

DEVELOPMENT REVIEW BOARD REPORT



Meeting Date: July 7, 2011 Item No. 3
General Plan Element: *Character and Design*
General Plan Goal: *Determine the appropriateness of all development in terms of community goals, surrounding area character, and the specific context of the surrounding neighborhood.*

ACTION

**Sereno Canyon 4B
2-PP-2008#2**

Request to consider the following:

Approval of a preliminary plat, with amended development standards, for a Single-Family Residential subdivision, with six lots on twenty acres.

Related Policies, References:

36-ZN-1984, 113-ZN-1984, 11-TA-2000#3, 1-ZN-2005, 22-PP-2005, and 2-PP-2008

OWNER

Crown Community Development
630-851-5490

APPLICANT CONTACT

David Gulino
Land Development Services, LLC
(480) 946-5020

LOCATION

Northeast corner of E. Pinnacle Peak and N. 124th Street

Action Taken _____

BACKGROUND

Zoning

The subject site is zoned Single-Family Residential, Environmentally Sensitive Lands (R1-130/ESL) District. The R1-130/ESL zoning district allows single-family residential uses and has an Environmentally Sensitive Lands Overlay zoning designation.

General Plan

The General Plan Land Use Element designates the property as Rural Neighborhoods. This category designation includes areas of relatively large lot single-family neighborhoods. Densities in Rural Neighborhoods are usually one house per acre (or more) of land.

These districts provide a rural lifestyle that includes a preservation of the desert character. This is done in turn by protecting open spaces and vistas, building low profile structures, encouraging conservation of desert vegetation, and limiting road access. The remaining portions of the Sereno Canyon subdivision execute these principles. The proposed streets service the proposed lots, and do not provide unnecessary access. All structures will be limited to a twenty-four-foot maximum height limit, and a considerable additional amount of Natural Area Open Space is being dedicated as per this plat.

Character Area Plan

The property is located within the Dynamite Foothills Character Area boundary. The Dynamite Foothills Character Area is designed to preserve the natural and visual qualities of the Sonoran Desert by using design qualities, building materials, and construction techniques that are sensitive to the desert environment. Projects located within the Dynamite Foothills Character Area should preserve natural open space areas, scenic and vista corridors, and support trail links and connections.

Context

Located at the northeast corner of the E. Pinnacle Peak Road and N. 124th Street alignments, the site is one of the final remaining parcels within the Sereno Canyon subdivision site boundary.

Adjacent Uses and Zoning

- North: Single-Family Residential, Environmentally Sensitive Lands, zoned R1-130/ESL; Sereno Canyon Phase II subdivision.
- South: Single-Family Residential, Environmentally Sensitive Lands, zoned R1-130/ESL; McDowell Sonoran Preserve.
- East: Single-Family Residential, Environmentally Sensitive Lands, zoned R1-130/ESL; vacant lands.
- West: Single-Family Residential, Environmentally Sensitive Lands, zoned R1-130/ESL; Sereno Canyon Phase II subdivision.

Key Items for Consideration

- This application is requesting a re-approval of a 6-lot single-family subdivision located on twenty (20) acres.

- This proposal is located within the Dynamite Foothills Character Area. In keeping with the policies of this plan, the site provides distinct construction envelopes for each lot, and protects the key environmental features of the site.
- The preliminary plat request is in conjunction with an abandonment application.

APPLICANTS PROPOSAL

Goal/Purpose of Request

The applicant's request is for re-approval of a six-lot (6) Single-Family Residential subdivision on a twenty-acre (20-acre) parcel. This phase is one of the last parcels anticipated to be developed within the Sereno Canyon subdivision boundary. Previously approved by the Development Review Board on April 17, 2008, that approval expired before the final plat was recorded. The applicant is requesting a two-year (2-yr) approval by the Development Review Board.

The applicant is requesting the twenty-five (25%) percent amended development standards. Each lot is designed to provide individual construction envelopes with Natural Area Open Space (NAOS) around each building envelope. All proposed building envelopes have been placed so that significant land features and desert washes will be retained in their natural condition. In order to accommodate this, and reduce the amount of pavement needed to serve the site, flag lot configurations have been used for some lots.

Internal streets are proposed to be private, and have been located in a manner that reduces the number of crossings of major desert washes as well as avoid the major ridgelines and boulder features. The applicant will be submitting an abandonment application in conjunction with this preliminary plat proposal.

Development Information

- Existing Use: Vacant land
- Proposed Use: 6-lot Single-Family Residential subdivision
- Parcel Size: 20+/- Gross Acres
- Building Height Allowed: 24 Feet
- Building Height Proposed: 24 Feet
- Minimum Lot Size Required: 130,000 sq/ft
- Minimum Lot Size Proposed: 97,555 sq/ft (Smallest Lot Proposed 101,160 sq/ft)
- Open Space Required: 8.5 Acres as per Approved Density Incentive (1-ZN-2005)
- Open Space Provided: 12 Acres
- Density Allowed: .33 du/ac
- Density Proposed: .31 du/ac

IMPACT ANALYSIS

Land Use

The proposed land use meets the intent and densities as described in the General Plan Land Use Element, which designates the property as Rural Neighborhoods. The previously approved 6-lot Single-Family Residential subdivision is a continuance of the Sereno Canyon subdivision community.

Water/Sewer

This phase of the Sereno Canyon subdivision project will have on-site facilities will tie into water and sewer facilities constructed by the Sereno Canyon Phase IV subdivision. There are existing water lines and sewer mains located approximately twenty-five (25) feet to the north of this site.

Public Safety

Over all proposed drive aisles a 24-foot wide Emergency and Service Vehicle Access easement for municipal uses will need to be dedicated. Site plan shall meet all Fire Ordinance requirements. All drive aisles must support 83,000 lb. fire trucks, and internal circulation must accommodate a 55-foot turning radius for fire truck access and maneuverability.

School District Comments/Review

This site is located within the Cave Creek Unified School District, which has stated that there will be adequate school facilities to accommodate the projected number of additional students generated by the proposed density increase.

Open Space

There will be substantial areas of NAOS along the larger desert washes, as well as on and around the larger boulder features on the site. A total of 205 acres, fifty-eight (58%) of the entire Sereno Canyon subdivision project site, has been set aside as NAOS. This planned phase of the Sereno Canyon subdivision project was anticipated to provide eight and a half (8.5) acres of NAOS. This phase is providing twelve (12) acres of NAOS. The larger NAOS setbacks have been provided along the McDowell Sonoran Preserve boundary, adjacent to the south of the site.

Policy Implications

This final plat 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 final plat to be recorded, establishing lots, streets, easements and common tracts.

Community Involvement

Substantial community involvement occurred during the processing of the associated zoning density incentive case (1-ZN-2005), and the approved plat case (22-PP-2005).

The applicant mailed notice to property owners within 750 feet of the proposed roadway easement abandonment. City staff has not received any comments on this case.

OTHER BOARDS & COMMISSIONS

Development Review Board

The Development Review Board heard and approved this project on the Consent Agenda with a vote of 4-2 at the April 17, 2008 hearing.

STAFF RECOMMENDATION

Recommended Approach:

Staff recommends approval, subject to the attached stipulations.

RESPONSIBLE DEPARTMENT

Planning, Neighborhood and Transportation

Current Planning Services

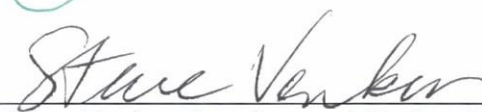
STAFF CONTACT

Jesus Murillo, Planner, 480-312-7849 E-mail: jmurillo@scottsdaleAZ.gov

APPROVED BY


Jesus Murillo, Report Author

6/22/2011
Date


Steve Venker, Development Review Board Coordinator
Phone: 480-312-2831 E-mail: svenker@ScottsdaleAZ.gov

6/22/11
Date

ATTACHMENTS

1. Stipulations
 - Exhibit A to Attachment 1 Subdivision Plat
 - Exhibit B to Attachment 1 Amended Development Standards
 - Exhibit C to Attachment 1 Context Aerial, NAOS Plan,
2. Applicant's Narrative
3. Context Aerial
- 3A. Aerial Close-Up
4. General Plan Map
5. Zoning Map
6. City Notification Map

Stipulations for Case: 2-PP-2008#2
Case Name: Sereno Canyon Phase 4B

These stipulations are in order to protect the public health, safety, welfare, and the City of Scottsdale. Unless otherwise stated, the developer agrees to complete all requirements prior to final plan approval, to the satisfaction of Project Coordinator and the Final Plans staff.

Applicable Documents, Plans, And Relevant Cases

1. The improvement plans and plat shall be in substantial conformance to the following documents except as required by the Revised Scottsdale City Code, and the stipulations herein:

General Documents

- a. The location and configuration of all site improvements shall be constructed to be consistent with the Preliminary Plat submitted by Wood, Patel & Associates, Inc., dated January 25, 2008 by City staff.
- b. The Design Standards & Policies Manual (DS&PM).

Planning Documents

- c. Each lot shall be constructed to comply with the Amended Development Standards submitted by Land Development Services LLC, dated January 25, 2008 by City staff.
- d. Landscape improvements, including quantity, size, and location of materials shall be installed to be consistent with the conceptual landscape plan submitted by Land Development Services LLC, dated January 25, 2008 by City staff.
- e. Cuts and fills, including size, and location shall be installed to be consistent with the Cut and Fill exhibit submitted by Land Development Services LLC, dated January 25, 2008 by City staff.
- f. The Conceptual Walls Design by Land Development Services LLC, dated January 25, 2008 by City staff.
- g. The NAOS, including quantity, size, and location shall be installed to be consistent with the Natural Area Open Space (NAOS) Analysis exhibit submitted by Land Development Services LLC, dated January 25, 2008 by City staff.

Engineering Documents

- h. Master Drainage Plan for Sereno Canyon; prepared by Wood, Patel & Associates, Inc.
- i. Preliminary Drainage Report for Sereno Canyon 4B; prepared by Wood, Patel & Associates, Inc.

Relevant Cases

- j. At the time of review, the applicable Zoning and DRB case(s) for the subject site were: 1-ZN-2005 and 22-PP-2005.

Subdivision Plat Requirements

Subdivision Design

DRB Stipulations

2. The final plat and the final improvement plans shall identify the ownership, use and the maintenance responsibilities of any land not used for residential lots.

3. The homeowners' association shall be responsible for the maintenance of the exterior perimeter walls. The developer shall note this requirement on the final plat.
4. Provide the following note on the final plat: This plat lies within close proximity to the Scottsdale Airport (the "Airport"), which is located between Frank Lloyd Wright Boulevard on the north, Pima Road on the east, Thunderbird Road on the south, and Scottsdale Road on the west. The Airport is a general aviation reliever/commercial service airport for the Scottsdale-North Phoenix area.
5. Provide the following note on the final plat: Each lot contains a maximum building construction envelope approved by the City of Scottsdale's Development Review Board. The building envelope exhibit is on file at the City of Scottsdale. No buildings shall be located outside of the construction envelope.
6. Provide the following note to the final plat: Land designated as Natural Area Open Space (NAOS) shall be permanently maintained as natural desert space pursuant to the City of Scottsdale's Environmentally Sensitive Lands Ordinance. Designated NAOS areas shall not be accepted for the maintenance, or property ownership by the City of Scottsdale without expressed action of the City of Scottsdale's City Council. Before any improvement is accepted, it shall meet City standards. Failure to maintain the designated NAOS areas could result in a civil action brought by the City for costs incurred by the City of Scottsdale for maintenance and preservation.
7. The minimum total NAOS to be dedicated for this project shall be 11.57 acres.

Ordinance

- A. The developer shall provide a separate, dimensioned, building envelope exhibit with the final plat review. (ESLO)

Street Dedication Requirements

Ordinance

- B. The developer shall provide the following street rights-of-way:

STREET NAME	STREET TYPE	R.O.W. DEDICATION
Street "A"/Internal Street (Private)	Local Residential – Rural/ESL Character	40 feet (full width) Tract – per ESL Road Design Standards, Fig. 5.3-19, Local Residential Street, and Fig. 5.3-50, Residential Cul-de-sac Street

Easements

DRB Stipulations

8. Trail Easement:
 - a. Prior to final plan approval, the developer shall dedicate a minimum 25-foot wide public trail easement adjacent to the west side of the North 124th Street right-of-way. The applicant shall be responsible for coordinating the approved trail alignment with the City's Trail Coordinator. The alignment shall be determined prior to submission of final plans.

9. Sight Distance Easements:

- a. Sight distance easements shall be dedicated over sight distance triangles. Sight distance triangles shall be pursuant to figures: 5.3-26 and 5.3-27 of Section 5-3 of the City's Design Standards and Policies Manual.
- b. Provide the following note on final plat: Sight distance easements shall be clear of landscaping, signs, or other visibility obstructions between two (2) feet and seven (7) feet as determined by the City of Scottsdale.

10. Indemnity Agreements:

- a. When site or landscape improvements are proposed within a utility easement, an indemnity agreement shall be required. The agreement shall acknowledge the right of the City to access the easement as necessary for service or emergencies without responsibility for the replacement or repair of any improvements or landscaping within the easement.

11. Emergency Access Easement:

- a. Prior to final plan approval, the owner shall dedicate a minimum 24-foot-wide emergency and service vehicle access easement that extend over the limits of the Street "A" pavement section.

Ordinance

C. Drainage Easement:

Drainage and flood control easements shall be dedicated to the City to the limits of inundation for all vista corridor washes, for all washes having a discharge rate of fifty (50) cubic feet per second (cfs) or more, for all FEMA regulatory floodways to the extent of the 100-year base flood elevation, and for all stormwater storage basins. The plat shall state that all drainage and flood control easements shall be dedicated to the City with maintenance responsibility for drainage facilities and detention basins to be that of the property owner and/or the Homeowners Association.

D. Waterline and Sanitary Sewer Easements:

Before the issuance of any building permit for the site, the developer shall dedicate to the City, in conformance with the Scottsdale Revised Code and the Design Standards and Policies Manual, Sections 6-1.419 and 7-1.412 respectively, all water and sewer easements necessary to serve the site.

E. Public Utility Easement:

An 8-foot wide public utility easement shall be dedicated along both sides of internal streets. The 8-foot wide easements may be reduced or eliminated upon approval by the public utility companies.

F. Natural Area Open Space Easement (NAOS):

NAOS easements shall be dedicated to the City of Scottsdale for all areas designated as NAOS.

Final Improvement Plan Requirements

PLANNING

Gate House Design And Amenity Feature Design

DRB Stipulations

12. The face of the service entrance section(s), if exterior, shall be flush with the building façade and painted to match the building.

13. All exterior mechanical, utility, and communications equipment shall be screened by parapet or wall that matches the architectural color and finish of the building. Wall or parapet height for roof-mounted units shall meet or exceed the height of the tallest unit. Wall height for ground-mounted units shall be a minimum of 1-foot higher than the tallest unit.
14. All exterior conduit and raceways shall be painted to match the building.
15. No exterior roof ladder shall be allowed where they are visible to the public, or from an off-site location.

Ordinance

Natural Area Open Space (NAOS)

DRB Stipulations

16. Any NAOS that is dedicated over a Public Utility Easement shall be counted as revegetated NAOS.
17. NAOS shall not be dedicated within five (5) feet of any building
18. NAOS areas dedicated within ten (10) feet of any building shall be considered as revegetated NAOS.
19. NAOS areas dedicated within five (5) feet of any wall shall be considered as revegetated NAOS.

Construction Envelope Exhibit

DRB Stipulations

20. Add the following note the final construction envelope exhibit: "Modification to the building envelope exhibit shall require the approval of the Development Review Board."

Ordinance

- G. The developer shall provide a separate dimensioned construction envelope exhibit with the improvement plan review.

Landscape Design

DRB Stipulations

21. Upon removal of the salvageable native plants, the salvage contractor shall submit completed Native Plant Tracking Form, as well as a list identifying the tag numbers of the plants surviving salvage operations, to the City's Inspection Services Unit within three (3) months from the beginning of salvage operations and/or prior to the issuance of the Certificate of Occupancy.
22. Salvaged vegetation shall be incorporated into the landscape design.
23. Provide the following note: Area within a sight distance triangle shall be clear of landscaping, signs, or other visibility obstructions with a height greater than two (2) feet. Trees within a sight distance triangle shall have a canopy that begins at seven (7) feet above finish grade, upon installation. All heights are measured from nearest street line.
24. All roadway tracts shall be landscaped and maintained by the developer and/or homeowner association.

Exterior Lighting Design

DRB Stipulations

25. No lighting shall be permitted in dedicated NAOS easements, and Vista Corridor easements.

26. All exterior luminaires shall meet all IESNA requirements for full cutoff, and shall be aimed downward and away from property line except for sign lighting.
27. Incorporate into the project's design, the following:

Additional Planning Items

DRB Stipulations

28. Flagpoles, if provided, shall be one piece, conical, and tapered.
29. As part of the sales of any residential lot adjacent to a public trail, path, or commercial property, the developer shall require the purchaser to sign an acknowledgement that the property is adjacent to a public trail, path, or commercial property.

ENGINEERING

Drainage And Flood Control

DRB Stipulations

30. Demonstrate consistency and conformance with accepted drainage plans and reports from Section I, Applicable Engineering Documents and Plans.
 - a. Any conceptual or substantial changes not consistent with the Sereno Canyon Master Drainage Plan; prepared by Wood-Patel shall require an addendum to this Master Drainage Plan, subject to review and approval by the city staff.
 - b. Addendum generated shall be added to the appendix of the Sereno Canyon 4B Final Drainage Report.
 - c. The developer shall submit two (2) hard copies and one (1) compact disc copy of complete final plans/reports prior to final City of Scottsdale approval of the improvement plans.
31. Basins shall be designed such that the depth of water does not exceed three (3) feet for all storm frequencies up to the 100-year, 2-hour event.
32. Basin side slopes shall not exceed four-to-one (4:1) (ratio of four (4) feet horizontal to one (1) foot vertical) wherever practical.
33. Basins shall be designed to have positive outfall whenever practical. When positive outfall cannot be provided, then mechanical means shall be used to drain the basin. Percolation, including dry wells, shall not be allowed. Provide bleed-off calculations that demonstrate the discharge rate and the time to drain.
34. All 404 jurisdictional delineations shall be shown on the final improvement plans and the final drainage report drainage exhibit/plan. All areas of disturbance shall be clearly noted. A completed 404 Certification Form shall be submitted with final improvement plans. A copy of the 404 permit from the U.S. Army Corps of Engineers, including an exhibit showing the delineations, shall be submitted prior to approval of final improvement plans. Limits of disturbance and other conditions must be in conformance with the 404 permit.
35. All onsite erosion protection and floodwalls necessary to protect residential structures from flooding, within a given parcel, shall be constructed as infrastructure improvements for that parcel, even if they are located in a different parcel, prior to the issuance of building permits in that parcel.
36. Provide positive drainage away from walks and curbs along all streets.
37. Riprap shall be indigenous stone.

38. All exposed cut and fill shall be treated with eonite or equivalent.

Ordinance

H. On-site stormwater storage is required for the full 100-year, 2-hour storm event. The design of the storage basin capacity shall account for any proposed landscaping improvements. The landscaping improvements within the basins shall not reduce the capacity of the basins under the required volume.

- (1) Basin bleed-off rates shall be set so that the storage basins do not drain completely in less than twenty-four (24) hours. In all cases, storage basins must drain completely within thirty-six (36) hours.
- (2) Infiltration of stormwater through the basin floor is not acceptable as the sole means of draining the basin. Stormwater storage basins should be designed to meter flow to the historic out-fall point. Where an historic out-fall point does not exist (or metering is not possible), other methods of discharge such as pumps, etc. may be considered. Dry wells shall not be used.
- (3) Stormwater storage basins may not be constructed within utility easements or dedicated right-of-way (exceptions may be granted with written approval from appropriate utility company).
- (4) Off-site runoff must enter and exit the site as it did historically.
- (5) All development shall be designed to satisfactorily convey the 100-year peak discharge through the site without significant damage to structures.

I. If full storage of the 100-year, 2-hour storm event is not provided, then application for a Stormwater Storage Waiver for this development must be submitted to the One Stop Shop. Approval of the Stormwater Storage Waiver by the City's Stormwater Management Division will be required, and must be obtained prior to submittal of final improvement plans or final plat.

J. Other Stormwater Storage:

- (1) Underground stormwater storage is prohibited unless approval is obtained from the City's Floodplain Administrator.
- (2) Drywells are not allowed.

K. Street Crossings:

Watercourse crossings for roads shall be designed to provide for 100-year access to all lots by at least one route. Accessibility will be considered to exist if it can be shown by the engineer that at the time of the peak flow, the depth of flow over the road will not be greater than 1-foot.

Roadway, Intersection, And Access Design

DRB Stipulations

39. Streets and other related improvements:

	STREET TYPE	ROADWAY IMPROVEMENT	CURB TYPE	BIKE PATH, SIDEWALK, TRAILS
Street "A"/ Internal Street (Private)	Local Residential - Rural / ESL Character	Construct a full 24-foot-wide street improvement, b/c to b/c, per DS&PM Fig. 5-3.19, with a cul-de-sac per DS&PM Fig. 5.3-50.	Roll Curb	Construct 6-foot-wide shoulders.

40. Where a gated entrance is proposed, the developer shall design and construct the gated entrance in conformance with Figure 2.1-3 of the City's Design Standards and Policies Manual.
41. The internal streets shall be private. The private street tracts shall be dedicated to provide emergency and service vehicle access and public utility construction and maintenance.

Ordinance

- L. The developer shall submit a detailed striping and signage plan with final plans. The striping and signage plan shall include all existing improvements and striping within 300 feet of the limits of construction, and all signs, striping, or other traffic control devices proposed to accommodate phased and ultimate construction.
- M. Public street lights shall be installed in accordance with City of Scottsdale Revised Code, Section 48-149. The developer shall be responsible for coordinating a street layout and cost estimate with the utility company. Building permits may not be issued until all street light arrangements (including fee requirements) have been made.

Refuse

DRB Stipulations

42. If individual 80-gallon refuse containers are not planned for the development, the site's trash enclosures shall be constructed to City of Scottsdale's Refuse Enclosure detail. The developer shall include a note on the final plat informing property owners that the refuse containers shall be rolled to the curb for pick-up.

Ordinance

- N. Underground vault-type containers are not allowed.
- O. Refuse collection methods, i.e., site plan circulation will be approved at final plan review.
- P. Refuse collection can be provided by the City of Scottsdale's Solid Waste Division, at 480-312- 5600.

Water And Wastewater Stipulations

The following stipulations are provided to aid the developer in submittal requirements, and are not intended to be all-inclusive of project requirements.

DRB Stipulations

43. **BASIS OF DESIGN REPORT (WATER).** Before the improvement plan submittal to the Plan Review and Permit Services Division, the developer shall submit a basis of design report and plan to the One Stop Shop in Development Services. The report must be approved by the Water Resources Department before the developer submits the improvement plans to the One Stop Shop. The basis of design report shall conform to the DS&PM Section 6-1.200. In addition, the basis of design report and plan shall:
- a. Identify the location, size, condition and availability of existing water lines and water related facilities such as water valves, water services, fire hydrants, back-flow prevention structures, etc.
 - b. Identify the timing of and parties responsible for construction of all water facilities.
 - c. Include a complete description of requirements relating to project phasing.
 - d. Identify the location of required pressure reducing valve locations as applicable, and provide the results of a pressure flow test.
44. **BASIS OF DESIGN REPORT (SANITARY SEWER).** Before the improvement plan submittal to the Plan Review and Permit Services Division, the developer shall submit a basis of design report and plan

to the One Stop Shop in Development Services. The report must be approved by the Water Resources Department before the developer submits the improvement plans to the One Stop Shop. The basis of design report shall conform to the DS&PM Section 7-1.200. In addition, the basis of design report and plan shall:

- a. Identify the location of, the size, condition and availability of existing sanitary sewer lines and wastewater related facilities.
 - b. Identify the timing of and parties responsible for construction of all sanitary sewer facilities.
 - c. Include a complete description of requirements relating to project phasing.
 - d. Clearly identify water sampling station locations as applicable.
45. Before the improvement plan submittal to the Plan Review and Permit Services Division, the developer shall have obtained approval of the Basis of Design Reports for Water and Wastewater.
46. Whenever looped or outfall lines are required outside the roadway prism, the lines shall be located in a tract, not on a lot, with a 20-foot water/sewer easement overlaying the alignment. These alignments shall be graded and maintained in a manner that allows access for maintenance purposes, in accordance with the DS&PM Section 7-1.412.
47. Where walls cross or run parallel with public water mains, public sewer mains, or public fire lines the following shall apply:
- a. For walls constructed parallel to these pipes, the walls shall be a minimum of six (6) feet from the outside diameter of the pipe.
 - b. For walls constructed across or perpendicular to these pipes, the walls shall be constructed with gates or removable wall panels for maintenance and emergency access.

Water

Ordinance

- Q. The water system for this project shall meet required health standards and shall have sufficient volume and pressure for domestic use and fire protection.

Wastewater

Ordinance

- R. Privately owned sanitary sewer shall not run parallel within the waterline easement.

Construction Requirements

As-Builts

DRB Stipulations

48. Improvement plans that document all ongoing construction, including, but not limited to, field changes, as-built locations, or other modifications, shall be maintained at the construction site, and shall be made available to City staff for review upon request.
49. City staff may request the developer to submit as-built plans to the Inspection Services Division prior to acceptance of construction, or within one year from the date of acceptance.
50. As-built plans shall be certified in writing by a registered professional civil engineer, using as-built data from a registered land surveyor.
51. As-built plans for drainage facilities and structures shall include, but are not limited to, streets, lot grading, storm drain pipe, valley gutters, curb and gutter, flood walls, culverts, inlet and outlet

structures, dams, berms, lined and unlined open channels, storm water storage basins, underground storm water storage tanks, and bridges, as determined by city staff.

Summary Of Development Standards

Subdivision Name	Sereno Canyon: Phase IVb
Zoning	R1-130

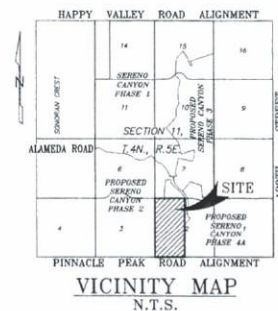
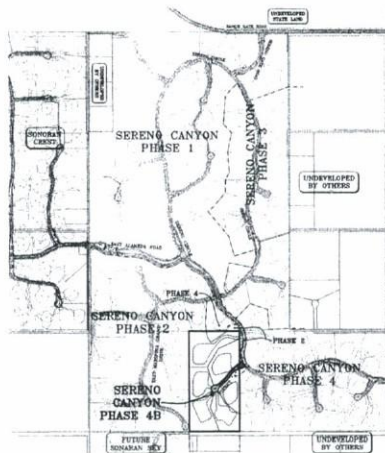
	Ordinance Requirements	Maximum Reduction Allowed	Amended Standards	(%) Proposed Reduction
Min. Lot Area	130,000	97,500	97,555	25 %
Min. Lot Width				
Standard Lot	200		150	25 %
Flag Lot			No Change	
Maximum Building Height	24			
Min. Yard Setbacks				
Front Yard				
Front (to face of building)	60	45	45	25 %
Front (to face of garage)	60		No Change	
Front (corner lot, side street)	60		No Change	
Front (corner lot, adjacent to key lot, side street)	60		No Change	
Front (double frontage)	60		No Change	
Side Yard				
Minimum	30	22.5	22.5	25 %
Minimum aggregate			No Change	
Rear Yard				
Standard Depth	60	45	45	25 %
Min. Depth (% of difference which can be occupied)			No Change	
Patio*				
Distance Between Buildings (Min)				
Accessory & Main	10		No Change	
Main Buildings/Adjacent Lots	60		No Change	
Maximum Wall Height				
Front	3		No Change	
Side	8		No Change	
Rear	8		No Change	
Corner side not next to key lot	8 on PL		No Change	
Corral fence height (on prop line)	6 on PL		No Change	
Development Perimeter Setbacks				
Notes & Exceptions				
See Legislative Draft for approved Development Standards.				

PRELIMINARY PLAT FOR
SERENO CANYON PHASE 4B

LYING WITHIN SECTION 11, TOWNSHIP 4 NORTH, RANGE 5 EAST, OF
THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

TRACT AREAS		
LOT NUMBER	AREA (AC)	DESCRIPTION/USE
TRACT A	0.55 AC	RIGHT-OF-WAY
TRACT B	0.10 AC	RIGHT-OF-WAY TO BE DEDICATED BY SEPARATE INSTRUMENT
TRACT C	0.47 AC	TO BE DEDICATED BY SEPARATE INSTRUMENT AS PART OF LOT 1 OF SERENO CANYON PHASE 4

LOT AREAS	
LOT NUMBER	AREA (AC)
1	3.47 AC
2	4.26 AC
3	2.60 AC
4	3.43 AC
5	2.95 AC
6	2.32 AC



DEVELOPER
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2051 WEST NORTHERN, SUITE 100
PHOENIX, AZ 85021
CONTACT: CURTIS BROWN, P.E.
(602) 335-8500 FAX: (602) 335-8580

LAND PLANNER
LVA URBAN DESIGN STUDIO
7502 E. MAIN STREET
SCOTTSDALE, AZ 85251
CONTACT: STEVEN J. VOSS
(480) 944-0994 FAX: (480) 944-7332

LANDSCAPE ARCHITECT
LVA URBAN DESIGN STUDIO
7502 E. MAIN STREET
SCOTTSDALE, AZ 85251
CONTACT: STEVEN J. VOSS
(480) 944-0994 FAX: (480) 944-7332

SITE DATA

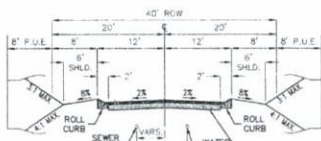
EXISTING ZONING R-130 ESL
GROSS ACREAGE 20.05 AC
NET ACREAGE 19.24 AC
YIELD 6 LOTS
DENSITY 0.30 UNIT/AC
MIN. LOT SIZE 101,059 SQ. FT.
AVG. LOT SIZE 138,157 SQ. FT.
SEWER CITY OF SCOTTSDALE
WATER CITY OF SCOTTSDALE
FIRE ARIZONA PUBLIC SERVICE
ELECTRIC COX COMMUNICATIONS
TELEPHONE COX COMMUNICATIONS
CABLE SOUTHWEST GAS

SHEET INDEX

SHEET 1 COVER SHEET
SHEET 2-3 SITE PLAN
SHEET 4 PHASING PLAN
SHEET 5 TOPOGRAPHY MAP
SHEET 6 CROSS SECTION DETAIL
SHEET 7 CUT AND FILLS PLAN

NOTES

- 1) AN 8' P.U.E. WILL BE PROVIDED ON BOTH SIDES OF FULL STREETS, UNLESS DETERMINED IT IS NOT NEEDED.
- 2) THE STREETS DESIGNATED AS TRACTS "A" AND "B" ARE PRIVATE STREETS TO BE OWNED AND MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION.
- 3) ALL STREETS AND TRACTS WILL BE MAINTAINED BY THE HOME OWNERS ASSOCIATION IN ACCORDANCE WITH APPLICABLE RECORDED RESTRICTIONS, AND DEVELOPMENT AGREEMENT AND STIPULATIONS.
- 4) DRAINAGE EASEMENTS WILL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- 5) EACH LOT WILL CONTAIN A MAXIMUM BUILDING CONSTRUCTION ENVELOPE. THE AREA OUTSIDE THE BUILDING CONSTRUCTION ENVELOPE IS DESIGNATED AS N.A.O.S. AND SHALL BE PERMANENTLY MAINTAINED AS NATURAL DESERT OPEN SPACE.
- 6) CUTS AND FILLS - THERE ARE NO CUTS AND FILLS OVER 12" IN ACCORDANCE WITH CITY OF SCOTTSDALE ESL ORDINANCE.



LOCAL RESIDENTIAL STREET
LOOKING UP STATION PRIVATE STREET

LEGEND

- | | |
|-----------|---|
| C.O.S. | CITY OF SCOTTSDALE |
| M.C.R. | MARICOPA COUNTY RECORDER |
| DOC. | DOCUMENT |
| P.U.E. | PUBLIC UTILITY EASEMENT |
| PUB. D.E. | PUBLIC DRAINAGE EASEMENT |
| D.E. | DRAINAGE EASEMENT |
| EX. | EXISTING |
| P.V.I. | PRIVATE |
| R.O.W. | RIGHT-OF-WAY |
| V.I.A.E. | VEHICULAR NON ACCESS EASEMENT |
| A.E. | ACCESS EASEMENT |
| S.D.E. | RIGHT DISTANCE EASEMENT |
| N.A.O.S. | NATURAL AREA AND OPEN SPACE EASEMENT |
| | SUBDIVISION BOUNDARY EASEMENTS AS NOTED |
| --- | CENTERLINE |
| --- | RIGHT-OF-WAY |
| --- | PHASE LINE |
| --- | BUILDING ENVELOPE |
| --- | SEWER LINE |
| --- | WATER LINE |
| --- | DRAINAGE FLOW |

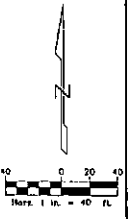
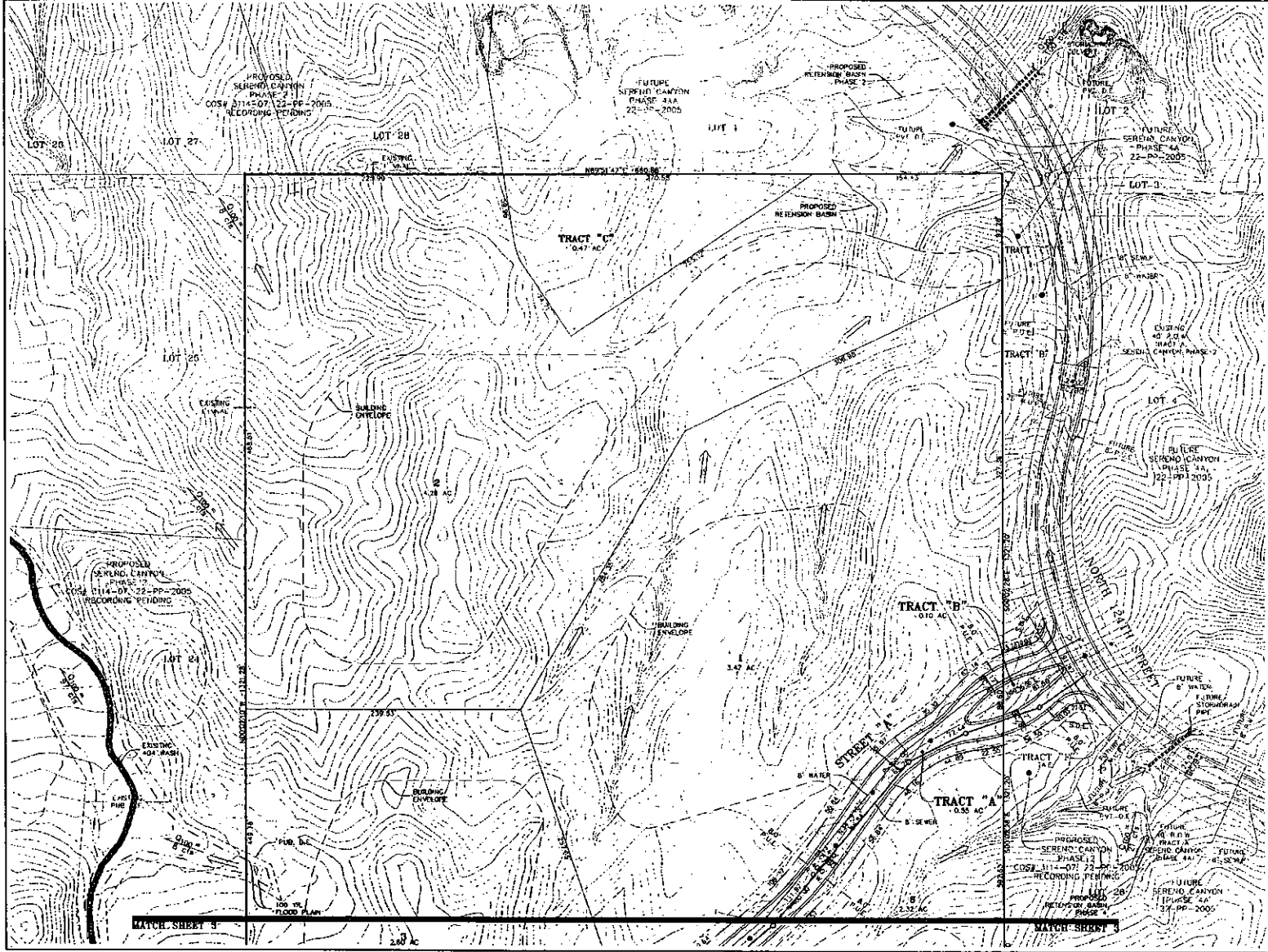
SERENO CANYON - PHASE 4B
PRELIMINARY PLAT
COVER SHEET



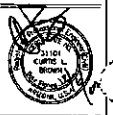
WOOD/PATEL
LAND DEVELOPMENT • WATER MANAGEMENT
PLANNING • DRAINAGE DESIGN
WATER WASTEWATER • SURVEYING
CONSTRUCTION MANAGEMENT
2051 W. Northern Ave.
Phoenix, AZ 85021
(602) 335-8500
www.woodpatel.com
REGISTERED PROFESSIONAL ENGINEER
ENGINEER C. BROWN
DESIGNER K. LOPEZ
CAD TECHNICIAN K. LOPEZ
SCALE (HORIZ) AS NOTED
SCALE (VERT) AS NOTED
DATE 12/06/07
JOB NUMBER 073093
SHEET 1 OF 7

Exhibit A to
Attachment 1
2-PP-2008#2
1st: 4/22/11

XX-PP-2008-XX (CS#) s/s



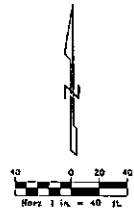
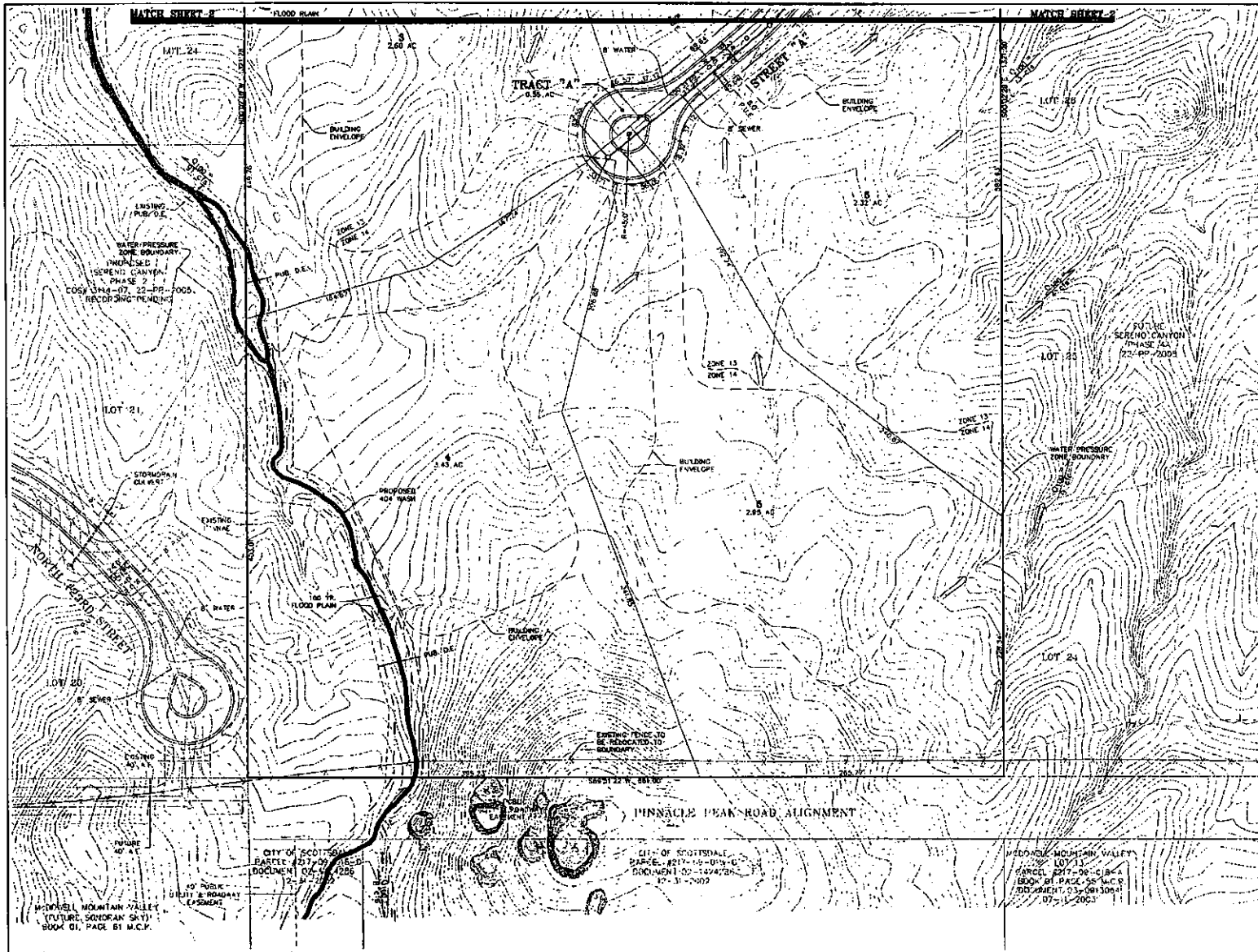
SERENO CANYON - PHASE 4B
PRELIMINARY FLAT
SITE PLAN



WOOD/PATEL
 LANDSCAPE ARCHITECTURE + CIVIL ENGINEERING
 2081 N. Northern Ave.
 Phoenix, AZ 85021
 (602) 225-8300
 www.woodpatel.com

ENGINEER: C. BROWN
 DESIGNER: K. LOEFL
 CAD DESIGNER: K. LOEFL
 SCALE (HORIZ): 1" = 40'
 SCALE (VERT): N/A
 DATE: 12/28/07
 SHEET NO: 073093
 SHEET: 2 OF 7

XX-PP-200X (CS#s XX-00)



SERENO CANYON - PHASE 4B
 PRELIMINARY PLAT
 SITE PLAN



WOOD/PATEL
 LAND SURVEYORS & ENGINEERS
 2305 E. Heriberto Ave.
 Phoenix, AZ 85001
 (602) 266-8500
 www.woodpatel.com

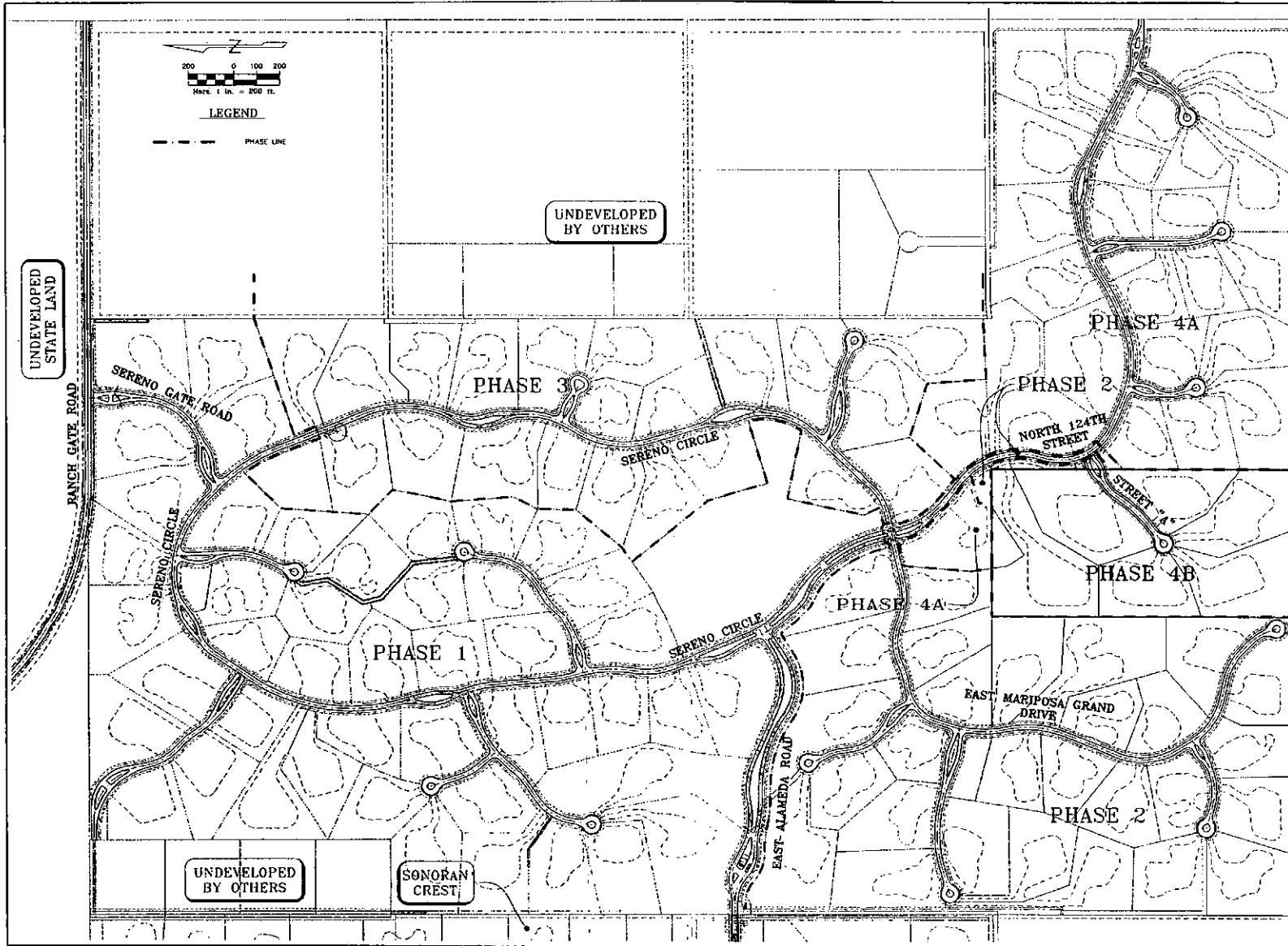
OWNER: C. BROWN
 ARCHITECT: K. LOPEZ
 SCALE (SHEET): 1" = 40'
 DATE: 12/28/02
 SHEET: 3 OF 7

XX-PP-200X (GS#s) XX-XX



LEGEND

- - - - - PHASE LINE



UNDEVELOPED STATE LAND

UNDEVELOPED BY OTHERS

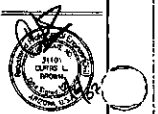
UNDEVELOPED BY OTHERS

UNDEVELOPED BY OTHERS

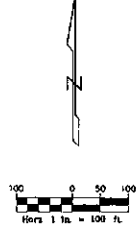
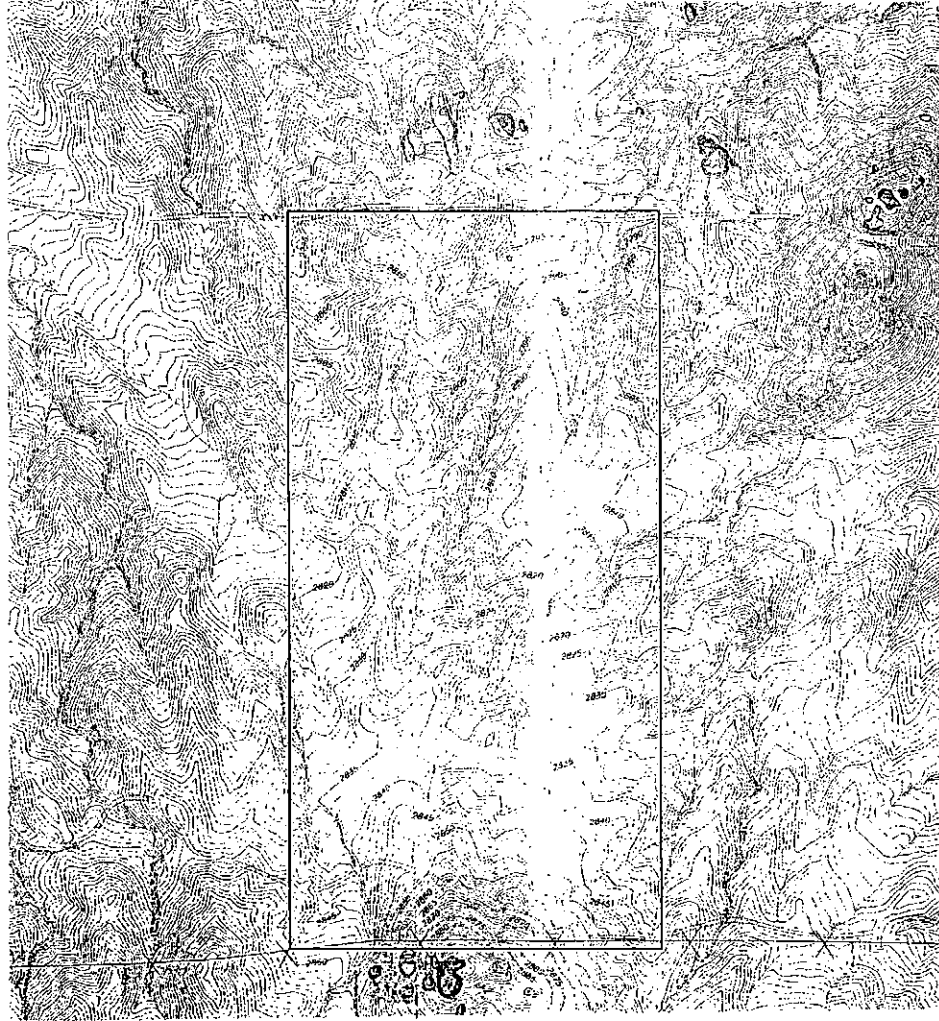
SONORAN CREST

FUTURE SONORAN SKY

SERENO CANYON - PHASE 4B
PRELIMINARY PLAN
PHASING PLAN



WOOD/PATEL
 LAND SURVEYORS & REGISTERED PROFESSIONALS
 3603 W. Northshore Ave
 Phoenix, AZ 85018
 (602) 235-8500
 www.woodpatel.com
 LICENSE NO. 11888-0000-0000
 ENGINEER
 DESIGNER: C. SERENO
 CIVIL ENGINEER: S. LOPEZ
 SCALE (SHEET): 1" = 200'
 SCALE (PLAN): N/A
 DATE: 12/08/07
 SHEET NO.: 07.0015
 SHEET: 4 OF 7



SERENO CANYON - PHASE 4B
PRELIMINARY PLAT
TOPOGRAPHY MAP



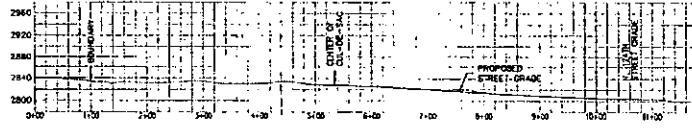
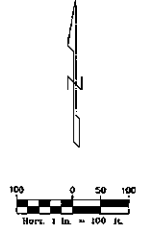
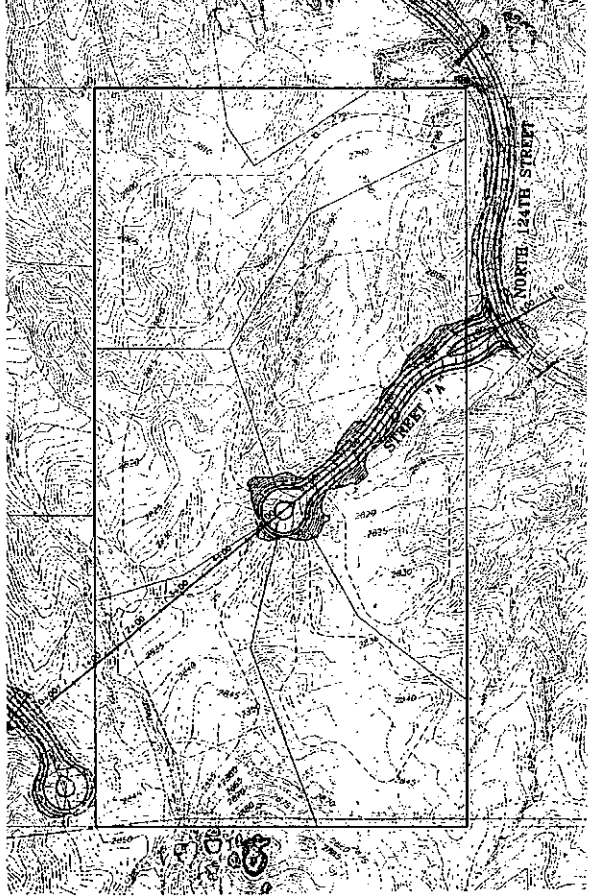
WOOD/PATEL
 Licensed Professional Engineer
 State of Arizona
 License No. 1181

2001 W. Northboro Ave.
 Flagstaff, AZ 86001
 (908) 336-8800
 www.woodpatel.com

Notwithstanding to whomsoever

DESIGNED BY: C. BROWN
 CAD: ECONOMY K. LOPEZ
 SCALE (SHEET): 1" = 200'
 SCALE (NOT): N/A
 DATE: 12/06/07
 JOB NUMBER: 020003
 SHEET: 5 OF 7

XX-PP-200X (GS#S XX-XX)

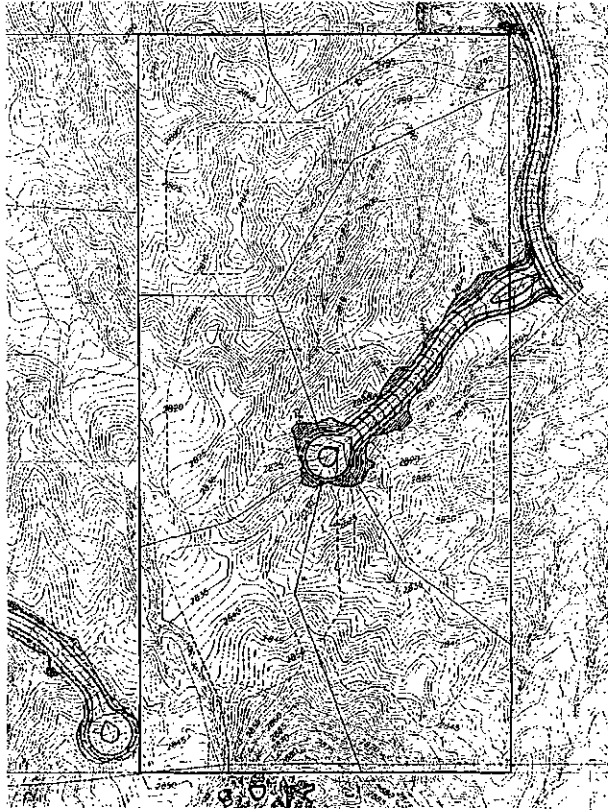


SERENO CANYON - PHASE 4B
PRELIMINARY PLAT
CROSS SECTION DETAIL

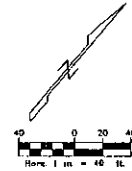
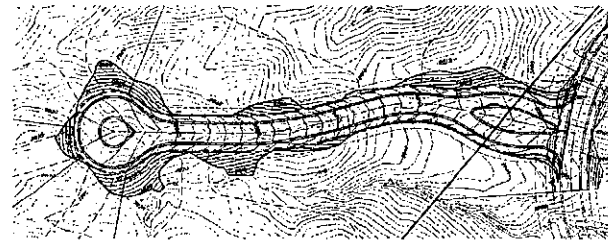


WOOD/PATEL
 LAND SURVEYING & ENGINEERING
 2081 W. Northstar Ave
 Phoenix, AZ 85021
 (602) 333-8000
 ENGINEER: C. BRODIE
 DESIGNER: A. LOPEZ
 SCALE (HORIZ): 1" = 100'
 SCALE (VERT): 1" = 10'
 DATE: 12/06/01
 JOB NUMBER: 073093
 SHEET: 6 OF 7

XX-PF-200X (03/98) XX-XX



NOTE:
CUTS AND FILLS - THERE ARE NO CUTS AND FILLS OVER 12'
IN ACCORDANCE WITH CITY OF SCOTTSDALE ESL ORDINANCE.



SERENO CANYON - PHASE 4B
PRELIMINARY PLAN
CUT AND FILLS SITE PLAN



WOOD/PATEL
 ENGINEERS & ARCHITECTS
 2051 W. Northern Ave.
 Phoenix, AZ 85021
 (602) 255-8508
 www.woodpatel.com

PROJECT	XXXX-XXXX-XXXX
DATE	12/20/07
SCALE (HORIZ)	1" = 40'
SCALE (VERT)	N/A
DESIGNER	C. SERENNA
CAD TECHNICIAN	R. LOPEZ
DATE	N/A
JOB NUMBER	0723014
SHEET	7 OF 7

XX-PP-200X (CSP)'S XX-XX



Project Data Sheet

Residential/Commercial

_____ - PA - _____ Coordinator: JESUS MURILLO

Project Address: NWC OF PINNACLE PEAK RD. (ALIGN.) & 126TH ST. (ALIGN.) Date: 4-13-2011
 Proposed Use: SINGLE FAMILY 6 LOT SUBDIVISION Zoning District: R1-130 ESL

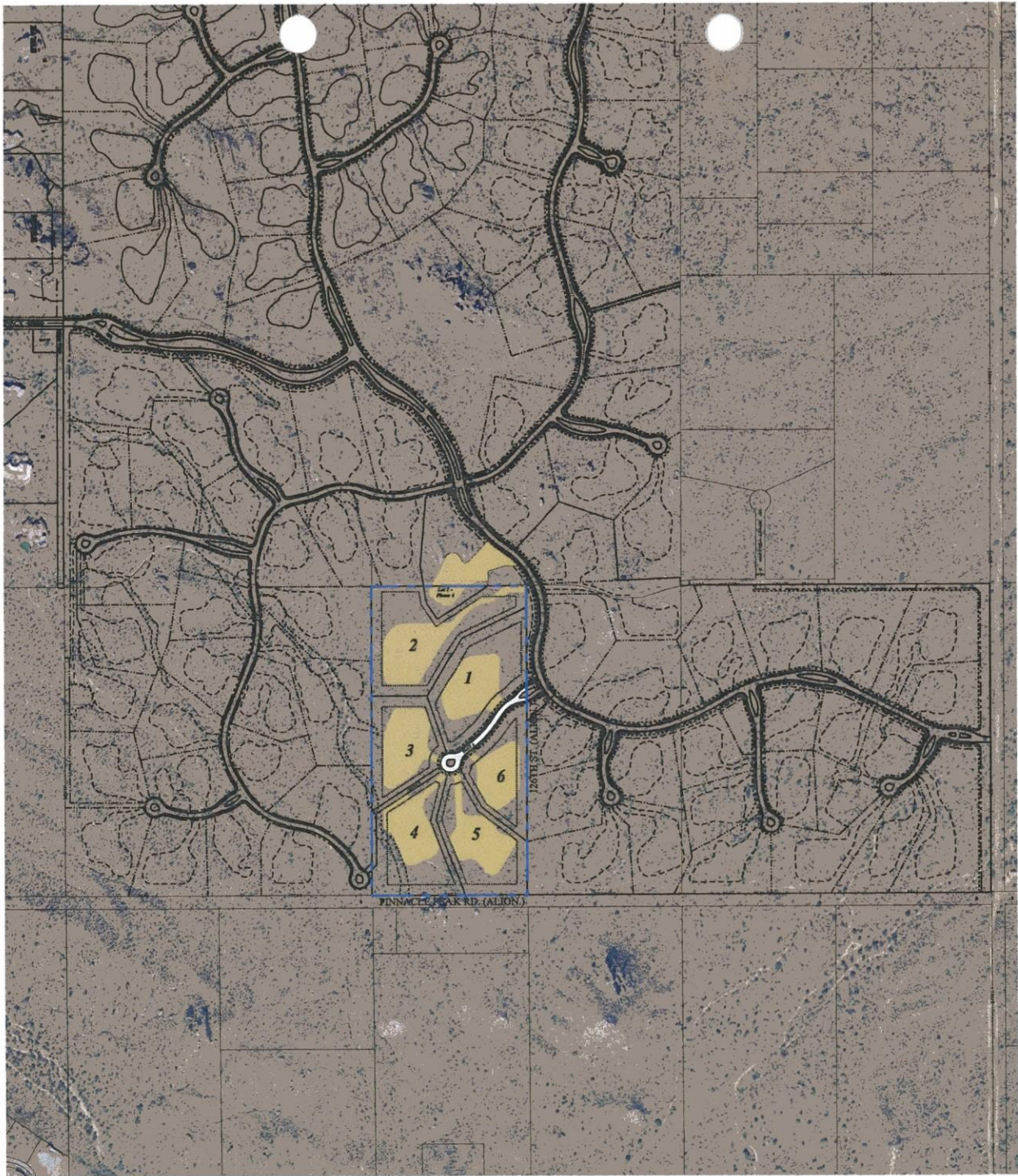
TO BE COMPLETED BY APPLICANT		CALCULATIONS	TO BE COMPLETED BY CITY
COMMERCIAL	RESIDENTIAL		
	+/-20 ACRES	Net Lot Area	
	+/-20 ACRES	Gross Lot Area	
	N/A	Gross Floor Area Allowed	
	N/A	Gross Floor Area Provided	
	N/A	Building Volume Allowed	
	N/A	Building Volume Provided	
	6 LOTS	Number Of Units Or Lots	
	1 SF DU PER LOT - .3 DU/AC	Density Allowed	
	1 SF DU PER LOT - .3 DU/AC	Density Provided	
	130,000 SF	Minimum Lot Size Allowed	
	97,555 SF	Minimum Lot Size Provided	
	24'	Building Height Allowed	
	24'	Building Height Provided	
	N/A	Net Floor Area	
	N/A	Parking Spaces Required	
	N/A	Parking Provided On-Site	
	N/A	Parking Provided Off-Site	
	N/A	Total Parking Provided	
	8.49 ACRES	Open Space Required	
	11.34 ACRES	Open Space Provided	
	N/A	Front Open Space Required	
	N/A	Front Open Space Provided	
	N/A	Parking Lot Landscaping Required	
	N/A	Parking Lot Landscaping Provided	

SET BACKS & PARKING REQUIREMENTS

REQUIRED	PROVIDED	CALCULATIONS	N, S, E, OR W	REQUIRED	PROVIDED
TO FACE OF BUILDING - 60'	TO FACE OF BUILDING - 45'	Front			
STANDARD DEPTH - 60'	STANDARD DEPTH - 45'	Rear			
MIN.- 30'	MIN.- 22.5'	Left Side			
MIN.- 30'	MIN.- 22.5'	Right Side			
N/A	N/A	Parking			

Planning & Development Services Department

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



PRELIMINARY SITE DATA

SITE BOUNDARY: - - - -
 GROSS SITE AREA: (+/-) 20.0 AC.
 EXISTING ZONING: R1-130 ESL
 NUMBER OF LOTS: 6 LOTS
 GROSS DENSITY: 0.3 DU/AC.

AMENDED DEVELOPMENT STANDARDS

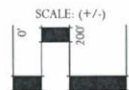
MINIMUM LOT SIZE: 97,500 SQ.FT.
 MINIMUM LOT WIDTH: 150'
 MINIMUM SETBACKS:
 FRONT: 45'
 SIDE: 22.5'
 REAR: 45'

2-PP-2008#2
1st: 4/22/11

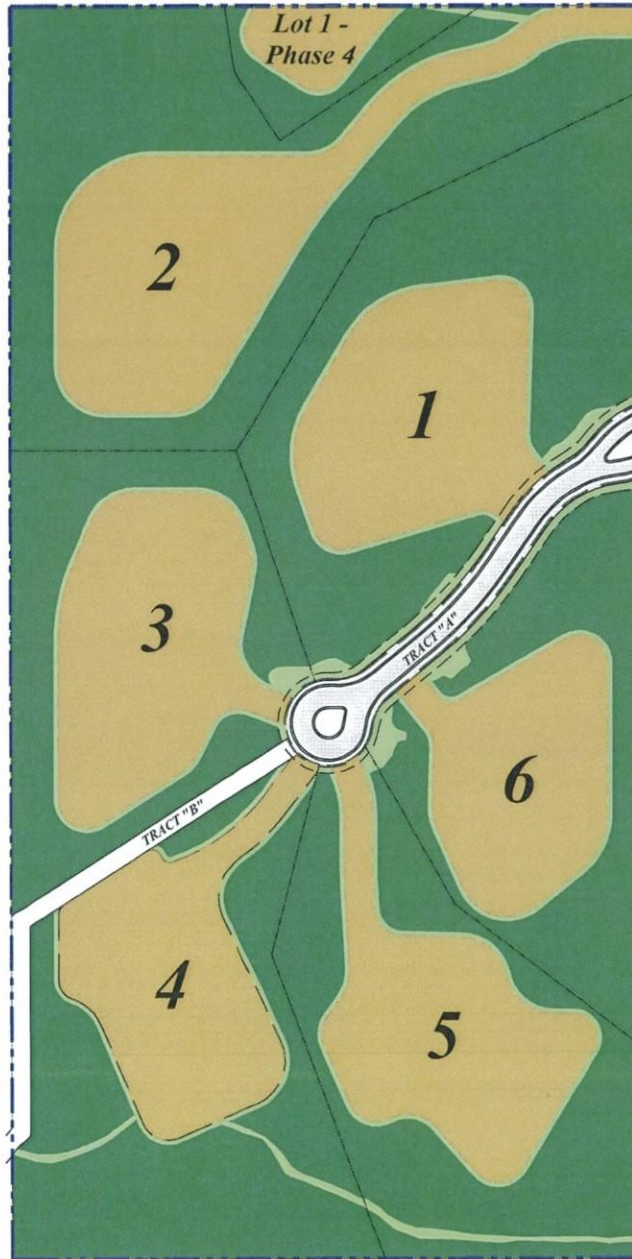
CONTEXT AERIAL & SITE PLAN

SERENO CANYON PHASE 4B
SCOTTSDALE, ARIZONA

Exhibit C to
Attachment 1



DATE: 11.27.07
 JOB: 0435_10
 BY:
 EB:
 REV:



2-PP-2008#2
1st: 4/22/11

NATURAL AREA OPEN SPACE ANALYSIS PLAN

- Site Boundary
- Preliminary Development Envelope Area
- N.A.O.S. - Undisturbed Areas
- N.A.O.S. - Revegetated Areas

All delineated NAOS areas and subsequent preliminary development envelope areas shall meet or exceed the ESJ requirements as stated in Sec. 6.1900F.1, concerning minimum widths and area of NAOS easements. Preliminary development envelopes shall also adhere to the amended setback standards for buildings and applicable on-lot improvements.

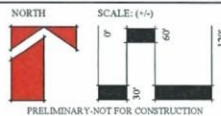
Envelope dimensions and configurations are preliminary and are for informational purposes only.

GROSS SITE AREA: 20.05 Acres
 TOTAL N.A.O.S. REQUIRED: 8.49 Acres (42 % of Total Site Area)
 TOTAL N.A.O.S. PROVIDED: 11.34 Acres (57 % of Total Site Area)

LOT #	Lot Area (Square Feet)	Undist. NAOS (Square Feet)	Reveg. NAOS (Square Feet)	Scarred Reveg (Square Feet)	TOTAL NAOS (Square Feet)
1	150,960	86,476	9,083	--	95,559
2	185,711	106,645	7,889	510	115,044
3	113,492	48,788	6,253	--	55,041
4	137,489	78,218	5,587	2,230	86,035
5	128,594	66,292	6,491	2,125	74,908
6	101,287	47,902	9,220	--	57,122
Lot 1 - Ph 4	20,443	9,145	1,359	317	10,821
TRACT "A"	23,814	--	--	--	--
TRACT "B"	11,585	--	--	--	--
TOTALS	873,375 Sq.Ft. 20.05 AC.	443,466 Sq.Ft. 10.18 AC	45,273 Sq.Ft. 1.04 AC.	5,182 Sq.Ft. 0.12 AC.	493,921 Sq.Ft. 11.34 AC.
		89.8% of Total NAOS	9.2% of Total NAOS	1.0% of Total NAOS	

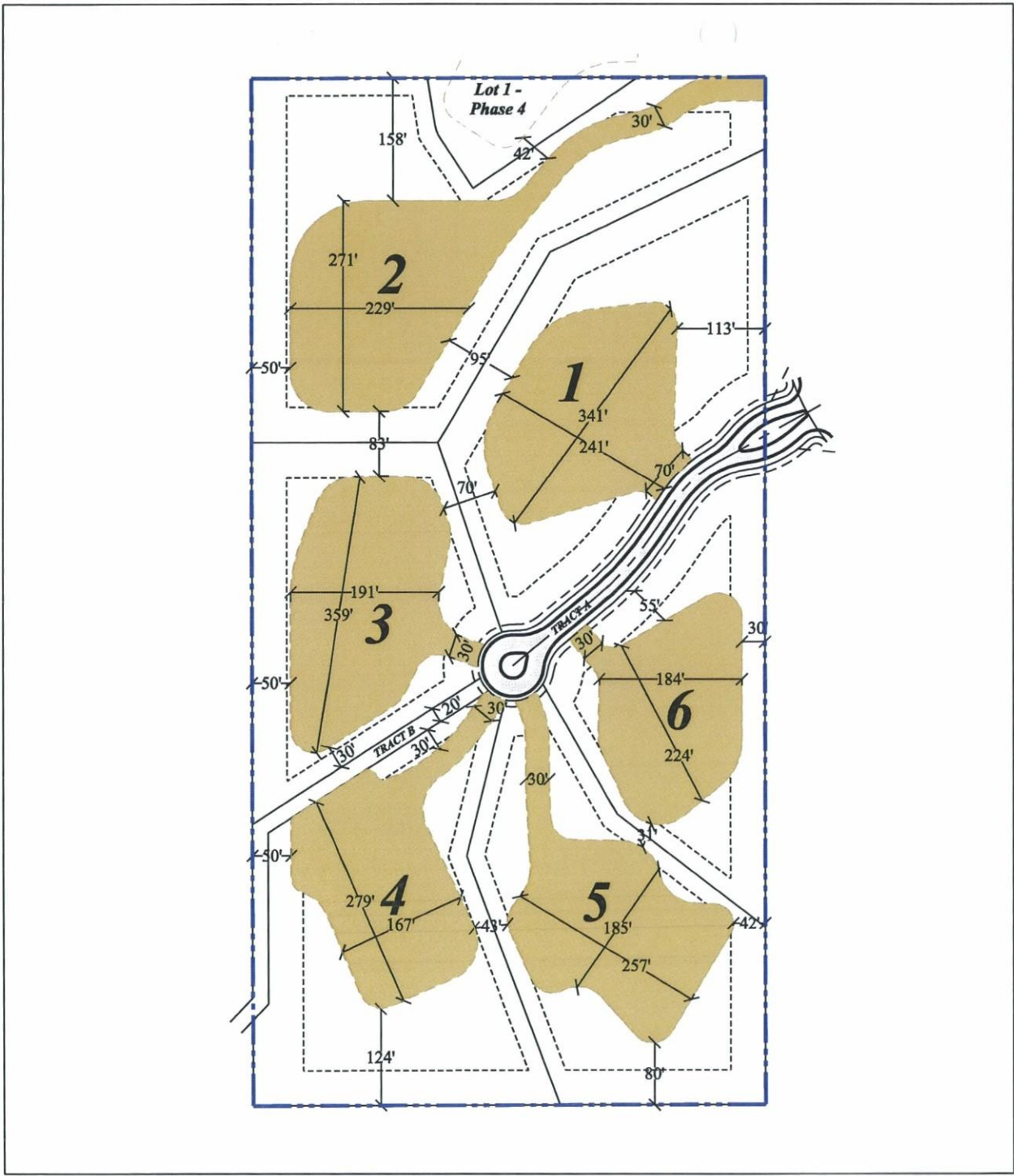
PRELIMINARY PLAT APPLICATION

Sereno Canyon: Phase 4B SCOTTSDALE, ARIZONA



LVA urban design studio
land planning • landscape architecture
120 south esh avenue - tempe, arizona 85281 - phone: 480.994.0994

DATE: 11.29.07
JOB: 0425.10
BY: ES
REV: 03.25.08



--- Site Boundary

█ Preliminary Development Envelope Area with Average Conceptual Envelope Dimensions

All delineated NAOS areas and subsequent preliminary development envelope areas shall meet or exceed the ESL requirements as stated in Sec. 6.1060 F.1, concerning minimum widths and area of NAOS easements. Preliminary development envelopes shall also adhere to the amended setback standards for buildings and applicable on-lot improvements.

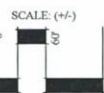
Envelope dimensions and configurations are preliminary and are for informational purposes only.

2-PP-2008#2
1st: 4/22/11

LOT #	LOT AREA (Sq.Ft.)	PRELIM. DEV. ENV. (Sq.Ft.)
1	150,960	55,451
2	185,711	70,659
3	113,492	58,451
4	137,489	52,068
5	128,594	53,686
6	101,287	44,039
Lot 1 - Ph 4	20,443	9,632
TRACT A	23,814	--
TRACT B	11,585	--

PROPOSED BUILDING ENVELOPE CONCEPT PLAN

SERENO CANYON PHASE 4B
SCOTTSDALE, ARIZONA



DATE: 11.27.07
JOB: 0425.10
BY: EB
REV:

June 2011
2-PP-2008#2

SERENO CANYON

PHASE 4B PRELIMINARY PLAT APPLICATION

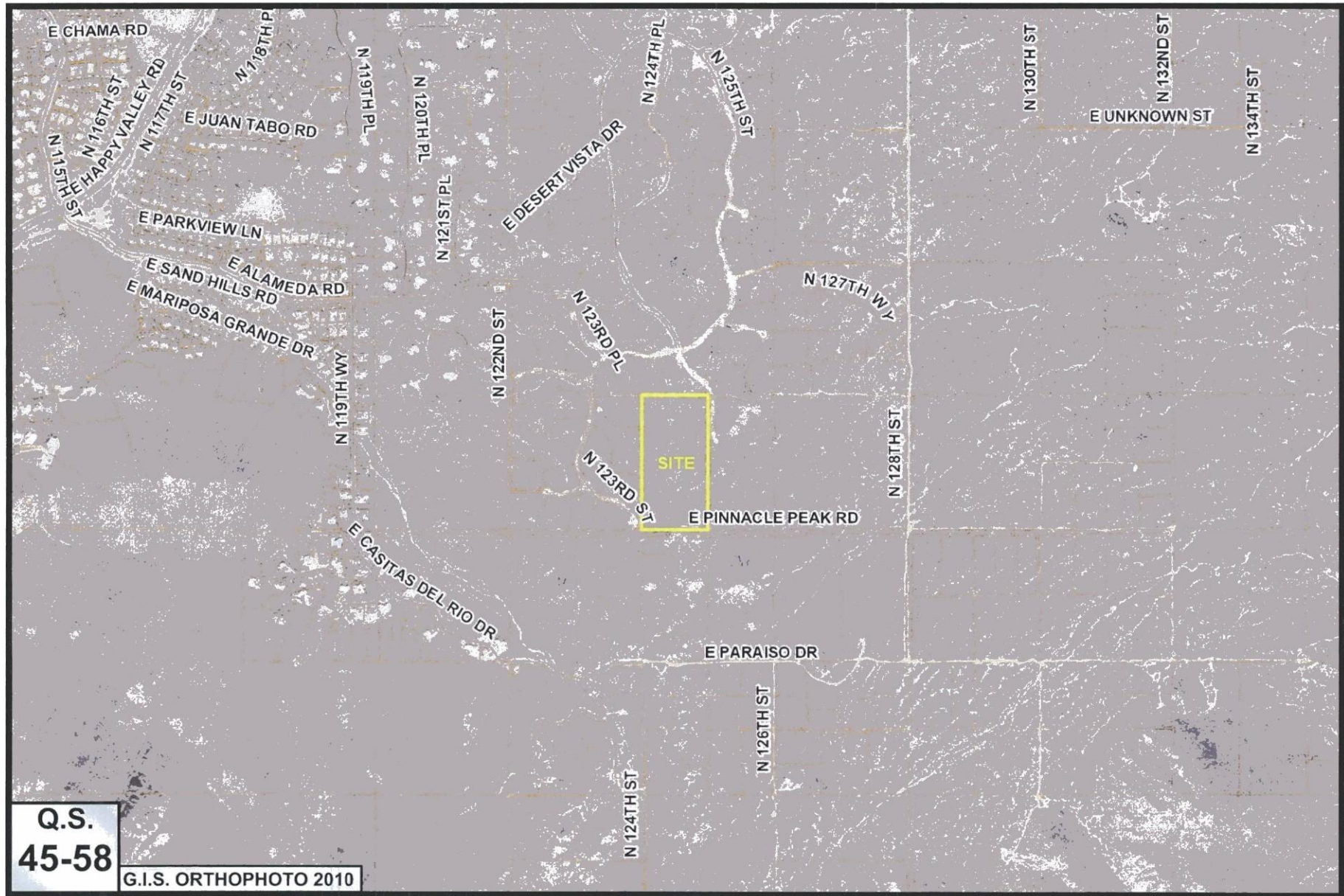
PROJECT NARRATIVE

Purpose of Request

This is a request for re-approval of a 6-lot preliminary plat on 20 acres adjacent to and part of the Sereno Canyon master plan. This site plan is identical to the site plan that was originally approved in April 2008.

Project Description

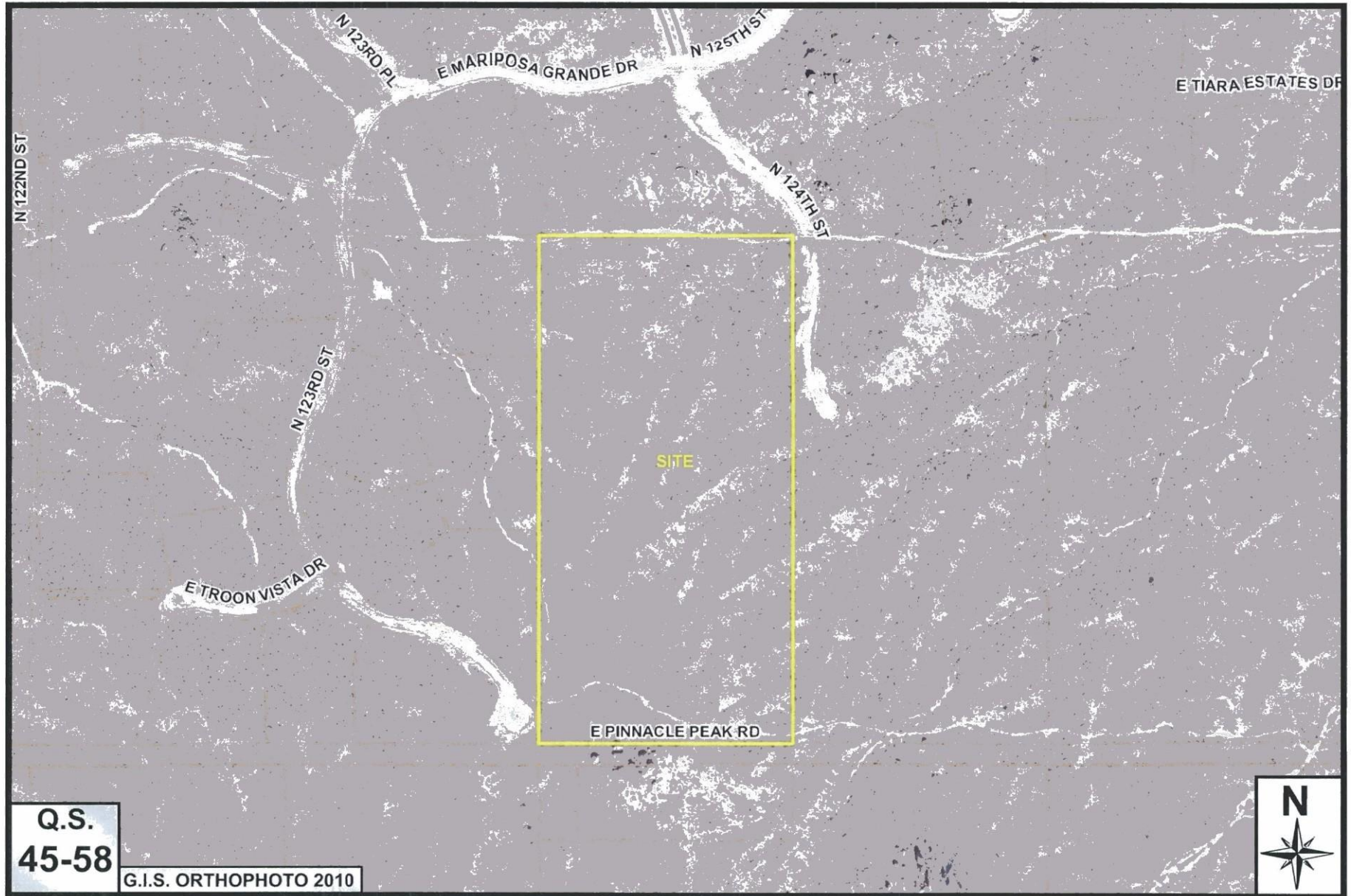
The subject property is 20 acres zoned R1-130 ESL. It is nestled in the southern portion of the main Sereno Canyon Master Plan and is solely accessed from the roads within Sereno Canyon. The site plan simply consists of a single cul-de-sac local residential roadway entering from the northeastern corner of the subject parcel where it serves six (6) single-family custom lots. Lot sizes range from approximately 101,000 square feet to 185,000 square feet. The amount of NAOS to be dedicated will remain the same as the original application and will exceed the required amount (8.49 ac required as compared to 11.57 ac provided).



Sereno Canyon 4B

2-PP-2008#2

ATTACHMENT #3



Q.S.
45-58

G.I.S. ORTHOPHOTO 2010

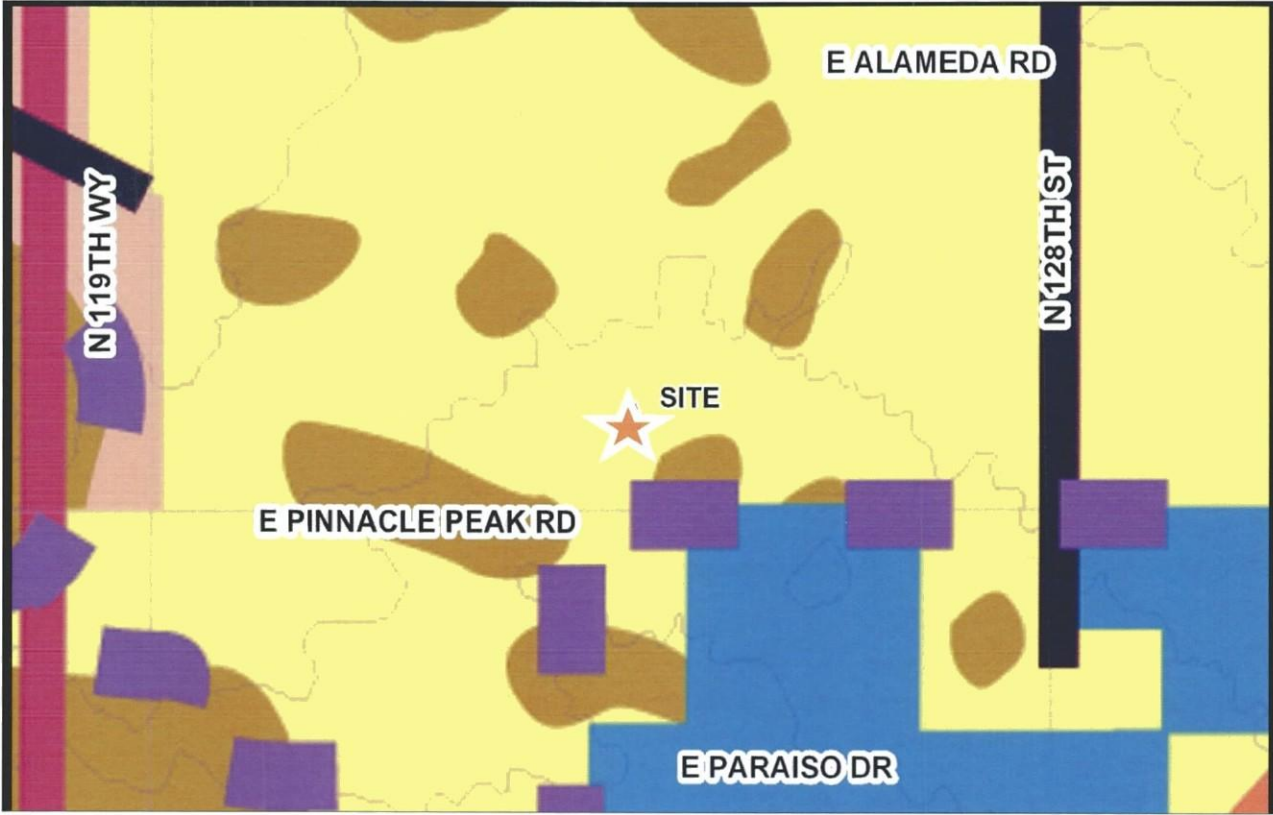


Sereno Canyon 4B

2-PP-2008#2

ATTACHMENT #3A

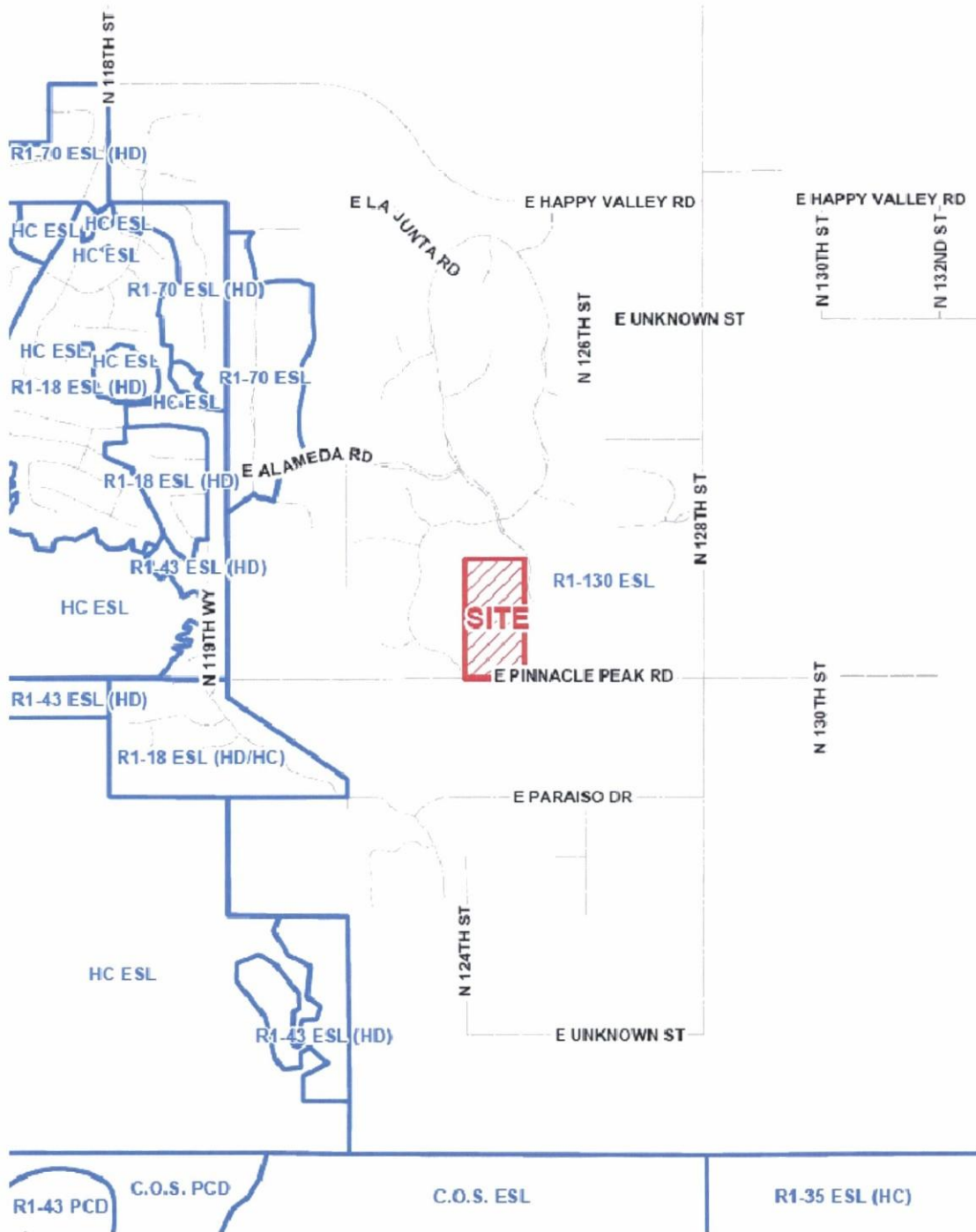
General Plan



	RURAL NEIGHBORHOODS		EMPLOYMENT
	SUBURBAN NEIGHBORHOODS		NATURAL OPEN SPACE
	URBAN NEIGHBORHOODS		DEVELOPED OPEN SPACE (PARKS)
	MIXED-USE NEIGHBORHOODS		DEVELOPED OPEN SPACE (GOLF COURSES)
	RESORTS/TOURISM		CULTURAL/INSTITUTIONAL OR PUBLIC USE
	SHEA CORRIDOR		MCDOWELL SONORAN PRESERVE (AS OF 8/2003)
	MAYO SUPPORT DISTRICT		RECOMMENDED STUDY BOUNDARY OF THE MCDOWELL SONORAN PRESERVE
	REGIONAL USE DISTRICT		CITY BOUNDARY
	COMMERCIAL		LOCATION NOT YET DETERMINED
	OFFICE		



2-PP-2008#2
ATTACHMENT #4

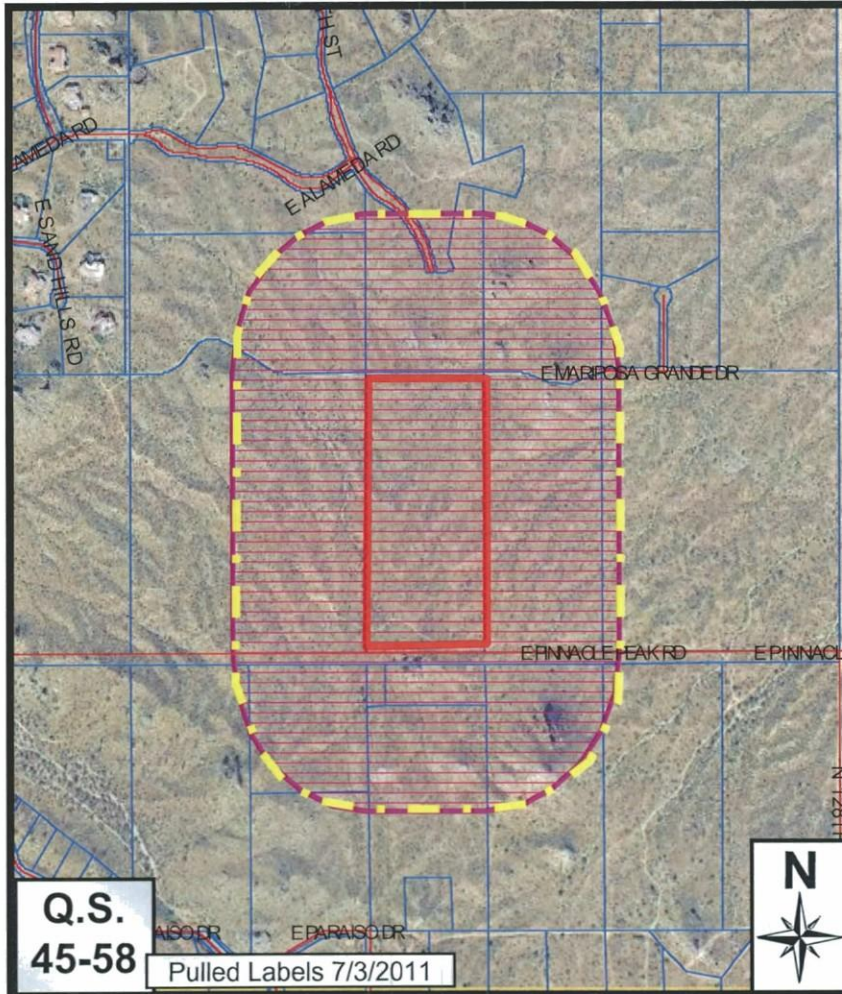


Zoning Map

ATTACHMENT #5

2-PP-2008#2

City Notifications – Mailing List Selection Map



Map Legend:



Site Boundary



Properties within 750-foot

Additional Notifications:

- Interested Parties List
- Adjacent HOA's

Sereno Canyon 4B

2-PP-2008#2

ATTACHMENT #6