

# DEVELOPMENT REVIEW BOARD REPORT



MEETING DATE: April 17, 2008

ITEM NO. 3

**SUBJECT** Sereno Canyon 4B

**REQUEST** Request approval of a Preliminary Plat, with amended development standards, for a 20 acre Single-Family residential subdivision.

**2-PP-2008**

**Key Items for Consideration:**

- 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.
- This site is in the Upper Desert landform and has some boulder features.
- A total of fifty-eight percent (58%) of the site will be preserved as Natural Area Open Space (NAOS).

**OWNER** McDowell Mountain Back Bowl  
(630) 851-5490

**APPLICANT CONTACT** David Gulino/Tom Rief  
Land Development Services LLC  
(480) 946-5020

**LOCATION** Northeast corner of N.124<sup>th</sup> Street /E. Pinnacle Peak Road

**BACKGROUND**

**Zoning.**  
The site is zoned R1-130 ESL. The R1-130 zoning district allows very low density single family neighborhood uses. The Environmentally Sensitive Lands (ESL) overlay provides processes and standards that protect the character of the desert setting and protect the public from hazards unique to this desert environment.

**Context.**  
Located to the east of the Troon and within the southern boundary of the existing Sereno Canyon subdivision, this site is surrounded by low density residential uses.

**Adjacent Uses and Zoning:**

North: Vacant R1-130 ESL – Single family neighborhoods in the ESL overlay, phase four of Sereno Canyon.

South: Vacant R1-130 ESL – Single family neighborhoods in the ESL overlay (partially owned by the City of Scottsdale)

East: Vacant R1-130 ESL – Single family neighborhoods in the ESL overlay

West: Developing subdivisions with R1-130 ESL zoning – Single

family neighborhoods in the ESL overlay (the neighborhood further to the west is zoned R1-18 ESL (HD))

South of this site is land that is part of the McDowell Sonoran Desert Preserve. The McDowell Mountains are within 1/2 mile to the south of the property. This Preserve area extends northward, approximately 3/4 east of the property, and one mile to the east is the large McDowell Mountain Regional Park, which is operated by the Maricopa County Parks Department.

In the northern portion of the site there are granite rock outcroppings and a significant ridge. Several years ago this site was burned extensively by the Rio fire.

**APPLICANT'S PROPOSAL**

**Goal/Purpose of Request.**

The proposal is a request to approve a preliminary plat for a twenty (20) acre site along. The plan includes six (6) residential lots. The lots are large (101,160 to 185,702 square feet in area) and are designed to provide individual construction envelopes with Natural Area Open Space (NAOS) around each building envelope.

All 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.

A total of 205 acres, fifty-eight (58%) of the site, has been set aside as NAOS with this plan. Larger NAOS setbacks have been provided along the Preserve boundary.

Internal streets are proposed to be private. The streets have been located in a manner that reduces the number of crossings of major desert washes and avoids the major ridgelines and boulder features.

**Project Information.**

Existing Use:	Vacant land
Proposed Use:	Single family residential subdivision
Parcel area:	20 gross acres
Number of lots:	6
Density:	.3 units per acre
NAOS required:	8.5 acres (per approved density incentive)
NAOS provided:	12 acres
Minimum lot area:	97,555 square feet (per amended standards)
Smallest lot:	101,160 square feet
Minimum rear yard:	45 feet
Minimum side yard:	22.5 feet
Building height:	24 feet is the maximum

**IMPACT ANALYSIS**

**Water/Sewer.**

On-site facilities will tie into water and sewer facilities under construction by Sereno Canyon phase four.

**Police/Fire.**

The nearest fire station is on Alma School Road, approximately 3 miles to the northwest.

**Schools.**

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

**Open space/Scenic Corridors.**

The project provides substantial areas of NAOS along the larger desert washes, as well as on and around the larger boulder features on the site.

**Community Involvement.**

Substantial community involvement occurred during the processing of the associated zoning (1-ZN-2005), and the approved plat case (22-PP-2005). This proposal is consistent with the previous approvals.

**STAFF  
RECOMMENDATION**


**Recommended Approach:**

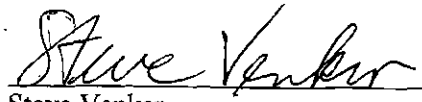
Staff recommends approval, subject to the attached stipulations.

**RESPONSIBLE DEPT(S)**                      **Planning and Development Services Department**  
Current Planning Services

**STAFF CONTACT(S)**                      Greg Williams  
Senior Planner  
480-312-4205  
E-mail: gwilliams@ScottsdaleAZ.gov

**APPROVED BY**

  
\_\_\_\_\_  
Greg Williams  
Report Author

  
\_\_\_\_\_  
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**ATTACHMENTS**

- A.     Stipulations/Zoning Ordinance Requirements
- 1.     Applicant's Narrative
- 2.     Context Aerial
- 2A.   Aerial Close-Up
- 3.     Zoning Map
- 4.     Preliminary Plat/Site Plan
- 5.     Landscape Plan

## Stipulations for Case: 2-PP-2008

### Case Name:

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.

**ATTACHMENT A**

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 124<sup>th</sup> 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.



**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:

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

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-Built**

**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**

<b>Subdivision Name</b>	<b>Sereno Canyon: Phase IVb</b>
<b>Zoning</b>	<b>R1-130</b>

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

**Development Perimeter Setbacks****Notes & Exceptions**

See Legislative Draft for approved Development Standards.

**SERENO CANYON – PHASE 4B  
PRELIMINARY PLAT APPLICATION**

**PROJECT NARRATIVE**

**Purpose of Request**

This is a request to approval a 20 acre preliminary plat associated with Phase 4 of Sereno Canyon. The subject property is zoned R1-130 ESL. The property is bounded by Sereno Canyon on the east, north and western sides and generally located at the northwest corner of Pinnacle Peak Road & 126<sup>th</sup> Street. Vehicular access to the site will be from the future Sereno Canyon Phase 4 parcel roadway network. This 20 acre addition to Phase 4 will result in the revision to the approved preliminary plat for Phase 4.

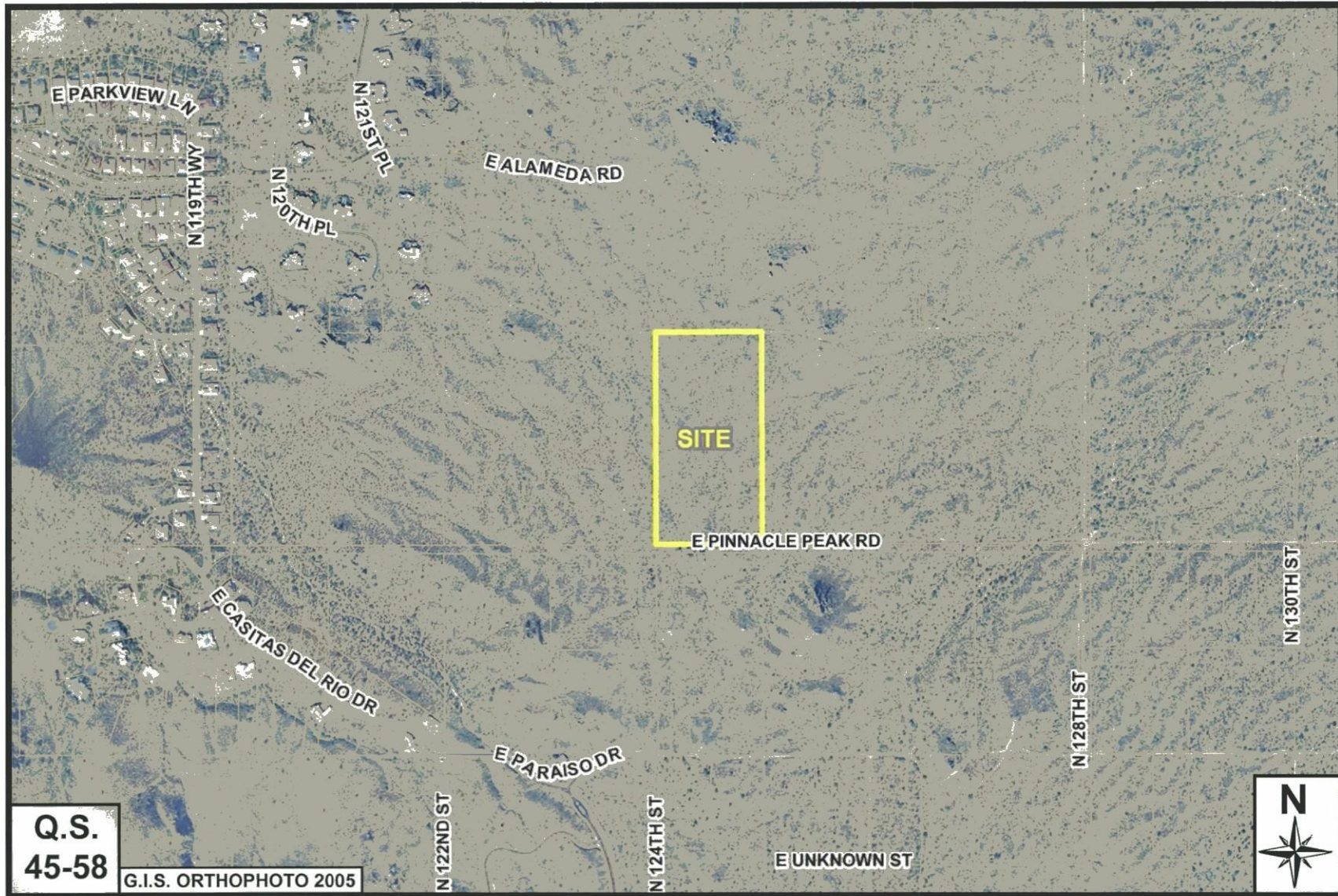
**Project Description**

The site plan provides a single cul-de-sac entering from the eastern edge of the property via the approved Sereno Canyon Phase 4. The development will contain 6 single-family custom lots on the 20 acres. Utilizing the amended development standards option, the smallest lot is no less than 101,000 sq.ft. Each lot will have a minimum width of not less than 150 ft. and a maximum building height of 24' feet. Front, rear & side yard setbacks will comply with the attached Amended Development Standards form.

Amended development standards are a critical element when creating a site plan that maintains sufficient flexibility to concentrate impacts to less-sensitive portions of the site. A network of washes cross the site and create a unique series of natural elements that maintain functional drainage and wildlife corridors. This applicant proposes to increase to the NAOS dedicated from the required 8.49 acres to 11.57 acres. (a 36% increase equaling a total of 58% of the gross site area) The precise location of this additional NAOS dedication will be subject to individual lot site planning, thus providing future property owners with flexibility of on-lot improvements.

This application complies with the ESL Ordinance and Dynamite Foothills Character Area Plan. Consideration has been made to provide a unique and sensitive development that conforms to the context of the site.





Q.S.  
45-58

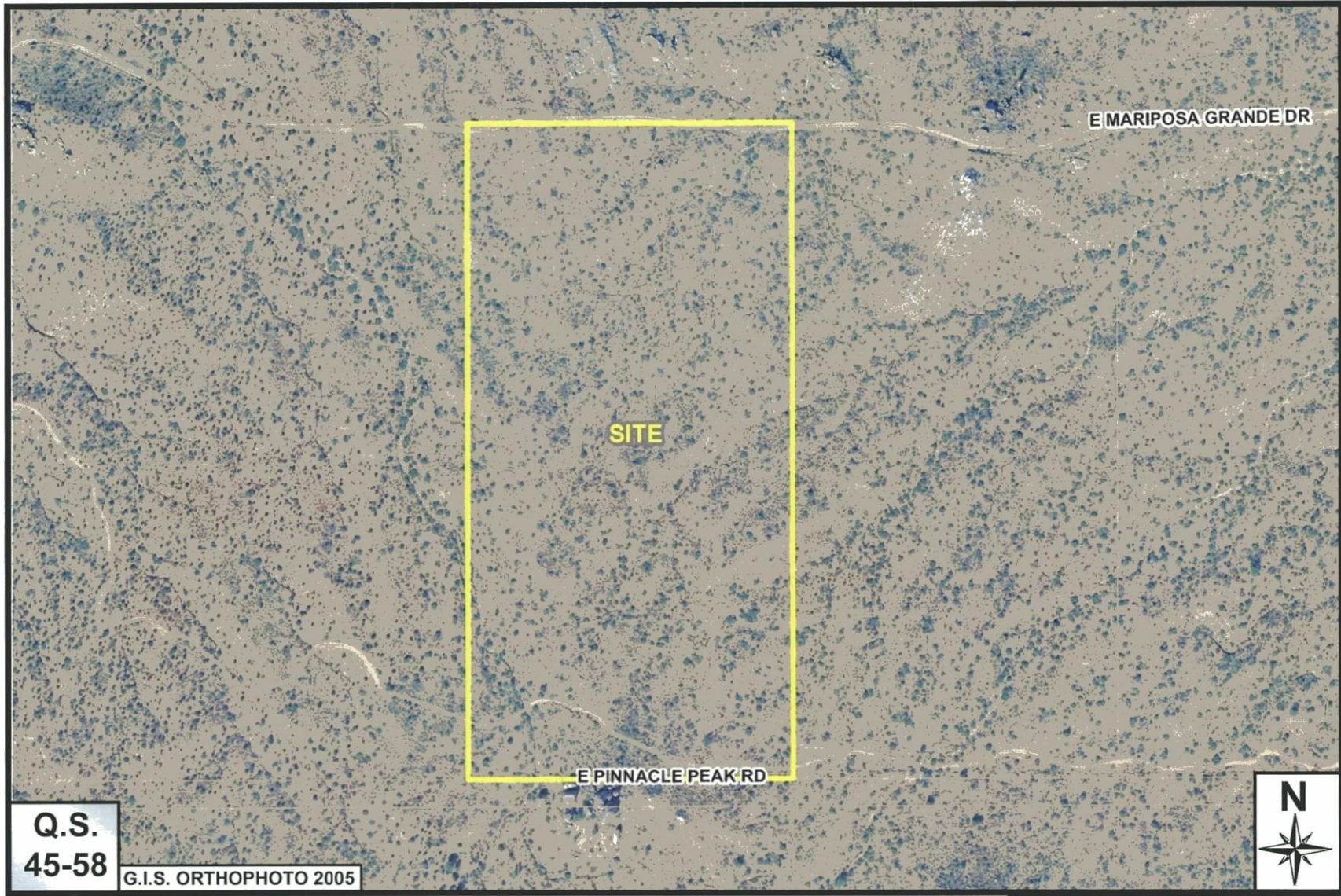
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Sereno Canyon 4B

**2-PP-2008**

ATTACHMENT #2





**Q.S.  
45-58**

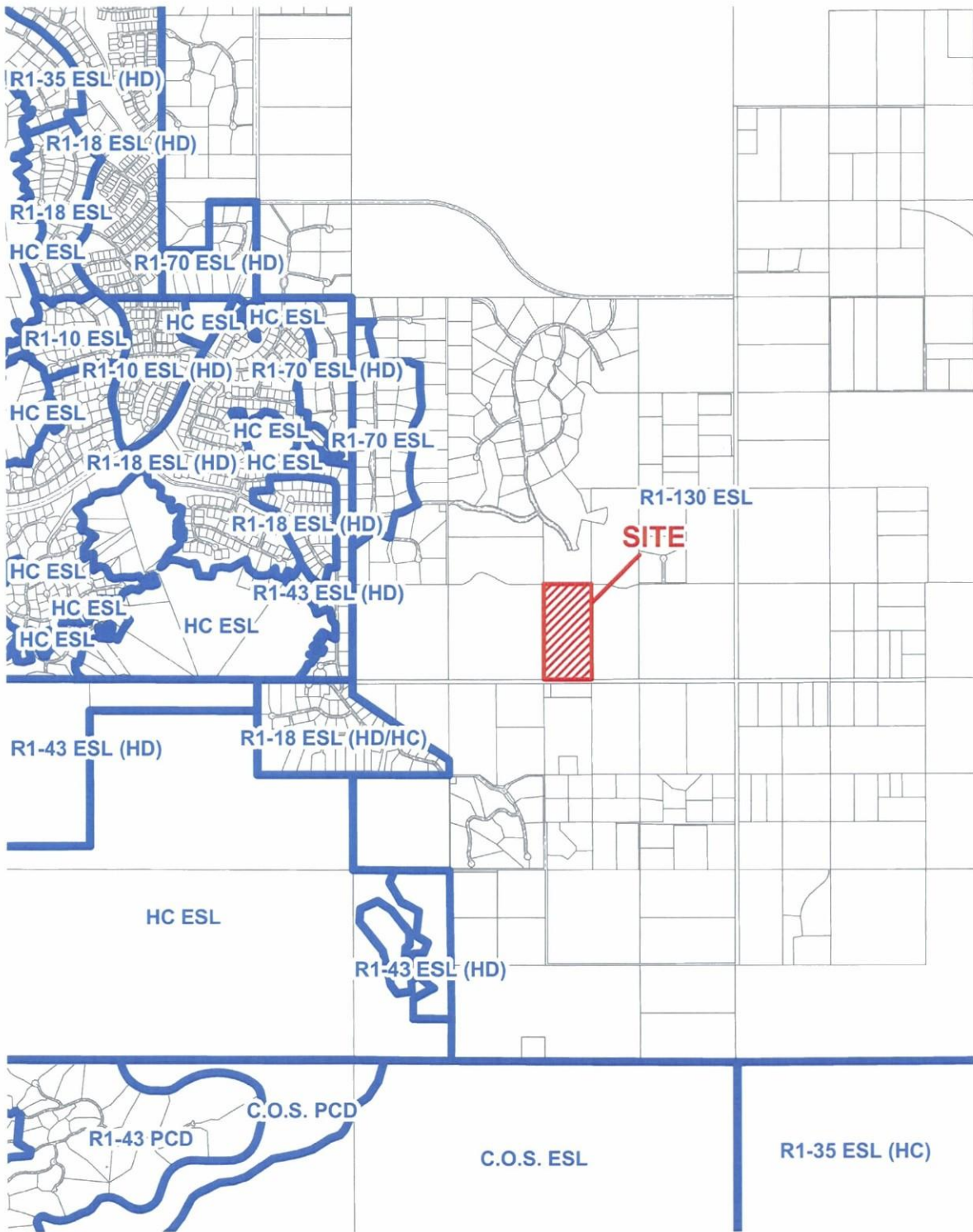
G.I.S. ORTHOPHOTO 2005

Sereno Canyon 4B

**2-PP-2008**

ATTACHMENT #2A





2-PP-2008

ATTACHMENT #3

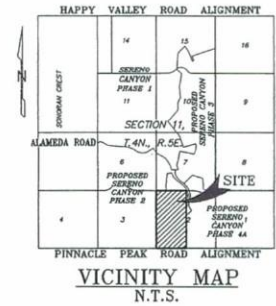


PRELIMINARY PLAT FOR  
SERENO CANYON PHASE 4B

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

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**  
CROWN COMMUNITY DEVELOPMENT  
3650 TRAYER COURT, SUITE 100  
AURORA, IL 60504  
CONTACT: TERI FRANKIEWICZ  
(630) 366-2522 FAX: (630) 898-0480

**CIVIL ENGINEER**  
WOOD, PATEL AND ASSOCIATES  
2051 WEST NORTHERN, SUITE 100  
PHOENIX, AZ 85021  
CONTACT: CURTIS BROWN, P.E.  
(602) 335-8500 FAX: (602) 335-8560

**LAND PLANNER**  
LVA URBAN DESIGN STUDIO  
7502 E. MAIN STREET  
SCOTTSDALE, AZ 85251  
CONTACT: STEVEN J. VOSS  
(480) 944-0894 FAX: (480) 944-7332

**LANDSCAPE ARCHITECT**  
LVA URBAN DESIGN STUDIO  
7502 E. MAIN STREET  
SCOTTSDALE, AZ 85251  
CONTACT: STEVEN J. VOSS  
(480) 944-0894 FAX: (480) 944-7332

**SITE DATA**

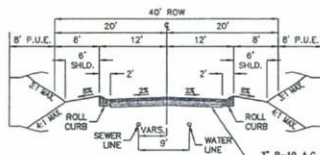
EXISTING ZONING R-130 ES.  
GROSS ACREAGE 19.58 AC  
NET ACREAGE 19.03 AC  
YIELD 6 LOTS  
DENSITY 0.29 UNIT/AC.  
MIN. LOT SIZE 101,059 SQ. FT.  
AVG. LOT SIZE 138,157 SQ. FT.  
CITY OF SCOTTSDALE  
CITY OF SCOTTSDALE  
CITY OF SCOTTSDALE  
ARIZONA PUBLIC SERVICE  
COX COMMUNICATIONS  
COX COMMUNICATIONS  
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 ECL ORDINANCE.



3" R-19 A.C. OVER 6" A.B.C.  
PAVEMENT SECTION PER M.A.C. SPEC  
702. CONTRACTOR TO SUPPLY 95%  
COMPACTION AT SUBGRADE.

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  
PVT. PRIVATE  
R.O.W. RIGHT-OF-WAY  
V.N.A.E. VEHICULAR NON ACCESS EASEMENT  
A.E. ACCESS EASEMENT  
S.D.E. SIGHT 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



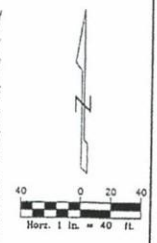
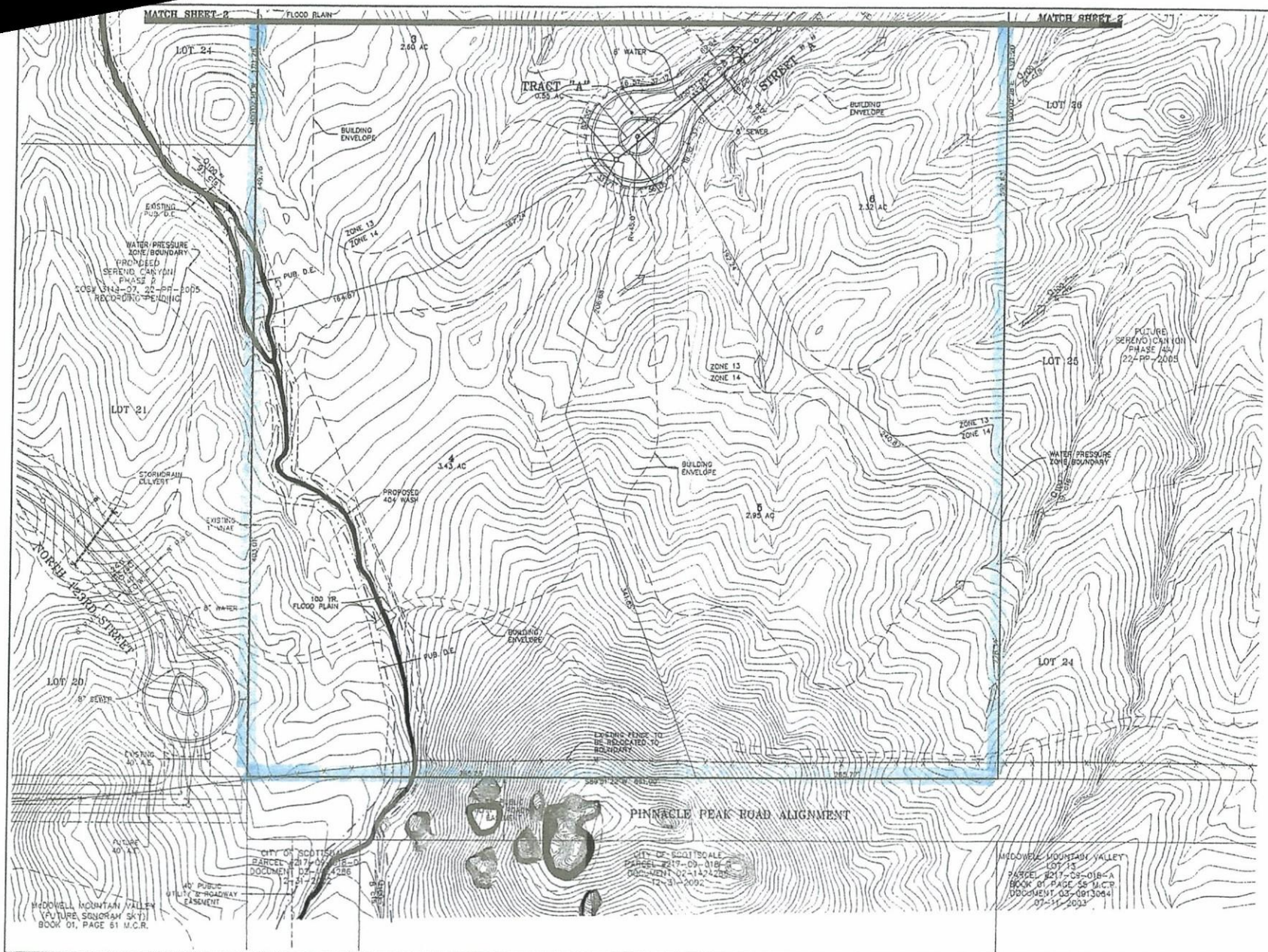
**WOOD/PATEL**  
LAND DEVELOPMENT • WATER RESOURCES  
ENGINEERING • SURVEYING • PLANNING  
WATER/PALATKAER • IRVING/STINE  
CONSTRUCTION MANAGEMENT  
2051 W. Northern Ave.  
Phoenix, AZ 85021  
(602) 335-8500  
www.woodpatel.com

PREPARED BY: CURTIS L. BROWN, ENGINEER  
DESIGNER: C. BROWN  
CHECKED BY: K. LOPEZ  
SCALE (HORIZ): AS NOTED  
SCALE (VERT): AS NOTED  
DATE: 12/17/07  
JOB NUMBER: 072093  
SHEET: 1 OF 7

ATTACHMENT #4

2-PP-2008  
1st: 1/25/08





**SERENO CANYON - PHASE 4B**  
**PRELIMINARY PLAT**  
**SITE PLAN**



**WOOD/PATEL**  
 LAND DEVELOPMENT • WATER UTILITIES  
 ENGINEERS • ARCHITECTS/PLANNERS  
 8051 W. Northway Ave.  
 Phoenix, AZ 85021  
 (602) 335-6500  
 www.woodpatel.com  
 FAXES: (602) 335-6501

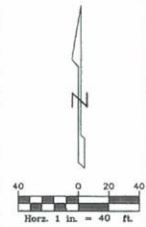
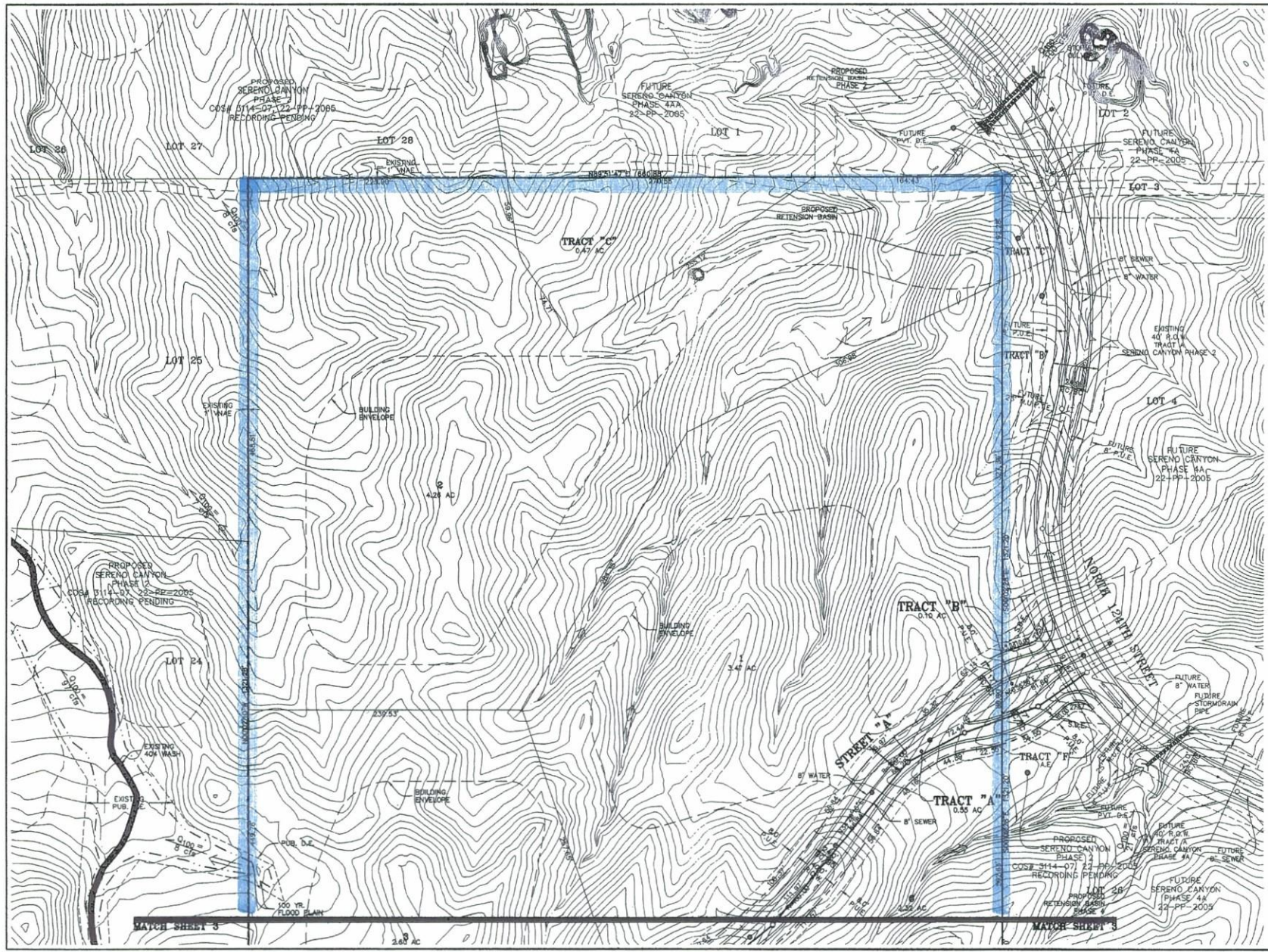
ENGINEER **C. BROWN**  
 DESIGNER **K. LOEFT**  
 CAD TECHNICIAN **K. LOEFT**  
 SCALE (HORIZ) **1" = 40'**  
 SCALE (VERT) **N/A**  
 DATE **12/08/07**  
 JOB NUMBER **073093**  
 SHEET **3 OF 7**

UNCORRECTED COPY - PRELIMINARY - DO NOT CONSTRUCT - DATE: 03/20/08

XX-PP-200X, (CS# 6 XX-XX)

2-PP-2008  
 1st: 1/25/08





**SERENO CANYON - PHASE 4B**  
**PRELIMINARY PLAN**  
**SITE PLAN**



**WOODPA**  
 LAND DEVELOPMENT • WATER  
 STRUCTURES • TRANSPORTATION  
 TRACT PREPARATION • SITE  
 CONSTRUCTION MANAGEMENT

2051 W. Northbars Ave.  
 Phenixia, AL 36021  
 (800) 593-8500  
 www.woodpa.com

PROJECT: 1001 - 000710A - TUCKER

ENGINEER: C. BROWN  
 DESIGNER: K. LOPEZ  
 CAD TECHNIAN: K. LOPEZ  
 SCALE (HORZ): 1" = 40'  
 SCALE (VERT): N/A  
 DATE: 12/08/07  
 JOB NUMBER: 073083  
 SHEET: 2 OF 7

XX-PP-200X, QSF's XX-XX

2-PP-2008  
 1st: 1/25/08

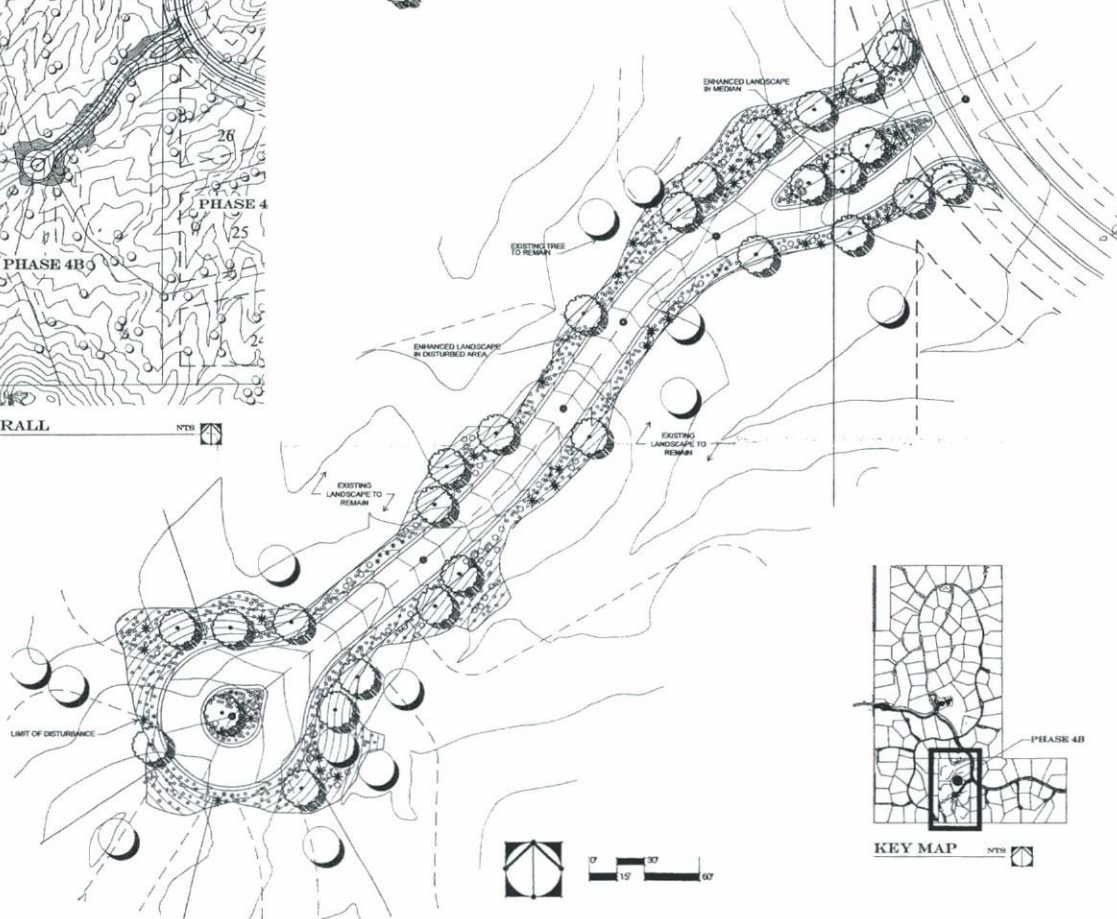




PHASE 4B OVERALL

**LANDSCAPE LEGEND**

- Existing Tree / Veg. to remain
- New Landscape / Enhanced Veg.
- New Understory Vegetation (shrubs / cacti / grasses / etc.)
- New Boulders (Large specimen type to blend with existing)
- Existing Boulders



The following plant palette has been adopted from the City of Scottsdale's E.S.L.O. plant list. All species shown below are in conformance with E.S.L.O. standards.

**TREES**

- Whitebark Acacia
- Catalaw Acacia
- Coccoloba Thorn
- Hackberry
- Blue Palo Verde
- Foothill Palo Verde
- Desert Willow
- One-seeded Juniper
- Incewood
- Cottonwood
- Arizona Mesquite
- Scrib Oak
- Sage Sumac
- Arizona Rosewood

**SUCCULENTS / CACTI**

- Saguaro
- Hedgehog Cactus
- Compass Barrel
- Barrel
- Fubbook Barrel
- Ocotillo
- Fubbook Cactus
- Cactus
- Sagehen Cholla
- Cholla
- Teddy Bear Cholla
- Engelmann's Prickly-pear
- Chindrift Cholla
- Desert Christmas Cholla
- Night-Blooming Cereus
- Banana Yucca
- Sagepate Yucca

**SHRUBS / BUSHES**

- Giant Sagebrush
- Triangle-leaf Bursage
- White Bursage
- Desert Honeyuckle
- Fourwing Saltbush
- Quailbush
- Desert Saltbush
- Red Barberry
- Fairy Duster
- Desert Senna
- Desert Hackberry
- Hopbush
- Sacred Datura
- Brittlebush
- Green Brittlebush
- Mormon Tea
- Tupacatana Bush
- Flat-top Buckwheat
- Seakeweed
- Desert Lavender
- Chuparosa
- Cresotee Bush
- Deer Vetch
- Waldberry
- Arrow Weed
- Yogiba Bush
- Texas
- Goldeneye
- Greythorn

- Acacia constricta*
- Acacia greggii*
- Cercocarpus heliconia*
- Celtis pallida*
- Cercidium floridum*
- Cercidium microphyllum*
- Chilopsis linearis*
- Juniperus monosperma*
- Oleocarpus tenuis*
- Populus fremontii*
- Prosopis juliflora*
- Quercus turbinella*
- Rhus toxica*
- Yucca linearis californica*

- Carnegiea gigantea*
- Echinocereus engelmannii*
- Ferocactus cylindricornis*
- Ferocactus wislizenii*
- Fouquieria splendens*
- Mammillaria microcarpa*
- Opuntia acanthocarpa*
- Opuntia bigelovii*
- Opuntia engelmannii*
- Opuntia fulvida*
- Opuntia leucocaulis*
- Peniocereus greggii*
- Yucca baccata*
- Yucca elata*

- Ambrosia ambrosioides*
- Ambrosia deltoidea*
- Ambrosia dumosa*
- Antennaria sherbertii*
- Atriplex canescens*
- Atriplex lentiformis*
- Artemisia polycarpa*
- Berberis haematocarpa*
- Callilandra erophylla*
- Cassia covillei*
- Celtis pallida*
- Dudonaea viscosa*
- Datura wrightii*
- Eucalyptus formosa*
- Scaevola frutescens*
- Lophanthus asperus*
- Eriogonum fasciculatum*
- Gutierrezia sarothrae*
- Cassia covillei*
- Antennaria sherbertii*
- Artemisia tridentata*
- Larrea tridentata*
- Larrea rigidus*
- Lycium andersonii*
- Pachoa sericea*
- Sismondia chinensis*
- Trifolium californicum*
- Viguiera deltoidea*
- Ziziphus obtusifolia*

**ANNUALS / PERENNIALS / VINES**

- Shed Verbena
- Fiddleneck
- Desert Marigold
- Coyote Gourd
- Desert Hyacinth
- Dagweed
- Woolly Daisy
- Mexican Gold Poppy
- Gallardia
- Starflower
- Slender Janusia Vine
- Coldfields
- Blacktop Mustard
- Desert Lupine
- Purple Aster
- Blackfoot Daisy
- Owl's Clover
- Pury's Penstemon
- Arizona Penstemon
- Desert Bluebell
- Scorpionweed
- Cream Caps
- Devil's Claw
- Paper Flower
- Indian Wheat
- Desert Chicory
- Desert Chia
- Desert Globemallow
- Desert Straw

**GRASSES**

- People Grass
- Noodle grass
- Sideoats grass
- Curly mesquite
- Flatgrass

The following plant palette is in addition to the above referenced list. The following species will be used in and around the developments clubhouse and connected common areas. These areas will not be counted as revegetated (NAOS)

**TREES**

- Catalpa
- Desert Willow
- Gregg Ash
- Texas Ebony

**SUCCULENTS / CACTI**

- Desert Milkweed
- Agave
- Golden Barrel
- Giant Hesperaloe
- Sedalia
- Organ Pipe Cactus

**SHRUBS / BUSHES**

- Black Dabbs
- Sage
- Baja Ruefilla
- Desert Ruefilla
- Autumn Sage

**ANNUALS / PERENNIALS / VINES**

- Potted annual flowers
- Angelita Daisy
- Yellow morning glory

**GRASSES**

- Bergamot
- Hybrid bermuda lawn dactylon

This list is intended as a guide and is subject to change. Any changes shall be approved by City staff as required.