

**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 & 126th 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.