



Master Planned Communities, Land Planning, Site Planning &
Design, Environmental Analysis & Landscape Architecture

SERENO CANYON

USE PERMIT APPLICATION PROJECT NARRATIVE

Project Overview

This application is a request for conditional use permit approval for the Sereno Canyon Community Center. The 11.2 acre Community Center site is designed as the centerpiece of the Sereno Canyon planned community, a 330-acre custom home community located east of 122nd Street between the Pinnacle Peak Road and Happy Valley Road alignments and is zoned as R1-130 ESL. The community is planned for 122 homes at a density of approximately one unit per three acres. The proposed community center will provide recreational and social amenities exclusively for residents of the community.

Location/Access

The Sereno Canyon Community Center will be located near the geographic center of the planned community with direct access through the western boundary gate at the Alameda Road terminus. Alternative access points along the periphery of the community are located off of Happy Valley Road and 128th Street. The community center is positioned at the intersection of two internal local roadways, providing efficient access from all portions of the community. Use of the community facility will be limited exclusively to residents of the Sereno Canyon community and their guests. Therefore, traffic generation associated with the community center will not exceed the volumes described in the Circulation Master Plan related to projected trips per day (see attached report). Internally, the Sereno Canyon community is projected to generate approximately 1,168 trips per day including guest trips.

Property Characteristics

The community center parcel is currently undeveloped natural desert. The property is scarred by a series of historic jeep trails that will either be revegetated or improved as recreational trails or parking lot area. The site generally slopes away in all directions from the central boulder feature and hillside located at the center of site. The community center improvements will be west of this area and will minimally disturb only the lower slopes of the boulder feature area. The site is also crossed by a series of small, ephemeral washes that have been identified as conveying less than 50 cfs and are not determined to be jurisdictional by the Army Corps of Engineers. The entire Sereno Canyon planned community was encompassed by a wildfire approximately 10-15 years ago and on-site vegetation types, sizes and densities do not reflect those typical of a mature Sonoran Desert environment. Vegetation recovery has been slow and small shrubs and grasses currently dominate the existing landscape.

Description of Use

The community center is proposed as a single level structure with approximately 5,900 square feet of gross floor area. Nearly 3,800 square feet of this area is conditioned space, with the remaining area comprised of unconditioned space under roof, shade trellis patio areas and a ramada amenity. The maximum structure height is identified as 23'-0" and architectural features will not exceed the Environmentally Sensitive Land Ordinance maximum building height requirement of 24'-0". The center will provide areas for residents to exercise, convene with other residents and host functions or meetings. Indoor facilities include offices, locker rooms/restroom, meeting/dining areas, fitness center and catering facilities. Outdoor amenities include a lap pool, spa facilities; children's recreation area, an exercise patio, ramada, event lawn and patio area.

On-site access includes two driveway locations. The primary entry directs traffic to the front of the community center structure, providing a drop-off area and accessible parking spaces surrounding a round-a-bout element. Traffic can also bypass the drop-off area and enter the parking area to the south. The parking area was designed to ingrain within the existing natural setting of the site, exhibiting an organic design coupled with a large

landscape median and well-spaced parking areas. Additional parking has been provided to accommodate trailhead parking at the southern end of the lot. 47 spaces have been provided in the primary lot, exceeding the requirement by 17 spaces in accordance with City of Scottsdale requirements. Accessible ramps and detached sidewalk facilities located between the Community center and the parking lot will guide residents and guest safely and efficiently. The secondary ingress/egress location is located at the southwestern corner of the parking lot to provide an alternative access point.

The community center will serve as a trailhead location for a network of internal private trails that are distributed throughout the community. These trails will seek to minimize disturbance to natural desert areas by aligning with existing jeep trails to the greatest extent possible. Trailhead locations will provide users with bench seating elements and improved staging areas for small group that may gather at these facilities. Trails will vary in width depending on conditions.

The community center and its associated improvements have been orientated to promoted viewsheds to the surrounding natural features and blend with the topography of the site. The community center seeks to capture the dramatic setting of the large boulder feature immediately east of the center by orienting the building and the amenities in this direction.

Because the community center facility is located in an area regulated by the Dark Skies Ordinance, on-site lighting will be restricted in overall intensity. The applicant will seek to incorporate down-lighting and low-elevation (bollard style) lighting throughout the facility and parking areas. The community center's exterior walls, landscape and pathway areas will be lit with indirect accent lighting throughout. Operations at the community center will be limited primarily to daytime and evening hours to reduce noise and light impacts to adjacent residential areas. Outdoor activities and events will be subject to regulations outlined by the community's CC&R's. The developer of the community center will agree to turn off all exterior parking lot, site and exterior mounted

lighting (excluding security lighting) no later than 10 p.m or one hour after the conclusion of business hours, whichever occurs latter.

Compatibility with Adjacent Uses

The proposed community center is surrounded by open space and low-density residential uses. On-site improvements will be limited to the western edge of the parcel, thereby establishing large portions of the site as undisturbed open space. The most proximate residential uses are situated north and west of the facility (approx. 300 feet). Zoning throughout the entire Sereno Canyon Planned Community is R1-130 ESL. To further protect adjacent residential uses, the community center design will establish substantial setbacks that exceed City of Scottsdale Requirements. In addition, improvement edges will be enhanced with landscape screening that will seek to reduce the visual impacts of building improvements, parking, outdoor activity and amenity areas.

Conclusion

The proposed Sereno Canyon Community Center will serve as the focal point for the overall planned community. The facility has been designed to compliment the character of the planned community by offering passive and active recreational opportunities for community residents, as well as to offer a high-quality architectural element that establishes a foundation for development within the Sereno Canyon community. The applicant believes that the development of the community center is compatible with the surrounding residential community and will not be detrimental to the public health, safety or welfare of the residents. In addition, the central location of the community center and the provision for exclusive use by community residents significantly reduces the impacts of the proposed facility on properties outside of Sereno Canyon.