CITY COUNCIL REPORT



Meeting Date:

April 13, 2010

General Plan Element:

Land Use

General Plan Goal:

Create a sense of community through land uses

ACTION

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

Wendell Pickett 602-400-5246

APPLICANT CONTACT

Wendell Pickett 602-400-5246

LOCATION

9226 E. Preserve Way

BACKGROUND

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.

Action Taken _					
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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

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

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

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)

Planning, Neighborhood and Transportation

Current Planning Services

STAFF CONTACTS (S)

Meredith Tessier

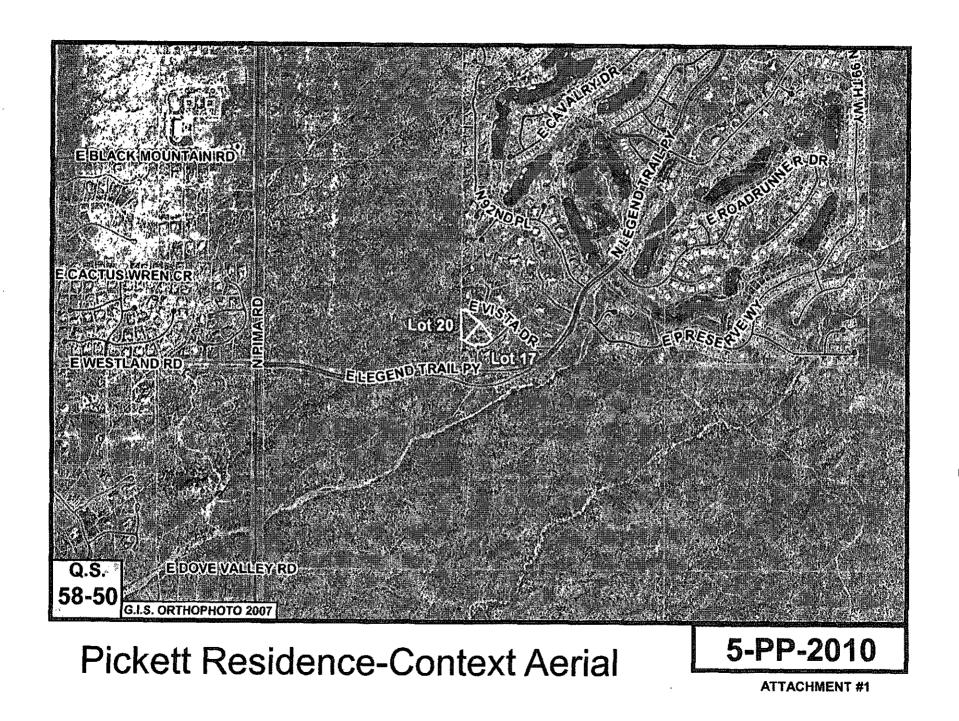
Planner

E-mail: mtessier@ScottsdaleAZ.gov

APPROVED BY	•
Meredith Tessier, Report Author	3/10/2010 Date
Tim Curtis, Acting Current Planning Director 480-312-4210, tcurtis@scottsdaleaz.gov	3/19/2010 Date
Panie Padian	3/22/10
Connie Padian, Acting Executive Director	Date
Planning, Neighborhood and Transportation	
480-312-2664, cpadian@scottsdaleaz.gov	

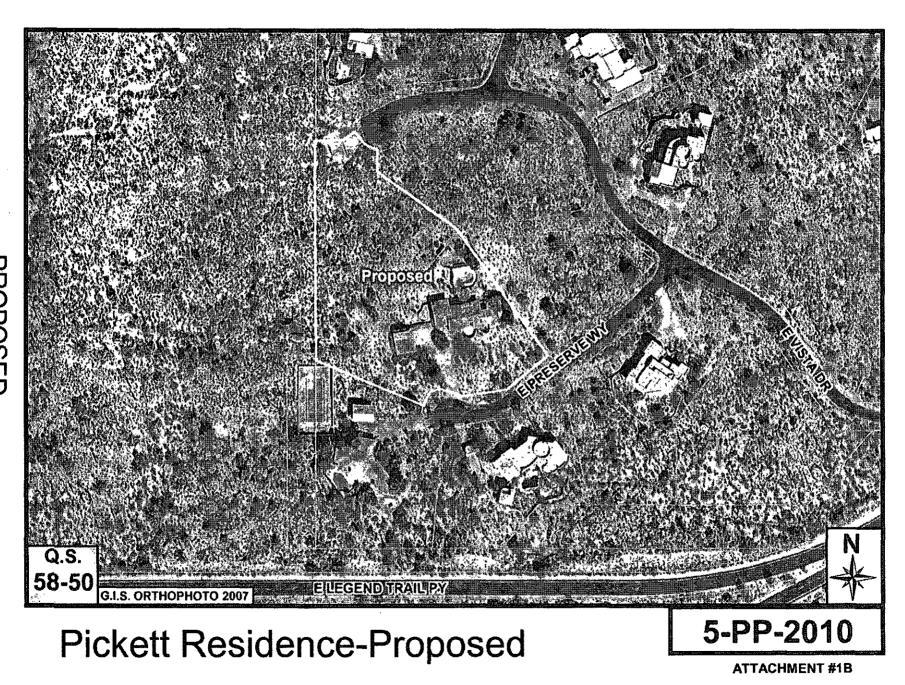
ATTACHMENTS

- 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

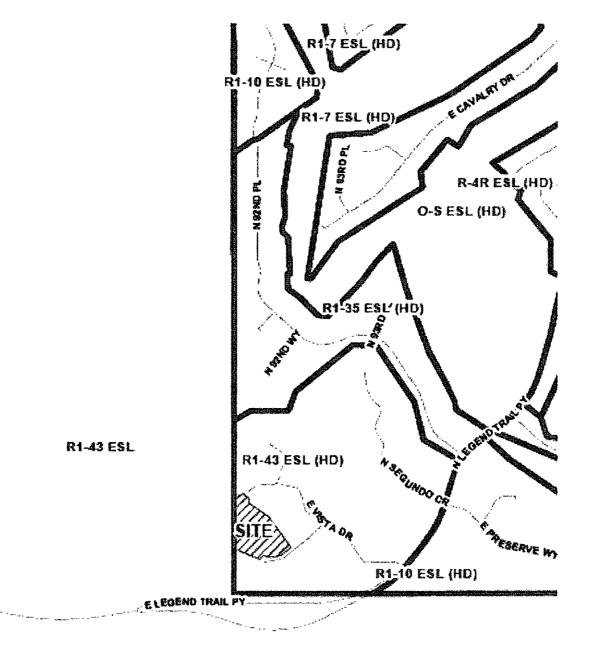


EXISTING

5-PP-2010 Pickett Residence-Existing **ATTACHMENT #1A**

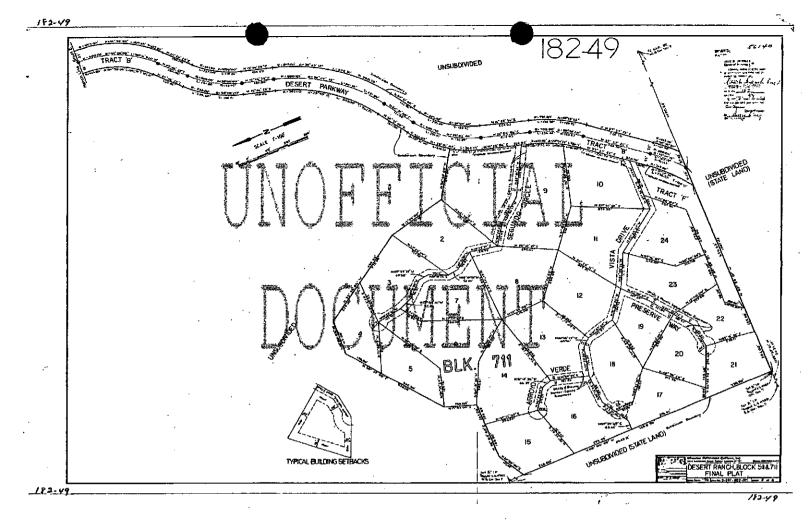


Zoning Map



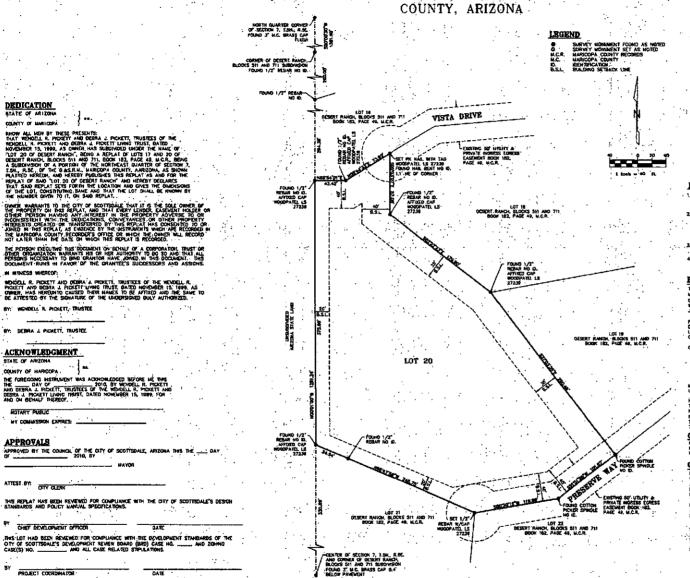


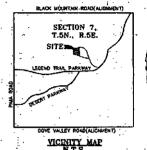
5-PP-2010 ATTACHMENT #2



LOT 20 OF DESERT RANCH

BEING A REPLAT OF LOTS 17 AND 20 OF DESERT RANCH, BLOCKS 511 AND 711, BOOK 182, PAGE 49, M.C.R., BEING A SUBDIVISION OF A PORTION OF THE NORTHEAST QUARTER OF SECTION 7, T.5N., R.5E., OF THE G.&S.R.M., MARICOPA





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DATUM: GRS-80 .
UNITS: HIERNATIONAL FEET
GGOD MODEL: CROP '03

TL POINT: 165 PG: A3708 LATTER: 33 48 45,02810" N LONGTRUE: 111' 53' 13,40999" W ELLIPSON HEIGHT: 757.871 (N) DESCRIPTION: STANKESS STEEL ROO

MIDDENED TO CROUND AT (CRED) N: 1015714.129, E: 710378.935, USRIG A SCALE FACTOR OF 1.0002181032.

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THAT THE SURVEY IS CORRECT MAD ACCURATE TO THE SEST OF MY
ROYMELDER AND SELLEY, THAT THE BOUNDARY MOMENDERTS SHOWN
ACTUALLY CAST AS SHOWN AND ARE SUPPLICIANT TO EMABLE THE
SURVEY TO SE RETRACED.

TOTAL NUMBER OF LOTS = 1 ZONING = R1-43 ESL "BD' ACREAGE = 2.8185 ACRES



RANCH

DESERT

O.F. 20

LOT

WOOD/PA

OSI W. Horthern A.

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I OF

DESERT RANCH HOMEOWNERS ASSOCIATION

Brian Schoeffler Chalisman 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

Mobile: 480 570-9365 Flome: 480 488-0121 Email: briankurtza@msn.com

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