

SERENO CANYON – PHASE 4B
PRELIMINARY PLAT APPLICATION

PROJECT NARRATIVE

Purpose of Request

This applicant requests approval of a preliminary plat application on 20 acres located adjacent to the approved Sereno Canyon Planned Community. The subject property is bounded by Sereno Canyon on the east, north and western edges, generally located at the northwest corner of the Pinnacle Peak Road alignment and 126th Street.

The subject property is currently comprised of one individual parcel (APN #217-01-011A). The site is generally vacant desert and there are no existing uses on the property. Existing jeep trails located along the southern and northern portions of the property parallel with the property boundaries, are the only man-made impact on the site. Vehicular ingress/egress to the site will be achieved from the future Sereno Canyon development. The subject property is zoned R1-130 ESL and is designated as Rural Neighborhood by the 2002 City of Scottsdale General Plan.

Project Description

The applicant is proposing a traditional residential subdivision with a proposed single cul-de-sac, entering from the eastern edge of the property via the approved Sereno Canyon private roadway network. The internal street was generally configured to follow the natural topography of the site and reduce impacts to existing washes and sensitive areas.

The proposed development will contain 6 single-family residential custom home lots. The 20 acre site will have a density of 0.3 DU's per acre with the smallest proposed lot shown at 101,200 Sq.ft. Each lot will have a minimum lot width of 150 ft. and a

maximum building height of 24' feet (per ESL). Front and rear yard setbacks will have a minimum of 45 ft., while the side yard setbacks will have a minimum of 22-½ ft. (attached is an Amended Development Standards form for the R1-130 ESL district).

Amended Development Standards

The applicant is requesting the amendment of the R1-130 ESL development standards, subject to approval by the Development Review Board. Amendments to the R1-130 ESL district will be adopted to allow reductions for lot area, dimensions and setbacks. As reflected on the proposed site plan, the approval of these amended development standards is a critical requirement in creating a site plan that maintains sufficient flexibility to concentrate impacts to less-sensitive portions of the site. The network of ephemeral washes that cross through the site create a unique series of natural elements that the applicant has maintained as functional drainage and wildlife corridors. As a justification for the approval of the amended development standards, the applicant has proposed an increase to the minimum NAOS dedication amount from 8.49 acres to 11.57 acres (a 36% increase).

Development Envelopes

Development envelopes have been oriented to reduce or avoid impacts on existing wash corridors. The precise location of this additional NAOS dedication will be subject to individual lot site planning, thus providing future property owners with flexibility in siting on-lot improvements. These improvements will be restricted to the delineated development envelopes as shown (see Preliminary Development Envelope Plan), and the additional dedications will require compliance with the standards outlined in the ESL Ordinance.

The delineation of preliminary development envelopes for each residential unit has been defined to promote the integration of development into the existing natural environment. Delineated natural area open space areas are contiguous, provide ample buffer to adjacent properties and are designed to minimize impacts to the most sensitive natural features on

the property. The preservation of existing native vegetation will be an important component of the open space areas. However, the site was impacted by a large scale wildfire burn approximately 10 years ago and has not recovered to densities and maturities typical of the upper Sonoran Desert. A Native Plant Inventory Survey of the entire subject property has been completed and designates plant materials to be salvaged and used for revegetation (Deserto Verde Native Plant Inventory Survey). Initial site planning and open space determinations were made utilizing a combination of available resources including environmental constraint surveys, topographic mapping and aerial photography. In addition, the City of Scottsdale's NAOS priority maps and the Dynamite Foothills Area Plan Environmental Constraints Map provided guidance as to the location of City prioritized environmental features.

The site plan proposes a development scenario that seeks to promote the sensitive integration of development into the existing landscape. This approach not only benefits the unique environmental characteristics of the site by ensuring its preservation, but will add value to future lots that retain the essence of this natural setting even after the lot improvements have been constructed. To further this goal of sensitive integration, the applicant has adopted many of the design standards and recommendations identified in the Dynamite Foothills Character Area Plan (DFCAP). The Area Plan will help to promote cohesion of development character in the area and will serve as a guideline for current and future design decisions. One of the design policies put forth by the DFCAP was the recommendation of the elimination of project perimeter walls. The project does not include the construction of perimeter walls, and instead proposes a combination of on-lot privacy/ screening walls within development envelope areas. On-lot walls and decorative walls will be limited to 8 feet unless otherwise restricted by the Zoning Ordinance development standards. The on-lot walls will address security and privacy concerns of individual homeowners. The use of retaining walls may also be necessary in association with roadway and development envelope improvements. In addition, retaining walls will be designed to conform to City of Scottsdale design standards and ESL requirements.

Listed below is a summary of additional conformance standards set forth by the DFCAP and the Scottsdale General Plan. These standards have provided a framework for initial theming and design considerations during the planning process.

Conformance with the Dynamite Foothills Character Area Plan - Design and Performance Guidelines

Low Density Single Family Uses

- Defined construction envelopes that recognize sensitive natural areas
- Wherever possible, development impacts will minimize disturbance to mature Saguaros and Desert Trees
- Maximum building height will be limited to 24' per ESL ordinance
- Lawn/Turf areas will be restricted to enclosed private areas, typically located at the rear of the property
- Colors and textures will blend into the adjacent natural desert setting
- Use of lighting will be restricted to comply with adopted "Dark Sky" Ordinance

Conformance with City of Scottsdale General Plan

Rural Desert Character Types:

- The identity and natural desert character of this district should be strengthened and maintained by preventing encroachment of nonconforming uses and architectural styles, protecting open spaces and vistas, encouraging conservation of desert vegetation, building low profile structures, discouraging walls, and limiting road access.
- Special care should be taken to preserve the natural character of the land and natural drainage corridors.
- Desert vegetation is maintained in either in common open space areas or on individual lots.
- Site plans for developments on larger vacant tracts should be sensitive to topography, vegetation and natural drainage area.
- The impacts of development on desert preservation should be minimized through the preservation of washes and the use of natural buffers on the perimeter of developments.

Environmentally Sensitive Lands and Native Desert Character Types:

- Any development permitted in this district should be very low density and special care should be taken to minimize the impacts of development on the natural character of the land.
- Low impact recreational opportunities may be considered for these areas, including hiking, mountain biking and equestrian trails.

Recognize the value and visual significance that landscaping has upon the character of the community and maintain standards that result in substantial, mature landscaping that reinforces the character of the city.

- Require substantial landscaping be provided as part of new development or redevelopment.
- Maintain the landscaping materials and pattern within a character area.

- Encourage the use of landscaping to reduce the effects of heat and glare on buildings and pedestrian areas as well as contribute toward better air quality.
- Discourage plant materials that contribute substantial air-borne pollen.
- Encourage landscape designs that promote water conservation, safe public settings, erosion protection, and reduce the “urban heat island” effect.
- Encourage the retention of mature landscape plant materials.

Open Space

The project provides 11.57 acres (or 58% of the gross site area) of Natural Area Open Space as illustrated in the Natural Area Open Space Plan. The slope analysis requires a total of 8.49 acres which is well below the provided total site open space. The increased open space throughout the project was provided by limiting development envelope sizes within lots, widening areas that contain sensitive natural habitat and unique environmental features, identifying high-value corridors for connectivity throughout the project and increasing setback buffers to adjacent properties and roadways. The project promotes a natural setting for the site by minimizing disturbance in high visibility areas, while assembling contiguous open space areas that will serve as corridors for wildlife and visual resources establishing breathtaking views and maintaining the historic wash corridor connectivity.

Purpose, Improvement, Ownership and Maintenance of Common Areas

The applicant will designate common areas, which will include entry features, circulation and access roadways, utilities for the purpose of transmission/distribution and the common perimeter landscaping where applicable. Common areas will ultimately be operated, owned and maintained by the HOA. The Intent is to define the common character of the development and ensure the conformity through the CC&R's and design guidelines.

Off-site Improvements

Off-site improvements are anticipated to include connections to existing utilities.

On-site and Off-site Drainage

On-site and off site drainage will be addressed in accordance with the development standards set forth by the City of Scottsdale. On site drainage will be designed in a manner that minimizes the extents of disturbance and allows for sufficient retention, being mindful of the aesthetic treatment of the basins to match or enhance existing conditions.

Utilities and Services

The following utilities will be provided for the subject property:

- Sewer: City of Scottsdale
- Electric: Arizona Public Services
- Water: City of Scottsdale
- Gas: Southwest Gas
- Telecommunications: Cox Communication
- Police: City of Scottsdale Police Department
- Fire: City of Scottsdale Fire Department

Conclusion

The applicant has worked diligently to produce a site plan that is conducive to the planning objectives of the City of Scottsdale, though evaluation of the ESL Ordinance and the Dynamite Foothills Character Area Plan. Consideration was made to provide a unique and sensitive development plan that conforms to the topographic context of this site. The subject property will produce a community that will not only compliment the character and spirit of the surrounding area, but will contribute to the identity of Scottsdale and its high quality standards.