

# CITY COUNCIL REPORT

Item 5



Meeting Date: April 13, 2010  
General Plan Element: *Land Use*  
General Plan Goal: *Create a sense of community through land uses*

## ACTION

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**Pickett Residence**  
**5-PP-2010**

**Request to consider the following:**

1. Approval of a partial replat of lots 17 and 20 located within Desert Ranch.

## OWNER

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Wendell Pickett  
602-400-5246

## APPLICANT CONTACT

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Wendell Pickett  
602-400-5246

## LOCATION

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9226 E. Preserve Way

## BACKGROUND

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### **Zoning**

The site is zoned Single-family Residential District, Environmentally Sensitive Lands, Hillside District, zoned R1-43 ESL HD. The R1-43 ESL HD zoning district(s) is intended to promote and preserve residential development. This zoning district allows single family dwellings and uses incidental with required recreational, religious and educational facilities.

### **General Plan**

The General Plan Land Use Element designates the property as Rural Neighborhoods. This category includes areas of relatively low-density and large lot development. This partial replat is in compliance with the General Plan.

### **Context**

The subject property is located east of N. Pima Rd. and north of E. Legend Trail Parkway.

### **Adjacent Uses and Zoning**

- North Single-family Residential, Environmentally Sensitive Lands, Hillside District, zoned R1-43 ESL HD (Desert Ranch).
- South Single-family Residential, Environmentally Sensitive Lands, Hillside District, zoned R1-43 ESL HD (Desert Ranch).
- East Single-family Residential, Environmentally Sensitive Lands, Hillside District, zoned R1-43 ESL HD (Desert Ranch).
- West Single-family Residential, Environmentally Sensitive Lands, Hillside District, zoned R1-43 ESL HD (Desert Ranch).

### **Key Items for Consideration**

- The partial replat will combine lots 17 and 20 to create one larger lot for development.
- Natural Area Open Space (N.A.O.S.) requirements will be satisfied with concurrent dedications on a separate instrument.
- Desert Ranch Homeowners Association and Desert Ranch Environmental Design Committee supports the applicant's request.

## **APPLICANTS PROPOSAL**

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### **Goal/Purpose of Request**

The applicant requests approval for a partial replat for two lots located within Desert Ranch, combining lots 17 and 20 to create one larger lot for development.

The purpose of the City Council approval is to authorize the recordation of the partial replat with the Maricopa County records office.

### **Development Information**

- Existing Use: Single-family Residential (1 residential lot, 1 vacant lot).
- Proposed Use: Single-family Residential (1 residential lot).
- Zoning: Single-family Residential, Environmentally Sensitive Lands, Hillside District.

## **IMPACT ANALYSIS**

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### **Traffic**

Access to the subdivision will continue to be provided from E. Legend Trail Parkway, and internal lots are accessed from a private street, E. Preserve Way. There will be no impact to the existing street network.

### **Water/Sewer**

Existing utility infrastructure will not be changed, as existing service lines will be used to service the site. There are no significant impacts to existing services.

**School District Comments/Review**

This subdivision falls within the Cave Creek Unified School District and there are no school capacity issues anticipated.

**Policy Implications**

This replat is consistent in density, street alignment, and open space previously approved in the preliminary plat. All stipulations and ordinance requirements have been addressed. Approval of this request will enable the replat to be recorded, combining two lots into one.

**Community Involvement**

This proposal will not impact infrastructure or other services. This partial replat remains consistent with the original Final Plat and Preliminary Plat in density, street alignment, and open space. All stipulations and ordinance requirements have been addressed.

**OPTIONS & STAFF RECOMMENDATION**

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**Recommended Approach:**

Staff finds that this replat meets all the city's requirements and recommends approval of the partial replat of lots 17 and 20 of Desert Ranch.

**RESPONSIBLE DEPARTMENT(S)**

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**Planning, Neighborhood and Transportation**  
Current Planning Services

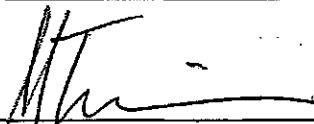
**STAFF CONTACTS (S)**

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Meredith Tessier  
Planner  
E-mail: [mtessier@ScottsdaleAZ.gov](mailto:mtessier@ScottsdaleAZ.gov)

**APPROVED BY**

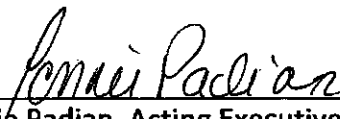
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Meredith Tessier, Report Author

3/10/2010  
Date

  
Tim Curtis, Acting Current Planning Director  
480-312-4210, tcurtis@scottsdaleaz.gov

3/19/2010  
Date

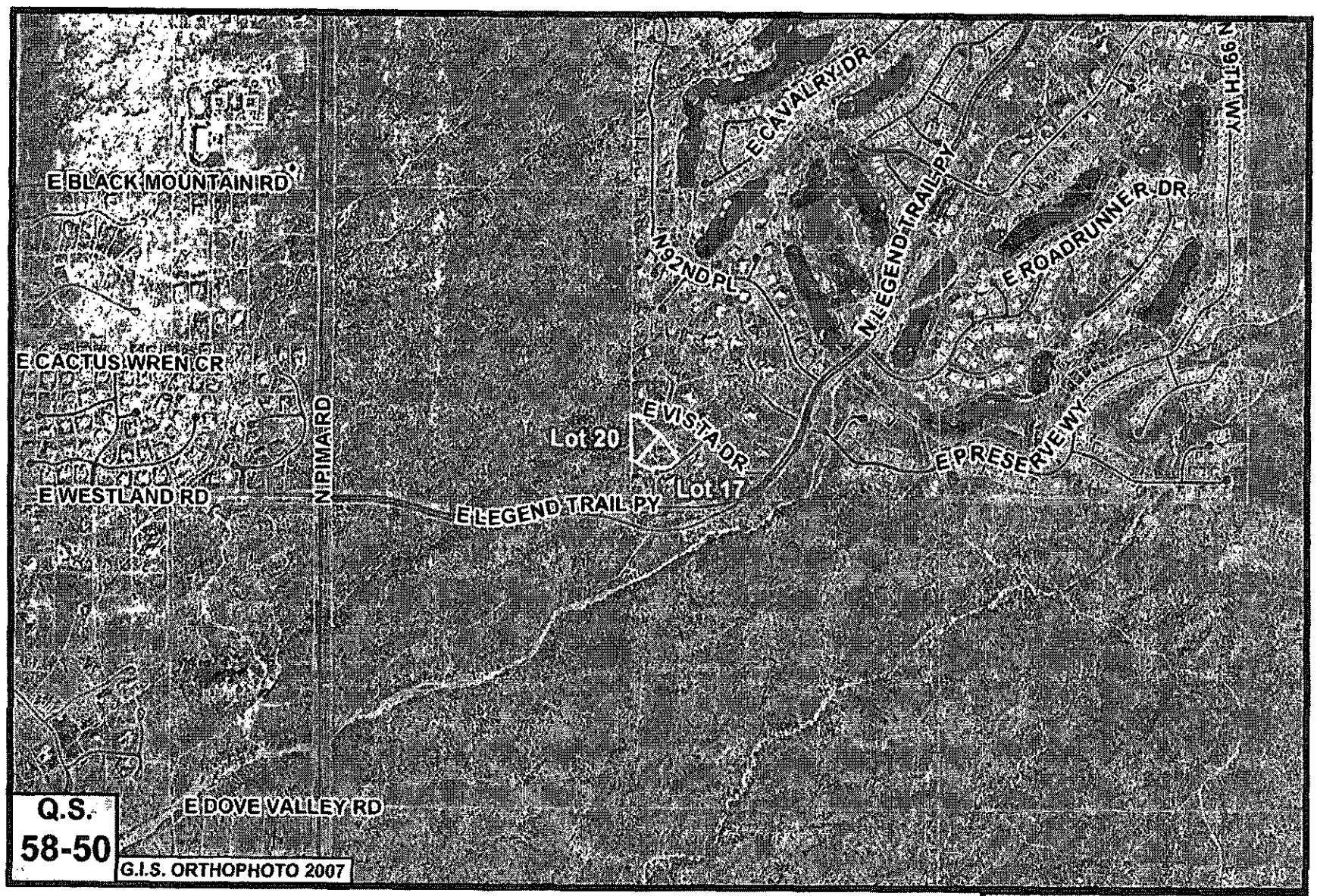
  
Connie Padian, Acting Executive Director  
Planning, Neighborhood and Transportation  
480-312-2664, cpadian@scottsdaleaz.gov

3/22/10  
Date

**ATTACHMENTS**

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1. Context Aerial
- 1A. Aerial Close-Up (Existing)
- 1B. Aerial Close-up (Proposed)
2. Zoning Map
3. Original Plat
4. Proposed Replat
5. Approval Letter from Desert Ranch Homeowners Association



Pickett Residence-Context Aerial

5-PP-2010

ATTACHMENT #1



EXISTING



Pickett Residence-Existing

5-PP-2010

ATTACHMENT #1A

PROPOSED



Pickett Residence-Proposed

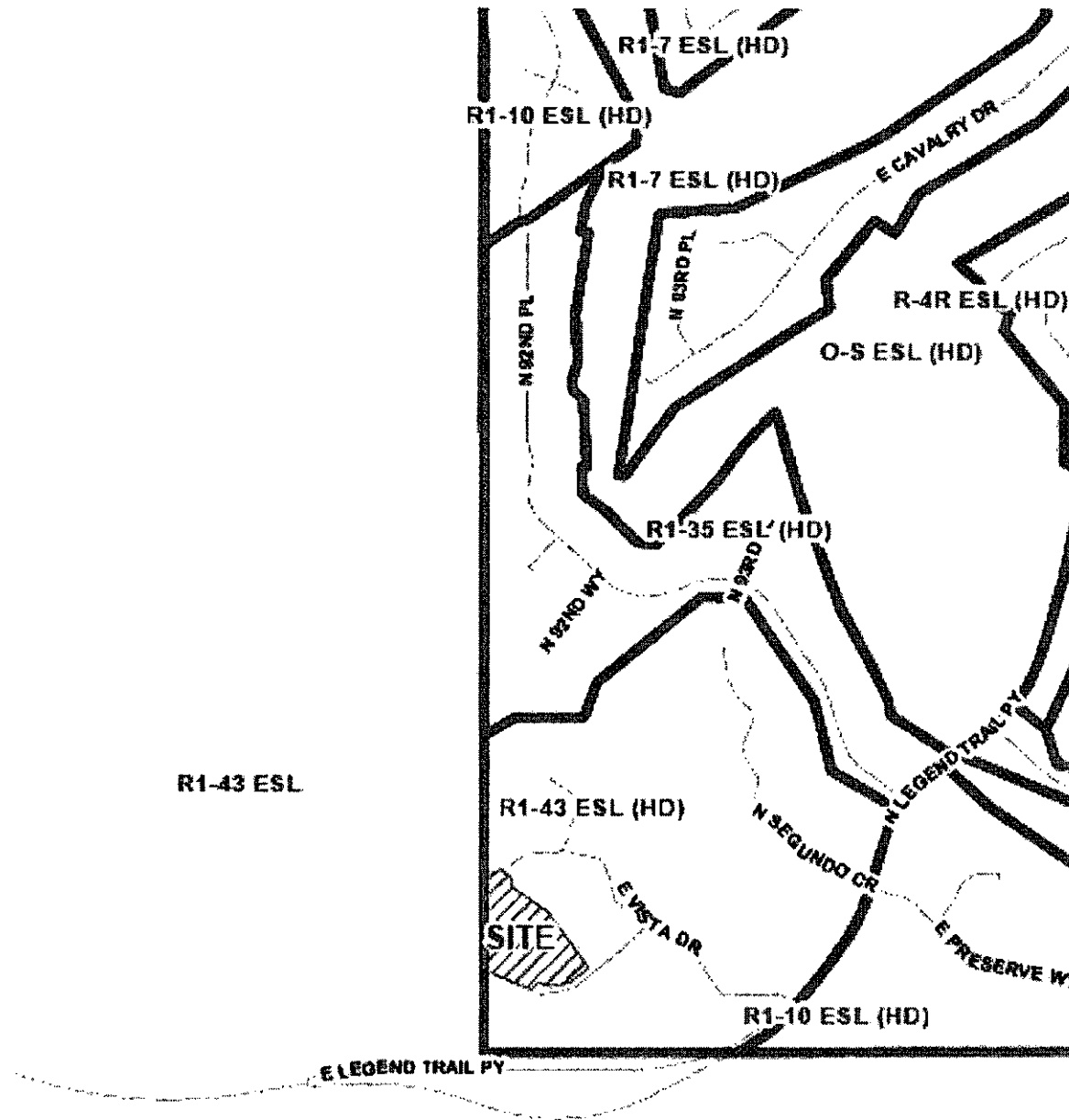
5-PP-2010

ATTACHMENT #1B

# Zoning Map

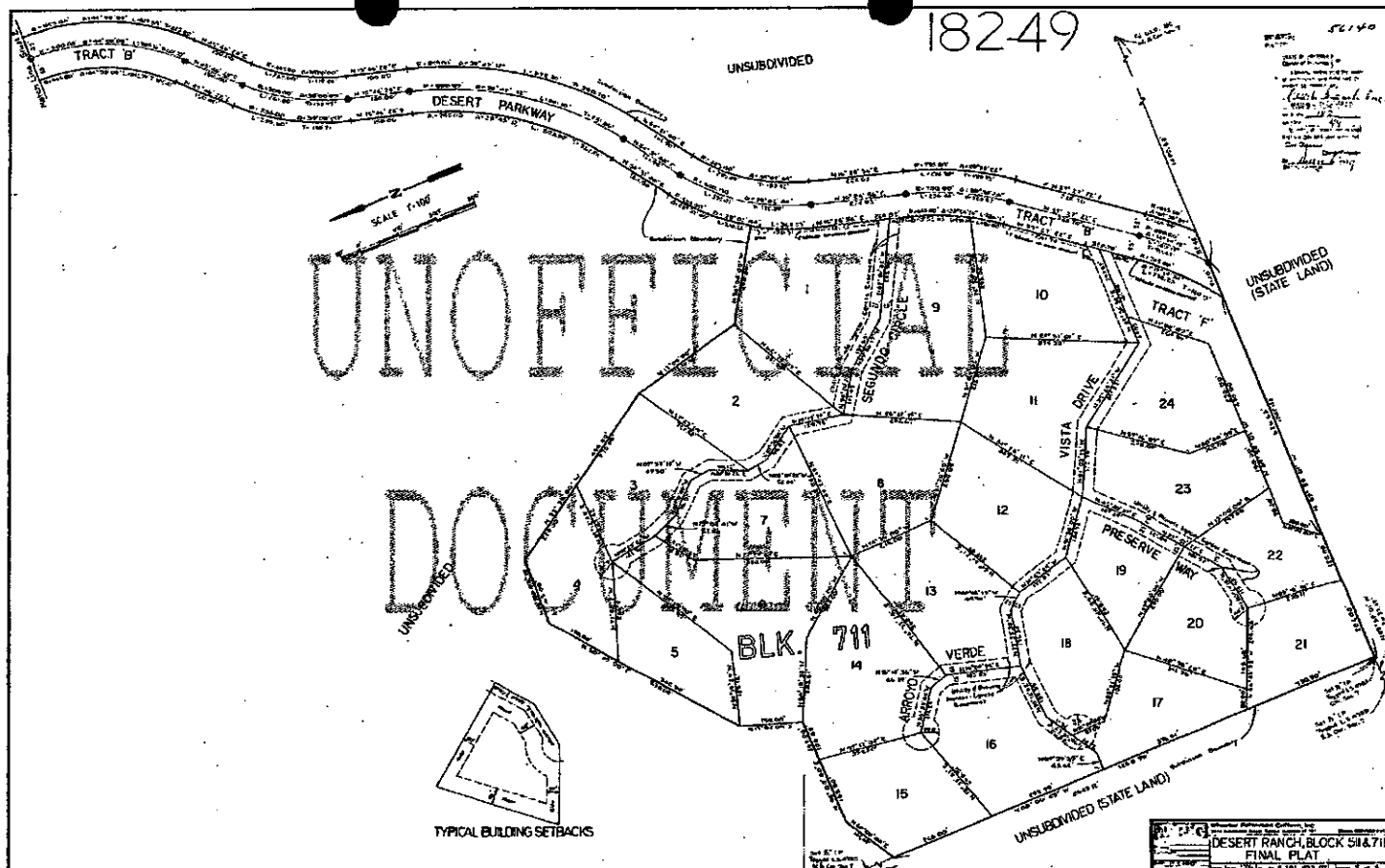
5-PP-2010

ATTACHMENT #2



5-PP-2010  
ATTACHMENT #2





**ATTACHMENT #4**

CHECKED BY: ETS/TRG  
 CAD TECHNICIAN ETS  
 SCALE 1" = 40'  
 DATE 01-08-10  
 JOB NUMBER 083402.00  
 SHEET 1 OF 1

# DESERT RANCH HOMEOWNERS ASSOCIATION

Brian Schoeffler  
Chairman Environmental Design Committee  
PO Box 3243  
Carefree, AZ 85377

September 2, 2009

Wendell Pickett  
9226 E Preserve Way  
Scottsdale, AZ 85262

RE: Approval of Combining of Lots 17 and 20, Section 711 Desert Ranch

Wendell,

Your request to combine lots 17 and 20, Section 711 Desert Ranch into one lot has been approved by the Desert Ranch Environmental Design Committee. The combined lot will be treated as one lot for all HOA dues, future assessments and voting rights. Once these lots are combined they can not be subdivided at a future date per the "Restriction on Further Subdivision" in the Desert Ranch CC&R's.

Please feel free to call me with any questions you may have.

Sincerely yours,

Brian Schoeffler



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Home: 480 488-0121  
Email: brian.kurtza@msn.com