features and additional golf. The south side of the site fronts onto Dynamite Boulevard, across which has been planned for medium density residential, golf, and specialty retail.

The concept of this request is to provide opportunities for a variety of attached and semi-attached units which would be used in a variety of techniques, such as for-sale, timeshare, lease, rental pool and so on, and would be primarily oriented to seasonal resident and visitors.

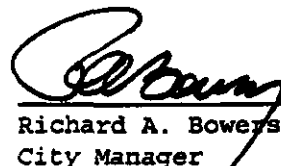
Originally, the resort use was a key element in supporting the golf use on the project, given the state's outlook on use of water resources. With the advent of the CAP/Reuse System with which this golf course is already participating, the need for the resort use has shifted. This proposal retains a strong visitor use orientation which will rely in part on management and services out of the new clubhouse. The size and shape of the site also makes it difficult to place a more traditional style of hotel facility on the site. This, combined with the long term downturn in hotel/resort development world-wide, leads to this type of approach as being more achievable while maintaining the resort character originally planned.

The northern portions of the site were severely burned in the July 1992 brushfire.

### COMMUNITY IMPACT:

This site is virtually isolated from existing or future single family residential areas. No increase in density will occur as a result of this proposal. This project will create a visual and activity core for the center of the Troon North project.

  
John Faramelli  
Community Development Administrator

  
Richard A. Bowers  
City Manager

- ATTACHMENTS:
- A - Stipulations
    - #1 - Aerial
    - #2 - Zoning Map
    - #3 - Site Plan
    - #4 - Amended Development Standards
    - #5 - Applicant's Narrative
    - #6 - Resolution No. 4015
  - Exhibit A - General Plan Map
    - #7 - Ordinance No. 2650
  - Exhibit A - Zoning Map
    - #8 - Planning Commission Minutes 3/21/94

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STIPULATIONS FOR CASE 2-GP-94 & 3-ZN-94

ZONING/DEVELOPMENT

1. Development shall be in substantial conformance with the submitted plan and development program except as modified by the following stipulations. Any proposed significant change, as determined by the Planning and Community Development Administrator shall require approval through a subsequent public hearing.

The applicant understands and agrees that the approved density for each parcel is subject to drainage, topography, NAOS requirements and other site planning concerns which will need to be resolved at the time of preliminary plat or site plan approval. Appropriate design solutions to these constraints may preclude achievement of the proposed units or density on any or all parcels.

2. Maximum densities and dwelling unit counts shall be as indicated on the approved development plan except that in no case shall be unit count exceed 385 (for units which are not used or available as resort rooms) and 424 units maximum (of which at least 90 units shall be used as resort rooms) without a subsequent public hearing. The specific location of each parcel shall be determined at the time of site plan review. Redistribution of the units is subject to maximum densities and Project Coordination staff approval. All such requests shall include a revised master development plan and a revision to the table on page 2 indicating the parcels with the corresponding reduction/increase.

Parcel	Gross Acres	Zoning	Proposed DU/AC	Max. DU/AC	Proposed # Units	Max. # Units
1	14.68	R4-R HD	7/ac	7/ac	100	100
2	12.40	R4-R HD	8/ac	8/ac	100	100
3	10.20	R4-R HD	7/ac	7/ac	72	72
4	10.00	R4-R HD	10/ac	10/ac	99	99
5	3.42	R4-R HD	10/ac	10/ac	31	31
<u>6</u>	<u>1.49</u>	<u>R4-R HD</u>	<u>15/ac</u>	<u>15/ac</u>	<u>22</u>	<u>22</u>
TOTAL	52.19		7.7/ac		424	385/424*

- \* The proposed unit count of 424 represents a mix of residential and resort units. The 385 unit maximum is the maximum allowed for residential units. If the residential units were all converted to resort units the maximum would be 550 units.

ATTACHMENT A

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3. Adoption of the zoning shall occur on individual parcels as each parcel is approved for development and prior to issuance of permits. A legal description of each parcel shall be provided prior to zoning adoption.
4. A scenic setback with an average width of fifty (50) feet and a minimum width of forty (40) feet shall be provided for all buildings, walls, parking lots, signage or other development improvements along Dynamite Boulevard. This setback is to be left in a natural condition or revegetated with approval from the Development Review Board. This width is to be measured from the outside edge of the road right-of-way. The minimum width of the setback may be reduced by the Development Review Board if protection of significant natural features can be better achieved. This may be applicable as required N.A.O.S. for the adjacent parcels.
5. The proposed amended development standards for R4-R shall be amended per the applicants submitted standards, attached. Any further reductions shall be approved at a subsequent public hearing.

#### HILLSIDE ENVIRONMENT

1. All washes with a 100 year flow of 750 cfs or greater shall be designated as Vista Corridors and preserved in a natural state as determined by the Development Review Board. A scenic easement with an average width of 100 feet shall be provided along these washes concurrent with any other easements. The scenic easement shall include the washes major vegetation and low flow channels. If there are areas within these washes which are disturbed by development proposed by this case, the wash areas shall be restored as closely as possible to their natural, pre-development state. The location and treatment of the Vista Corridor shall be approved prior to site plan or preliminary plat approval on the adjacent parcels.
2. Any proposed alteration to the natural state of washes with a 100 year flow of 50 cfs or greater or proposed improvements within these washes shall be subject to Project Review staff approval.
3. The design and construction of walls, as defined Section 3.100 of the Zoning Ordinance, along the Vista Corridor wash shall comply with the following standards:
  - a. The location of the top of the bank of the wash shall be continuous up the bank to the approved corridor alignment.
  - b. The Natural Area/Vista Corridor easements of the wash shall be continuous up the bank to the approved corridor alignment.
  - c. Walls shall be located only within approved building envelopes.
  - d. The color and materials of the wall shall match the exterior materials of the house or blend into the natural terrain.

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4. All preliminary plats and site plans shall show all major boulders (in excess of 4 feet in diameter) and bedrock outcrops. Major boulder outcroppings shall be protected and maintained as determined jointly by the Project Review staff and the applicant at the time of site plan review.
5. All Hillside Conservation and off-lot natural areas shall be accurately surveyed and clearly staked in accordance with the approved grading plans. Such surveying and staking shall be inspected and approved prior to construction in each development phase. The natural area open space required on individual lots shall be defined prior to the issuance of building permits on each lot.
6. Non-indigenous plant material which reaches a mature height greater than 20 feet shall not be introduced on the site.
7. Each site plan submittal shall clearly show all HC areas, all natural area open space, and proposed improvement envelopes.
8. The applicant shall submit a master Natural Area Open Space calculation for the project and a master N.A.O.S. allocation program subject to approval by Project Coordination. The initial allocation is understood to be approximate and shall be revised in detail for each development site plan when the site plan is submitted for approval at Development Review Board.
9. The maximum height of any outdoor source shall be 14 feet above natural grade at the base of the light standard except for recreation uses, which shall comply with the outdoor lighting standards of Section 7.600 of the Zoning Ordinance. Low level lighting is encouraged wherever such an approach is feasible.
10. The owner shall secure a native plant permit as defined in Chapter 46, Article V of the City Code for each development site. The Project Review staff will work with the owner to minimize the extent of the survey required within large areas of proposed undisturbed open space. Cacti which are not protected by the native plant provisions, but which are necessary for on-site revegetation, are suitable for transplanting or are necessarily uprooted for road building or similar construction shall be stockpiled during construction and shall be replanted in landscaped areas. Where excess plant material is anticipated, those plants shall be offered to the public at no cost to the owner in accordance with State law and permit procedure or may be offered for sale.

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11. All improvement plans for common improved open space or common buildings and amenities such as ramadas, landscape buffers on public or private property (back-of-curb to right-of-way or access easement line included), major stormwater management systems and wall designs, shall be approved by the Development Review Board.
12. Prior to the commencement of construction in each residential parcel, the natural area open space shall be suitably protected during the time of construction with access corresponding to the approved site plan. At the time of final building inspection for a dwelling unit on a parcel, there shall be a site inspection to ensure that any disruption to the natural area open space around the construction site has been revegetated as approved on plans submitted to Project Review.
13. Prior to the approval of a site plan by the Development Review Board or preliminary plat approval, the alignments for all internal streets and extended accessways shall be staked by the developer and inspected on-site by the City staff to confirm that the proposed alignment results in the least environmental and hydrological impact. It is anticipated that the Community Development Administrator will approve the use of rectified aerial photographs in lieu of on-site staking under the following conditions:
  - a. Natural area open space requirements have been satisfied and consolidated grading is permitted; or
  - b. Topographical and other on-site physical conditions permit reasonable analysis of site conditions through the use of aerial photographs.

MISCELLANEOUS

1. 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 shall be constructed in full by the developer, including but not limited to washes, storm drains, drainage structures, water systems, sewer system, curbs and gutters, paving, sidewalks, streetlights, street signs and landscaping.
2. The responsibility for maintenance of landscape buffers on public and private property (back-of-curb to right-of-way or access easement line included) and drainageways shall be borne by the applicant, and between the applicant and the City which shall be recorded in the records of the Maricopa County Recorder.

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3. Those areas of designated common area including landscape buffers, drainage easements, private access ways, etc. shall not be accepted for maintenance or ownership by the City without expressed action of the City Council. Information to this effect shall be provided on sales information and on the final plat. Before any improvement is accepted, it shall meet City standards, codes, and ordinance. Failure to maintain the designated common areas could result in a civil action brought by the City for costs incurred by the City for said maintenance.

CIRCULATION

1. The applicant shall be responsible for the following dedication and roadway improvements:

<u>Street Name/Type</u>	<u>Dedications</u>	<u>Improvements</u>	<u>Notes</u>
Private Road	36' full	24' BC-BC	A
Interior Collector	50' full	36' BC-BC	B
Local Residential	40' full	28' BC-BC	C

- A. The tract width for the private roadway serving Parcel 3 may be reduced if the sidewalk/pathway for pedestrians is not located at the back of curb.
  - B. This collector width shall be required for the main roadway between the two gatehouse locations.
  - C. The minimum pavement width for the local residential streets shall be 16 feet for one-way travel lanes separated by a median.
2. All circulation elements shall conform to the stipulations for 45-ZN-90 and the approved Troon North Master Circulation Plan, except as amended herein.
3. The design and location of all auxiliary lanes and other access requirements for this site shall be according to the approved traffic study submitted for this development. This traffic study shall be approved prior to the application of any Development Review or Preliminary Plat for this development.

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4. The applicant shall be 100 percent responsible for any modifications to the existing median along Dynamite Boulevard as part of the required roadway improvements associated with the development of this site. This shall include the relocation or replacement of any existing median landscaping.
5. A pedestrian path/sidewalk shall connect every residential unit within these parcels to the Troon North Clubhouse. A pedestrian circulation plan that illustrates this shall be submitted for review and approval by Project Review staff concurrent with the first application for any Development Review or Preliminary Plat for this development.

#### DRAINAGE AND FLOOD CONTROL

1. Stipulations for zoning case 45-Z-90 apply.
2. Drainage design shall be done in accordance with the approved Troon North Master Drainage Plan. Applicable elements of this report shall be referenced in the site specific drainage reports.
3. The applicant shall submit for approval an addendum to the Master Drainage Report which identifies the location, volume, and basis for design of stormwater storage facilities within the Troon North development. The addendum shall be approved prior to submittal of final plans and submitted prior to Development Review Board applications. The addendum shall:
  - a. Describe the site stormwater management plan. Include discussion of all drainage structures and channels to be constructed with the development.
  - b. Identify the timing and responsible parties for construction of stormwater management facilities.
  - c. Include all analysis assumptions, and exhibits which clearly show the location of all facilities, tributary areas, existing washes and all other items needed to provide a complete description of the stormwater management analysis, design and construction.

#### WATER AND WASTEWATER

1. Stipulations for case 45-Z-90 and all subsequent Master Plans and updates apply.

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