

3.8.07
The Retreat

ARCHITECTS
12521 N. 79th Street, #1
Scottsdale, AZ 85258
(480) 344-8888



COMMUNITY CENTER
USE PERMIT APPLICATION

SERENO  CANYON
SCOTTSDALE, ARIZONA


ARCHITECTS
15801 N. 79th Street, #3
Scottsdale, AZ 85258
(480) 344-8888

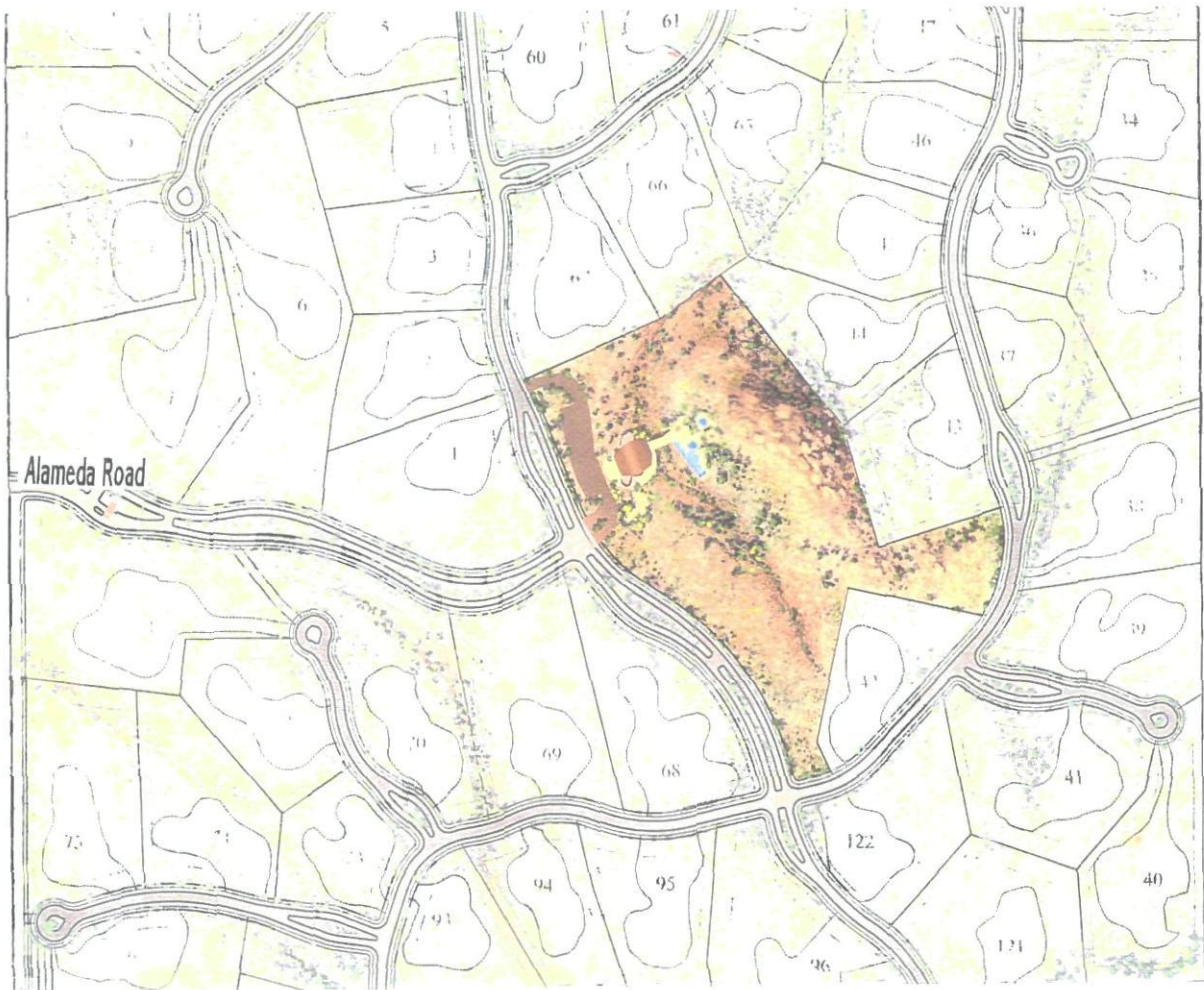
 **CROWN**
COMMUNITY DEVELOPMENT
A Honey Creek Company


Urban Design
Studio L.L.C.

SCALE: (+/-)
NOT TO
SCALE

NORTH
DATE: 01.07.07
JOB: 0428.5
BY: AMS
REV:

LAND DEVELOPMENT SERVICES, L.L.C.
www.ldservices.net



Contents:

- Project Narrative
- Project Data
- Context Aerial
- Site Plan Aerial - 1
- Site Plan Aerial - 2
- Illustrative Site Plan
- Site Plan
- Floor plan
- Rendered Elevation
- NAOS Exhibit

USE PERMIT Narrative for Sereno Canyon Community Center

Project Overview:

This request is for a conditional use permit for the Sereno Canyon Community Center. Sereno Canyon is a 330 ac. planned community located east of 122nd Street between Pinnacle Peak Road and Happy Valley Road, zoned R1-130 ESL. The 11+ ac. Community Center site is designed as the centerpiece of the community providing recreational and social amenities for residents of the neighborhood.

Use Permit Criteria:

A. That the granting of such conditional use permit will not be materially detrimental to the public health, safety or welfare, including but not be limited to the following factors:

1. Damage or nuisance arising from noise, smoke, odor, dust, vibration or illumination.

The proposed Community Center is internally located and surrounded by open space. The single-story structure will incorporate low-level lighting throughout the site, including the parking lot. The facility is private, serving only residents of Sereno Canyon. Passive indoor & outdoor activities preclude any disturbance of nearby property.

2. Impact on surrounding areas resulting from an unusual volume or character of traffic.

The facility is located near the center of the community, behind a gated entry. Traffic patterns are consistent with the low-density neighborhood it is designed to serve.

B. The characteristics of the proposed conditional use are reasonably compatible with the types of uses permitted in the surrounding areas.

The facility has been designed to compliment the character of the overall Sereno Canyon community and respond to the unique environmental characteristics of the property. The facility offers passive recreational activities and a neighborhood gathering opportunity surrounded by abundant open space. Subsequently, the Community Centre will serve as an informal trail-head for the private internal trail system. This type of development is compatible with other types of uses within the area.

C. The additional conditions specified in Section 1.403,

None Applicable



Project Data Sheet

Residential / Commercial

214 - PA - 04

Coordinator: D. HADDER

Project Address: SPRENO CANYON Date: 3.15.7

Proposed Use: COMMUNITY REC. POOL Zoning District: _____

TO BE COMPLETED BY APPLICANT		CALCULATIONS	TO BE COMPLETED BY CITY
COMMERCIAL	RESIDENTIAL		
11.7 AC		Net Lot Area	
		Gross Lot Area	
—		Gross Floor Area Allowed	
1,720		Gross Floor Area Provided	
—		Building Volume Allowed	
17,200		Building Volume Provided	
		Number Of Units Or Lots	
		Density Allowed	
		Density Provided	
		Minimum Lot Size Allowed	
		Minimum Lot Size Provided	
24		Building Height Allowed	
15		Building Height Provided	
1,720		Net Floor Area	
9		Parking Spaces Required	
20		Parking Provided On-Site	
—		Parking Provided Off-Site	
20		Total Parking Provided	
—		Open Space Required	
353,259		Open Space Provided	
—		Front Open Space Required	
—		Front Open Space Provided	
—		Parking Lot Landscaping Required	
—		Parking Lot Landscaping Provided	

SET BACKS

REQUIRED	PROVIDED	CALCULATIONS	N, S, E, OR W	REQUIRED	PROVIDED
	OVER 500'	Front			
	" "	Rear			
	" "	Left Side			
	" "	Right Side			
		Parking			

Planning & Development Services Department

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

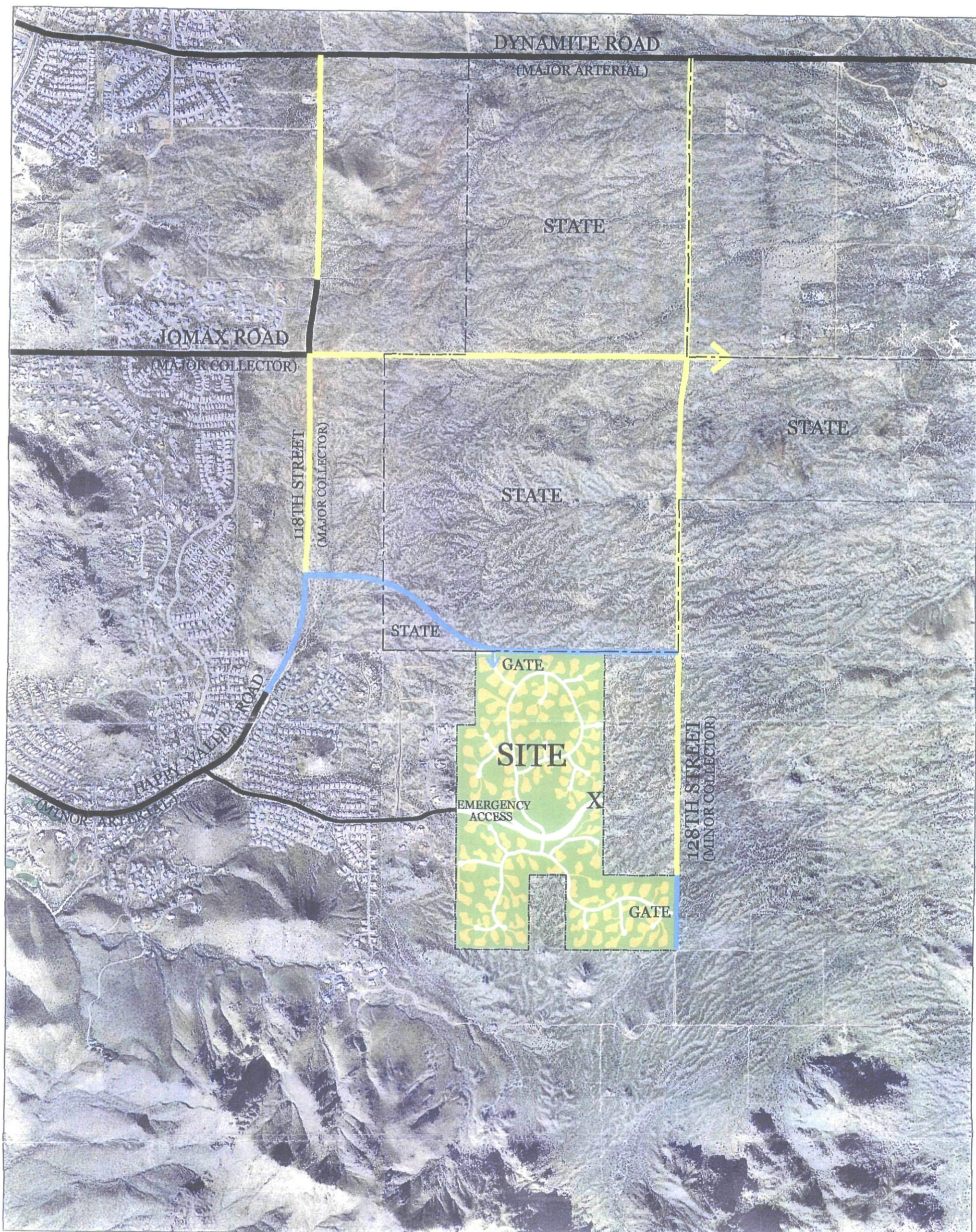


EXHIBIT CONTEXT AERIAL w/ CONTEXT SITE PLAN

SITE DATA:

GROSS AREA:	330 Acres
EXISTING ZONING:	R1-130 ESL (D.I.)
NUMBER OF UNITS:	122 Units
DENSITY:	0.37 Du/Ac
OPEN SPACE REQUIRED:	139 Acres (42% of Gross Site Area)
OPEN SPACE PROVIDED:	189.7 Acres N.A.O.S. at Final Plat Approval 15.3 Acres Additional N.A.O.S. at Issuance of Individual Bldg. Permits 205.0 Acres Total N.A.O.S. (62 % of Gross Site Area)

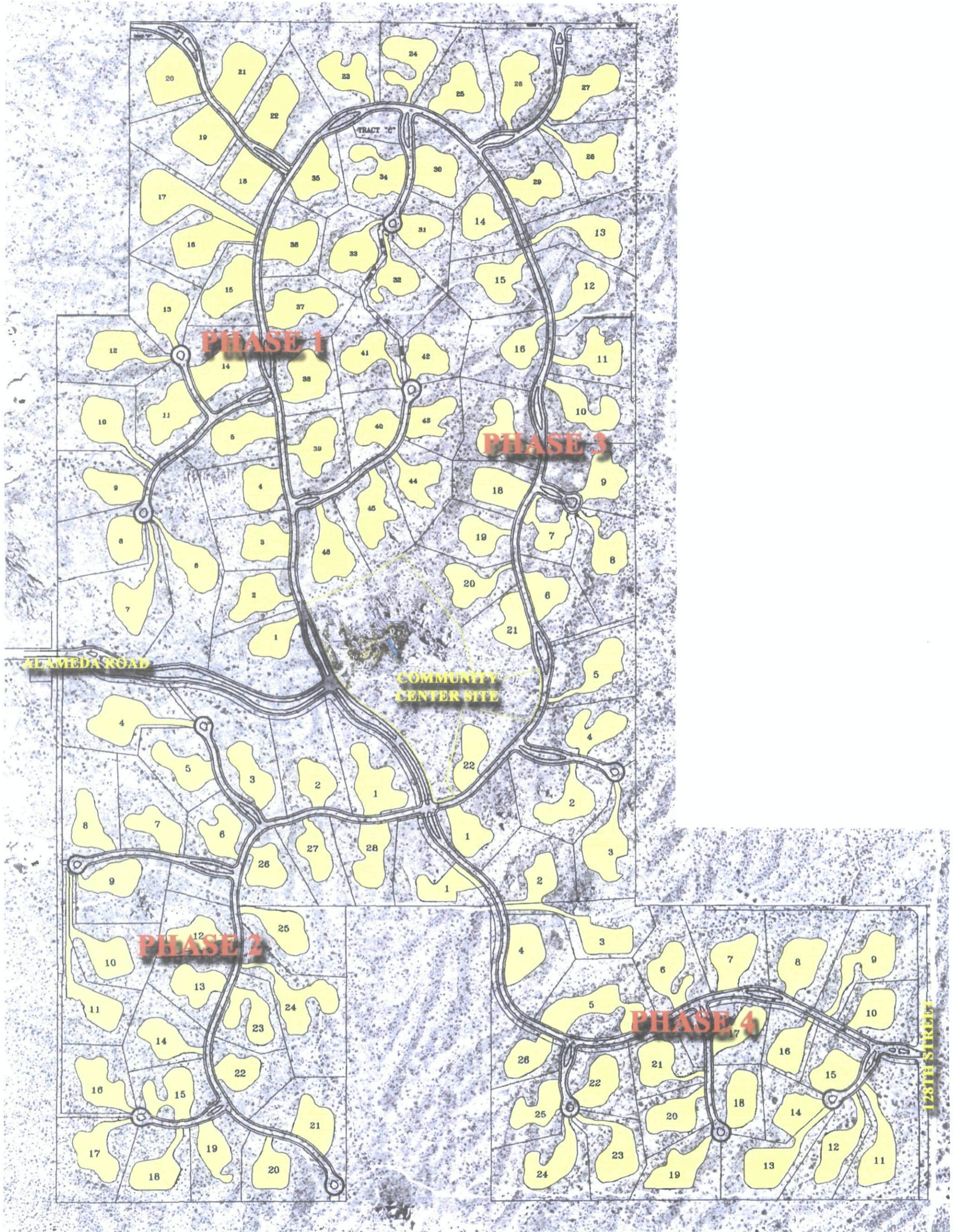
APPROVED AMENDED DEVELOPMENT STANDARDS (ref. #1-ZN-2005)

- MIN. LOT AREA: 60,000 SQ.FT.
- MIN. LOT WIDTH: 150'
- MIN. FRONT SETBACK: 45'
- MIN. SIDE SETBACK: 22.5'
- MIN REAR SETBACK: 45'

PRELIMINARY DEVELOPMENT ENVELOPE

SERENO CANYON
SCOTTSDALE, ARIZONA

CONTEXT AERIAL WITH SITE PLAN OVERLAY



COMMUNITY CENTER USE PERMIT APPLICATION

SERENO SCANYON
SCOTTSDALE, ARIZONA

Craig Wickersham Inc.
Architects
15821 N. 79th Street, #2
Scottsdale, AZ 85260
(480) 609-6766

LVA
Urban Design
Studio L.L.C.

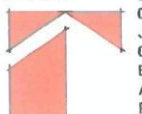
7502 East Main Street
Scottsdale, Arizona 85251
Phone: (480) 994-0904
Fax: (480) 994-7332
www.lvadesign.com

CROWN
COMMUNITY DEVELOPMENT
A Honey Crown Company

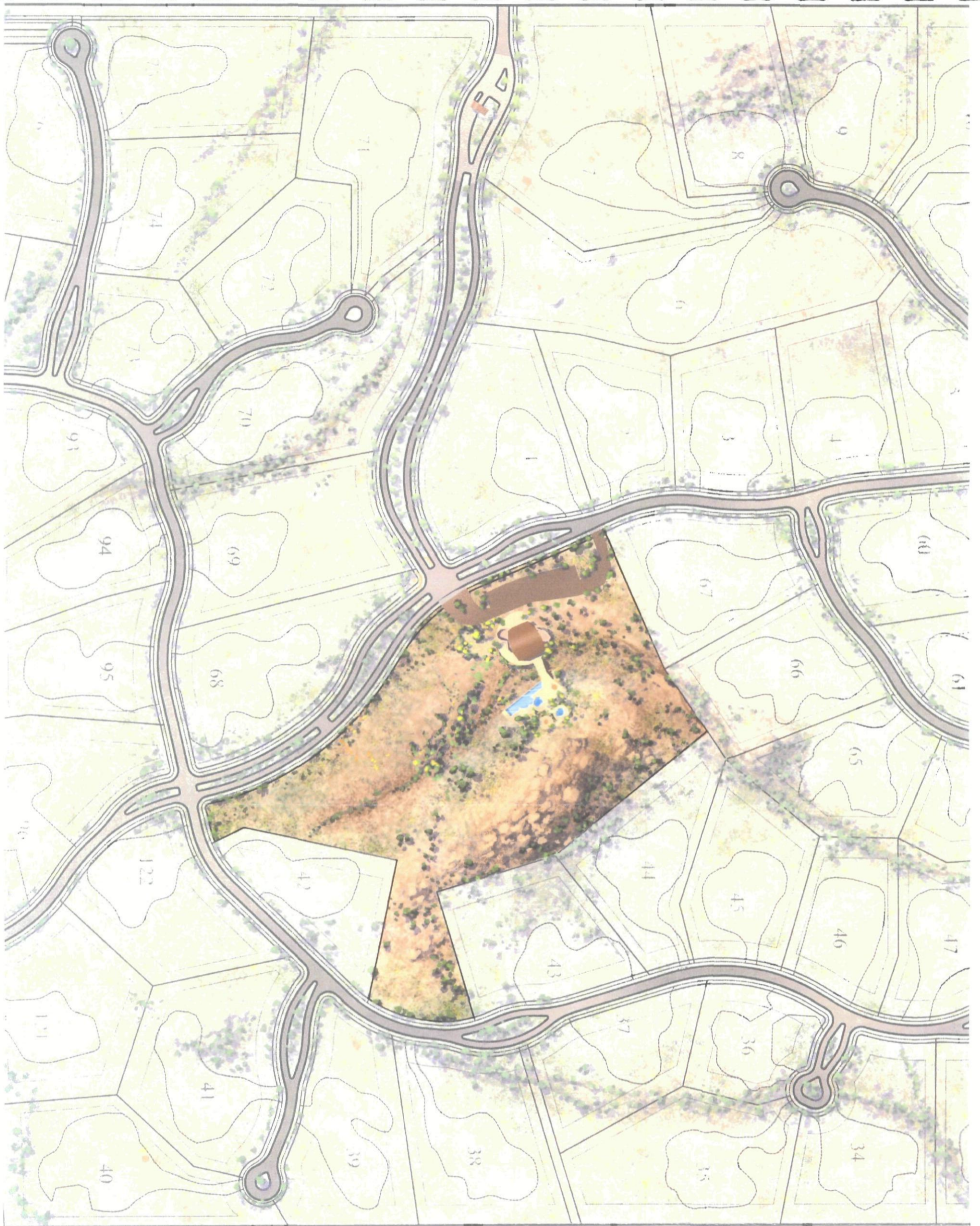
SCALE: (+/-)

NOT TO
SCALE

NORTH



DATE:
03.07.07
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0425.5
BY:
AMS
REV:



SERENO  CANYON

The Retreat
Crown Community Development

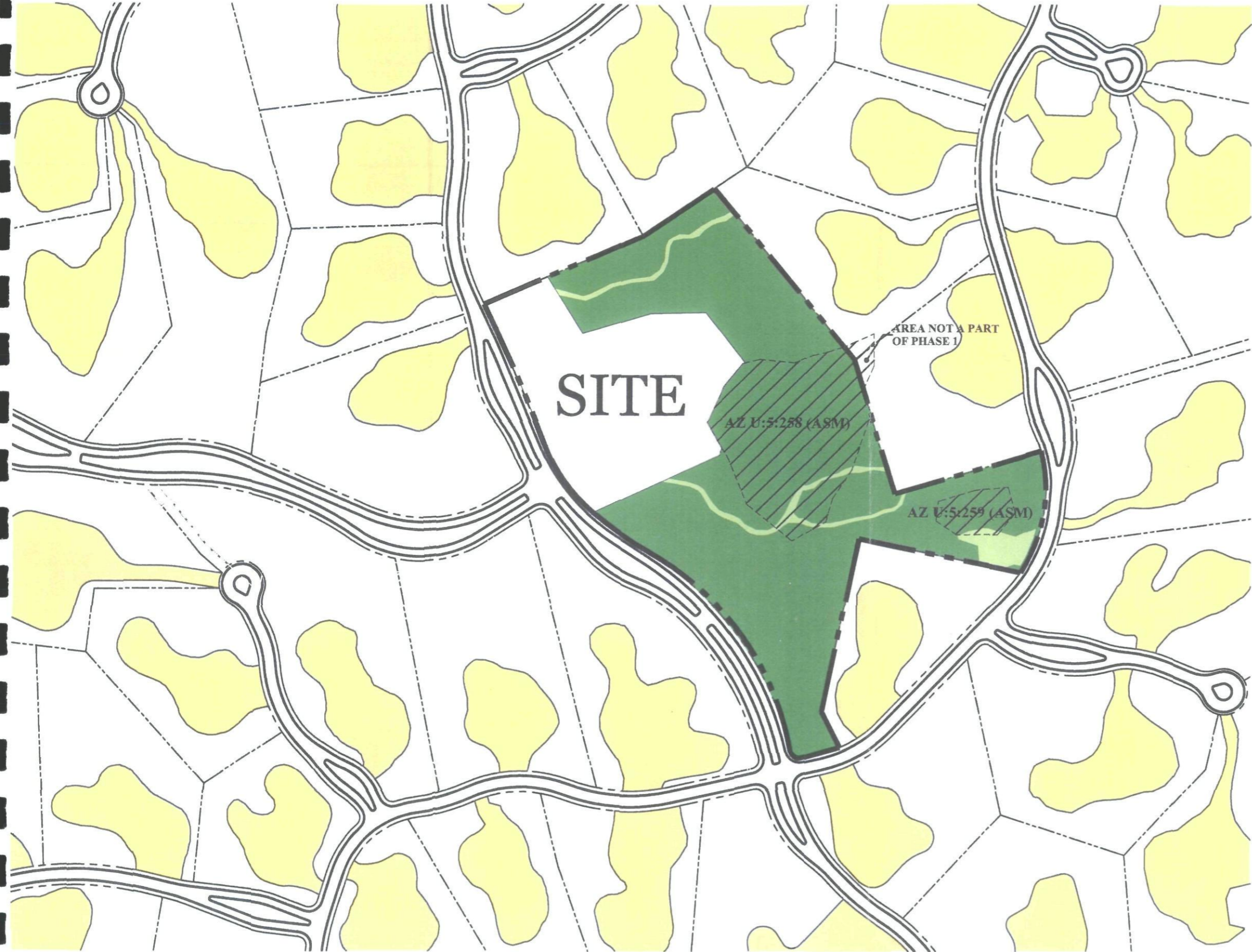
Partial Site Illustrative


Craig Wickersham Inc.
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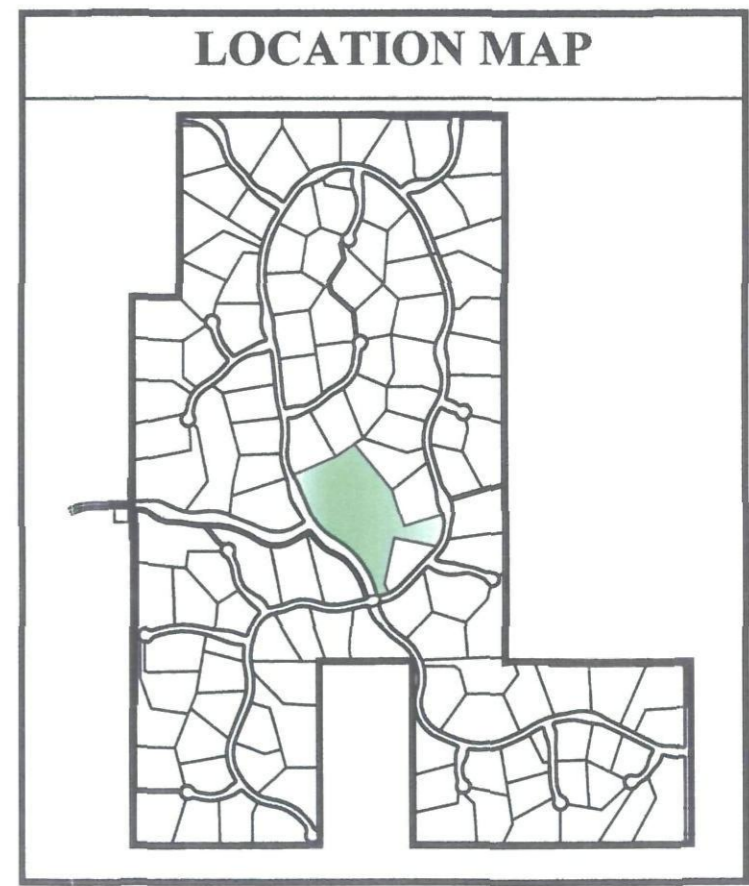
COMMUNITY CENTER: N.A.O.S. TABLE

N.A.O.S. PROVIDED:
 -UNDISTURBED: 337,555 SQ. FT. (7.7 AC.)
 -REVEGETATED: 15,704 SQ. FT. (.36 AC.)

TOTAL N.A.O.S PROVIDED (SQ. FT.): 353,259 (8.1 AC)

NOTE:
 A SPECIFIC ACREAGE REQUIREMENT OF OPEN SPACE HAS NOT BEEN IDENTIFIED FOR COMMINTY CENTER PARCEL.
 205 ACRES OF PROVIDED N.A.O.S. THROUGHOUT SERENO PLANNED COMMUNITY.

- LEGEND:**
- SITE BOUNDARY
 - UNDISTURBED N.A.O.S. AREA
 - REVEGETATED N.A.O.S. AREA
 - ARCHAEOLOGICAL SURVEY AREA



SERENO CANYON: COMMUNITY CENTER
NATURAL AREA OPEN SPACE EXHIBIT

WOOD / PATEL DATE: 03.15.07
 JOB: 0425.3
 BY: EB
 REV:

NORTH SCALE: (+/-)

LVA
 Urban Design Studio L.L.C.
Master Planned Communities, Land Planning, Site Planning & Design, Environmental Analysis & Landscape Design
 7702 East Main Street, Scottsdale, Arizona 85251
 Phone: (480)994-0994 Fax: (480)994-7324 www.lva.com